"Tennant Square"

A 16 Unit Condominium Development

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OWNER / DEVELOPER:

OSITO HOLDINGS, LLC
P.O. BOX 362
MORGAN HILL, CA.
(408).981.9114

PROJECT:

TENNANT SQUARE
215 TENNANT AVENUE
MORGAN HILL, CA.
COUNTY OF
SANTA CLARA

DRAWING:

TITLE / COVER SHEET & DRAWING INDEX

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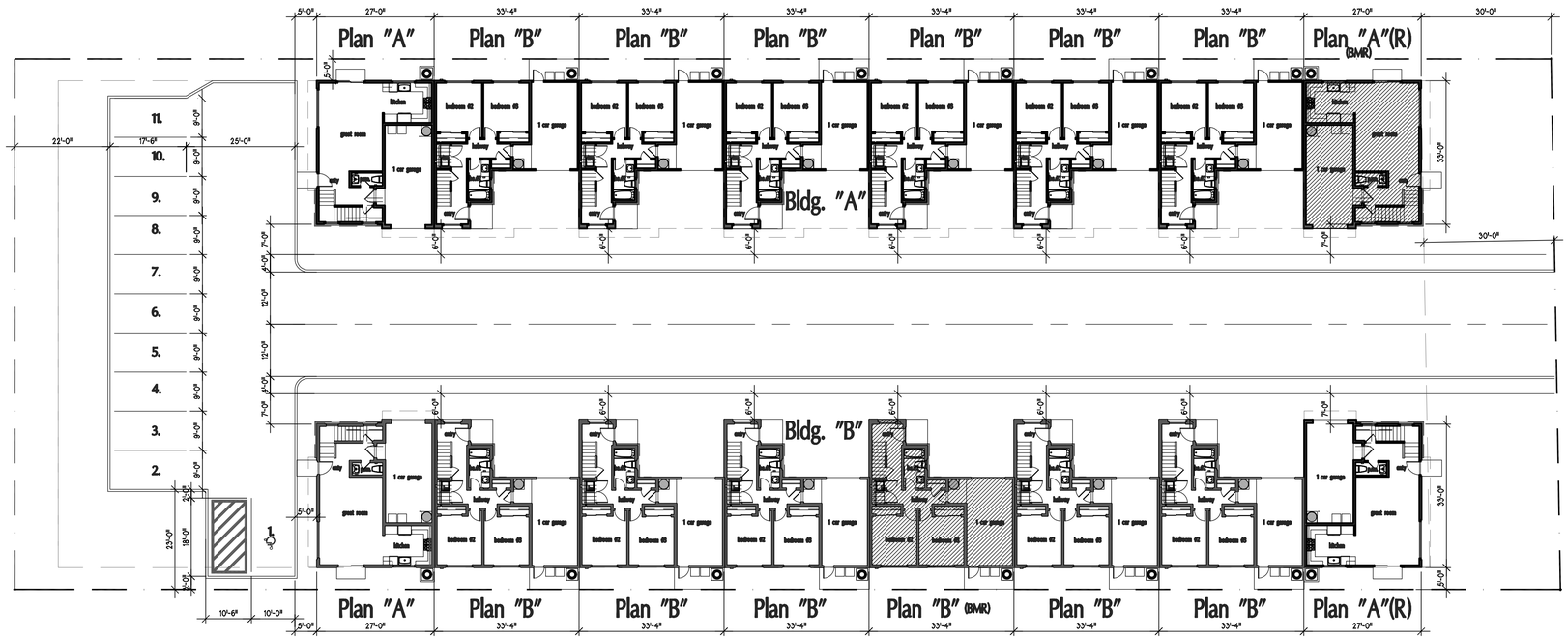
residential design
60 west main ave. San Jacinto, ca. 92583
408.779.5713

REVISIONS:

DATE: JUNE 04, 2020
SCALE: AS NOTED
DRAWN BY: G.E.MOORE
PROJ. MGR. G.E.MOORE
PROJECT FILE: 0.20~HALVORSEN
DRAWING: T.1



ARCHITECTURAL SITE DEVELOPMENT PLAN

SCALE: 1" = 10.00'

SITE DEVELOPMENT DATA TABLE:

SITE DEVELOPMENT	RAL-3,500	
	SITE REQUIREMENTS	PROPOSED
MULTI-FAMILY LOT AREA (MIN)	3,500 SQUARE FEET	43,437 SQUARE FEET
LOT WIDTH (MINIMUM)	50.00'	121.989'
LOT DEPTH (MINIMUM)	85.00'	353.48'
	STRUCTURE REQUIREMENTS	PROPOSED
SETBACKS (MINIMUM):		
FRONT	20.00'	30.10'
REAR	20.00'	69.80'
INTERIOR SIDE	5.00'	5.00'
STREET SIDE	15.00'	N/A
HEIGHT (MAXIMUM)	30.00'	29'-8"

OPEN SPACE REQUIREMENTS	RAL-3,500	
COMMON USUABLE OPEN SPACE	15% ISTE AREA = 6,516 SQUARE FEET	6,799 SQUARE FEET
PRIVATE USABLE OPEN SPACE	16 UNITS * 50% * 48 SQUARE FEET = 384 SQUARE FEET	(4) PLAN A REAR YARD: 4 QTY. *5'*27' = 540 SQUARE FEET (12) PLAN B REAR YARD: 02 QTY.*5*33.3' = 1,998 SQUARE FEET TOTAL PRIVATE SQ. FT.: 540 + 1,998 + 1,998 = 4,536 SQUARE FEET
FRONT PORCHES	16 UNITS * 50% = 8 UNITS	(12) PLAN B 5' X 6' FRONT PORCHES
BALCONY	16 UNITS * 25% = 4 UNITS	(12) PLAN B BALCONY: 12 QTY. * 9 * 18.5' = 1,998.00 SQUARE FEET

BUILDING COVERAGE

TOTAL SITE AREA = 43,249 SF

BUILDING COVERAGE = 13,647 SF / 31.5%

DEVELOPMENT DATA TABLE:

PLAN	QUANTITY	SQUARE FOOTAGE	TOTAL SQ.FT.	BEDRMS.	BATHRMS.	REQUIRED COVERED PARKING PER UNIT	TOTAL REQUIRED COVERED PARKING	INCLUDED COVERED PARKING PER UNIT	TOTAL INCLUDED COVERED PARKING	LOCATION	REQUIRED UNCOVERED PARKING	TOTAL REQUIRED UNCOVERED PARKING	INCLUDED UNCOVERED PARKING	TOTAL INCLUDED UNCOVERED PARKING	LOCATION
"A"	4	1,517	6,068	3	2.5	1	4	1	4	GARAGE	1.5	6	1.5	6	PARKING LOT
"B"	12	1,557	18,684	3	2.5	1	12	1	12	GARAGE	1.5	18	2	24	DRIVEWAY
GUEST PARKING											1 PER 3 UNITS	5	5	5	PARKING LOT
TOTAL	16		24,752				16		16			29		35	

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DRAWING:

TITLE / COVER SHEET & DRAWING INDEX

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residential design
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4089761973

REVISIONS:

DATE: JUNE 04, 2020
SCALE: AS NOTED
DRAWN BY: G.E.MOORE
PROJ. MGR. G.E.MOORE
PROJECT FILE: 0.20-HALVORSEN
DRAWING: AS.1

Architectural & Site Review

for

Tennant Square

215 Tennant Avenue - apn 817-04-059

in the

City of Morgan Hill

CITY OF MORGAN HILL GENERAL NOTES:

1. TEMPORARY BENCH MARK – BASED ON A CITY APPROVED BENCHMARK AS SHOWN ON THESE PLANS.
2. ALL EXISTING ELEVATIONS SHALL BE FIELD VERIFIED BY CONTRACTOR UNLESS OTHERWISE NOTED.
3. ALL SURVEY MONUMENTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE CORRESPONDING FINAL MAP BEFORE ACCEPTANCE OF THE SUBDIVISION.
4. CONTRACTOR SHALL NOT DESTROY EXISTING PERMANENT SURVEY MONUMENTS.
5. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF MORGAN HILL STANDARD DETAILS FOR CONSTRUCTION WHICH ARE HEREBY MADE A PART OF THESE PLANS. DEVIATIONS FROM THE STANDARD DETAILS MUST BE APPROVED BY THE CITY ENGINEER.
6. DEVELOPER SHALL ARRANGE FOR A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER (MUNICIPAL CODE 17.32.250B) PRIOR TO COMMENCING ANY CONSTRUCTION. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT UPON COMPLETION OF SAID MEETING AND PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN AN EXISTING OR OFFERED FOR DEDICATION RIGHT-OF-WAY, PUBLIC UTILITY EASEMENT OR PUBLIC SERVICE EASEMENT.
7. A GRADING PERMIT SHALL BE OBTAINED FROM THE CITY OF MORGAN HILL BUILDING DIVISION PRIOR TO ANY GRADING OF BUILDING PADS. APPLICANT FOR THE GRADING PERMIT SHALL PROVIDE A PLAN REVIEW LETTER FROM THE SOILS ENGINEER. A GRADING PERMIT DOES NOT GIVE CONTRACTOR PERMISSION TO COMMENCE OFFSITE (STREET) GRADING. ONLY UPON CITY APPROVAL OF THE IMPROVEMENT PLANS AND COMPLETION OF A PRECONSTRUCTION MEETING, SHALL CONTRACTOR COMMENCE OFF-SITE GRADING.
8. CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK PHASE. AT THAT TIME AN "INSPECTION REQUEST FORM" SHALL BE COMPLETED TO ENSURE PROPER SCHEDULING OF AN INSPECTION WITH THE CITY ENGINEER'S REPRESENTATIVE.
9. CONTRACTOR SHALL PRESERVE ALL SURROUNDING PROPERTY BY CONFINING OPERATIONS TO WITHIN THE "LIMITS OF WORK". CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS FOR ALL ADJOINING RESIDENTS, PLACES OF BUSINESS, AND PROPERTIES AT ALL TIMES AND IN A SAFE MANNER. CONTRACTOR SHALL MAKE PROPER NOTIFICATION AT LEAST 24 HOURS IN ADVANCE OF ANY INTERRUPTION IN ACCESS OR SERVICE TO THE ABOVE PROPERTY OWNERS AS WELL AS TO THE CITY ENGINEER'S REPRESENTATIVE.
10. CONTRACTOR SHALL ONLY USE EQUIPMENT PROVIDED WITH A SPARK ARRESTOR DEVICE TO REDUCE A POTENTIAL FIRE HAZARD.
11. RIGHT OF MODIFICATION:APPROVAL OF THIS PLAN DOES NOT RELEASE SUBDIVIDER OF THE RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS, OR OMISSION, CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION, PUBLIC INTEREST REQUIRES A MODIFICATION OF OR A DEPARTURE FROM THESE IMPROVEMENT PLANS OR THE CITY STANDARD DETAILS FOR CONSTRUCTION, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS AND DEPARTURES AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
12. OFF-SITE WATER & DUST CONTROL:
    CONTRACTOR SHALL PROVIDE A WATER TRUCK ONSITE AT ALL TIMES. CONTRACTOR WILL BE ALLOWED TO DRAW WATER FROM THE CITY OF MORGAN HILL WATER DISTRIBUTION SYSTEM ONLY AFTER OBTAINING A HYDRANT METER FROM THE PUBLIC WORKS DEPARTMENT AND AN INSPECTION OF THE WATER TRUCK FOR A PROPER BACKFLOW DEVICE OR "AIR-GAP" FILLING PIPE. CONTRACTOR SHALL KEEP DOWN DUST FROM CONSTRUCTION ACTIVITY TO THE MAXIMUM EXTENT POSSIBLE. CONTRACTOR SHALL CLEAN ALL EXISTING STREETS, CURBS, GUTTERS, AND SIDEWALKS AFFECTED BY THE PROJECT AT THE END OF EACH WORKING DAY.
13. MATERIAL STORAGE:
    NO MATERIAL SHALL BE STORED NEAR THE EDGE OF PAVEMENT, TRAVELED WAY, SIDEWALK, DRIVEWAY, OR SHOULDER LINE WHICH MAY CREATE A HAZARD FOR VEHICULAR AND PEDESTRIAN TRAFFIC.
14. TRAFFIC CONTROL:
    CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL TO THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 5 DAYS PRIOR TO ANY WORK WITHIN AN EXISTING PUBLIC STREET. THE PLAN SHALL BE SIGNED BY A LICENSED TRAFFIC ENGINEER WHEN IT INVOLVES AN ARTERIAL STREET. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL IN ACCORDANCE WITH THE LATEST EDITION OF "MUTCD". WHILE WORKING WITHIN THE PUBLIC RIGHT-OF WAY, TWO TRAFFIC LANES (10' MIN.) SHALL BE OPEN TO VEHICULAR TRAFFIC DURING ALL HOURS, WEEKENDS, AND HOLIDAYS. ONE LANE ONE WAY TRAFFIC, MAY BE PERMITTED UNDER THE CONTROL OF NOT LESS THAN 2 (TWO) COMPETENT FLAGMEN DURING CONSTRUCTION OPERATIONS. STREET CLOSURES AND DETOURS SHALL ONLY TAKE PLACE UPON CITY ENGINEER APPROVAL AND POLICE DEPARTMENT COORDINATION.
15. TRENCH EXCAVATION:
    CONTRACTOR SHALL EXERCISE DILIGENCE IN REVIEWING THE APPROVED SOILS REPORT AND OTHER AVAILABLE RESOURCES TO FAMILIARIZE HIMSELF/HERSELF WITH THE SOIL CONDITIONS TO BE ENCOUNTERED IN THE COURSE OF WORK IDENTIFIED IN THESE PLANS. CONTRACTOR SHALL NOT CAUSE DAMAGE TO ADJACENT TREES OR EXISTING STRUCTURES ABOVE OR BELOW GRADE DURING TRENCH EXCAVATION. ALL ROCKS, BOULDERS, AND LARGE STONES ENCOUNTERED SHALL BE REMOVED TO PROVIDE A CLEARANCE OF 6 INCHES AROUND THE PIPE. THE TRENCH BOTTOM SHALL BE REFILLED TO GRADE WITH SAND, PEA GRAVEL, OR OTHER APPROVED GRANULAR MATERIAL. CLEAN 1/4" OR 3/8" PEA GRAVEL SHALL BE USED IN AREAS OF MOIST CONDITION, OR WHERE THE SOIL HAS A HISTORY OF SUBSURFACE WATER. IF THE BOTTOM OF THE TRENCH IS FOUND TO CONSIST OF WET OR UNSTABLE MATERIAL INCAPABLE OF PROPERLY SUPPORTING THE PIPE, THE MATERIAL SHALL BE REMOVED TO A MINIMUM DEPTH OF 12 INCHES BELOW THE UNSTABLE LAYER FOR THE FULL WIDTH OF THE TRENCH AND REPLACED WITH APPROVED GRANULAR MATERIAL. TRENCH EXCAVATION MATERIAL DEPOSITED ADJACENT TO THE TRENCH SHALL BE PLACED AND LOCATED TO PREVENT SPILLAGE INTO THE OPEN TRENCH.
16. TRENCH SAFETY:
    IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY TRENCH SAFETY MEASURES FOR EXCAVATIONS. ALL TRENCH SAFETY MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST CAL-OSHA GUIDELINES. CONTRACTOR SHALL PROVIDE EVIDENCE OF A CAL-OSHA TRENCHING PERMIT AT THE PRECONSTRUCTION MEETING.
17. EXCAVATIONS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED, COMPACTED, AND TEMPORARILY PAVED WITH COLD MIX "CUT BACK" TYPE A.C. TO ALLOW FOR VEHICULAR AND PEDESTRIAN TRAFFIC PRIOR TO 4:00 P.M. THE USE OF TRENCH PLATES IS ALLOWED, PROVIDED THE CONTRACTOR COVERS ALL EDGES OF THE PLATES WITH COLD MIX MATERIAL. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ON A DAILY BASIS, INCLUDING WEEKENDS, THE AMOUNT OF MATERIAL NECESSARY TO MAINTAIN THE TRENCH SURFACE FLUSH WITH THE EXISTING STREET OR SIDEWALK. IN ADDITION, THE CONTRACTOR SHALL RESPOND TO AND CORRECT SHIFTING TRENCH PLATES REGARDLESS OF THE TIME OF DAY. IF CONTRACTOR FAILS TO CORRECT SINKING BACKFILL MATERIAL OR SHIFTING TRENCH PLATES IN A TIMELY MANNER, CITY SHALL RESERVE THE RIGHT TO CORRECT THE PROBLEM AND BACK CHARGE THE CONTRACTOR.
18. JOINING EXISTING PAVEMENT:
    EXISTING PAVEMENT WHICH IS TO BE JOINED BY NEW PAVEMENT SHALL BE SAW CUT VERTICAL TO PROVIDE STRAIGHT, TRUE AND NEAT JOINTS. OVERLAPPING OF EXISTING PAVEMENT WITHOUT SAW CUTTING OR GRINDING SHALL NOT BE PERMITTED. THE VERTICAL EDGES SHALL BE TACKED PRIOR TO PAVING. TERMINALS OF ALL SURFACING INDICATED ON THE PLANS SHALL JOIN ANY EXISTING SURFACE IN A SMOOTH BUTT JOINT. CONFORM PAVING BY METHOD OF ABRASIVE GRINDING WILL BE ALLOWED UPON APPROVAL OF THE CITY ENGINEER.

SANITARY SEWERS:

19. ALL MANHOLES, SEWER MAINS, AND LATERALS MUST PASS A LEAKAGE TEST AS DESCRIBED IN THE CITY OF MORGAN HILL STANDARD DETAILS FOR CONSTRUCTION. AFTER ALL BACKFILL, TESTING, AND PAVEMENT RESTORATION HAS BEEN COMPLETED, THE CONTRACTOR SHALL FLUSH AND CLEAN ALL SEWER LINES 24 INCHES OR LESS IN DIAMETER BY THE "MAYNE BALL METHOD". AFTER THE LEAKAGE TEST, BUT PRIOR TO PAVING, A TELEVISION INSPECTION SHALL BE PERFORMED AT ALL LOCATIONS OF NEWLY INSTALLED SEWER MAINS AT CONTRACTOR'S EXPENSE. THE UNDERGROUND CONTRACTOR MUST KEEP AN ACCURATE RECORD OF MANHOLES AND THE DISTANCE BETWEEN THEM AND EACH WYE BRANCH LATERAL, AND THEIR DIRECTION.
20. BEFORE ANY UPSTREAM SEWERS ARE CONSTRUCTED, THE CONTRACTOR SHALL VERIFY THE ELEVATION AND LOCATION OF EXISTING SEWER LINES TO BE CONNECTED.
21. THE END OF EACH NEW LATERAL SHALL BE MARKED AS SHOWN IN DETAIL S-2. THE CONCRETE CONTRACTOR SHALL STAMP AN "S" ON THE FACE OF CURB DIRECTLY ABOVE THE LATERAL.

WATER LINES:

22. CONTRACTOR SHALL NOT TURN OFF OR ON ANY VALVES BELONGING TO THE CITY'S WATER SYSTEM. ONLY DEPARTMENT OF PUBLIC WORKS PERSONNEL SHALL OPEN THE NECESSARY VALVES TO CONNECT NEW LINES. FAILURE TO FOLLOW THIS REQUIREMENT SHALL BE CONSIDERED AN "UNLAWFUL CONNECTION" AND MAY RESULT IN ISSUING OF A CITATION AND FINES AS SPECIFIED IN SECTION 13.04 OF THE MORGAN HILL MUNICIPAL CODE.
23. CONNECTIONS REQUIRING SHUT DOWN OF THE SYSTEM SHALL BE DONE BETWEEN THE HOURS OF 12:00 MIDNIGHT AND 6:00 AM, AND ONLY UPON COORDINATION WITH THE DEPARTMENT OF PUBLIC WORKS.
24. ALL WATER LINES SHALL BE TESTED AFTER COMPLETION OF THE TRENCH BACKFILL AND COMPACTION OF THE FINAL BASE MATERIAL, BUT PRIOR TO PLACEMENT OF THE FINAL ROADWAY SURFACE.
25. CONTRACTOR SHALL PLACE MARKER POSTS ADJACENT TO ALL AIR RELIEF VALVES AND BLOW OFF ASSEMBLIES ALONG WATER MAINS LOCATED IN UNIMPROVED AREAS OR FIELDS. THE POSTS SHALL BE PRESSURE TREATED REDWOOD 4"X4"X6', PAINTED WHITE, BURIED 2'-6", AND INSCRIBED WITH "W/A/V" (FOR AIR RELIEF VALVES) OR "B/O" (FOR BLOW OFF ASSEMBLIES), IN 3 INCH HIGH CARVED LETTERS PAINTED BLUE.
26. THE CONCRETE CONTRACTOR SHALL STAMP A LETTER "W" ON THE FACE OF CURB DIRECTLY ABOVE THE WATER SERVICE.

BACKFILL & COMPACTION:

27. BACKFILL MATERIAL SHALL BE HAND PLACED AND COMPACTED UP TO AT LEAST 6" ABOVE THE PIPE. WHEN USING NATIVE SOIL AS TRENCH BACKFILL, THE MINIMUM SAND COVER SHALL BE 12".
28. JETTING AND/OR FLOODING OF TRENCH BACKFILL MATERIAL WILL BE PERMITTED ONLY IF APPROVED BY THE SOILS ENGINEER AND CITY ENGINEER.
29. ANY EXCESS EXCAVATION MATERIAL MAY BE DEPOSITED ONSITE IN AREAS AND AT DEPTHS DESIGNATED BY THE OWNER, AND WITH APPROVAL OF THE CITY ENGINEER.
30. THE MINIMUM RELATIVE COMPACTION FOR TRENCH BACKFILL, SUBGRADE AND BASE MATERIAL SHALL BE 95% THROUGHOUT THE PROJECT. UNLESS RECOMMENDED OTHERWISE IN THE SOILS REPORT AND APPROVED BY THE CITY ENGINEER.
31. IF TRENCH BACKFILL MATERIAL IS 100% SAND, THE CITY SHALL CONDUCT COMPACTION TESTS OF THE LIFTS SPECIFIED. IF ALL TRENCH BACKFILL MATERIAL IS NATIVE SOIL, CONTRACTOR SHALL PROVIDE COMPACTION TEST RESULTS OF THE LIFTS SPECIFIED IN THE SOILS REPORT TO THE CITY ENGINEER FROM A CERTIFIED TESTING LABORATORY AT CONTRACTOR'S EXPENSE.
32. ANY AGGREGATE BASE THAT BECOMES CONTAMINATED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH UNCONTAMINATED BASE.
33. EROSION AND SEDIMENT CONTROL:
    EROSION CONTROL AN EROSION CONTROL PLAN SHALL BE REQUIRED PRIOR TO ANY PHYSICAL DEVELOPMENT OF A PROPERTY PLANNED BETWEEN SEPTEMBER 15TH AND MAY 1ST. SAID PLAN SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) FOR STORMWATER BEST MANAGEMENT PRACTICES (BMP'S). CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING THE REQUIRED EROSION CONTROL MEASURES.
34. CURB INLET STENCILING:
    ALL CURB INLETS SHALL HAVE THERMOPLASTIC STENCILING: "NO DUMPING, FLOWS TO CREEK/RIVER".
35. ELECTROLIERS:
    ALL ELECTROLIERS SHALL BE INSTALLED BY THE DEVELOPER. SEE ELECTRICAL SECTION OF THE STANDARD DETAILS. ELECTROLIERS SHALL BE BETA LED. A DIVISION OF RUDD LIGHTING OR APPROVED EQUAL (30 LED @ RESIDENTIAL; 50 LED @ COLLECTION; 80 LED @ ARTERIALS; AT LOCATIONS SHOWN ON THESE PLANS).

SITE THIRD PARTY STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
INSPECTIONS AND COMPLIANCE AS REQUIRED BY THE CITY OF MORGAN HILL
STORMWATER MANAGEMENT PLAN (SWMP)
FOR CROSSING AT MONTEREY
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)
GENERAL PERMIT FOR STORM WATER DISCHARGES
ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES
WDID # ----------

A. PRIOR TO ANY GRADING ACTIVITY, DEVELOPER/OWNER/CONTRACTOR SHALL OBTAIN THE SERVICES OF A QUALIFIED THIRD PARTY SWPPP INSPECTOR
   1) Developer shall provide contact information of site's Third Party SWPPP Inspector (TPSI) to Public Works Engineering.
   2) Public Works Engineering shall go over the requirements of inspections with the TPSI.
   3) Public Works Engineering shall coordinate with TPSI in maintaining an inspection log of all SWPPP Inspections and their respective sites.
B. SITE SWPPP INSPECTIONS VIA THIRD PARTY SWPPP INSPECTOR
   1) Project shall have the site inspected by a qualified* (R.C.E., CPESC, CPSWQ, CESSWI, CISEC, etc.) Third Party SWPPP Inspector (TPSI) *Third Party SWPPP Inspectors must hold certification of Qualified SWPPP Practitioner (QSP) or a Qualified SWPPP Development (QSD) issued by the State Water Resources Control Board.
   2) SWPPP Inspections shall occur 48 hours prior to and following a forecasted rain event.
   3) SWPPP Inspections shall occur WEEKLY during the rainy season (September 15th – May 1st)
   4) SWPPP Inspections shall occur BI-WEEKLY during the non-rainy season.
   5) Per each of the inspection conditions 2, 3, or 4, the TPSI shall certify in writing to the Building and Public Works Department if the site is in compliance/non-compliance with the NPDES General Permit for Stormwater, site SWPPP Manual, and Water Pollution Control Drawings (see attached Inspection Check List). NPDES SWPPP Inspectors shall forward onsite and offsite information/certification to the Building (onsite, private property issues) and Public Works (offsite, public right-of-way issues) inspectors respectively.
   6) Prior to rain events, BMPs not in compliance will need to be corrected immediately.
   7) Illicit discharges per the NPDES General Permit, non-compliance of tracking control, and inlet protection within the public right of way shall be address immediately.
   8) Other non-compliance issues need to be addressed within a 24 hour period.
   9) Non-compliance issues which have been corrected shall be verified by TPSI by a follow up inspection.
C. CITY OVERSIGHT OF INSPECTORS
   1) City Inspectors and Engineers shall recieve site inspection information/certification from the TPSI per items B.2, B.3, and/or B.4.
   2) City Inspectors/Engineers shall coordinate with TPSI to address any outstanding items within the required time frame.
   3) Sites that are not able to address non-conformance shall be denied further Building or Public Works inspections or required to stop work until non-compliance issues shall be corrected.

FLOODZONE STATEMENT

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) COMMUNITY PANEL NO. 06085C0607H, WHICH BEARS AN EFFECTIVE DATE OF MAY 18, 2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY TELEPHONE CALL DATED: MAY 18, 2009 TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BASIS OF BEARINGS

THE BEARING, NORTH 24°40'40" WEST OF THE WESTERLY PROPERTY LINE ALONG LOTS 1 AND 2 AS SHOWN ON PARCEL MAP "TENNANT AVENUE BUSINESS PARK", AS FILED IN BOOK 574 OF MAPS, PAGES 1-3 ON MAY 12th, 1987, SANTA CLARA COUNTY RECORDS.

BENCHMARK

SANTA CLARA VALLEY WATER DISTRICT
BENCHMARK ID: BM321

ELEVATION: NAVD 88 – 330.37 FEET

DESCRIPTION:
LOCATED ON THE TOP OF SIDEWALK, 3 FEET EAST OF WESTERLY CONCRETE HEADWALL, AT THE CORNER OF EDMUNDSON AVENUE. CITY OF MORGAN HILL.

GRADING QUANTITIES

BUILDING	CUT=±187 C.Y.	FILL=±57 C.Y.
DRIVEWAY/PARKING LOT	CUT=±391 C.Y.	FILL=±0 C.Y.
LANDSCAPING	CUT=±36 C.Y.	FILL=±120 C.Y.
STORM CHAMBERS	CUT=±338 C.Y.	FILL=±0 C.Y.
TOTAL	CUT=952 C.Y.	FILL=±177 C.Y.

PROJECT SUMMARY

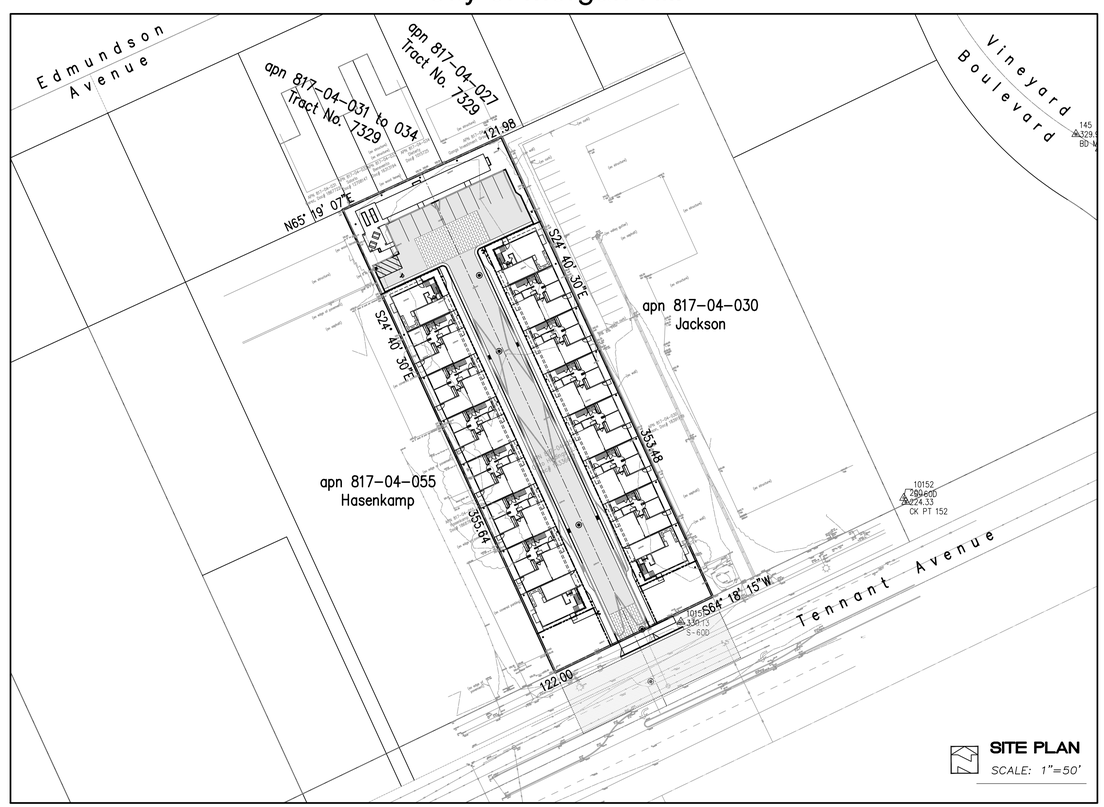
1. GROSS AREA: 43,249 S.F.
2. ASSESSOR'S PARCEL NUMBER: 817-04-059
3. EXISTING LAND USE – VACANT
   PROPOSED LAND USE – RESIDENTIAL
4. EXISTING ZONING – RESIDENTIAL ATTACHED LOW DENSITY
   PROPOSED ZONING – RESIDENTIAL ATTACHED LOW DENSITY
5. NUMBER OF UNITS – 16 RESIDENTIAL CONDOMINIUMS
6. COMMON OPEN SPACE – 6,799 SQ. FT.

ABBREVIATIONS

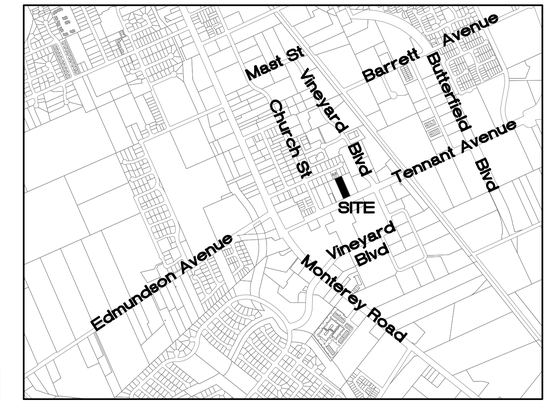
AC	ASPHALT CONCRETE	ER	END OF RETURN	P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
AB	AGGREGATE BASE	ESMT	EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
AD	AREA DRAIN	(E)	EXISTING	PVI	POINT OF VERTICAL INTERSECTION
AGG	AGGREGATE	EX.	EXISTING	PVC	POLYVINYL CHLORIDE PIPE
BC	BEGINNING OF CURVE	FF	FINISH FLOOR	R	RADIUS
BLDG	BUILDING	FG	FINISH GRADE	RCP	REINFORCED CONCRETE PIPE
BOC	BACK OF CURB	FH	FIRE HYDRANT	R/W	RIGHT OF WAY
BO	BLOW OFF		FLOWLINE	RWL	RAINWATER LEADER
BOT	BOTTOM	GOC	FACE OF CURB	S	SLOPE
BOW	BACK OF WALK		GAS LINE	SD	STORM DRAIN PIPE
BW	BOTTOM OF WALL	GM	GAS METER	SS	SANITARY SEWER PIPE
BWF	BARBWIRE FENCE	GB	GRADE BREAK	STM	STORM DRAIN MANHOLE
CATV	CABLE TELEVISION	GUY	GUY WIRE FOR POLE	SS MH	SANITARY SEWER MANHOLE
CB	CATCH BASIN	GV	GATE VALVE	SP	SERVICE POLE
C&G	CURB & GUTTER	HDPE	HIGH DENSITY POLYETHYLENE	STD	STANDARD
CI	CURB INLET	HMA	HOT MIX ASPHALT	SQ	SQUARE
CL	CENTERLINE	HP	HIGH POINT	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	INV	INVERT OF PIPE	T	TELEPHONE LINE
CMU	CONCRETE MASONRY UNIT	IP	IRON PIPE	TBM	TEMPORARY BENCHMARK
CO	CLEAN OUT	JP	JOINT POLE	TC	TOP OF CURB
CONC	CONCRETE	JT	JOINT TRENCH	TCM	TREATMENT CONTROL MEASURES
CONST	CONSTRUCTION	LF	LINEAR FEET	TFC	TOP FACE OF CURB
DDCV	DOUBLE DETECTOR CHECK	LP	LOW POINT	TG	TOP OF GRATE
	VALVE ASSEMBLY	MAX	MAXIMUM	TOB	TOP OF BANK
DI	DROP INLET	MIN	MINIMUM	TOE	TOE OF BANK
DIP	DUCTILE IRON PIPE	N.I.C.	NOT IN CONTRACT	TW	TOP OF WALL
DMA	DRAINAGE MANAGEMENT AREA	(N)	NEW	TYP	TYPICAL
DS	DOWNSPOUT	OHU	OVERHEAD UTILITY	W	WATER LINE
DWY	DRIVEWAY	PB	PULL BOX	WM	WATER METER
E	ELECTRIC LINE	PCC	PORTLAND CONCRETE CEMENT	WV	WATER VALVE
EC	END OF CURVE	PL	PROPERTY LINE		
EG	EXISTING GRADE	PRC	POINT REVERSE CURVE		
ELEV	ELEVATION	P.S.E.	PUBLIC SERVICE EASEMENT		
EP	EDGE OF PAVEMENT	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT		

LEGEND

EXISTING	PROPOSED	
450	454	CONTOUR ELEVATION
(W)	(W)	WATER MAIN
(SD)	(SD)	STORM DRAIN
(SS)	(SS)	SANITARY SEWER
		ELECTROLIER
		FLOW DIRECTION
		DROP INLET
		MANHOLE
		CURB INLET
		WATER METER SERVICE
		FIRE HYDRANT
		WATER VALVE
		SIDEWALK
		VERTICAL CURB
		CURB & GUTTER
		JOINT TRENCH
		RETAINING WALL
		DRAINAGE SWALE
	SS	SEWER LATERAL



SITE PLAN
SCALE: 1"=50'



VICINITY MAP
NO SCALE

DEVELOPER/OWNER

OSITO HOLDINGS LLC
PO BOX 362
MORGAN HILL, CA 95038

TELEPHONE: 408 981-9114

DESIGNER

GARY MOORE & ASSOCIATES
60 WEST MAIN AVENUE; SUITE 12A
MORGAN HILL, CA 95037

TELEPHONE: 408 779-1710

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

CIVIL ENGINEER

HANNA – BRUNETTI
7651 EIGLEBERRY STREET
GILROY, CA 95020

OFFICE: 408 842-2173
EMAIL: ENGINEERING@HANNABRUNETTI.COM

date: _____20
Hanna – Brunetti

Amanda Joy Musy-Verdel
R.C.E. # 69,278
expires: 6/30/22

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
EXP. 6-30-22
CIVIL
STATE OF CALIFORNIA

SHEET INDEX

C.1	COVER SHEET
C.2	TENTATIVE MAP
C.3	SITE DEVELOPMENT PLAN
C.4-C.5	GRADING & DRAINAGE PLAN
C.6	UTILITY PLAN
C.7	EROSION CONTROL PLAN
C.8	STORMWATER CONTROL PLAN

NO.	DESCRIPTION	DATE	BY

Revisions p:\proj\

HOR. AS SHOWN
VERT. NONE
AS BUILT
JOB NUMBER: 20002

DRAWN AM
DESIGN TM
CHECKED DATE
APPROVED DATE

Scott C. Creer
R.C.E. # 48879
CITY ENGINEER
EXPIRES 12/31/2023

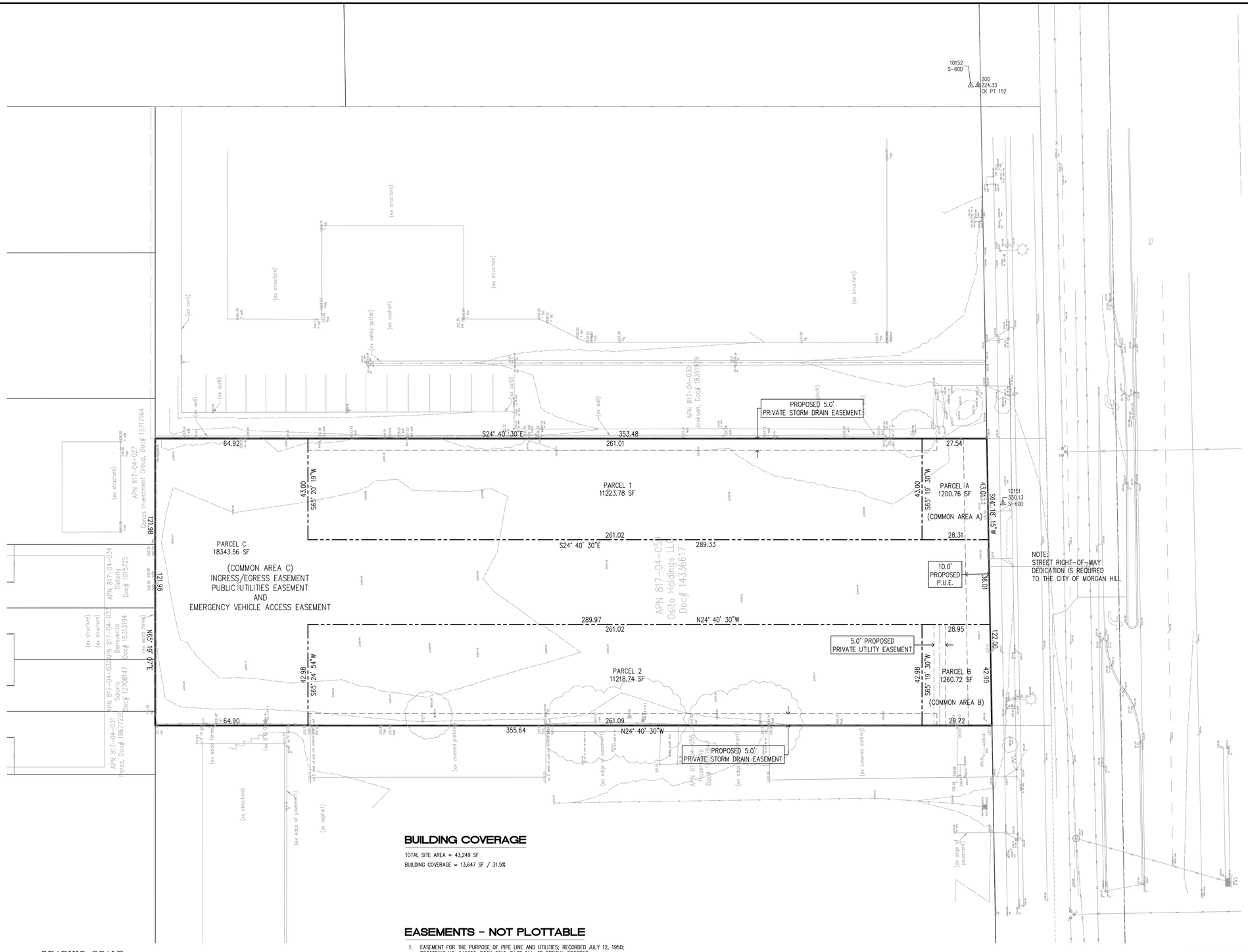
CITY OF MORGAN HILL
Public Works Dept.
17575 Peak Avenue
Morgan Hill, CA 95037
(408) 778-6480

City of Morgan Hill
Public Works Department
CITY OF MORGAN HILL

Cover Sheet
Tennant Square

City File no.
PRINT DATE
SHEET NUMBER
C.1 of 8

HB JOB NO. 20002



BUILDING COVERAGE

TOTAL SITE AREA = 43,249 SF

BUILDING COVERAGE = 13,647 SF / 31.5%

EASEMENTS - NOT PLOTTABLE

1. EASEMENT FOR THE PURPOSE OF PIPE LINE AND UTILITIES; RECORDED JULY 12, 1950; RECORDING NO. 649353, BOOK 2012, PAGE 614, OF OFFICIAL RECORDS.
2. EASEMENT FOR THE PURPOSE OF A SINGLE LINE POLES AND WIRES; RECORDED SEPTEMBER 12, 1995; RECORDING NO. 744039, BOOK 2281, PAGE 255, OF OFFICIAL RECORDS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY

p:\proj\ Revisions

Work Accepted: Inspector:

As-Built Corrections

By: _____ Date: _____

Supervised by:
Amanda Joy Musy-Verdel
Registered Civil Engineer
RCE no. 69278
Exp. date: _____
signature date

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
EXP. 6-30-22
CIVIL
STATE OF CALIFORNIA

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
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OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DRAWN	DESIGN	HOR 1"=20'
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Scott C Greer — CITY ENGINEER R.C.E. # 58879 EXP. 6/30/19		JOB NUMBER 20002

CITY OF MORGAN HILL

City of Morgan Hill
Public Works Department
17575 Peak Avenue, Morgan Hill - California - 95037
(408) 776-6480 - fax (408) 779-7236

Tentative Map

Tennant Square - For Condominiums Purposes
16 Residential Condominiums

City File no.
PRINT DATE
SHEET NUMBER C.2 OF 8

HB JOB NO. 20002

EXISTING BUILDING

apn 817-04-030
Jackson

EXISTING PARKING STALLS

EXISTING WALL ALONG PROPERTY LINE

S24° 40' 30"E 353.48

apn 817-04-027
Tract No. 7329

EXISTING WOOD FENCE ALONG PROPERTY LINE

apn 817-04-031 to 034
Tract No. 7329

N65° 19' 07"E 121.98

69.8'
20.0'
DECORATIVE PAVING
FIRE HYDRANT
R=14'
96.0'
80.0'
20.0'
R=14'
11 PROPOSED PARKING STALLS
FIRE TRUCK TURNAROUND AREA
17.5'
25.0'

HOUSE
GARAGE

CURB INLET

24.0' TRAVELWAY
(FIRE LANE – "NO PARKING")

DECORATIVE PAVING

FIRE HYDRANT

20'x20' CLEAR TRIANGLE VIEW

EXISTING TELEPHONE VAULT

S64° 18' 15"W 122.00

55.0'
GRANT OF STREET AND PUBLIC UTILITY EASEMENT PER DOC. NO. 18484522

S24° 40' 30"E 355.64

EXISTING WOOD FENCE ALONG PROPERTY LINE

EXISTING TREES TO BE REMOVED

EXISTING COVERED PARKING

EXISTING BUILDING

apn 817-04-055
Hasenkamp

EXISTING FIRE HYDRANT

EXISTING ELECTRICAL VAULT

EXISTING STREET LIGHT

EXISTING LANE STRIPING (WHITE)

EXISTING BIKE LANE STRIPING (WHITE)

EXISTING DETACHED SIDEWALK

EXISTING RIGHT-OF-WAY

EX DRIVEWAY

EXISTING MEDIAN

EXISTING CENTERLINE

Tennant Avenue

EXISTING CURB & GUTTER

LEGEND

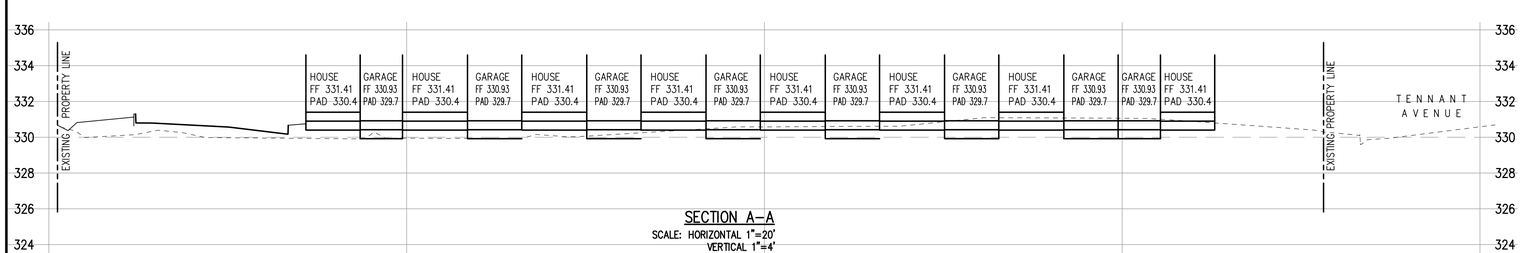
OVERLAND RELEASE FLOW DIRECTION

GRAPHIC SCALE

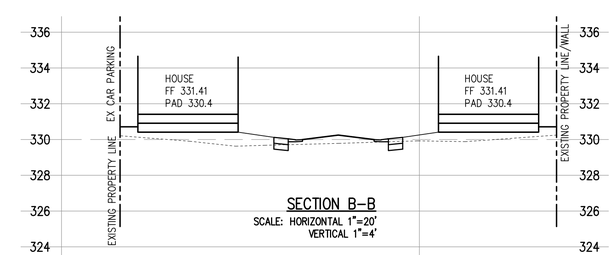
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



SECTION A–A
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=4'



SECTION B–B
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=4'

NO.	DESCRIPTION	DATE	BY

p:\proj\ Revisions

Work Accepted: Inspector:

As-Built Corrections

By: Date:

Supervised by:
Amanda Joy Musy-Verdel
Registered Civil Engineer
RCE no. 69278
Exp. date:
signature date

REGISTERED PROFESSIONAL ENGINEER AMANDA JOY MUSY-VERDEL NO. 69278 EXP. 6-30-22 CIVIL STATE OF CALIFORNIA

HANNA-BRUNETTI EST. 1950
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
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DRAWN	DESIGN	HOR. 1"=20'
CHECKED	DATE	VERT
APPROVED	DATE	AS BUILT
Scott C Orer — CITY ENGINEER R.C.E. # 58879 EXP. 6/30/19		JOB NUMBER 20002

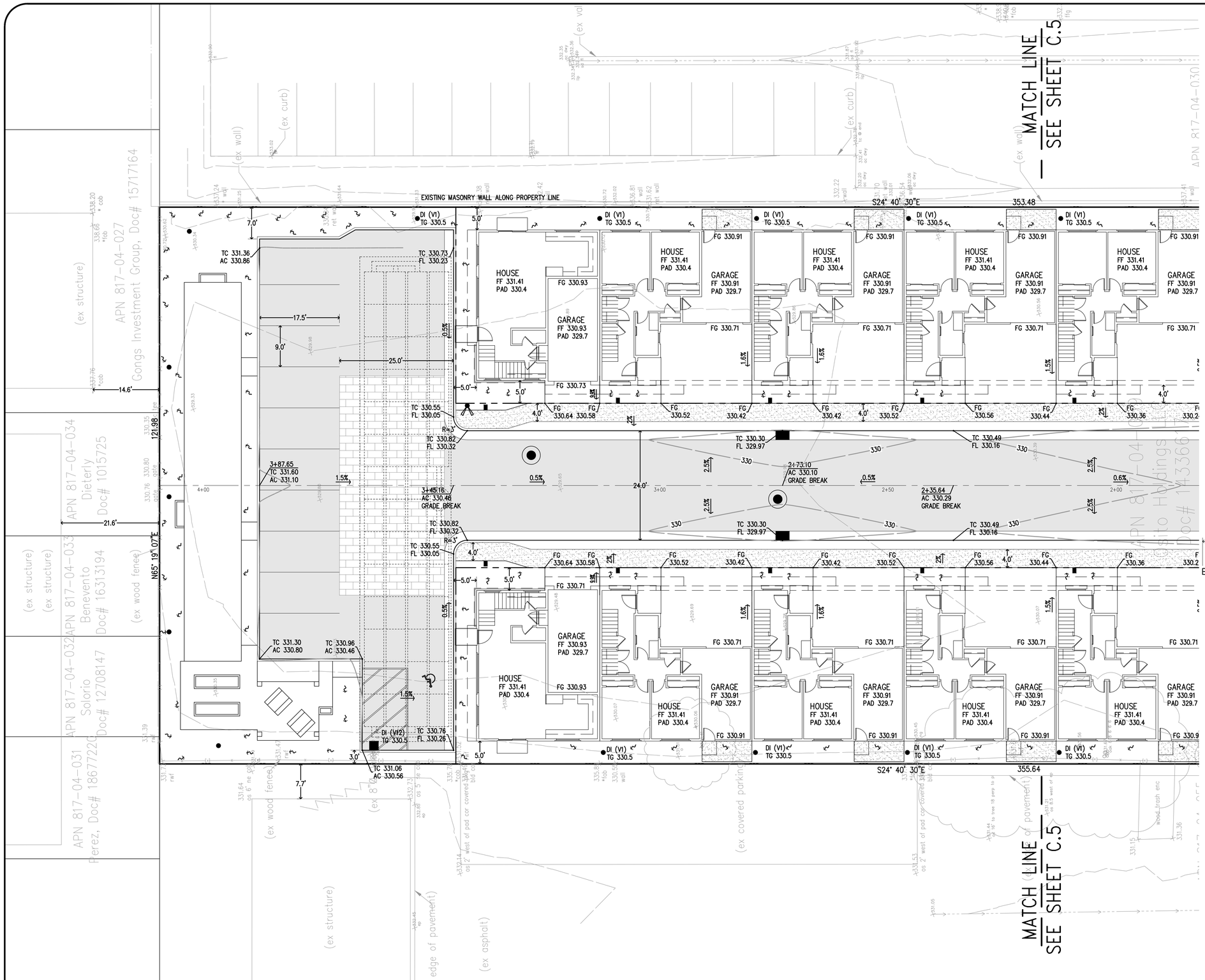
CITY OF MORGAN HILL

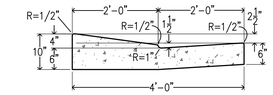
City of Morgan Hill
Public Works Department
17575 Peak Avenue, Morgan Hill - California - 95037
(408) 776-6480 - fax (408) 779-7236

Development Site Plan
Tennant Square

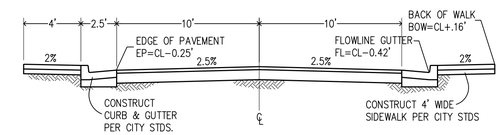
City File no.
PRINT DATE
SHEET NUMBER C.3 OF 8

HB JOB NO. 20002

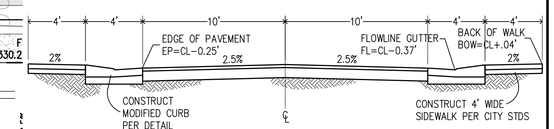




MODIFIED CURB
NO SCALE



PRIVATE STREET SECTION
WITH STANDARD CITY CURB AND GUTTER
SCALE: 1"=5'



PRIVATE STREET SECTION
WITH MODIFIED CURB
SCALE: 1"=5'

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

NO.	DESCRIPTION	DATE	BY

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Work Accepted: Inspector:

As-Built Corrections

By: Date:

Supervised by:
Amanda Joy Musy-Verdel
Registered Civil Engineer
RCE no. 69278
Exp. date:
signature date

REGISTERED PROFESSIONAL ENGINEER AMANDA JOY MUSY-VERDEL NO. 69278 EXP. 6-30-22 CIVIL STATE OF CALIFORNIA

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
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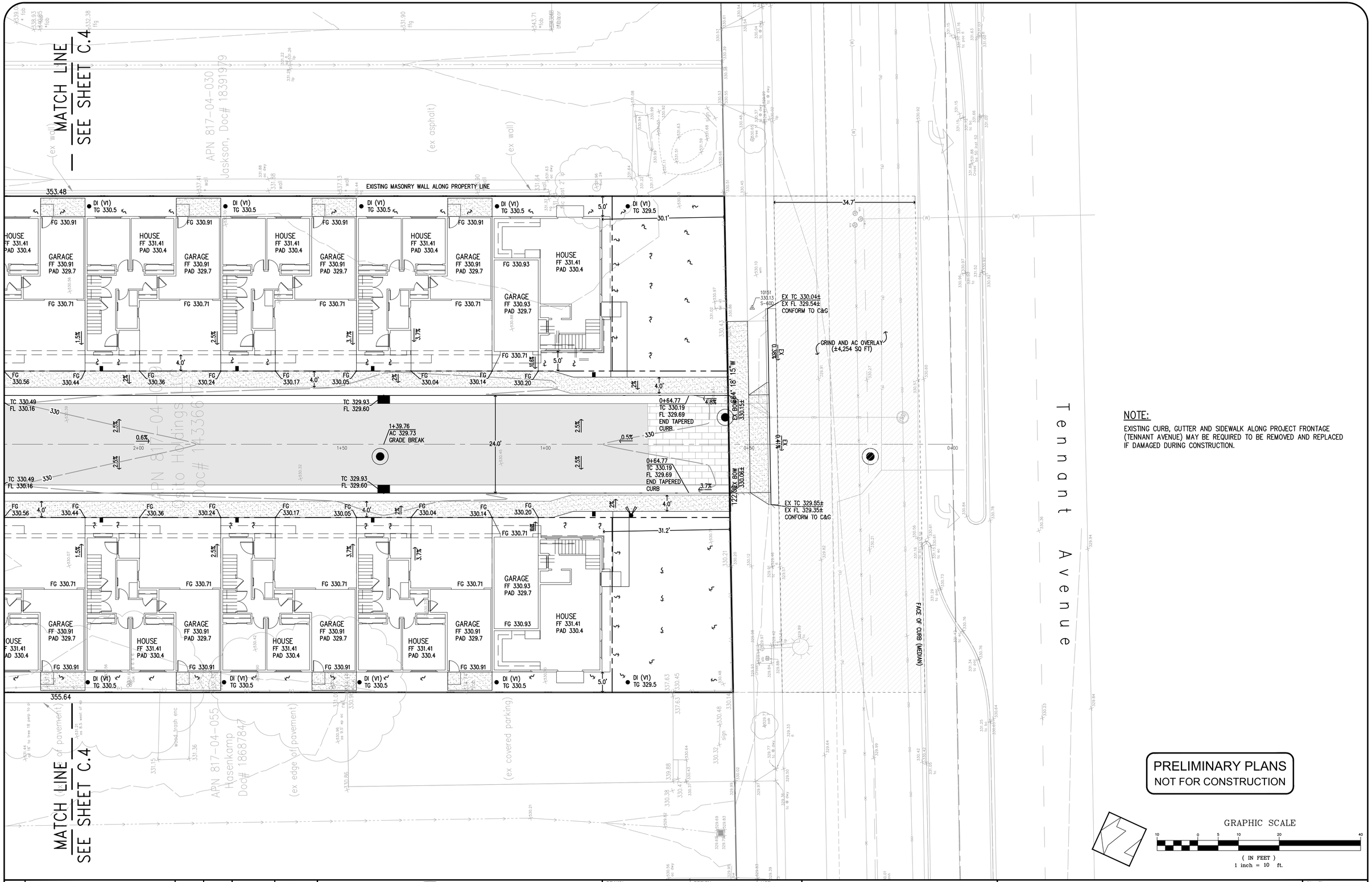
Scott C Greer R.C.E. # 58879 EXP. 6/30/19	CITY ENGINEER	JOB NUMBER 20002

City of Morgan Hill
Public Works Department
17575 Peak Avenue, Morgan Hill - California - 95037
(408) 776-6480 - fax (408) 779-7236
CITY OF MORGAN HILL

Grading & Drainage Plan
215 Tennant Avenue - apn 817-04-059

City File no.
PRINT DATE
SHEET NUMBER
C.4 OF 8

HB JOB NO. 20002



NOTE:

EXISTING CURB, GUTTER AND SIDEWALK ALONG PROJECT FRONTAGE (TENNANT AVENUE) MAY BE REQUIRED TO BE REMOVED AND REPLACED IF DAMAGED DURING CONSTRUCTION.

NO.	DESCRIPTION	DATE	BY

p:\proj\ Revisions

Work Accepted: Inspector:

As-Built Corrections

By: _____ Date: _____

Supervised by:
Amanda Joy Musy-Verdel
Registered Civil Engineer
RCE no. 69278
Exp. date: _____

signature date

REGISTERED PROFESSIONAL ENGINEER AMANDA JOY MUSY-VERDEL NO. 69278 EXP. 6-30-22 CIVIL STATE OF CALIFORNIA

HANNA-BRUNETTI
EST. 1992
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
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CHECKED	DATE	VERT
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Scott C Greer CITY ENGINEER R.C.E. # 58879 EXP. 6/30/19		JOB NUMBER 20002

City of Morgan Hill
Public Works Department
17575 Peak Avenue, Morgan Hill - California - 95037
(408) 776-6480 - fax (408) 779-7236
CITY OF MORGAN HILL

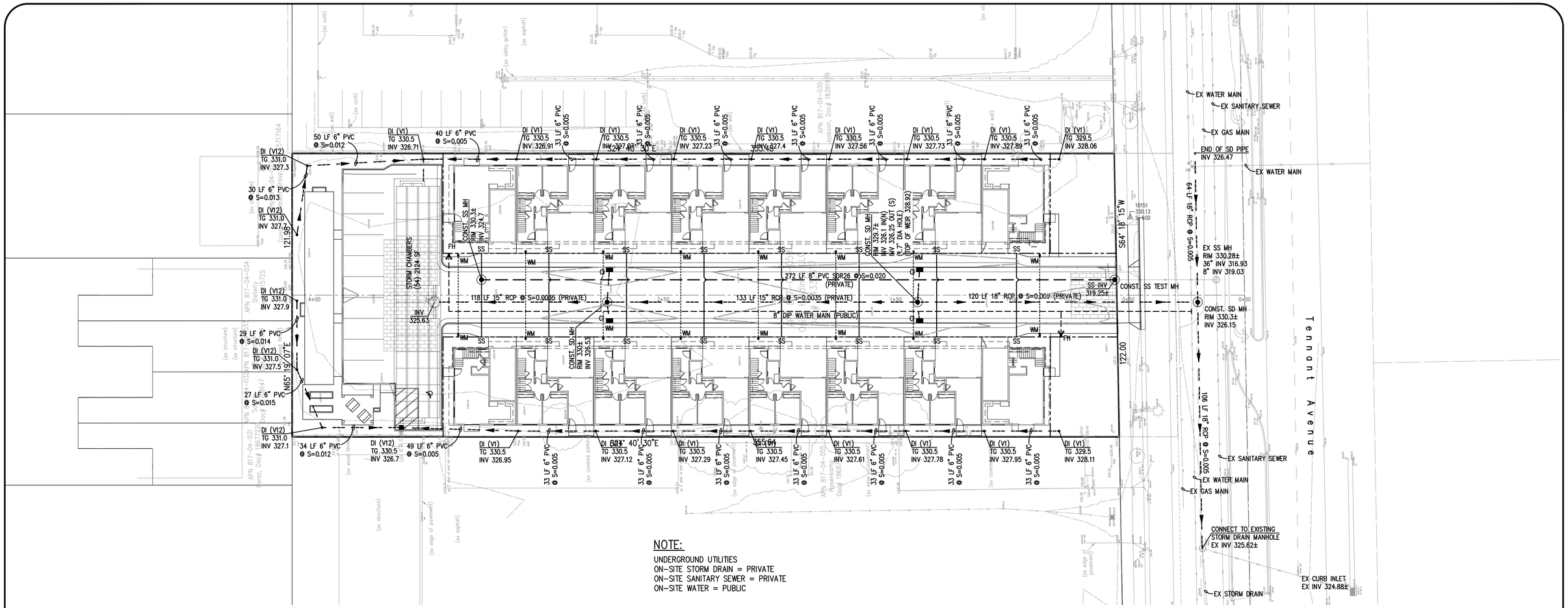
Grading & Drainage Plan
215 Tennant Avenue - apn 817-04-059

City File no.

PRINT DATE

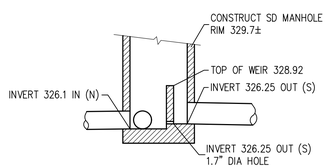
SHEET NUMBER C.5 OF 8

HB JOB NO. 20002



NOTE:

UNDERGROUND UTILITIES
ON-SITE STORM DRAIN = PRIVATE
ON-SITE SANITARY SEWER = PRIVATE
ON-SITE WATER = PUBLIC



OUTLET STRUCTURE

STORM DRAIN MANHOLE
SCALE: 1"=5'

EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 811/1-800-227-2600. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES, OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY

p:\proj\ Revisions

Work Accepted: Inspector:

As-Built Corrections

By: Date:

Supervised by:
Amanda Joy Musy-Verdel
Registered Civil Engineer
RCE no. 69278
Exp. date:
signature date

REGISTERED PROFESSIONAL ENGINEER AMANDA JOY MUSY-VERDEL NO. 69278 EXP. 6-30-20 CIVIL STATE OF CALIFORNIA

HANNA-BRUNETTI EST. 1910
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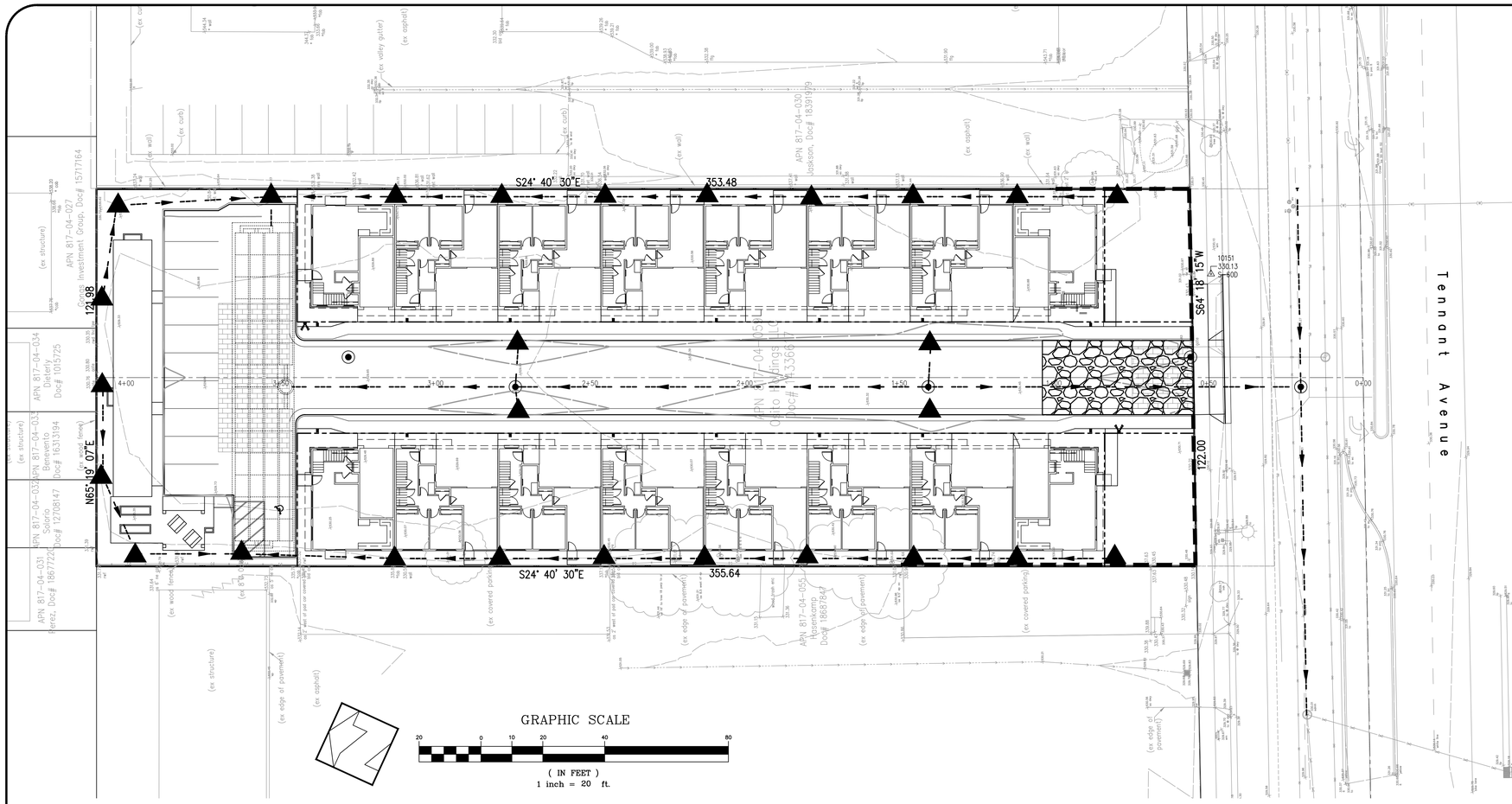
APPROVED	DATE	AS BUILT
Scott C Greer – CITY ENGINEER R.C.E. # 58879 EXP. 6/30/19		JOB NUMBER 20002

City of Morgan Hill
Public Works Department
17575 Peak Avenue, Morgan Hill - California - 95037
(408) 776-6480 - fax (408) 779-7236

Utility Plan
215 Tennant Avenue - apn 817-04-059

City File no.
PRINT DATE
SHEET NUMBER C.6 OF 8

HB JOB NO. 20002



EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.

2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.

3. A FIBER ROLL BARRIER PER "DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.

4. ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.

5. THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE CITY.

6. PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE CITY.

7. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE COUNTY INSPECTOR. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL COUNTY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO COUNTY INSPECTOR'S APPROVAL.

8. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.

9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING THE RAINY SEASON. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.

10. IT IS THE RESPOSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPOSIBILE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.

11. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.

12. INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRATOR SHALL MAINATIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM. IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE COUNTY INSPECTOR.

13. F THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

HYDROSEED TABLE

ITEM	LBS/ACRE
COMMON BARLEY	45
ANNUAL RYEGRASS	45
CRIMSON CLOVER	10
FERTILIZER 7-2-3	400
FIBER MULCH	2000
TACKIFIER	100

14. ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE CITY INSPECTOR.

15. PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.

16. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMP'S) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMP'S SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD AND EXPRESSWAY FACILITIES:

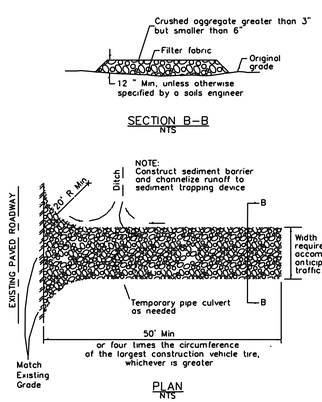
A) REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.

B) PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.

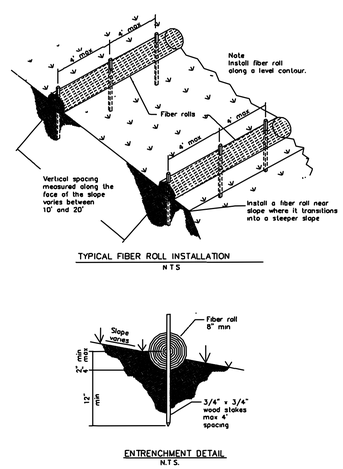
C) PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY

17. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE CITY RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE CITY RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.

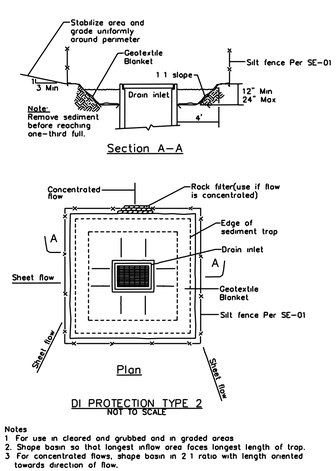
Stabilized Construction Entrance/Exit TC-1



SE-5 Fiber Rolls

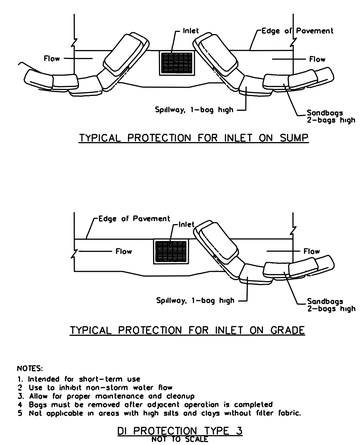


Storm Drain Inlet Protection SE-10



Notes
1 For use in cleared and grubbed and in graded areas
2. Shape basin so that longest inflow area faces longest length of trap.
3 For concentrated flows, shape basin in 2 1 ratio with length oriented towards direction of flow.

SE-10 Storm Drain Inlet Protection



NOTES:
1. Intended for short-term use
2 Use to inhibit non-storm water flow
3. Allow for proper maintenance and cleanup
4 Bags must be removed after adjacent operation is completed
5 Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

LEGEND

PROVIDE CONSTRUCTION ENTRANCE/EXIT PER DETAIL TC-1

FIBER ROLL BARRIER PER DETAIL SE-5

STORM DRAIN INLET PROTECTION PER DETAIL SE-10

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY

p:\proj\ Revisions

Work Accepted: Inspector:

As-Built Corrections

By: _____ Date: _____

Supervised by:
Amanda Joy Musy-Verdel
Registered Civil Engineer
RCE no. 69278
Exp. date: _____

signature date

REGISTERED PROFESSIONAL ENGINEER AMANDA JOY MUSY-VERDEL NO. 69278 EXP. 6-30-20 CIVIL STATE OF CALIFORNIA

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

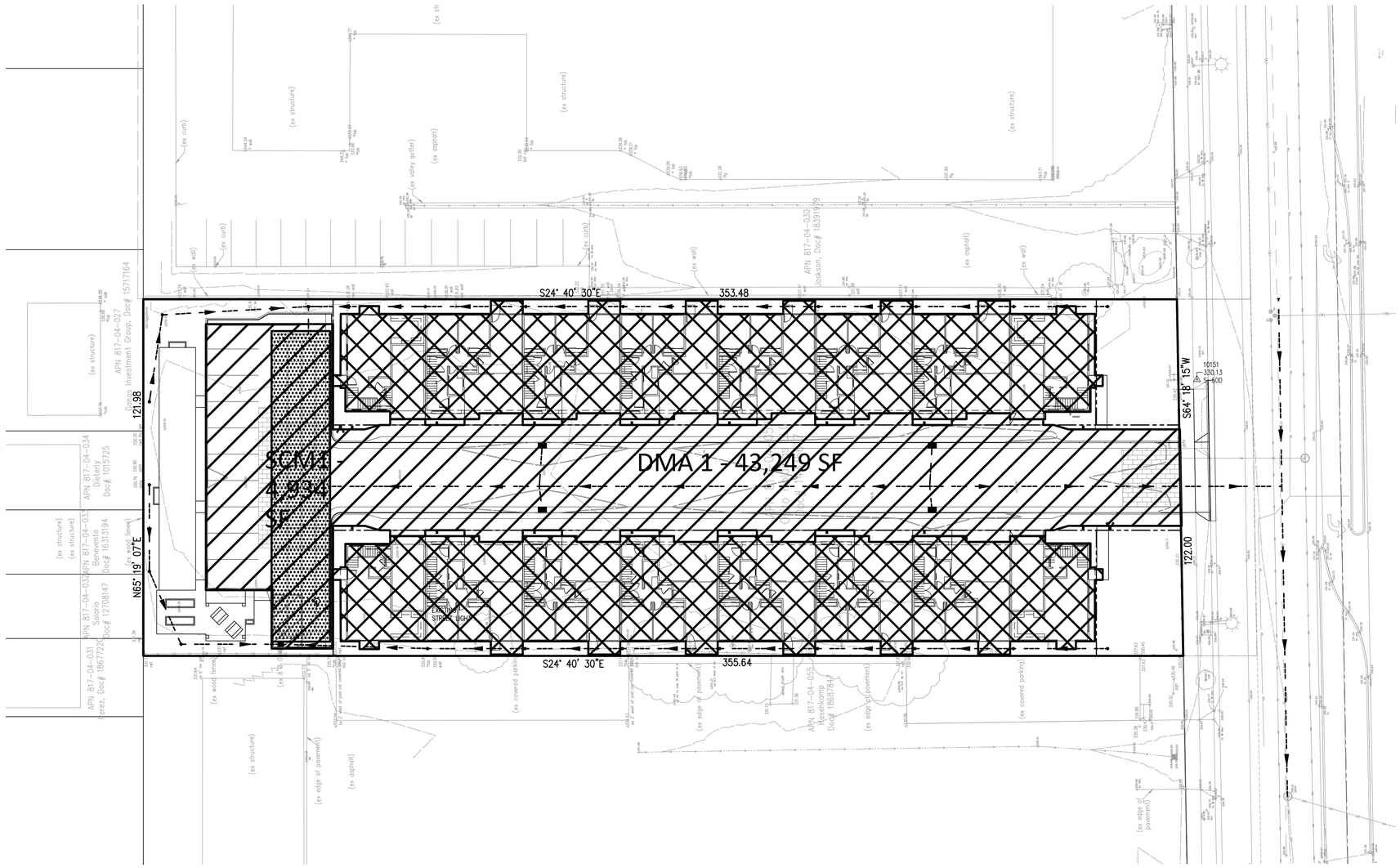
DRAWN	DESIGN	HOR. 1"=20'
CHECKED	DATE	VERT
APPROVED	DATE	AS BUILT
Scott C Greer — CITY ENGINEER R.C.E. # 58879 EXP. 6/30/19		JOB NUMBER 20002

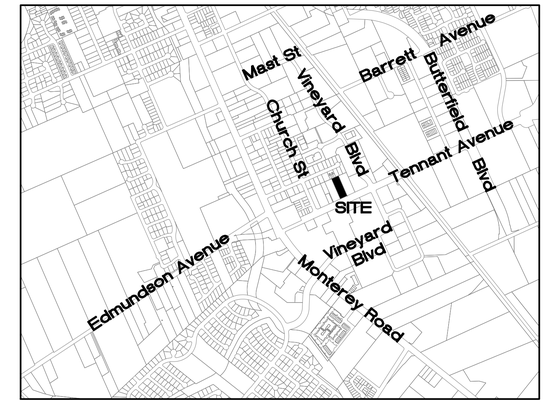
City of Morgan Hill
Public Works Department
17575 Peak Avenue, Morgan Hill - California - 95037
(408) 776-6480 - fax (408) 779-7236
CITY OF MORGAN HILL

Erosion Control Plan
215 Tennant Avenue - apn 817-04-059

City File no.
PRINT DATE
SHEET NUMBER C.7 OF 8

HB JOB NO. 20002





VICINITY MAP
NO SCALE

SCM #1 INFILTRATION PIT AND CHAMBER ELEVATIONS DETAIL
NO SCALE

AREA SUMMARY TABLE									
TCM ID	DESCRIPTION OF AREA	TOTAL AREA (SF)	PERVIOUS AREA (SF)	HARDSCAPE/ ROOF (SF)	STORMWATER CONTROL MEASURE	TIER 3 RETENTION REQ'D	TIER 4 RETENTION REQ'D	TOTAL RETENTION REQ'D	RETENTION PROVIDED
DMA 1	ROOF, PARKING LANDSCAPE	43,249	8013	33536	HS 75 INFILTRATION CHAMBERS	1,157 CF	3,103 CF	4,260 CF	4,934 CF

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY

p:\proj\ Revisions

Work Accepted: Inspector:
As-Built Corrections
By: Date:

Supervised by:
Amanda Joy Musy-Verdel
Registered Civil Engineer
RCE no. 69278
Exp. date:
signature date

REGISTERED PROFESSIONAL ENGINEER AMANDA JOY MUSY-VERDEL NO. 69278 EXP. 6-30-20 CIVIL STATE OF CALIFORNIA

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
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DRAWN	DESIGN	HOR. 1"=20'
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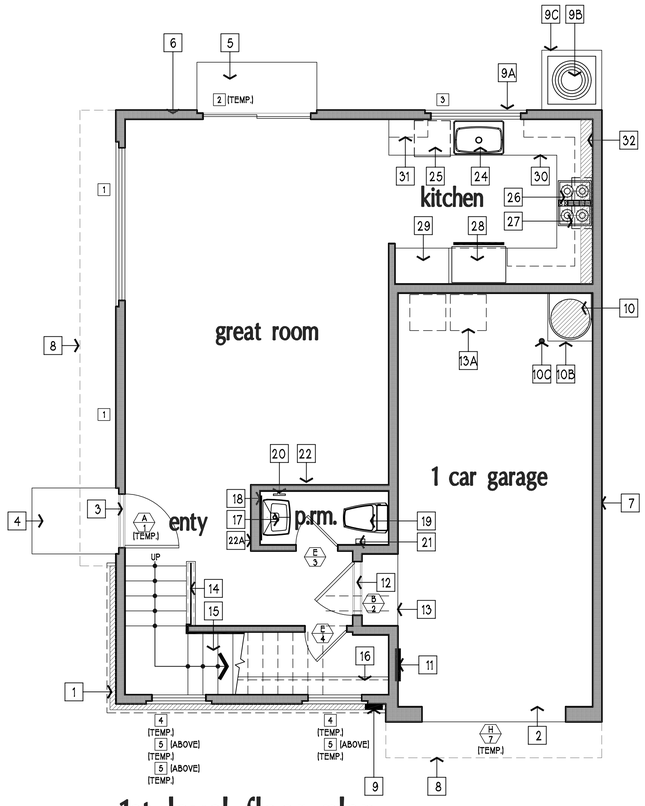
CITY OF MORGAN HILL

Storm Water Control Plan
215 Tennant Avenue - apn 817-04-059

City File no.
PRINT DATE
SHEET NUMBER
C.8 OF 8

HB JOB NO. 20002



1st level floor plan

631.000 SQUARE FEET

FLOOR PLAN KEYNOTES:

1ST FLOOR KEYNOTES:

EXTERIOR:

1	MASONRY VENEER EXTERIOR WALL FINISH (SEE EXT. ELEVATIONS)
2	GARAGE CONCRETE FLOOR NOSING
3	BRONZE ANODIZED ALUMINUM ENTRY THRESHOLD
4	3'-8" X 4'-10" (+/-) CONCRETE FRONT DOOR LANDING W/ BROOM FINISH
5	3'-0" X 6'-8" CONCRETE LANDING W/ BROOM FINISH
6	2X6 STUD FRAMED EXTERIOR WALL TYPICAL UNLESS NOTED OTHERWISE
7	2X4 COMMON UNIT D.F. STUD FRAMED FIRE WALL - SEE FRAMING DETAILS
8	CANTILEVERED FLOOR AT 2ND LEVEL
9	WALL MOUNT ELECTRIC PANEL W/ U-FER GROUND AND MAIN POWER SWITCH
9A	EXTERIOR WINDOW COMMON WALL LINE
9B	DECK MOUNT AIR-CONDITIONER LOCATION
9C	PRE-FABRICATED LIGHT WEIGHT CONCRETE A.C. PAD

GARAGE:

10	WATER HEATER SET W/ SIESMIC TRAPS TOP AND BOTTOM
11	ELECTRICAL SUB-PANEL LOCATION (VERIFY AT JOB SITE)
12	BRONZE ANODIZED ALUMINUM DOOR THRESHOLD
13	2'-0" X 3'-4" CONCRETE LANDING W/ BROOM FINISH
13A	TRASH BIN LOCATION
13B	WATER HEATER BASE W/ 26GA. G.I. CAP AND FLASHING
13C	4" DIA. COLLISION COLUMN FILL WITH CONCRETE (OPTIONAL)

STAIRCASE:

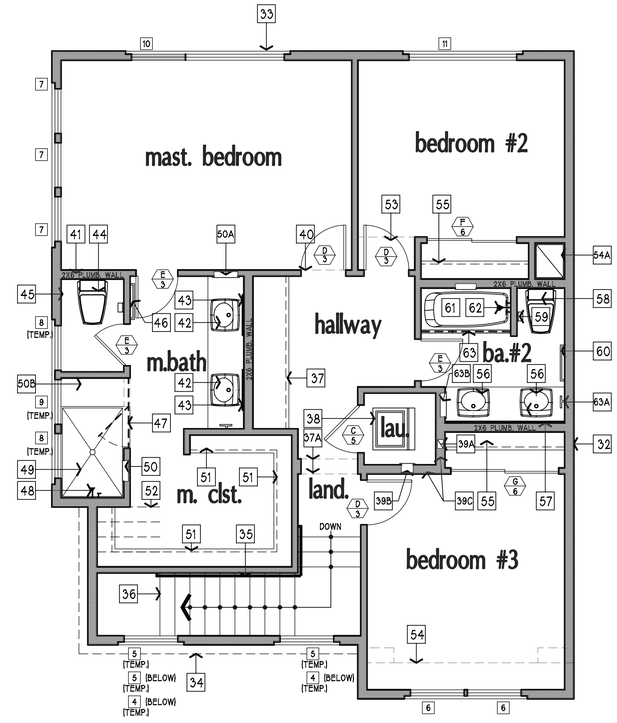
14	STAIR HANDRAIL SET 36" ABOVE COMMON STAIR TREAD NOSING
15	STAIR ASSEMBLY TO 2ND FLOOR (10" RUN W/ 7.333" RISER)
16	ENTRY CLOSET (BELOW STAIRS) POLE AND SHELF ASSEMBLY

POWDER ROOM (P.RM.):

17	FREE STANDING PEDISTAL SINK LOCATION
18	WALL MOUNT MIRROR LOCATION
19	DECK MOUNT TOILET W/ MAX. 1.28 GAL. FLUSH CAPACITY
20	WALL MOUNT TOWEL RING
21	WALL MOUNT TOILET PAPER DISPENSER LOCATION
22	2X4 STUD WALL W/ INSULATION
22A	2X6 STUD FRAMED PLUMBING WALL

KITCHEN:

23	8" WIDE HOOD VENT SOFFIT SET 9'-0" ABOVE COMMON FINISH FLOOR
24	SINGLE COMPARTMENT KITCHEN W/ DISPOSAL UNIT
25	DISHWASHER LOCATION
26	4 BURNER ELECTRIC RANGE W/ SELF-CLEANING OVEN BELOW
27	OVERHEAD RANGE HOOD W/ FAN, LIGHT AND MICRO-WAVE OVEN
28	REFRIGERATOR AND FREEZER LOCATION
29	3'-0" WIDE, FULL HEIGHT WALL PANTRY AND STORAGE CABINET
30	LOWER KITCHEN CABINET ASSEMBLY
31	UPPER KITCHEN CABINET ASSEMBLY
32	8" WIDE RANGE HOOD DUCT CHASE SOFFIT



2nd level floor plan

886.000 SQUARE FEET

FLOOR PLAN KEYNOTES:

2ND FLOOR KEYNOTES:

2ND FLOOR EXTERIOR:

32	2X4 COMMON UNIT D.F. STUD FRAMED FIRE WALL - SEE FRAMING DETAILS
33	EXTERIOR WINDOW COMMON WALL LINE
34	1ST FLOOR MASONRY VENEER PROFILE LINE BELOW

STAIR CASE & LANDING:

35	WALL MOUNT STAIR HANDRAIL SET 36" ABOVE COMMON STAIR TREAD NOSING
36	STAIR CASE ASSEMBLY TO 1ST FLOOR BELOW (10" RUN W/ 7.333" RISER) (TYPICAL)

HALLWAY:

37	UPPER AND LOWER LINEN CABINET ASSEMBLY
37A	10" WIDE BOXED CEILING SOFFIT TO 8'-0" ABOVE COMMON FINISH FLOOR

LAUNDRY CLOSET:

38	STACKED CLOTHES WASHER AND DRYER LOCATION
39	THIS NUMBER NOT USED
39A	DRYER VENTING DUCT TO ROOF
39B	RECESSED WALL MOUNT HOT & COLD WATER HOOK UP LOCATION
39C	2X6 STUD FRAMED PLUMBING WALL

MASTER BEDROOM:

40	9'-0" CEILING SOFFIT LINE
41	2X6 FRAMED PLUMBING WALL

MASTER BATHROOM:

42	BATHROOM SINK LOCATION
43	WALL MOUNT MIRROR
44	DECK MOUNT TOILET W/ MAX. 1.28 GAL. FLUSH CAPACITY
45	WALL MOUNT TOUILET PAPER DISPENSER LOCATION
46	WALL MOUNT TOWEL BAR
47	TEMPERED GLASS SHOWER DOOR
48	WALL MOUNT SHOWER HEAD AND SHOWER VALVE ASSEMBLY
49	3'-6" X 6'-6" TILE SHOWER W/ NON-SLIP SURFACED SHOWER PAN (INCLUDES SHOWER BENCH)
50	SOAP AND SHAMPOO WALL NICHE
50A	RECESSED / WALL MOUNT MEDICINE CABINET
50B	18" HIGH SHOWER BENCH W/ TILE MOISTURE PROOF FINISH

MASTER BEDROOM CLOSET:

51	CLOSET POLE AND SHELF ASSEMBLY
52	STAIR ASSEMBLY BELOW

BEDROOM #2:

53	9'-0" CEILING SOFFIT LINE
54	1ST FLOOR GARAGE WALL ASSEMBLY
54A	HVAC CHASE FROM ROOF MOUNT AIR HANDLER

BEDROOM #2 & #3 CLOSETS:

55	CLOSET POLE AND SHELF ASSEMBLY
55A	2X6 STUD FRAMED PLUMBING WALL

BATHROOM #2:

56	BATHROOM SINK LOCATION
57	WALL MOUNT MIRROR
58	DECK MOUNT TOILET W/ MAX. 1.28 GAL. FLUSH CAPACITY
59	WALL MOUNT TOILET PAPER DISPENSER LOCATION
60	WALL MOUNT TOWEL BAR
61	2'-6" X 5'-0" ENAMEL CAST IRON TUB W/ SHOWER
62	WALL MOUNT TUB FILLER AND SHOWER HEAD ASSEMBLY
63	SHOWER CURTAIN ROD
63A	WALL MOUNT TOWEL RING
63B	RECESSED / WALL MOUNT MEDICINE CABINET

FLOOR PLAN "A" (notes and tags only)

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

LIVING AREA: 1,517.000 SQUARE FEET

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OWNER / DEVELOPER:

OSITO HOLDINGS, LLC
P.O. BOX 362
MORGAN HILL, CA.
(408).981.9114

PROJECT:

TENNANT SQUARE
215 TENNANT AVENUE
MORGAN HILL, CA.
COUNTY OF
SANTA CLARA

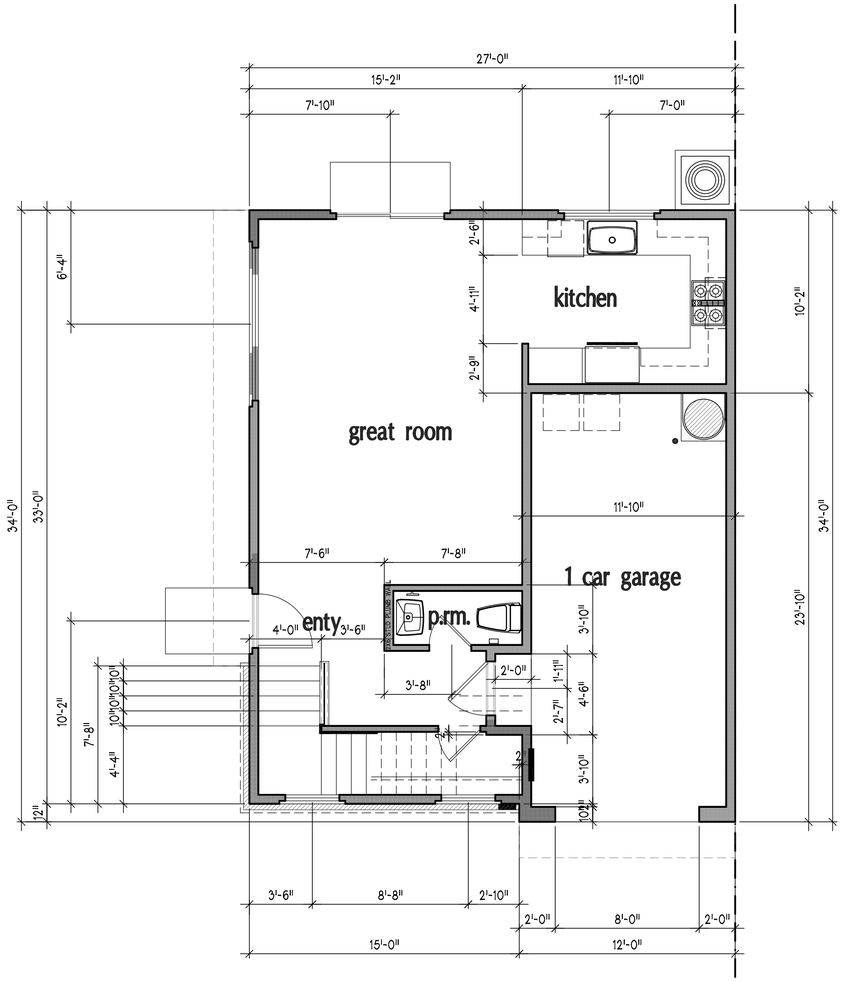
DRAWING:

FLOOR PLAN "A" - (notes & tags only)

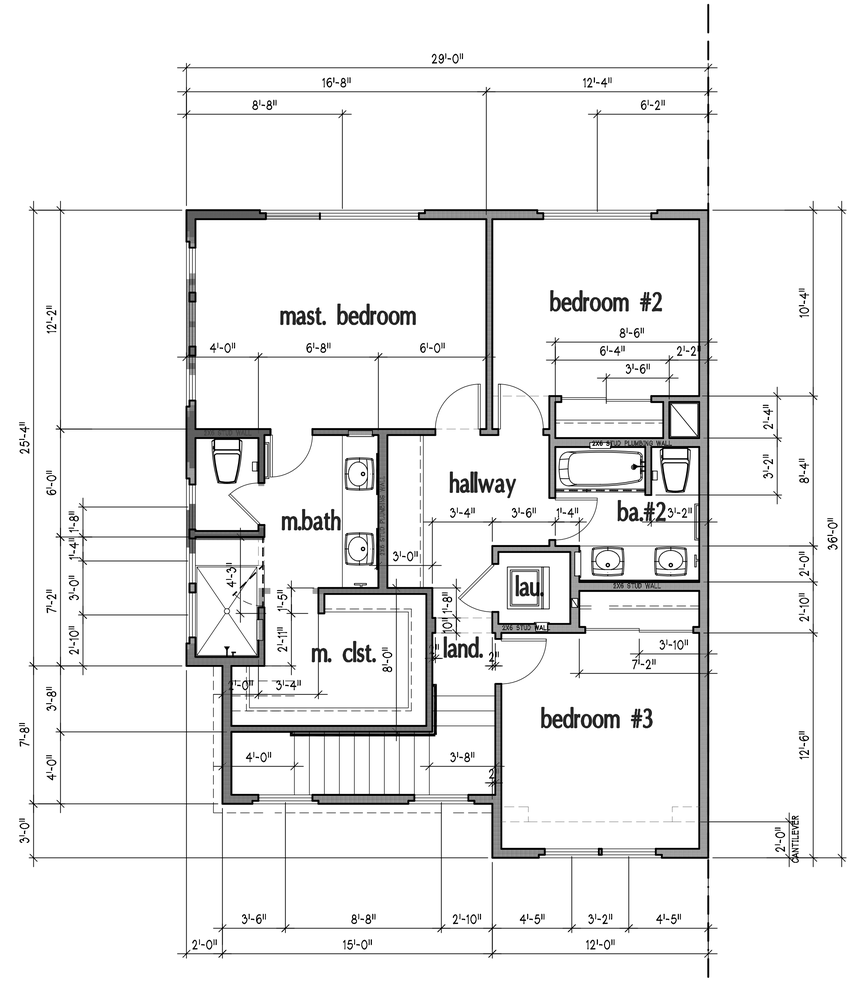
Gary Moore & Associates
residential design
80 west main ave. #2a, morgan hill, ca. 95037
408.778.9710

REVISIONS:

DATE: JUNE 04, 2020
SCALE: AS NOTED
DRAWN BY: G.E.MOORE
PROJ. MGR. G.E.MOORE
PROJECT FILE: 0.20-HALVORSEN
DRAWING: A.1



1st level floor plan



2nd level floor plan

FLOOR PLAN UNIT "A" (dimensions only)

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

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(408).981.9114

PROJECT:

TENNANT SQUARE
215 TENNANT AVENUE
MORGAN HILL, CA.
COUNTY OF
SANTA CLARA

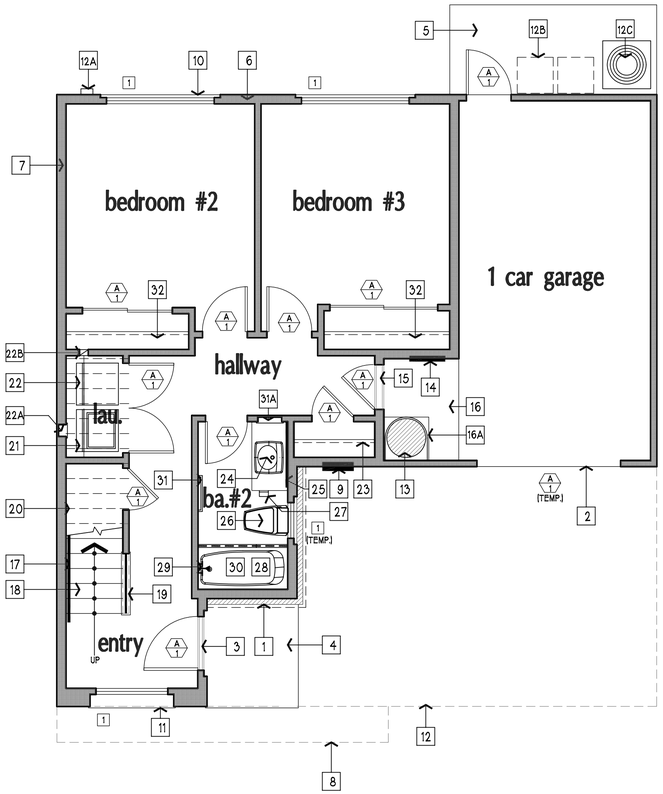
DRAWING:

FLOOR PLAN UNIT "A" - (dimensions only)

Gary Moore & Associates
residential design
60 west main ave. #2a, morgan hill, ca. 95037
408.778.9710

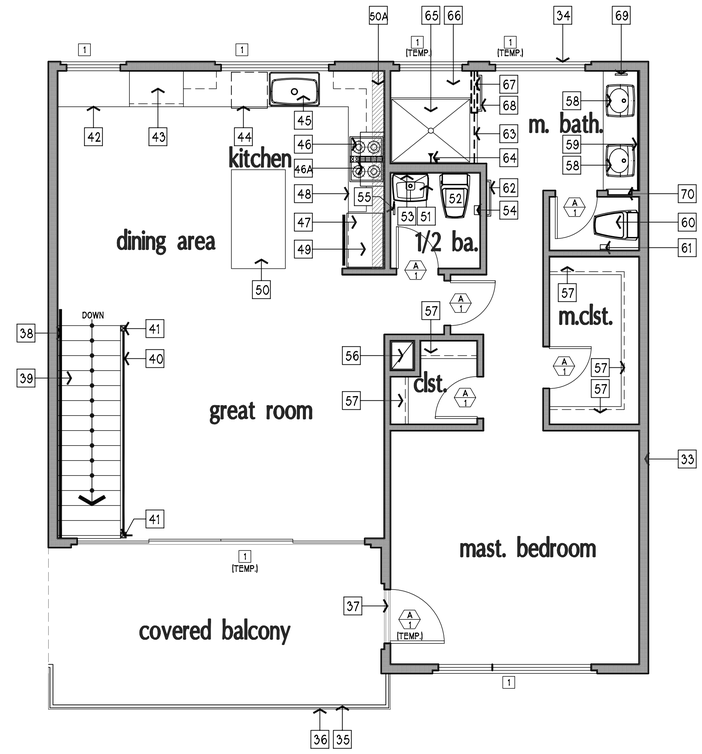
REVISIONS:

DATE: JUNE 04, 2020
SCALE: AS NOTED
DRAWN BY: G.E.MOORE
PROJ. MGR. G.E.MOORE
PROJECT FILE: 0.20-HALVORSEN
DRAWING: A.1.1



1ST LEVEL FLOOR PLAN

588.000 SQUARE FEET



2ND LEVEL FLOOR PLAN

970.000 SQUARE FEET

FLOOR PLAN KEYNOTES:

1ST FLOOR KEYNOTES:

EXTERIOR:

- 1 MASONRY VENEER EXTERIOR WALL FINISH (SEE EXT. ELEVATIONS)
- 2 GARAGE CONCRETE FLOOR NOSING
- 3 BRONZE ANODIZED ALUMINUM ENTRY THRESHOLD
- 4 5'-0" X 6'-0" CONCRETE FRONT DOOR LANDING W/ BROOM FINISH
- 5 11'-6" X 5'-0" CONCRETE SERVICE LANDING W/ NON-SLIP BROOM FINISH
- 6 2X6 STUD FRAMED EXTERIOR WALL TYPICAL UNLESS NOTED OTHERWISE
- 7 2X4 COMMON UNIT D.F. STUD FRAMED FIRE WALL - SEE FRAMING DETAILS
- 8 CANTILEVERED FLOOR AT 2ND LEVEL
- 9 WALL MOUNT POWER PLUG W/ U-PER GROUND AND MAIN POWER SWITCH
- 10 EXTERIOR WINDOW COMMON WALL LINE
- 11 WINDOW WALL SHELF LINE (CEMENT PLASTER FINISH)
- 12 UPPER LEVEL EXTERIOR WALL LINE
- 12A DRYER EXHAUST VENT / DUCT LOCATION
- 12B TRASH RECEPTICAL STORAGE LOCATION
- 12C AIR-CONDITIONER LOCATION

GARAGE:

- 13 WATER HEATER SET W/ SIESMIC TRAPS TOP AND BOTTOM
- 14 ELECTRICAL SUB-PANEL LOCATION (VERIFY AT JOB SITE)
- 15 BRONZE ANODIZED ALUMINUM DOOR THRESHOLD
- 16 4'-2" X 5'-8" CONCRETE LANDING W/ BROOM FINISH
- 16A 18" HIGH WATER HEATER PLATFORM W/ 26GA. G.I. CAP AND FLASHING

ENTRY & STAIRCASE:

- 17 STAIR HANDRAIL SET 36" ABOVE COMMON STAIR TREAD NOSING
- 18 STAIR ASSEMBLY TO 2ND FLOOR (10" RUN W/ 7.333" RISER)
- 19 RAISED STAIR CURB W/ METAL STAIR HANDRAIL ASSEMBLY
- 20 STAIR CASE FRAMING ABOVE

LAUNDRY CLOSET:

- 21 CLOTHES WASHING MACHINE LOCATION
- 22 CLOTHES DRYER LOCATION
- 22A RECESSED IN WALL LAUNDRY WATER CONNECTION BOX / FIRE RATED (MIN. 20 MIN)
- 22B DRYER VENT CONNECTION LOCATION

HALLWAY ENTRY CLOSET:

- 23 CLOSET SHELF AND POLE ASSEMBLY W/ METAL SHELF TO WALL BRACKET

BATHROOM #2:

- 24 BATHROOM SINK LOCATION
- 25 WALL MOUNT MIRROR LOCATION
- 26 DECK MOUNT TOILET W/ MAX. 1.28 GAL. FLUSH CAPACITY
- 27 WALL MOUNT TOILET PAPER DISPENSER LOCATION
- 28 30" X 60" ENAMEL CAST IRON TUB W/ SHOWER
- 29 SHOWER CURTAIN ROD LOCATION
- 30 WALL MOUNT SHOWER HEAD, TUB FILLER AND HANDLE ASSEMBLY LOCATION
- 31 WALL MOUNT TOWEL BAR LOCATION
- 31A WALL MOUNT RECESSED MEDICINE CABINET LOCATION

BEDROOMS #2 & #3 CLOSETS:

- 32 CLOSET POLE AND SHELF ASSEMBLY W/ METAL SHELF SUPPORTING BRACKETS

2ND FLOOR KEYNOTES:

2ND FLOOR EXTERIOR:

- 33 2X4 COMMON UNIT D.F. STUD FRAMED FIRE WALL - SEE FRAMING DETAILS
- 34 EXTERIOR WINDOW COMMON WALL LINE
- 35 42" HIGH DECK RAILING SET ABOVE COMMON FINISH FLOOR W/ VERTICAL RAILS SET IN SUCH A MANNER SO AS TO PREVENT THE PASSAGE OF A 4" DIA. SPHERE.
- 36 DECK NOSING
- 37 BRONZE ANODIZED ALUMINUM DOOR THRESHOLD

STAIR CASE & LANDING:

- 38 WALL MOUNT STAIR HANDRAIL SET 36" ABOVE COMMON STAIR TREAD NOSING
- 39 STAIR CASE ASSEMBLY TO 1ST FLOOR BELOW (10" RUN W/ 7.333" RISER) (TYPICAL)
- 40 42" HIGH HANDRAIL W/ VERTICAL RAILS SET IN SUCH A MANNER SO AS TO PREVENT THE PASSAGE OF A 4" DIA. SPHERE
- 41 METAL STAIR RAILING END POST

KITCHEN & DINING ROOM:

- 42 30" WIDE HOME CENTER DESK W/ LOWER CABINET STORAGE
- 43 3'-0" LEFT TO RIGHT KITCHEN FOOD PANTRY LOCATION
- 44 DISHWASHER LOCATION
- 45 SINGLE COMPARTMENT KITCHEN SINK W/ DISPOSAL UNIT (CONTINUOUS FEED)
- 46 4 BURNER RANGE TOP W/ SELF-CLEANING CONVECTION OVEN BELOW
- 46A RANGE HOOD LOCATION W/ FAN, LIGHT AND MICRO-WAVE OVEN
- 47 REFRIGERATOR / FREEZER LOCATION ROUGH PLUMB FOR ICE & WATER DISPENSER
- 48 LOWER CABINET ASSEMBLY
- 49 UPPER CABINET ASSEMBLY
- 50 3'-0" X 5'-6" KITCHEN ISLAND
- 50A RANGE HOOD 8" WIDE VENT SOFFIT SET 9'-0" ABOVE COMMON FINISH FLOOR

1/2 BATH:

- 51 PEDISTAL SINK LOCATION
- 52 DECK MOUNT TOILET W/ MAX. FLUSH CAPACITY OF 1.28 GALLONS
- 53 WALL MOUNT MIRROR
- 54 WALL MOUNT TOILET PAPER DISPENSER LOCATION
- 55 WALL MOUNT TOWEL RING LOCATION

GREAT ROOM:

- 56 HVAC DUCT CHASE LOCATION - CHASE IS TO BE FRAMED AFTER MECHANICAL DUCT INSTALLATION.

MASTER BEDROOM CLOSETS:

- 57 CLOSET POLE & SHELF ASSEMBLY W/ METAL SHELF BRACKETS AS REQUIRED

MASTER BATHROOM:

- 58 BATHROOM SINK LOCATION
- 59 WALL MOUNT MIRROR
- 60 DECK MOUNT TOILET W/ MAX. 1.28 GAL. FLUSH CAPACITY
- 61 WALL MOUNT TOUILET PAPER DISPENSER LOCATION
- 62 WALL MOUNT TOWEL BAR
- 63 TEMPERED GLASS SHOWER DOOR
- 64 WALL MOUNT SHOWER HEAD AND SHOWER VALVE ASSEMBLY
- 65 4'-10" X 5'-2" TILE SHOWER W/ NON-SLIP SURFACED SHOWER PAN (SIZE OF SHOWER INCLUDES SHR. BENCH)
- 66 18" HIGH SHOWER BENCH W/ TILE FINISH
- 67 60" HIGH SHOWER WALL W/ TILE CAP AND TRIM
- 68 WALL MOUNT TOWEL BAR LOCATION
- 69 WALL MOUNT TOWEL RING LOCATION
- 70 WALL MOUNT RECESSED MEDICINE CABINET LOCATION

FLOOR PLAN "B"

(notes & tags only)

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

LIVING AREA: 1,557.000 SQUARE FEET

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OWNER / DEVELOPER:

OSITO HOLDINGS, LLC
P.O. BOX 362
MORGAN HILL, CA.
(408).981.9114

PROJECT:

TENNANT SQUARE
215 TENNANT AVENUE
MORGAN HILL, CA.
COUNTY OF
SANTA CLARA

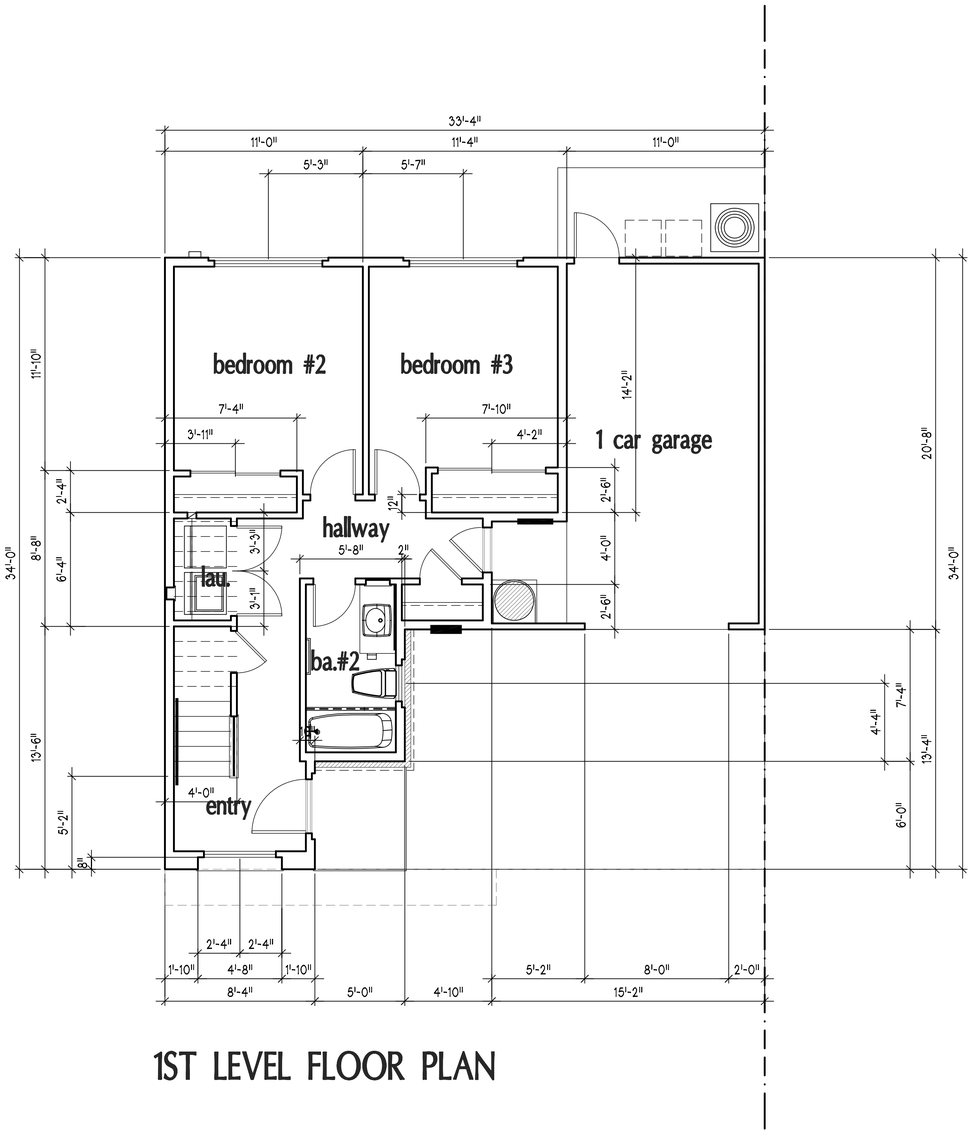
DRAWING:

FLOOR PLAN "B" (notes & tags only)

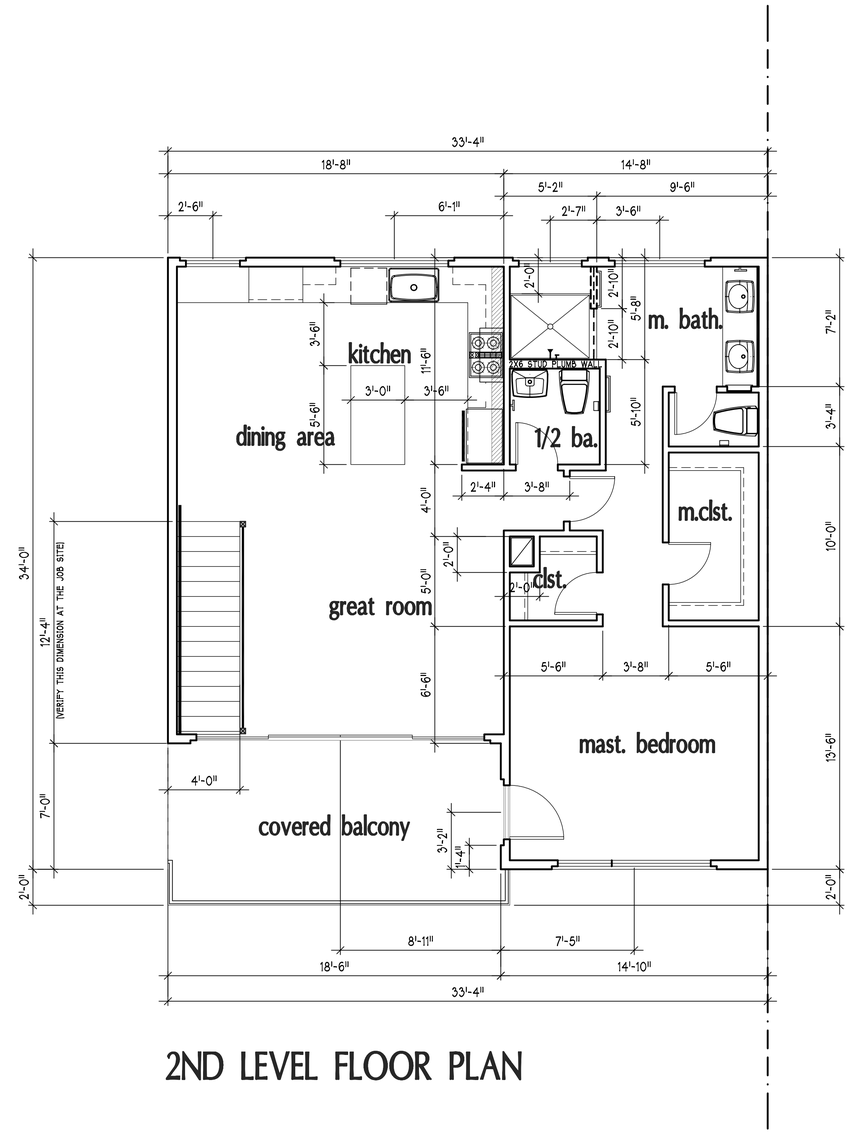
Gary Moore & Associates
residential design
80 west main ave. #2a, morgan hill, ca. 95037
408.778.0710

REVISIONS:

DATE: JUNE 04, 2020
SCALE: AS NOTED
DRAWN BY: G.E.MOORE
PROJ. MGR. G.E.MOORE
PROJECT FILE: 0.20~HALVORSEN
DRAWING: A.2



1ST LEVEL FLOOR PLAN



2ND LEVEL FLOOR PLAN

FLOOR PLAN "B" (dimensions only)

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

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(408).981.9114

PROJECT:

TENNANT SQUARE
215 TENNANT AVENUE
MORGAN HILL, CA.
COUNTY OF
SANTA CLARA

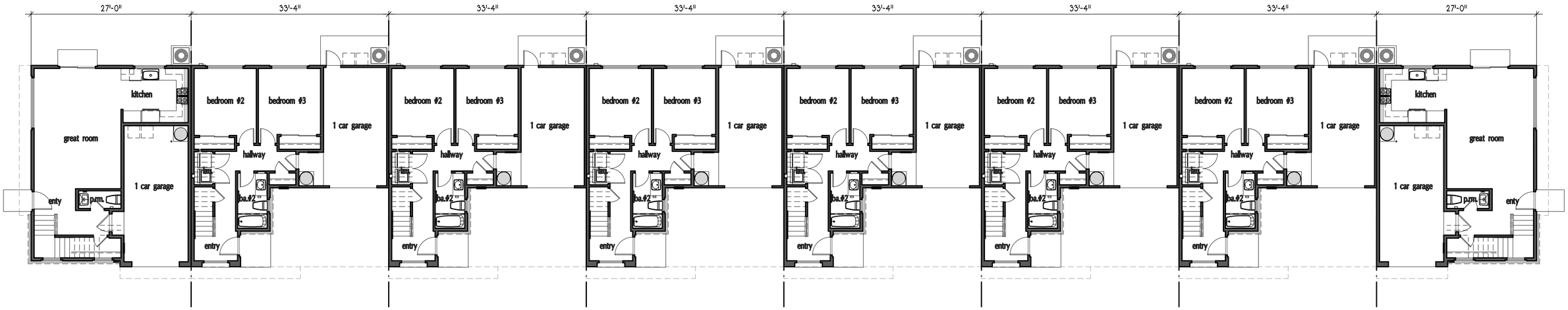
DRAWING:

FLOOR PLAN "B" (dimensions only)

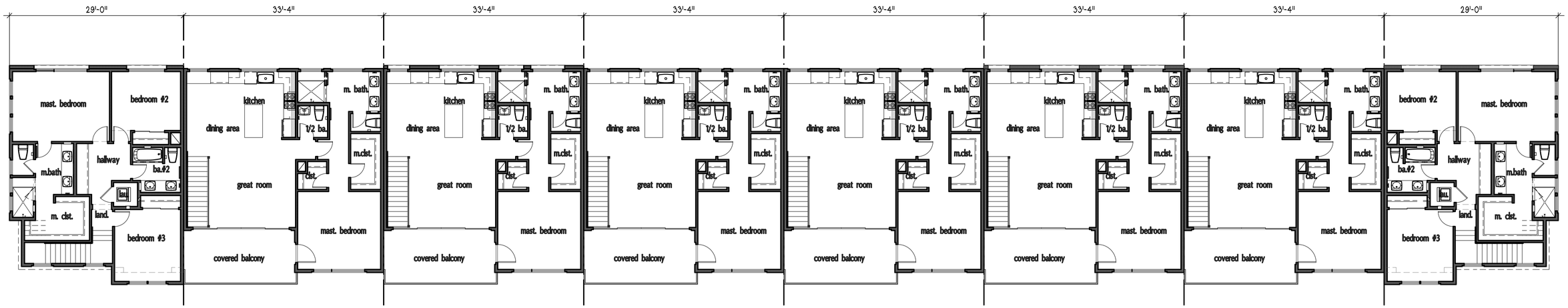
Gary Moore & Associates
residential design
80 west main ave. #2a, morgan hill, ca. 95037
408.779.5710

REVISIONS:

DATE: JUNE 04, 2020
SCALE: AS NOTED
DRAWN BY: G.E.MOORE
PROJ. MGR. G.E.MOORE
PROJECT FILE: 0.20-HALVORSEN
DRAWING: A.2.1



Building "A" 1st Level Floor Plan



Building "A" 2nd Level Floor Plan

BUILDING "A" FLOOR PLAN

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

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MORGAN HILL, CA.
(408).981.9114

PROJECT:

TENNANT SQUARE
215 TENNANT AVENUE
MORGAN HILL, CA.
COUNTY OF
SANTA CLARA

DRAWING:

BUILDING "A" UPPER AND LOWER FLOOR PLAN

Gary Moore & Associates
residential design
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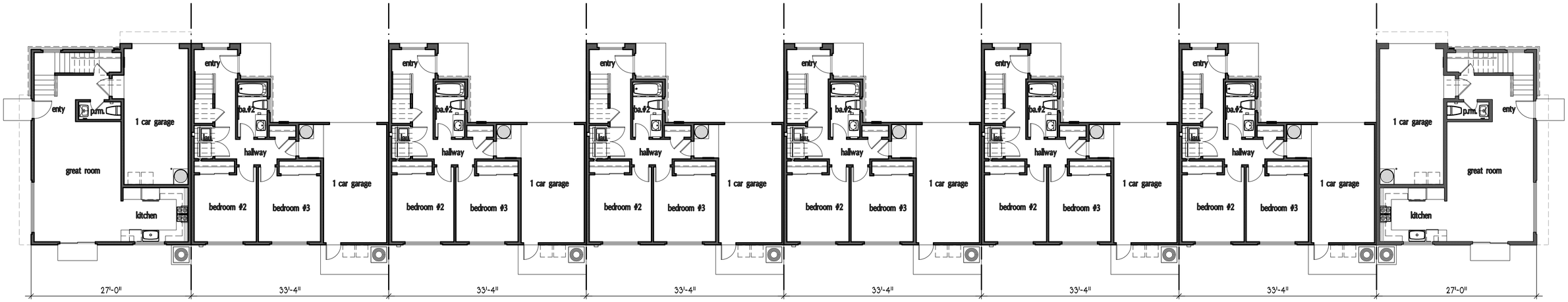
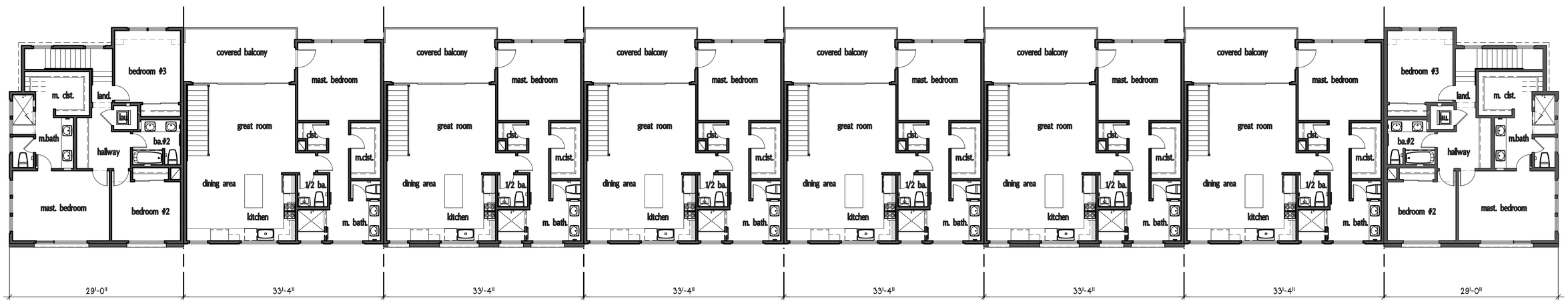
REVISIONS:

DATE: JUNE 04, 2020
SCALE: AS NOTED
DRAWN BY: G.E.MOORE
PROJ. MGR. G.E.MOORE
PROJECT FILE: 0.20-HALVORSEN
DRAWING: A.3



Building "B" 1st Level Floor Plan



Building "B" 2nd Level Floor Plan

BUILDING "B" FLOOR PLAN

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

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P.O. BOX 362
MORGAN HILL, CA.
(408).981.9114

PROJECT:

TENNANT SQUARE
215 TENNANT AVENUE
MORGAN HILL, CA.
COUNTY OF
SANTA CLARA

DRAWING:

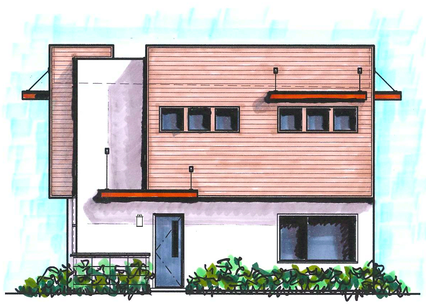
BUILDING "B" UPPER AND LOWER FLOOR PLAN

Gary Moore & Associates
residential design
80 west main ave. #2a, morgan hill, ca. 95037
408.778.0793

REVISIONS:

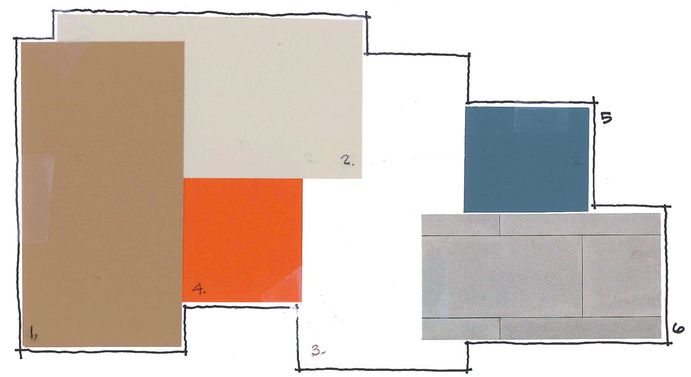
DATE: JUNE 04, 2020
SCALE: AS NOTED
DRAWN BY: G.E.MOORE
PROJ. MGR. G.E.MOORE
PROJECT FILE: 0.20-HALVORSEN
DRAWING: A.3.1

FRONT ELEVATION



RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION



COLOR AND MATERIAL PALETTE:

TENNANT SQUARE COLOR PALATTE

1. EXTERIOR WOOD SIDING & EXTERIOR TRIM: KELLY MOORE #232 "TOSCANA" – LRV-26
2. UPPER LEVEL STUCCO ACCENT COLOR: KELLY MOORE #KM4941 "CITY DWELLER" – RV-51
3. STUCCO BODY: KELLY MOORE #32 "WHITE DOVE"
4. STANDING SEAM METAL RIBBED ROOF: MANUFACTURES COLOR "TERRA COTTA"
5. EXTERIOR DOORS:
   A. FRONT ENTRY DOOR: KELLY MOORE KM5001 "LILY POND BLUE" - LRV-17
   B. GARAGE MAN DOOR: KELLY MOORE #232 "TOSCANA" - LRV-26
6. EXTERIOR MASONRY: EL DORADO STONE LONGITUDE 24 "SILENT GREY"

REAR ELEVATION

EXTERIOR ELEVATIONS BUILDINGS "A" & "B"

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

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MORGAN HILL, CA.
(408).981.9114

PROJECT:

TENNANT SQUARE
215 TENNANT AVENUE
MORGAN HILL, CA.
COUNTY OF
SANTA CLARA

DRAWING:

EXTERIOR ELEVATIONS BUILDINGS "A" & "B"

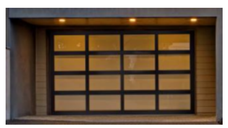
Gary Moore & Associates
residential design
80 west main ave. 12a, morgan hill, ca. 95037
408.779.9713

REVISIONS:

DATE: MARCH 28, 2020
SCALE: AS NOTED
DRAWN BY: G.E.MOORE
PROJ. MGR. G.E.MOORE
PROJECT FILE: 0.20-HALVORSEN
DRAWING: A.4

FULL FRONT EXTERIOR ELEVATION

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



10. CLOPAY GARAGE SECTIONAL OVERHEAD DOOR: AVANTE SERIES 8'-0" X 8'-0" 2 1/2" BRONZE ANODIZED ALUMINUM FRAME W/ FROSTED TEMPERED GLASS DOOR PANELS.

EXTERIOR FINISH MATERIALS:

1. CEMENT PLASTER: - 3 COAT CEMENT PLASTER (7/8") W/ COLOR COAT SET O/ 17GA. SELF-FURRED, G.I. STUCCO NETTING W/ DBL. LAYER OF TYPE "X" ASPHALT SATUARATED BUILDING PAPER>
2. EXTERIOR WOOD SIDING: - 1 X 8 (7 1/4" EXPOSURE) BORAL TRU EXTERIOR "SHIPLAP" HARDBOARD SIDING W/ SMOOTH SURFACE FACE AND PAINT FINISH.
3. EXTERIOR WOOD TRIM: - 1 X 3 BORAL TRU EXTERIOR HARDBOARD TRIM W/ SMOOTH SURFACE AND PAINT FINISH.
4. HORIZONTAL BELLY BAND TRIM: - BORAL TRU EXTERIOR 2 X 12 HARDBOARD TRIM W/ SMOOTH FACE AND PAINT FINISH.
5. EXPOSED ROOF: - CALIFORNIA STANDING SEAM METAL ROOF W/ STANDING SEAMS SET AT 12" O.C. - ALUMINUM W/ KYNAR PAINT FINISH.
6. MASONRY VENEER EXTERIOR: - EL DORADO STONE MANUFACTURED MASONRY VENEER "LONGITUDE 24" - SILENT GREY.
7. EXPOSED STRUCTURAL "I" BEAM W/ PAINT FINISH.
8. WINDOWS: MILGARD "TUSCANY" SERIES COLOR IS TO BE "CLASSIC BROWN".
9. RESIDENCE FRONT ENTRY DOOR: - PLASTPRO 3'-0" X 8'-0" SMOOTH SURFACE SOLID CORE W/ TEMPERED GLASS
10. CLOPAY GARAGE SECTIONAL OVERHEAD DOOR: AVANTE SERIES 8'-0" X 8'-0" 2 1/2" BRONZE ANODIZED ALUMINUM FRAME W/ FROSTED TEMPERED GLASS DOOR PANELS.
11. WINDOW CANOPY: CUSTOM MANUFACTURE AND SIZE ALUMINUM MATERIAL W/ PAINT FINISH TO MATCH TRIM.

PARTIAL FRONT EXTERIOR ELEVATION

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

EXTERIOR KEYNOTES:

1	EXPECTED FINISH GRADE LINE (SEE CIVIL ENGINEERS DOCUMENTS)
2	LIVING AREA 1ST LEVEL FINISH FLOOR LINE
3	LIVING ARE 2ND LEVEL FINISH FLOOR LINE
4	GARAGE FINISH FLOOR LINE
5	DRI-VIT EXTERIOR PLASTER WALL COATING W/ SMOOTH TROWEL FINISH * (INTRIGAL COLOR)
6	HORIZONTAL SHIP LAP WOOD EXTERIOR WALL FINISH (CEDAR)
7	1X3 S4S CEDAR HORIZONTAL AND VERTICAL TRIM W/ CLEAR FINISH
8	PRE-FABRICATED METAL WINDOW AWNING W/ POWDER COAT FINISH
9	STANDING SEAM METAL RIBBED ALUMINUM ROOF W/ POWDER COAT FINISH (SEE COLOR BOARD)
10	EXPOSED S4S D.F. ROOF BEAM W/ SEMI-TRANSPARENT STAIN FINISH
11	EL DORADO MANUFACTURED STONE EXTERIOR WALL VENEER (SEE COLOR BOARD FOR PATTERN AND COLOR)
12	EL DORADO STONE MASONRY WALL CAP AND TRIM
13	EXPOSED ENGINEERED "I" BEAM W/ POWDER COAT COLOR FINISH
14	2X S4S D.F HORIZONTAL BAND TRIM W/ COLOR COAT DRI-VIT FINISH
15	HORIZONTAL WIRED AND TURNBUCKLE DECK RAILING W/ HORIZONTAL UNITS SPACED IN SUCH A MANNER SO AS TO PREVENT THE PASSAGE OF A 4" DIA. SPHERE (TYPICAL)
16	SECTIONAL OVERHEAD GARAGE DOOR W/ FROSTED TRANSLUCENT NATURAL LIGHT PENITRATING DOOR PANELS
17	2" WALL RECESS AT ALL WINDOW AND DOORS (TYPICAL)
18	ROOF PARAPET WALL LINE BEYOND (REAR ELEVATION)
19	EXPECTED FINISH ROOF LINE BEYOND
20	1" HORIZONTAL G.I. STUCCO SCREED W/ BRUSHED FINISH

*NOTE:
EVERY OTHER UNIT EXTERIOR DRI-VIT SYSTEM FINISH IS TO HAVE A SMOOTH "PEBBLE" FINISH TO INCLUDE COLOR COAT.

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P.O. BOX 362
MORGAN HILL, CA.
(408).981.9114

PROJECT:

TENNANT SQUARE
215 TENNANT AVENUE
MORGAN HILL, CA.
COUNTY OF
SANTA CLARA

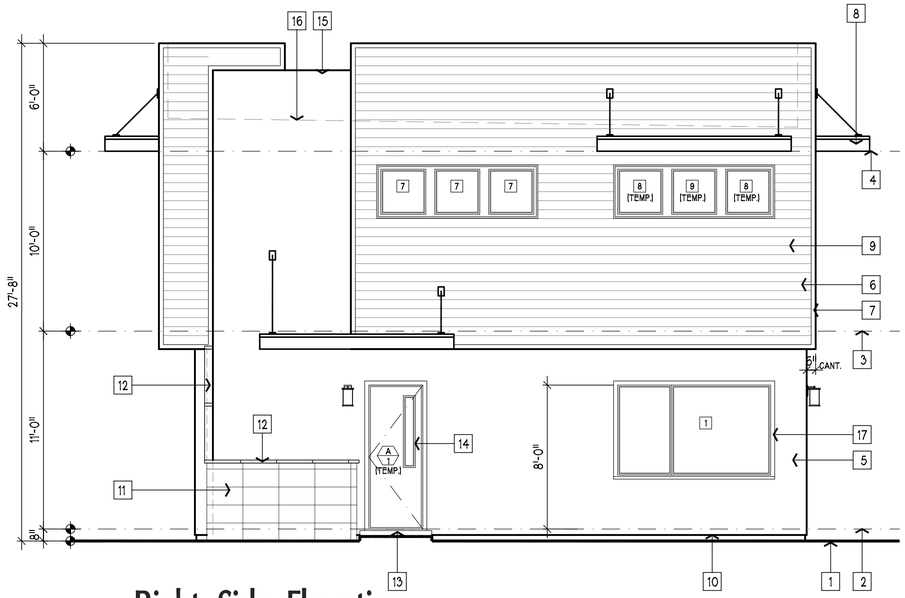
DRAWING:

FRONT EXTERIOR ELEVATION BUILDINGS "A" & "B"

Gary Moore & Associates
residential design
80 west main ave. #2a, morgan hill, ca. 95037
408.778.0170

REVISIONS:

DATE: JUNE 04, 2020
SCALE: AS NOTED
DRAWN BY: G.E.MOORE
PROJ. MGR. G.E.MOORE
PROJECT FILE: 0.20-HALVORSEN
DRAWING: A.4.1



Right Side Elevation

Left Side Elevation

SIDE / END EXTERIOR ELEVATIONS

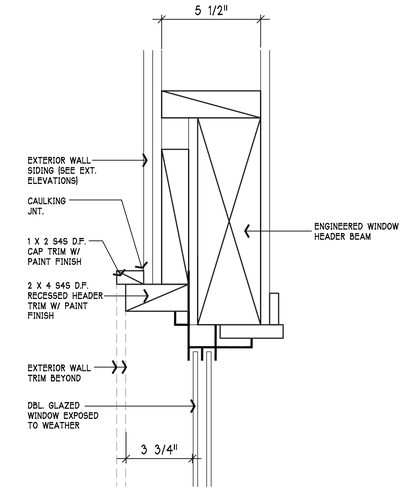
SCALE: 1/4" = 1'-0"

EXTERIOR KEYNOTES:

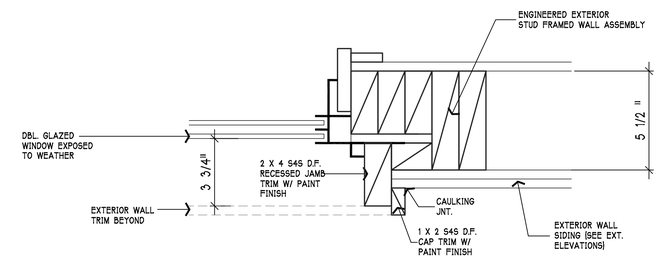
1	EXPECTED FINISH GRADE LINE (SEE CIVIL ENGINEERS DOCUMENTS)
2	LIVING AREA 1ST LEVEL FINISH FLOOR LINE
3	LIVING ARE 2ND LEVEL FINISH FLOOR LINE
4	2ND LEVEL FINISH CEILING LINE
5	DRI-VIT EXTERIOR PLASTER WALL COATING W/ SMOOTH TROWEL FINISH * (INTRIGAL COLOR)
6	HORIZONTAL SHIP LAP WOOD EXTERIOR WALL FINISH (CEDAR)
7	1X3 S4S CEDAR HORIZONTAL AND VERTICAL TRIM W/ CLEAR FINISH
8	PRE-FABRICATED METAL WINDOW AWNING W/ POWDER COAT FINISH
9	MULTI-PIECE 1X S4S CEDAR RECESSED WINDOW HORIZONTAL AND VERTICAL TRIM W/ STAIN FINISH
10	G.I. DRI-VIT DRIP SCREED SET A MIN. OF 4" ABOVE COMMON FINISH GRADE
11	EL DORADO MANUFACTURED STONE EXTERIOR WALL VENEER (SEE COLOR BOARD FOR PATTERN AND COLOR)
12	EL DORADO STONE MASONRY WALL CAP AND TRIM
13	CONCRETE LANDING / PORCH W/ NON-SLIP BROOM FINISH
14	TYPICAL 3'-0" X 8'-0" FRONT ENTRY DOOR W/ TRANSOM WINDOW ABOVE
15	COMMON ROOF PARAPET WALL
16	FINISH ROOF AND PARAPET WALL LINE BEYOND
17	2" WALL RECESS AT ALL WINDOW AND DOORS [TYPICAL]
18	FRONT ENTRY DOOR TRANSOM WINDOW [TYPICAL]

*NOTE:
EVERY OTHER UNIT EXTERIOR DRI-VIT SYSTEM FINISH IS TO HAVE A SMOOTH "PEBBLE" FINISH TO INCLUDE COLOR COAT.

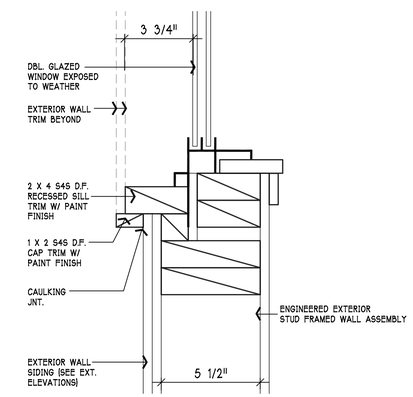
Wall mounted light fixture cut sheet



WINDOW HEADER DETAIL



WINDOW JAMB DETAIL



WINDOW SILL DETAIL

WINDOW FRAMING DETAILS

SCALE: 3" = 1'-0"

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P.O. BOX 362
MORGAN HILL, CA.
(408).981.9114

PROJECT:

TENNANT SQUARE
215 TENNANT AVENUE
MORGAN HILL, CA.
COUNTY OF
SANTA CLARA

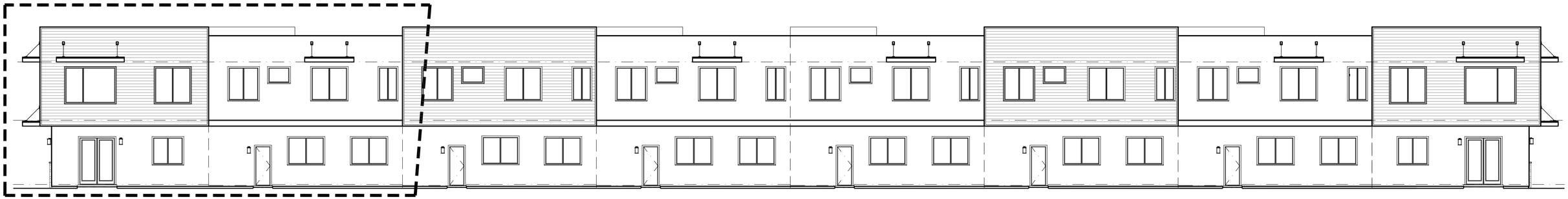
DRAWING:

SIDE / END EXTERIOR ELEVATIONS

Gary Moore & Associates
residential design
60 west main ave. 12a, morgan hill, ca. 95037
408.778.9710

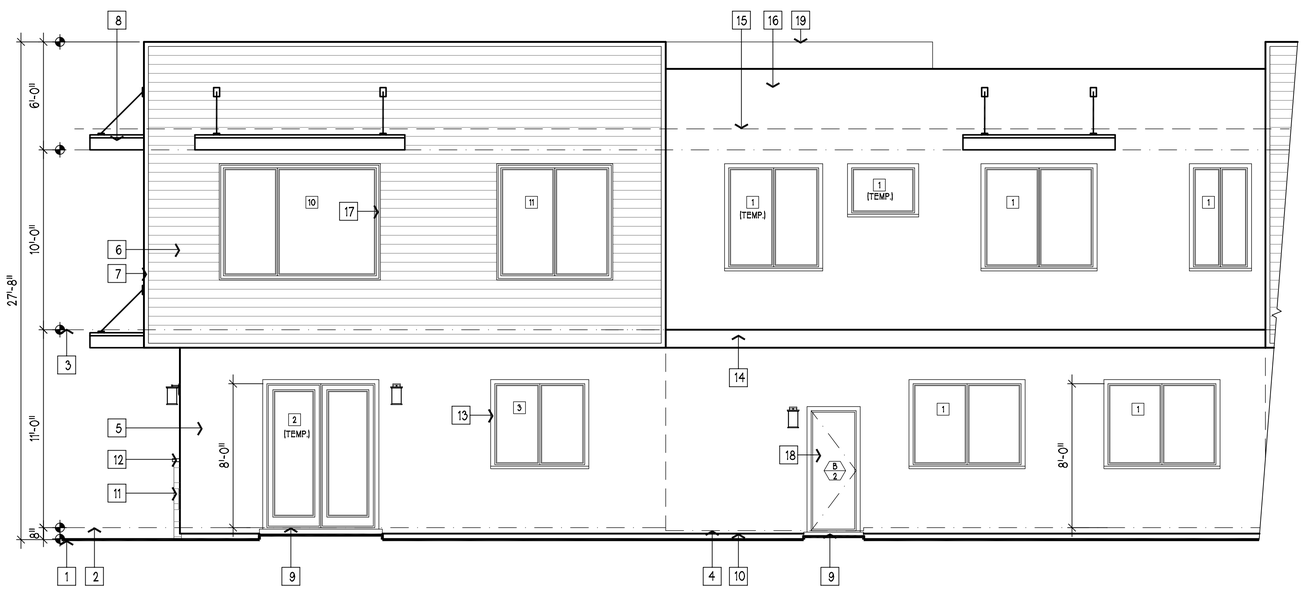
REVISIONS:

DATE: JUNE 04, 2020
SCALE: AS NOTED
DRAWN BY: G.E.MOORE
PROJ. MGR. G.E.MOORE
PROJECT FILE: 0.20-HALVORSEN
DRAWING: A.4.2



Rear Exterior Elevation

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



PARTIAL REAR EXTERIOR ELEVATION

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

EXTERIOR KEYNOTES:

1	EXPECTED FINISH GRADE LINE (SEE CIVIL ENGINEERS DOCUMENTS)
2	LIVING AREA 1ST LEVEL FINISH FLOOR LINE
3	LIVING ARE 2ND LEVEL FINISH FLOOR LINE
4	GARAGE FINISH FLOOR LINE
5	DRI-VIT EXTERIOR PLASTER WALL COATING W/ SMOOTH TROWEL FINISH * (INTRIGAL COLOR)
6	HORIZONTAL SHIP LAP WOOD EXTERIOR WALL FINISH (CEDAR)
7	1X3 S4S CEDAR HORIZONTAL AND VERTICAL TRIM W/ CLEAR FINISH
8	PRE-FABRICATED METAL WINDOW AWNING W/ POWDER COAT FINISH
9	CONCRETE STOOP / LANDING W/ BROOM NON-SLIP FINISH SURFACE
10	G.I. DRI-VIT DRIP SCREED SET A MIN. OF 4" ABOVE COMMON FINISH GRADE
11	EL DORADO MANUFACTURED STONE EXTERIOR WALL VENEER (SEE COLOR BOARD FOR PATTERN AND COLOR)
12	EL DORADO STONE MASONRY WALL CAP AND TRIM
13	2" WALL RECESS AT ALL WINDOW AND DOORS (TYPICAL)
14	2X S4S D.F. HORIZONTAL BAND TRIM W/ COLOR COAT DRI-VIT FINISH
15	ROOF LINE BEYOND
16	PARAPET WALL W/ DRI-VIT SURFACE FINISH
17	2 PIECE S4S CEDAR RECESSED WINDOW TRIM (TYPICAL)
18	GARAGE ACCESS MAN DOOR W/ PAINT FINISH
19	PARAPET WALL LINE BEYOND

*NOTE:
EVERY OTHER UNIT EXTERIOR DRI-VIT SYSTEM FINISH IS TO HAVE A SMOOTH "PEBBLE" FINISH TO INCLUDE COLOR COAT.

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OWNER / DEVELOPER:

OSITO HOLDINGS, LLC
P.O. BOX 362
MORGAN HILL, CA.
(408).981.9114

PROJECT:

TENNANT SQUARE
215 TENNANT AVENUE
MORGAN HILL, CA.
COUNTY OF
SANTA CLARA

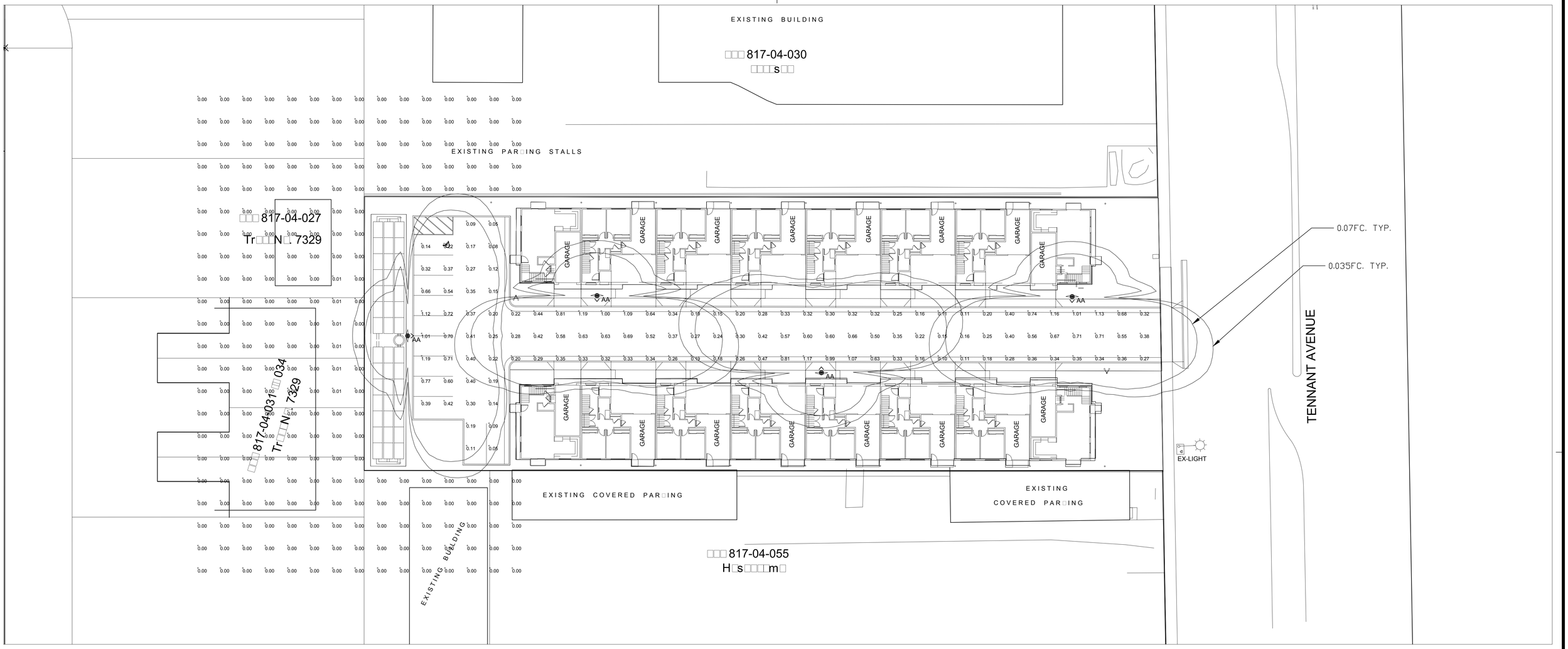
DRAWING:

REAR EXTERIOR ELEVATION BUILDINGS "A" & "B"

Gary Moore & Associates
residential design
80 west main ave. #2a morgan hill, ca. 95037
408.778.9170

REVISIONS:

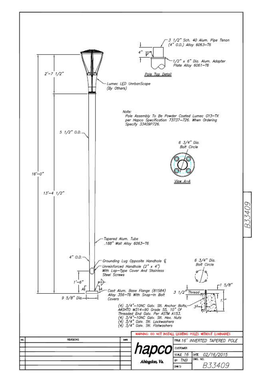
DATE: JUNE 04, 2020
SCALE: AS NOTED
DRAWN BY: G.E.MOORE
PROJ. MGR. G.E.MOORE
PROJECT FILE: 0.20-HALVORSEN
DRAWING: A.4.3



Lumen Summary - LED											
Project: 215 TENNANT AVE - MORGAN HILL											
Symbol	Qty	Label	Arrangement	Lumens	Lum. Lumens	LLF	LLD	LDD	UDF	Description	Total
	4	AA	SINGLE	37	2493	0.675	0.900	1.000	0.750	LUMEC MPTC-35 32LED3 -G2-LE3 -HS @ 16 LC (REDUCED 25)	MPTC-35 32LED3 -G2-LE3 -HS.IES

Calculation Summary									
Project: 215 TENNANT AVE - MORGAN HILL									
Description	Calculation Type	Units	Grid	Average	Maximum	Minimum	Max/Min	Avg/Min
ALLEY DRIVE AISLE AND PARKING LOT	Illuminance	Fc	0	0.43	1.19	0.05	8.60	23.80

Urbanscape Luminair showing downard facing LED light



ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL AND SITE CHARACTERISTICS.

Calculations shown are based on IES data. Field measurements may differ due to variations in manufacturing, voltage, ballast, lamp, and other factors. Actual performance of any manufactured luminaire may deviate from these values. Luminaire locations shown are approximate and should be verified with other site plans and utilities. Calculations do not include light from adjacent sources or light trespass beyond the property line unless specifically noted.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: LIGHTHOUSE
BY: APPLICATIONS ENGINEERING: RAMON CAPATA
SALES REPRESENTATIVE: ALR, JOHN BENSON

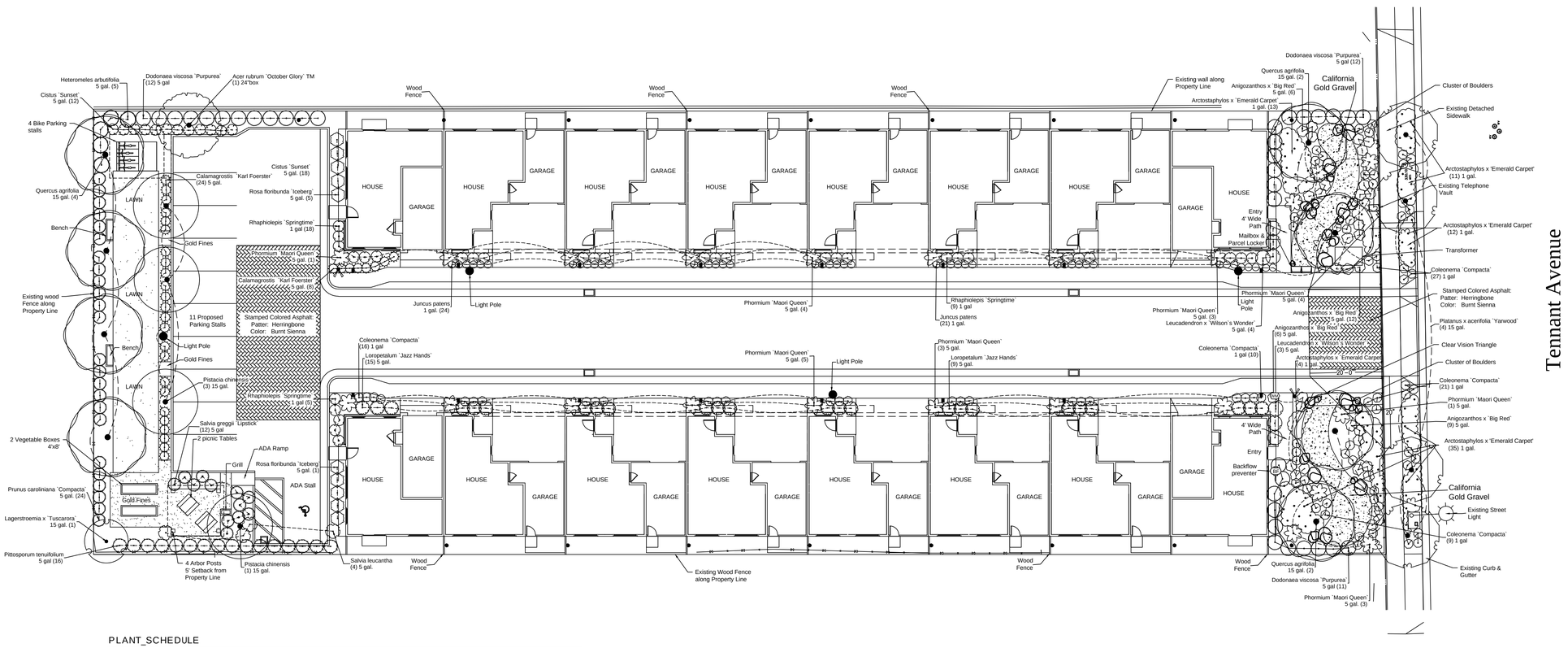
AGI32 VERSION 19.14
AGI (C) 2020 LIGHTING ANALYSTS, INC.
10268 S. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

215 TENNANT AVE
CITY OF MORGAN HILL

DRAWING NO. / INPUT FILE
17951BEN-R4.DWG / 17951BEN-R4.A32

SCALE	SHEET	DATE	REV
1" = 20'	1 OF 1	06.23.2020	4



PLANT_SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Acer rubrum `October Glory` TM	October Glory Maple	24"box	1
	Lagerstroemia x `Tuscarora`	Crape Myrtle Coral Pink	15 gal.	1
	Pistacia chinensis	Chinese Pistache	15 gal.	4
	Platanus x acerifolia `Yarwood`	London Plane Tree	15 gal.	4
	Prunus caroliniana `Compacta`	Carolina Cherry	5 gal.	24
	Quercus agrifolia	Coast Live Oak	15 gal.	8

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Anigozanthos x `Big Red`	Big Red Kangaroo Paw	5 gal.	33
	Calamagrostis `Karl Foerster`	Feather Reed Grass	5 gal.	32
	Cistus `Sunset`	Sunset Rockrose	5 gal.	12
	Coleonema `Compacta`	Golden Breath Of Heaven	1 gal	83
	Dodonaea viscosa `Purpurea`	Purple Leafed Hopseed Bush	5 gal	35

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Heteromeles arbutifolia	Toyon	5 gal.	5
	Juncus patens	California Gray Rush	1 gal.	45
	Leucadendron x `Wilson`s Wonder`	Conebush	5 gal.	7
	Loropetalum `Jazz Hands`	Loropetalum Plum Delight	5 gal.	24
	Phormium `Maori Queen`	New Zealand Flax	5 gal.	24
	Pittosporum tenuifolium	Tawhiwhi	5 gal	16
	Rhaphiolepis `Springtime`	White Indian Hawthorn	1 gal	32
	Rosa floribunda `Iceberg`	Iceberg Rose	5 gal.	10
	Salvia greggii `Lipstick`	Autumn Sage	5 gal	12
	Salvia leucantha	Mexican Bush Sage	5 gal.	4

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Arctostaphylos x `Emerald Carpet`	Manzanita E.C.	1 gal.	75

* NOTE: All trees inside or close to the Clear Vision Triangle must have the bottom of it's canopy is at least 8' off of the ground. Shrubs must be less than 3' in the Clear Vision Triangle.

PLANTING NOTES, SOIL PREPARATION, MULCH AND AMENDMENTS

1. The contractor shall locate and verify the existence of all utilities prior to starting work.

2. The plant material locations are diagrammatic and subject to change in the field as directed by the Landscape Architect.

3. All plant material shall conform to the guidelines established by the current American Standard of Nursery Stock, published by The American Association of Nurserymen.

4. The plant count is for contractor's convenience. In case of discrepancy, the plan shall govern.

5. All trees to be staked plumb unless otherwise noted.

6. All planted areas shall be free from rocks and debris greater than 2" in diameter.

7. 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;

8. Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected;

9. For landscape installations, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling;

10. A minimum three inch (3") 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 5 % of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such;

11. Stabilizing mulching products shall be used on slopes that meet current engineering standards;

12. The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement;

13. 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.

North

GRAPHIC SCALE

(IN FEET)
1 inch = ft.

REVISIONS	BY

AITKEN ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy, CA 95020
Calif. Reg. #2239 (408) 842-0245
karen@kaa.design

TENNANT SQUARE

215 Tennant Ave, Morgan Hill,CA

LANDSCAPE PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-21
STATE OF CALIFORNIA

DATE	06-30-20
SCALE	1/16"=1'-0"
DRAWN	IN
JOB	TENNANT

L-1

MAWA EPPT and ETWU Calculations

Project Name:	Tennant Square
Project Location:	215 Tennant Ave. Morgan Hill
Total Landscape Area:	5,750.0 sq. ft.
Date:	4/21/20

MAWA CALCULATION

MAWA = (Eto)(.62)[(0.55xLA) + (1-ETAF x SLA)]

MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
.62 = Conversion Factor (to gallons)
0.55 = ET Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)

Eto =	42.9		
Conversion	0.62		
ETAF	0.55		
LA =	5,750		
SLA =	0		
MAWA =		84,116.2	gallons per year
		11,245.5	cubic feet per year

MAWA with EPPT

MAWA = (Eto-Eppt)(.62)[(0.55xLA) + (1-ETAF x SLA)]
Eppt= 25% of Annual precipitation

Eto =	42.9		
Eppt=	7.7		
ETAF=	0.55		
LA =	5,750		
SLA =	0		
MAWA w/ EPPT =		69,040.2	gallons per year
		9,230.0	cubic feet

ETWU CALCULATION

ETWU = (Eto)(.62)(PF /IE)(LA)

ETWU = Estimated Total Water Use Per Year (gallons)
ETo = Reference Evapotranspiration
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)
LA = Landscape Area (High, Medium, and low water use areas)(square feet)
SLA = Special Landscape Area
.62 = Conversion Factor
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75
ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto)	49.5	Saratoga, Ca.

REGULAR LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
1.) Low water Use Shrubs	Drip	0.3	0.81	.3703703703703	537.0	198.9	6,103.9
2.) Low water Use Shrubs	Drip	0.2	0.81	.2469135802469	815.0	201.2	6,175.9
3.) Med. Water Use Trees	Drip	0.4	0.81	.4938271604938	160.0	79.0	2,424.9
4.) Low Water Use Shrubs	Drip	0.2	0.81	.2469135802469	811.0	200.2	6,145.6
5.) Low Water Use Shrubs	Drip	0.3	0.81	.3703703703703	597.0	221.1	6,785.0
6.) Low Water Use Shrubs	Drip	0.3	0.81	.3703703703703	813.0	301.1	9,241.1
7.) High Water Use Lawn	Spray	0.8	0.75	.5555555555556	1,034.0	1,102.9	33,849.0
8.) Med. Water Use Trees	Drip	0.4	0.81	.4938271604938	170.0	84.0	2,576.4
9.) Low Water Use Shrubs	Drip	0.3	0.81	.3703703703703	813.0	301.1	9,241.1
					Total sf ft.	Totals	Totals
					5,750.0	2,689.6	82,543.8

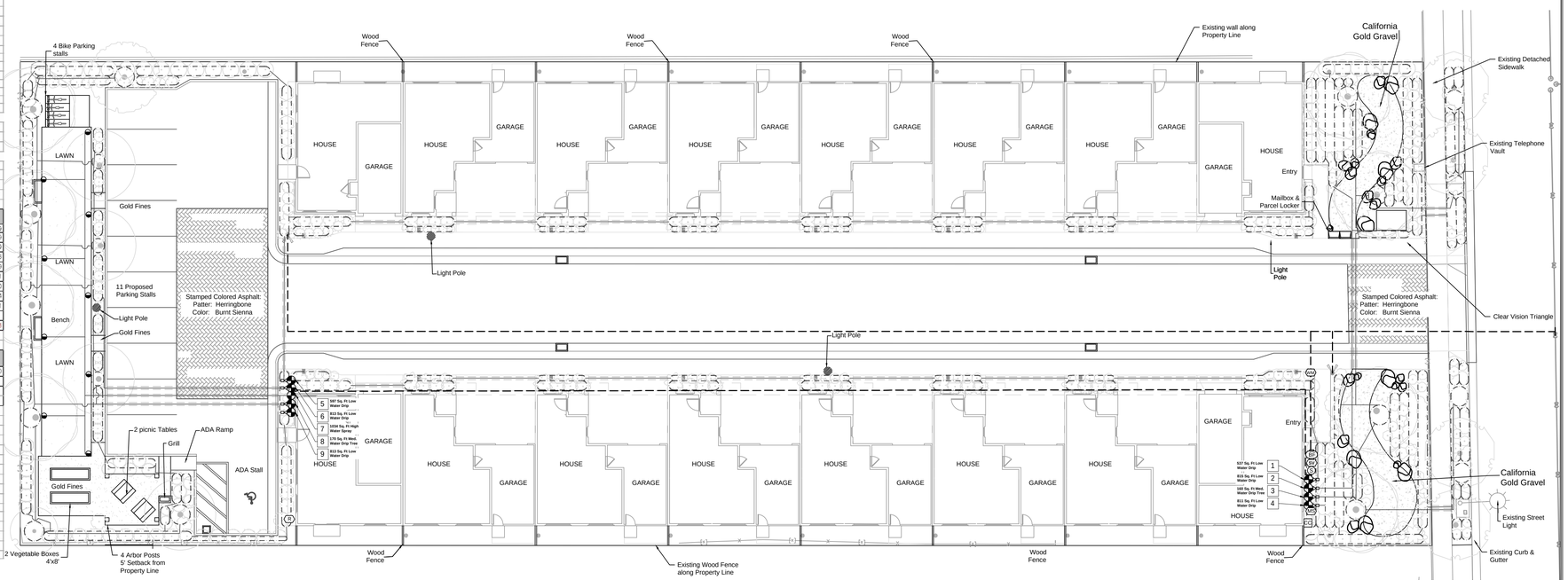
SPECIAL LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
				1	0	0	0.0
					Totals	Totals	Totals
					0	0	0.0
						ETWU TOTAL	82,543.8
						MAWA	84,116.2

ETAF CALCULATIONS

Regular Landscape Areas	
Total ETAF x Area	2,689.6
Total Area	5,750.0
Average ETAF	0.5
Special Landscape Areas	
Total ETAF x Area	2,689.6
Total Area	5,750.0
Sitewide ETAF	0.5

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.



IRRIGATION SCHEDULING AND MAINTENANCE

1. IRRIGATION TO BE SCHEDULED TO OCCUR BETWEEN 8PM AND 10AM.
2. IRRIGATION SCHEDULE SHALL BE REDUCED (FREQUENCY AND DURATION) AFTER PLANTS ARE ESTABLISHED (1 YEAR).
3. IRRIGATION SCHEDULE SHALL BE ADJUSTED SEASONALLY BASED ON PLANT NEEDS.
4. IRRIGATION SCHEDULE SHALL BE PROVIDED TO APPROPRIATE PERSONNEL AND POSTED NEAR IRRIGATION CONTROLLER.
5. IRRIGATION SYSTEM TO BE INSEPCTED REGULARLY AND MAINTAINED IN GOOD WORKING CONDITION.
6. REPAIRS TO BE MADE USING IDENTICAL OR IMPROVED PARTS.

" I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the landscape design plan."

" I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

IRRIGATION NOTES

1. This irrigation system is designed to operate on a static pressure of 60 psi provided by the city. If a discrepancy exists please notify the landscape architect.
2. The irrigation system is to be installed in conformance with all local codes.
3. This irrigation design is diagrammatic in nature and does not represent an exact layout. The contractor shall make minor adjustments in head, valve, and piping layout. For graphic clarity, piping may be shown outside of planting areas but should be installed in beds whenever possible.
4. Contractor shall review all plans and documents pertaining to the project prior to the start of work to coordinate work with other trades.
5. Contractor is to inspect existing irrigation system to ensure that the mainline can be reused for new irrigation layout.
6. Remote control valves shall be installed flush with finish grade and should be installed in planting areas only.
7. Where pipe passes under driving surfaces, and walks provide PVC sleeves as noted on plans.
8. Contractor to confirm the location of all existing utilities and underground structures prior to excavation of trenches. Contractor to repair any damages caused by, or during the performance of his work at no extra cost to the owner.
9. Decoder to be located within valve box next to valve as depicted in standard hunter specifications. Grounding will be every 1000' or 12th device, whichever comes first. Please refer to manufacturer documentation for correct grounding procedure.
10. Point of connection is located on phases 1 and 2. Refer to both sets for location of point of connection. Contractor shall install backflow device, controller, meters, and master shut off valve.
11. Controller shall be a pedestal mount and located at the power source provided as shown on phase 1 and 2. Programming of the controllers shall be the responsibility of the contractor.
12. All electrical connections for the controller shall be installed by a licensed electrical contractor. All work shall comply with the most current standards and codes at the time of installation. Contractor shall hard wire new clocks at closest, safest, location.
13. Landscape architect has determined the number of emitters based on the plant counts and plant sizes in the field. Refer to emitter schedule located on sheet I-9 of package set.
14. Tubing should be spaced at 18" o.c. but contractor shall adjust all drip distribution tubing to effectively irrigate all plant material.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL	QTY
	Tree Ring Irrigation	18
	Area to Receive Dripline Rain Bird XFS-06-12	
SYMBOL	**MANUFACTURER/MODEL**	**QTY**
	Rainbird XCZ-100-PRF Drip Valve	8
	Rainbird PESB-R Valve	1
	Rainbird RD 1800 Series 6" Heads	9
WM	New Irrigation 1" Water Meter	
BF	Febco 825Y 1"	

CC	Rain Bird ESP4-SMTE with (3) ESP-SM6
SV	Master Shutoff Valve behind Meter
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Lateral Line :PVC
R	Rainbird RSD Series Rain Shut Off
MS	Rainbird SMRT-Y Soil Moisture Sensor
S	Rainbird Flow Sensor FS-200-P Note: Provide a clear, unobstructed distance of at least 10xs the pipe's diameter upstream of the sensor and at least 5xs the pipe's diameter downstream of the sensor

North
GRAPHIC SCALE
(IN FEET)
1 inch = ft.

REVISIONS	BY

AITKEN ASSOCIATES
LANDSCAPE ARCHITECTS
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Calif. Reg. #2239 (408) 842-0245
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TENNANT SQUARE
215 Tennant Ave, Morgan Hill,CA

IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-21
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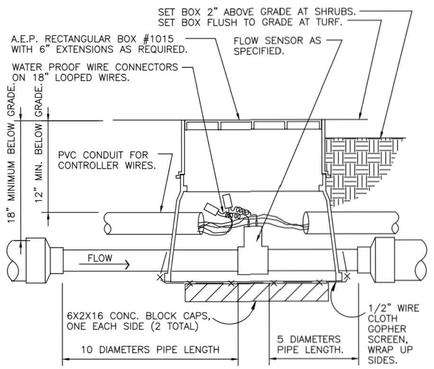
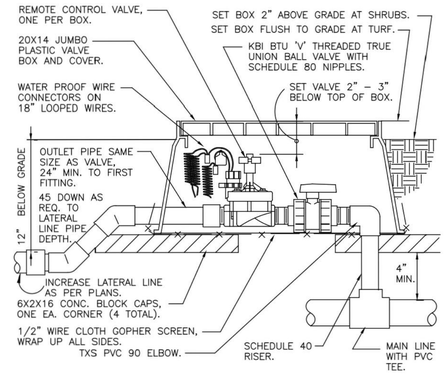
DATE	06-30-20
SCALE	1/16"=1'-0"
DRAWN	IN
JOB	TENNANT

L-2



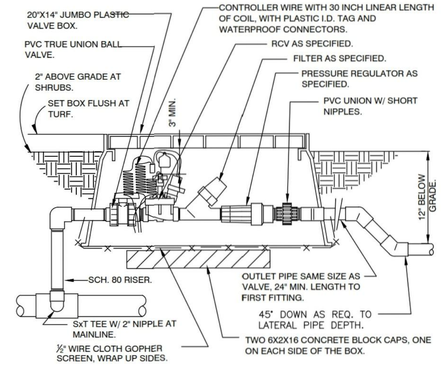
01 FLOW SENSOR ASSEMBLY

1 1/2" = 1'-0" FX-IR-FX-FLOW-01



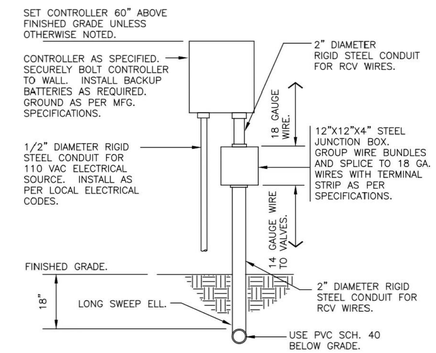
02 RCV WITH UNION S.O.V.

1 1/2" = 1'-0" FX-IR-FX-RCV-07



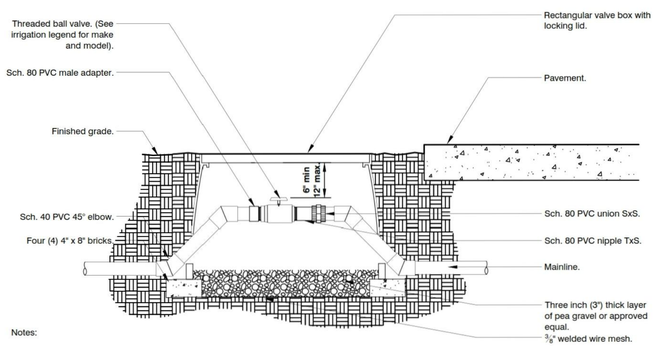
03 1" DRIP VALVE/FILTER/REGULATOR

1 1/2" = 1'-0" FX-IR-FX-DRIP-12



04 WALL MOUNT CONTROLLER

1" = 1'-0" FX-IR-FX-CONT-08



Notes:

1- Locate valve boxes in planting areas.

2- Wrap valve box with a minimum of 3 mil thick plastic and secure it using duct tape or electrical tape.

3- All threaded connection to be made using teflon tape.

4- All changes in elevation shall be made using Sch. 40 PVC 45° elbows.

03 SHUT OFF BALL VALVE - 3" AND SMALLER

1 1/2" = 1'-0"

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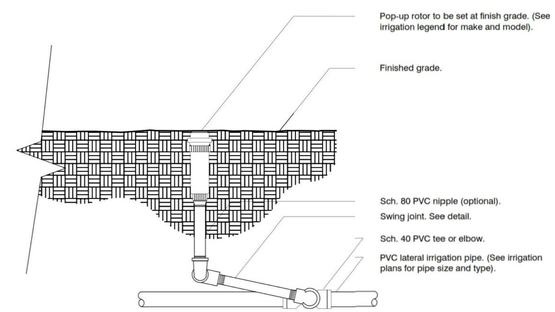
FX-IR-FX-SHUT-01



Notes:

1- All threaded connection points between Sch. 40 PVC and Sch. 80 PVC fitting shall be installed using teflon tape.

2- Contractor shall compact soil around rotor and riser prior to planting, plugging, seeding, or laying of sod.

06 ROTOR SPRAYHEAD

N.T.S.

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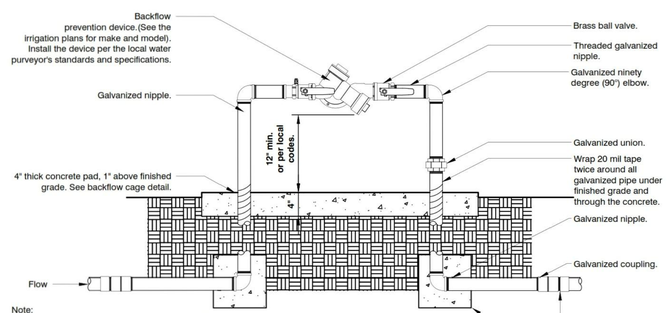
DETAIL-FILE



Note:

1- All assembly parts (threaded nipples, fittings, etc.) shall be galvanized or brass per local codes and requirements.

2- Galvanized nipple shall extend 12" past the edge of the concrete footing.

3- Sch. 80 PVC male adapter shall be used in connection from galvanize to the mainline.

4- Backflow prevention device shall be located as close as possible to the landscape meter.

5- Backflow prevention device shall be located in planting area unless approved by Owner's Representative.

6- See detail for backflow cage installation.

7- All backflow prevention devices shall have freeze blanket included upon installation.

8- All galvanized connections shall to be made using pipe thread sealant. All Sch. 80 PVC to galvanized connections to be made using teflon tape.

02 BACKFLOW PREVENTION DEVICE

1" = 1'-0"

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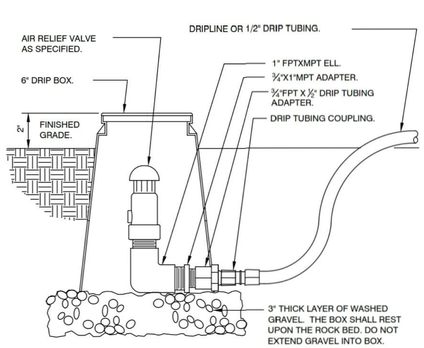
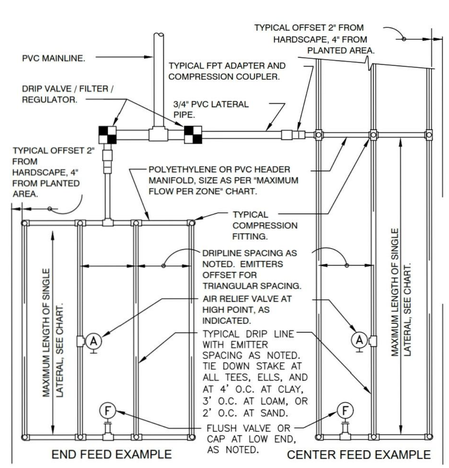
FX-IR-FX-BACK-02



08 DRIP AIR RELIEF VALVE IN BOX

3" = 1'-0" FX-IR-FX-DRIP-08



MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
PSI	0.6	0.9	0.6	0.9	0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

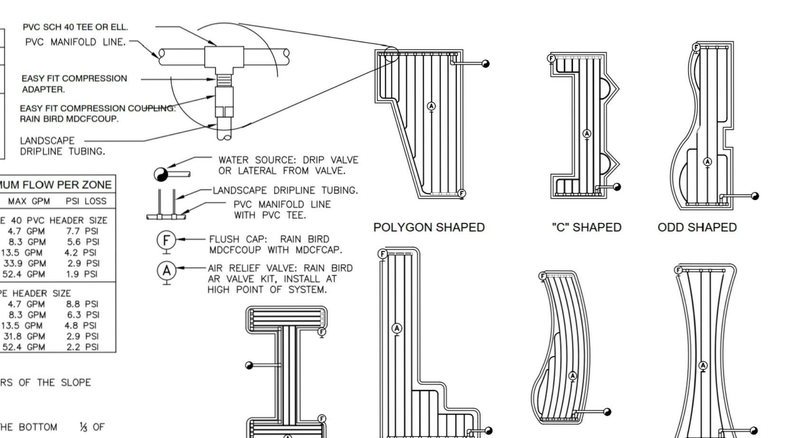
GRID PRECIPITATION RATES (IN/HR)			
EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE	
		0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

SLOPED CONDITION NOTE:

1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP ⅔ OF SLOPE,
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.



09 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS

N.T.S.

FX-IR-RB-DRIP-25

REVISIONS	BY

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8262 Rancho Real Gilroy, CA 95020
Calif. Reg. #2239 (408) 842-0245
karen@kaa.design

TENNANT SQUARE

215 Tennant Ave, Morgan Hill,CA

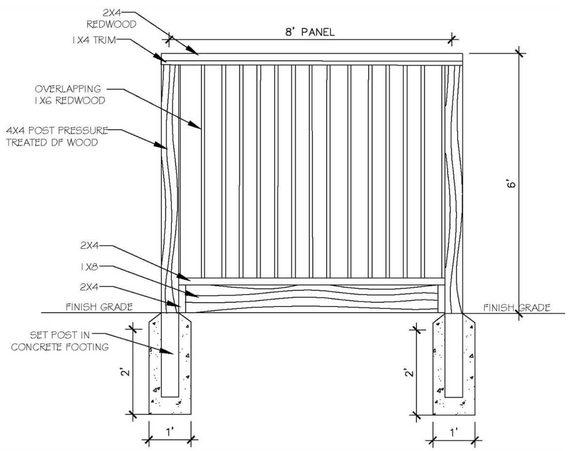
IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-21
STATE OF CALIFORNIA

DATE	06-29-20
SCALE	
DRAWN	IN
JOB	TENNANT

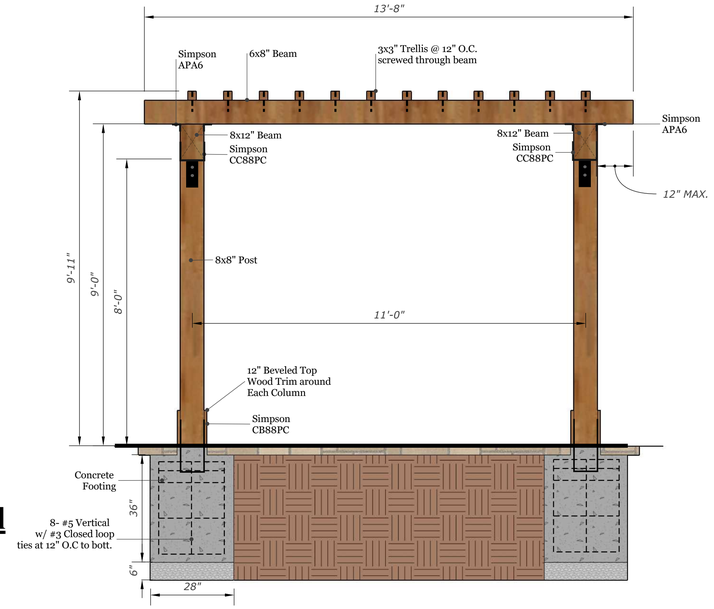
L-3

Wood Fence Detail



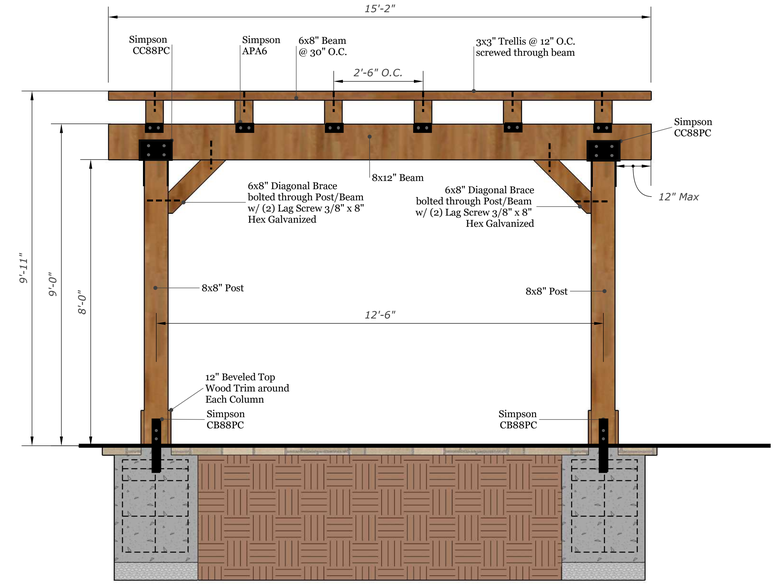
Arbor Cross Section A-A'

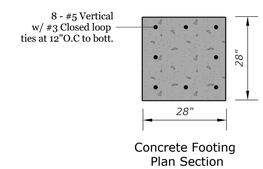
Scale 1/2" = 1'-0"



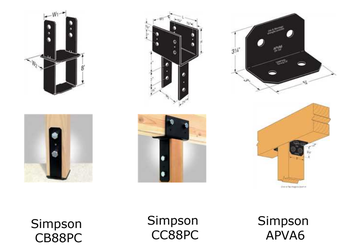
Arbor Cross Section B-B'

Scale 1/2" = 1'-0"





Concrete Footing Plan Section



Mailbox Detail

Brand: Florence Commercial Mailboxes
Item: 16 Door Classic Cluster Mailbox
Model : AFECBU16

Parcel Locker Detail

Brand: Florence Commercial Mailboxes
Item: 4 Parcel Lockers on Pedestal
Model : 1590-T2CS

Bench Detail

Brand: Du Mor
Item: 6 Ft. Bench. Recycled Plastic
Model no: 88-60PL

Bike Rack Detail

Brand: Du Mor
Item: Powder coated bike rack
Model no: 83/S-1

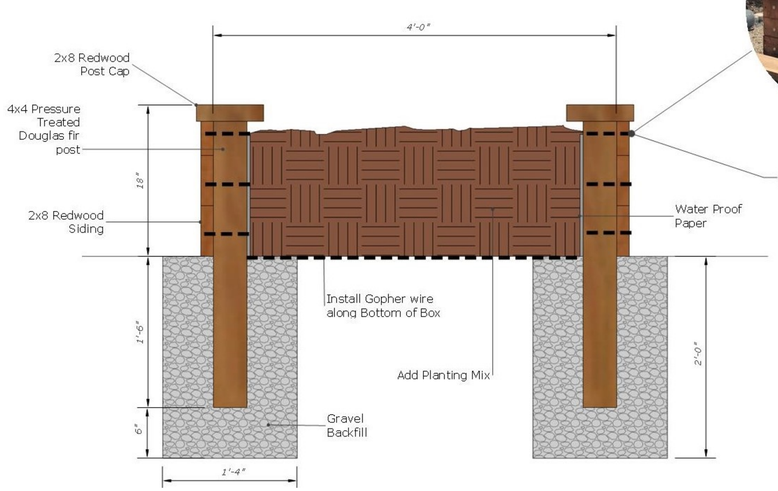
Picnic Bench Detail

Brand: Du Mor
Item: 6 Ft. Picnic Table. Recycled Plastic
Model no: 100-60PL

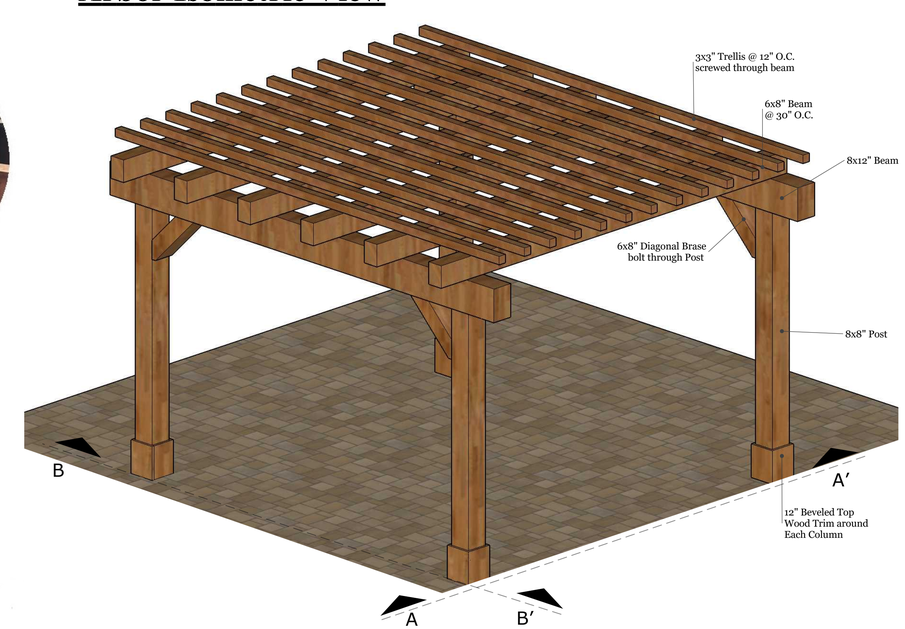
Outdoor Grill Detail

Brand: Du Mor
Item: Grill for Embedment
Model no: 21-00

Vegetable Planter Detail



Arbor Isometric View



REVISIONS	BY

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215 Tennant Ave, Morgan Hill, CA
SITE AMENITIES

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-21
STATE OF CALIFORNIA

DATE: 06-26-20

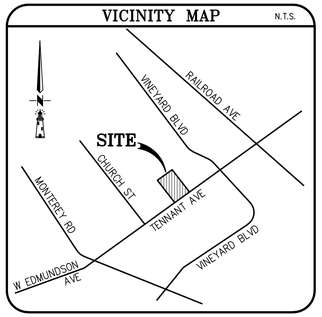
DRAWN: IN

JOB: TENNANT

L-4

VICINITY MAP

N.T.S.



INTENT LEGEND

SYMBOL	DESCRIPTION
	UTILITY COMPANIES TO INDICATE THEIR TIE-IN LOCATIONS & FACILITIES
	PROPOSED JOINT TRENCH MAIN
	PROPOSED JOINT TRENCH SERVICE
	PROPOSED TRANSFORMER
	PROPOSED STREET LIGHT

*Joint trench to include electrical and broadband conduit from the public right-of-way to each home.

NOTE

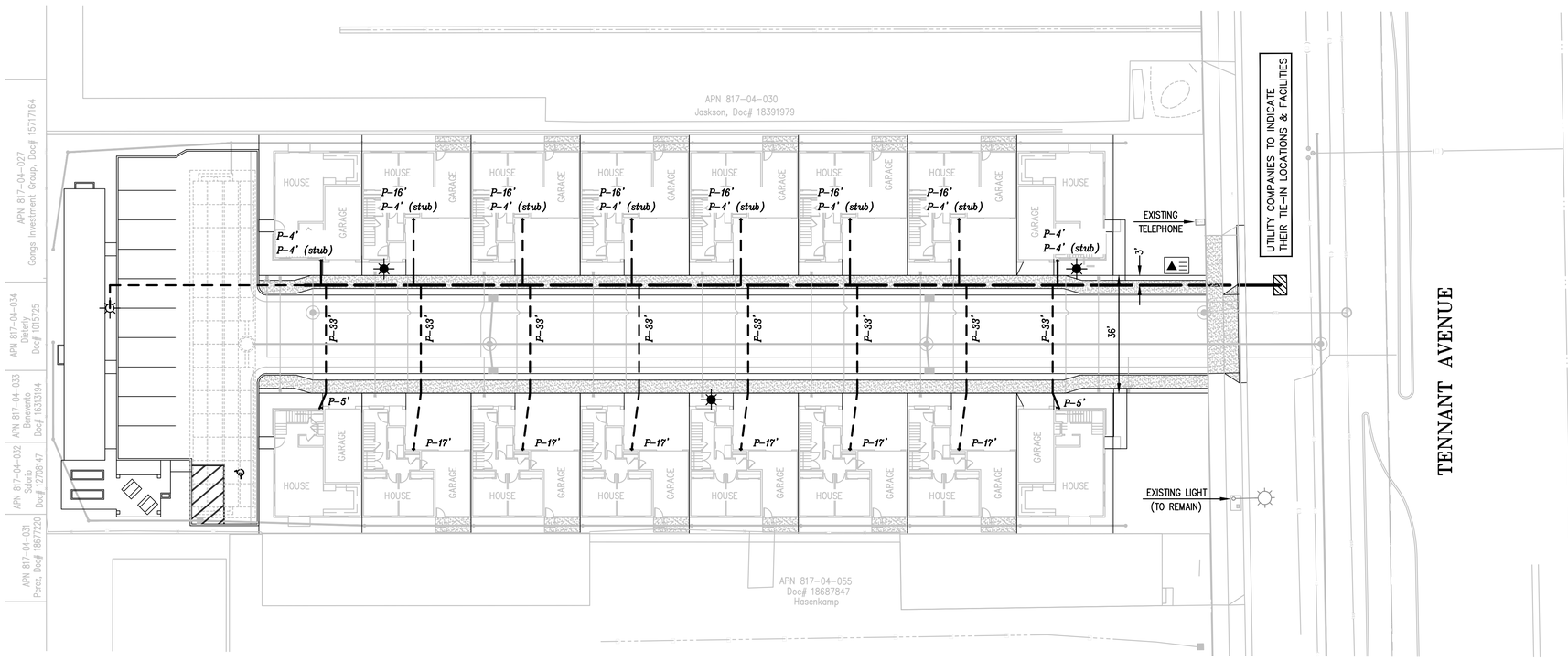
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

INTENT NOTE

THE JOINT UTILITY TRENCH SHOWN ON THIS DRAWING IS FOR STUDY ONLY AND IS SUBJECT TO CHANGE DEPENDING ON THE NEEDS OF EACH PARTICIPATING UTILITY COMPANY.

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.



No.	Revisions	By	App.	Date

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ph: (925) 757-4259 * fax: (925) 756-0725

JOINT TRENCH INTENT
TENNANT GARDENS
FOR: OSITO HOLDINGS, LLC
MORGAN HILL CALIFORNIA

CALL BEFORE YOU DIG
USA
811

Design:	B. YOUNG
Drawn:	B. YOUNG
Scale:	1"-20'
Date:	MAY 2020
Job No.:	2007

Sheet
I-1
Of I-1 Sheets

DATE LAST WORKED ON: 5-28-20