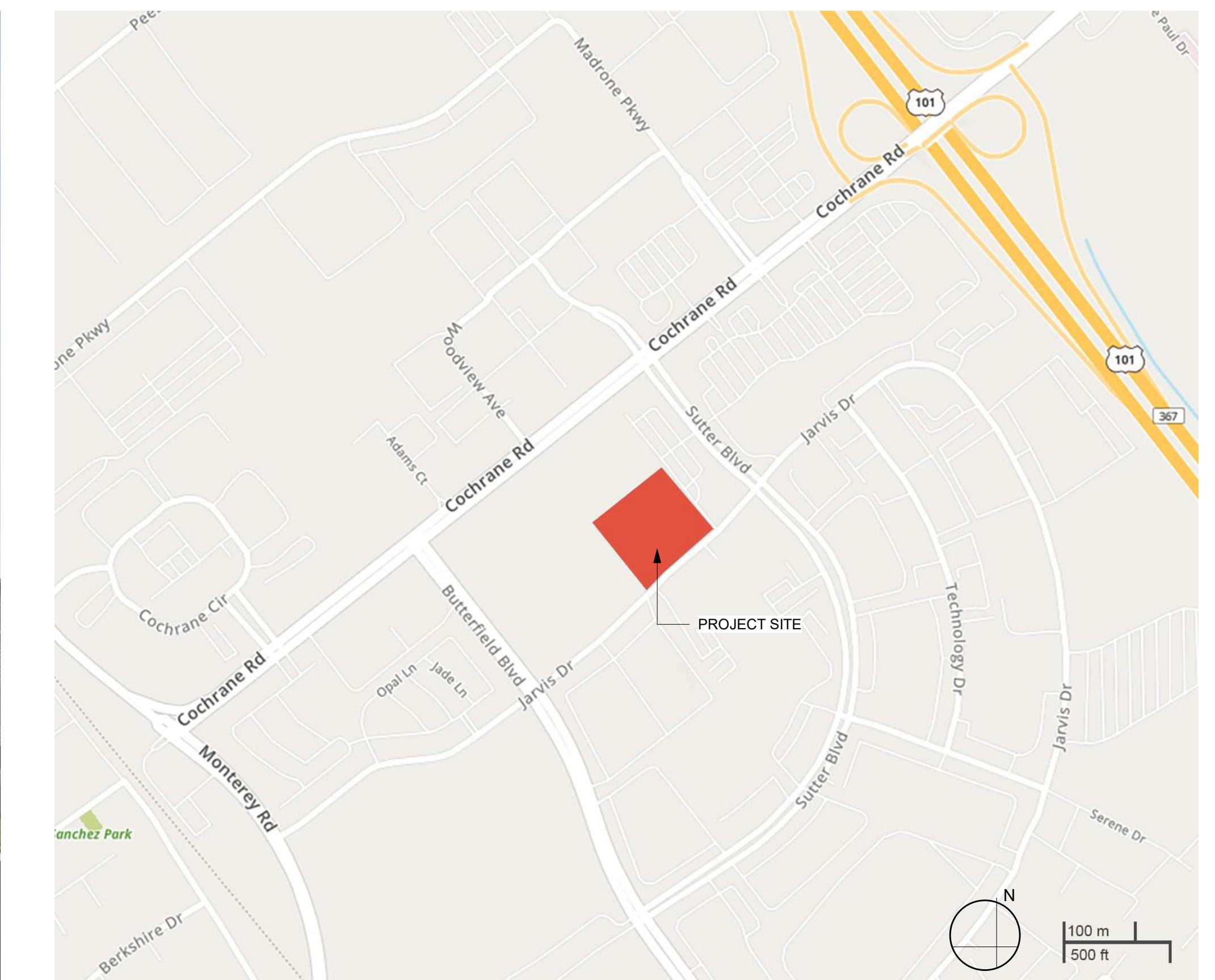




TENFOLD MORGAN HILL RCFE MORGAN HILL, CA



ENTITLEMENT SUBMITTAL

PROJECT NO. 1262-0002

DECEMBER 13, 2024

PROJECT TEAM

Developer:
 BRUCEVILLE POINT, LLC
 985 SW DISK DRIVE, UNIT 120
 BEND, OR 97702

Attn: Brigid Flanigan
 Cell: (503) 244-5582
 Email: bflanigan@tenfoldseniorliving.com

Architect:
 LPAS, INC.
 723 S STREET, SUITE 150
 SACRAMENTO, CA 95811

Attn: Ron Metzker
 Tel: (916) 443-0335
 Cell: (916) 284-0016
 Email: rmetzker@lpas.com

Landscape Architect:
 SIEGFRIED
 1164 NATIONAL DRIVE, SUITE 20
 SACRAMENTO, CA 95834

Attn: THAIS DEL CASTILLO
 Tel: (209) 943-2021
 Email: tdelcastillo@siegfriedeng.com

Civil Engineer:
 TSD ENGINEERING, INC.
 785 ORCHARD DRIVE, SUITE 110
 FOLSOM, CA 95630

Attn: Chris Schulze
 Tel: (916) 608-0707
 Cell: (916) 847-9552
 Email: cschulze@tsdeng.com

PROJECT DATA

TENFOLD MORGAN HILL RCFE		
OVERALL SITE PARCEL SUMMARY:		
PARCEL AREA: RESIDENTIAL CARE FACILITY (RCFE) 4.05 ACRES APN: 726-58-012		
SUMMARY: PROPOSED PROJECT		
OVERALL PUD SITE AREA: 882,090 SF 20.25 ACRES SITE AREA (GROSS): 176,418 SF 4.05 ACRES		
RCFE GROSS BUILDING DATA: 136,085 SF		
BUILDING HEIGHT: 40 FT		
LOT COVERAGE: 47,025 SF 27%		
MIN SETBACK: FRONT (WEST): 20 FT (VARIES) STREET SIDE (JARVIS): 30 FT INTERNAL SIDE (NORTH): 75 FT REAR (EAST): 15 FT		
UNIT MIX:		
INDEPENDENT / ASSISTED LIVING SUITES:		
STUDIO: 7% 8 SUITES 679 AVE SF 1 BEDROOM: 72% 83 SUITES 735 AVE SF 2 BEDROOM: 21% 24 SUITES 1,069 AVE SF		
TOTAL SUITES & BEDS: 100% 115 SUITES 801 AVE SF 139 BEDS		
PARKING SUMMARY:		
VEHICULAR PARKING PROVIDED: SPACES PER BEDROOM: 0.61 UNCOVERED: 51 SPACES CARPORTS: 30 SPACES ACCESSIBLE: 4 SPACES EV CHARGING: 5 SPACES (INCLUDING 1 VAN EV CAPABLE ACCESSIBLE) BICYCLE PARKING PROVIDED: SHORT TERM: 10 SPACES LONG TERM: 5 SPACES		
LOADING SPACES: 1 SPACE		
PARKING REQUIREMENTS:		
VEHICULAR PARKING REQUIRED: SPACES PER BEDROOM: 0.6 EV CHARGING REQUIRED: PER MHMC SECTION 18.72.040.C.2b 4.25 STATIONS PER CA GREEN BUILDING CODE SECTION 4.106		
BICYCLE PARKING REQUIRED: SHORT TERM: 9 SPACES 10% of VEHICULAR SPACES LONG TERM: 5 SPACES 5% of VEHICULAR SPACES		
LOADING SPACES: NA		

SHEET INDEX

GENERAL:

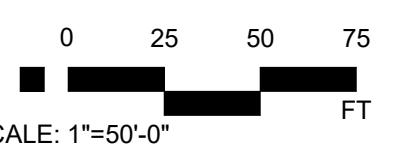
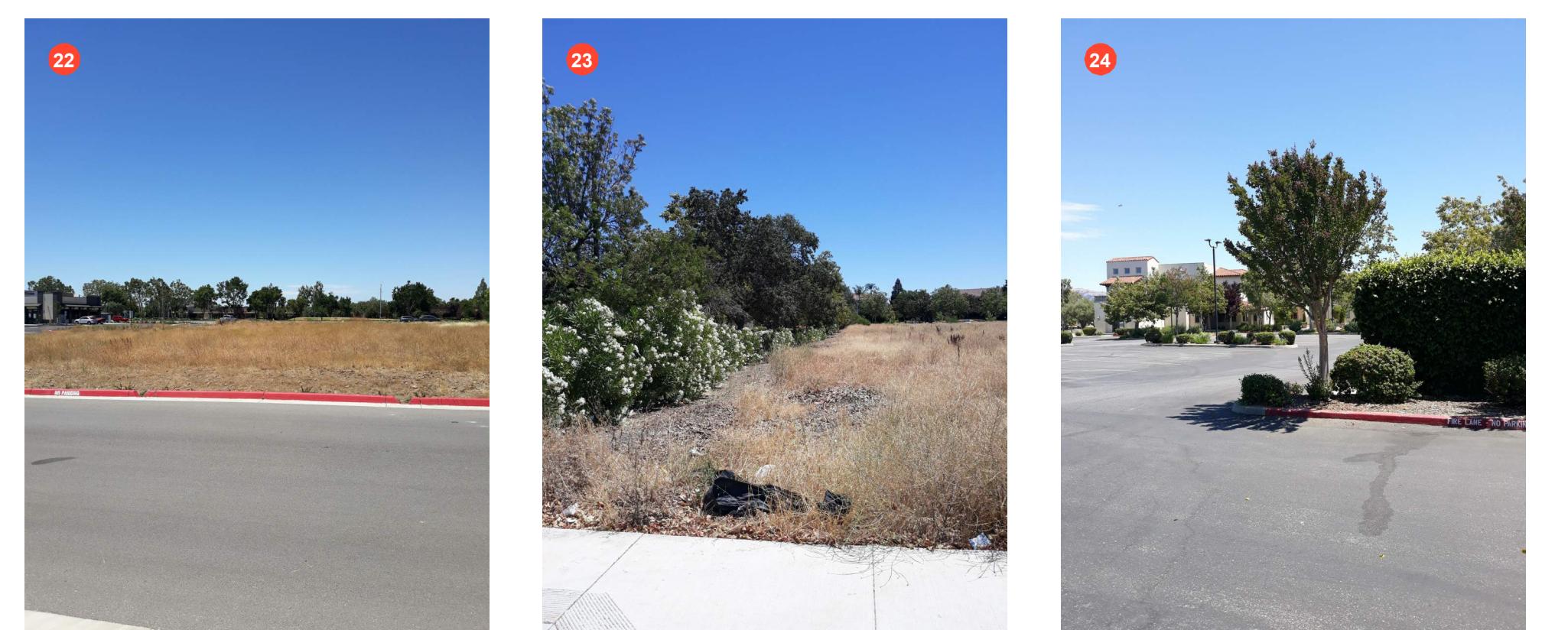
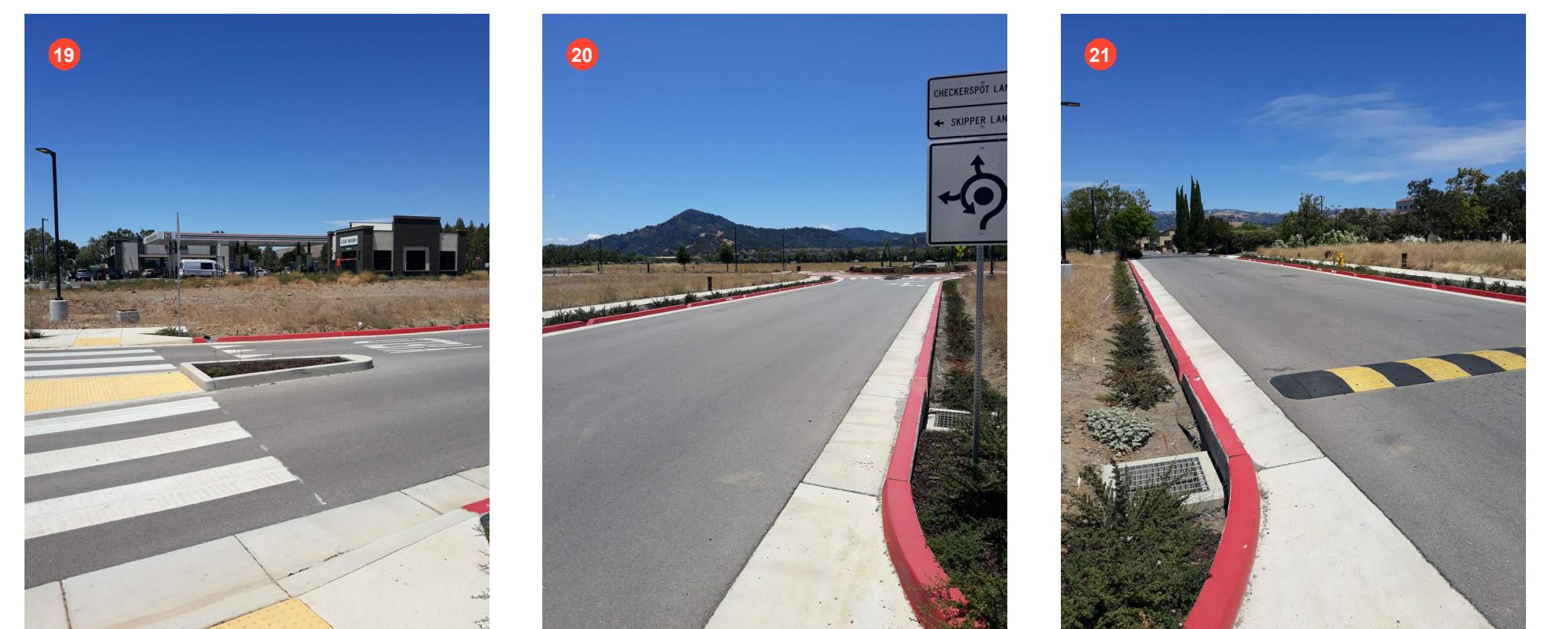
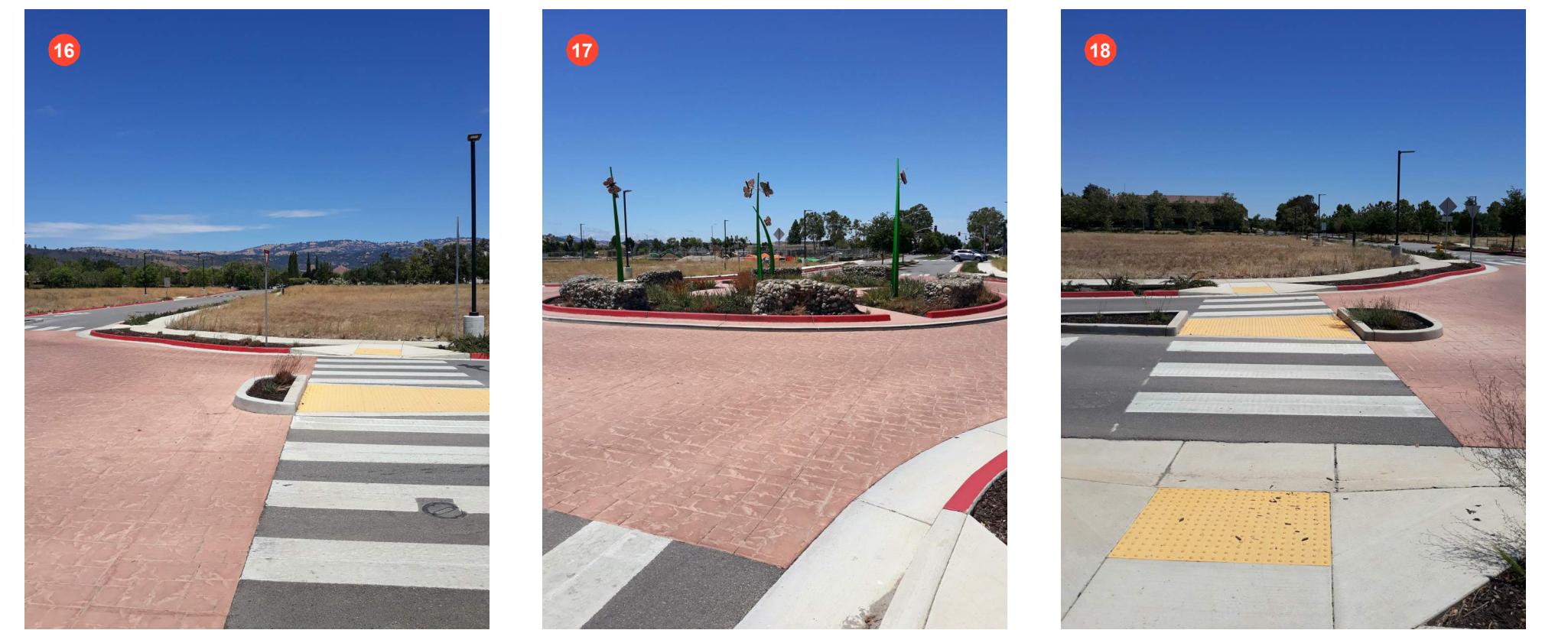
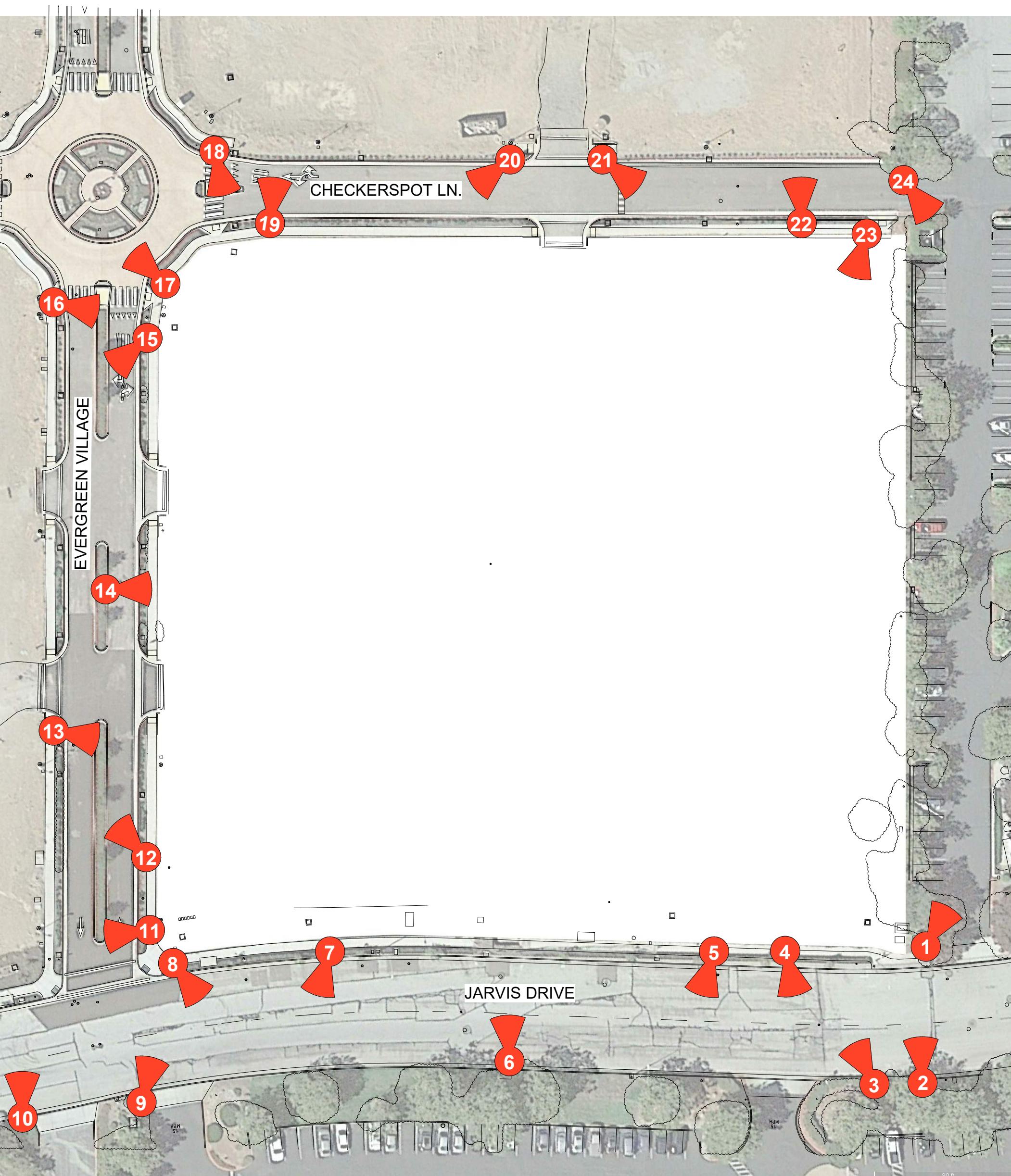
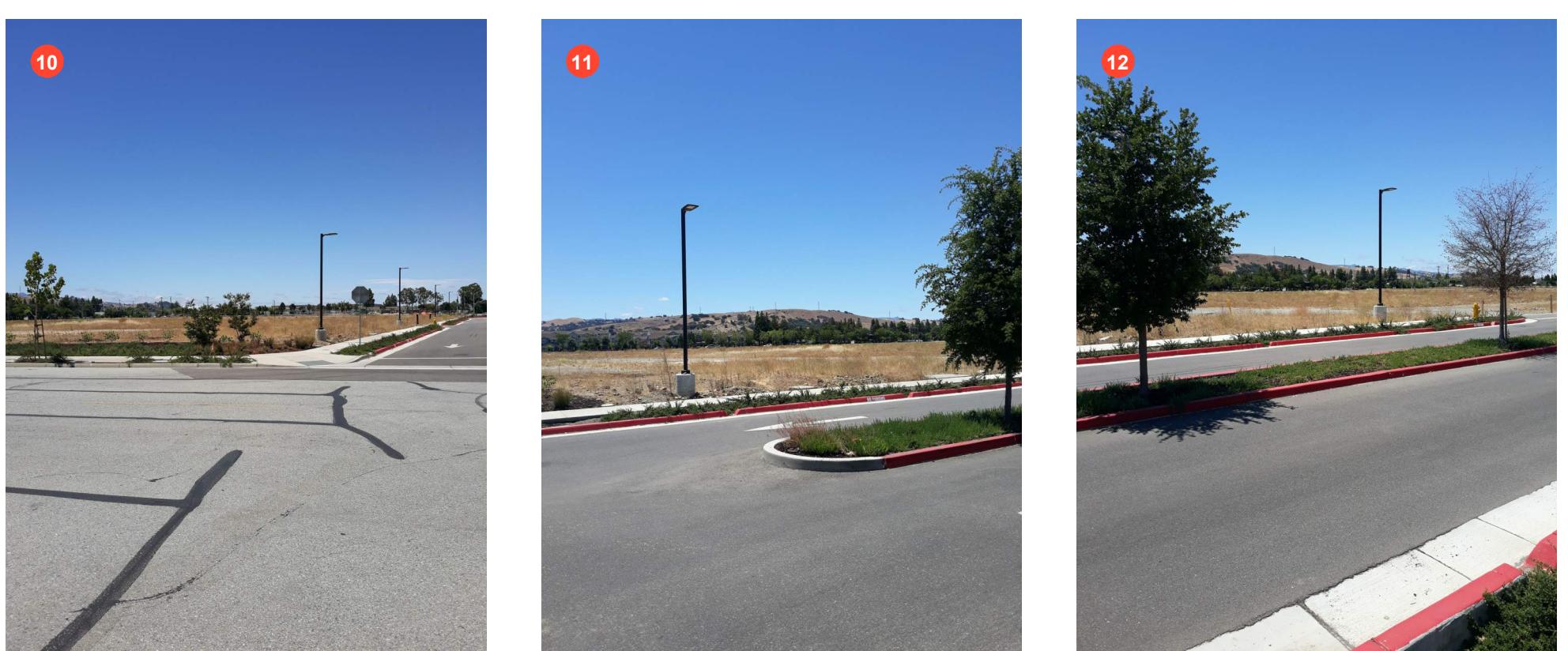
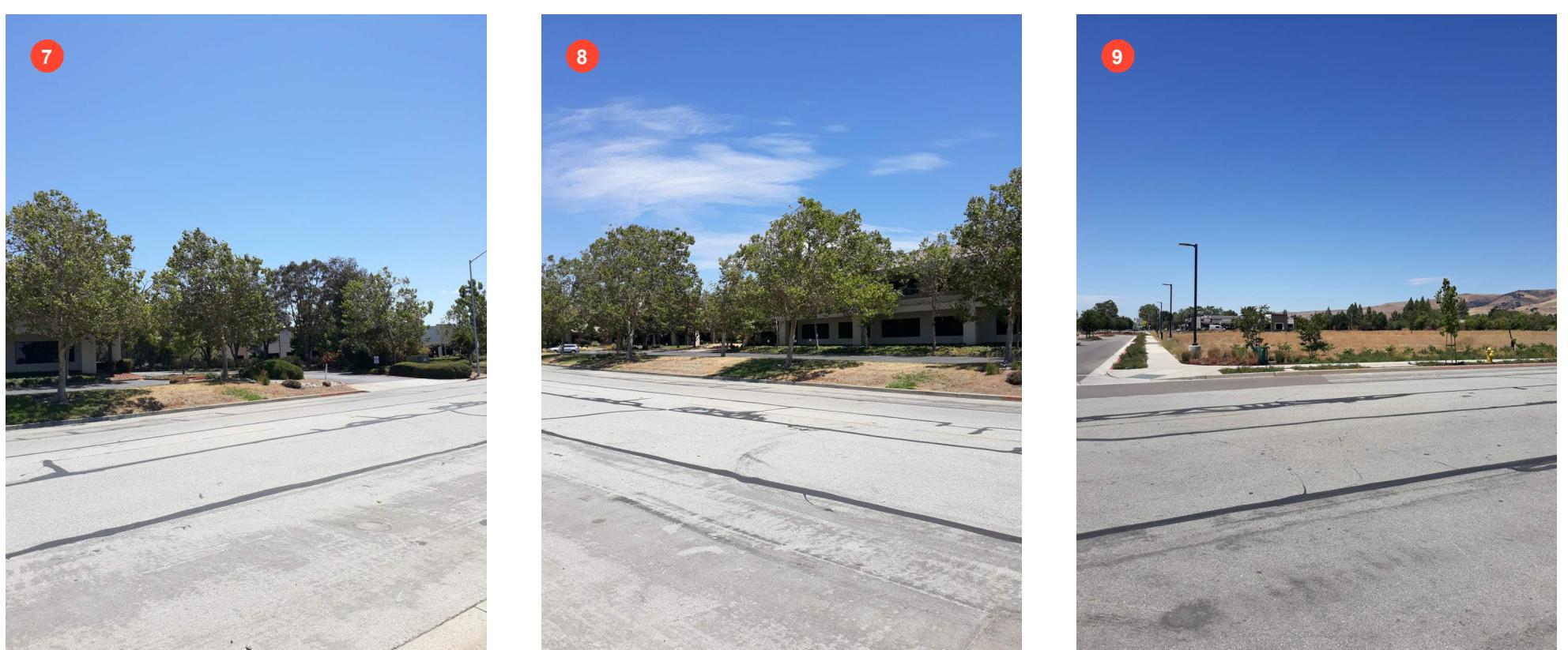
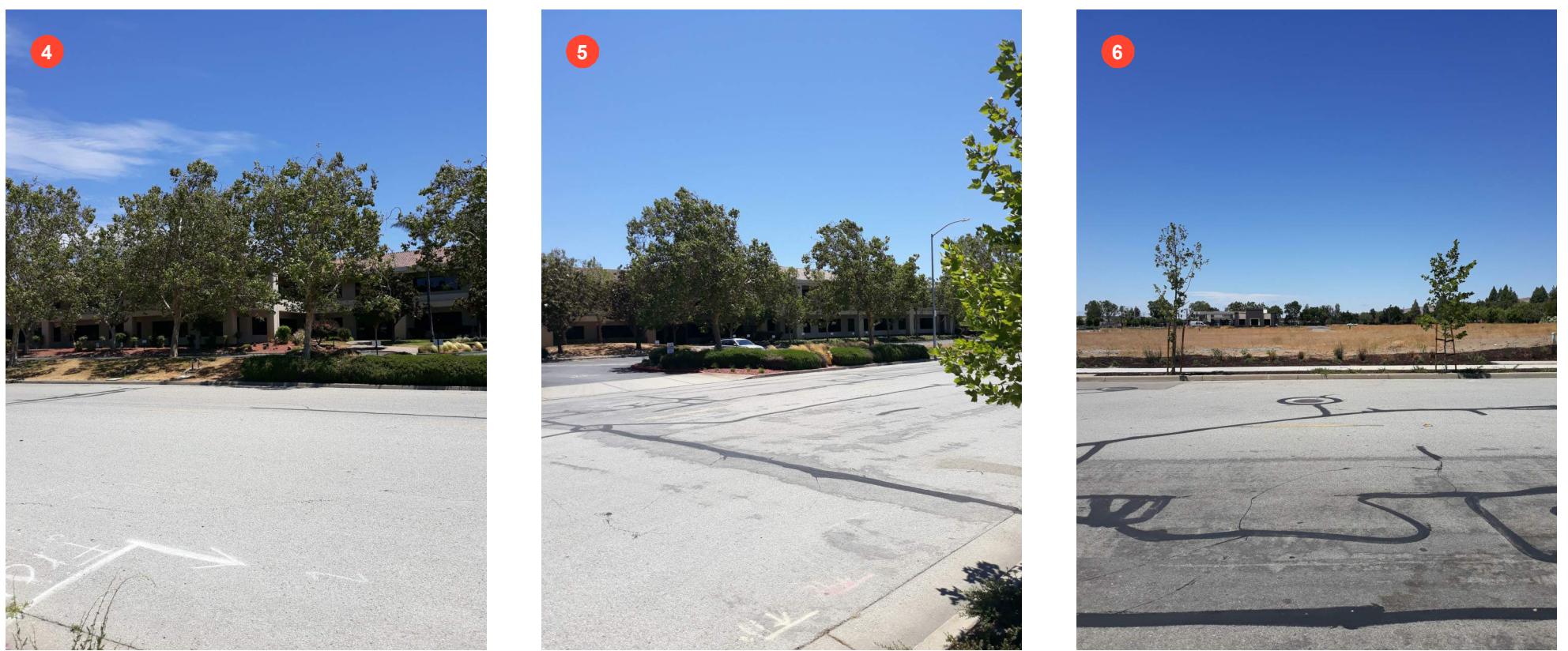
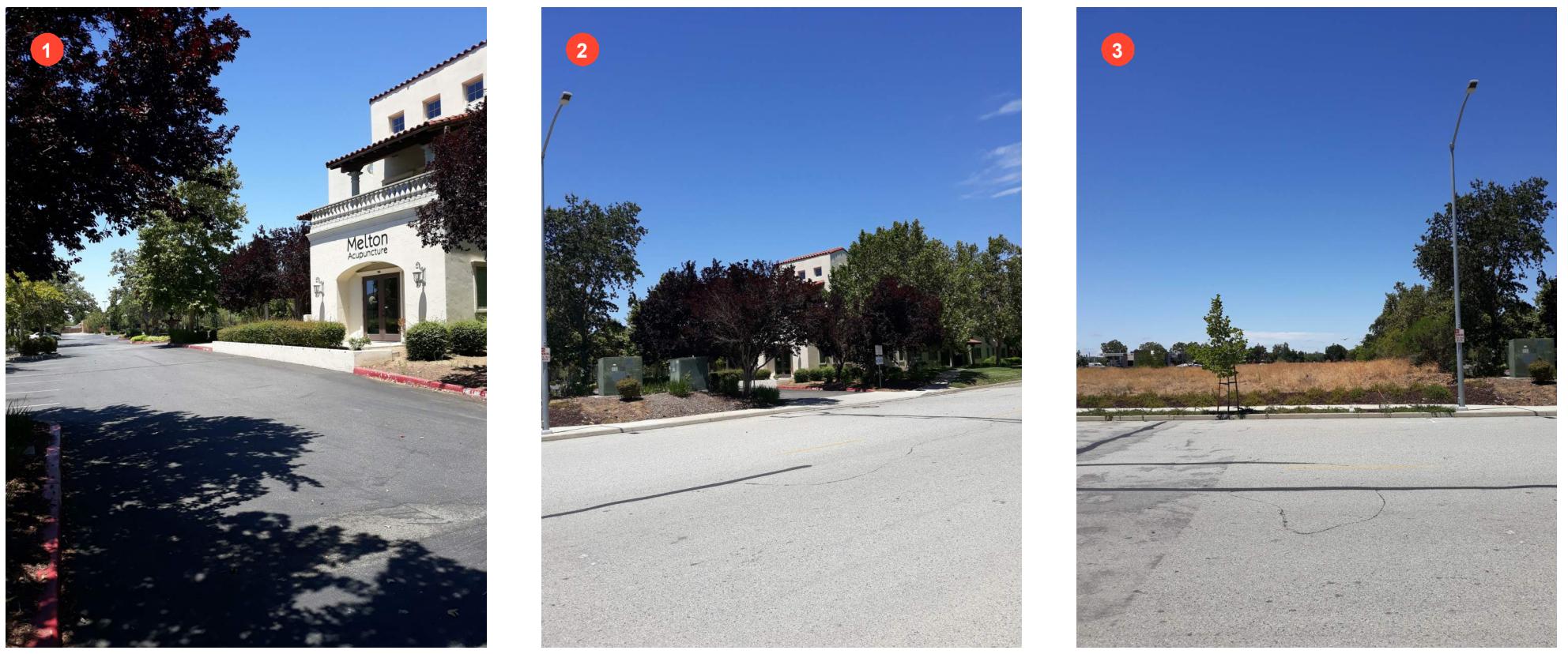
- A.01 COVER SHEET AND VICINITY MAP
- A.02 GENERAL INFORMATION AND SHEET INDEX
- A.03 SITE PHOTOGRAPHS
- A.04 VIEW AT SW CORNER ALONG JARVIS
- A.05 VIEW AT ENTRANCE
- A.06 NIGHT VIEW AT SW CORNER
- A.07 NOT USED
- A.08 OVERALL SITE PLAN
- A.09 SITE DETAILS
- A.09 FIRE EXHIBIT
- A.10 PHOTOMETRIC PLAN
- A.11 LEVEL 1 FLOOR PLAN
- A.12 LEVEL 2 FLOOR PLAN
- A.13 LEVEL 3 FLOOR PLAN
- A.14 ROOF PLAN
- A.15 EXTERIOR ELEVATIONS
- A.16 EXTERIOR ELEVATIONS
- A.17 ENTRY COURTYARD ELEVATIONS
- A.18 INTERIOR COURTYARD ELEVATIONS

LANDSCAPE:

- L1.0 PLANTING PLAN
- L1.1 PROJECT INFO. / PLANTING NOTES & SCHEDULES
- L2.0 IRRIGATION PLAN
- L3.0 HYDROZONE PLAN / WELO DOCUMENT

CIVIL:

- C1.0 PRELIMINARY DEMOLITION PLAN
- C2.0 PRELIMINARY GRADING PLAN
- C2.1 PRELIMINARY GRADING SECTIONS
- C3.0 PRELIMINARY UTILITY PLAN
- C4.0 PRELIMINARY DRAINAGE PLAN

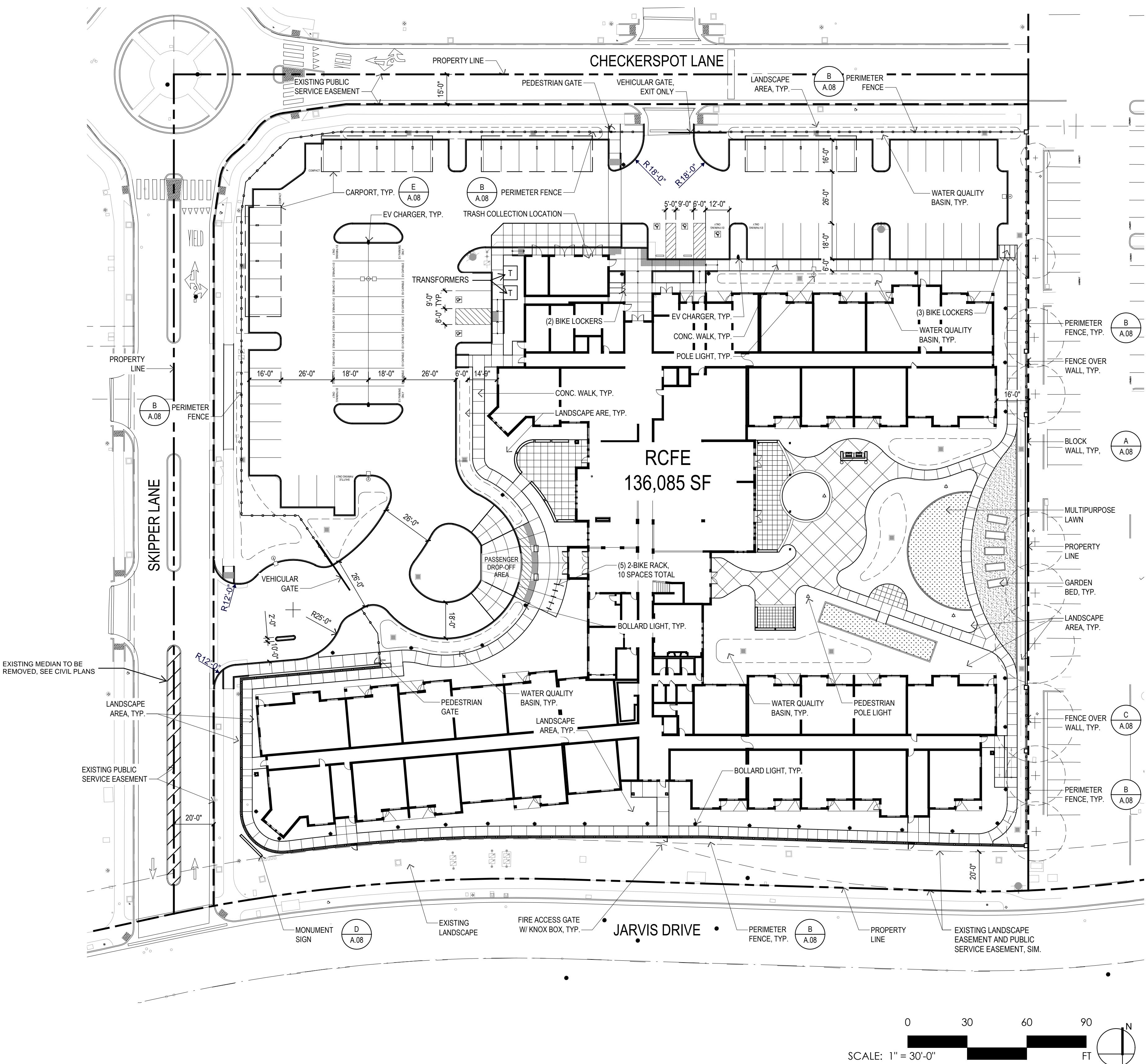








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SCALE: 1/16"=1'-0" FT



LPAS

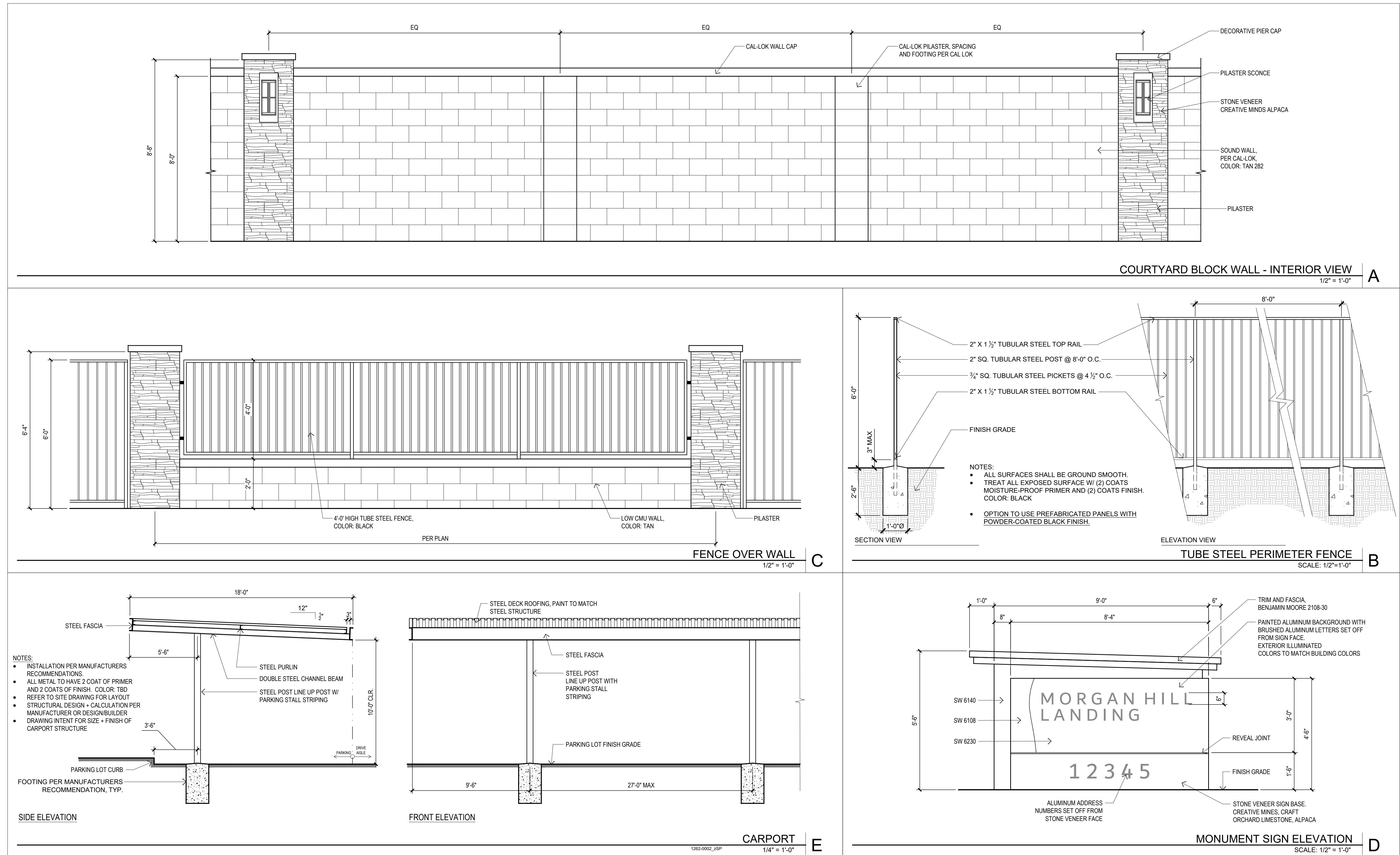
OVERALL SITE PLAN

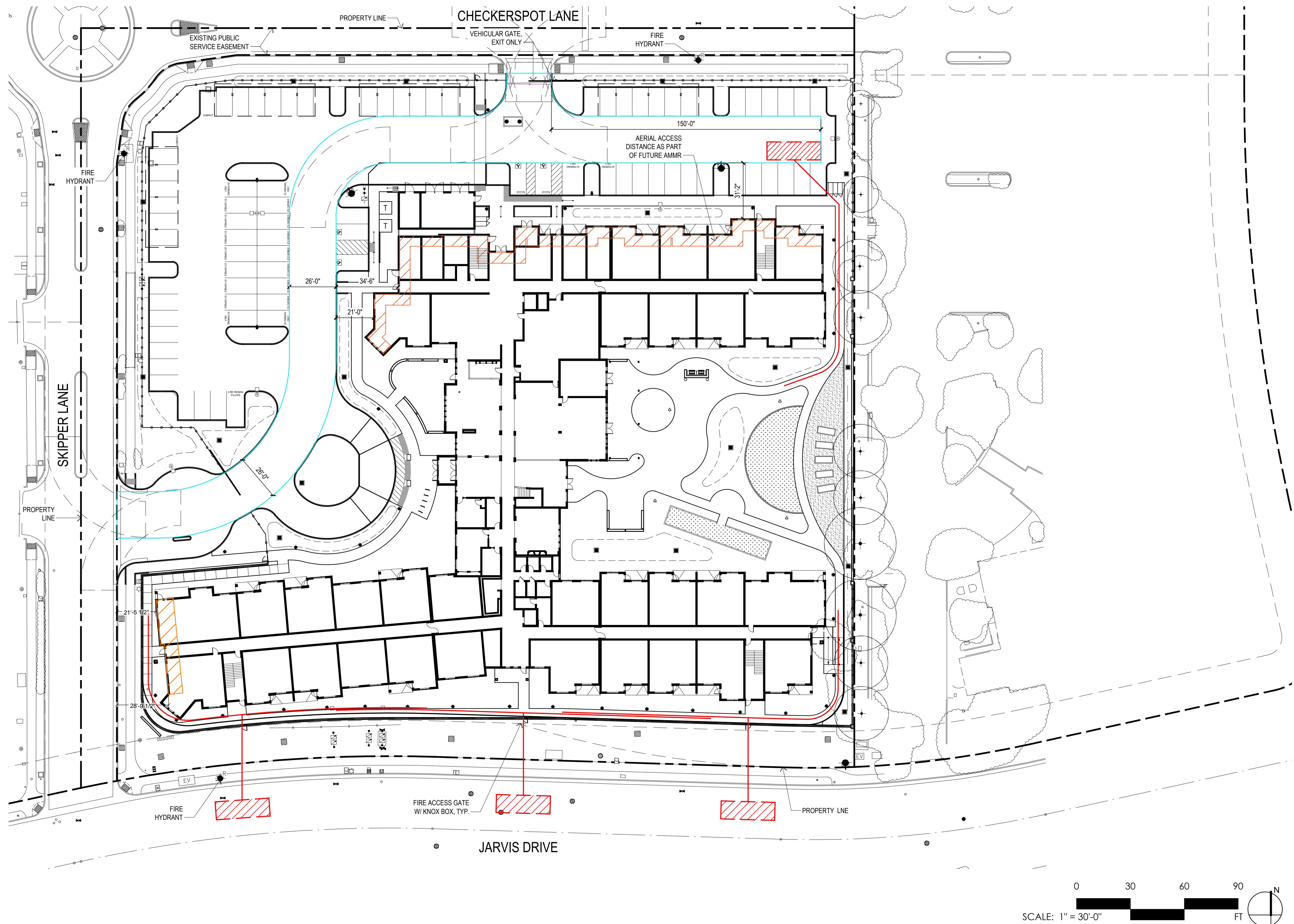
MORGAN HILL RCFE | MORGAN HILL, CA

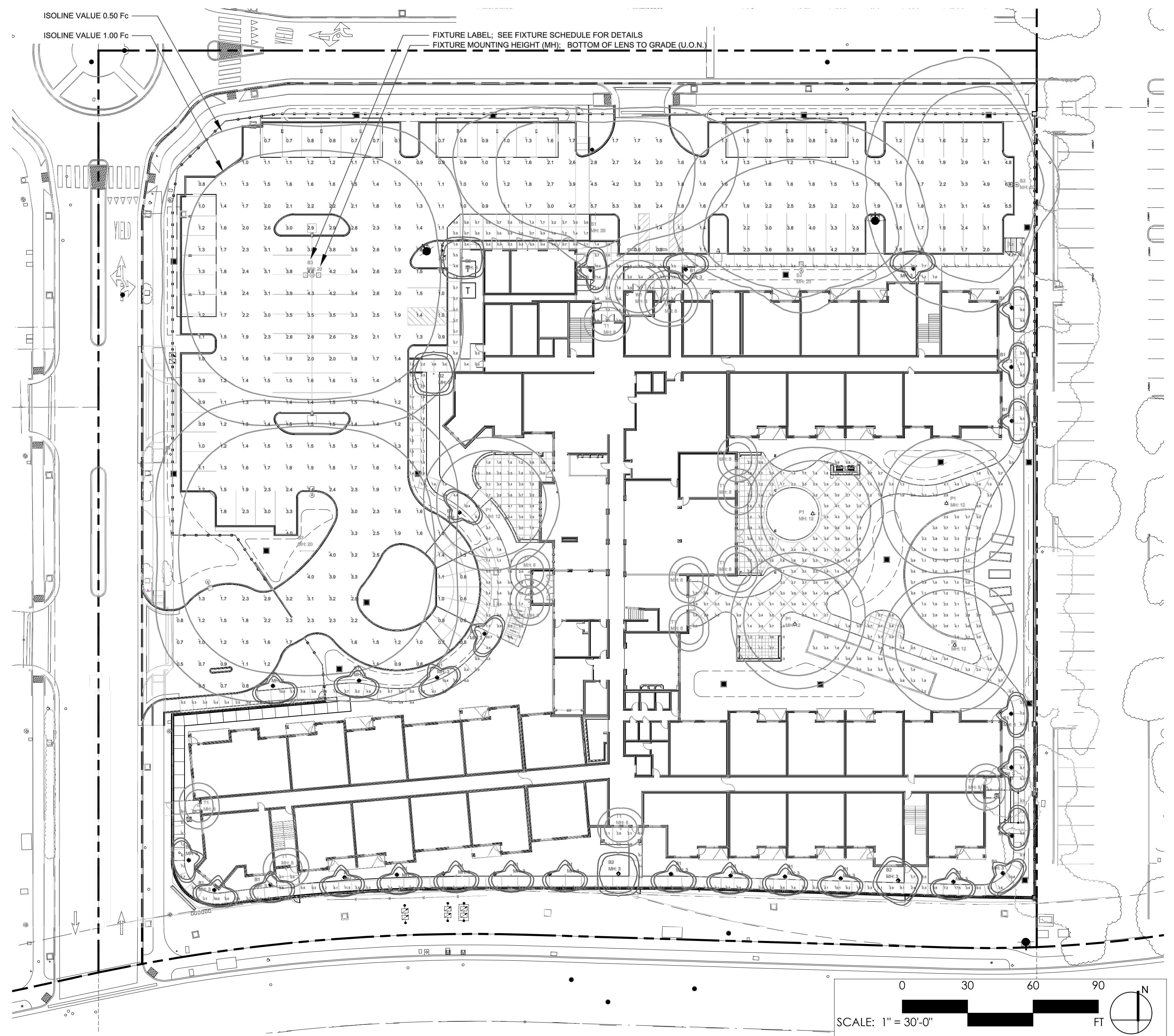
PROJECT NO. 1262-0002

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12/13/2024



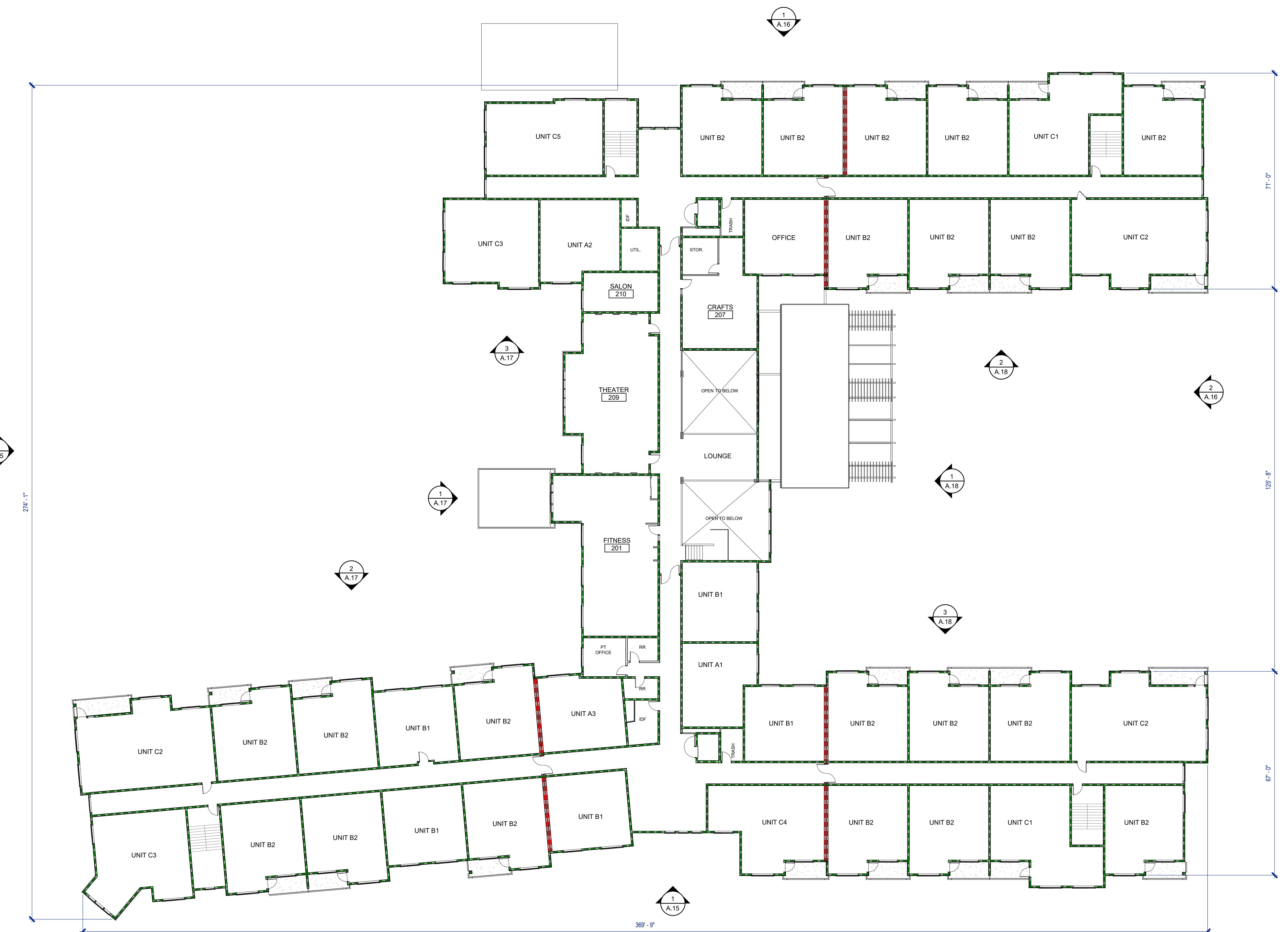




Calculation Summary							
Scene: GENERAL							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc	1.93	6.6	0.5	3.86	13.20
WALKWAY	Illuminance	Fc	2.30	22.7	0.3	7.67	75.67

Luminaire Schedule							
Scene: GENERAL							
Symbol	Qty	Label	Arrangement	Description	Lum. Lumens	LLF	Filename
□	28	B1	SINGLE	GARDCO PBL-36-14L-200-NW-G2-3-UNV	965	0.900	PBL-14L-200-NW-G2-3-UNV.ies
○	4	B2	SINGLE	GARDCO PBL-36-14L-200-NW-G2-5-UNV	1055	0.900	pbl-14L-200-nw-g2-5-unv.ies
□	5	P1	SINGLE	GARDCO PPT-196L-1675-NW-G2-xx-5-UNV	7604	0.900	PPT-196L-1675-NW-G2-5-UNV.ies
—	1	S1	SINGLE	GARDCO P26-64L-600-NW-G2-AR-3-UNV	16069	0.900	p26-64L-600-nw-g2-3.ies
—	2	S2	SINGLE	GARDCO P26-64L-600-NW-G2-AR-4-UNV	16670	0.900	p26-64L-600-nw-g2-4.ies
—	2	S3	Back-Back	GARDCO P26-64L-600-NW-G2-AR-5W-UNV	17214	0.900	p26-64L-600-nw-g2-5w.ies
→	12	T1	SINGLE	AFX SEW5121500L30MVTG	767	0.900	SEW5121500Lxx_IES_Repaired.ies
□	2	W1	SINGLE	WILLIAMS VWMH-L17-840-TL-xx-SDGL-DIM-UNV	1610	0.900	VWMH-L17-840-TL-xxx-SDGL-DIM-UNV-TBOX.ies







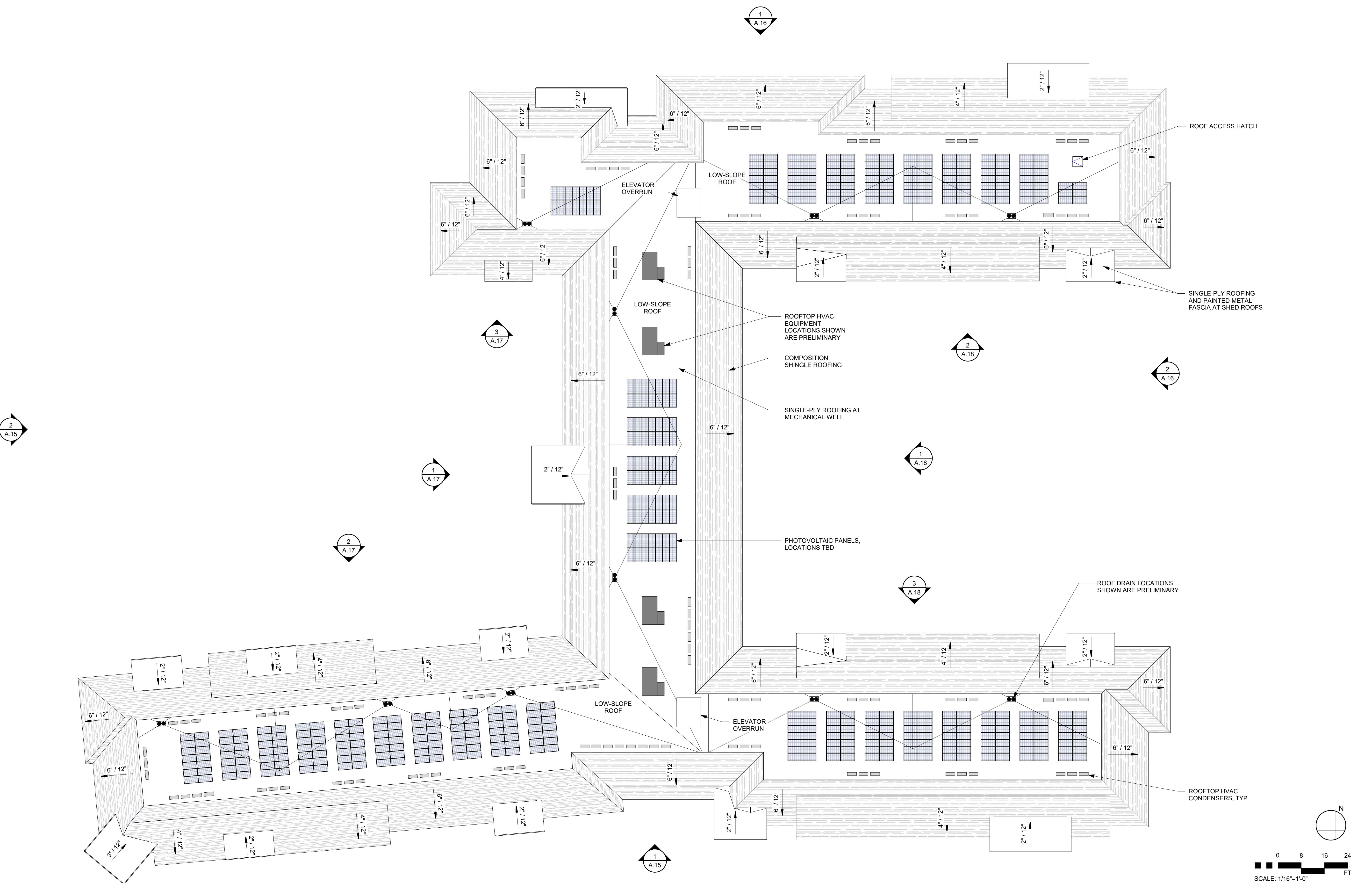
ROOF PLAN

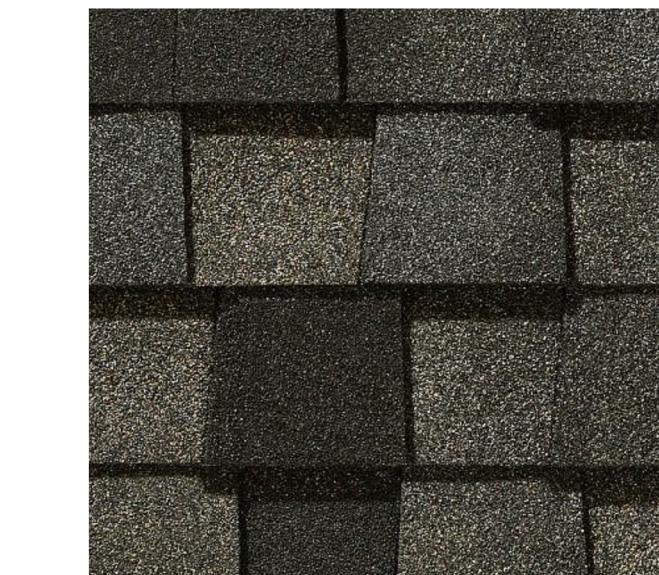
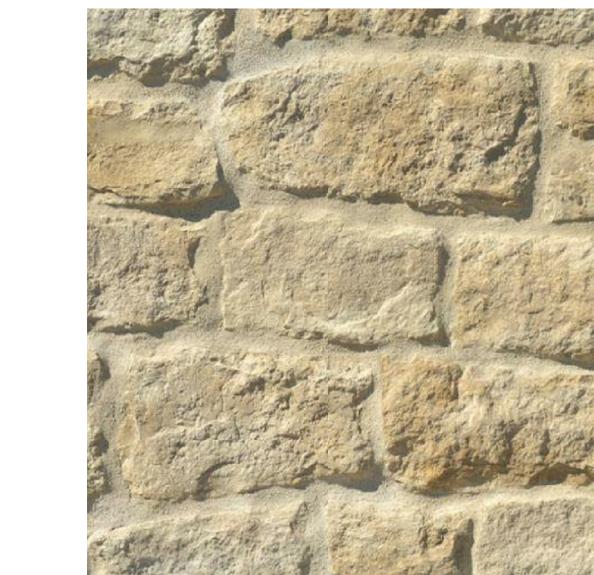
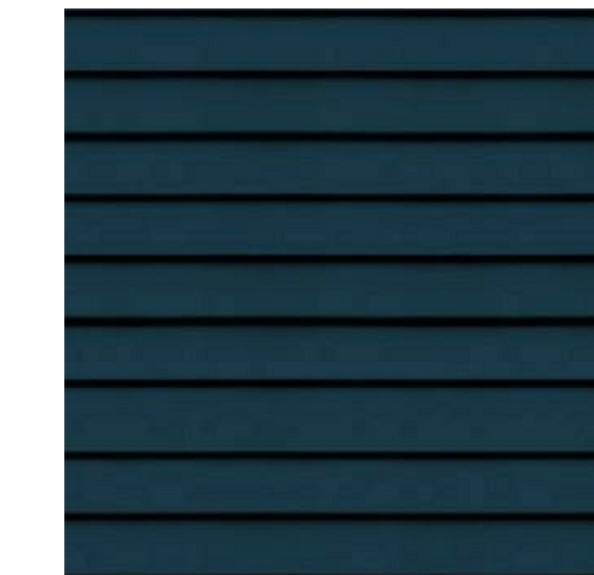
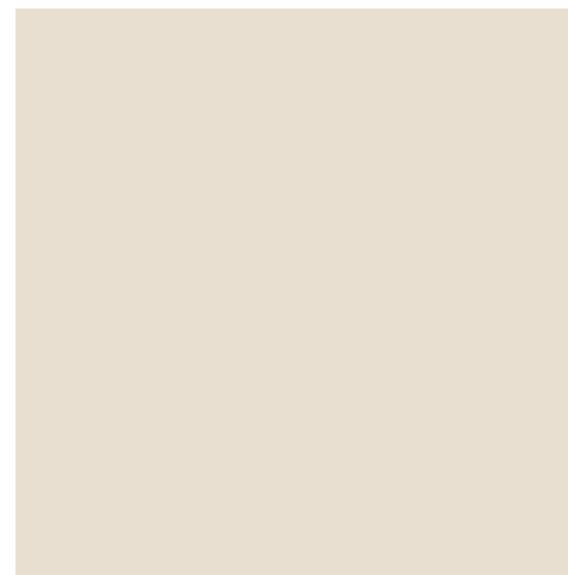
TENFOLD MORGAN HILL RCFE

PROJECT NO. 1262-0002

MORGAN HILL, CA

A-14
12/13/2024





1. CEMENT PLASTER - SW 6140

2. CEMENT PLASTER - SW 7039

3. HORIZONTAL SIDING - SW 6140

4. HORIZONTAL SIDING - SW 6108

5. HORIZONTAL SIDING - SW 6230

6. SHINGLE SIDING - SW 6230

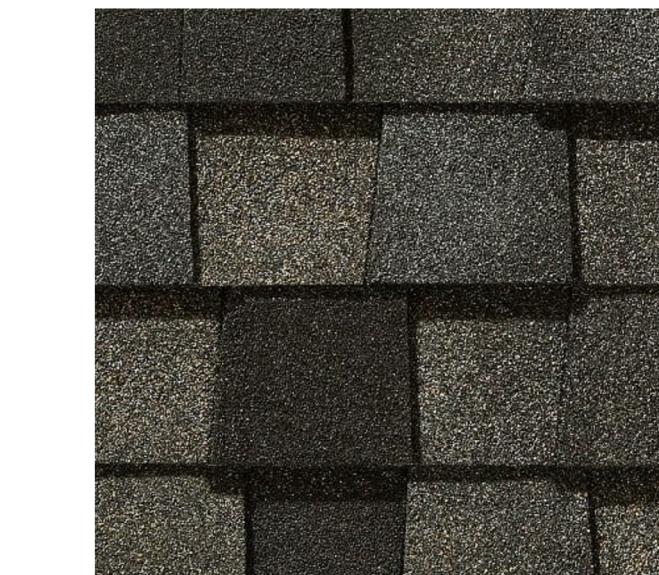
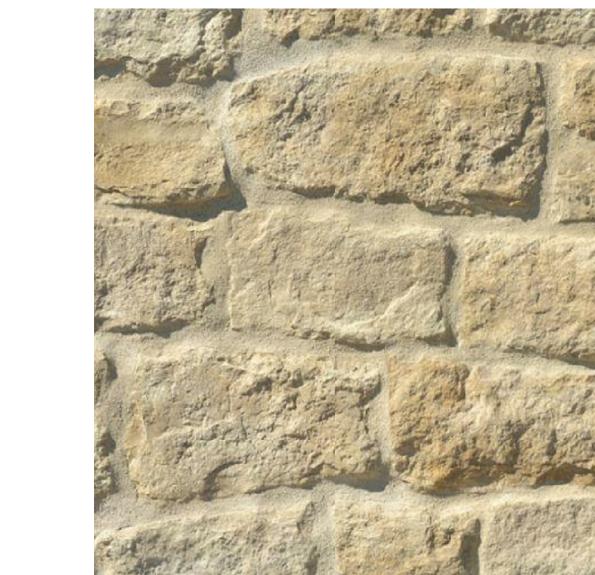
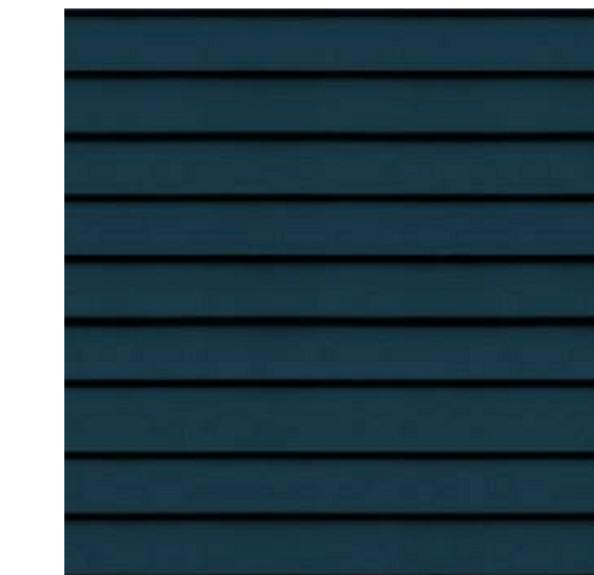
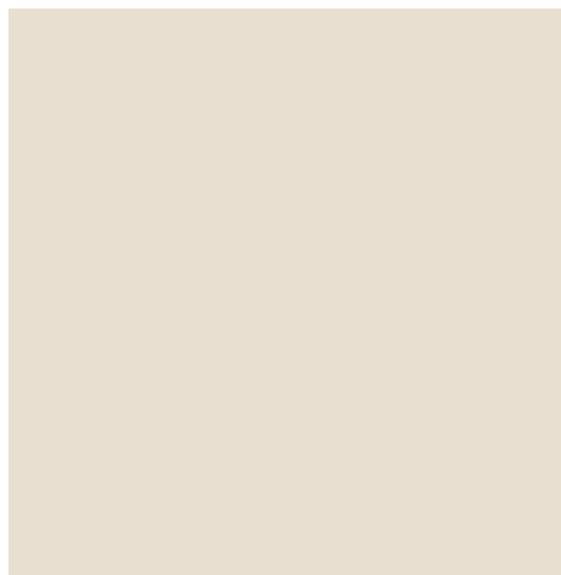
7. TRIM AND FASCIA - BENJAMIN MOORE 2108-30

8. STONE VENEER - CREATIVE MINES, CRAFT ORCHARD LIMESTONE, ALPACA

9. ASPHALT SHINGLE - CERTAINTEED, COUNTRY GRAY



0 8 16 24
SCALE: 1/16" = 1'-0" FT



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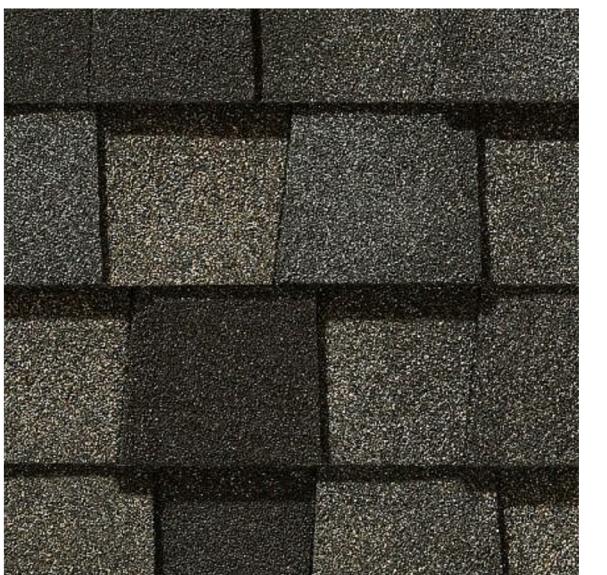
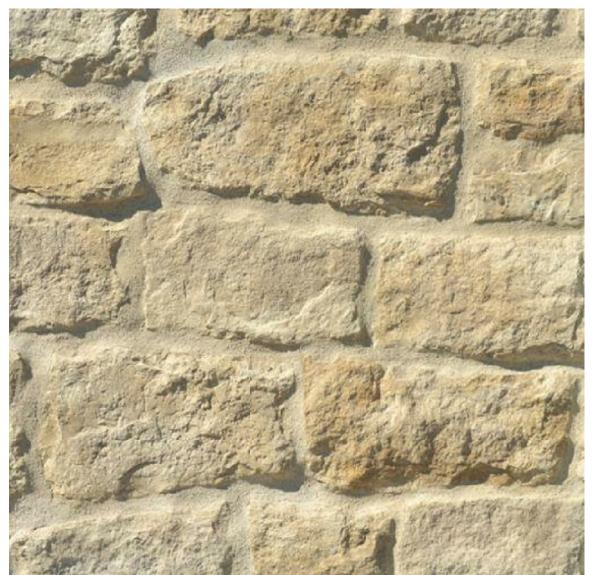
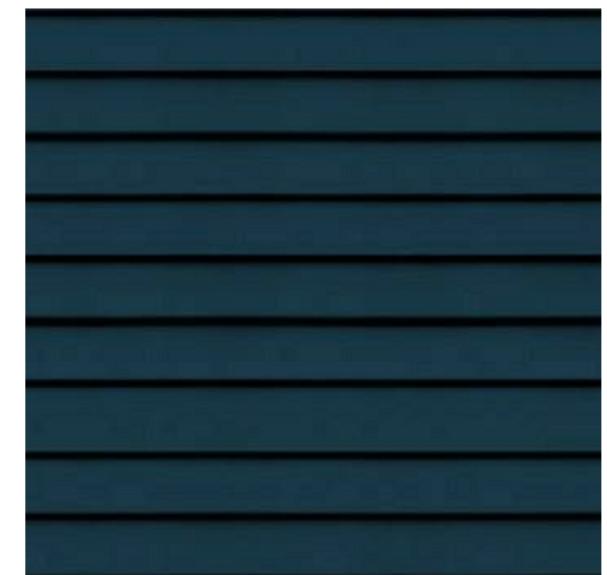
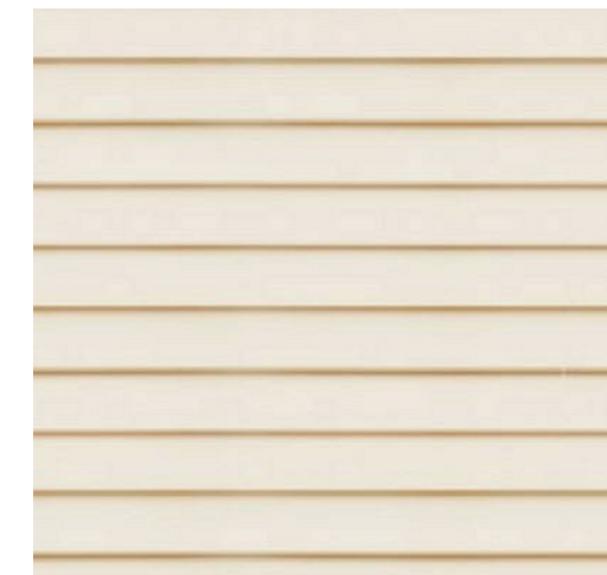
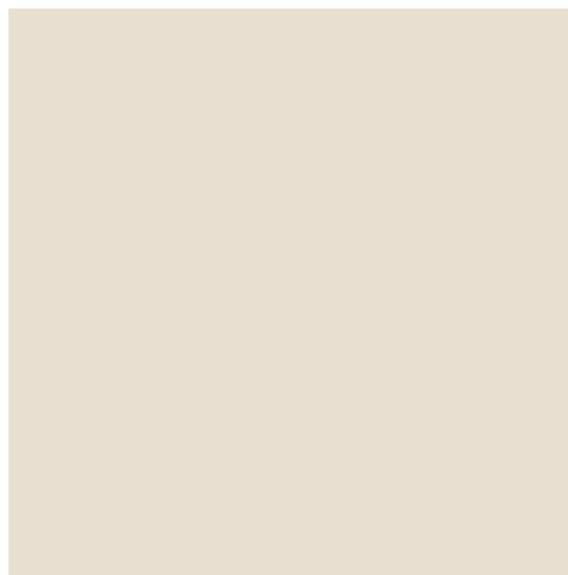
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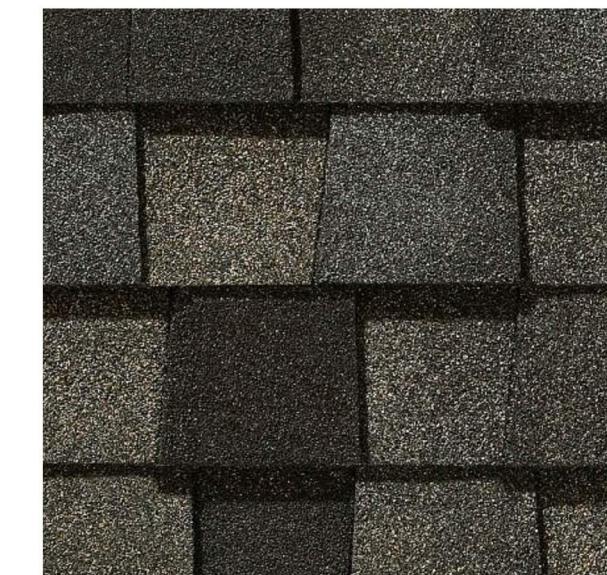
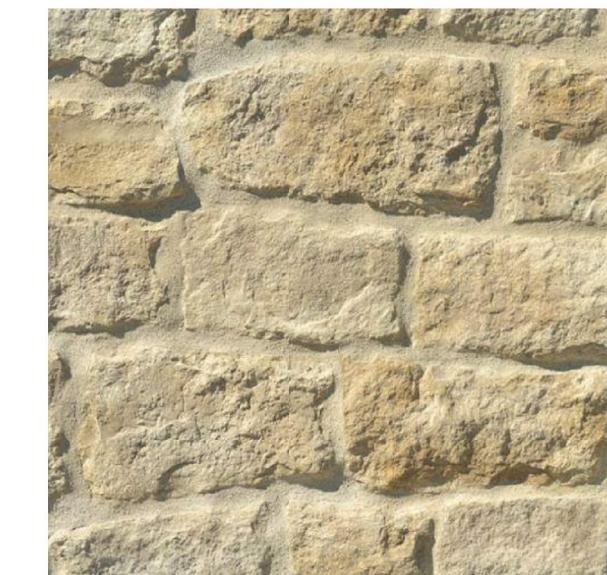
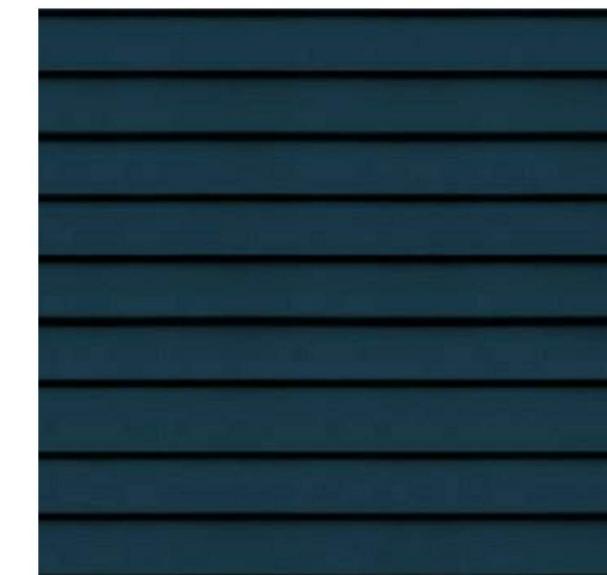
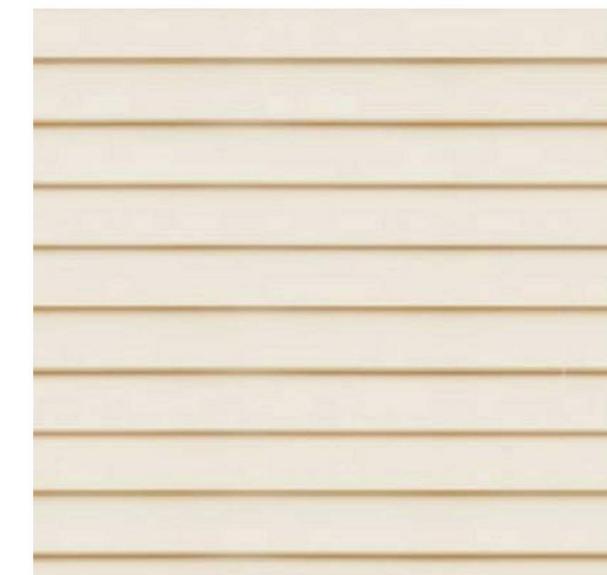
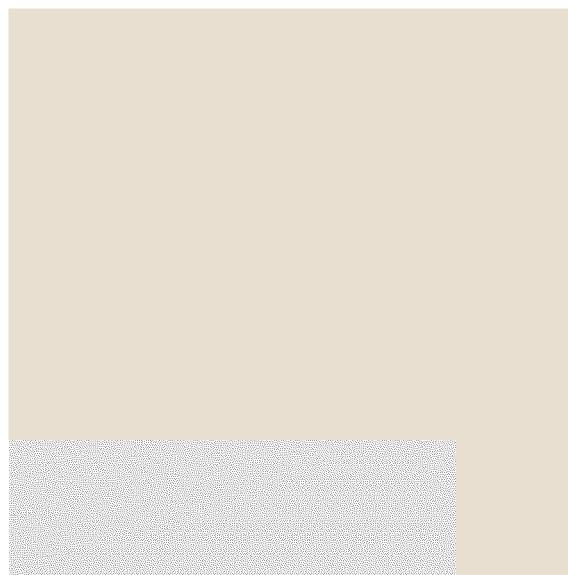
8. STONE VENEER - CREATIVE MINES, CRAFT ORCHARD LIMESTONE, ALPACA

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0 8 16 24
FT

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



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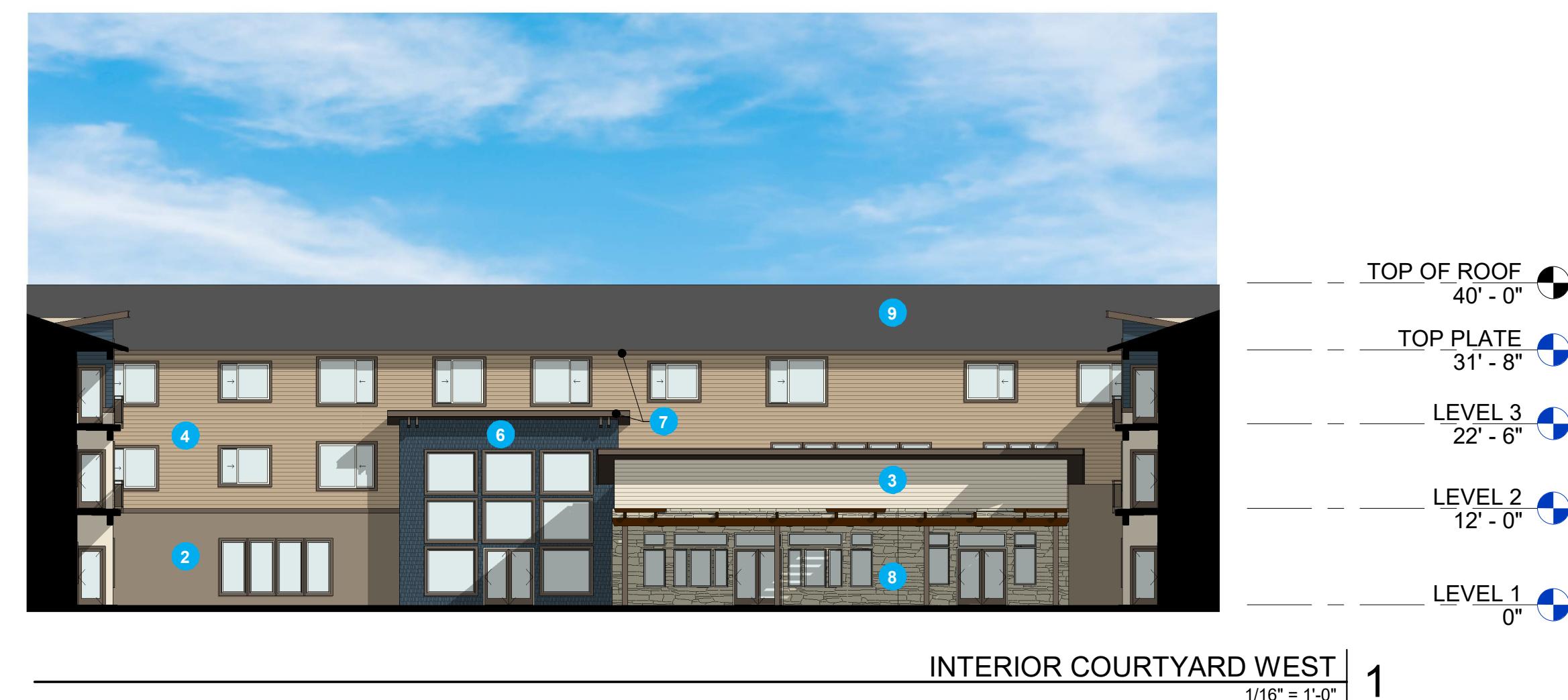
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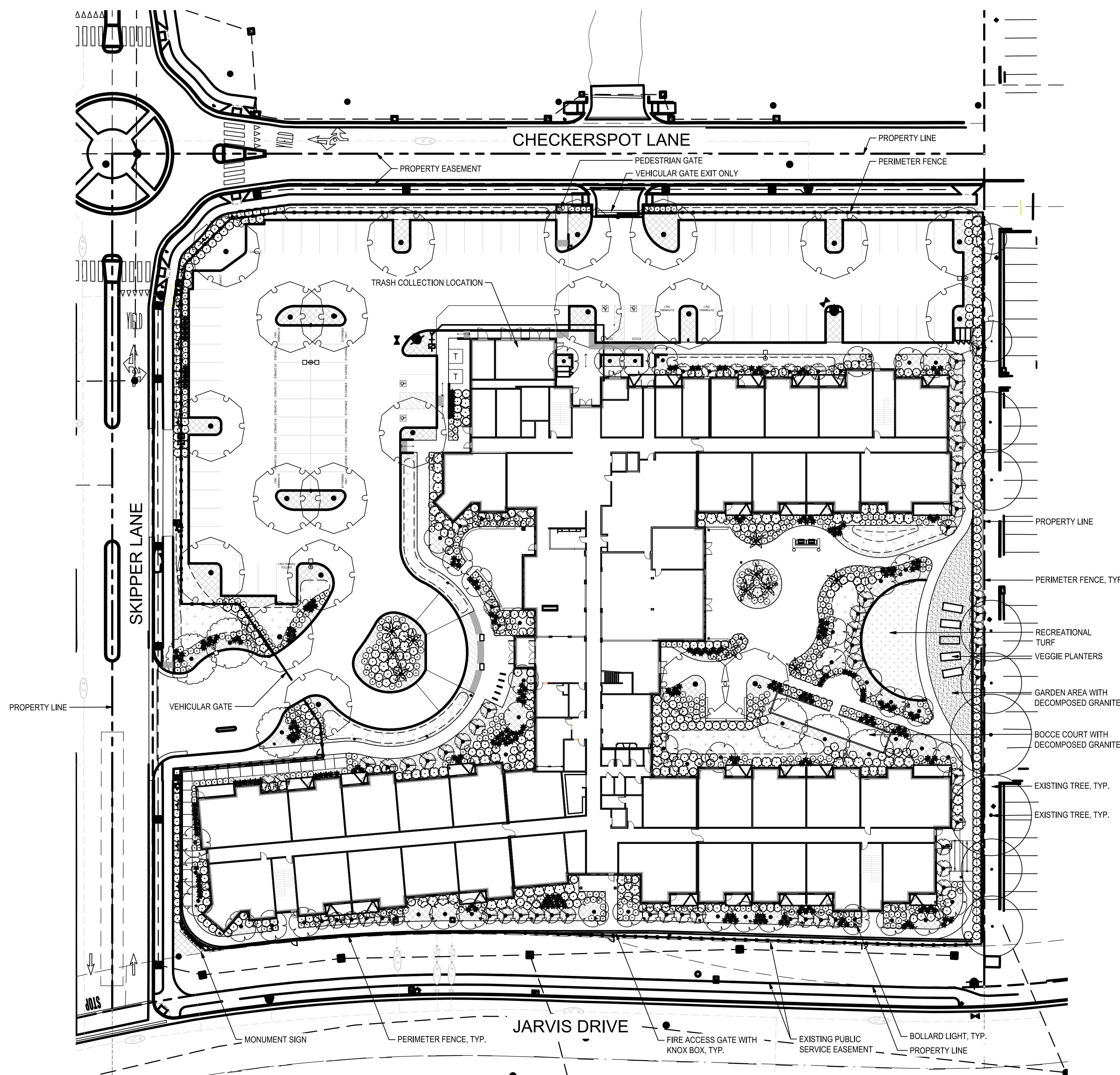
7. TRIM AND FASCIA - BENJAMIN MOORE 2108-30

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9. ASPHALT SHINGLE - CERTAINTEED, COUNTRY GRAY



0 8 16 24
SCALE: 1/16" = 1'-0" FT



Know what's below.
Call before you dig.

CONCEPT TREE SCHEDULE

LARGE SHADE TREE
24" box trees, (35' - 30' high/wide) Site and parking lot shade tree. Low water-use trees. Drip bubbler irrigation.

CONCEPT SHRUB & GROUNDCOVER SCHEDULE

LARGE SHRUBS
5 gallon shrubs. Drought tolerant, low water-use plants. Shrubs (3' - 5' high/wide) throughout project site. Drip irrigation.

101

Cistus x purpureus / Orchid Rockrose
Dodonaea viscosa 'Purpleleaf' / Purple Hopseed Bush
Kriophloia uvaria 'Flamenco' / Flamenco Red Hot Poker
Loropetalum chinense rubrum 'Chang Nian Hong' / Ever Red® Fringe Flower
Phormium tenax / New Zealand Flax
Punica granatum 'Nana' / Dwarf Pomegranate
Rhamnus californica / California Coffeeberry
Salvia x 'Allen Chickering' / Allen Chickering Sage

MEDIUM SHADE TREE
24" box trees, (30' - 25' high/wide) Smaller planting areas. Low water-use trees. Drip bubbler irrigation.

6

Arbutus x 'Marina' / Marina Strawberry Tree Standard
Pistacia chinensis / Chinese Pistache

351

MEDIUM SHRUBS
5 gallon shrubs, Drought tolerant, low water-use plants. Shrubs (2' - 3' high/wide) throughout project site. Drip irrigation.

Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush
Hesperaloe parviflora / Red Yucca
Lavandula stoechas 'Ott Quast' / Otto Quast Spanish Lavender
Nandina domestica / Heavenly Bamboo
Petrosia abrotanoides / Russian Sage
Phlomis russeliana / Jerusalem Sage

SMALL TREE
15 gallon trees, (25' - 20' high/wide) Small planting areas, entries, parking drive aisle. Low water-use trees. Drip bubbler irrigation.

44

44

44

44

44

44

ORNAMENTAL GRASSES
5 gallon shrubs, Drought tolerant, low water-use plants. Grasses and grass-like plants, (2' - 4' high/wide) throughout project site. Drip irrigation.

Dites bicolor / Fortnight Lily
Festuca idahoensis / Idaho Fescue
Leymus condensatus / Giant Wild Rye
Lomandra longifolia 'Breeze' / Breeze™ Mat Rush
Muhlenbergia capillaris 'Lenca' / Regal Mist® Pink Muhly Grass

ACCENT TREE
15 gallon trees, (20' - 15' high/wide) Small planting areas, entries, building accent. Low water-use trees. Drip bubbler irrigation.

69

69

69

69

69

PALM TREE
15 BTH Palm Trees
Phoenix dactylifera / Date Palm
Trachycarpus fortunei / Windmill Palm
Washingtonia robusta / Mexican Fan Palm

11

VINES
1 gallon vine, screening at trash enclosures. Low water-use plants. Drip irrigation.

Parthenocissus tricuspidata 'Veitchii' / Boston Ivy

SMALL SHRUBS
1 gallon shrubs, Drought tolerant, low water-use plants. Shrubs (1' - 2' high/wide) throughout project site. Drip irrigation.

Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush
Oenothera caespitosa / Tufted Evening Primrose
Yucca filamentosa / Adam's Needle

VERTICAL EVERGREEN
5 gallon shrubs, Drought tolerant, low water-use plants. Shrubs (3' - 5' high x 1' - 3' wide) throughout project site. Drip irrigation.

Cupressus sempervirens / Italian Cypress

GROUNDCOVER
1 gallon, small shrubs and spreading groundcover, low and medium water-use plants. Plants to be primarily evergreen with seasonal interest in flowering and/or form. Shrubs and groundcover (6'-12" high x 36"-60" wide) throughout project site. Drip Irrigation.

Baccharis pilularis 'Twin Peaks' #2 / Twin Peaks #2 Coyote Brush
Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster
Festuca glauca 'Boulder Blue' / Boulder Blue Fescue
Juniperus horizontalis / Creeping Juniper
Myoporum parvifolium / Trailing Myoporum
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary

BIORETENTION PLANTER
Plants to be water tolerant. Plants (6"-12" high/wide) in bioretention planters. Subsurface in-line, Dripline Irrigation.

Achillea millefolium / Common Yarrow
Juncus patens / California Gray Rush
Leymus triticoides / Wild Rye

BIORETENTION PLANTER
Plants to be water tolerant. Plants (6"-12" high/wide) in bioretention planters. Subsurface in-line, Dripline Irrigation.

Achillea millefolium / Common Yarrow
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LAWN
Sod. Overhead Spray Irrigation.
Bolero Plus

1,305 sf

6,543 sf

9,945 sf

Proj Mgr TDC
Drawn by SLT / TK
Date 12/13/2024
Job No. 24043
SHEET: L1.0

SIEGFRIED

3428 Brookside Road
Stockton, California 95219
209-943-2021
Fax: 209-942-0214
www.siegfriedeng.com

CIVIL
STRUCTURAL
LANDSCAPE ARCHITECTURE
SURVEYING
PLANNING
ATHLETIC FACILITY DESIGN
GEOTECHNICAL

REVISIONS
No. Date Description

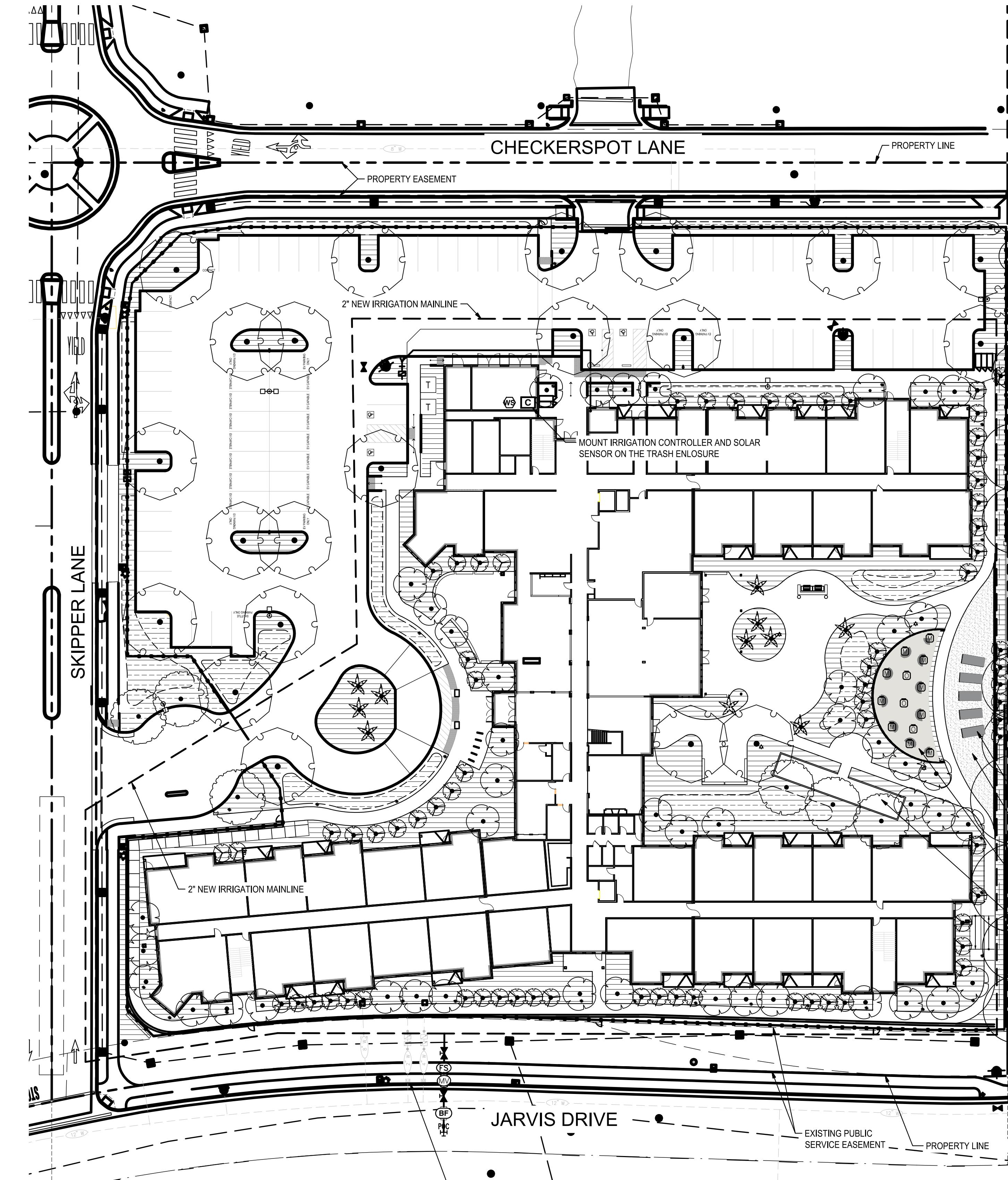
PROJECT

MORGAN HILL RCFE

MORGAN HILL, CA

SHEET TITLE

PLANTING PLAN



IRRIGATION NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH LOCAL CODES AND REQUIREMENTS.
- THE SYSTEM IS DESIGNED WITH AN OPERATING PRESSURE OF 20 PSI FOR DRIPLINE AND BUBBLERS. THE CONTRACTOR IS TO PERFORM A STATIC AND DYNAMIC PRESSURE TEST, VERIFY AT LEAST 60 PSI STATIC AND THEN RECORD THE PRESSURE READING AT 40 GPM. REPORT THE FINDINGS TO THE LANDSCAPE ARCHITECT. IF THE CONTRACTOR FAILS TO DO SO, THE CONTRACTOR WILL TAKE FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. CONTRACTOR SHALL GUARANTEE 100% COVERAGE OF SYSTEM.
- SPlicing OF 24 VOLT WIRES IS NOT PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" LONG, 6" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRE TOGETHER EVERY TEN FEET. TAPING WIRES IS NOT REQUIRED INSIDE SLEEVES. RUN WIRE FROM EACH REMOTE CONTROL VALVE TO THE CONTROLLER. ALL CONTROLLER WIRES TO BE INDEXED AT VALVES AND CONTROLLER.
- ONE VALVE PER 14" x 19" BOX WITH ISOLATION GATE VALVE. PLASTIC VALVE COVERS TO BE GREEN IN COLOR. LIDS TO BE T-STYLE NON-HINGED COVERS MARKED IRRIGATION. BOX BODY SHALL HAVE KNOCK-OUTS WITH BOLT-DOWN LIDS.
- INSTALL NEW REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
- CONTRACTOR SHALL STABILIZE IRRIGATION VALVES DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETED.
- THIS PLAN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM AND PLANTING AND ARCHITECTURAL FEATURES. CONTRACTOR IS RESPONSIBLE FOR HEAD SPRAY AWAY FROM BUILDING.
- THE CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO MINIMIZE OVERSPRAY ON TO WALKS, WALLS, FENCES, DRIVES, AND BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT EXISTING CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL PVC SLEEVES UNDER PAVEMENT AND ROADWAYS TO BE SCH. 40. SLEEVES TO BE TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE THAT WILL PASS THROUGH SLEEVES. CHANGE ALL RING-TITE PIPE THAT WOULD PASS THROUGH SLEEVES TO CLASS 315 SOLVENT WELD PIPE OF SAME SIZE.
- INSTALL CHECK VALVES OR IN-HEAD CHECK VALVES TO ELIMINATE LOW HEAD DRAINAGE WHERE NECESSARY.
- SUBSTITUTION FOR IRRIGATION EQUIPMENT SPECIFIED ON THE PLANS MAY BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- PROVIDE A MINIMUM 24" COVER OVER ALL MAIN LINE PIPING AND 18" OVER ALL LATERAL LINES.
- THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT IDENTIFIED IN THE DRAWINGS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. OTHERWISE, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- ALL WIRE CONNECTIONS TO BE MADE IN VALVE BOX WITH WATER TIGHT CONNECTORS PER THE MANUFACTURERS DIRECTIONS. WIRE SPLICES SHALL NOT BE PERMITTED UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. WIRE SPLICE LOCATIONS MUST BE INDICATED ON "AS-BUILTS".
- FOR MAINLINE PIPE AND FITTINGS THRUST RESTRAINTS, SEE LEGEND AND DETAILS.
- WATERING TIMES SHALL BE AFTER 7:00 PM AND BEFORE 9:00 AM.

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY
	BIORETENTION	6,409 s.f.
	SHRUBS / GROUNDCOVERS	23,596 s.f.
	TURF	1,184 s.f.
	VEGGIE PLANTERS	200.0 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6in, pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M-Maroon adj arc 90 to 210, L-Light Blue 210 to 270 arc, O-Olive 360 arc.
	Hunter R2WS-18-CV 18in. long R2WS with installed .25 gpm or .50 gpm bubbler options, Check Valve, 1/2in. swing joint for connection to 1/2in. pipe

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICZ-101-40 Drip Control Zone Kit, 1in. ICV Globe Valve with 1in. HY100 filter system, Pressure Regulation: 40psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.
	Hunter AVF-T Automatic flush valve with 1/2in. MPT connection. Removable top for diaphragm maintenance.
	Hunter PLD-AVR PLD-AVR allows for air to escape a RESIDENTIAL drip irrigation system to prevent blockage and water hammering. 1/2in. MPT connection with 80 PSI maximum rating.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ECO-ID-12 ECO-ID: 1/2in. FPT connection with 15 psi - 100 psi operating pressure. Specify with Hunter SJ swing joint.
	Area to Receive Dripine Hunter ECO-WRAP-17 0.6GPH teece wrapped inline emitter tubing, without the blanket Eco-Mat. Evenly disperses water from under the surface. Emitters at 12" O.C. Dripine laterals spaced at 12" apart, with emitters offset for triangular pattern. Specify PLD-LOC fitting.

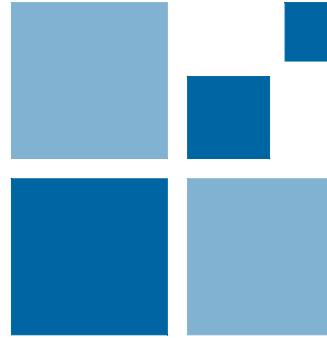
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Area to Receive Dripine Hunter HDL-06-18-CV HDL-06-18-CV: Hunter Dripine w/ 0.6 GPH emitters at 18" O.C. Check valve, dark brown tubing, with gray striping. Dripine laterals spaced at 18" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.
	Hunter ICV-G-FS 1in, 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry.
	Rain Bird 33-DRC 3/4in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.
	Hunter ICV-G-FS (MV) 1in, 1-1/2in., 2in., and 3in. Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry.
	Zurn 375 2" Reduced Pressure Principle Assembly. Sizes 1/2in., 3/4in., 1in., 1-1/4in., 1-1/2in., 2in..

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter A2C-4800-SS 48-Station controller with six (6) A2M-600 modules in an outdoor stainless steel wall mount enclosure.
	Hunter WSS-SEN Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gutter mount bracket. Module not included.
	Creative Sensor Technology FSI-T15-001 1.5in. PVC tee type flow sensor w/socket ends, custom mounting tee and ultra lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range 1.8 GPM - 108 GPM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Point of Connection 2" Irrigation Lateral Line: PVC Schedule 40 Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Min. size 2x diameter of pipe being sleeved. Extend sleeves 18" beyond edges of paving or construction.
	Valve Callout Valve Number Valve Flow Valve Size

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	PROPOSED TREE REFERENCE
	EXISTING TREE REFERENCE



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REVISIONS
No. Date Description

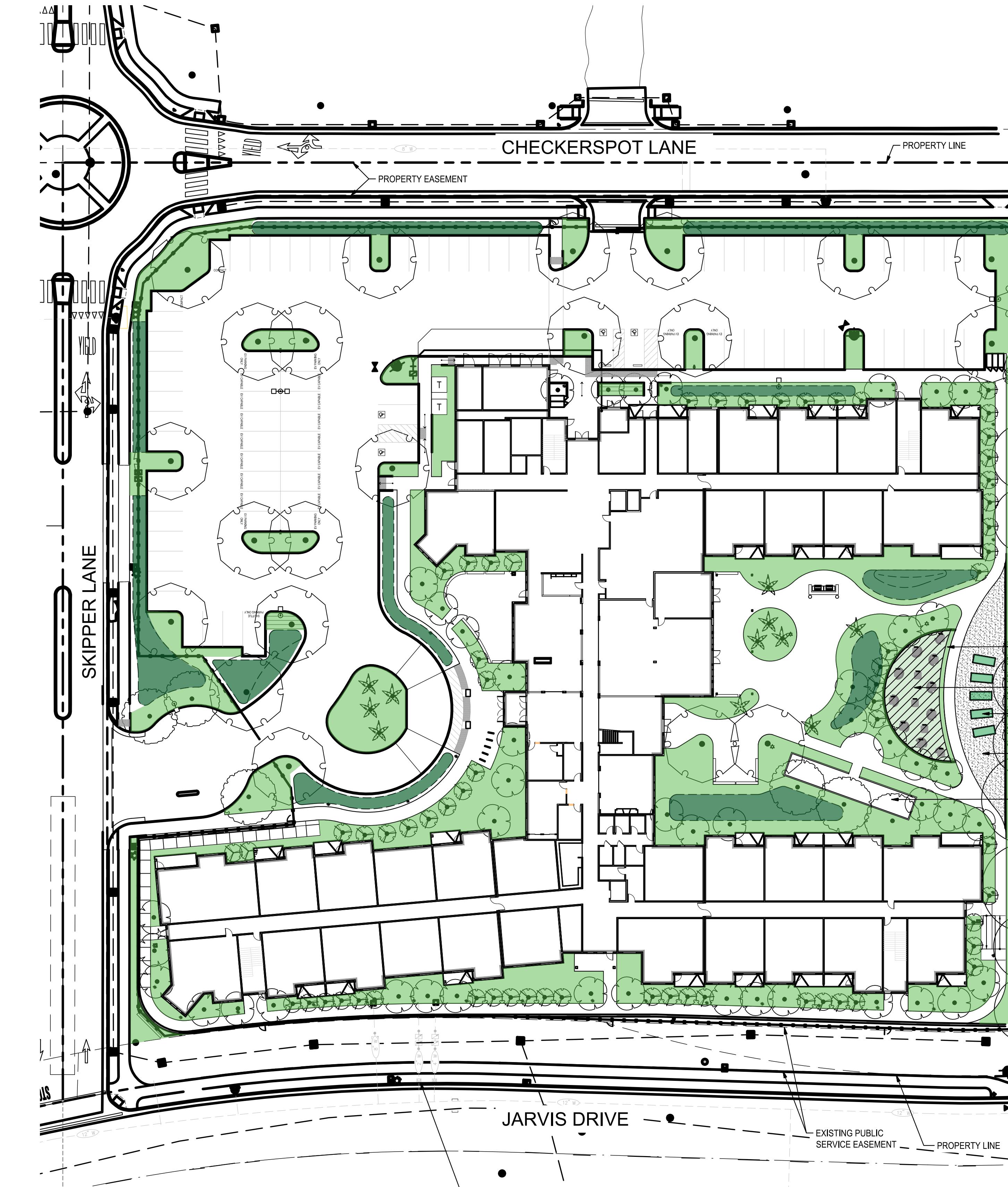
PROJECT
MORGAN HILL RCFE
MORGAN HILL, CA

SHEET TITLE
IRRIGATION PLAN

Proj Mgr TDC
Drawn by SLT / TK
Date 12/13/2024
Job No. 24043
SHEET: L2.0
1 OF 4



Know what's below.
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IRRIGATION HYDROZONE LEGEND

ZONE	SYMBOL	DESCRIPTION	IRRIGATION METHOD	HYDROZONE TYPE	AREA
1	● PROPOSED TREE REFERENCE SEE SHT L1.0	TREES	BUBBLER	LOW	3,250 S.F.
2		SHRUBS/ GROUNDCOVERS	INLINE DRIP	LOW	23,596 S.F.
3		BIORETENTION	INLINE DRIP	LOW	6,409 S.F.
4		TURF	ROTATOR / SPRAY	HIGH	1,184 S.F.
5		SLA VEGGIE PLANTERS	INLINE DRIP	LOW	200 S.F.

TOTAL LANDSCAPE AREA : 34,639 S.F.

California Water Efficient Landscape Worksheet

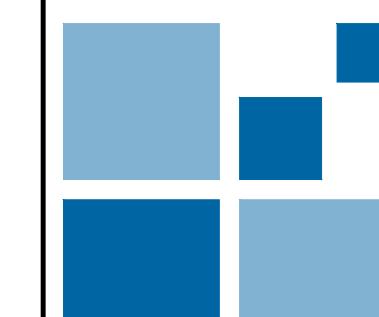
Reference Evapotranspiration (ET _r)	49.5	Project Type	Residential	0.55			
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE) ^b	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
1 - Tree Low	0.3 Drip	0.81	0.37	3250.00	1204	36942	
2 - Shrub / Groundcover Low	0.3 Drip	0.81	0.37	23596.00	8739	266208	
3 - Shrubs - Bioretention Low	0.3 Drip	0.81	0.37	6408.00	2374	72849	
4 - Turf	0.8 Overhead	0.75	1.07	1184.00	1263	38759	
				Totals	34439	13580	416758
Special Landscape Areas							
5 - Veggie Planters				1	200	200	6138
				1	0	0	0
				1	0	0	0
				Totals	200	200	6138
						ETWU Total	422896
						Maximum Allowed Water Allowance (MAWA)	587451

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	13580
Total Area	34439
Average ETAF	0.55

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	13780
Total Area	34639
Average ETAF	0.55



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REVISIONS
No. Date Description

PROJECT

MORGAN HILL RCFE

MORGAN HILL, CA

SHEET TITLE

HYDROZONE PLAN / WELD DOCUMENT

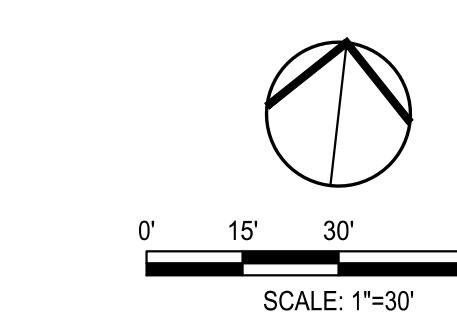
Proj Mgr TDC
Drawn by SLT / TK
Date 12/13/2024

Job No. 24043

SHEET: L3.0
1 OF 4



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PRELIMINARY EXISTING & DEMOLITION PLAN

C1.0

PROJECT NO. 229-007

P:\Projects\229-007\02 DWG\B- Planning\FIG\C1.0 Preliminary Demolition Plan.dwg, Marcus Lewis, 11:24:25, 12-13-24

LEGEND

DESCRIPTION

EXISTING

WATER MAIN — — 8" W — —

FIRE HYDRANT H

SEWER LINE (PUBLIC) — — 15" SS — —

SEWER MANHOLE S

STORM DRAIN — — 36" SD — —

STORM DRAIN MANHOLE D

DROP INLET

DEMOLITION NOTES

- D1** DEMO AND REMOVE EXISTING STORM DRAIN
- D2** DEMO AND REMOVE EXISTING DRIVEWAY
- D3** DEMO AND REMOVE EXISTING CURB RAMP
- D4** DEMO AND REMOVE EXISTING SIDEWALK
- D5** DEMO AND REMOVE EXISTING BARRICADE
- D6** DEMO AND REMOVE EXISTING MEDIAN

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF MORGAN HILL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 12 AS SHOWN ON THAT CERTAIN MAP ENTITLED AS "PARCEL MAP, EVERGREEN VILLAGE" WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON JULY 17, 2019 IN BOOK 924, PAGES 45 THROUGH 47, SANTA CLARA COUNTY RECORDS.

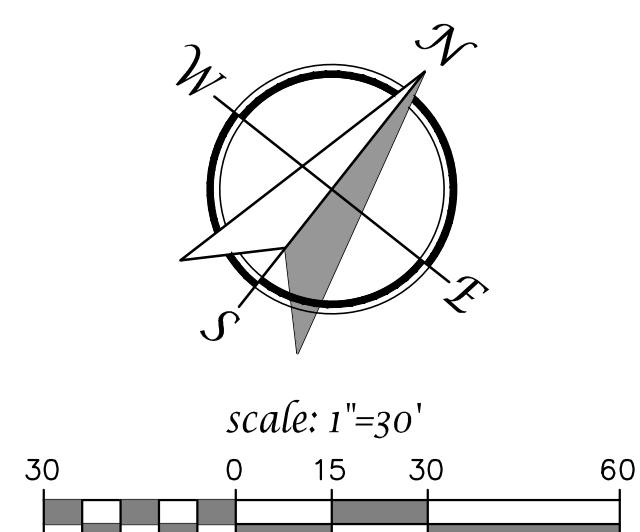
APN 726-58-012

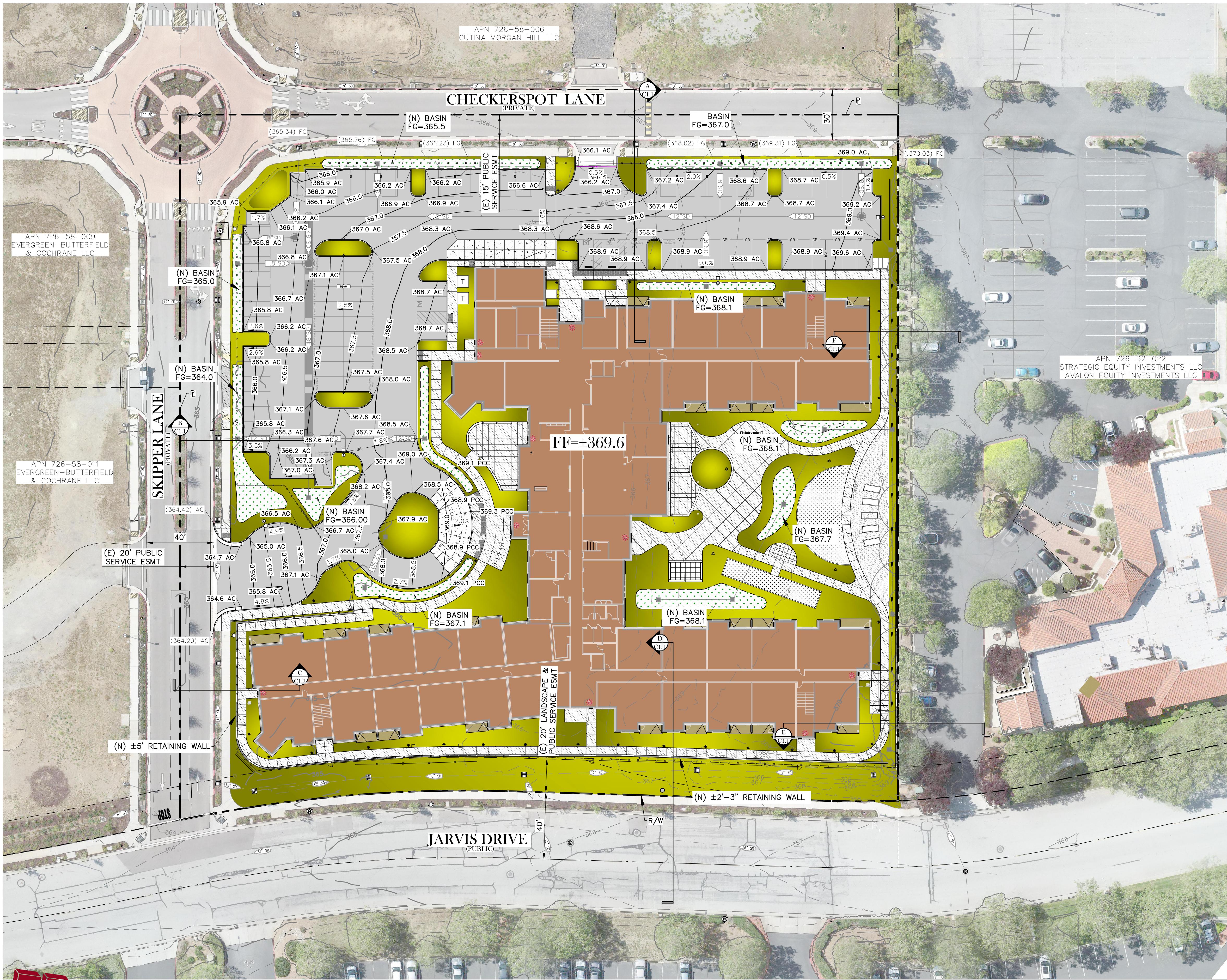
BASIS OF BEARING

PARCEL MAP FILED AT THE OFFICE OF THE SANTA CLARA COUNTY RECORDER IN BOOK 924 OF MAPS, AT PAGES 45 THROUGH 47, ESTABLISHED FROM THE FOUND MONUMENTS SHOWN HEREON.

BENCHMARK

USCGS BRASS DISK "R19" AT RAILROAD TRACKS FOR UNION PACIFIC RAILROAD; 300' SOUTHEAST FROM COCHRAN ROAD ALONG OLD MONTEREY ROAD; OPPOSITE TO ADDRESS 18515 OLD MONTEREY ROAD; DISK IS ON TOP OF 1.7' WIDE BY 8.5' LONG CONCRETE HEADWALL ON NORTHWESTERLY SIDE OF TRACKS AND OVER 2 FEET DIAMETER STEEL PIPE CULVERT; 9.5' SOUTHWESTERLY FROM THE MOST SOUTHWESTERLY RAIL FOR RAILROAD TRACKS; 37.5' NORTHEASTERLY FROM TELEPHONE POLE NO. GT109368. MORGAN HILL. ELEVATION = 353.27 (NAVD88).





PRELIMINARY GRADING PLAN

C2.0

PROJECT NO. 229-007

P:\Projects\229-007\02 DWG\B- Planning\FIG\C2.0 Preliminary Grading Plan.dwg, Marcus Lewis, 11:25:12, 12-13-24

GRADING NOTES

ALL EXISTING UTILITY LOCATIONS SHOWN ARE PROXIMATE.

THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.

THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GRADE CONDITION AND ARE FOR PLANNING LEVEL STUDIES ONLY.

THE CONCEPTUAL GRADING PLAN IS BASED ON A CONCEPTUAL SITE PLAN AND IS SUBJECT TO CHANGE.

FINAL SITE DESIGN MAY ALTER THE GRADING AND earthwork design shown hereon.

SURFACE LEGEND:

The legend consists of six entries, each with a colored square icon and a label. 1. ASPHALT PAVEMENT: A grey square. 2. CONCRETE: A square with a cross-hatch pattern. 3. LANDSCAPE AREA: A yellow-green square. 4. SIDEWALK: A square with a dotted pattern. 5. BUILDING AREA: A brown square. 6. WATER QUALITY BASIN: A square with a pattern of green dots.

ITY OF MORGAN HILL

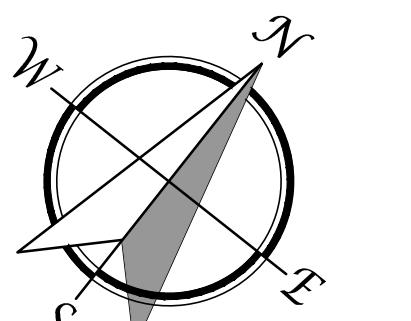
BENCHMARK : R19

LEV=353.27 (NAVD88)

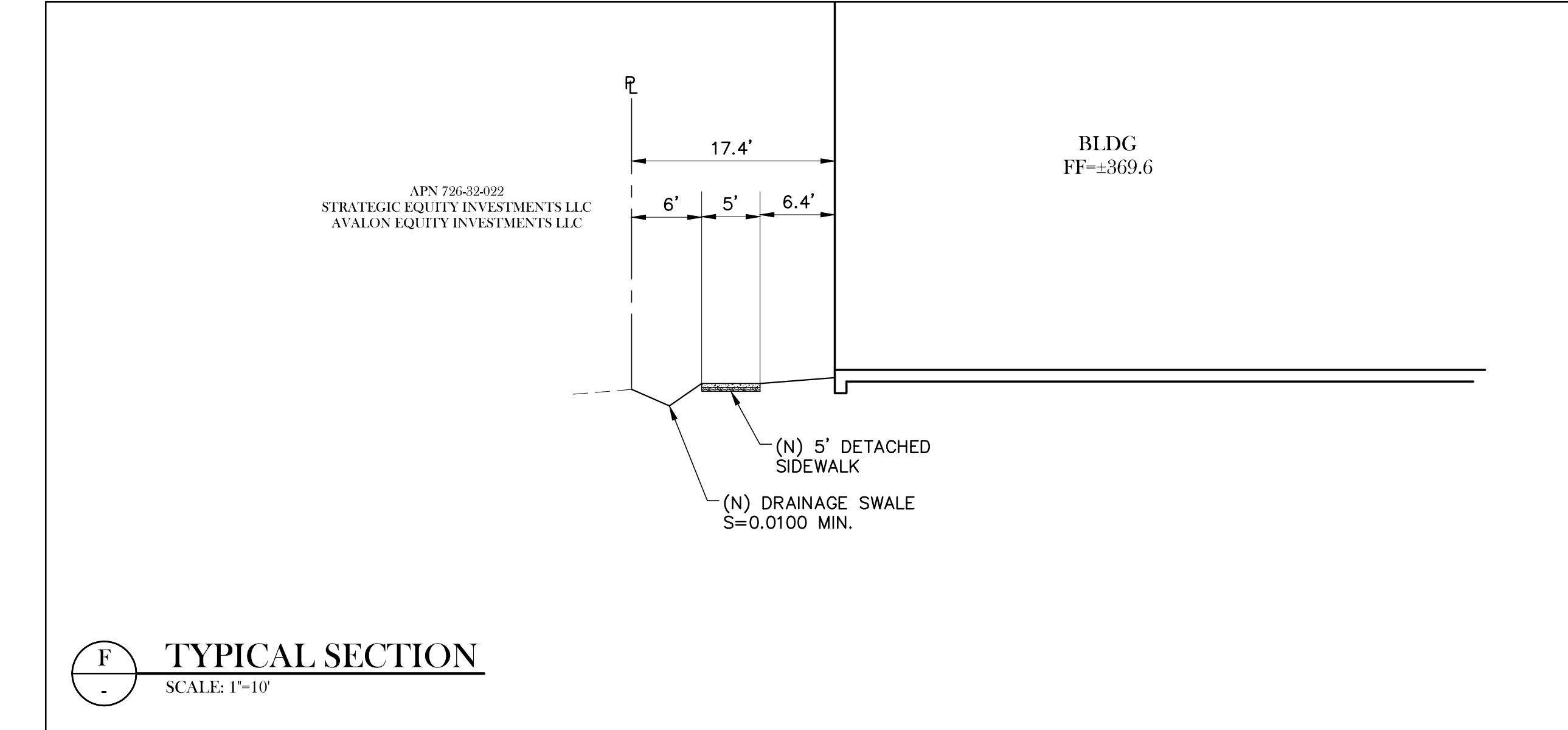
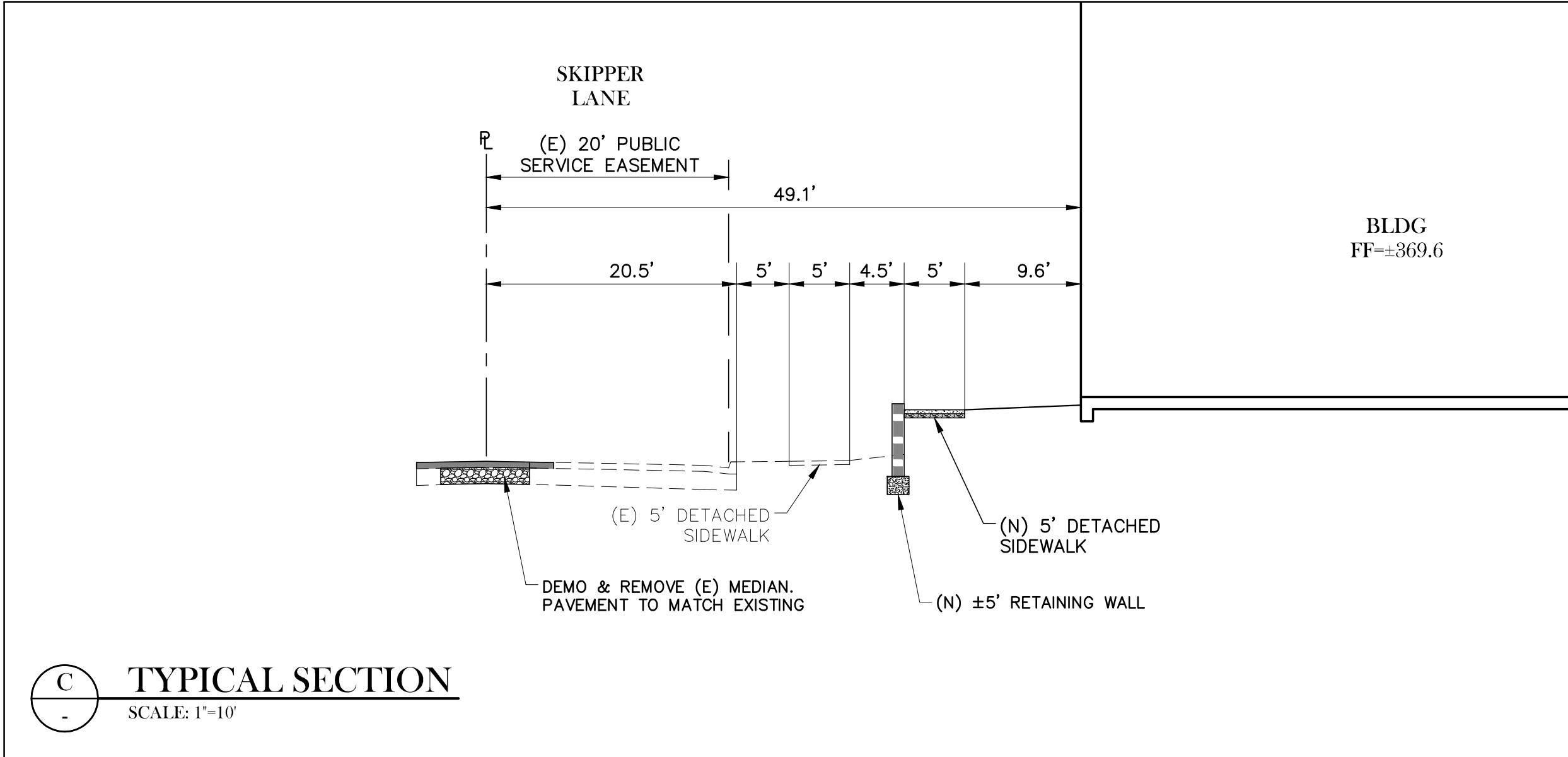
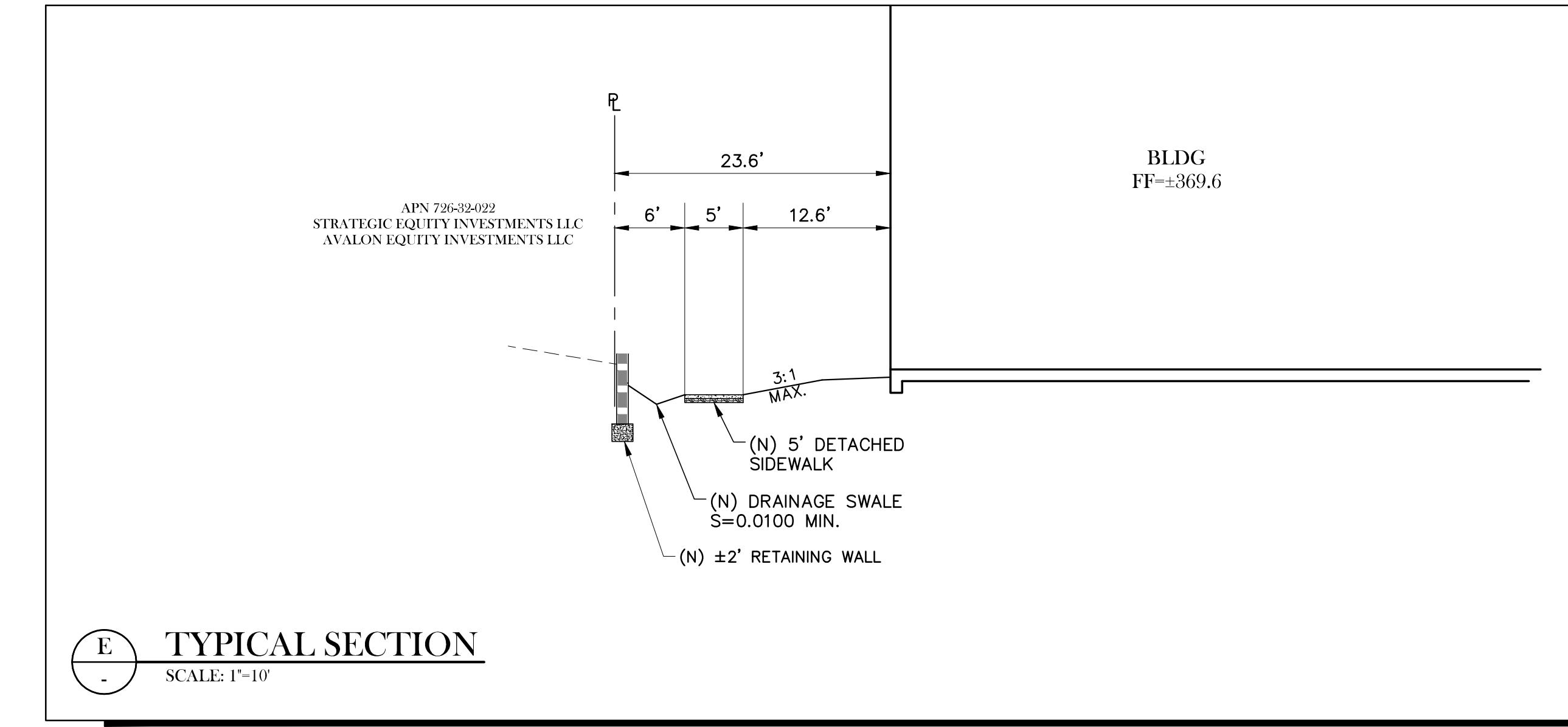
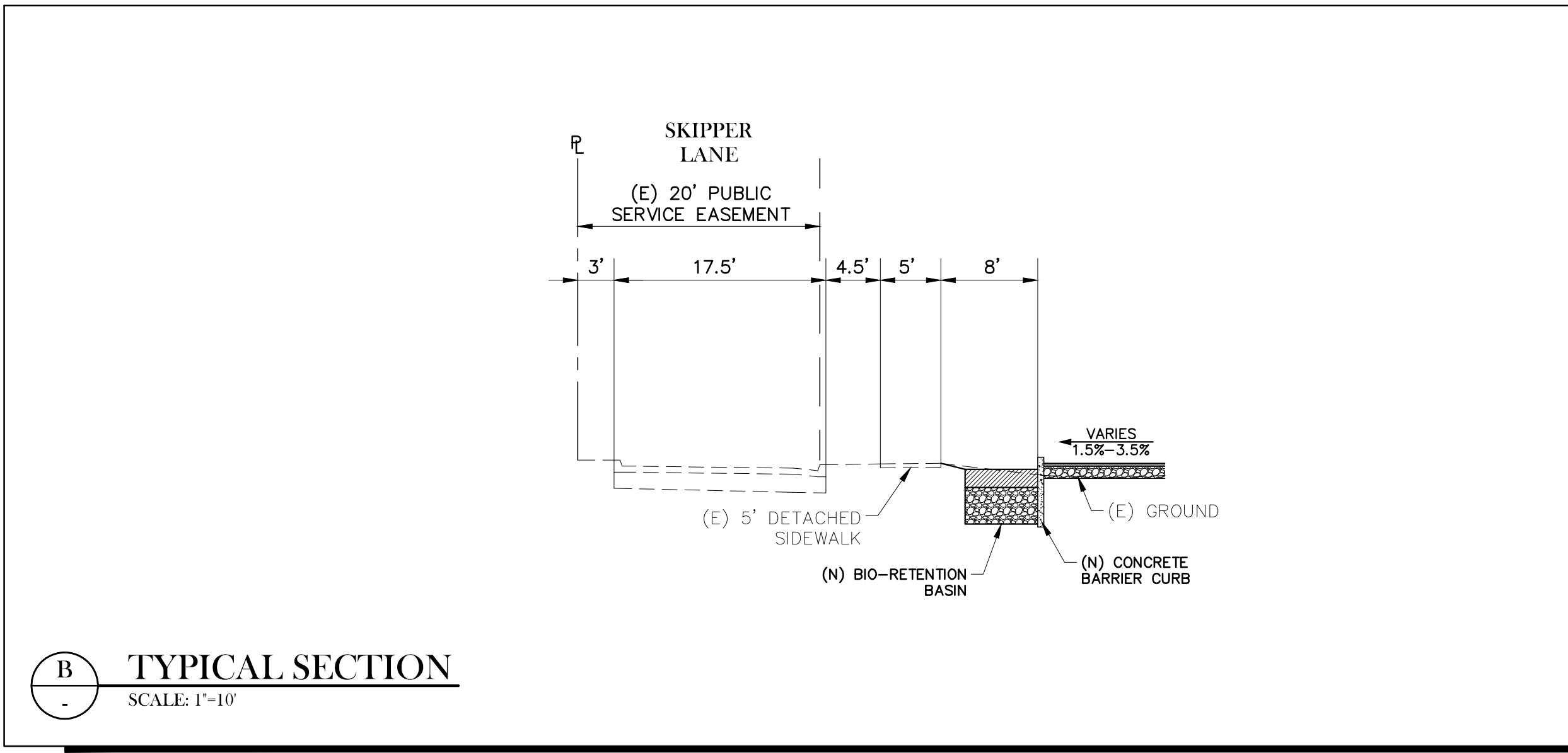
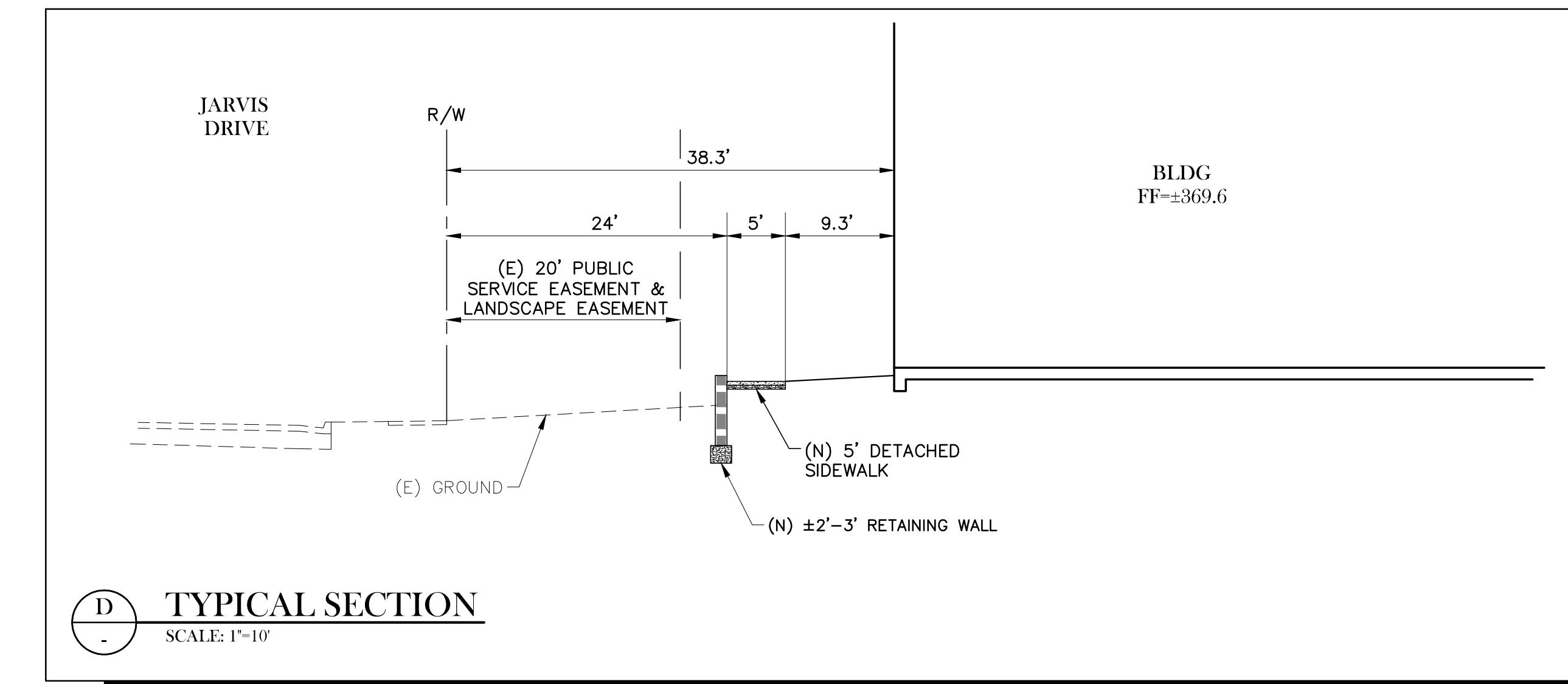
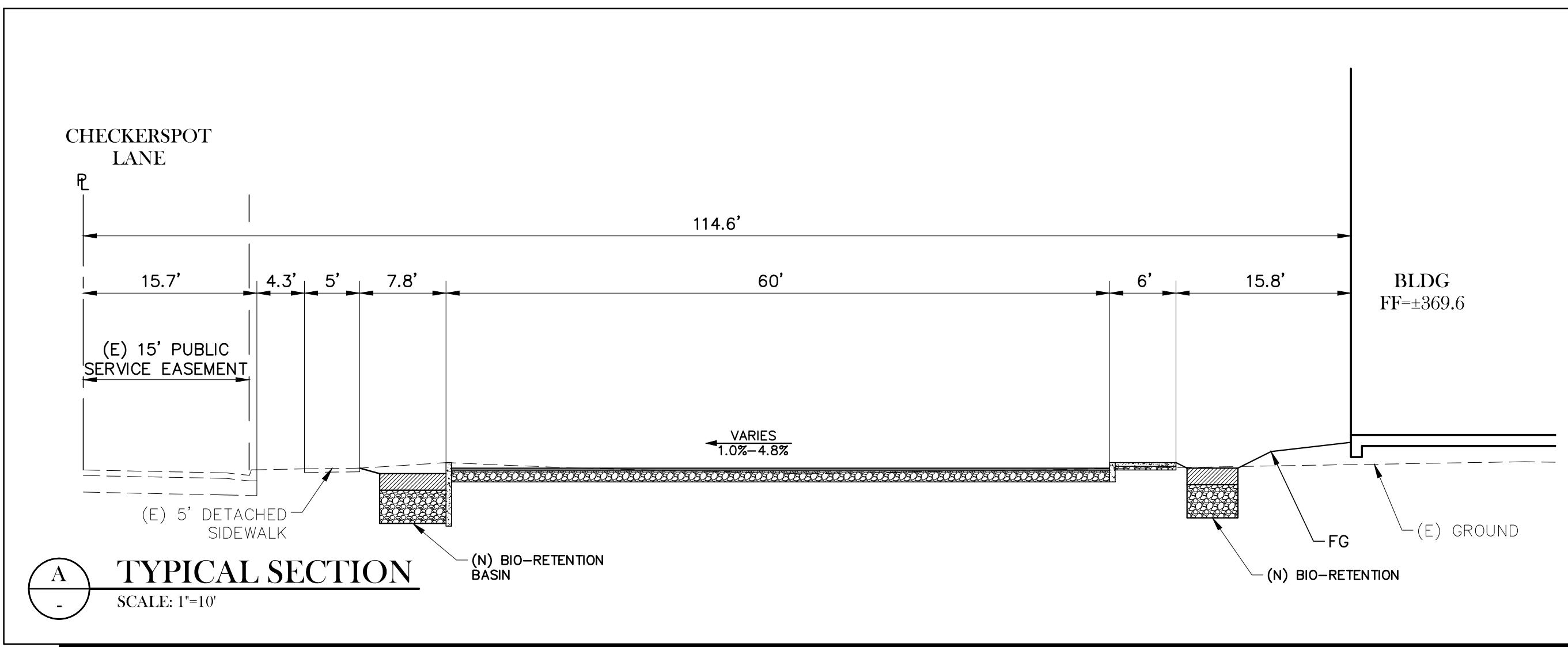
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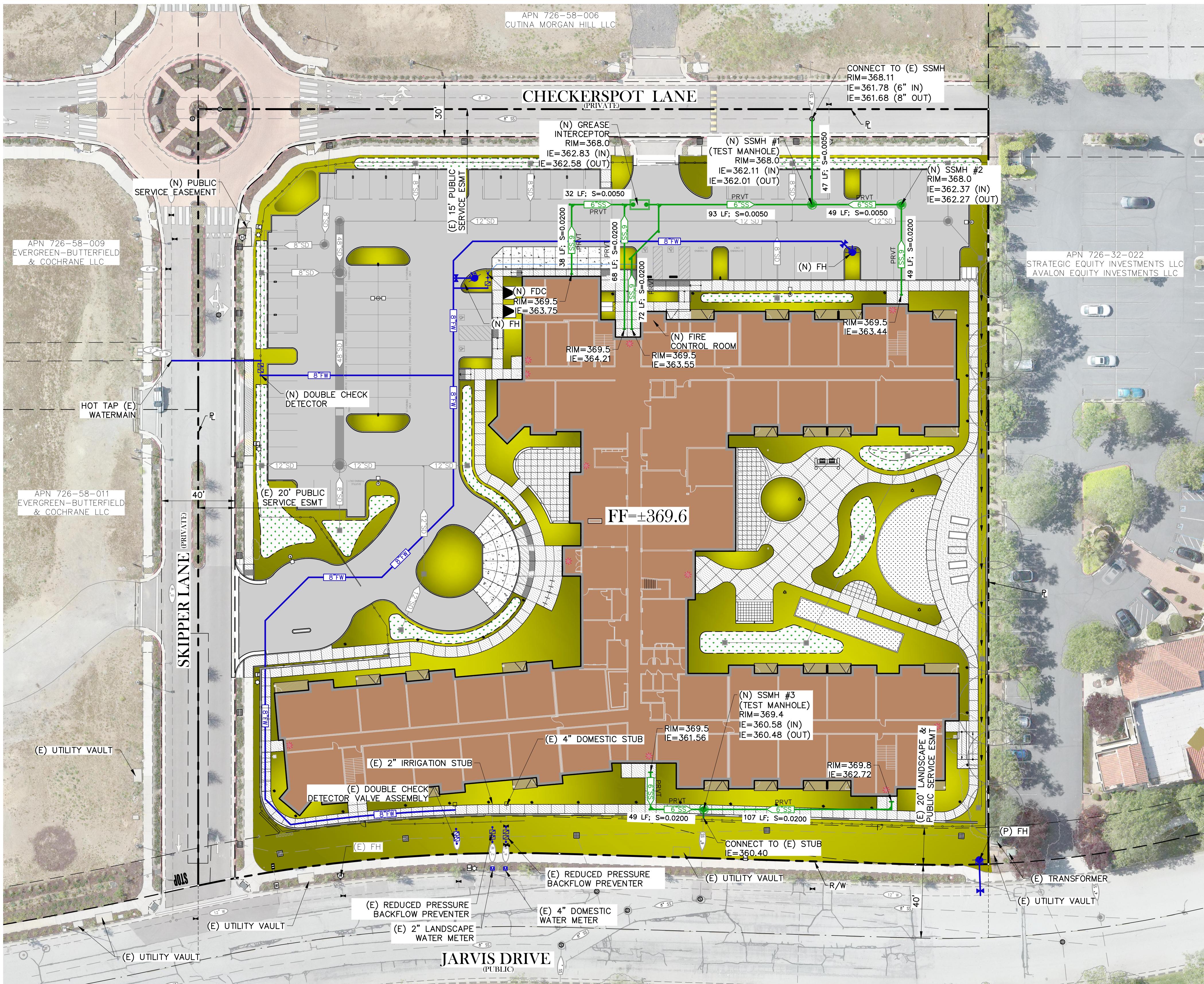
BASIS OF BEARING

PARCEL MAP FILED AT THE OFFICE OF THE SANTA CLARA COUNTY RECORDER IN BOOK 924 OF MAPS, AT PAGES 45 THROUGH 47, ESTABLISHED FROM THE FOUND MONUMENTS SHOWN HEREON.



scale: 1"=30'





<u>DESCRIPTION</u>	<u>PROPOSED</u>	<u>EXISTING</u>
WATER MAIN		
FIRE WATER (PRIVATE)		
FIRE SERVICE (PRIVATE)		
FIRE HYDRANT (PRIVATE)		
DOUBLE CHECK DETECTOR		
FIRE DEPT CONNECTION		
WATER METER & BACKFLOW		
SEWER LINE (PUBLIC)		
SEWER LINE (PRIVATE)		
SEWER MANHOLE		
SEWER CLEANOUT		
GREASE INTERCEPTOR		

SANITARY SEWER DEMAND

PER CAPITA FLOW (PER CAPITA/MULTI-FAMILY)

PER CITY OF MORGAN HILL DESIGN STANDARDS – SECTION 3: SANITARY SEWER DESIGN STANDARDS 3.200)

ASSUMPTIONS:

- MULTI-FAMILY (\leq BEDROOMS/UNIT) = 2.75 PERSONS PER UNIT
- 90 GALLONS PER CAPITA PER DAY
- NUMBER OF UNITS = 115 UNITS

AVERAGE FLOW = $2.75 \times 90 \times 115 = \underline{28,462.5 \text{ GALLONS/DAY (0.04 CFS)}}$

DESIGN FLOW

PER CITY OF MORGAN HILL DESIGN STANDARDS – SECTION 3: SANITARY SEWER DESIGN STANDARDS 3.300)

ASSUMPTIONS:

- PEAKING FACTOR = 2.60

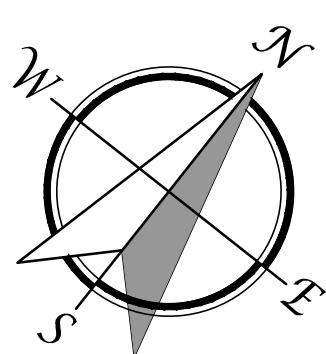
DESIGN FLOW = 0.04 CFS \times 2.60 = 0.11 CFS

HANITARY SEWER PIPE CAPACITY

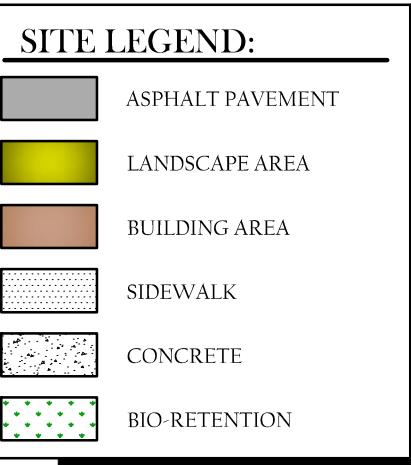
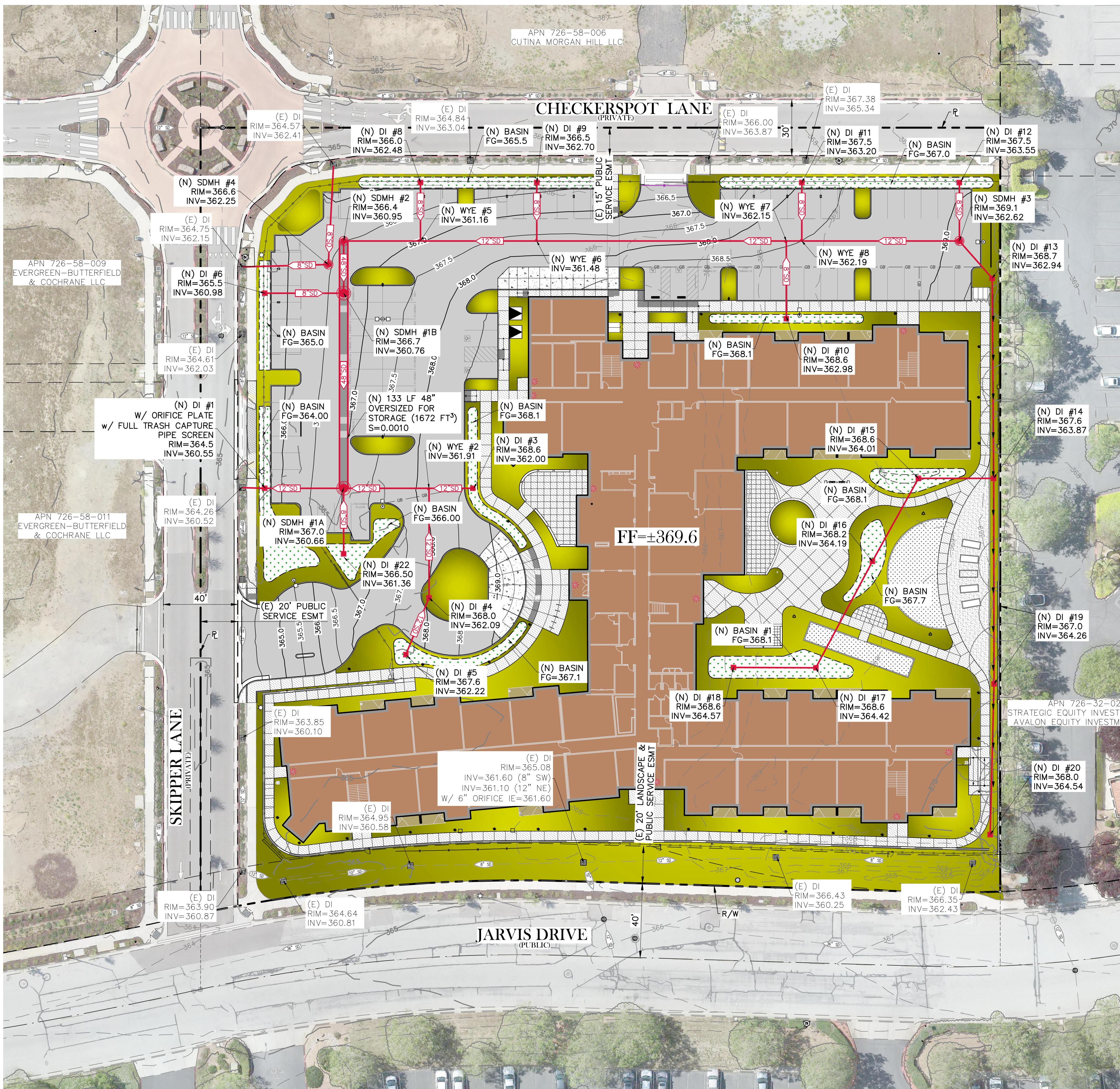
ASSUMPTIONS:

- 6" PVC SANITARY SEWER PIPE
- SLOPE = 0.0200 FT/FT

MAXIMUM PIPE CAPACITY = 0.68 CFS

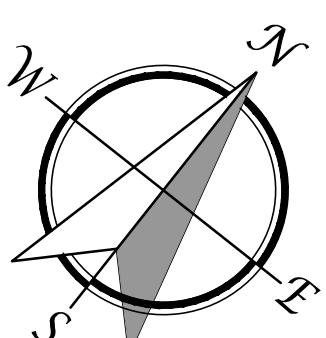
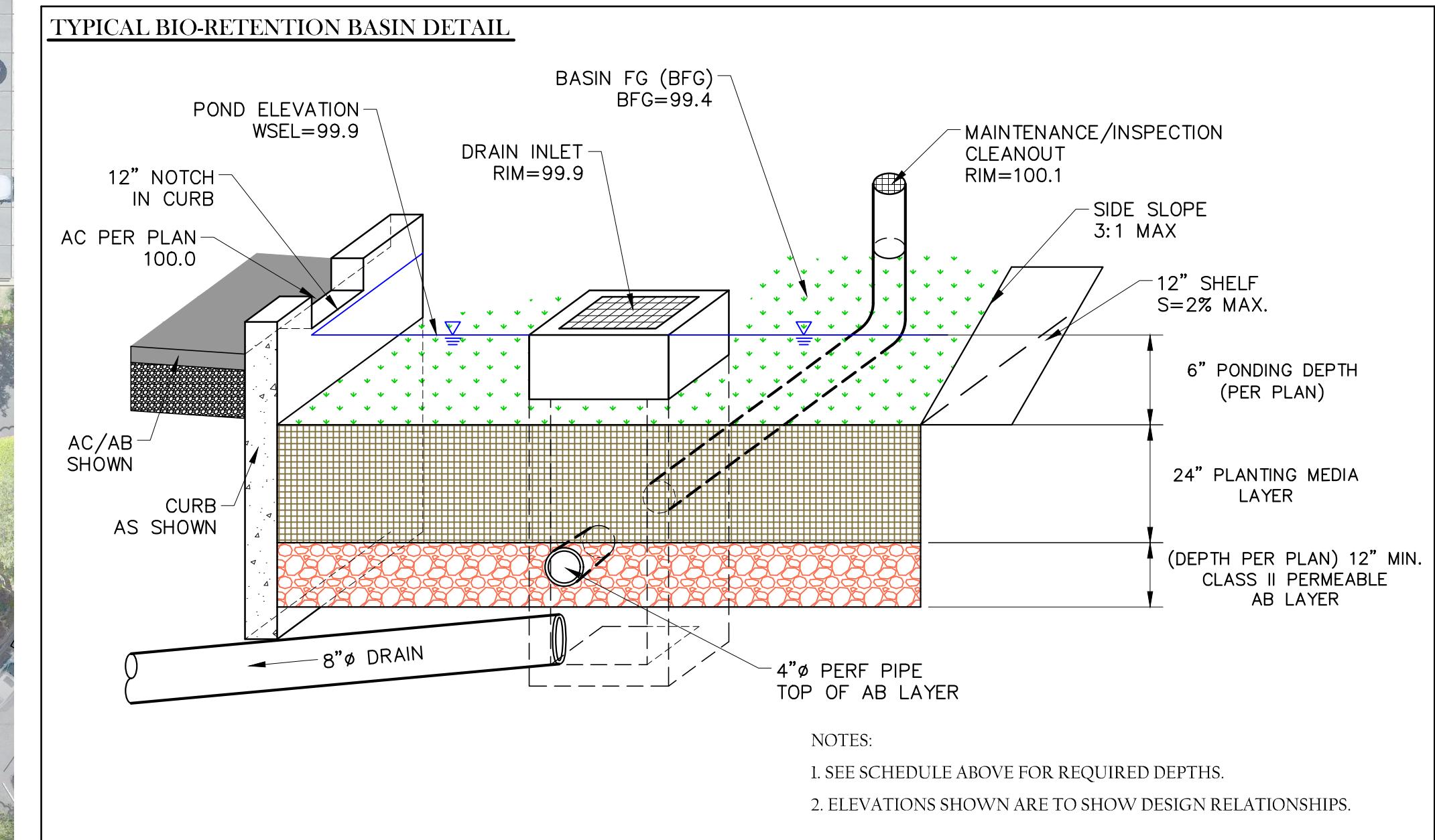


scale: 1"=30'



UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
STORM DRAIN		
STORM DRAIN MANHOLE		
DROP INLET		



scale: 1"=30'

