

VILA MONTE CARE FACILITY
17090 PEAK AVENUE, MORGAN HILL, CA 95037

112 SPAULDING STREET, SUITE A
SAN ANSELMO, CA 94960
T: 415.597.6880 F: 925.559.4814



VILA MONTE
CARE FACILITY

APN 767-03-017

PROJECT ADDRESS
17090 PEAK AVENUE,
MORGAN HILL CA, 95037

MANAGED BY: HGCI
B-GENERAL BUILDING CONTRACTOR
LIC.# 720437



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REVISIONS

12.30.2021	CUP: 3RD COMMENT RESPONSE
04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	AS

TITLE SHEET

SHEET TITLE

A0.0

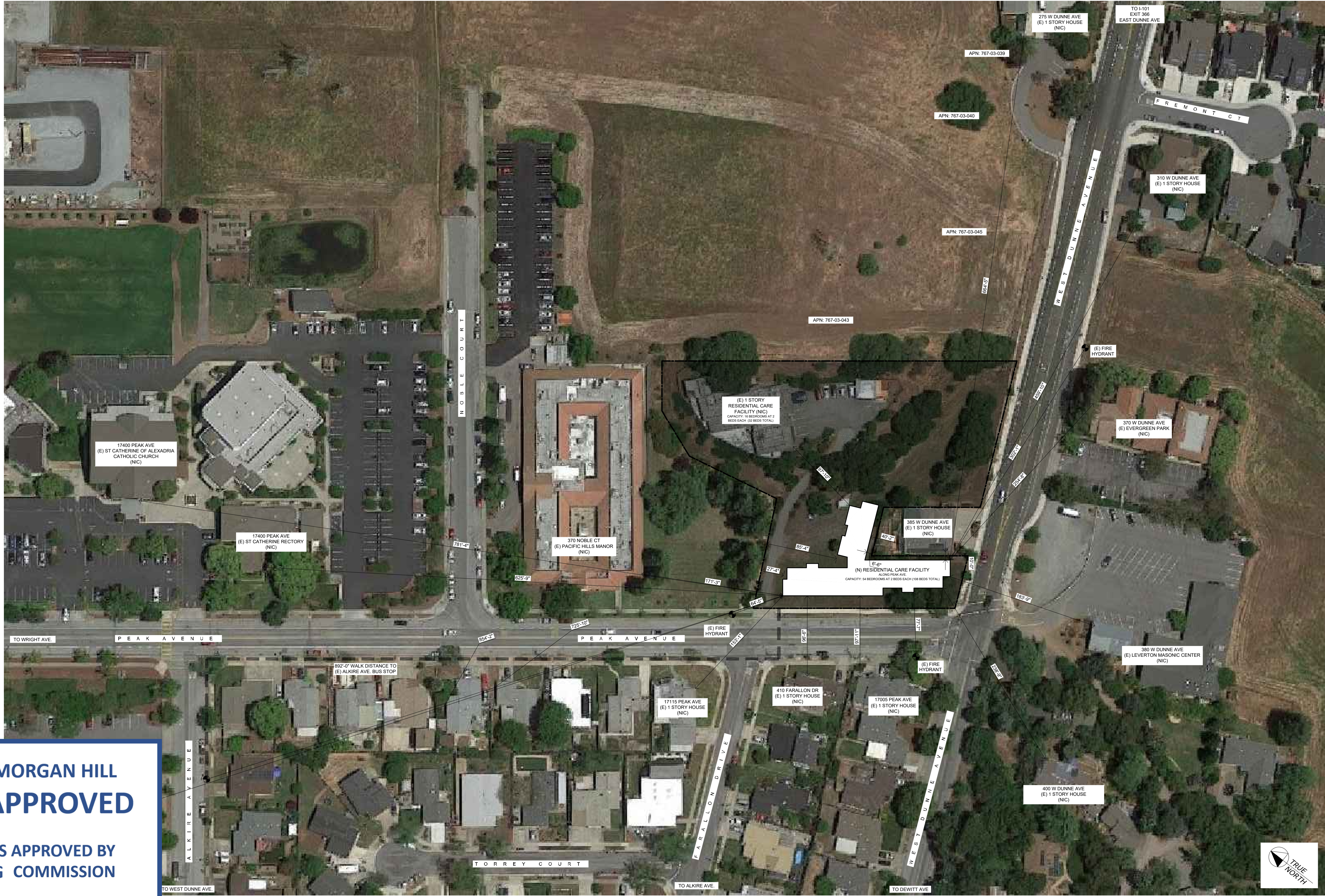
SHEET NO.

CONTACT INFORMATION	PROJECT DATA	SHEET INDEX
OWNER'S REPRESENTATIVE: Vila Monte RCFE (Care Home) KeziaNelly Amas PO Box Z San Jose, CA 95151 p: 408.993.92.68 c: 408.386.64.74 e: metrostation439@yahoo.com GENERAL CONTRACTOR: Huston General Contracting Inc. (HGCI) James Huston 112 Spaulding Street, Unit A San Anselmo, CA 94960 p: 415.597.6880 c: 415.509.0304 e: jh@hgci.com	ADDRESS: 17090 PEAK AVE MORGAN HILL, CA, 95037 A.P.N. : 767-03-017 LOT SIZE : 87,170 SF OR 1.94 ACRE ZONING: RESIDENTIAL ATTACHED MEDIUM DENSITY (RAM) GENERAL PLAN: RESIDENTIAL ATTACHED MEDIUM (16-24 DU/AC) TYPE OF CONSTRUCTION: TYPE V-A: PROTECTED WOOD FRAME OCCUPANCY TYPE: GROUP R2.1 FIRE SPRINKLERS: YES - WATER/STANDPIPE FIRE ALARM: YES FLOOR AREA: GRD FLR: 9,313 SF 2ND FLR: 9,387 SF TOTAL: 18,700 SF NO OF (E) BEDROOMS: 16 BEDROOMS @ 2 BEDS EACH = 32 BEDS NO OF (N) BEDROOMS: 54 BEDROOMS @ 2 BEDS EACH = 104 BEDS TOTAL BEDROOMS (E) + (N): 70 BEDROOMS @ 2 BEDS EACH = 140 BEDS	ARCHITECTURAL A0.0 TITLE SHEET A0.1 GENERAL NOTES A0.2 ASSESSORS MAP A1.0 OVERVIEW MAP A1.1 EXISTING CONDITIONS AND NEARBY PROPERTIES PHOTOS 1/2 A1.2 EXISTING CONDITIONS AND NEARBY PROPERTIES PHOTOS 2/2 A1.3 DEMOLITION SITE PLAN A1.3a (E) RCF FLOOR PLAN A1.4 SITE PLAN A1.5 (N) RCF GROUND FLOOR PLAN A1.6 (N) RCF SECOND FLOOR PLAN A1.8 (N) RCF ROOF PLAN A2.0 (N) RCF SOUTH & EAST ELEVATIONS A2.1 (N) RCF NORTH & WEST ELEVATIONS CIVIL C0.1 EXISTING CIVIL PLAN C0.2 CONCEPTUAL CIVIL PLAN LANDSCAPE L0.0 CONCEPTUAL LANDSCAPE PLAN
	APPLICABLE CODES ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES OR THE MOST RECENT CODE ADOPTED BY THE JURISDICTION: - 2019 CALIFORNIA BUILDING CODE (CBC) - 2019 CALIFORNIA RESIDENTIAL CODE (CRC) - 2019 CALIFORNIA MECHANICAL CODE (CMC) - 2019 CALIFORNIA PLUMBING CODE (CPC) - 2019 CALIFORNIA ELECTRICAL CODE (CEC) - 2019 CALIFORNIA ENERGY CODE - 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) - 2019 CALIFORNIA FIRE CODE (CFC) - CITY OF MORGAN HILL MUNICIPAL CODE	
	DEFERRED SUBMITTALS 1. FIRE SPRINKLER SYSTEM 2. FIRE ALARM SYSTEM 3. TRUSS DESIGN AND CALCULATION 4. RETAINING WALL DESIGN	
SCOPE OF WORK 1. (N) 2 STORY RESIDENTIAL CARE FACILITY (RCF) 2. (N) PARKING SPACES TO SERVICE BOTH (N) AND (E) RESIDENTIAL CARE FACILITY 3. SITE WORK FOR DRIVEWAY, TRASH ENCLOSURES & LANDSCAPE	LOCATION MAP NTS	
PROJECT DESCRIPTION THE PROPOSED PROJECT IS TO EXPAND THE OPERATIONS OF THE EXISTING RESIDENTIAL CARE FACILITY TO 140 BEDS FROM THE PREVIOUSLY APPROVED 84 BEDS AND FROM THE CURRENT 32 BEDS TO SERVE THE INCREASING NEED FOR AN AFFORDABLE RESIDENTIAL CARE FACILITY OF THE CITY OF MORGAN HILL. THE PROPOSED PLANS WOULD ADD 1 NEW BUILDING (54 BEDROOM/ 102 BEDS) OF APPROXIMATELY 18,700 SQUARE FEET (TWO STORY) TO THE EXISTING 5,770 SQUARE FOOT SINGLE STORY BUILDING ON THE SITE. THE EXISTING PARKING LOT AND ROAD DRIVEWAY WILL BE UPGRADED TO CODE AND FOR INTER CIRCULATION, FIRE DEPARTMENT TURNAROUND, STORM WATER RETENTION, LANDSCAPING AND OTHER ON-SITE IMPROVEMENTS. THE NEW FACILITY WILL HAVE THE FOLLOWING SERVICES FOR THE RESIDENTS: MEAL SERVICE (FULL-SERVICE KITCHEN FACILITY); ON-SITE LAUNDRY; CLEANING SERVICES; ON-SITE MEDICAL SERVICES; AND OTHER PERSONAL SERVICES AS NEEDED. THE FACILITY WILL BE STAFFED 24 HOURS A DAY AND A MANAGER UNIT IS NOT BEING PROPOSED AT THIS TIME.		CITY OF MORGAN HILL PLAN APPROVED THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION ON 7/25/2023 UP2020-0009 FILE NUMBER T. J. [Signature] PLANNING OFFICIAL

SHEET NO.



4/12/2023 11:49 PM



CITY OF MORGAN HILL
PLAN APPROVED

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THE PLANNING COMMISSION

ON 7/25/2023

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1

OVERVIEW MAP

SCALE: 1/16" = 1'

112 SPALDING STREET, SUITE A
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HGCI

DESIGN | CONSTRUCT | WORK | LIVE

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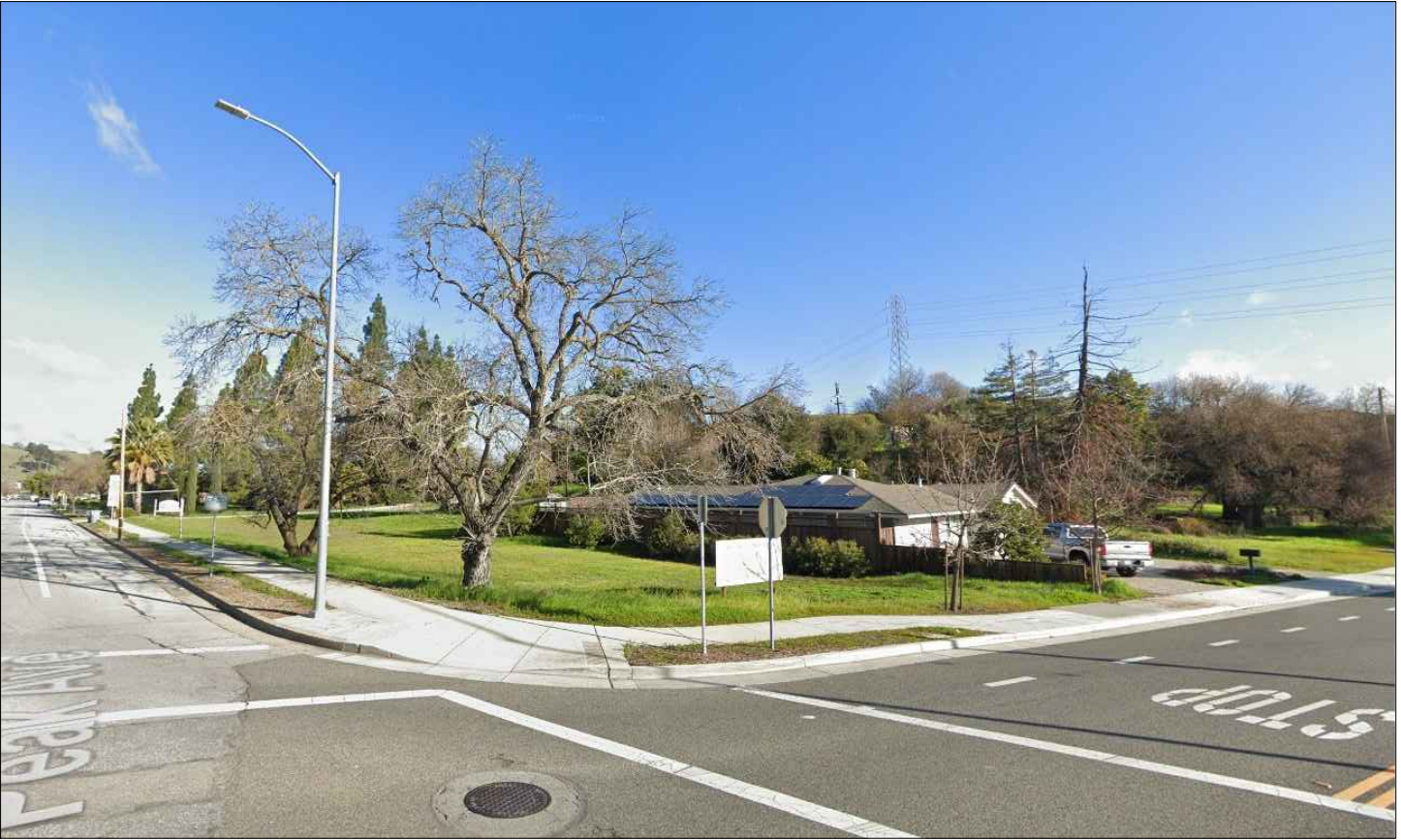
1
-
EXISTING CONDITION:
NW APPROACH ALONG PEAK AVE
SCALE: N/A



2
-
EXISTING CONDITION:
ENTRANCE DRIVEWAY ALONG PEAK AVE
SCALE: N/A



3
-
EXISTING CONDITION:
ALONG PEAK AVENUE
SCALE: N/A



4
-
EXISTING CONDITION:
PEAK AVE - W DUNNE AVE INTERSECTION
SCALE: N/A



5
-
EXISTING CONDITION:
ALONG W DUNNE AVE
SCALE: N/A



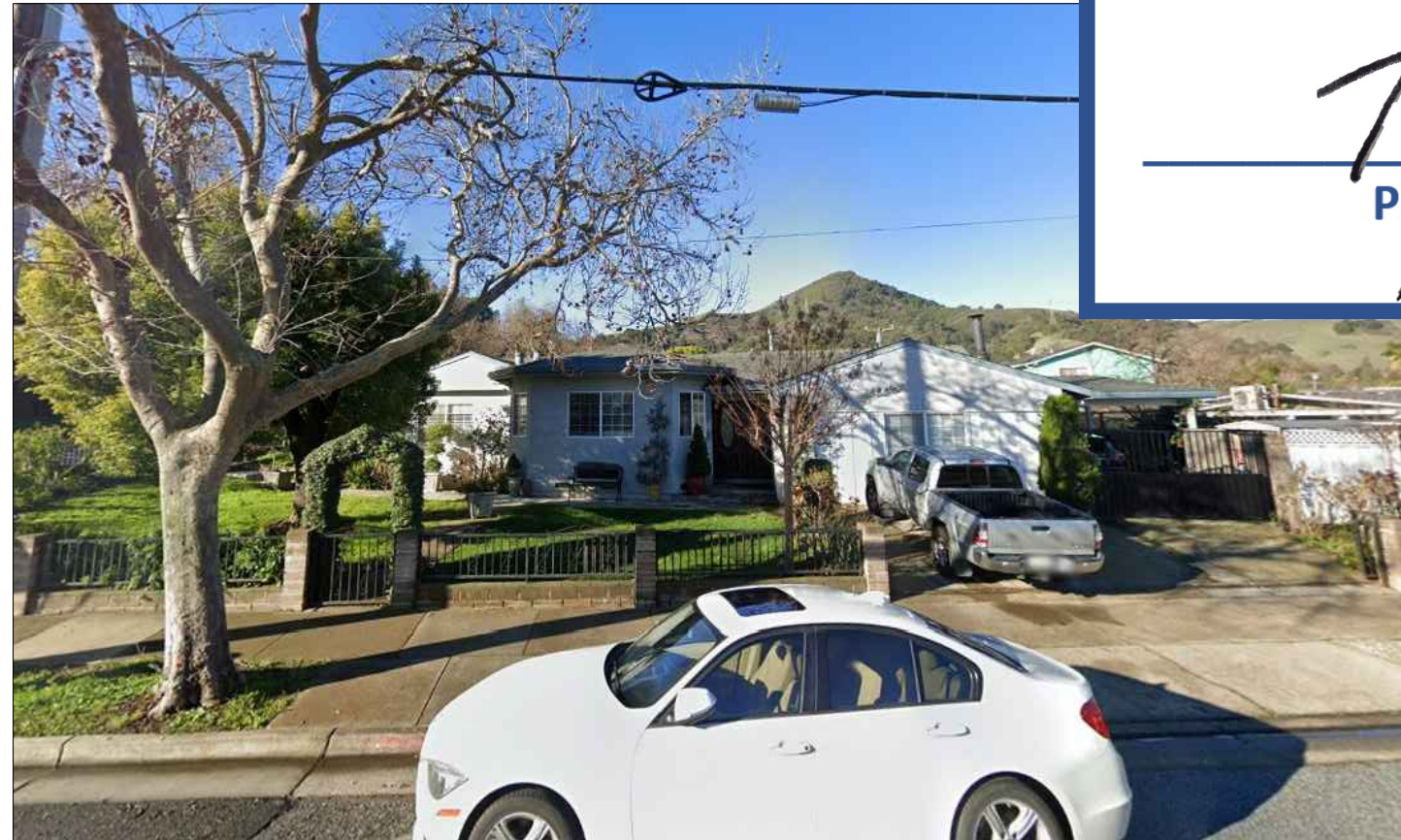
7
-
NEARBY PROPERTY:
17115 PEAK AVE- 1 STORY HOUSE
SCALE: N/A



8
-
NEARBY PROPERTY:
410 FARALLON DR- 1 STORY HOUSE
SCALE: N/A



6
-
NEARBY PROPERTY:
370 NOBLE CT- PACIFIC HILLS MANOR
SCALE: N/A



9
-
NEARBY PROPERTY:
17005 PEAK AVE- 1 STORY HOUSE
SCALE: N/A

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I HEREBY CERTIFY THAT I AM A
LICENSED ARCHITECT AND I HAVE
PREPARED ASSUMING HGCI WILL BE
HOLD THE OWNER CHOOSE
R THAN HGCI TO PERFORM THE
MENTS. THE OWNER WILL
FOR ANY ERRORS AND/OR
D OR ACTUAL AND WILL DEFEND
OMISSIONS AND HOLD HGCI

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EXISTING CONDITIONS
AND NEARBY PROPERTIES
PHOTOS 1/2

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NEARBY PROPERTY:
400 W DUNNE AVE- 1 STORY HOUSE
SCALE: N/A

1
-



NEARBY PROPERTY:
380 W DUNNE AVE- LEVERTON MASONIC CENTER
SCALE: N/A

2
-



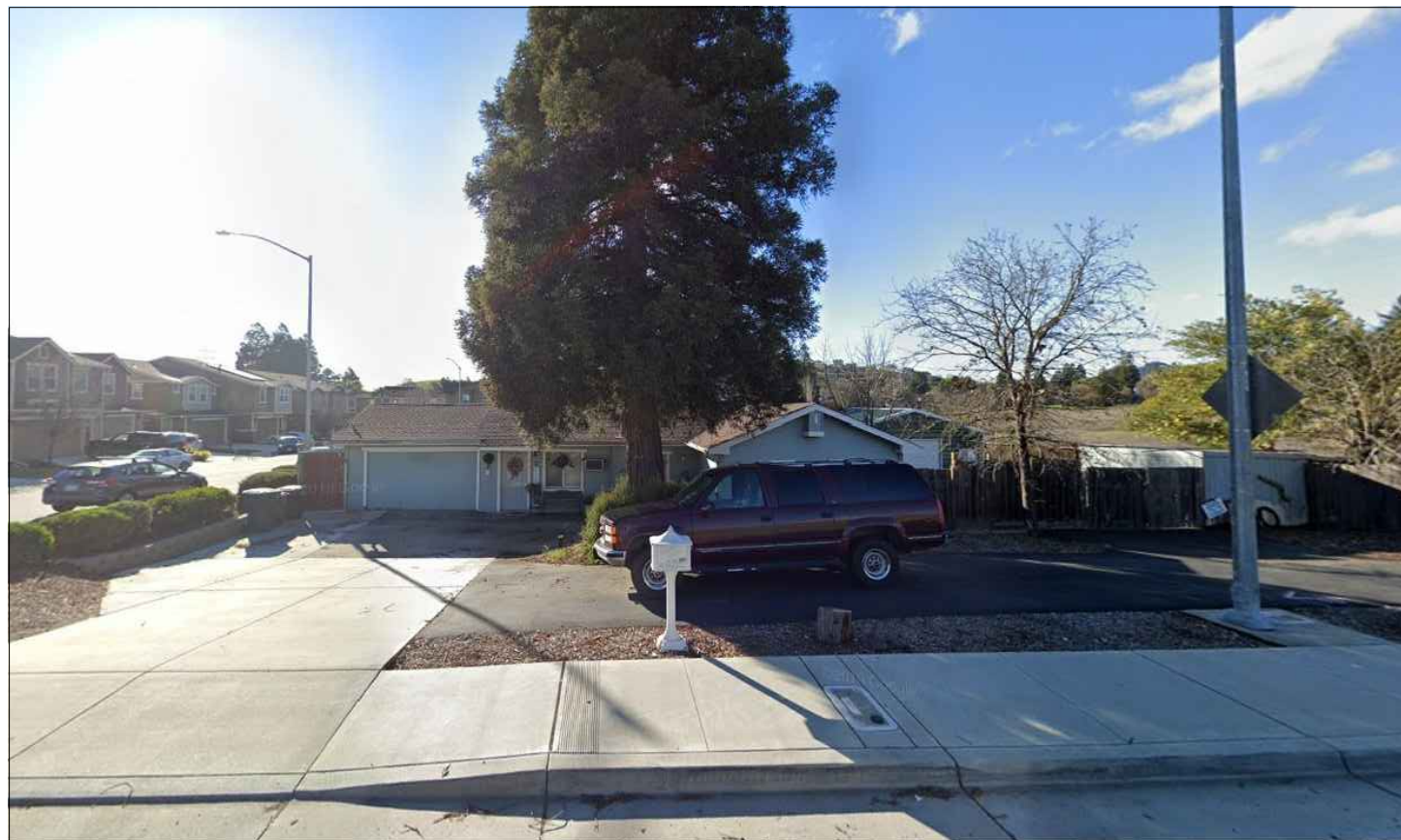
NEARBY PROPERTY:
385 W DUNNE AVE- 1 STORY HOUSE
SCALE: N/A

3
-



NEARBY PROPERTY:
370 W DUNNE AVE- EVERGREEN PARK
SCALE: N/A

4
-



NEARBY PROPERTY:
310 W DUNNE AVE- 1 STORY HOUSE
SCALE: N/A

5
-



NEARBY PROPERTY:
275 W DUNNE AVE- 1 STORY HOUSE
SCALE: N/A

6
-

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EXISTING CONDITIONS
AND NEARBY PROPERTIES
PHOTOS 2/2

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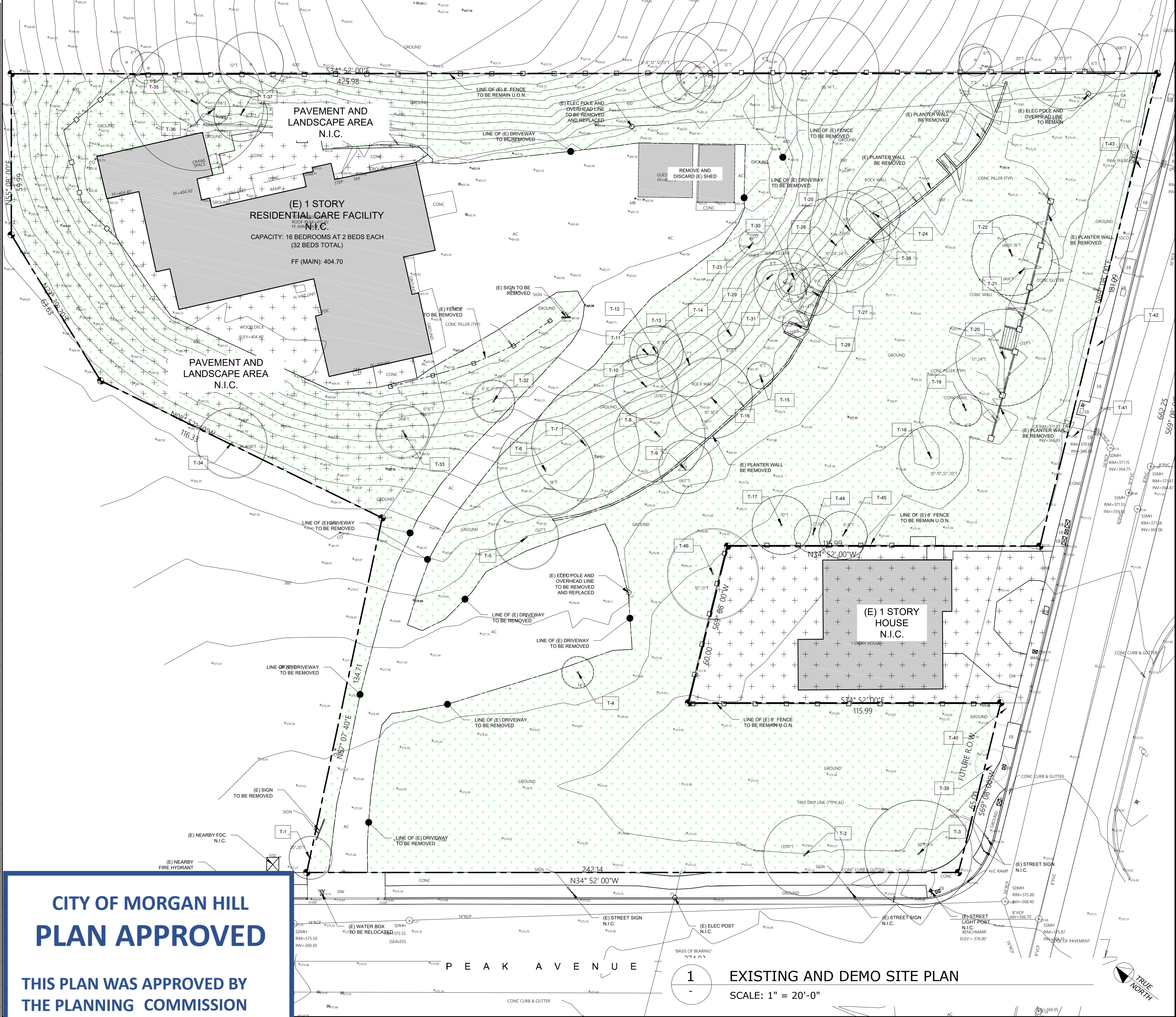
ON 7/25/2023

UP2020-0009

FILE NUMBER

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EXISTING TREE SCHEDULE						
#	BOTANICAL NAME	COMMON NAME	DBH	APPX. HEIGHT	REMAIN/REMOVE	SPECIFIC REMARKS
T-1	ARECACEAE	PALM TREE	(2) 20"	10'	REMAIN	PROTECT DURING CONSTRUCTION.
T-2	JUGLANS REGIA	WALNUT TREE	(3) 10"	20'	REMAIN	PROTECT DURING CONSTRUCTION.
T-3	JUGLANS REGIA	WALNUT TREE	30"	10'	REMAIN	PROTECT DURING CONSTRUCTION
T-4	ARECACEAE	PALM TREE	14"	10'	REMOVE	
T-5	PRUNUS DULCIS	ALMOND TREE	(5) 7"	10'	REMAIN	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-6	GREVILLIA ROBUSTA	SILK OAK	18"	20'	REMAIN	PROTECT DURING CONSTRUCTION
T-7	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"	20'	REMAIN	PROTECT DURING CONSTRUCTION
T-8	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	(2) 12"		REMAIN	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-9	PRUNUS DULCIS	ALMOND TREE	(4) 7"		REMOVE	
T-10	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	(3) 10"		REMAIN	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-11	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	6"		REMOVE	
T-12	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	(2) 8"		REMAIN	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-13	QUERCUS AGRIFOLIA	COAST LIVE OAK	7"		REMAIN	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-14	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	(2) 8"		REMAIN	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-15	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	5"		REMOVE	
T-16	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	12", 13"	15'	REMAIN	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-17	QUERCUS AGRIFOLIA	COAST LIVE OAK	10"		REMAIN	PROTECT DURING CONSTRUCTION
T-18	SEQUOIA SEMPERVIRENS	RED WOOD	(2) 10", 12", 30"	45'	REMOVE	DEAD
T-19	ACACIA	ACACIA	6"	30'	REMOVE	
T-20	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	17", 24"	30'	REMOVE	
T-21	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	(4) 6"	30'	REMOVE	
T-22	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	(4) 10", 15"	30'	REMOVE	
T-23	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	(3) 8"	20'	REMAIN	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-24	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	9"	20'	REMOVE	
T-25	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	10"		REMAIN	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-26	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	(2) 24", 10"		REMAIN	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-27	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	9"		REMAIN	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-28	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	6"		REMOVE	
T-29	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	8"		REMAIN	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-30	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	6"		REMAIN	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-31	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	9"		REMAIN	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-32	PRUNUS DULCIS	ALMOND TREE	(2) 6", (2) 7"		REMOVE	
T-33	PRUNUS DULCIS	ALMOND TREE	(4) 6"		REMAIN	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-34	PRUNUS DULCIS	ALMOND TREE	6", 9"		REMAIN	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-35	QUERCUS LOBATA	VALLEY OAK	36"		REMAIN	PROTECT DURING CONSTRUCTION
T-36	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	6"		REMAIN	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-37	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	6", 8"		REMAIN	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-38	QUERCUS AGRIFOLIA	COAST LIVE OAK	6"		REMOVE	
T-39	PISTACIA CHINESIS	CHINESE PISTACHE	6", 8"	15'	REMAIN	PROTECT DURING CONSTRUCTION
T-40	PISTACIA CHINESIS	CHINESE PISTACHE	6", 8"	15'	REMAIN	PROTECT DURING CONSTRUCTION
T-41	PISTACIA CHINESIS	CHINESE PISTACHE	4"	15'	REMAIN	PROTECT DURING CONSTRUCTION
T-42	PISTACIA CHINESIS	CHINESE PISTACHE	4"	15'	REMAIN	PROTECT DURING CONSTRUCTION
T-43	PISTACIA CHINESIS	CHINESE PISTACHE	4"	15'	REMAIN	PROTECT DURING CONSTRUCTION
T-44	CITRUS LEMON	LEMON TREE	7", 10"	12'	REMOVE	DEAD
T-45	CITRUS LEMON	LEMON TREE	6", 8"	12'	REMOVE	DEAD
T-46	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	12", 13"	15'	REMAIN	PROTECT DURING CONSTRUCTION



CITY OF MORGAN HILL

PLAN APPROVED

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ON 7/25/2023

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1 EXISTING AND DEMO SITE PLAN
SCALE: 1" = 20'-0"

- DEMOLITION GENERAL NOTES:
- CONTRACTOR SHALL VERIFY LOCATION OF ALL (E) ABOVE GROUND UTILITIES AND PROVIDE FOR THEIR TEMPORARY DISCONNECTION, PROTECTION, REMOVAL, AND/OR STORAGE AS MAY BE REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH THE COUNTY/DISTRICT TO DETERMINE WHETHER TEMPORARY FACILITIES ARE NECESSARY.
 - ALL SPOILS, DEBRIS, AND INCIDENTAL ITEMS SHALL BE HAULED OFFSITE BY THE CONTRACTOR AND BE DISPOSED OF IN A LAWFUL MANNER AS IT ACCUMULATES.
 - CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE IN ANY WAY, ANY EXISTING ELEMENTS NOT DESIGNATED FOR REMOVAL.
 - COORDINATE SHUT-OFF OF ALL UTILITIES PRIOR TO ALL DEMOLITION.
 - CONTRACTOR TO PROTECT AND KEEP (E) TREES UNLESS OTHERWISE NOTED TO BE REMOVED IN THIS DEMOLITION PLAN.
 - THE (E) RESIDENTIAL CARE FACILITY SHALL REMAIN IN USE DURING CONSTRUCTION.
 - THE SITE MUST BE CLEANED AT THE END OF EACH BUSINESS DAY.
 - CONTRACTOR TO MAINTAIN SAFE AND SECURE SITE.
 - SEE ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL DEMOLITION NOTES.

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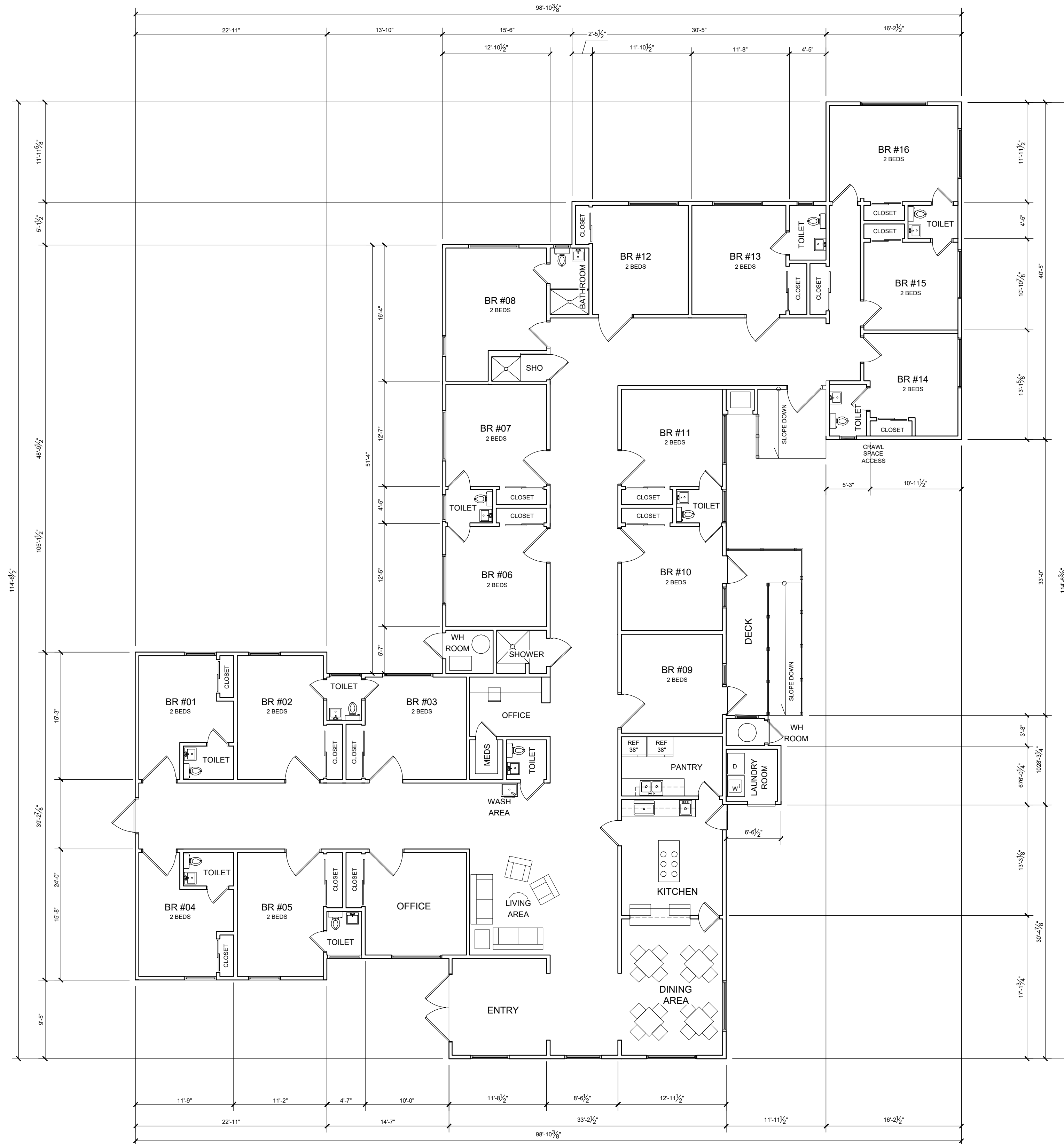
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DEMOLITION SITE PLAN	
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4/12/2023 1:12:14 PM

1

(E) RCF FLOOR PLAN

SCALE: 1/8" = 1'-0"



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(E) RCF FLOOR PLAN

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A1.3a

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BUILDING COVERAGE COMPUTATION

TOTAL LOT AREA (TLA)	1.94 ACRE OR 87,170 SF
ALLOWABLE BLDG COVERAGE AS PER CITY OF 2023 MORGAN HILL MUNICIPAL CODE (MHMC) TABLE 18.18-3	60% OF LOT AREA= 52,302 SF
(E) RESIDENTIAL CARE FACILITY (RCF) BLDG COVERAGE AREA	5,770 SF
(N) RCF BLDG COVERAGE AREA	9,313 SF
TOTAL PROPOSED BLDG COVERAGE AREA	15,083 SF OR 17% OF TLA

VEHICLE PARKING COMPUTATION

PARKING REQUIREMENT AS PER 2023 MHMC TABLE 18.72-2:	60 PARKING SPACE (PS) PER BEDROOM
BEDROOM COUNT	
(E) RCF	16
(N) RCF	54
TOTAL	70 BEDROOMS
TOTAL REQUIRED PS	70X 60= 42 PS
PROVIDED PS	42 PS. SEE PARKING ZONE BREAKDOWN
BICYCLE PARKING COMPUTATION AS PER 2023 MHMC TABLE 18.72-7	
REQUIRED SHORT-TERM BICYCLE SPACES (BS)	10% OF PS. MINIMUM OF 4 SHORT-TERM BS
SHORT-TERM BS PROVIDED	4 SHORT-TERM BS PROVIDED
REQUIRED LONG-TERM BS	1 LONG-TERM BS PER 5 PS
SHORT-TERM BS PROVIDED	8 LONG-TERM BS PROVIDED

PARKING ZONE BREAKDOWN

DESCRIPTION	PARKING ZONE 01	PARKING ZONE 02	PARKING ZONE 03	TOTAL
TOTAL PARKING SPACE	2	24	16	42 PS PROVIDED
PER 2022 CBC TABLE 11B-308.2				
MINIMUM REQUIRED ACCESSIBLE PARKING SPACES	1 ADA PS FROM 1-25 PS	1	1	3 ADA PS REQUIRED
ACCESSIBLE PARKING PROVIDED	1	1	1	3 ADA VAN ACCESSIBLE PS PROVIDED
PER 2022 CALGREEN 4.106.4.2.2				
MINIMUM REQUIRED LEVEL 2 EV CAPABLE PS	10% OF PS	0	2	4 LEVEL 2 EV CAPABLE PS REQUIRED
LEVEL 2 EV CAPABLE PS PROVIDED	0	2	2	4 LEVEL 2 EV CAPABLE PS PROVIDED
MINIMUM REQUIRED LOW POWER LEVEL 2 EVSE READY PS	25% OF PS	1	6	11 LOW POWER LEVEL 2 EVSE READY PS REQUIRED
LOW POWER LEVEL 2 EVSE READY PS PROVIDED	1	6	4	11 LOW POWER LEVEL 2 EVSE READY PS PROVIDED
MINIMUM REQUIRED LEVEL 2 EVSE PS	5% OF PS	0	1	2 LEVEL 2 EVSE PS REQUIRED
LEVEL 2 EVSE PS PROVIDED	0	1	1	2 LEVEL 2 EVSE PS PROVIDED
PER 2022 MHMC 18.72.060.B				
MAXIMUM ALLOWABLE COMPACT PS	30% OF PS	0	7	12 COMPACT PS ALLOWED
MAXIMUM ALLOWABLE COMPACT PS	0	7	5	12 COMPACT PS ALLOWED

(E) 1 STORY
RESIDENTIAL CARE FACILITY
CAPACITY: 16 BEDROOMS AT 2 BEDS EACH
(32 BEDS TOTAL)
FF (MAIN): 404.70

MODIFIED FIRE TRUCK
TURNAROUND
BASED ON SPEC NO. 11-E PAGE 4. SEE "17090
PEAK AVE. R/F FOR FIRE TRUCK TURN
AROUND AND MAXIMUM DRIVEWAY GRADE"

(N) RESIDENTIAL CARE
FACILITY
ALONG PEAK AVE.
CAPACITY: 54 BEDROOMS AT 2
BEDS EACH (108 BEDS TOTAL)
FF (MAIN): 377.00

SITE PLAN

SCALE: 1/16" = 1'-0"

HGCI
DESIGN | CONSTRUCT | WORK | LIVE

VILA MONTE
CARE FACILITY

APN 767-03-017

PROJECT ADDRESS
17090 PEAK AVENUE,
MORGAN HILL CA, 95037

MANAGED BY: HGCI
B-GENERAL BUILDING CONTRACTOR
LIC.# 720437



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HGCI AGAINST SAID ERRORS AND OMISSIONS AND HOLD HGCI
HARMLESS FOR SAME.

REVISIONS

03.01.2021	CUP: 1ST COMMENT RESPONSE
04.29.2021	CUP: 2ND COMMENT RESPONSE
12.30.2021	CUP: 3RD COMMENT RESPONSE
03.14.2022	SITE PLAN UPDATE
06.22.2022	SITE PLAN UPDATE
11.17.2022	PLAN UPDATE
04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	AS

SITE PLAN

SHEET TITLE

SHEET NO.

A1.4

CITY OF MORGAN HILL
PLAN APPROVED

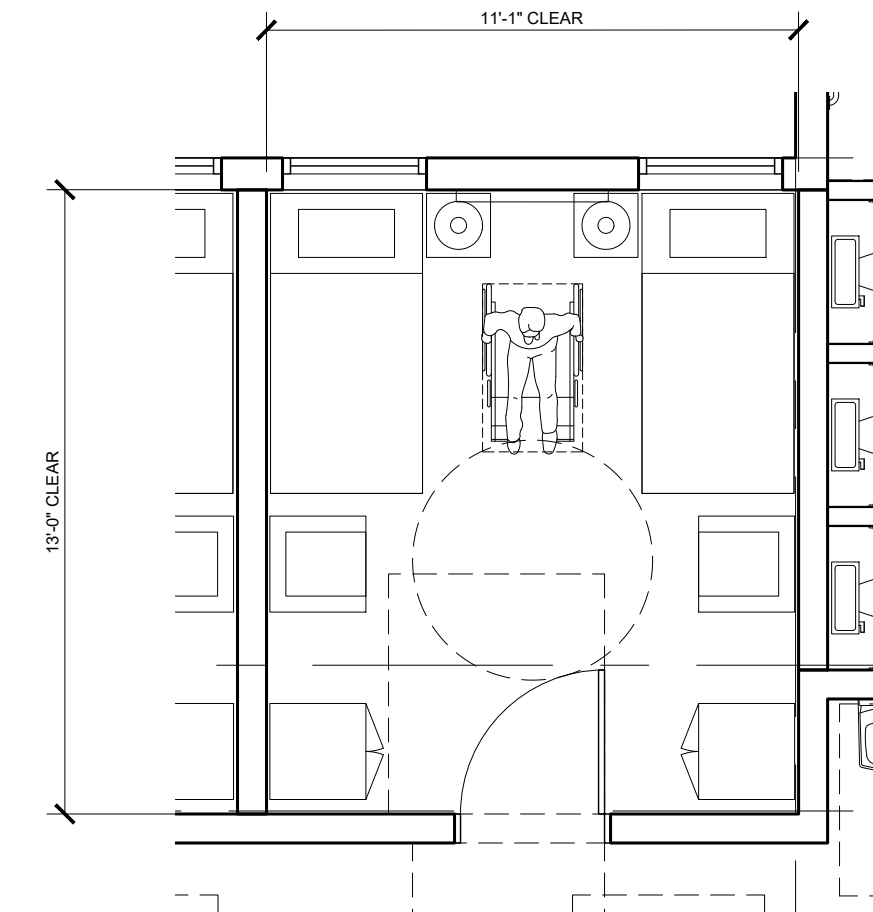
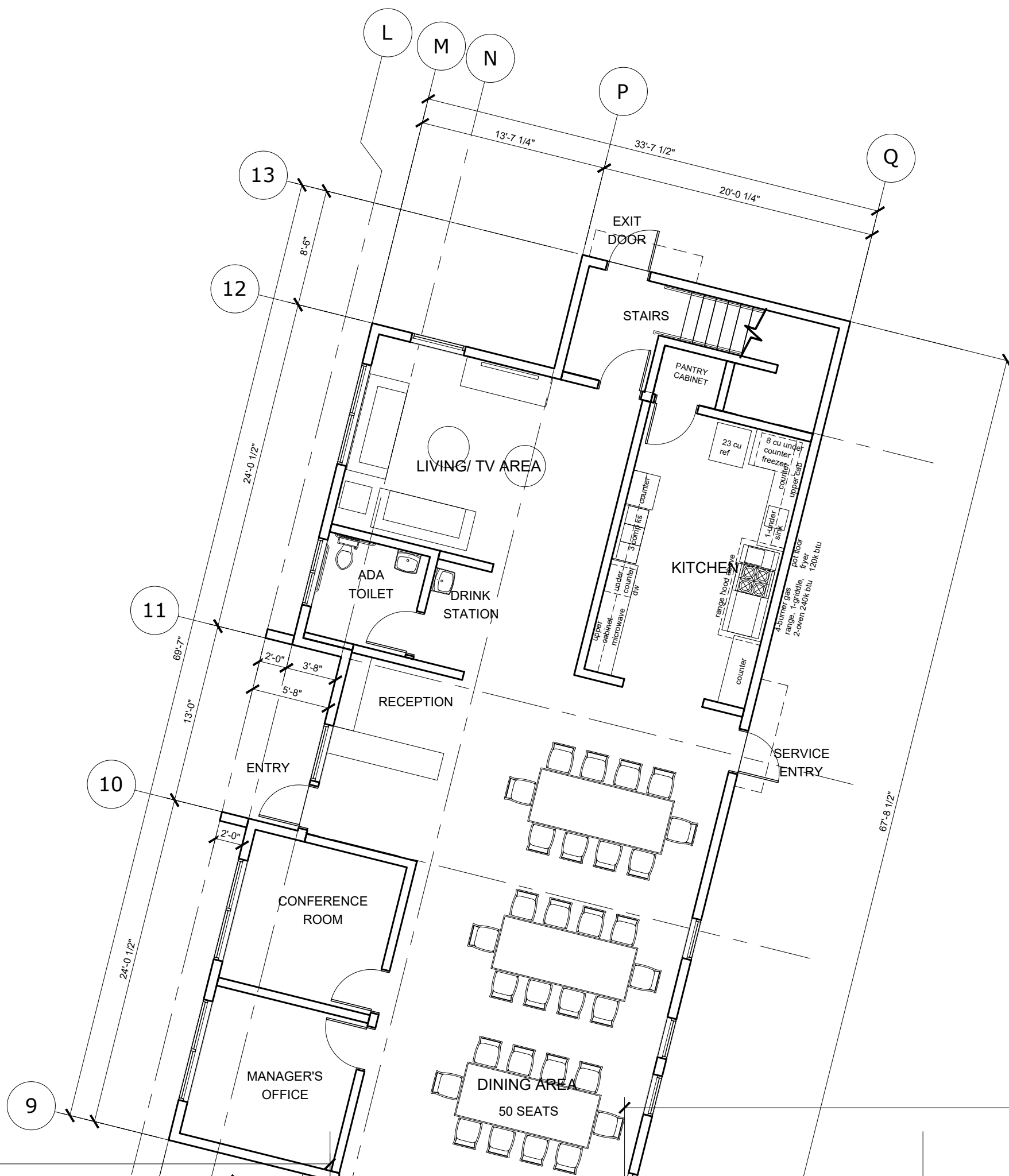
THIS PLAN WAS APPROVED BY
THE PLANNING COMMISSION

ON 7/25/2023

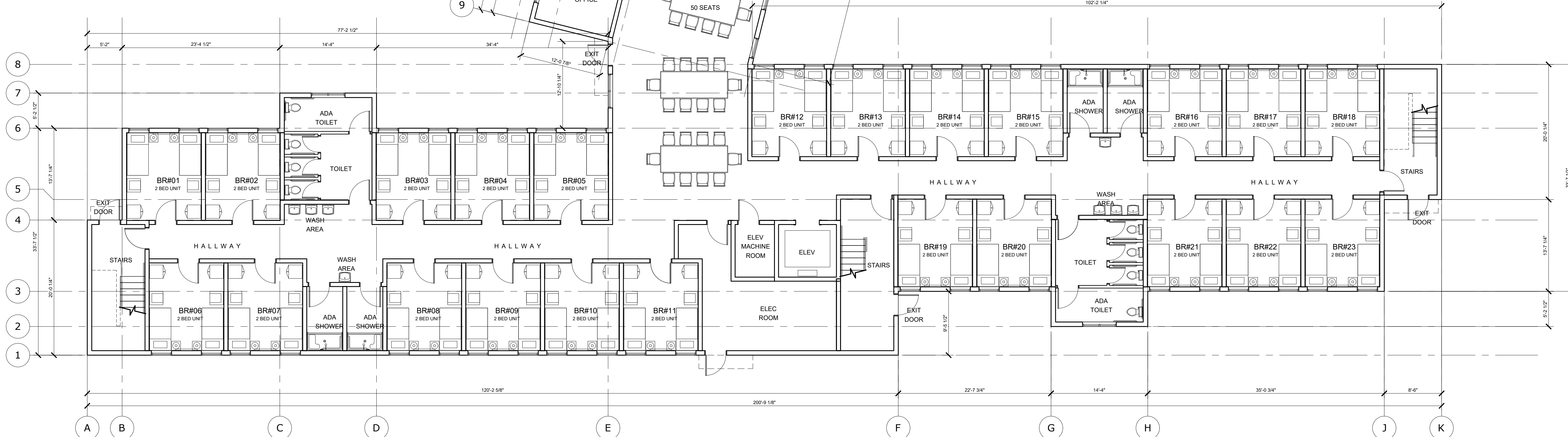
UP2020-0009

FILE NUMBER

PLANNING OFFICIAL



2 TYPICAL BEDROOM PLAN
SCALE: 1/4" = 1'-0"



1 (N) RCF GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FLOOR AREA
GROUND FLOOR: 9,313 GSF
SECOND FLOOR: 9,387 GSF
TOTAL: 18,700 GSF

112 SPAULDING STREET, SUITE A
SAN ANSELMO, CA 94960
T: 415.597.8860 F: 925.558.4814

HGCI
DESIGN | CONSTRUCT | WORK | LIVE

VILA MONTE
CARE FACILITY

APN 767-03-017

PROJECT ADDRESS
17090 PEAK AVENUE,
MORGAN HILL CA, 95037

MANAGED BY: HGCI
B-GENERAL BUILDING CONTRACTOR
LIC.# 720437



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REVISIONS

03.20.2021	CUP: 1ST COMMENT RESPONSE
12.30.2021	CUP: 3RD COMMENT RESPONSE
11.17.2022	PLAN UPDATE
04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	AS

GROUND FLOOR PLAN

SHEET TITLE

SHEET NO.

A1.5

CITY OF MORGAN HILL
PLAN APPROVED

THIS PLAN WAS APPROVED BY
THE PLANNING COMMISSION

ON 7/25/2023

UP2020-0009

FILE NUMBER

PLANNING OFFICIAL



1 (N) RCF SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREA
GROUND FLOOR: 9,313 GSF
SECOND FLOOR: 9,387 GSF
TOTAL: 18,700 GSF

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SAN ANSELMO, CA 94960
T: 415.597.6860 F: 925.558.4814



VILA MONTE
CARE FACILITY

APN 767-03-017

PROJECT ADDRESS
17090 PEAK AVENUE,
MORGAN HILL CA, 95037

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REVISIONS	
03.01.2021	CUP: 1ST COMMENT RESPONSE
12.30.2021	CUP: 3RD COMMENT RESPONSE
11.17.2022	PLAN UPDATE
04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
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SECOND FLOOR PLAN

SHEET TITLE

SHEET NO.

A1.6

CITY OF MORGAN HILL
PLAN APPROVED

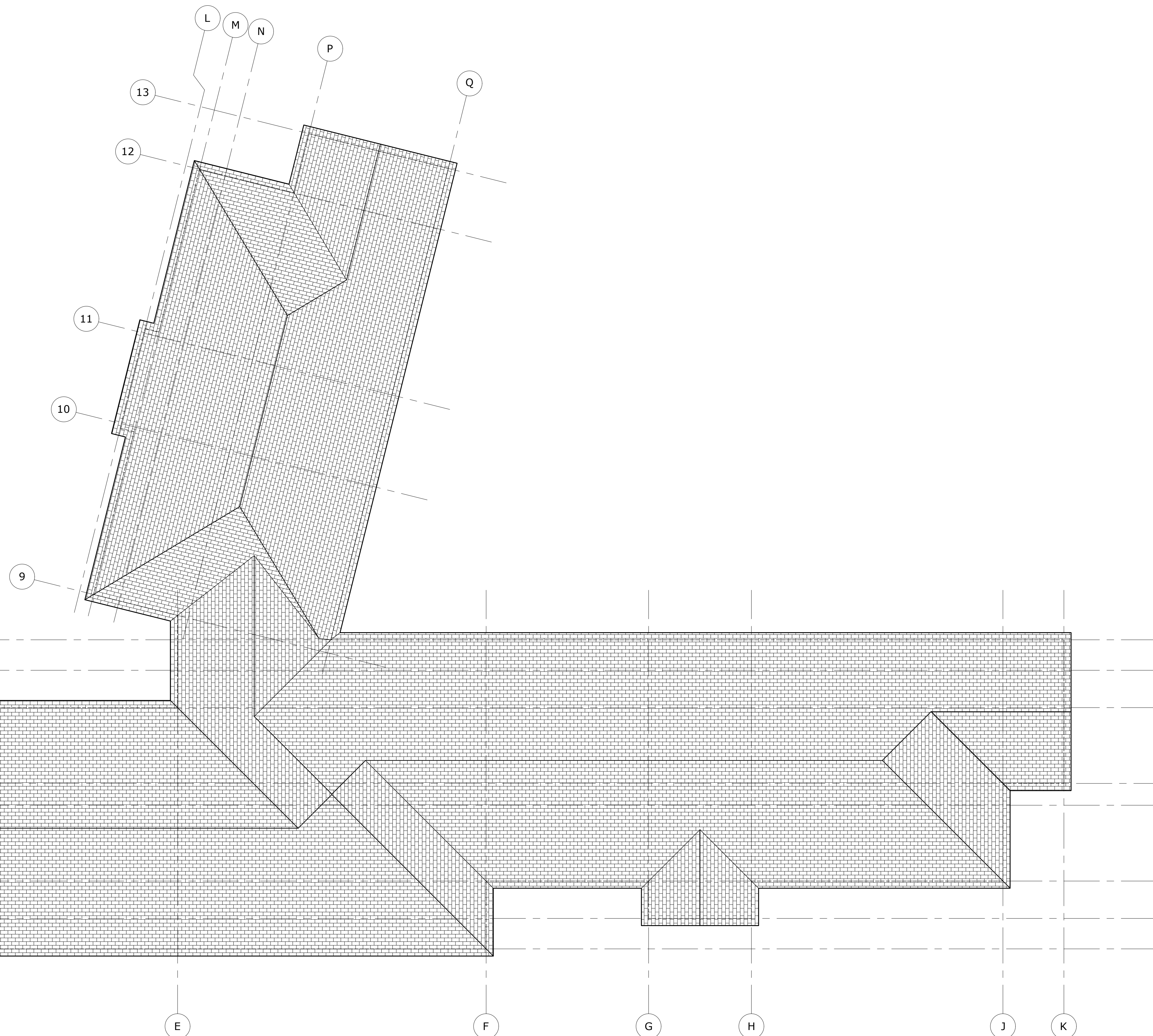
THIS PLAN WAS APPROVED BY
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ON 7/25/2023

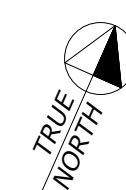
UP2020-0009

FILE NUMBER

PLANNING OFFICIAL



1 (N) RCF ROOF PLAN & SERVICE DECK FLOOR PLAN
SCALE: 1/8" = 1'-0"



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CARE FACILITY

APN 767-03-017

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REVISIONS

03.01.2021	CUP: 1ST COMMENT RESPONSE
12.30.2021	CUP: 3RD COMMENT RESPONSE
04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	AS

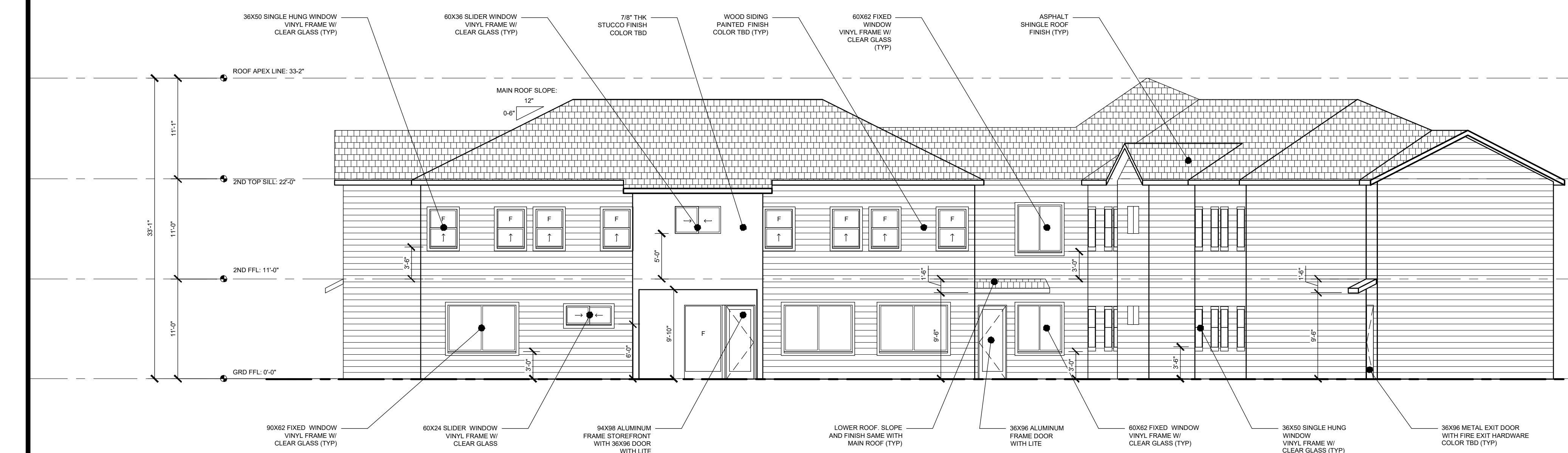
ROOF PLAN

SHEET TITLE

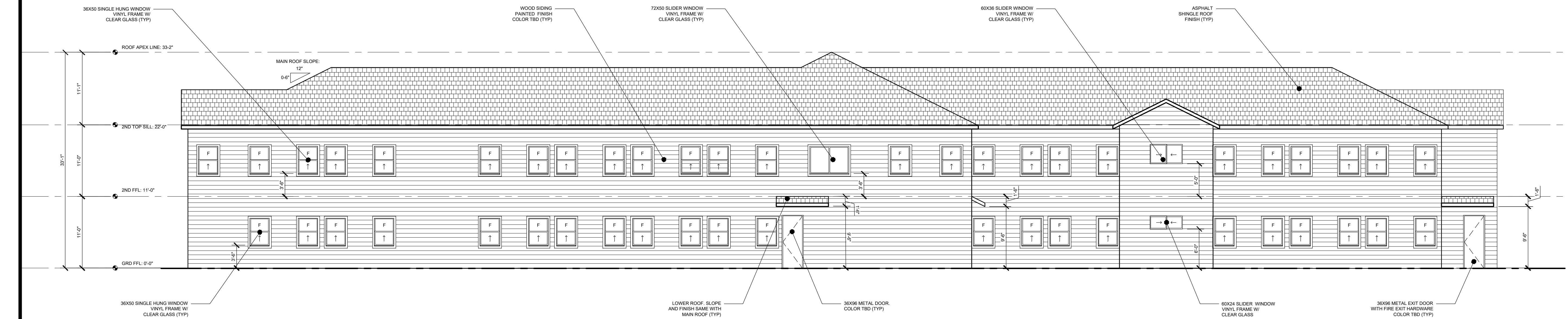
A1.8

SHEET NO.

4/12/2023 1:13:01 PM



1 (N) RCF WEST ELEVATION: DROP OFF/ MAIN ENTRY
SCALE: 1/8" = 1'-0"



2 (N) RCF SOUTH ELEVATION: FACING PEAK AVE
SCALE: 1/8" = 1'-0"

CITY OF MORGAN HILL PLAN APPROVED

THIS PLAN WAS APPROVED BY
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ON 7/25/2023

UP2020-0009

FILE NUMBER

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VILA MONTE
CARE FACILITY

APN 767-03-017

PROJECT ADDRESS
17090 PEAK AVENUE,
MORGAN HILL CA, 95037

MANAGED BY: HGCI
B-GENERAL BUILDING CONTRACTOR
LIC.# 720437



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REVISIONS

03.01.2021	CUP: 1ST COMMENT RESPONSE
04.29.2021	CUP: 2ND COMMENT RESPONSE
12.30.2021	CUP: 3RD COMMENT RESPONSE
11.17.2022	PLAN UPDATE
04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	AS

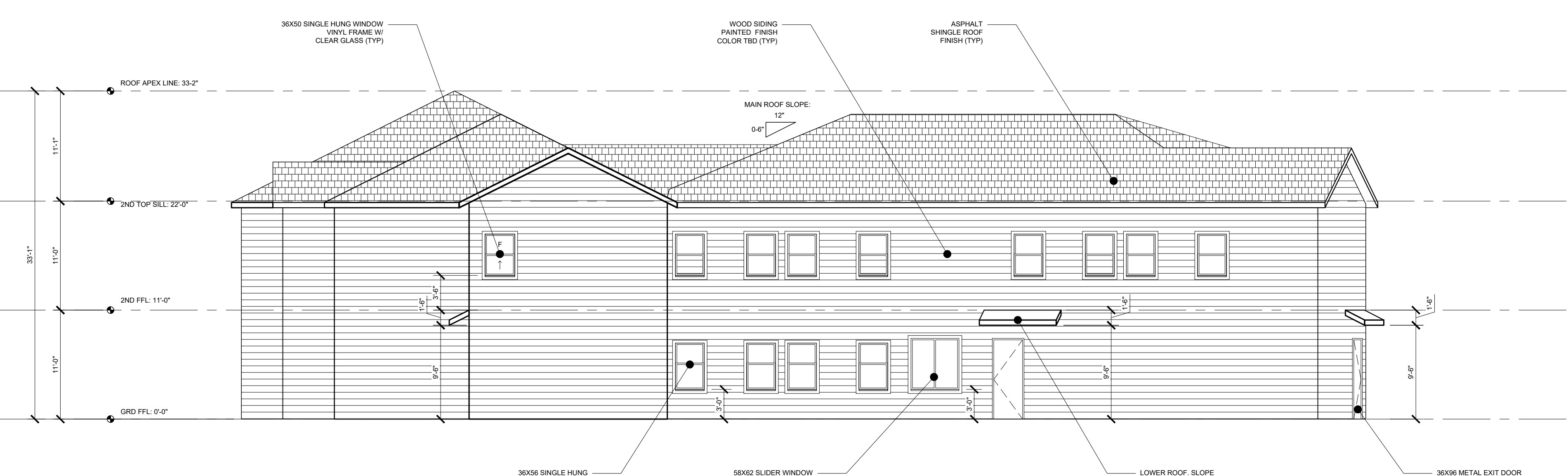
(N) RCF SOUTH & EAST
ELEVATIONS

SHEET TITLE

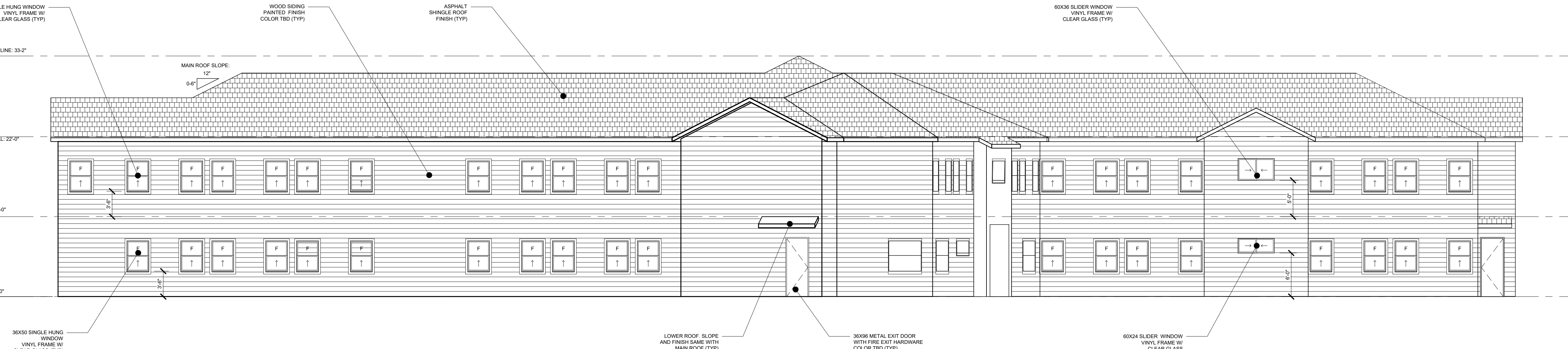
SHEET NO.

A2.0

4/12/2023 1:13:11 PM



1 (N) RCF EAST ELEVATION: FACING DUNNE AVE
SCALE: 1/8" = 1'-0"



2 (N) RCF NORTH ELEVATION: FACING (E) RCF
SCALE: 1/8" = 1'-0"

CITY OF MORGAN HILL
PLAN APPROVED

THIS PLAN WAS APPROVED BY
THE PLANNING COMMISSION

ON 7/25/2023

UP2020-0009
FILE NUMBER

PLANNING OFFICIAL

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HGCI
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VILA MONTE
CARE FACILITY

APN 767-03-017

PROJECT ADDRESS
17090 PEAK AVENUE,
MORGAN HILL CA, 95037

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REVISIONS	
03.01.2021	CUP: 1ST COMMENT RESPONSE
04.29.2021	CUP: 2ND COMMENT RESPONSE
12.30.2021	CUP: 3RD COMMENT RESPONSE
11.17.2022	PLAN UPDATE
04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	AS

(N) RCF NORTH & WEST
ELEVATIONS

SHEET TITLE

A2.1

SHEET NO.



CITY OF MORGAN HILL
PLAN APPROVED

THIS PLAN WAS APPROVED BY
THE PLANNING COMMISSION

ON 7/25/2023

UP2020-0009

FILE NUMBER

PLANNING OFFICIAL

PEAK AVE ENTRANCE



AERIAL SOUTH



AERIAL WEST



AERIAL EAST

112 SPAULDING STREET, SUITE A
SAN ANSELMO, CA 94960
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VILA MONTE
CARE FACILITY

APN 767-03-017

PROJECT ADDRESS
17090 PEAK AVENUE,
MORGAN HILL CA, 95037

MANAGED BY: HGCI
B-GENERAL BUILDING CONTRACTOR
LIC.# 720437



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REVISIONS

DATE	REVISION
11.17.2022	PLAN UPDATE
04.11.2023	CUP: PLAN UPDATE

DATE 11.02.2020
SCALE AS NOTED
PROJECT ID 19037
DRAWN BY MDC
CHECKED BY CUP: PLAN UPDATE

COLORED RENDERING
1 OF 2

SHEET TITLE

A9.01

SHEET NO.



PEAK-DUNNE CORNER 1



PEAK-DUNNE CORNER 2



385 DUNNE VIEW



DUNNE PARKING ENTRY



NEW RCF MAIN ENTRY

112 SPAULDING STREET, SUITE A
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VILA MONTE
CARE FACILITY

APN 767-03-017

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MORGAN HILL CA, 95037

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REVISIONS

DATE	DESCRIPTION
11.17.2022	PLAN UPDATE
04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	CUP: PLAN UPDATE

COLORED RENDERING
2 OF 2

SHEET TITLE

SHEET NO.

A9.02

CITY OF MORGAN HILL
PLAN APPROVED

THIS PLAN WAS APPROVED BY
THE PLANNING COMMISSION

ON 7/25/2023

UP2020-0009
FILE NUMBER

T. J. B.
PLANNING OFFICIAL

4/12/2023 11:31 PM

CITY OF MORGAN HILL PLAN APPROVED

THIS PLAN WAS APPROVED BY
THE PLANNING COMMISSION

ON 7/25/2023

UP2020-0009

FILE NUMBER

PLANNING OFFICIAL



1 EXISTING CIVIL PLAN
SCALE: 1" = 20'-0"

GENERAL NOTES

1. THIS PLAN REFLECTS THE (E) SITE CONDITIONS TO THE BEST OF OUR CURRENT KNOWLEDGE.
2. REFER TO A-1.3a FOR THE DEMOLITION PLAN
3. REFER TO C0.0 FOR THE CONCEPTUAL CIVIL PLAN

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HGCI

DESIGN | CONSTRUCT | WORK | LIVE

VILA MONTE CARE FACILITY

APN 767-03-017

PROJECT ADDRESS
17090 PEAK AVENUE,
MORGAN HILL CA, 95037

MANAGED BY: HGCI
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LIC.# 720437



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REVISIONS

12.30.2021	CUP: 3RD COMMENT RESPONSE
04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	AS

EXISTING CIVIL PLAN

SHEET TITLE

SHEET NO.

C0.0

CITY OF MORGAN HILL
PLAN APPROVED

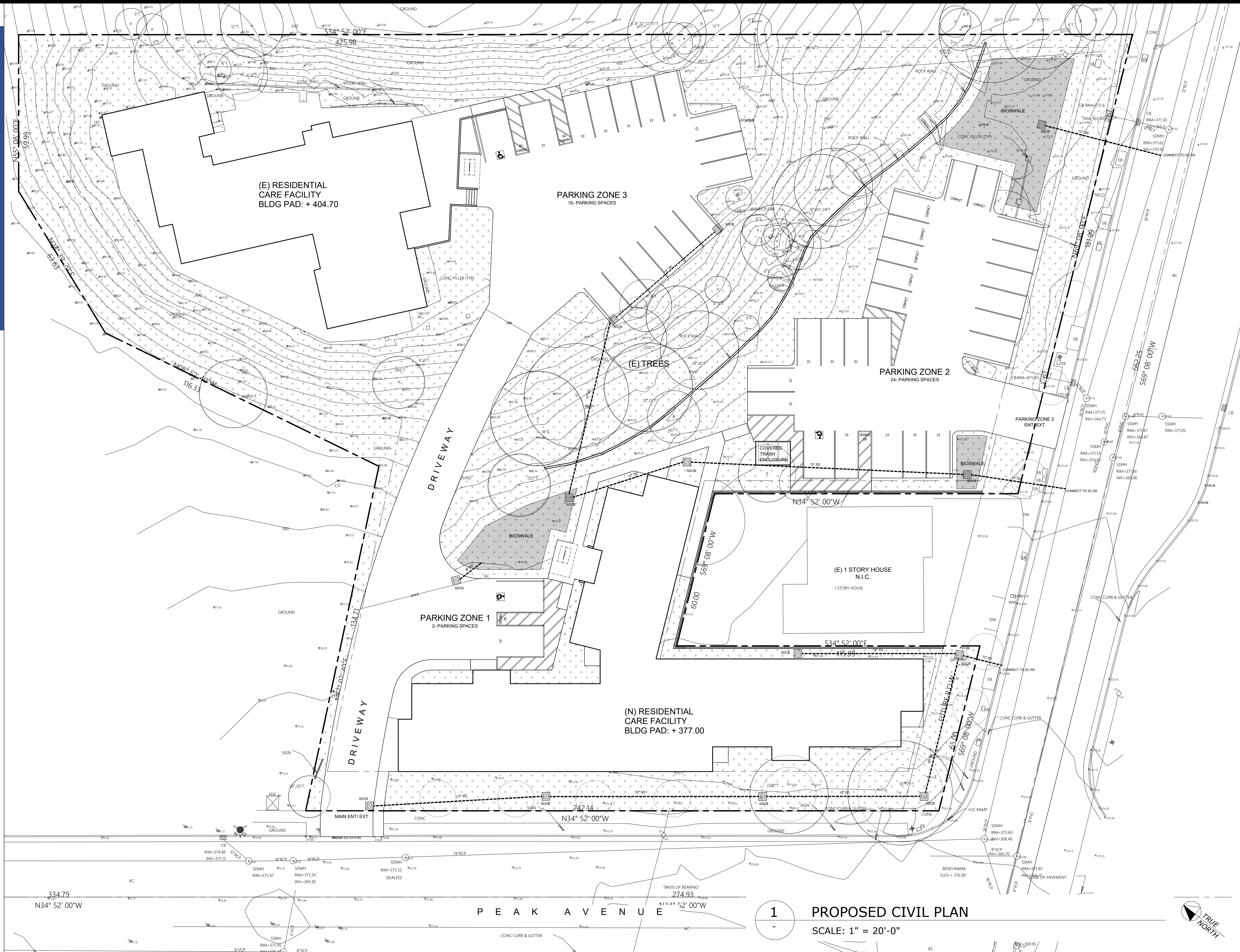
THIS PLAN WAS APPROVED BY
THE PLANNING COMMISSION

ON 7/25/2023

UP2020-0009

FILE NUMBER

PLANNING OFFICIAL

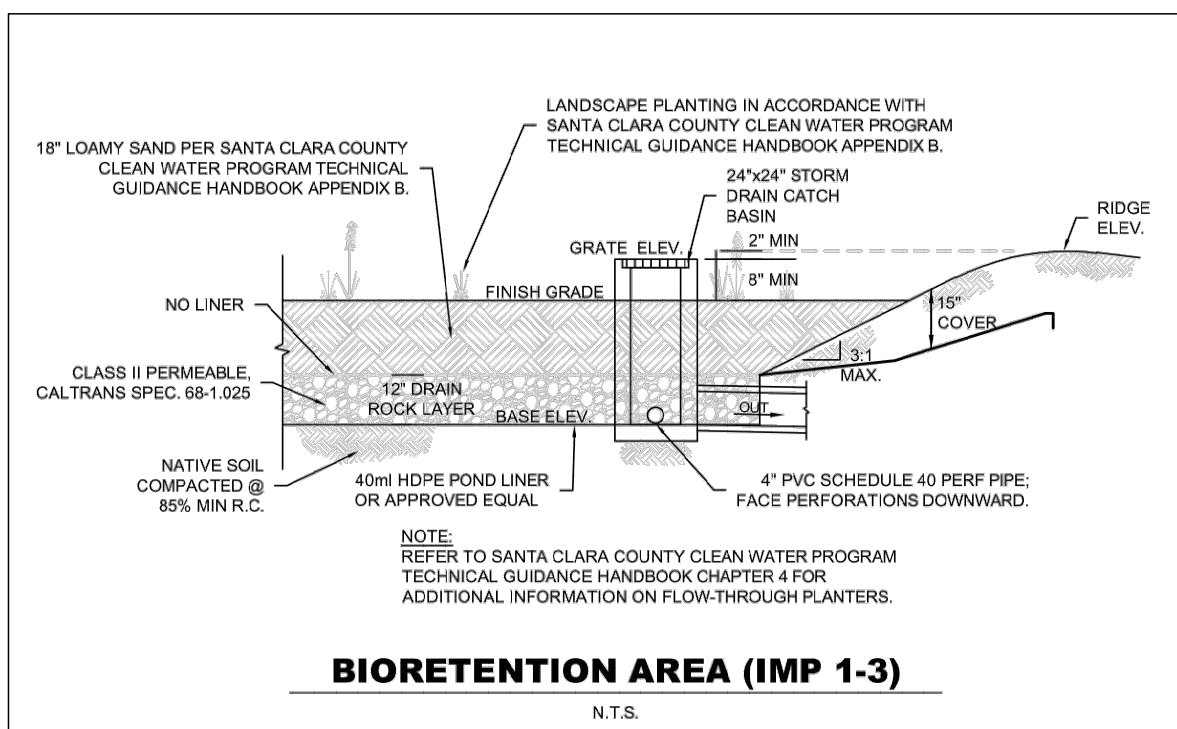
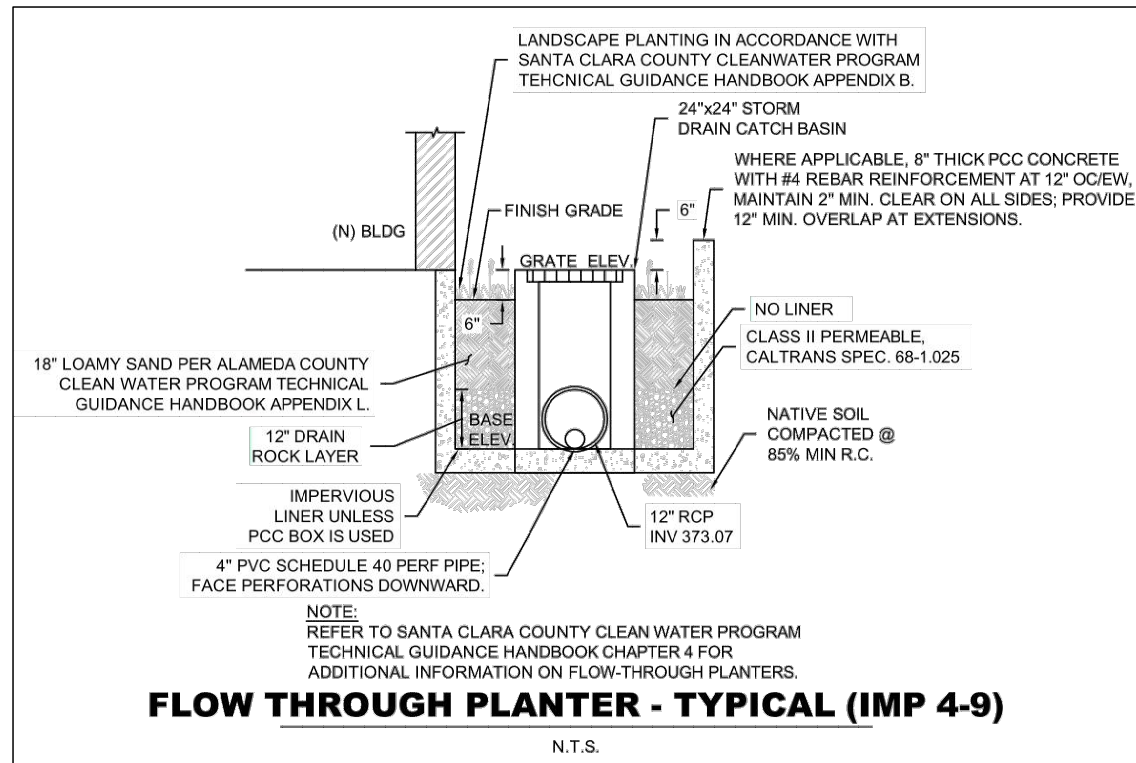


IMPERVIOUS DMAs			
DMA	AREA	SURFACE	DRAINS TO IMP #
1	11,124± SF	PAVEMENT	1
2	1,931± SF	PAVEMENT	3
3	12,579± SF	PAVEMENT	8
4	5,787± SF	ROOF	DMA-16
5	1,133± SF	PAVEMENT	DMA-16
6	1,741± SF	PAVEMENT	DMA-16
8	2,800± SF	PAVEMENT	2
9	525± SF	ROOF	6
10	2,221± SF	ROOF	5
11	1,191± SF	ROOF	4
13	1,712± SF	ROOF	9
14	2,521± SF	ROOF	7
TOTAL	47,154± SF		

SELF-TREATING DMAs		
DMA	AREA	SURFACE
7	1,250± SF	LANDSCAPE
17	4,010± SF	LANDSCAPE
18	4,332± SF	LANDSCAPE
TOTAL	9,592± SF	

SELF-RETAINING DMAs		
DMA	AREA	SURFACE
12	1,207±	PERVIOUS
15	843±	LANDSCAPE
16	28,075± SF	LANDSCAPE
TOTAL	29,925± SF	

IMP	AREA DRAINING TO IMP (SF)	4% OF AREA (SF)	SIZE (SF)
1	11,124	445	507± SF
2	2,800	112	194± SF
3	1,931	77	91± SF
4	1,191	48	312± SF
5	2,221	89	221± SF
6	525	21	60± SF
7	2,521	101	214± SF
8	12,702	508	628± SF
9	1,712	68	73± SF



LEGEND	
	FLOW-THROUGH PLANTER (IMP)
	AREA DRAIN
	OVERFLOW DRAIN
	STORM DRAIN LINE
	DENOTES AREA (DMA)
	DRAINAGE MANAGEMENT AREA
	INTEGRATED MANAGEMENT PRACTICE

- GENERAL NOTES
- THIS IS A CONCEPTUAL CIVIL PLAN FOR PLAN REVIEWER COMMENTS. FULL SET OF PLANS AND DETAILS FOR PERMIT WILL BE SUBMITTED AND PREPARED BY A LICENSED CIVIL ENGINEER.
 - THIS PLAN REFLECTS THE (E) SITE CONDITIONS TO THE BEST OF OUR CURRENT KNOWLEDGE.



VILA MONTE
CARE FACILITY

APN 767-03-017

PROJECT ADDRESS
17090 PEAK AVENUE,
MORGAN HILL CA, 95037

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LIC.# 720437



STAMP

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REVISIONS	
12.30.2021	CUP: 3RD COMMENT RESPONSE
04.11.2023	CUP: PLAN UPDATE

DATE 11.02.2020

SCALE AS NOTED

PROJECT ID 19037

DRAWN BY MDC

CHECKED BY AS

CONCEPTUAL CIVIL PLAN

SHEET TITLE

SHEET NO.

C0.2

APN 767-03-017

MANAGED BY: HGCI
B-GENERAL BUILDING CONTRACTOR
LIC.# 720437



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REVISIONS

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	AS

SHEET TITLE

L0.0



ON 7/25/2023

UP2020-0009

FILE NUMBER

FILE NUMBER _____
PLANNING OFFICIAL _____

GENERAL NOTES

1. THIS IS A CONCEPTUAL LANDSCAPE PLAN FOR PLAN REVIEWER COMMENTS. FULL SET OF PLANS AND DETAILS FOR PERMIT WILL BE SUBMITTED AND PREPARED BY A LICENSED LANDSCAPE ARCHITECT.
2. LANDSCAPE SHALL HAVE AN AUTOMATED IRRIGATION SYSTEM. A DETAILED IRRIGATION PLAN WILL BE SUBMITTED FOR THE BUILDING PLAN CHECK.
3. THIS PLAN REFLECTS THE (E) SITE CONDITIONS TO THE BEST OF OUR CURRENT KNOWLEDGE.
4. THE MAJORITY OF TREES ON SITE HAVE NOT BEEN PLANTED. THEY HAVE GROWN NATURALLY OVER TIME. THE FEW OKS THAT ARE SIGNIFICANT SIZE AND STRUCTURE ARE BEING RETAINED AND PROTECTED UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL (E) UTILITIES PRIOR TO ANY EXCAVATION.
6. ALL SPOILS, DEBRIS AND INCIDENTALS ITEMS TO BE REMOVED SHALL BE HAULED OF SITE BY THE CONTRACTOR AND BE DISPOSED OF IN A LAWFUL MANNER AS IT ACCUMULATES.
7. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE IN ANY WAY AT (E) ELEMENTS NOT DESIGNATED FOR REMOVAL.
8. SHUT OFF ALL WATER, GAS, AND ELECTRIC WILL NEED TO BE COORDINATED WITH (E) SITE OPERATIONS.
9. THE (E) PCF ARE TO REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION.
10. THE SITE MUST BE CLEANED AT THE END OF EACH BUSINESS DAY