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MORGAN HILL SENIOR HOUSING

16685 Church Street,
Morgan Hill, Santa Clara County
CA 95037

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES:
- DEMO OF EXISTING STRUCTURES AND HARDSCAPE ON SITE
- TREE REMOVAL
- LOT MERGER
- CONSTRUCTION OF
  - 3-STORY, 82-UNIT AFFORDABLE SENIOR HOUSING DEVELOPMENT (81 ONE-BEDROOM UNITS, AND 1 TWO-BEDROOM MANAGER'S UNIT)
  - 37 ON GRADE PARKING SPACES
  - NEW LANDSCAPE ELEMENTS, INCLUDING BIO-RETENTION PONDS

ON-SITE RECREATIONAL AMENITIES INCLUDE:
- TIER 1 (2 REQ'D): PARK BENCHES & PASSIVE WATER FEATURE (FOUNTAIN)
- TIER 2 (2 REQ'D): SHADE TRELLIS & CLUBHOUSE
- TIER 3 (1 REQ'D): EXERCISE RM

PERMITS REQUIRED:
1. DEMO PERMIT FOR REMOVAL OF EXISTING STRUCTURES ON SITE.
2. CONDITIONAL USE PERMIT REQUIRED FOR SENIOR HOUSING, INDEPENDENT LIVING, IN THE MIXED-USE-FLEX ZONE.
3. DESIGN PERMIT REQUIRED FOR THE ADDITION OF 3 OR MORE RESIDENTIAL UNITS.
4. DENSITY BONUS IS REQUESTED FOR ADDITION OF 37 UNITS OVER STATED ZONING DENSITY. CONCESSIONS REQUESTED ARE AN INCREASE IN HEIGHT AND F.A.R. AND A REDUCTION IN PARKING AND PRIVATE OPEN SPACE.

PROJECT DESCRIPTION

BUILDING CODE INFORMATION

OCCUPANCY & BUILDING TYPE				
MIXED USE (R2) MULTI-FAMILY DWELLING UNITS				
FLOOR 2 - 4	R2	VA	FULLY...	CBC 510.2

HEIGHT AND AREA LIMITATIONS						
TYPE VA						
		ALLOWED		PROPOSED		
		STORIES	FEET	STORIES	FEET	
HEIGHT	R2	4	70 FT	3	41'-8"	CBC 504.2, WITH NFPA 13 SPRINKLERS
AREA		115,216 SF		69,239 SF		
ALLOWABLE AREA PER FLOOR	*38,405 SF*	*FRONTAGE INCREASE PER CBC 506.3.ALLOWABLE BUILING AREA WITHOUT FRONTAGE INCREASE 36,000 SF PER CBC 506.1*				
SPRINKLER (Is)	*2*					
FRONTAGE (F)	*356'*					
BLDG PERIMETER (P)	*787'*					
WIDTH (W)	*29.72'*					
FRONTAGE INCREASE (If)	*.2*					

FIRE RATING		
	TYPE VA	
STRUCTURAL FRAME	1	CBC TABLE 601
BEARING WALLS		
EXTERIOR	1	
INTERIOR	1	
NON-BEARING WALLS	0	
FLOOR...	1	
ROOF CONSTRUCTION	1	
FSD < 5 FT	**1**	CBC TABLE 602
5 FT < FSD < 10 FT	**1**	
10FT < FSD < 30 FT	**1**	
FSD > 30 FT	**0**	
BTWN DWELLING UNITS (WALLS AND...	**1**	CBC 420.2
CORRIDOR WALLS	**1**	CBC TABLE 1018.1

PLANNING CODE INFORMATION

SITE INFORMATION	
ADDRESS:	16685 CHURCH ST
APN:	817-02-001 & 817-02-025
ZONING:	MIXED USE FLEX

PARCEL CONDITIONS	EXISTING	PROPOSED
LOT AREA	817-02-001: 38,593 SF 817-02-025: 43,650 SF	82,243 SF
BLDG FOOTPRINT	817-02-001: 2,967 SF 817-02-025: 0 SF	24,300 SF
YEAR CONSTRUCTED	1917	---

	ALLOWED/ REQUIRED	EXISTING	PROPOSED	NOTES
SITE REQUIREMENTS				
FLOOR-AREA RATIO	0.5	02-001: 0.077 02-025: 0	0.84	F.A.R. INCREASE REQUESTED AS DENSITY BONUS CONCESSION
RESIDENTIAL DENSITY	7 - 24 DU/ACRE 1.89 ACRE = 45 DU/ ACRE MAX	0	82 TOTAL (44 DU/ACRE)	DENSITY BONUS REQUESTED FOR ADDITIONAL 37
BUILDING COVERAGE	50%	3.6%	29.5%	
COMMON USABLE OPEN SPACE	25% SITE AREA = 12,335 SF	N/A	24,349	COMMON IN LIEU OF PRIVATE OPEN SPACE REQUESTED AS DENISTY BONUS CONCESSION
PRIVATE USABLE OPEN SPACE	48 SF X 41 UNITS =1,968 SF	N/A	0 SF	
STRUCTURE REQUIREMENTS				
HEIGHT	35'	17'-6"	36'-8" TO ROOF FRMING. 41' -...	HEIGHT INCREASE REQUESTED AS DENSITY BONUS CONCESSION
# STORIES	3 STORIES	1	3	
FRONT SETBACK (MONTEREY)	15' - 0"	N/A	18' - 3 1/2"	Table 18.22-3
STREET SIDE SETBACK (CHURCH ST)	10' - 0"	10' - 6"	10' - 0"	
STREET SIDE SETBACK (SAN PEDRO)	10' - 0"	31' - 2"	14' - 3"	
INTERIOR SIDE SETBACK	5' - 0"	26' - 6"	5' - 0"	
FLOOR AREAS				
TOTAL GROSS FLOOR AREA		2,967 SF	69,239 SF	
FIRST FLOOR		*2,967 SF*	*24,300 SF*	
SECOND FLOOR		*--*	*22,614 SF*	
THIRD FLOOR		*--*	*22,325 SF*	
PARKING				
RESIDENT PARKING SPACES	1 PER UNIT = 82	6	37 TOTAL	PARKING REDUCTION REQUESTED AS DENSITY BONUS CONCESSION
GUEST PARKING SPACES	1 per 5 UNITS = 17	0		
ADA PARKING SPACES	5% MIN	1	7	
EV PARKING SPACES	1 PER 49 SPACES	0	2	1 AT ADA, 1 AT TYP
BIKE PARKING				
SHORT TERM BIKE PARKING	10% REQ'D CAR PKG = 8.2	0	9	
LONG TERM BIKE PARKING	1 PER 5 UNITS =16.4	0	18	

OWNER:
Morgan Hil Senior Housing LP
6120 Stoneridge Mall, Suite 100
Pleasanton, CA 95037
(925) 924-7135

George Sousou
georges@beacondevgroup.com

ARCHITECT:
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STRUCTURAL:
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Kai Risung
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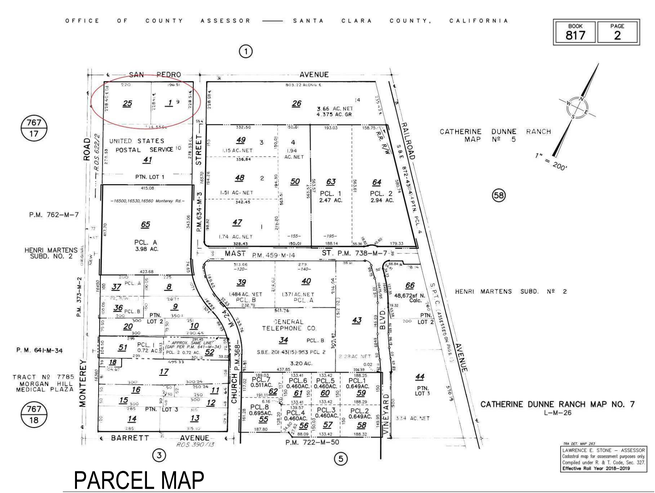
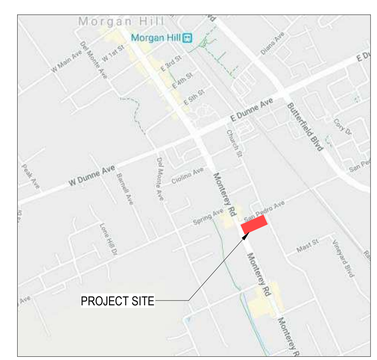
PROJECT TEAM



PARCEL MAP



VICINITY MAP

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MORGAN HILL
SENIOR HOUSING

SAN PEDRO AT MONTEREY ROAD, MORGAN HILL, CA
JOB NO. 19045

ISSUE

△	DATE	DESCRIPTION
	04.28.20	PLANNING APP
	05.04.20	PFL PHASE 1
	05.22.20	100% SCHEMATIC
	06.10.20	PLANNING RESUB
	07.13.20	PLANNING RESUB #2

DRAWING TITLE
PROJECT INFO

SCALE As indicated

G1.00

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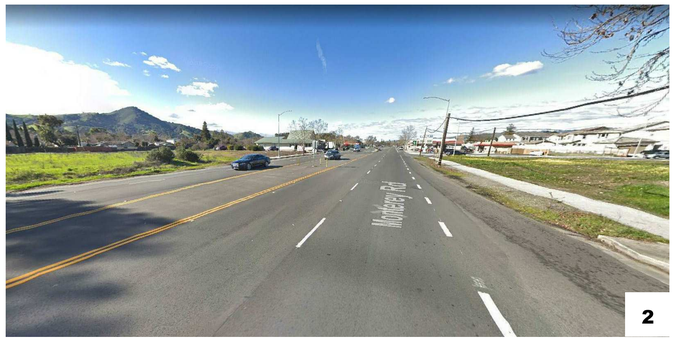
1



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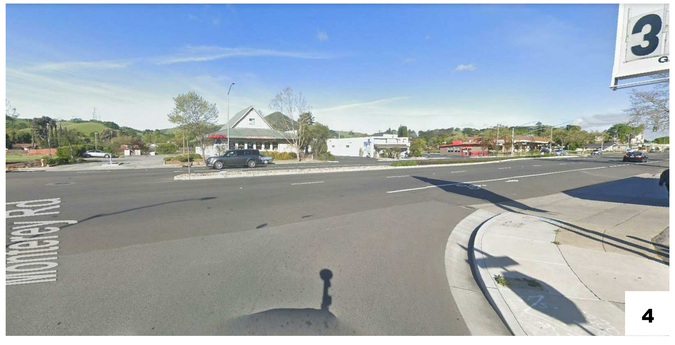

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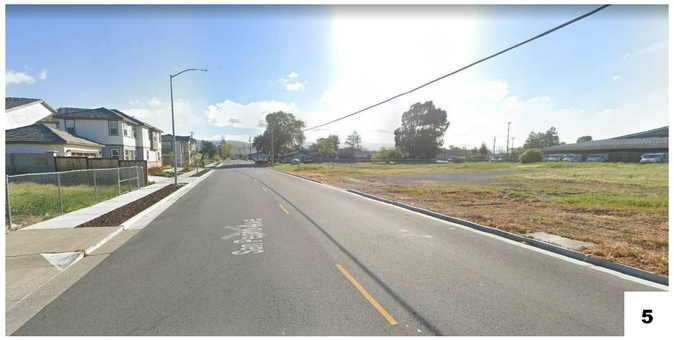

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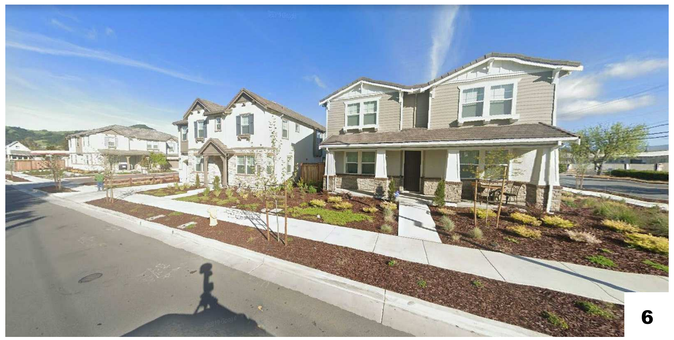
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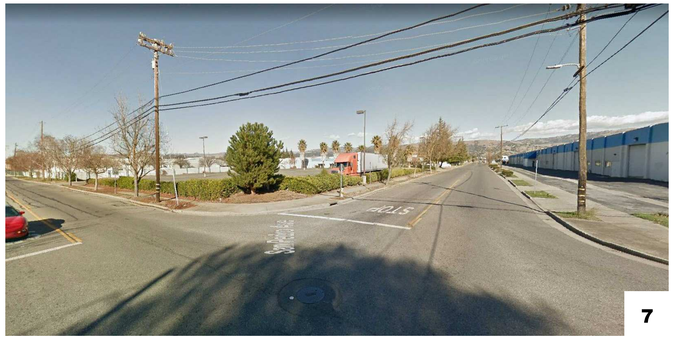

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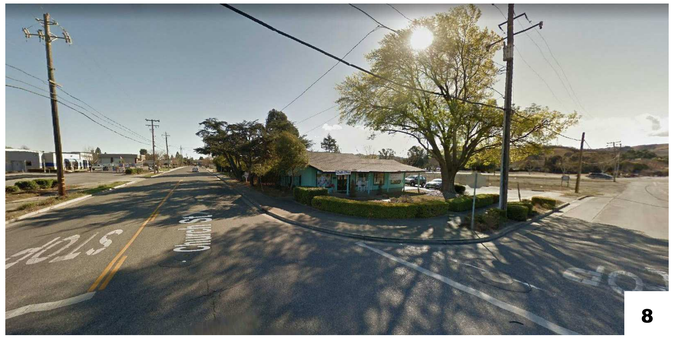

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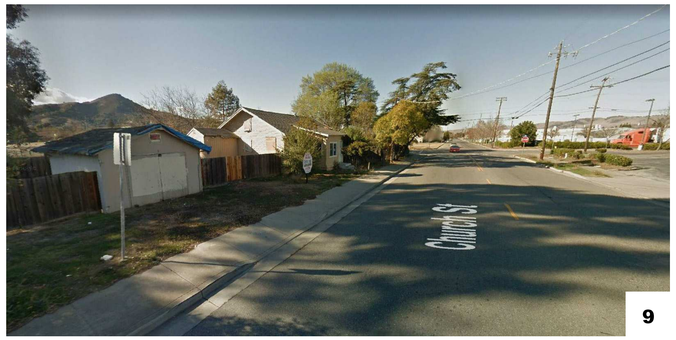

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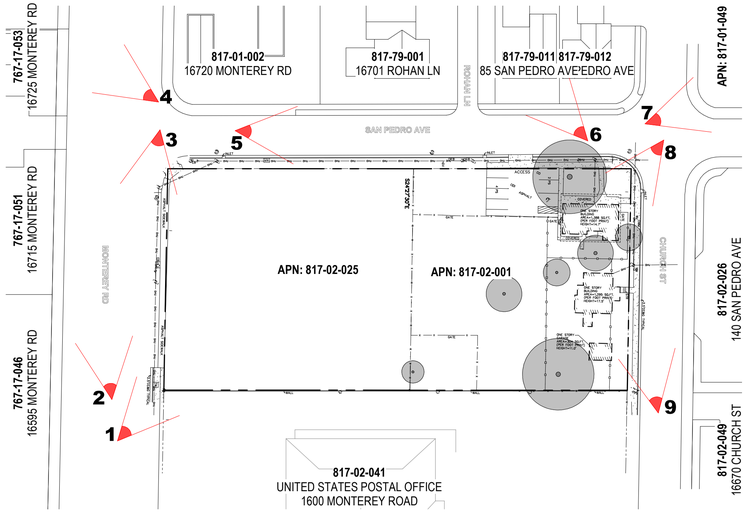

1 KEY PLAN - EXISTING SITE
1/64" = 1'-0"

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MORGAN HILL
SENIOR HOUSING

SAN PEDRO AT MONTEREY ROAD, MORGAN HILL, CA
JOB NO. 19045

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DRAWING TITLE
SITE PHOTOS

SCALE 1/64" = 1'-0"

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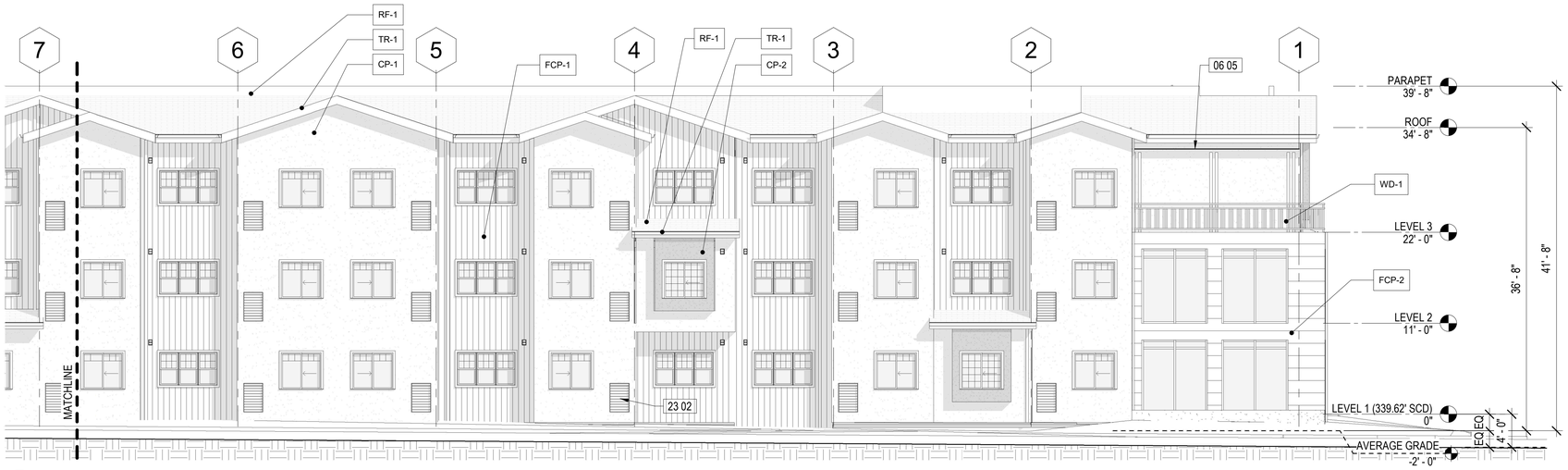


1 NORTH ELEVATION - WEST SIDE

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

CP-1 CEMENT PLASTER
PAINT COLOR: BENJAMIN MOORE 2027-60 LIGHT DAFFODIL

CP-2 CEMENT PLASTER
PAINT COLOR: BENJAMIN MOORE 2135-20 STONECUTTER

FCP-1 FIBER CEMENT PANEL SIDING
HARDIE PANEL - SIERRA 8 VERTICAL SIDING
PAINT COLOR: BENJAMIN MOORE HC-138 COVINGTON BLUE

FCP-2 FIBER CEMENT PANEL SIDING
NICHIHA - VINTAGEWOOD
COLOR - SPRUCE

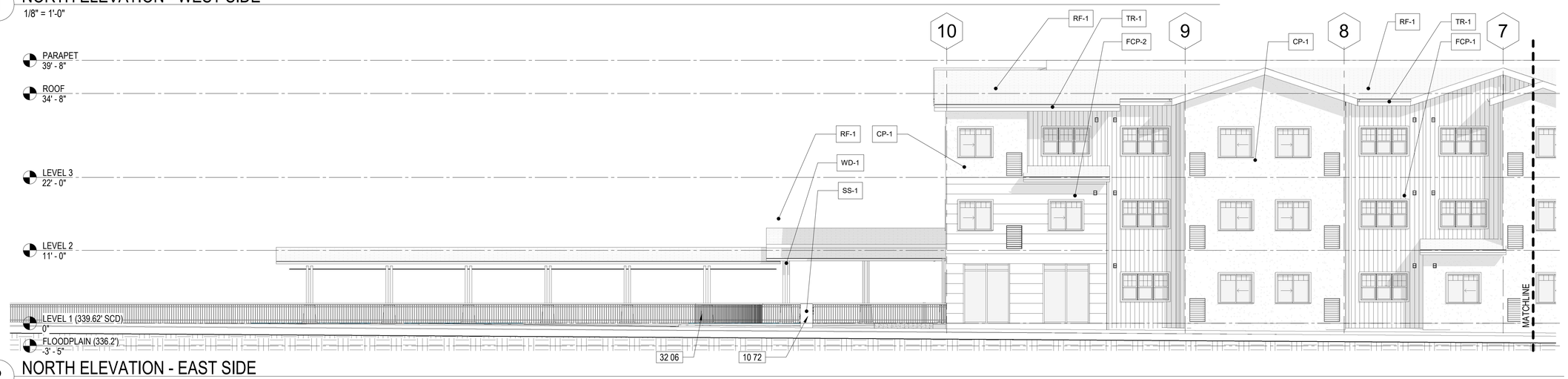
TR-1 PAINTED TRIM
PAINT COLOR: BEJAMIN MOORE AF-465 WIND CHIME

SS-1 STACKED STONE
DALTILE - DYNASTY MOUNTAIN S318

WD-1 EXPOSED TIMBER

KEYNOTE LEGEND

#	NOTE
06 05	WOOD TRELLIS, SSD.
10 72	MONUMENT SIGN, PROVIDE POWER FOR INTERNALLY ILLUMINATED SIGNAGE.
23 02	VTAC LOUVER, SMD
32 06	METAL PICKET FENCE, 36" MIN HT.



2 NORTH ELEVATION - EAST SIDE

1/8" = 1'-0"

3 WEST ELEVATION

1/8" = 1'-0"

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DRAWING TITLE
EXTERIOR ELEVATIONS

SCALE As indicated

A3.01

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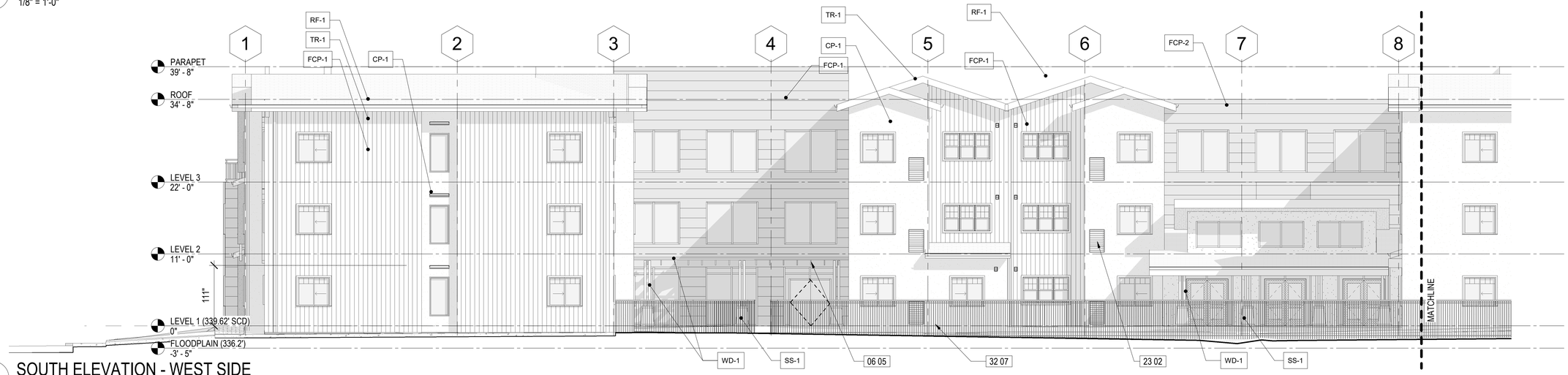
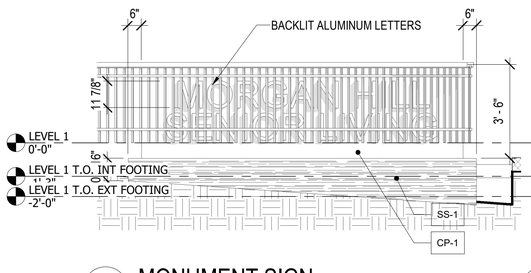
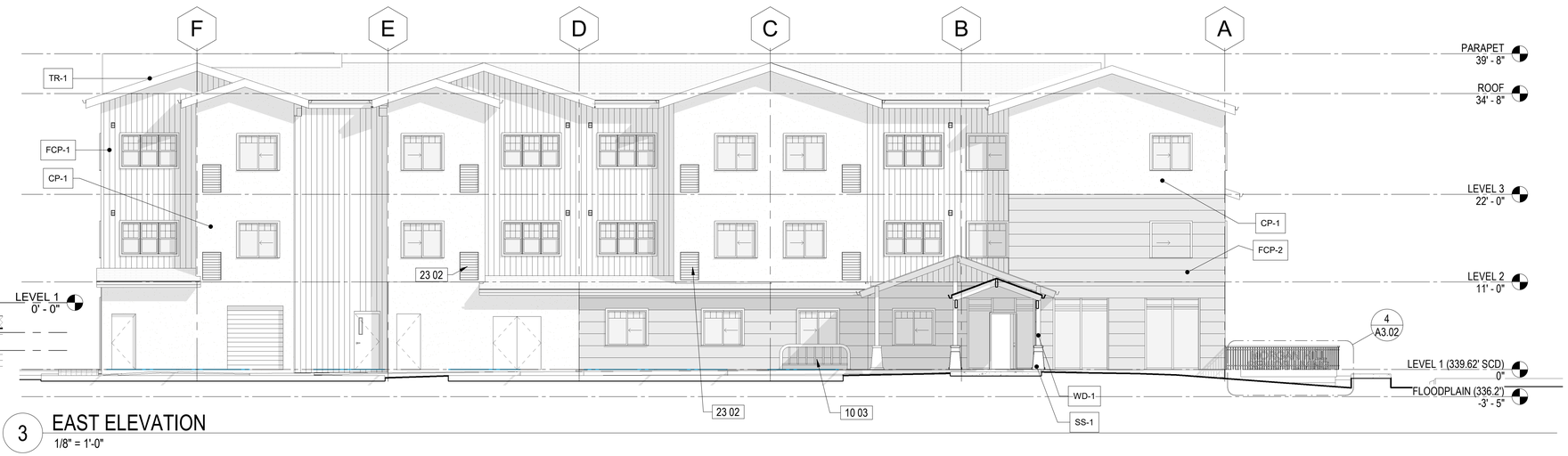
1 SOUTH ELEVATION - EAST SIDE
1/8" = 1'-0"



2 SOUTH ELEVATION - WEST SIDE
1/8" = 1'-0"



4 MONUMENT SIGN
3/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

CP-1 CEMENT PLASTER
PAINT COLOR: BENJAMIN MOORE 2027-60 LIGHT DAFFODIL

CP-2 CEMENT PLASTER
PAINT COLOR: BENJAMIN MOORE 2135-20 STONECUTTER

FCP-1 FIBER CEMENT PANEL SIDING
HARDIE PANEL - SIERRA 8 VERTICAL SIDING
PAINT COLOR: BENJAMIN MOORE HC-138 COVINGTON BLUE

FCP-2 FIBER CEMENT PANEL SIDING
NICHIHA - VINTAGEWOOD
COLOR - SPRUCE

TR-1 PAINTED TRIM
PAINT COLOR: BEJAMIN MOORE AF-465 WIND CHIME

SS-1 STACKED STONE
DALTILE - DYNASTY MOUNTAIN S318

WD-1 EXPOSED TIMBER

KEYNOTE LEGEND

#	NOTE
06 05	WOOD TRELLIS, SSD.
10 03	9 SHORT-TERM BIKE PARKING SPACES.
23 02	VTAC LOUVER, SMD
32 07	METAL PICKET FENCE, 72" MIN HT.

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MORGAN HILL SENIOR HOUSING

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DRAWING TITLE
EXTERIOR ELEVATIONS

SCALE As indicated

A3.02

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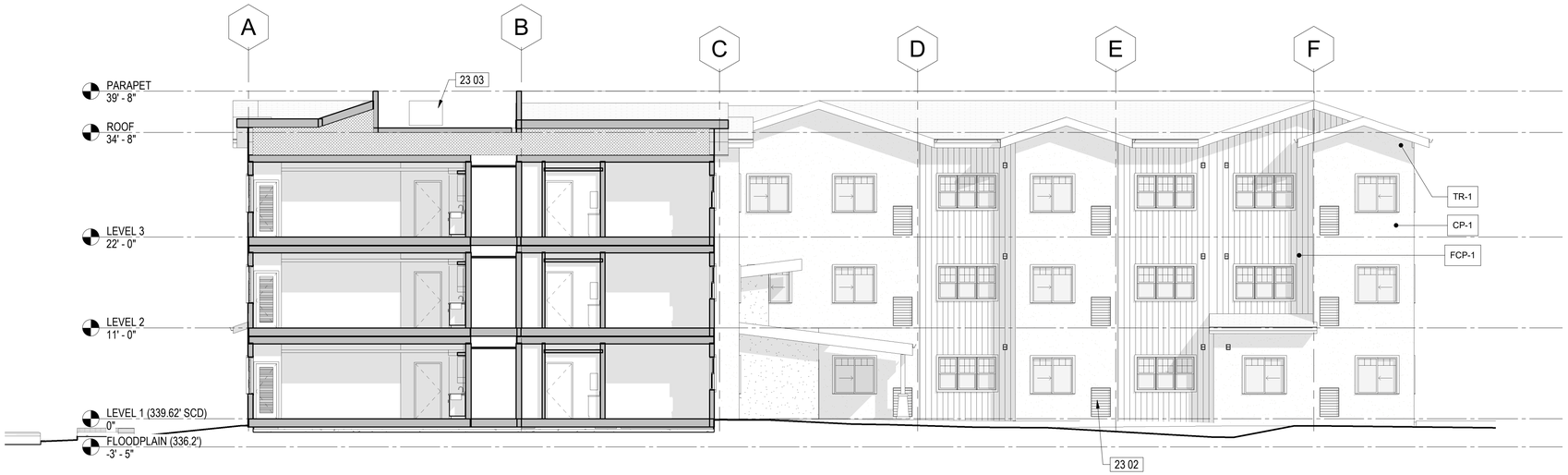

1 COURTYARD ELEVATION - EAST

1/8" = 1'-0"

2 COURTYARD ELEVATION - WEST

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

CP-1 CEMENT PLASTER
PAINT COLOR: BENJAMIN MOORE 2027-60 LIGHT DAFFODIL

CP-2 CEMENT PLASTER
PAINT COLOR: BENJAMIN MOORE 2135-20 STONECUTTER

FCP-1 FIBER CEMENT PANEL SIDING
HARDIE PANEL - SIERRA 8 VERTICAL SIDING
PAINT COLOR: BENJAMIN MOORE HC-138 COVINGTON BLUE

FCP-2 FIBER CEMENT PANEL SIDING
NICHIHA - VINTAGEWOOD
COLOR - SPRUCE

TR-1 PAINTED TRIM
PAINT COLOR: BEJAMIN MOORE AF-465 WIND CHIME

SS-1 STACKED STONE
DALTILE - DYNASTY MOUNTAIN S318

WD-1 EXPOSED TIMBER

KEYNOTE LEGEND

#	NOTE
06 05	WOOD TRELLIS, SSD.
23 02	VTAC LOUVER, SMD
23 03	CONDENSING UNITS AT ROOF, WHERE OCCURS, SMD

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DRAWING TITLE
EXTERIOR
ELEVATIONS

SCALE As indicated

A3.03

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FCP-1

HardiePanel®

HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.

14

SIERRA 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™			
PRIME	✓	✓	✓

15

FCP-2

Get the natural look of wood with unmatched durability.

Nichiha provides the look of wood without the drawbacks of natural wood cladding. Built to last, our VintageWood™ and RoughSawn™ panels offer the rich textures of wood while providing color stability and withstanding extreme weather elements. VintageWood exudes modern refinement and works well in both modern and vintage designs. With its earthy appeal, RoughSawn adds rustic sophistication to all types of projects. Both products pair perfectly with glass, metal and block panels, adding a touch of warmth to the coolness of these materials.

VintageWood and RoughSawn are as versatile as they are durable. Our Wood Series panels can install both vertically and horizontally and can be used in interior and exterior settings. Hidden fasteners provide a clean and beautiful look. Creating the perfect match, Nichiha gives you the beauty of wood backed by the brawn of fiber cement.

VINTAGEWOOD

ROUGHSAWN

PROPOSED MATERIAL AT MHSH

VINTAGEWOOD SPECS	AWP 1818	AWP 3030
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1818MM L)	17-7/8" H x 119-5/16" L (455MM H x 3030MM L)
THICKNESS (ACTUAL MM)	5/8 (16MM)	5/8 (16MM)
WEIGHT (LBS. PER PANEL)	34.8	57.3
WEIGHT (LBS. PER SQ. FT.)	3.9	3.8
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.	14.81 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]	2 [29.62 SQ. FT.]
	AWP 1818 CAN ONLY BE INSTALLED HORIZONTALLY.	AWP 3030 CAN BE INSTALLED HORIZONTALLY OR VERTICALLY.

ROUGHSAWN SPECS	AWP 3030
DIMENSIONS (ACTUAL MM)	17-7/8" H x 119-5/16" L (455MM H x 3030MM L)
THICKNESS (ACTUAL MM)	5/8 (16MM)
WEIGHT (LBS. PER PANEL)	57.3
WEIGHT (LBS. PER SQ. FT.)	3.8
EXPOSED COVERAGE (SQ. FT. PER PANEL)	14.81 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [29.62 SQ. FT.]
	AWP 3030 CAN BE INSTALLED HORIZONTALLY OR VERTICALLY.

VINTAGEWOOD UPDATE

Achieve the organic staggered look you love and take advantage of added design flexibility with our new VintageWood 1818 panels, measuring nearly 6 feet in length. Contact your rep to learn more.

EXTERIOR FINISH SCHEDULE

CP-1 CEMENT PLASTER
PAINT COLOR: BENJAMIN MOORE 2027-60 LIGHT DAFFODIL

CP-2 CEMENT PLASTER
PAINT COLOR: BENJAMIN MOORE 2135-20 STONECUTTER

FCP-1 FIBER CEMENT PANEL SIDING
HARDIE PANEL - SIERRA 8 VERTICAL SIDING
PAINT COLOR: BENJAMIN MOORE HC-138 COVINGTON BLUE

FCP-2 FIBER CEMENT PANEL SIDING
NICHIHA - VINTAGEWOOD
COLOR - SPRUCE

TR-1 PAINTED TRIM
PAINT COLOR: BEJAMIN MOORE AF-465 WIND CHIME

SS-1 STACKED STONE
DALTILE - DYNASTY MOUNTAIN S318

WD-1 EXPOSED TIMBER

2027-60 LIGHT DAFFODIL
Benjamin Moore Color Pre…
ΔE = 4.2
sR = 239.582
sG = 238.251
sB = 192.327
#EFEEC1

CREAM PAINT AT STUCCO
CP-1

HC-138 COVINGTON BLUE
Benjamin Moore Color Pre…
ΔE = 3.1
sR = 146.252
sG = 178.566
sB = 170.448
#94B4AC

BLUE PAINT AT VERTICAL CLADDING
FCP-1

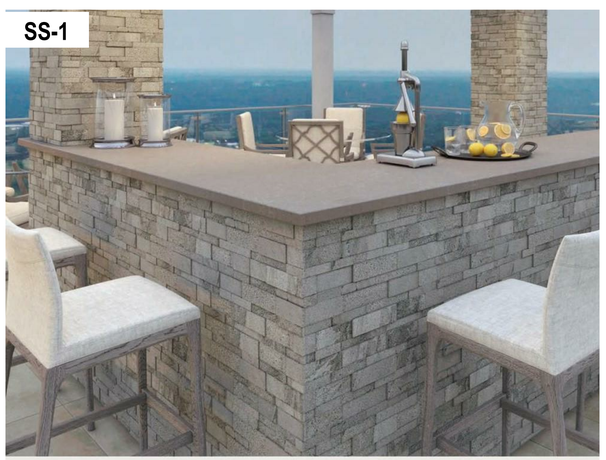
2135-20 STONECUTTER
Benjamin Moore Color Pre…
ΔE = 1.7
sR = 77.265
sG = 85.633
sB = 88.818
#51595C

DARK BLUE PAINT AT BAY WINDOWS
CP-2

AF-465 WIND CHIME
Benjamin Moore Affinity…
ΔE = 2.8
sR = 197.956
sG = 200.126
sB = 181.122
#C7C9B6

LIGHT GRAY PAINT AT TRIM
TR-1

SS-1



NATURAL STONE
STACKED STONE

daltile
IMAGINE WHAT'S POSSIBLE™

DYNASTY MOUNTAIN S318
6" x 24" Stacked Stone
Natural Cleft Ungauged

6H x 8L/ 6H x 15-1/2L
Stacked Stone Corner

#	LOCATION	MFR / MODEL / PRODUCT
1	UNDER-SLAB VAPOR BARRIER	STEGOWRAP 15-MIL THICKNESS;
2	ELEVATOR PIT WATERPROOFING	GCPAT PREPRUFE 300R AND BITUTHENE 4000;
3	TRAFFIC COATING	GACO WESTERN UB 6421;
4	WEATHER RESISTANT BARRIER	HENRY-WEATHERSMART WITH SUPER JUMBOTEX;
5	WINDOW FLASHING	FORTIFLASH BUTYL 30-MIL THICKNESS AND MOISTOP SEALANT AND LIQUID FLASHING;
6A	PVC ROOFING	SIKA SARNAFIL 60-MIL PVC OVER ½-INCH GYPSUM COVERBOARD OVER TAPERED POLYISOCYANUARATE INSULATION
6B	ASPHALT SHINGLES	GAF, JOHNS-MANVILLE, OWENS-CORNING, 30-YEAR WARRANTY, MANUFACTURER'S RECOMMENDED UNDERLAYMENT, HIGH-TEMPERATURE SELF ADHERED FLEXIBLE FLASHING

WEATHERPROOFING SCHEDULE

1/4" = 1'-0"

HKIT ARCHITECTS
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MORGAN HILL SENIOR HOUSING

SAN PEDRO AT MONTEREY ROAD, MORGAN HILL, CA
JOB NO. 19045

ISSUE

△	DATE	DESCRIPTION
	04.28.20	PLANNING APP
	05.04.20	PFL PHASE 1
	05.22.20	100% SCHEMATIC
	06.10.20	PLANNING RESUB

DRAWING TITLE
EXTERIOR MATERIALS

SCALE As indicated

A10.01

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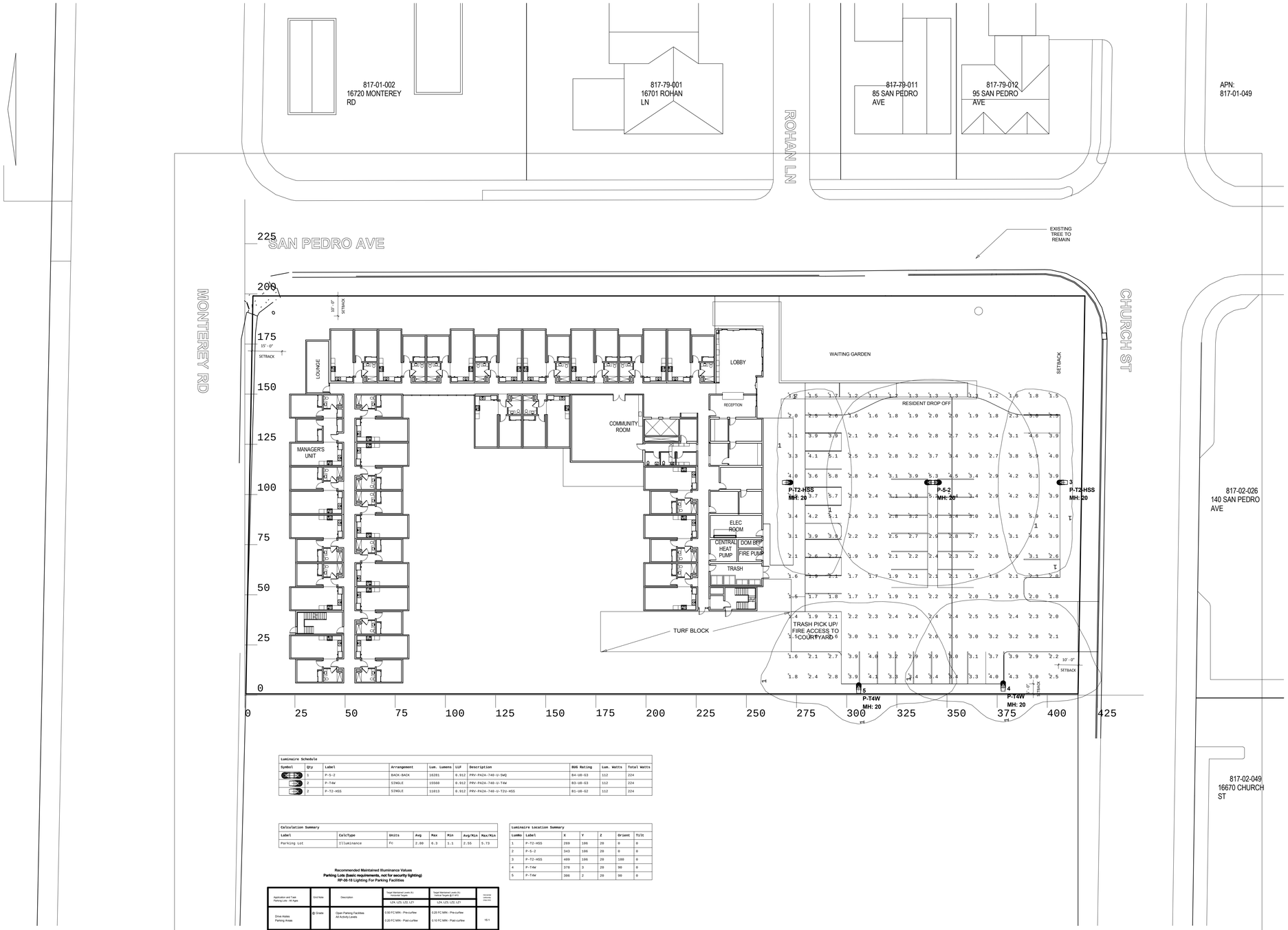

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	BUG Rating	Lum. Watts	Total Watts
	1	P-5-2	BACK-BACK	16281	0.912	PRV-PA2A-740-U-SWQ	B4-U0-G3	112	224
	2	P-T4W	SINGLE	15569	0.912	PRV-PA2A-740-U-T4W	B3-U0-G3	112	224
	2	P-T2-HSS	SINGLE	15813	0.912	PRV-PA2A-740-U-T2U-HSS	B1-U0-G2	112	224

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	2.00	6.3	1.1	2.55	5.73

Luminaire Location Summary

LumNo	Label	X	Y	Z	Orient	Tilt
1	P-T2-HSS	269	106	20	0	0
2	P-5-2	343	106	20	0	0
3	P-T2-HSS	409	106	20	180	0
4	P-T4W	378	3	20	90	0
5	P-T4W	306	2	20	90	0

Recommended Maintained Illuminance Values
Parking Lots (basic requirements, not for security lighting)
RP-06-18 Lighting For Parking Facilities

Application and Task Parking Lots - All Ages	Grid Note	Description	Target Maintained Levels (fc) - Horizontal Targets LZ4, LZ3, LZ2, LZ1	Target Maintained Levels (fc) - Vertical Targets @ 1' AFG LZ4, LZ3, LZ2, LZ1	recommended uniformity ratio (max:min)
Drive Aisles Parking Areas	@ Grade	Open Parking Facilities All Activity Levels	0.50 FC MIN - Pre-curfew 0.20 FC MIN - Post-curfew	0.25 FC MIN - Pre-curfew 0.10 FC MIN - Post-curfew	15:1
90° Concrete Drive Aisles Parking Areas	@ Grade	Open Parking Facilities All Activity Levels	1.00 FC MIN - Pre-curfew 0.20 FC MIN - Post-curfew	0.50 FC MIN - Pre-curfew 0.10 FC MIN - Post-curfew	15:1
Transaction Areas 9a & 9b General Areas	@ Grade	Area extending 10 feet beyond transaction area in all directions or to curb, property line, or structure	5.00 FC MIN - Pre-curfew 0.20 FC MIN - Post-curfew	5.00 FC MIN - Pre-curfew 0.10 FC MIN - Post-curfew	15:1
Transaction Machines 9a & 9b General Areas	@ Vertical	Over entire front face of pay machine		3.00 FC MIN - Pre-curfew 1.50 FC MIN - Post-curfew	15:1

LZ1: Low Ambient Lighting - Rural and Low Density Residential Areas

LZ2: Moderate Ambient Lighting - Light Commercial Business District & Mixed Use Residential

LZ3: Moderately High Ambient Lighting - Large City Business District, Heavy Industrial & Manufacturing Zone

LZ4: High Ambient Lighting - High Intensity Business or Industrial Districts

Table 17-2

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MORGAN HILL SENIOR HOUSING

SAN PEDRO AT MONTEREY ROAD,
MORGAN HILL, CA
JOB NO. 19045/99W02

ISSUE

	DATE	DESCRIPTION

DRAWING TITLE

Site Lighting Photometrics

SCALE

ES1.00

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