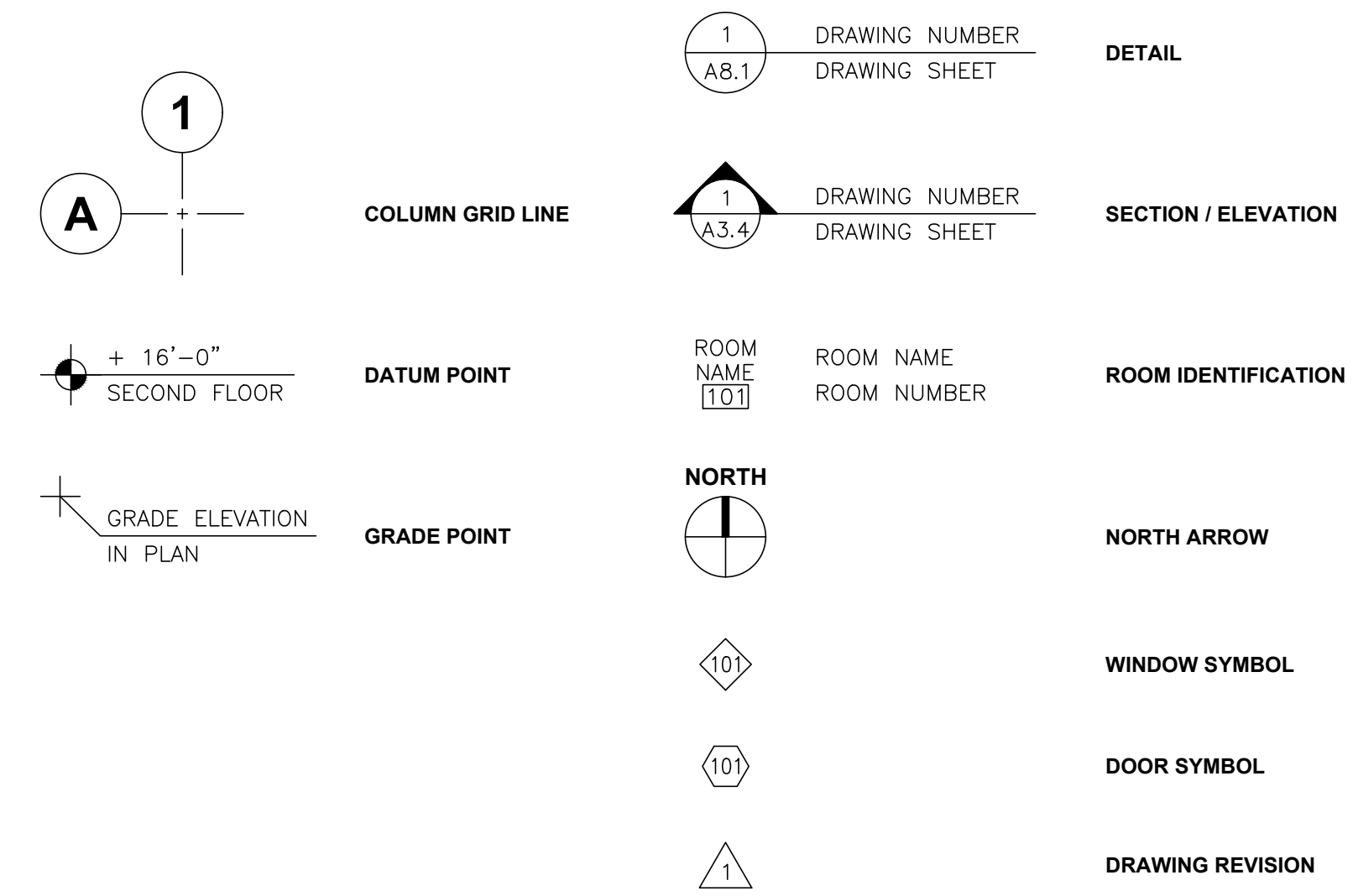


MYRTLE TOWNHOUSES
30 & 50 MYRTLE AVENUE
MORGAN HILL, CALIFORNIA
SB330 APPLICATION
07.25.25

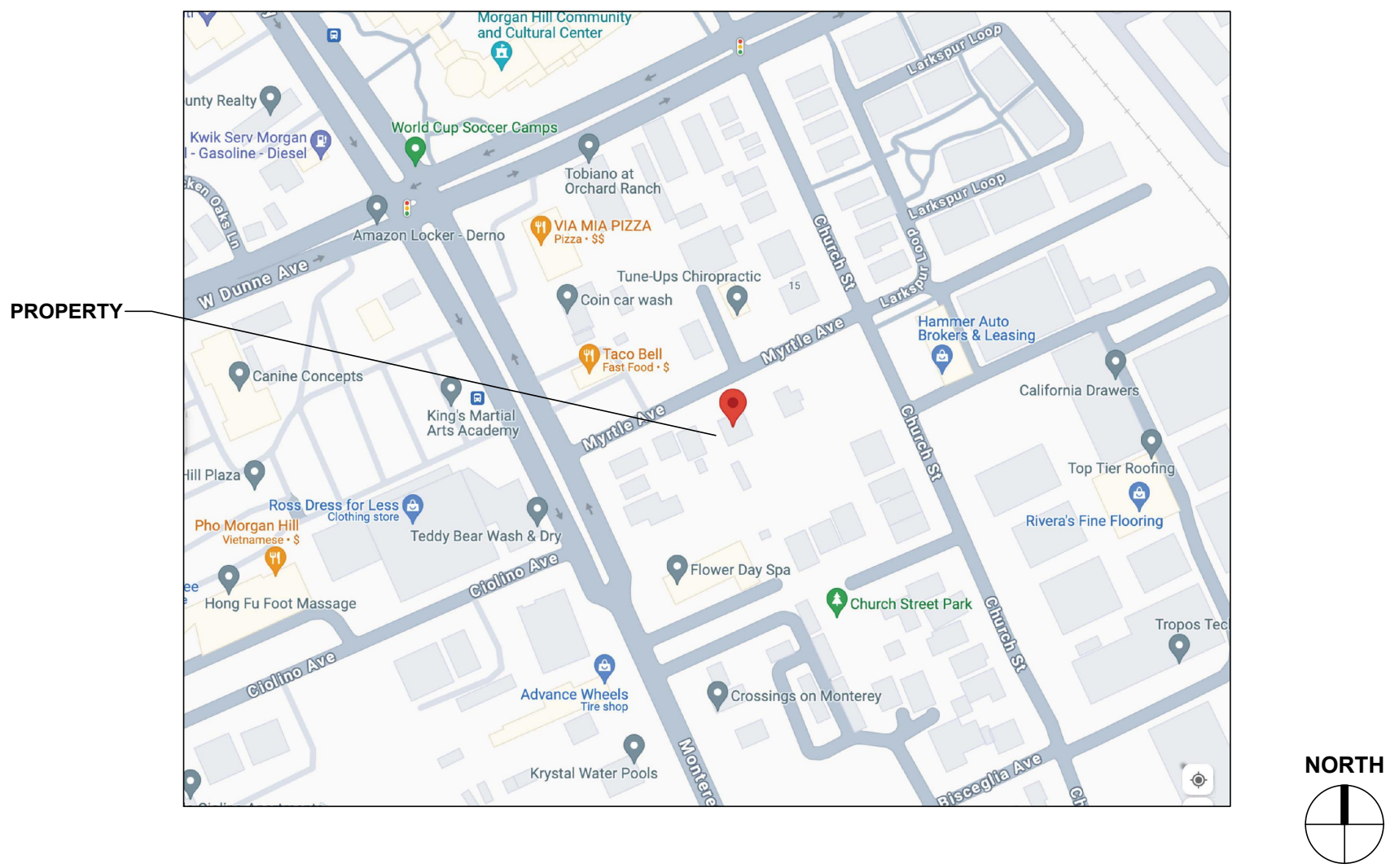


62 Cloud View Road
Sausalito, CA 94965
T 415.215.8904 paul@ascend-arch.com

SYMBOLS



LOCATION MAP



PROJECT TEAM

OWNER
FRANK ELECTRIC PARTNERS, LP
300 METATE PLACE
PALM DESERT, CA 92260
925-785-8896
MJ32768@GMAIL.COM

ELECTRICAL
REDWOOD ELECTRIC GROUP
2775 NORTHWESTERN PARKWAY
SANTA CLARA, CA 95051
408-450-1023
LWLS@REDWOODEG.COM

ARCHITECT
ASCEND ARCHITECTURE
62 CLOUD VIEW ROAD
SAUSALITO, CA 94965
PH: 415-215-8904
PAUL@ASCEND-ARCH.COM

CIVIL ENGINEER
TALLIS
480 SAN RAMON VALLEY BLVD., UNIT L
DANVILLE, CA 94562
415-958-0440
EASTON@TALLISUS.NET

LANDSCAPE ARCHITECT
ENVIRONMENTAL FORESIGHT, INC.
2065 N. BROADWAY, SUITE 203
WALNUT CREEK, CA 94506
925-945-0300
KPROCTOR@ENVIRONMENTALFORESIGHT.COM

DRAWING INDEX

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VTM-3 PRELIMINARY SITE PLAN
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ABBREVIATIONS

& @ # (E) ACQUST. A.D. ADJ. A.F.F. AGGR. ALUM. APPROX. ARCH. ASB. ASPH. BRD. BUD. BLK. BLKG. BM. B.O. BOT. CAB. C.B. CEM. CER. C.I. C.G. CLG. CLKG. CLO. CLR. C.O. CON. CONSTR. CONT. CORR. CTSK. CTR. DBL. DEPT. D.F. DET. DIA. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWC. E. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQUIP. E.W.C. EXST. EXP. EXP. EXT. F.A. F.B. F.D. F.D.C. FDN. F.E.C. F.H.C. FIN. FLR. FLASH. FLOUR.	AND AT CENTERLINE FOUND OR NUMBER EXISTING ACQUSTICAL AREA DRAIN ADJUSTABLE ABOVE FINISH FLOOR AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPH. BOARD BITUMINOUS BUILDING BLOCK BLOCKING BEAM BOTTOM OF BOTTOM CABINET CATCH BASIN CEMENT CERAMIC CAST IRON CORNER GUARD CEILING CAULKING CLOSET CLEAR CASED OPENING COLUMN CONC. CONCRETE CONNECTION CONSTRUCTION CONT. CORRIDOR COUNTERSINK COUNTER CTR. DBL. DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIM. DIMENSION DOWN DOOR OPENING DOOR DRAWER DOWNSPOUT DRY STANDPIPE DRAWING EAST ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL EQU. EQUIPMENT E.W.C. EXISTING EXPANDED EXPANSION EXTERIOR FIRE ALARM FIRE ALARM FIRE DEPT. CONNECTION FOUNDATION FIRE EXTINGUISHER FIRE CABINET FIRE HOSE CABINET FINISH FLOOR FLASHING FLOURESCENT	F.O. F.O.B. F.O.C. F.O.F. F.O.S. F.P.R. F.S. FT. FTD. FURR. FUT. GALV. G.B. GL. GND. GR. GYP. GYPSUM GYP. BD. H.B. H.C. HDWD. HOWE. H.M. HORIZ. HR. HST. I.D. INSUL. INT. JAN. JT. KIT. LAB. LAM. LAV. LKR. L.T. LX. MAX. M.C. MECH. MFR. MHL. MIN. MIR. MISC. M.O. MTD. MUL. N. N.I.C. NO. NOM. N.T.S. OBS. O.C. O.D. OFF. O.H. OPNG. OPP. PRCST. PL. PLAM. PLAS. PLYWD. PR. P.T. P.T.D. P.T.D./R PTN. P.T.R. Q.T. R. RAD. R.D. REF. REFR. REG. REINFORCED	FACE OF BUILDING FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIREPROOF FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE QUAGE GALVANIZED GRAB BAR GLASS GROUND GRADE GYPSUM GYPSUM BOARD HOLLOW CORE HOLLOW CORE HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT INSIDE DIAMETER INSULATION INTERIOR JANITOR JOINT KITCHEN LABORATORY LAMINATE LAVATORY LOOKER LIGHT MAXIMUM MEDICINE CABINET MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MASONRY OPENING MOUNTED MULLION NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVERALL OBSOLETE ON CENTER OUTSIDE DIAMETER OFFICE OPPOSITE HAND OPENING OPPOSITE PRECAST PLATE PLASTIC LAMINATE PLASTER PLYWOOD PAIR PRESSURE TREATED PAPER TOWEL DISPENSER PARTITION PART. TOWEL RECEPTACLE QUARRY TILE RISER RADIUS ROOF DRAIN REFERENCE REFRIGERATOR REGISTER REINFORCED	REQ. RESIL. RM. R.O. RWD. R.W.L. S. S.C. S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SIM. S.N.D. S.N.R. SPEC. SQ. S.S. S.S.D. S.S.K. STA. STD. STL. STD. STO. STRUCT. SUSP. SYM. TRD. T.B. T.C. TEL. T&G. THK. T.O. T.P. T.P.D. T.V. T.W. T.W.H. TYP. UNF. U.D.N. UR. VERT. VEST. W. W/ W.C. WD. W.H. W/O WP. WANSICAT WT. WEIGHT	REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER SOUTH SOLID CORE SEAT COVER DISPENSER SCHEDULE SOAP DISPENSER SECTION SHELF SHOWER SHEET SIMILAR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SQUARE STAINLESS STEEL SEE STRUCTURAL DRAWINGS SERVICE SINK STATION STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL TREAD TOWEL BAR TOP OF CURB TELEPHONE TONGUE & GROOVE THICK TOP OF TOP OF PAVEMENT TOILET PAPER DISPENSER TELEVISION TANKLESS WATER HEATER TYPICAL UNFINISHED UNLESS OTHERWISE NOTED URINAL VERTICAL VESTIBULE WEST WITH WATER CLOSET WOOD WATER HEATER WITHOUT WATERPROOF WANSICAT WEIGHT
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PROJECT DATA

PROJECT DESCRIPTION	NEW TOWNHOUSES
APN	817-01-021 & 817-01-022
LEGAL JURISDICTION	CITY OF MORGAN HILL
ZONING	MU-N (NEIGHBORHOOD MIXED-USE) & FB-C (CORRIDOR FORM BASED)
OCCUPANCY GROUP	R-2 FOR TOWNHOUSES; AND U-1 FOR PRIVATE GARAGES
CONSTRUCTIOIN TYPE	V-B
BUILDING CODES	ALL WORK SHALL CONFORM TO THE FOLLOWING CODES: 2022 CALIFORNIA BUILDING CODE; 2022 CALIFORNIA MECHANICAL CODE; 2022 CALIFORNIA PLUMBING CODE; 2022 CALIFORNIA ELECTRICAL CODE; 2022 CALIFORNIA ENERGY CODE; 2022 CALIFORNIA RESIDENTIAL CODE; 2022 CALIFORNIA FIRE CODE; 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE; 2021 INTERNATIONAL SOLAR ENERGY PROVISIONS; CITY OF MORGAN HILL MUNICIPAL CODE
ALLOWED SETBACKS PER FB-C	0 FEET; 15 FEET MAX. (10 FEET MIN. FOR P.S.E)
FRONT STREET SETBACK	0 FEET; 15 FEET MAX. (N/A)
SIDE STREET SETBACK (N/A)	5 FEET
INTERIOR SIDE YARD SETBACKS	10 FEET MIN.
REAR YARD SETBACK	
ALLOWED PROJECTIONS INTO SETBACKS PER FB-C	
FRONT STREET	5 FEET
INTERIOR SIDE YARD AND REAR YARD	3 FEET
PROPOSED SETBACKS	
MINIMUM FRONT STREET SETBACK	10'-0"
SIDE STREET SETBACK	N/A
MINIMUM INTERIOR SIDE YARD SETBACKS	5'-0" TO BUILDING WALL; 3'-11 3/8" TO ROOF EAVE (1'-5/8" PROJECTION)
MINIMUM REAR YARD SETBACK	10'-0" TO BUILDING WALL; 7'-11" TO ROOF EAVE (2'-1" PROJECTION)
ALLOWABLE MAX. HEIGHT PER FB-C	45 FEET; 3-1/2 STORIES FOR TOWNHOUSES
PROPOSED MAX. HEIGHT	38'-0"; 3 STORIES
SITE AREA	29,506.48 SF = .677 ACRES
ALLOWABLE BUILDING COVERAGE	22,129.86 SF (75%)
PROPOSED BUILDING COVERAGE	13,176 SF (44.7%)

RESIDENTIAL DENSITY	MINIMUM ALLOWED	8 DU PER ACRE = 5.42 UNITS
MAXIMUM ALLOWED		24 DU PER ACRE = 16.26 UNITS
PROPOSED RESIDENTIAL DENSITY		23.63 DU PER ACRE = 16 UNITS
BUILDING AREA		
BUILDING 1 (3 UNIT)	6,548 SF	
BUILDING 2 (3 UNITS)	6,548 SF	
BUILDING 3 (4 UNITS)	8,982 SF	
BUILDING 4 (6 UNITS)	12,596 SF	
TOTAL BUILDING AREA (16 UNITS)	34,674 SF	
REQUIRED PARKING		
RESIDENTIAL UNITS: 2 COVERED PER UNIT	16X2 = 32	
GUEST PARKING: 1 PER 4 UNITS	16/4 = 4	
TOTAL REQUIRED	36	
PARKING PROVIDED		
RESIDENTIAL UNITS: 2 COVERED PER UNIT	16X2 = 32	
GUEST PARKING	2	
TOTAL PARKING PROVIDED	34*	
	* STATE DENSITY BONUS LAW WAIVER REQUEST FOR PROVIDING TWO LESS SPACES THAN REQUIRED	

Client

FRANK ELECTRIC
PARTNERS, LP

Project

MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number

2304

Dates

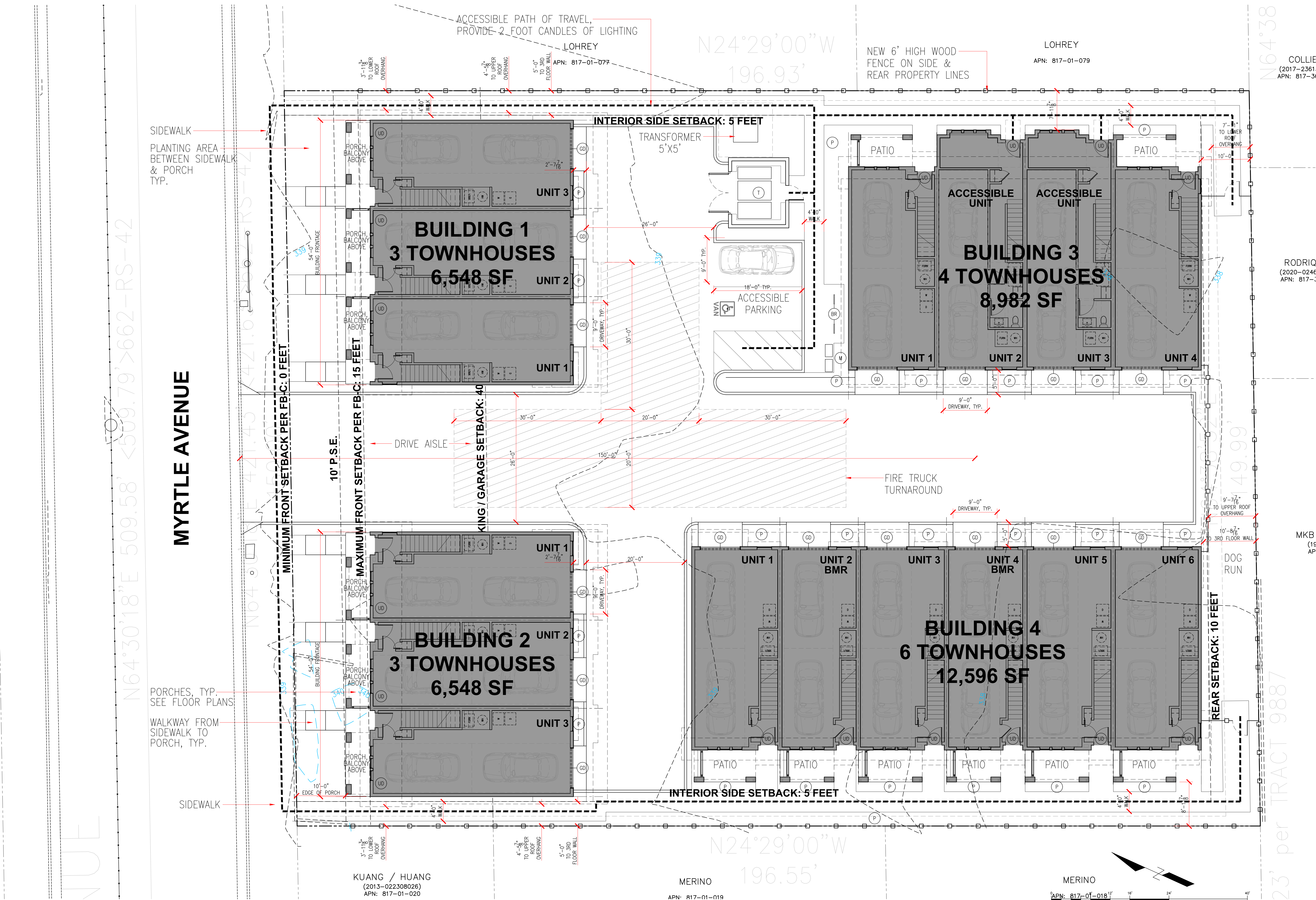
SB330' PRELIM. APPLICATION	12.08.23
COMPLETE SB330' APPLICATION	04.26.24
COMPLETE SB330' APPLICATION	08.05.24
COMPLETE SB330' APPLICATION	05.21.25
COMPLETE SB330' APPLICATION	07.25.25

Sheet Name

COVER SHEET

Sheet #

G-0.0.1



ARCHITECTURAL SITE PLAN

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

SITE PLAN KEYNOTES

SYMBOL	DESCRIPTION
(BR)	BICYCLE RACK (4 BIKES), SEE LANDSCAPE PLANS
(GD)	GARAGE DOOR, SEE FLOOR PLANS
(M)	MAIL AND PARCEL BOXES, SEE LANDSCAPE PLANS
(P)	PLANTING AREA, SEE LANDSCAPE AND CIVIL DRAWINGS
(T)	TRASH ENCLOSURE, SEE A1-3.2.1 FOR FLOOR PLAN AND ELEVATIONS
(UD)	UNIT DOOR, SEE FLOOR PLANS

GENERAL NOTES:

- PROVIDE MINIMUM OF 1 FOOT CANDLE OF LIGHTING THROUGHOUT THE SITE AND A MINIMUM OF 2 FOOT CANDLES AT ACCESSIBLE PATHS.
- ALL EXTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED OR INCORPORATED INTO THE DESIGN OF BUILDINGS SO AS NOT TO BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY, COMMON AREAS, OR CONTAINED WITHIN AN ENCLOSED STRUCTURE. EQUIPMENT TO BE SCREENED INCLUDES, BUT IS NOT LIMITED TO: ALL ROOF MOUNTED EQUIPMENT, AIR CONDITIONERS, HEATERS, UTILITY METERS, CABLE EQUIPMENT, TELEPHONE ENTRY BOXES, BACKFLOW PREVENTIONS, IRRIGATION CONTROL VALVES, ELECTRICAL TRANSFORMERS, PULL BOXES, AND ALL OUTGUTS FOR AIR CONDITIONING, HEATING, AND BLOWER SYSTEMS. SCREENING MATERIALS SHALL BE CONSISTENT WITH THE EXTERIOR COLORS AND MATERIALS OF THE BUILDING, AND EQUIPMENT ENCLOSURES HAVE BEEN SCREENED WITH LANDSCAPING. CHAIN LINK FENCING WITH WOOD INSERTS SHALL NOT BE USED TO SCREEN EQUIPMENT.

UNIT TYPES & PARKING

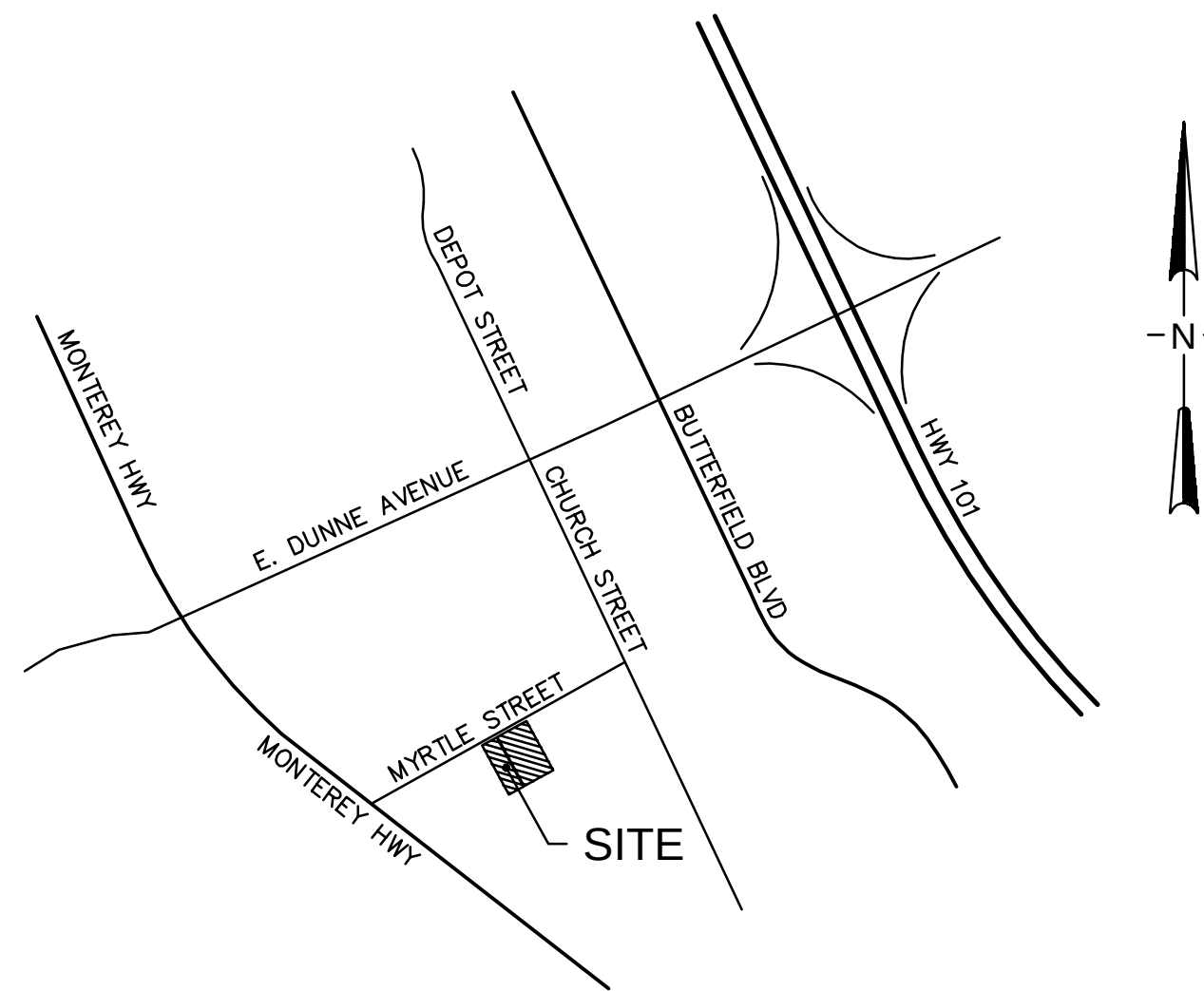
BUILDING/UNIT	AREA	BEDROOMS	PARKING
BUILDING 1			
UNIT 1	2,182 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 2	2,178 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 3	2,189 SF	3 BEDROOMS	2 GARAGE SPACES
BUILDING 2			
UNIT 1	2,182 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 2	2,178 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 3	2,189 SF	3 BEDROOMS	2 GARAGE SPACES
BUILDING 3			
UNIT 1	2,189 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 2	2,301 SF	3 BEDROOMS (ACCESSIBLE UNIT)	2 GARAGE SPACES
UNIT 3	2,306 SF	3 BEDROOMS (ACCESSIBLE UNIT)	2 GARAGE SPACES
UNIT 4	2,185 SF	3 BEDROOMS	2 GARAGE SPACES
BUILDING 4			
UNIT 1	2,189 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 2	2,177 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 3 (BMR)	1,934 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 4	2,177 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 5 (BMR)	1,934 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 6	2,185 SF	3 BEDROOMS	2 GARAGE SPACES
16 UNITS		45 BEDROOMS	34 SPACES

NOTES:
1. AREAS SHOWN ARE GROSS, INCLUDING GARAGES

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
30 & 50 MYRTLE AVENUE

TOTAL UNITS: 15 RESIDENTIAL
MORGAN HILL, SANTA CLARA COUNTY, CALIFORNIA
SUBDIVISION SD2024-0008

Paul E. Ferro, Architect
10680 Carson Range Road
Truckee, CA 96161
T 415.215.8904 pferro@form4inc.com



VICINITY MAP
N.T.S.

PROJECT SUMMARY

PROPERTY ADDRESS:	30 & 50 MYRTLE AVENUE MORGAN HILL, CA 95037
OWNER / DEVELOPER:	DIAMOND CONSTRUCTION P.O. BOX 477 LAFAYETTE, CA 94549
CIVIL ENGINEER:	DEBOLT CIVIL ENGINEERING, INC. 480 SAN RAMON VALLEY BLVD UNIT L DANVILLE, CALIFORNIA 94596 (925) 837-3780
SURVEYOR:	DEBOLT CIVIL ENGINEERING, INC. 480 SAN RAMON VALLEY BLVD UNIT L DANVILLE, CALIFORNIA 94596 (925) 837-3780
ASSESSOR'S PARCEL NO.:	817-01-021 & 817-041-022
TOTAL AREA:	29,506± SQ. FT. / 0.68± AC
EXISTING ZONING:	CORRIDOR FORM-BASED (F-BC)
EXISTING LAND USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING:	CORRIDOR FORM-BASED (F-BC)
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL
UTILITIES:	
WATER SUPPLY:	CITY OF MORGAN HILL
FIRE PROTECTION:	CITY OF MORGAN HILL
SEWAGE DISPOSAL:	CITY OF MORGAN HILL
STORM DRAIN:	CITY OF MORGAN HILL
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE TELEVISION:	CITY OF MORGAN HILL

Client
DIAMOND CONSTRUCTION
P.O. BOX 477
LAFAYETTE, CA 94549

Project
MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number
23221

SHEET INDEX

SHEET	DESCRIPTION
VTM-1	VESTING TENTATIVE PARCEL MAP
VTM-2	EXISTING CONDITIONS PLAN
VTM-3	PRELIMINARY SITE PLAN
VTM-4	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
VTM-5	PRELIMINARY STORM WATER CONTROL PLAN

BASIS OF BEARINGS

THE MONUMENT LINE IN SHERBURNE HILLS ROAD TAKEN AS NORTH 61°58'51" WEST, AS SHOWN IN THE TRACT MAP OF SUBDIVISION 7646 (S70-M-3), CONTRA COSTA COUNTY RECORDS.

BENCHMARK

THE VERTICAL DATUM OF THIS SURVEY IS BASED ON THE VALLEY WATER VERTICAL DATABASE BENCHMARK #BM002 (BRASS DISK ON TOP OF CONCRETE CURB AT BACK OF SIDEWALK OF NORTHWESTERN CORNER OF THE INTERSECTION OF MONTEREY ROAD AND W DUNNE AVE) WITH AN ASSUMED ELEVATION OF 342.80 (NAVD88).

FLOOD ZONE

ZONE AE - SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION = 341.2 FEET (NAVD88)
COMMUNITY PANEL NO. 06085C0607H
EFFECTIVE DATE: 05/18/2009

EARTHWORKS

CUT: 215 CY
FILL: 1,875 CY
NET: 1,660 CY (IMPORT)

ENGINEER'S STATEMENT

CIVIL ENGINEERING WORK ON THIS VESTING TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD CIVIL ENGINEERING PRACTICE.

E.C. McAllister, P.E.
EASTON C. MCALLISTER, P.E.
P.E. #61148 EXP 12/31/26

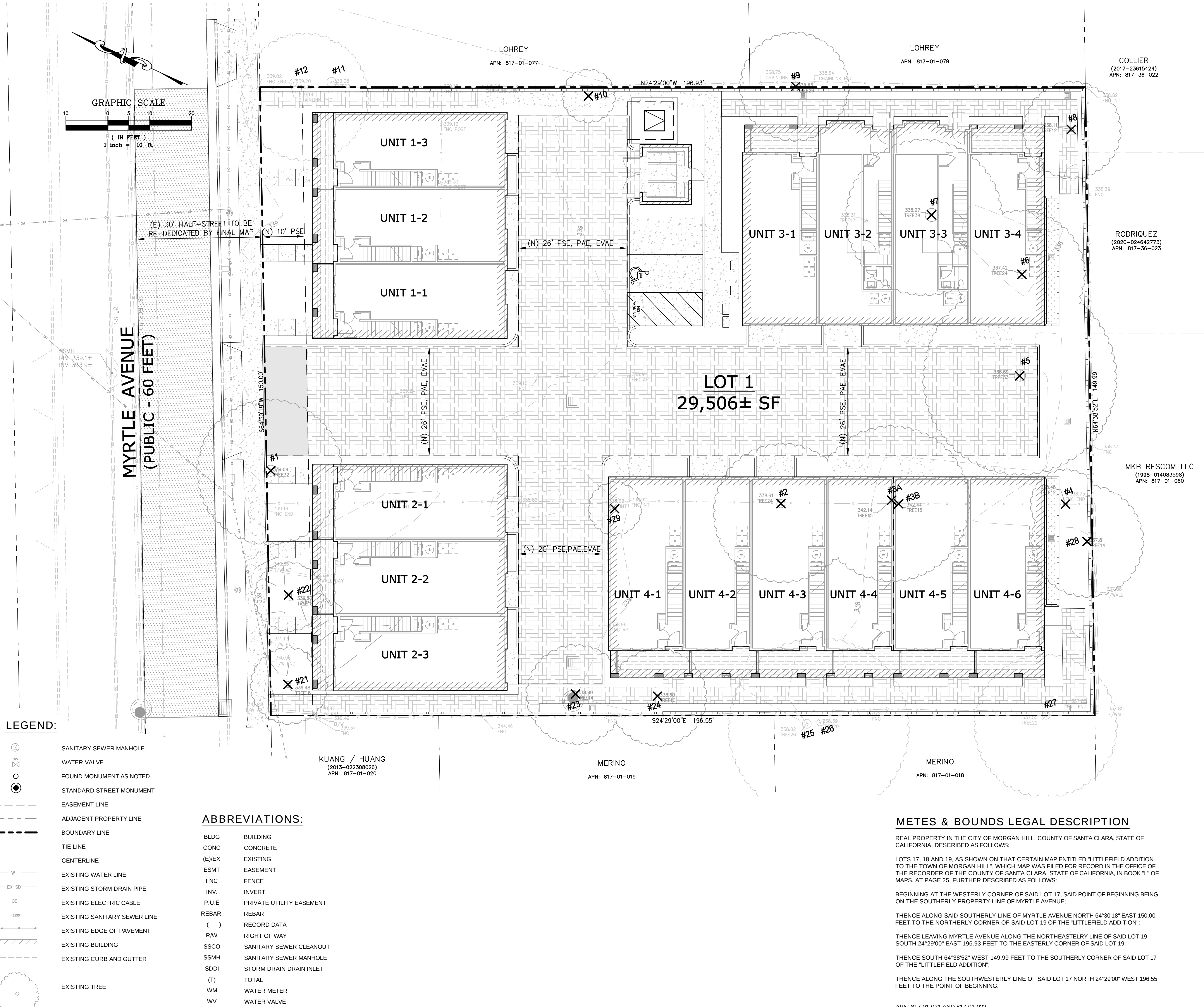
07/25/25
DATE

Sheet Name

VESTING
TENTATIVE MAP

Sheet #

VTM-1





Client

DIAMOND CONSTRUCTION
P. O. BOX 477
LAFAYETTE, CA 94549

Project

MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number

23221

Dates

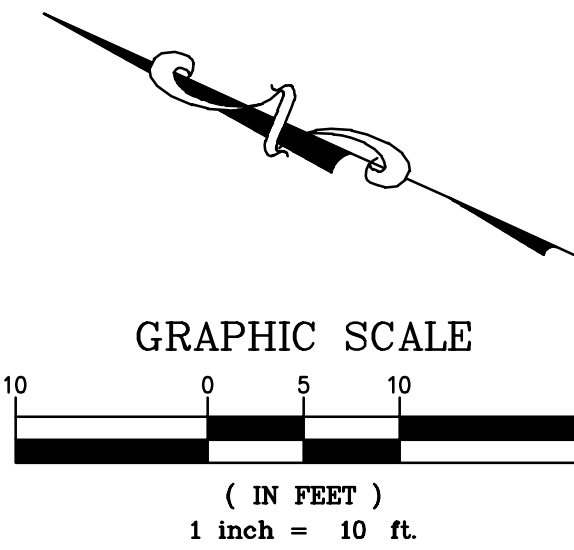
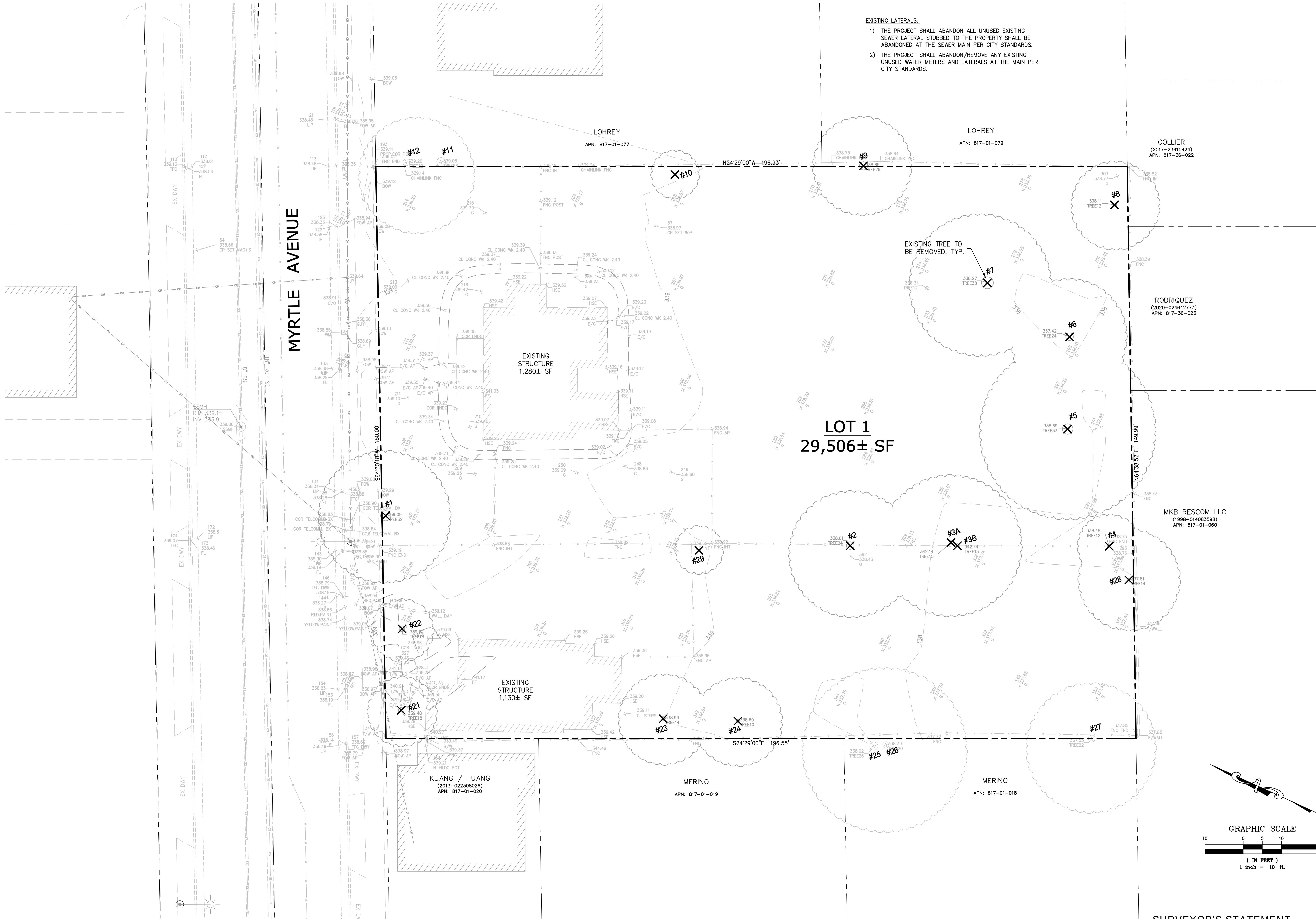
SB330 PRELIMINARY APPLICATION	12.08.23
SB330 SECOND SUBMITTAL	04.26.24
SB330 THIRD SUBMITTAL	07.31.24
SB330 FOURTH SUBMITTAL	05.15.25
SB330 FIFTH SUBMITTAL	07.25.25

Sheet Name

EXISTING
CONDITIONS
PLAN

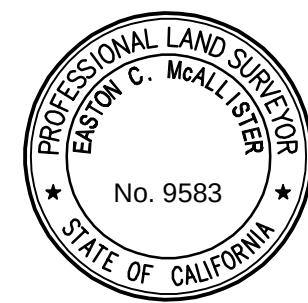
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VTM-2



SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD SURVEYING PRACTICE.



Easton C. McAllister
EASTON C. MCALLISTER, PLS
P.L.S. #9583 EXP 12/31/27

07/25/25
DATE



Client
DIAMOND CONSTRUCTION
P. O. BOX 477
LAFAYETTE, CA 94549

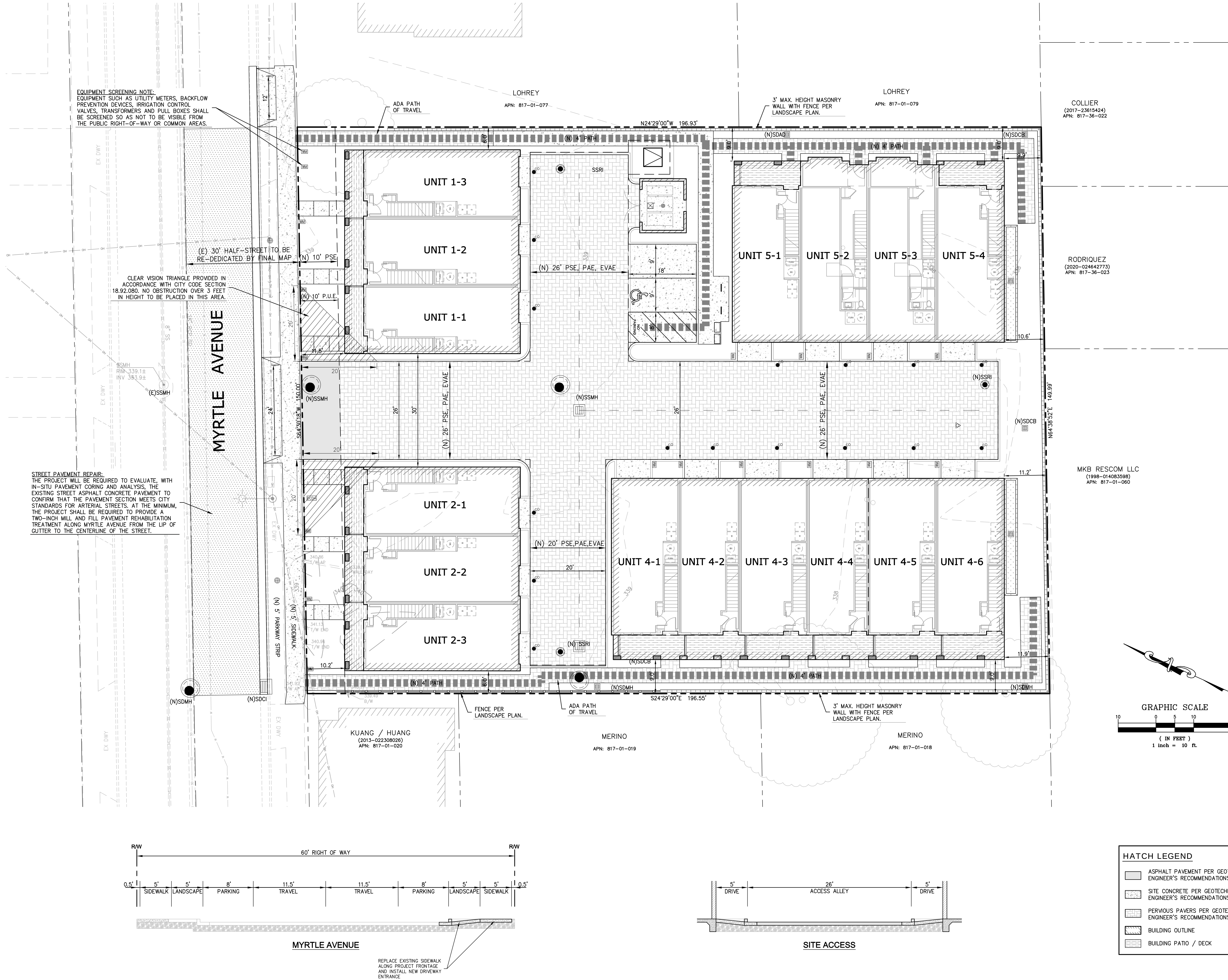
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MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

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SB330 FIFTH SUBMITTAL	07.25.25

Sheet Name
**PRELIMINARY
SITE PLAN**

Sheet #
VTM-3





Client
DIAMOND CONSTRUCTION
P. O. BOX 477
LAFAYETTE, CA 94549

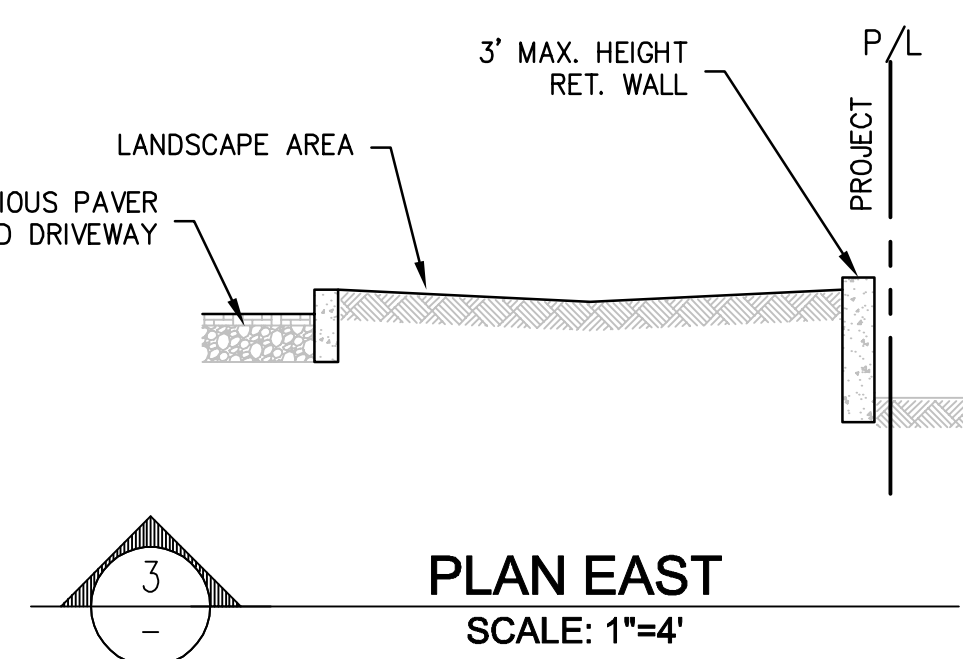
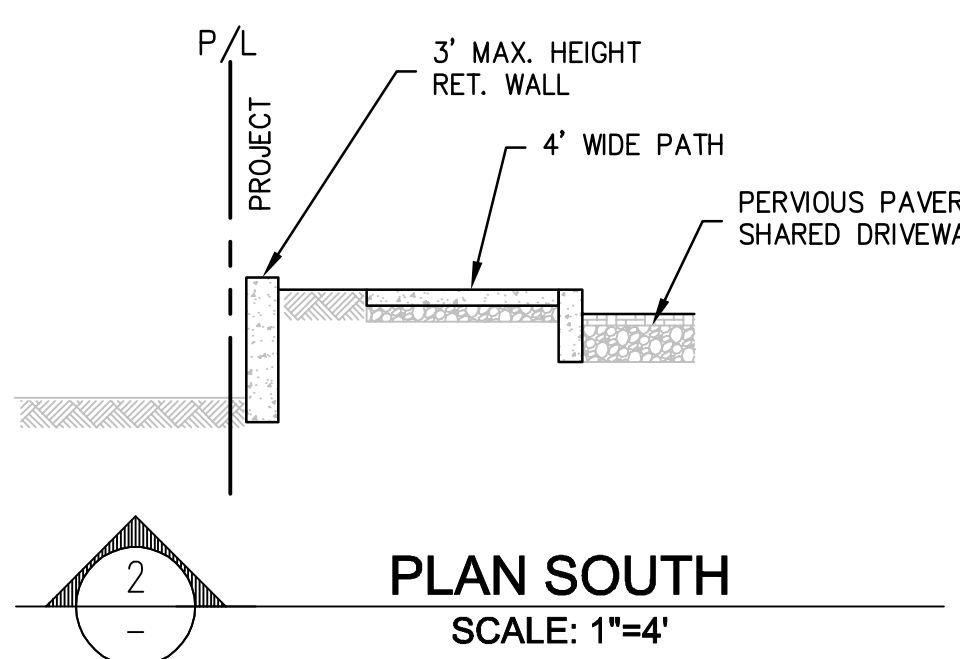
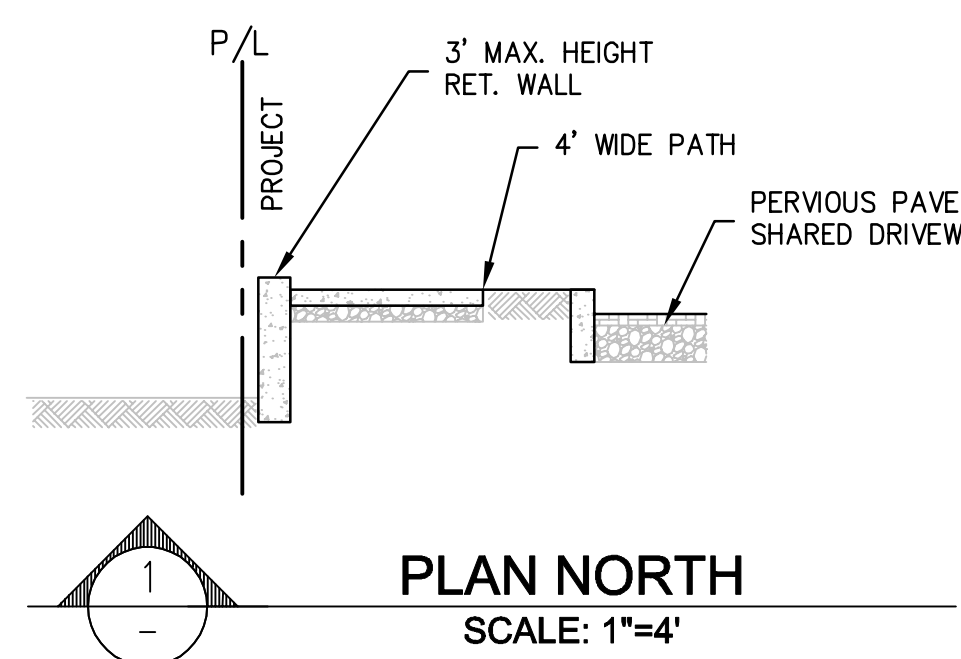
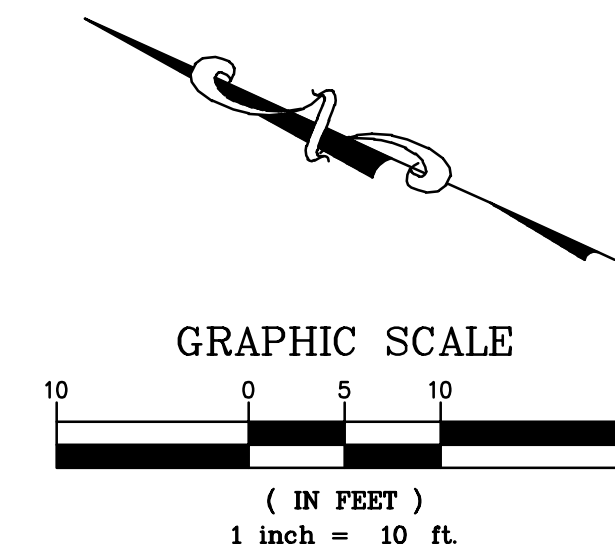
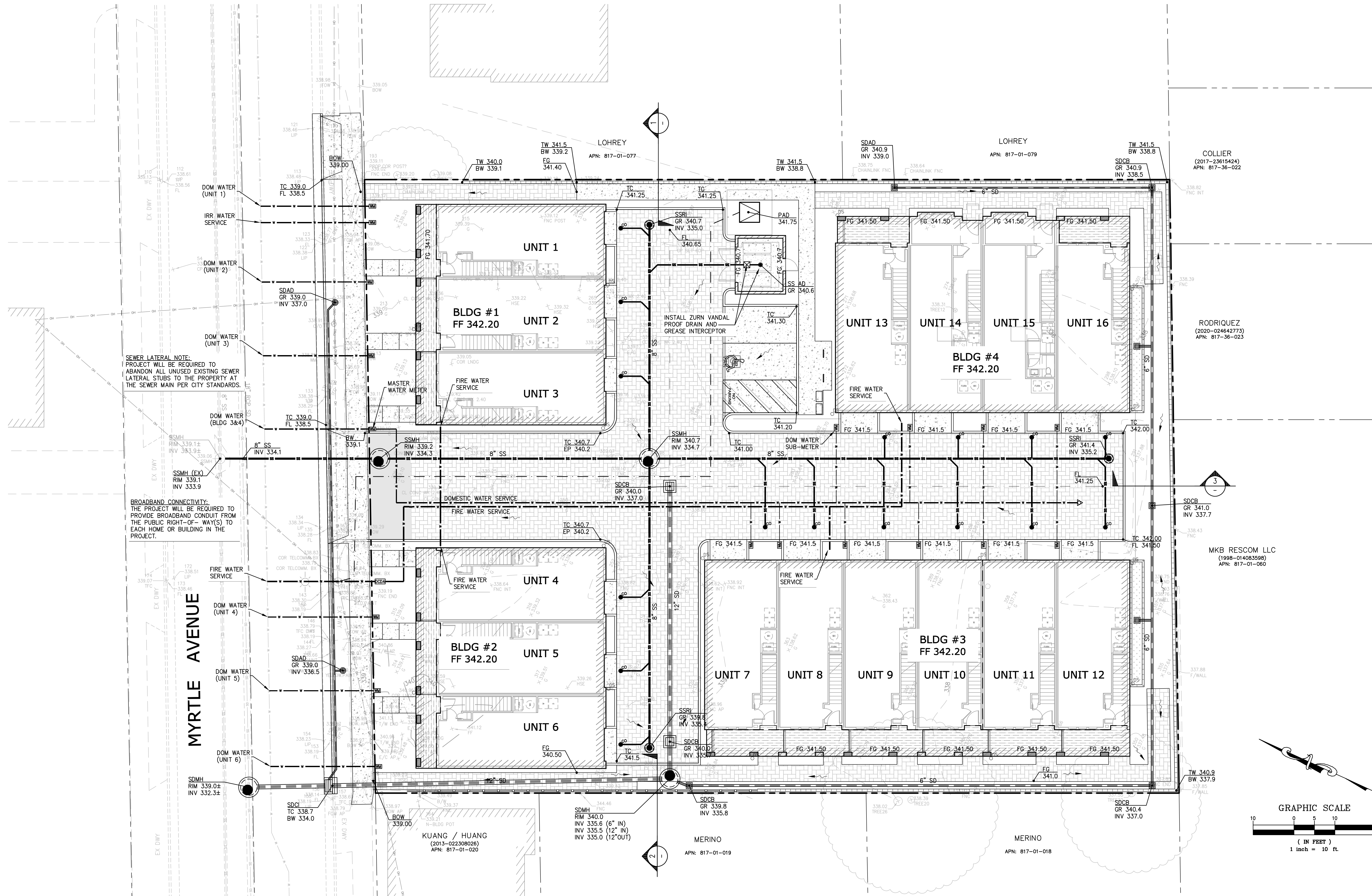
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30 & 50 MYRTLE AVE
MORGAN HILL, CA

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23221

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Sheet Name
**PRELIMINARY
GRADING, DRAINAGE
AND UTILITY PLAN**

Sheet #
VTM-4



HATCH LEGEND	
[Hatch Pattern]	ASPHALT PAVEMENT PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
[Hatch Pattern]	SITE CONCRETE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
[Hatch Pattern]	PERVIOUS PAVERS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
[Hatch Pattern]	BUILDING OUTLINE
[Hatch Pattern]	BUILDING PATIO / DECK



Client
DIAMOND CONSTRUCTION
P. O. BOX 477
LAFAYETTE, CA 94549

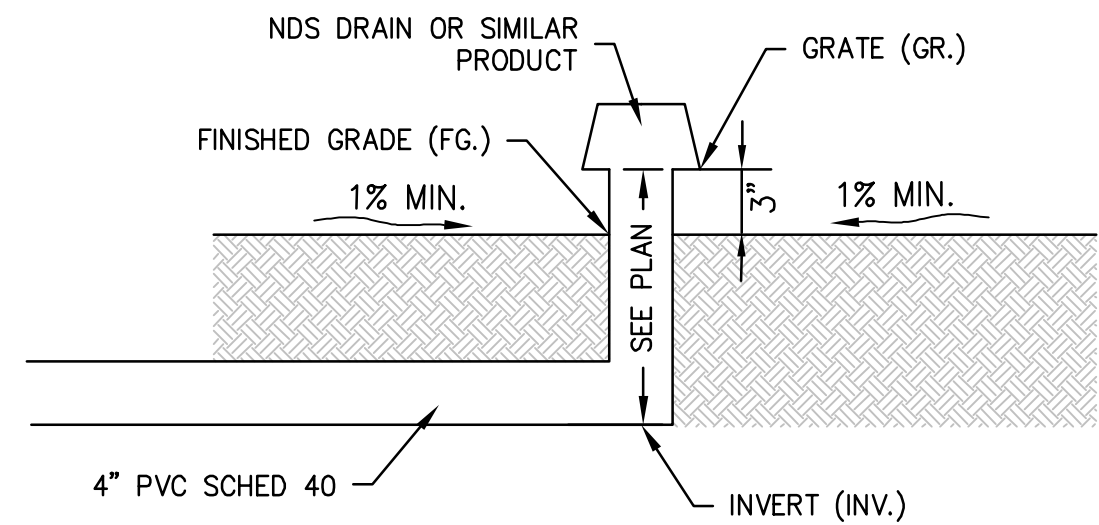
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30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number
23221

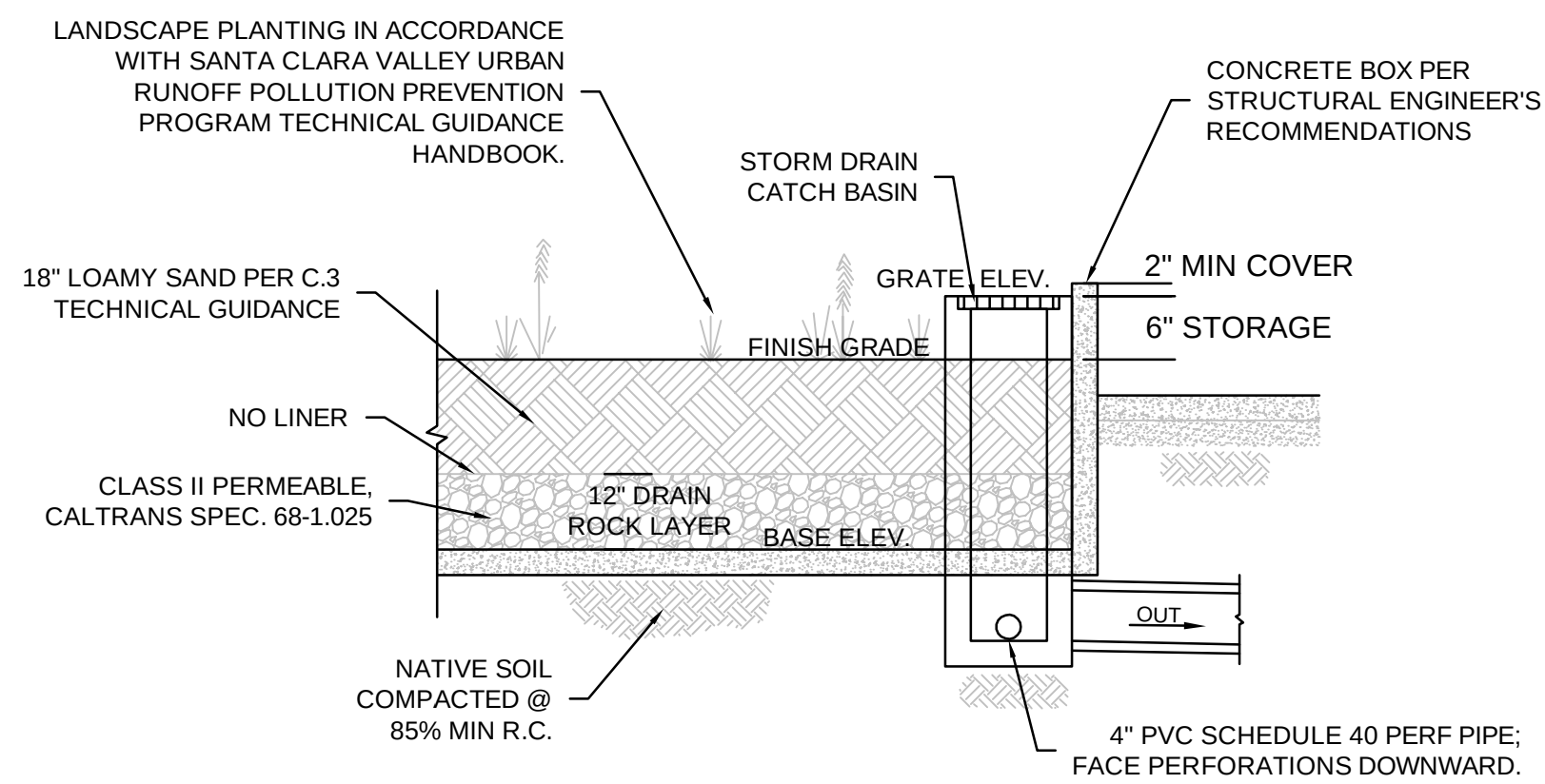
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Sheet Name
**PRELIMINARY
STORM WATER
CONTROL PLAN**

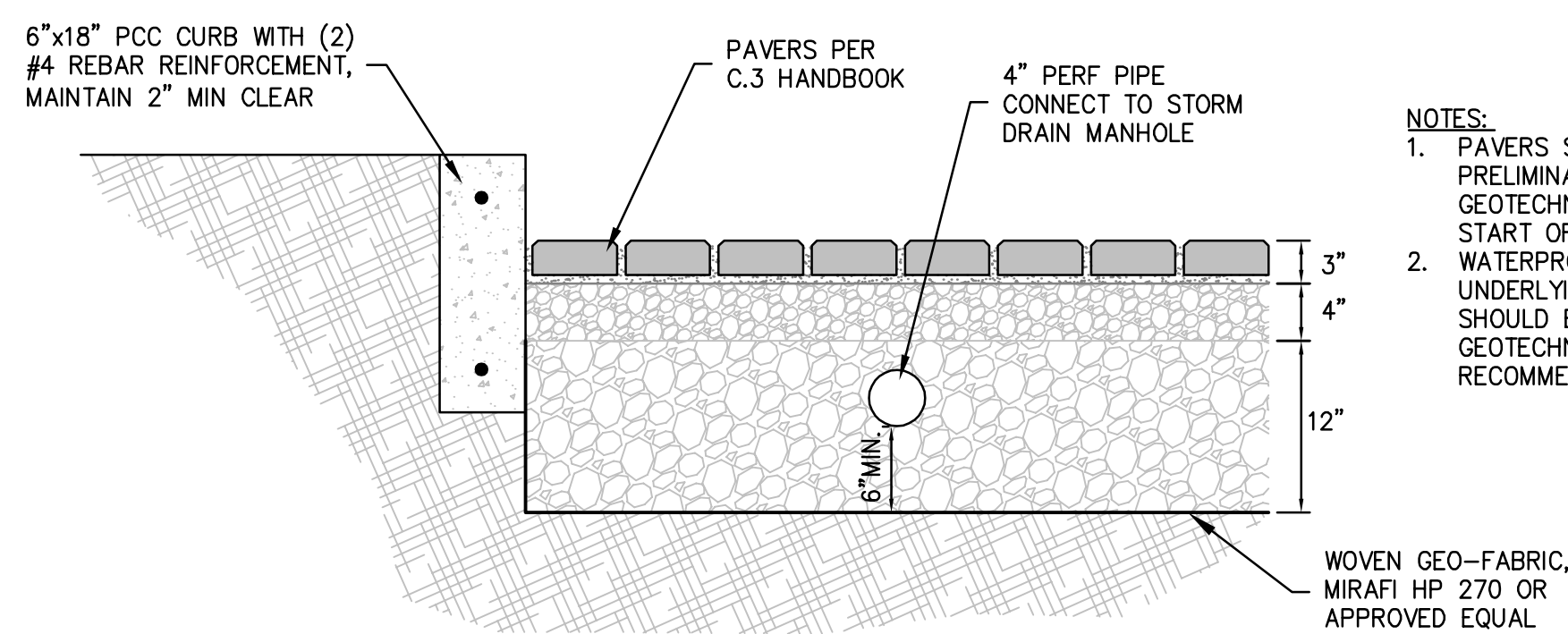
Sheet #



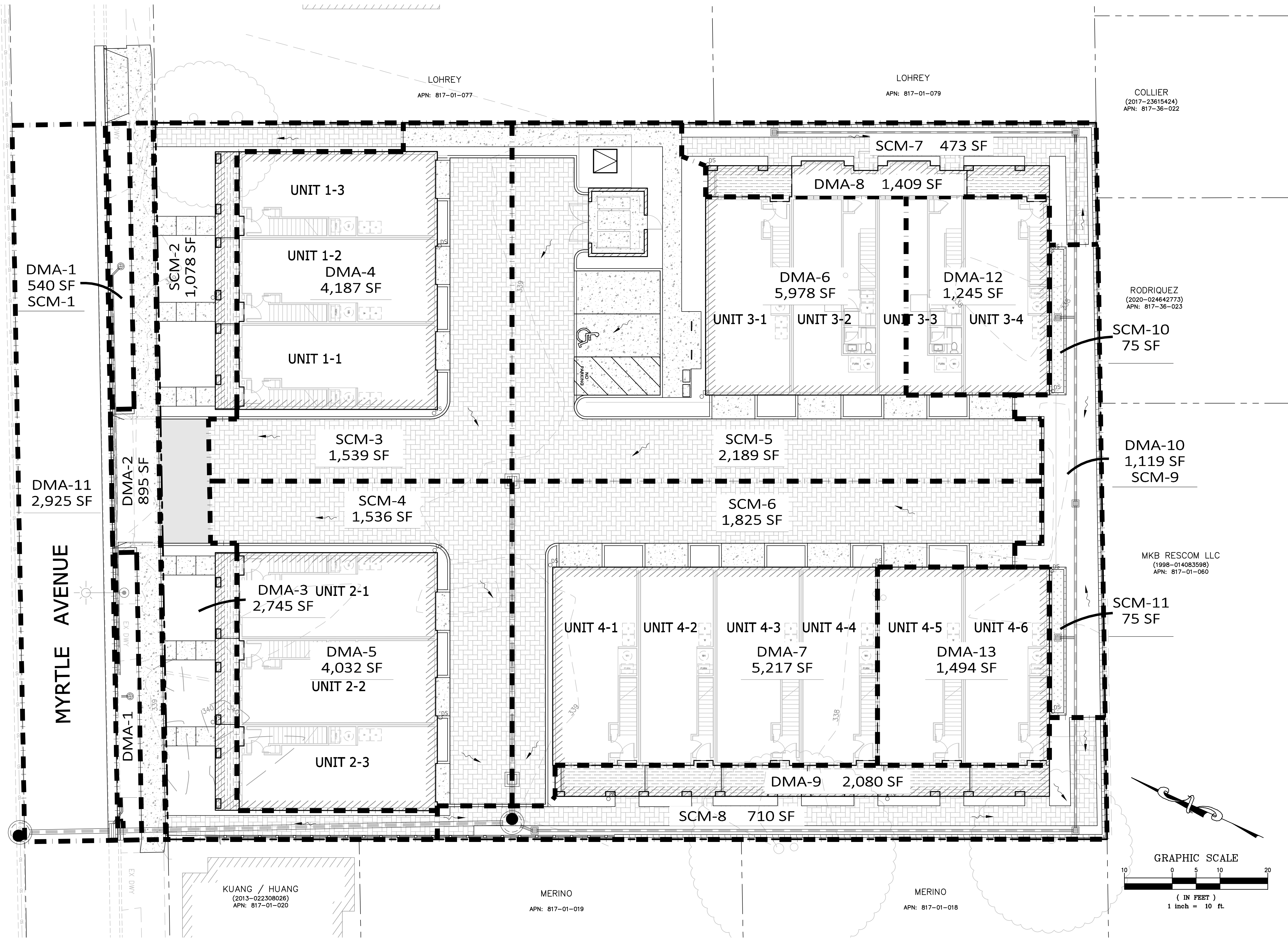
AREA DRAIN IN LANDSCAPE
N.T.S.



TYPICAL FLOW-THROUGH PLANTER DETAIL
N.T.S.



TYPICAL PERMEABLE PAVER DETAIL
N.T.S.



DRAINAGE MANAGEMENT AREA SUMMARY															
DRAINAGE MANAGEMENT AREA (DMA)	TOTAL DRAINAGE AREA (SF)	BUILDING AREA (SF)	HARDSCAPE (SF)	TOTAL IMPERMEABLE (SF)	PERMEABLE PAVEMENT (SF) ⁵	LANDSCAPE AREA (SF)	TOTAL PERMEABLE (SF)	TOTAL EFFECTIVE IMPERMEABLE AREA (SF) ⁴	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	STORAGE DEPTH (IN)	REQUIRED TREATMENT VOLUME (CF)	PROVIDED TREATMENT VOLUME (CF) ³	STORMWATER CONTROL MEASURE	TREATMENT TYPE
DMA 1	540	0	0	0	0	540	540	54	N/A	N/A	N/A	N/A	N/A	SCM 1	SELF-RETAINING
DMA 2	895	0	895	895	0	0	0	895	448	540	N/A	N/A	N/A	SCM 1 ¹	SELF-RETAINING DMA-1
DMA 3	2,745	486	554	1,040	446	1,259	1,705	1,211	520	1,259	N/A	N/A	N/A	SCM 2	SELF-RETAINING
DMA 4	4,187	2,217	163	2,380	1,539	268	1,807	2,561	N/A	N/A	6	254	770	SCM 3	PERMEABLE PAVERS
DMA 5	4,032	2,219	73	2,292	1,536	204	1,740	2,466	N/A	N/A	6	245	768	SCM 4	PERMEABLE PAVERS
DMA 6	5,978	1,739	1,202	2,941	2,189	848	3,037	3,245	N/A	N/A	6	362	1,095	SCM 5	PERMEABLE PAVERS
DMA 7	5,217	2,810	255	3,065	1,825	327	2,152	3,280	N/A	N/A	6	317	913	SCM 6	PERMEABLE PAVERS
DMA 8	1,409	473	0	473	473	463	936	567	N/A	N/A	6	85	237	SCM 7	PERMEABLE PAVERS
DMA 9	2,080	673	0	673	710	697	1,407	814	N/A	N/A	6	126	355	SCM 8	PERMEABLE PAVERS
DMA 10	1,119	0	0	0	0	1,119	1,119	112	N/A	N/A	N/A	N/A	N/A	SCM 9	SELF-TREATING
DMA 11	2,925	0	2,925	2,925	0	0	0	2,925	N/A	N/A	N/A	177	0	SCM 3-8	PERMEABLE PAVERS
DMA 12 ²	1,245	1,245	0	1,245	0	0	0	1,245	50	75	N/A	76	0	SCM 10	LID PLANTER
DMA 13 ⁴	1,494	1,494	0	1,494	0	0	0	1,494	60	75	N/A	91	0	SCM 11	LID PLANTER
TOTAL	33,866	13,356	6,067	19,423	8,718	5,725	14,443	20,867	1,077	1,949	36	1,733	4,136	0	0

- Notes:
- DMA 2 drains to DMA 1 (SCM 1) at a ratio > 2:1 (hardscape:landscape).
 - DMA 3 drains to SCM 2 at a ratio > 2:1 (hardscape:landscape).
 - SCM 3-6 are oversized to account for DMAs 11, 12 & 13 to comply with PCR 3. Treatment of DMAs 12 & 13 will be by LID planters to comply with RWQCBs requirement for more than one treatment method.
 - Provided treatment volume assumes 40% void space within the gravel layer.
 - Total effective impermeable area is calculated per Appendix F - Ten Percent Adjustment to Retention Requirement, where the below correction factors are used:
 - Permeable pavement areas in bold are used as treatment.

TABLE F-1: Correction FactorsTM for Use in Calculating Equivalent Impervious Surface Area

Pervious Surface	Correction Factor
Disturbed Soils/Managed Turf (dependent on original Hydrologic Soil Group)	A: 0.15 B: 0.20 C: 0.22 D: 0.25
Pervious Concrete	0.60
Cobbles	0.60
Pervious Asphalt	0.55
Natural Stone (without grout)	0.25
Turf Block	0.15
Brick (without grout)	0.13
Unit Pavers on Sand	0.10
Crushed Aggregate	0.10
Grass	0.10

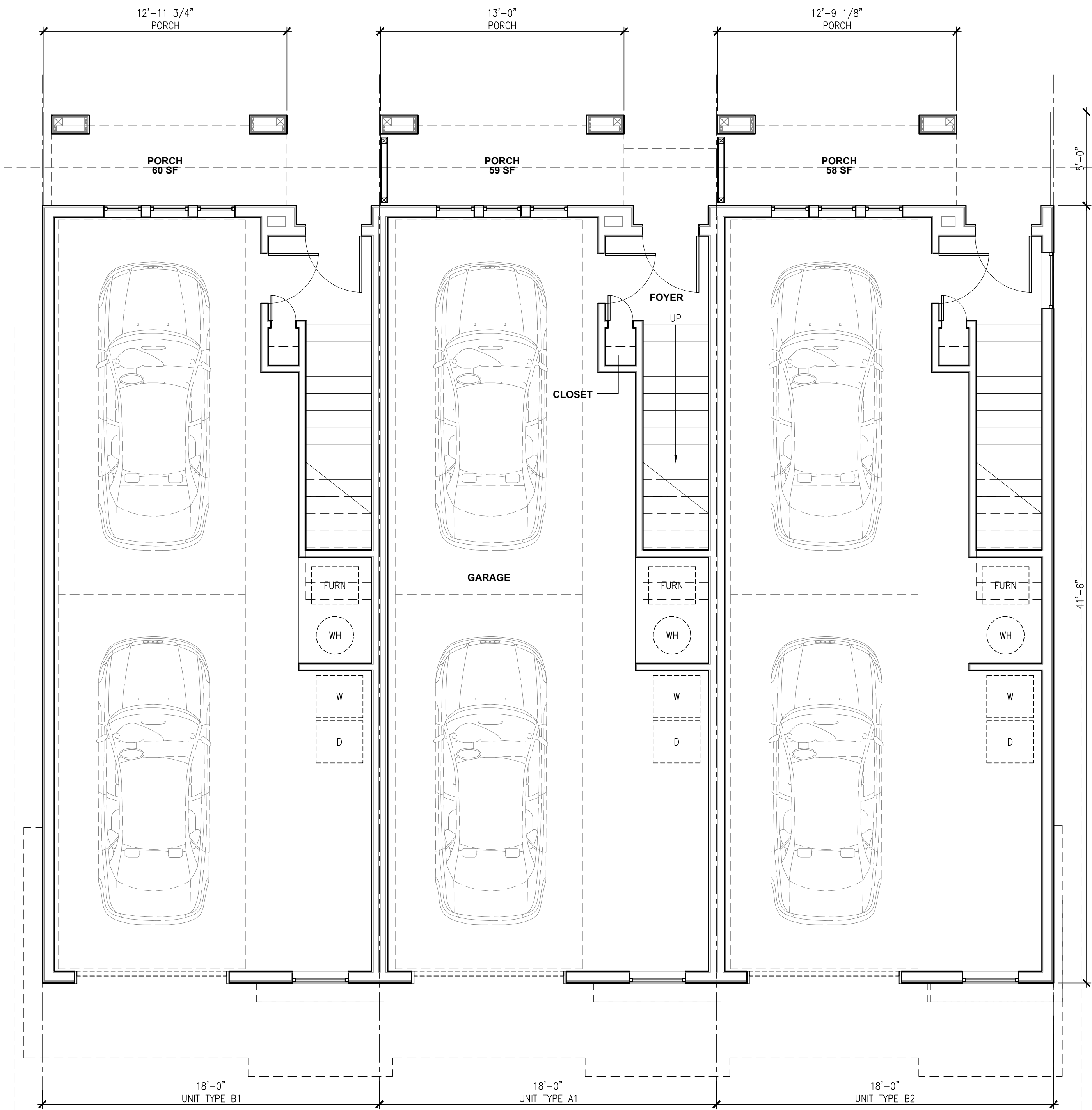
Dates	
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COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25



BUILDING 1 - 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

2



BUILDING 1 - 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

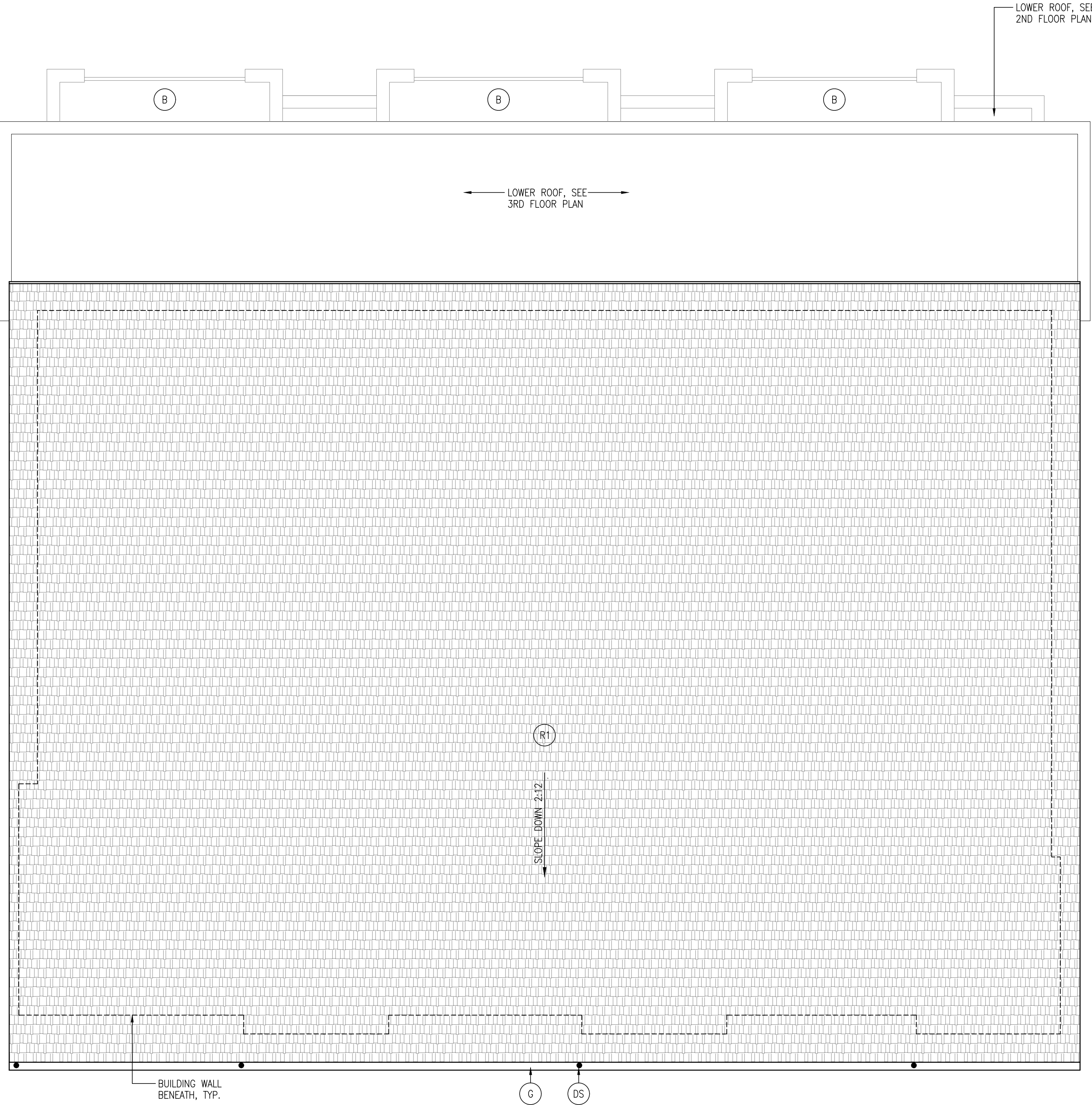
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Dates	
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COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25

ROOF PLAN KEYNOTES

SYMBOL	DESCRIPTION
B	BALCONY BELOW, SEE 2ND FLOOR PLAN
DS	DOWNSPOUT AT GUTTER, PAINTED GALVANIZED STEEL, 3" DIAMETER CIRCULAR SECTION U.O.N.
G	GUTTER, PAINTED GALVANIZED STEEL
R1	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT OVER ROOF SHEATHING
R2	TPO ROOF OVER RIGID INSULATION. SLOPE INSULATION 1/4" PER FOOT MINIMUM TO DRAINS.
RD	ROOF DRAIN

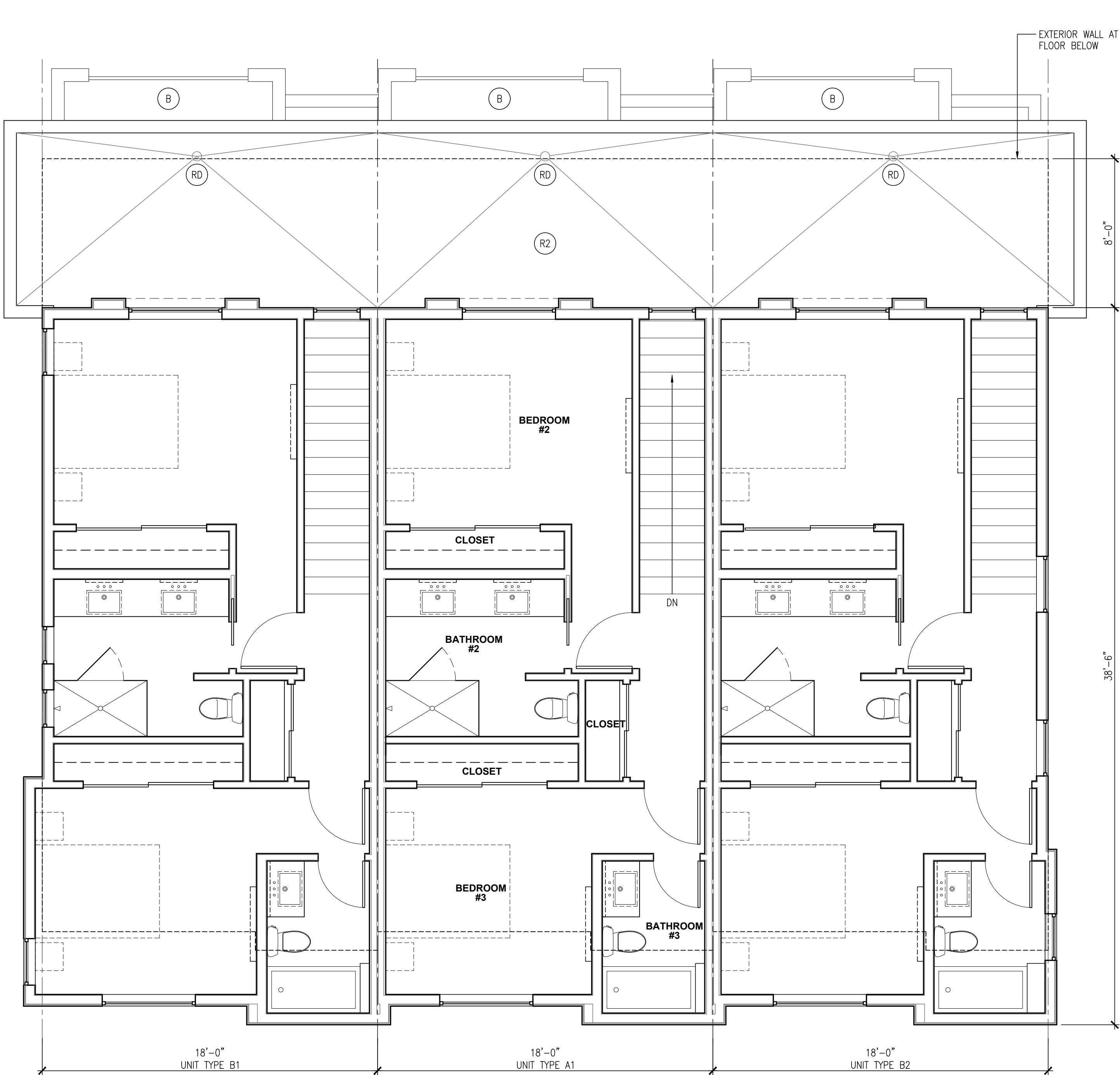
GENERAL NOTES:
1. INFORMATION CONTAINED IN DETAIL DRAWINGS SUPERCEDES KEYNOTE DESCRIPTIONS.
2. SEE SPECIFICATIONS FOR ROOF UNDERLAYMENT.



BUILDING 1 - ROOF PLAN

SCALE : 1/4" = 1'-0"

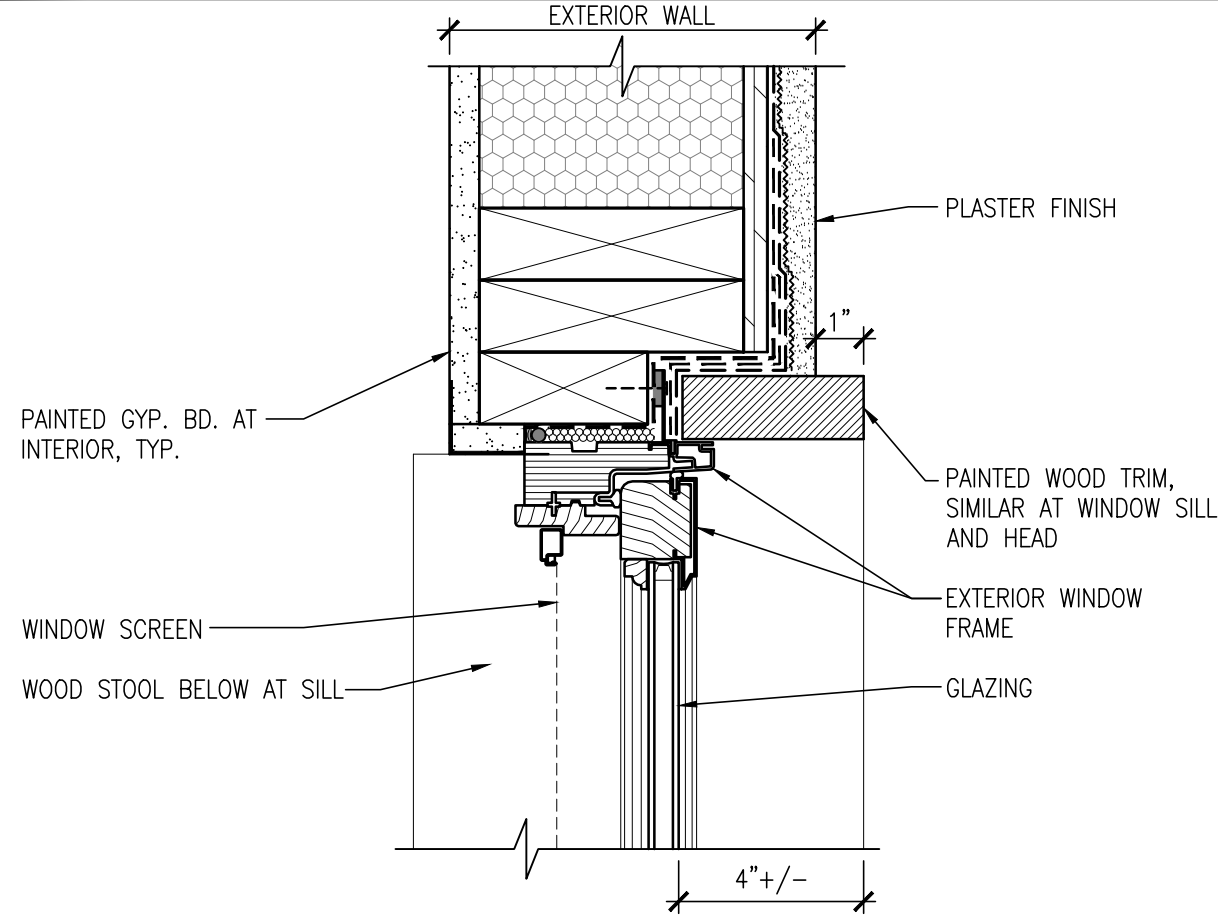
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BUILDING 1 - 3RD FLOOR PLAN

SCALE : 1/4" = 1'-0"

1



WINDOW JAMB AT PLASTER WALL

SCALE: 3" = 1'-0"

ELEVATION KEYONES		NOTE: INFORMATION CONTAINED IN DETAIL DRAWINGS SUPERCEDES DESCRIPTION BELOW
SYMBOL	DESCRIPTION	
CW	CONCRETE WALL / COLUMN	
D	DOOR, SEE FLOOR PLANS AND DOOR SCHEDULE.	
DS	PAINTED GALVANIZED DOWNSPOUT, SEE ROOF PLAN	
F	CONCRETE FOUNDATION FOOTING / WALL, S.S.D.	
FB	PAINTED WOOD FASCIA BOARD AT ROOF EAVES & RAKES	
FN	PAINTED WOOD FENCE / WALL	
G	PAINTED GALVANIZED STEEL GUTTER	

GENERAL NOTES:

1. INSTALL ALL EXTERIOR FINISH MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. SEE FLOOR PLANS AND WALL LEGEND ON A2.1.1 FOR INFORMATION ABOUT EXTERIOR WALL ASSEMBLIES.

GD	GARAGE DOOR
GR	PAINTED STEELL GUARDRAIL, UNLESS OTHERWISE NOTED, TOP OF GUARDRAIL AT 42" A.F.F.
J1	CONTROL JOINT AT PLASTER WALL
R1	ASPHALT COMPOSITION ROOF SHINGLES, SEE ROOF PLAN FOR SPECIFICATION.
TB	PAINTED WOOD TRIM BOARD
V	WALL VENT FOR ROOF VENTING

EXTERIOR MATERIALS LEGEND			
HS	HORIZONTAL WOOD / HARDY SIDING, PAINTED: BENJAMIN MOORE "RURAL EARTH" 1239	P1	INTEGRAL COLOR PLASTER, SMOOTH TEXTURE, COLOR 1: BENJAMIN MOORE "NIMBUS" 1465 UNLESS OTHERWISE NOTED, ALL PLASTER SHALL BE P1 COLOR
T	TILE SIDING	P2	INTEGRAL COLOR PLASTER, SMOOTH TEXTURE, COLOR 2: BENJAMIN MOORE "BLACK SATIN" 2131-T0
			GLAZING AT WINDOWS & DOORS. WINDOWS SHALL BE THERMALLY BROKEN BLACK ALUMINUM FRAMED, SEE 5/A1-3.1.1 FOR TYPICAL WINDOW TRIM



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FRANK ELECTRIC
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Project
MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

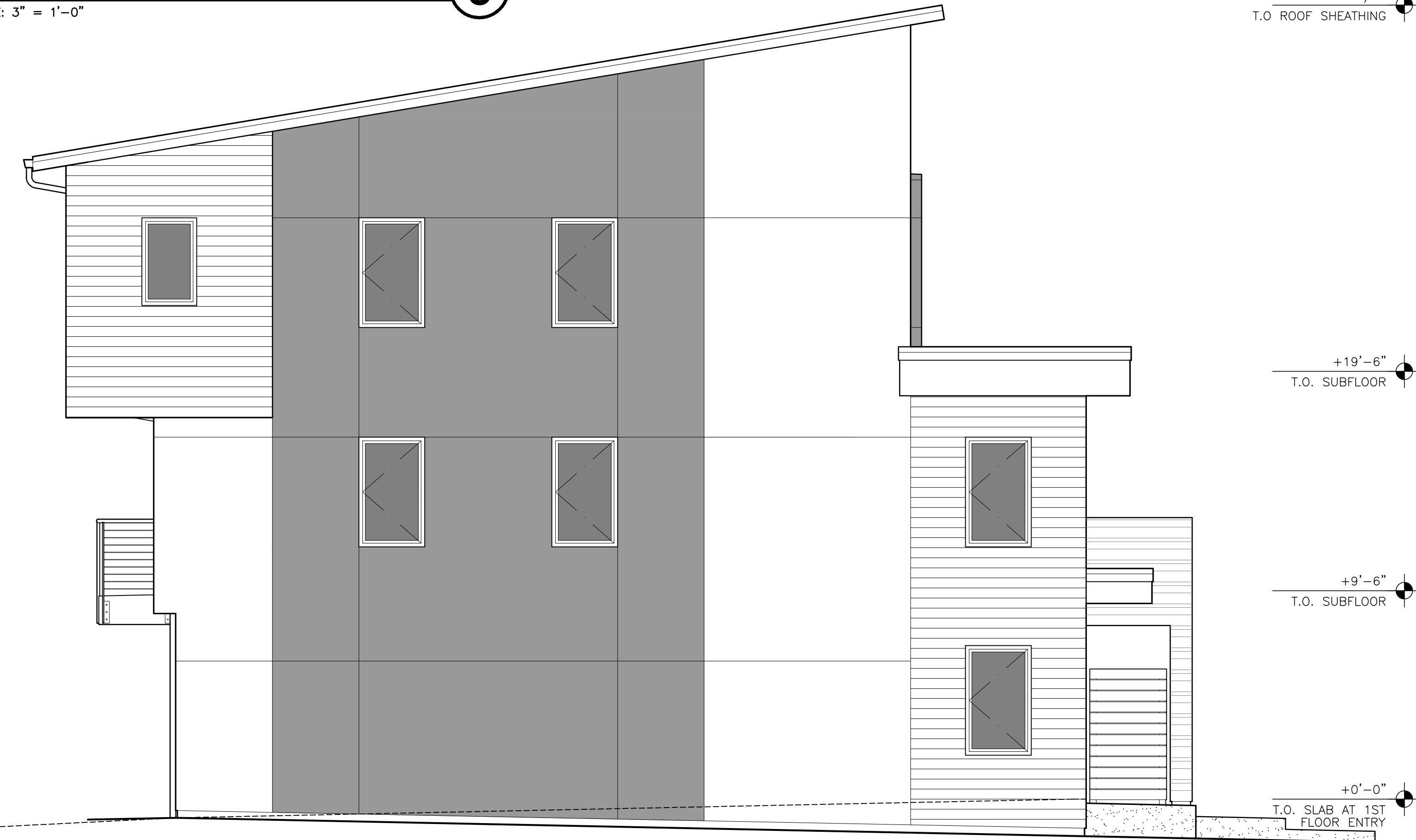
Job Number
2304

Dates	
SB330 PRELIM. APPLICATION	12.08.23
COMPLETE SB330 APPLICATION	04.26.24
COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25

Sheet Name
BUILDING 1
EXTERIOR ELEVATIONS

Sheet #

A1-3.1.1



BUILDING 1 - EAST ELEVATION

SCALE: 1/4" = 1'-0"

3

BUILDING 1 - NORTH / STREET ELEVATION

SCALE: 1/4" = 1'-0"

1



BUILDING 1 - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

2

BUILDING 1 - WEST ELEVATION

SCALE: 1/4" = 1'-0"

4

Client
FRANK ELECTRIC PARTNERS, LP

Project
MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number
2304

Dates	
SB330 PRELIM. APPLICATION	12.06.23
SB330 PRELIM. APPLICATION 2	04.26.24

Sheet Name
BUILDING 1
EXTERIOR ELEVATIONS

Sheet #
A1-3.1.2

ELEVATION KEYONES	
SYMBOL	DESCRIPTION
CW	CONCRETE WALL / COLUMN
D	DOOR, SEE FLOOR PLANS AND DOOR SCHEDULE.
DS	PAINTED GALVANIZED DOWNSPOUT, SEE ROOF PLAN
F	CONCRETE FOUNDATION FOOTING / WALL, S.S.D.
FB	PAINTED WOOD FASCIA BOARD AT ROOF EAVES & RAKES
FN	PAINTED WOOD FENCE / WALL
G	PAINTED GALVANIZED STEEL GUTTER
GENERAL NOTES:	
1. INSTALL ALL EXTERIOR FINISH MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.	
2. SEE FLOOR PLANS AND WALL LEGEND ON A2.1.1 FOR INFORMATION ABOUT EXTERIOR WALL ASSEMBLIES.	

GD	GARAGE DOOR
GR	PAINTED STEEL GUARDRAIL, UNLESS OTHERWISE NOTED, TOP OF GUARDRAIL AT 42" A.F.F.
J1	CONTROL JOINT AT PLASTER WALL
R1	ASPHALT COMPOSITION ROOF SHINGLES, SEE ROOF PLAN FOR SPECIFICATION.
TB	PAINTED WOOD TRIM BOARD
V	WALL VENT FOR ROOF VENTING

EXTERIOR MATERIALS LEGEND			
HS	HORIZONTAL WOOD / HARDY SIDING, PAINTED; BENJAMIN MOORE "RURAL EARTH" 1239	P1	INTEGRAL COLOR PLASTER, SMOOTH TEXTURE, COLOR 1: BENJAMIN MOORE "IMBUSH" 1465 UNLESS OTHERWISE NOTED, ALL PLASTER SHALL BE P1 COLOR
T	TILE SIDING	P2	INTEGRAL COLOR PLASTER, SMOOTH TEXTURE, COLOR 2: BENJAMIN MOORE "BLACK SATIN" 2131-10
			GLAZING AT WINDOWS & DOORS, WINDOWS SHALL BE THERMALLY BROKEN BLACK ALUMINUM FRAMED



BUILDING 1 - WEST ELEVATION
SCALE : 1/4" = 1'-0"

3

BUILDING 1 - NORTH / STREET ELEVATION
SCALE : 1/4" = 1'-0"

1



BUILDING 1 - EAST ELEVATION
SCALE : 1/4" = 1'-0"

4

BUILDING 1 - SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

2



Dates	
COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25



STREETSCAPE VIEW - EXISTING

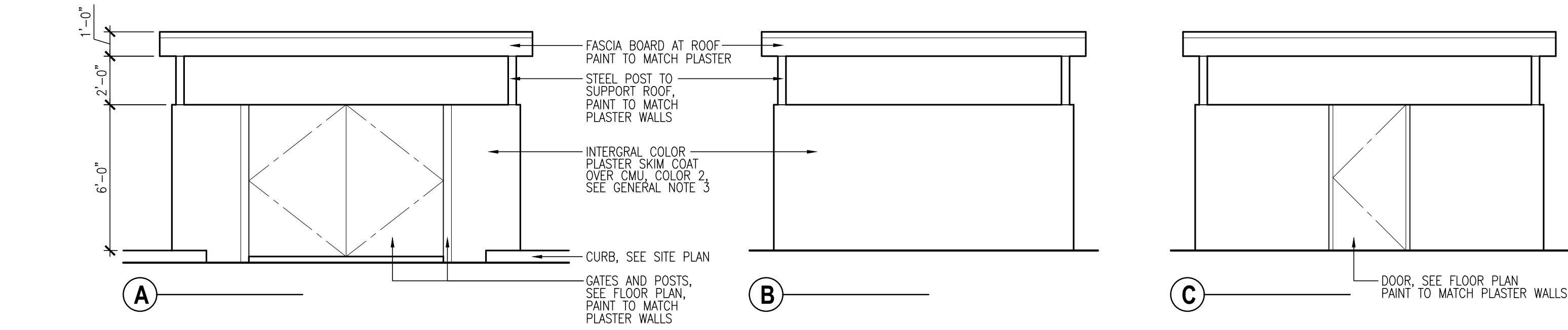
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STREETSCAPE VIEW - PROPOSED

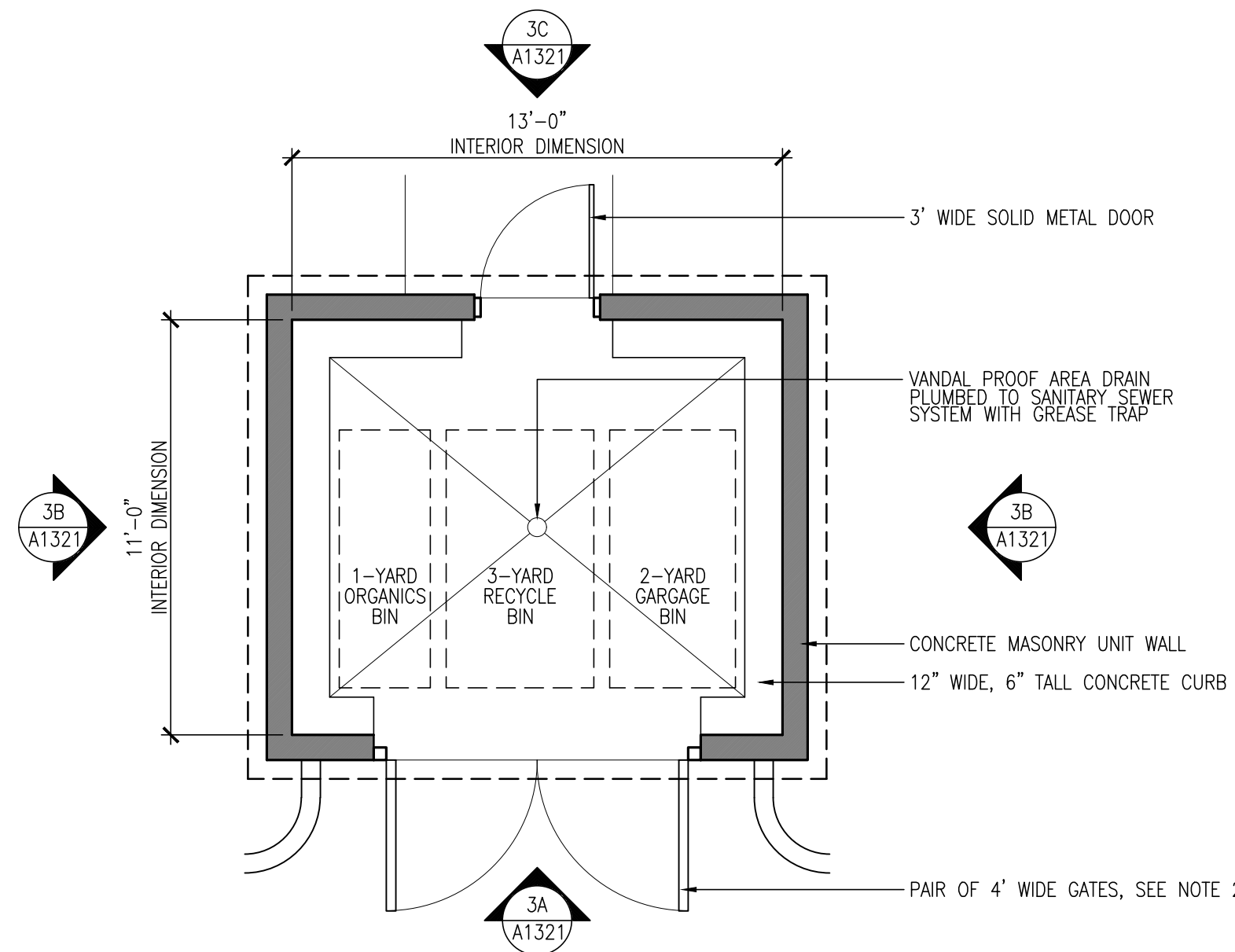
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COMPLETE SB330 APPLICATION	07.25.25



TRASH ENCLOSURE ELEVATIONS

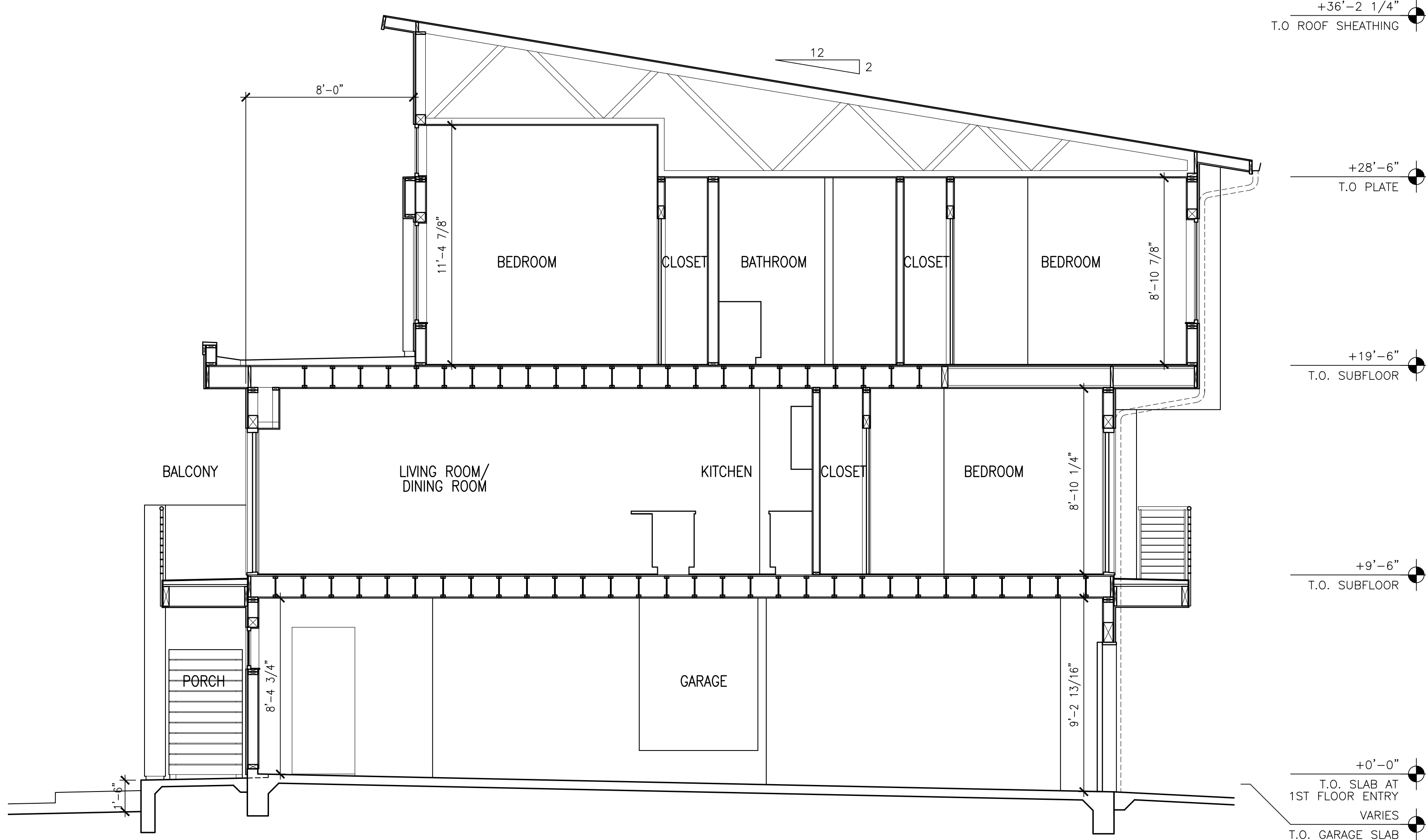
SCALE : 1/4" = 1'-0"



- GENERAL NOTES:
- ENCLOSURE PAD SHALL BE DESIGNED TO DRAIN INWARD TO THE DRAIN, AND THE OUTSIDE GRADE SURROUNDING THE ENCLOSURE SHALL NOT DRAIN INTO THE ENCLOSURE.
 - GATES SHALL BE ATTACHED TO SEPARATE STEEL POSTS AND HAVE THE ABILITY TO BE LOCKED. GATES SHALL BE SOLID METAL VIEW-OBSTRUCTING INTO THE ENCLOSURE.
 - SEE A1-3.1.2 FOR EXTERIOR MATERIALS AND COLORS.

TRASH ENCLOSURE FLOOR PLAN

SCALE : 1/4" = 1'-0"



BUILDINGS 1 & 2 - BUILDING SECTION

SCALE : 1/4" = 1'-0"

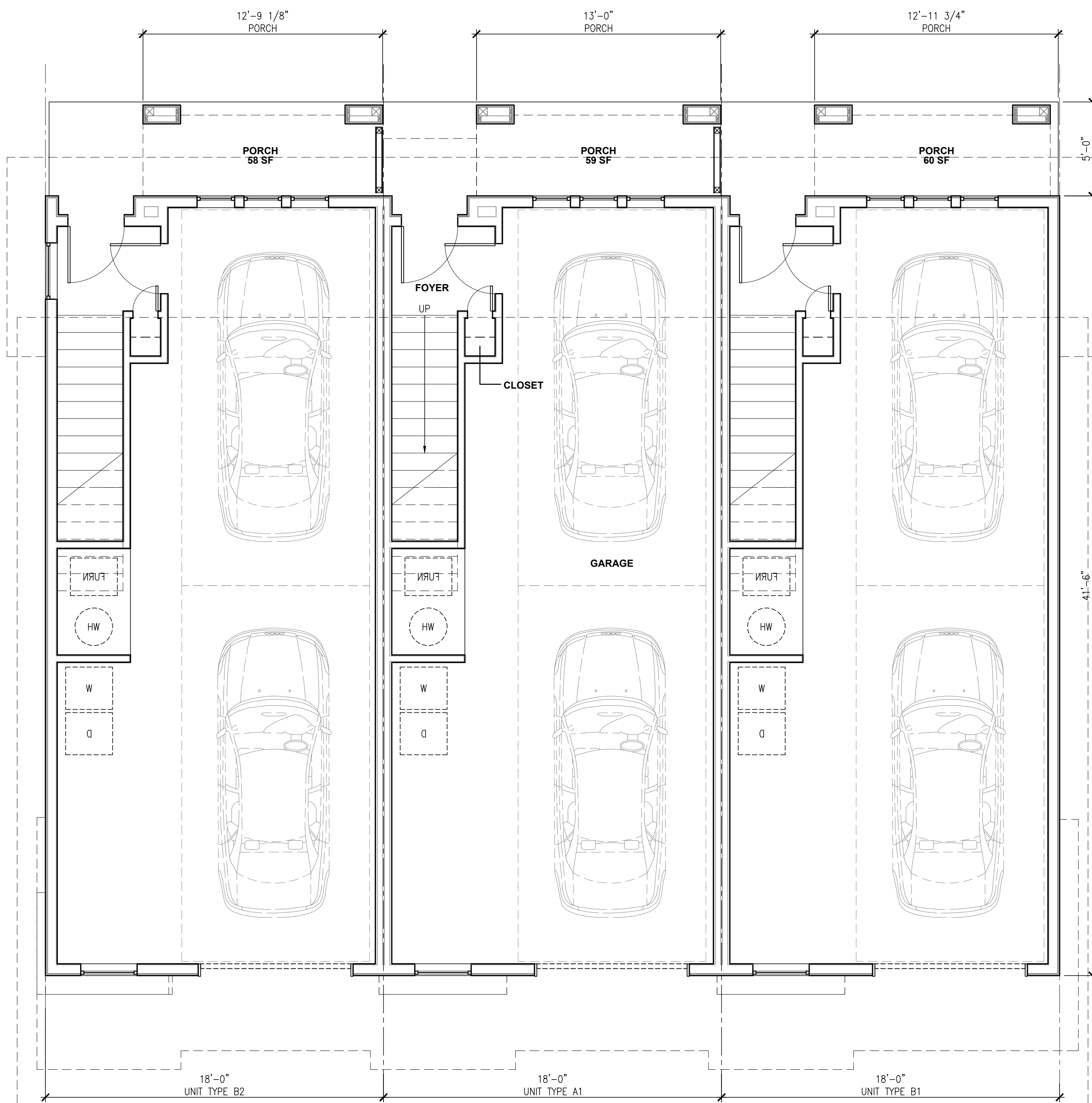
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COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25



BUILDING 2 - 2ND FLOOR PLAN

SCALE : 1/4" = 1'-0"

2



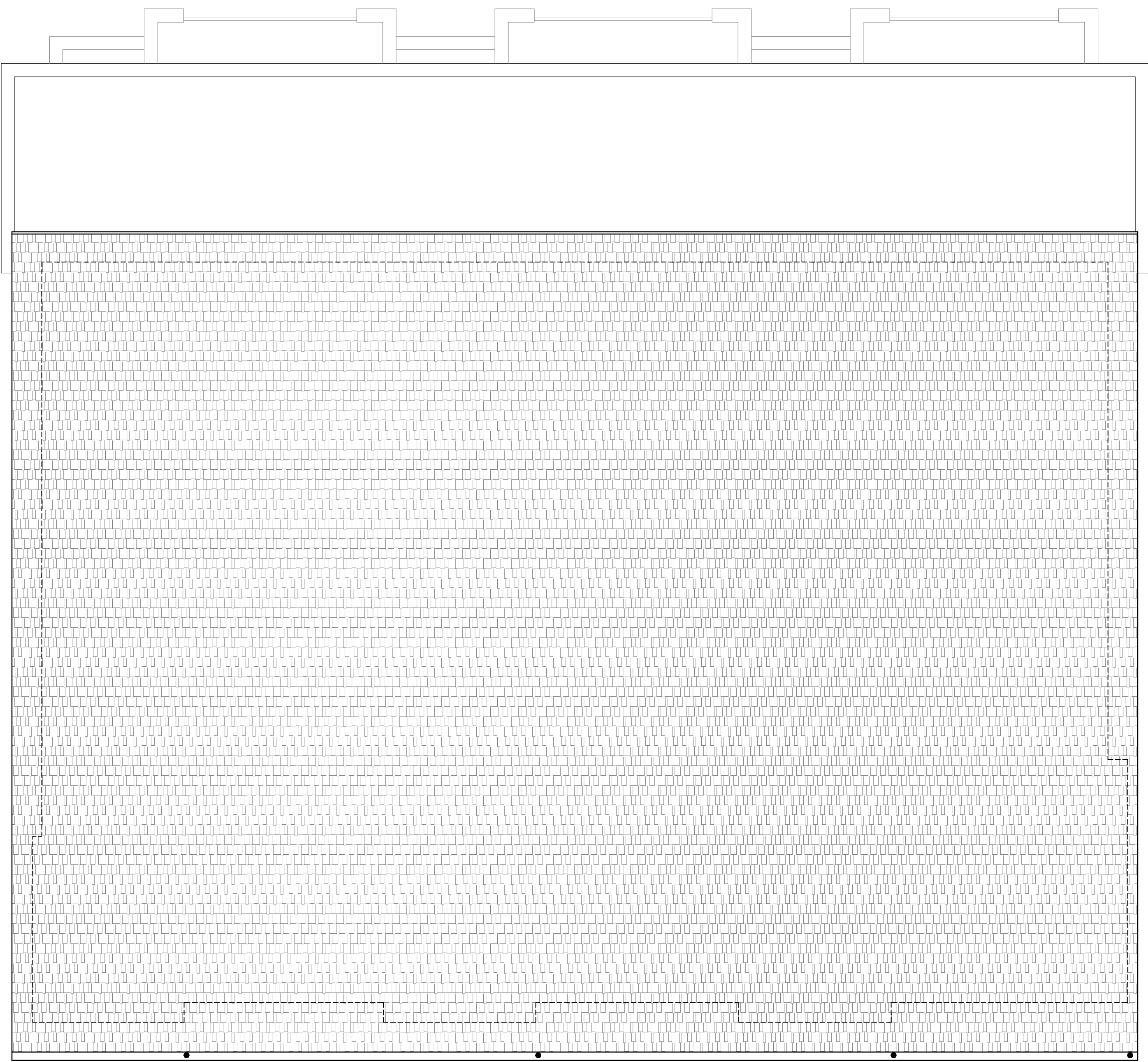
BUILDING 2 - 1ST FLOOR PLAN

SCALE : 1/4" = 1'-0"

1

Dates

SB330 PRELIM. APPLICATION	12.08.23
COMPLETE SB330 APPLICATION	04.26.24
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COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25



BUILDING 2 - ROOF PLAN (SEE BUILDING 1 ROOF PLAN FOR ADDITIONAL INFORMATION)

SCALE : 1/4" = 1'-0"

2



BUILDING 2 - 3RD FLOOR PLAN

SCALE : 1/4" = 1'-0"

1

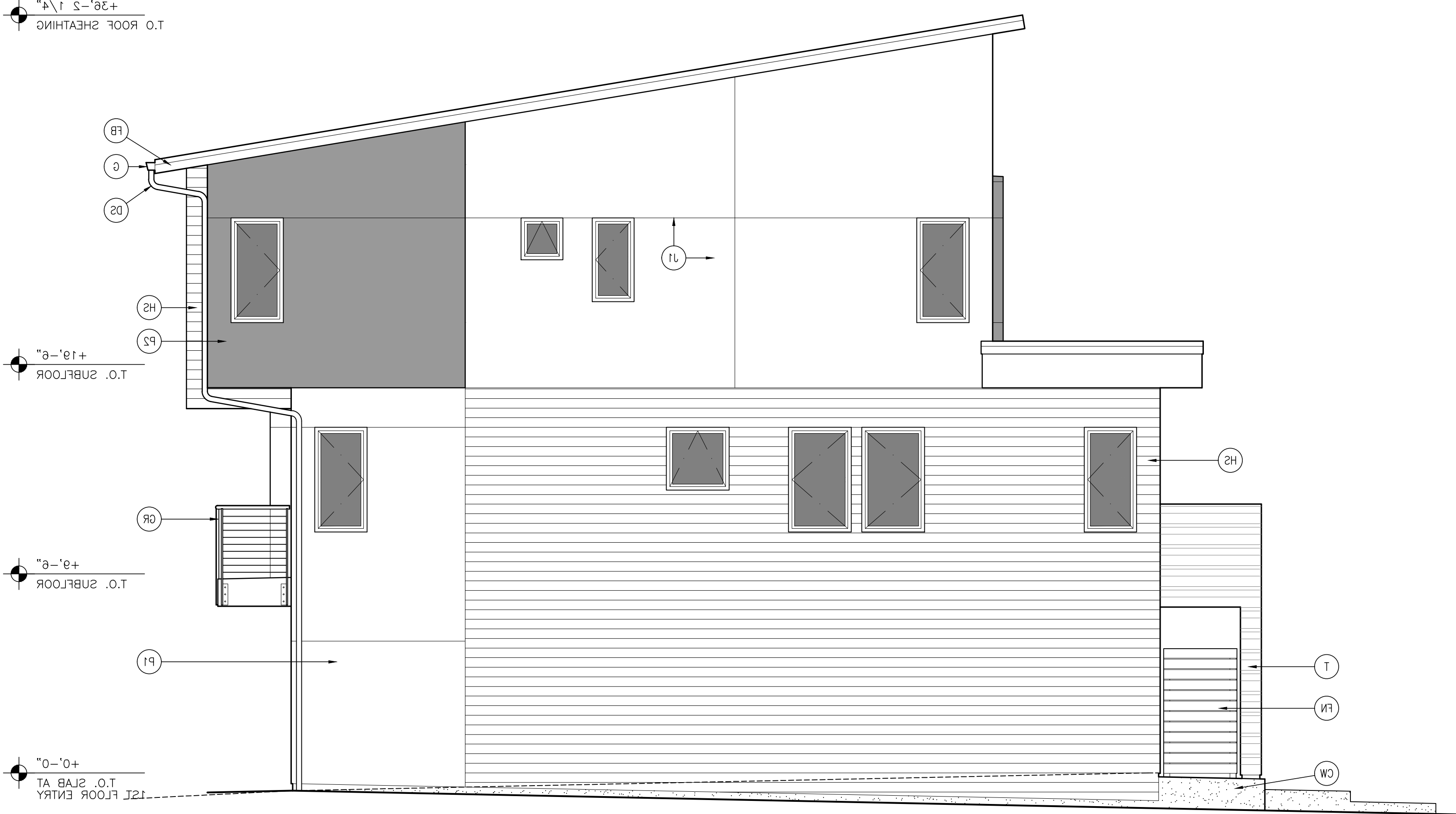
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COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25



BUILDING 2 - WEST ELEVATION

SCALE : 1/4" = 1'-0"

3



BUILDING 2 - EAST ELEVATION

SCALE : 1/4" = 1'-0"

4



BUILDING 2 - NORTH / STREET ELEVATION

SCALE : 1/4" = 1'-0"

1



BUILDING 2 - SOUTH ELEVATION

SCALE : 1/4" = 1'-0"

2

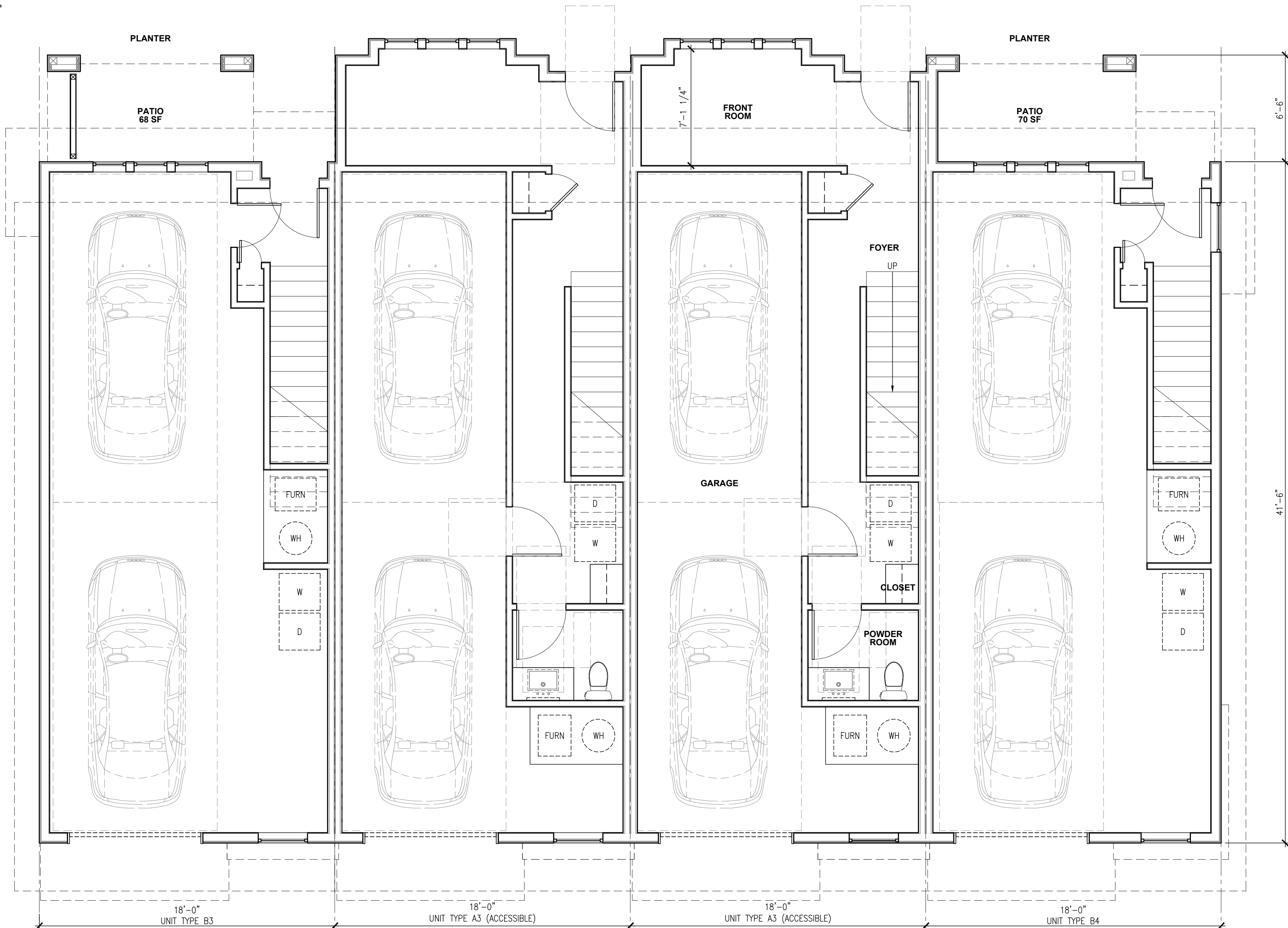
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BUILDING 3 - 2ND FLOOR PLAN

SCALE : 1/4" = 1'-0"

2

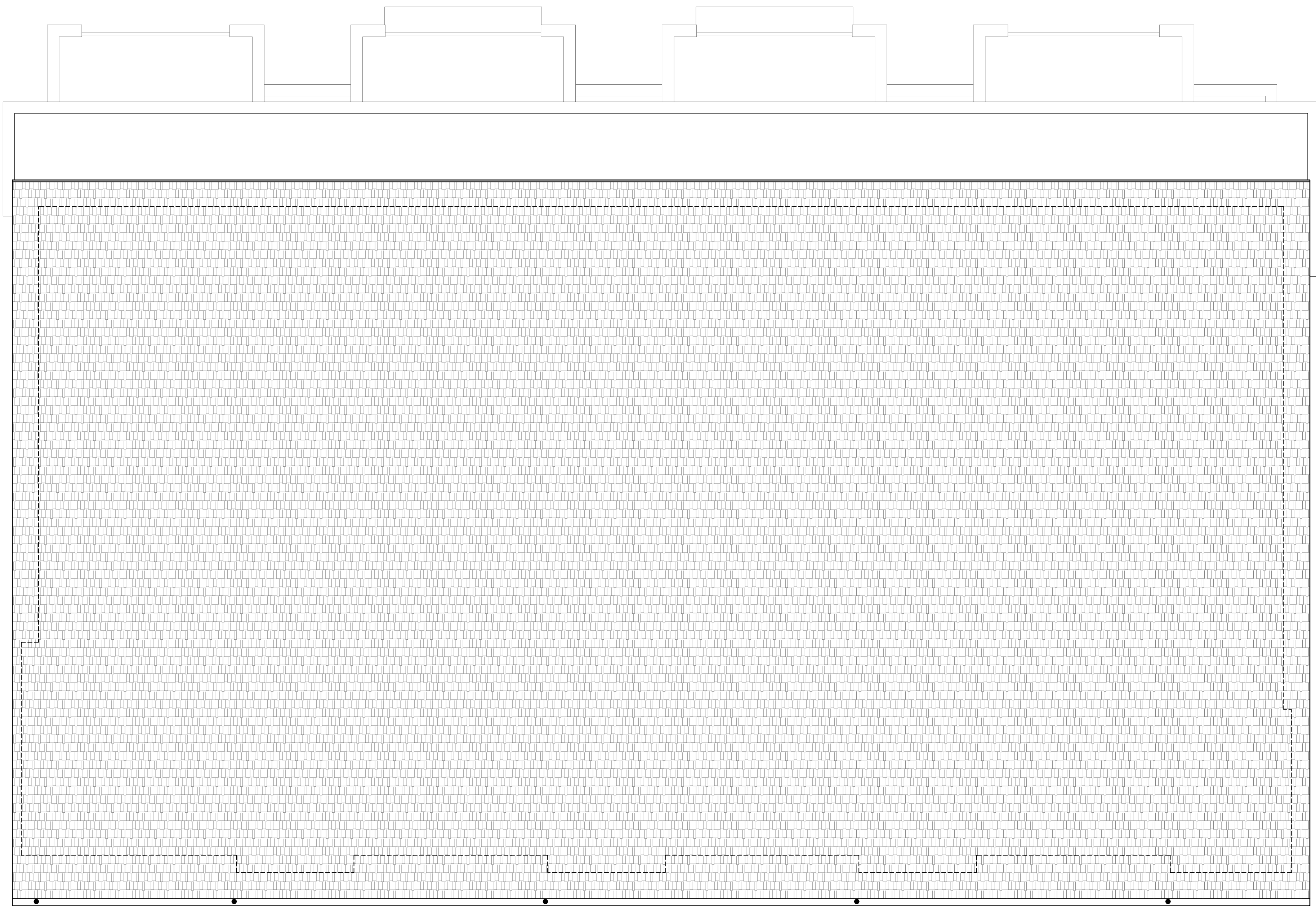


BUILDING 3 - 1ST FLOOR PLAN

SCALE : 1/4" = 1'-0"

1

Dates	
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COMPLETE SB330 APPLICATION	04.26.24
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COMPLETE SB330 APPLICATION	07.25.25



BUILDING 3 - ROOF PLAN (SEE BUILDING 1 ROOF PLAN FOR ADDITIONAL INFORMATION)

SCALE : 1/4" = 1'-0"

2

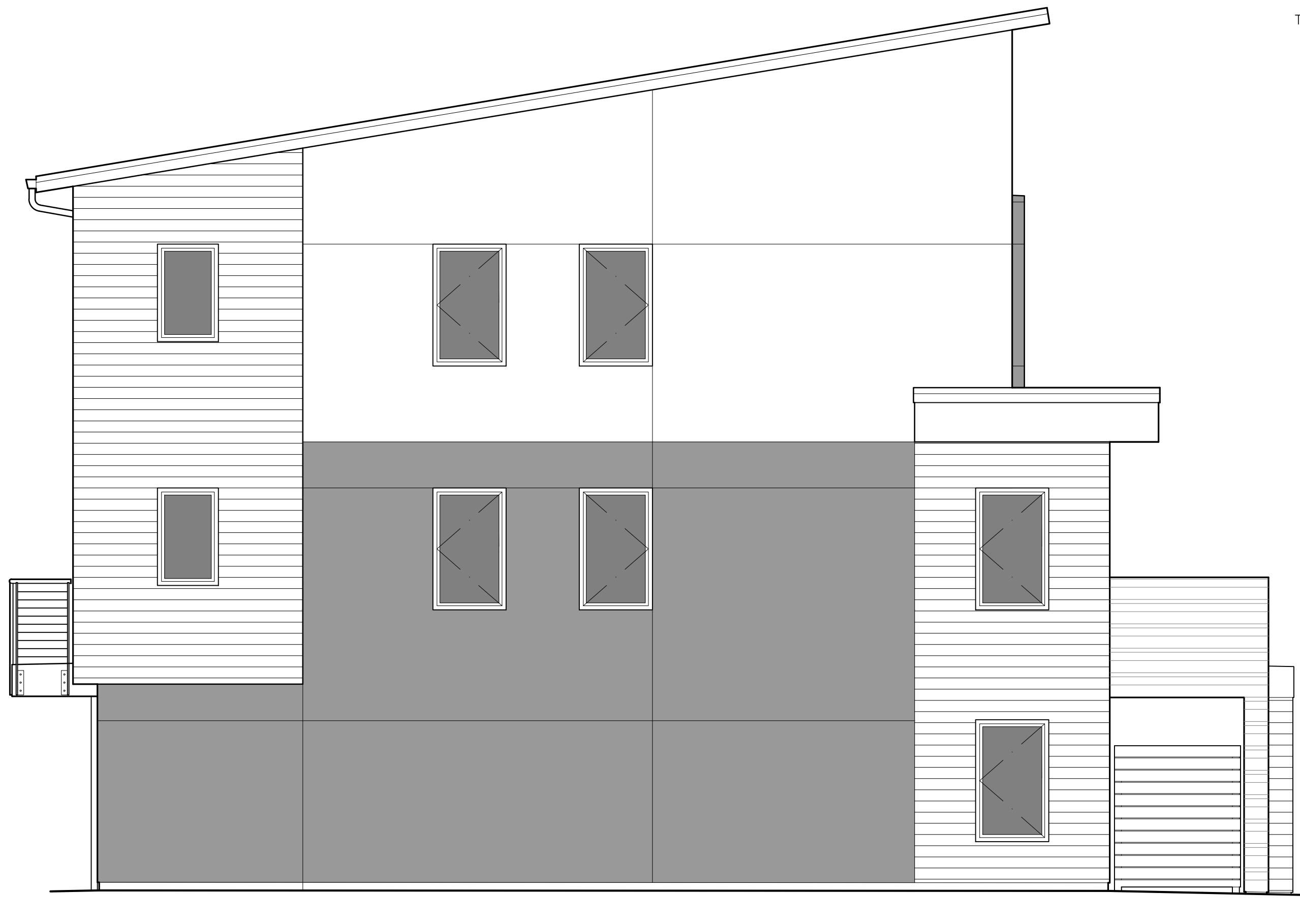


BUILDING 3 - 3RD FLOOR PLAN

SCALE : 1/4" = 1'-0"

1

Dates	
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BUILDING 3 - SOUTH ELEVATION
SCALE : 1/4" = 1'-0"



BUILDING 3 - WEST ELEVATION
SCALE : 1/4" = 1'-0"



BUILDING 3 - NORTH ELEVATION
SCALE : 1/4" = 1'-0"



BUILDING 3 - EAST ELEVATION
SCALE : 1/4" = 1'-0"



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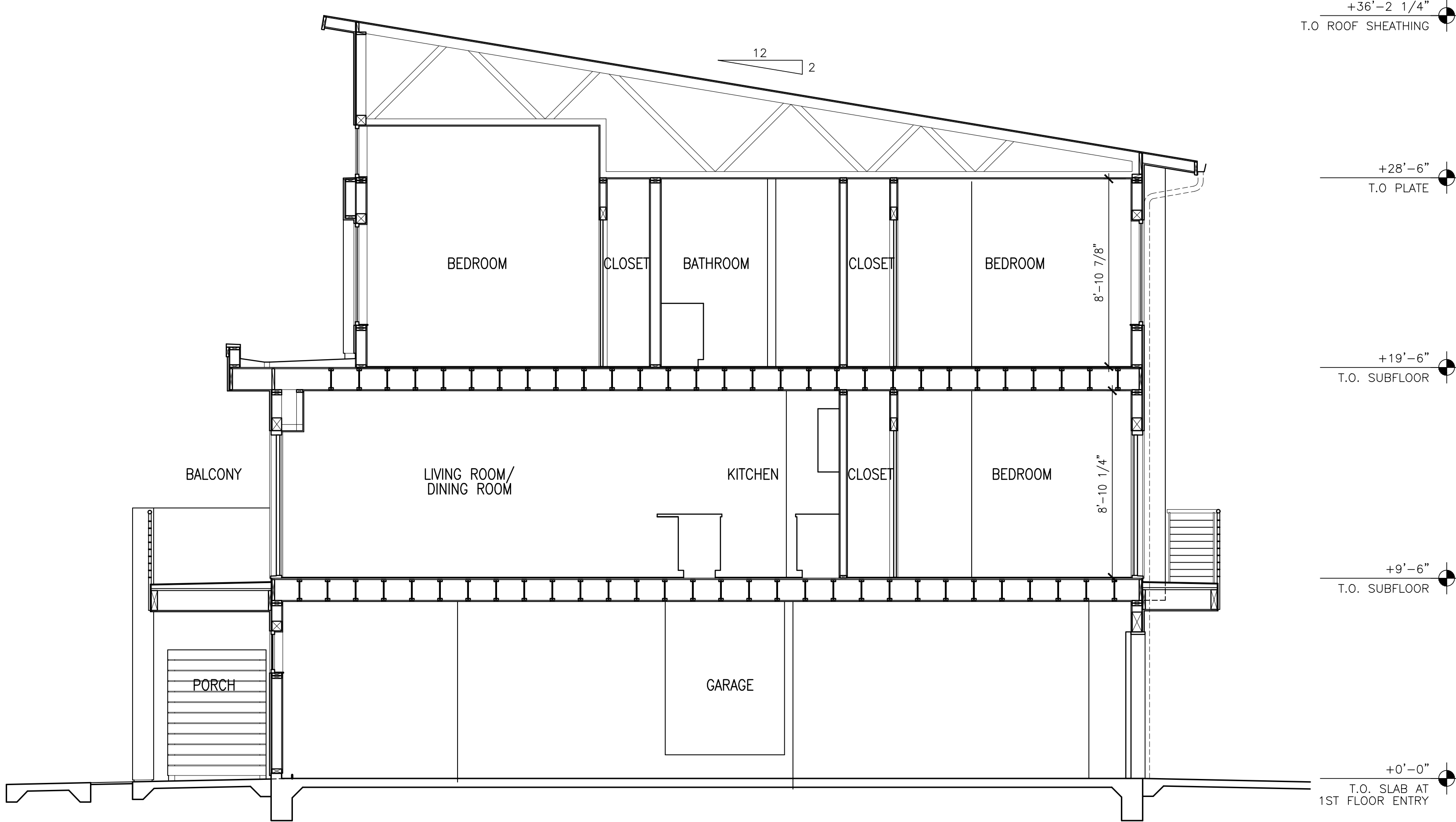
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COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25

Sheet Name
BUILDING 3 & 4
BUILDING SECTIONS

Sheet #

A3-3.2.1



BUILDING 3 & 4 - BUILDING SECTION

SCALE : 1/4" = 1'-0"

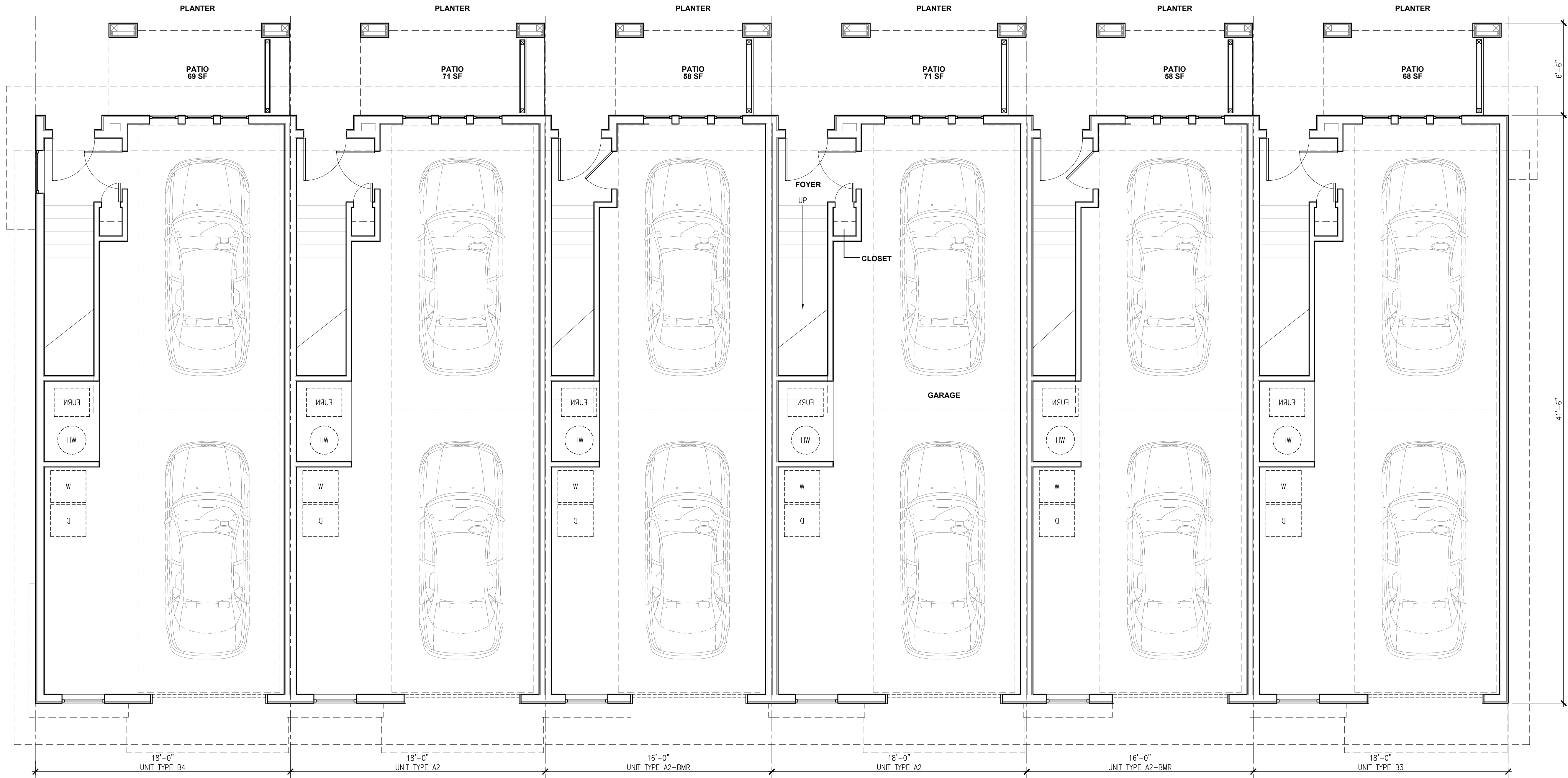
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BUILDING 4 - 2ND FLOOR PLAN

SCALE : 1/4" = 1'-0"

2

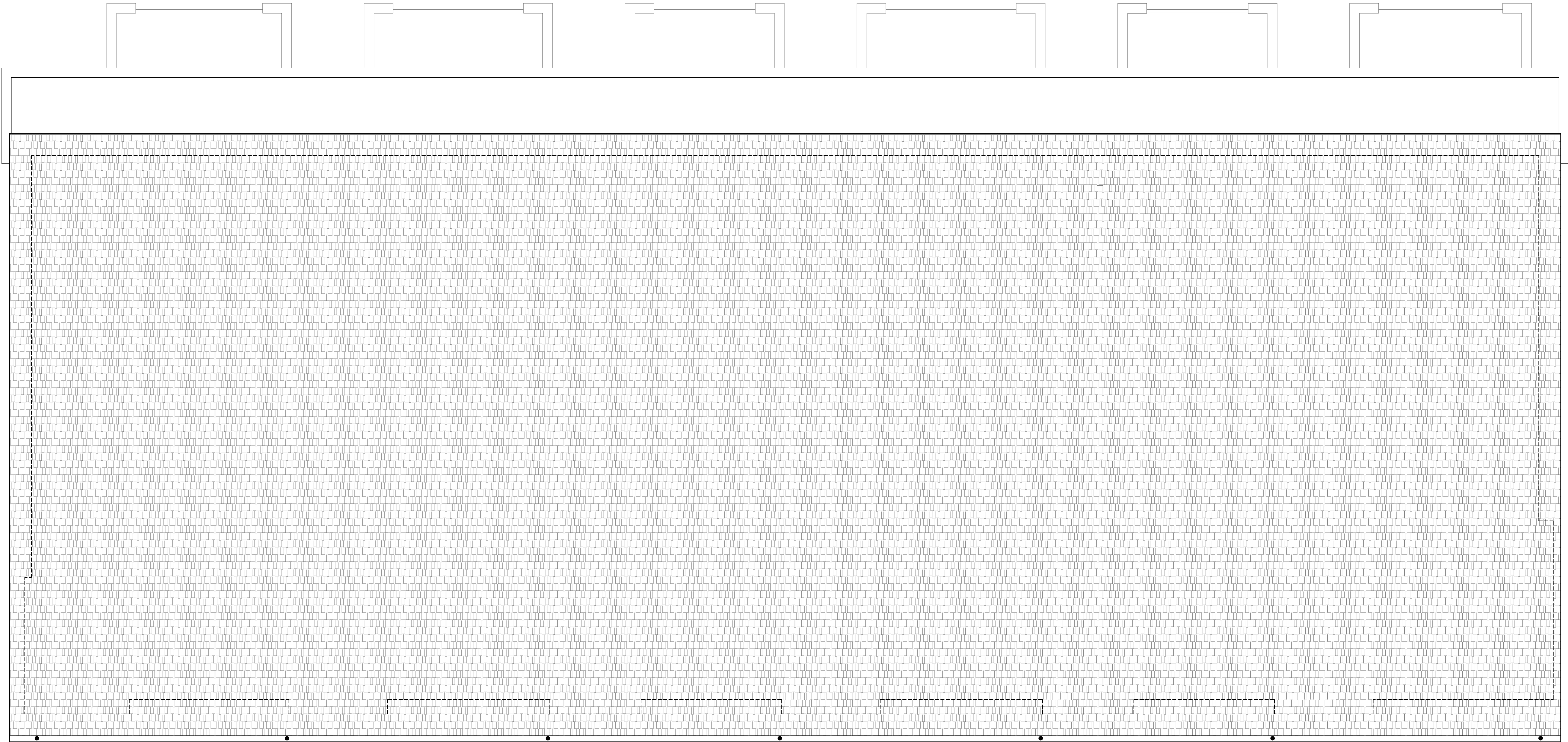


BUILDING 4 - 1ST FLOOR PLAN

SCALE : 1/4" = 1'-0"

1

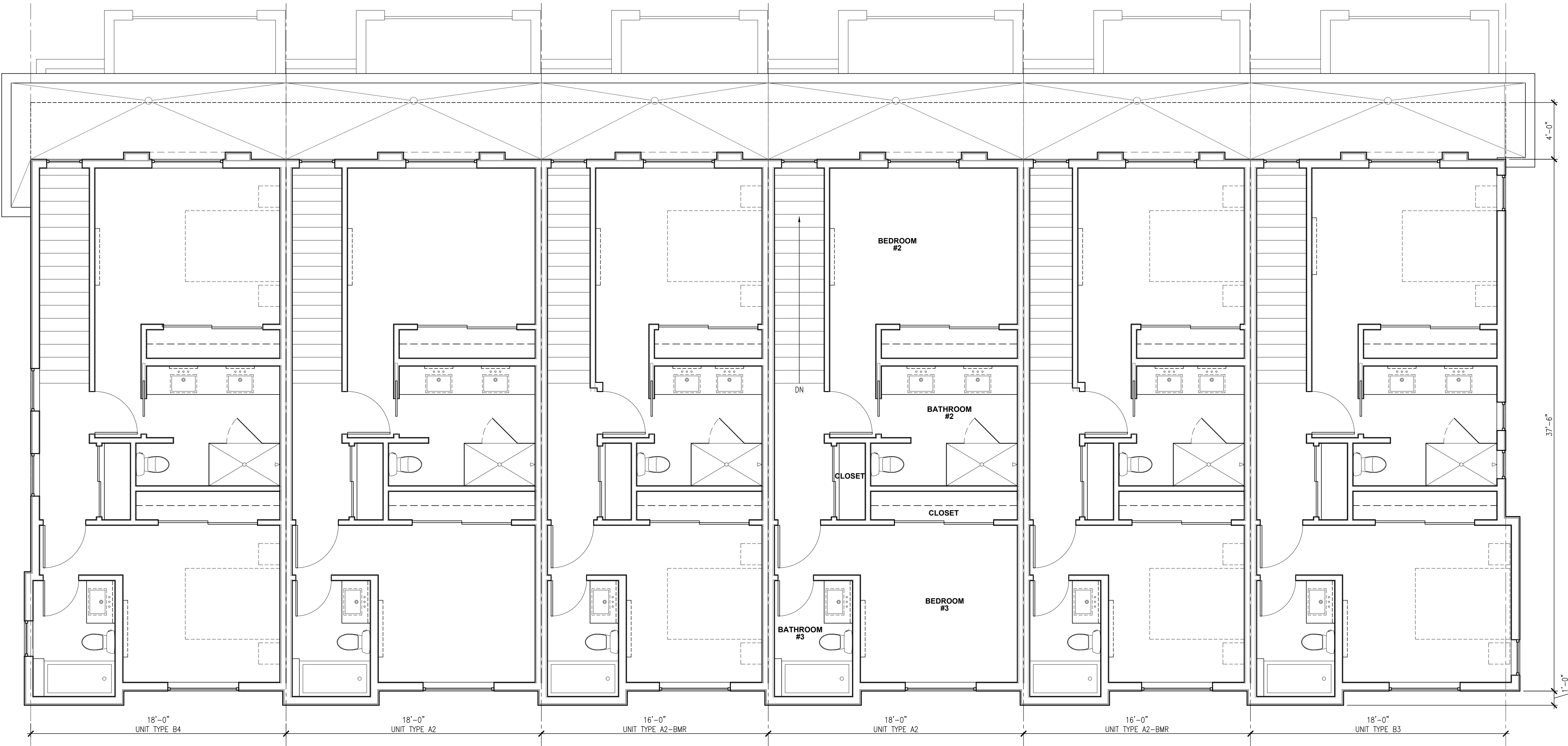
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BUILDING 4 - ROOF PLAN (SEE BUILDING 1 ROOF PLAN FOR ADDITIONAL INFORMATION)

SCALE : 1/4" = 1'-0"

2



BUILDING 4 - 3RD FLOOR PLAN

SCALE : 1/4" = 1'-0"

1

Dates	
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BUILDING 4 - EAST ELEVATION

SCALE: 1/4" = 1'-0"

1



BUILDING 4 - WEST ELEVATION

SCALE: 1/4" = 1'-0"

2

Dates	
SB330 PRELIM. APPLICATION	12.08.23
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BUILDING 4 - SOUTH ELEVATION

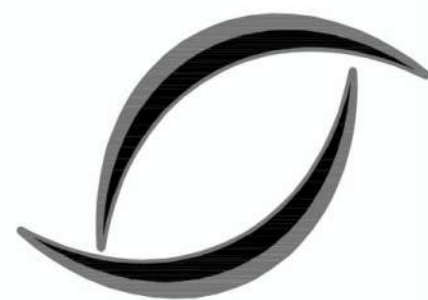
SCALE : 1/4" = 1'-0"

1



BUILDING 4 - NORTH ELEVATION

SCALE : 1/4" = 1'-0"



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LANDSCAPE SHEET INDEX:
L-1.0 - PRELIMINARY LANDSCAPE PLAN
L-2.0 - CONCEPTUAL IRRIGATION PLAN
L-3.0 - PLANTING PLAN

LANDSCAPE MATERIALS NOTES:
1. 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.
2. THIS PROJECT WILL INCLUDE MASS GRADING OF THE SITE. A HORTICULTURAL SOIL REPORT SHALL BE PREPARED. SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED (SEE SECTION 19.148.070).
3. 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.
4. 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.
5. STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS.
6. THE MULCHING PORTION OF THE SEED/MULCH SLURRY IN HYDRO-SEEDING APPLICATIONS SHALL MEET THE MULCHING REQUIREMENT.
7. 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.

PROJECT NOTES:
1. DOG RUN AREA PROVIDED FOR SMALL RECREATION SPACE.
2. NO PLANTING AREAS ARE PROVIDED FOR EDIBLE PLANTING.
3. RECYCLED IRRIGATION IS NOT AVAILABLE FOR THIS PROJECT.
4. MULCH MATERIAL: RECYCLED DECORATIVE MULCH IN LIGHT BROWN COLOR (RECYCLOGY PRODUCT) APPLIED @ 3" DEPTH.
5. SOIL AMENDMENTS ARE TO BE DETERMINED @ THE TIME OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT SOIL SAMPLES TO LABORATORY FOR TESTING & AMENDMENT RECOMMENDATIONS.
6. NO WATER FEATURES ON PROJECT.
7. SEE PLAN FOR HARDSCAPE MATERIALS.
8. PROJECT HAS NO SLOPES OVER 25%.
9. NO RAIN WATER HARVESTING USED ON PROJECT.
10. NO GRAYWATER SYSTEM USED ON PROJECT.

PROJECT INFORMATION:
PROJECT APPLICANT:
BRANDON WINTERS
MYRTLE INVESTMENTS, LLC
300 METATE PLACE
PALM DESERT, CA 92260

PROJECT ADDRESS:
50 & 50 MYRTLE AVE.
MORGAN HILL, CA 95037
(APNS) 017-01-021 & 017-01-022

TOTAL LANDSCAPE AREA:
3,805 SF

PROJECT TYPE:
NEW SINGLE FAMILY RESIDENTIAL ATTACHED TOWNHOME-STYLE CONDOMINIUMS

WATER SUPPLY TYPE:
POTABLE

WATER PURVEYOR:
VALLEY WATER

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. ALSO, THE DEVELOPER WILL SUBMIT RECEIPTS AND/OR INVOICES FOR ALL COMPOST AND MULCH PURCHASES TO ENVIRONMENTAL SERVICES DIVISION AFTER FINAL CONSTRUCTION

Michael Eggers Michael Eggers 9/8/25
OWNER/DEVELOPER NAME OWNER/DEVELOPER SIGNATURE DATE

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

Michael Eggers Michael Eggers 9/8/25
OWNER/DEVELOPER NAME OWNER/DEVELOPER SIGNATURE DATE

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"
SIGNATURE: DATE: 08/28/25
LANDSCAPE ARCHITECT: NCG 4648

Client

Project

MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number

EFI: 23015.01

Dates

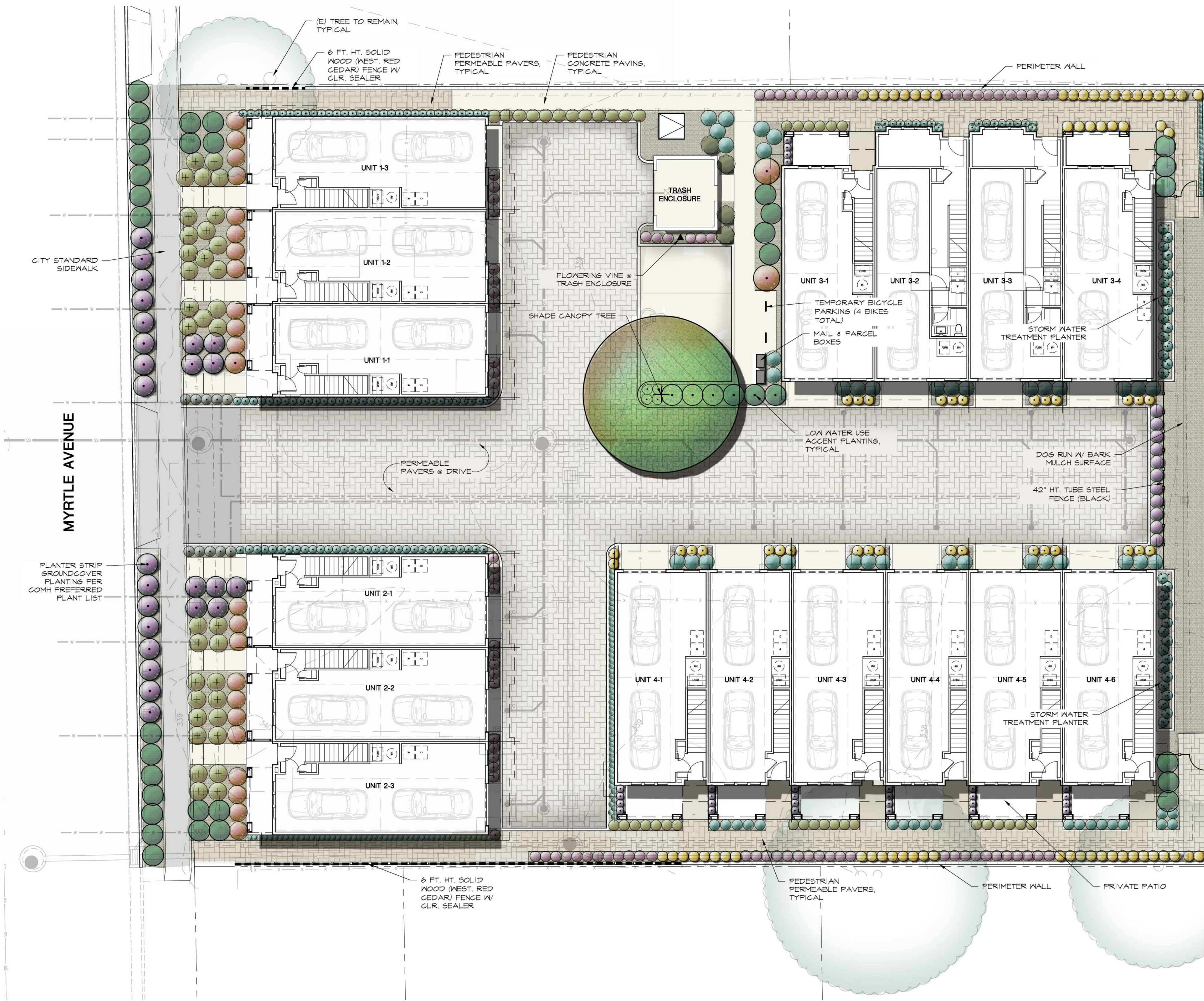
SB330 PRELIMINARY APPLICATION	12.08.23
SB330 FINAL APPLICATION	04.26.24
SB330 3RD SUBMITTAL	07.31.24
SB330 4TH SUBMITTAL	05.14.25
SB330 5TH SUBMITTAL	07.25.25
SB330 6TH SUBMITTAL	08.28.25

Sheet Name

PRELIMINARY LANDSCAPE PLAN

Sheet #

L-1.0



Client

Project

MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number

EFI: 23015.01

Dates

SB330 PRELIMINARY APPLICATION	12.08.23
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SB330 6TH SUBMITTAL	08.28.25

Sheet Name

CONCEPTUAL IRRIGATION PLAN

Sheet #

L-2.0

IRRIGATION HYDROZONE LEGEND

HYDROZONE SYMBOL	HYDROZONE DESCRIPTION
	LOW WATER-USE SHRUBS AND TREES

NOTE: IRRIGATION WATER TIMES MUST BE AFTER 7PM AND BEFORE 9AM.

IRRIGATION LEGEND

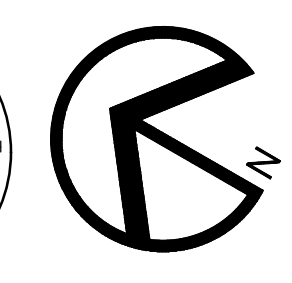
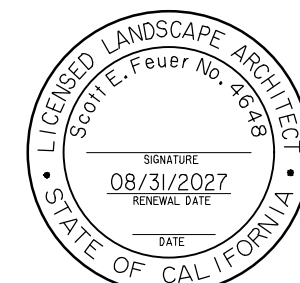
SYMBOL	MODEL NUMBER	DESCRIPTION
■	1401 / CV-0500-FM	RAIN BIRD BUBBLER / NDS FLOW MANAGEMENT INLINE SPRING CHECK VALVE (TREE)
△	LT-S	FLUSH VALVE (SEE DETAIL) - KBI SCHEDULE 80 PVC FULL PORT BALL VALVE (SUP X SUP) (LINE SIZE)
⊗	ARV050	RAIN BIRD AIR RELEASE & VACUUM RELIEF VALVE
⊕	OPERIND - (SEE SUB-SURFACE DRIP LAYOUT DETAILS)	RAIN BIRD DRIP SYSTEM OPERATION INDICATOR
⊙	3200100-1"	SUPERIOR NORMALLY CLOSED MASTER CONTROL VALVE
⊞	FSI-T10-001-1" / P71620-A (PART OF CONTROLLER EQUIPMENT PACKAGE)	CREATIVE SENSOR TECHNOLOGY FLOW SENSOR WITH PAIGE SHIELDED COMMUNICATION CABLE (SEE CONTROLLER DESCRIPTION BELOW)
⊗	PESB-100-1" / LT-T	RAIN BIRD REMOTE CONTROL VALVE / KBI SCHEDULE 80 PVC FULL PORT BALL VALVE
⊙	KCZ-100-PRB-COM	RAIN BIRD CONTROL ZONE KIT - PVC BALL VALVE, 1" PESB VALVE, AND 1" PRESSURE REGULATING (40 PSI) QUICK CHECK BASKET FILTER (200 MESH)
◆	330RC	RAIN BIRD QUICK COUPLING VALVE
⌞	T-113-LF	NIBCO GATE VALVE - LEAD FREE (LINE SIZE)
⊞	975XL2-1"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY (LEAD FREE)
⊙	A2C-1200-M / A2M-600	HUNTER ACC2-12 STATION CONTROLLER WITH ONE 6-STATION EXPANSION MODULE (18 STATIONS TOTAL)
⊞	WSS-SEN	HUNTER WIRELESS SOLAR SYNC SENSOR (MOUNT IN A STRONG BOX VANDAL RESISTANT ENCLOSURE)
⊙		PRECIPITATION RATE
⊙		CONTROLLER & STATION NUMBER
⊙		APPROXIMATE FLOW (GPM)
⊙		REMOTE CONTROL VALVE SIZE
⊙		HYDROZONE - PLANT TYPE / WATER REQUIREMENT SL - SHRUB & GROUNDCOVER / LOW WATER-USE TL - TREE / LOW WATER-USE
⊙		MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS, 18" COVER, 24" COVER UNDER VEHICULAR PAVING.
⊙		LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS, 12" COVER, 24" COVER UNDER VEHICULAR PAVING.
⊙		SUB-SURFACE: RAIN BIRD XFS-CV SUB-SURFACE DRIPLINE (XFS-CV-09-12) WITH COPPER SHIELD TECHNOLOGY AND HEAVY DUTY CHECK VALVE. INSTALL AS DETAILED 12" O.C. SEE DRIP IRRIGATION DETAILS FOR TUBING LAYOUT, AND INSTALLATION METHODS. BOUNDARIES DEFINE AREAS FOR DRIPLINE TO BE CONNECTED TO ASSOCIATED REMOTE CONTROL VALVES AS DEPICTED IN THE DRAWING. 4" SOL COVER.
⊙		SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.

VALVE BOXES AND LIDS SHALL BE BLACK IN COLOR.

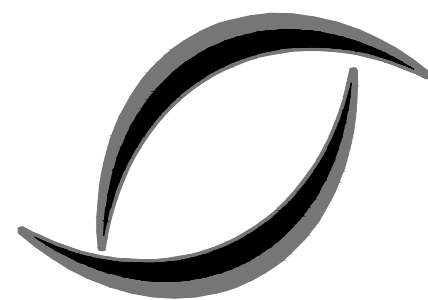
PRELIMINARY IRRIGATION WATER USE CALC.

WATER EFFICIENT LANDSCAPE WORKSHEET							
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.							
Reference Evapotranspiration (Eto) 49.5							
Hydrozone #	Plant Factor (PF)	Irrigation Method ¹	Irrigation Efficiency (IE) ²	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ³
Regular Landscape Areas							
Low Water-Use Plants	0.30	Drip	0.81	0.37	3,905	1,445	44,342
					(A)	(B)	
Totals					3,905	1,445	44,342
Special Landscape Areas							
					(C)	(D)	
Totals					0	0	
					ETWU Total		44,342
					Maximum Allowed Water Allowance (MAWA):		65,914
Hydrozone #/Planting Description E.g. 1.) Front lawn 2.) low water use plantings 3.) medium water use plantings		Irrigation Method overhead spray or drip		Irrigation Efficiency 0.75 for spray head 0.81 for drip			
ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.							
MAWA (Annual Gallons Allowed) = (Eto / 0.62) / (ETAF x LA) + ((t-ETAF) x SLA) (49.5 / (0.62 x (0.55 x 3905) + (0))) = 65,914 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.							
ETAF Calculations							
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.							
Regular Landscape Areas							
Total ETAF x Area (B)				1,445			
Total Area (A)				3,905			
Average ETAF				0.37			
All Landscape Areas							
Total ETAF x Area (B+D)				1,445			
Total Area (A+C)				3,905			
Sitewide ETAF (B+D) / (A+C)				0.37			

0 5 10 20 FT.



NOT FOR CONSTRUCTION



ENVIRONMENTAL
FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

Client

Project

MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number

EFI: 23015.01

Dates

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Sheet Name

PLANTING PLAN

Sheet #

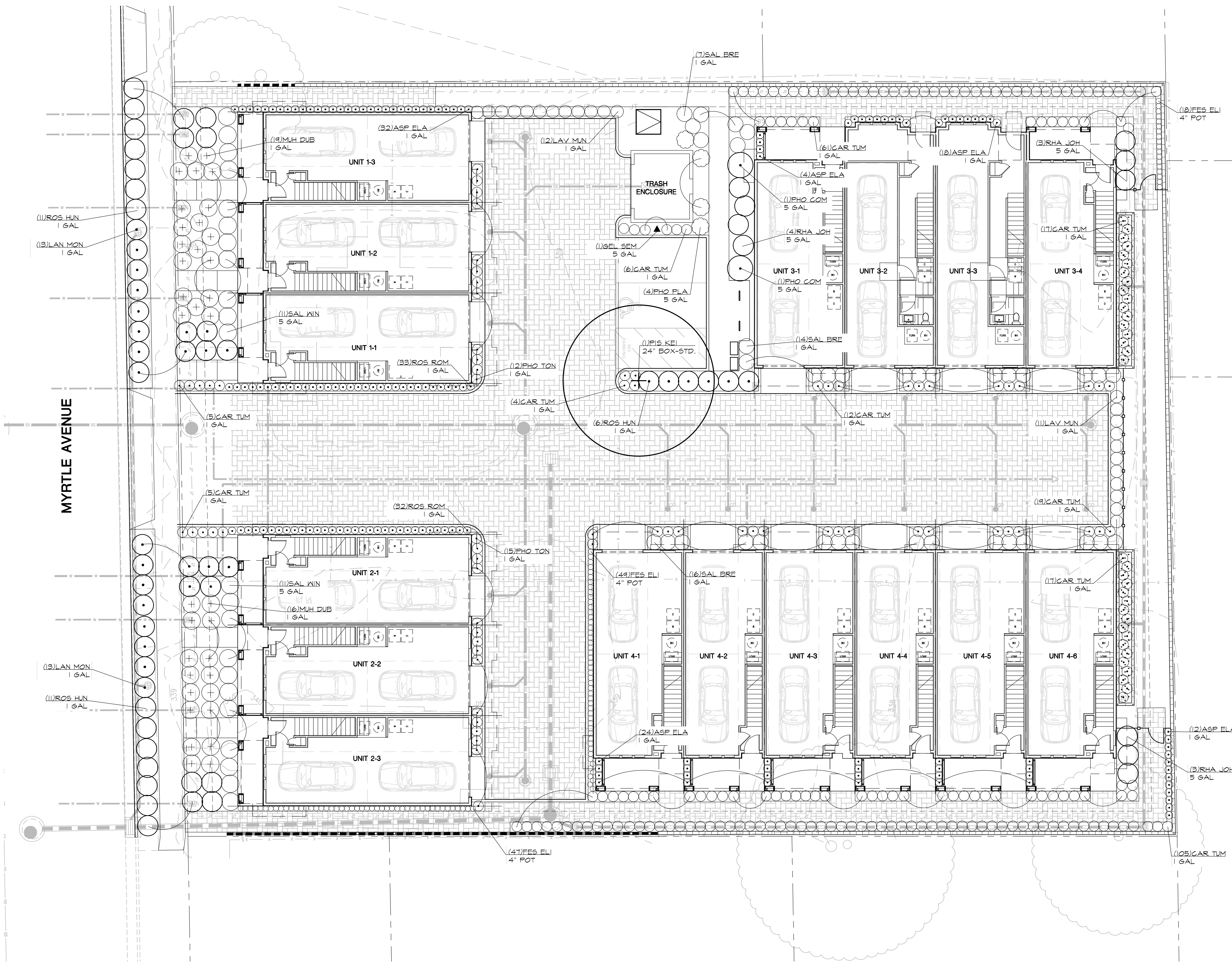
L-3.0

PRELIMINARY PLANT MATERIAL KEY

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS*
TREES					
PIS KEI	<i>Pistachia c. Keith Davey</i>	Fruitless Chinese Pistache	24" BOX-STD.	SEE PLANS	L
SHRUBS/GRASSES/GROUNDCOVER					
ASP ELA	<i>Aspidistra elatior</i>	Cast Iron Plant	1 GAL	18" O.C.	L
CAR TUM *	<i>Carex tumulicola</i>	Berkeley Sedge	1 GAL	24" O.C.	L
FES ELI	<i>Festuca glauca 'Elijah Blue'</i>	Common Blue Fescue	4" POT	12" O.C.	L
LAN MON	<i>Lantana montevidensis</i>	Trailing Lantana	1 GAL	42" O.C.	L
LAV MUN	<i>Lavandula a. 'Munstead'</i>	Munstead Lavender	1 GAL	30" O.C.	L
MUH DUB	<i>Muhlenbergia dubia</i>	Pine Muhly	1 GAL	48" O.C.	L
PHO COM	<i>Phormium t. 'Atrorubrum' Compactum</i>	New Zealand Flax	5 GAL	60" O.C.	L
PHO PLA	<i>Phormium x. 'Platt's Black'</i>	New Zealand Flax	5 GAL	42" O.C.	L
PHO TON	<i>Phormium x. 'Tony Tiger'</i>	Dwarf New Zealand Flax	1 GAL	24" O.C.	L
RHA JOH	<i>Rhamnus alaternus 'John Edwards'</i>	Italian Buckhorn	5 GAL	48" O.C.	L
ROS HUN	<i>Rosmarinus o. 'Huntington Carpet'</i>	Trailing Rosemary	1 GAL	48" O.C.	L
ROS ROM	<i>Rosmarinus o. 'Roman Beauty'</i>	Rosemary	1 GAL	18" O.C.	L
SAL BRE	<i>Salvia microphylla 'Heatwave Breeze'</i>	Sage	1 GAL	36" O.C.	L
SAL WIN	<i>Salvia clevelandii 'Wimfred Gilman'</i>	Cleveland Sage		42" O.C.	L
VINES					
GEL SEM	<i>Gelsemium sempervirens</i>	Carolina Jessamine	5 GAL	SEE PLANS	L

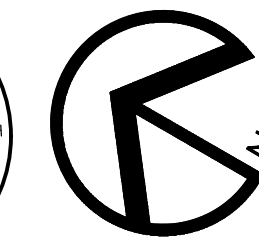
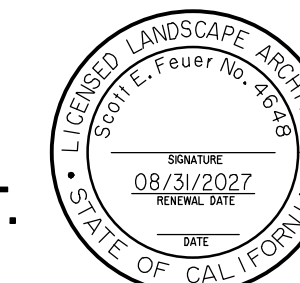
NOTES:
1. WUCOLS V RATING IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH.
2. FINAL STREET TREE SELECTION WILL BE FROM THE CITY OF MORGAN HILL STREET TREE MASTER PLAN. GROUNDCOVER PLANT SPECIES TO BE INSTALLED IN THE PUBLIC RIGHT OF WAY WILL BE SELECTED FROM THE CITY'S PREFERRED PLANT LIST.
3. * - PLANT SPECIES SPECIFIED FOR C.S. STORM WATER TREATMENT HAVE BEEN CHOSEN FROM APPENDIX D OF THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM GUIDELINES.
4. IF THERE ARE TO BE ANY SUBSTITUTIONS OF PLANT SPECIES FROM THE APPROVED PLANS DUE TO NURSERY AVAILABILITY, THEY MUST ALSO BE LOW OR VERY LOW WATER USE PER WUCOLS V.

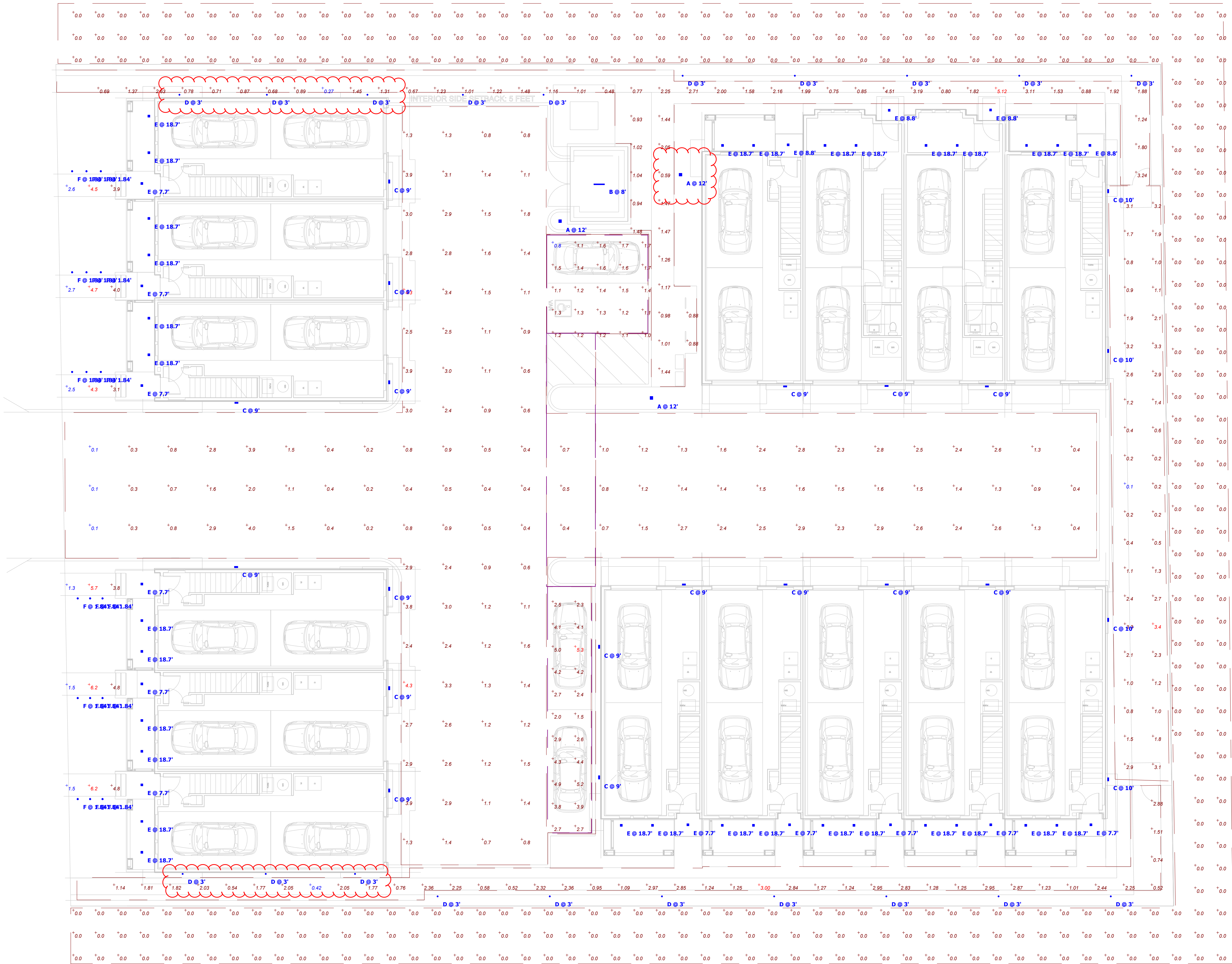
TOTAL LANDSCAPE AREA: 3,905 SF



NOT FOR CONSTRUCTION

0 5 10 20 FT.





Plan View
Scale - 1" = 10ft

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	L.F.	Input Power	Polar Plot
	A	3	INTRIGUE LIGHTING	LET-PT-38LED-3K-D-GL-NS-UNV	12ft Pole Light	4400	0.8	38	
	B	1	Lithonia Lighting	ZLID L24 3500LM PST MVOLT 30K 90 CRI	4ft STRIP LED 3,500 Lumens Frosted Diffuser 3,000 K 90CRI	3341	0.8	36.02	
	C	21	Lithonia Lighting	ARC1 LED P1 30K	WALLPACK LED WITH P1 - PERFORMANCE PACKAGE, 3000K	1376	0.8	10.8751	
	D	20	INTRIGUE LIGHTING	TB-6-B BOLLARD	4FT X 6IN BOLLARD LED	1000	0.8	15	
	E	45	Gotham Architectural Lighting	EV04SQ 30/05 AR LSS	4IN SQUARE DOWNLIGHT, 80CRI, 3000K, 500LM, CLEAR SEMI-SPEC	573	0.8	7.2	
	F	18	WAC Lighting	6041-27BZ	Landscape path light	210	0.8	6.97543	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Dog Run	+	1.6 fc	3.4 fc	0.1 fc	34.0:1	16.0:1
Drive Isle	+	1.6 fc	4.3 fc	0.1 fc	43.0:1	16.0:1
North Walkway	+	1.48 fc	5.12 fc	0.27 fc	19.0:1	5.5:1
Offsite Boundary	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Open Parking	+	2.4 fc	5.3 fc	0.8 fc	6.6:1	3.0:1
Resident Walkway	+	3.7 fc	4.5 fc	2.6 fc	1.7:1	1.4:1
Resident Walkway #2	+	3.8 fc	4.7 fc	2.7 fc	1.7:1	1.4:1
Resident Walkway #3	+	4.2 fc	6.2 fc	1.5 fc	4.1:1	2.8:1
Resident Walkway #4	+	4.2 fc	6.2 fc	1.5 fc	4.1:1	2.8:1
Resident Walkway #5	+	3.6 fc	5.7 fc	1.3 fc	4.4:1	2.8:1
Resident Walkway #6	+	3.3 fc	4.3 fc	2.5 fc	1.7:1	1.3:1
South Walkway	+	1.76 fc	3.00 fc	0.42 fc	7.1:1	4.2:1

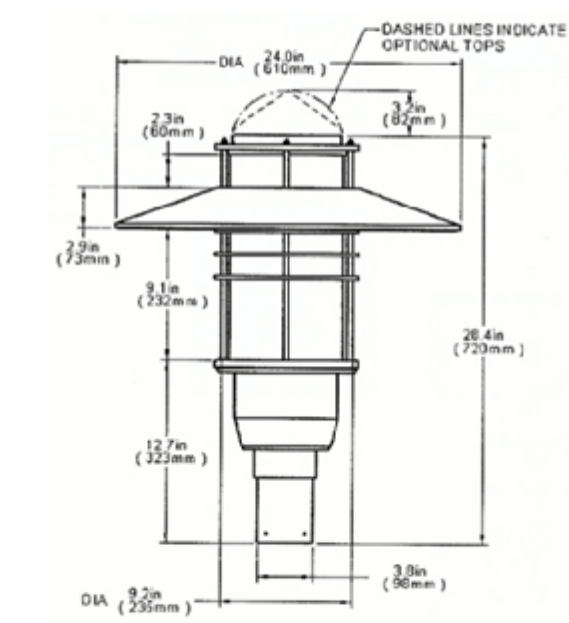


Type: _____ Model: _____
Project: _____



LARGE EUROTECH

LED Pole Mount



TYPE A - 14' POLE

General: The modern and contemporary styling of the Large Eurotech is perfect for area and pedestrian scale lighting installations emphasizing artistic performance.

Construction: Fixture top, housing, and mounting gear are constructed of low-copper content cast aluminum. Stainless steel external fasteners and hardware to protect against corrosion.

Shade: Spun aluminum angled shade (SHD), spun copper shade (SHDCO), spun stainless steel shade (SHDSS), and stamped aluminum flat shade (SHDFLT) available. Underside of spun aluminum (SHD) and stamped aluminum (SHDFLT) shall have white finish.

Lens: Available lens options: Clear Acrylic (CA), Opal Acrylic (OA), Opal Polycarbonate (OP), Clear Glass (GL).

Optics: Stacked internal louvers to control glare are standard. Available without louvers (NL) and available with 180-degree houseside shield accessory.

Wattage: 24-watt, 38-watt, and 55-watt LED assemblies in color temperatures of 3000K or 4000K. CRI>70.

Driver: maximum output power = 60 watts; constant current, universal input voltage 120v-277v (50/60Hz); THD<20%. Power Factor >0.90. 0-10V dimming standard for a dim range of 100% down to 0.10%.

Heat Sink: Finned aluminum heat sink with black electrocoating securing heat sink to LED module.

Tops: Two (2) top styles available: Dome (D), Flush (F).

Mounting: Single fixture head mounts to standard pole top tenon (2-3/8"OD).

Poles: See Intrigue "Pole Specification Guide" for pole ordering details.

Finish: Textured polyester powder coat finish. Black, bronze, grey, white, silver, and verde green finishes available. For custom colors, please consult factory.

Gaskets: EPDM foam gaskets are standard.

EPA and Weight: EPA = 0.94ft²
Weight = 36 lbs



Listings: ANS/UL 1598, 8750
Operating temperature: -40°C to +50°C
UL Listed 1598 for Wet Locations and Indoor/Outdoor listed for use in Canada

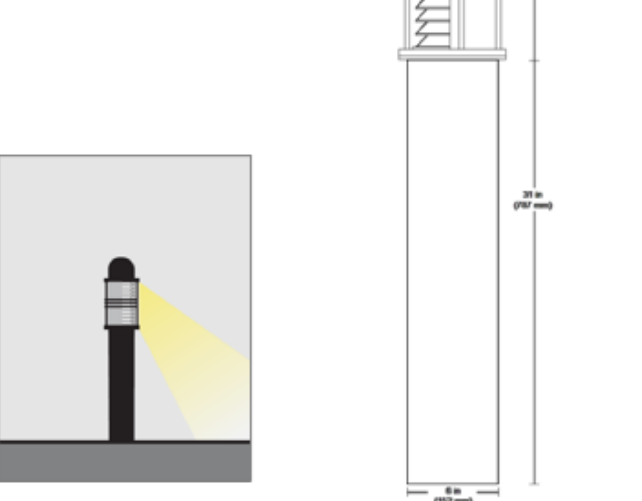
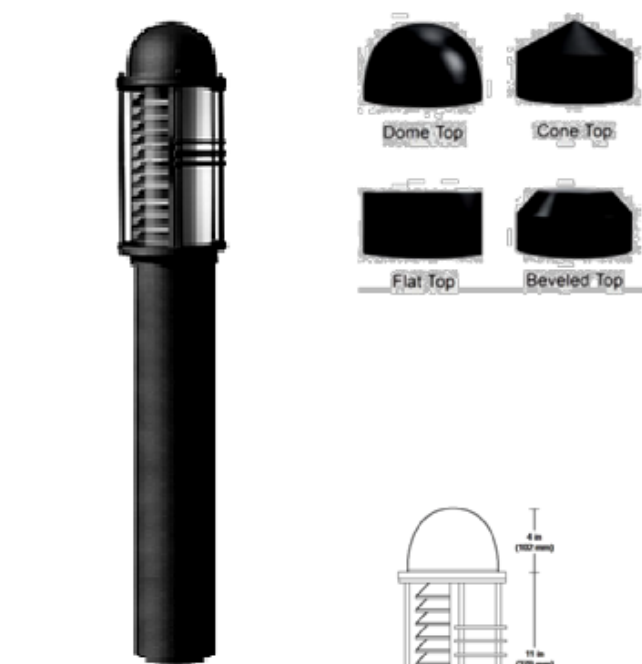
www.intrigueled.com
N60 W14592 Kaul Avenue
P: (877) 965 0005
Menomonee Falls, WI 53051
F: (262) 436 1745

Fixture Type: _____
Model Number: _____
Project Name: _____



TURTLE

Architectural LED Bollard



content of specification sheet is subject to change.

N60 W14592 Kaul Avenue
Menomonee Falls, WI 53051
P: 877 965 0005
intrigueled.com
Aug-22

TYPE D - 3' BOLLARD

General: The Turtle bollard, with 180° and 270° external shading, provides for pedestrian safety while also eliminating light trespass. The traditional design includes durable and corrosion resistant construction.

Exterior: Low-copper (<0.4%) content, marine grade, sand cast aluminum top and mounting gear. Bollard tube is extruded aluminum. External hardware is stainless steel to protect against corrosion.

Lens: Cylindrical (ØOD X 11.31") lens in UL-recognized medium impact clear acrylic (50% D.R.).

Louvers: (12) aluminum (#1060) stacked interior reflector louvers shall have bead blasted top side and acid etched under side.

Wattage: Available wattages: 15 watt, and 21 watt. Available color temperatures: 3000K, 4000K, and amber (500nm). CRI>70.

Driver: Constant current; maximum wattage=40 watts; universal input voltage 120v-277v (50/60Hz); THD<20%. Power Factor >0.90. 0-10V dimming standard for a dim range of 100% down to 10%.

Heat Sink: Finned aluminum heat sink with black electrocoating securing heat sink to LED module.

Finish: Textured polyester powder coat finish. Black, bronze, grey, white, silver, and verde green available. Consult factory for custom finishes.

Gaskets: EPDM gaskets are standard.

Dimensions: 6.30" diameter standard with overall height (OAH) options of 35" and 46". For custom height options, consult factory.

Tops: Four top styles available: beveled (-B), cone (-C), dome (-D), and flat (-F).

Mounting: Mount bollard using the provided cast mounting base, template, and (4) 1/2" anchor bolts.

Options: Recessed outlet box/cover (-GFI)
PIR Motion Sensor (-MS)
No External Rings (-NR)
Tamper Resistant Hardware (-TRH)
Houseside Shield (-180HSS and -270HSS)

Certifications: ANS/UL 1598, 8750
Operating temperature: -40°C to +50°C
5-year warranty (see Terms & Conditions for details)

TYPE C - WALL PACK

gotham® | E V O®
Multiple Layers of Light



General Illumination Square Downlight

4"

Feature Set

- Bounding Ray™ optical design
- Unitized optics mechanically attach the light engine to the lower reflector for complete optical alignment
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam Ellipse; 85 CRI typical, 90+ CRI optional
- Features are wet location, covered ceiling
- ENERGY STAR® certified product
- Available with 10% dimming, 1% dimming, or dim to dark
- Bathing distribution with hatched edge provides even illumination on horizontal and vertical surfaces
- UGR of zero for fixtures aimed at radii with a cut-off equal to or less than 60deg per CIE 117:1995 Discomfort Glare in Interior Lighting. [UGR FAQ](#)

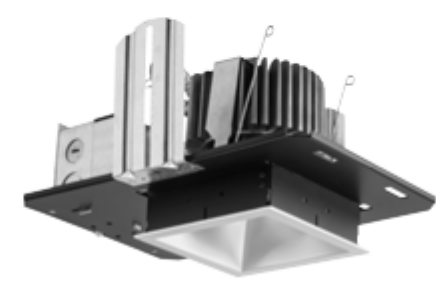
Distribution



Superior Performance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500
Delivered Lumens*	271	573	808	1001	1527	1994	2580	3110	3612
Wattage	3.1	7.2	7.9	8.8	13.7	19.5	25.7	31.2	38.4
Lumens per Watt	87.4	79.6	102.3	113.8	111.5	102.3	100.4	99.7	94.1

*Based on 5000K R135 MW 80CRI



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect
*See ordering tree for details

Coordinated Apertures | Multiple Layers of Light



General Illumination Layer I EVO



High Center Beam Layer I Incito



EVO + Incito — Multiple Layers of Light

Core	Downlight	Adjustable	Open Recessed	Lensed Recessed	Cylinder	Pinhole	Bevel	Hyperbolic
Healthcare	MRI	Surgical Suite	Patient Room					
Special Applications	Dynamic	Food Service	Pendant/Tamper	Clean Room	Shower	Steam Room		

EVO450-4-OPEN
page 1 of 8

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lender Road, Cary, GA 30102 | P: 800-705-SERV (7378) | gothamlighting.com
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TYPE B - 2' STRIP LIGHT

COMMERCIAL WOODRO

ZL10
Page 1 of 7

Catalog Number
Notes
Type

LED Striplight
ZL1D
24", 48" and 96" Lengths



Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for rLight™ or control networks marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/plus.

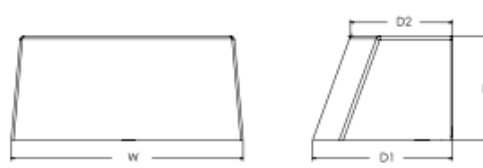
*See ordering tree for details



ARC1 LED
Architectural Wall Luminaire
UL LISTED
ENERGY STAR
DLC
DLC
20

Specifications

Depth (D1): 6.5"
Depth (D2): 4.75"
Height: 5"
Width: 11"
Weight: 7 lbs
(without options)



ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	—	1,500	2,000	3,000	—	—
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC1 LED	P1 1,500 Lumens	30K 3000K	MVOLT 347	EWB Emergency battery backup, CE compliant (4W, 0°C min) ¹	DBBD Dark bronze
	P2 2,000 Lumens	40K 4000K		PE Battery type: pre-wired for back-to-back operation	DBD Black
	P3 3,000 Lumens	50K 5000K		DMS 0-10V dimming wires pulled outside fixture for use with an external control, ordered separately ²	DBAD Natural aluminum
				SPROV 6ft surge protector	DBWD White
ARC2 LED				FAO Field-adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%.	DBSD Sandstone
					DBSDT Textured dark bronze
					DBLBD Textured black
					DBLBDT Textured natural aluminum
ARC2 LED					DBWHD Textured white
					DBSTD Textured sandstone

NOTES
1 347V not available with EWBH.
2 P60 not available with DMS.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

ARC1 LED

Rev: 03/02/22

Lightology

Tiki 12V Path Light
SPEC #

WACS58054

BRAND

WAC Lighting

DESCRIPTION

The Tiki 12V Path Light features a sturdy side mount design which works well in applications where directional illumination is desired. Translucent lens provides uniform light distribution. Note: Required low voltage magnetic transformer and optional accessories sold separately. Includes ST9 mounting stake, 6 foot lead wire, and direct burial gel wire nuts.



Shown in: Black / Clear

SHADE COLOR	Clear
BODY FINISH	Black
WATTAGE	6.5W
DIMMER	Low Voltage Magnetic
DIMENSIONS	6.56"W x 22.13"H
INTEGRATED LED MODULE	1 x LED/6.5W/12V LED
LAMP	

Technical Information:

LUMINOUS FLUX	225 lumens
LUMENS/WATT	34.62
LAMP COLOR	2700K
COLOR RENDERING	90 CRI
BEAM SPREAD	Flood

SPEC #

WACS58054

COMPANY PROJECT FIXTURE TYPE APPROVED BY DATE

LIGHTOLOGY.COM | RUSHQUOTES@LIGHTOLOGY.COM

Jul 31, 2024 | 1.866.954.4489

TYPE F - 22" PATH LIGHT



MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE, MORGAN HILL
PHOTOMETRIC STUDY

Designer

LTW

Date

04/24/2025

Scale

As Shown

Drawing No.

Summary

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