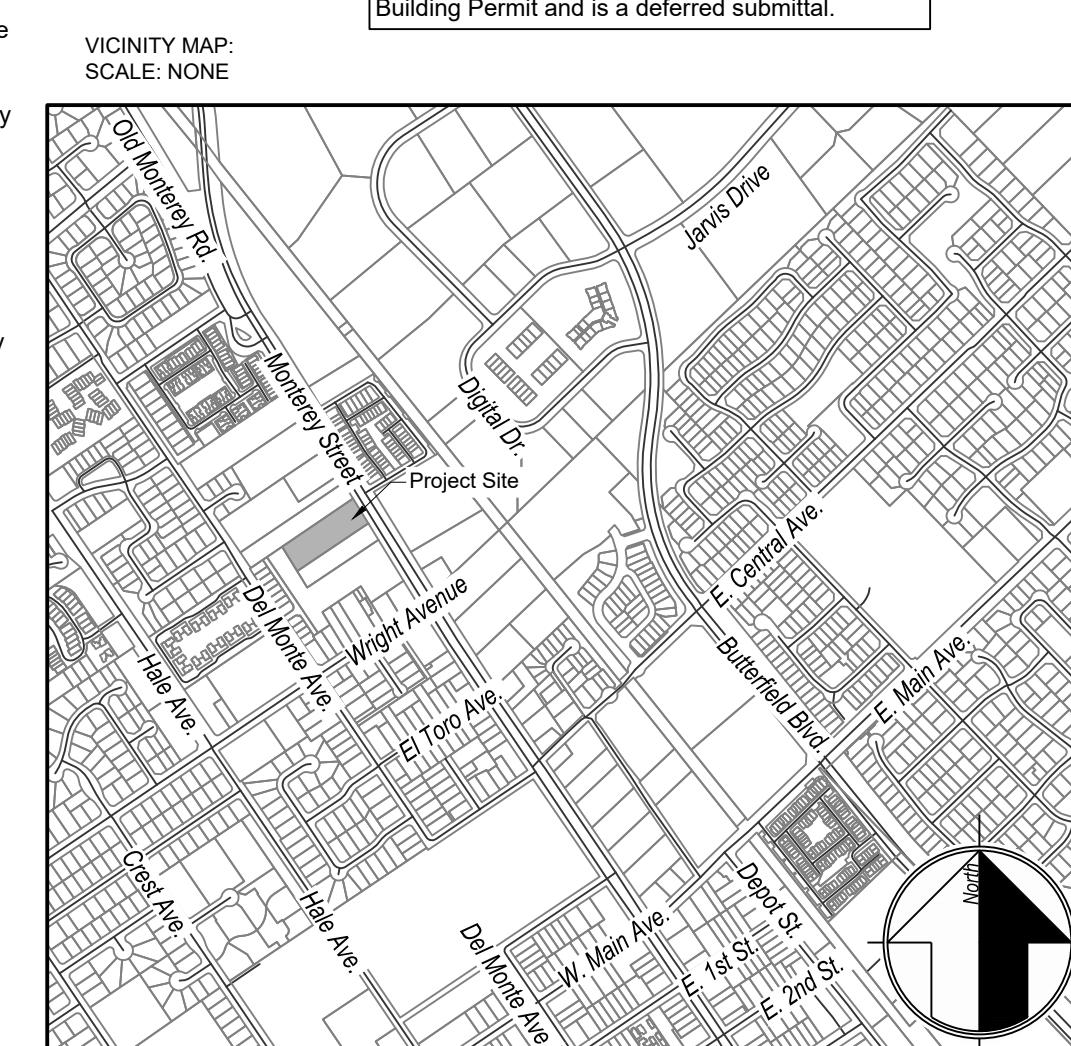
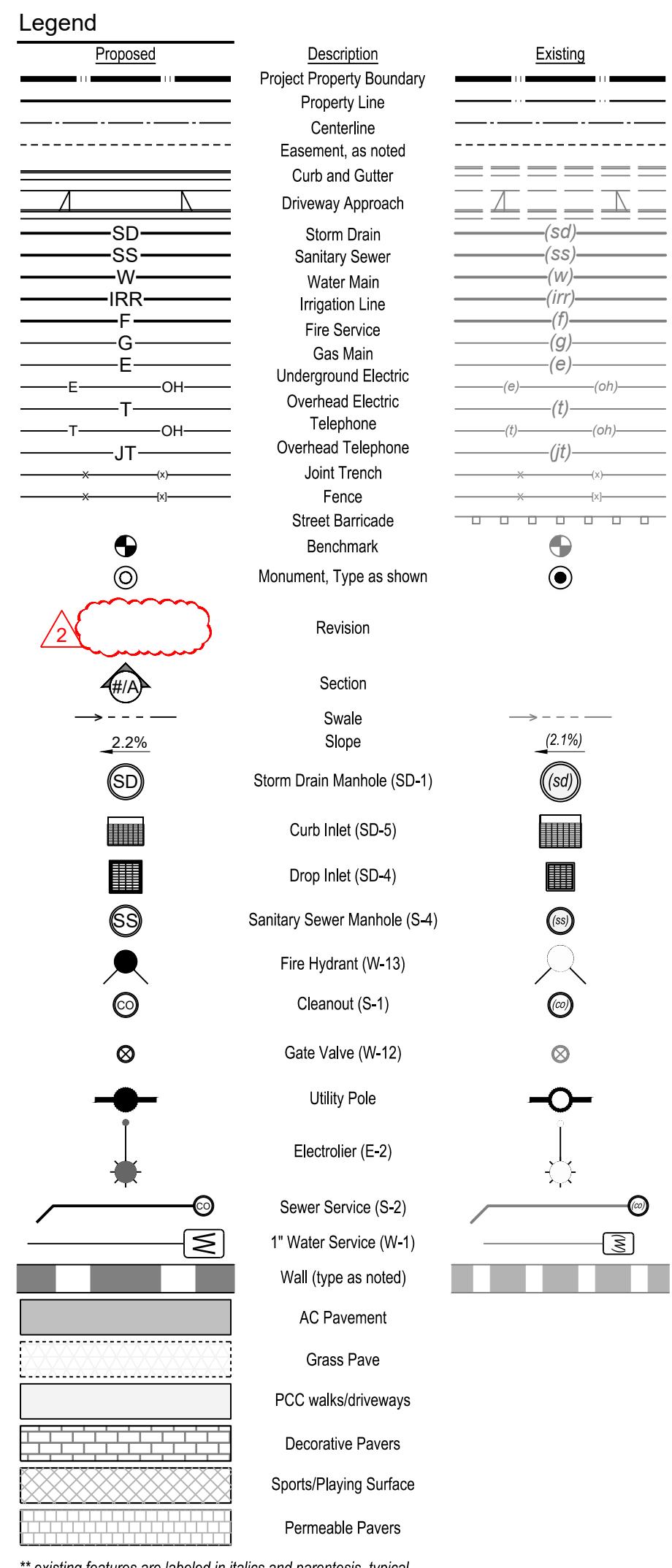


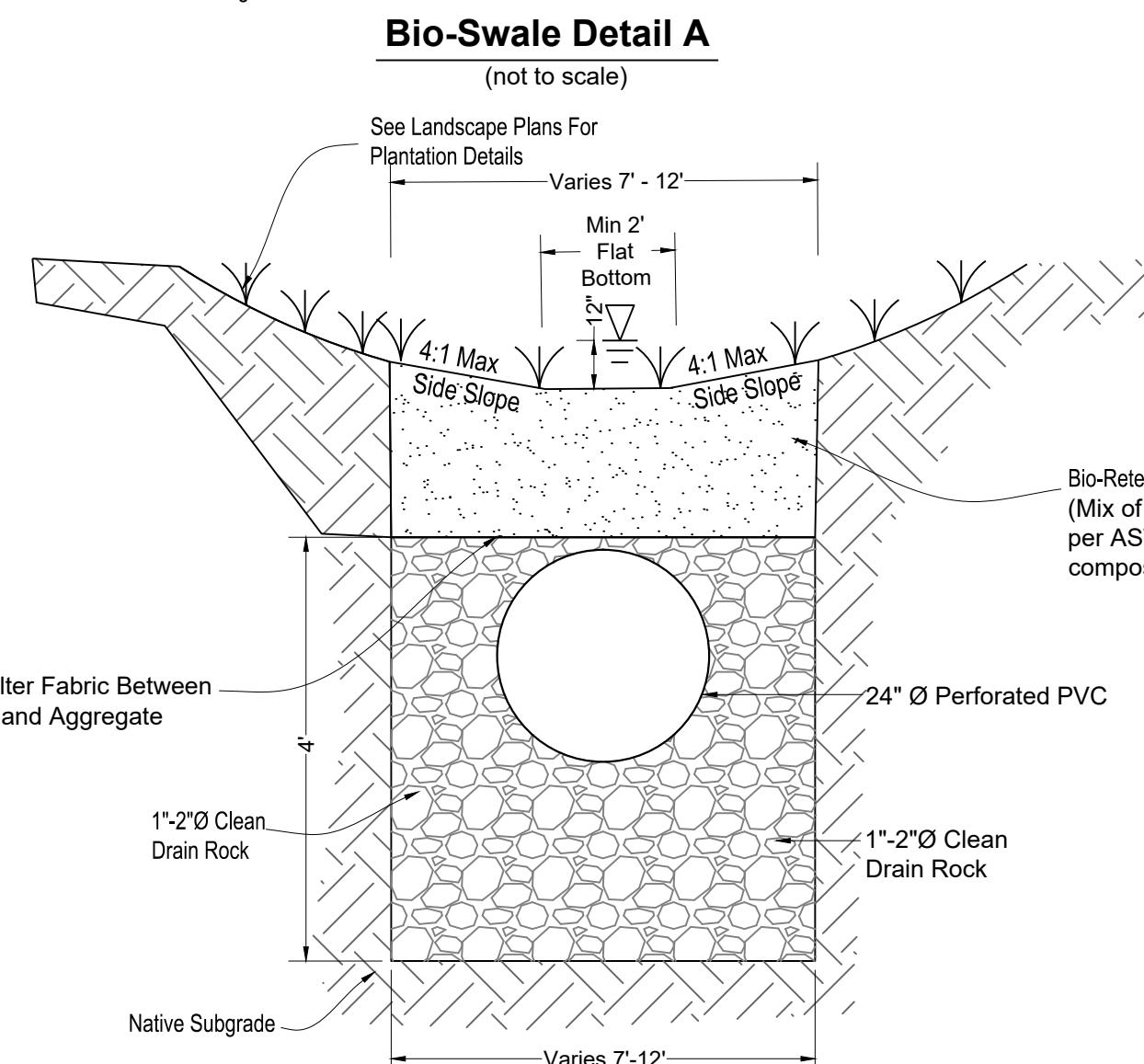
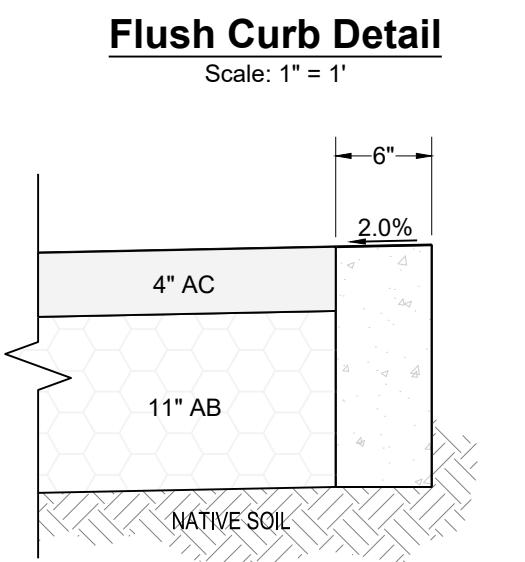
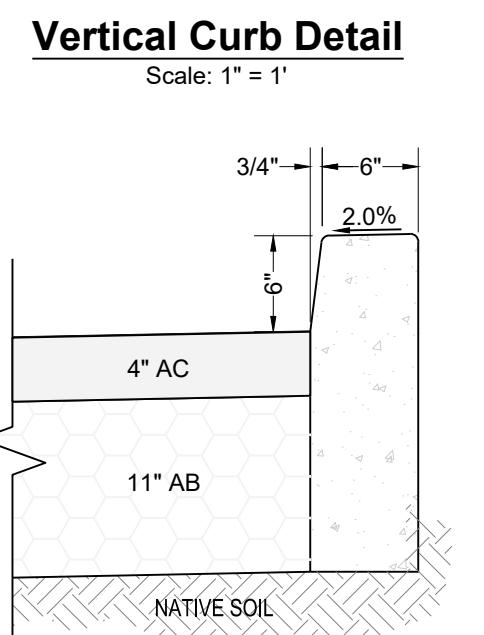
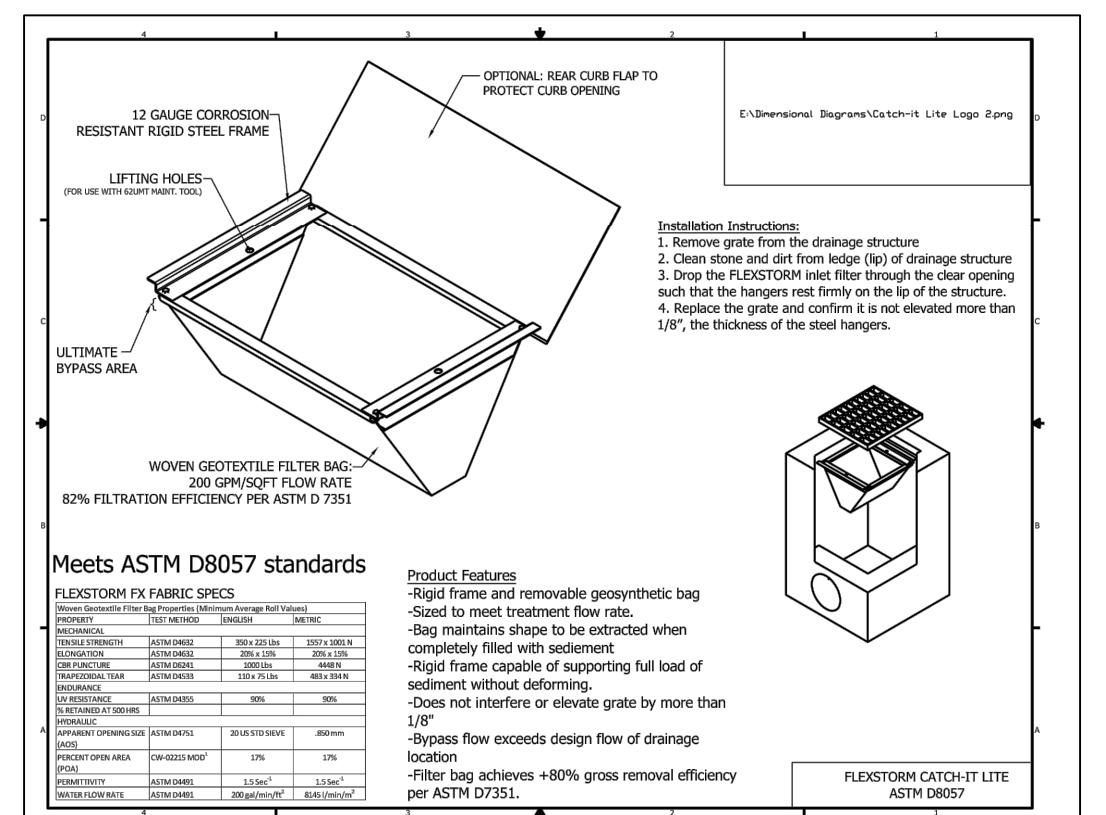
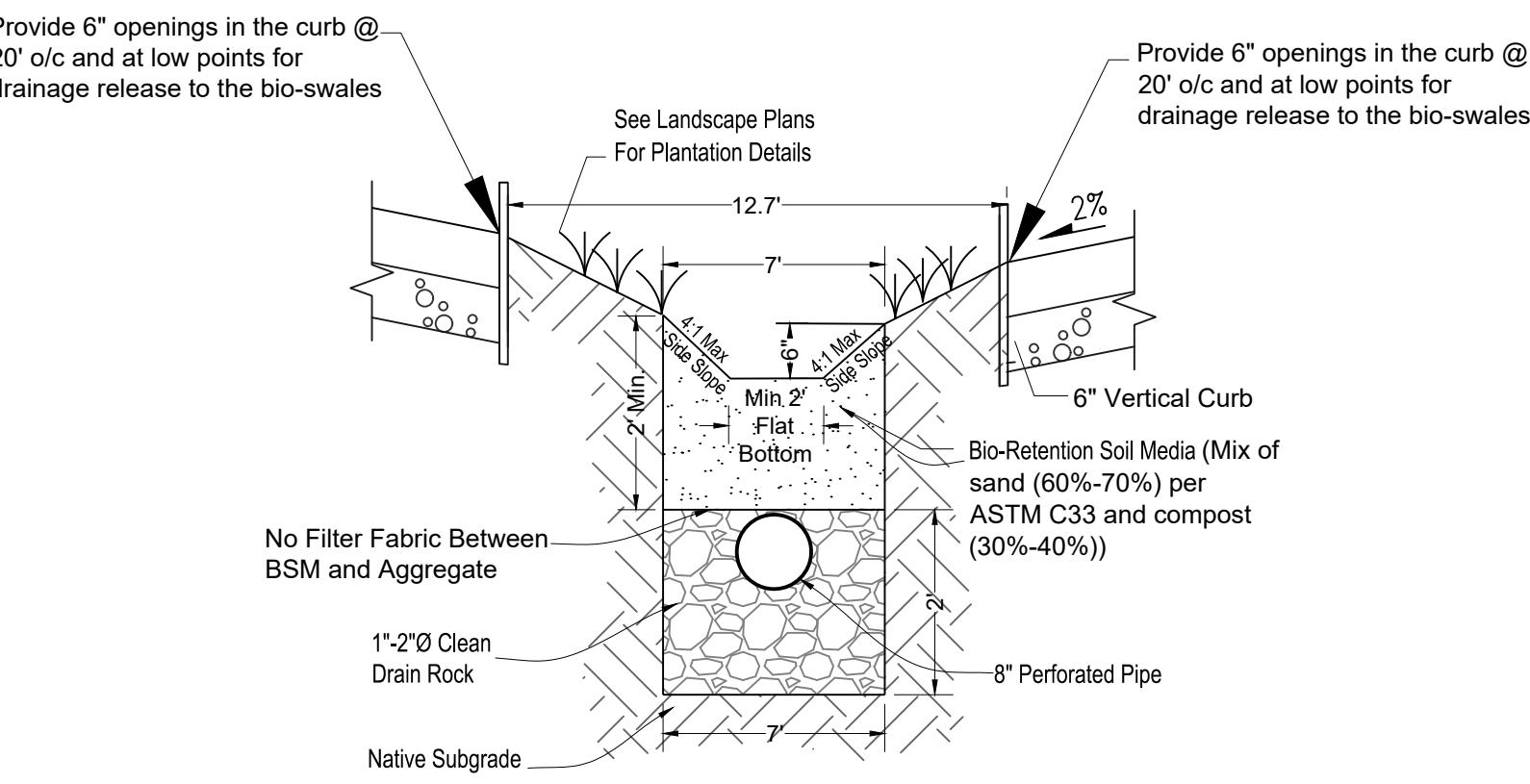


# Improvement Plans for The Magnolias

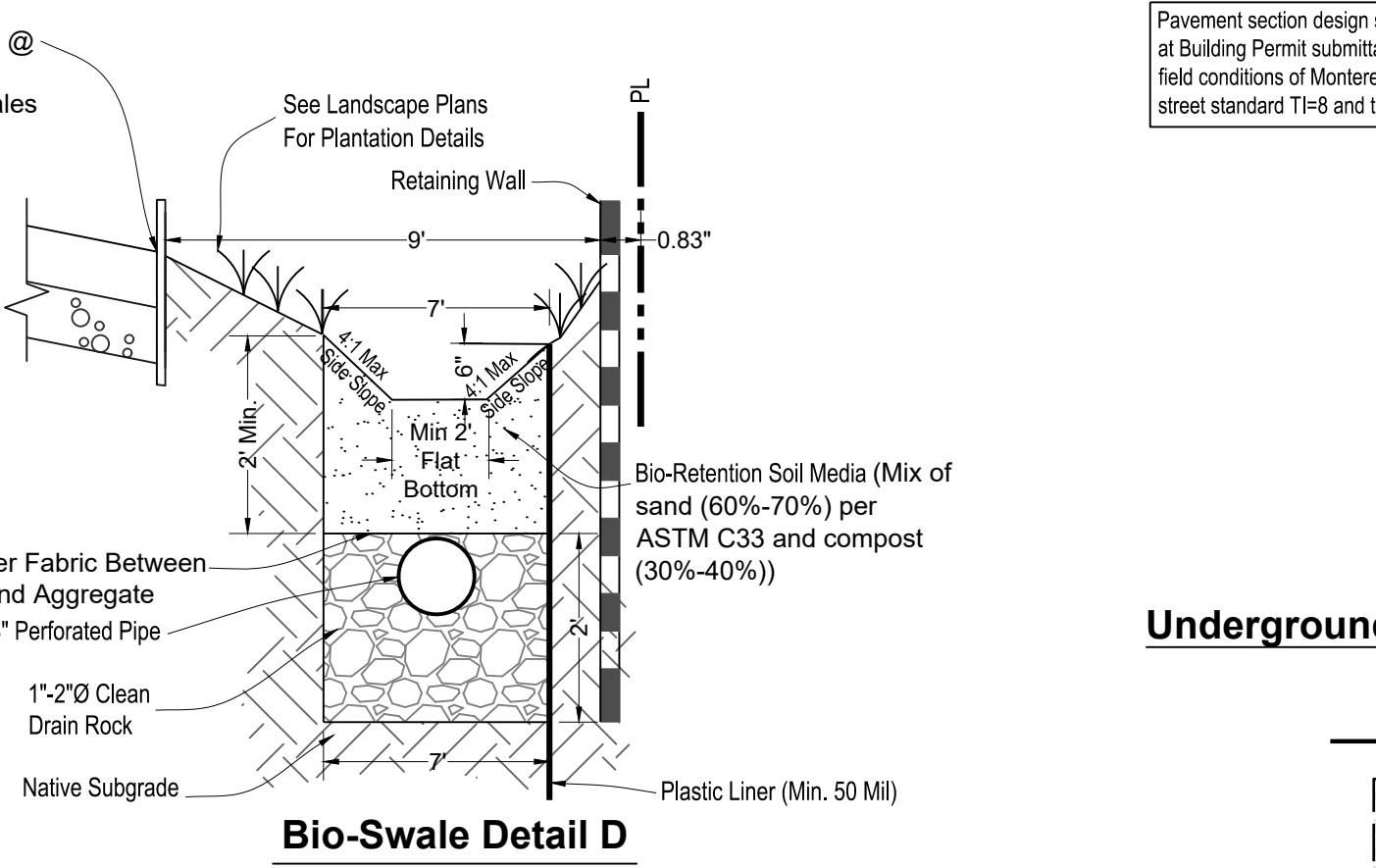
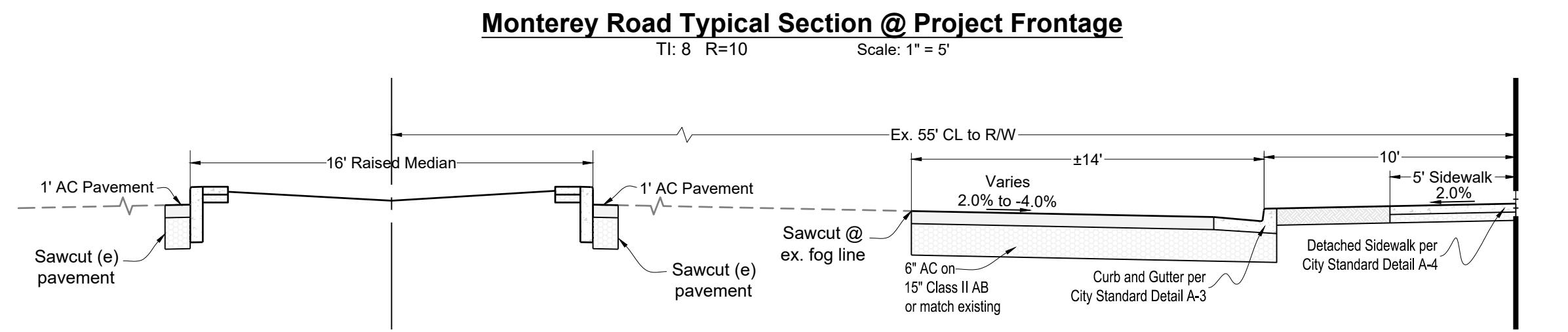
## General Notes

- Temporary Bench Mark- Based on a City approved benchmark as shown on these plans. Temporary bench mark is the top of the curb inlet located on the northerly curb of Old Monterey road, 37 feet west of the southwesterly return of Monterey Road and Old Monterey Road intersection, TC Elevation = 354.51 as shown on Site Topo Map and Demol Plan, Sheet 07.
- All existing elevations shall be field verified by Contractor unless otherwise noted.
- All survey monuments shall be installed at locations shown on the corresponding final map before acceptance.
- Contractor shall not destroy existing permanent survey monuments.
- All work shall conform to the latest edition of the City of Morgan Hill standard details for construction which are hereby made a part of these plans. Deviations from the standard details must be approved by the City Engineer.
- Developer shall arrange for a pre-construction meeting with the City Engineer or his designee (Municipal Code 17.32.250b) prior to commencing any construction. An encroachment permit shall be obtained from the Public Works Department upon completion of said meeting and prior to construction of any improvements within an existing or offered for dedication right-of-way, public utility easement or public service easement.
- A grading permit shall be obtained from the City of Morgan Hill Building Division prior to any grading of building pads. Application for the grading permit shall provide a plan review letter from the City Engineer which does not give Contractor permission to commence off-site (street) grading. Only upon City approval of the improvement plans and completion of a pre-construction meeting shall Contractor commence off-site grading.
- Contractor shall notify the Public Works Department 48 hours prior to commencement of the work. At that time, an "inspection request form" shall be completed to ensure proper scheduling of an inspection with the City Engineer's representative.
- Contractor shall preserve all surrounding property by confining operations to within the "limits of work". Contractor shall be responsible for maintaining access for all adjoining residents, places of business, and properties at all times and in a safe manner. Contractor shall make proper location at least 24 hours in advance of any interruption in access or service to the above property owners as well as to the City Engineer's representative.
- Contractor shall only use equipment provided with a spark arrester device to reduce a potential fire hazard.
- Right of Modification: approval of this plan does not release subdivider of the responsibility for correction of mistakes, errors, or omission, contained therein. If during the course of construction, public interest requires a modification of or a departure from these improvement plans or the City standard details for construction, the City Engineer shall have the authority to require such modifications and departures and to specify the manner in which the same is to be made.
- Off-Site Water & Dust Control: Contractor shall provide a water truck site at all times. Contractor will be required to obtain a water truck site from the City of Morgan Hill Public Works Department and an inspection of the water truck for a proper backflow device or "a/can" filling pipe. Contractor shall keep down dust from construction activity to the maximum extent possible. Contractor shall clean all existing streets, curbs, gutters, and sidewalks affected by the project at the end of each working day.
- Material Storage: no material shall be stored near the edge of pavement, traveled way, sidewalk, driveway, or shoulder line which may create a hazard for vehicular and pedestrian traffic.
- Traffic Control: Contractor shall submit a traffic control plan for approval to the Public Works Department a minimum of 5 days prior to any work within an existing public street. The plan shall be signed by a licensed traffic Engineer when necessary. All arterial street, Contractor shall provide all necessary traffic control devices, including the latest edition of California Manual of Uniform Traffic Control Devices (mutcd), while working within the public right-of-way. Two traffic lanes (10' min.) shall be open to vehicular traffic during all hours, weekends, and holidays. One lane two way traffic may be permitted under the control of not less than 2 (two) competent flagmen during construction operations. Street closures and detours shall only take place upon City Engineer approval and police department coordination.
- Trench Excavation: Contractor shall exercise diligence in reviewing the approved Soils report and other available resources to familiarize himself/herself with the soil conditions to be encountered in the course of work identified in these plans. Contractor shall not cause damage to adjacent trees or existing structures above or below grade during trench excavation of rocks, boulders, and large stone structures. Contractor shall not use any type of backhoe or excavator to remove soil. The trench bottom shall be refilled to grade with sand, pea gravel, or other approved granular material. Clean 1/4" or 1/2" crushed gravel shall be used in areas of moist condition, or where the soil has a history of sub-surface water. If the bottom of the trench is found to consist of wet or unstable material incapable of properly supporting the pipe, the material shall be removed to a minimum depth of 12 inches below the unstable layer for the full width of the trench and replaced with approved granular material. Trench excavation material deposited adjacent to the trench shall be placed and located to prevent spillage into the open trench.
- Trench Safety: It shall be Contractor's responsibility to provide all necessary trench safety measures for excavation. All trench safety measures shall be in accordance with the latest California Manual of Uniform Traffic Control Devices (mutcd) and Contractor shall provide evidence of a cal-osteo trenching permit at the pre-construction meeting.
- Excavations within the public right-of-way shall be backfilled, compacted, and temporarily paved with cold mix "cut back" type A.C. To allow for vehicular and pedestrian traffic prior to 4:00 p.m. The use of trench plates is allowed, provided the Contractor covers all edges of the plates with cold mix material. It shall be the Contractor's responsibility to maintain on a daily basis, including weekends, the amount of material necessary to maintain the trench surface flush with the existing street or sidewalk. In addition, the Contractor shall respond to and correct shifting trench plates regardless of the time of day. If Contractor fails to correct sinking backfill material or shifting trench plates in a timely manner, City shall reserve the right to correct the problem and back charge the Contractor.
- Joint Existing Pavement: existing pavement which is to be joined by new pavement shall be saw cut vertical to provide straight, true and neat joints. Overlapping of existing pavement without saw cutting or grinding shall not be permitted. The vertical edges shall be tacked prior to paving. Terminals of all surfacing indicated on the plans shall join any existing surface in a smooth butt joint. Conform paving by method of abrasive grinding will be allowed upon approval of the City Engineer.
- Sanitary Sewers: all manholes, sewer mains, and laterals must pass a leakage test as described in the City of Morgan Hill standard details for construction. After all backfill, testing, and pavement restoration has been completed, Contractor shall flush and test all sewer lines 24 inches or less in diameter by the "wye" ball method\*. After the test, but prior to paving, a television inspection shall be performed at all locations of newly installed sewer mains at Contractor's expense. The underground Contractor must keep an accurate record of manholes and the distance between them and each wye branch lateral, and their direction.
- Before any upstream sewers are constructed, the Contractor shall field verify the elevation and location of existing sewer lines to be connected.
- The end of each new lateral shall be marked as shown in detail s-2. The concrete Contractor shall stamp an "S" on the face of curb directly above the lateral.
- Water Lines: Contractor shall not turn off or any valves belonging to the City's water system. Only department of public works personnel shall open the necessary valves to connect new lines. Failure to follow this requirement shall be considered a willful offense, and may result in the imposition of a fine of up to \$1,000.00 of the Morgan Hill Municipal Code.
- Connections requiring shut down of the system shall be done between the hours of 12:00 midnight and 6:00 a.m., and only upon coordination with the department of public works.
- All water lines shall be tested after completion of the trench backfill and compaction of the final base material, but prior to placement of the final roadway surface.
- Contractor shall place marker posts adjacent to all air relief valves and blow off assemblies along water mains located in unimproved areas or fields. The posts shall be pressure treated redwood 4"x4", painted white, buried 2"-6", and inscribed with "W.A.V." (for air relief valves) or "B.O." (for blow off assemblies), in 3 inch high carved letters painted blue.
- If a concrete Contractor shall stamp a letter "W" on the face of curb directly above the water service.
- Backfill and Compaction: Backfill material shall be hand placed and compacted up to at least 6" above the pipe when using native soil as trench backfill, the minimum sand cover shall be 12".
- Jetting and/or flooding of trench backfill material is not permitted.
- Any excess excavation material may be deposited onsite in areas and at depths designated by the owner, and with approval of the City Engineer.
- The minimum relative compaction for trench backfill, subgrade and base material shall be 95% throughout the project unless recommended otherwise in the Soils report and approved by the City Engineer.
- If trench backfill is 100% sand, the City shall conduct compaction tests of the lifts specified. If the trench backfill material is native soil, Contractor shall provide compaction test results of the lifts specified in the Soils report to the City Engineer from a certified testing laboratory at Contractor's expense.
- Any aggregate base that becomes contaminated during construction shall be removed and replaced with uncontaminated base.
- Erosion and Sediment Control: An erosion and sediment control plan shall be required prior to any physical development of a property. Erosion control shall be planned between September 15th and May 1st, and sediment control shall be planned year round for the life of the project. Said plans shall meet minimum standards and specifications of the California Stormwater Quality Assessment and Control Program (BMPs). Contractor shall be responsible for informing the required control measures. CASQA BMP information can be viewed and downloaded at <http://www.californiabooks.com/construction/bmp>.
- Curb Intel Stenciling: All curb inlets shall have thermoplastic stenciling, no dumping, flows to creek/river.
- Electrolytes: all electrolytes shall be installed by the developer. See electrical section of the standard details. Electrolytes shall be beta led, a division of rudd lighting or approved equal.
- The standard specifications and details, latest edition, of the City of Morgan Hill shall govern unless otherwise specified herein.

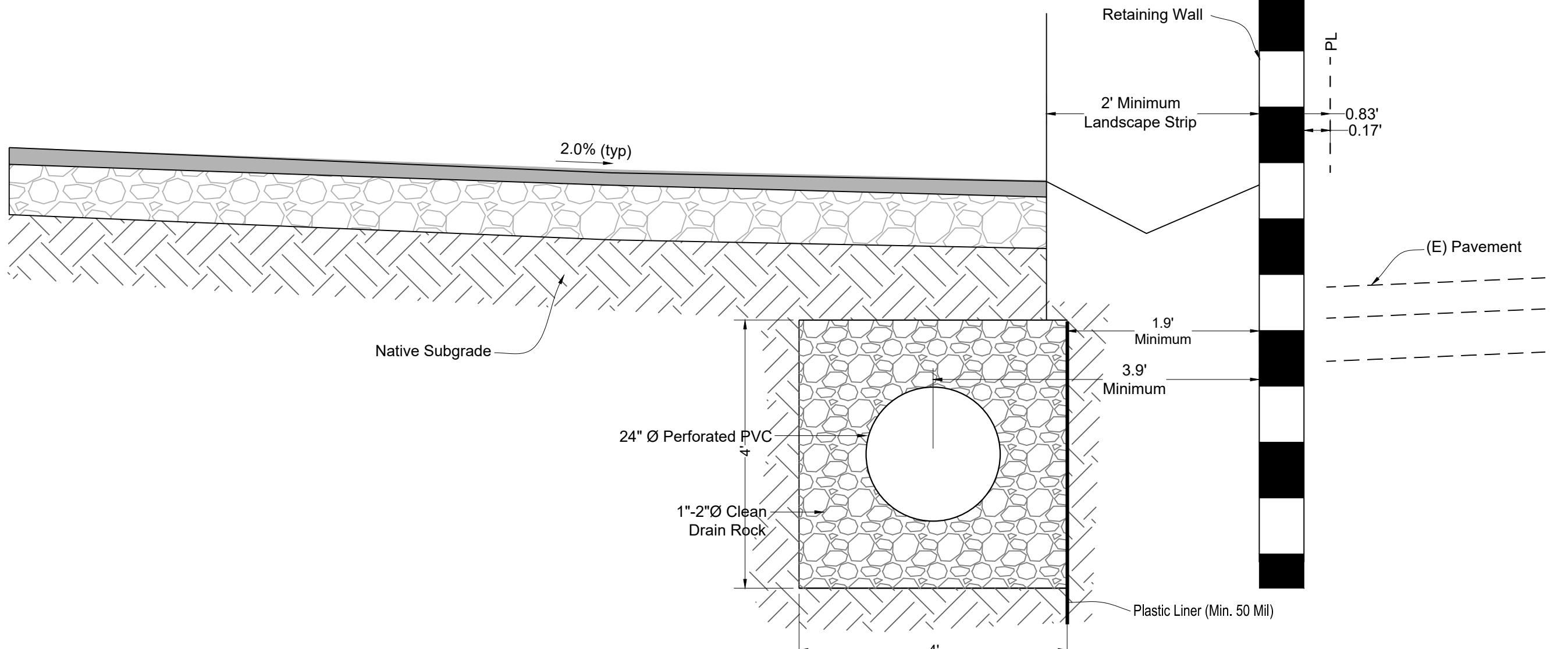




**Bio-Swale Detail B**  
(not to scale)



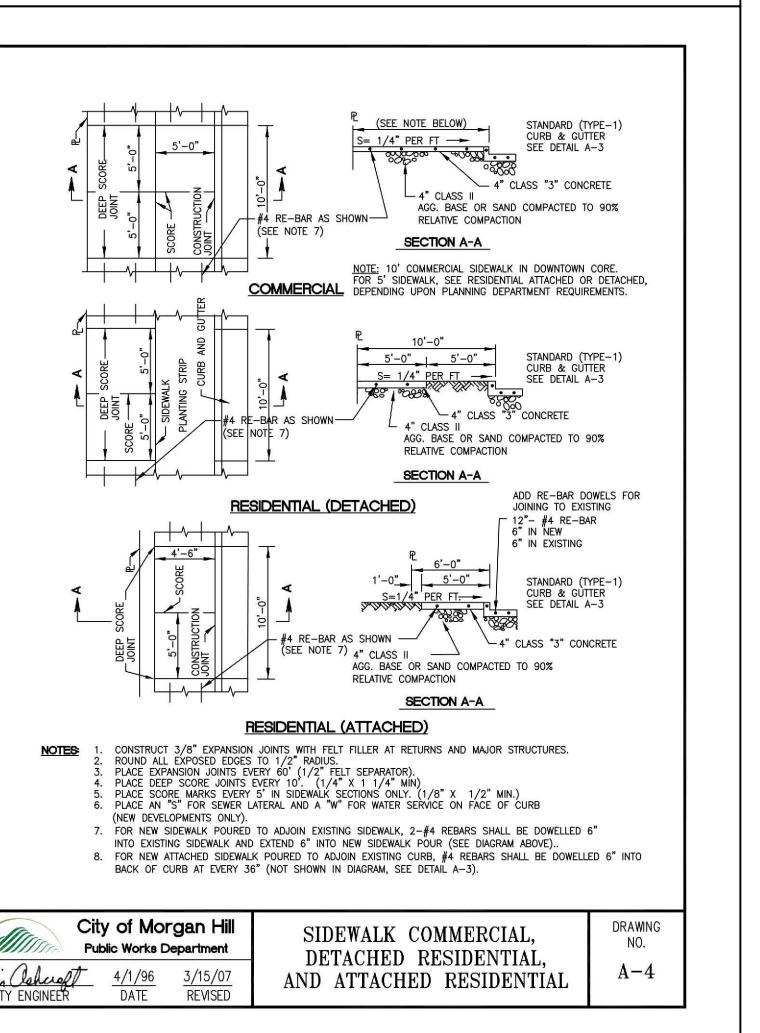
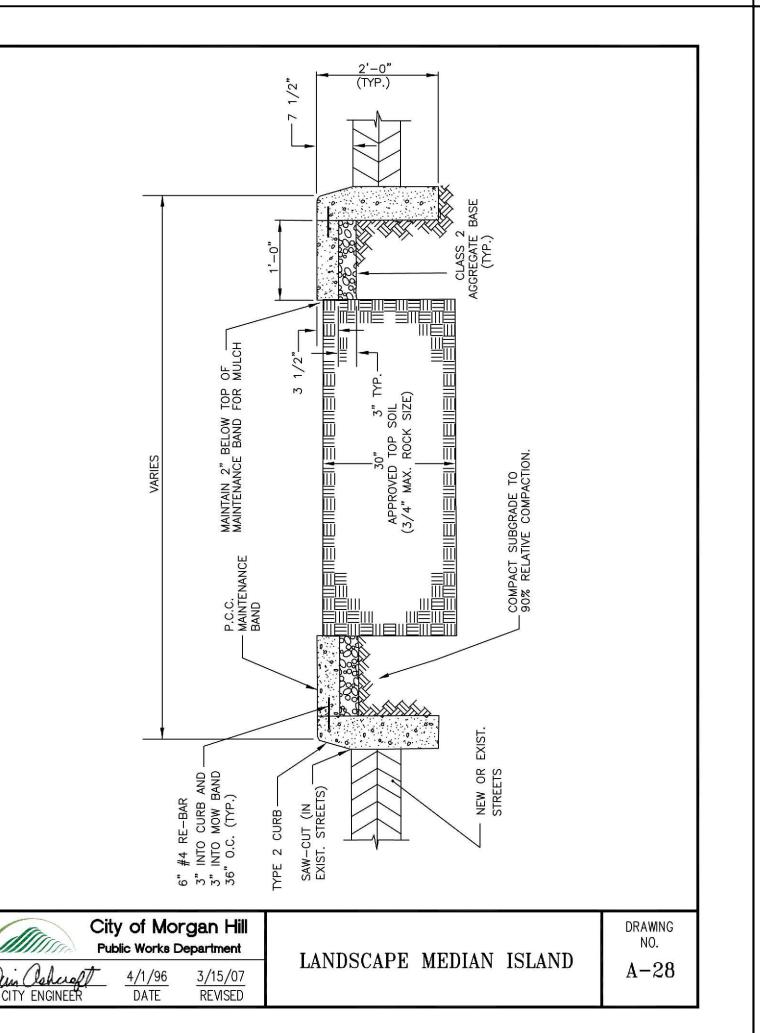
**Bio-Swale Detail D**  
(not to scale)



**Underground Stormwater Storage Detail C**  
Looking East  
(not to scale)

Note: City of Morgan Hill Standard Details are provided for reference only and are subject to change. Bidding General Contractors are responsible for conforming to the most recent set of City Standards

Note: All Storm Drain Inlets shall be marked "No Dumping! Drains to Bay."

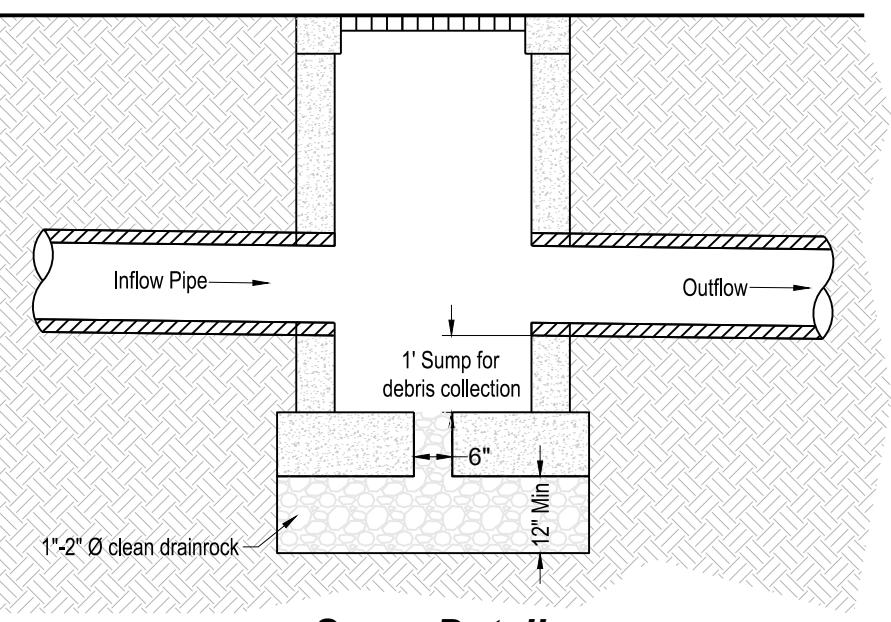


## Grading and Site Preparation Notes

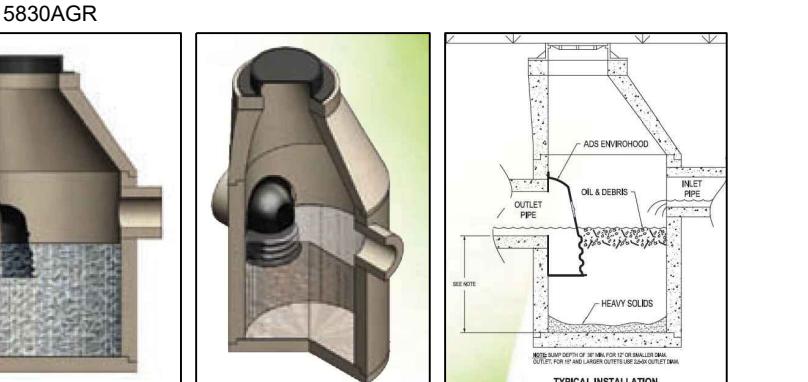
- All areas to receive fill shall be stripped to a depth to be determined by the soils engineer. Any A.C. or P.C.C. Paving shall be scarified & removed & subgrade prepared & compacted per Soil Engineer's recommendations prior to any filling.
- All material to be used as fill within building pad areas & parking or driveway areas to be free of all vegetation & foreign matter and shall be approved by Soils Engineer.
- All building pads to be compacted to 90% relative compaction: driveway & street areas to be compacted to between 87 and 92 percent relative compaction with 3 percent over optimum moisture.
- Building pad to be level side-to-side and front-to-rear, unless otherwise shown.
- Stripping may be placed in planting area or buried in designated park areas; all excess stripping shall be hauled away. Paving debris shall be hauled away to an approved disposal site.
- All work shown or noted on these plans shall be done in strict accordance with the recommendations of the soils engineer, all local, state, and federal minimum standards and the latest edition of the uniform building code. Notify Soils Engineer 2 working days prior to beginning of any grading. The Soil Engineer is TRC, Report No. 371754, dated January 27, 2020.
- Connections to existing public utilities shall be done with approval & in accordance with the utility company's requirements.
- Contractor shall protect all existing site improvements not scheduled for removal during construction. They shall repair any damage to new condition at their expense.
- Verify all existing site conditions, site dimensions and grades prior to start of work.
- Conform to the recommendations of the drawings, details and site soils report for compaction, stripping, grading, paving and utility trenches.
- Soil compaction tests shall be paid for by the Owner/Developer as per Note 3.
- All grading and related work shall be performed in accordance with the requirements of the City of Morgan Hill and the recommendation of the Soils Engineer.
- Contractor shall verify the locations of all existing services and underground utilities & sewers. Locations shown on the plan are approximate and shown for general information only. Contractor shall call U.S.A. at 800-642-2444 48 hours prior to underground work for field locator service.
- Contractor shall verify the locations of the building and parking improvements from the architect's dimensioned drawing.
- Foundations and footing details shown are for grading relationships only. Contractor shall refer to dimensioned structural or architectural plans for actual dimensioned details.
- Any voids created by structure removal, tree removal, septic tank and leach line removal must be backfilled with properly compacted native soils that are free of organics & other deleterious materials or with approved import fill & compacted to the Soils Engineer's recommendations.
- It shall be the responsibility of the grading contractor, during the grading operation, in cooperation with MH Engineering to verify quantities within this property. The earthwork quantities shown have been diligently estimated by the Engineer, based upon available information, in order to assist the contractor. The ground topography elevations & contours were furnished by MH Engineering. Date of topography survey is 11/05/20. MH Engineering does not guarantee current accuracy. Contractor shall verify for himself that no additional grading importing or exporting of earth has taken place since the date of the topo survey state.
- The earthwork quantities shown are provided as a courtesy and convenience to the contractor. The cut & fill shown are approximate calculated quantities based on the difference between existing ground elevations (contours) & rough grade elevations. The calculations makes no provision for scarification & compaction work or fills. For this reason & because of variables such as compaction, shrinkage & the contractor's method of operation, the volume of dirt actually moved in the field will probably vary to some extent from the calculated volume. For the purpose of approximating the shrinkage, 10% was used for the fill volumes.
- The contractor's earthwork bid reflects his own calculation of the earthwork compacted & complete in place to the details, line, and grade shown on the plans.
- Garage Finish Floor elevations are measured at the garage door and have a 1/8" per foot slope up from the door.

## Grading Notes And Details

### The Magnolias



**Sump Detail**  
not to scale

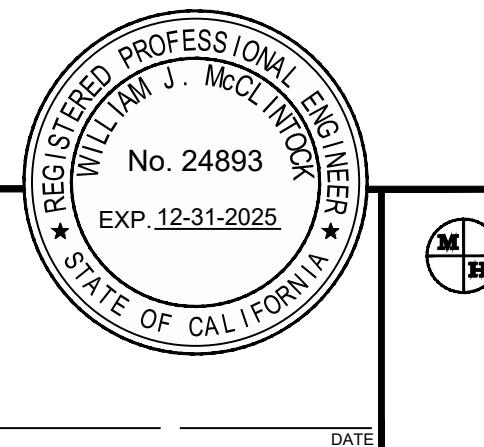


**Planning Resubmittal - May 2024**

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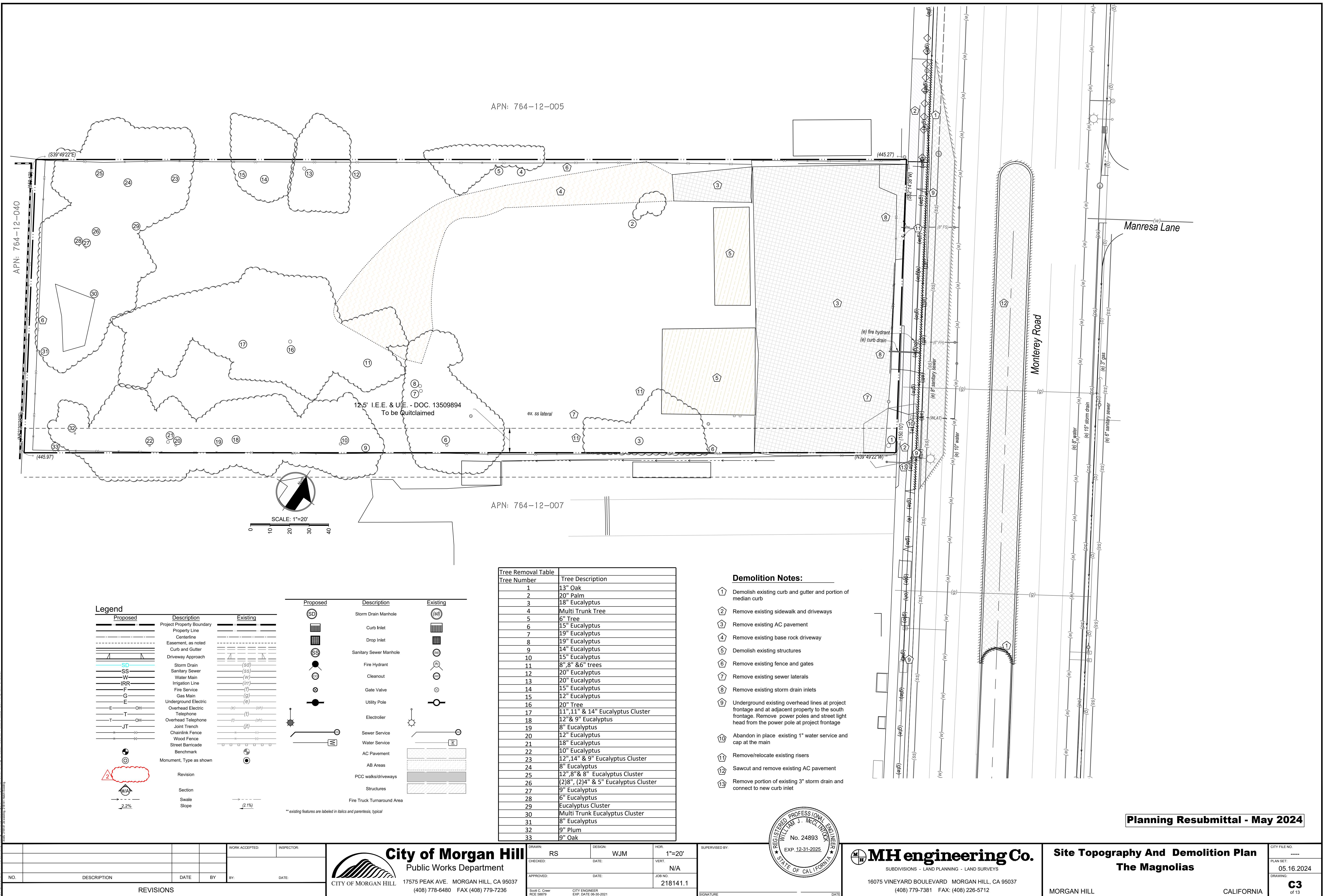
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APPROVED: DATE: JOB NO.: 218141.1  
SCOTT C. CREEF  
CITY ENGINEER  
EXPIRED: 06-30-2021

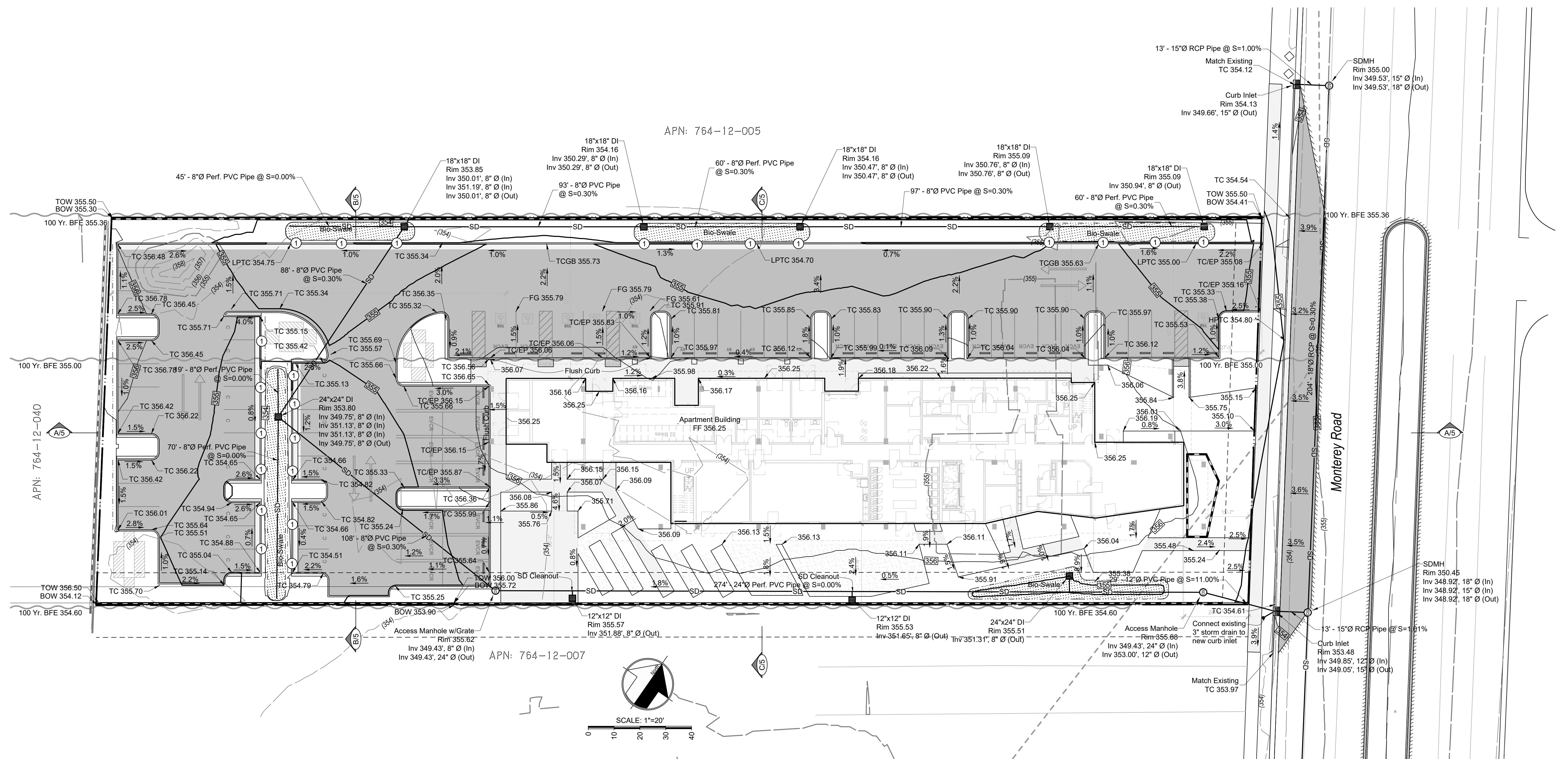


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(408) 779-7381 FAX: (408) 266-5712

**Grading Notes And Details**  
**The Magnolias**  
MORGAN HILL

CITY FILE NO. ---  
PLAN SET: 05.16.2024  
DRAWING: C2  
REVISION: of 13



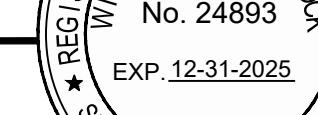


**Offsite Improvements Note:** Offsite improvements are shown conceptually for reference only. The scope of offsite improvements will be determined during the construction documents phase through coordination with the City of Morgan Hill's OBAG3 capital improvement project.

Planning Resubmittal - May 2024

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Scott C. Creer RCE 58879		CITY ENGINEER EXP. DATE 06-30-2021	
SIGNATURE			



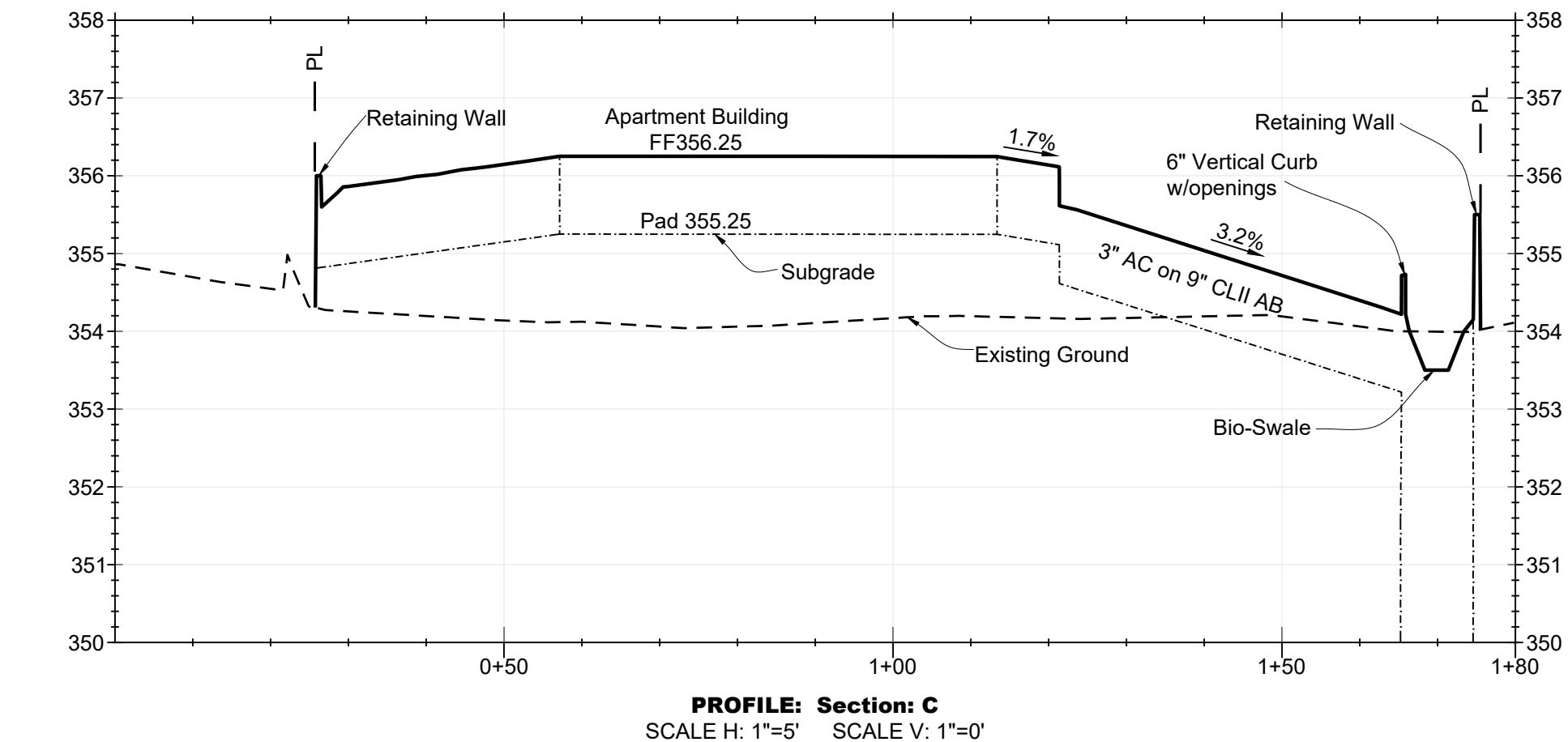
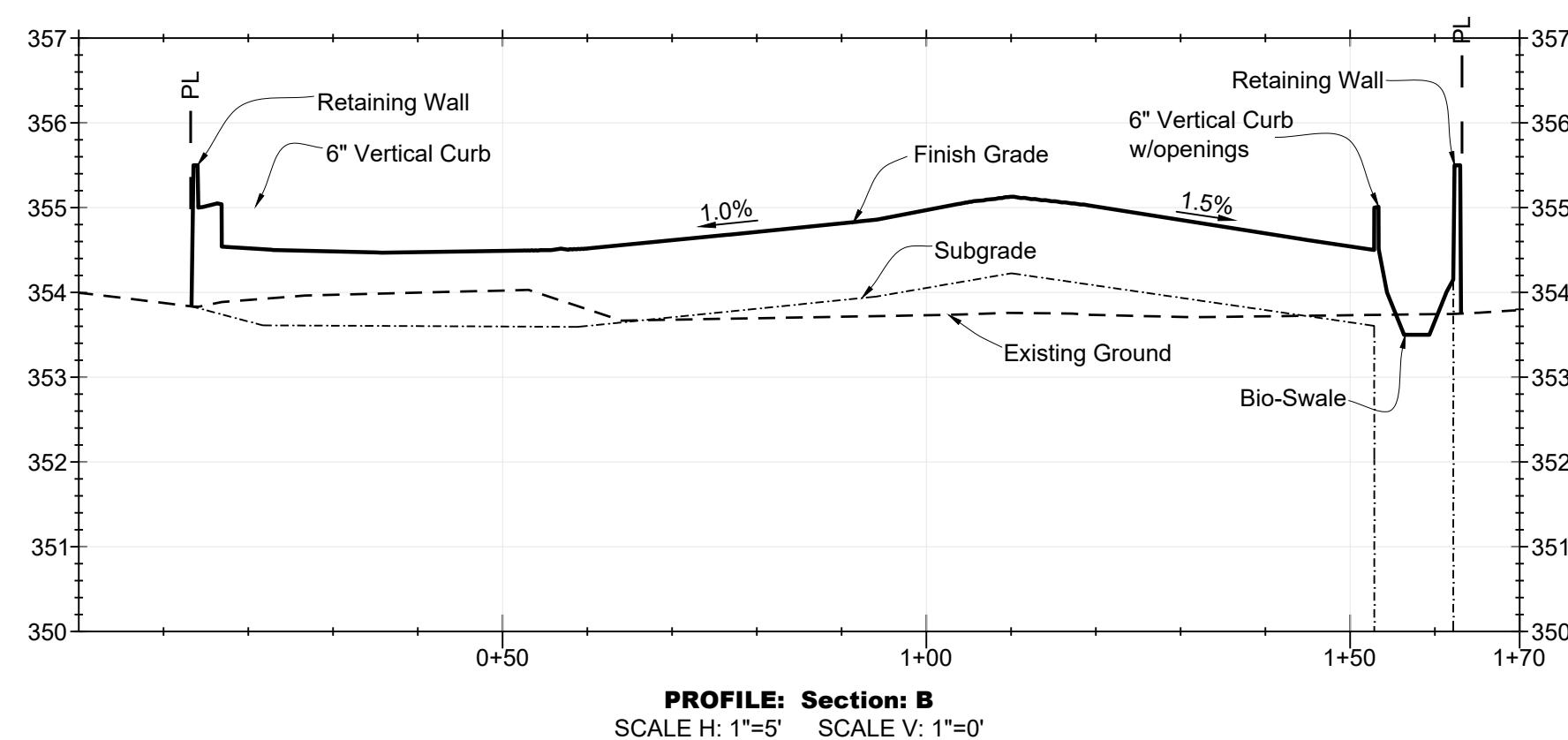
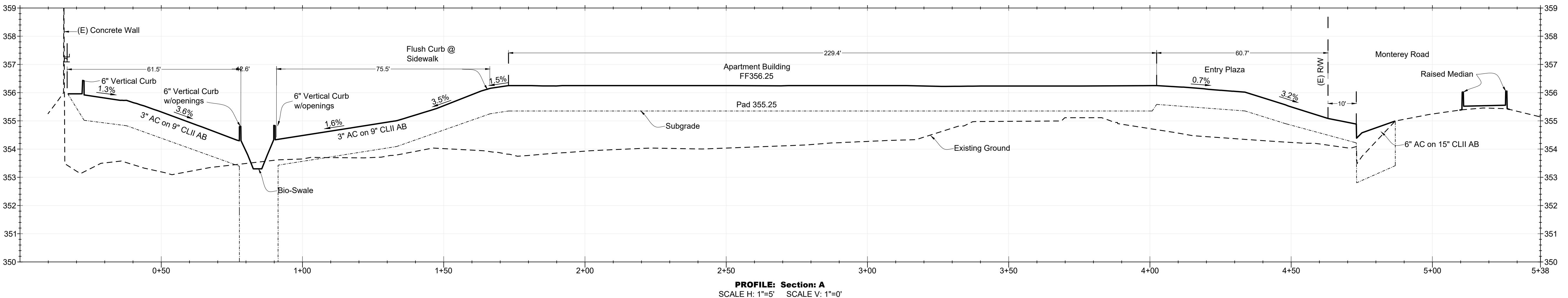
REG'D  
W/ No. 24893  
EXP. 12-31-2025  
★  
STATE OF CALIFORNIA

The logo for MH engineering Co. features a circular emblem on the left containing a stylized 'M' and 'H' inside a circle. To the right of the emblem, the company name 'MH engineering Co.' is written in a large, bold, sans-serif font. Below the company name, the services offered are listed: 'SUBDIVISIONS - LAND PLANNING - LAND SURVEYS'. At the bottom, the company's address and contact information are provided: '16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037' and the phone number '(408) 779-7381 FAX: (408) 226-5712'. A small circular badge with the word 'NEER' and a star is partially visible on the far left edge of the page.

# **Site Grading And Drainage Plan**

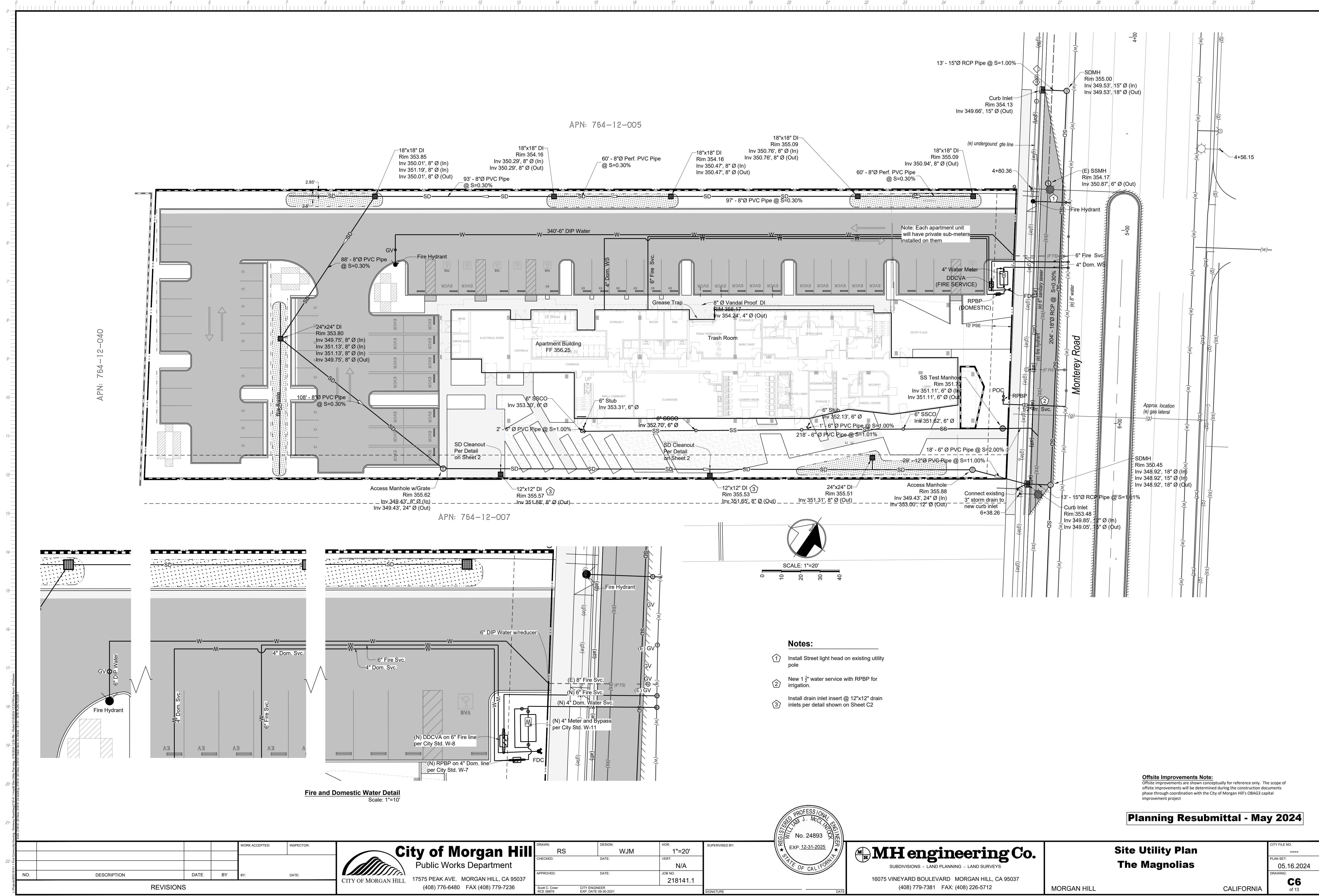
## **The Magnolias**

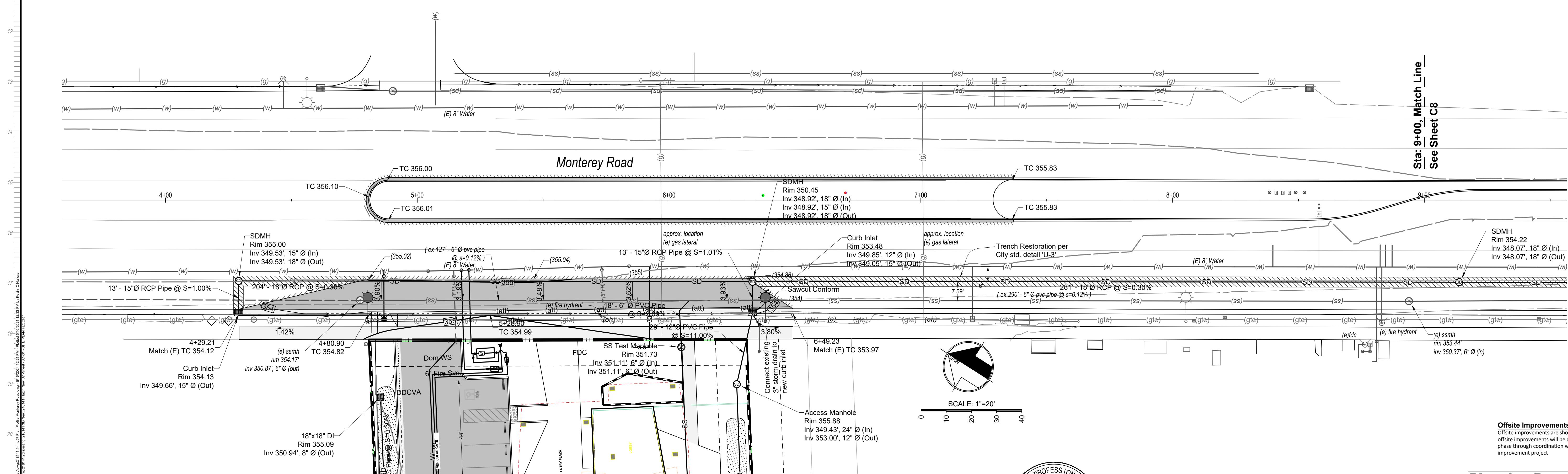
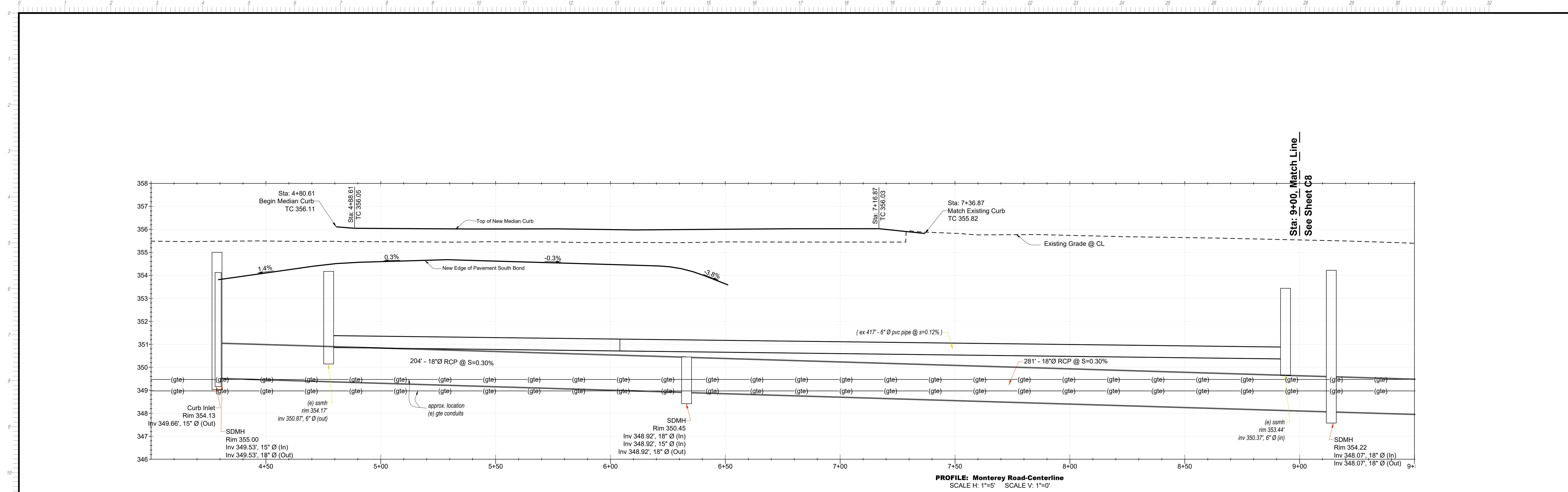
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**05.16.2024**  
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of 13



**Offsite Improvements Note:**  
Offsite improvements are shown conceptually for reference only. The scope of offsite improvements will be determined during the construction documents phase through coordination with the City of Morgan Hill's OBAG3 capital improvement project.

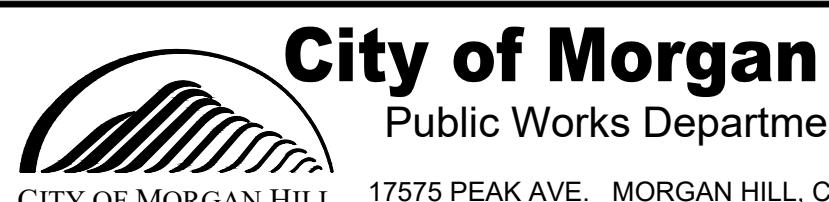
**Planning Resubmittal - May 2024**





**Offsite Improvements Note:** Offsite improvements are shown conceptually for reference only. The scope of offsite improvements will be determined during the construction documents

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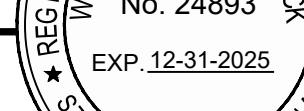




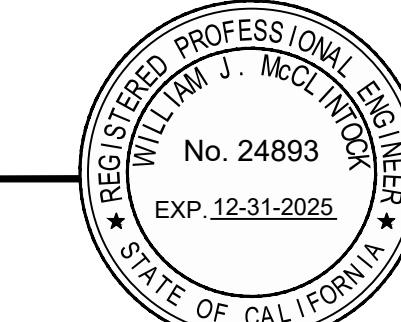
# **City of Morgan H**

Public Works Department

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CHECKED:  	DATE:  	VERT. 1"=2'	
APPROVED:  	DATE:  	JOB NO. 218141.1	
Scott C. Creer RCE 58879			SIGNATURE
CITY ENGINEER EXP. DATE 06-30-2021			DATE



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EXP. 12-31-2025  
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# MH engineering Co.

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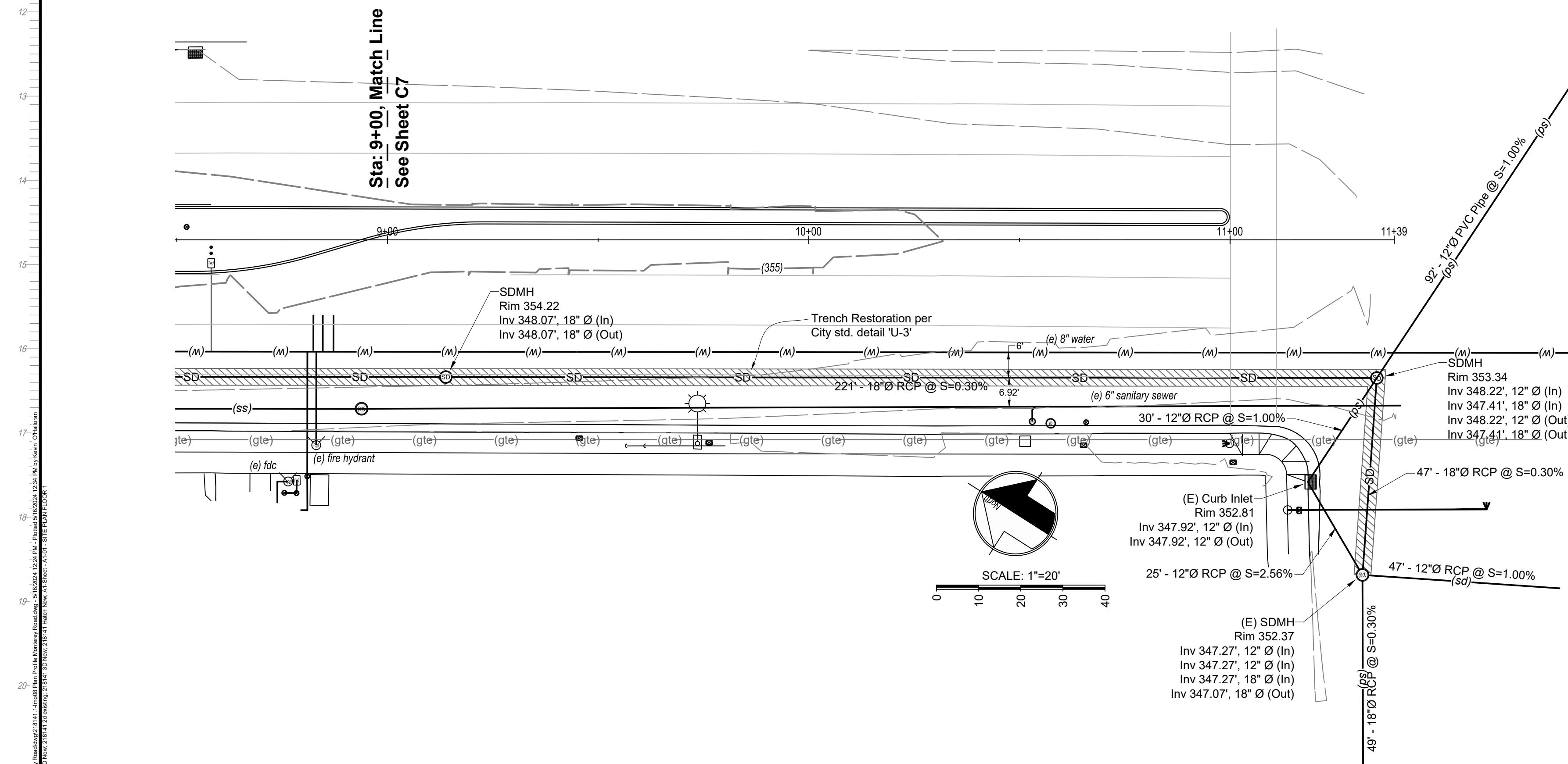
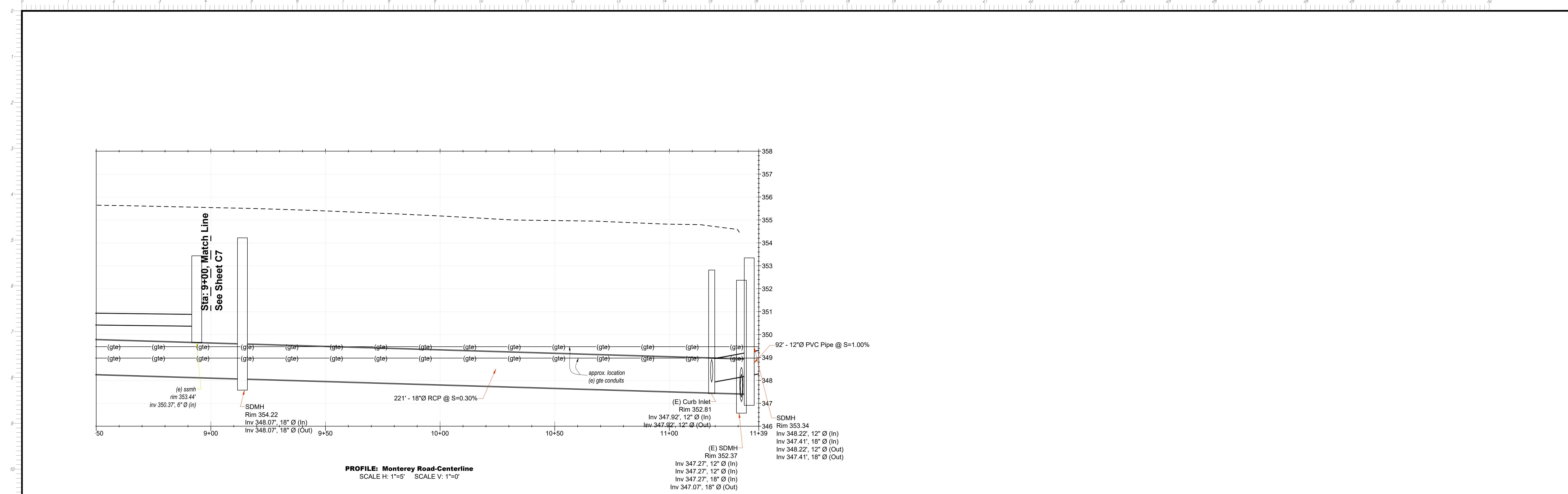
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(408) 779-7381 FAX: (408) 226-5712

# **Plan-Profile Monterey Road**

## **The Magnolias**

HILL CAL

CITY FILE NO.  
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05.16.2024  
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**Offsite Improvements Note:**  
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**Planning Resubmittal - May 2024**

WORK ACCEPTED:	INSPECTOR:		
BY:	DATE:		
<b>City of Morgan Hill</b> Public Works Department			
NO.	DESCRIPTION	DATE	BY
REVISIONS			

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Scott C. Creer  
RCE 58879  
CITY ENGINEER EXP. DATE 06-30-2021

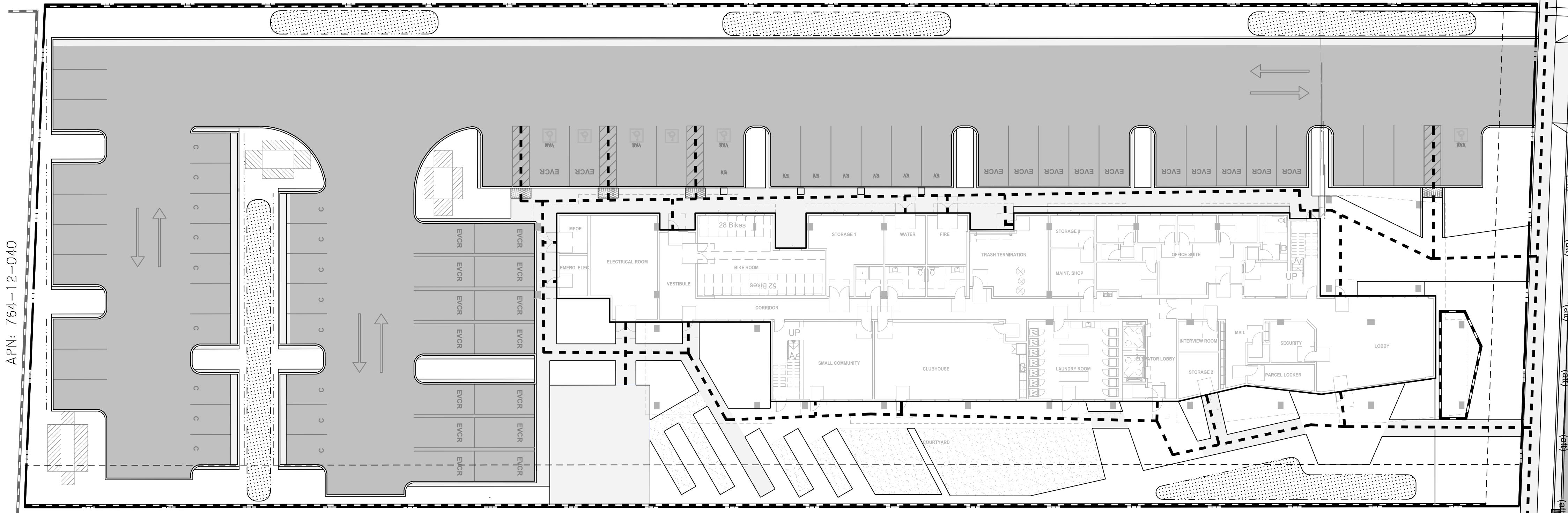
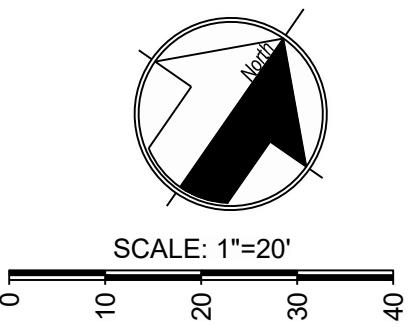
SUPERVISED BY:  
EXPIRED 12-31-2025  
WILLIAM J. McCARTHY  
No. 24893  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA

**MH engineering Co.**  
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**Plan Profile Monterey Road**  
**The Magnolias**  
MORGAN HILL

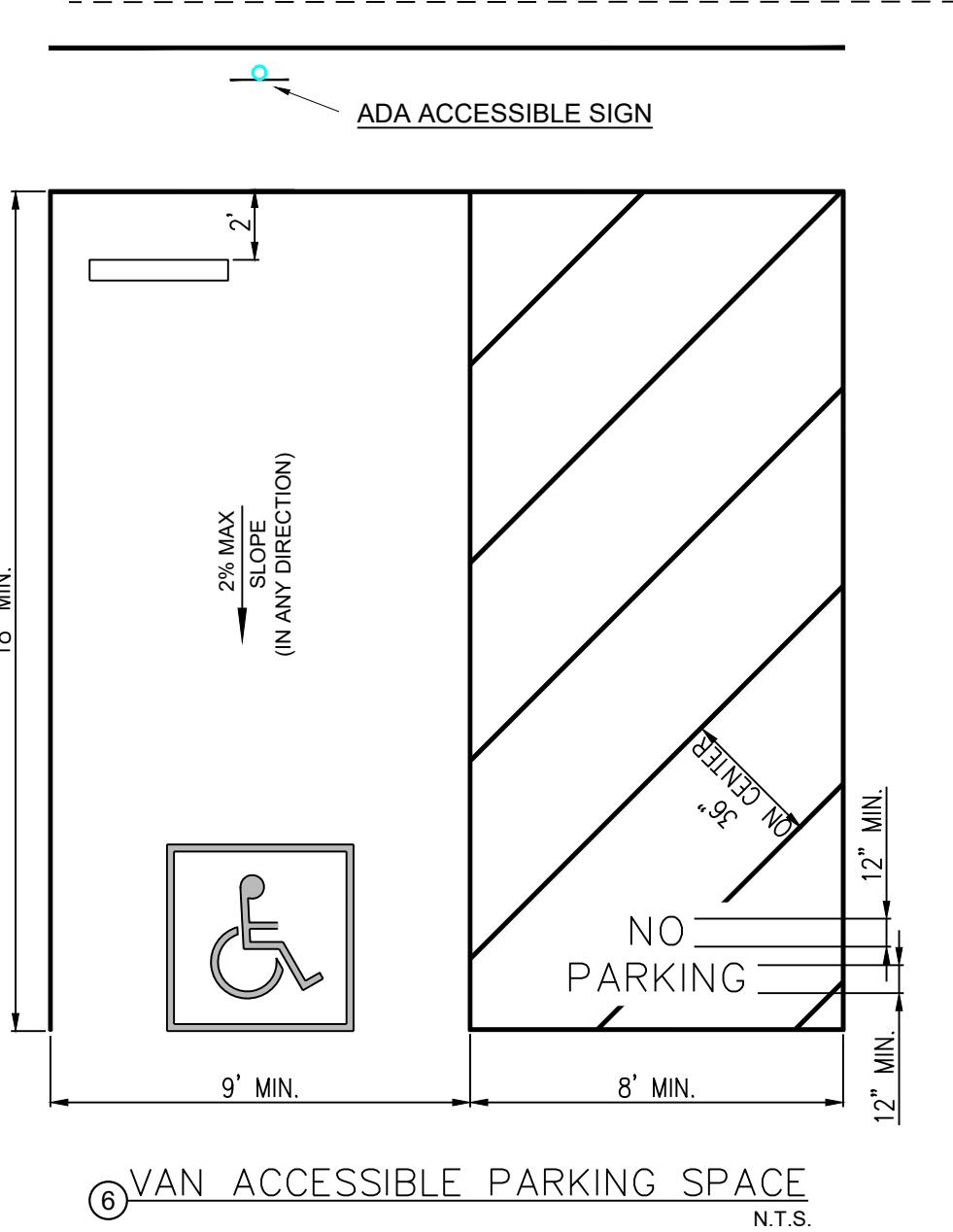
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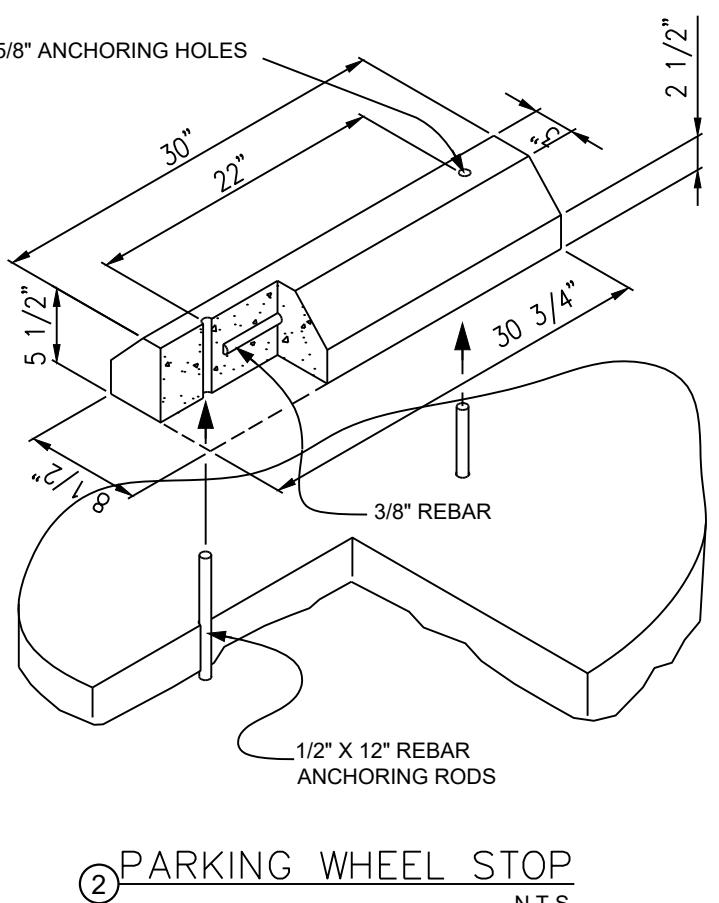
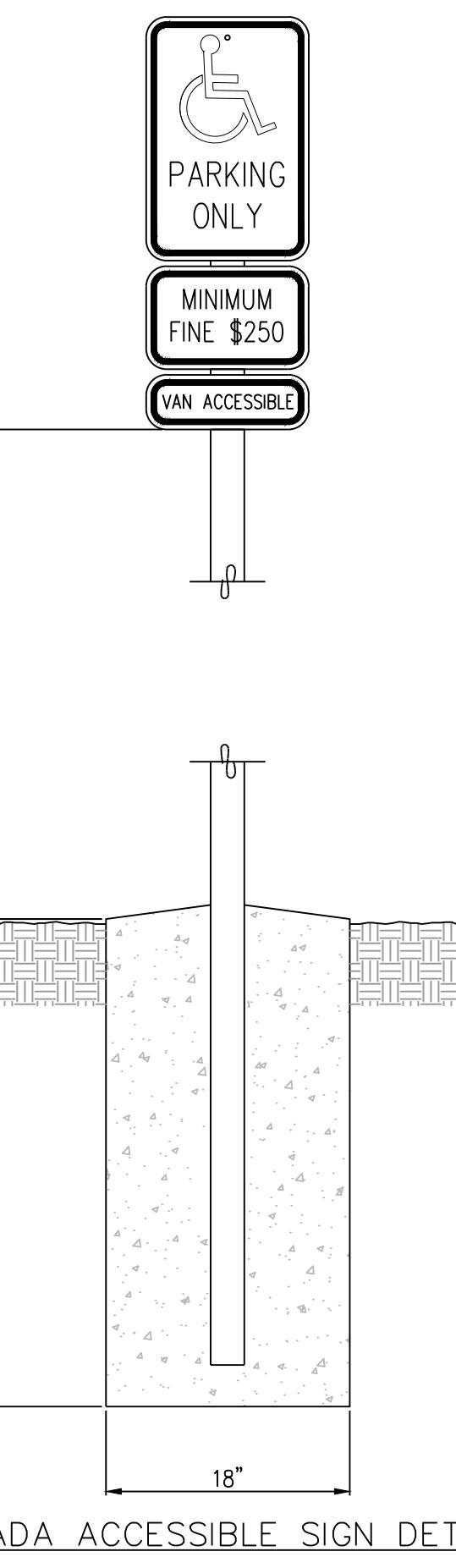


ADA Pathway Plan

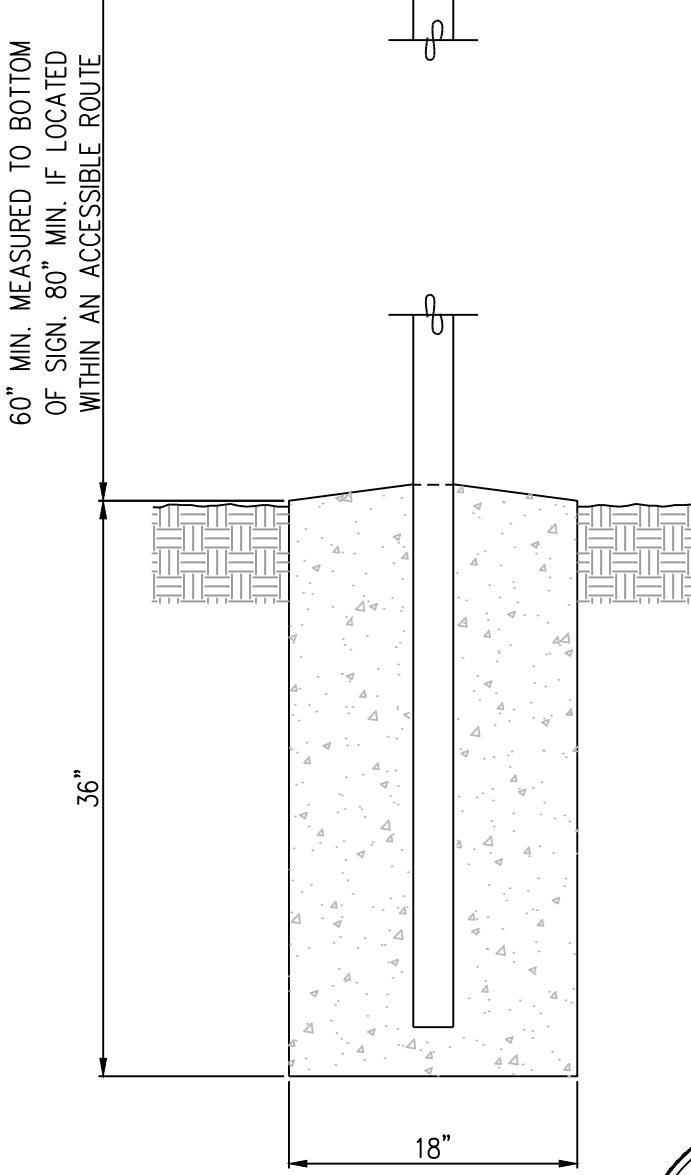
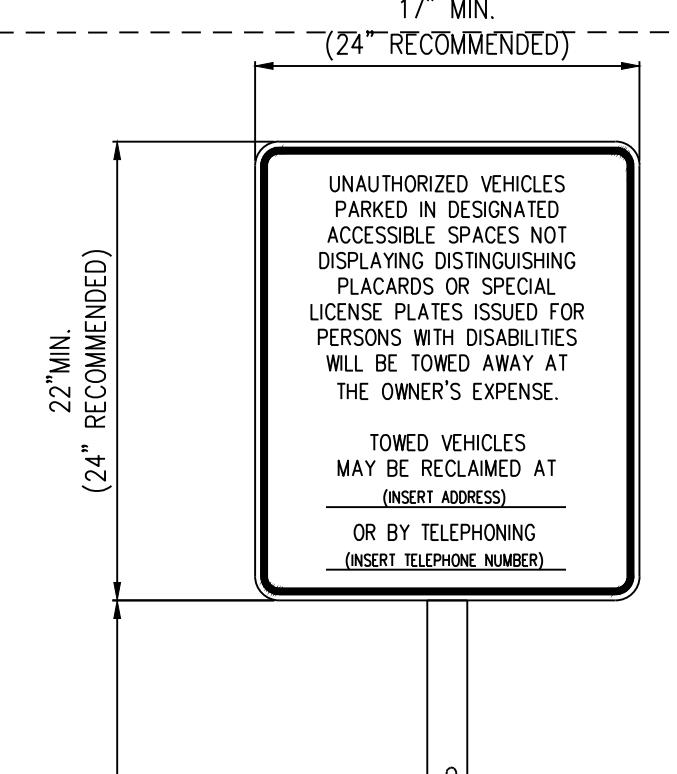
APN: 764-12-007



60" MIN. MEASURED TO BOTTOM OF SIGN. 80" MIN. IF LOCATED WITHIN AN ACCESS ROUTE

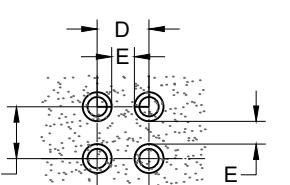


NOTE:  
THIS SIGN SHALL BE POSTED EITHER IN A CONSPICUOUS PLACE AT THE ENTRANCE TO AN OFF-SITE PARKING FACILITY OR IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.

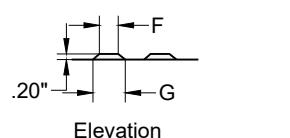


## Legend:

-----  
ACCESIBLE PATHS OF TRAVEL (ALL ADA PATHS OF TRAVEL ARE 48" MINIMUM CLEAR WIDTH, 5% MAXIMUM RUNNING SLOPE AND 2% MINIMUM CROSSLINE. CBC 11B-216.3.)



Min.	Max.
D 1.60"	2.40"
E 0.65"	1.50"
F 0.45"	0.60"
G 0.90"	1.40"



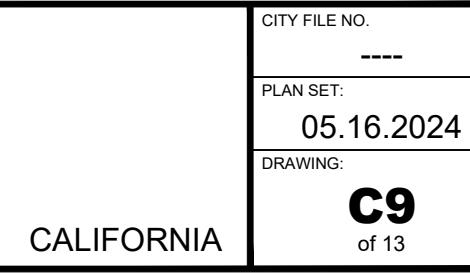
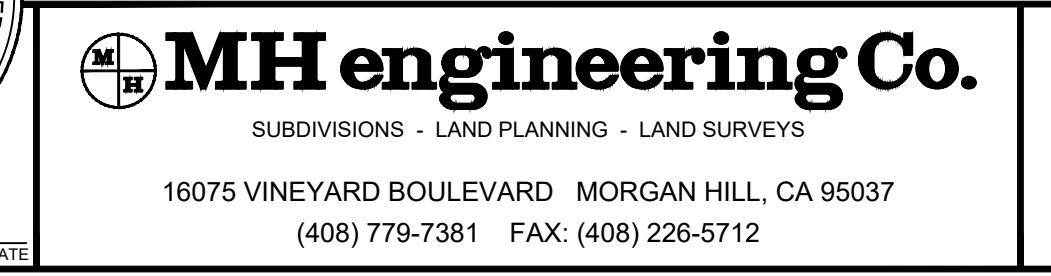
TYPICAL RAMP WITH TRUNCATED DOMES DETAIL N.T.S.

TRUNCATED DOME DETECTABLE WARNING DETAIL N.T.S.

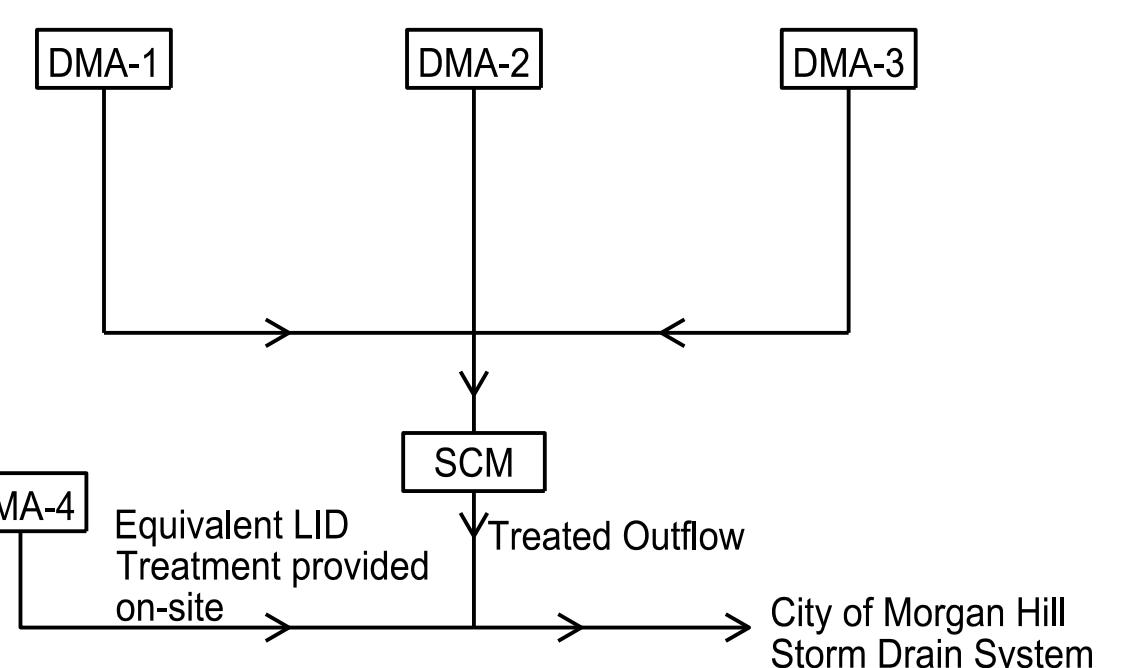
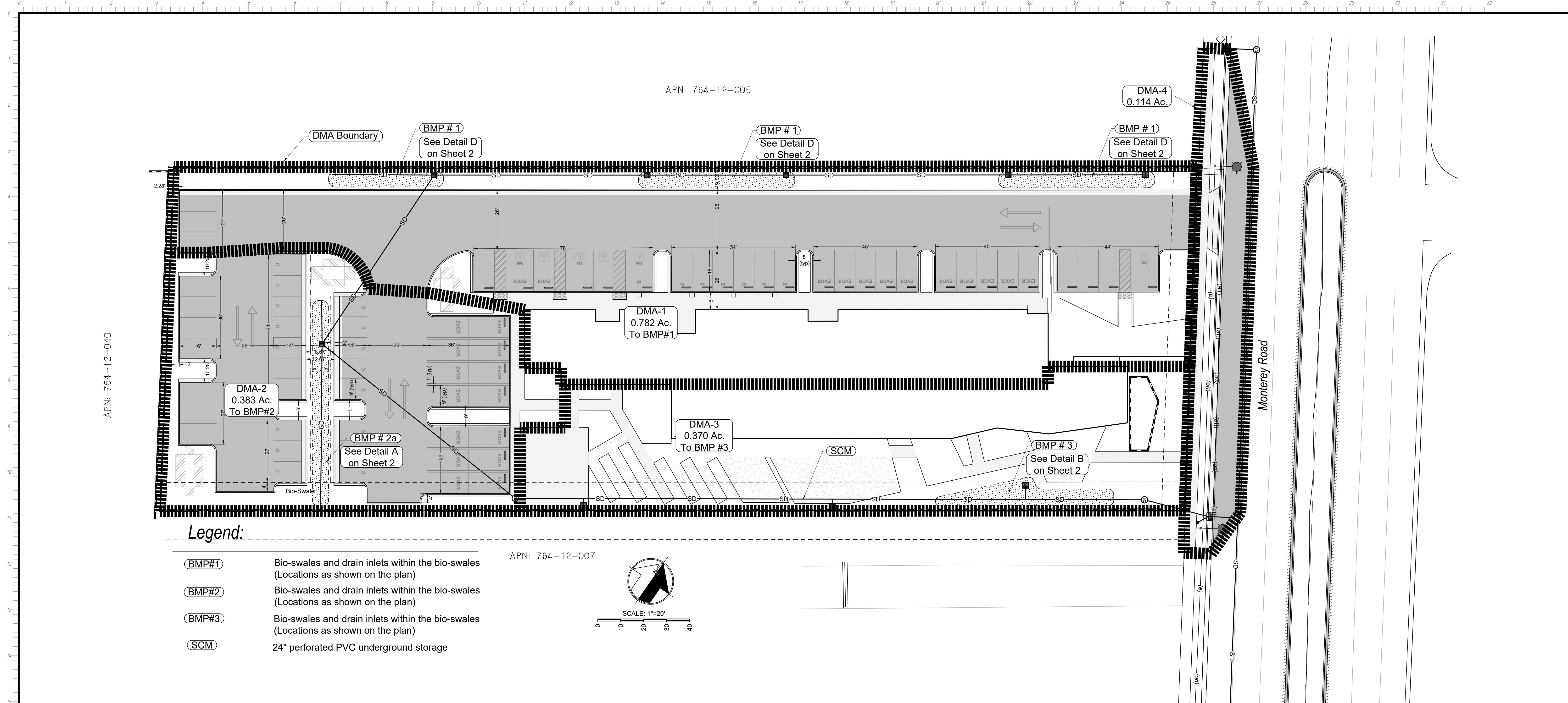
WORK ACCEPTED:	INSPECTOR:		
BY:	DATE:		
NO.	DESCRIPTION	DATE	BY
REVISIONS			



DRAWN: RS	DESIGN: WJM	HOR: 1"=20'	SUPERVISED BY:
CHECKED: DATE:	VERT: N/A	EXPIRED: 12-31-2025	
APPROVED: DATE:	JOB NO.:	No. 24893	
Scott C. Creer RCE 58879		CITY ENGINEER EXPIRED: 06-30-2021	
CITY OF MORGAN HILL		SIGNATURE	
REVISIONS		DATE	

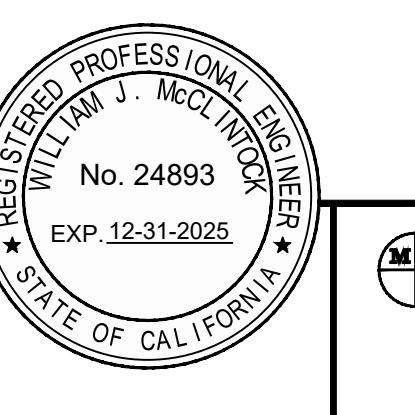


Planning Resubmittal - May 2024



Planning Resubmittal - May 2024

Pervious & Impervious Surfaces		Proj. No. 218141.1	APN 764-12-006			
		Magnolias				
	Existing Condition (sq ft)	%	Proposed Condition (sq ft)	%	Difference (sq ft)	%
<b>Site (acres):</b>	<b>Site (sq ft):</b>		<b>Site (sq ft):</b>			
1.535	66,843	100.00%	66,843	100.00%	0	0.00%
Building (Imp. Roof Area)	3,018	4.52%	11,769	17.61%	8,751	13.09%
Parking (Asphalt)	11822	17.69%	25,964	38.84%	14,142	21.16%
Sidewalks, Patios, Paths, etc.	0	0.00%	12,132	18.15%	12,132	18.15%
Landscaping		0.00%	16,978	25.40%	16,978	25.40%
Building (Green Roof)		0.00%	0	0.00%	0	0.00%
Undeveloped	47,647	71.28%	0	0.00%	-47,647	-71.28%
Permeable Pavement	4,356	6.52%	0	0.00%	-4,356	-6.52%
<b>Total</b>	<b>66,843</b>	100.00%	0.00%	0.00%	<b>-66,843</b>	-100.00%
Impervious Surfaces	14,840	22.20%	49,865	74.60%	35,025	52.40%
Pervious Surfaces	52,003	77.80%	16,978	25.40%	-35,025	-52.40%
<b>Total</b>	<b>66,843</b>	100.00%	<b>66,843</b>	100.00%	<b>0</b>	0.00%





# MH engineering Co.

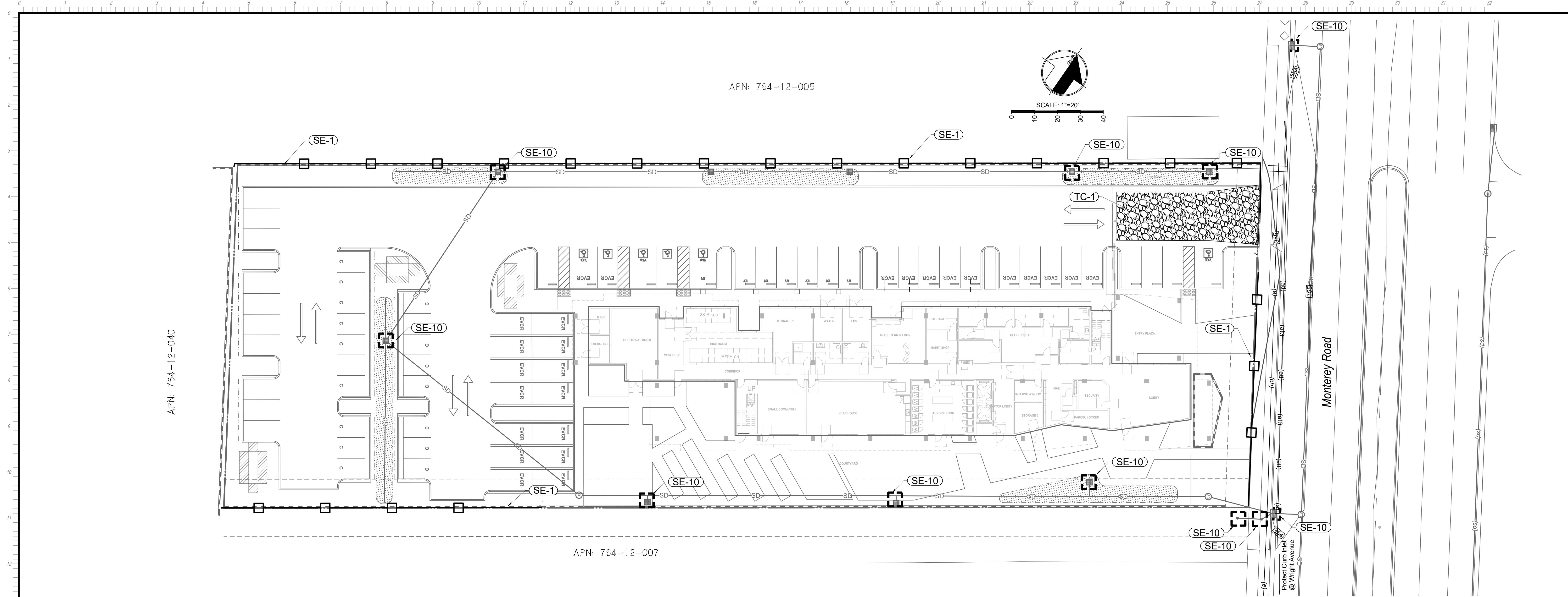
SUBDIVISIONS - LAND PLANNING - LAND SURVEYS

16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037  
(408) 779-7281 FAX: (408) 236-5712

# **Stormwater Management Plan**

## **The Magnolias**

<b>nt Plan</b>	CITY FILE NO. ----
	PLAN SET: <b>05.16.2024</b>
	DRAWING: <b>C10</b> of 13



## GENERAL NOTES:

1. BEST MANAGEMENT PRACTICES(BMPs) FOR THIS PROJECT SHALL BE IN SUBSTANTIAL COMPLIANCE AT ALL TIMES WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 2009-0009-DWQ NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. CAS000002. THIS PERMIT REQUIRES THAT THE SWPPP BE KEPT UP TO DATE TO REFLECT THE CHANGING SITE CONDITIONS AND THE SWPPP BE KEPT UP TO DATE TO REFLECT THE CHANGING SITE CONDITIONS AND THE SWPPP IS TO BE AVAILABLE ON SITE AT ALL TIMES FOR REVIEW BY STATE AND LOCAL INPSECTORS.
2. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE YEAR ROUND. BY SEPTEMBER 15, GRADING, INSTALLATION OF STORM DRAINAGE AND EROSION CONTROL FACILITIES WILL NEED TO BE COMPLETED WITH EROSION CONTROL PLANTING ESTABLISHED BY THAT TIME. NO GRADING SHALL OCCUR BETWEEN SEPTEMBER 15TH AND MAY 1ST UNLESS AUTHORIZED BY CITY OF MORGAN HILL.
3. STANDARD DROP INLET, UNDERGROUND DRAINAGE PIPE AND APPURTENANCES SHALL BE CONSTRUCTED PRIOR TO WINTERIZATION AND WILL REMAIN AS PERMANENT TRACT IMPROVEMENTS.
4. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY OF MORGAN HILL.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
6. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL THE TRACT IMPROVEMENTS ARE ACCEPTED BY THE COUNTY.
7. SEED AND MULCH ARE TO BE PLACED ON ALL DISTURBED SLOPES STEEPER THAN 2% AND HIGHER THAN 3 FEET, ON ALL CUT AND FILL SLOPES WITHIN OR ADJACENT TO ALL PUBLIC RIGHTS OF WAY AND AS DIRECTED BY THE CITY. SEED PLACED BETWEEN MAY AND SEPTEMBER SHALL BE IRRIGATED AS NECESSARY TO ESTABLISH GROWTH BY OCTOBER 1.
8. STABILIZED ENTRANCE SHALL BE INSTALLED PER DETAIL TC-1 OF SWPPP MANUAL PRIOR TO GRADING ACTIVITIES.
9. DRAIN INLETS SHALL BE PROTECTED PER DETAIL SE-10 OF SWPPP MANUAL PRIOR TO GRADING ACTIVITIES OR AS SOON AS PRACTICAL.
10. SEDIMENT CONTROL BMPs SHALL BE INSTALLED PRIOR TO GRADING ACTIVITIES OR AS SOON AS PRACTICAL, AND MAINTAINED YEAR ROUND.

## STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MANUAL

### GENERAL NOTES:

## GENERAL NOTE

1. PRIOR TO CONSTRUCTION/GRADING ACTIVITY, A SWPPP MANUAL SHALL BE PREPARED BY ENGINEER/DEVELOPER AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
2. A COPY OF THE CURRENT SWPPP MANUAL SHALL BE MADE AVAILABLE TO OPERATING PERSONNEL AND REMAIN ON SITE WHILE UNDER CONSTRUCTION DURING WORKING HOURS, COMMENCING WITH THE INITIAL CONSTRUCTION ACTIVITY AND ENDING WITH TERMINATION OF COVERAGE UNDER THE GENERAL PERMIT.
3. PER THE SWPPP MANUAL ALL SWPPP MEASURES AND BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IMPLEMENTED AND MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION.
4. THE OWNER/DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROJECT CONTRACTORS AND SUBCONTRACTORS IMPLEMENT ALL APPLICABLE SWPPP MEASURES.
5. UNDER SECTION 308(b) OF THE CLEAN WATER ACT (CWA), THE SWPPP IS A REPORT TO BE MADE AVAILABLE TO THE PUBLIC. THE SWPPP SHALL BE PROVIDED, UPON REQUEST, TO THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) OR CITY PERSONNEL.
6. AS CONSTRUCTION ACTIVITY CHANGES SITE CONDITIONS, THE SWPPP MANUAL SHALL BE AMENDED TO REFLECT THE CURRENT SITE CONDITIONS. ALL SWPPP AMENDMENTS SHALL BE DILIGENTLY RECORDED AND IMPLEMENTED.
7. OFF AND ON SITE PLANS SHALL COORDINATE WITH THE SWPPP MANUAL. IN CASE OF A CONFLICT WITH SITE PLANS AND THE SWPPP MANUAL THE MOST CONSERVATIVE CONDITION SHALL APPLY.

## 8. NPDES WA

NOTES:  
DEVELOPER/CONTRACTOR SHALL COORDINATE WITH SWPPP MANUAL WPCD AND THIS PLAN; AREAS DESIGNATED FOR (IF APPLICABLE):  
a. CONSTRUCTION MATERIAL LOADING AND UNLOADING  
b. MATERIAL AND EQUIPMENT STORAGE AREA  
c. CHEMICAL AND HAZARDOUS MATERIALS STORAGE AREA  
d. SOLID WASTE STORAGE AREA  
e. VEHICLE MAINTENANCE/STORAGE AND SERVICE/FUELING AREA  
f. CONCRETE, STUCCO AND PAINT WASHOUT AREAS

ALL ABOVE AREAS SHALL BE 50 FEET AWAY UPSTREAM OF PROPOSED AND EXISTING DRAIN INLETS.

THIS PLAN SHALL BE AMENDED TO REFLECT THE CURRENT SITE CONDITIONS

## MAINTENANCE NOTES:

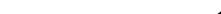
- 1. SILT FENCES:  
SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH SIGNIFICANT RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- 2. IF THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- 3. SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS REMOVED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE AND SEDED.
- 4. TEMPORARY DIVERSION DIKE:  
THIS MEASURE SHALL BE INSPECTED AFTER EACH SIGNIFICANT STORM AND REPAIRS SHOULD BE MADE TO THE DIKE, FLOW CHANNEL AND OUTLET AS NECESSARY.
- 5. APPROXIMATELY ONCE EVERY WEEK, WHETHER A STORM HAS OCCURRED OR NOT, DIKES SHOULD BE INSPECTED AND REPAIRED IF NEEDED. LOOK FOR BREACHES CAUSED BY VEHICLES CROSSING THE DIKE. DAMAGES CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY SHALL BE REPAIRED BEFORE THE END OF EACH WORKING DAY.
- 6. CONTRACTOR SHALL MAINTAIN THE CLEANLINESS OF ALL EXISTING STREETS AND REMOVE ALL SEDIMENTS CARRIED INTO THEM BY EROSION OF GRADED AREAS DAILY OR AS REQUIRED. FOR TYPICAL EROSION CONTROL DETAILS, SEE ATTACHED DETAIL SHEET.
- 7. STABILIZED ENTRANCE(S) SHALL BE IN PLACE AND MAINTAINED YEAR-ROUND.



**Planning Resubmittal - May 2024**

REVISIONS				WORK ACCEPTED:
NO.	DESCRIPTION	DATE	BY	BY:





# **City of Morgan Hill**

Public Works Department

CITY OF MORGAN HILL 17575 PEAK AVE. MORGAN HILL, CA  
(408) 776-6480 FAX (408) 779-72

DRAWN: <b>RS</b>	DESIGN: ----
CHECKED:	DATE:
APPROVED:	DATE:
Scott C. Creer RCE 58879	
CITY ENGINEER EXP. DATE 06-30-2021	



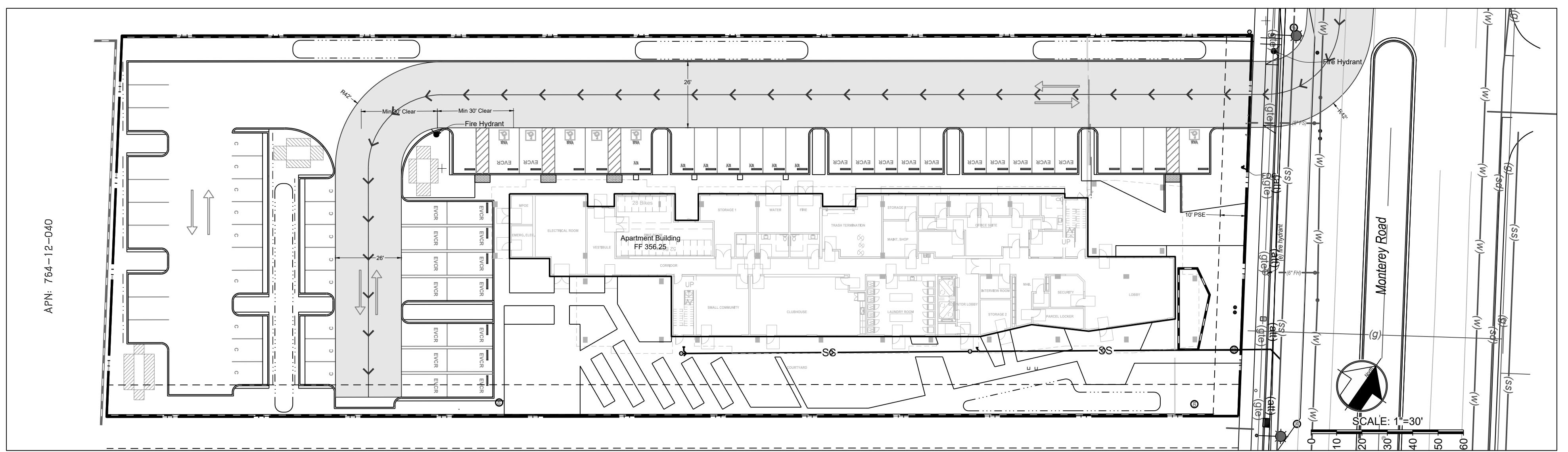
16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037  
(408) 779-7381 FAX: (408) 226-5712

# **Erosion And Sediment Control Plan**

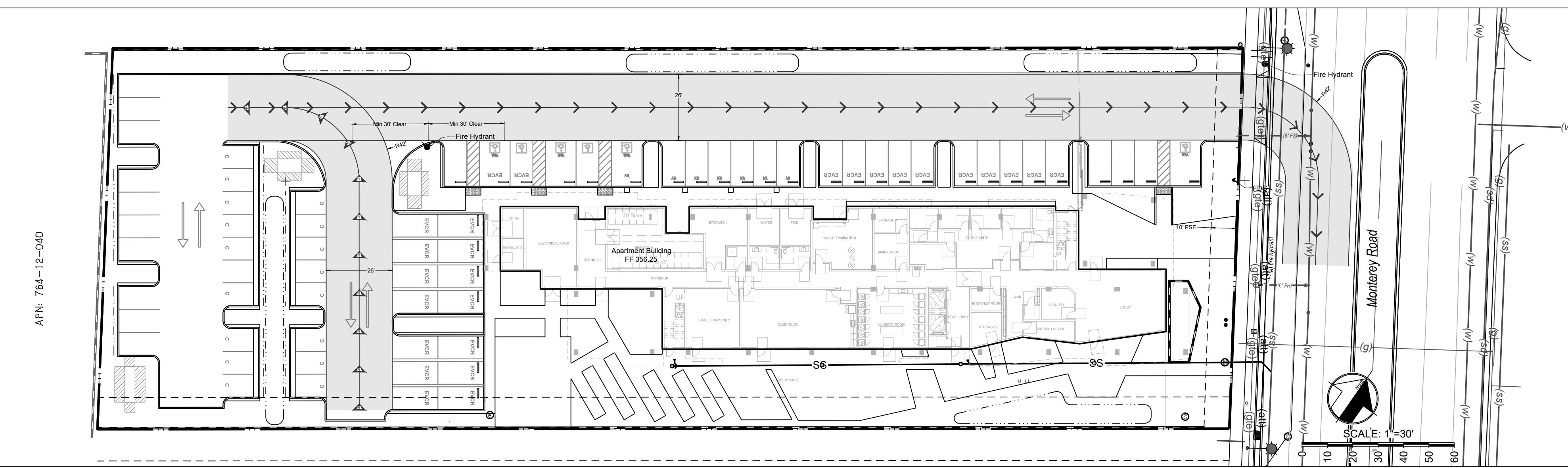
## **The Magnolias**

# Control Plan

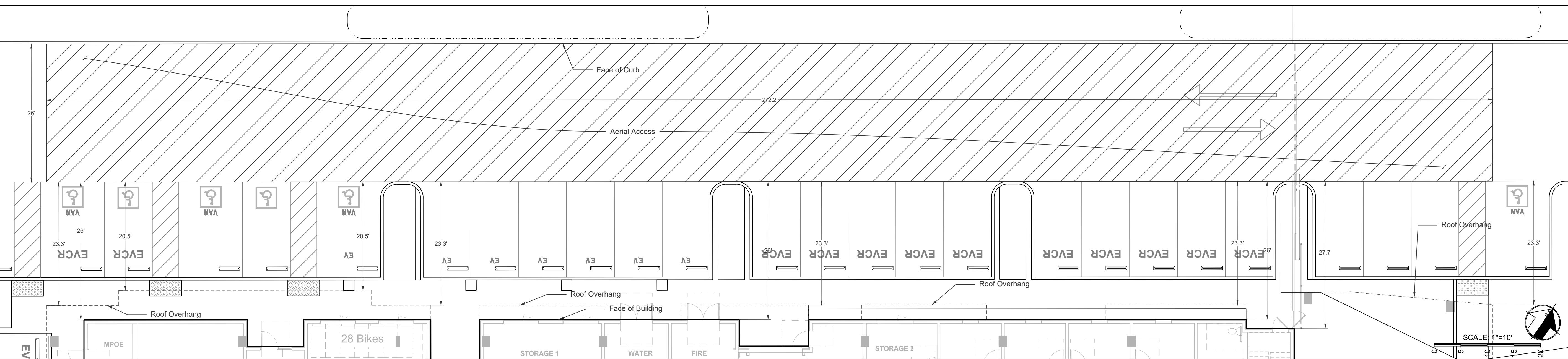




Fire Access - Ingress



Fire Access - Egress



Aerial Access

Planning Resubmittal - May 2024

WORK ACCEPTED:	INSPECTOR:			
NO.	DESCRIPTION	DATE	BY	BY: DATE
REVISIONS				

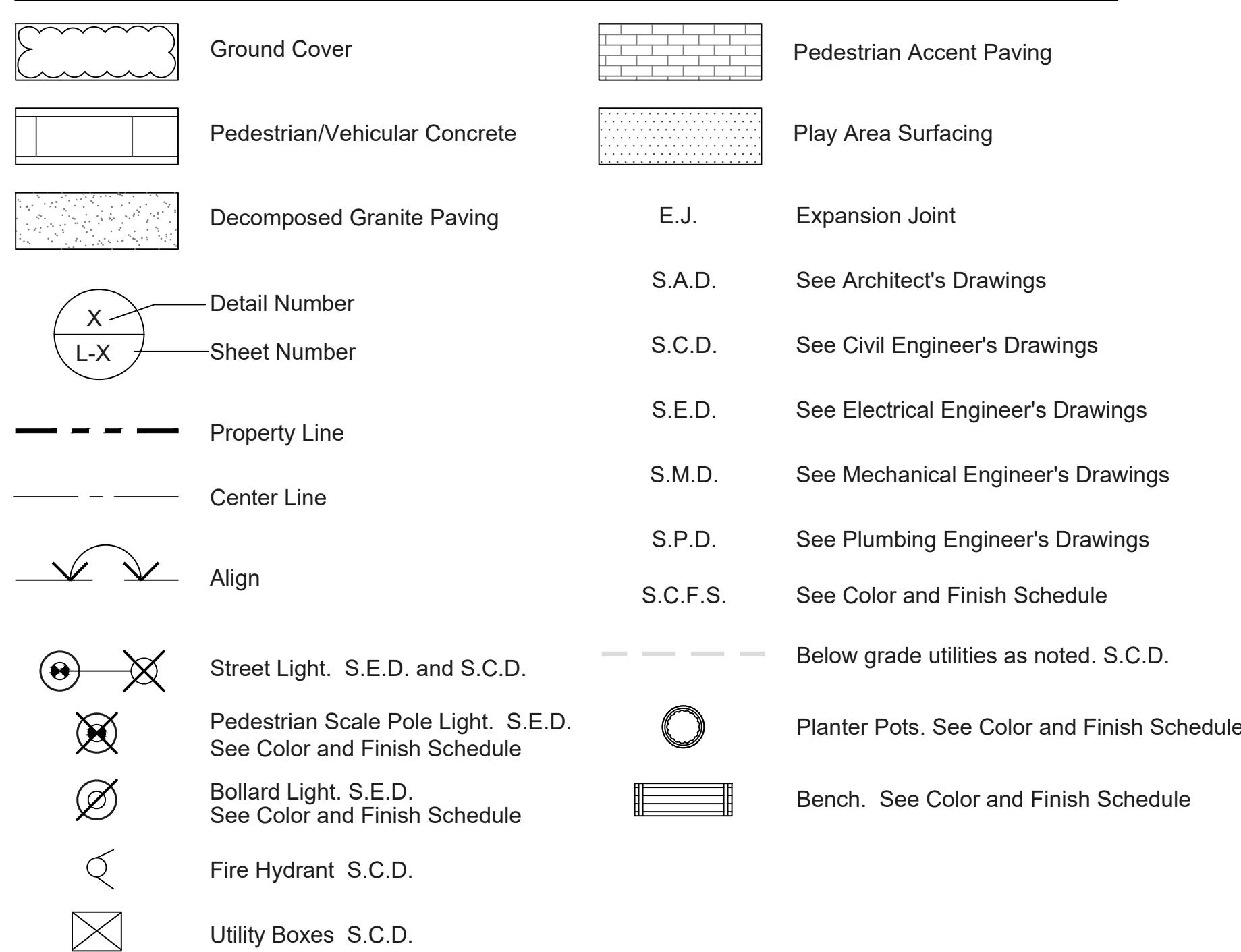
**City of Morgan Hill**  
Public Works Department  
17575 PEAK AVE. MORGAN HILL, CA 95037  
(408) 776-6480 FAX (408) 779-7236

DRAWN: RS/KOH DESIGN: WJM HOR: 1"=20'  
CHECKED: DATE: VERT: N/A  
APPROVED: DATE: JOB NO.: 218141.1  
Scott C. Creer  
RCE 58879  
CITY ENGINEER  
EXP. DATE 06-30-2021

**MH engineering Co.**  
SUBDIVISIONS - LAND PLANNING - LAND SURVEYS  
16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037  
(408) 779-7381 FAX: (408) 226-5712

**Fire Access Plan**  
**The Magnolias**

CITY FILE NO. ---  
PLAN SET: 05.16.2024  
DRAWING: C13  
of 13

**LAYOUT LEGEND****LAYOUT NOTES**

- The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the Landscape Architect for a decision before proceeding with the work.
- Contractor to take all necessary precautions to protect buildings and waterproof membranes from damage. Any damage caused by the Contractor or the Contractor's representatives during their activities shall be repaired at no cost to the Owner.
- All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building wall, face of curb, edge of walk, property line, or centerline of column unless otherwise noted on the drawings.
- Walk scoring, expansion joints and paving shall be located as indicated on the Layout Plans, Landscape Construction Details, in the Specifications, or as field adjusted under the direction of the Landscape Architects.
- All building information is based on drawings prepared by:  
BDE  
950 Howard St.  
San Francisco, CA 94103  
(T) 415.967.6883
- All site civil information is based on drawings prepared by:  
MH Engineering CO  
16075 Vineyard Blvd  
Morgan Hill, CA 95037  
(T) 408.779.7381
- The Contractor is to verify location of all on-site utilities before commencing with the work. The Contractor shall be responsible for the repair of any damage to utilities caused by the activities of the Contractor or the Contractor's representatives. Any utilities shown on Landscape Drawings are for reference and coordination purposes only.
- All uplights are to be directed upward into the trees or objects they are intended to illuminate. Uplight positioning is subject to field modification by the Landscape Architect.
- Protect all existing construction from damage. The Contractor shall be responsible for the repair of any damage to existing construction caused by the activities of the Contractor or the Contractor's representatives.
- Expansion joints shall be located no less than 16' o.c. nor greater than 20' o.c. and/or as indicated on the Layout Plans, Landscape Construction Details, in Specifications, or as field adjusted under the direction of the Landscape Architect.

**PROJECT INFORMATION**

DATE: May 2024  
PROJECT APPLICANT: Eden Housing  
PROJECT ADDRESS: 17965 Monterey Rd, Morgan Hill, CA  
TOTAL LANDSCAPE AREA: 21,123.0 sq ft  
PROJECT TYPE: Affordable Multi-Family Residential  
WATER SUPPLY TYPE: Potable  
WATER PURVEYOR: City of Morgan Hill Water Division

**PROJECT CONTACTS**

PROPERTY OWNER: Eden Housing  
ADDRESS: 5340 Monterey Rd, San Jose, CA 95111  
PROJECT APPLICANT: Eden Housing  
ADDRESS: 5340 Monterey Rd, San Jose, CA 95111

**PROJECT NOTES**

- There are no slopes greater than 25%.
- Mass grading is planned, therefore a soil analysis report can be submitted as part of certificate of completion.
- The developer will submit receipts and/or invoices for all compost and mulch purchases to Environmental Services Division after final construction.

**LANDSCAPE ORDINANCE COMPLIANCE STATEMENT**

- I have complied with the criteria of the Water Conservation in Landscaping Ordinance and have applied them for the efficient use of water in the Landscape and Irrigation Design Plan.
- I agree to submit complete landscape documentation package.
- After installation of landscaping on property, I agree to have an irrigation audit, landscape audit, irrigation schedule, and maintenance schedule conducted by a Certified Irrigation Auditor and submit it to the City for final project sign off.

*Paul T. Lettieri*  
Paul Lettieri  
Landscape Architect  
License #1918

**SHEET INDEX**

L0.0 Project information  
L0.1 Landscape Ordinance Compliance Checklist

L1.0 Illustrative Landscape Plan  
L1.1 Landscape Layout Plan  
L1.2 Materials and Finishes

L2.0 Planting Plan  
L2.1 Planting Notes and Details

L3.0 Irrigation Plan  
L3.1 Hydrozone Plan  
L3.2 Irrigation Notes, Legends and Schedules  
L3.3 Irrigation Details

L4.0 Site Lighting Plan

**PROJECT INFORMATION**

12/2023 10:09 PM  
SHEET TITLE: 1/16" = 1'  
SCALE: 1/16" = 1'  
PNO: 2330 DRAWN BY: XX  
SHEET SIZE: 30 x 42



## THE MAGNOLIAS

17965 MONTEREY ROAD, MORGAN HILL, CA

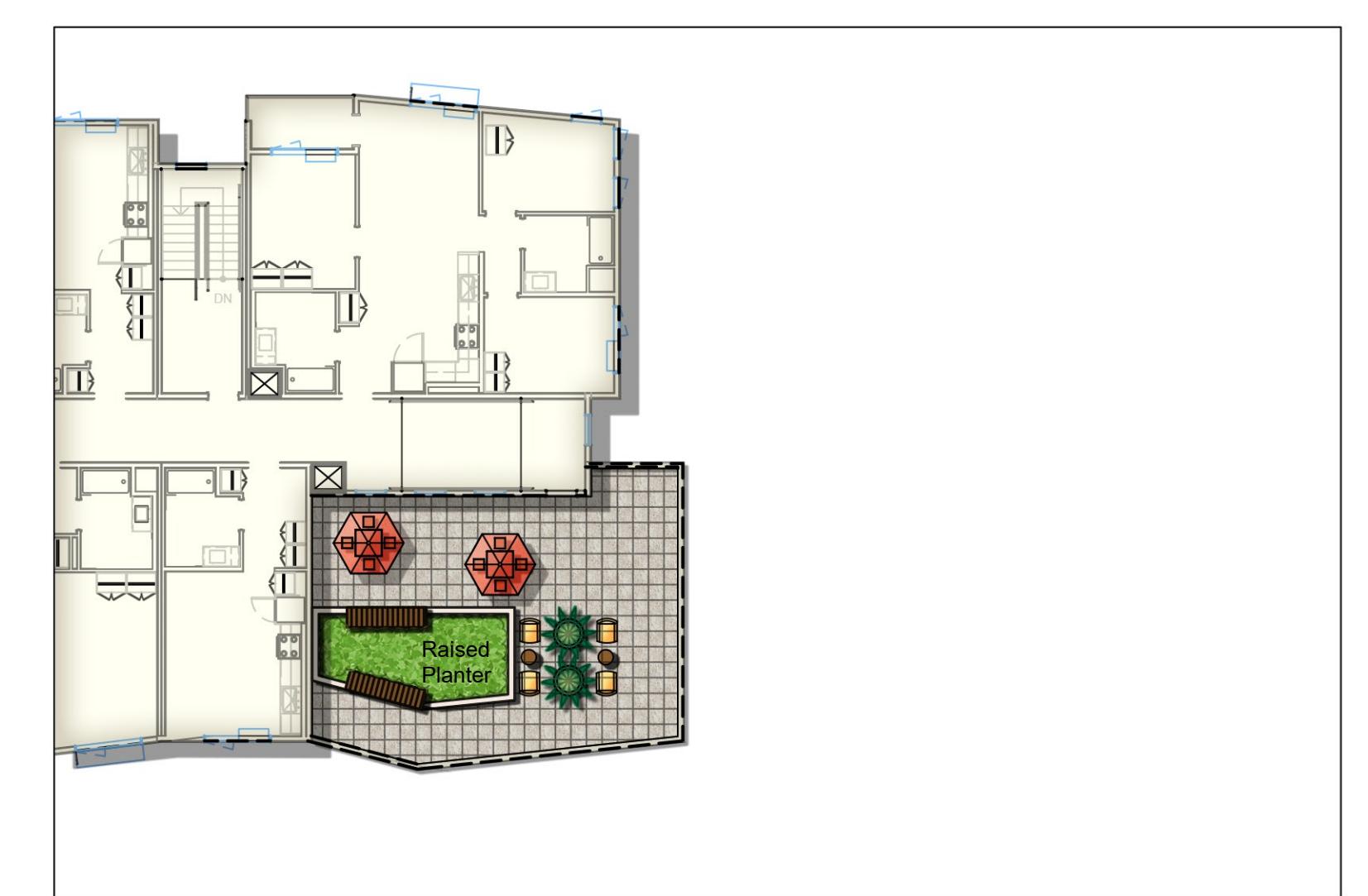
950 HOWARD STREET

SAN FRANCISCO

CA 94103

P (415) 677-0966

CLIENT



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AND UNPUBLISHED WORK OF THE  
ARCHITECTURE FIRM. THIS DRAWING  
USED OR DISCLOSED WITHOUT THE  
WRITTEN CONSENT OF THE ARCHITECT

SHEET TITLE  
ILLUSTRATIVE  
LANDSCAPE  
PLAN

SCALE 1/16" = 1'-0"

PRIN 2330 DRAWN BY XX

HEET SIZE 30 x 42

TRUE  
NORTH

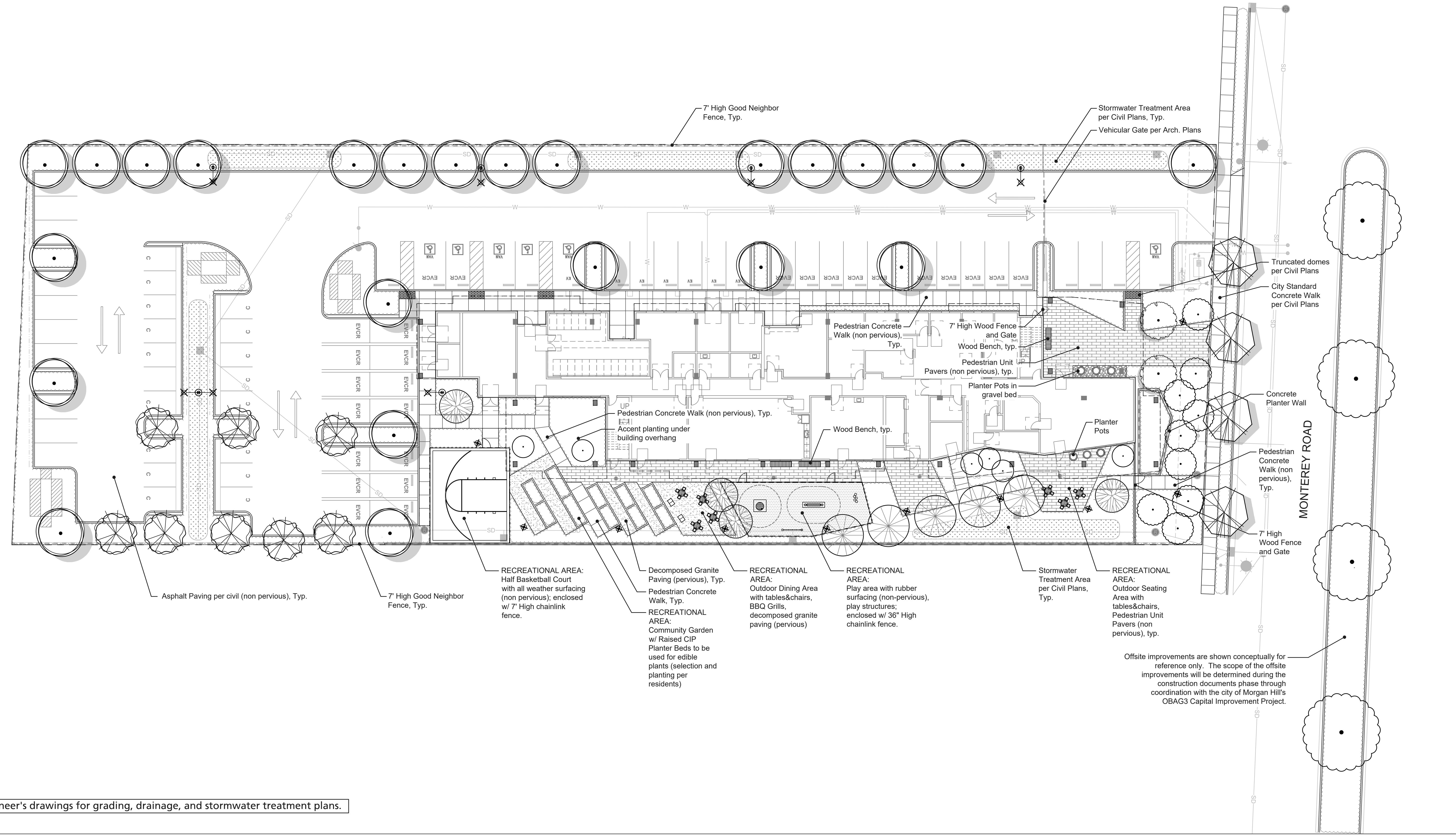
PROJECT NUMBER

L1.0

# THE MAGNOLIAS

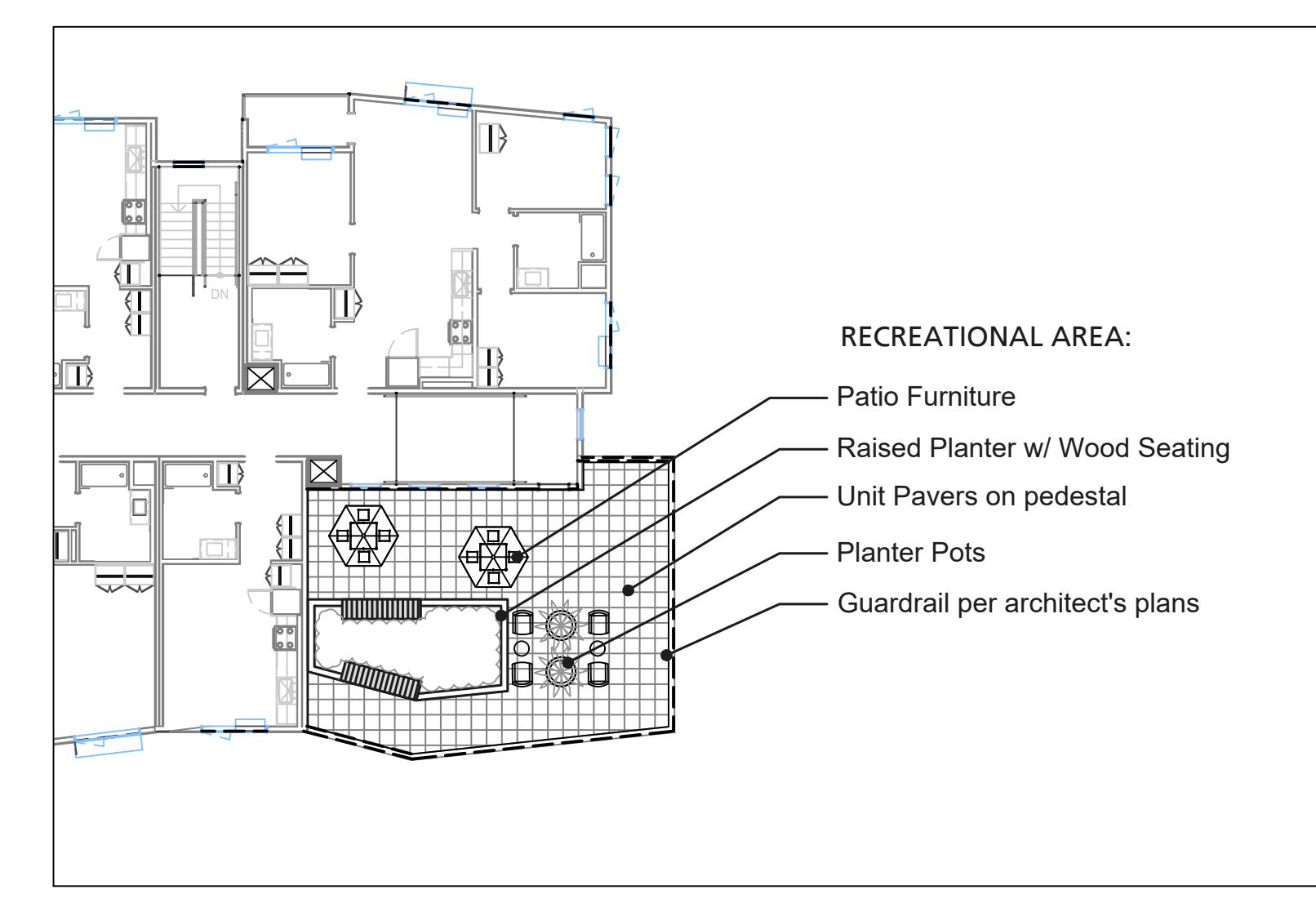
17965 MONTEREY ROAD, MORGAN HILL, CA

**NOTE: see Civil Engineer's drawings for grading, drainage, and stormwater treatment plans.**



*I have complied with the criteria of the Water Conservation in Landscaping Ordinance and have applied them for the efficient use of water in the Landscape and Irrigation Design Plan.*

*Paul T. Lettieri*  
Paul Lettieri  
Landscape Architect  
License #1018



## LEVEL 5 ROOF DECK



**STAMP**  
ALL DRAWINGS AND WRITTEN MATERIAL  
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ARCHITECT AND MAY NOT BE DUPLICATED,  
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WRITTEN CONSENT OF THE ARCHITECT.

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# LANDSCAPE LAYOUT PLAN

**SHEET TITLE**  
**SCALE** 1/16"=1'  
**PROJ. #** 2330 **DRAWN BY** XX  
**SHEET SIZE** 30 x 42

## RAISED PLANTERS AND SITE FURNISHINGS



Raised Concrete Planter Wall at Roof Deck with wood top seating



Raised Planters in Community Garden



Timber Bench by Columbia Cascade



Planter Pots- Aquarian, 36" dia. x 36" high by Tournesol Siteworks

## FENCE MATERIALS



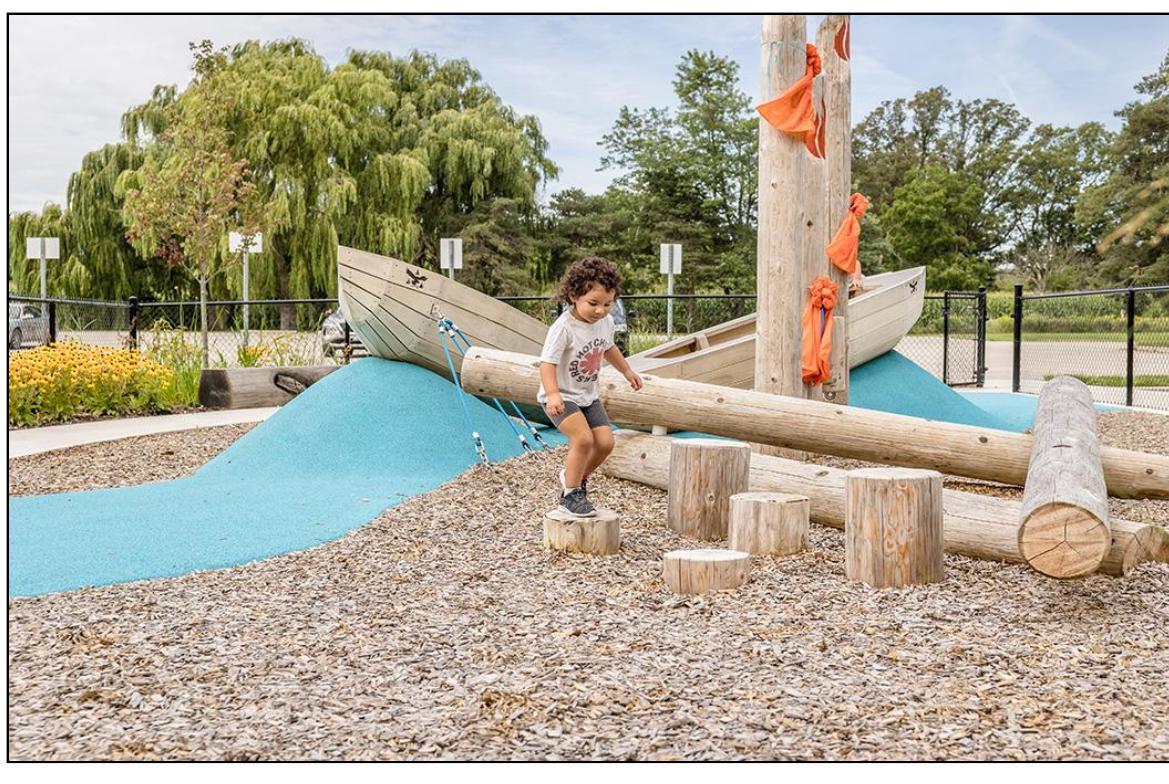
7' High Good Neighbor Wood Fence with Horizontal Boards

Chainlink Fence  
-7' at Basketball Court  
-36' at Play Area

## PLAY AREA EQUIPMENT IMAGERY



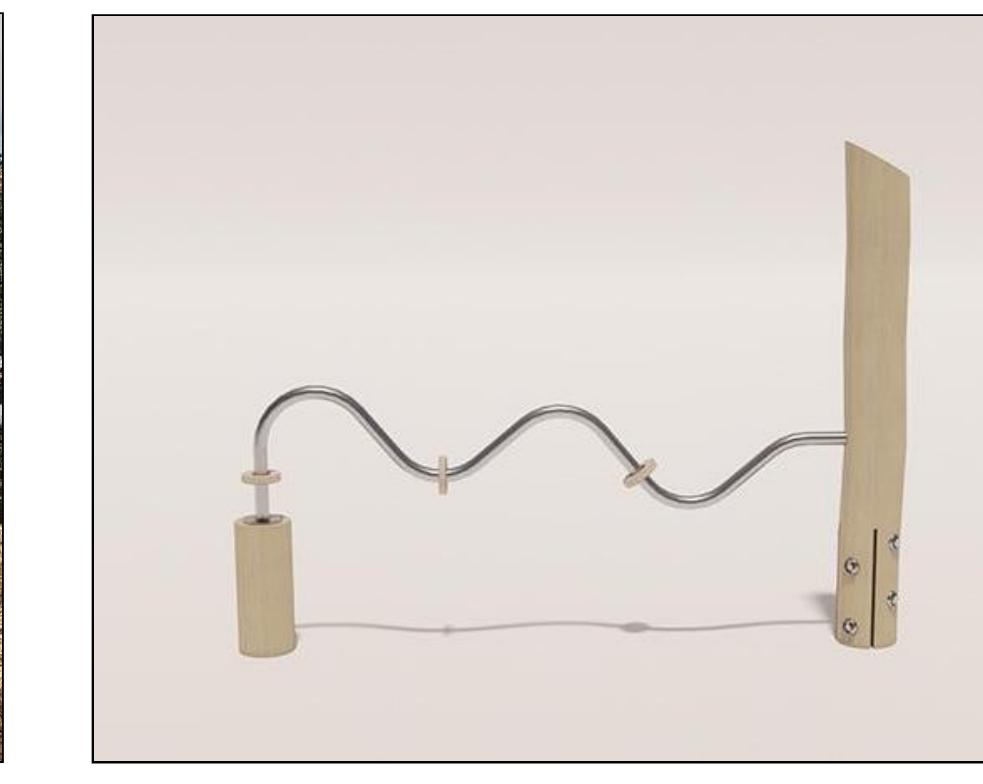
Round Wobble Board



Log Stepper



Offset Ladder Grid



Magnacus

## PAVING MATERIALS

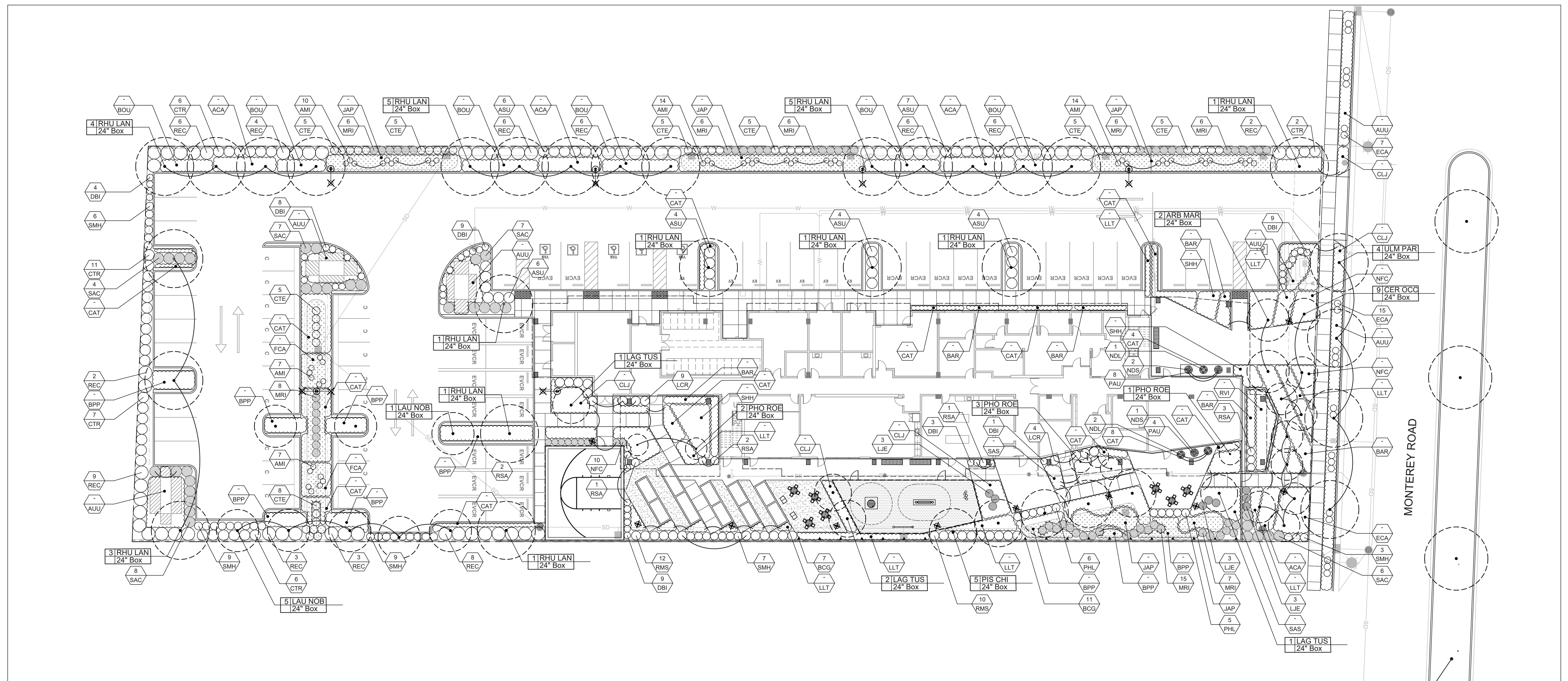
Sport Court Surfacing  
Game Outdoor Tile by Versa Court

Decomposed Granite Paving at Dining Area

Unit Pavers: 6" x 12"  
by AckerstoneRoof Deck Unit Pavers on Pedestal: Palazzo 24" x 24"  
by AckerstonePlay Area Surfacing:  
Playbound Poured-in-Place  
by Surface AmericaDecorative Gravel Bed:  
Lin Creek Pebbles  
by Lyngso Garden MaterialsREV. ISSUE DATE  
PLANNING RESUBMIT 04.04.2024  
PLANNING RESUBMIT 05.16.2024ALL DRAWINGS AND WRITTEN MATERIAL  
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WRITTEN CONSENT OF THE ARCHITECT.

## MATERIALS AND FINISHES

SHEET TITLE 1/16" x 1"  
SCALE 1/16" x 1"  
PROJ. # 2330 DRAWN BY XX  
SHEET SIZE 30 x 42



NO

**NOTES:**

1. The plant material schedule complies with the City of Morgan Hill Water Conservation Code 18.148.060.
2. Water use value based on WUCOLS (Water Use Classification of Landscape Species) IV, 2014 edition.
3. Plants to be suitable for Sunset Zone 14.
4. Stormwater Treatment areas shall be top dressed with composted (aged) mulch and should be reapplied as part of on-going landscape maintenance.
5. No Invasive Plants proposed

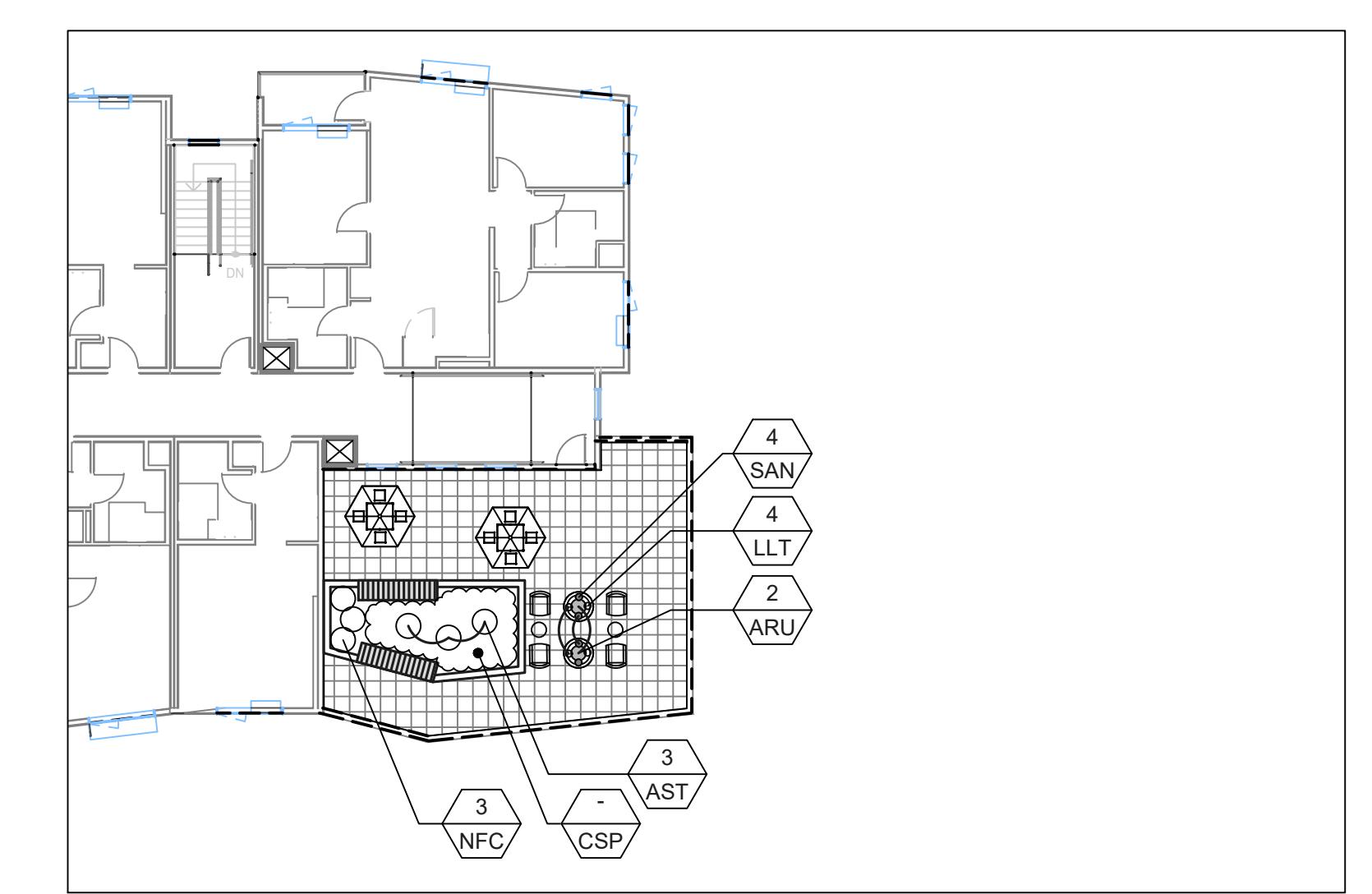
*I have complied with the criteria of the Water Conservation in Landscaping Ordinance and have applied them for the efficient use of water in the Landscape and Irrigation Design Plan.*

**Paul T. Lettieri**  
Paul Lettieri  
Landscape Architect  
License #1918

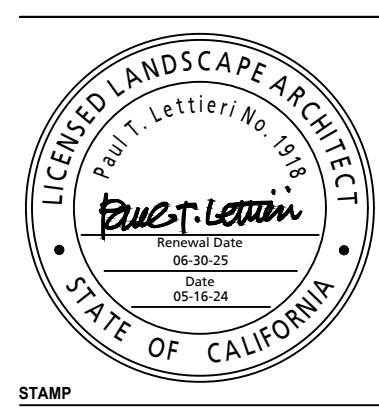
## PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	WUCOLS	NATIVE
TREES						
ARB MAR	24"box	Arbutus x. 'Marina'	Marina Strawberry Tree	Standard	L	N
CER OCC	24"box	Cercis occidentalis	Western Redbud		L	Y
LAG TUS	24"box	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	Standard	L	N
LAU NOB	24"box	Laurus nobilis 'Saratoga'	Saratoga Bay Laurel		L	N
PHO ROE	24"box	Phoenix roebelenii	Pygmy Date Palm		L	N
PIS CHI	24"box	Pistacia chinensis	Chinese Pistache		L	N
RHU LAN	24"box	Rhus lancea	African Sumac		L	N
ULM PAR	24"box	Ulmus parvifolia 'Drake'	Drake Chinese Elm		L	N
SHRUBS						
ACI	5 gal	Acacia cognata 'Cousin itt'	Little River Wattle	36" O.C.	L	N
ARU	5 gal	Arbutus unedo	Dwarf Strawberry Tree	48" O.C.	L	N
ASU	5 gal	Arctostaphylos x. 'Sunset'	Sunset Manzanita	48" O.C.	L	Y
BAR	5 gal	Berberis aquifolium var. repens	Creeping Barberry	36" O.C.	L	Y
CLJ	5 gal	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	36" O.C.	L	N
CTR	5 gal	Ceanothus thyrsiflorus 'Skylark'	California Lilac	48" O.C.	L	Y
LJE	5 gal	Leucadendron salignum 'Jester'	Jester Conebush	36" O.C.	L	N
LCR	5 gal	Loropetalum chinense 'Rubrum'	Fringe Flower	42" O.C.	L	N
NDL	5 gal	Nandina domestica 'Lemon Lime'	Lemon Lime Heavenly Bamboo	36" O.C.	L	N
NDS	5 gal	Nandina domestica 'Sieka'	Obsession Heavenly Bamboo	36" O.C.	L	N
PHL	5 gal	Phlomis lanata	Crete Jerusalem Sage	36" O.C.	L	N
REC	5 gal	Rhamnus c. 'Eve Case'	Coffeeberry	60" O.C.	VL	Y
RMS	5 gal	Rhamnus c. 'Mound San Bruno'	Mound San Bruno Coffeeberry	42" O.C.	VL	Y
RSA	5 gal	Ribes sanguineum	Pink-Flowered currant	36" O.C.	L	Y
RVI	5 gal	Ribes vibernifolium	Catalina currant	48" O.C.	L	Y
SMH	5 gal	Salvia microphylla 'Hot Lips'	Hot Lips Autumn Sage	36" O.C.	L	N
SAC	5 gal	Salvia clevelandii 'Allen Chickering'	Allen Chickering Sage	48" O.C.	L	Y
SHH	5 gal	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	42" O.C.	L	N
PERENNIALS						
AST	5 gal	Aeonium 'Starburst'	Aeonium	30" O.C.	L	N
AMI	1 gal	Achillea millefolium var. californica	Yarrow	24" O.C.	L	Y
CSP	5 gal	Calandrinia spectabilis	Rock Purslane	24" O.C.	L	N
DBI	5 gal	Dieteres bicolor 'Lemon Drop'	Fortnight Lily	30" O.C.	L	N
ECA	1 gal	Epilobium canum	California Fuschia	30" O.C.	L	Y
NFC	5 gal	Nepeta faasenii 'Cat's Meow'	Catmint	30" O.C.	L	N
PAU	5 gal	Portulacaria afra 'Aurea'	Yellow Rainbow Bush	24" O.C.	L	N
GRASSES						
BBA	1 gal	Bouteloua gracilis 'Blonde Ambition'	Blue Grama Grass	24" O.C.	L	Y
CAT	1 gal	Carex tumulicola	Berkeley Sedge	18" O.C.	L	Y
CTE	5 gal	Chondropetalum tectorum	Cape Reed	42" O.C.	L	N
FCA	1 gal	Festuca californica	California Fescue	24" O.C.	L	Y
JPA	5 gal	Juncus patens	California Grey Rush	36" O.C.	L	Y
LLT	5 gal	Lomandra L. Lime Tuff	Dwarf Mat Rush	24" O.C.	L	N
MRI	5 gal	Muhlenbergia rigens	Deer Grass	36" O.C.	L	Y
GROUNDCOVERS						
AUU	5 gal	Arctostaphylos uva ursi 'Point Reyes'	Point Reyes Manzanita	48" O.C.	L	Y
BPP	5 gal	Baccharis pilularis 'Pigeon Point'	Coyote Brush	48" O.C.	L	Y
SAS	5 gal	Salvia sonomensis	Creeping Sage	48" O.C.	L	Y
SAN	1 gal	Sedum angelina	Stonecrop	18" O.C.	L	N
VINES						
BCG	5 gal	Bougainvillea 'California Gold'	California Gold Bougainvillea		L	N

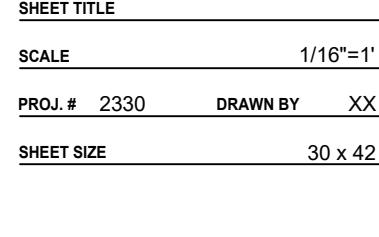
Offsite improvements are shown conceptually for reference only. The scope of the offsite improvements will be determined during the construction documents phase through coordination with the city of Morgan Hill's OBAG3 Capital Improvement Project



## LEVEL 5 ROOF DECK



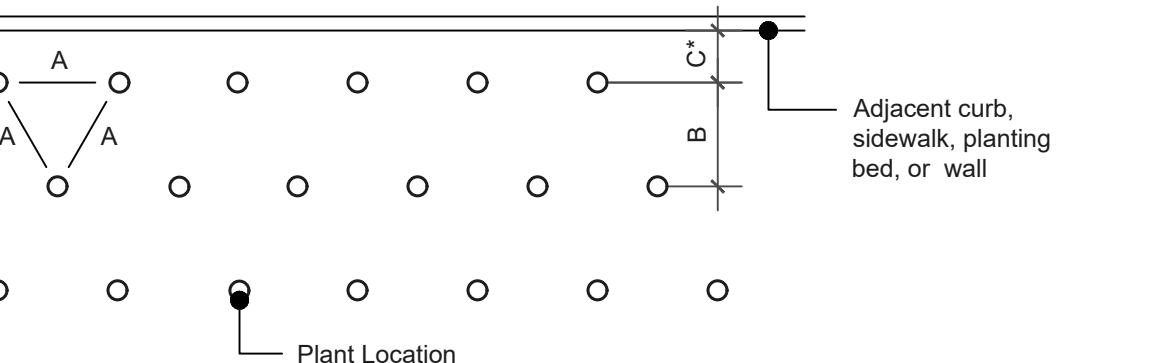
# PLANTING PLAN



## PLANTING NOTES

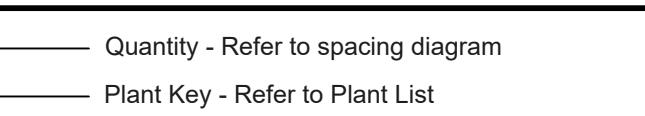
1. All work shall be performed by persons familiar with planting work and under supervisions of a qualified planting foreman.
2. Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
3. All trees are to be staked as shown in the staking diagrams.
4. All tree stakes shall be cut 6" above tree ties after stakes have been installed to the depth indicated in the staking diagrams. Single stake all conifers per tree staking diagram.
5. Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
6. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
7. The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth. Submit sample of fastener to Landscape Architect for review prior to ordering.
8. A minimum three-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to five percent of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such. Use "Colored Wood Chip" by Vision Recycling (510.429.1300; [www.visionrecycling.com](http://www.visionrecycling.com)) or approved equal. Planter pots shall be top-dressed with "Colored Lumber Fines" mulch by Vision Recycling. Mulch shall be black in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
9. Types of mulch not allowed include: bark mulch, gorilla hair, shredded cedar, or virgin materials. Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local fuel modification plan guidelines or other applicable local ordinances.
10. All street trees to be installed in accordance with the standards and specifications of the City of Morgan Hill. Contractor to contact the city arborist to confirm plant type, plant size (at installation), installation detailing and locations prior to proceeding with installation of street trees. Contractor is to obtain street tree planting permit from the city, if a permit is required, prior to installation of street trees. Contractor is to consult with the Landscape Architect during this process.
11. Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
12. All trees noted with 'deep root' and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications and details for materials, depth of material, and location of installation.
13. The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
14. The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
15. The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
16. The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.
17. Install all plants per plan locations and per patterns shown on the plans. Install all shrubs to ensure that anticipated, maintained plant size is at least 2'-0" from the face of building(s) unless shown otherwise on the plans. Refer to Plant Spacing Diagram for plant masses indicated in a diagrammatic manner on the plans. Refer to Plant Spacing Diagram for spacing of formal hedge rows.
18. Contractor to provide one (1) Reference Planting Area for review by Landscape Architect prior to installation of the project planting. The Reference Planting Area shall consist of a representative portion of the site of not less than 900 (nine hundred) square feet. Contractor to set out plants, in containers, in the locations and patterns shown on the plans, for field review by the Landscape Architect. The Reference Planting Area will be used as a guide for the remaining plant installation.
19. The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
20. Contractor to verify drainage of all tree planting pits. See Planting Specifications. Install drainage well per specifications and Tree Planting Detail(s) if the tree planting pit does not drain at a rate to meet the specifications.
21. Contractor shall remove all plant and bar code labels from all installed plants and landscape materials prior to arranging a site visit by the Landscape Architect.
22. VersiCell drainage board or approved equal is to be installed in all on-structure planters and all pre-cast planters/pots as shown in the drawings. Material available through: TourneSol SiteWorks, Union City, CA 800.542.2282. Allow at least 4 weeks lead time for ordering product. All VersiCell board shall be completed covered with filter fabric as shown in the drawings and per manufacturer's specifications.
23. All tree rootballs shall be irrigated by water jet during the sixty (60) day maintenance period established by specifications. This irrigation shall occur each time normal irrigation is scheduled.
24. Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.
25. Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected (see Section 18.148.070).
26. For landscape installations, compost at a rate of a minimum of four cubic yards per one thousand square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than six percent organic matter in the top six inches of soil are exempt from adding compost and tilling.
27. Project shall comply with the City of Morgan Hill water conservation in landscaping ordinance chapter 18.148 and 18.64 of the Morgan Hill Municipal Code.
28. All planting in the public right of way shall conform to the City of Morgan Hill public works standards.
29. All plant material will conform to the City of Morgan Hill title 18 zoning code 18.64060 general landscape

# LAN T SPACING DIAGRAM



am for use when plants are spaced equidistant from each other, including all groundcover plantings and massed shrub plantings.

# LANT CALLOUT SYMBOL

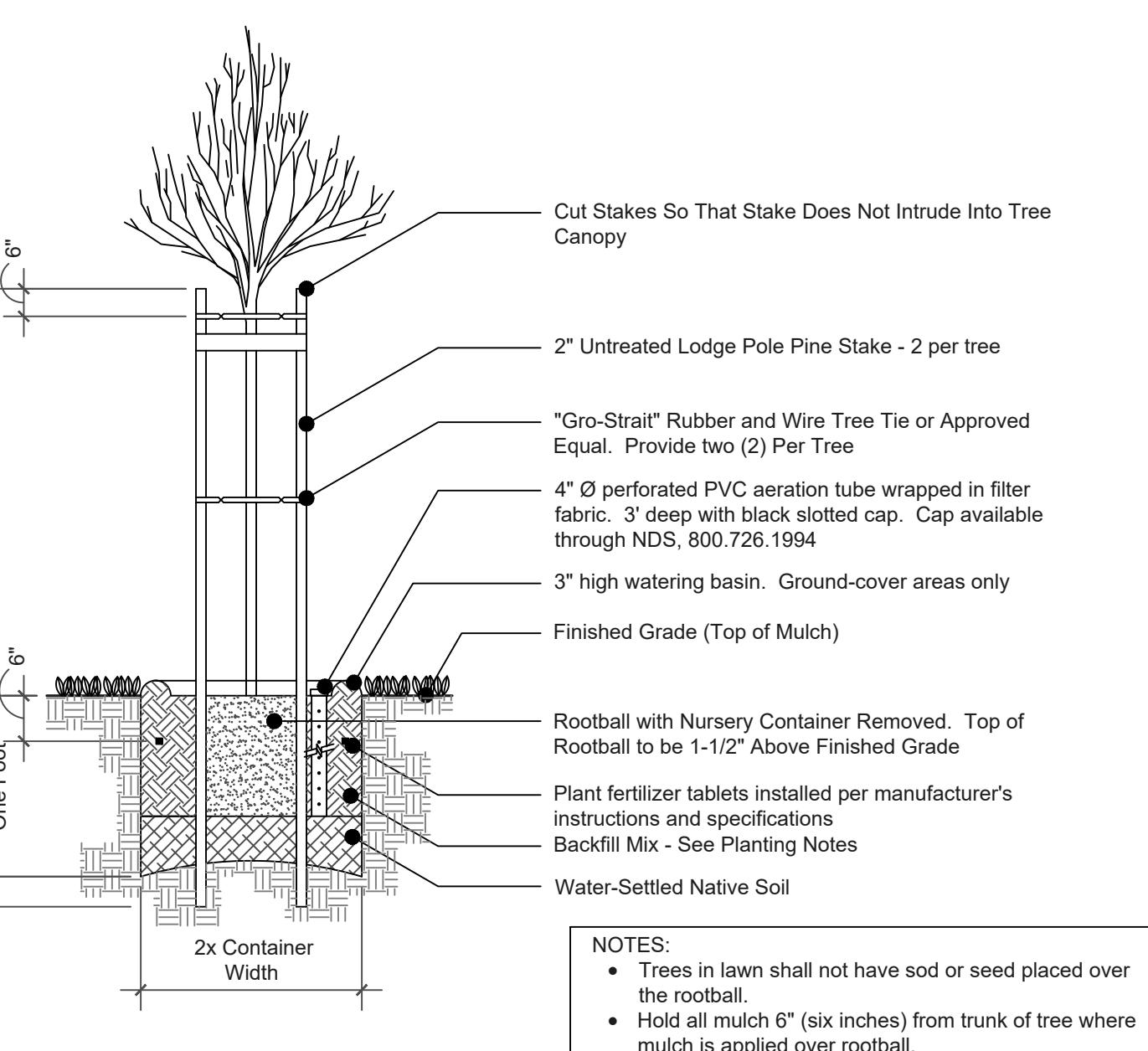


# PLANT QUANTITY DIAGRAM

SPACING 'A'	SPACING 'B'	SPACING 'C'	PLANTS PER SQUARE FOOT
6" O.C.	5.20"	2.60"	4.60
8" O.C.	6.93"	3.47"	2.60
9" O.C.	7.79"	3.90"	1.78
10" O.C.	8.66"	4.33"	1.66
12" O.C.	10.40"	5.20"	1.15
15" O.C.	13.00"	6.50"	0.74
18" O.C.	15.60"	7.80"	0.51
24" O.C.	20.80"	10.40"	0.29
30" O.C.	26.00"	13.00"	0.18
36" O.C.	30.00"	15.00"	0.12
48" O.C.	40.00"	20.00"	0.07
72" O.C.	62.35"	31.18"	0.04

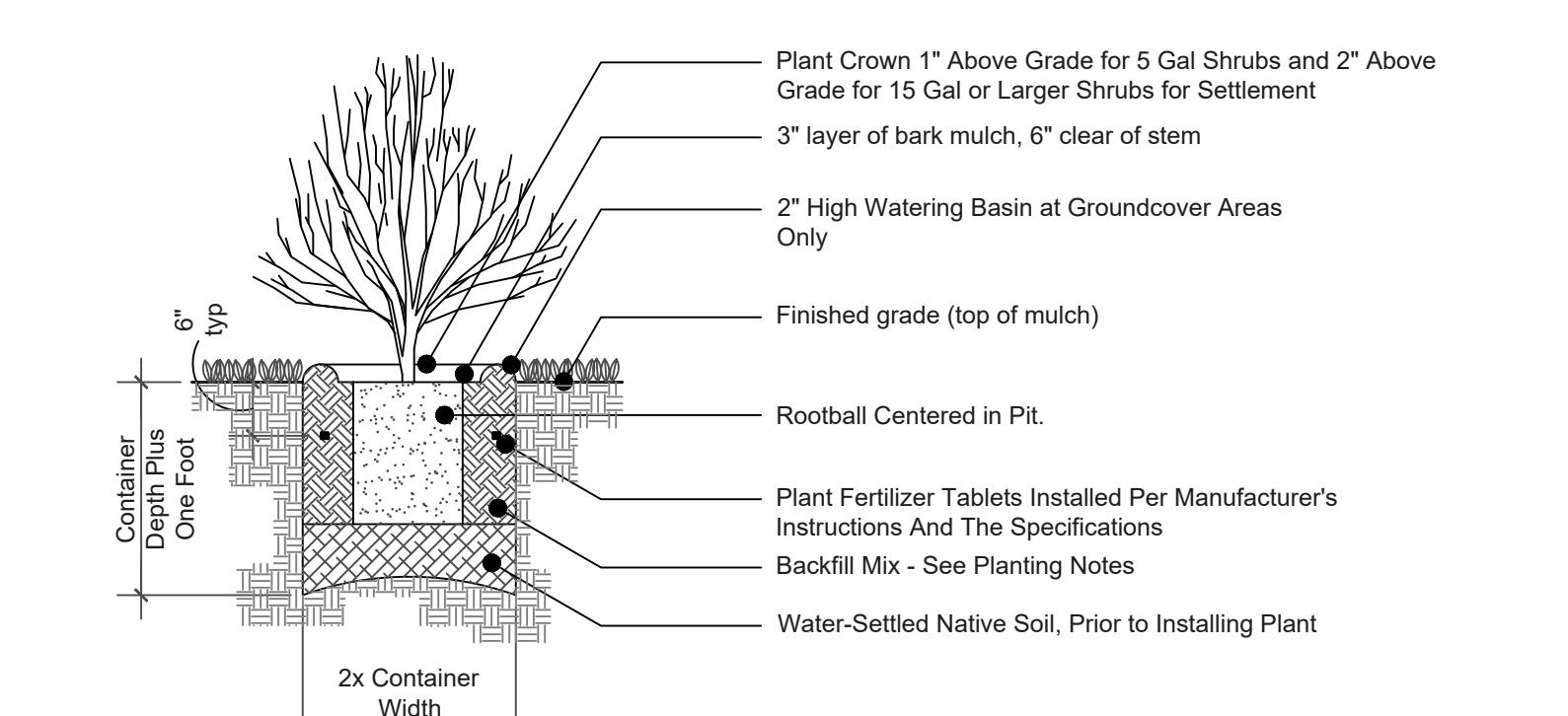
Plant Spacing Diagram for maximum triangular spacing 'A'. This chart is to be used to determine number of ground cover required in a given area and spacing between shrub massings. Where shrub massings are shown, calculate shrub mass areas before utilizing chart to determine plant quantities.

Here curb, sidewalk, adjacent planting bed or wall condition occurs, utilize spacing 'C' to determine plant distance from wall, sidewalk, adjacent planting bed or back of curb, where  $C = B/2$



# Tree Staking Diagram

1



## Shrub Planting Detail

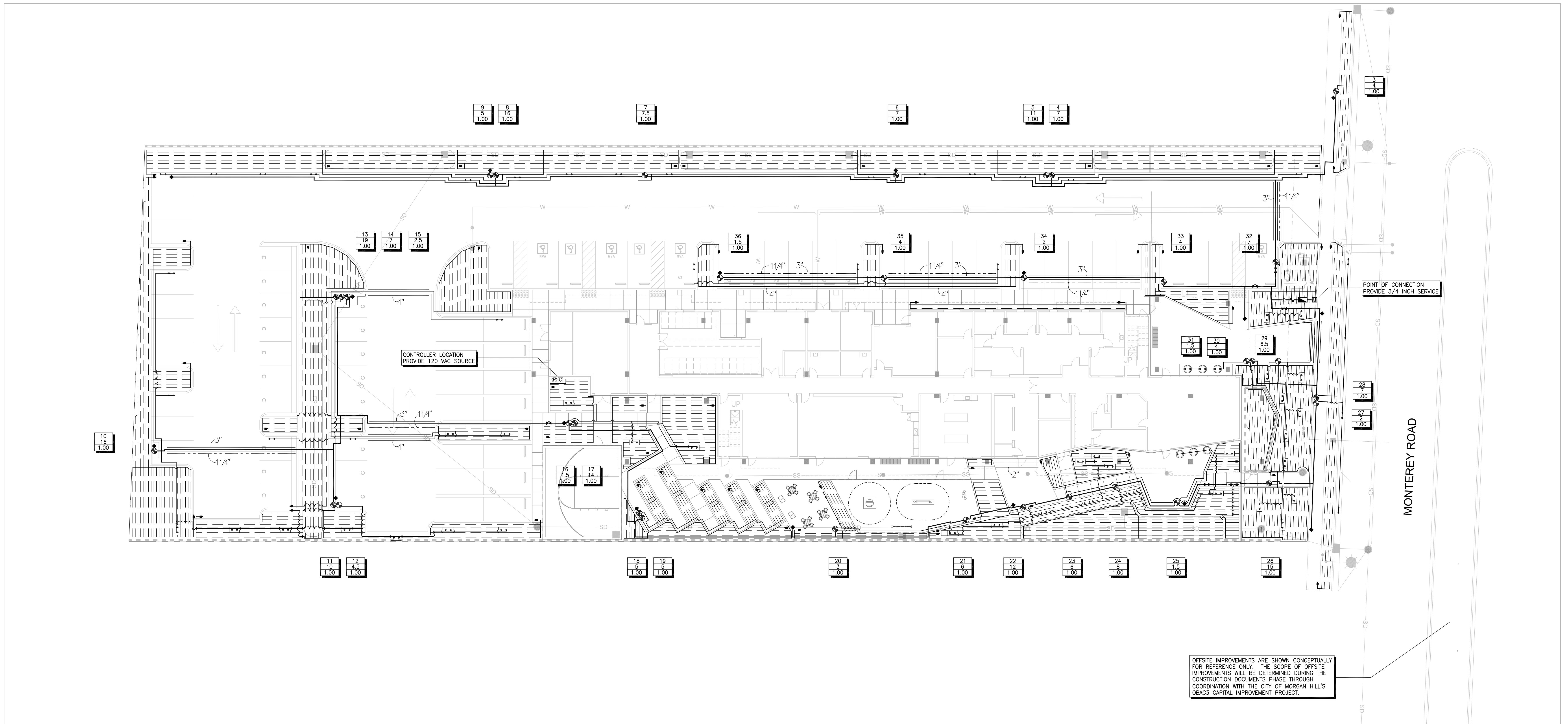
2



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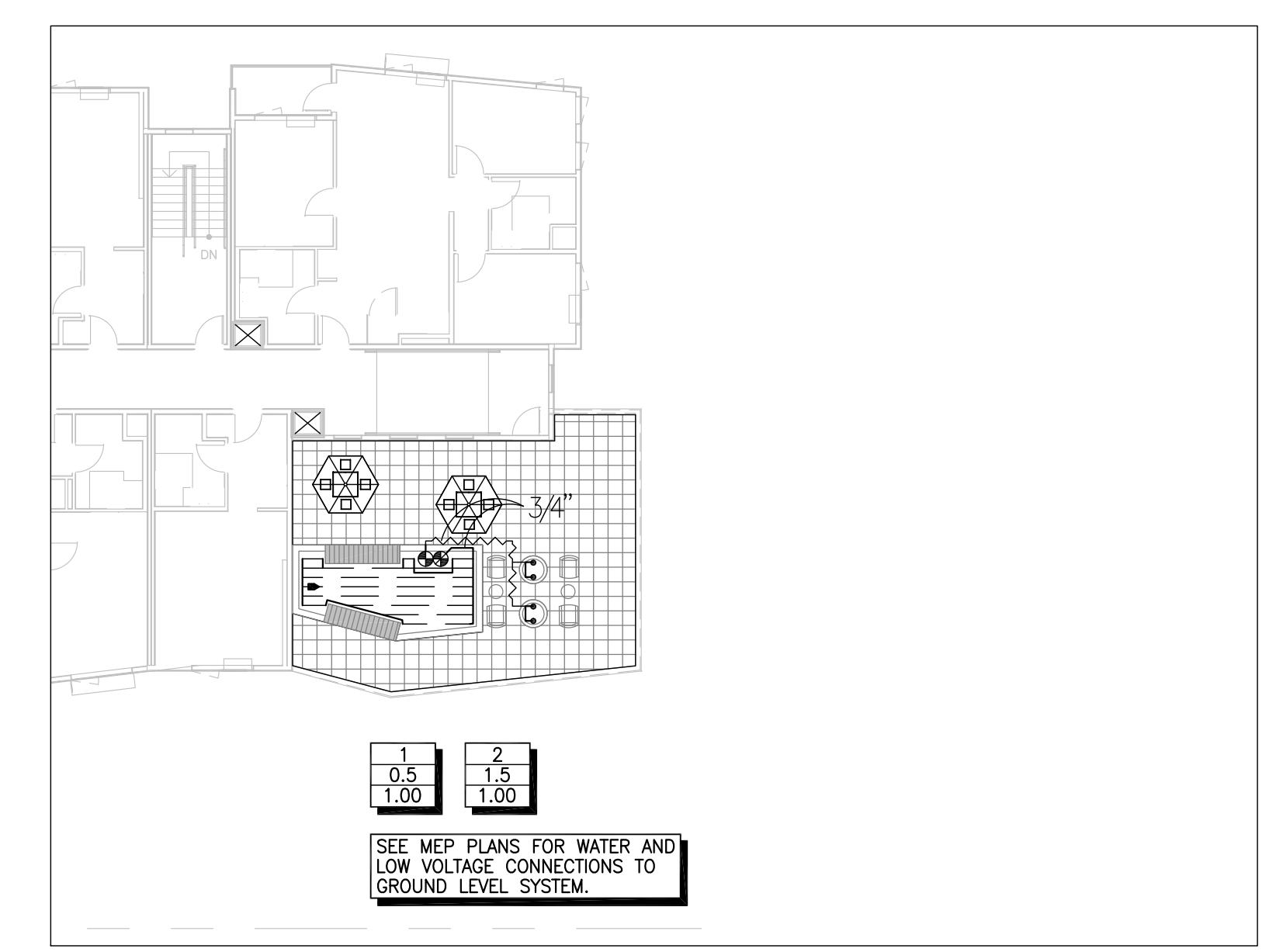
## PLANTING NOTES AND DETAILS

**SHEET TITLE**  
**SCALE** 1/16"=1'  
**PROJ. #** 2330 **DRAWN BY** XX  
**SHEET SIZE** 30 x 42



I have complied with the criteria of the Water Conservation in Landscaping Ordinance and have applied them for the efficient use of water in the Landscape and Irrigation Design Plan.

*Paul T. Lettieri*  
Paul Lettieri  
Landscape Architect  
License #1918



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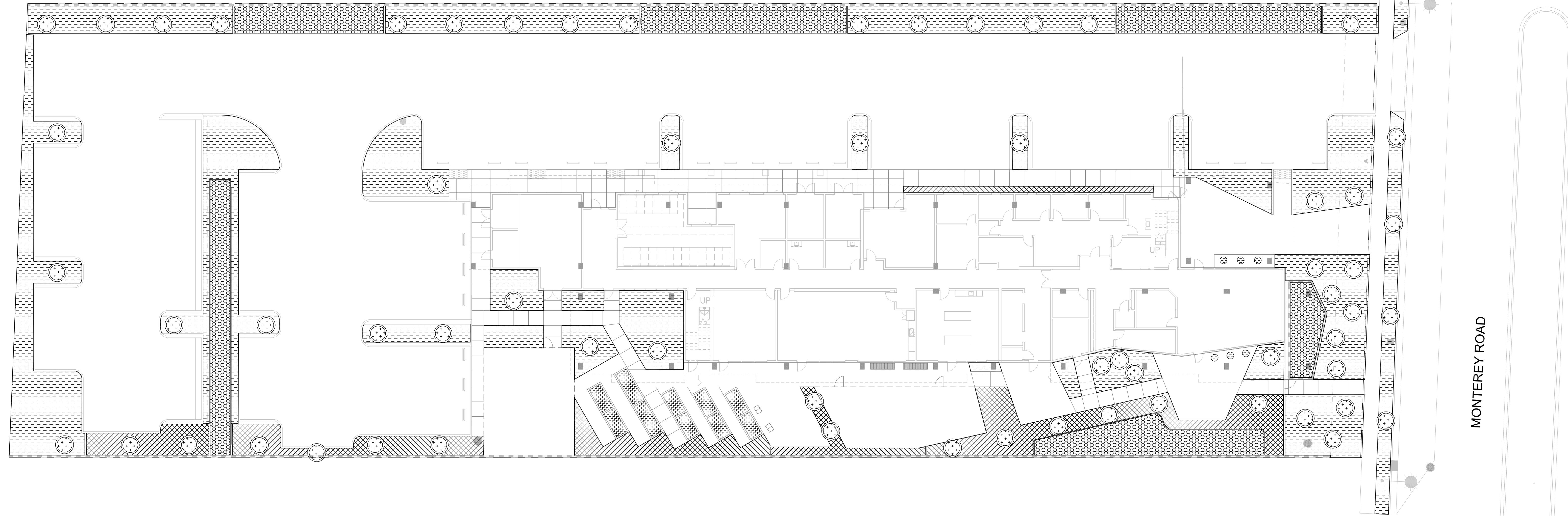
TRUE  
NORTH

PROJECT  
NUMBER

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

0' 8' 16' 32'

L3.0



# THE MAGNOLIAS

17965 MONTEREY ROAD, MORGAN HILL, CA

---

1

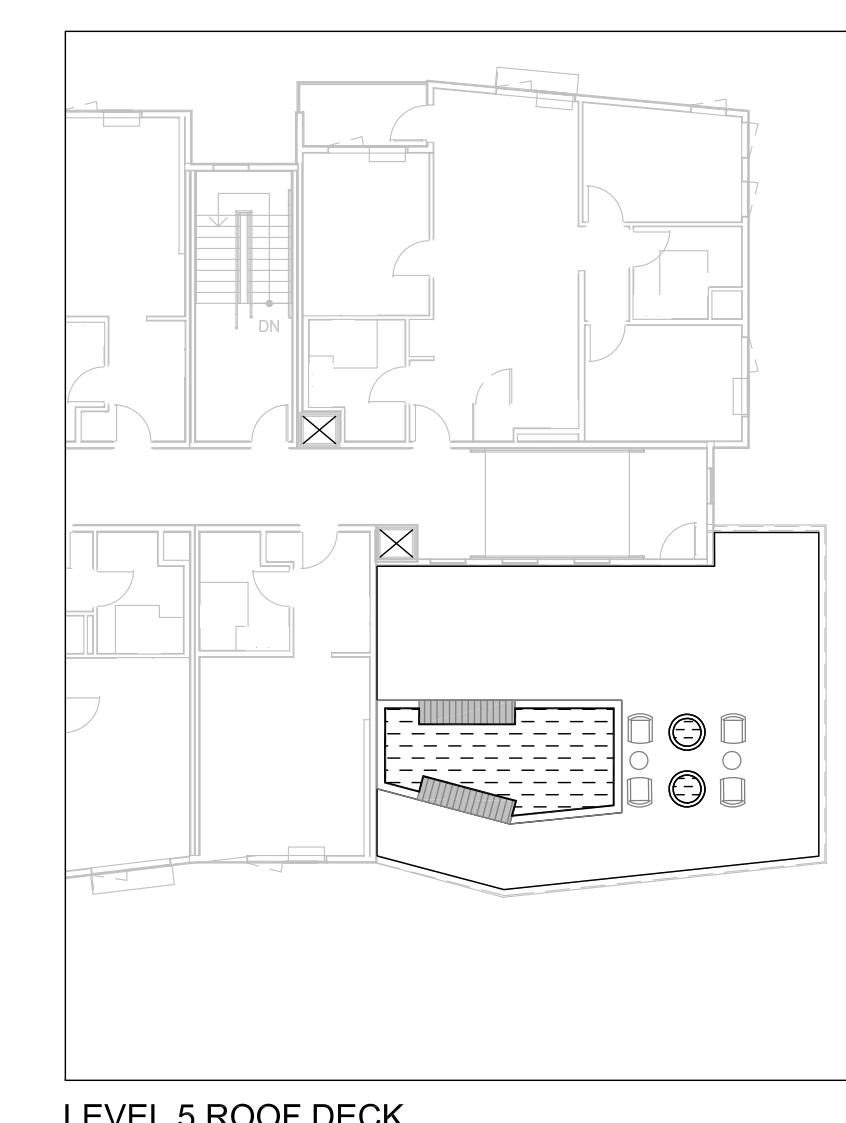
REV	ISSUE	DATE
	PLANNING RESUBMIT	04.04.2024
	PLANNING RESUBMIT	05.16.2024

## WATER USE LEGEND

	LOW	9,358 SQ FT
	LOW PARTIAL SHADE	2,238 SQ FT
	LOW TREES	1,550 SQ FT
	LOW BIOSWALES	3,229 SQ FT
	SPECIAL LANDSCAPE AREAS-GARDEN BEDS	382 SQ FT
		16,757 SQ FT

*I have complied with the criteria of the Water Conservation in Landscaping Ordinance and have applied them for the efficient use of water in the Landscape and Irrigation Design Plan.*

Paul T. Lettieri  
Paul Lettieri  
Landscape Architect  
License #1918



## LEVEL 5 ROOF DECK



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## **HYDROZONE PLAN**

**SHEET TITLE**  
**SCALE** 1/16"=1'  
**PROJ. #** 2330 **DRAWN BY** XX  
**SHEET SIZE** 30 x 42

## L3.1

IRRIGATION SYSTEM LEGEND	
	IRRIGATION WATER METER-3/4"
	BACKFLOW PREVENTION DEVICE-3/4"
	ELECTRIC CONTROLLER
	MASTER CONTROL VALVE
	FLOW SENSOR
	WIRELESS RAIN SENSOR
	REMOTE CONTROL VALVE
	QUICK COUPLING VALVE
	GATE VALVE
	Drip Zone Kit
	Drip Flush Valve
	BUBBLER
	IRRIGATION SUPPLYLINE-1.5"
	IRRIGATION LATERAL LINE-3/4"
	SUBSURFACE DRIP LINE
	ELECTRICAL CONDUIT-1.25"
	SLEEVING
	PIPING BEHNEATH PEDESTAL PAVERS
	CONTROLLER STATION NUMBER
	GALLONS PER MINUTE THROUGH VALVE
	CONTROL VALVE SIZE
	sta
	gpm
	size

WELO CALCULATIONS							
<b>California Water Efficient Landscape Worksheet</b>							
Reference Evapotranspiration (ET <sub>0</sub> )		49.5	Project Type	Non-Residential		0.45	
Planting Description	Irrigation Zone(s)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area
<b>Regular Landscape Areas</b>							
POT BUBBLER LOW	1,25,31	0.3	Drip	0.81	0.37	35	13
TREE BUBBLER LOW	7,12,15,16,21,27,29,36	0.3	Drip	0.81	0.37	1,550	574
SHRUB DRIP LOW	2,3,5,8,10,13,17,23,26,28,32,33,35	0.3	Drip	0.81	0.37	9,323	3,453
SHRUB DRIP LOW NORTH	11,19,20,22,34	0.2	Drip	0.81	0.25	2,238	553
BIOSWALE DRIP LOW	4,6,9,14,24,30	0.3	Drip	0.81	0.37	3,229	1,196
<b>Total Regular Landscape Areas</b>						16,375	5,789
<b>Special Landscape Areas</b>							
GARDEN BEDS	18			1	382	382	11,724
						0	0
						0	0
						0	0
<b>Total Special Landscape Areas</b>					382	382	11,724
<b>Total Landscape Area</b>					16,757		
						Estimated Total Water Use (ETWU)	189,373
						Maximum Applied Water Allowance (MAWA)	237,871
<b>ETAF Calculations</b>							
<b>Regular Landscape Areas</b>		<b>Average ETAF for Regular Landscape</b>					
Total ETAF x Area		Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.					
Total ETAF		0.35					
<b>Total Landscape Areas</b>							
Total ETAF x Area		6,171					
Total Area		16,757					
Average ETAF		0.37					

IRRIGATION SYSTEM NOTES	
1. IRRIGATION SYSTEM IS DESIGNED FOR A MAXIMUM OF 20 G.P.M. AT 60 P.S.I. STATIC PRESSURE AT THE POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES IN PRESSURE.	
2. NOTIFY OWNERS REPRESENTATIVE SIX (6) DAYS PRIOR TO INSTALLATION FOR A PRE-INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE- MAINTENANCE AND FINAL REVIEWS. A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE STUBOUTS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE.	
3. CONNECT TO DISCHARGE SIDE OF BACKFLOW PREVENTION DEVICE.	
4. INSTALL CONTROLLER WHERE INDICATED. EXACT LOCATION OF CONTROLLER TO BE DETERMINED AT JOBSITE BY OWNERS REPRESENTATIVE. 120 VOLT ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTION TO CONTROLLERS. USE THIN WALL METAL CONDUIT ABOVE GRADE. PROGRAM CONTROLLERS TO NOT EXCEED MAXIMUM FLOW RATE STATED IN NOTE NO. 1. INSTALL PER MANUFACTURERS SPECIFICATIONS. CONTROLLERS SHALL BE PROPERLY GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND CONFORM TO LOCAL REGULATIONS AND MANUFACTURERS WRITTEN SPECIFICATIONS. INSTALL AS DETAILED. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLERS TO IRRIGATE USING MULTIPLE REPEAT CYCLES OF SHORT DURATIONS. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER AND SLOPE/SOIL EROSION DUE TO PROLONGED APPLICATIONS OF WATER. GROUNDING AND INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS WRITTEN SPECIFICATIONS. PROGRAM CONTROLLERS PER MANUFACTURERS WRITTEN SPECIFICATIONS. IRRIGATION WATERING TIMES MUST BE AFTER 7:00pm AND BEFORE 9:00am.	
5. INSTALL EQUIPMENT AS DETAILED. INSTALL R.C.V. ID TAGS MANUFACTURED BY T. CHRISTY ENT. STANDARD SIZE, 1 1/8" HOT STAMPED BLACK LETTERS ON YELLOW BACKGROUND ON SOLENOID WIRES. LETTERS TO CONFORM TO CONTROLLER/STATION NUMBER.	
6. IRRIGATION HEADS SHALL HAVE RISER ASSEMBLIES AS DETAILED. INSTALL CHECK VALVES AS SHOWN ON BUBBLER RISER ASSEMBLY DETAIL WHERE LOW HEAD DRAINAGE OCCURS. NOTE ESPECIALLY TO AVOID DRAINAGE AT SIDEWALKS AND OTHER POINTS WHERE PUDDLING WILL CAUSE DAMAGE OR HAZARD.	
7. PIPE UNDER PAVEMENT SHALL BE SCHEDULE 40 PVC. PIPE AND WIRING UNDER PAVEMENT SHALL BE INSTALLED AT A TWENTY-FOUR INCH (24") DEPTH BELOW GRADE. PIPES AND WIRING UNDER PAVEMENT SHALL BE INSTALLED IN PVC SCHEDULE 40 SLEEVING AND ELECTRICAL CONDUIT. SLEEVING AND ELECTRICAL CONDUIT SHALL EXTEND SIX INCHES (6") BEYOND EDGE OF PAVEMENT OR CURB. INSTALL SAND FOR BACKFILL IN VEHICULAR PAVEMENT AREAS TO 6" COVER ABOVE PIPE. SURROUND PIPE WITH SAND IN AREAS WHERE ROCKY TERRAIN IS ENCOUNTERED.	
8. VALVE CONTROL WIRE SHALL BE AS REQUIRED BY CONTROLLER MANUFACTURER. CONNECT WIRES WITH 3M DBY CONNECTORS PER MANUFACTURERS SPECIFICATIONS. EACH WIRE AT VALVES SHALL HAVE 24" EXCESS COILED LOOP IN VALVE BOXES.	
9. PRIOR TO INSTALLATION OF SUBSURFACE DRIP SYSTEMS REVIEW DRIP COMPONENTS, EQUIPMENT AND INSTALLATION TECHNIQUES WITH MANUFACTURERS REPRESENTATIVE. SPECIAL ATTENTION SHALL BE PAID WHEN COORDINATING INSTALLATION OF PLANT MATERIALS AND DRIP SYSTEM. AVOID CONFLICTS BETWEEN INSTALLATION OF Emitterline AND PLANT LOCATIONS. IF CONFLICTS OCCUR, THEN PLANT INSTALLATION LOCATIONS SHALL HAVE PRIORITY. LAYOUT SHOWN IS DIAGRAMMATIC ONLY. INSTALL SPECIFIED SUBSURFACE DRIPLINE AS DETAILED AND PER MANUFACTURERS SPECIFICATIONS.	
10. PROVIDE LITERATURE OF DRIP SYSTEM COMPONENTS INCLUDING ANY PREVENTATIVE MAINTENANCE AND TROUBLE SHOOTING GUIDES TO OWNER AND REVIEW MAINTENANCE PROCEDURES INCLUDING: CLEANING FILTER IN WYE STRAINERS REPAIRING BREAKS IN PIPES AND RISERS ADDING EMMITTERS OR TUBING FOR EXPANSION/INSTALLING PLUGS	
11. MAINTENANCE CONSIDERATIONS: FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE(MORE FREQUENT FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMMITTERS ON A REGULAR BASIS. DURING WINTER MONTHS, WHEN THE SYSTEM IS NOT IN USE, THE Emitterline SYSTEM(S) SHOULD BE RUN ABOUT EVERY 2 WEEKS FOR 2-4 MINUTE MINIMUM RUNTIME.	
12. ROOF DECK IRRIGATION: CONNECT TO DOMESTIC WATER STUBOUT PROVIDED FOR IN IMMEDIATE VICINITY BY PLUMBING SECTION OF CONTRACT.	
13. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION REGARDING THIS PROJECT.	

LICENCED LANDSCAPE ARCHITECT  
State of California

Terry Letterman

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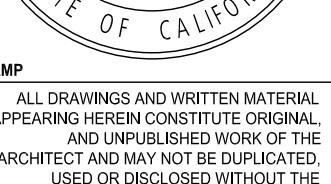
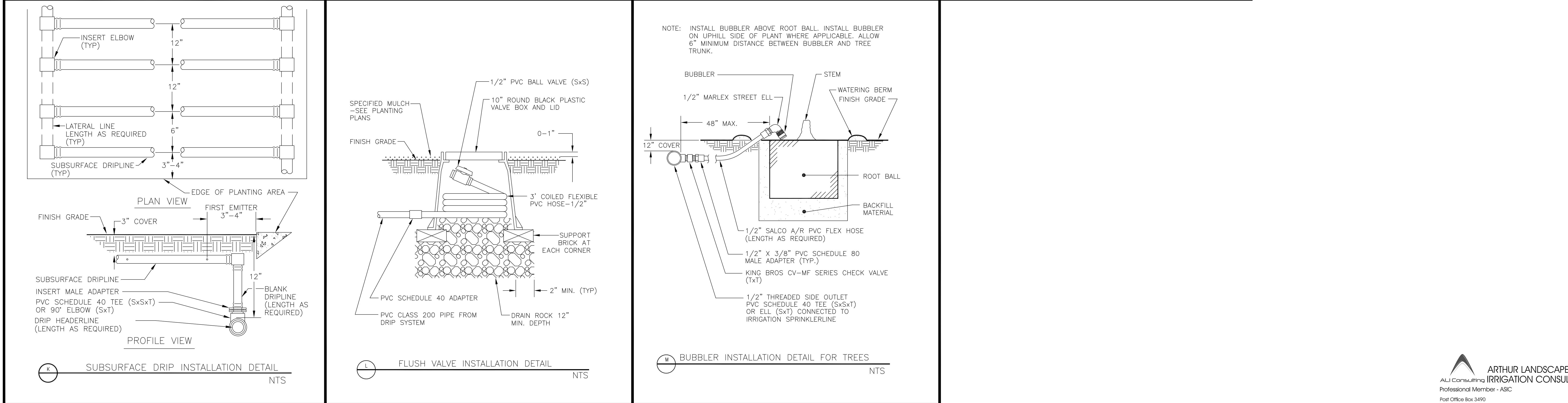
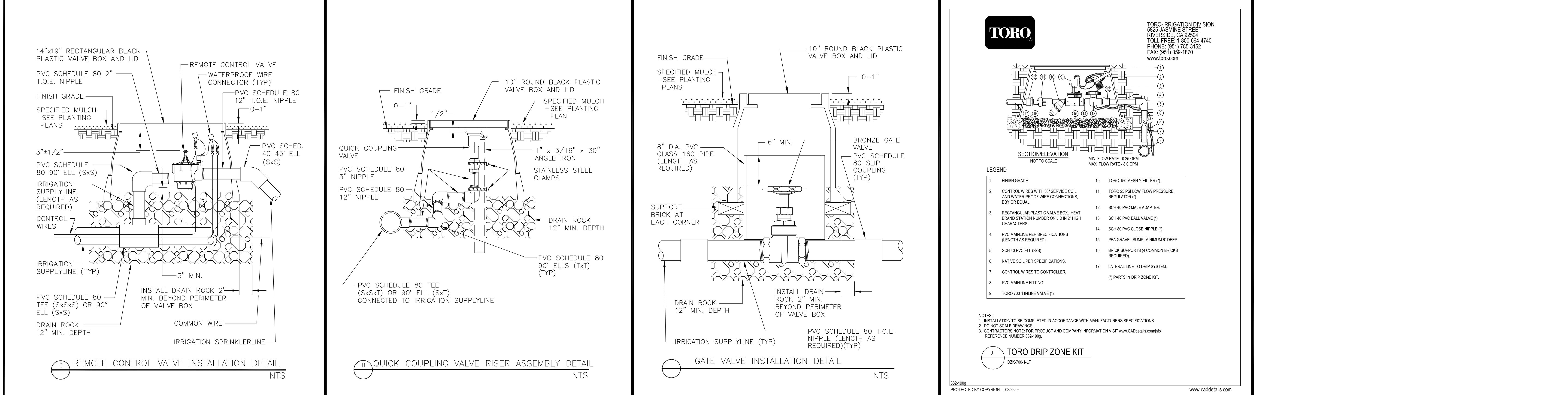
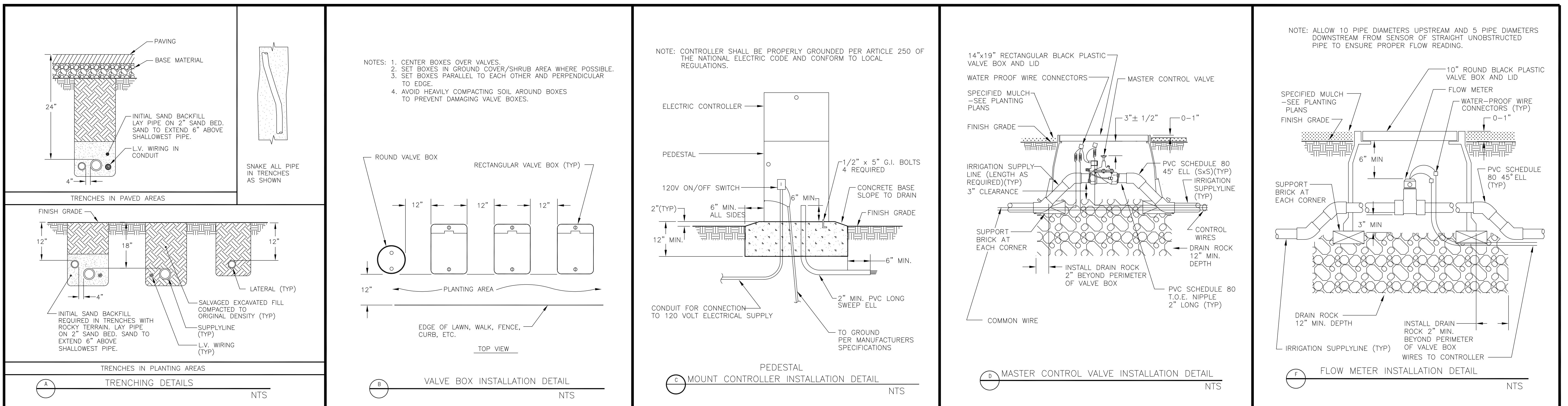
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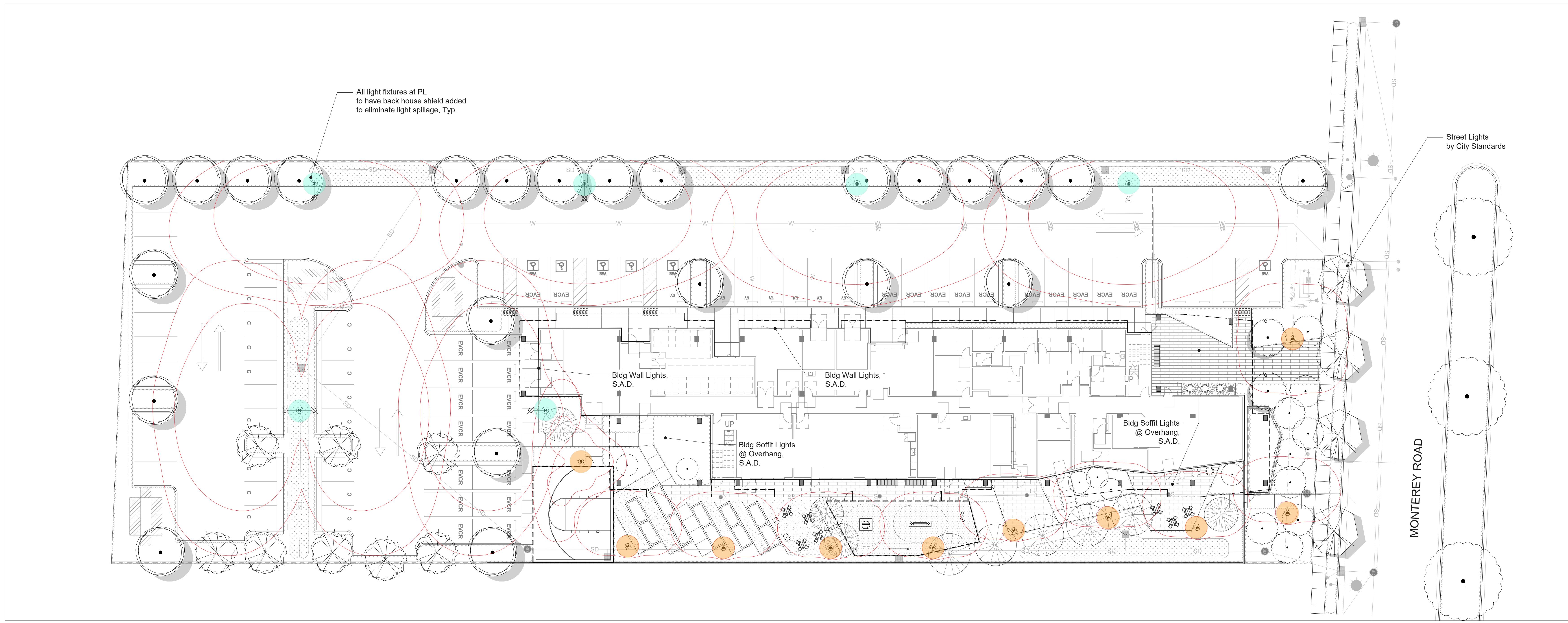
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## THE MAGNOLIAS

17965 MONTEREY ROAD, MORGAN HILL, CA



## LIGHT LEGEND:

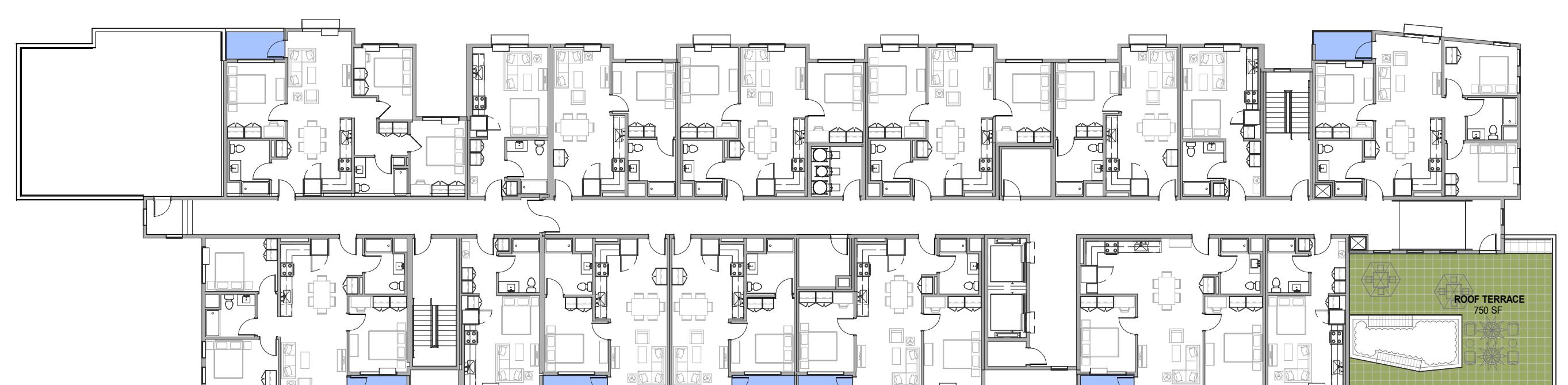
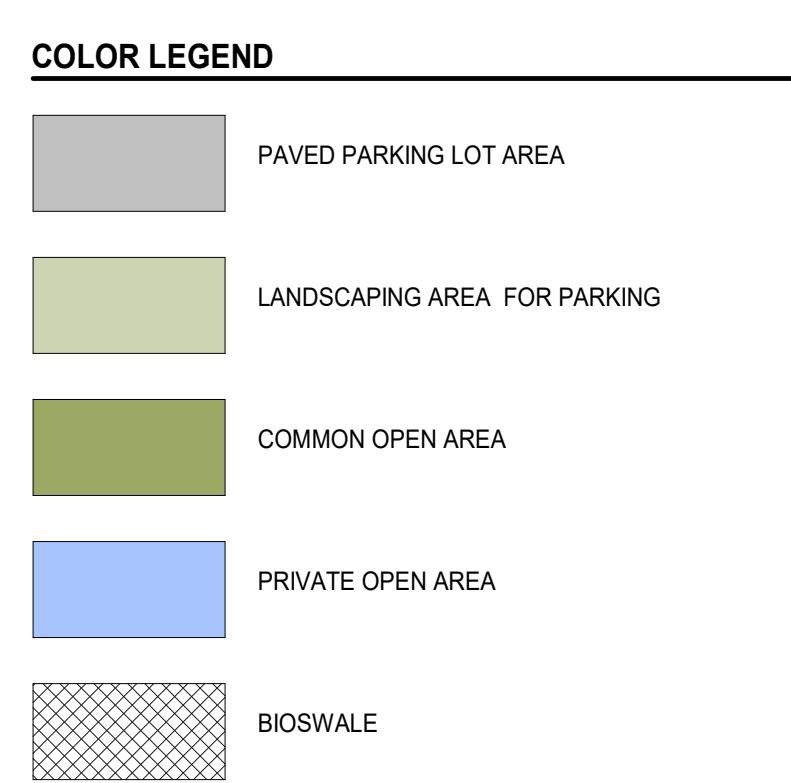
- Pedestrian Scale Pole Light @ 14'
- Parking Lot Pole light @ 20'
- FootCandle distribution



Parking Lot Scale Arm Fixture  
PureForm P20 by Gardco

Site & Area																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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house shield</td> <td>277-277V</td> </tr> <tr> <td></td> <td>A52*</td> <td>3500</td> <td>740</td> <td>7000K</td> <td>T2M</td> <td>Type 2 Medium</td> <td>T2M</td> <td>Type 5 Narrow</td> <td>None -</td> <td>MB5</td> <td>Internal house shield</td> <td>277-277V</td> </tr> <tr> <td></td> <td>A53*</td> <td>3500</td> <td>740</td> <td>7000K</td> <td>T2M</td> <td>Type 2 Medium</td> <td>T2M</td> <td>Type 5 Narrow</td> <td>None -</td> <td>MB5</td> <td>Internal house shield</td> <td>277-277V</td> </tr> <tr> <td></td> <td>A54*</td> <td>3500</td> <td>740</td> <td>7000K</td> <td>T2M</td> <td>Type 2 Medium</td> <td>T2M</td> <td>Type 5 Narrow</td> <td>None -</td> <td>MB5</td> <td>Internal house shield</td> <td>277-277V</td> </tr> <tr> <td></td> <td>A55*</td> <td>3500</td> <td>740</td> <td>7000K</td> <td>T2M</td> <td>Type 2 Medium</td> <td>T2M</td> <td>Type 5 Narrow</td> <td>None -</td> <td>MB5</td> <td>Internal house shield</td> <td>277-277V</td> </tr> <tr> <td></td> <td>A56*</td> <td>3500</td> <td>740</td> <td>7000K</td> <td>T2M</td> <td>Type 2 Medium</td> <td>T2M</td> <td>Type 5 Narrow</td> <td>None -</td> <td>MB5</td> <td>Internal house shield</td> <td>277-277V</td> </tr> <tr> <td></td> <td>A57*</td> <td>3500</td> <td>740</td> <td>7000K</td> <td>T2M</td> <td>Type 2 Medium</td> <td>T2M</td> <td>Type 5 Narrow</td> <td>None -</td> <td>MB5</td> <td>Internal house shield</td> <td>277-277V</td> </tr> <tr> <td></td> <td>A58*</td> <td>3500</td> <td>740</td> <td>7000K</td> <td>T2M</td> <td>Type 2 Medium</td> <td>T2M</td> <td>Type 5 Narrow</td> <td>None -</td> <td>MB5</td> <td>Internal house shield</td> <td>277-277V</td> </tr> <tr> <td></td> <td>A59*</td> <td>3500</td> <td>740</td> <td>7000K</td> <td>T2M</td> <td>Type 2 Medium</td> <td>T2M</td> <td>Type 5 Narrow</td> <td>None -</td> <td>MB5</td> <td>Internal house shield</td> <td>277-277V</td> </tr> <tr> <td></td> <td>A60*</td> <td>3500</td> <td>740</td> <td>7000K</td> <td>T2M</td> <td>Type 2 Medium</td> <td>T2M</td> <td>Type 5 Narrow</td> <td>None -</td> <td>MB5</td> <td>Internal house shield</td> <td>277-277V</td> </tr> <tr> <td></td> <td>A61*</td> <td>3500</td> <td>740</td> <td>7000K</td> <td>T2M</td> <td>Type 2 Medium</td> <td>T2M</td> <td>Type 5 Narrow</td> <td>None -</td> <td>MB5</td> <td>Internal house shield</td> <td>277-277V</td> </tr> <tr> <td></td> <td>A62*</td> <td>3500</td> <td>740</td> <td>7000K</td> <td>T2M</td> <td>Type 2 Medium</td> <td>T2M</td> <td>Type 5 Narrow</td> <td>None -</td> <td>MB5</td> <td>Internal house shield</td> <td>277-277V</td> </tr> <tr> <td></td> <td>A63*</td> <td>3500</td> <td>740</td> <td>7000K</td> <td>T2M</td> <td>Type 2 Medium</td> <td>T2M&lt;/</td></tr></tbody></table>		Prefix	Catalog Code	Lumens	CCT/CRI	Distribution	Shading	Mounting	Voltage	P20	P	2600	7000	3000K	AFR	Auto-front, low	TAW	Type 4 Wide	None -	ANT1	Arm mount	120-120V		A01*	3500	740	7000K	AFR	AFR rotated left 90°	TAW	Type 4 Wide	None -	ANT1	Arm mount	208-208V		A02*	3500	740	7000K	AFR	AFR rotated left 90°	TAW	Type 4 Wide	None -	MB5	Internal house shield	277-277V		A03*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A04*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A05*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A06*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A07*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A08*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A09*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A10*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A11*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A12*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A13*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A14*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A15*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A16*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A17*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A18*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A19*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A20*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A21*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A22*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A23*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A24*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A25*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A26*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A27*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A28*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A29*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A30*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A31*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A32*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A33*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A34*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A35*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A36*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A37*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A38*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A39*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A40*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A41*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A42*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A43*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A44*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A45*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A46*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A47*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A48*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A49*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A50*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A51*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A52*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A53*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A54*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A55*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A56*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A57*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A58*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A59*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A60*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A61*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 Narrow	None -	MB5	Internal house shield	277-277V		A62*	3500	740	7000K	T2M	Type 2 Medium	T2M	Type 5 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## THE MAGNOLIAS

17965 MONTEREY  
ROAD, MORGAN  
HILL, CAFLOOR 5 5  
1" = 20'-0"FLOOR 3 3  
1" = 20'-0"FLOOR 4 4  
1" = 20'-0"FLOOR 2 2  
1" = 20'-0"**PARKING AREA LANDSCAPING**

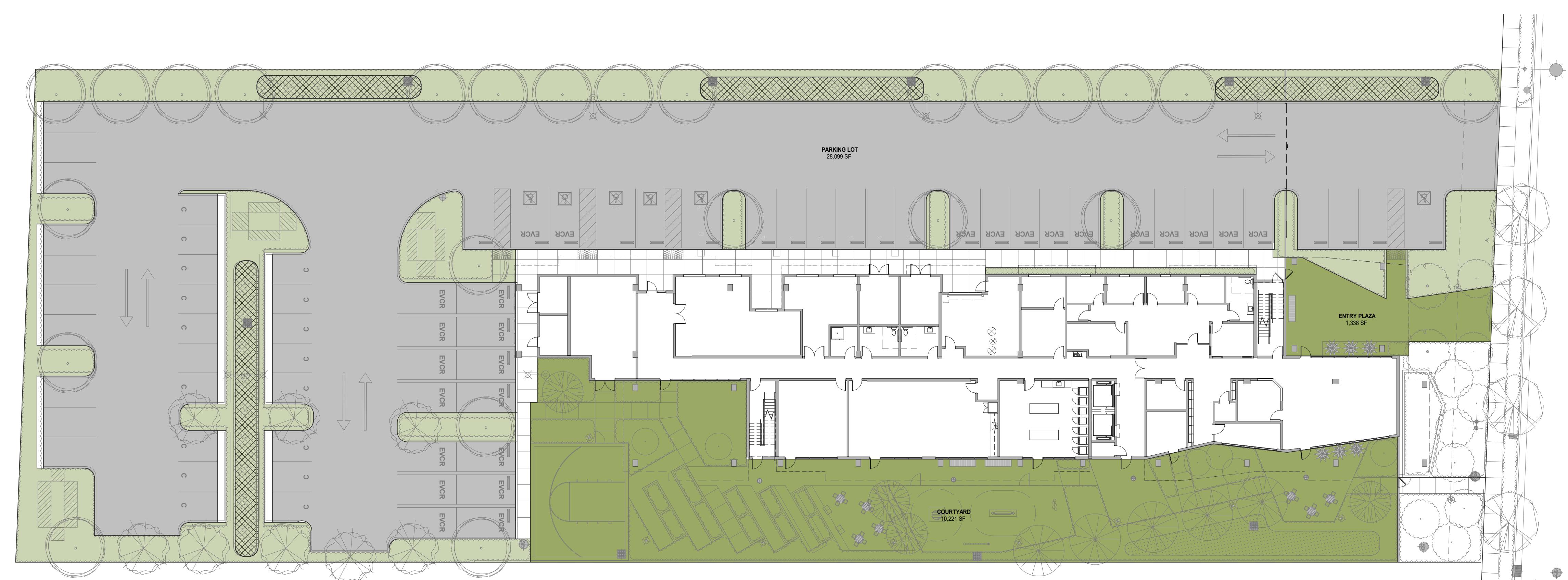
TOTAL PARKING LOT AREA	28,099 SF
REQUIRED AREA OF LANDSCAPING (20% PARKING LOT)	5,618 SF
PROVIDED AREA OF LANDSCAPING	10,858 SF (39% OF PARKING LOT)
PROVIDED AREA OF BIOSWALE	1,900 SF

**COMMON OPEN SPACE AND PRIVATE OPEN SPACE**

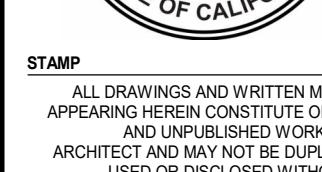
TOTAL UNIT COUNT	66
REQUIRED PRIVATE OPEN AREA (50% OF UNITS WITH 48 SF MIN)	1,584 SF
PROVIDED PRIVATE OPEN AREA	34 BALCONY X 55 SF = 1,870 SF
REQUIRED COMMON OPEN AREA (15% OF SITE AREA)	10,053 SF
PROVIDED COMMON OPEN AREA	12,312 SF (COURTYARD 10,221 SF + ENTRY PLAZA 1,341 SF + ROOF TERRACE 750 SF)

**PRIVATE OPEN SPACE PER FLOOR**

LEVEL	# OF UNITS	UNITS WITH BALCONIES	TOTAL AREA OF PRIVATE SPACE
LEVEL 2	17	9	495 SF
LEVEL 3	17	9	495 SF
LEVEL 4	17	9	495 SF
LEVEL 5	15	7	385 SF



REV ISSUE  
PLANS  
SUBMITAL  
PLANNING  
RESUBMITAL  
DATE  
2024/04/05  
2024/05/16



CERTIFIED ARCHITECT  
No. C22221  
State of California  
5/18/2024

ALL DRAWINGS AND WRITTEN MATERIAL  
APPEARING HEREIN CONSTITUTE ORIGINAL  
WORK OF BDE ARCHITECTURE, INC. AND THE  
ARCHITECT AND MAY NOT BE DUPLICATED  
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

FLOOR 1 1  
1" = 20'-0"

AP0.01

# THE MAGNOLIAS

17965 MONTEREY  
ROAD, MORGAN  
HILL, CA

## PARKING SCHEDULE

TOTAL PARKING:	68
GUEST PARKING:	4 (OF WHICH 1 IS VAN ACCESSIBLE)
RESIDENCE PARKING:	64
NON-EV:	31 (OF WHICH 2 ARE ACCESSIBLE, OF WHICH 1 IS VAN ACCESSIBLE)
EV CHARGER:	7 (OF WHICH 1 IS VAN ACCESSIBLE)
EV RECEPTACLE:	26 (OF WHICH 2 ARE ACCESSIBLE, OF WHICH 1 IS VAN ACCESSIBLE)

## GENERAL NOTES

- A. SITE PLAN IS FOR GENERAL BUILDING ORIENTATION AND ENLARGED PLAN REFERENCES.
- B. SPOT ELEVATION HEIGHT OF +356.25' = 0'-0", AS NOTED FROM CIVIL DRAWINGS.
- C. SEE JOINT TRENCH DRAWINGS FOR ON/OFF-SITE DRY UTILITY PLANS.
- D. SEE CIVIL DRAWINGS FOR ON/OFF-SITE UTILITY PLANS, IMPROVEMENTS, GRADING, DRAINAGE AND STORM WATER TREATMENT.
- E. SEE LANDSCAPE DRAWINGS FOR SITE FINE GRADING, PAVING PLAN, PLANTING PLAN, AND IRRIGATION PLAN.
- F. SEE A0.3X FOR GRESS CALCULATIONS & DIAGRAMS.
- G. SEE A0.4X FOR BUILDING AREA CALCULATIONS.
- H. UNIT PLANS SHOWN HERE ARE DIAGRAMMATIC REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.
- J. MINIMUM SLOPE AT FLAT ROOF SHALL BE 38'FT, U.O.N.
- K. REFER TO THE 1/8" AND 1/4" PLANS FOR THE DOOR TAGS. REFER TO DOOR SCHEDULE INDICATING ALL REQUIRED DOOR RATINGS AND SPECIFICATIONS.
- L. AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.
- M. G.C. TO COORDINATE KEY ACCESS BUILDING REQUIREMENTS WITH USE OF EXISTING SERVICES. DEPARTMENT BOXES TO BE RECESSED IN WALL, 45" MAXIMUM TO HIGHEST OPERABLE PARTS AFF. ALIGN WITH OTHER CONTROLS THAT ARE PRESENT OR AS REQUIRED BY AUTHORITY. SUBMIT LOCATIONS TO ARCHITECT FOR REVIEW.

## LEGEND

NOTE: SEE A10.0X FOR SPECIFIC WALL TYPES

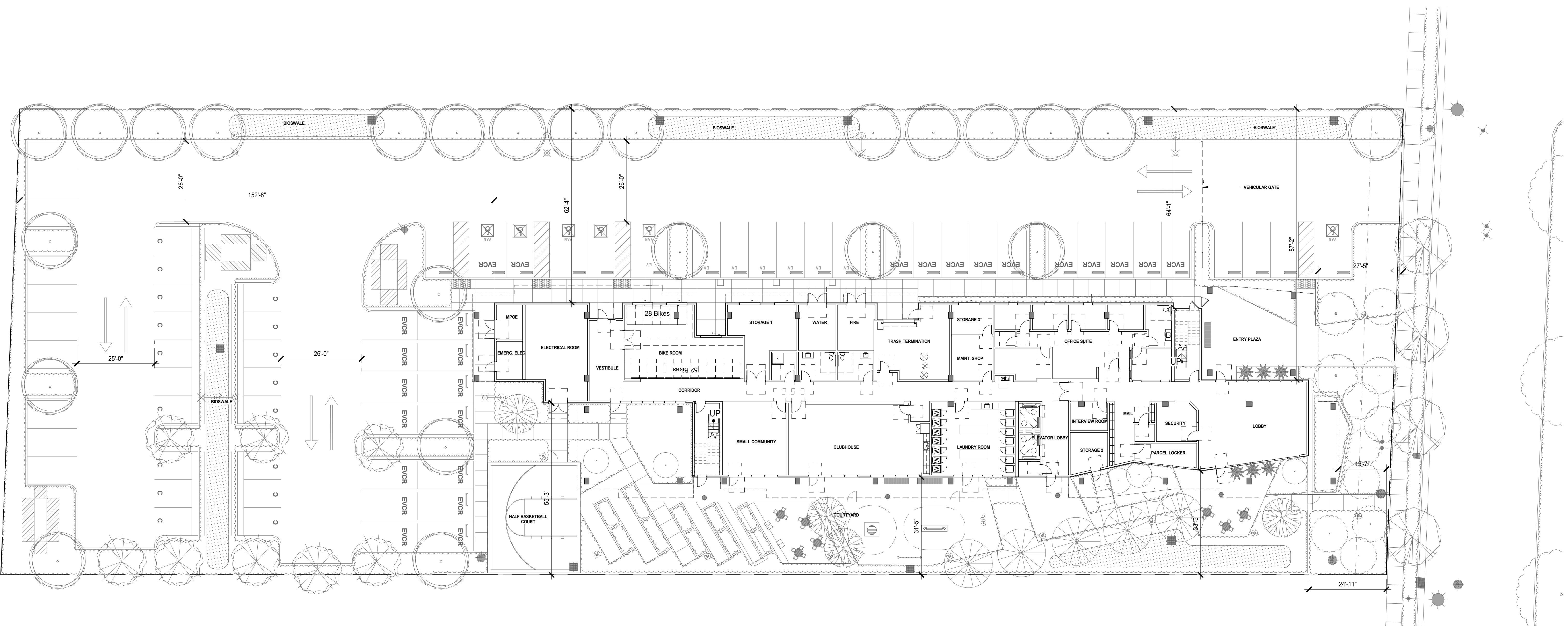
- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- CMU WALL, S.D.
- INDICATES 8'-2" MINIMUM VERTICAL CLEARANCE FOR ACCESSIBLE PARKING
- INDICATES SOLAR READY AREA
- PROPERTY LINE

## PARKING LEGEND

- EV LEVEL 2 EV CHARGERS (PER CALGREEN 4.106.4.2.2)
- EVCR LOW POWER LEVEL 2 CHARGING RECEPTACLE (PER CALGREEN 4.106.4.2.2)

## SHEET NOTES

REV ISSUE DATE  
PLANNING 2024.04.05  
SUBMITTAL 2024.05.16  
PLANNING RESUBMITTAL 2024.05.16



## SITE PLAN - FLOOR 1

1/16" = 1'-0"

LICENSED ARCHITECT  
No. C22221  
State of California  
Board of Registration  
for Architects

ALL DRAWINGS AND WRITTEN MATERIAL  
APPEARING HEREIN CONSTITUTE ORIGINAL  
WORK OF BDE ARCHITECTURE, INC. THE  
ARCHITECT AND MAY NOT BE DUPLICATED  
WITHOUT THE WRITTEN CONSENT OF THE  
ARCHITECT.

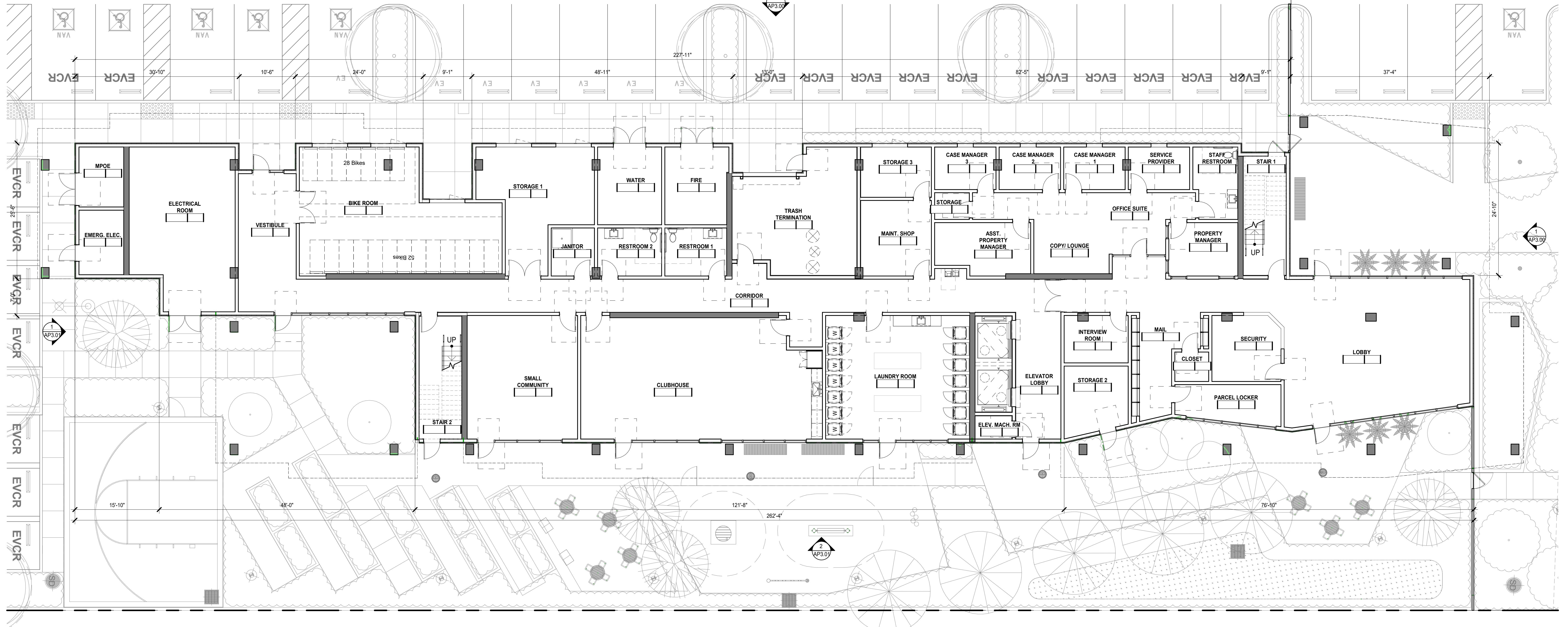
STAMP

SHEET TITLE  
SCALE  
PROJ. # 2300 DRAWN BY XX  
SHEET SIZE 30 x 42

0' 8' 16' 32'

TRUE  
NORTH  
PROJECT  
NORTH

A1.01



REV. ISSUE  
REVISIONS  
SUBMITTAL  
PLANNING  
RESUBMITTAL  
DATE  
2024.04.05  
2024.05.16

BUILDING PLAN - FLOOR 1 1  
1/8" = 1'-0"

**GENERAL NOTES**

- A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYPICAL.
- B. SPOT ELEVATION HEIGHT OF +356.25' = 0'-0" AS NOTED FROM CIVIL DRAWINGS.
- C. SEE GENERAL SHEETS (A0's) FOR GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCURACY & ADAPTABLEITY REQUIREMENTS, CHAPTER 118 SIZING REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.
- D. UNIT PLANS SHOWN HERE ARE DIAGRAMMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.
- E. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.
- F. REFER TO 1/4" DRAWINGS FOR INFORMATION NOT SHOWN HERE.
- G. IN WOOD FRAMED BUILDINGS ALL EXTERIOR WALLS TO RECEIVE FULL WRAP PLYWOOD SHEATHING.
- H. SEE A10.4X FOR WINDOW SCHEDULE.
- J. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CODE.
- K. G.C. SHALL COORDINATE AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VENTS.
- L. G.C. SHALL INCLUDE G.S.M. FLASHING AT ALL MATERIAL TRANSITIONS. ALL G.S.M. FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATING TO MATCH SURROUNDING MATERIALS. NOT EVER OCCURRENCE OF USUAL AND ORDINARY WEAR. CONTRACT DOCUMENTS SHOW DESIGN INTENT. G.C. SHALL INCLUDE G.S.M. FLASHING AT ALL MATERIAL TRANSITIONS.
- M. DRAFT STOPS REQUIRED BETWEEN UNITS SHALL BE 1/2" SHEAR PLWOOD OR 5/8" TYPE "X" G.W.B CARRIED TO UNDERSIDE OF ROOF.

**WALL TYPE NOTES**

WALLS AT TYPE V-A (WOOD STUD) CONSTRUCTION:  
U.O.N. TYPICAL EXTERIOR WALLS TO BE TYPE B11.2 (REFER TO EXTERIOR ELEVATIONS FOR MATERIAL LOCATIONS):  
TYPICAL 1-HR CORRIDOR WALLS TO BE TYPE C11. U.O.N.  
TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1; U.O.N.  
(S.S.D. FOR STUD AND SHEAR CONFIGURATION)  
TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1  
TYPICAL FURRED PLUMBING WALL TO BE TYPE F6.1  
TYPICAL FURRED PLUMBING WALL ADJACENT TO UNIT BEDROOM  
OR LIVING AREA TO BE TYPE F6.2  
TYPICAL 2-HR FIRE RATED WALL TO BE TYPE E11.2  
TYPICAL 2-HR INTERIOR SHAFT WALL TO BE TYPE S1. U.O.N.

WALLS AT TYPE IA (METAL STUD) CONSTRUCTION:  
U.O.N. TYPICAL EXTERIOR WALLS TO BE TYPE B11. (REFER TO EXTERIOR ELEVATIONS FOR MATERIAL LOCATIONS)  
TYPICAL CONC. WALLS TO BE TYPE A11. U.O.N. (S.S.D. FOR SIZE)  
TYPICAL CMU WALLS TO BE TYPE A11. U.O.N. (S.S.D. FOR SIZE)  
TYPICAL 1-HR CORRIDOR WALL TO BE TYPE C11. U.O.N.  
(S.S.D. AND INT. ACOUSTICAL NARRATIVE FOR SIZE AND SPACING)  
TYPICAL INTERIOR UNIT WALLS TO BE TYPE D2. U.O.N.  
(S.S.D. AND INT. ACOUSTICAL NARRATIVE FOR SIZE AND SPACING)  
TYPICAL INTERIOR UNIT WALLS TO BE TYPE E2.1  
TYPICAL FURRED PLUMBING WALL TO BE TYPE E3.1  
TYPICAL FURRED PLUMBING WALL ADJACENT TO UNIT BEDROOM  
OR LIVING AREA TO BE TYPE F6.2  
TYPICAL 2-HR FIRE RATED WALL TO BE TYPE E2.2  
TYPICAL 2-HR INTERIOR SHAFT WALL TO BE TYPE S1. U.O.N.

**LEGEND**

NOTE: SEE A10.0X FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- CMU WALL, S.S.D.
- INDICATES 8'-2" MINIMUM VERTICAL CLEARANCE FOR ACCESSIBLE PARKING
- INDICATES SOLAR READY AREA
- PROPERTY LINE

◆◆FB ◆◆FB 2-HR FIRE BARRIER  
◆◆FP ◆◆FP 1-HR FIRE PARTITION  
◆◆FW ◆◆FW 2-HR FIRE WALL

**SHEET NOTES**



ALL DRAWINGS AND WRITTEN MATERIAL  
APPEARING HEREIN CONSTITUTE ORIGINAL  
WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED  
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

**BUILDING PLAN  
FLOOR 1**

SHEET TITLE  
SCALE  
PROJ. # 2330 DRAWN BY XX  
SHEET SIZE 30 x 42

0' 4' 8' 16'  
TRUE NORTH  
PROJECT NORTH  
A2.01



REV ISSUE  
PACIMENTS  
SUBMITTAL  
PLANNING  
RESUBMITTAL  
2024.04.05  
2024.05.16

BUILDING PLAN - FLOOR 2 1  
1/8" = 1'-0"

**GENERAL NOTES**

- A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYPICAL.
- B. SPOT ELEVATION HEIGHT OF +356.25' = 0'-0" AS NOTED FROM CIVIL DRAWINGS.
- C. SEE GENERAL SHEETS (A0's) FOR GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCURACY & ADAPTABLE REQUIREMENTS, CHAPTER 11B SIGHT REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.
- D. UNIT PLANS SHOWN HERE ARE DIAGRAMMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.
- E. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.
- F. REFER TO 1/4" DRAWINGS FOR INFORMATION NOT SHOWN HERE.
- G. IN WOOD FRAMED BUILDINGS ALL EXTERIOR WALLS TO RECEIVE FULL WRAP PLYWOOD SHEATHING.
- H. SEE A10.4X FOR WINDOW SCHEDULE.
- J. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CODE.
- K. G.C. SHALL COORDINATE AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.
- L. G.C. SHALL INCLUDE G.S.M. FLASHING AT ALL MATERIAL TRANSITIONS. ALL G.S.M. FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATING TO MATCH SURROUNDING MATERIALS. NOT EVER OCCURRANCE OF G.S.M. FLASHING. CONTRACT DOCUMENTS SHOW DESIGN INTENT. G.C. SHALL INCLUDE G.S.M. FLASHING AT ALL MATERIAL TRANSITIONS.
- M. DRAFT STOPS REQUIRED BETWEEN UNITS SHALL BE 1/2" SHEAR PLWOOD OR 5/8" TYPE "X" GWB CARRIED TO UNDERSIDE OF ROOF.

**WALL TYPE NOTES**

WALLS AT TYPE V-A (WOOD STUD) CONSTRUCTION:  
U.O.N. TYPICAL EXTERIOR WALLS TO BE TYPE B11.2 (REFER TO EXTERIOR ELEVATIONS FOR MATERIAL LOCATIONS)  
TYPICAL 1-HR CORRIDOR WALLS TO BE TYPE C11. U.O.N.  
TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION)  
TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1  
TYPICAL FURRED PLUMBING WALLS TO BE TYPE E12.1  
TYPICAL FURRED PLUMBING WALL ADJACENT TO UNIT BEDROOM OR LIVING AREA TO BE TYPE F2.2  
TYPICAL 2-HR FIRE RATED WALL TO BE TYPE E11.2  
TYPICAL 2-HR INTERIOR SHAFT WALL TO BE TYPE S1. U.O.N.

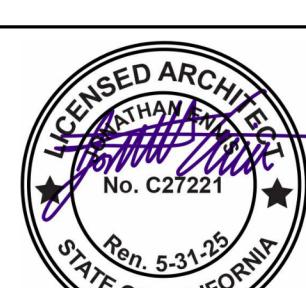
WALLS AT TYPE IA (METAL STUD) CONSTRUCTION:  
U.O.N. TYPICAL EXTERIOR WALLS TO BE TYPE B11. (REFER TO EXTERIOR ELEVATIONS FOR MATERIAL LOCATIONS)  
TYPICAL CONC. WALLS TO BE TYPE A11. U.O.N. (S.S.D. FOR SIZE)  
TYPICAL CMU WALLS TO BE TYPE A11. U.O.N. (S.S.D. FOR SIZE)  
TYPICAL 1-HR CORRIDOR WALLS TO BE TYPE C11. U.O.N.  
(S.S.D. AND INT. ACOUSTICAL NARRATIVE FOR SIZE AND SPACING)  
TYPICAL INTERIOR UNIT WALLS TO BE TYPE D11.1 U.O.N. (S.S.D. AND INT. ACOUSTICAL NARRATIVE FOR SIZE AND SPACING)  
TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1  
TYPICAL FURRED PLUMBING WALL TO BE TYPE E12.1  
TYPICAL FURRED PLUMBING WALL ADJACENT TO UNIT BEDROOM OR LIVING AREA TO BE TYPE F2.2  
TYPICAL 2-HR FIRE RATED WALL TO BE TYPE E11.2  
TYPICAL 2-HR INTERIOR SHAFT WALL TO BE TYPE S1. U.O.N.

**LEGEND**

NOTE: SEE A10.0X FOR SPECIFIC WALL TYPES

—	PARTIAL HEIGHT WALL
—	FULL HEIGHT WALL
■	CONCRETE WALL/COLUMN, S.S.D.
▨	CMU WALL, S.S.D.
▨▨▨▨	INDICATES 8'-2" MINIMUM VERTICAL CLEARANCE FOR ACCESSIBLE PARKING
▨▨▨▨	INDICATES SOLAR READY AREA
—	PROPERTY LINE
◆◆FB ◆◆FB	2-HR FIRE BARRIER
◆◆FP ◆◆FP	1-HR FIRE PARTITION
◆◆FW ◆◆FW	2-HR FIRE WALL

**SHEET NOTES**



ALL DRAWINGS AND WRITTEN MATERIAL  
APPEARING HEREIN CONSTITUTE ORIGINAL  
WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED,  
REPRODUCED, OR USED IN WHOLE OR IN PART  
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

**BUILDING PLAN  
FLOOR 2**

SHEET TITLE  
SCALE  
PROJ. # 2330 DRAWN BY XX  
SHEET SIZE 30 x 42





EV	ISSUE	DATE
	PLANNING SUBMITTAL	2024.04.03
	PLANNING RESUBMITTAL	2024.05.10

UILDING PLAN - FLOOR 3 1

1/8" = 1'-0"

## GENERAL NOTES

- A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYPICAL.
- B. SPOT ELEVATION HEIGHT OF +356.25' = 0'-0" AS NOTED FROM CIVIL DRAWINGS.
- C. SEE GENERAL SHEETS (A0's) FOR GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCESSIBILITY & ADAPTABILITY REQUIREMENTS, CHAPTER 11B SIGNAGE REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.
- D. UNIT PLANS SHOWN HERE ARE DIAGRAMMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.
- E. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.
- F. REFER TO 1/4" DRAWINGS FOR INFORMATION NOT SHOWN HERE.
- G. IN WOOD FRAMED BUILDINGS ALL EXTERIOR WALLS TO RECEIVE FULL WRAP PLYWD SHEATHING.
- H. SEE A10.4X FOR WINDOW SCHEDULE.
- J. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CODE.
- K. G.C. SHALL COORDINATE AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.
- L. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATING TO MATCH SURROUNDING MATERIALS. NOT EVERY OCCURRENCE OF GSM FLASHING IS SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS.
- M. DRAFT STOPS REQUIRED BETWEEN UNITS SHALL BE 1/2" SHEAR PLYWOOD OR 5/8" TYPE "X" GWB CARRIED TO UNDERSIDE OF ROOF.

## WALL TYPE NOT

**WALL TYPE NOTES**

WALLS AT TYPE V-A (WOOD STUD) CONSTRUCTION:

U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B11.2 (REFER TO EXTERIOR ELEVATIONS FOR MATERIAL LOCATIONS):

TYPICAL PARAPET WALL TO BE TYPE B2

TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C11, U.O.N.

TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1, U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION)

TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1

TYPICAL INTERIOR UNIT PLUMBING WALLS TO BE TYPE E12.1

TYPICAL FURRED PLUMBING WALL TO BE TYPE F6.1

TYPICAL FURRED PLUMBING WALL ADJACENT TO UNIT BEDROOM OR LIVING AREA TO BE TYPE F6.2

TYPICAL 2-HR FIRE RATED WALL TO BE TYPE E11.2

TYPICAL 2-HR INTERIOR SHAFT WALL TO BE TYPE S1, U.O.N.

WALLS AT TYPE IA (METAL STUD) CONSTRUCTION:

U.O.N. TYPICAL EXTERIOR WALLS TO BE TYPE B1.1 (REFER TO EXTERIOR ELEVATIONS FOR MATERIAL LOCATIONS)

TYPICAL PARAPET WALL TO BE TYPE B21

TYPICAL CONC. WALLS TO BE TYPE A1, U.O.N. (S.S.D. FOR SIZE)

TYPICAL CMU WALLS TO BE TYPE A11, U.O.N. (S.S.D. FOR SIZE)

TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1, U.O.N. (S.S.D. AND INT. ACOUSTICAL NARRATIVE FOR SIZE AND SPACING)

TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D2, U.O.N. (S.S.D. AND INT. ACOUSTICAL NARRATIVE FOR SIZE AND SPACING)

TYPICAL INTERIOR UNIT WALLS TO BE TYPE E2.1

TYPICAL INTERIOR UNIT PLUMBING WALLS TO BE TYPE E3.1

TYPICAL FURRED PLUMBING WALL TO BE TYPE F6.1

TYPICAL FURRED PLUMBING WALL ADJACENT TO UNIT BEDROOM OR LIVING AREA TO BE TYPE F6.2

TYPICAL 2-HR FIRE RATED WALL TO BE TYPE E2.2

TYPICAL 2-HR INTERIOR SHAFT WALL TO BE TYPE S1, U.O.N.

LEGE

<b>LEGEND</b>	
<b>NOTE: SEE <u>A10.0X</u> FOR SPECIFIC WALL TYPES</b>	
	PARTIAL HEIGHT WALL
	FULL HEIGHT WALL
	CONCRETE WALL/COLUMN, S.S.D.
	CMU WALL, S.S.D.
	INDICATES 8'-2" MINIMUM VERTICAL CLEARANCE FOR ACCESSIBLE PARK
	INDICATES SOLAR READY AREA
	PROPERTY LINE
	2-HR FIRE BARRIER
	1-HR FIRE PARTITION

#### **SHEET NOTES**

SHEET 1



**STAMP**  
ALL DRAWINGS AND WRITTEN MATERIAL  
APPEARING HEREIN CONSTITUTE ORIGINAL  
AND UNPUBLISHED WORK OF THE  
ARCHITECT AND MAY NOT BE DUPLICATED  
USED OR DISCLOSED WITHOUT THE  
WRITTEN CONSENT OF THE ARCHITECT

# **BUILDING PLAN FLOOR 3**

HEET TITLE  
CALE 1/8"=1  
ROJ. # 2330 DRAWN BY X  
HEET SIZE 30 x 42

A2.03

AZ.03





REV ISSUE  
PACIMENTS  
SUBMITTAL  
PLANNING  
RESUBMITTAL  
2024.04.05  
2024.05.16

BUILDING PLAN - FLOOR 5 1  
1/8" = 1'-0"

**GENERAL NOTES**

- A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYPICAL.
- B. SPOT ELEVATION HEIGHT OF +356.25' = 0'-0" AS NOTED FROM CIVIL DRAWINGS.
- C. SEE GENERAL SHEETS (A0's) FOR GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCESSIBILITY & ADAPTABILITY REQUIREMENTS, CHAPTER 11B SIZING REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.
- D. UNIT PLANS SHOWN HERE ARE DIAGRAMMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.
- E. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.
- F. REFER TO 1/4" DRAWINGS FOR INFORMATION NOT SHOWN HERE.
- G. IN WOOD FRAMED BUILDINGS ALL EXTERIOR WALLS TO RECEIVE FULL WRAP PLYWOOD SHEATHING.
- H. SEE A10.4X FOR WINDOW SCHEDULE.
- J. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CODE.
- K. G.C. SHALL COORDINATE AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.
- L. G.C. SHALL INCLUDE G.S.M. FLASHING AT ALL MATERIAL TRANSITIONS. ALL G.S.M. FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATING TO MATCH SURROUNDING MATERIALS. NOT EVER OCCURRENCE OF G.S.M. FLASHING. CONTRACT DOCUMENTS SHOW DESIGN INTENT. G.C. SHALL INCLUDE G.S.M. FLASHING AT ALL MATERIAL TRANSITIONS.
- M. DRAFT STOPS REQUIRED BETWEEN UNITS SHALL BE 1/2" SHEAR PLYWOOD OR 5/8" TYPE "X" GWB CARRIED TO UNDERSIDE OF ROOF.

**WALL TYPE NOTES**

WALLS AT TYPE V-A (WOOD STUD) CONSTRUCTION:  
U.O.N. TYPICAL EXTERIOR WALLS TO BE TYPE B11.2 (REFER TO EXTERIOR ELEVATIONS FOR MATERIAL LOCATIONS):  
TYPICAL 1-HR CORRIDOR WALLS TO BE TYPE C11. U.O.N.  
TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1 U.O.N.  
(S.S.D. FOR STUD AND SHEAR CONFIGURATION)  
TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1  
TYPICAL FURRED PLUMBING WALLS TO BE TYPE F6.1  
TYPICAL FURRED PLUMBING WALL ADJACENT TO UNIT BEDROOM OR LIVING AREA TO BE TYPE F6.2  
TYPICAL 2-HR FIRE RATED WALL TO BE TYPE E11.2  
TYPICAL 2-HR INTERIOR SHAFT WALL TO BE TYPE S1. U.O.N.

WALLS AT TYPE IA (METAL STUD) CONSTRUCTION:  
U.O.N. TYPICAL EXTERIOR WALLS TO BE TYPE B11. (REFER TO EXTERIOR ELEVATIONS FOR MATERIAL LOCATIONS)  
TYPICAL CONC. WALLS TO BE TYPE A11. U.O.N. (S.S.D. FOR SIZE)  
TYPICAL CMU WALLS TO BE TYPE A11. U.O.N. (S.S.D. FOR SIZE)  
TYPICAL 1-HR CORRIDOR WALLS TO BE TYPE C11. U.O.N.  
(S.S.D. AND INT. ACOUSTICAL NARRATIVE FOR SIZE AND SPACING)  
TYPICAL INTERIOR UNIT WALLS TO BE TYPE D11.1 U.O.N.  
(S.S.D. AND INT. ACOUSTICAL NARRATIVE FOR SIZE AND SPACING)  
TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1  
TYPICAL FURRED PLUMBING WALL TO BE TYPE F6.1  
TYPICAL FURRED PLUMBING WALL ADJACENT TO UNIT BEDROOM OR LIVING AREA TO BE TYPE F6.2  
TYPICAL 2-HR FIRE RATED WALL TO BE TYPE E11.2  
TYPICAL 2-HR INTERIOR SHAFT WALL TO BE TYPE S1. U.O.N.

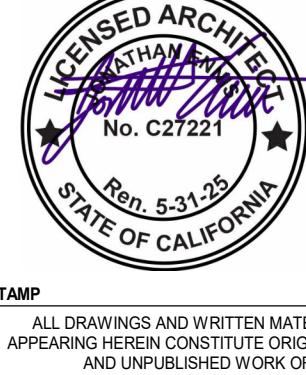
**LEGEND**

NOTE: SEE A10.0X FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- CMU WALL, S.S.D.
- INDICATES 8'-2" MINIMUM VERTICAL CLEARANCE FOR ACCESSIBLE PARKING
- INDICATES SOLAR READY AREA
- PROPERTY LINE

◆◆FB ◆◆FB 2-HR FIRE BARRIER  
◆◆FP ◆◆FP 1-HR FIRE PARTITION  
◆◆FW ◆◆FW 2-HR FIRE WALL

**SHEET NOTES**

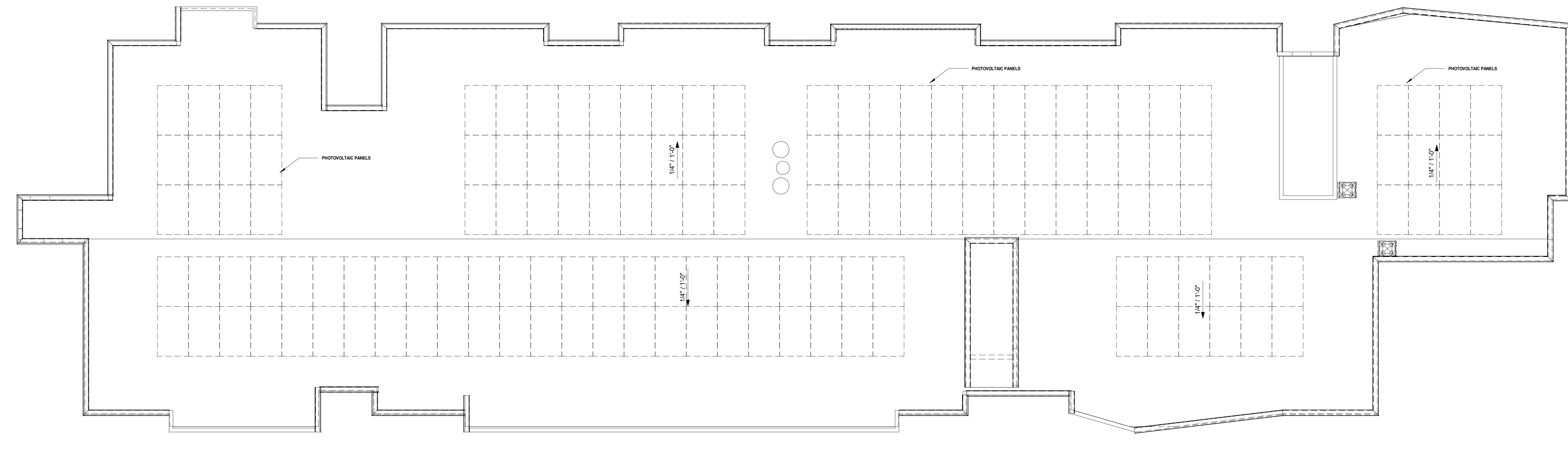


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REPRODUCED, OR USED IN WHOLE OR IN PART  
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

**BUILDING PLAN  
FLOOR 5**

SHEET TITLE  
SCALE  
PROJ. # 2330 DRAWN BY XX  
SHEET SIZE 30 x 42



BUILDING PLAN - ROOF 1  
1/8" = 1'-0"

## GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYPICAL.  
 B. SPOT ELEVATION HEIGHT OF +356.25' = 0'-0" AS NOTED FROM CIVIL DRAWINGS.  
 C. SEE GENERAL SHEETS (A0's) FOR GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCESSIBILITY & ADAPTABILITY REQUIREMENTS, CHAPTER 11B SIZING REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.  
 D. UNIT PLANS SHOWN HERE ARE DIAGRAMMATIC. REFER TO 1/4" SCALE PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.  
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 F. REFER TO 1/4" DRAWINGS FOR INFORMATION NOT SHOWN HERE.  
 G. IN WOOD FRAMED BUILDINGS ALL EXTERIOR WALLS TO RECEIVE FULL WRAP PLYWOOD SHEATHING.  
 H. SEE A10.4X FOR WINDOW SCHEDULE.  
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 M. DRAFT STOPS REQUIRED BETWEEN UNITS SHALL BE 1/2" SHEAR PLWOOD OR 5/8" TYPE "X" G.W.B CARRIED TO UNDERSIDE OF ROOF.

## WALL TYPE NOTES

WALLS AT TYPE V-A (WOOD STUD) CONSTRUCTION:  
 U.O.N. TYPICAL EXTERIOR WALLS TO BE TYPE B11.2 (REFER TO EXTERIOR ELEVATIONS FOR MATERIAL LOCATIONS):  
 TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1; U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION)  
 TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C11; U.O.N.  
 TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1; U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION)  
 TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1  
 TYPICAL FURRED PLUMBING WALLS TO BE TYPE E12.1  
 TYPICAL FURRED PLUMBING WALL ADJACENT TO UNIT BEDROOM OR LIVING AREA TO BE TYPE F2.1  
 TYPICAL 2-HR FIRE RATED WALL TO BE TYPE E11.2  
 TYPICAL 2-HR INTERIOR SHAFT WALL TO BE TYPE S1; U.O.N.

WALLS AT TYPE IA (METAL STUD) CONSTRUCTION:  
 U.O.N. TYPICAL EXTERIOR WALLS TO BE TYPE B11 (REFER TO EXTERIOR ELEVATIONS FOR MATERIAL LOCATIONS):  
 TYPICAL CONC. WALLS TO BE TYPE A1; U.O.N. (S.S.D. FOR SIZE)  
 TYPICAL CMU WALLS TO BE TYPE A11; U.O.N. (S.S.D. FOR SIZE)  
 TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C11; U.O.N.  
 (S.S.D. AND INT. ACOUSTICAL NARRATIVE FOR SIZE AND SPACING)  
 TYPICAL INTERIOR UNIT WALLS TO BE TYPE D11.2; U.O.N.  
 (S.S.D. AND INT. ACOUSTICAL NARRATIVE FOR SIZE AND SPACING)  
 TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1  
 TYPICAL FURRED PLUMBING WALL TO BE TYPE E12.1  
 TYPICAL FURRED PLUMBING WALL ADJACENT TO UNIT BEDROOM OR LIVING AREA TO BE TYPE F2.1  
 TYPICAL 2-HR FIRE RATED WALL TO BE TYPE E11.2  
 TYPICAL 2-HR INTERIOR SHAFT WALL TO BE TYPE S1; U.O.N.

## LEGEND

NOTE: SEE A10.0X FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- CMU WALL, S.S.D.
- INDICATES 8'-2" MINIMUM VERTICAL CLEARANCE FOR ACCESSIBLE PARKING
- INDICATES SOLAR READY AREA
- PROPERTY LINE

## SHEET NOTES

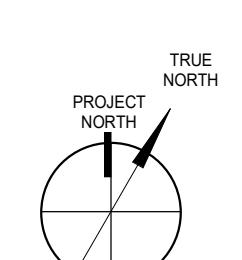


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BUILDING ROOF  
PLAN

SHEET TITLE  
SCALE  
PROJ. # 2330 DRAWN BY XX  
SHEET SIZE 30 x 42

0' 4' 8' 16'





PLANNING BUILDING ELEVATION - NORTH 2

3/32" = 1'-0"

## MATERIAL SHEET NOTES

- (1) STUCCO - LIGHT
- (2) STUCCO - BLUE
- (3) CONCRETE
- (4) LAP SIDING - BLUE
- (5) VINYL WINDOW - DARK BRONZE
- (6) ALUMINUM STOREFRONT - DARK BRONZE
- (7) PTAC WINDOW UNIT GRILL - DARK BRONZE
- (8) PERFORATED METAL RAILING
- (9) PERFORATED METAL SUNSHADE DEVICE
- (10) WOOD FENCE OR WOOD-LIKE ALUMINUM FENCE
- (11) OVERHEAD TRASH ROOM DOOR
- (12) PAINTED MAGNOLIA MURAL OVER SMOOTH CONCRETE FINISH, PATTERN SUBJECT TO CHANGE
- (13) ENTRY SIGNAGE
- (14) STEEL GATE
- (15) STUCCO - DARK

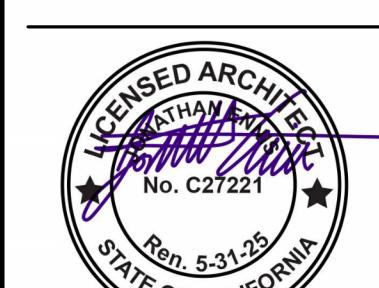
REV ISSUE DATE  
PLANNING SUBMITTAL 2024.04.05  
PLANNING RESUBMITTAL 2024.05.16

EXTERIOR TREATMENTS AND MATERIALS % COVERAGE BY MATERIAL					
MATERIAL	NORTH	EAST	SOUTH	WEST	TOTAL
STUCCO	77%	74%	65%	81%	72%
CONCRETE	19%	9%	5%	9%	11%
LAP SIDING	4%	17%	30%	10%	17%

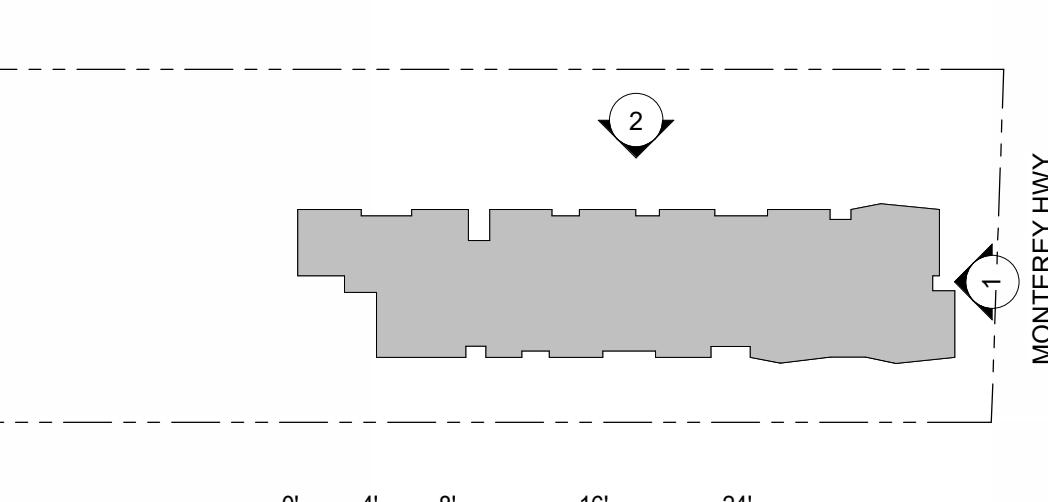


PLANNING BUILDING ELEVATION - EAST 1

3/32" = 1'-0"



STAMP  
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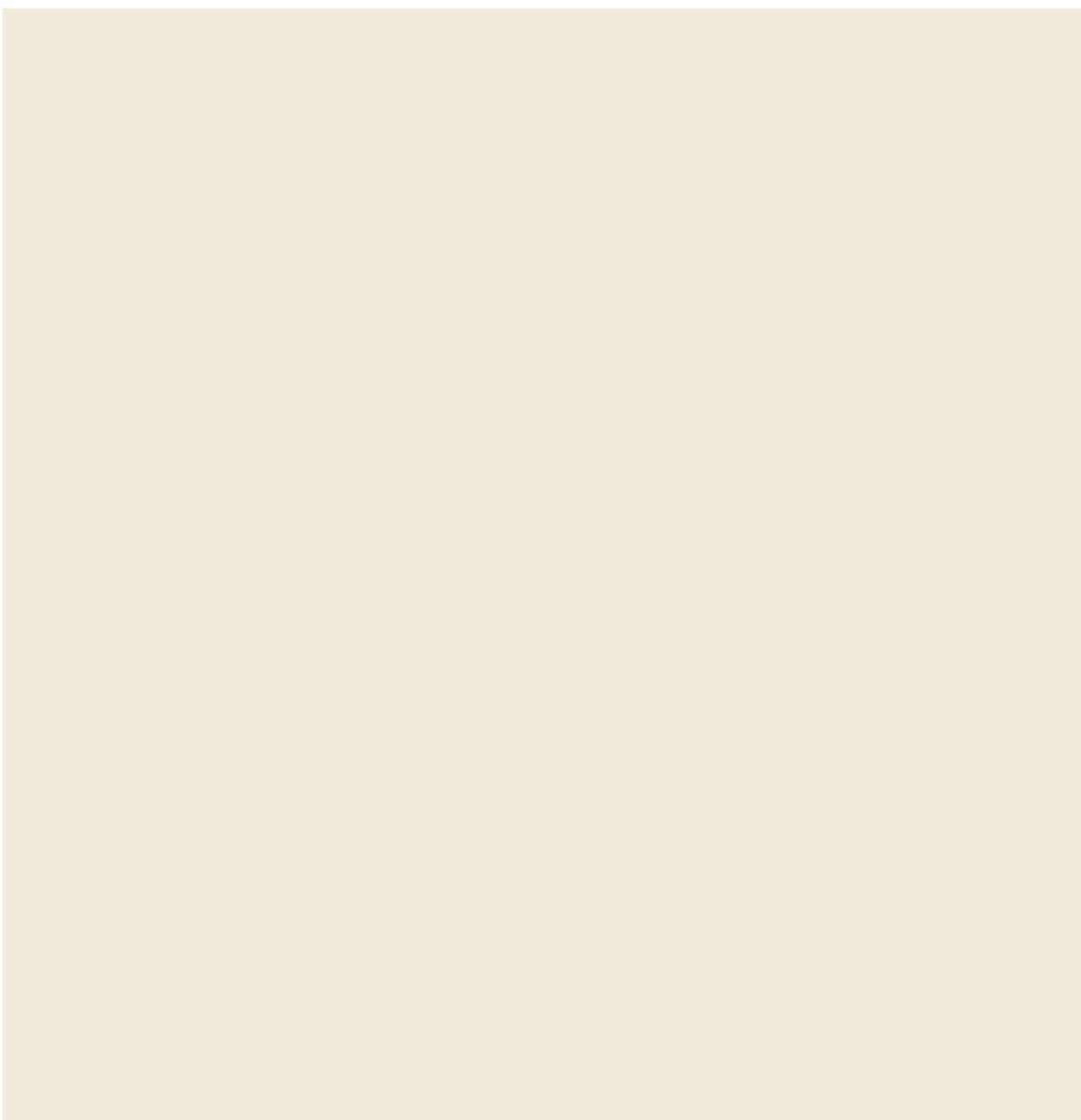
ELEVATIONS  
SHEET TITLE  
SCALE 3/32" = 1'-0"  
PROJ. # 2330 DRAWN BY Author  
SHEET SIZE 30 x 42

AP3.00



## THE MAGNOLIAS

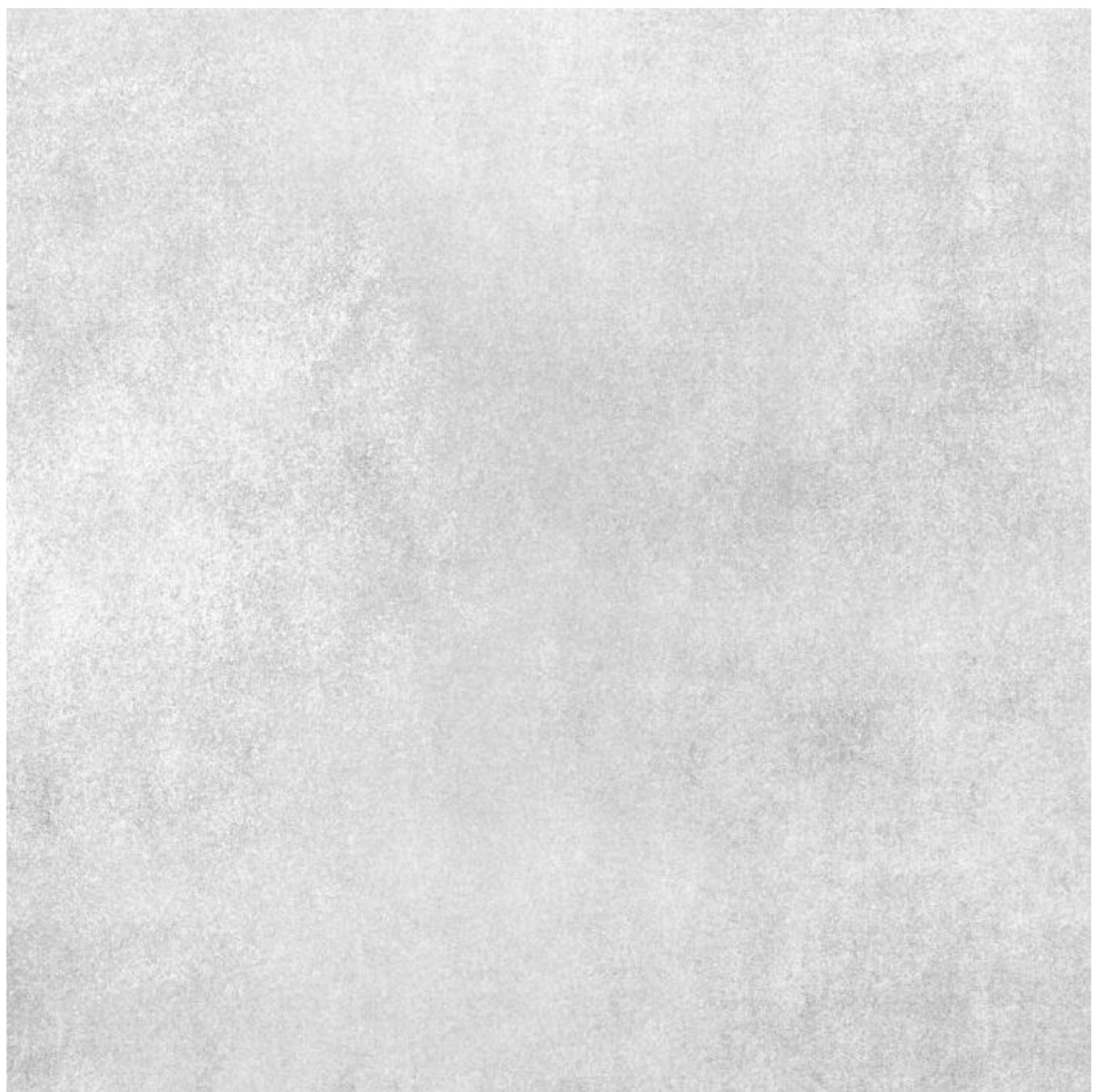
17965 MONTEREY  
ROAD, MORGAN  
HILL, CA



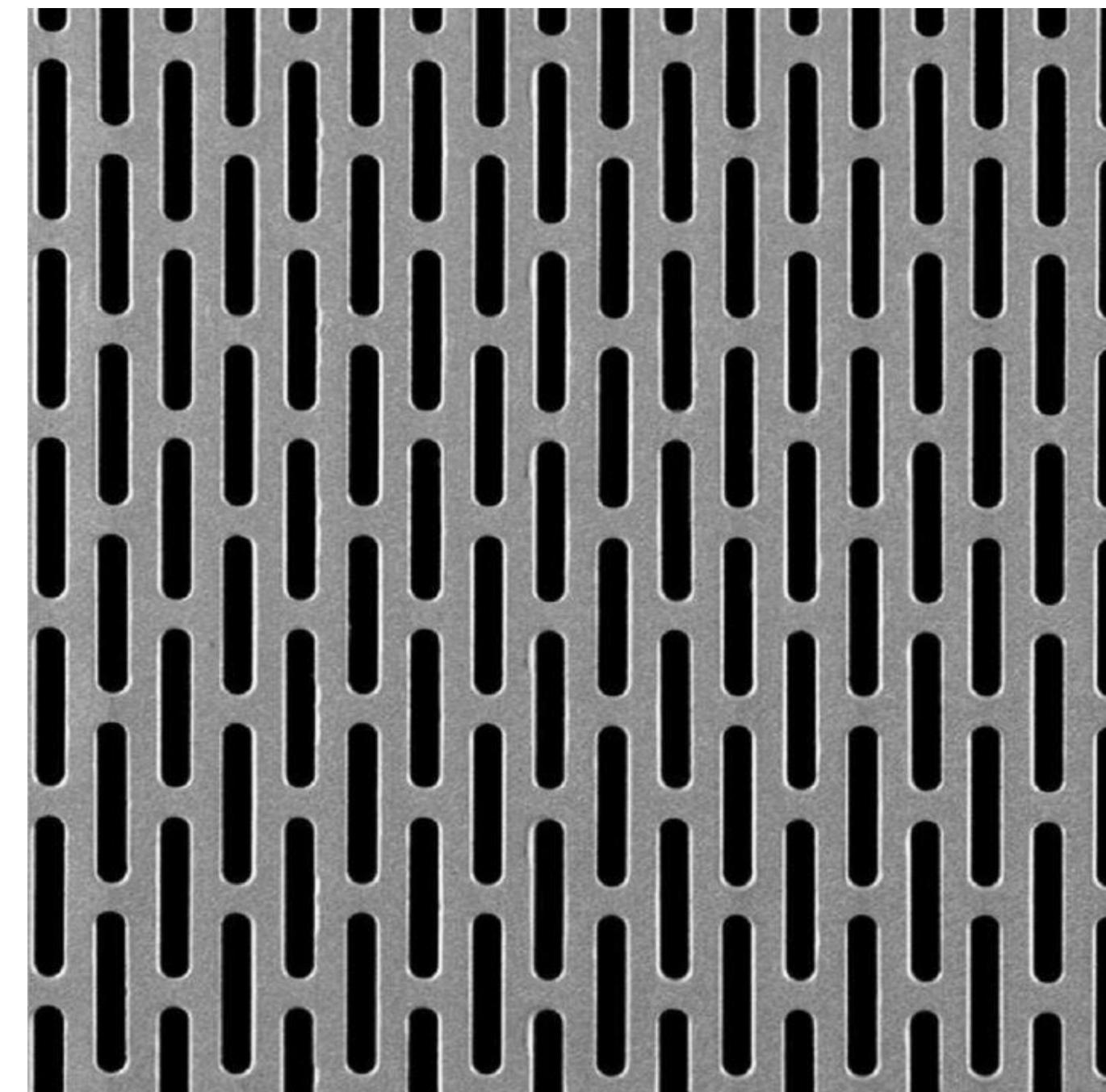
① STUCCO - LIGHT  
BM - LINEN WHITE 912



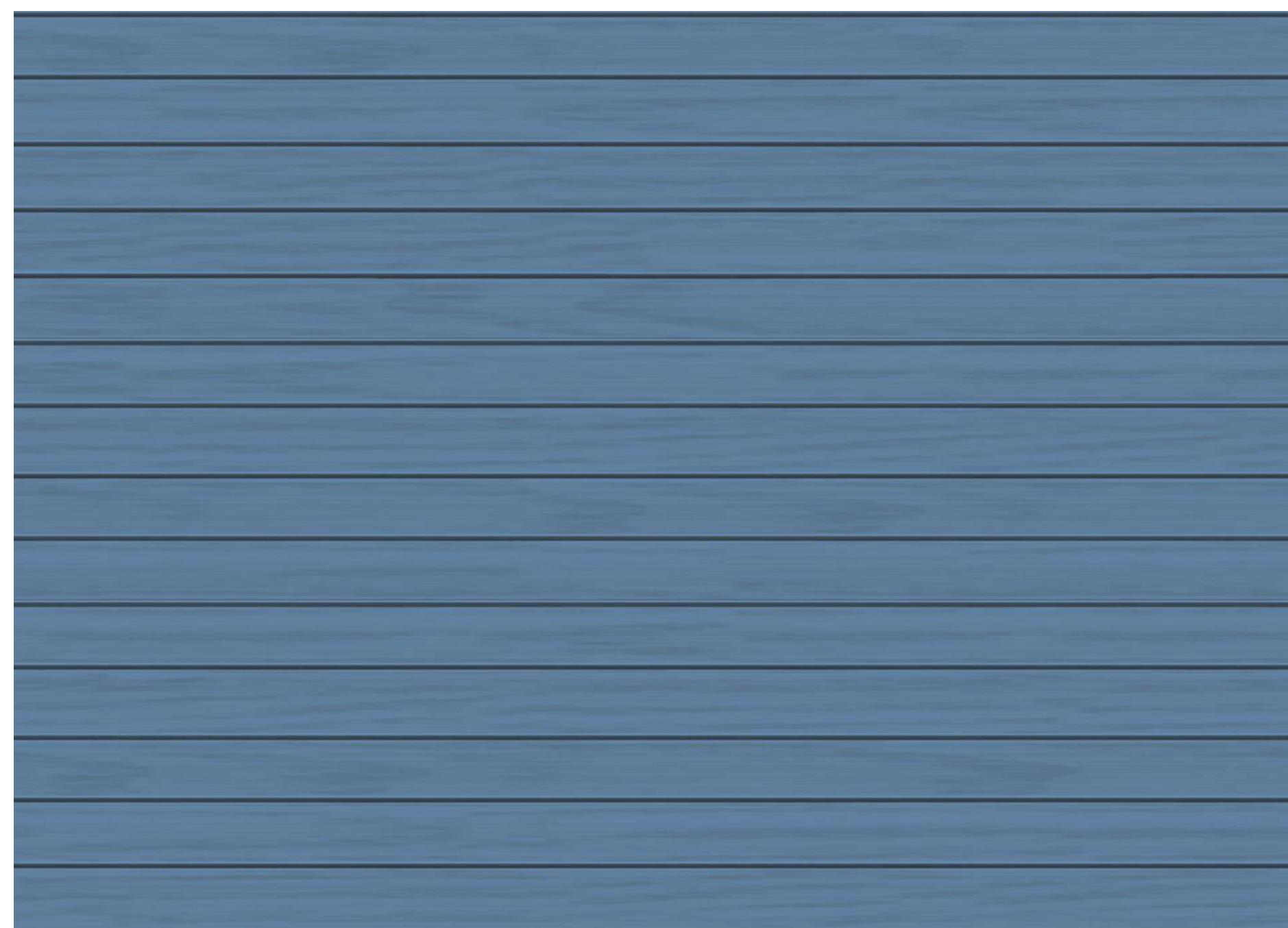
② STUCCO - BLUE  
BM - MOZART BLUE 1665



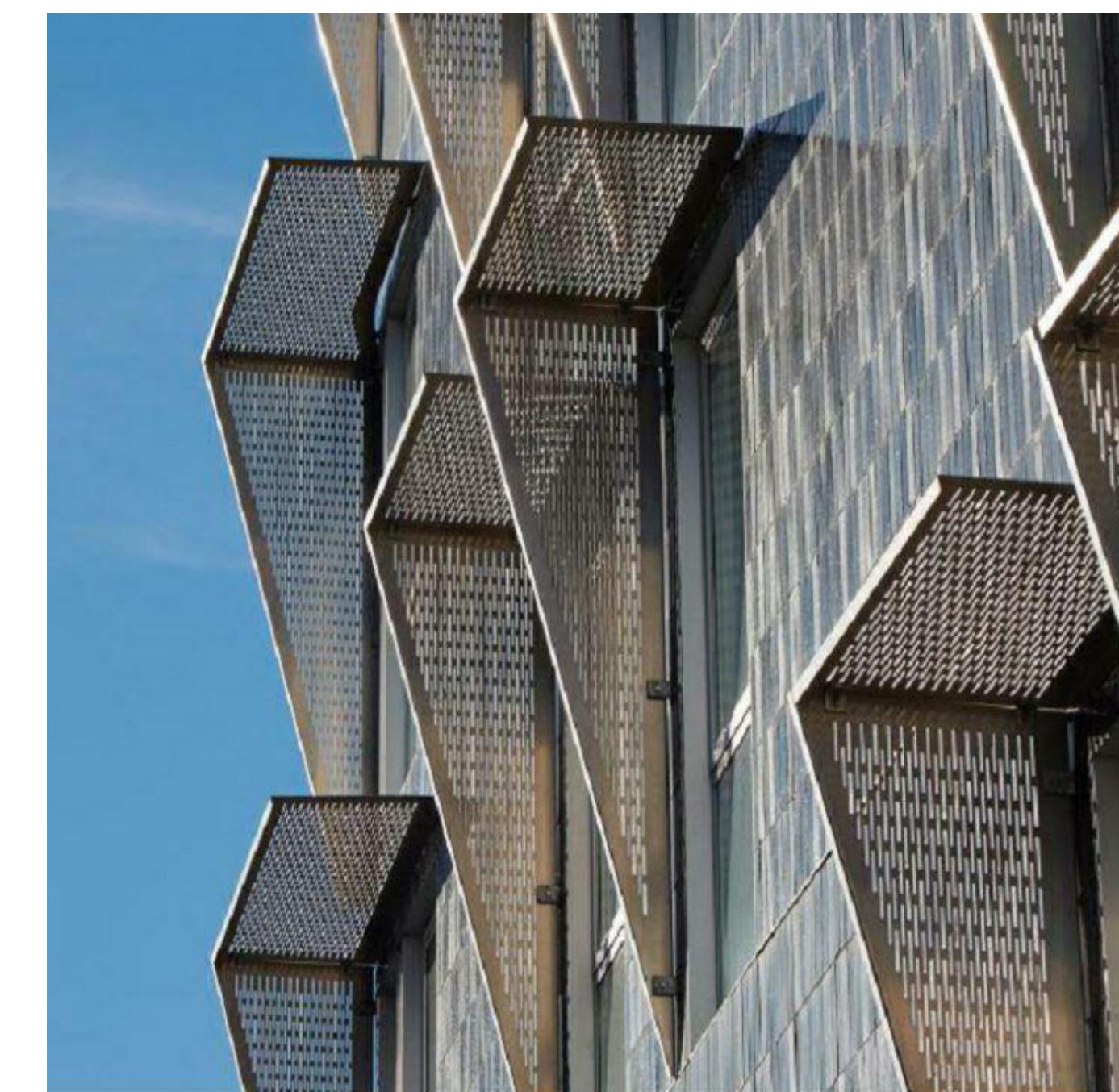
③ CONCRETE



⑧ PERFORATED METAL RAILING



④ LAP SIDING - BLUE



⑨ PERFORATED METAL  
SUNSHADE DEVICE



⑦ PTAC WINDOW UNIT GRILL - DARK BRONZE



⑤ VINYL WINDOW -  
DARK BRONZE



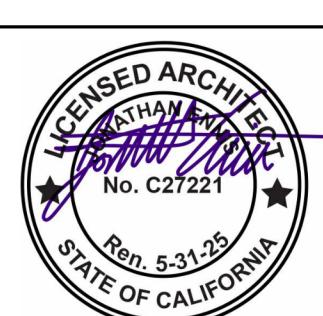
⑥ ALUMINUM STOREFRONT - DARK BRONZE



⑩ FENCE/ GATE (WOOD OR WOOD-LIKE ALUMINUM)



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MATERIAL BOARD

SHEET TITLE  
SCALE  
PROJ. # 2330 DRAWN BY Author  
SHEET SIZE 30 x 42

## THE MAGNOLIAS

17965 MONTEREY  
ROAD, MORGAN  
HILL, CA

VIEW FROM MONTEREY STREET LOOKING SOUTH 4



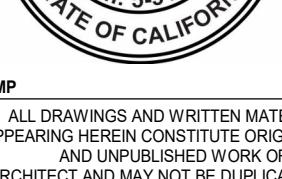
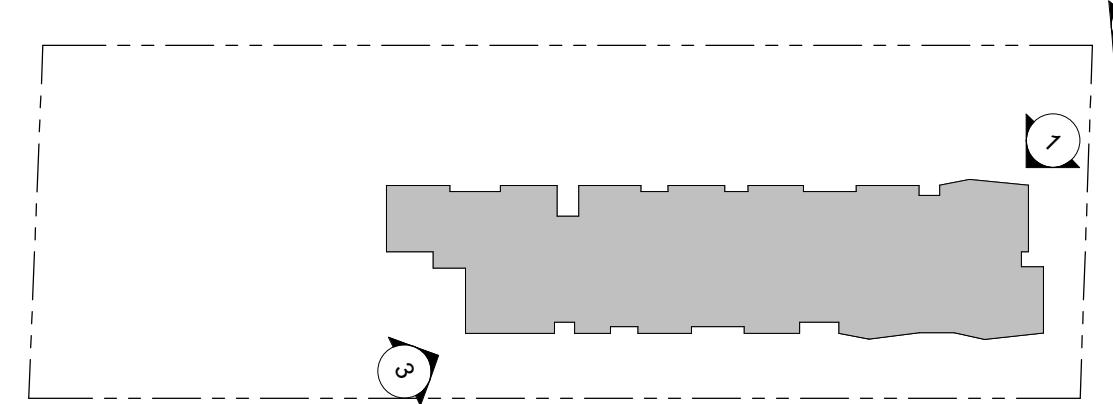
VIEW FROM MONTEREY STREET LOOKING NORTH 2



GARDEN &amp; CHILDREN'S PLAY AREA 3



VIEW FROM MONTEREY STREET LOOKING AT ENTRY PLAZA 1

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PLANNING  
RESUBMITTALDATE  
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2024.05.16