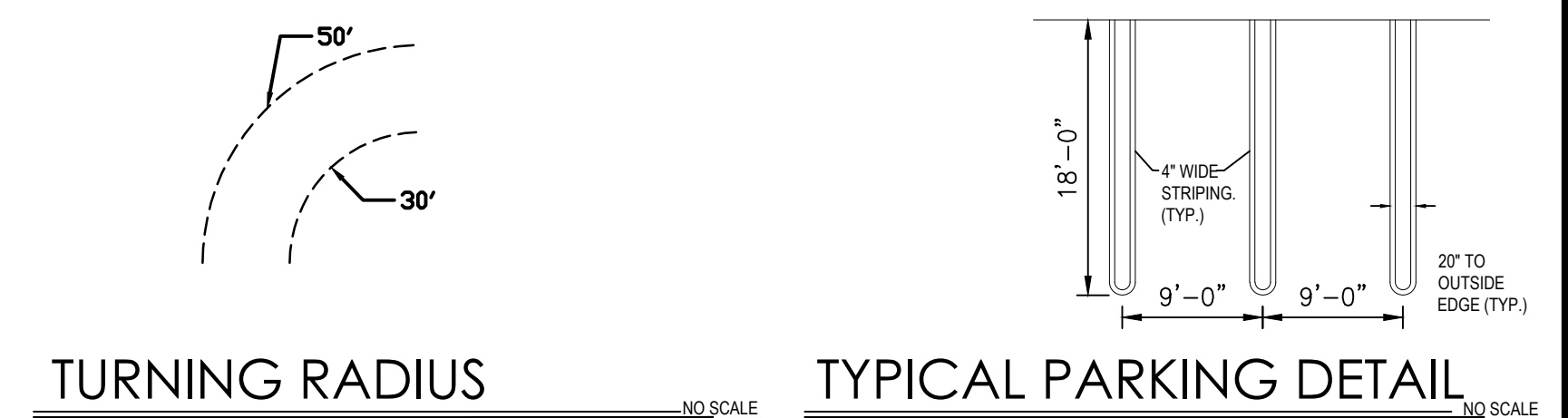
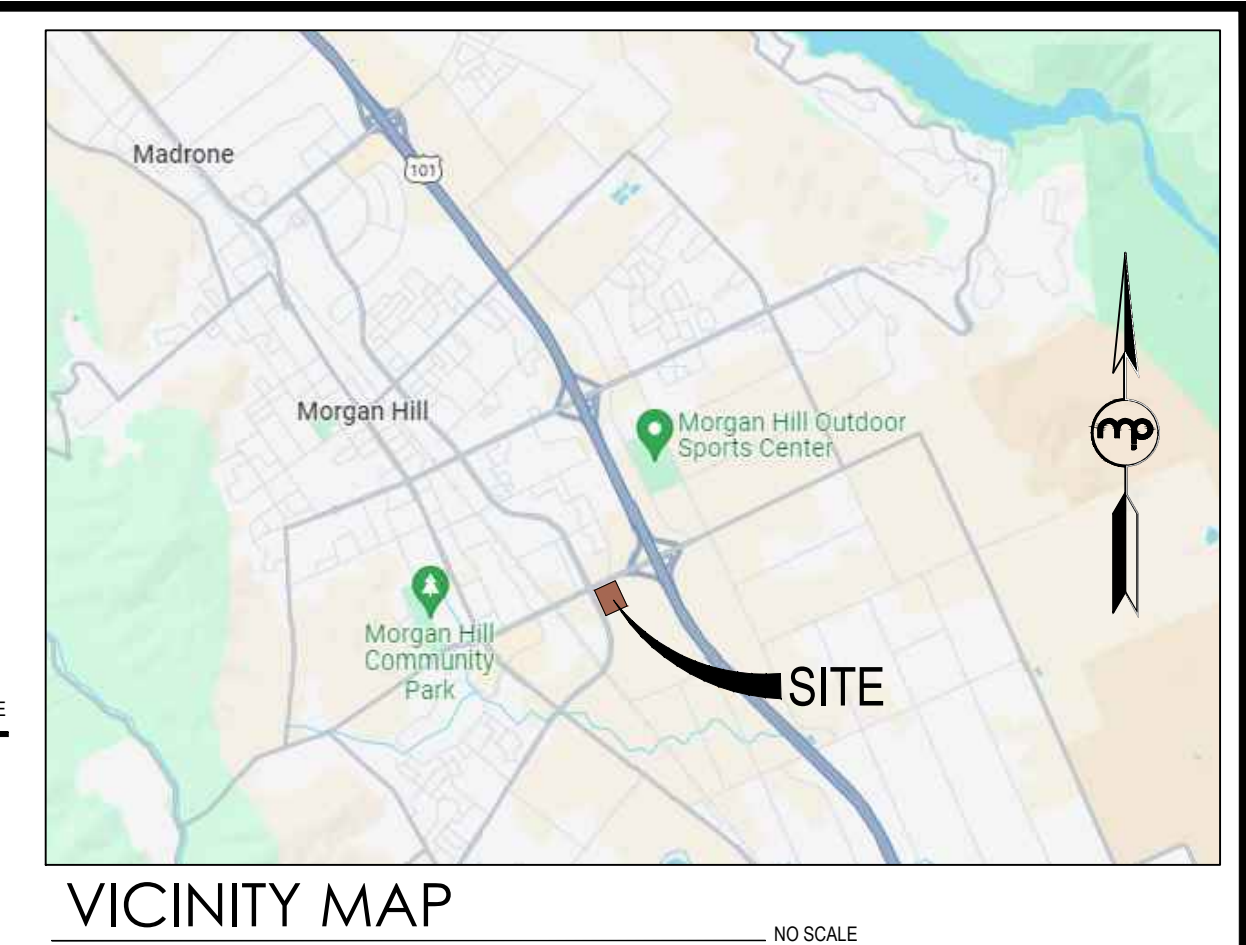
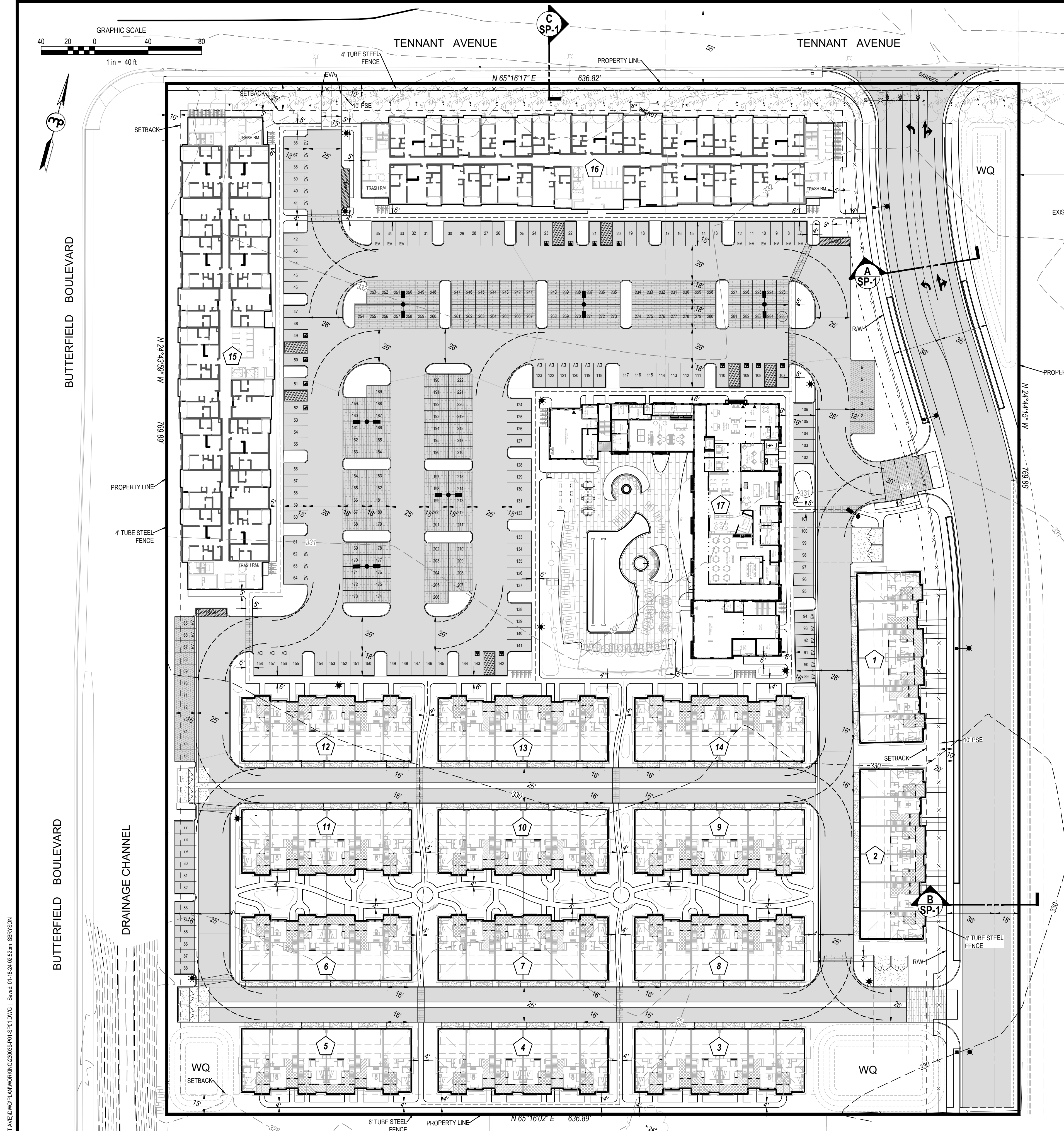


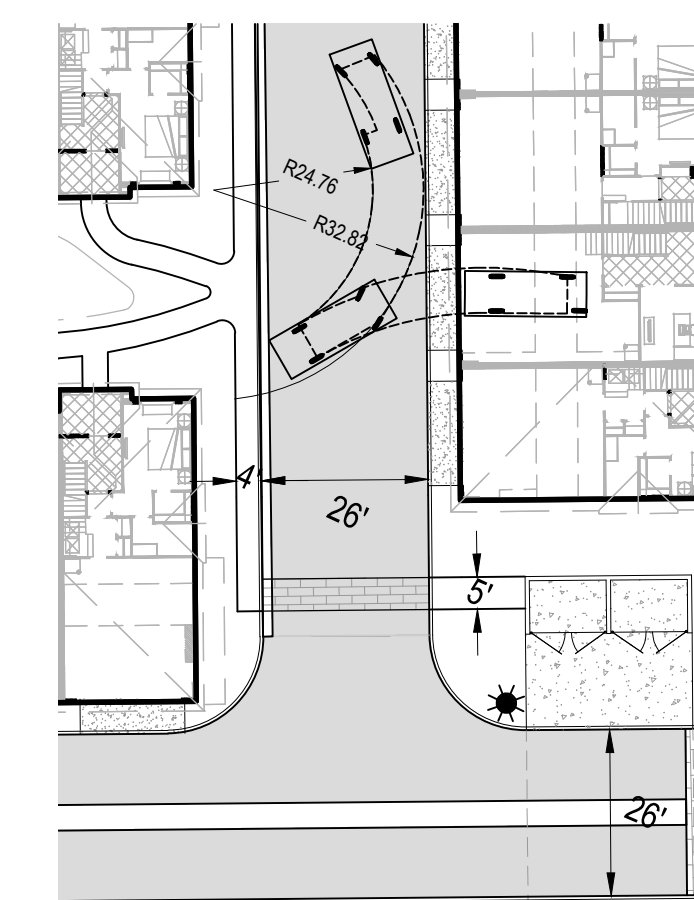




CITY OF MORGAN HILL
APN: 817-08-032
ZONING: CH HIGHWAY COMMERCIAL
PUD PLANNED UNIT DEVELOPMENT
LAND USE: COMMERCIAL/INDUSTRIAL
SETBACKS PROVIDED:
FRONT: 20'
SIDE: 10'
REAR: 15'

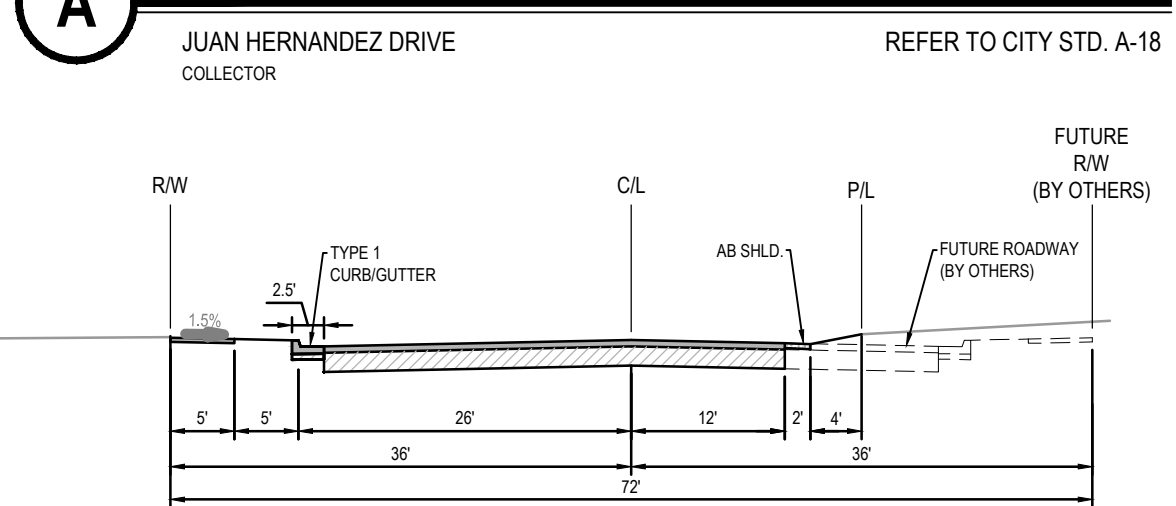
ACREAGE: 11.25 AC NET
DENSITY: 23 DU/AC
FAR: 0.85
COVERAGE: 47.7%

PROJECT INFORMATION

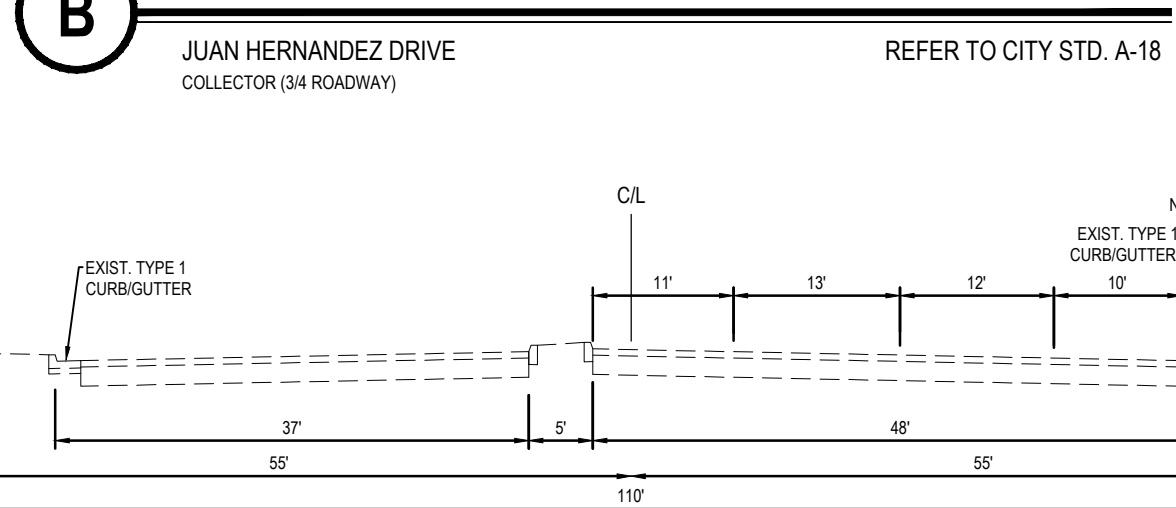


VEHICLE BACK-UP

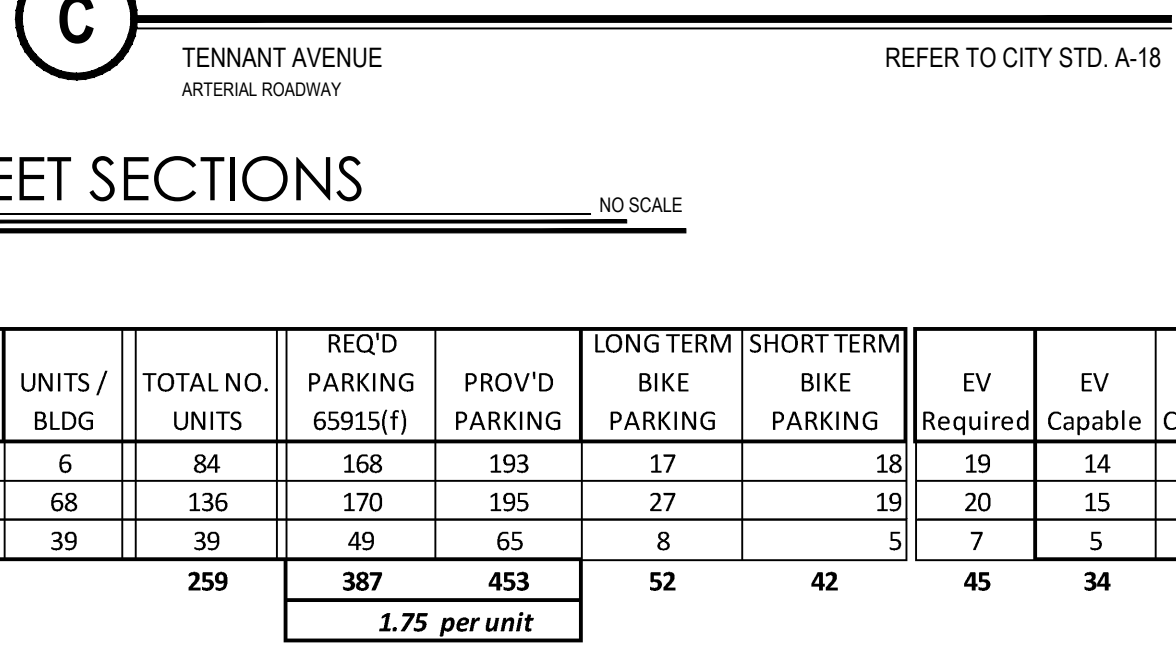
TYPICAL 2 LANE COLLECTOR



3/4 COLLECTOR



4 LANE DIVIDED ARTERIAL



STREET SECTIONS

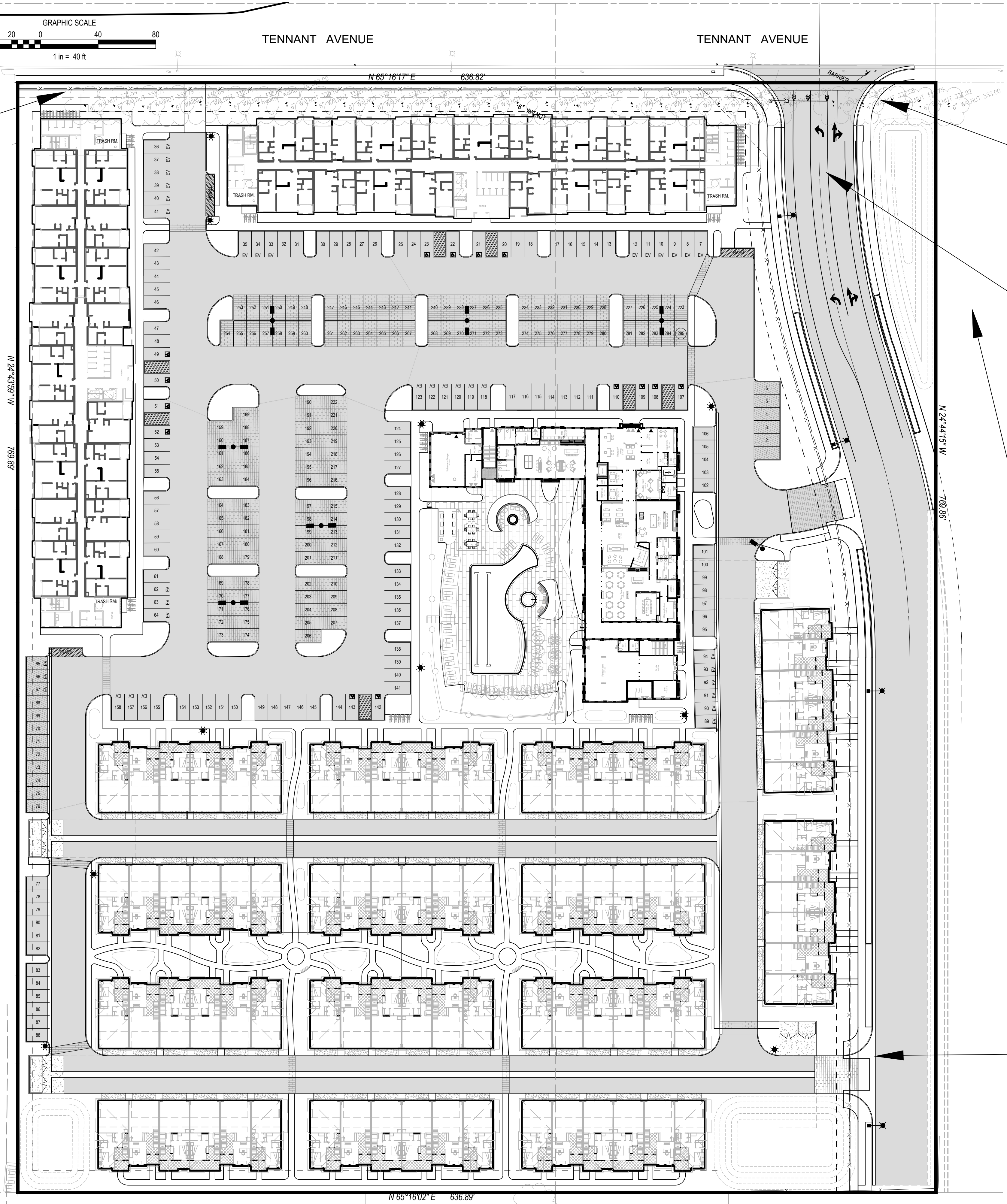
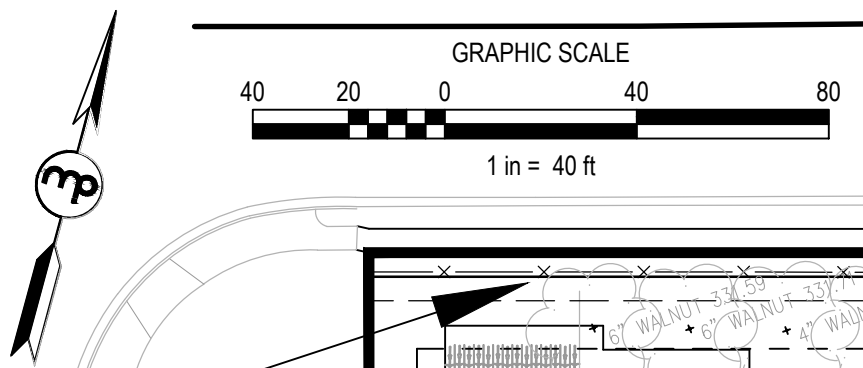
PROJECT LEGEND														
BUILDING NUMBER	RESIDENTIAL FLOOR AREA (SF)	GARAGE (SF)	CLUBHOUSE COMMON AREA (SF)	TOTAL BLDG AREA (SF)	NO. BLDG.	TOTAL BLDG AREA (SF)	BLDG. HEIGHT (FT)					UNITS / BLDG	TOTAL NO. UNITS	REQ'D PARKING 65915(F)
1-14	11,200	2,904		14,104	14	197,456	36'-6"					6	84	168
15-16	81,121			81,121	2	162,242	57'-8"	34	34			68	136	170
17	41,700		15,868	57,568	1	57,568	49'-9"	20	19			39	39	49
						417,266							259	387
														453
														1.75 per unit
PARKING REQUIREMENT														
				LONG TERM BIKE PARKING	SHORT TERM BIKE PARKING	EV Required	EV Capable	EV Chargers	ADA Accessible					
				52	42	45	34	11	14					

PEDESTRIAN PATH OF TRAVEL



BUTTERFIELD BOULEVARD

BUTTERFIELD BOULEVARD



Dwg: X:\2023\23-0039-00\240 TENNANT AVENUE\DWG\LANDWORKING\230039-00 SITE PHOTO EXHIBIT.DWG | Saved: 01/23/24 11:05am | SRRVSON

SCALE:
HORIZ. 1" = 40'
VERT. 1" =

BENCH MARK

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

MORGAN HILL SITE IMAGES EXHIBIT

MORGAN HILL, CA

DATE	JAN. 23, 2024
SHEET	1
OF	1

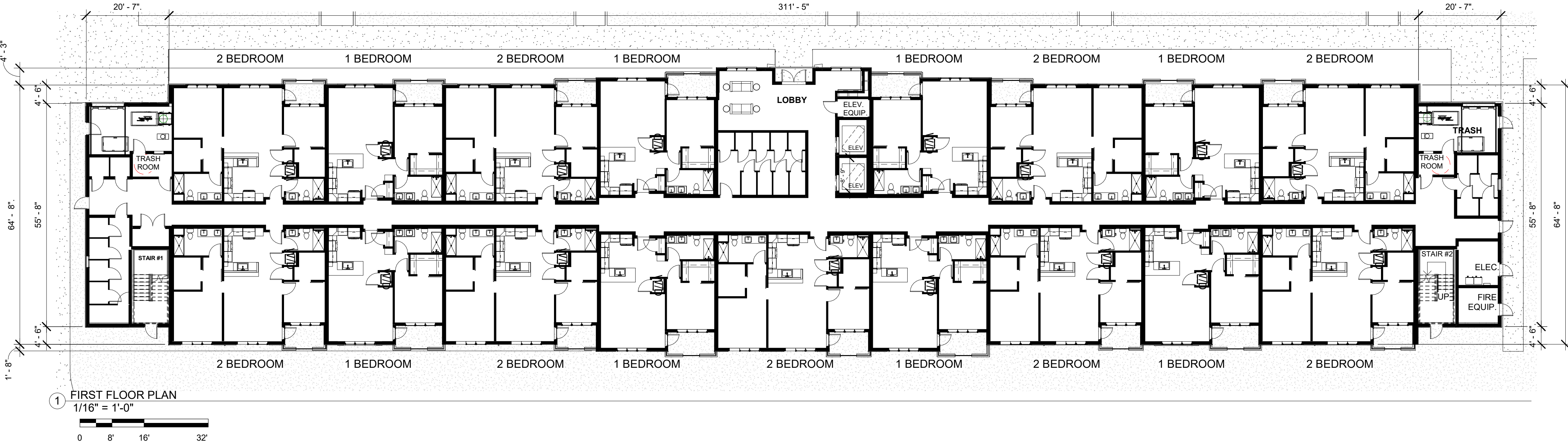
68 UNIT - MID-RISE BUILDING AREAS (SF)						
BUILDING LEVEL	UNCONDITIONED SPACE (GRADE LEVEL PATIOS)	INTERIOR COMMON SPACE	APARTMENTS (R-2)	UTILITY	FLOOR (NET)	FLOOR (GROSS)
1	1160	4653	16381	955	-	23149
2	-	4214	16381	233	-	20828
3	-	4214	16381	233	-	20828
4	-	4080	16381	367	-	20828
5	-	-	-	604	-	604
SUBTOTALS	1160	17161	65524	2392	-	
TOTAL BLDG AREA						86237



③ THIRD FLOOR PLAN
1/16" = 1'-0"



② SECOND PLAN
1/16" = 1'-0"



① FIRST FLOOR PLAN
1/16" = 1'-0"

PROGRESSIVE IMAGES IN
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24665 RANCHO SANTA TERESA
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E-MAIL BWSAIA@HUGHES.NET

760 TENNANT AVENUE
HOUSING PROJECT
MORGAN HILL, CA

1ST, 2ND & 3RD FLOOR
PLANS

CONTENTS

NO.	REVISIONS	DATE

REGISTERED ARCHITECT
W. STEINBRAND
CO129853
Hangerford
REV. 3-31-20
STATE OF CALIFORNIA

DATE: 12/01/23

DRAWN:

JOB NO.

SHEET

OF

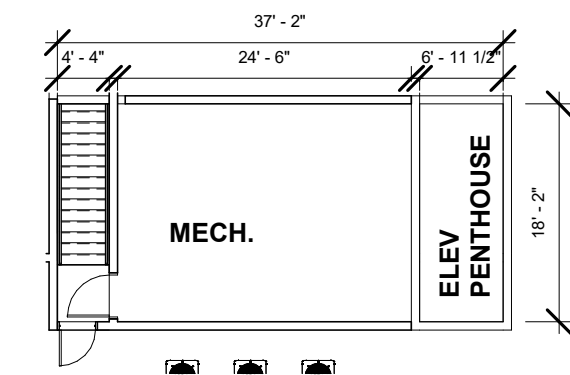
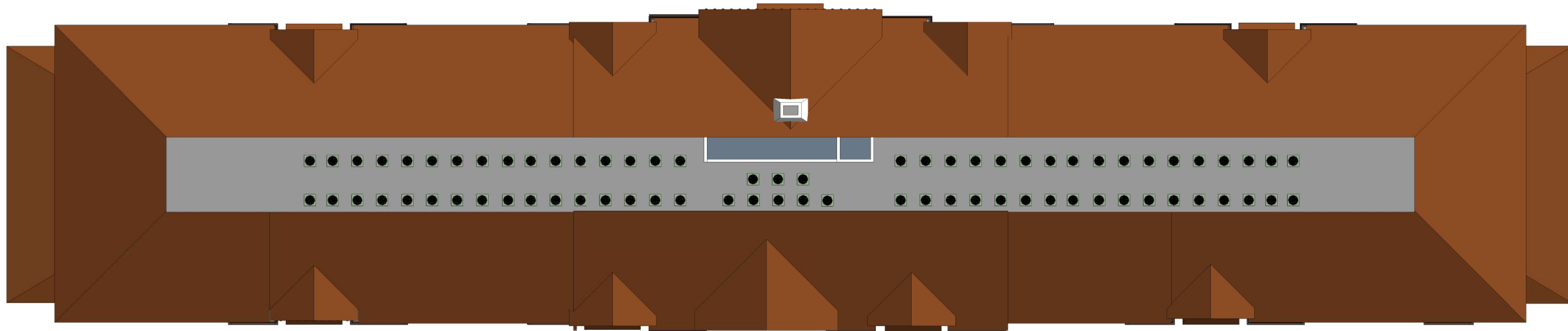
A1.1

ARCHITECT-BRUCE W. STEINBRAND



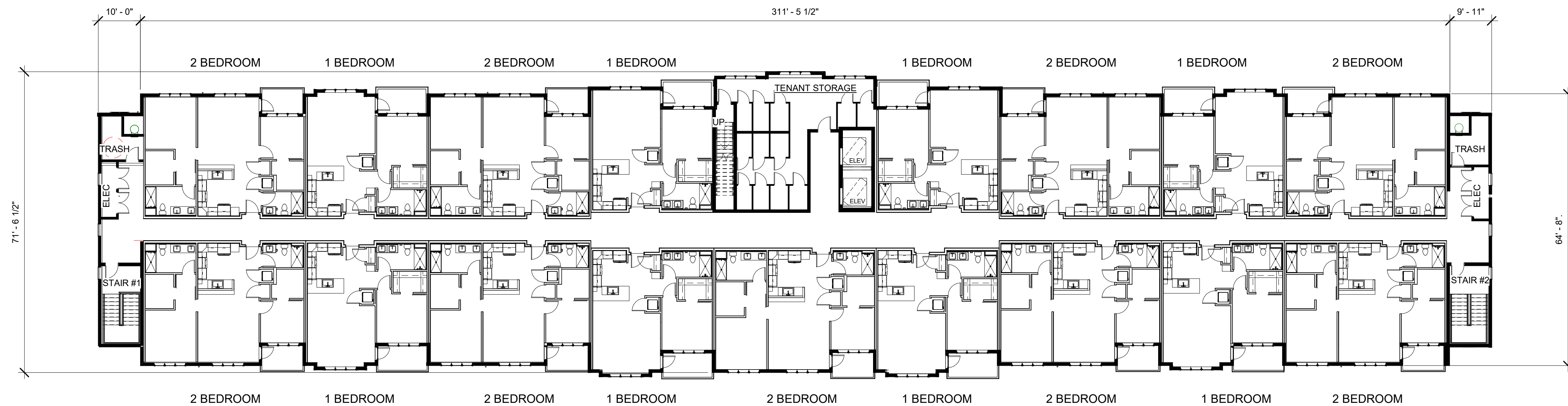
④ NORTH ELEVATION
1/16" = 1'-0"

ROOF LEGEND	
	CONDENSER
	TILED ROOF
	FLAT ROOF

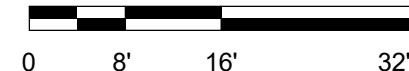


③ LVL 5 MECHANICAL ROOM PLAN
1/16" = 1'-0"

② ROOF PLAN
1/16" = 1'-0"



① FOURTH FLOOR PLAN
1/16" = 1'-0"

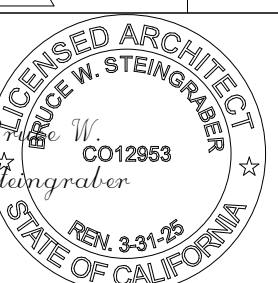


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760 TENNANT AVENUE
HOUSING PROJECT
MORGAN HILL, CA

4TH FLOOR & ROOF
PLAN

NO.	REVISIONS	DATE



DATE: 12/01/23

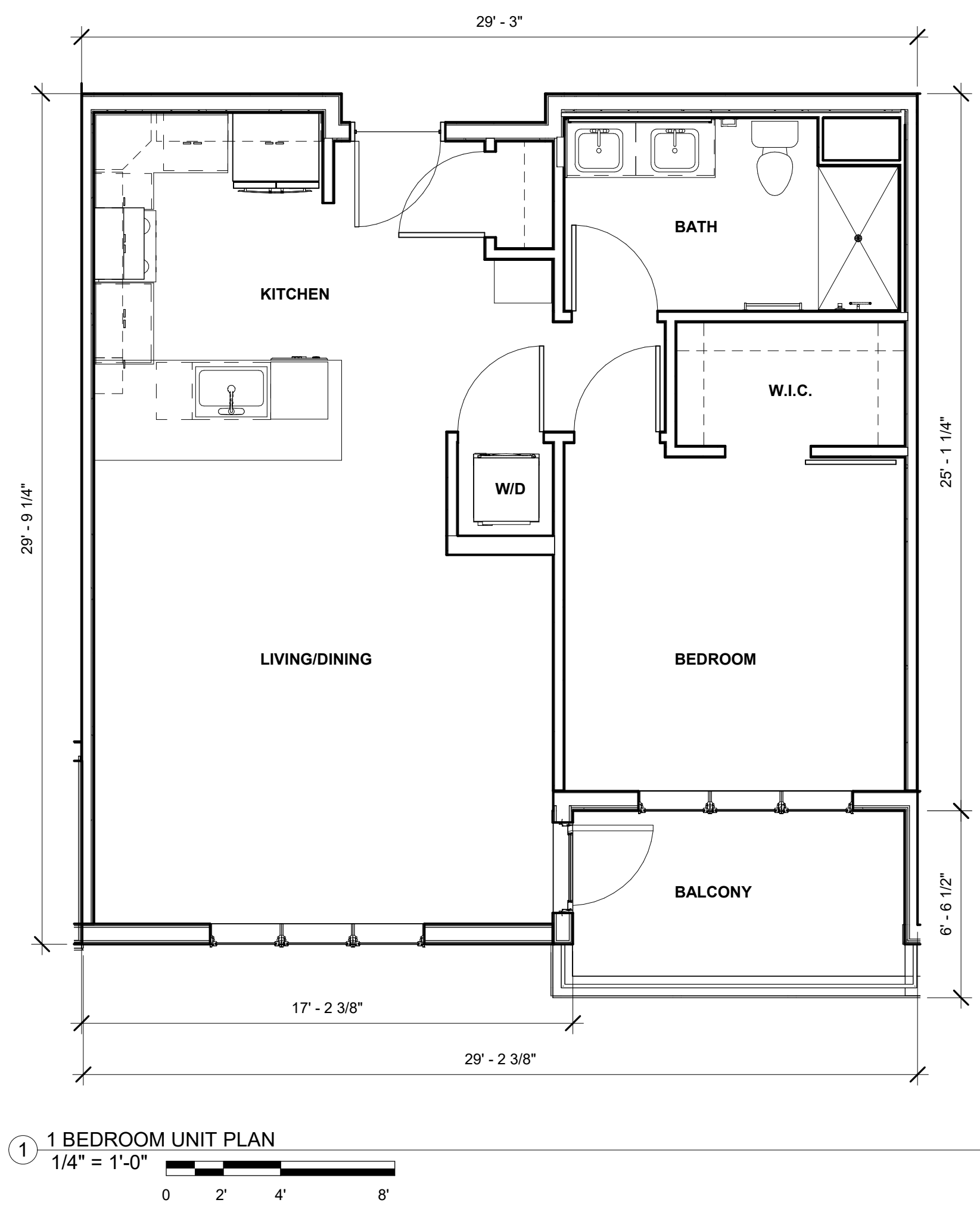
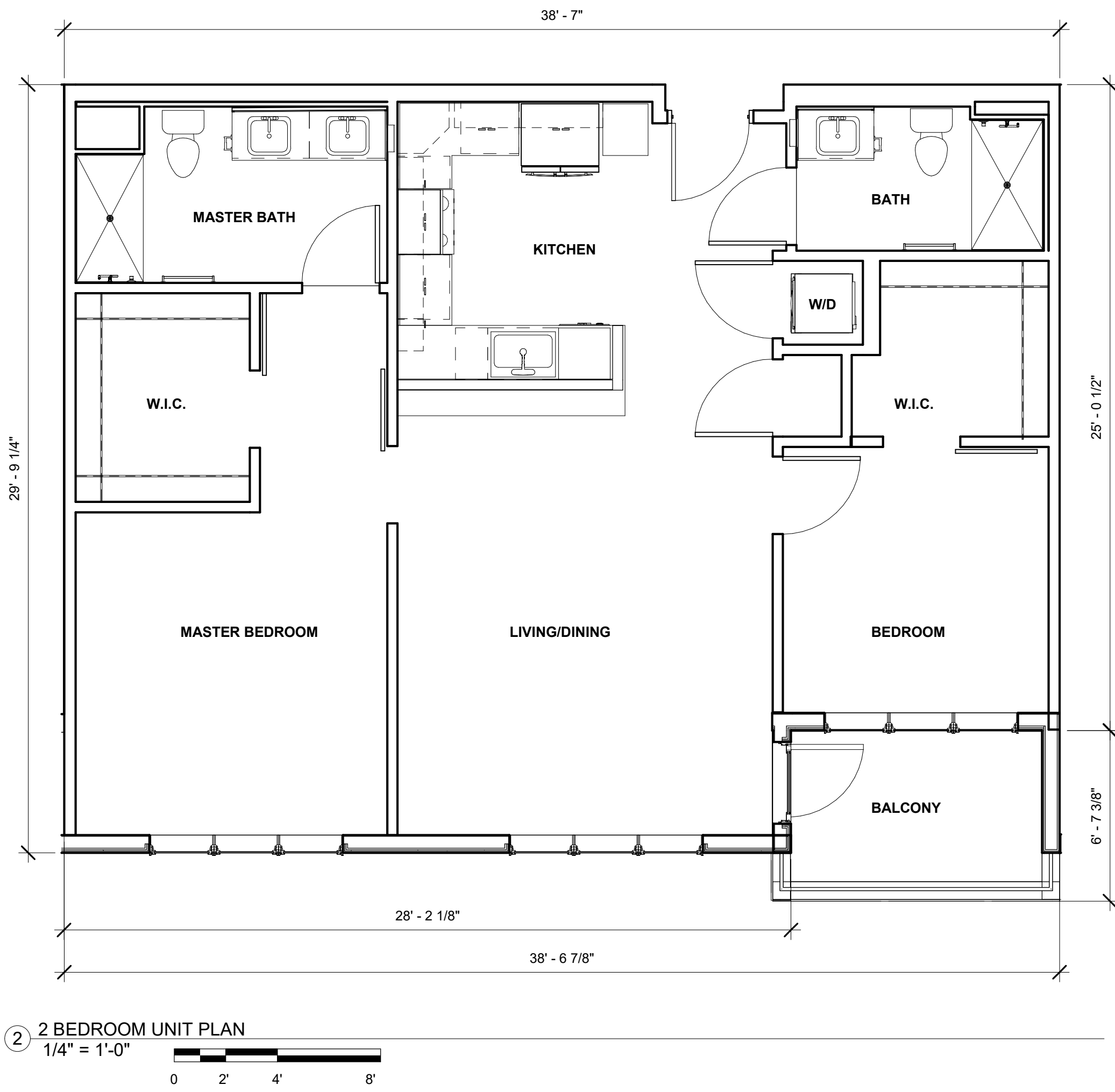
DRAWN:

JOB NO.

SHEET

A1.2

OF



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760 TENNANT AVENUE
HOUSING PROJECT
MORGAN HILL, CA

UNIT PLANS

CONTENTS	
NO.	REVISIONS
▲	
▲	
▲	
▲	
▲	
DATE: 12/01/23	
DRAWN:	
JOB NO.	
SHEET	
A1.3	
OF	



ARCHITECT-BRUCE W. STEINGRABER



5 3D VIEW

PRIMARY STUCCO BODY	SECONDARY STUCCO BODY	FASCIA/EAVE / GARAGE DOOR	TRIM	ACCENT/ SIDING/ SHUTTERS	DECORATIVE METAL	ROOF CAPISTRANO S' TILE	BUILDING MATERIAL BRICK STANDARD	STONE ENHANCED	STUCCO FINISH
SHERWIN WILLIAMS SW7757 HIGH REFLECTIVE WHITE	A. SHERWIN WILLIAMS SW 7024 SHOJI WHITE B. SHERWIN WILLIAMS SW 2851 SAGE GREEN LIGHT	A. SHERWIN WILLIAMS SW 7558 SOMMELIER B. SHERWIN WILLIAMS SW 6146 UMBER	A. SHERWIN WILLIAMS SW 7024 SHOJI WHITE B. SHERWIN WILLIAMS SW 7757 HIGH REFLECTIVE WHITE	A. SHERWIN WILLIAMS SW 2801 ROCKWOOD DARK RED B. JAMES HARDIE SIDING MONTEREY TAUPE	SHERWIN WILLIAMS SW 7675 SEAL SKIN	SCC 8829 SANTA FE BLEND	WIRECUT BRICK SPECTRUM	TUSCAN VILLA PRAIRIE MOSS	FINE SAND

MATERIAL / COLOR LEGEND

1 20/30 STUCCO HIGH REFLECTIVE WHITE SW 7757	7 STUCCO FOAM TRIM DEEPEST MAUVE SW 0005	13 SIDING HARDIE - MONTEREY TAUPE	19 GARAGE DOORS SOMELLIER SW 7595
2 20/30 STUCCO SHOJI WHITE SW 7024	8 FOAM CORBELS/ WOOD BEAM UMBER SW 6146	14 STONE TUSCAN VILLA PRAIRIE MOSS	20 GARAGE DOORS ROCKWOOD DARK RED SW 2801
3 20/30 STUCCO SAGE GREEN LIGHT SW 2851	9 BALCONY SW 7675 SEAL SKIN	15 STONE CAP	
4 20/30 STUCCO HAMMERED SILVER SW 2840	10 ROD IRON METAL RAILING SEAL SKIN SW 7675	16 WIRECUT BRICK SPECTRUM	
5 20/30 STUCCO DEEPEST MAUVE SW 0005	11 SPANISH ROOF TILE CAPISTRANO 8829 SANTA FE BLEND	17 WINDOW LOUVRE SW 2801 ROCKWOOD DARK RED/ SW 7675 SEAL SKIN	
6 STUCCO FOAM TRIM HIGH REFLECTIVE WHITE SW 7757	12 SPANISH ROOF TILE CAPISTRANO 3606 VALLEJO RANGE	18 VINYL WINDOWS DARK BRONZE COLOR PER MANUFACTURER'S SPEC.	



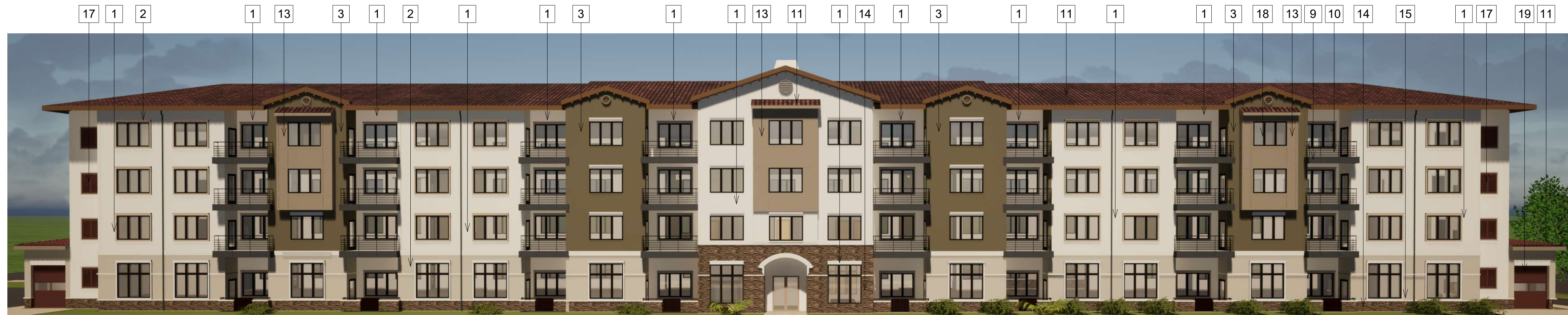
4 WEST



3 EAST



2 SOUTH



1 NORTH

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HOUSING PROJECT
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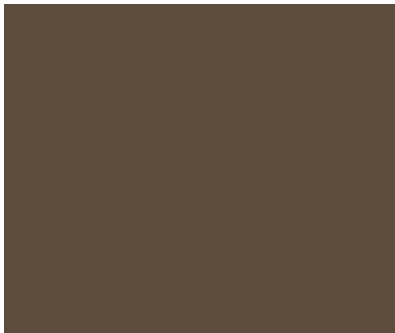
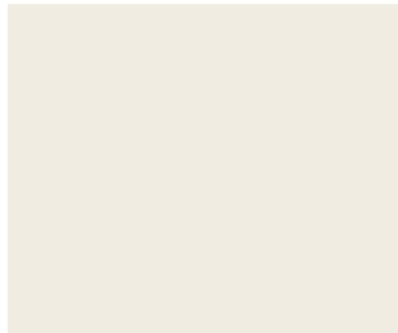
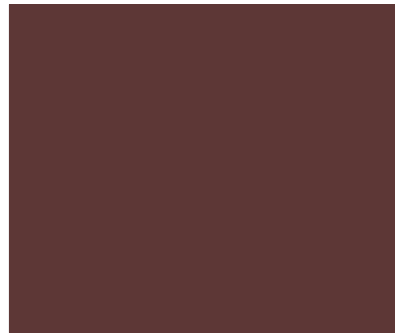
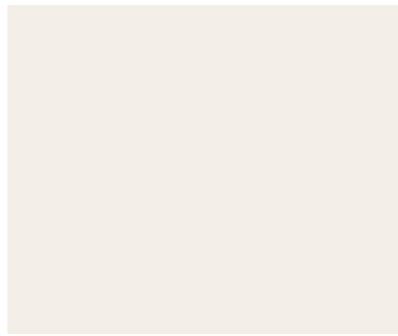
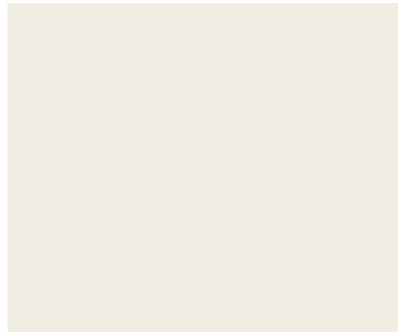
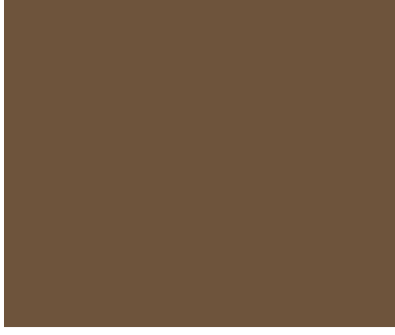
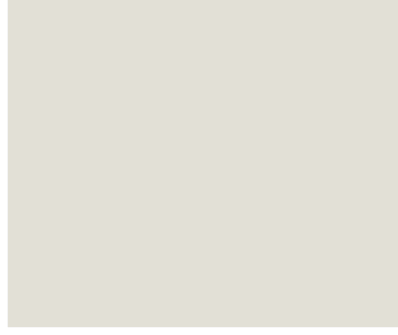
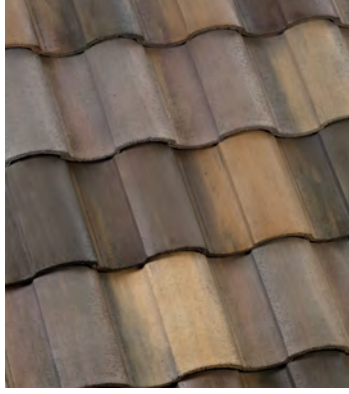
MID-RISE BUILDING
ELEVATIONS

CONTENTS	NO.	REVISIONS	DATE
▲			
▲			
▲			
▲			



DATE: 12/01/23
DRAWN:
JOB NO.
SHEET
A2.1
OF

ARCHITECT-BRUCE W. STEINGARD

	primar y sTuCCO bOdy	seCOnd ar y sTuCCO bOdy	fas Cia / ea ve / gara ge d OOr	Trim	en Try d OOr / aCCen T	de COra Tive me Tal	building ma Terial rOOf (CAPISTRANO 'STILE) / bri Ck (STANDARD) / sTOne (ENHANCED)
sCheme 1 Clubh Ouse and p OOl building	 SW 7537 IRISH CREAM	 SW 6151 QUIVER TAN	 SW 7034 STATUS BRONZE	 SW 7551 GREEK VILLA	 SW 7595 SOMMELIER	 SW 6994 GREENBLACK	 3684 san raf ael blend  CANYON COBBLE  Tus Can villa (PRAIRIE MOSS)
sCheme 2 TOwnh Omes ligh T sCheme	 sw 7517 China d Oll	 sw 7502 dry dOC k	 sw 6167 g arden g aTe	 sw 7100 a rCade w hi Te	 sw 0005 deepes T ma uve	 sw 6994 g reenbla Ck	 3646 sunse T blend  w ire Cu T bri Ck (OLD CHICAGO)  iTalian villa (ASPEN)
SCHEME 3 TOwnh Omes DARK SCHEME	 SW 7537 IRISH CREAM	 SW 6151 QUIVER TAN	 SW 7034 STATUS BRONZE	 SW 7551 GREEK VILLA	 SW 7595 SOMMELIER	 SW 6994 GREENBLACK	 3606 vallej O range  w ire Cu T bri Ck (COUNTRY)  Tus Can villa (PRAIRIE MOSS)
sCheme 4 TOwnh Omes medium sCheme	 sw 6171 Cha TrOOm	 sw 2851 sa ge g reen ligh T	 sw 6146 umber	 sw 7049 n uan Ce	 sw 9141 wa Terl OO	 sw 6994 g reenbla Ck	 sCC 8829 san Ta fe blend  w eaThered bri Ck (SAVANNAH)  COun Try rubble (COASTAL BROWN)

** Stone and brick selection is tentative. A similar stone may be used based on availability.



BUILDING TYPE A - 6-PLEX
TOWNHOUSE - 2-, 3- AND 4-BED
FRONT ELEVATION
COLOR SCHEME 3



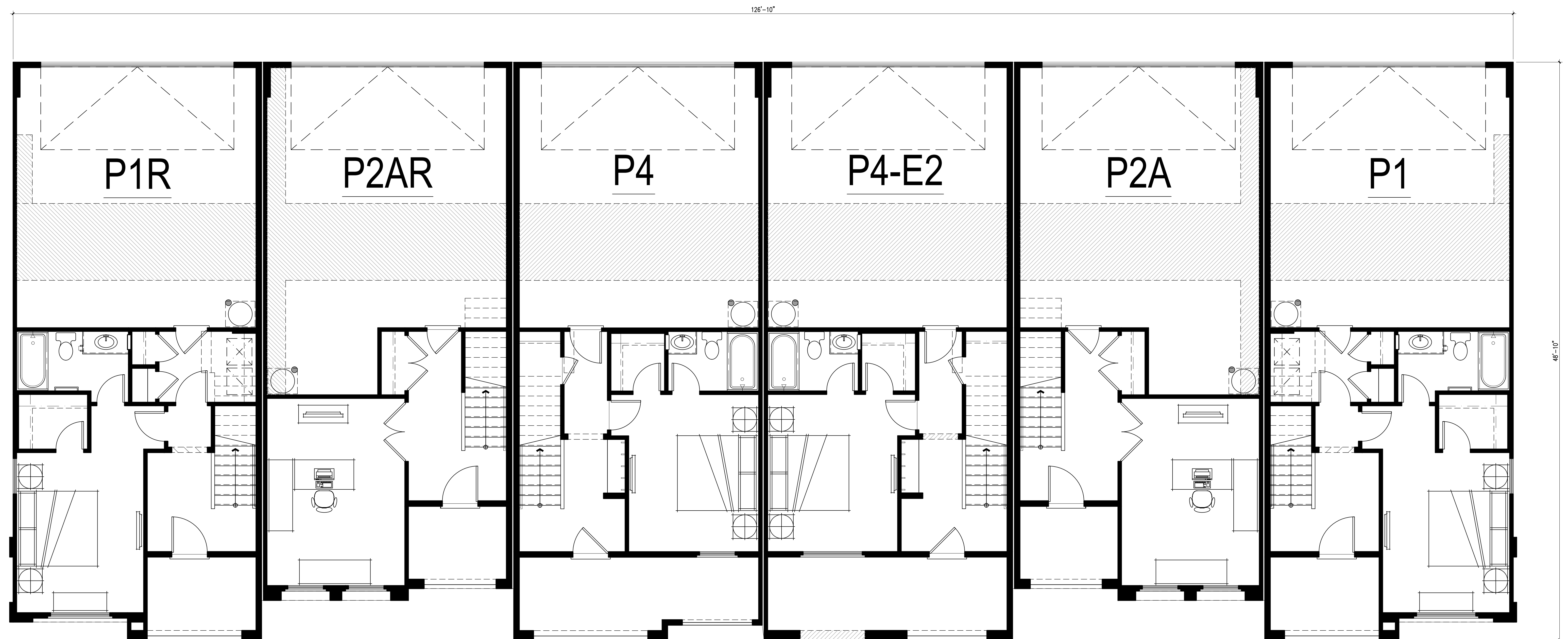
BUILDING TYPE A - 6-PLEX
TOWNHOUSE - 2-, 3- AND 4-BED
REAR ELEVATION



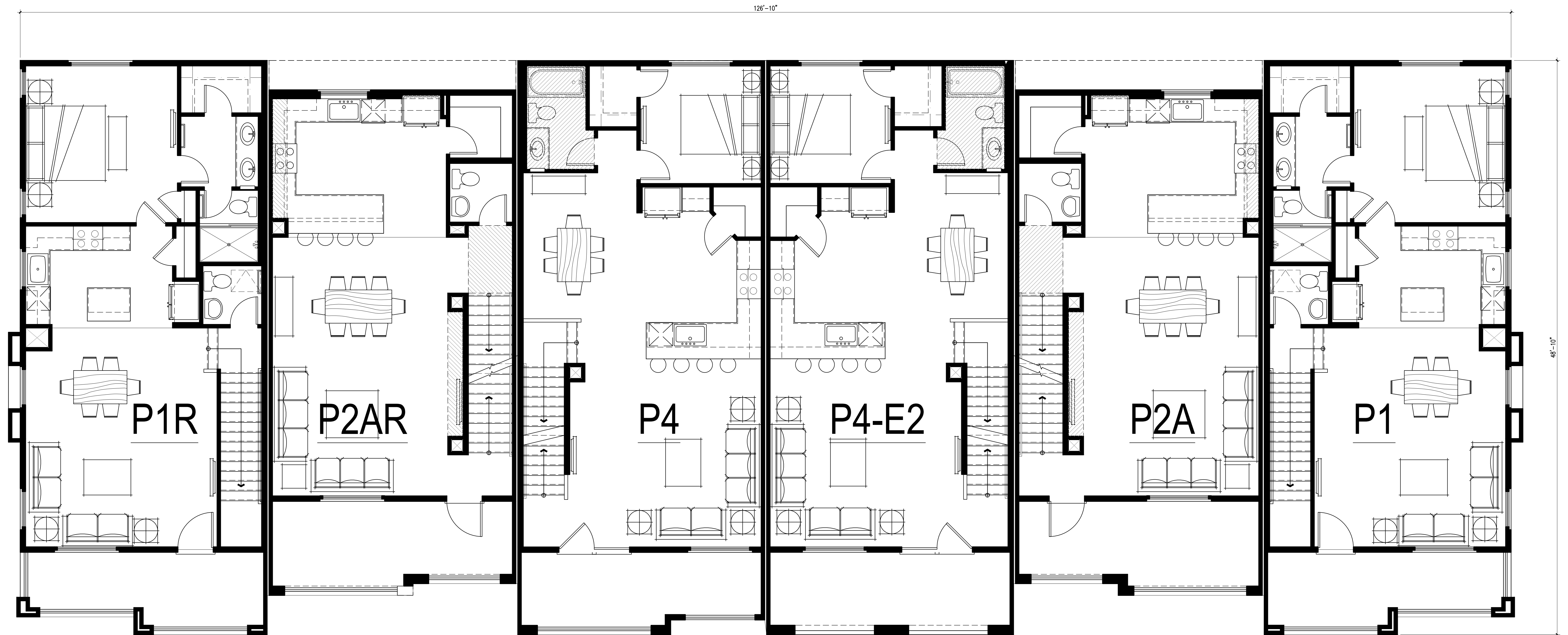
BUILDING TYPE A - 6-PLEX
TOWNHOUSE - 2-, 3- AND 4-BED
LEFT ELEVATION



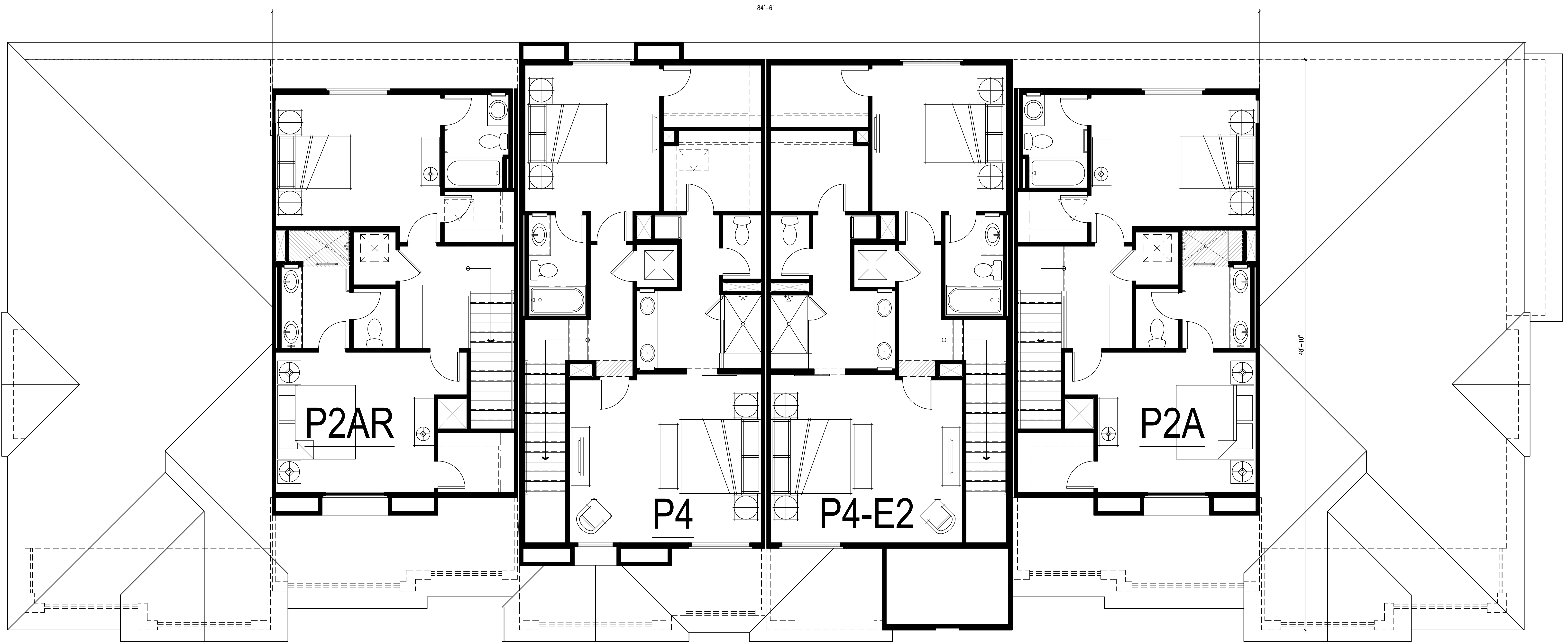
BUILDING TYPE A - 6-PLEX
TOWNHOUSE - 2-, 3- AND 4-BED
RIGHT ELEVATION



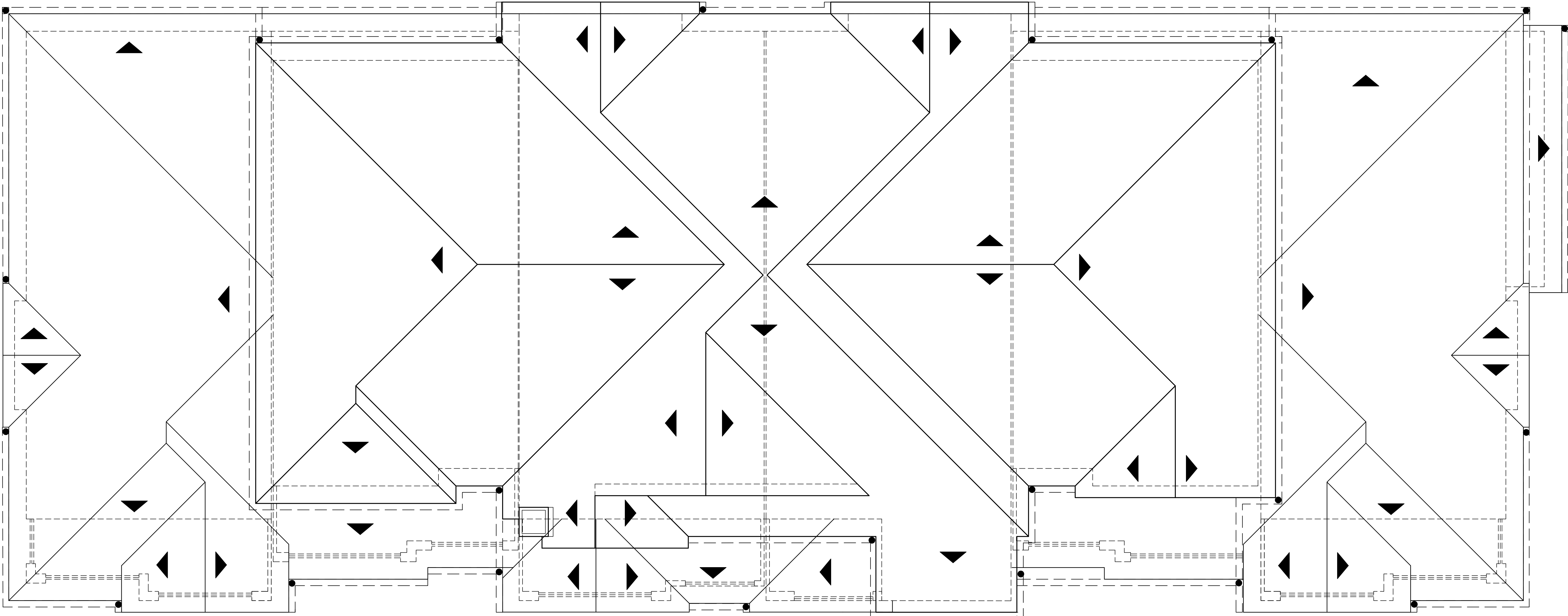
BUILDING TYPE A - 6-PLEX
TOWNHOUSE - 2-, 3- AND 4-BED
FIRST FLOOR PLAN
5,995 S.F.
TOTAL: 15,293 S.F.



BUILDING TYPE A - 6-PLEX
TOWNHOUSE - 2-, 3- AND 4-BED
SECOND FLOOR PLAN
5,890 S.F.
TOTAL: 15,293 S.F.



BUILDING TYPE A - 6-PLEX
TOWNHOUSE - 2-, 3- AND 4-BED
THIRD FLOOR PLAN
3,408 S.F.
TOTAL: 15,293 S.F.



BUILDING TYPE A - 6-PLEX
TOWNHOUSE - 2-, 3- AND 4-BED
ROOF PLAN

▶

SLOPE ROOF 4:12

||

RAIN GUTTERS

└─▶

RAIN GUTTER OPENING - SPILL TO BELOW

≡ └─▶

RAIN GUTTER DOWNSPOUT

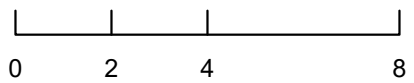


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MORGAN HILL - ALTERNATIVE 7C
MORGAN HILL, CA # 2023-595

DESIGN
JANUARY 11, 2024

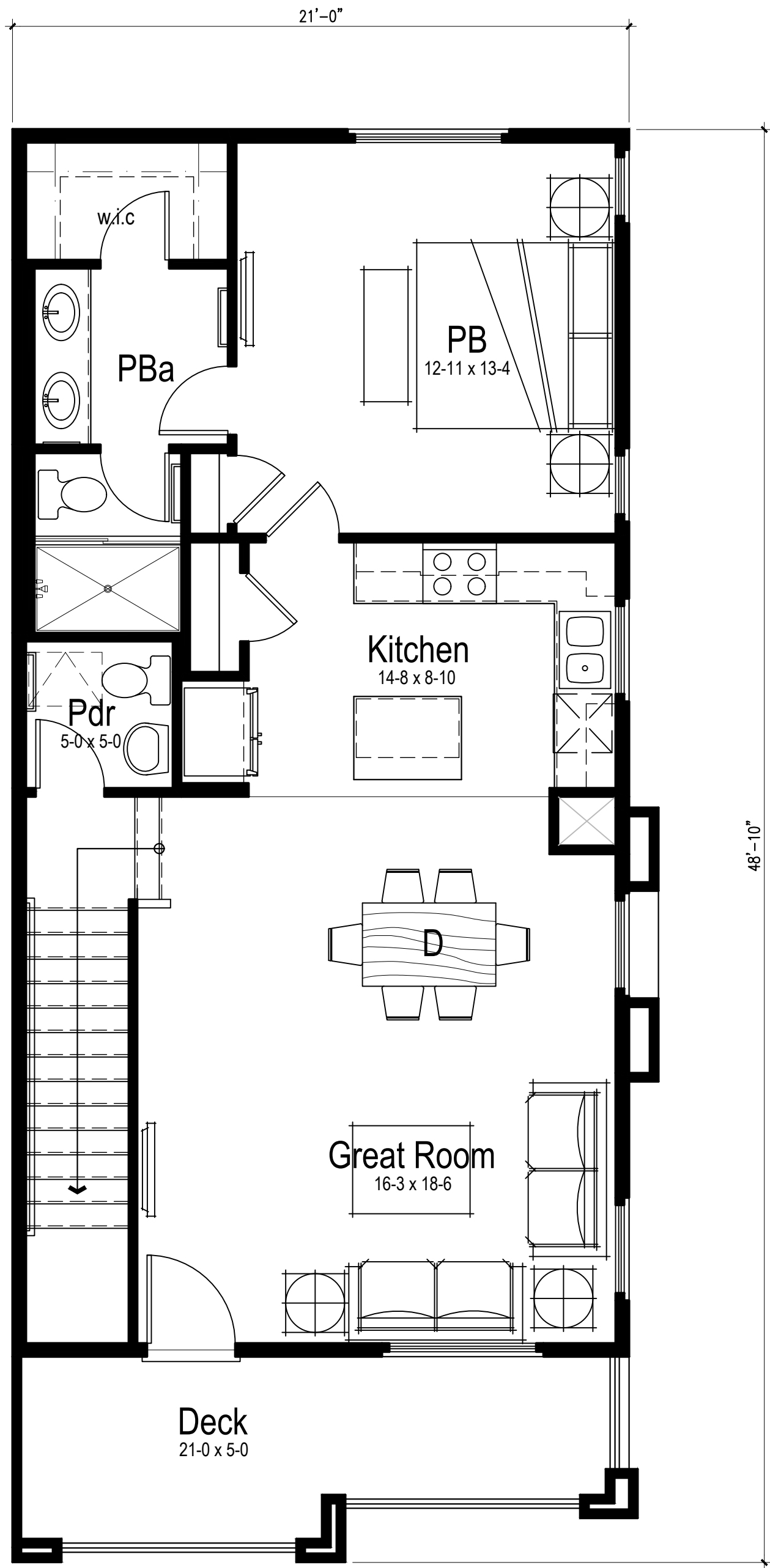


ROOF PLAN

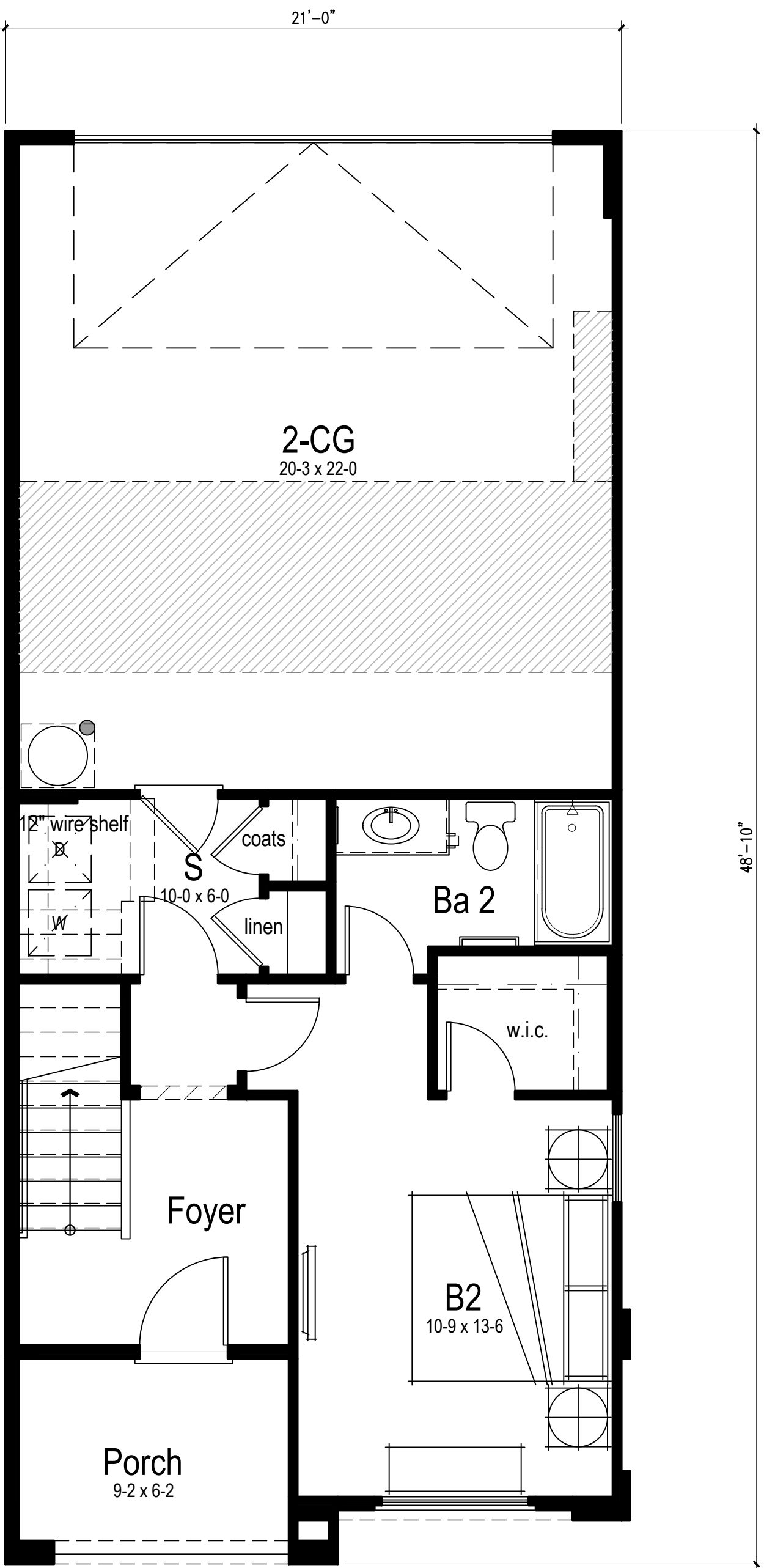
A1-6

PLAN 1

(IN GROSS SQUARE FEET)				
UNIT FLOOR	CONDITIONED R-3	UNCONDITIONED (PORCH/DECK) R-3	UNCONDITIONED (GARAGE/STOR) U	FLOOR TOTAL
FIRST FLOOR	469	68	472	1009
SECOND FLOOR	878	130	0	1008
UNIT TOTAL:	1347	198	472	2017



Second Floor Plan 1



First Floor Plan 1

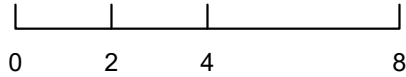


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The Canel Companies
1949 St. John's Ave. Suite 200
Highland Park, IL 60035

MORGAN HILL - ALTERNATIVE 7C
MORGAN HILL, CA # 2023-595

DESIGN
JANUARY 11, 2024

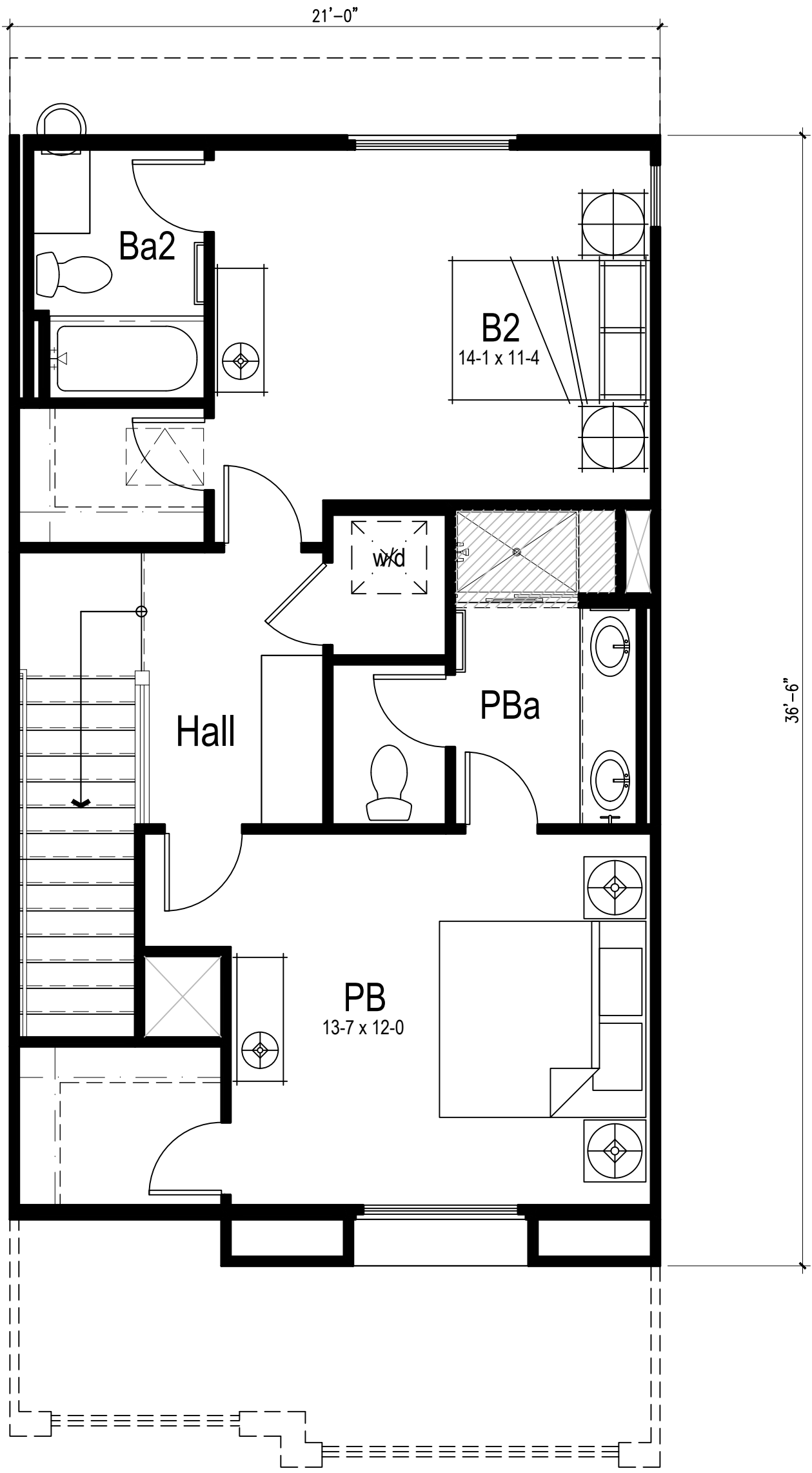


UNIT PLAN 1

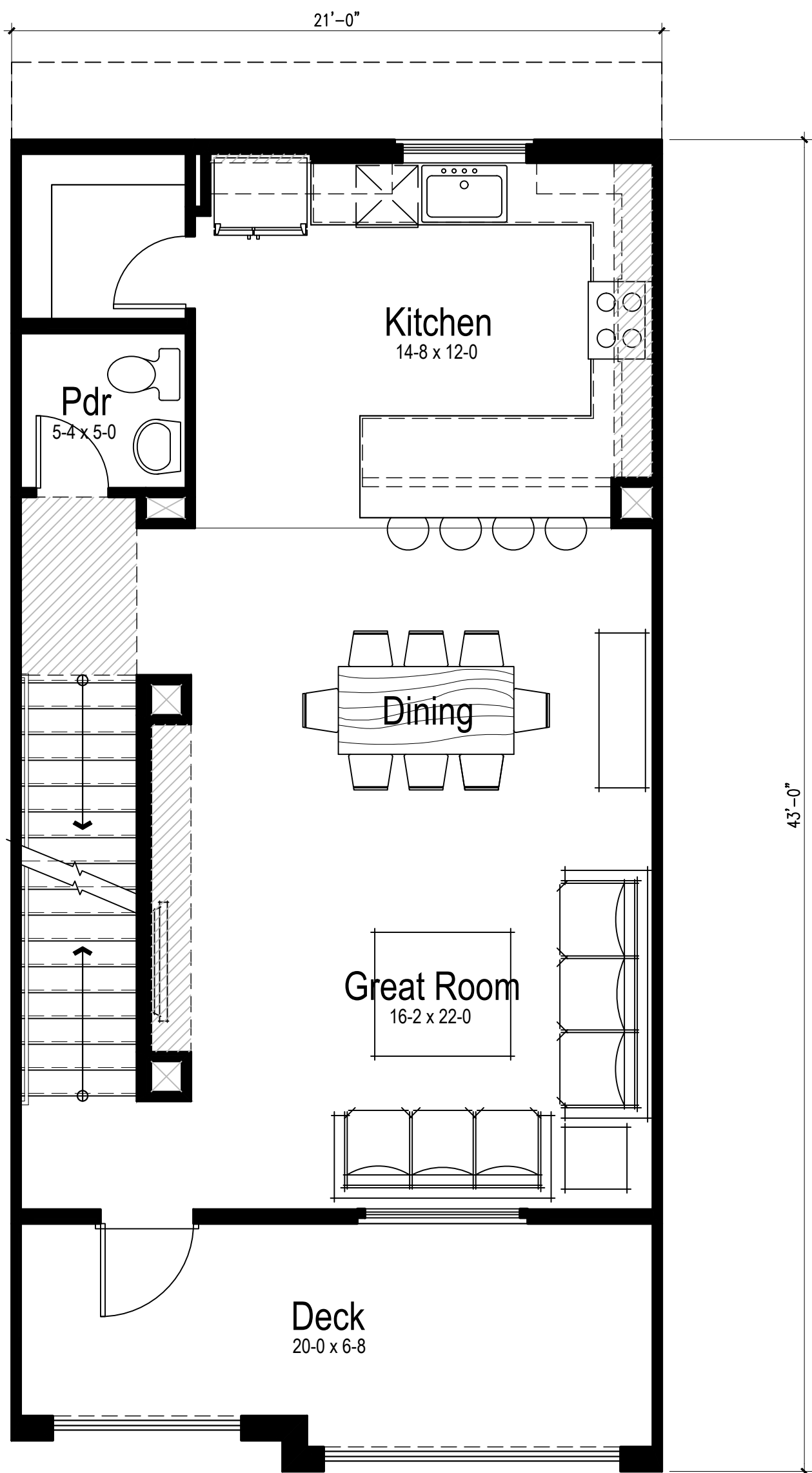
A2-1

PLAN 2A

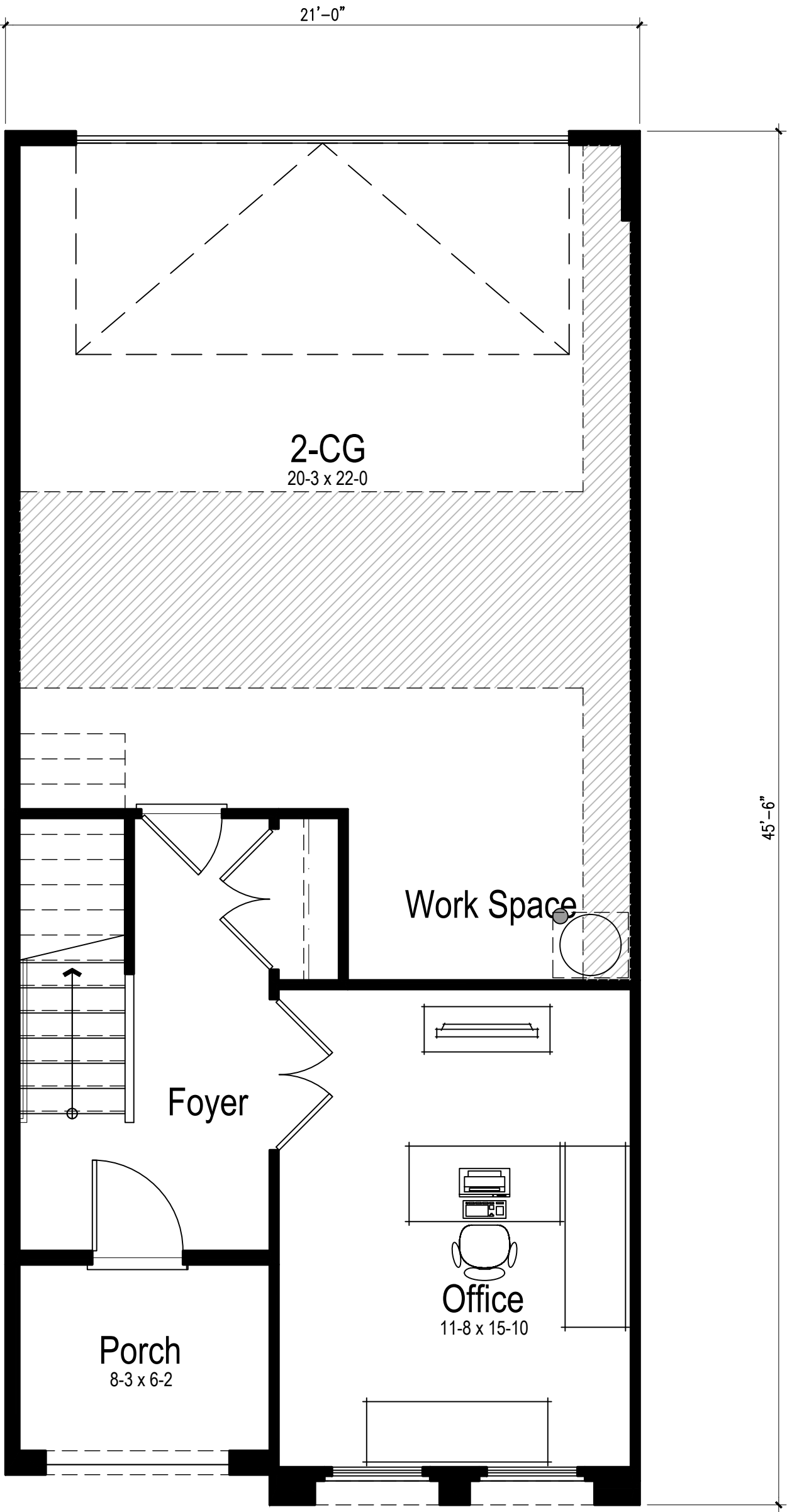
(IN GROSS SQUARE FEET)				
UNIT FLOOR	CONDITIONED R-3	UNCONDITIONED (PORCH/DECK) P-3	UNCONDITIONED (GARAGE/STOR) U-1	FLOOR TOTAL
FIRST FLOOR	359	61	526	946
SECOND FLOOR	735	159	0	894
THIRD FLOOR	735	0	0	735
UNIT TOTAL:	1829	220	526	2575



Third Floor Plan 2A



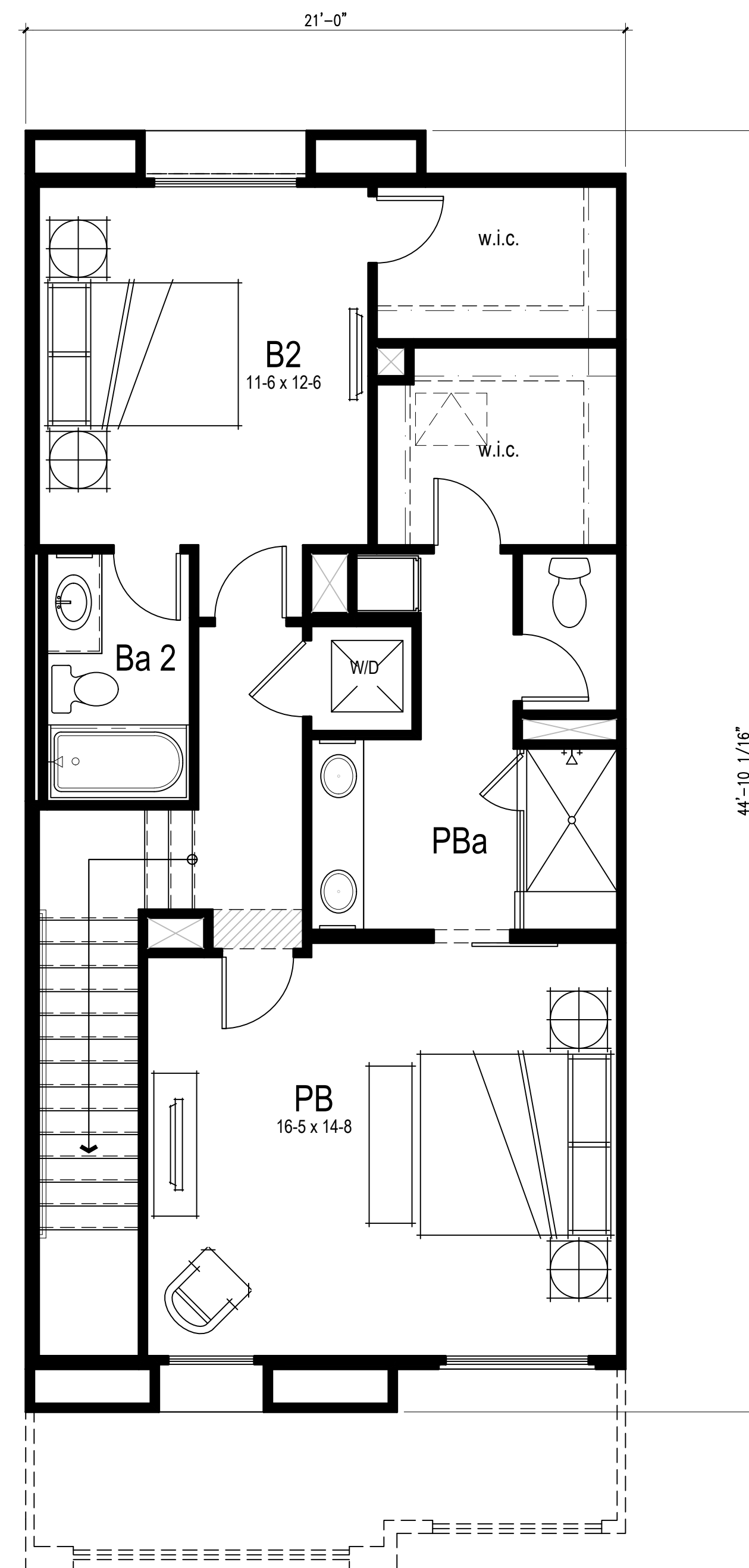
Second Floor Plan 2A



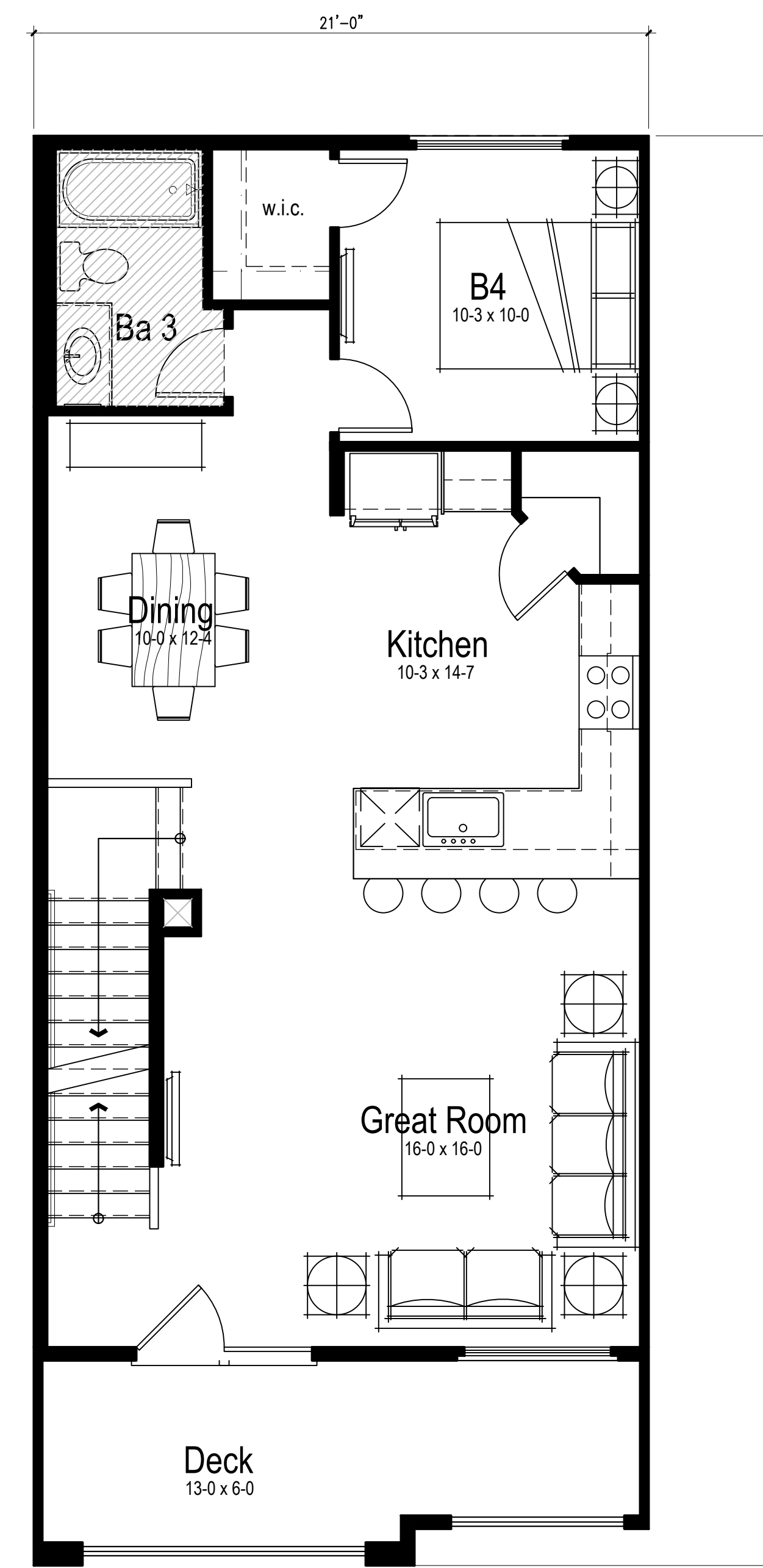
First Floor Plan 2A

PLAN 4

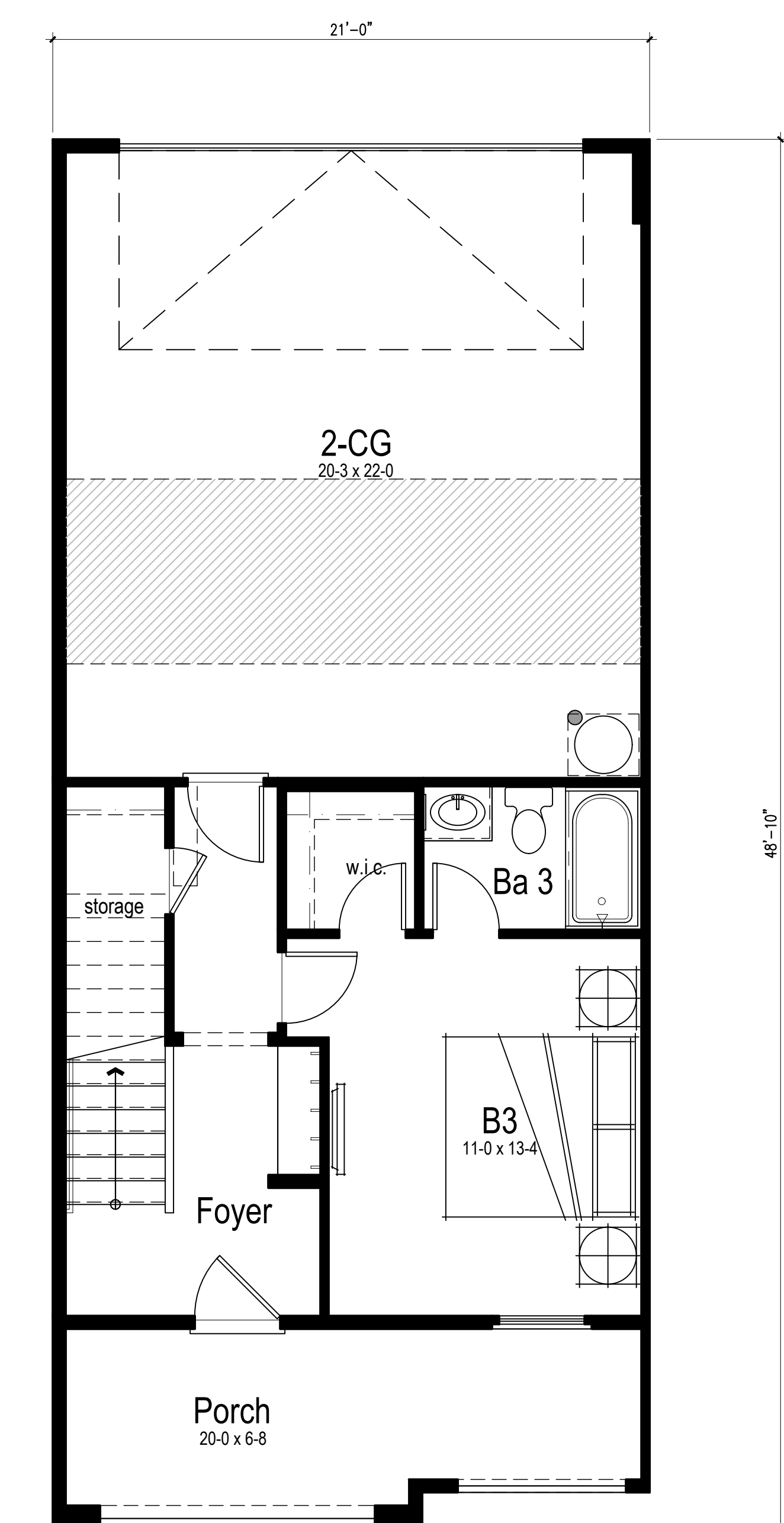
(IN GROSS SQUARE FEET)				
UNIT FLOOR	CONDITIONED R-3	UNCONDITIONED (PORCH/DECK) R-3	UNCONDITIONED (GARAGE/STOR) U	FLOOR TOTAL
FIRST FLOOR	407	137	472	1016
SECOND FLOOR	878	137	0	1015
THIRD FLOOR	878	0	0	878
UNIT TOTAL:	2163	274	472	2909



Third Floor Plan 4



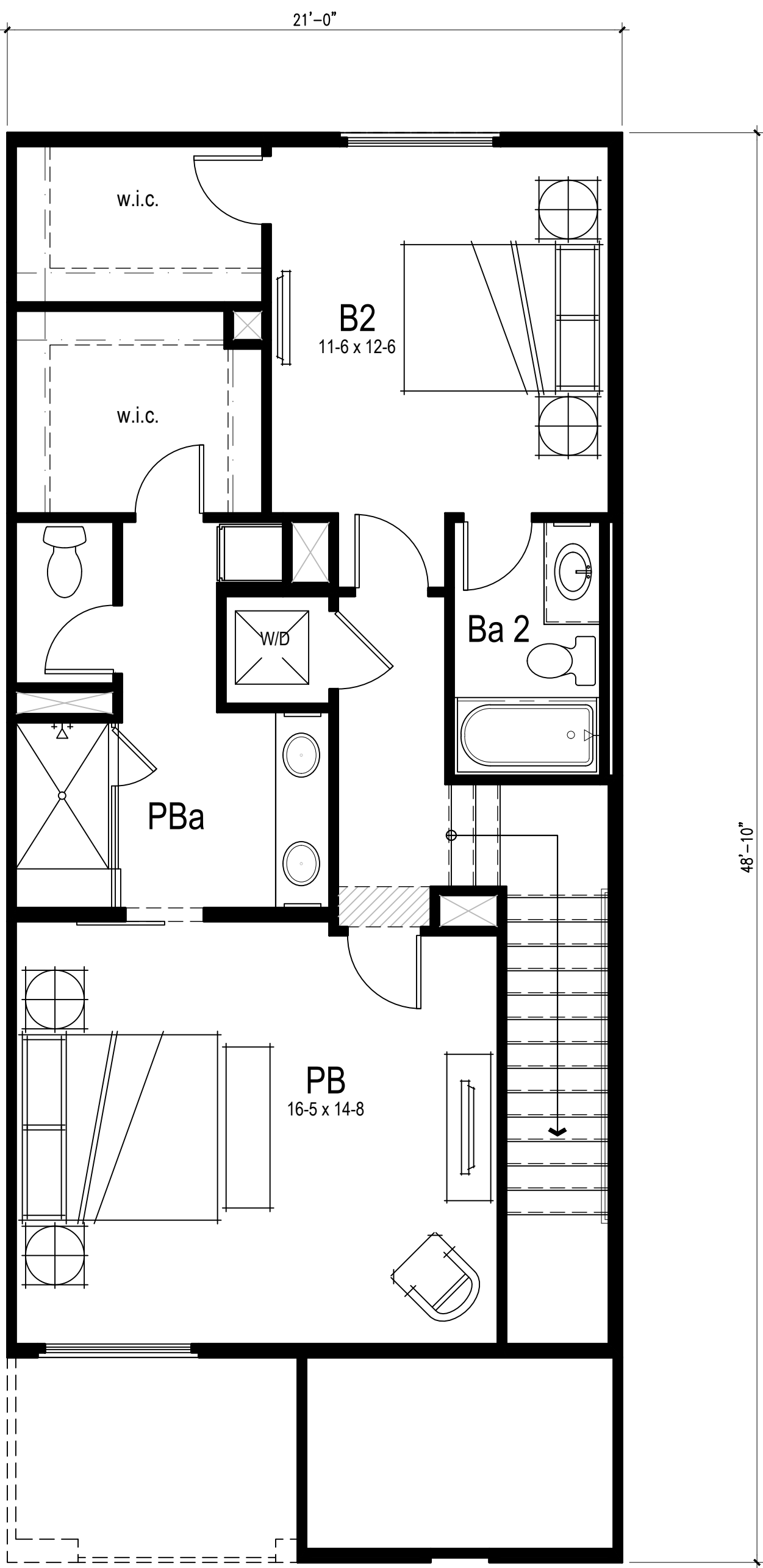
Second Floor Plan 4A



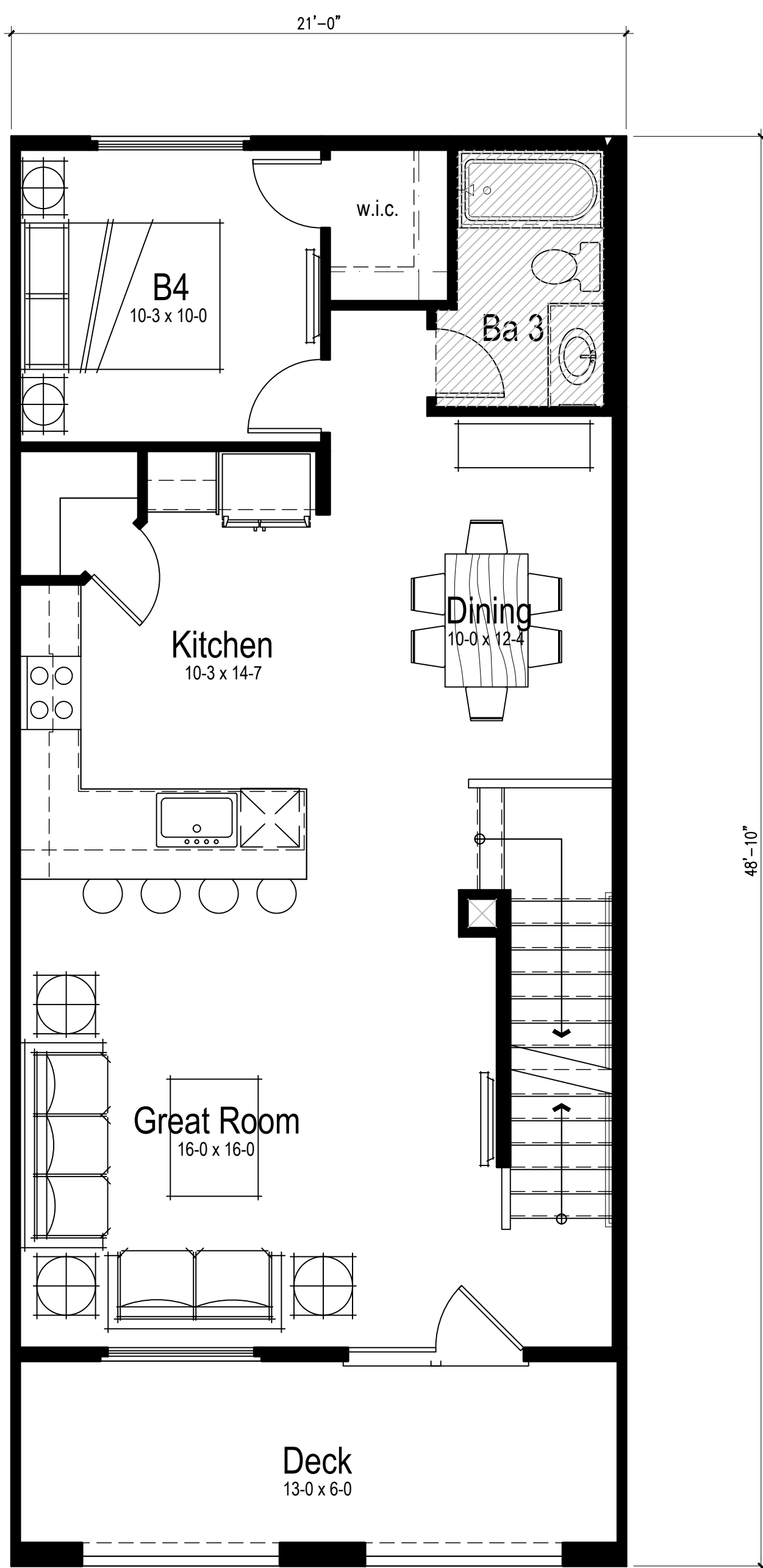
First Floor Plan 4

PLAN 4-E2

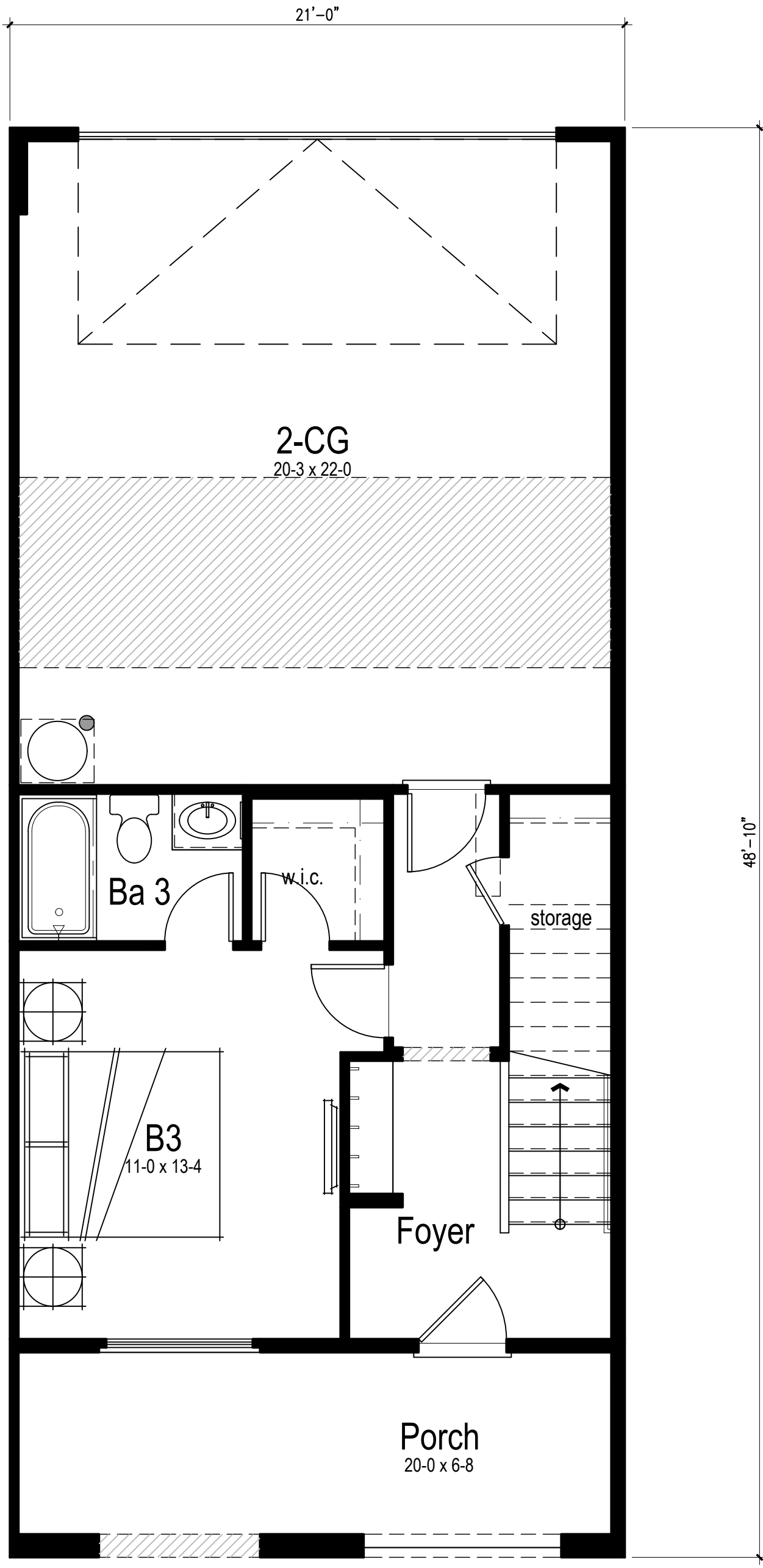
(IN GROSS SQUARE FEET)				
UNIT FLOOR	CONDITIONED R-3	UNCONDITIONED (PORCH/DECK) R-3	UNCONDITIONED (GARAGE/STOR) U	FLOOR TOTAL
FIRST FLOOR	407	137	472	1016
SECOND FLOOR	878	137	0	1015
THIRD FLOOR	956	0	0	956
UNIT TOTAL:	2241	274	472	2987



Third Floor Plan 4



Second Floor Plan 4-E2



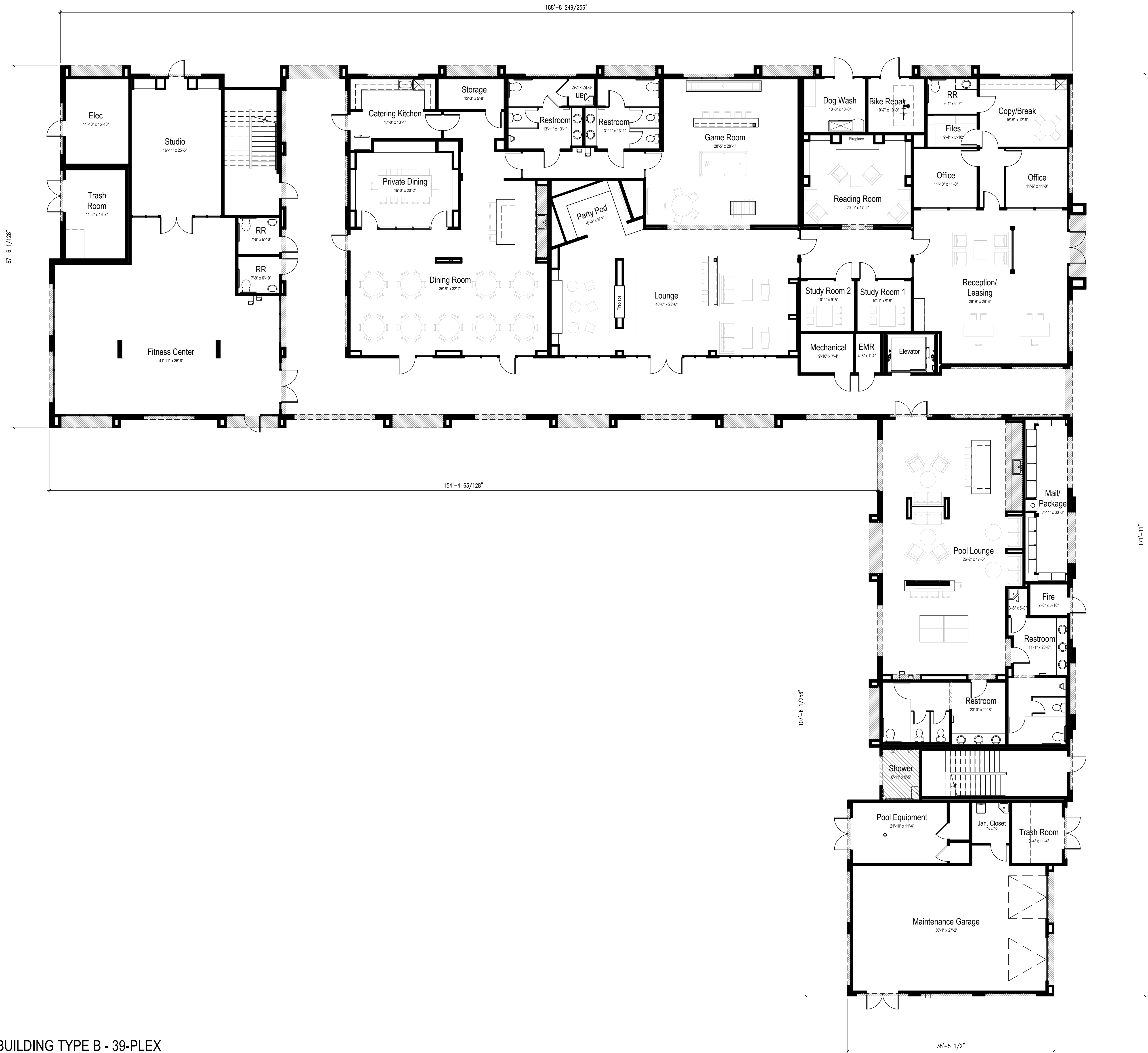
First Floor Plan 4-E2



BUILDING TYPE B - 39-PLEX
EAST ELEVATION



BUILDING TYPE B - 39-PLEX
WEST ELEVATION



39-PLEX

(IN SQUARE FEET)							
BUILDING LEVEL	INTERIOR COMMON SPACE (A)	UNCONDITIONED COMMON SPACE (A)	APARTMENTS (R-2)	INTERIOR COMMON SPACE (R-2)	UTILITY (U)	FLOOR TOTAL (NET)	FLOOR TOTAL (GROSS)
1	9077	4091	0	0	1098	14266	15870
2	0	0	10507	2926	170	14565	14932
3	0	0	10507	2926	170	14565	14932
4	0	0	10507	2926	170	14565	14932
TOTAL BY OCC.	9077	4091	31521	8778	1608	--	--
BUILDING TOTAL:	57961						60666

BUILDING TYPE B - 39-PLEX
FIRST FLOOR PLAN



39-PLEX

(IN SQUARE FEET)							
BUILDING LEVEL	INTERIOR COMMON SPACE (A)	UNCONDITIONED COMMON SPACE (A)	APARTMENTS (R-2)	INTERIOR COMMON SPACE (R-2)	UTILITY (U)	FLOOR TOTAL (NET)	FLOOR TOTAL (GROSS)
1	9077	4091	0	0	1098	14266	15870
2	0	0	10507	2926	170	14565	14932
3	0	0	10507	2926	170	14565	14932
4	0	0	10507	2926	170	14565	14932
TOTAL BY OCC.	9077	4091	31521	8778	1608	--	--
BUILDING TOTAL:	57961						60666

BUILDING TYPE B - 39-PLEX
SECOND FLOOR PLAN



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Highland Park, IL 60035

MORGAN HILL - ALTERNATIVE 7C
MORGAN HILL, CA # 2023-595

DESIGN
JANUARY 11, 2024



COMPOSITE PLAN



39-PLEX

(IN SQUARE FEET)							
BUILDING LEVEL	INTERIOR COMMON SPACE (A)	UNCONDITIONED COMMON SPACE (A)	APARTMENTS (R-2)	INTERIOR COMMON SPACE (R-2)	UTILITY (U)	FLOOR TOTAL (NET)	FLOOR TOTAL (GROSS)
1	9077	4091	0	0	1098	14266	15870
2	0	0	10507	2926	170	14565	14932
3	0	0	10507	2926	170	14565	14932
4	0	0	10507	2926	170	14565	14932
TOTAL BY OCC.	9077	4091	31521	8778	1608	--	--
BUILDING TOTAL:	57961						60666

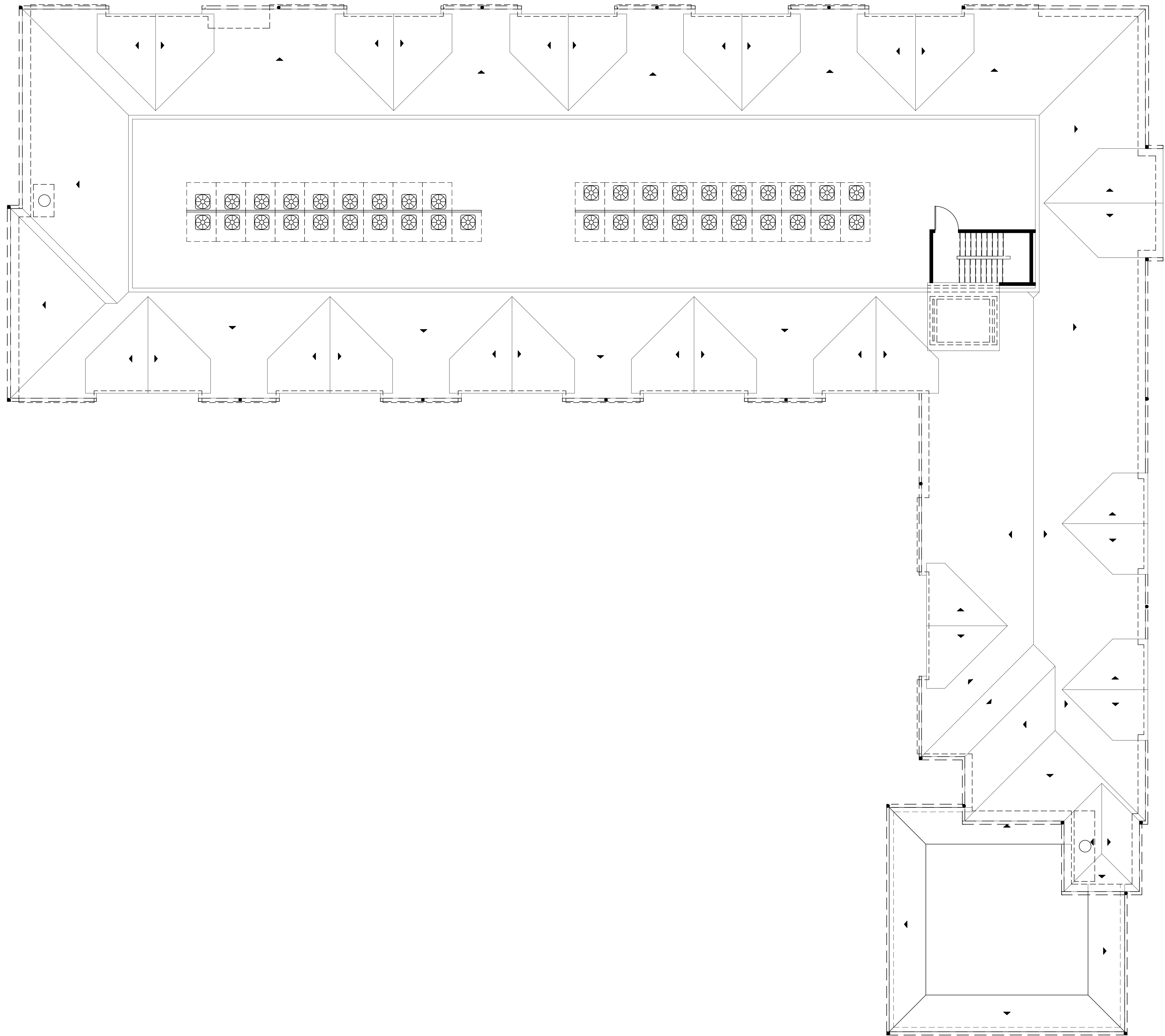
BUILDING TYPE B - 39-PLEX
THIRD FLOOR PLAN



39-PLEX

(IN SQUARE FEET)							
BUILDING LEVEL	INTERIOR COMMON SPACE (A)	UNCONDITIONED COMMON SPACE (A)	APARTMENTS (R-2)	INTERIOR COMMON SPACE (R-2)	UTILITY (U)	FLOOR TOTAL (NET)	FLOOR TOTAL (GROSS)
1	9077	4091	0	0	1098	14266	15870
2	0	0	10507	2926	170	14565	14932
3	0	0	10507	2926	170	14565	14932
4	0	0	10507	2926	170	14565	14932
TOTAL BY OCC.	9077	4091	31521	8778	1608	--	--
BUILDING TOTAL:	57961						60666

BUILDING TYPE B - 39-PLEX
FOURTH FLOOR PLAN



	SLOPE ROOF 4:12
	RAIN GUTTERS
	RAIN GUTTER OPENING - SPILL TO BELOW
	RAIN GUTTER DOWNSPOUT

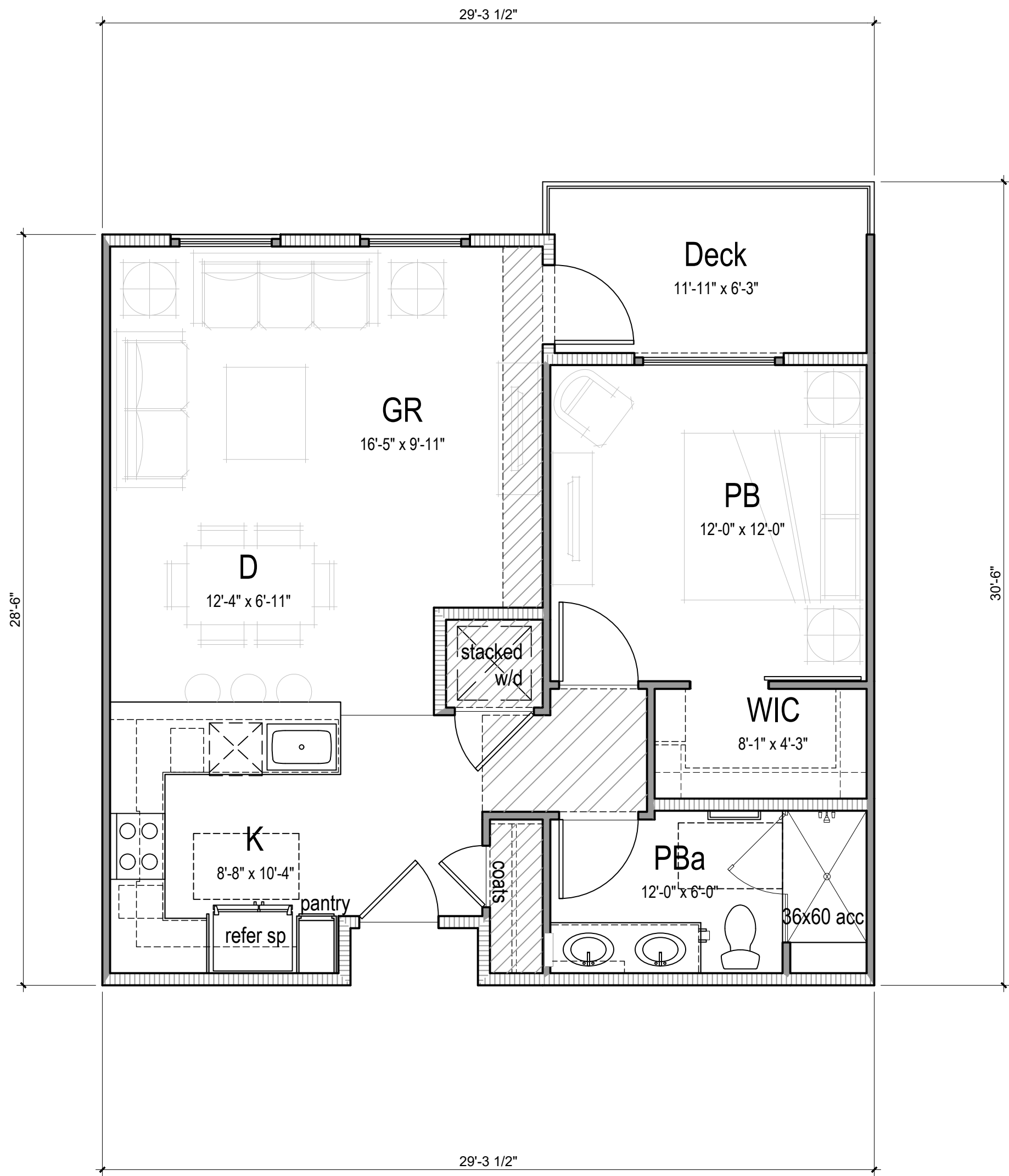
BUILDING TYPE B - 39-PLEX
ROOF PLAN

UNIT1

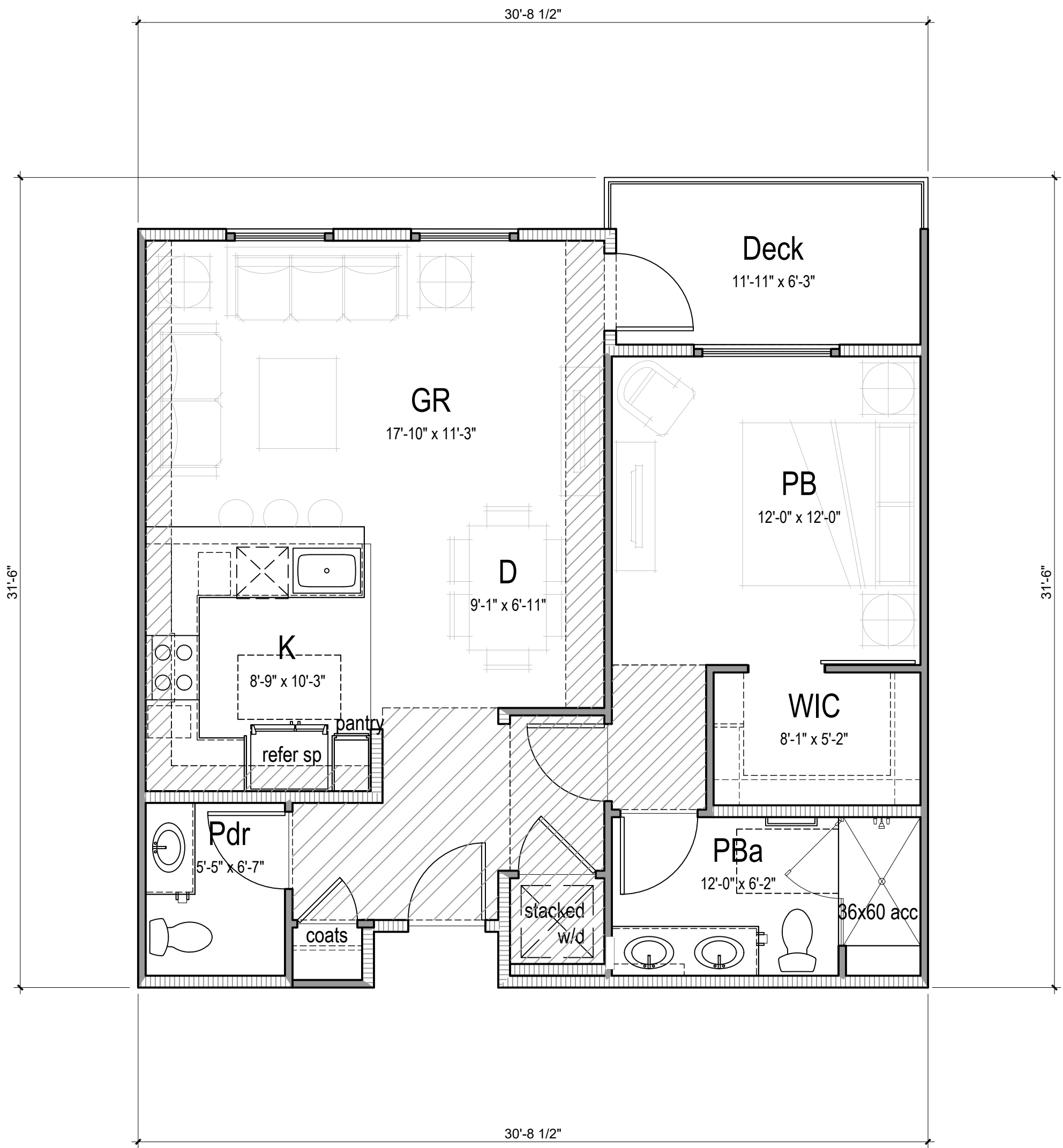
(IN SQUARE FEET)			GROSS
	CONDITIONED R-2	UNCONDITIONED (PORCH/DECK) R-2	APARTMENT TOTAL
APT. 1	841	75	916

UNIT 2

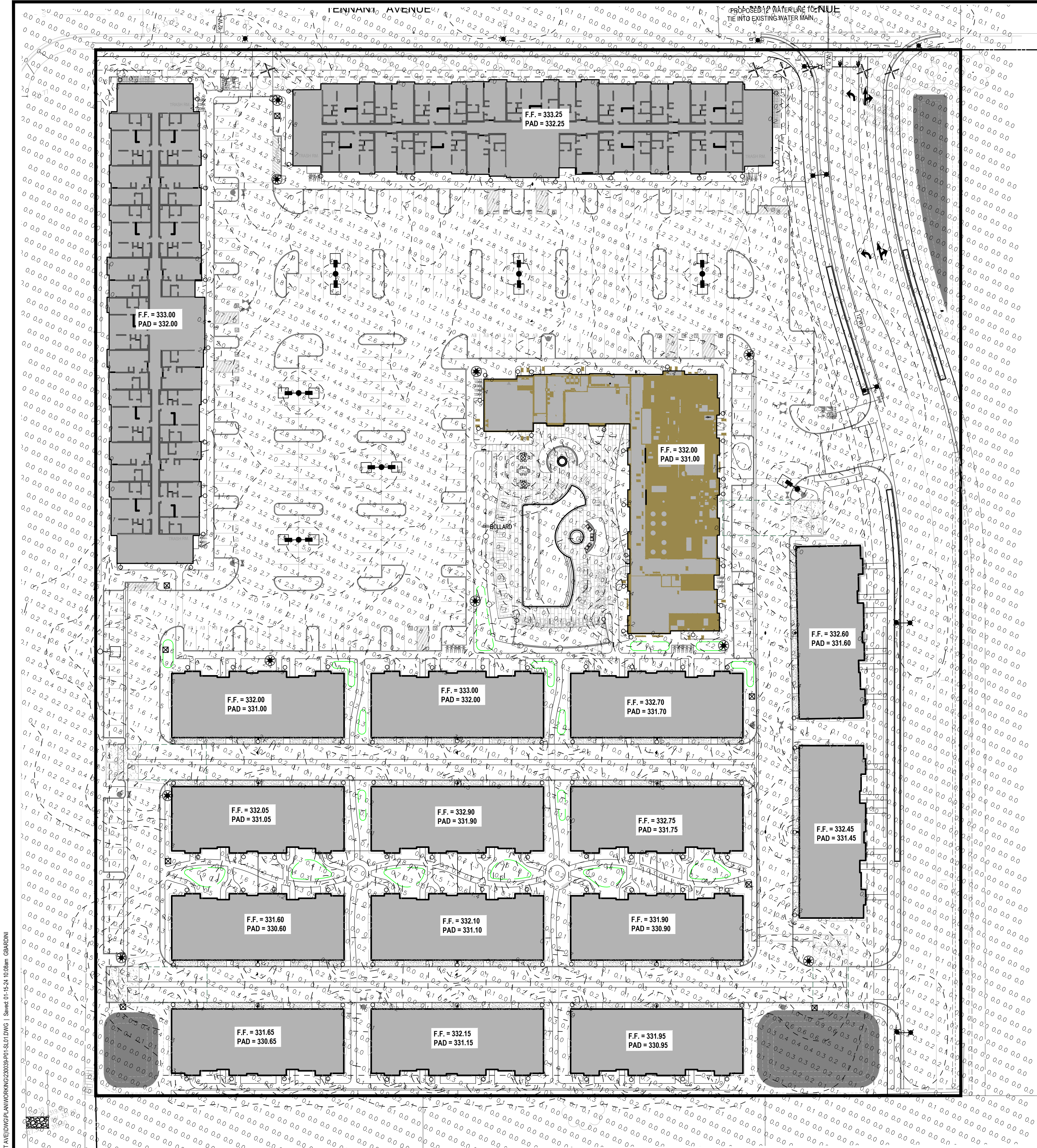
(IN SQUARE FEET)			GROSS
	CONDITIONED R-2	UNCONDITIONED (PORCH/DECK) R-2	APARTMENT TOTAL
APT. 2	770	75	845



UNIT 2 - 1 BED, 1 BATH
1/4" = 1'-0"



UNIT 1 - 1 BED, 1.5 BATH
1/4" = 1'-0"

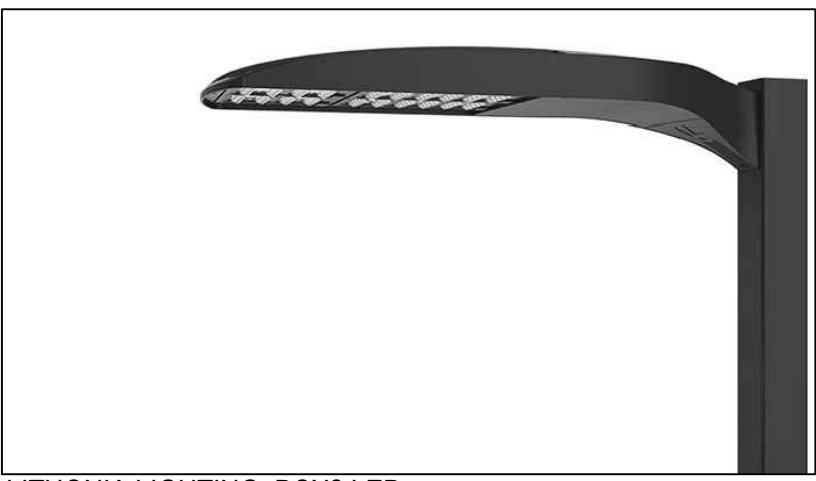


GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	0.86
MAXIMUM FOOT-CANDLES	12.3
MINIMUM FOOT-CANDLES	0
MINIMUM TO MAXIMUM FC RATIO	0
MAXIMUM TO MINIMUM FC RATIO	55861.96
AVERAGE TO MINIMUM FC RATIO	3888.02

LUMINAIRE SCHEDULE										
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 3	QUANTITY
1TFM		(1) LED.	DSX2 LED P1 40K 1TFM MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX2 LED P1 40K 1TFM MVOLT	120V 1P 2W	LED DRIVER,	/21/2017 11/9/2017 SCALED PHOTOMETRY TYPE IV, SHORT, BUG RATING: B3 – U0 – G4 18952.5 0 – 0 140 3, 1.2, 0.5 0, 0, 0 ARM MOUNT 0-Serie Area Size 2 0294036-486-3-4c01-0888-7179461800 NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED. 23842 70 120.1 VOLTS, 205.9 WATTS, 1.72 AMPS AMBIENT: 24.8	13
K208-150		(1) 150W SWITCHBOX 22201829, SETTING: FOS 3 – 69.8K, V.3 SHALLOW LENS USED, XPSEMT-01-0000-00XPL	EXISTING STREETLIGHTS	ELECTRONIC	POLE	King Luminaire, K200S-PASH-III-100SSL-7030	240V 2P 2W	Meonwell HL6-150H-248	COPL 11/12/15 11/11/15 INPUT ELECTRICAL: 120.0 VOLTS, 100.7 WATTS, 0.847 AMPS Pendant POWER FACTOR: 1.0, VOLTAGE THD: 0.2, CURRENT THD: 9.6 AMBIENT: 24.9 10549	11
MRP-LED		(1)	MRP POST TOP LIGHT 42 LEDs 1000 mA DRIVE CURRENT 40K COLOR TEMP TYPE 4 DISTRIBUTION	ELECTRONIC	POLE	Lithonia Lighting, MRP LED 42C 1000 40K SR4 MVOLT	120V 1P 2W		1/26/2018 SCALED PHOTOMETRY TYPE II, SHORT, BUG RATING: B2 – U2 – G2 9781.6 131 LED POST 1.5, 1.5, 0.531 MRP-LED 34e6a788-87a8-426f-821c-f0c82746e54 42 LED TYPE 4 DISTRIBUTION	11
VCPG-1		(1) .	VCPG LED WITH P2 – PERFORMANCE PACKAGE, 4000K, LANE OPTIC TYPE	ELECTRONIC	CEILING	Lithonia Lighting, VCPG LED P2 40K LANE MVOLT	120V 1P 2W	.	/27/2018 11/23/2020 ACUTY BRANDS LIGHTING, DECATUR LAB TYPE IV, VERY SHORT, BUG RATING: B1 – U0 – G2 4774.5 33.96 LED PENDANT/ CEILING MOUNT 1.58, 1.58, 4.1 VCPG LED Parking Garage Luminaire 12e97d18-dd08-4281-8796-df73614e0d67	2
Wall-Pack		(1) LED, NICHIA NVAC144ART	LIL Wallpack (Standard)	ELECTRONIC	WALL	Lithonia Lighting, LIL LED 40K MVOLT	120V 1P 2W	LED DRIVER, ANTRON ACT00052M.	/24/2018 4/20/2018 ACUTY BRANDS LIGHTING, DECATUR LAB IES LM-79-08 TYPE II, VERY SHORT, BUG RATING: B1 – U0 – G2 832.8 0 – 0 LED 8 0.1, 0.19, 0 WALLPACK DOWNLIGHT LIL LED Wall Pack 3350d06d-0159-4a38-912a-f5c66bc062e4 NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED. 833.7 120.1 VOLTS, 8.36 WATTS, 0.0690 AMPS AMBIENT: 25.8	138



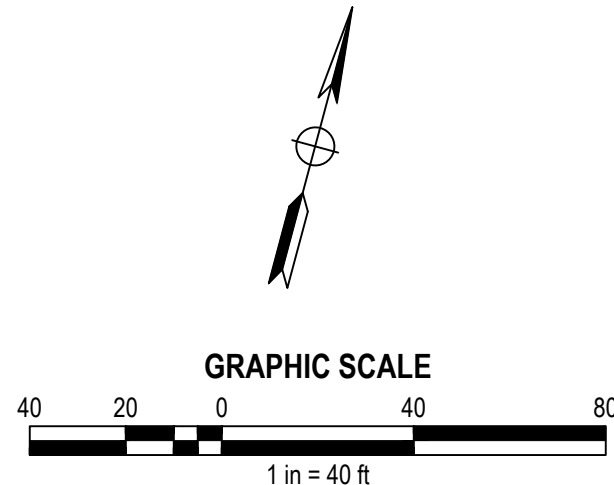
LITHONIA LIGHTING, MRP LED



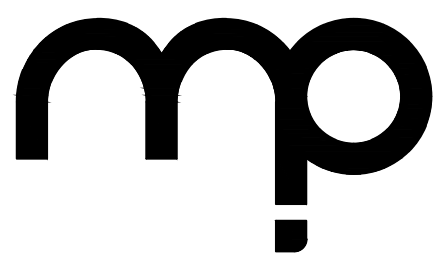
LITHONIA LIGHTING, DSX2 LED



LITHONIA LIGHTING, LIL LED



SCALE:	BENCH MARK	COMPUTED
HORIZ. 1" = 40'		DESIGNED
VERT. 1" =		DRAWN
		PROJ. ENGR.

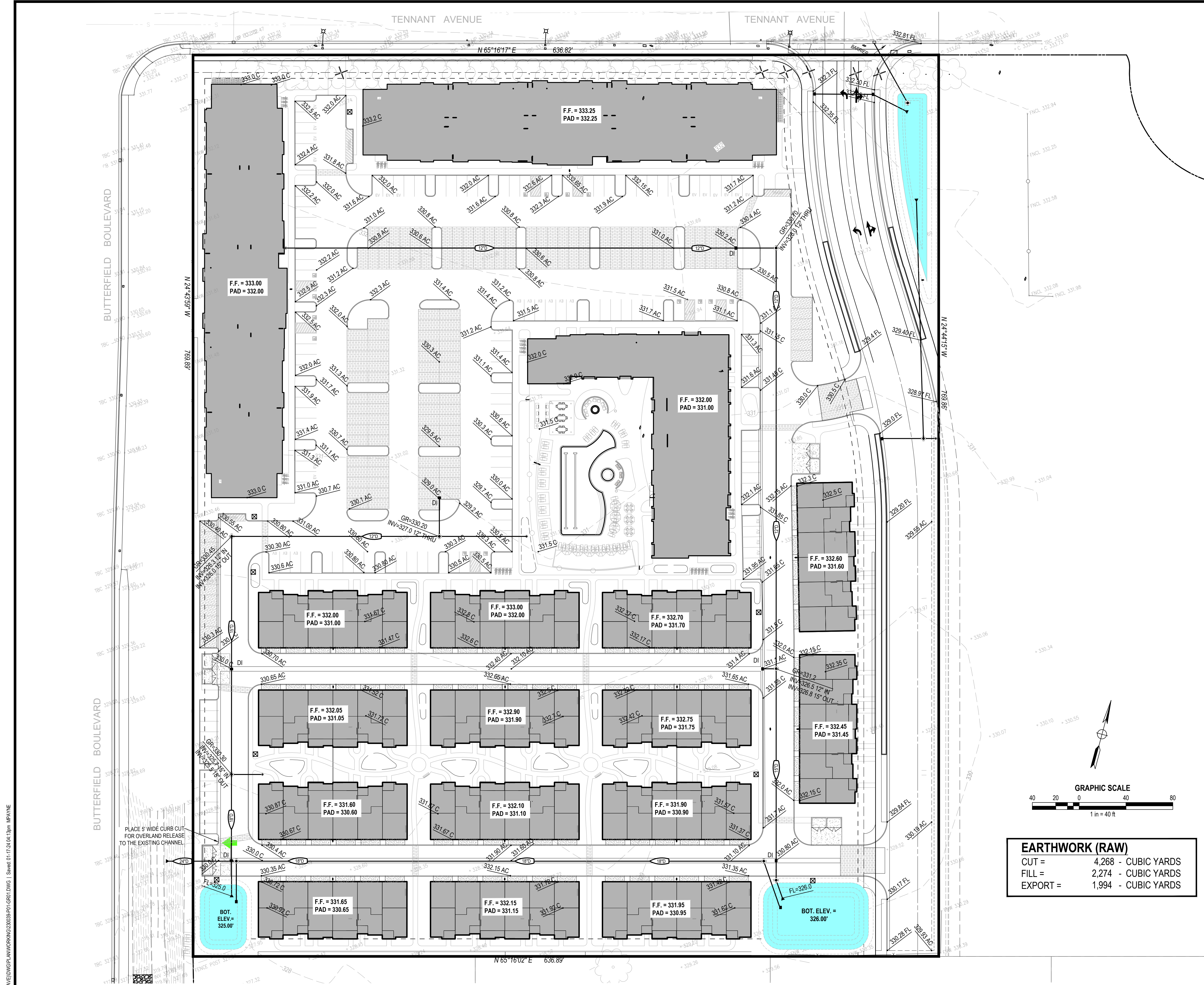


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600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

MORGAN HILL
PRELIMINARY LIGHTING PLAN

MORGAN HILL, CA

DATE	NOV. 17, 2023
SHEET	LT-1
OF	4



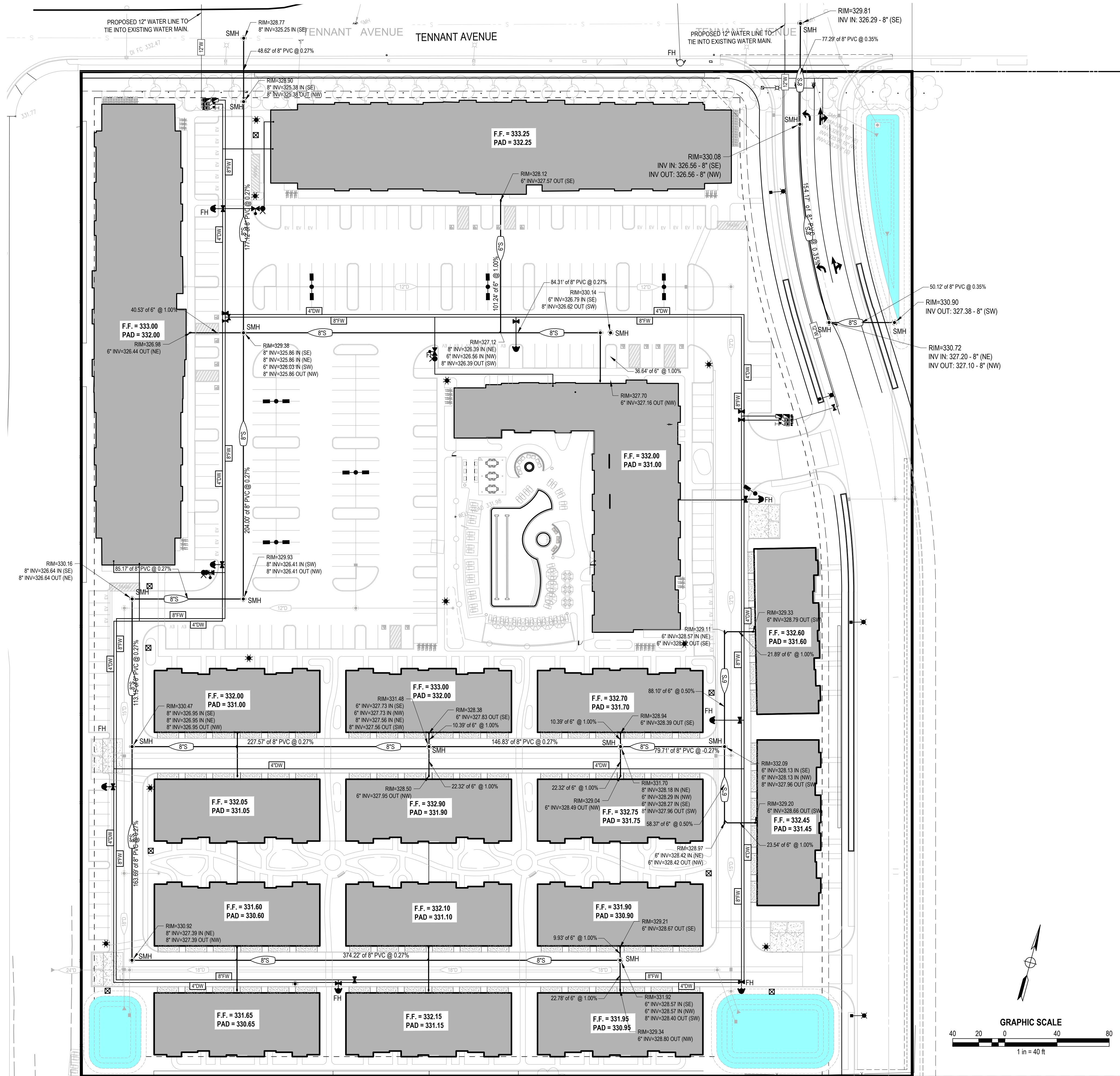
EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE & SIZE
		SANITARY SEWER PIPE & SIZE
		DOMESTIC WATER PIPE & SIZE
		MANHOLE
		DRAIN INLET-TYPE NOTED ON PLAN
		TEMP FIELD INLET
		CLEANOUT
		1" SERVICE LATERAL WITH METER BOX
		CHECK VALVE
		GATE VALVE
		REDUCER
		AIR/VACUUM RELEASE VALVE
		BLOWOFF ASSEMBLY
		FIRE HYDRANT ASSEMBLY
		RESTRAIN JOINTS LIMITS
		SEWER SERVICE
		SEWER SERVICE WITH BACKWATER VALVE
		CURB RAMP
		STREET LIGHT
		SIGN
		MONUMENT (CST ST-36)
		FLOWLINE OF SWALE
		EXISTING TREE
		SLOPE BANK: TOP OF BANK TOE OF BANK

SYMBOLS

AB	AGGREGATE BASE	LD	LANDSCAPE DRAIN
AC	ASPHALTIC CONCRETE OR ACRE	LF	LINEAR FEET
APROX	APPROXIMATE	LIP	EDGE OF GUTTER PAN
AVE	AVENUE	LT	LEFT
BC	BEGIN HORIZONTAL CURVE	MAX	MAXIMUM
BK PG	BOOK PAGE	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BLVD	BOULEVARD	MISC	MISCELLANEOUS
BM	BENCH MARK	MON	MONUMENT
BRW	BOTTOM OF RETAINING WALL	NO	NUMBER
BW	BOTTOM OF WALL	OH	OVERHEAD
C, CONC	CONCRETE	PB	PULL BOX
CALC	CALCULATED	PI	POINT OF INTERSECTION
CL	CENTERLINE	PL	PROPERTY LINE
CO	CLEANOUT OR COUNTY	POB	POINT OF BEGINNING
CONST	CONSTRUCT	PP	POWER POLE
COORD	COORDINATE	PROP	PROPERTY
COTG	CLEANOUT TO GRADE	PT	POINT OF TANGENCY
CR	CURB RETURN	P, PVMT	PAVEMENT
CT	COURT	PVC	POLYVINYL CHLORIDE
CV	CHECK VALVE	R	RADIUS OR RIDGE
Δ	DELTA	RAD	RADIAL
D	STORM DRAIN	RD	ROAD, ROOF DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE	RR	RAILROAD
DF	DRINKING FOUNTAIN	RT	RIGHT
DI	DRAIN INLET	R/W	RIGHT OF WAY
DIA, Ø	DIAMETER	S	SLOPE OR SEWER
DMH	STORM DRAIN MANHOLE	SCH	SCHEDULE
DS	DOWNSPOUT	SD	STORM DRAIN
DTL	DETAIL	SG	SUBGRADE
DWG	DRAWING	SHT	SHEET
DWY	DRIVEWAY	SMH	SEWER MANHOLE
EC	END HORIZONTAL CURVE	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	STA	STATION
ESMT	EASEMENT	ST	STREET
EX, EXIST	EXISTING	STD	STANDARD
FD	FLOOR DRAIN / AREA DRAIN	SW	SIDEWALK
FDC	FIRE DEPARTMENT CONNECTION	TB	TOP OF BANK
FG	FINISHED GRADE	TBC	TOP BACK OF CURB
FH	FIRE HYDRANT	TBW	TOP BACK OF WALK
FL	FLOWLINE	TC	TOP OF CURB
FNC	FENCE	TD	TRENCH DRAIN
FND	FOUND	TEL	TELEPHONE
FS	FIRE SPRINKLER	TEMP	TEMPORARY
FT	FOOT (FEET)	TMH	TOP OF MINI HIGH
FW	FIRE WATER	TOPO	TOPOGRAPHY
FWY	FREEWAY	TOR	TOP OF RAIL
G	GAS	TP	TELEPHONE POLE
GB	GRADE BREAK	TPF	TOP OF PLATFORM
GFL	GUTTER FLOWLINE	TRW	TOP OF RETAINING WALL
GR	INLET GRATE	TS	TRAFFIC SIGNAL
HGL	HYDRAULIC GRADE LINE	TW	TOP OF WALL
HWY	HIGHWAY	TYP	TYPICAL
INTX	INTERSECTION	UG	UNDERGROUND
INV	PIPE INVERT	VERT	VERTICAL
IRR	IRRIGATION	W	WATER
L	LENGTH	XING	CROSSING
		YD	YARD

ABBREVIATIONS

EARTHWORK (RAW)	
CUT =	4,268 - CUBIC YARDS
FILL =	2,274 - CUBIC YARDS
EXPORT =	1,994 - CUBIC YARDS



EXISTING	PROPOSED	DESCRIPTION
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		SANITARY SEWER PIPE & SIZE
		DOMESTIC WATER PIPE & SIZE
		MANHOLE
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FL	FLOWLINE	TD	TRENCH DRAIN
FNC	FENCE	TEL	TELEPHONE
FND	FOUND	TEMP	TEMPORARY
FS	FIRE SPRINKLER	TMH	TOP OF MINI HIGH
FT	FOOT (FEET)	TOPO	TOPOGRAPHY
FW	FIRE WATER	TOR	TOP OF RAIL
FWY	FREEWAY	TP	TELEPHONE POLE
G	GAS	TPF	TOP OF PLATFORM
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GFL	GUTTER FLOWLINE	TS	TRAFFIC SIGNAL
GR	INLET GRATE	TW	TOP OF WALL
HGL	HYDRAULIC GRADE LINE	TYP	TYPICAL
HWY	HIGHWAY	UG	UNDERGROUND
INTX	INTERSECTION	VERT	VERTICAL
INV	PIPE INVERT	W	WATER
IRR	IRRIGATION	XING	CROSSING
L	LENGTH	YD	YARD

ABBREVIATIONS

SCALE:	BENCH MARK	BM 535
HORIZ. 1" = 40'	ELEV. 340.16	
VERT. 1" =	BRASS DISK ON NORTHERLY SIDE OF TENNANT AVENUE, 230 FEET EASTERLY OF THE CENTERLINE INTERSECTION OF TENNANT AVENUE AND HILL ROAD, ON TOP OF THE NORTHWESTERLY 10 INCH WIDE WING WALL FOR SMALL BRIDGE, 0.9 FEET EASTERLY OF THE WESTERLY END OF THE WALL. UNINCORPORATED SANTA CLARA COUNTY.	

COMPUTED	DESIGNED	DRAWN	PROJ. ENGR.
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web: www.mpengr.com

MORGAN HILL PRELIMINARY UTILITY PLAN

MORGAN HILL, CA

DATE	JAN 17, 2024
SHEET	C-2
3 OF 4	

S:\img\Morgan Hill Apartments\DWG\DWG\MAH PL.dwg\18 Jan 2024 4:56 PM by: Jeff Ambrosia



1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

MORGAN HILL APARTMENTS

740 TENNANT AVENUE
MORGAN HILL, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale: 1"=20'-0"

Date: 1/11/24

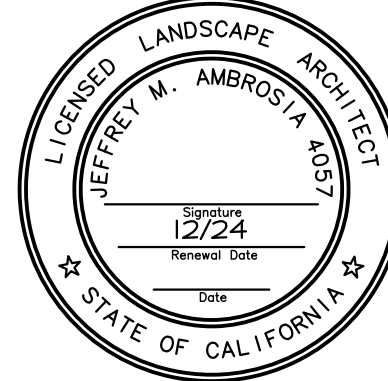
File Name: MHA PL

No.	Date	Revision
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Seal



Sheet Title

LANDSCAPE PLAN

Sheet No

L1

of sheets

