

Plan and Elevation Table

LOT #	PLAN NAME	ELEVATION
1	D	TRADITIONAL
2	D	TRADITIONAL
3	D	FARMHOUSE
4	D	FARMHOUSE
5	D	CRAFTSMAN
6	D	CRAFTSMAN
7	A	SPANISH
8	C	FARMHOUSE
9	B	TRADITIONAL
10	A	TRADITIONAL
11	B	TRADITIONAL
12	C	CRAFTSMAN
13	A	SPANISH
14	A	TRADITIONAL
15	A	SPANISH
16	C	TRADITIONAL
17	A	SPANISH
18	D	TRADITIONAL
19	D	TRADITIONAL
20	C	CRAFTSMAN
21	A	SPANISH
22	B	TRADITIONAL
23	A	TRADITIONAL
24	C	TRADITIONAL
25	B	SPANISH
26	A	SPANISH
27	B	TRADITIONAL
28	C	TRADITIONAL
29	B	CRAFTSMAN
30	A	FARMHOUSE
31	A	SPANISH
32	C	TRADITIONAL
33	D	FARMHOUSE
34	D	FARMHOUSE
35	D	FARMHOUSE
36	D	FARMHOUSE
37	C	TRADITIONAL
38	C	FARMHOUSE
39	A	TRADITIONAL
40	B	TRADITIONAL
41	C	TRADITIONAL
42	C	TRADITIONAL
43	A	SPANISH
44	B	CRAFTSMAN
45	C	CRAFTSMAN
46	A	TRADITIONAL
47	B	TRADITIONAL
48	A	FARMHOUSE
49	C	TRADITIONAL
50	C	TRADITIONAL
51	D	CRAFTSMAN
52	D	CRAFTSMAN
53	C	CRAFTSMAN
54	A	SPANISH
55	A	TRADITIONAL
56	A	FARMHOUSE
57	C	FARMHOUSE
58	B	TRADITIONAL
59	A	FARMHOUSE
60	B	CRAFTSMAN
61	C	TRADITIONAL
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63	C	CRAFTSMAN
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66	B	TRADITIONAL
67	A	SPANISH
68	B	CRAFTSMAN
69	A	TRADITIONAL
70	B	SPANISH
71	D	FARMHOUSE
72	D	FARMHOUSE
73	C	CRAFTSMAN
74	C	CRAFTSMAN
75	D	FARMHOUSE
76	A	SPANISH
77	A	TRADITIONAL
78	B	TRADITIONAL
79	B	CRAFTSMAN
80	C	FARMHOUSE
81	A	TRADITIONAL
82	B	CRAFTSMAN
83	C	CRAFTSMAN
84	A	FARMHOUSE
85	B	TRADITIONAL
86	A	SPANISH

Plan Area Table

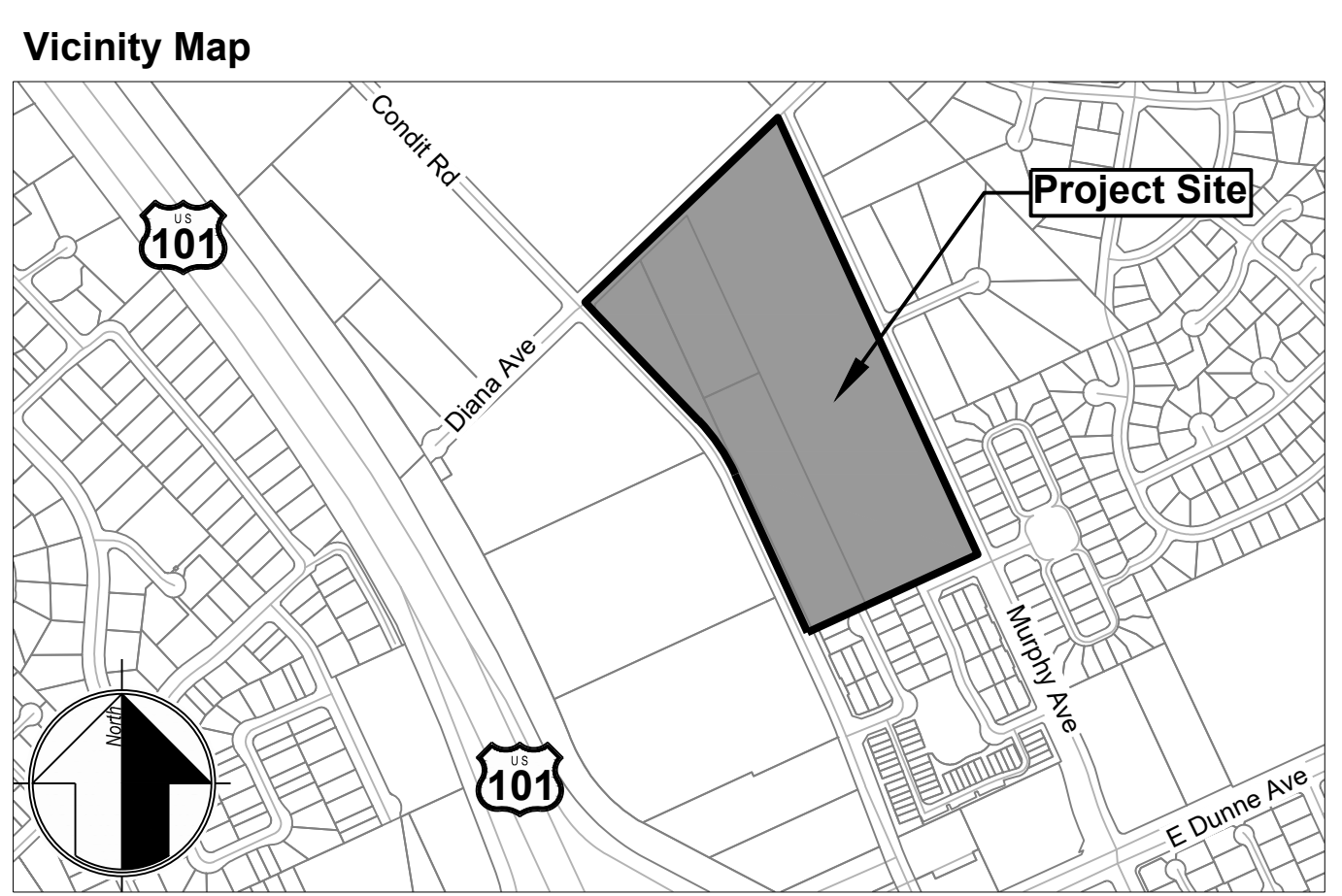
Plan	No. Units	Living SF	Garage SF	Patio Area SF	Height
Plan A	27	2,437	400	200	16'6"
Plan B	18	2,803	400	200	18'1"
Plan C	23	1,572	400	200	28'2"
Plan D (Affordable to Low)	18	1,906	400	200	25'5"

Grading Quantities

Location	Cut (CY)	Fill (CY)	Net (CY)	Max Cut	Max Fill
James - West	416	0	416	3.40'	0.0'
James - East	367	0	367	3.79'	0.0'
Storm Water Treatment	3,176	25	3,151	12.83'	0.90'
Lots 1-17 and 51-62	897	1,672	-775	2.24'	1.01'
Lots 18-50	1,081	1,668	-587	2.29'	1.04'
Lots 63-73	185	759	-574	2.29'	0.86'
Diana Avenue	591	12	579	1.56'	0.18'
Murphy Avenue	2,782	114	2,668	2.94'	0.92'
Mimosa Drive	4,684	1	4,683	5.06'	0.28'
Lots 74-86	453	678	-225	1.15'	0.80'
Parcel 2	74	41	33	2.03'	0.67'
Parcel 3	60	199	-139	2.73'	0.83'
Parcel 4	43	90	-47	1.12'	0.80'
Parcel 5	4	440	-436	0.43'	1.26'
Total	14,813	5,699	9,114		

Project Description
 Planned development for 89 lots, 100% single-family residential use, proposed 68 single-family detached homes, proposed 18 affordable duet homes sold at low income level. Retention of 2 existing homes for a total of 89 lots.

Scope of Work
 SEE SHEET C.02



- Fire Notes:**
- Fire Sprinklers shall be a deferred submittal.
 - Property is located in the Local Response Area.
 - Property is not in the Wildland Urban Interface (WUI).
 - All proposed driveways to be made of an all weather surface capable of supporting 75,000 lbs.
 - All proposed driveways shall have a max. slope of 15%.
 - Property is not in "very high fire hazard" zone.
- Building Notes:**
- NO. UNITS BEING DEMOLISHED: 1
 TYPE OF CONSTRUCTION: V-B
 OCCUPANCY CLASS: R-3/U
- Proposed Setbacks**
- FRONT.....10' MIN.
 SIDEYARD.....5' MIN.
 REAR.....5' MIN.

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON

Existing Condition (sq ft)	%	Proposed Condition (sq ft)		Difference (sq ft)		
		Site (sq ft)	%		%	
13,748	598,862	100.00%	598,862	100.00%	0	0.00%
Building Footprint(s)	8,110	1.35%	163,832	27.36%	155,722	26.00%
Streets	10,090	1.68%	102,841	17.17%	92,751	15.49%
Sidewalks, Patios, Paths, etc.	8,841	1.48%	66,821	11.16%	57,980	9.98%
Landscaping	0	0.00%	15,164	2.53%	15,164	2.53%
Undeveloped	571,821	95.48%	43,413	7.25%	-528,408	-88.24%
Permeable Pavement	0	0.00%	0	0.00%	0	0.00%
Total	598,862	100.00%	392,071	65.47%	-206,791	-34.53%
Impervious Surfaces	27,041	4.52%	333,494	55.69%	306,453	51.17%
Pervious Surfaces	571,821	95.48%	58,577	9.78%	-513,244	-85.70%
Total	598,862	100.00%	392,071	65.47%	-206,791	-34.53%

Density Calcs: Total Project

TOTAL PROJECT AREA: 21.566 ACRES
 DEDICATED PUBLIC RIGHT OF WAY: 4.477 ACRES
 PRIVATE OPEN SPACE: 1.232 ACRES
 PROJECT NET ACREAGE: 15.857 ACRES
 NO. UNITS ALLOWED: N/A
 NO. UNITS PROPOSED: 86

Density Calcs: Phase 1 (86 Units)

TOTAL PROJECT AREA: 13.748 ACRES
 DEDICATED PUBLIC RIGHT OF WAY: 3.873 ACRES
 PRIVATE OPEN SPACE: 1.232 ACRES
 PROJECT NET ACREAGE: 9.875 ACRES
 NO. UNITS ALLOWED: N/A
 NO. UNITS PROPOSED: 86

Sheet List Table

Sheet Number	Sheet Title
C.01	Tentative Map & Overall Site Development Plan
C.02	Tentative Map & Site Development Plan
C.03	Tentative Map & Site Development Plan
C.04	Tentative Map
C.05	Tentative Map
C.06	Site Topo and Demolition Plan
C.07	Site Topo and Demolition Plan
C.08	Preliminary Grading and Drainage Plan
C.09	Preliminary Grading and Drainage Plan
C.10	Grading Cross Sections
C.11	Grading Cross Sections
C.12	Street Profiles
C.13	Street Profiles
C.14	Street Profiles
C.15	Site Utility Plan
C.16	Site Utility Plan
C.17	Stormwater Control Plan
C.18	County Std Public Road Yield Study
WW1	Water and Wastewater Facilities Plan
WW2	Water and Wastewater Treatment Layout
WW3	Treatment Details
WW4	Wastewater Disposal Layout Plans
WW5	Wastewater Disposal Details
24	Lighting Plan
25-54	Architectural Plans
55-57	Energy Conservation Plans
58-69	Landscaping Plans

ASSESSOR'S PARCEL NO: 728-17-015, 728-17-013, 728-17-014, 728-17-037

PRESENT USE: RESIDENTIAL + VACANT

PROPOSED USE: RESIDENTIAL

PROPOSED ZONING: A-20SR, A-20SR

SANITARY SEWER: PRIVATE

GAS & ELECTRIC: PG&E

WATER: PRIVATE / CITY OF MORGAN HILL

TELEPHONE: VERIZON

EXISTING IMPROVEMENTS: AS SHOWN

FIRE RESPONSIBILITY AREA: LRA

WILDLAND URBAN INTERFACE: NO

Abbreviations:

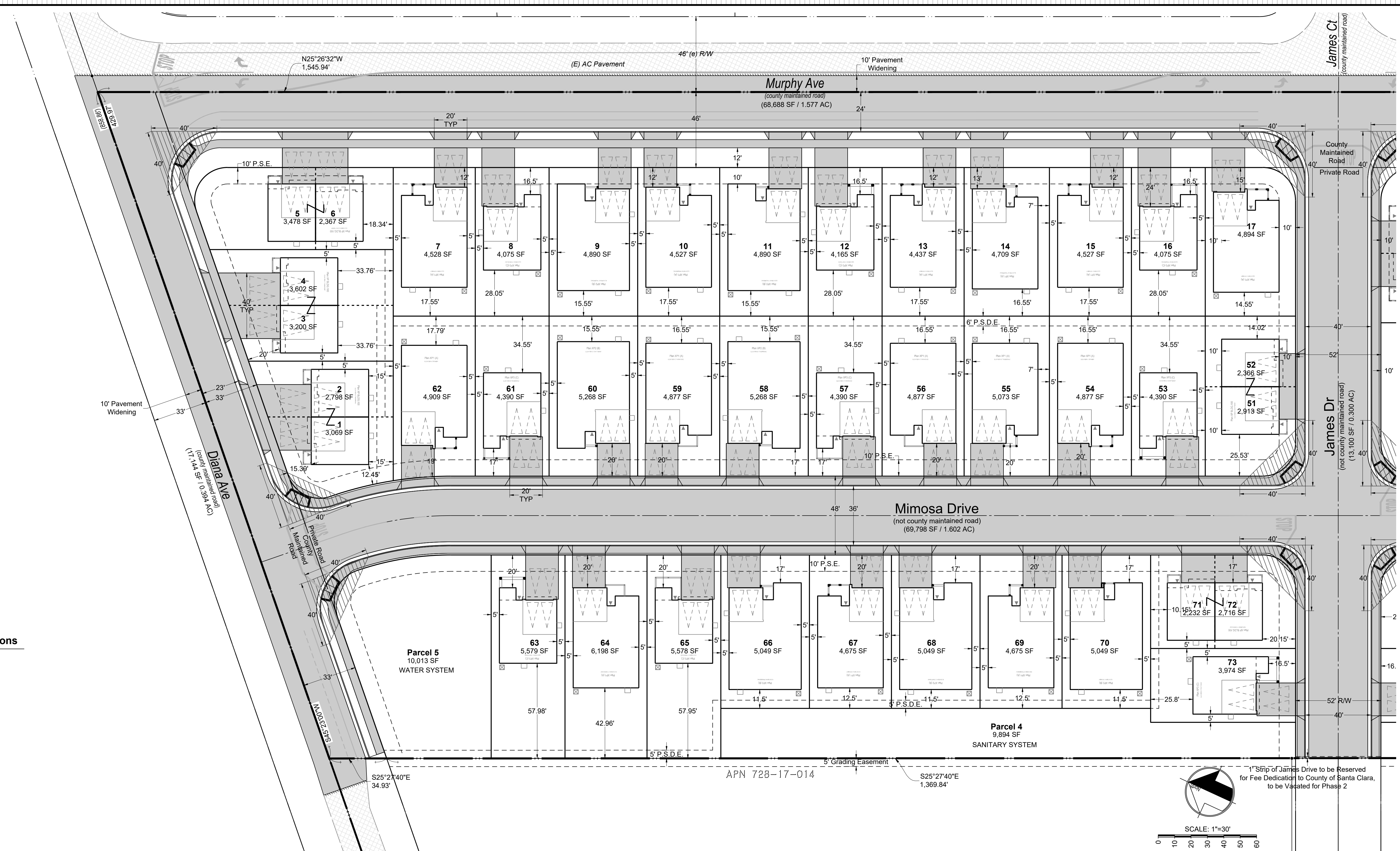
L.E. Landscape Easement
 P.S.D.E. Private Storm Drainage Easement
 P.S.E. Public Service Easement
 R/W Right of Way
 S.D.E. Storm Drainage Easement
 B.S.L. Building Setback Line
 TBV To Be Vacated

Owners:

1320 DIANA AVE.
 APN: 728-17-013
 APOLONIO & YOW CHOY SANCHEZ(50% IN TRUST)
 TAI KIM NGU (50% IN TRUST)
 1220 AND 1250 DIANA AVE.
 APN: 728-17-014 & 728-17-015
 DAVID & AKIKO KUBO (KUBO TRUST)
 1250 CONDIT ROAD
 APN: 728-17-037 (PREVIOUS APN: 728-17-032)
 HAPPY ACTIONS, LLC, DANIEL LONG

Engineer: MH ENGINEERING
 16075 VINEYARD BLVD.
 MORGAN HILL, CA 95037
 (408) 779-7381

Applicant: NORTH DIANA, LLC
 175 E. MAIN AVE SUITE 130
 MORGAN HILL, CA 95037
 (408) 406-6000



SEE SHEET C.03

Statement of Dedications

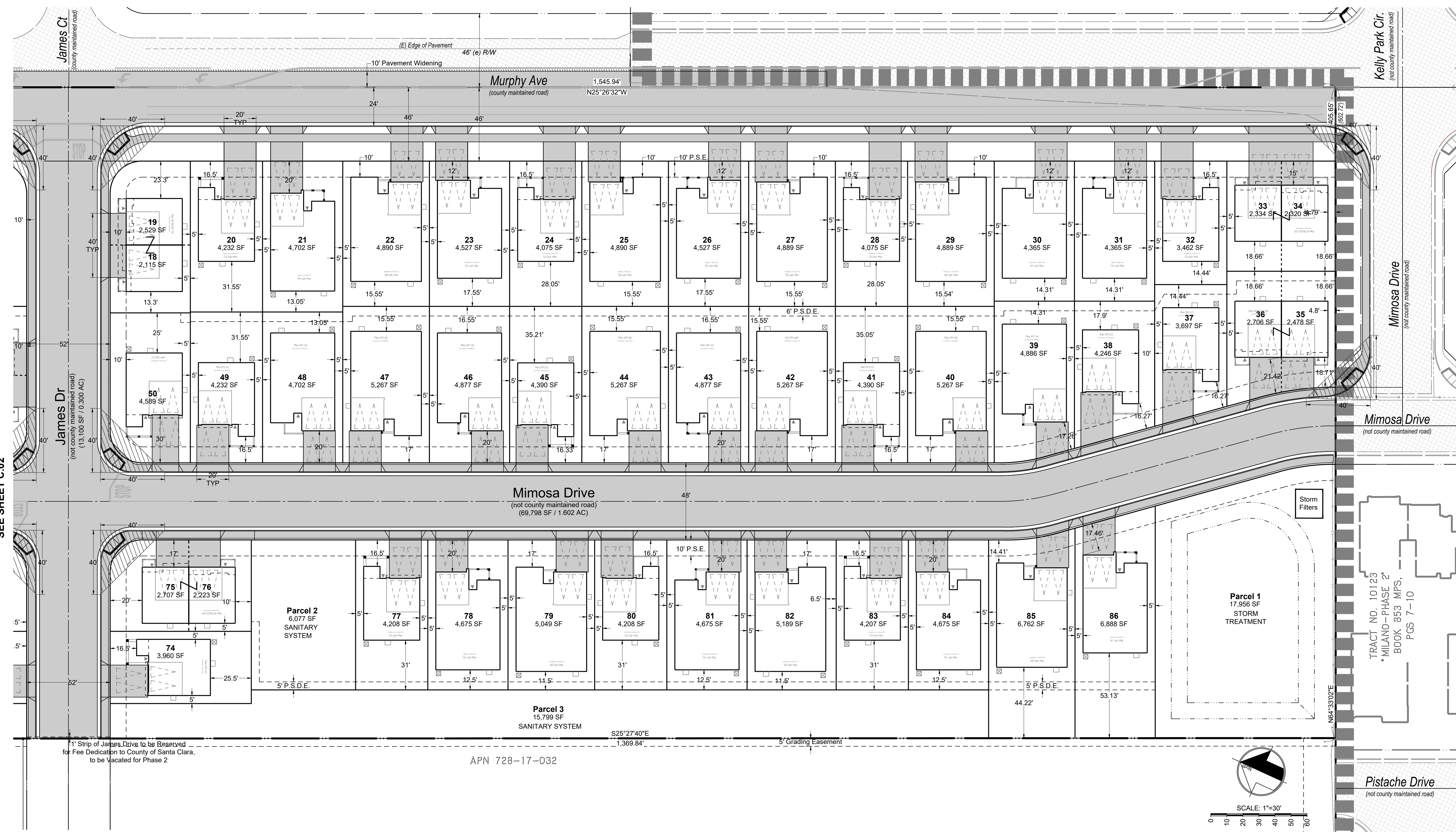
LOT AREAS SHOWN ARE GROSS AND NET. PUBLIC STREET AREAS SHOWN ARE TO BE DEDICATED TO THE COUNTY. PRIVATE STREET AREAS ARE TO BE OWNED AND MAINTAINED BY AN HOA.

Scope of Work

- Demo existing structures, wells, trees, remove existing topsoil for 86 units
- Grade for new streets and building pads for 86 units
- Install underground wet and dry Utilities for 86 units
- Install private water system
- Install private sanitary, sewer, disposal system
- Install stormwater treatment and stormwater detention system
- Install storm drains from detention facility to existing city storm drains in Condit Road
- Remove existing pavement and install Standard Street improvements for Murphy Avenue and Diana Avenue (publicly maintained streets)
- Install privately maintained streets (Mimosa Drive and James Drive) with standard public improvements, including, but not limited to AC pavement, curbs, gutters, sidewalks, striping, signing, street, lights, fire, hydrants, water, meters, water, mains, and valves, sanitary, sewer, mains, manholes, laterals, storm, drain, mains, and manholes, catch basins, street trees, and landscaping
- Driveways along Murphy Avenue and Diana Avenue to be installed per Santa Clara County Roads and Airports Department Standard Detail B/2; driveways along Mimosa Drive and James Drive to be installed per City of Morgan Hill Standard Detail A-8

LEGEND:

- — — — — PROPERTY LINE
- - - - - EASEMENT LINE
- — — — — SINGLE FAMILY HOME LOT LINE
- - - - - TOWNHOUSE LOT LINE
- ▲ VISION TRIANGLE, NO OBSTRUCTIONS PER COUNTY ORDINANCES B17-68 AND B17-69



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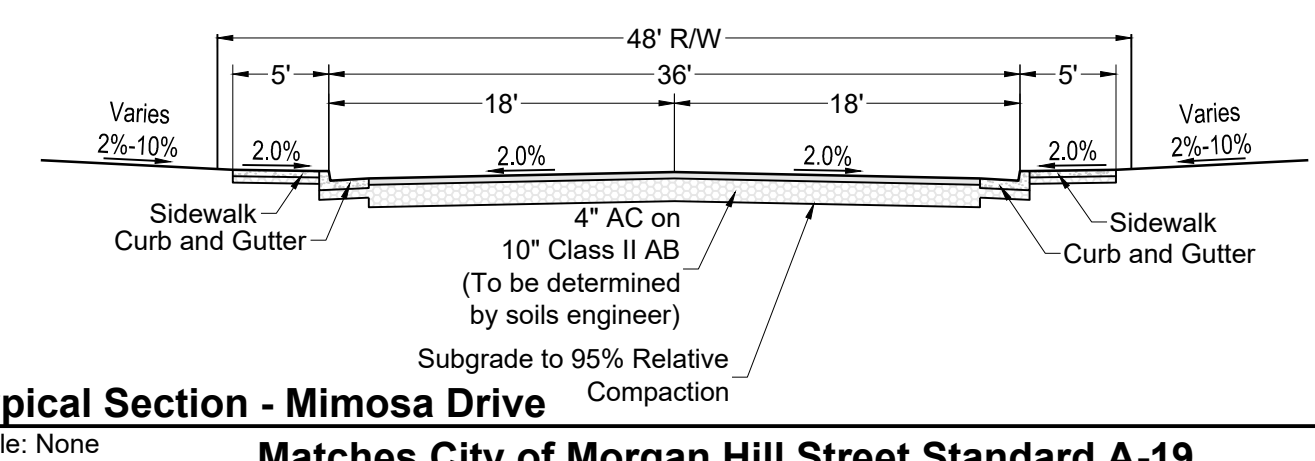
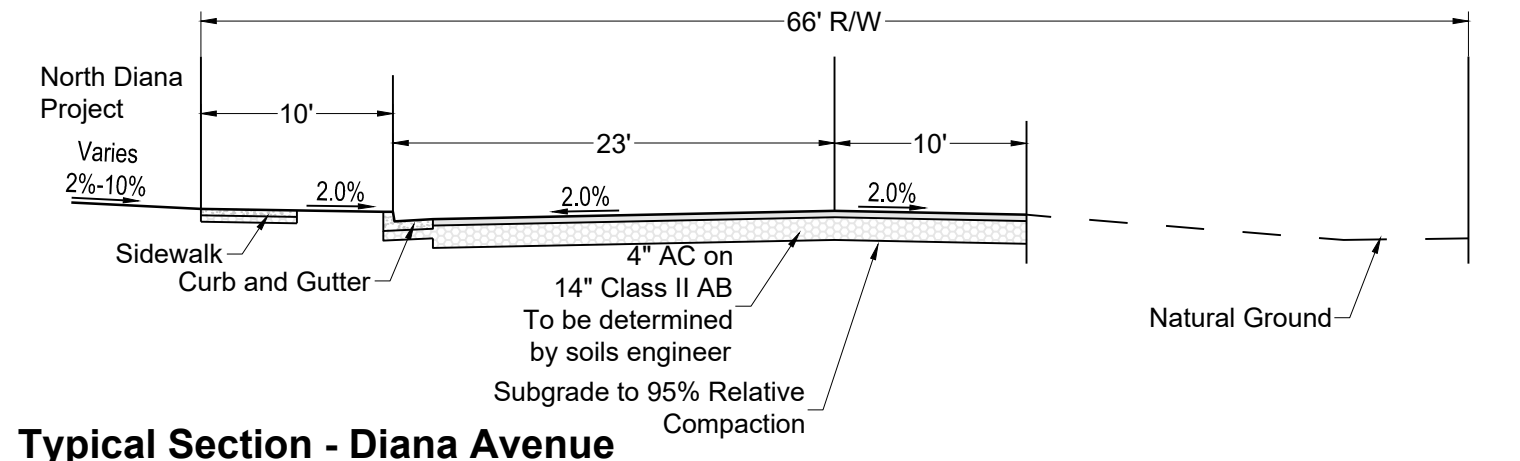
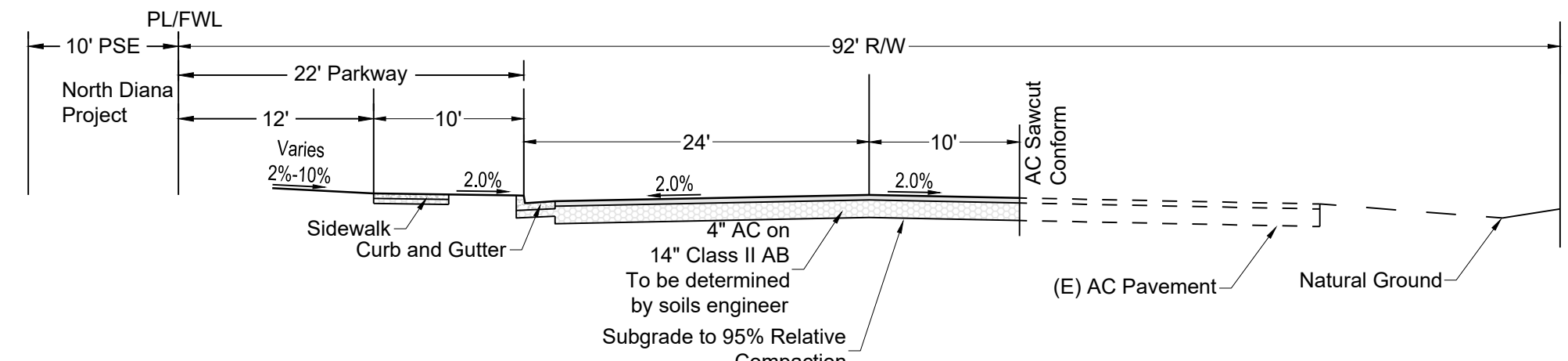
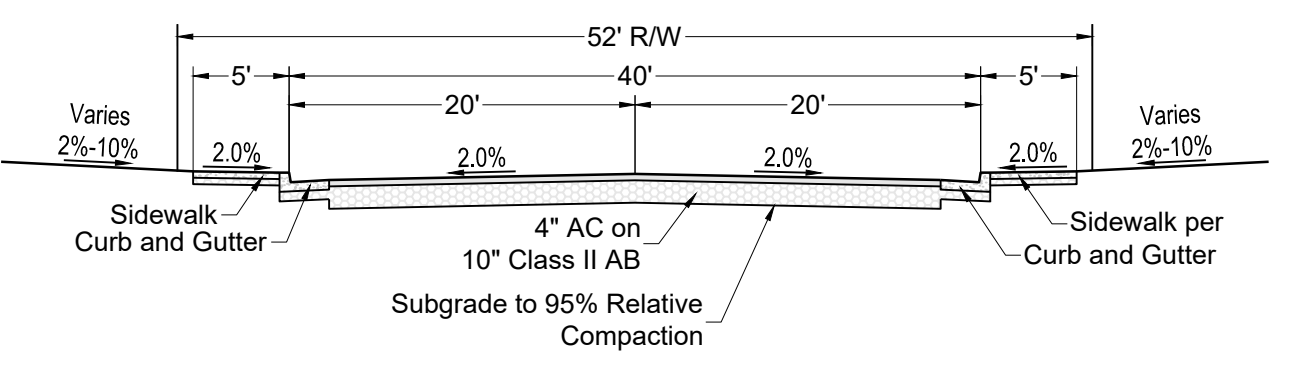
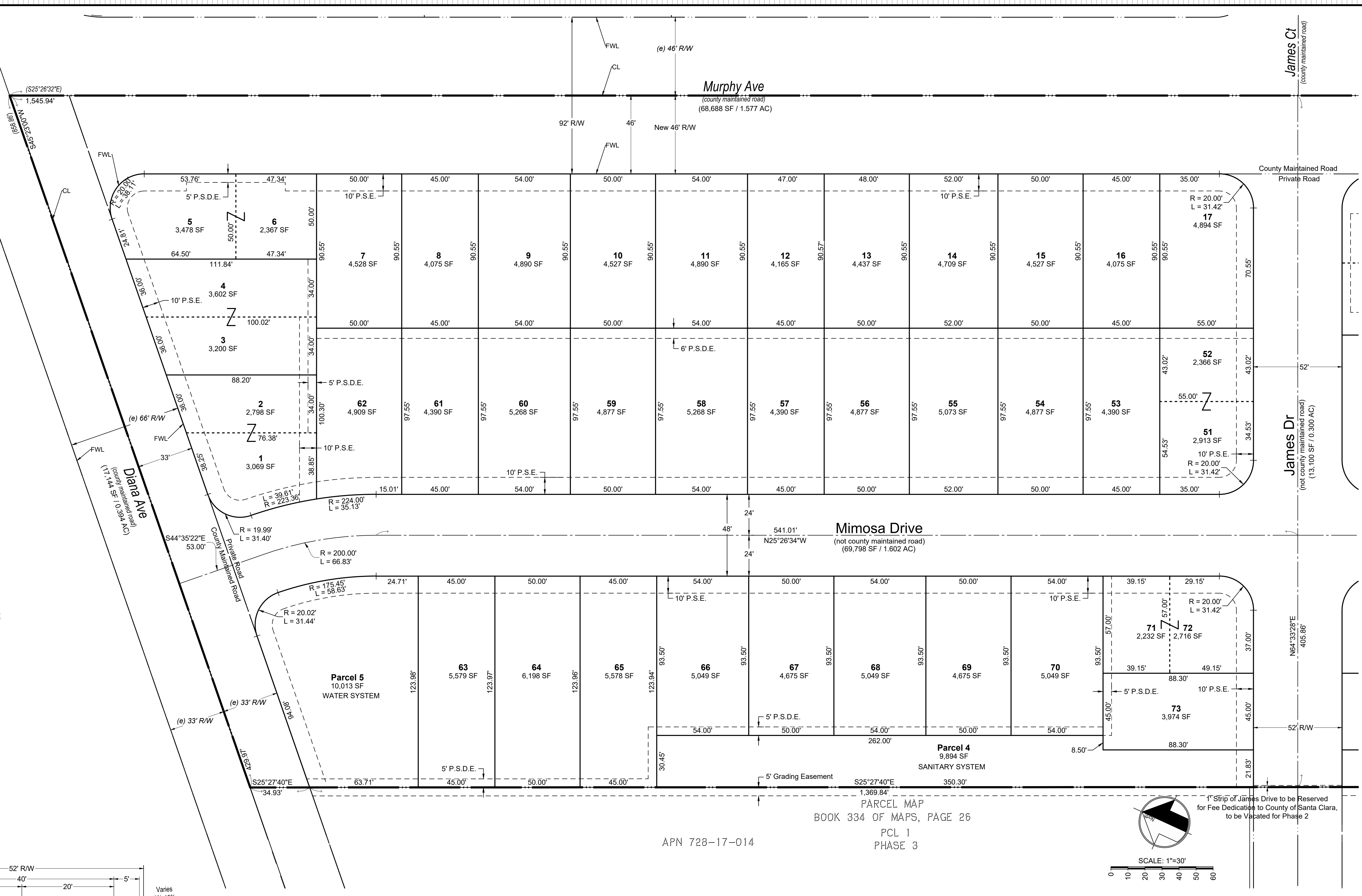
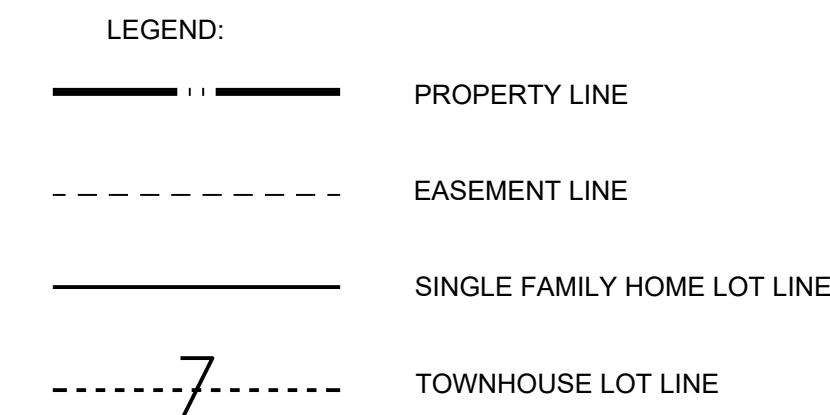
SEE SHEET C-02

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Notes:

- SEE SHEETS C6 AND C7 FOR EXISTING TOPO INCLUDING CONTOURS, STRUCTURES, TREES, ETC.
- SEE SHEETS C1, C2, AND C3 FOR PROPOSED DEVELOPMENT INCLUDING UNITS, SETBACKS, DRIVEWAYS, ETC.
- SEE SHEETS C8 AND C9 FOR PROPOSED GRADING AND DRAINAGE.
- SEE SHEET C12 AND C13 FOR PROPOSED UTILITIES.



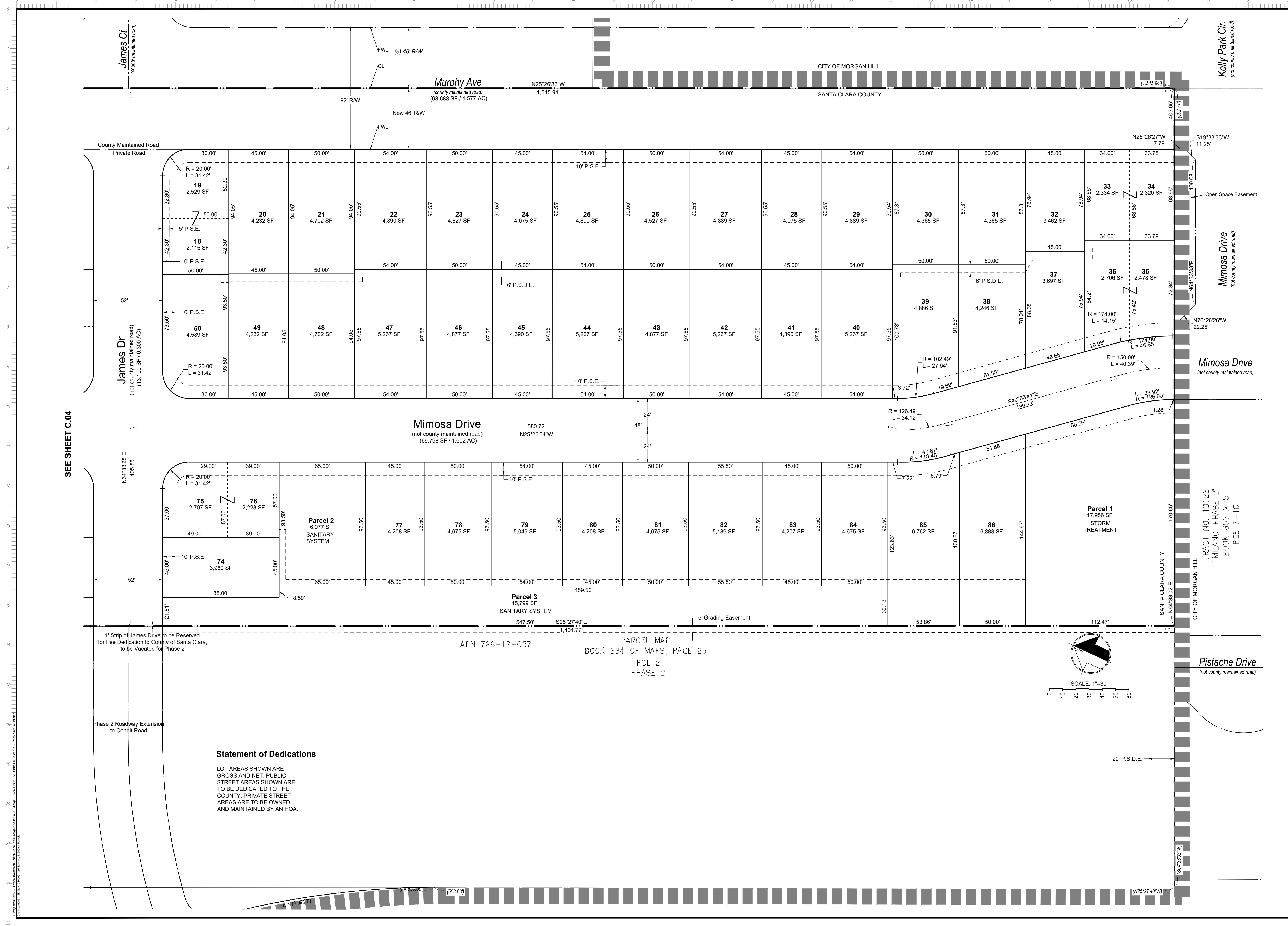
SEE SHEET C.05

PARCEL MAP
 BOOK 334 OF MAPS, PAGE 26
 PCL 1
 PHASE 3

1" Strip of James Drive to be Reserved for Fee Dedication to County of Santa Clara, to be Vacated for Phase 2

Phase 2 Roadway Extension to Condit Road

16075 Vineyard Boulevard Morgan Hill, CA 95037
 408.86' N64°33'28"E
 405.86'
 52' R/W
 21.83'
 88.30'
 45.00'
 37.00'
 R = 20.00'
 L = 31.42'
 71 2,232 SF
 72 2,716 SF
 5' P.S.D.E.
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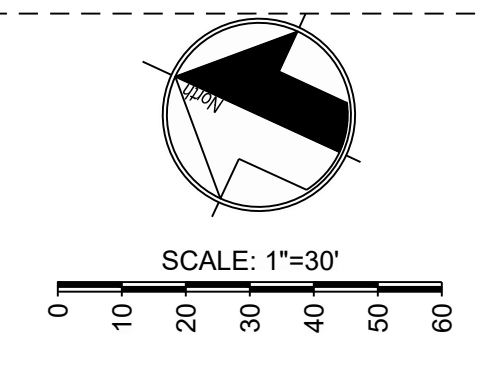


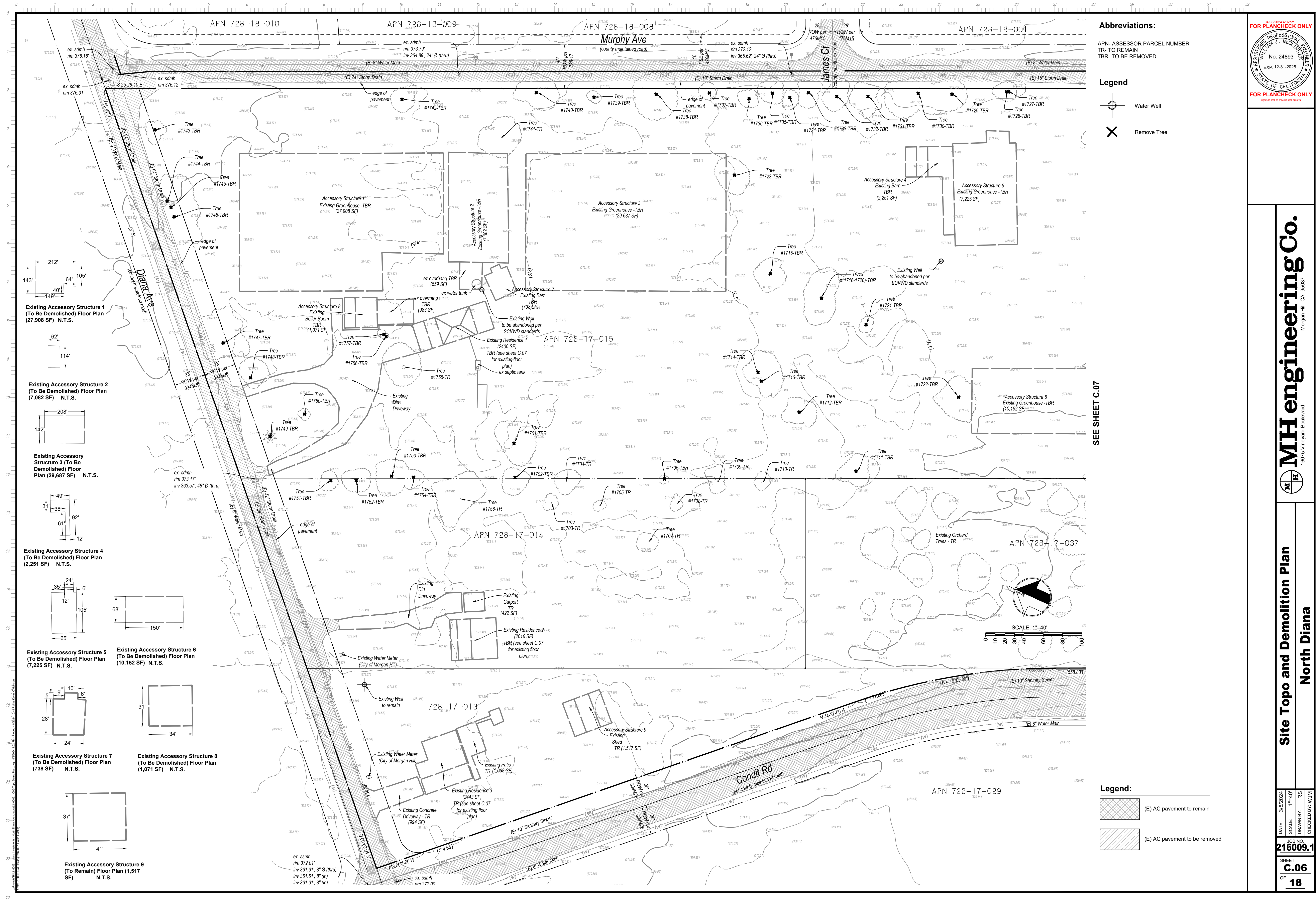
Statement of Dedications

LOT AREAS SHOWN ARE GROSS AND NET. PUBLIC STREET AREAS SHOWN ARE TO BE DEDICATED TO THE COUNTY. PRIVATE STREET AREAS ARE TO BE OWNED AND MAINTAINED BY AN HOA.

SEE SHEET C.04

APN 728-17-037
 PARCEL MAP
 BOOK 334 OF MAPS, PAGE 26
 PCL 2
 PHASE 2

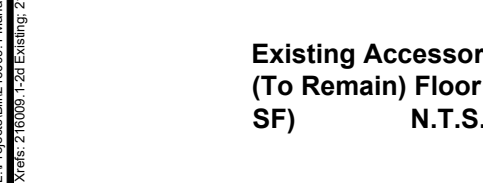
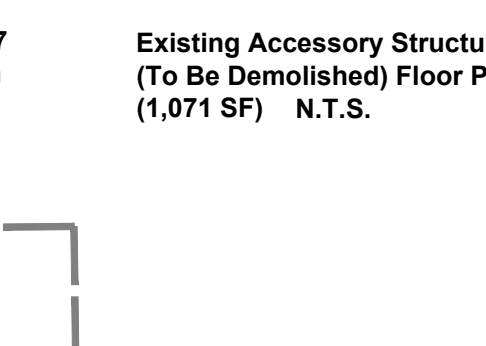
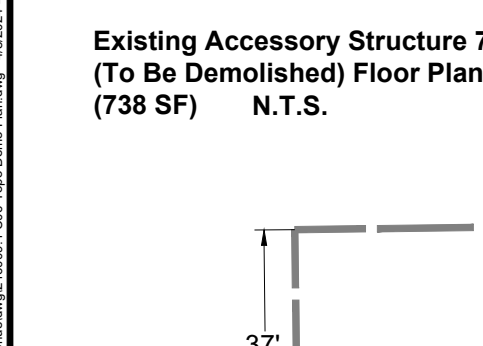
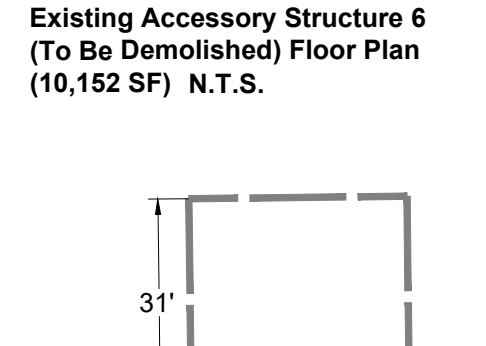
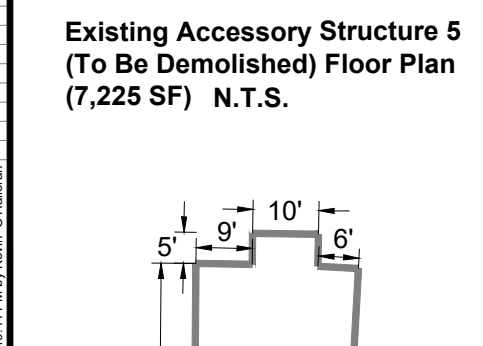
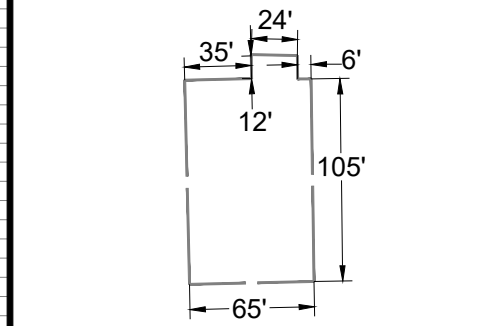
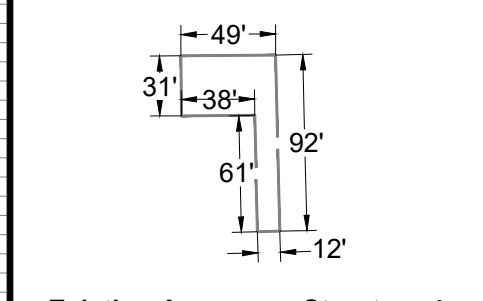
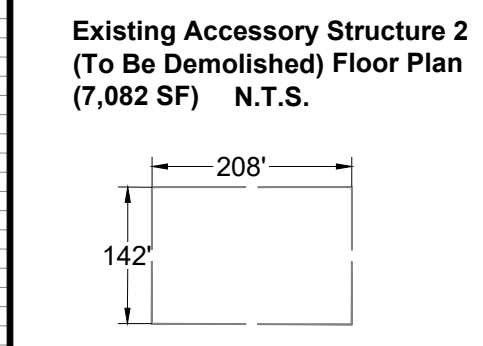
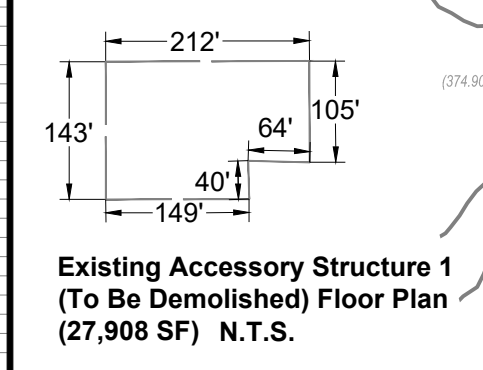




Abbreviations:
 APN- ASSESSOR PARCEL NUMBER
 TR- TO REMAIN
 TBR- TO BE REMOVED

Legend
 Water Well
 Remove Tree

REGISTERED PROFESSIONAL ENGINEER
 WILLIAM J. MCLINTOCK
 No. 24893
 EXP. 12-31-2025
FOR PLANCHER ONLY



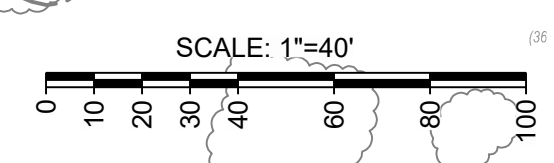
Legend:
 (E) AC pavement to remain
 (E) AC pavement to be removed

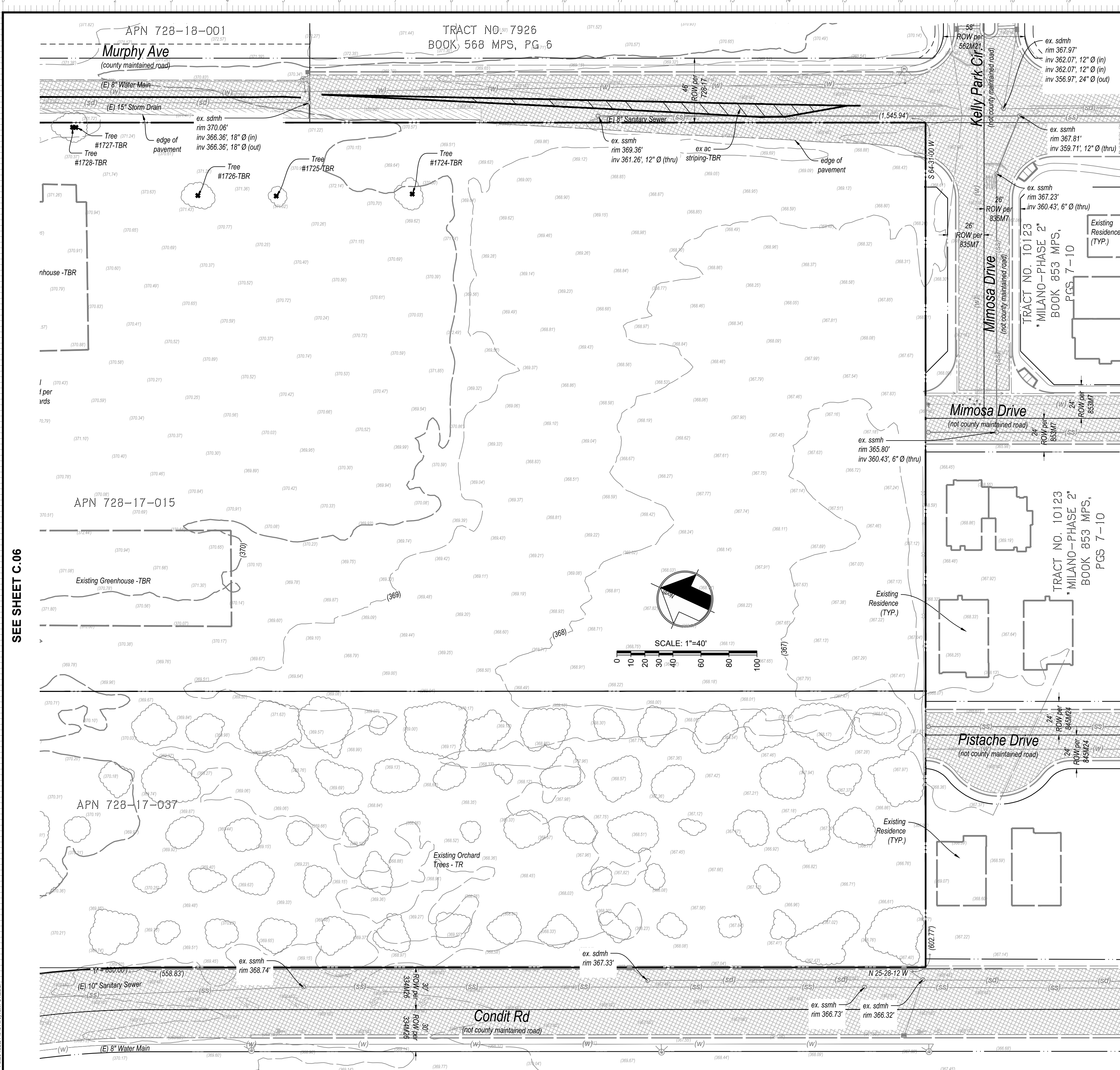
MH engineering Co.
 16075 Vineyard Boulevard
 Morgan Hill, CA 95037

Site Topo and Demolition Plan
North Diana

DATE: 3/6/2024
 SCALE: 1"=40'
 DRAWN BY: RS
 CHECKED BY: WJM
 JOB NO: 216009.1
 SHEET: C.06
 OF 18

SEE SHEET C.07





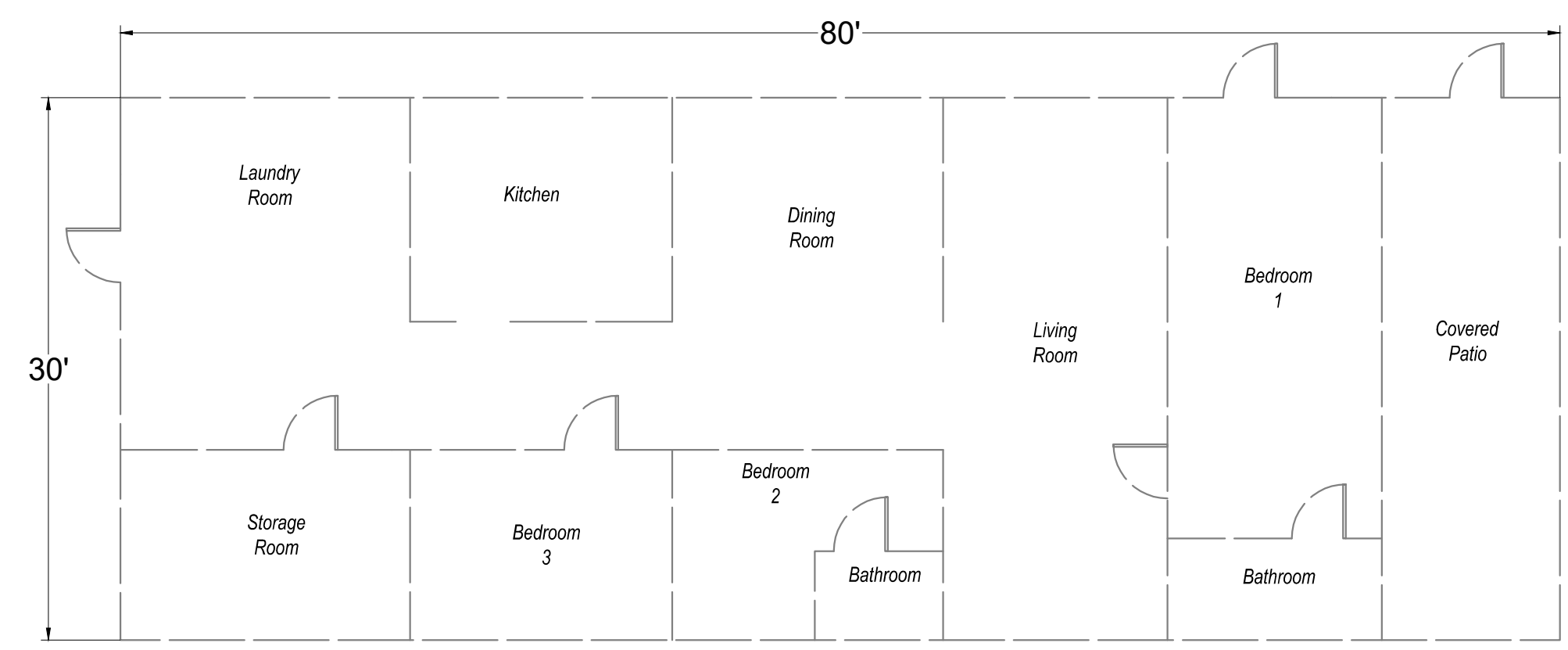
Abbreviations:
 APN- ASSESSOR PARCEL NUMBER
 TR- TO REMAIN
 TBR- TO BE REMOVED
 D.B.H- DIAMETER AT BREAST HEIGHT
 TPZ- SPECIFIED TREE PROTECTION ZONE
 N.T.S.- NOT TO SCALE

Legend

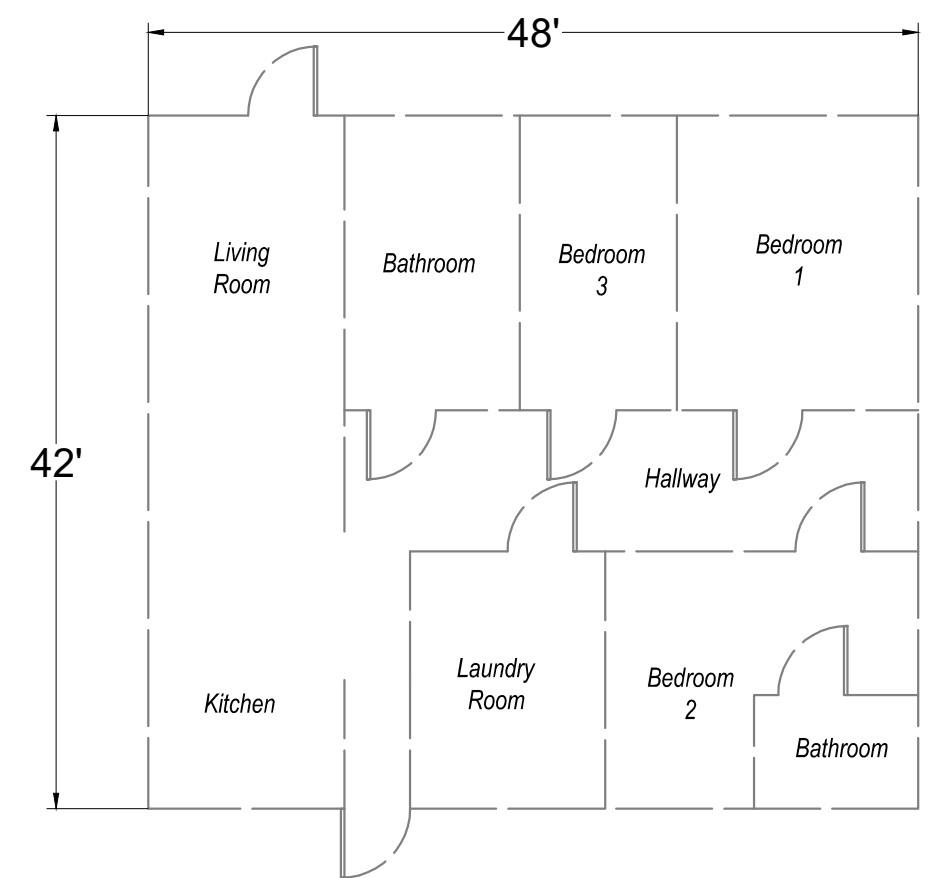
- Water Well
- Remove Tree

Tree ID #	Common Name	Species	D.B.H. (in.)	TPZ (ft.)	Condition	Status
1701	Coast Live Oak	Quercus agrifolia	19.26	21	Fair	TBR
1702	Coast Live Oak	Quercus agrifolia	10	5	Good	TBR
1703	Coast Live Oak	Quercus agrifolia	8.8.9	7	Good	TR
1704	Coast Live Oak	Quercus agrifolia	10	5	Good	TR
1705	Coast Live Oak	Quercus agrifolia	9.5	5	Good	TR
1706	Coast Live Oak	Quercus agrifolia	7	4	Good	TBR
1707	Coast Live Oak	Quercus agrifolia	13	7	Good	TR
1708	Coast Live Oak	Quercus agrifolia	8	4	Good	TR
1709	Black Walnut	Juglans nigra	22	18	Poor	TR
1710	Black Walnut	Juglans nigra	6.6.8.8.5	13	Very Poor	TR
1711	English Walnut	Juglans regia	20	17	Fair	TBR
1712	Coast Live Oak	Quercus Agrifolia	20	13	Good	TBR
1713	Black Walnut	Juglans nigra	Multi 2	4	Fair	TBR
1714	Coast Live Oak	Quercus Agrifolia	7.8.4	8	Fair	TBR
1715	Coast Live Oak	Quercus Agrifolia	5.5.6.4	7	Fair	TBR
1716	Coast Live Oak	Quercus Agrifolia	9.6	7	Fair	TBR
1717	Coast Live Oak	Quercus Agrifolia	4.5	4	Fair	TBR
1718	Coast Live Oak	Quercus Agrifolia	4.5.6	6	Fair	TBR
1719	Chinese Pistache	Pistacia chinensis	Multi 2	4	Fair	TBR
1720	Chinese Pistache	Pistacia chinensis	2.4.2	4	Fair	TBR
1721	Chinese Pistache	Pistacia chinensis	4.4.4	6	Fair	TBR
1722	Black Walnut	Juglans nigra	12.12.14.12.4.4	21	Very Poor	TBR
1723	Deodar Cedar	Cedrus deodara	24	20	Fair	TBR
1724	Privet	Ligustrum lucidum	Multi 4	7	Fair	TBR
1725	Privet	Ligustrum lucidum	8	7	Fair	TBR
1726	Privet	Ligustrum lucidum	4.4.2.2.2.2	6	Fair	TBR
1727	Black Walnut	Juglans nigra	12	10	Poor	TBR
1728	Coast Live Oak	Quercus Agrifolia	6.5	7	Fair	TBR
1729	Black Walnut	Juglans nigra	40	33	Good	TBR
1730	Black Walnut	Juglans nigra	12.12.10.13	20	Good	TBR
1731	Black Walnut	Juglans nigra	9.9.9.10.10.11	18	Good	TBR
1732	Chinese Pistache	Pistacia chinensis	12	8	Fair	TBR
1733	Coast Live Oak	Quercus Agrifolia	17	11	Fair	TBR
1734	Blue Oak	Quercus douglasii	8	7	Fair	TBR
1735	Chinese Pistache	Pistacia chinensis	12	8	Good	TBR
1736	Black Walnut	Juglans nigra	8	7	Very Poor	TBR
1737	Chinese Pistache	Pistacia chinensis	6.6.6	7	Fair	TBR
1738	Coast Live Oak	Quercus Agrifolia	18.21	18	Fair	TBR
1739	Plum	Prunus domestica	5.4.2.2	6	Poor	TBR
1740	Coast Live Oak	Quercus Agrifolia	23	15	Good	TBR
1741	Coast Live Oak	Quercus Agrifolia	23	15	Good	TR
1742	Black Walnut	Juglans nigra	17	14	Good	TBR
1743	Coast Live Oak	Quercus Agrifolia	14	9	Fair	TBR
1744	Coast Live Oak	Quercus Agrifolia	25	17	Good	TBR
1745	Coast Live Oak	Quercus Agrifolia	20	13	Good	TBR
1746	Coast Live Oak	Quercus Agrifolia	20	13	Good	TBR
1747	Coast Live Oak	Quercus Agrifolia	30	20	Fair	TBR
1748	Coast Live Oak	Quercus Agrifolia	20	13	Poor	TBR
1749	Fan Palm	Washingtonia robusta	16	11	Good	TBR
1750	Deodar Cedar	Cedrus deodara	8	5	Good	TBR
1751	Coast Live Oak	Quercus Agrifolia	8	7	Good	TBR
1752	Coast Live Oak	Quercus Agrifolia	7	6	Fair	TBR
1753	Chinese Pistache	Pistacia chinensis	10.10	9	Fair	TBR
1754	Coast Live Oak	Quercus Agrifolia	16	11	Good	TBR
1755	Deodar Cedar	Cedrus deodara	42	28	Good	TR
1756	Italian Cypress	Cupressus sempervirens	10	8	Good	TBR
1757	Italian Cypress	Cupressus sempervirens	10	8	Good	TBR
1758	Coast Live Oak	Quercus Agrifolia	8	7	Good	TR

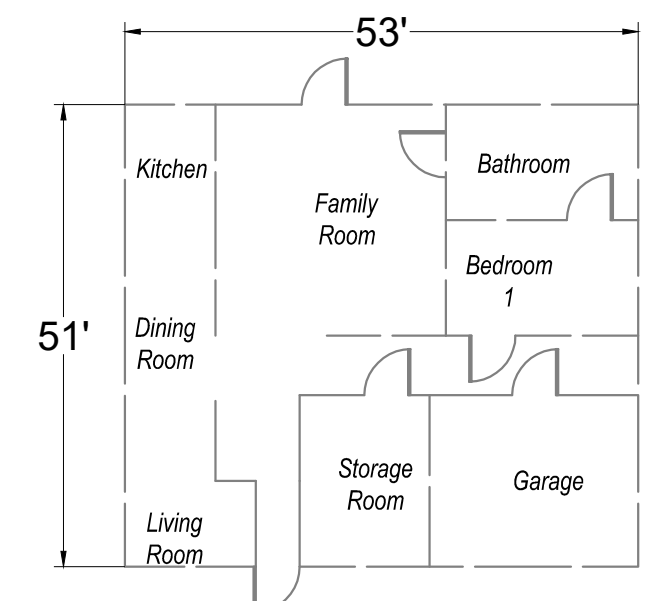
Refer to landscape plans for tree replacement plan



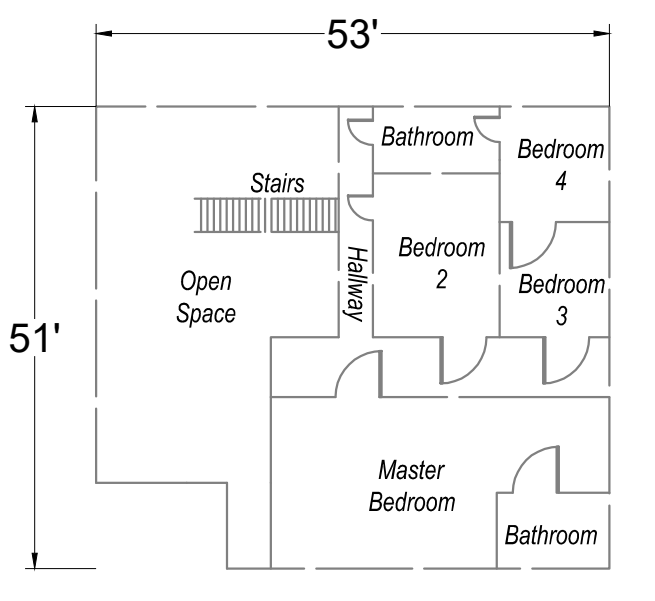
Existing Residence 1 (To Be Demolished) Floor Plan (2400 SF)
 N.T.S.



Existing Residence 2 (To Remain) Floor Plan (2016 SF)
 N.T.S.



Existing Residence 3 (To Remain) 1st Level Floor Plan (2703 SF)
 N.T.S.



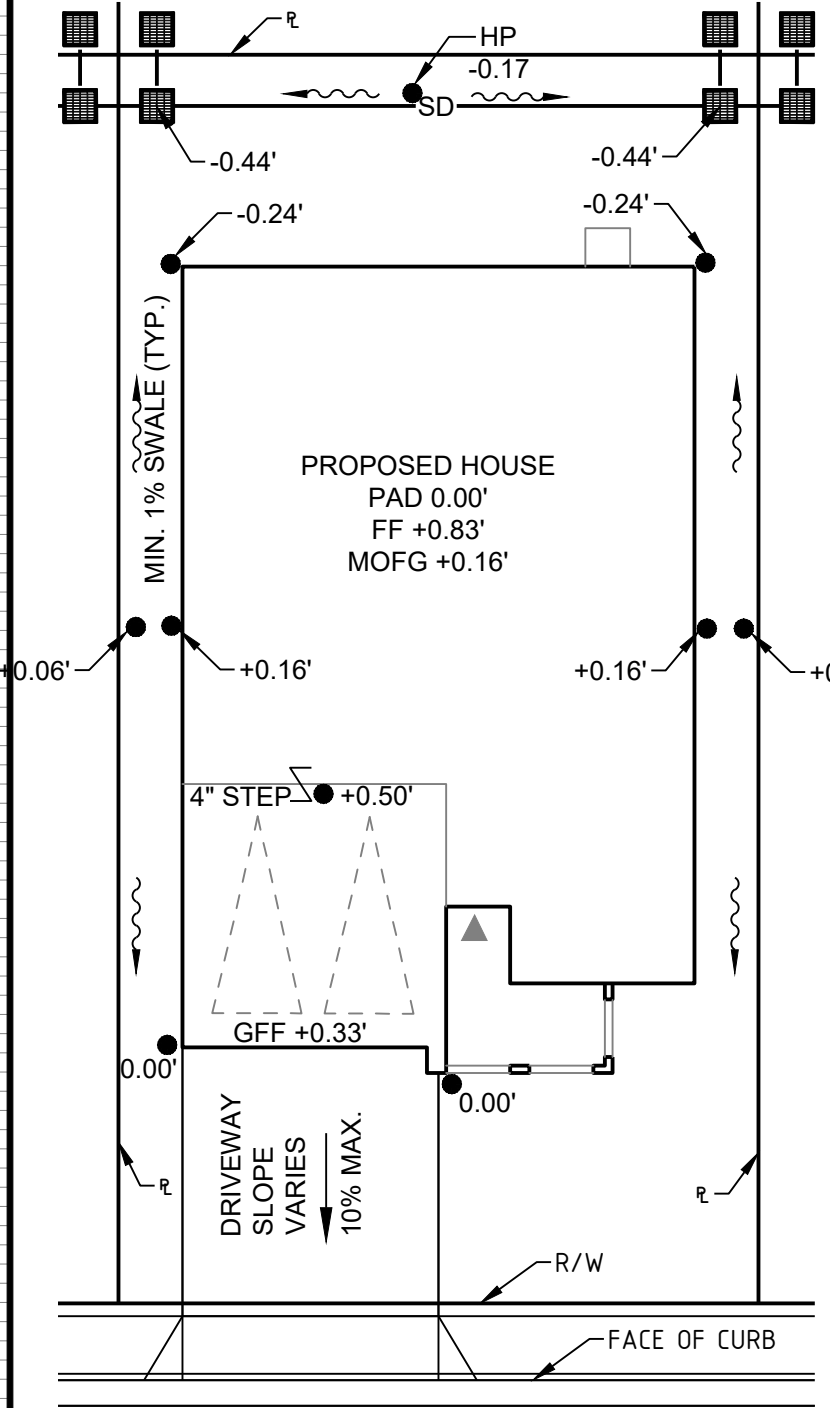
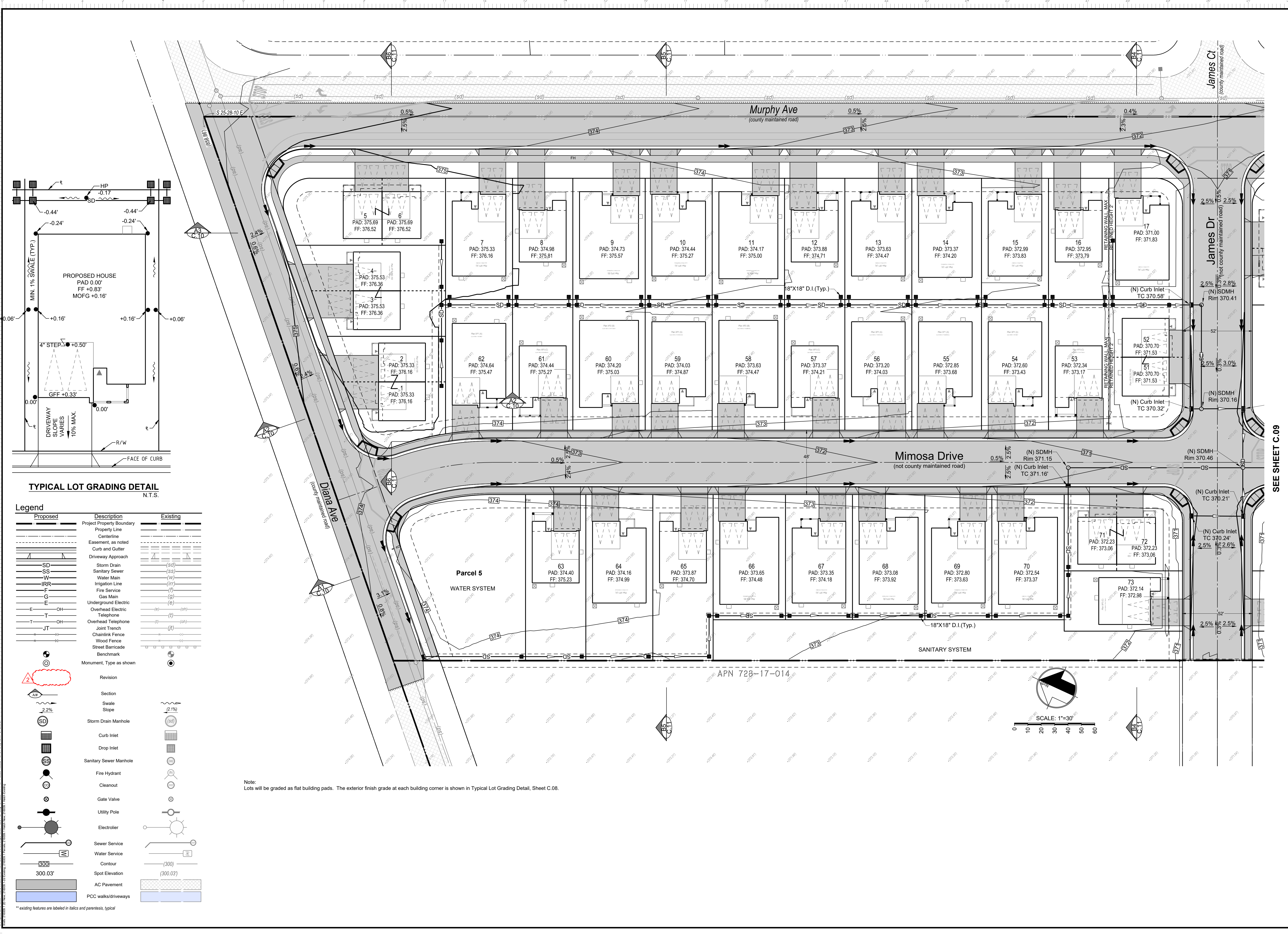
Existing Residence 3 (To Remain) 2nd Level Floor Plan (2443 SF)
 N.T.S.



MH engineering Co.
 Morgan Hill, CA 95037
 16075 Vineyard Boulevard

Site Topo and Demolition Plan
 North Diana

DATE: 3/6/2024
 SCALE: 1"=40'
 DRAWN BY: RS
 CHECKED BY: WJM
 JOB NO: 216009.1
 SHEET: C.07
 OF 18



TYPICAL LOT GRADING DETAIL
 N.T.S.

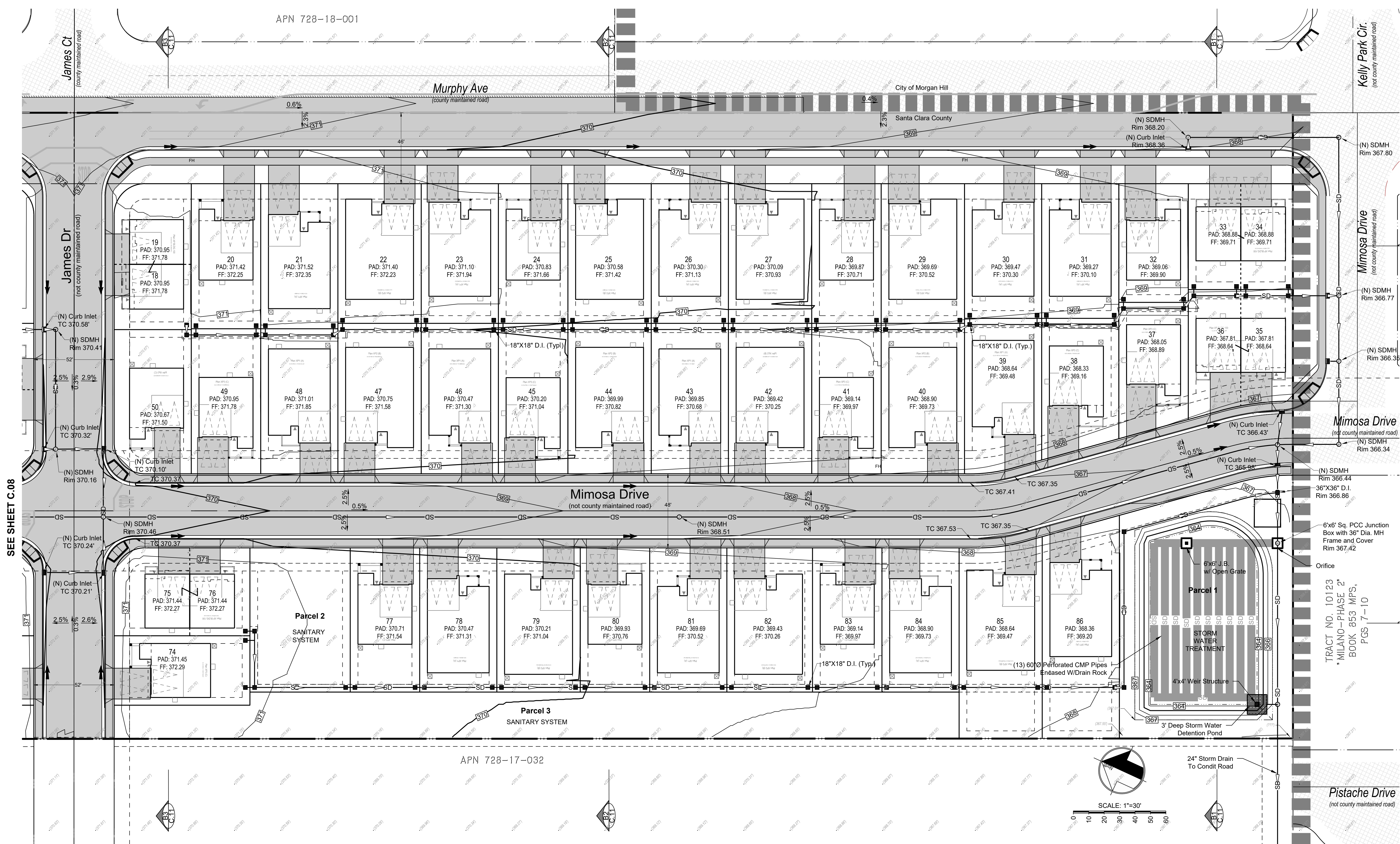
Legend

Proposed	Description	Existing
---	Project Property Boundary	---
---	Property Line	---
---	Centerline	---
---	Easement, as noted	---
---	Curb and Gutter	---
---	Driveway Approach	---
SD	Storm Drain	(sd)
SS	Sanitary Sewer	(ss)
W	Water Main	(w)
IRR	Irrigation Line	(irr)
F	Fire Service	(f)
G	Gas Main	(g)
E	Underground Electric	(e)
OH	Overhead Electric	(oh)
T	Telephone	(t)
OH	Overhead Telephone	(oh)
JT	Joint Trench	(jt)
---	Chainlink Fence	---
---	Wood Fence	---
---	Street Barricade	---
---	Benchmark	---
---	Monument, Type as shown	---
---	Revision	---
---	Section	---
---	Swale	---
---	Slope	---
SD	Storm Drain Manhole	(sd)
---	Curb Inlet	---
---	Drop Inlet	---
SS	Sanitary Sewer Manhole	(ss)
---	Fire Hydrant	---
---	Cleanout	---
---	Gate Valve	---
---	Utility Pole	---
---	Electrolier	---
---	Sewer Service	---
---	Water Service	---
---	Contour	(300)
---	Spot Elevation	(300.03)
---	AC Pavement	---
---	PCC walks/driveways	---

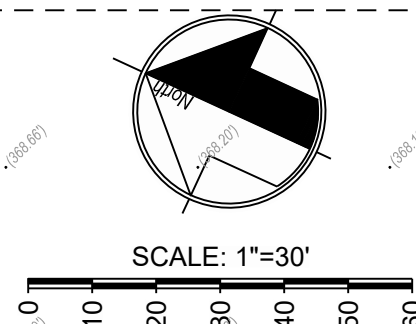
* existing features are labeled in italics and parenthesis, typical

Note:
 Lots will be graded as flat building pads. The exterior finish grade at each building corner is shown in Typical Lot Grading Detail, Sheet C.08.

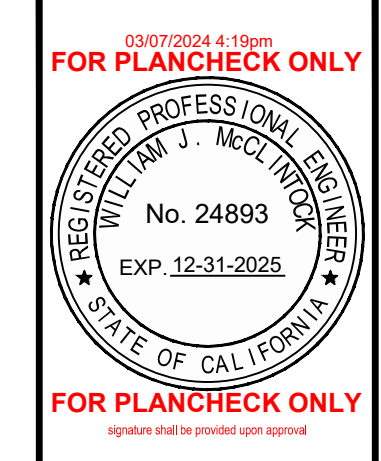
SEE SHEET C.09



Note:
 Lots will be graded as flat building pads. The exterior finish grade at each building corner is shown in Typical Lot Grading Detail, Sheet C.08.



SEE SHEET C.08



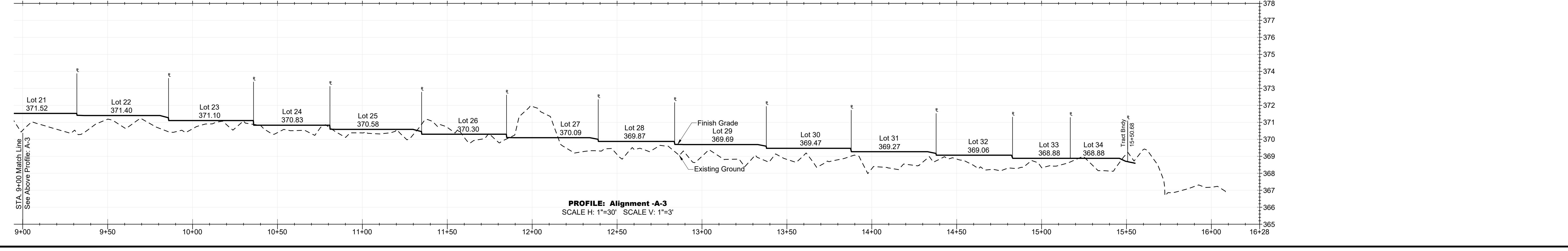
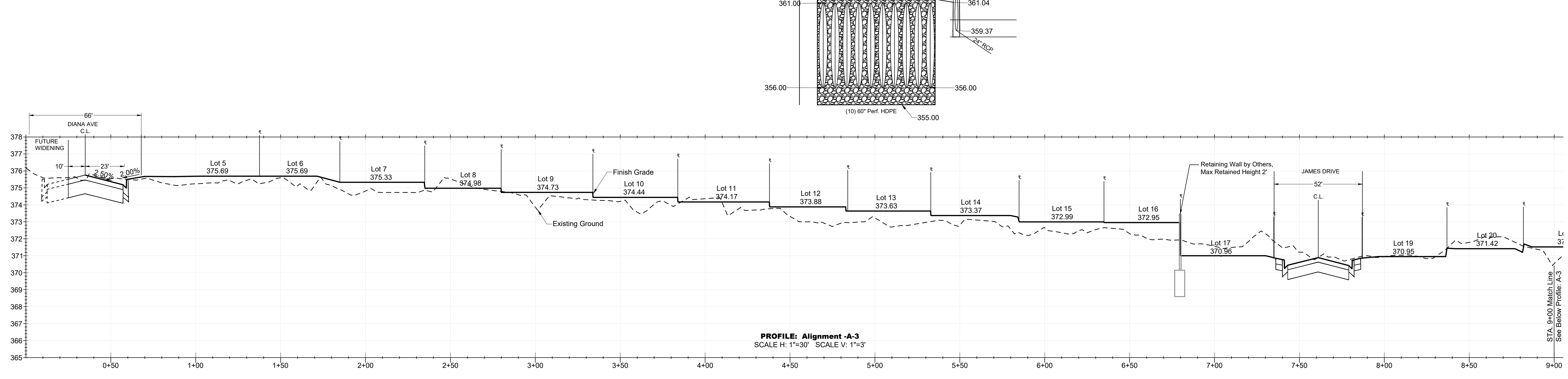
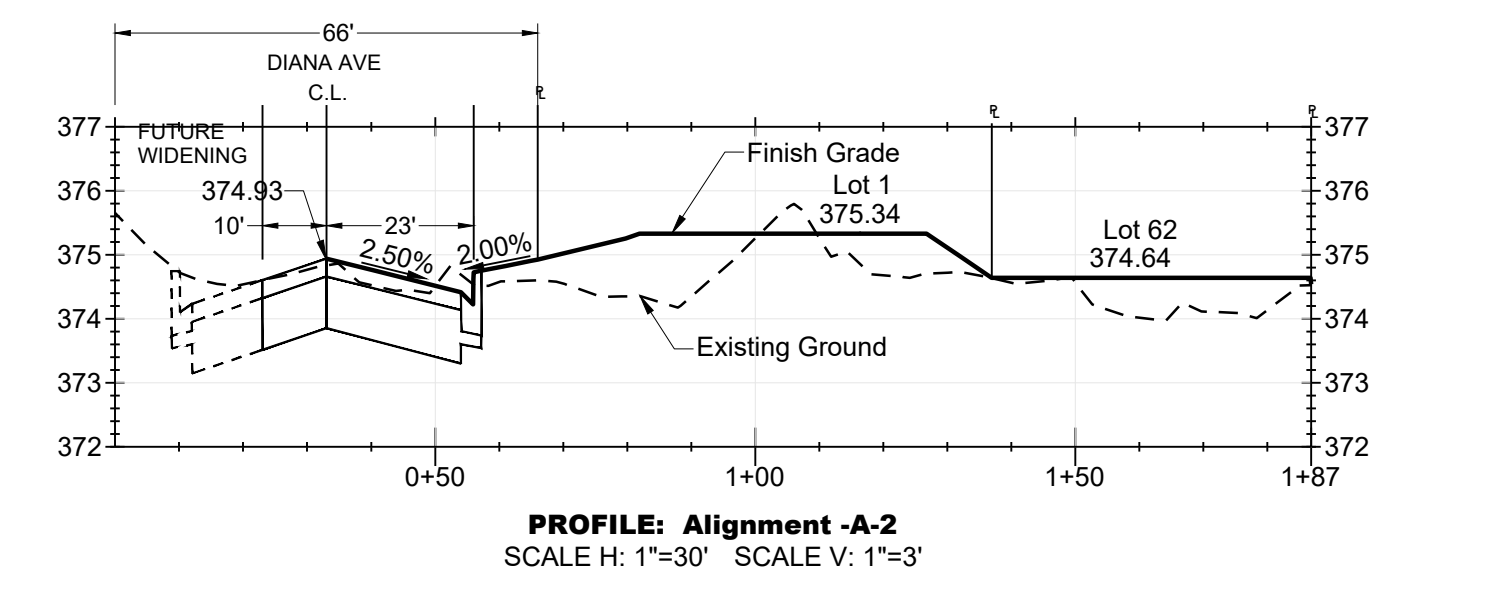
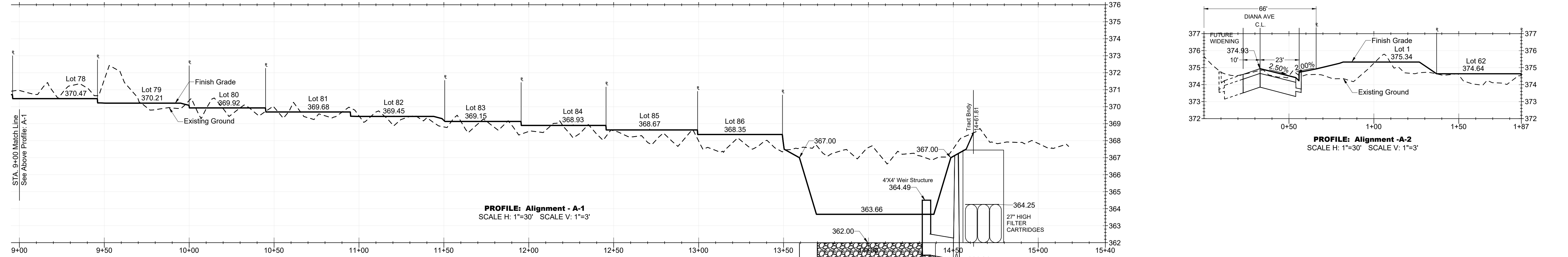
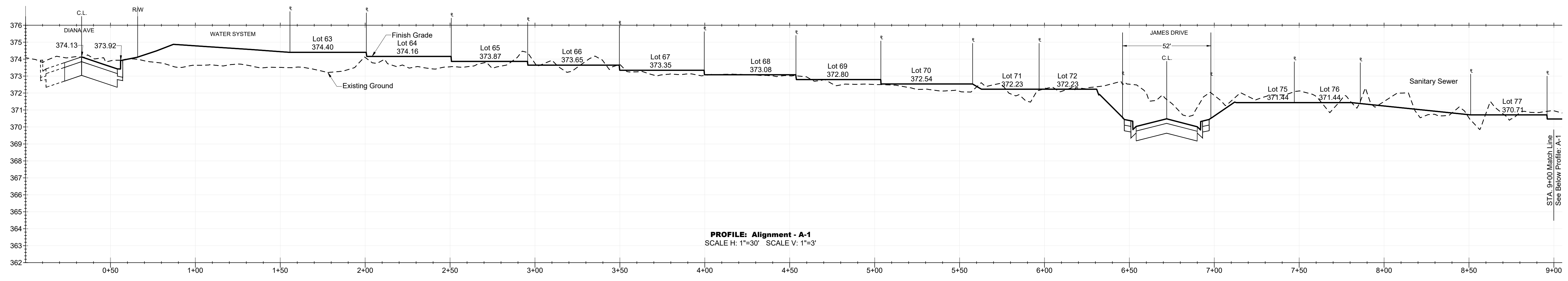
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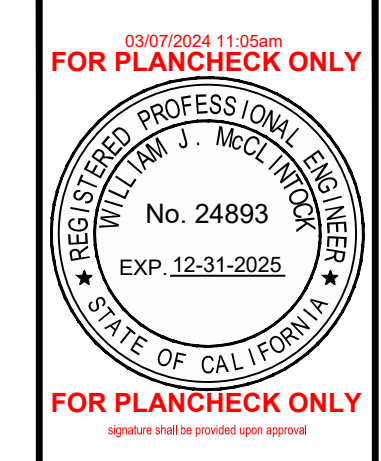
FOR PLANCHHECK ONLY

MH engineering Co.
 16075 Vineyard Boulevard
 Morgan Hill, CA 95037

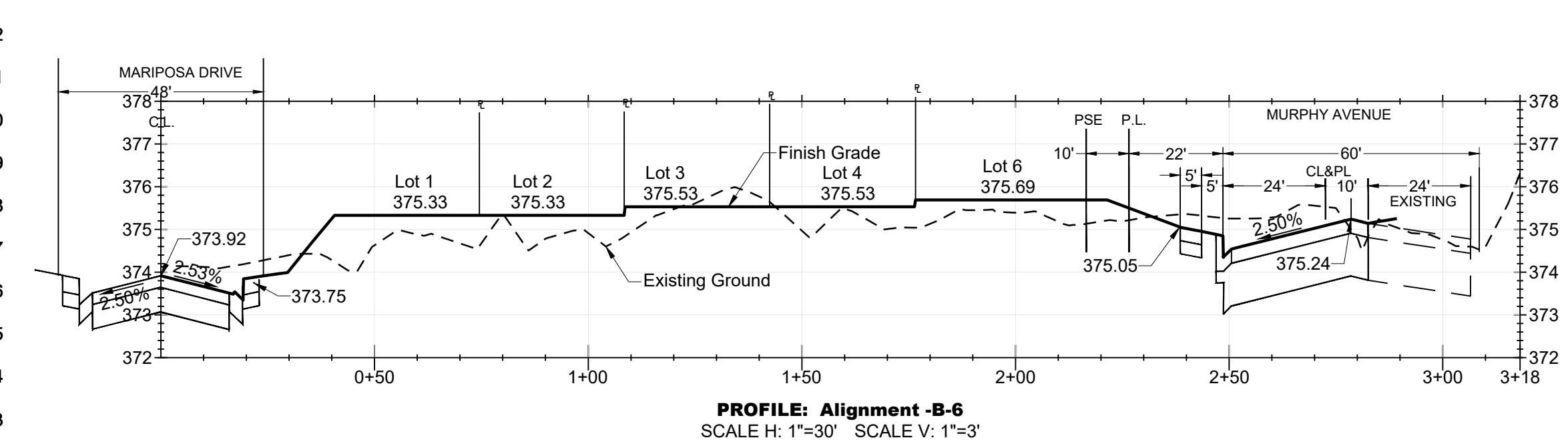
Grading Cross Sections
North Diana

DATE: 3/6/2024
 SCALE: 1"=30'
 DRAWN BY: RS
 CHECKED BY: WJM
 JOB NO: **216009.1**
 SHEET: **C.10**
 OF: **18**

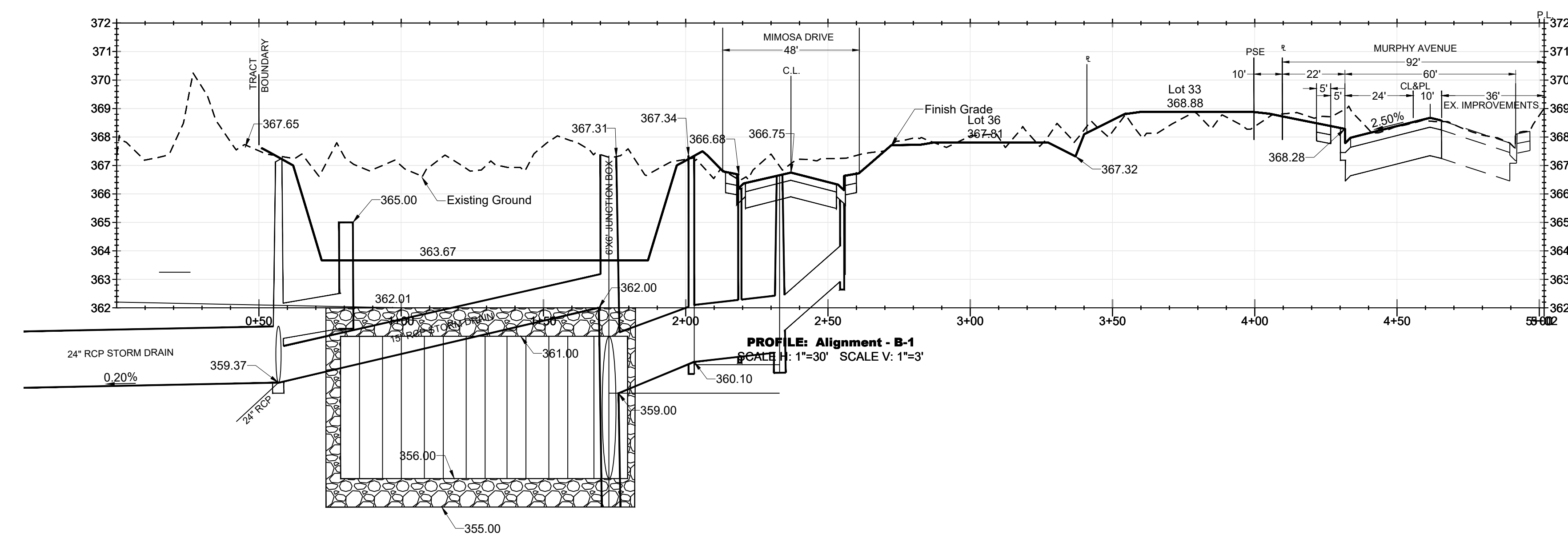




FOR PLANCHER ONLY



PROFILE: Alignment - B-6
SCALE H: 1"=30' SCALE V: 1"=3'

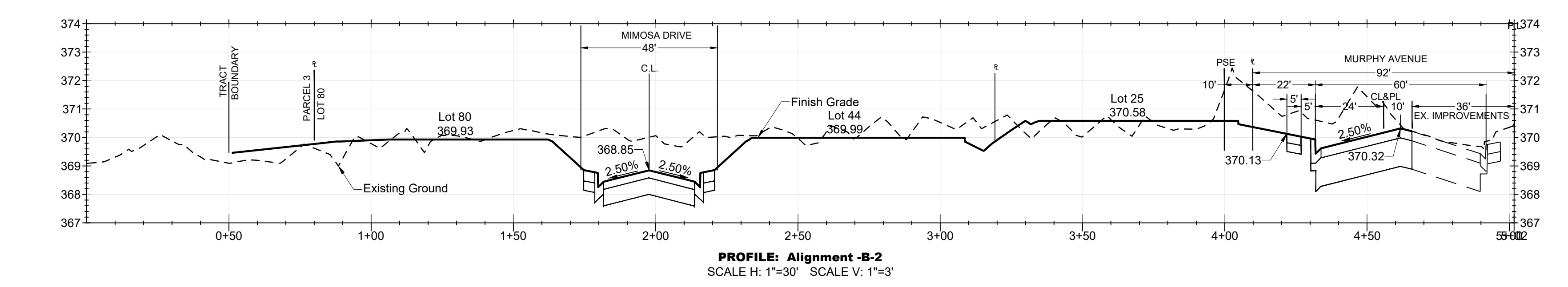


PROFILE: Alignment - B-1
SCALE H: 1"=30' SCALE V: 1"=3'

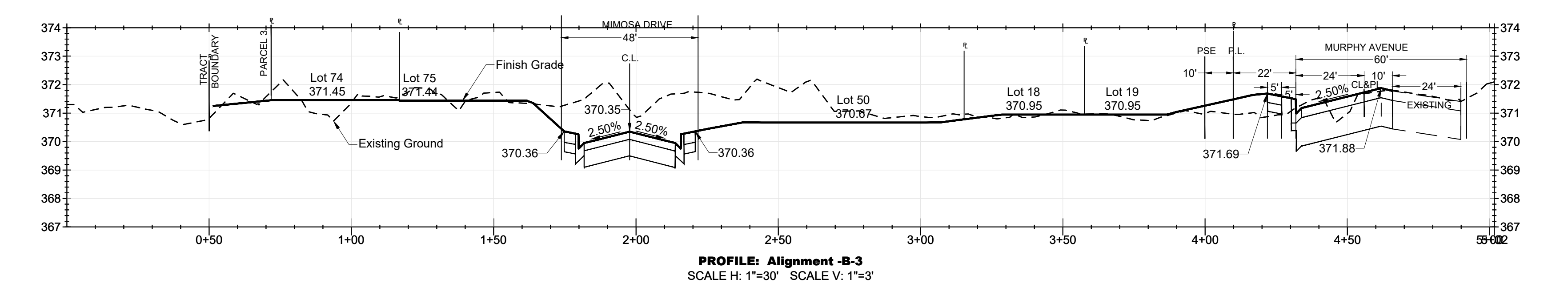
Grading Quantities

Location	Earth Work Quantities		Max Cut	Max Fill
	Cut (CY)	Fill (CY)		
James - West	416	0	3.40'	0.0'
James - East	367	0	3.79'	0.0'
Storm Water Treatment	3,176	25	12.83'	0.90'
Lots 1-17 and 51-62	897	1,672	2.24'	1.01'
Lots 18-50	1,081	1,668	2.29'	1.04'
Lots 63-73	185	759	2.29'	0.86'
Diana Avenue	591	12	1.56'	0.18'
Murphy Avenue	2,782	114	2.94'	0.92'
Mimosa Drive	4,684	1	5.06'	0.28'
Lots 74-86	453	678	1.15'	0.80'
Parcel 2	74	41	2.03'	0.67'
Parcel 3	60	199	2.73'	0.83'
Parcel 4	43	90	1.12'	0.80'
Parcel 5	4	440	0.43'	1.26'
Total	14,813	5,699		

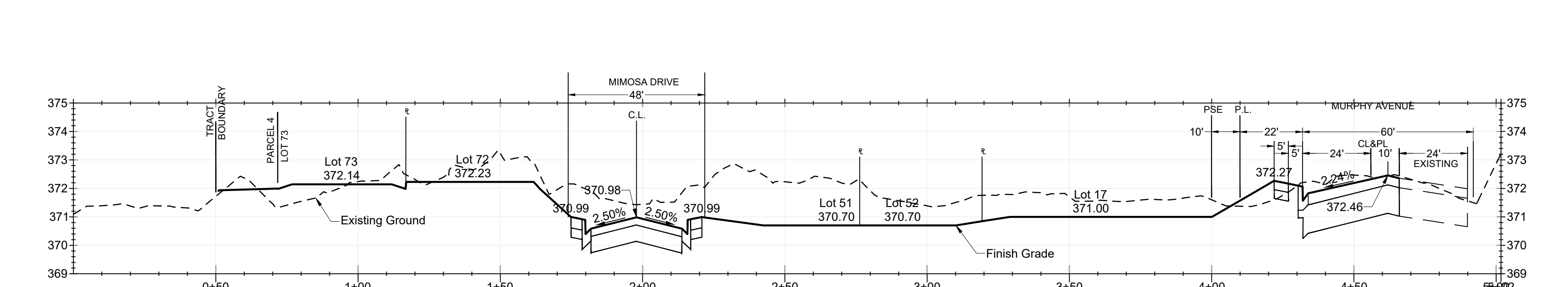
EXCESS MATERIAL TO BE HAULED AWAY TO AN APPROVED DISPOSAL SITE.



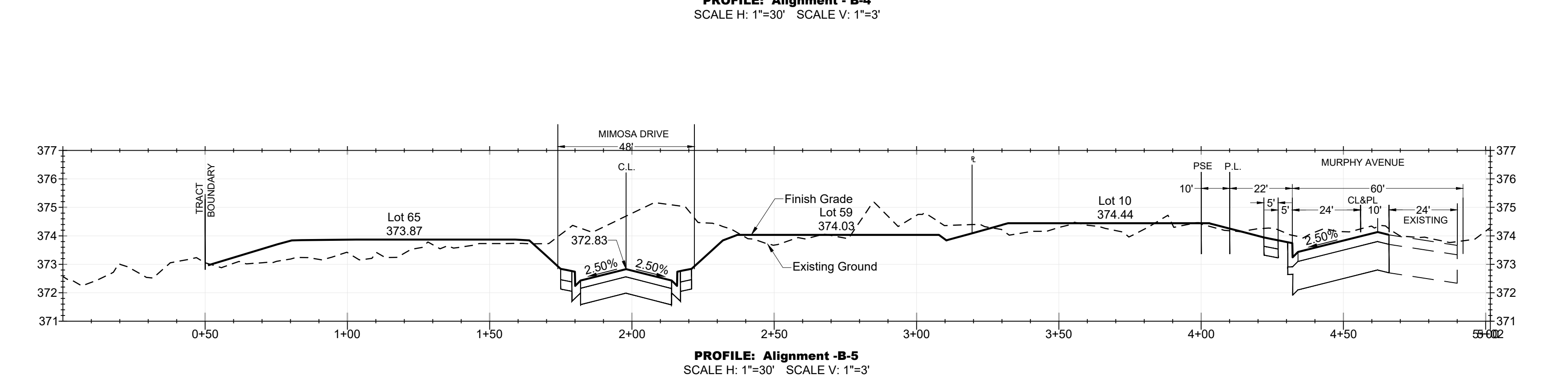
PROFILE: Alignment - B-2
SCALE H: 1"=30' SCALE V: 1"=3'



PROFILE: Alignment - B-3
SCALE H: 1"=30' SCALE V: 1"=3'

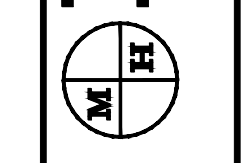


PROFILE: Alignment - B-4
SCALE H: 1"=30' SCALE V: 1"=3'



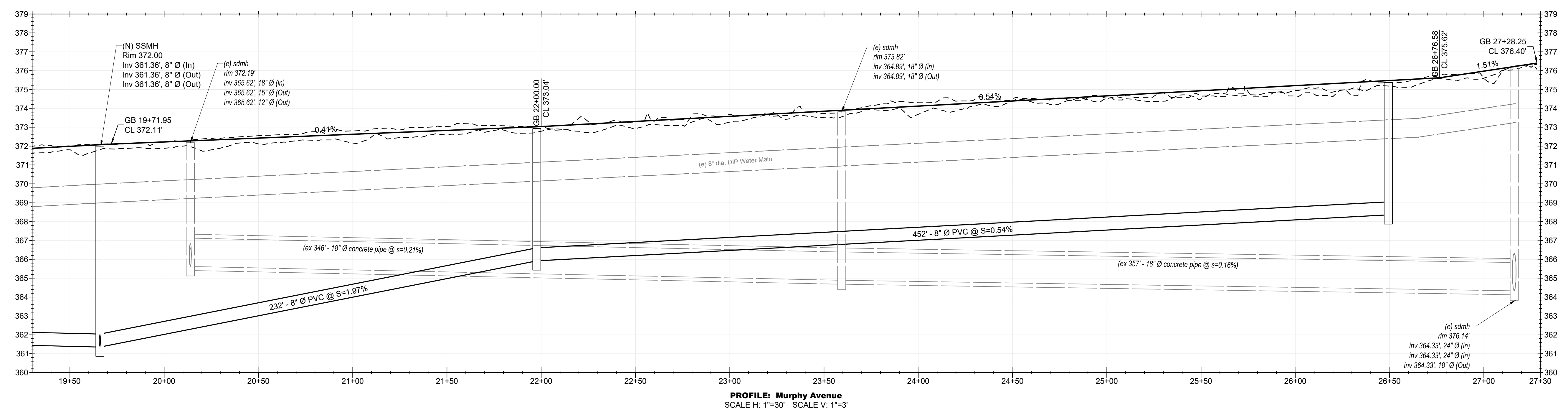
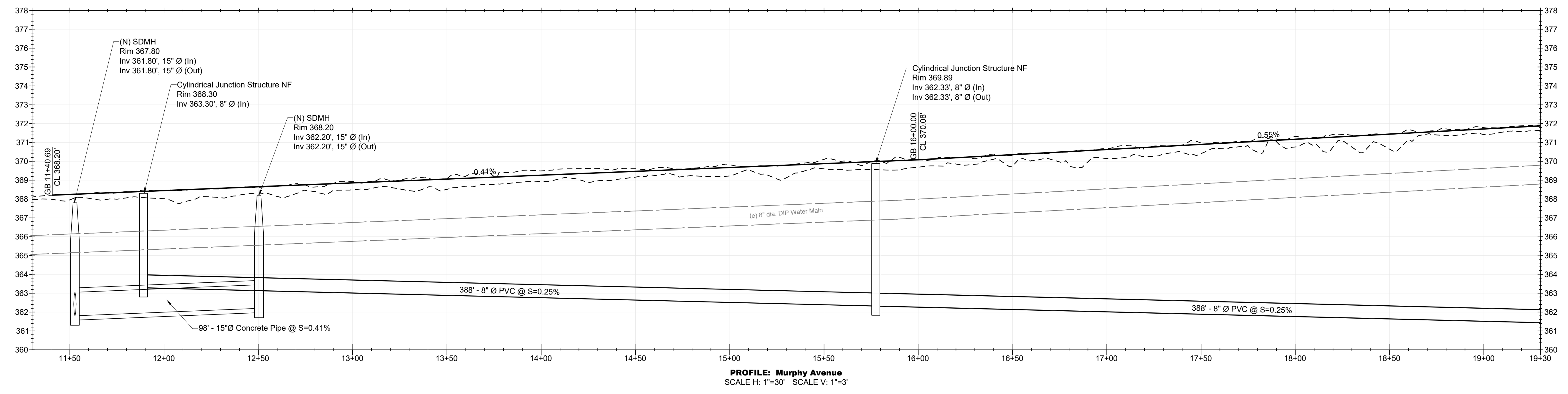
PROFILE: Alignment - B-5
SCALE H: 1"=30' SCALE V: 1"=3'

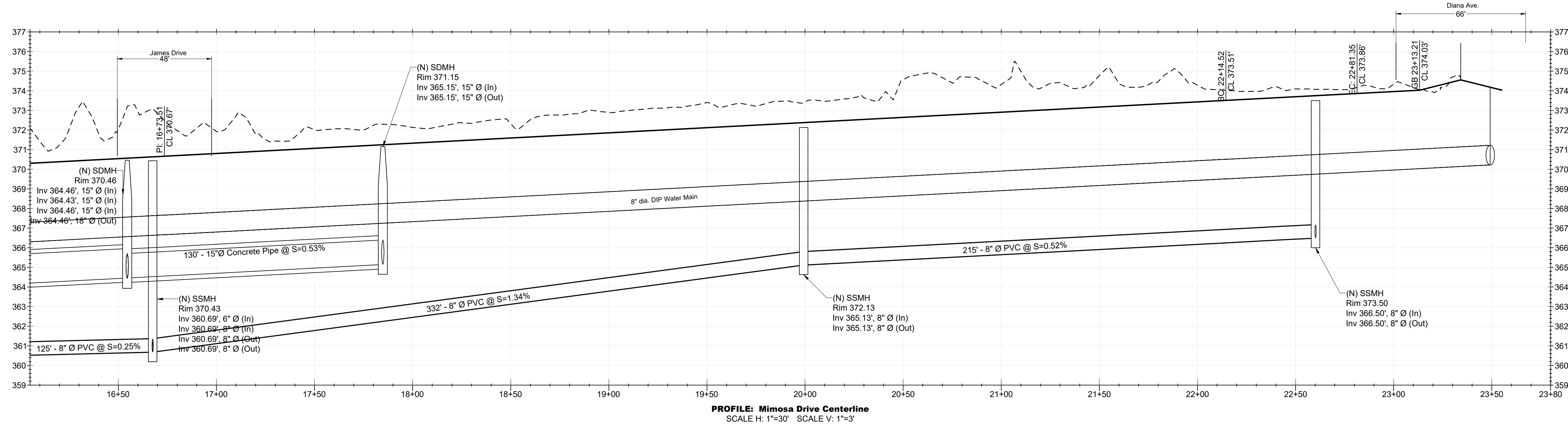
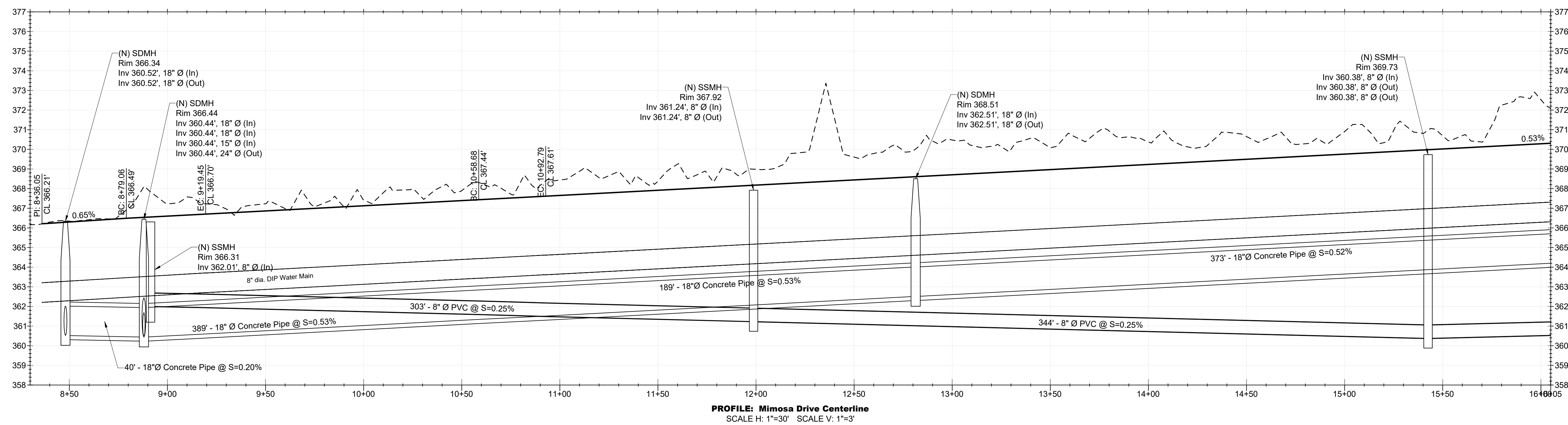
MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

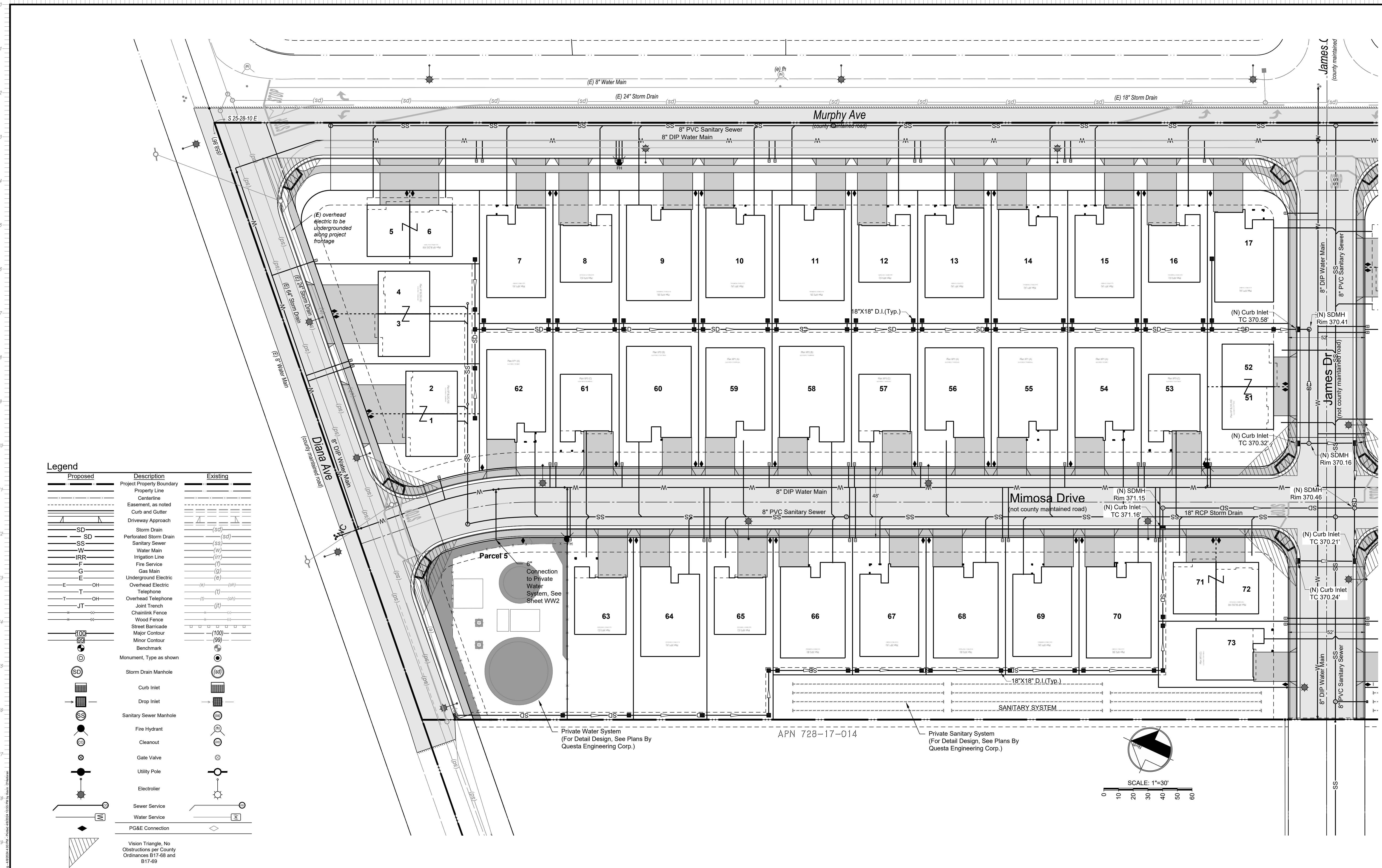


Grading Cross Sections
North Diana

DATE: 3/6/2024
SCALE: 1"=30'
DRAWN BY: RS
CHECKED BY: WJM
JOB NO: **216009.1**
SHEET: **C.11**
OF: **18**





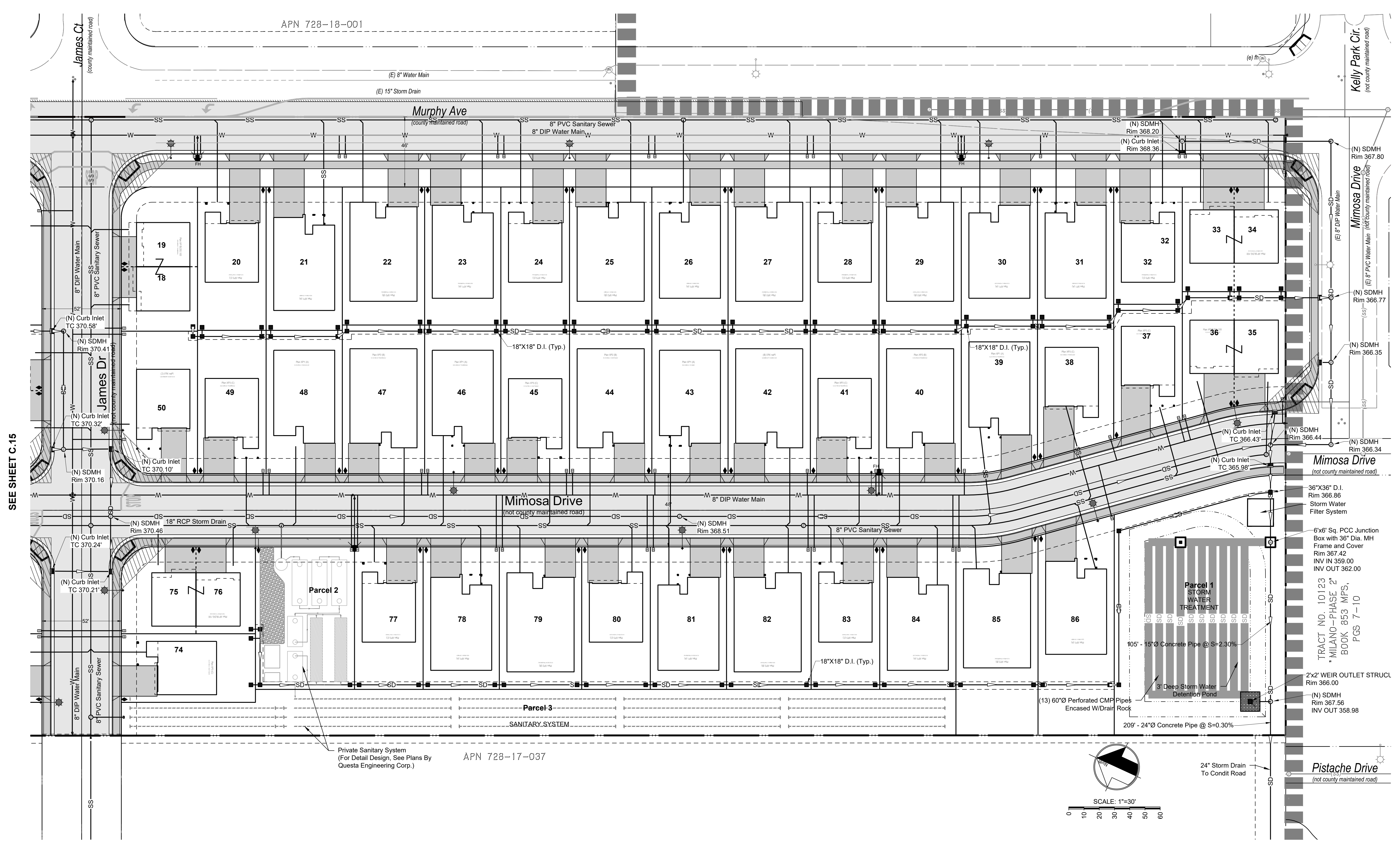


Legend

Proposed	Description	Existing
(Solid line)	Project Property Boundary	(Dashed line)
(Dashed line)	Property Line	(Dotted line)
(Dashed line)	Centerline	(Dotted line)
(Dashed line)	Easement, as noted	(Dotted line)
(Dashed line)	Curb and Gutter	(Dotted line)
(Dashed line)	Driveway Approach	(Dotted line)
(SD)	Storm Drain	(sd)
(SD)	Perforated Storm Drain	(sd)
(SS)	Sanitary Sewer	(ss)
(W)	Water Main	(w)
(IR)	Irrigation Line	(ir)
(F)	Fire Service	(f)
(G)	Gas Main	(g)
(E)	Underground Electric	(e)
(OH)	Overhead Electric	(oh)
(T)	Telephone	(t)
(OH)	Overhead Telephone	(oh)
(JT)	Joint Trench	(jt)
(C)	Chainlink Fence	(c)
(W)	Wood Fence	(w)
(S)	Street Barricade	(s)
(M)	Major Contour	(m)
(M)	Minor Contour	(m)
(B)	Benchmark	(b)
(M)	Monument, Type as shown	(m)
(SD)	Storm Drain Manhole	(sd)
(CI)	Curb Inlet	(ci)
(DI)	Drop Inlet	(di)
(SS)	Sanitary Sewer Manhole	(ss)
(FH)	Fire Hydrant	(fh)
(C)	Cleanout	(c)
(GV)	Gate Valve	(gv)
(UP)	Utility Pole	(up)
(E)	Electrolier	(e)
(SS)	Sewer Service	(ss)
(W)	Water Service	(w)
(PG&E)	PG&E Connection	(pg&e)
(VT)	Vision Triangle, No Obstructions per County Ordinances B17-68 and B17-69	(vt)

*** existing features are labeled in italics and parenthesis, typical*

SEE SHEET ###

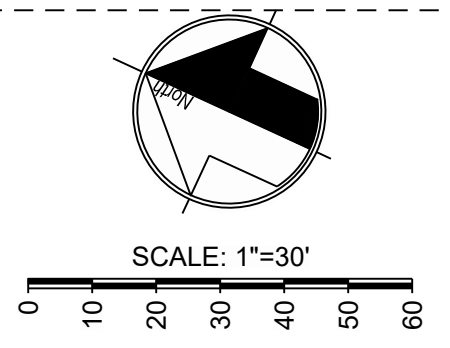


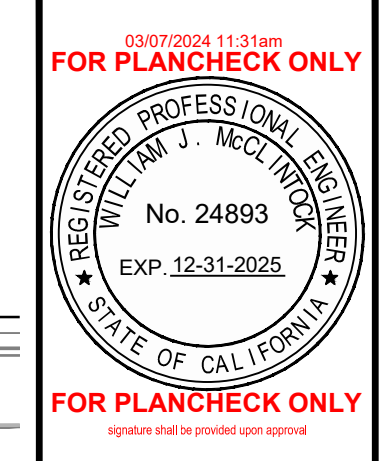
SEE SHEET C.15

APN 728-18-001

APN 728-17-037

Private Sanitary System
 (For Detail Design, See Plans By
 Questa Engineering Corp.)

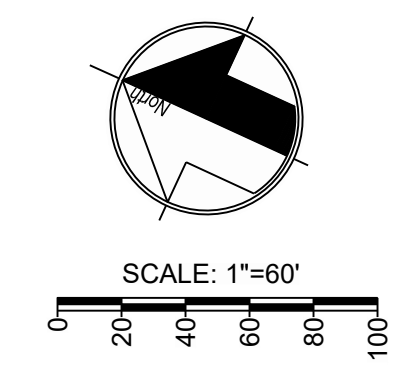
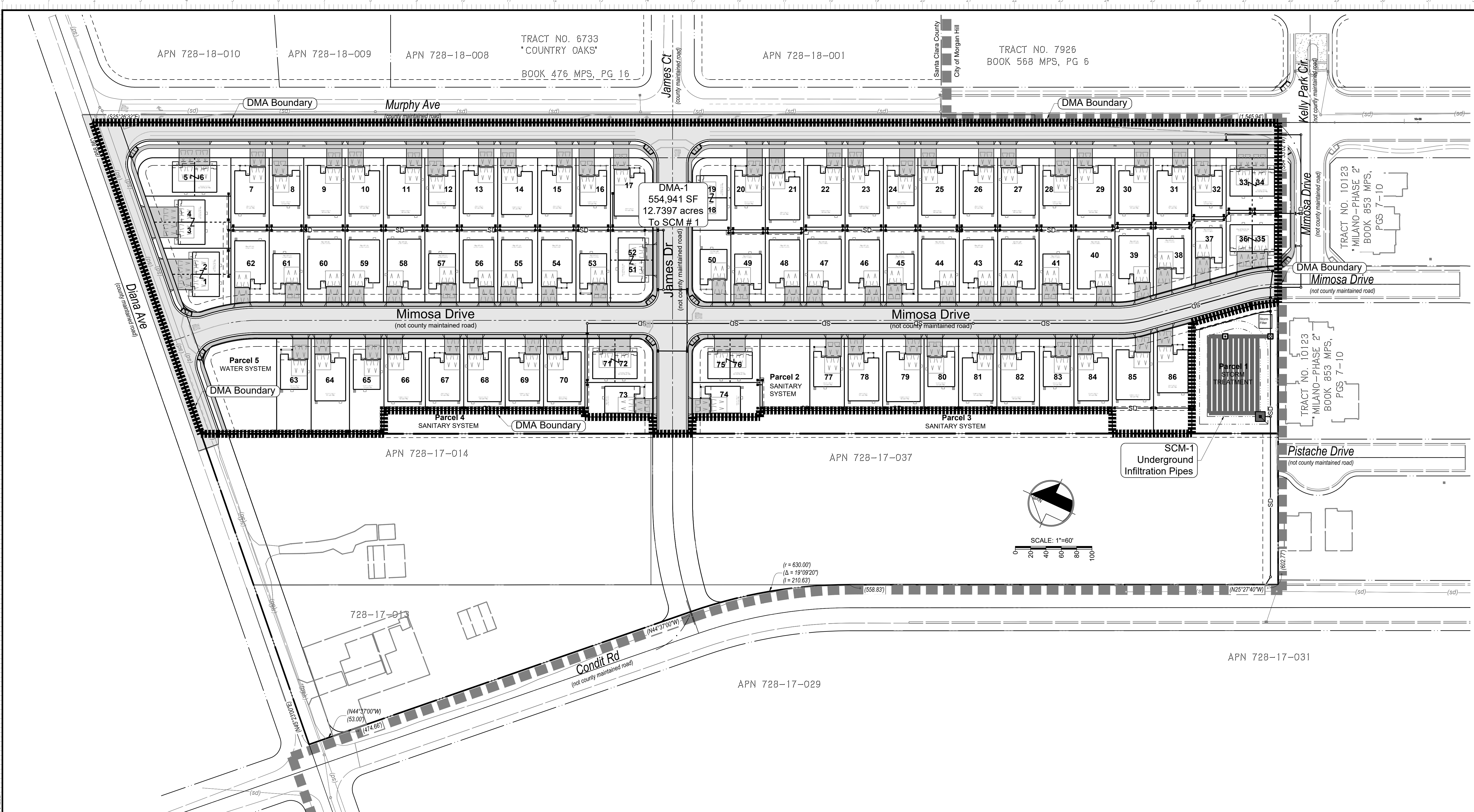




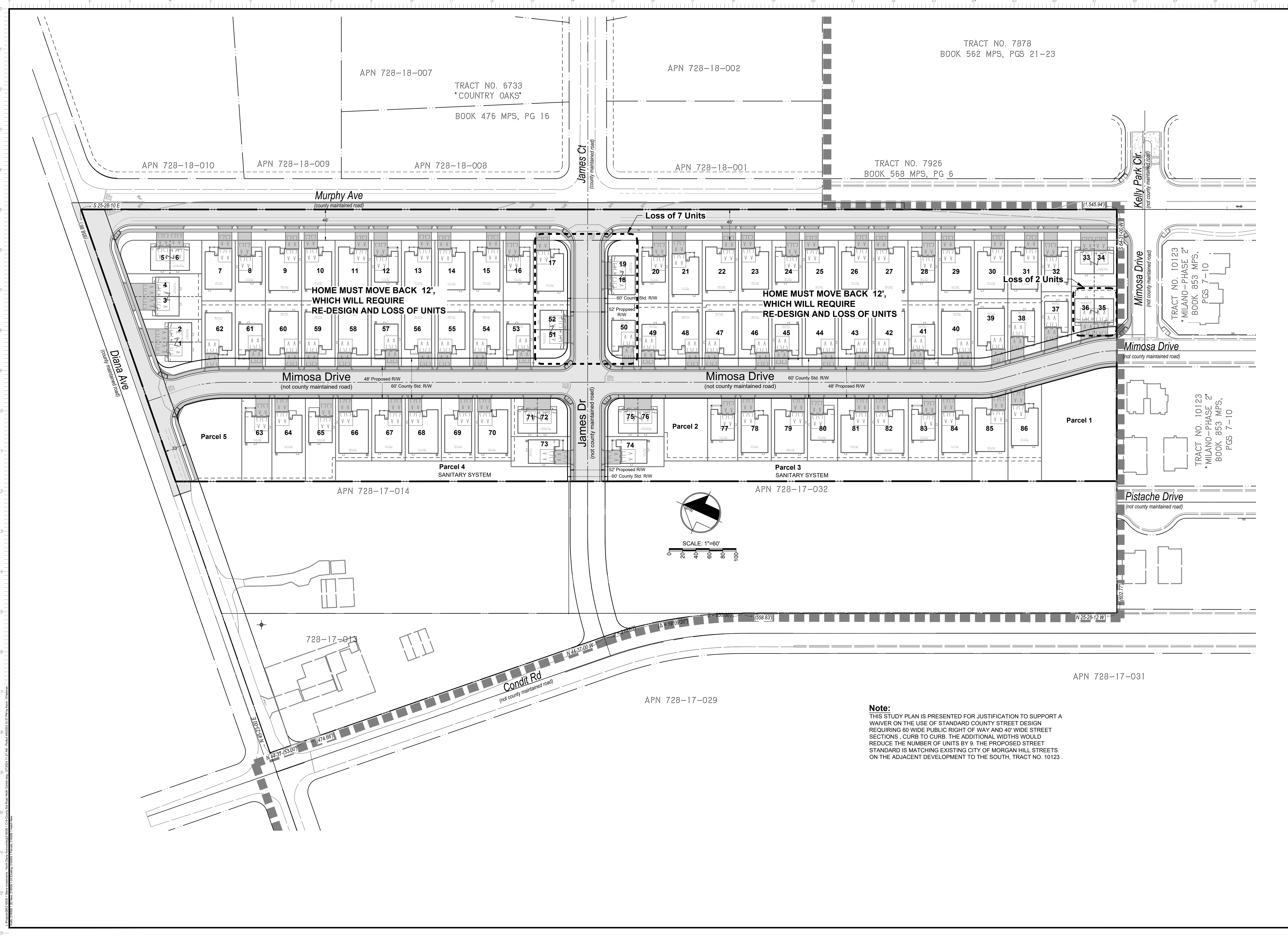
MH engineering Co.
Morgan Hill, CA 95037
16075 Vineyard Boulevard

Stormwater Control Plan
North Diana

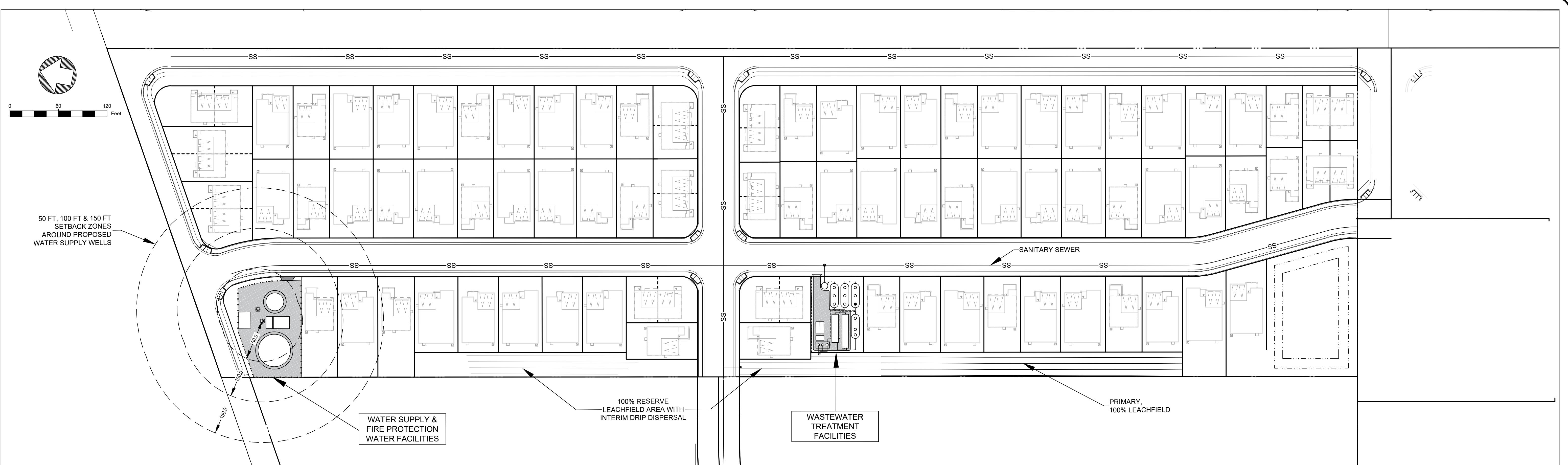
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DRAWN BY: RS
CHECKED BY: WJM
JOB NO: **216009.1**
SHEET: **C.17**
OF: **18**



PERVIOUS AND IMPERVIOUS SURFACES COMPARISON					
		Project Name: Diana North (13.748 AC WITH 86 Units)			
		MH Project No. 216009.1			
	Existing Condition (sq ft)	%	Proposed Condition (sq ft)	%	Difference (sq ft)
Site (acres)	Site (sq ft)		Site (sq ft)		
13.748	598,862	100.00%	598,862	100.00%	0
Building Footprint(s)	8,110	1.35%	163,832	27.36%	155,722
Streets	10090	1.68%	102841	17.17%	92,751
Sidewalks, Patios, Paths, etc.	8,841	1.48%	66,821	11.16%	57,980
Landscaping	0	0.00%	15,164	2.53%	15,164
Undeveloped	571,821	95.48%	43,413	7.25%	-528,408
Permeable Pavement	0	0.00%	0	0.00%	0
Total	598,862	100.00%	392,071	65.47%	-206,791
Impervious Surfaces	27,041	4.52%	333,494	55.69%	306,453
Pervious Surfaces	571,821	95.48%	58,577	9.78%	-513,244
Total	598,862	100.00%	392,071	65.47%	-206,791



Note:
 THIS STUDY PLAN IS PRESENTED FOR JUSTIFICATION TO SUPPORT A WAIVER ON THE USE OF STANDARD COUNTY STREET DESIGN REQUIRING 60' WIDE PUBLIC RIGHT OF WAY AND 40' WIDE STREET SECTIONS, CURB TO CURB. THE ADDITIONAL WIDTHS WOULD REDUCE THE NUMBER OF UNITS BY 9. THE PROPOSED STREET STANDARD IS MATCHING EXISTING CITY OF MORGAN HILL STREETS ON THE ADJACENT DEVELOPMENT TO THE SOUTH, TRACT NO. 10123.



WATER SYSTEM SUMMARY

WATER SOURCE: (2) NEW ALLUVIAL WELLS, ESTIMATED PRODUCTION CAPACITY >50 GPM

WATER SERVICE AREA: 86 SINGLE FAMILY RESIDENTIAL CONNECTIONS
COMMON AREA LANDSCAPING AND UTILITY USES

ESTIMATED WATER DEMAND: MAXIMUM DAY DEMAND (MDD): 43,500 GPD
ESTIMATED ANNUAL WATER USE: 6,328,000 GALS/YR
AVE DAILY WATER DEMAND: 17,350 GPD
AVE WELL PRODUCTION RATE: 12 GPM

DOMESTIC WATER STORAGE: 500 GAL PER RESIDENCE + 500 GAL IRRIG. & UTILITIES = 43,500 GAL
WELDED STEEL TANK, 45,500 GAL MINIMUM; 22" DIA X 16' HIGH

WATER TREATMENT: NO WATER TREATMENT PROPOSED

WATER DISTRIBUTION: HYDRO-PNEUMATIC STORAGE TANK & DISTRIBUTION SYSTEM
ONE PRESSURE ZONE, 50 TO 60 PSI

FIRE SUPPRESSION SUPPLY: 1,500 GPM FOR 2 HOURS = 180,000 GALS; TYPE V-B, 0-3,600 SQFT; STORAGE TANK + 375 GPM PUMP
WELDED STEEL TANK, 180,000 GAL MIN; 40' DIA, 20' HIGH; REFILL IN 8 HRS @ 375 GPM

WATER SYSTEM OPERATIONS: CALIFORNIA AMERICAN WATER CO.
MIN. GRADE 1 TREATMENT, GRADE 2 DISTRIBUTION

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
WW 1	WATER & WASTEWATER FACILITIES PLAN
WW 2	WATER FACILITIES & WASTEWATER TREATMENT LAYOUT
WW 3	TREATMENT DETAILS
WW 4	WASTEWATER DISPERSAL LAYOUT PLANS
WW 5	WASTEWATER DISPOSAL DETAILS

WASTEWATER FACILITIES SUMMARY

DESIGN FLOW, 30-DAY AVERAGE: 86 UNITS AT 150 GPD = 12,900 GPD

WASTEWATER COLLECTION: CONVENTIONAL GRAVITY SEWERS W/INFLUENT LIFT STATION

PRIMARY TREATMENT: SEPTIC TANKS; 45,000 GALS CAPACITY; 3.5 DAYS HRT

INFLUENT FLOW EQUALIZATION: 15,000-GAL. PRE-ANOXIC/FLOW EQ TANK

SECONDARY TREATMENT: 15,000 GPD RECIRCULATING TEXTILE FILTER, AX-MAX (ORENCO SYSTEMS)

NITROGEN REMOVAL:
- DENITRIFICATION LOOP THROUGH PRE-ANOXIC/FLOW EQ TANK
- SUPPLEMENTARY DENITRIFICATION LOOP THROUGH PRIMARY TANKS

EFFLUENT LIMITS : BOD: 30 MG/L; TSS: 30 MG/L; TOTAL N: 20 MG/L

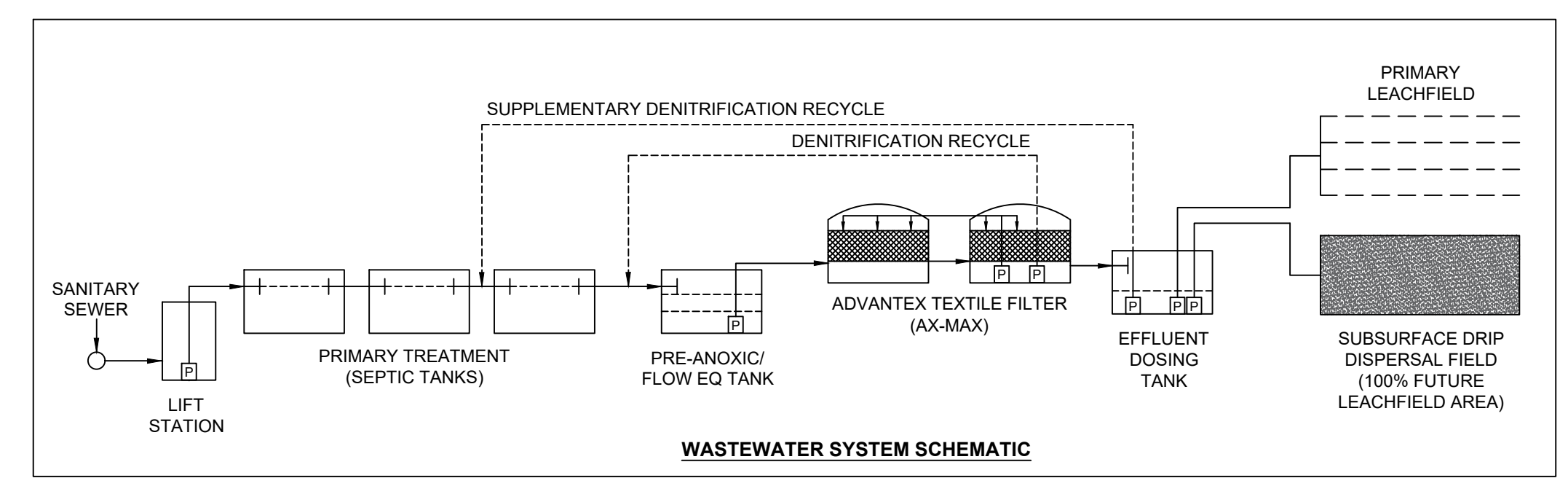
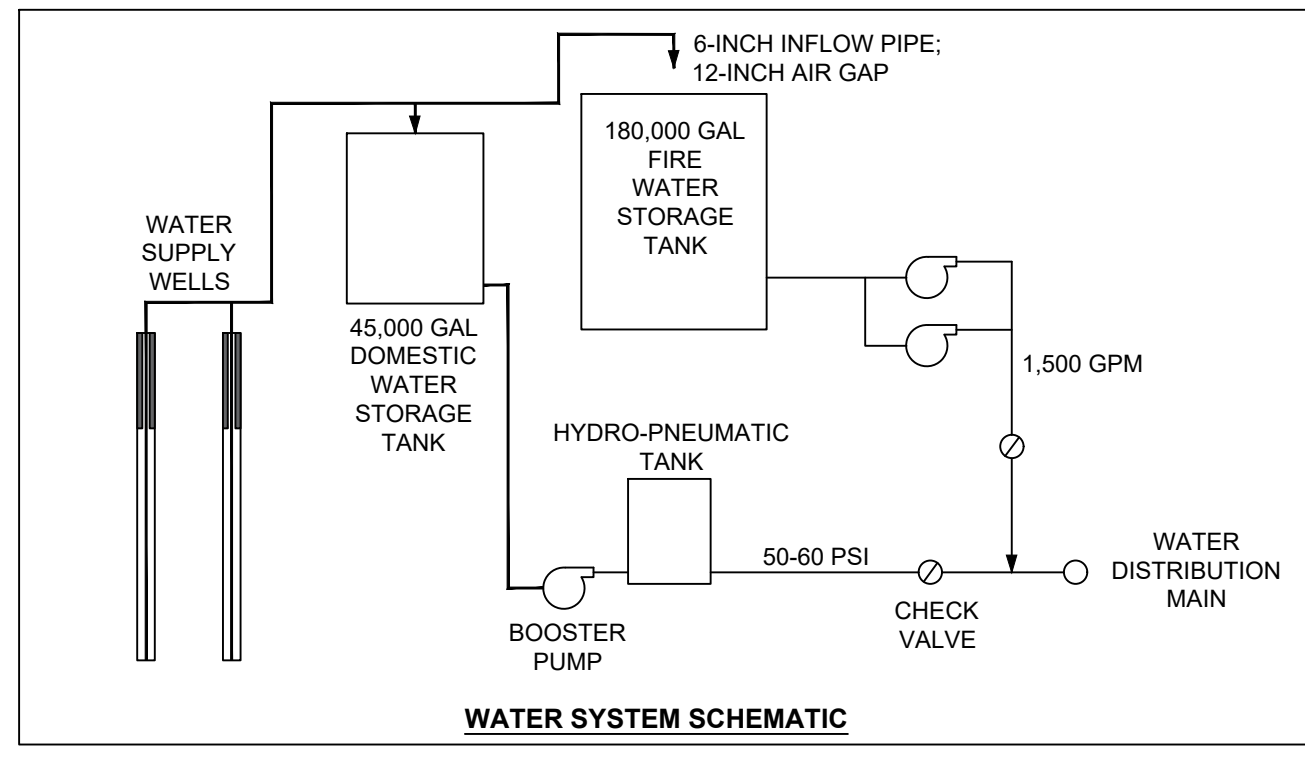
DOSING SYSTEM: 5,000-GAL DOSING TANK, W/DUPEX LEACHFIELD AND DRIP FIELD PUMPS

EFFLUENT DISPERSAL:
- PRIMARY LEACHFIELD: 1,520 LF 24" X 48" TRENCH @ 8.8 GPD/LF = 13,376 GPD
- 100% RESERVE LEACHFIELD AREA: CAPACITY FOR FUTURE 1,500 LF TRENCH
- INTERIM DRIP DISPERSAL IN RESERVE AREA, W/SEASONAL USE @ 8,800 GPD

EMERGENCY POWER: ONSITE STANDBY GENERATOR

MONITORING AND ALARMS: REMOTE TELEMETRY MONITORING AND CONTROL SYSTEM (SCADA)

SYSTEM OPERATIONS: CALIFORNIA AMERICAN WATER CO.; MINIMUM GRADE II OPERATOR



NORTH DIANA

MORGAN HILL, CA

QUESTA ENGINEERING CORP.

Civil Environmental & Water Resources

(510) 236-6114
FAX (510) 236-2423
questa@questaec.com

P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807



Sht	Rev	Date	By	Description	App'd
1		3/19/24	MN	LEACHFIELD CALCS & FIRE STORAGE	NH

Design: NH
Drawn: PS
Checked: NH
App'd: NH

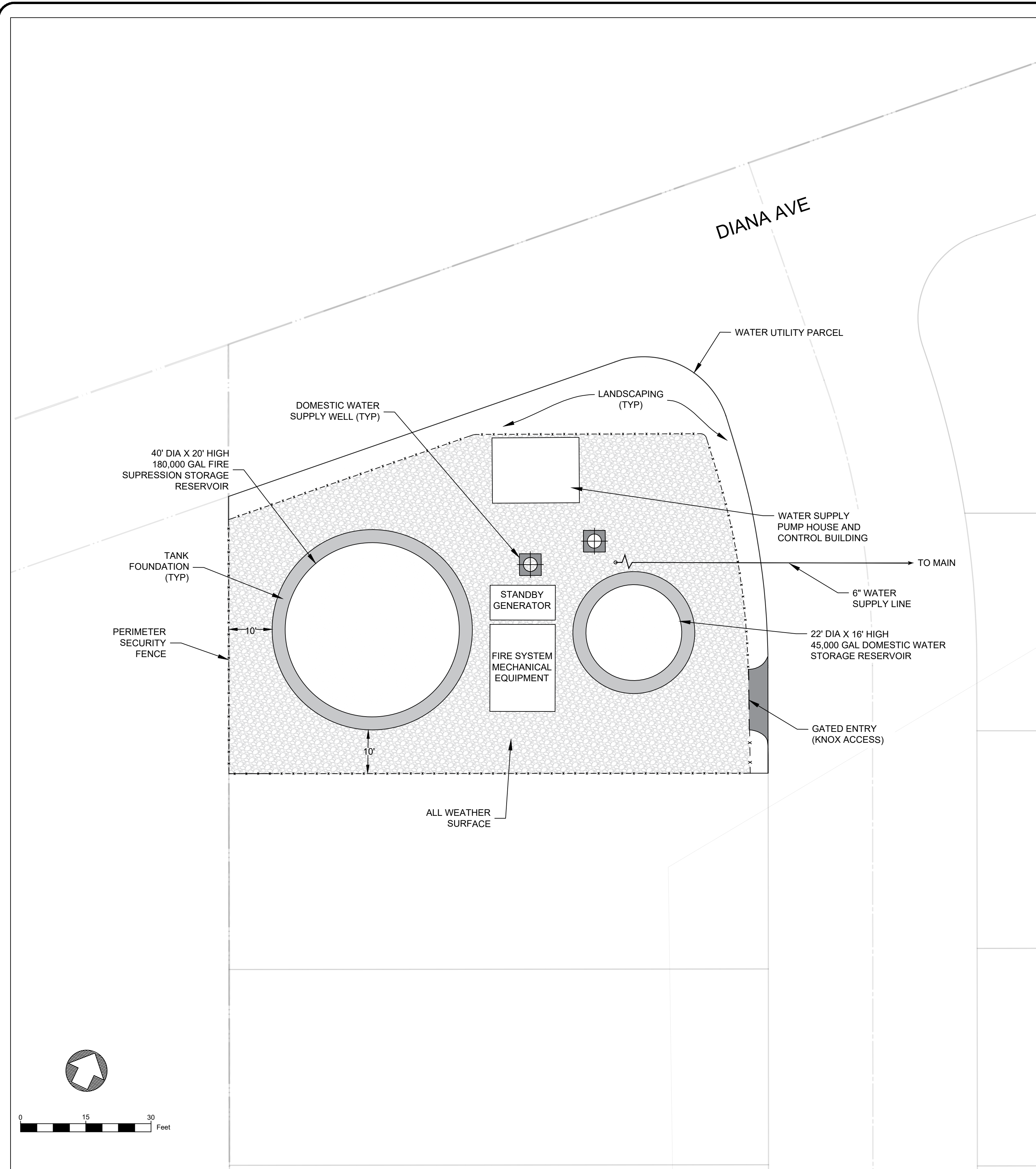
WATER AND WASTEWATER FACILITIES PLAN

NORTH DIANA

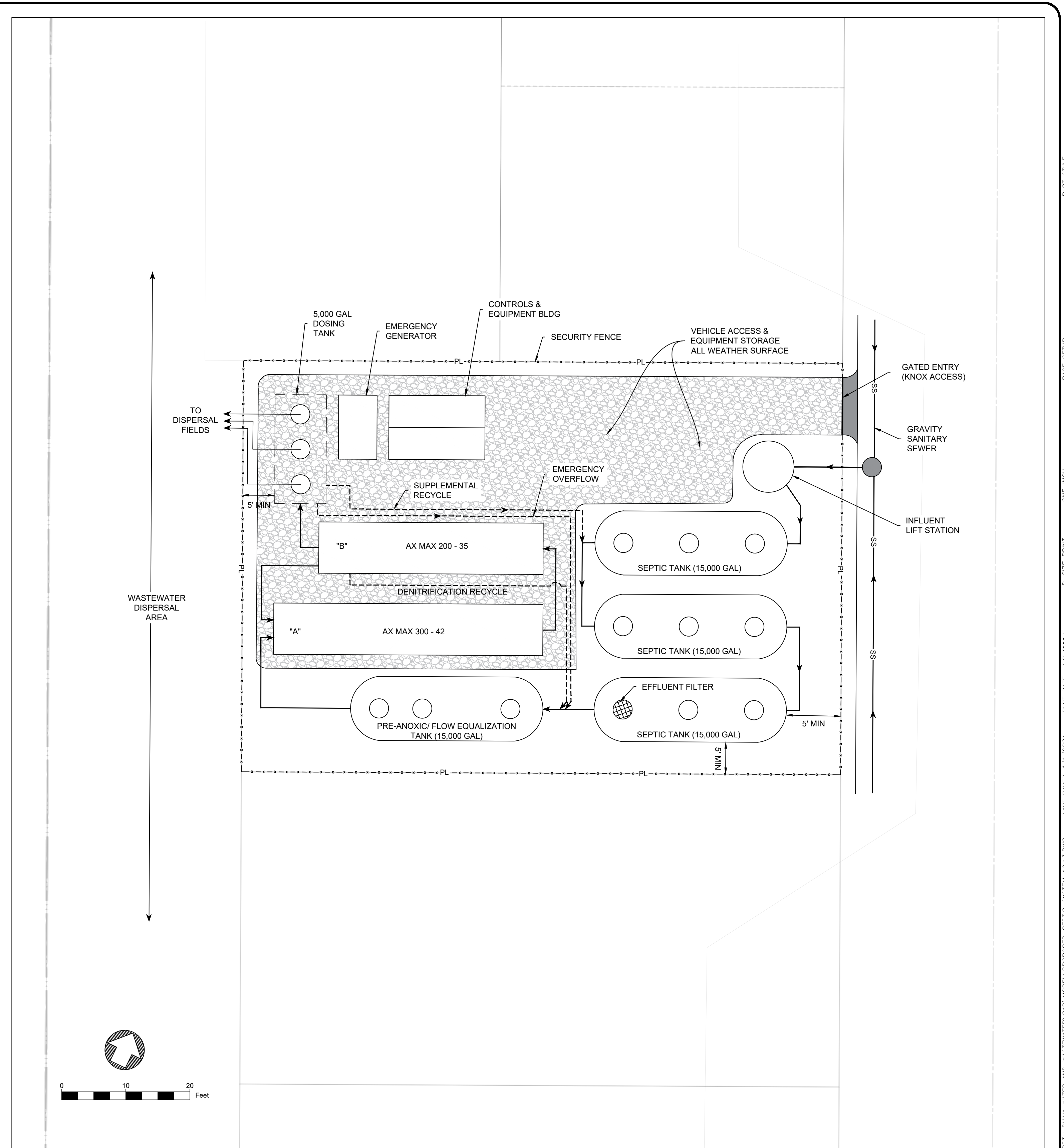
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Date: 12/01/23
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Project 2300059

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 LAST SAVED: 4/7/2024
 PLOT DATE: 4/7/2024
 D-SIZE PRINT
 ONE INCH
 PAGE SETUP:



**WATER FACILITIES LAYOUT
(PARCEL 5)**



**WASTEWATER TREATMENT LAYOUT
(PARCEL 2)**

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MORGAN HILL, CA

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Sht	Rev	Date	By	Description	App'd

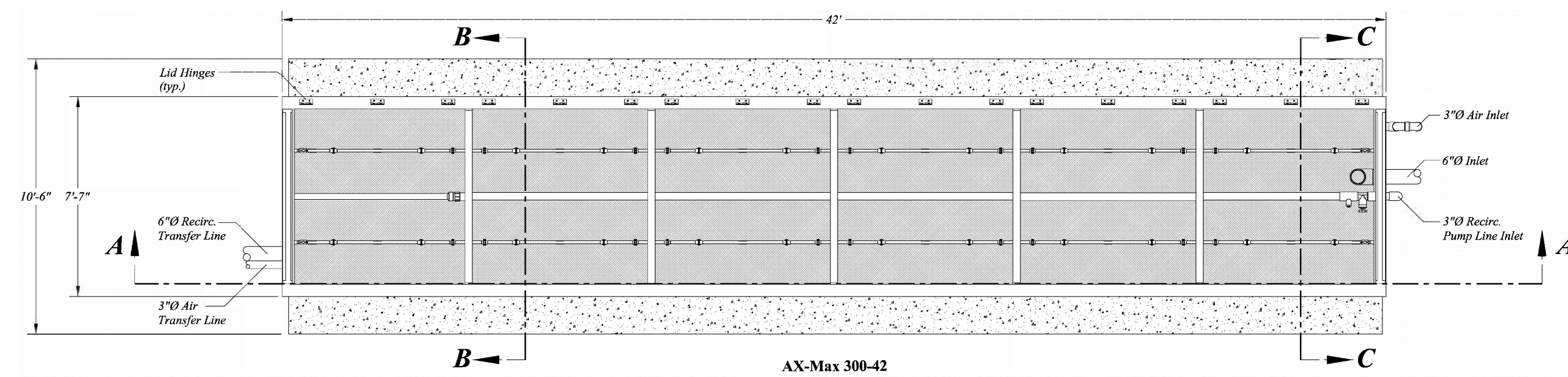
Design: NH
Drawn: PS
Checked: NH
App'd: NH

**WATER FACILITIES &
WASTEWATER TREATMENT LAYOUT**

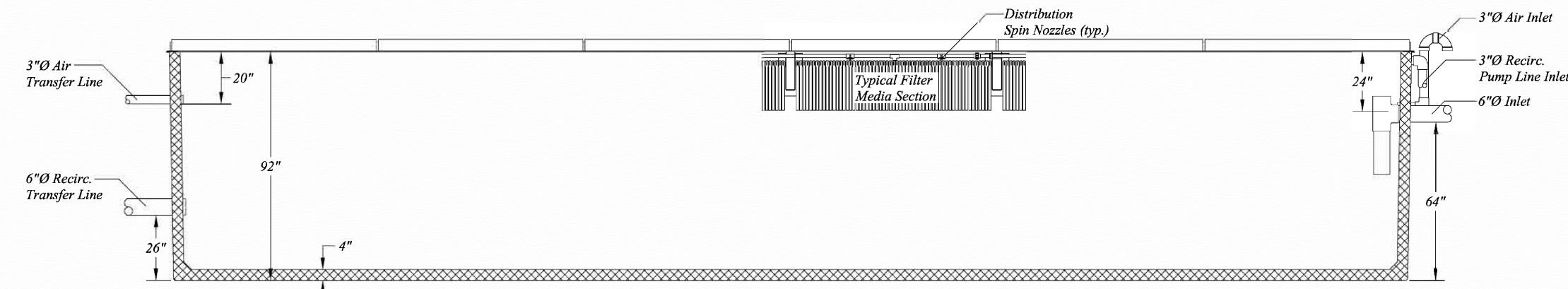
NORTH DIANA

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Scale: AS NOTED
Date: 12/01/23
Sheet: WW2

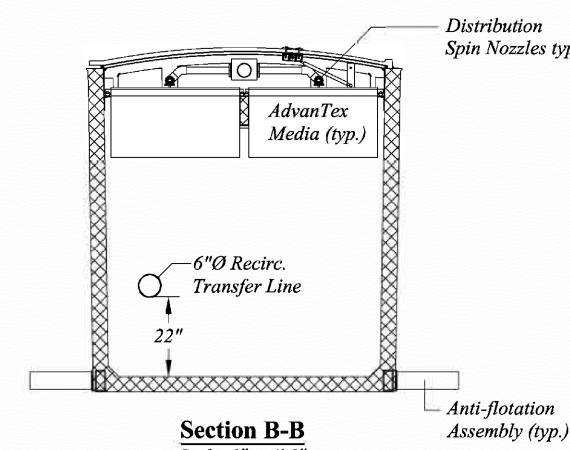
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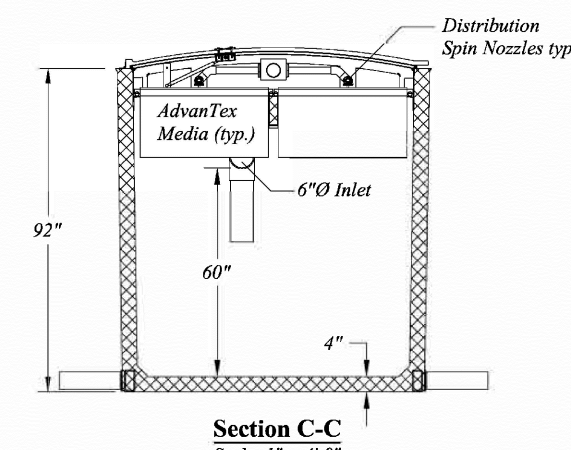
AX-Max 300-42
Unit #1 Planview
Scale: 1" = 4'-0"



Section A-A
Scale: 1" = 4'-0"

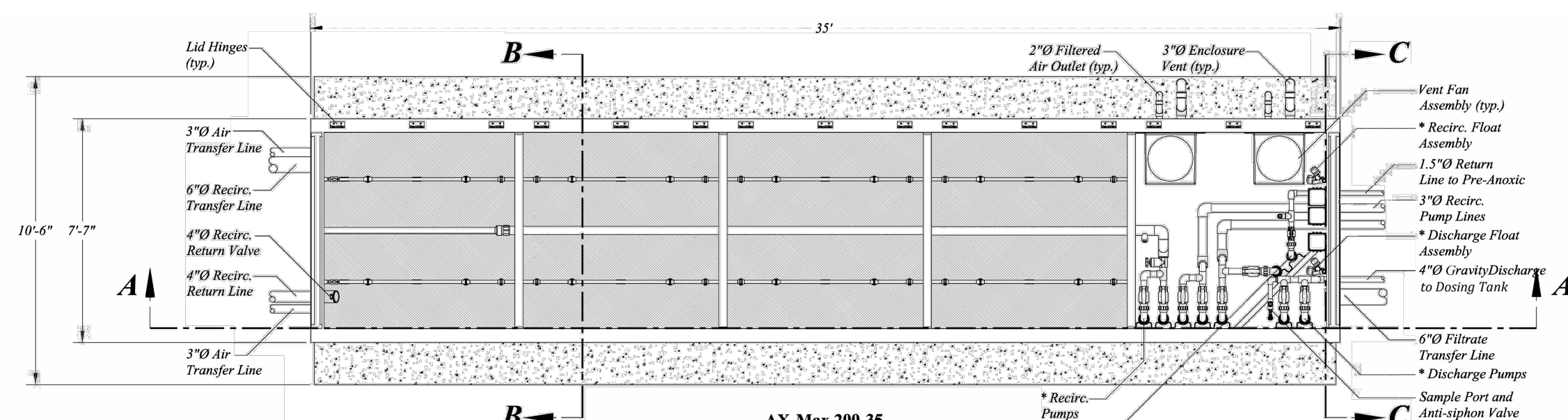


Section B-B
Scale: 1" = 4'-0"

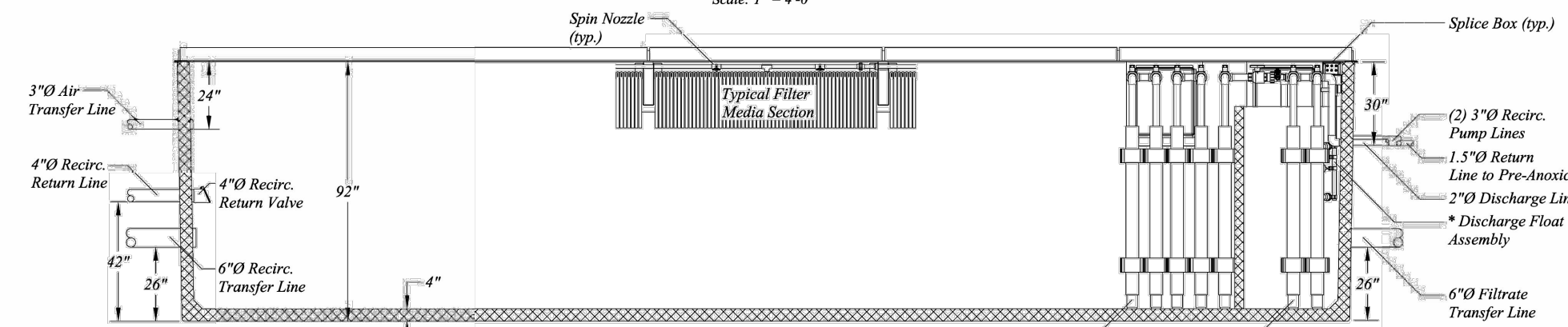


Section C-C
Scale: 1" = 4'-0"

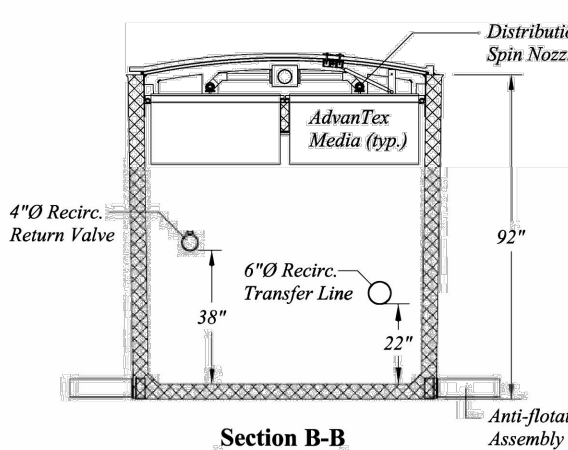
1 AX-MAX300-42
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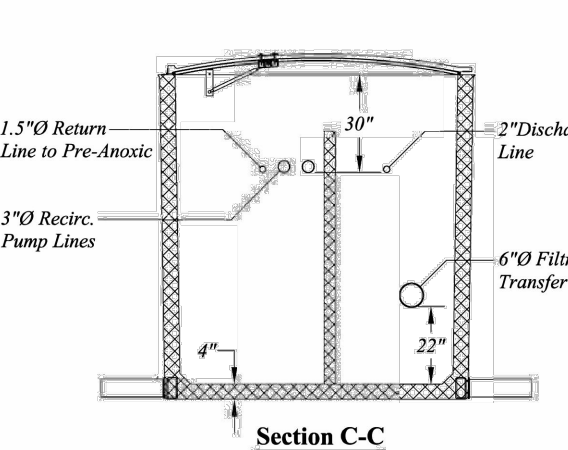
AX-Max 200-35
Unit #2 Planview
Scale: 1" = 4'-0"



Section A-A
Scale: 1" = 4'-0"



Section B-B
Scale: 1" = 4'-0"



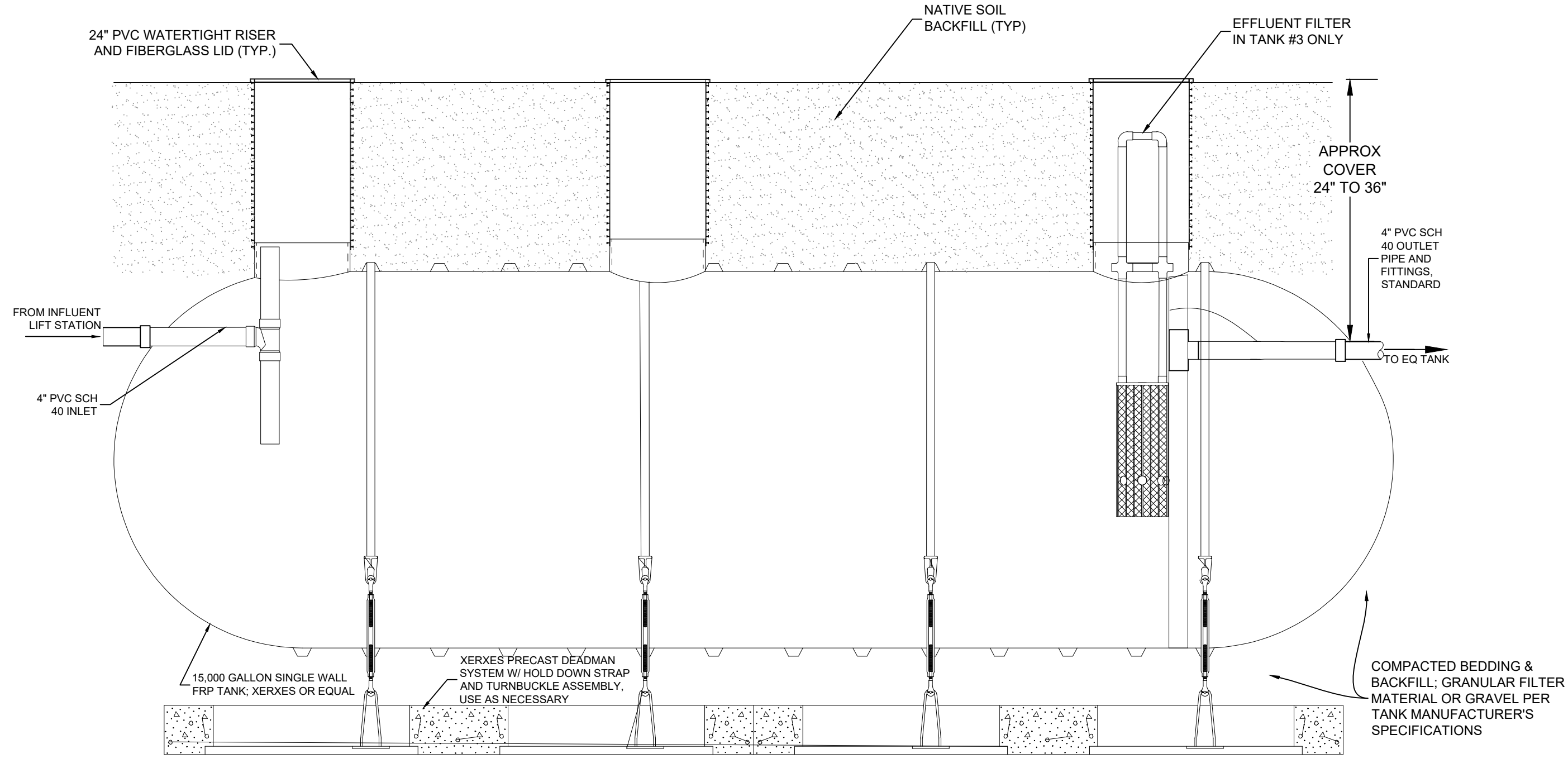
Section C-C
Scale: 1" = 4'-0"

* Float Functions & Pump Index	
A	High Level Alarm / Lag Enable
B	Override Timer
C	Pump ON
D	Pump OFF
E	Redundant Off / Low Level Alarm

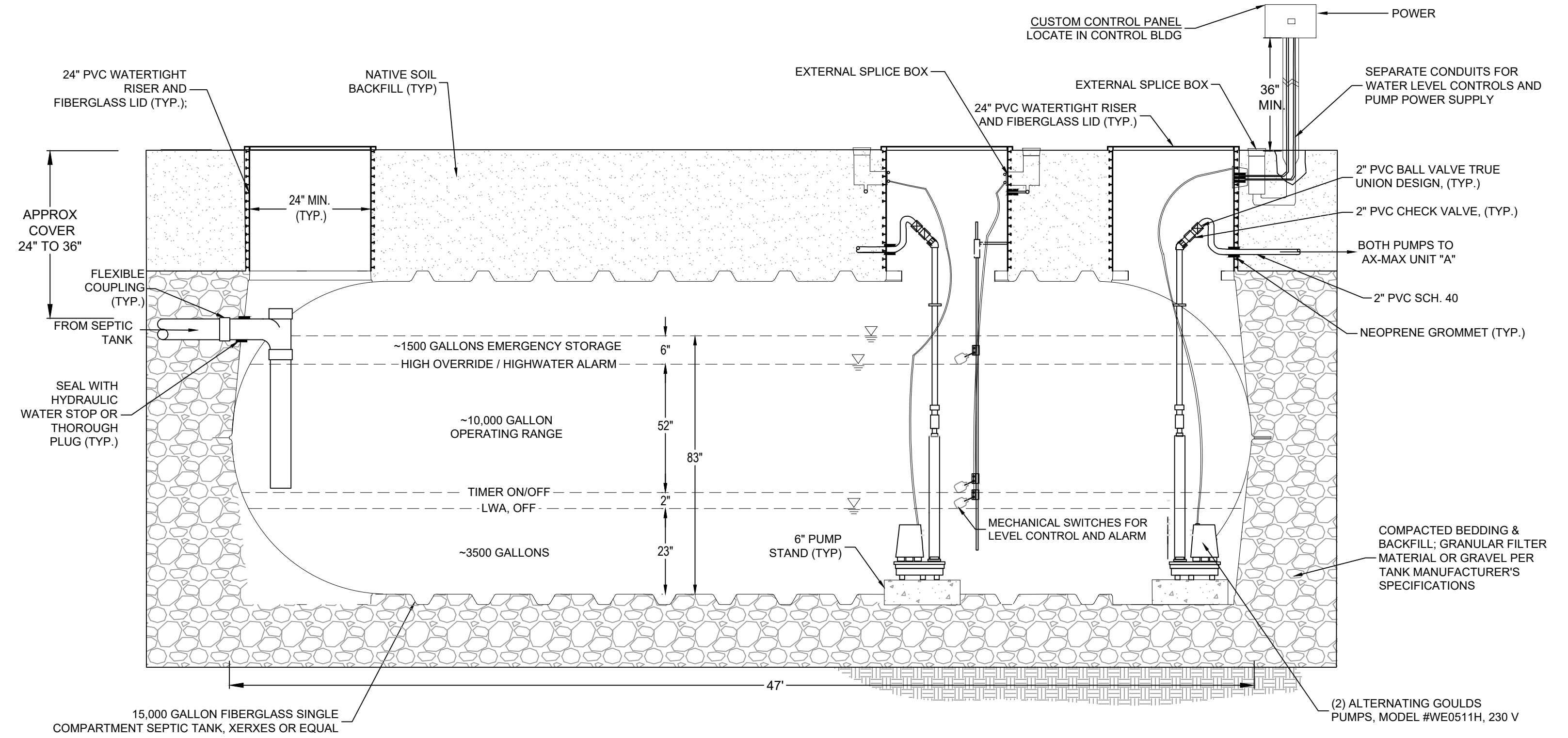
Recirc. MFSP		Discharge MFSP	
60"	55"	58"	54"
55"	52"	50"	40"

Recirculation Pumps: TBD
Discharge Pumps: TBD
Anoxic Return Pump: 3005

2 AX-MAX200-35
NOT TO SCALE



3 15,000 GALLON SEPTIC TANK (3 TOTAL)
NOT TO SCALE. 4 ACCESS RISERS AND BAFFLE



4 15,000 GALLON PRE-ANOXIC/ EQ TANK
NOT TO SCALE

NORTH DIANA

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Sht.	Rev.	Date:	By:	Description:	App'd.

Design:	NH
Drawn:	PS
Checked:	NH
App'd:	NH

TREATMENT DETAILS

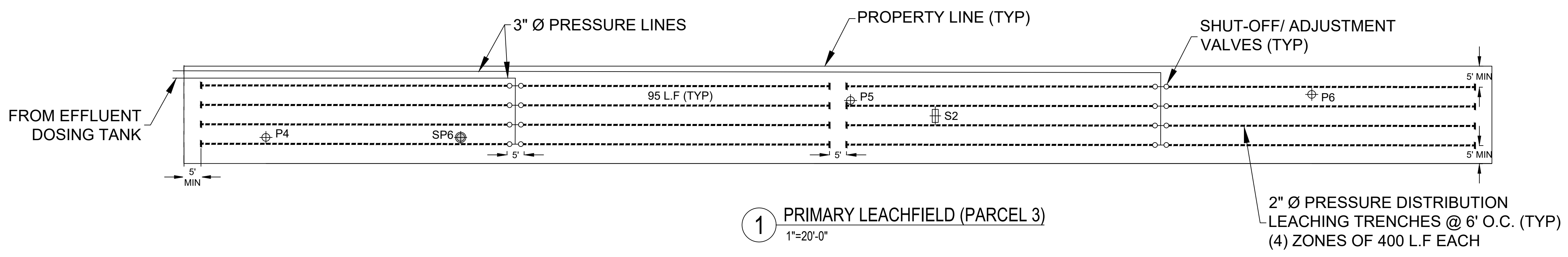
NORTH DIANA

Size D	Project 2300059
Scale:	AS NOTED
Date:	12/01/23
Sheet:	WW3

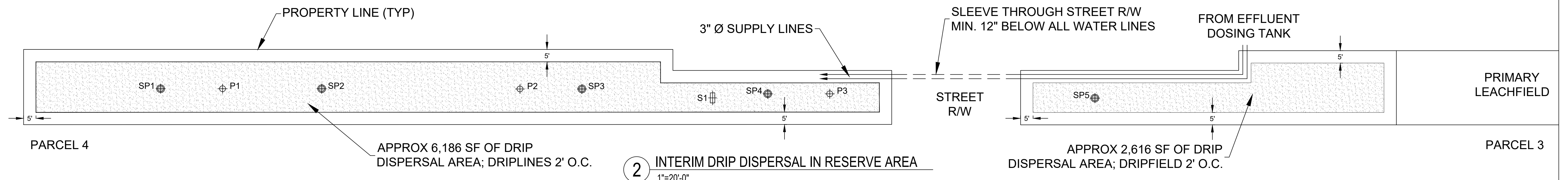
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 PLOT DATE: 4/7/2024
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LEGEND

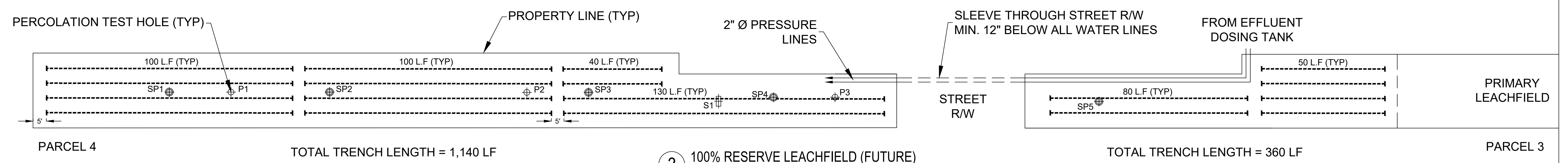
- ⊕ P# PERCOLATION TEST (P1-P6), 4 FOOT DEPTH
- ⊕ SP# SHALLOW PERCOLATION TEST (SP1-SP6), 1'-6" DEPTH
- ⊕ S# SOIL TEST PIT (S1-S2)



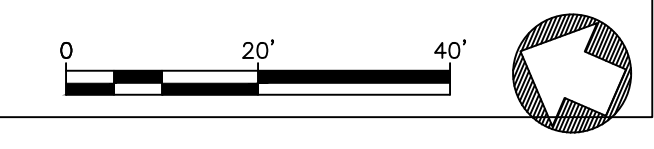
1 PRIMARY LEACHFIELD (PARCEL 3)
 1"=20'-0"
 1,520 L.F. OF 24" W X 48" D PRESSURE DISTRIBUTION LEACHING TRENCH



2 INTERIM DRIP DISPERSAL IN RESERVE AREA
 1"=20'-0"
 8,800 SF OF SUBSURFACE DRIP DISPERSAL AREA
 DRIPLINES @ 8" DEEP FOR SEASONAL USE (APR - NOV)



3 100% RESERVE LEACHFIELD (FUTURE)
 1"=20'-0"
 1,500 L.F. OF 24" W X 48" D PRESSURE DISTRIBUTION LEACHING TRENCH



NORTH DIANA
 MORGAN HILL, CA

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Sht.	Rev.	Date:	By:	Description:	App'd.
1		3/19/24	MN	LEACHFIELD LENGTHS & TEST HOLES	NH

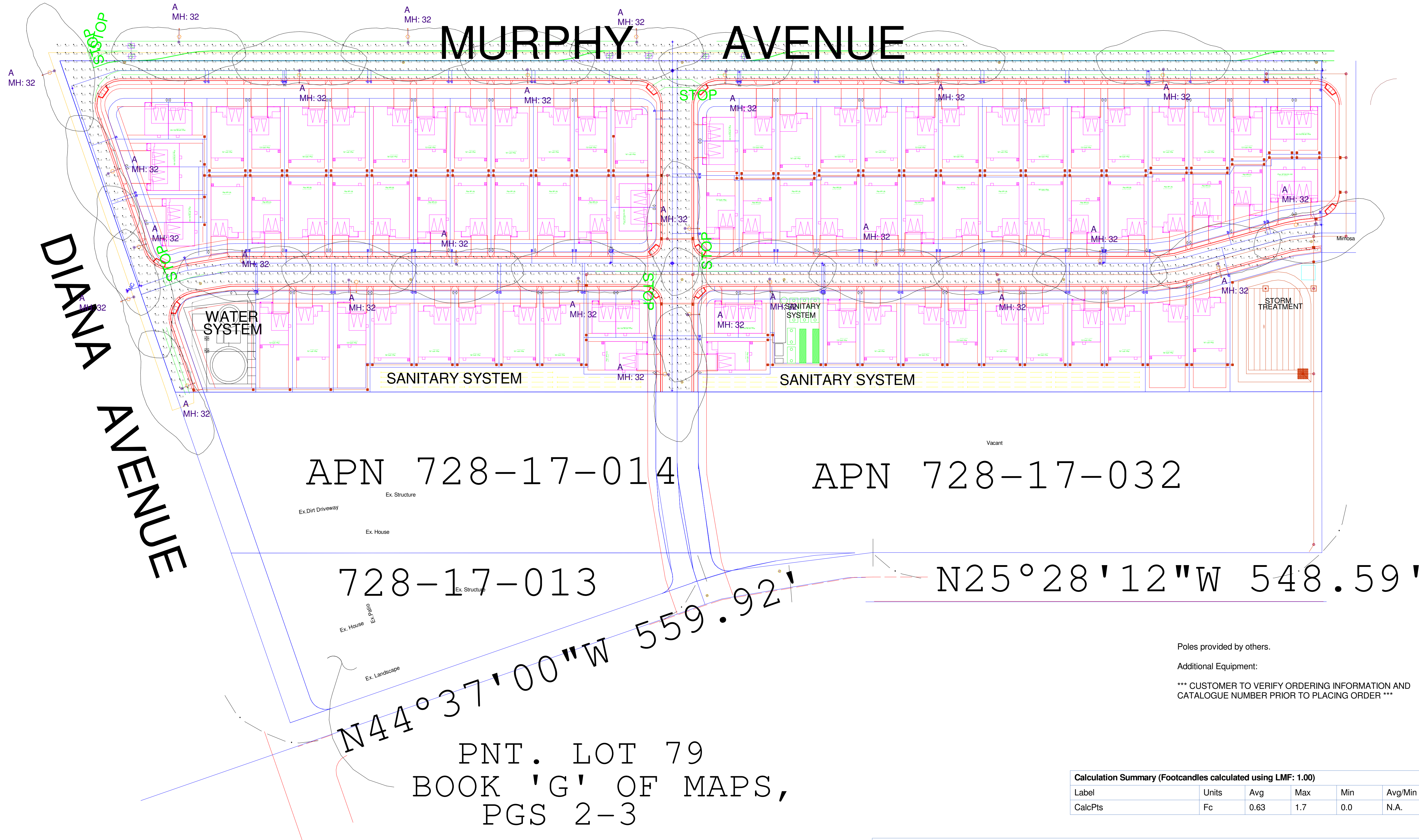
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Drawn:	PS
Checked:	NH
App'd:	NH

WASTEWATER DISPERSAL LAYOUT PLANS
 NORTH DIANA

Size	Project
D	2300059
Scale:	AS NOTED
Date:	12/01/23
Sheet:	WW4

MURPHY AVENUE

DIANA AVENUE



Poles provided by others.
 Additional Equipment:
 *** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

Calculation Summary (Footcandles calculated using LMF: 1.00)

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	0.63	1.7	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
—○	26	A	SINGLE	0.970	5905	86	STR-LWY-2M-HT-05-E-UL-SV-525-R-UTL w/XA-XSBSL60



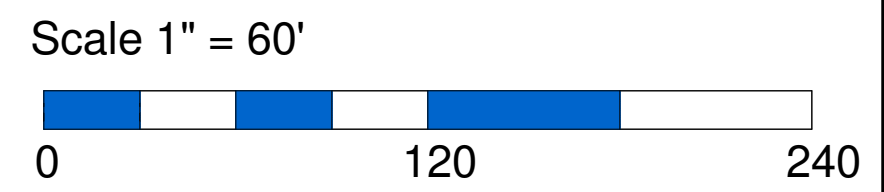
Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

Project Name: North Diana Street Lighting - Morgan Hill, CA

CASE #: 00600886 (00584827) || Footcandles calculated at grade || Filename: 231214AM1CISR3.AGI

Layout By:
Linda Schaller

Date: 3/28/2024





PLAN C
Craftsman Elevation
Color Scheme 6G

PLAN A
Spanish Elevation
Color Scheme 9A-2

PLAN B
Traditional Elevation
Color Scheme 1E-2

PLAN C
Farmhouse Elevation
Color Scheme 7F

PLAN D
Traditional Elevation
Color Scheme 5E-1

NORTH DIANA

City of Morgan Hill, California

December 12, 2023

Sheet Index

Cover Sheet	CS	Plan A - Farmhouse Elevation	A1.6	Plan C Roof Plans	A3.2	Plan D Front Elevations.....	A4.4
Architecture		Plan B Floor Plan.....	A2.1	Plan C Front Elevations.....	A3.3	Plan D - Farmhouse Elevation.....	A4.5
Plan A Floor Plan.....	A1.1	Plan B Roof Plans	A2.2	Plan C - Farmhouse Elevation	A3.4	Plan D - Traditional Elevation	A4.6
Plan A Roof Plans	A1.2	Plan B Front Elevations.....	A2.3	Plan C - Traditional Elevation	A3.5	Plan D - Craftsman Elevation.....	A4.7
Plan A Front Elevations.....	A1.3	Plan B - Spanish Elevation.....	A2.4	Plan C - Craftsman Elevation	A3.6	Plan D - Unit 1	A4.8
Plan A - Spanish Elevation.....	A1.4	Plan B - Traditional Elevation	A2.5	Plan D Floor Plans.....	A4.1	Exterior Color & Materials	CM.1
Plan A - Traditional Elevation	A1.5	Plan B - Farmhouse Elevation	A2.6	Plan D Floor Plans.....	A4.2	Exterior Color & Materials.....	CM.2
		Plan C Floor Plans.....	A3.1	Plan D Roof Plans	A4.3	Exterior Color & Materials.....	CM.3

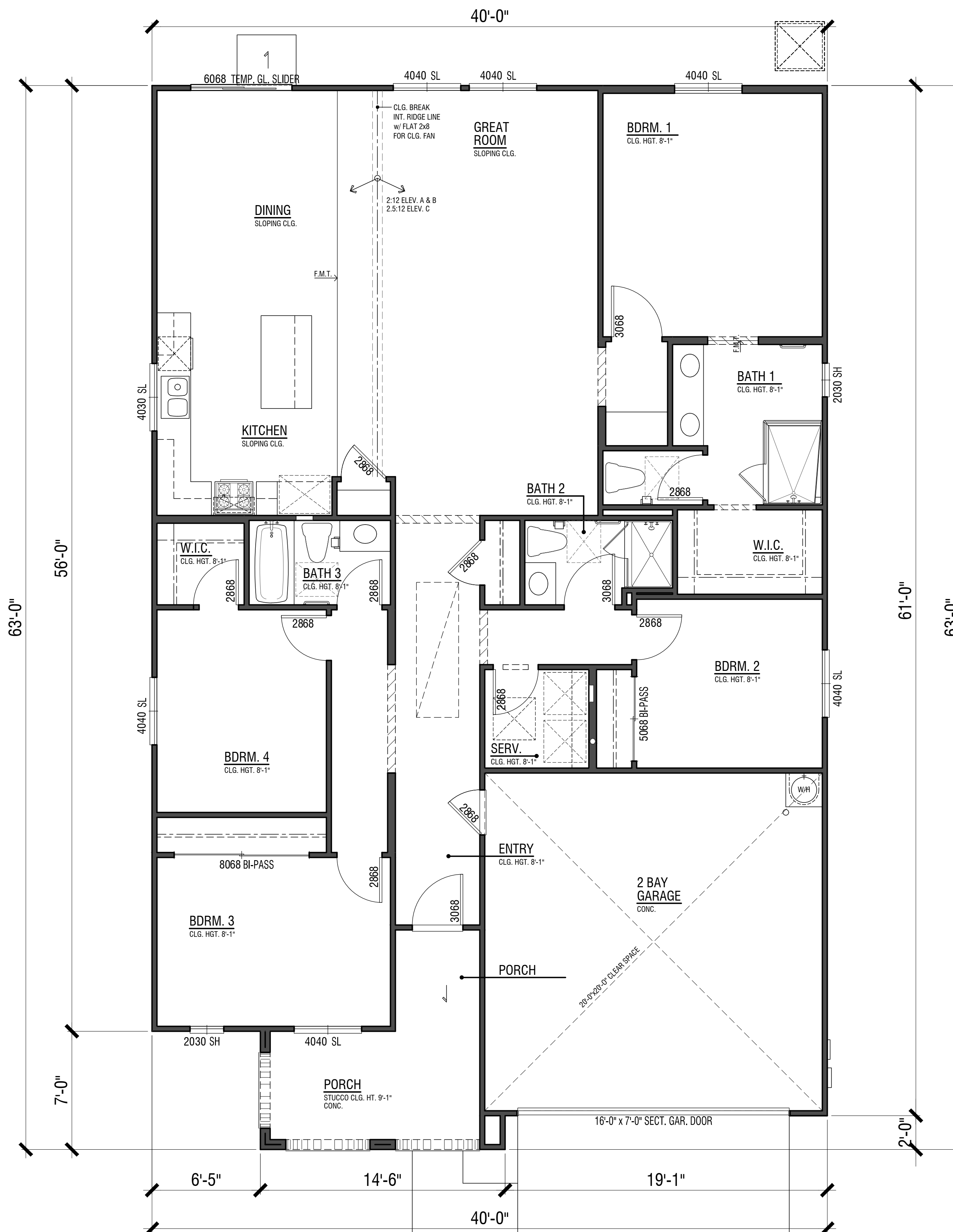
Project Team:

NORTH DIANA, LLC

Applicant: North Diana, LLC
 175 E. Main Avenue, Suite 130
 Morgan Hill, CA 95037
 Contact: Scott Murray
 619.876.6132

WHA 925.463.1700

Architect: WHA Architects
 5000 Executive Parkway, Suite 375
 San Ramon, CA 94582
 Contact: Mark Retherford



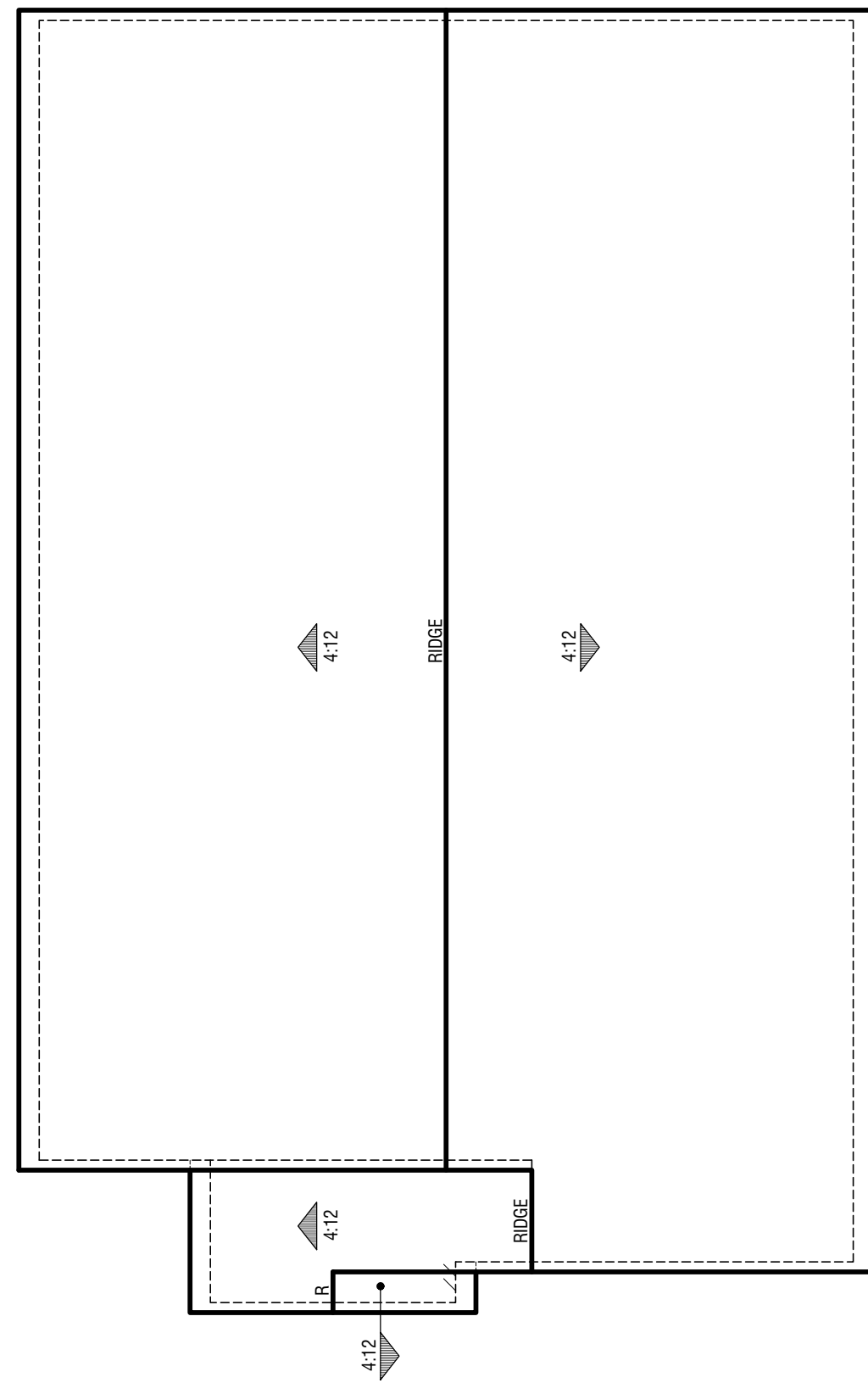
PLAN A

1,898 SF
 4 Bdrm | 3 Bath
 2-Car Garage (415 SF)

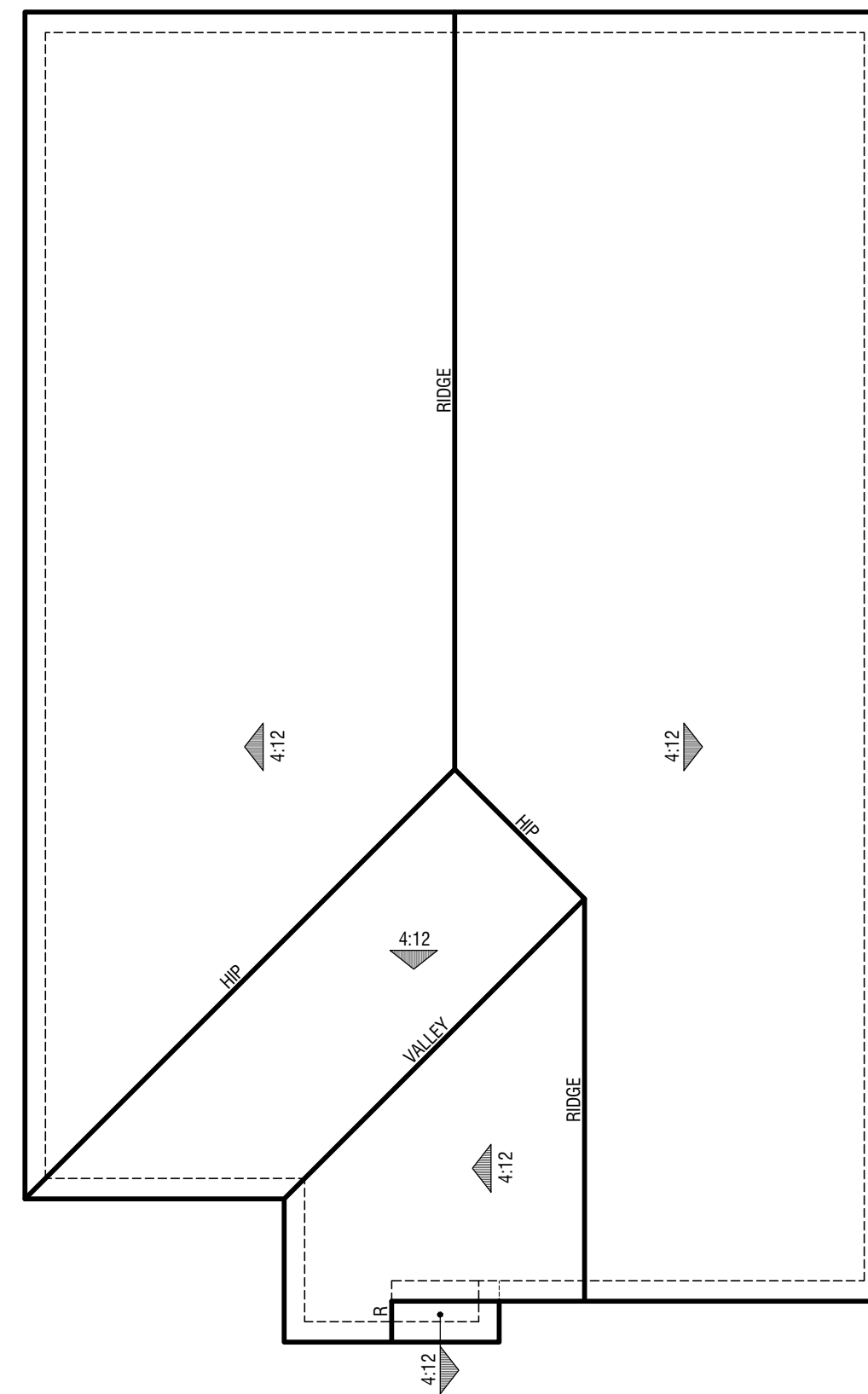
Plan technical data:
 Construction: Type V-B
 Occupancy: R-3, U
 Sprinklers: NFPA 13D

Building Coverage:
 Spanish Elevation: 2,437 SF
 Traditional Elevation: 2,394 SF
 Farmhouse Elevation: 2,422 SF

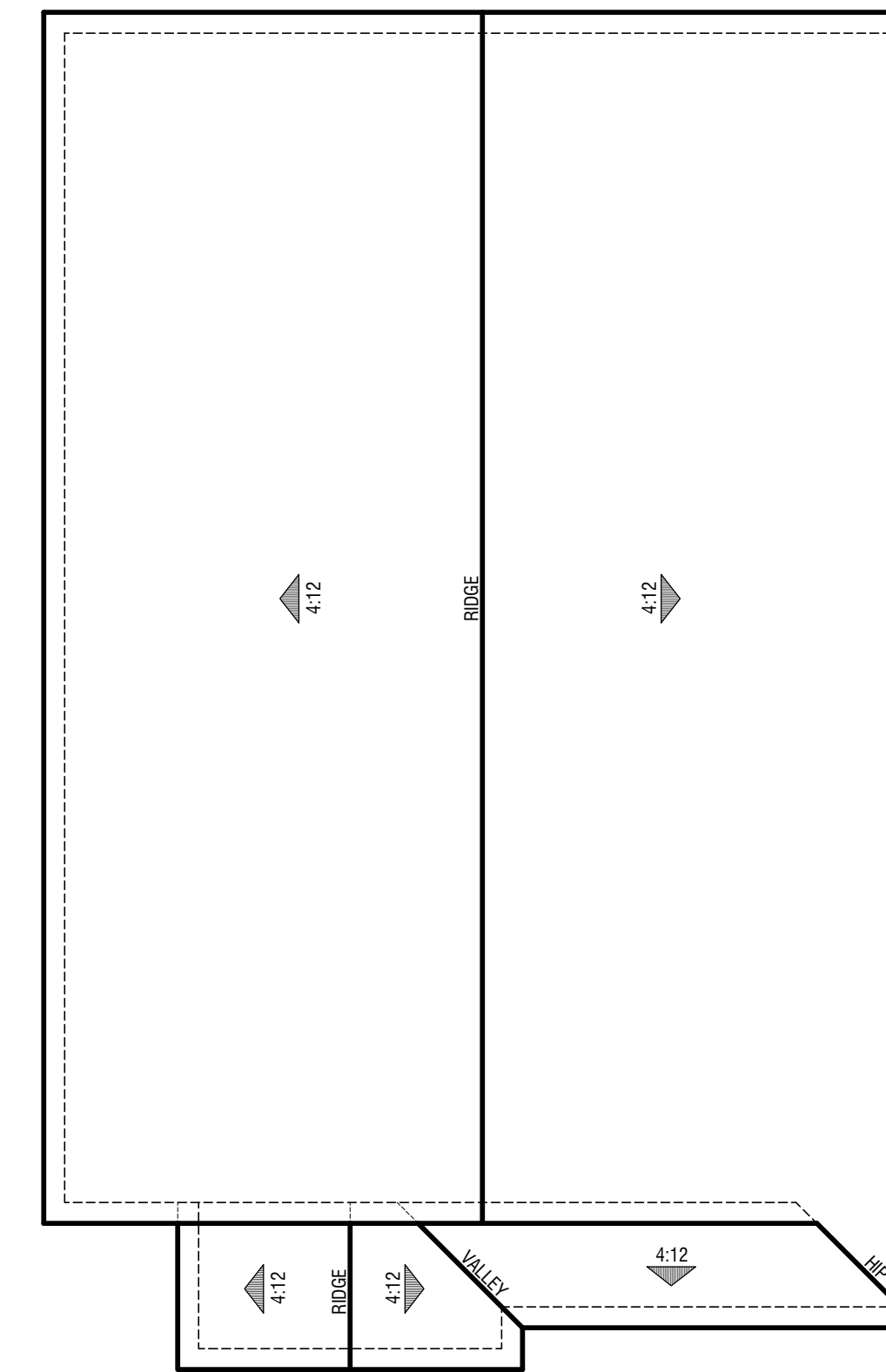
Note: For gross floor area as calculated according to Santa Clara County Zoning Ordinance, Chapter 1.30, see "Building Coverage" to the right.



Traditional Elevation



Farmhouse Elevation



Spanish Elevation

PLAN A
Roof Plans

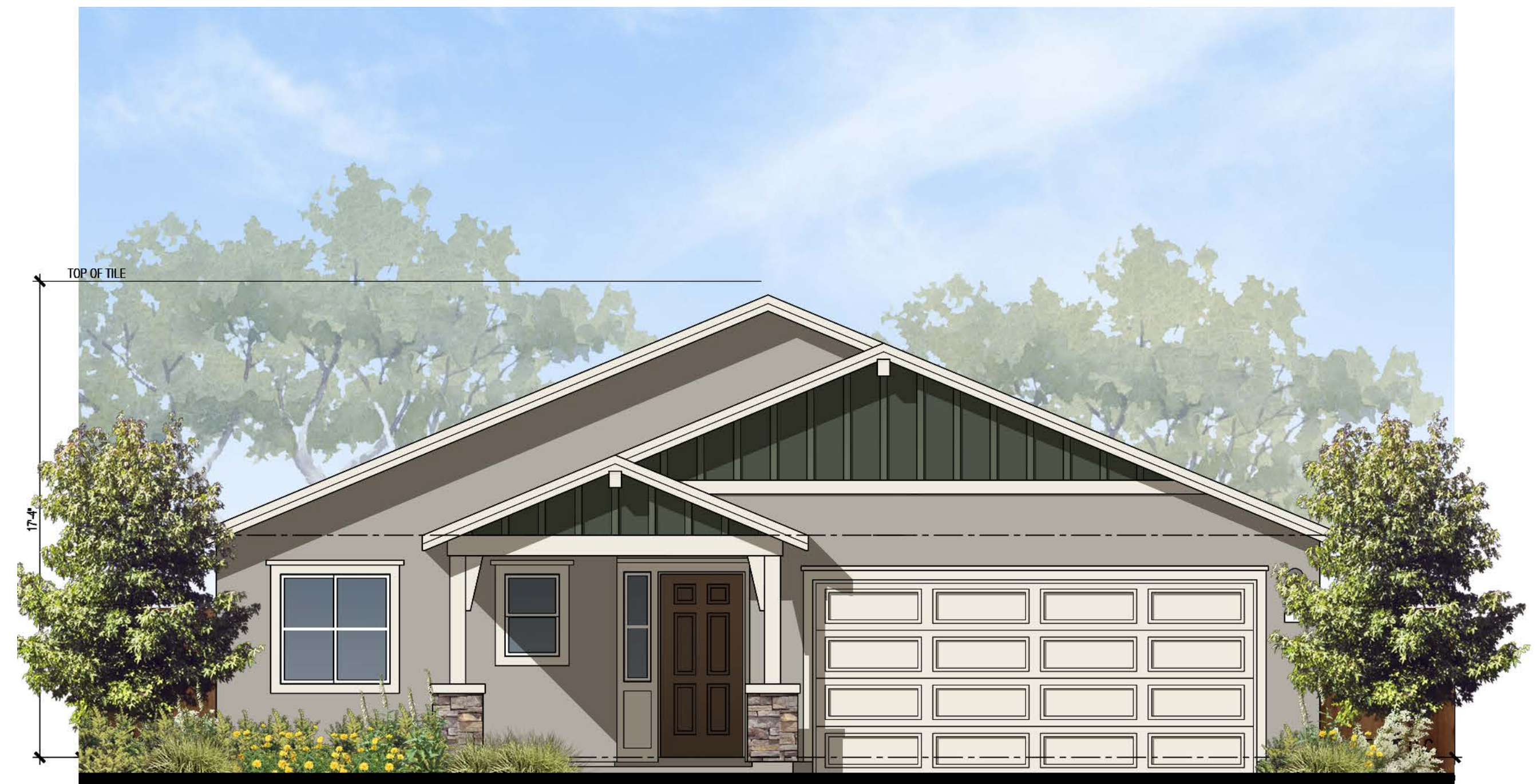
NORTH DIANA
MORGAN HILL, CA



Spanish Elevation
Color Scheme 9A-2



Traditional Elevation
Color Scheme 8E



Farmhouse Elevation
Color Scheme 5F-2

PLAN A
Front Elevations

NORTH DIANA
MORGAN HILL, CA



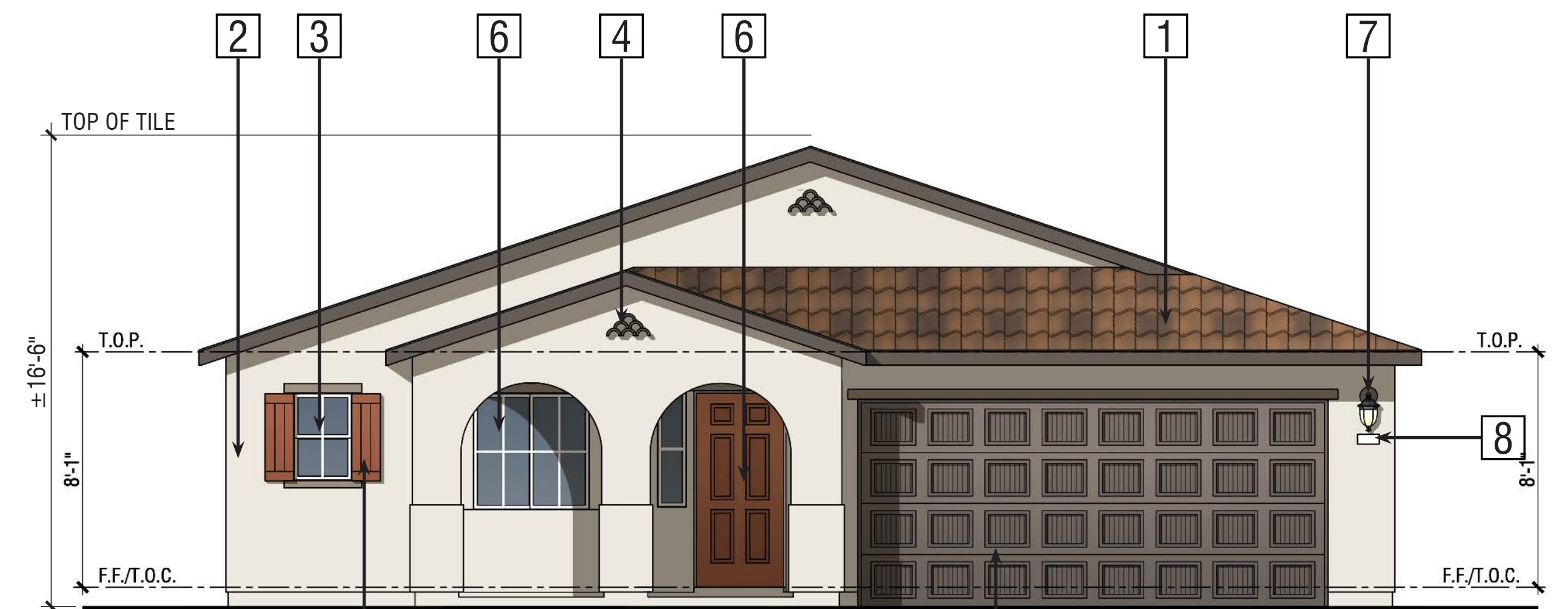
Right



Rear



Left



Front

*Color Scheme 9A-2

Exterior Materials:

- 1 Roof: Low Profile Concrete Roofing
- 2 Stucco: Lightlace Finish
- 3 Windows: Insulated Vinyl
- 4 Shutters & Pipes: Decorative Foam
- 5 Garage Door: Metal Sectional Roll-Up
- 6 Entry Door: Fiberglass
- 7 Light Fixture
- 8 Address Light

PLAN A
Spanish Elevation

NORTH DIANA
MORGAN HILL, CA

NORTH DIANA, LLC

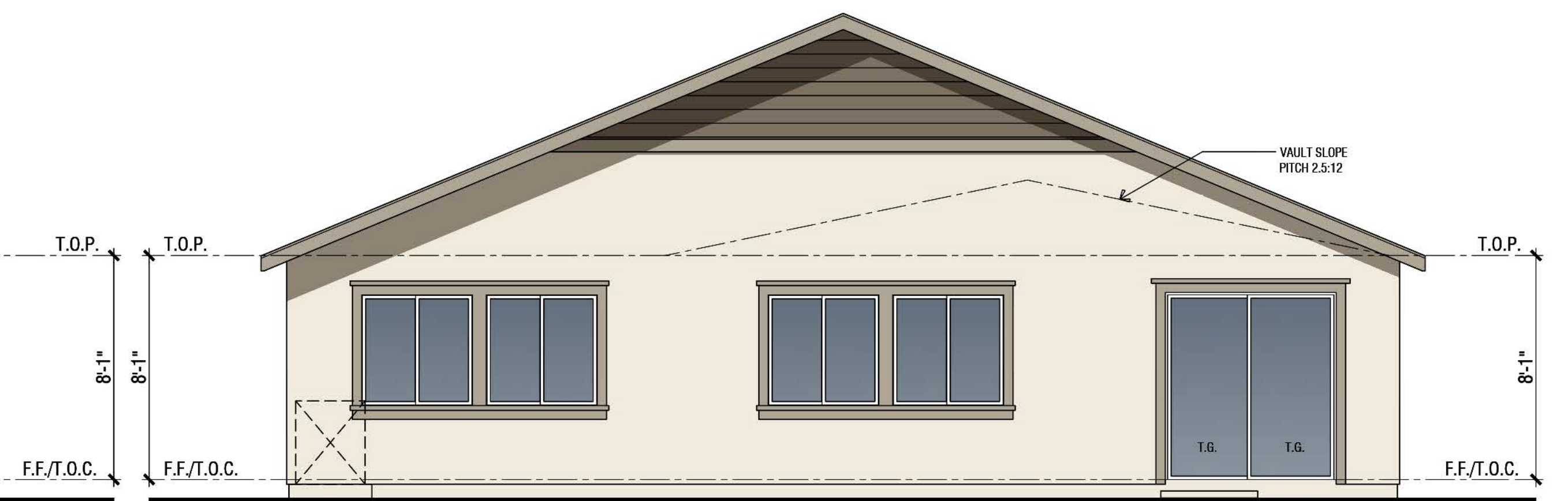
(NOTE: Dashed details showing additions at enhanced elevations)

Note: Artist's conception; colors, materials and application may vary.

0 2 4 8
A1.4



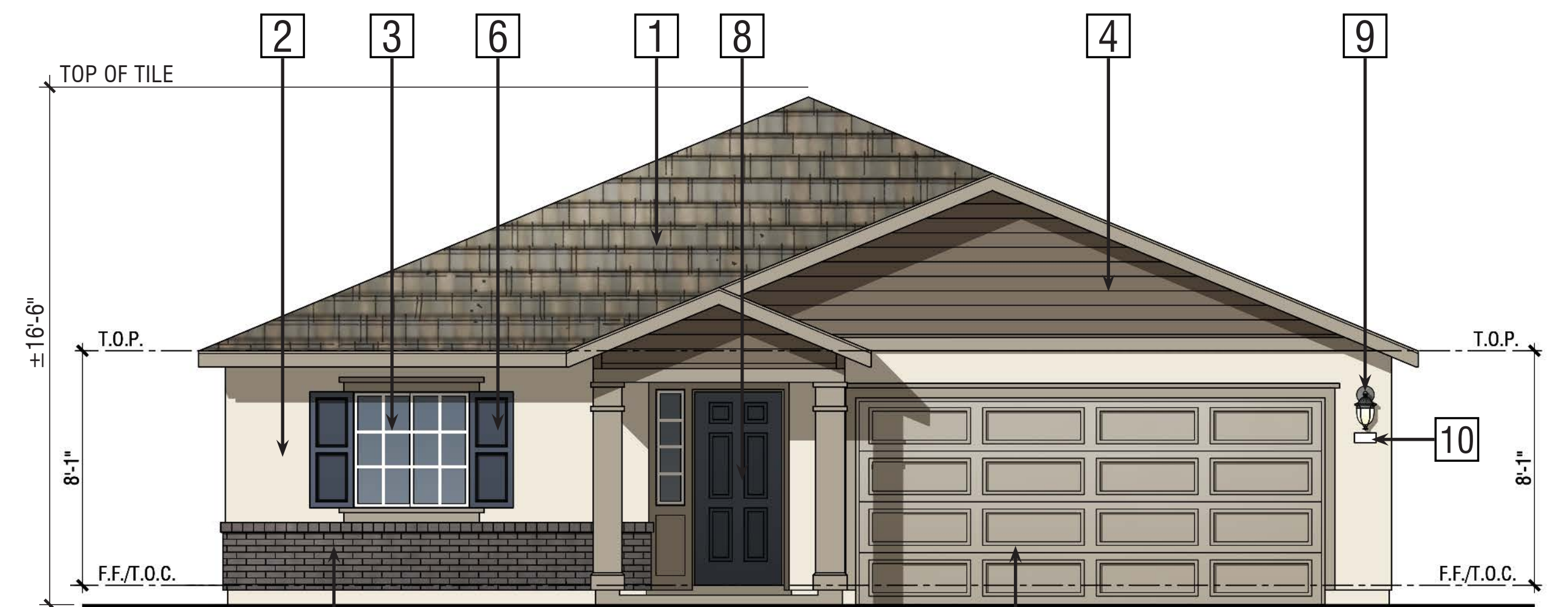
Right



Rear



Left



Front

*Color Scheme 8E

Exterior Materials:

- 1 Roof: Concrete Slate Tile
- 2 Stucco: Lightlace Finish
- 3 Windows: Insulated Vinyl
- 4 Siding: Fiber Cement
- 5 Brick: Manufactured Veneer
- 6 Shutters: Decorative Foam
- 7 Garage Door: Metal Sectional Roll-Up
- 8 Entry Door: Fiberglass
- 9 Light Fixture
- 10 Address Light

PLAN A
Traditional Elevation

NORTH DIANA
MORGAN HILL, CA

NORTH DIANA, LLC

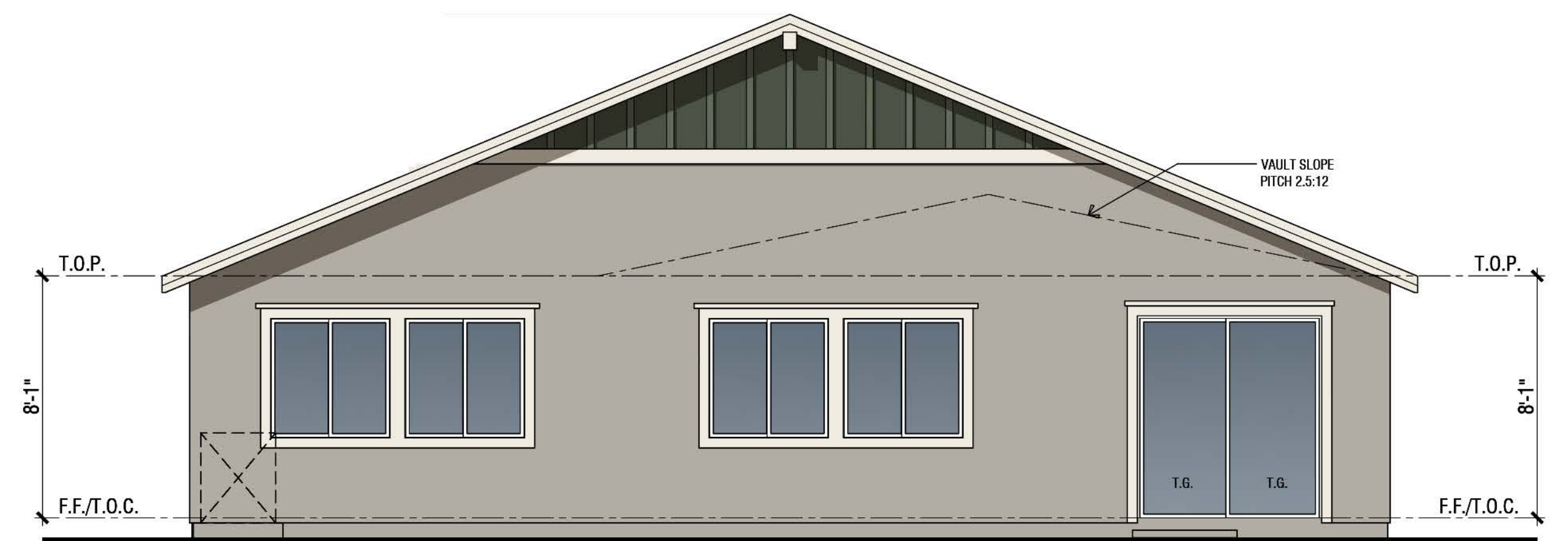
(NOTE: Dashed details showing additions at enhanced elevations)

Note: Artist's conception; colors, materials and application may vary.

0 2 4 8
A1.5



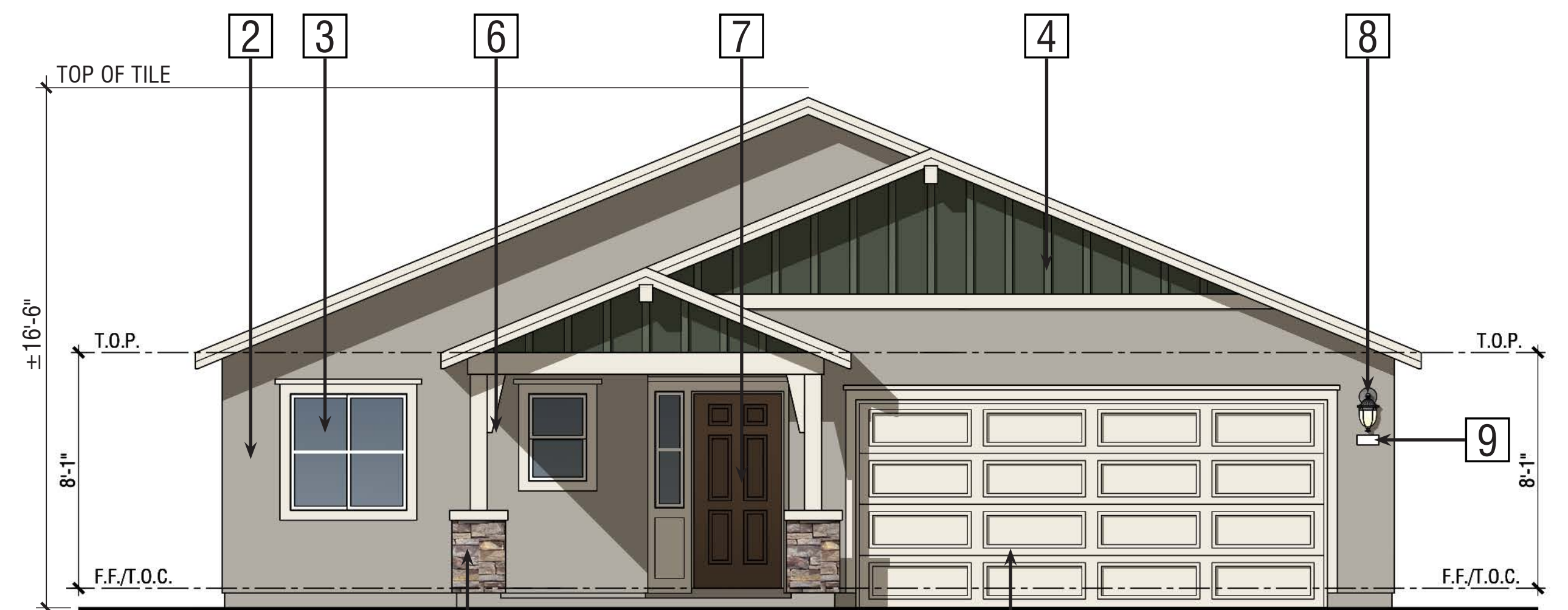
Right



Rear



Left



Front

*Color Scheme 5F-2

Exterior Materials:

- 1 Roof: Concrete Slate Tile
- 2 Stucco: Lightlace Finish
- 3 Windows: Insulated Vinyl
- 4 Siding: Fiber Cement
- 5 Stone: Manufactured Veneer
- 6 Shutters: Decorative Foam
- 7 Garage Door: Metal Sectional Roll-Up
- 8 Entry Door: Fiberglass
- 9 Light Fixture
- 10 Address Light

PLAN A
Farmhouse Elevation

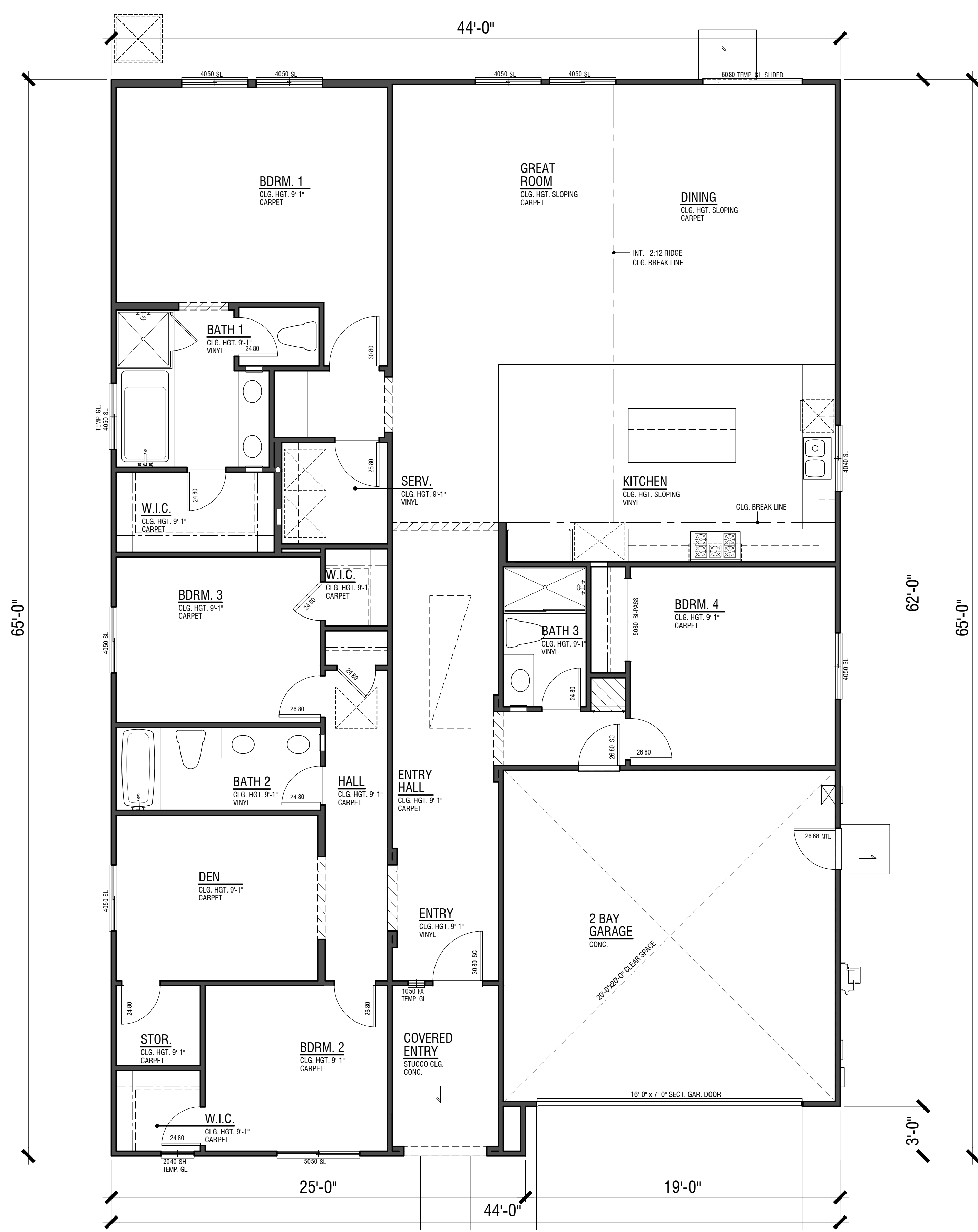
NORTH DIANA
MORGAN HILL, CA

(NOTE: Dashed details showing additions at enhanced elevations)

Note: Artist's conception; colors, materials and application may vary.

NORTH DIANA, LLC

0 2 4 8
A1.6



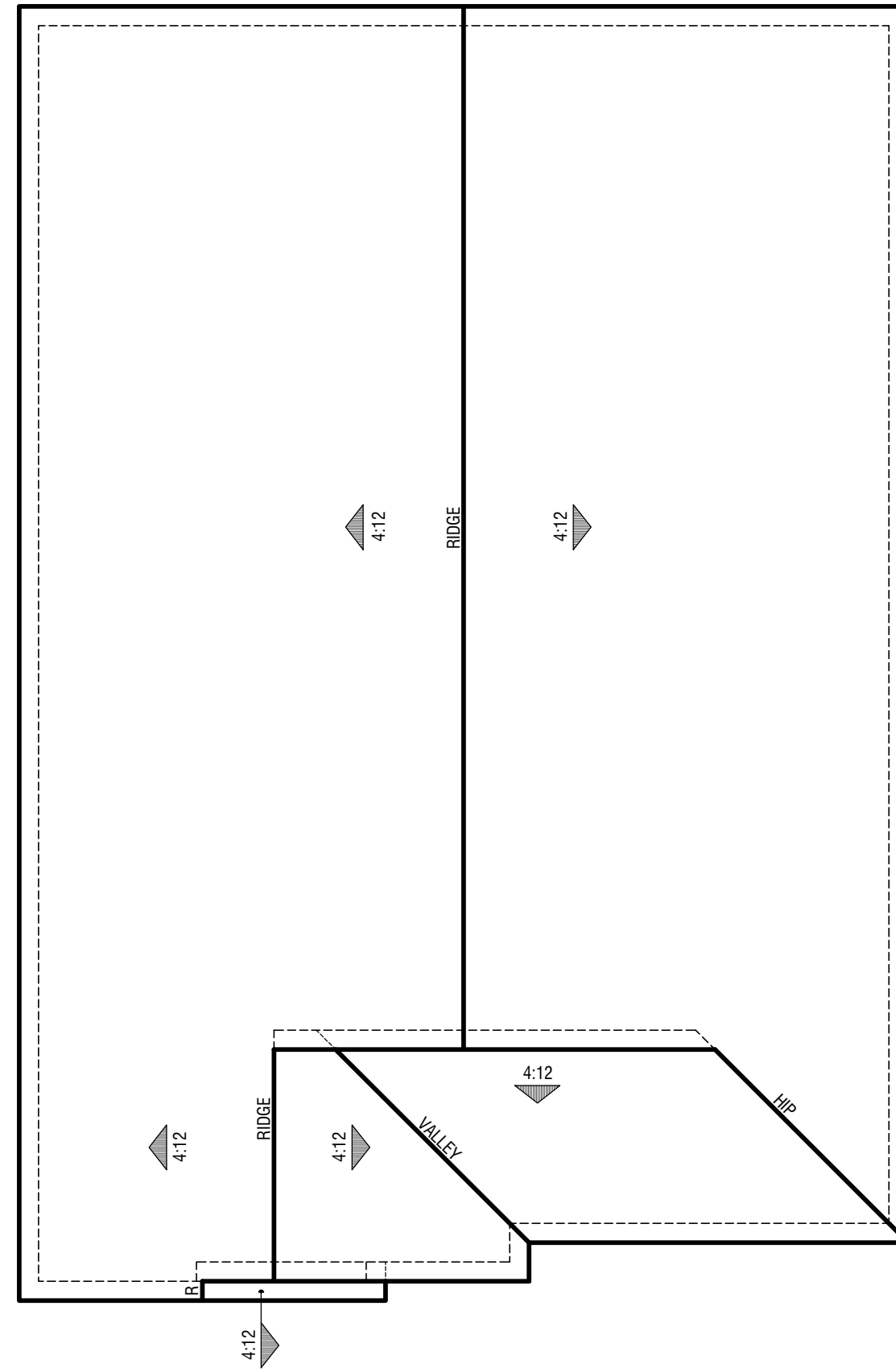
PLAN B

2,317 SF
 4 Bdrm | 3 Bath | Den
 2-Car Garage (413 SF)

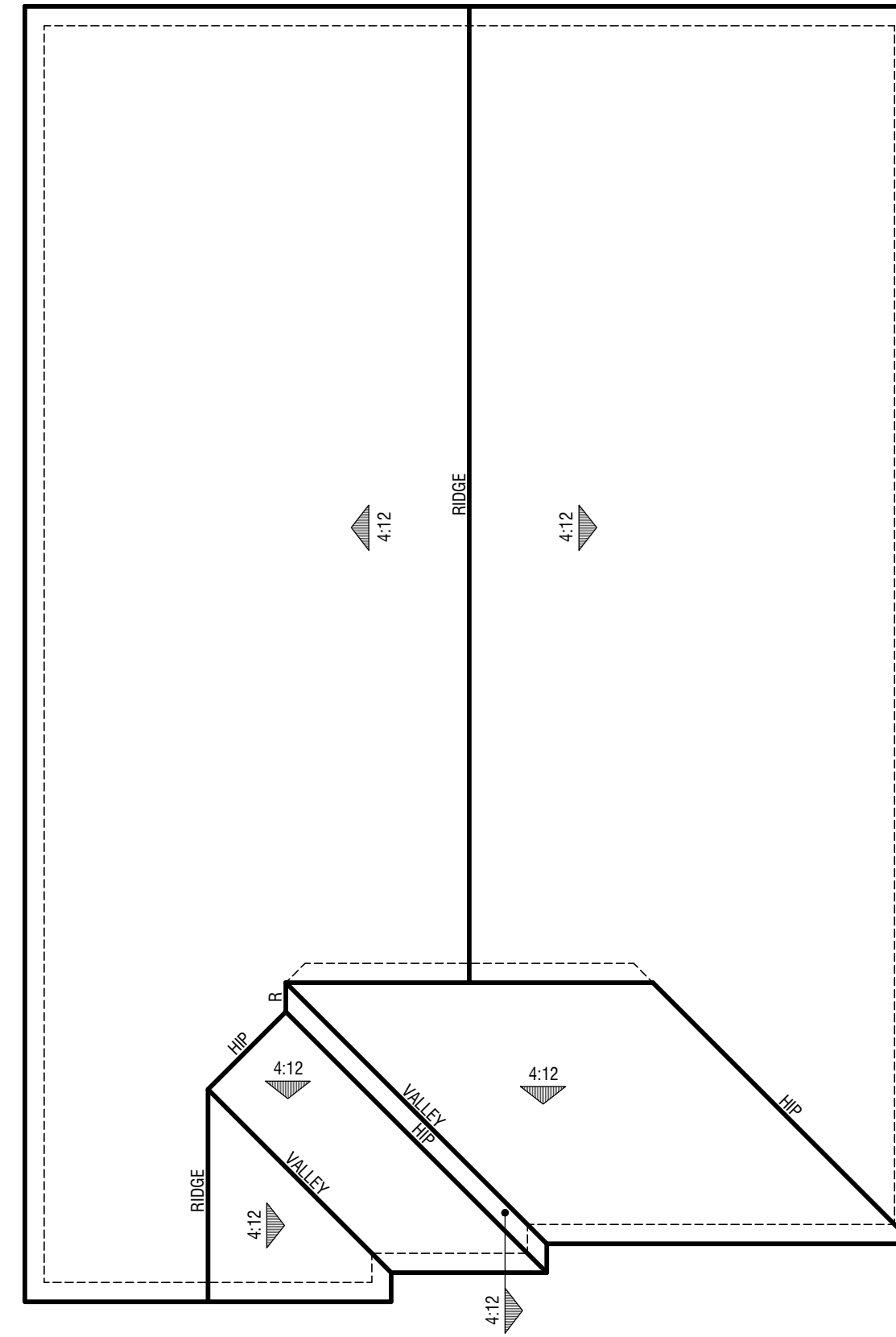
Plan technical data:
 Construction: Type V-B
 Occupancy: R-3, U
 Sprinklers: NFPA 13D

Building Coverage:
 Spanish Elevation: 2,803 SF
 Traditional Elevation: 2,791 SF
 Craftsman Elevation: 2,802 SF

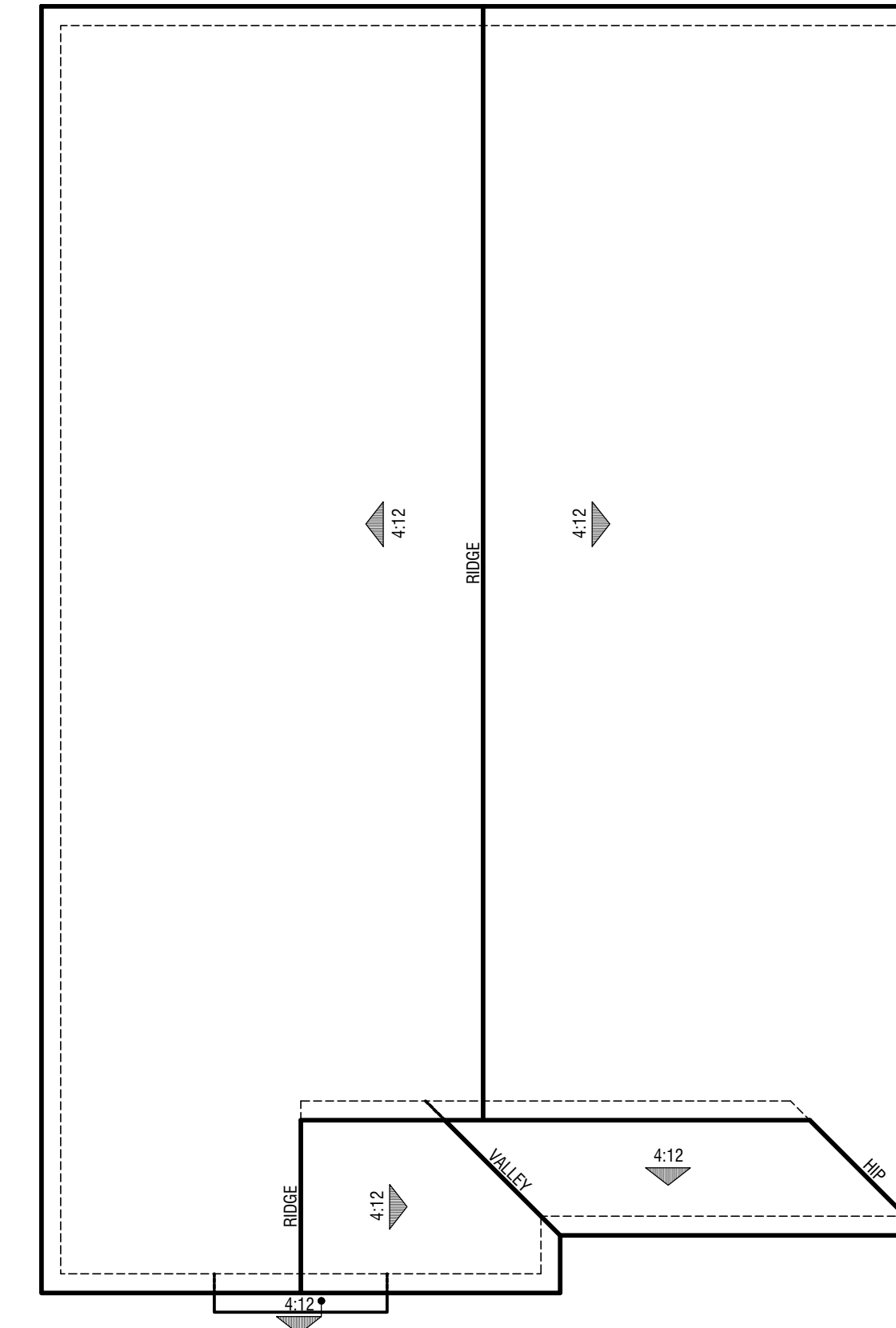
Note: For gross floor area as calculated according to Santa Clara County Zoning Ordinance, Chapter 1.30, see "Building Coverage" to the right.



Craftsman Elevation



Traditional Elevation



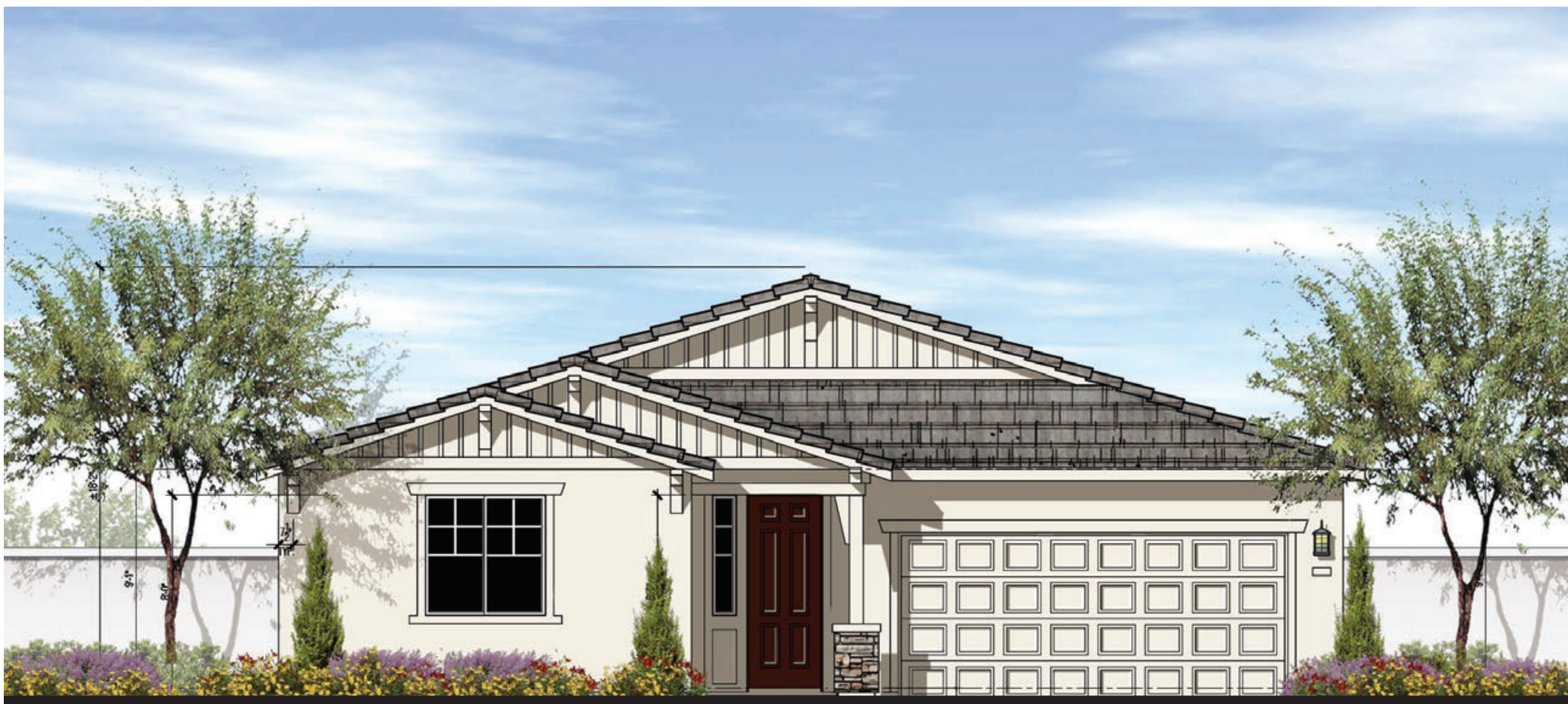
Spanish Elevation

PLAN B
Roof Plans

NORTH DIANA
MORGAN HILL, CA



Spanish Elevation
Color Scheme 1C



Farmhouse Elevation
Color Scheme 16F



Traditional Elevation
Color Scheme 1E-2

PLAN B
Front Elevations

NORTH DIANA
MORGAN HILL, CA

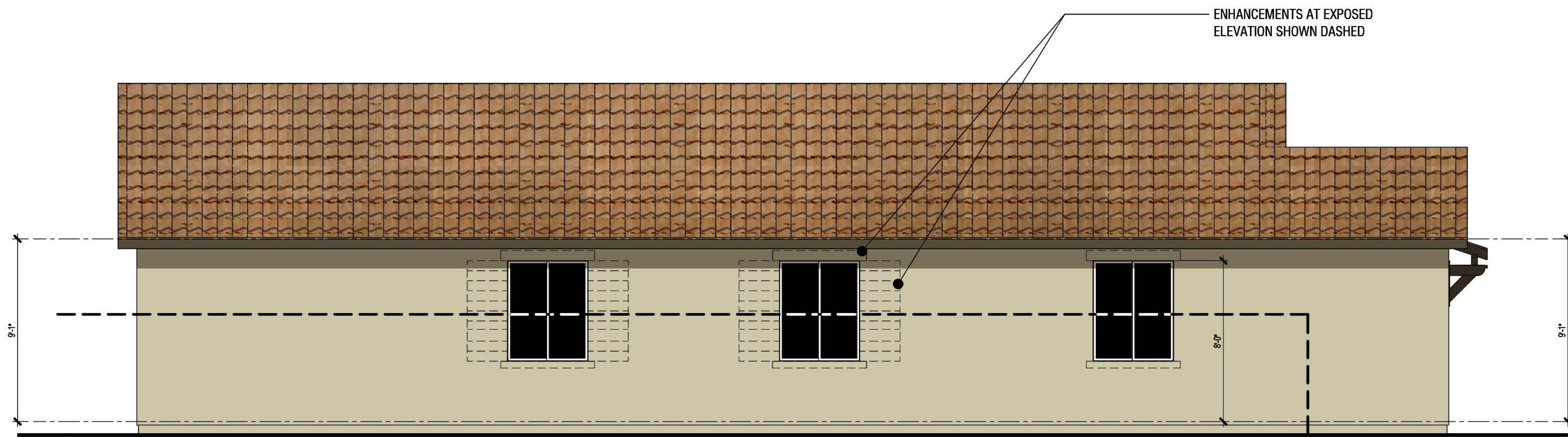
NORTH DIANA, LLC

Note: Artist's conception; colors, materials and application may vary.

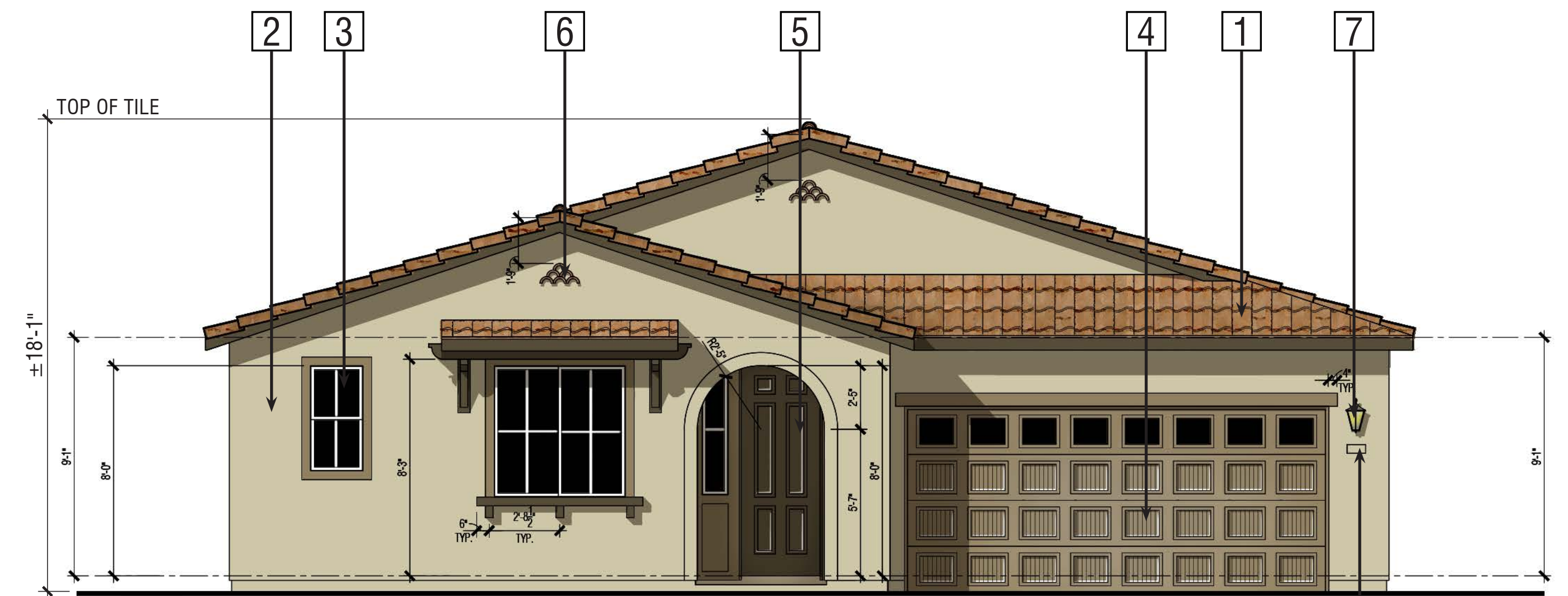
© 2023 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2023272 | 12-12-23

0 2 4 8
A2.3

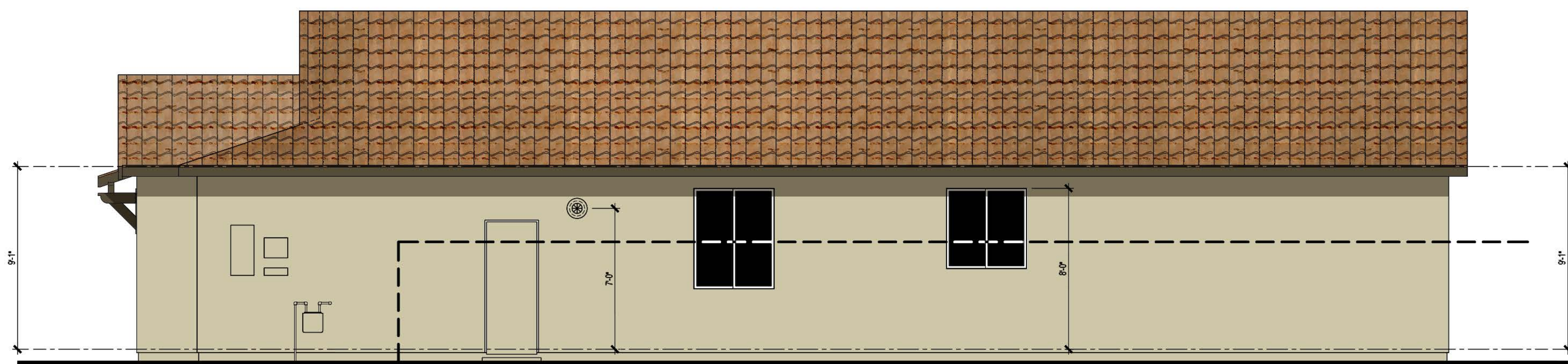
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



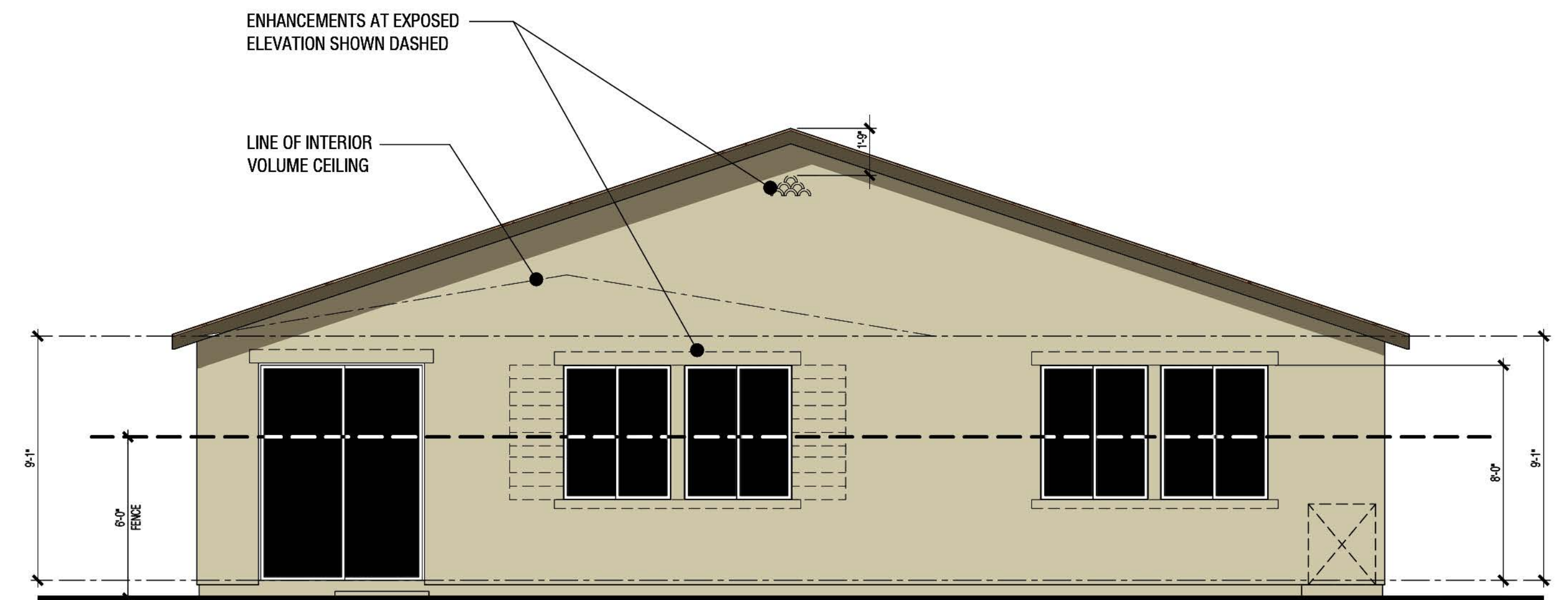
Left



Front



Right



Rear

Exterior Materials:

- 1 Roof: Low Profile Concrete Roofing
- 2 Stucco: Lightlace Finish
- 3 Windows: Insulated Vinyl
- 4 Garage Door: Metal Sectional Roll-Up
- 5 Entry Door: Fiberglass
- 6 Shutters & Pipes: Decorative Foam
- 7 Light Fixture
- 8 Address Light

PLAN B
Spanish Elevation

NORTH DIANA
MORGAN HILL, CA

NORTH DIANA, LLC

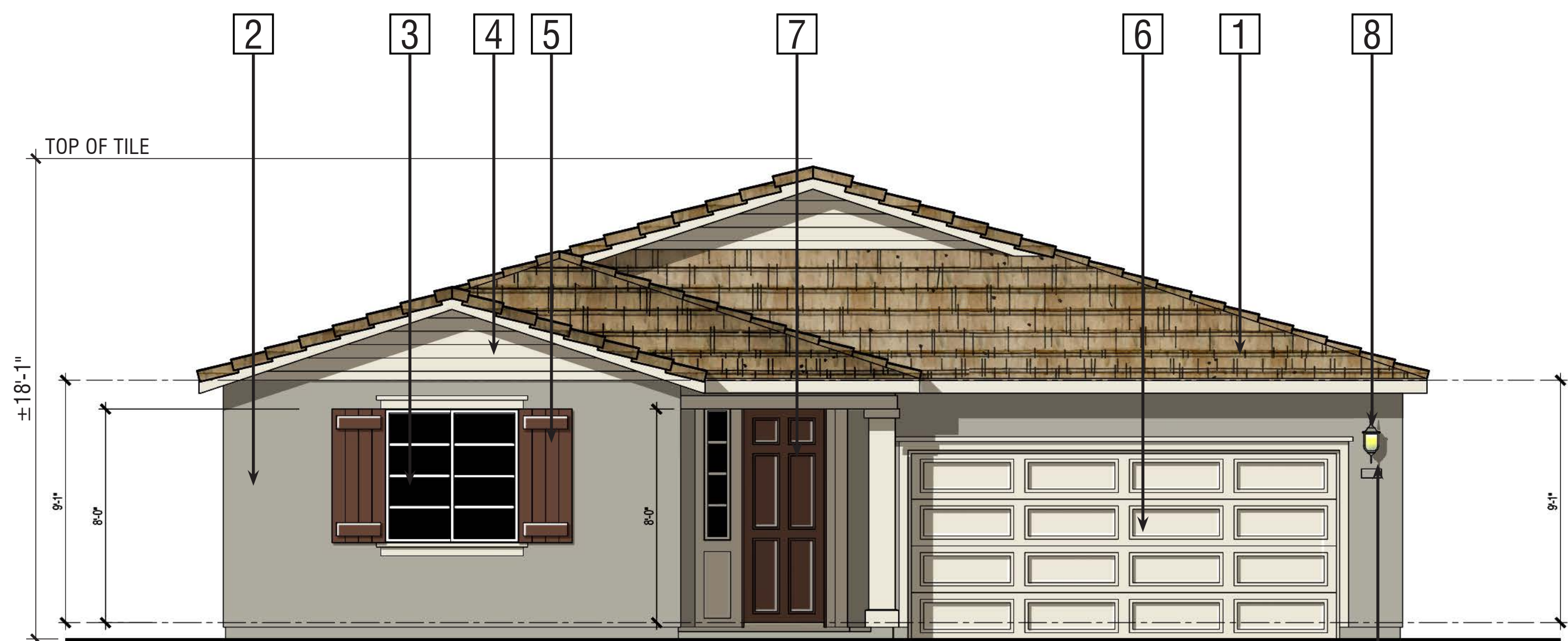
(NOTE: Dashed details showing additions at enhanced elevations)

Note: Artist's conception; colors, materials and application may vary.

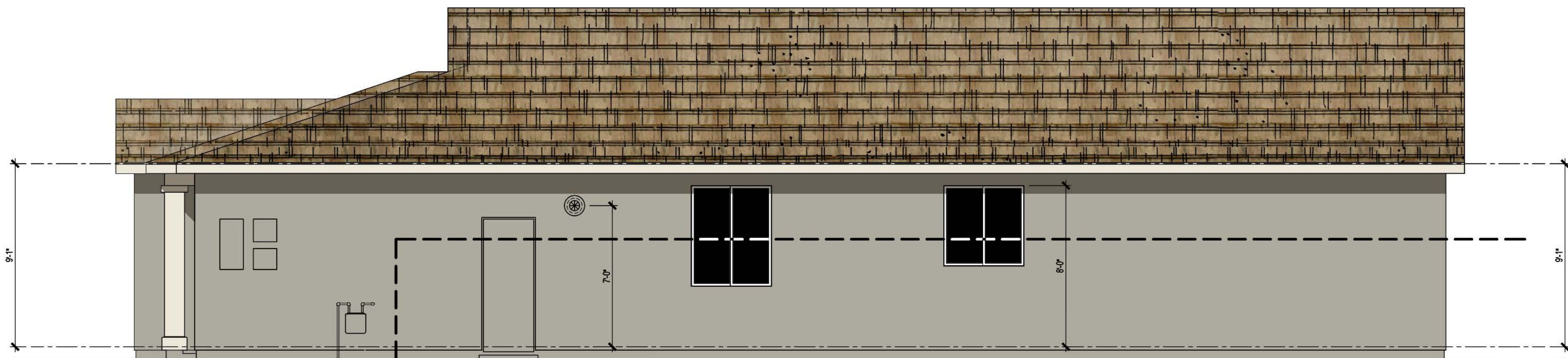


ENHANCEMENTS AT EXPOSED ELEVATION SHOWN DASHED

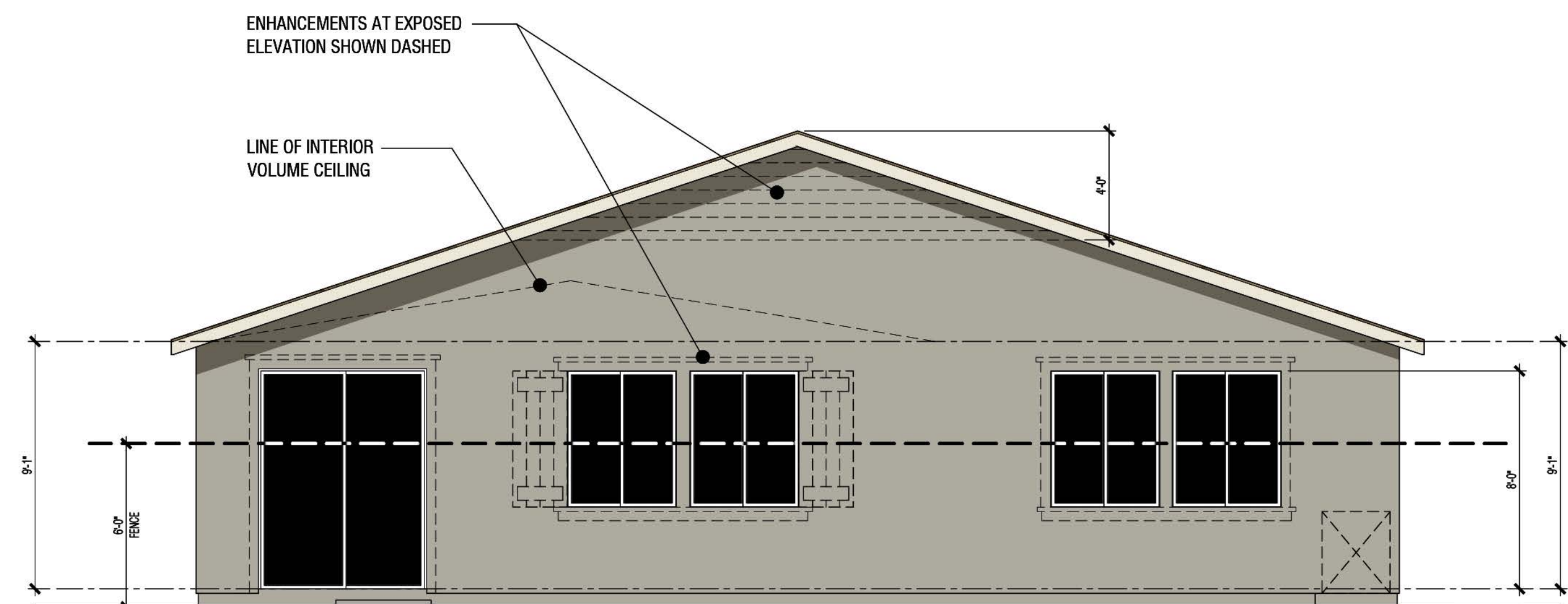
Left



Front



Right



Rear

Exterior Materials:

- 1 Roof: Concrete Slate Tile
- 2 Stucco: Lightlace Finish
- 3 Windows: Insulated Vinyl
- 4 Siding: Fiber Cement
- 5 Shutters: Decorative Foam
- 6 Garage Door: Metal Sectional Roll-Up
- 7 Entry Door: Fiberglass
- 8 Light Fixture
- 9 Address Light

PLAN B
Traditional Elevation

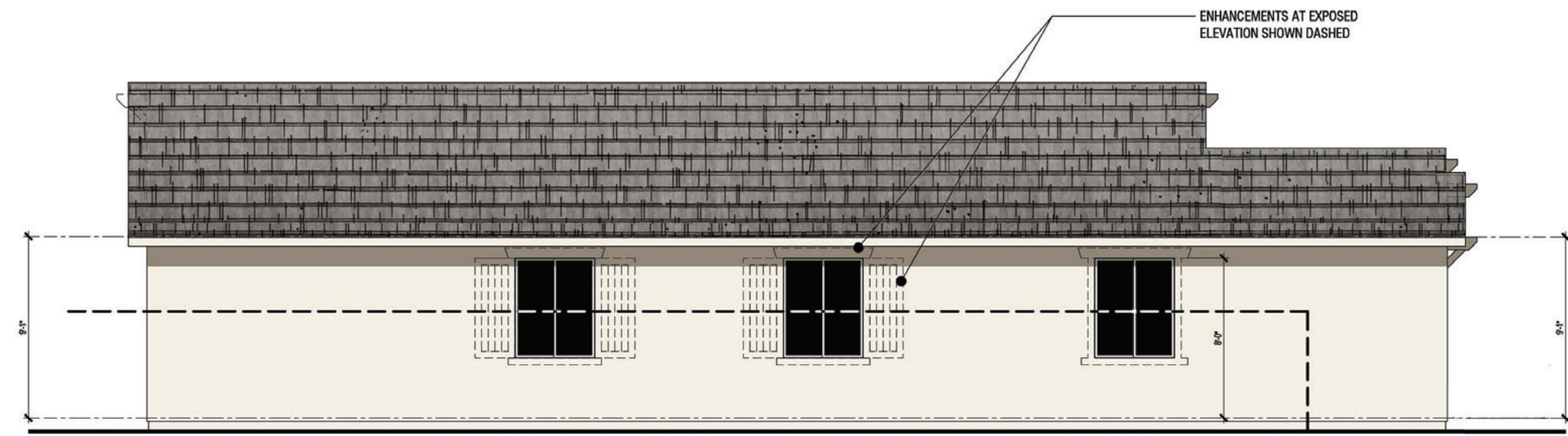
NORTH DIANA
MORGAN HILL, CA

NORTH DIANA, LLC

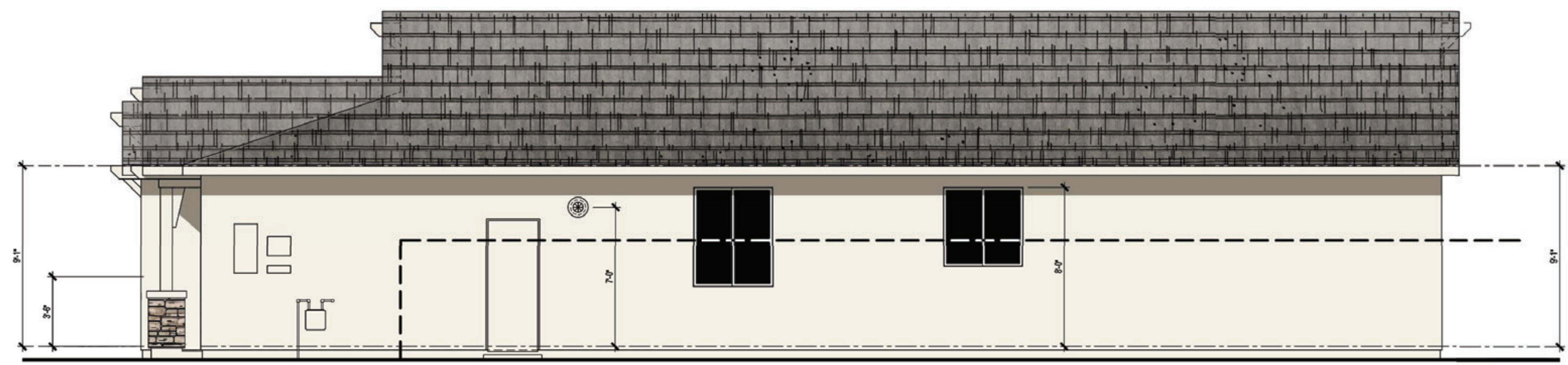
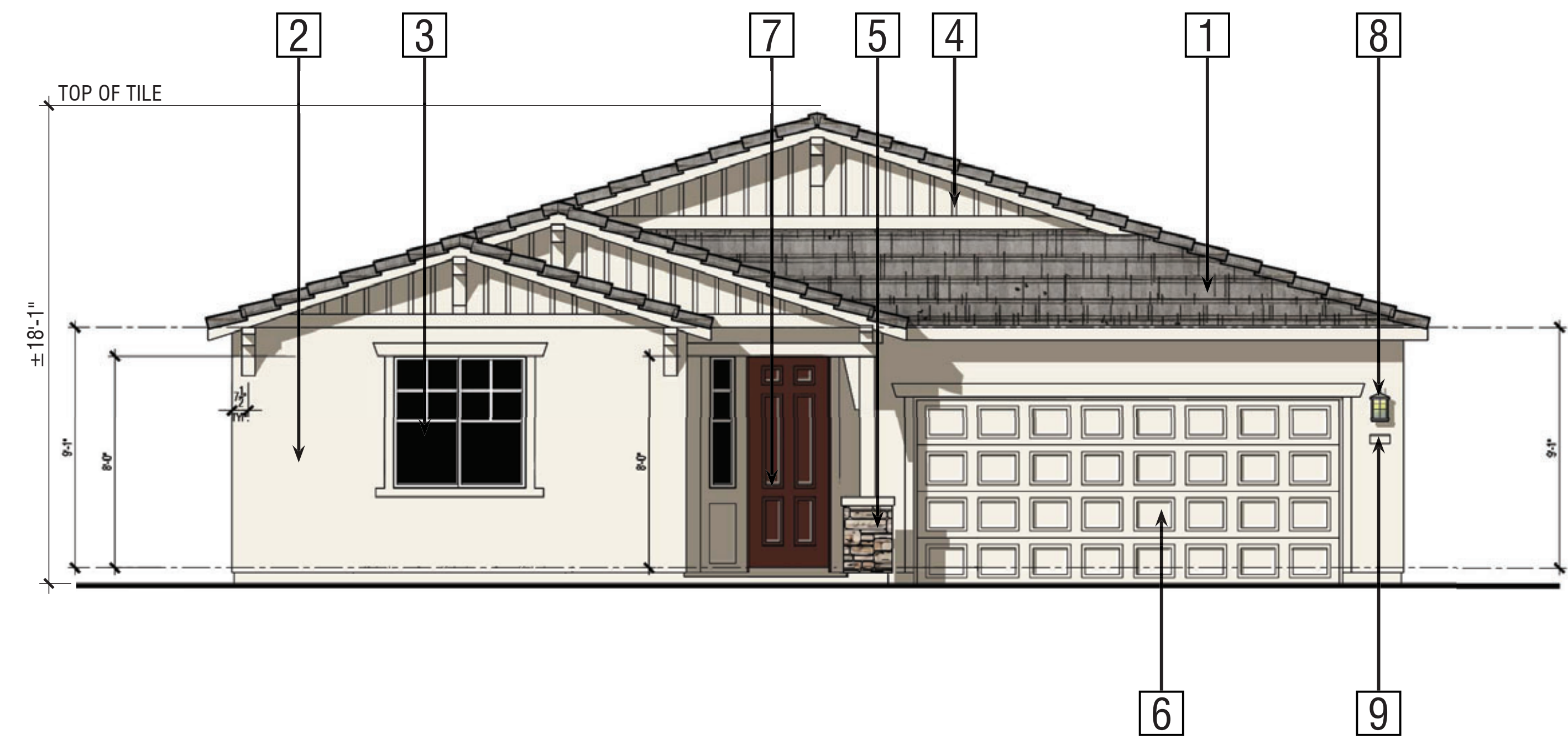
(NOTE: Dashed details showing additions at enhanced elevations)

Note: Artist's conception; colors, materials and application may vary.

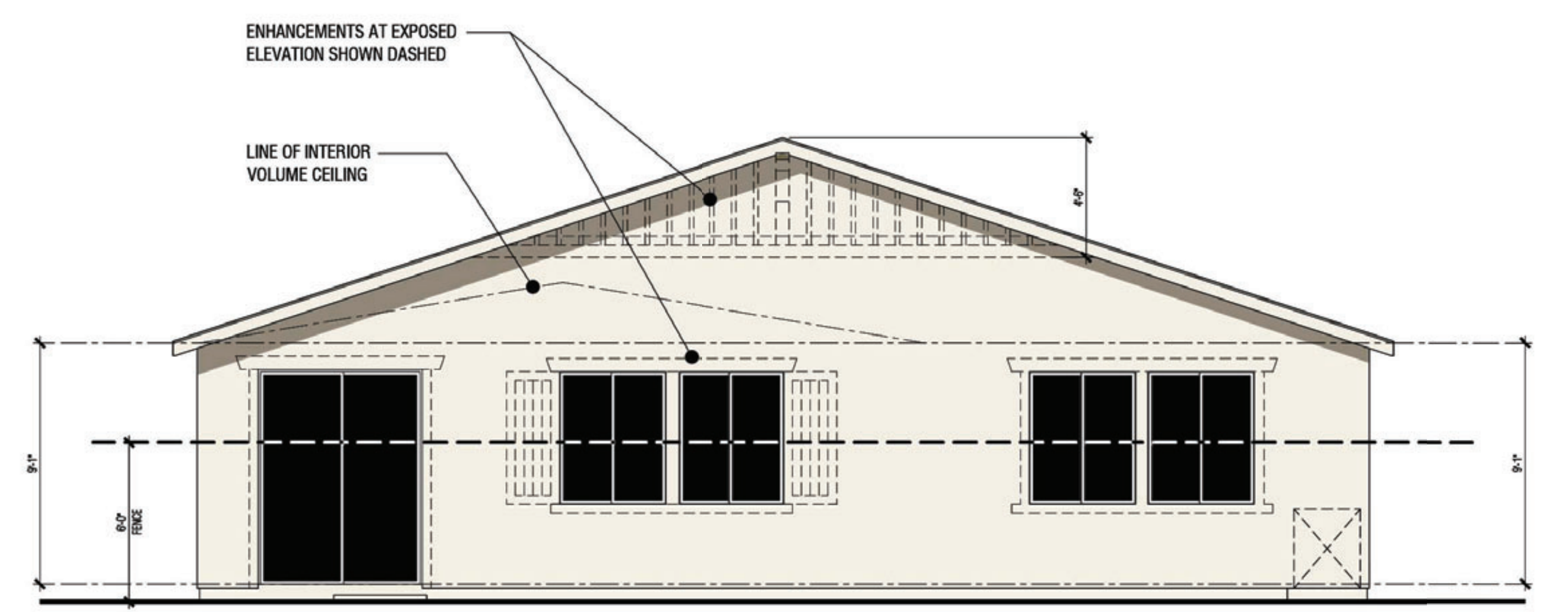
A2.5
0 2 4 8



Left



Right



Rear Elevation

Rear

Exterior Materials:

- 1 Roof: Concrete Slate Tile
- 2 Stucco: Lightlace Finish
- 3 Windows: Insulated Vinyl
- 4 Siding: Fiber Cement
- 5 Stone: Manufactured Veneer
- 6 Garage Door: Metal Sectional Roll-Up
- 7 Entry Door: Fiberglass
- 8 Light Fixture
- 9 Address Light

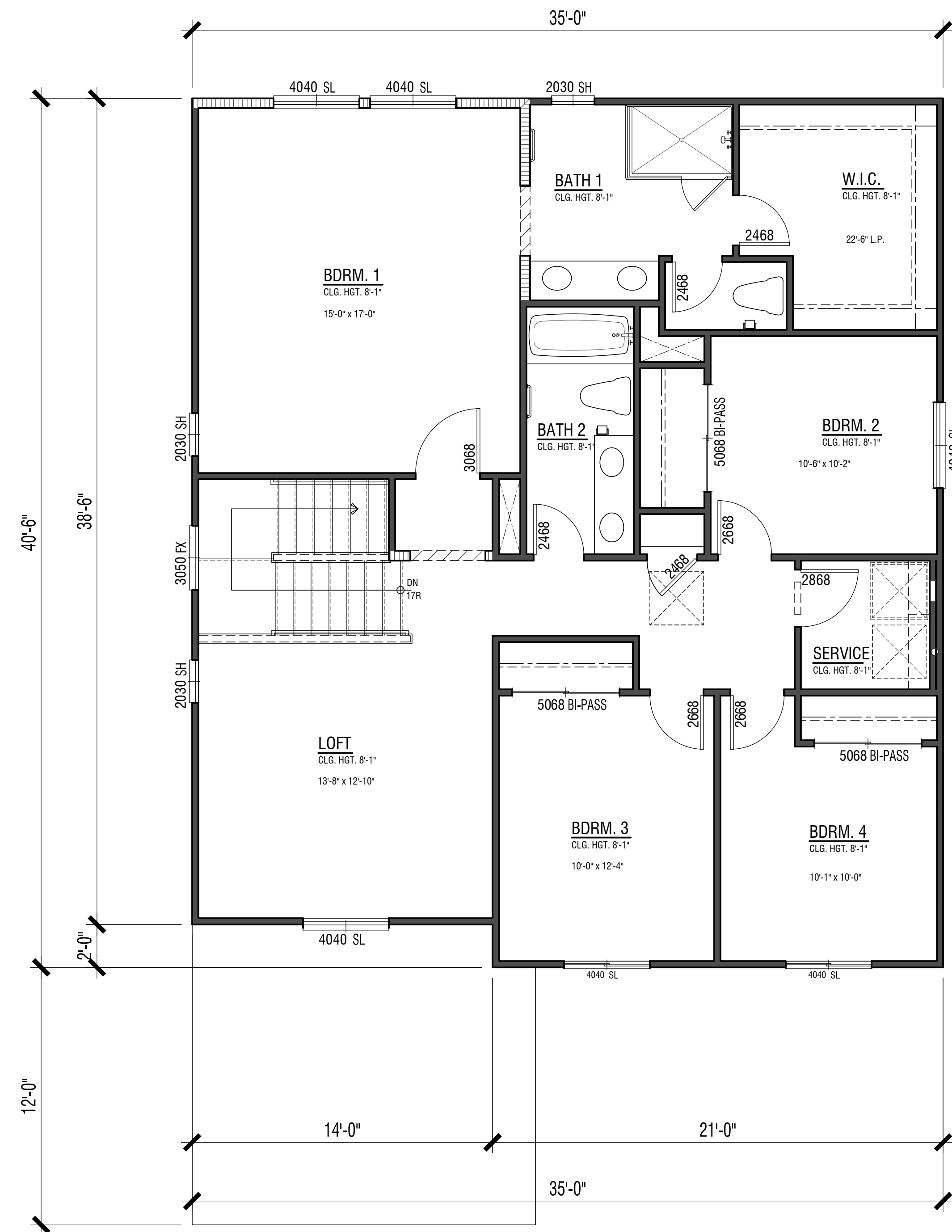
PLAN B
Farmhouse Elevation

NORTH DIANA
MORGAN HILL, CA

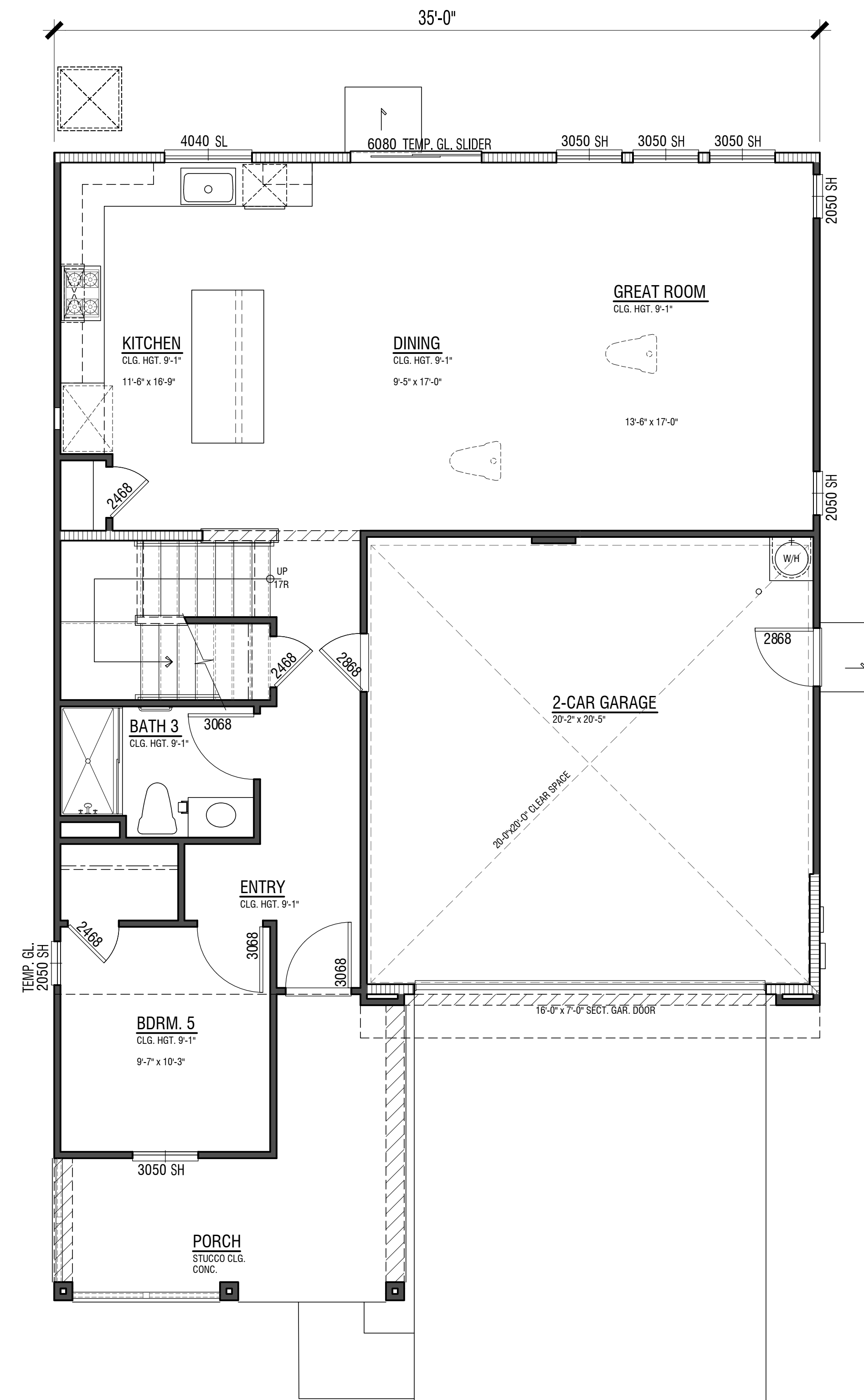
NORTH DIANA, LLC

(NOTE: Dashed details showing additions at enhanced elevations)

Note: Artist's conception; colors, materials and application may vary.



Second Floor 1,320 SF



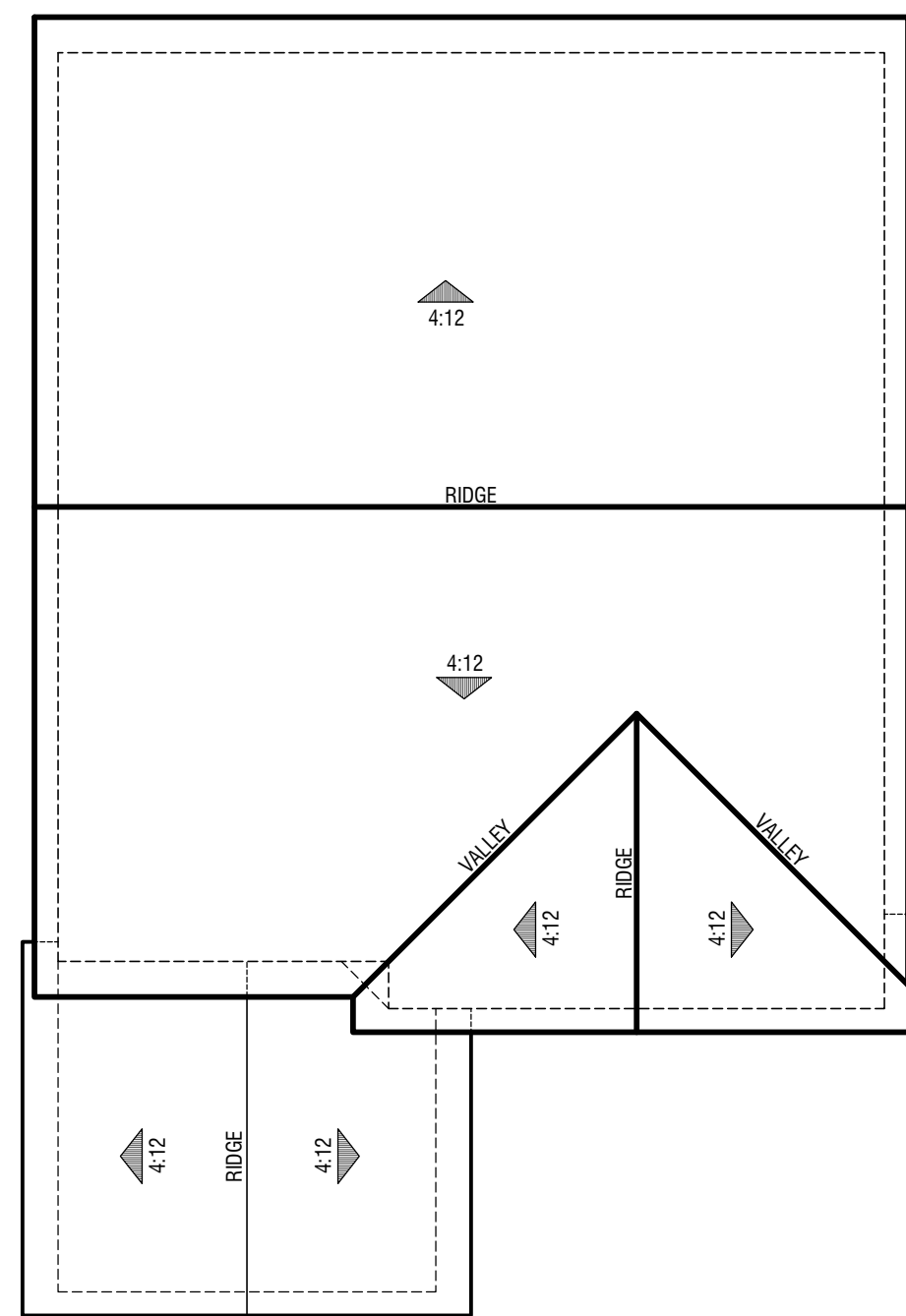
First Floor 991 SF

Plan technical data:
 Construction: Type V-B
 Occupancy: R-3, U
 Sprinklers: NFPA 13D

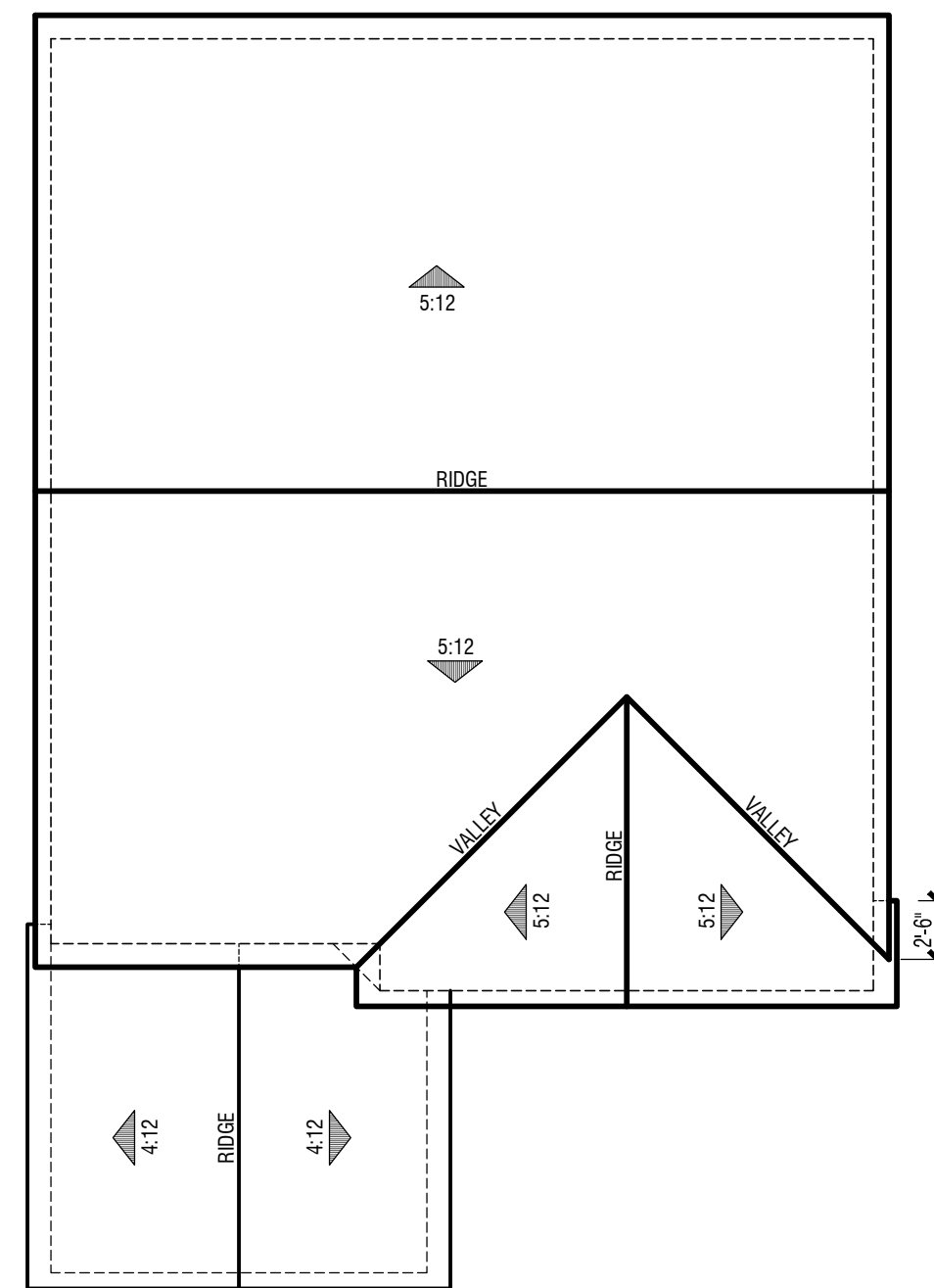
Building Coverage:
 All Elevations: 1,572 SF

PLAN C
 2,311 SF
 2,814 Gross Floor Area
 5 Bdrm | 3 Bath | Loft
 2-Car Garage (433 SF)

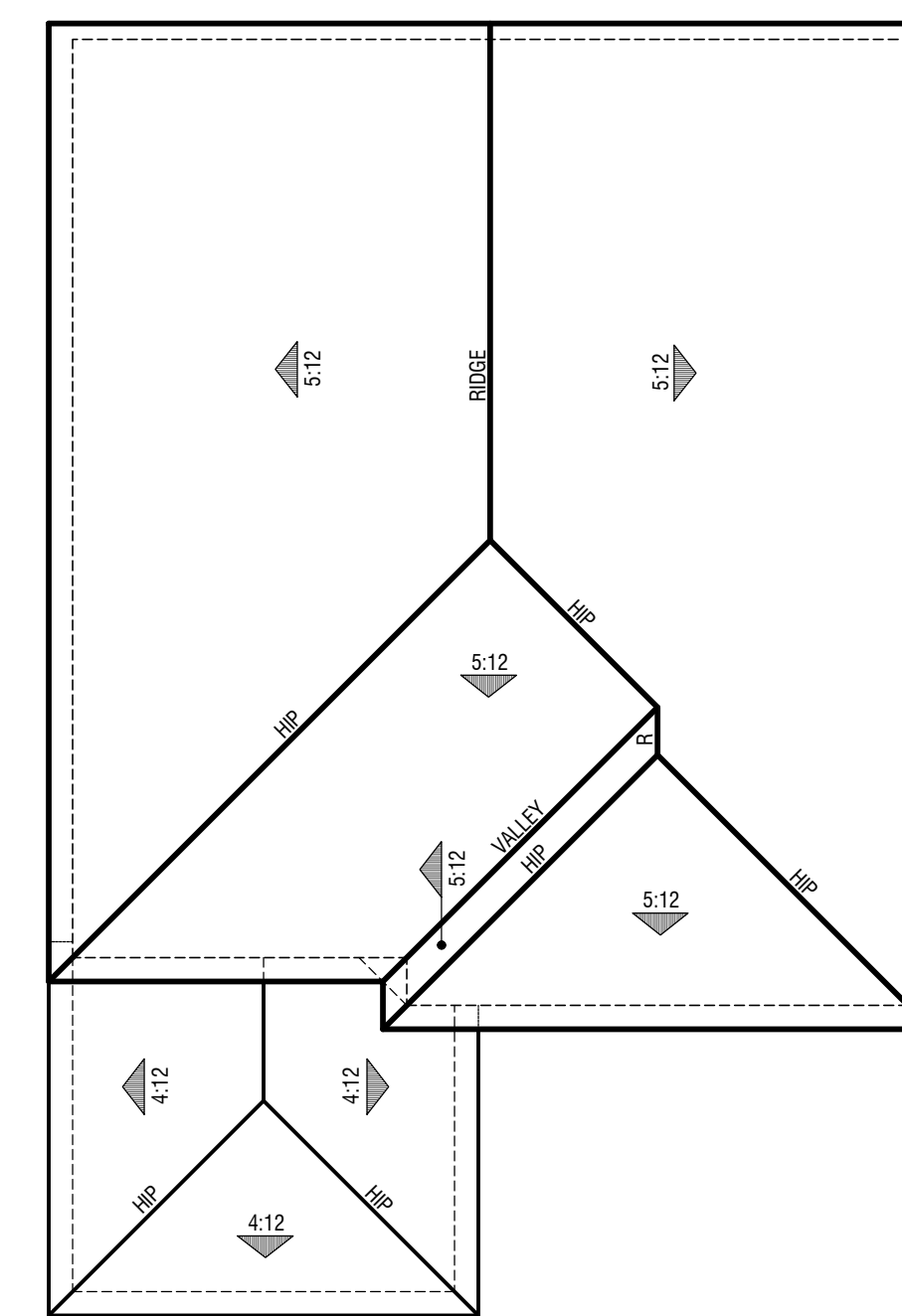
Note: Gross floor area calculated according to Santa Clara County Zoning Ordinance, Chapter 1.30.



Craftsman Elevation



Farmhouse Elevation



Traditional Elevation

PLAN C
Roof Plans

NORTH DIANA
MORGAN HILL, CA



Farmhouse Elevation

Color Scheme 7F



Craftsman Elevation

Color Scheme 6G



Traditional Elevation

Color Scheme 4E

PLAN C

Front Elevations

NORTH DIANA

MORGAN HILL, CA



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

*Color Scheme 7F

Exterior Materials:

- 1 Roof: Concrete Slate Tile
- 2 Stucco: Lightlace Finish
- 3 Board and Batten Siding: Fiber Cement
- 4 Windows: Insulated Vinyl
- 5 Garage Door: Metal Sectional Roll-Up
- 6 Entry Door: Fiberglass
- 7 Address Light
- 8 Light Fixture

PLAN C
Farmhouse Elevation

NORTH DIANA
MORGAN HILL, CA

(NOTE: Dashed details showing additions at enhanced elevations)

Note: Artist's conception; colors, materials and application may vary.

NORTH DIANA, LLC

A3.4

0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

*Color Scheme 4E

Exterior Materials:

- 1 Roof: Concrete Slate Tile
- 2 Stucco: Lightlace Finish
- 3 Lap Siding: Fiber Cement
- 4 Windows: Insulated Vinyl
- 5 Shutters: Decorative Foam
- 6 Garage Door: Metal Sectional Roll-Up
- 7 Entry Door: Fiberglass
- 8 Address Light
- 9 Light Fixture

PLAN C
Traditional Elevation

NORTH DIANA
MORGAN HILL, CA

NORTH DIANA, LLC

(NOTE: Dashed details showing additions at enhanced elevations)

Note: Artist's conception; colors, materials and application may vary.

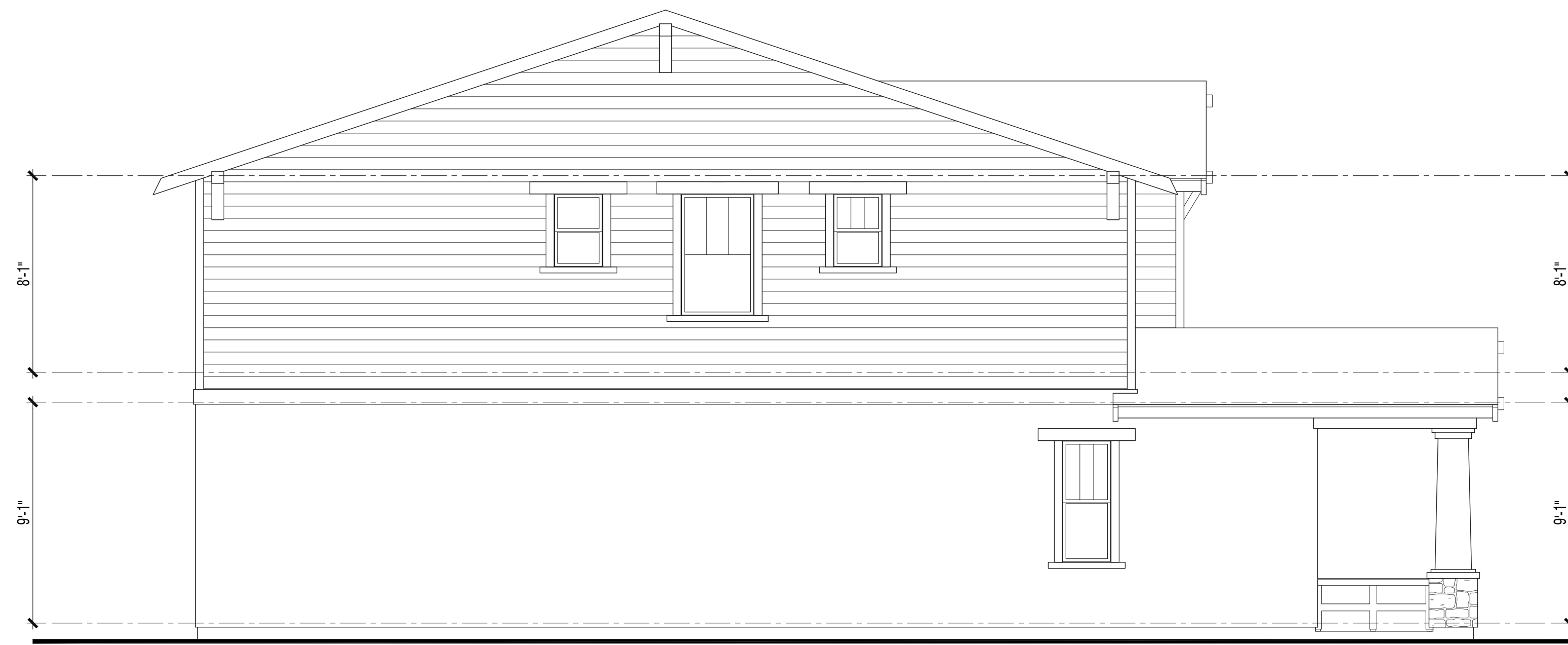
0 2 4 8
A3.5



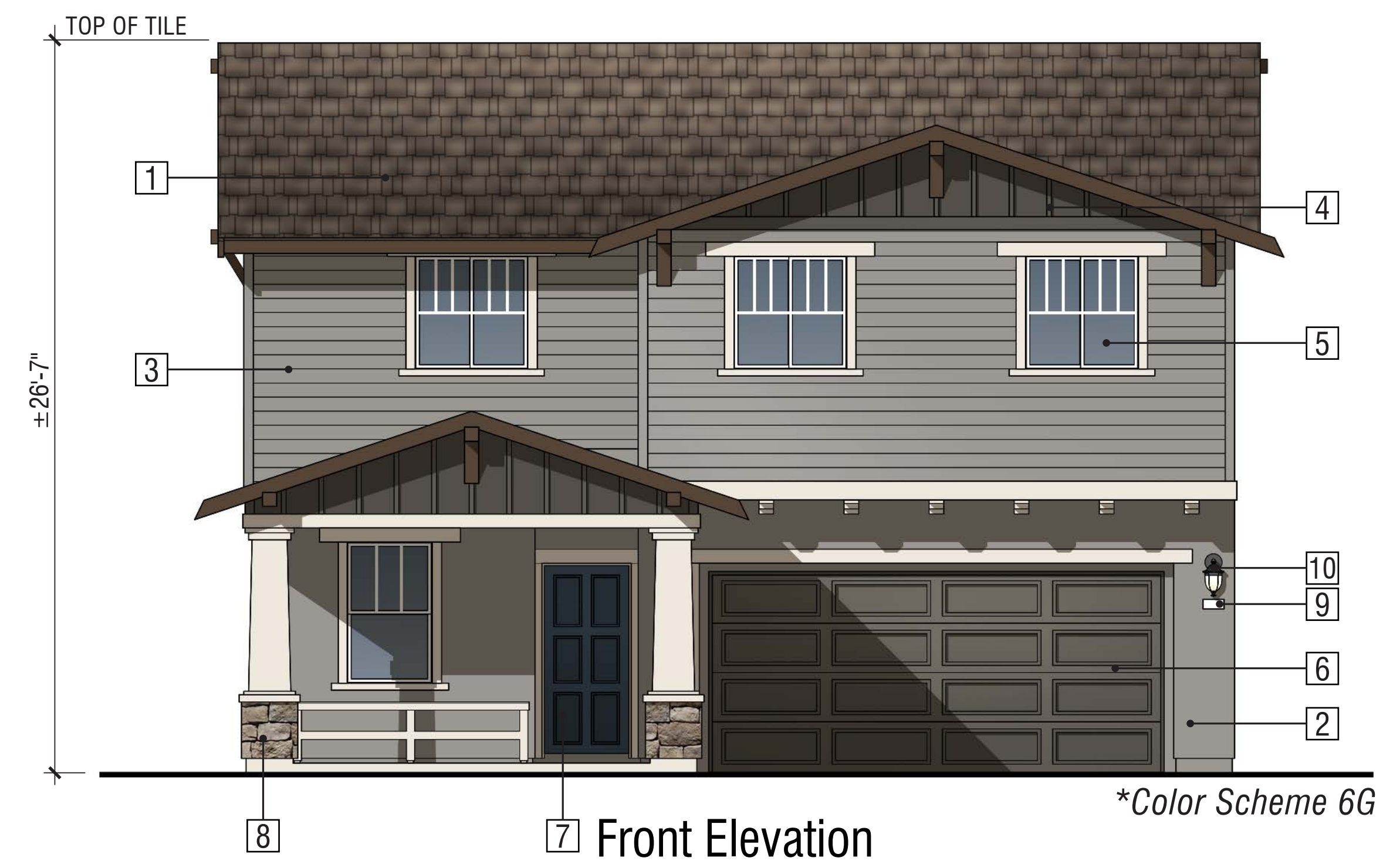
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

*Color Scheme 6G

Exterior Materials:

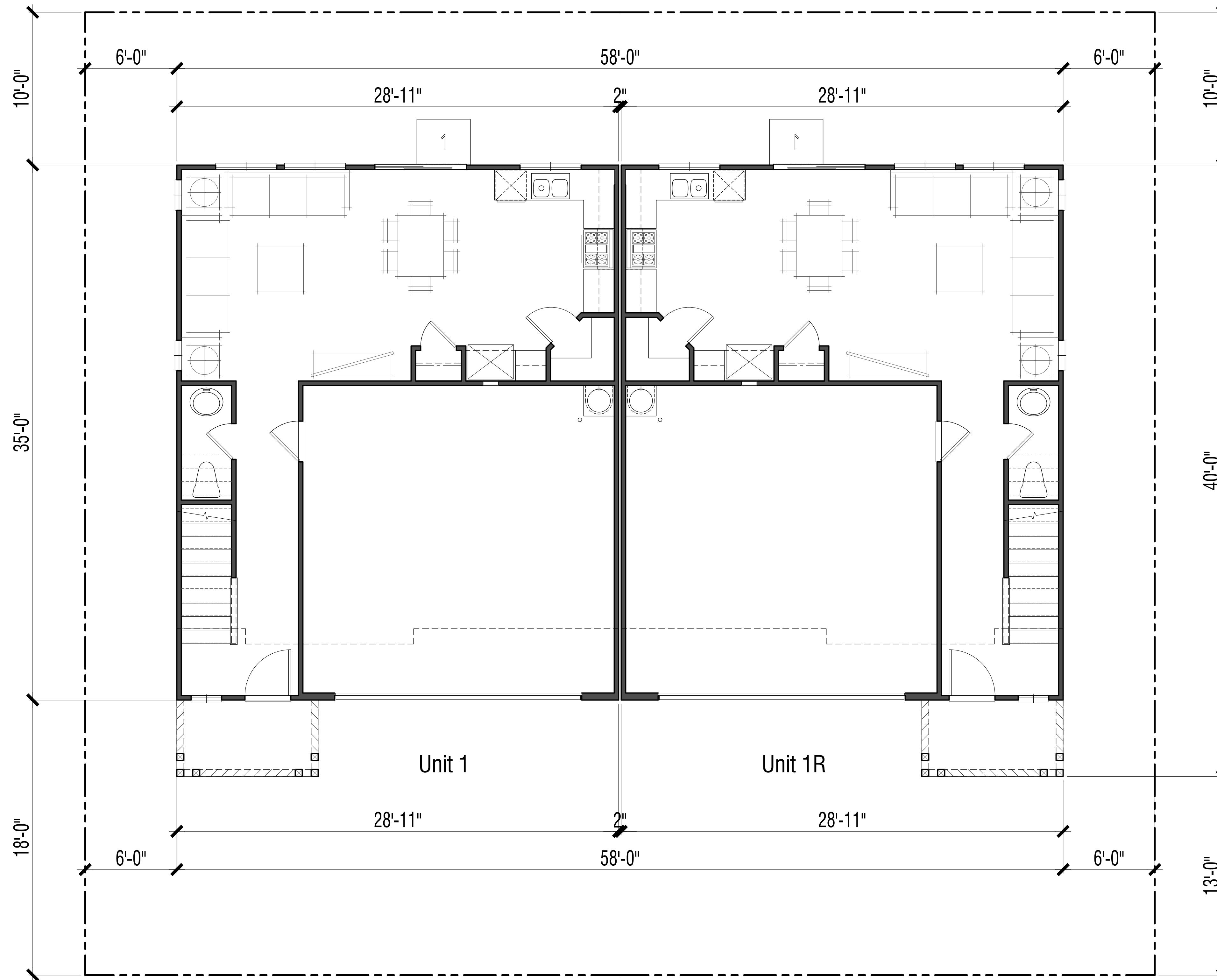
- 1 Roof: Concrete Slate Tile
- 2 Stucco: Lightlace Finish
- 3 Lap Siding: Fiber Cement
- 4 Gable Siding: Fiber Cement
- 5 Windows: Insulated Vinyl
- 6 Garage Door: Metal Sectional Roll-Up
- 7 Entry Door: Fiberglass
- 8 Stone: Manufactured Veneer
- 9 Address Light
- 10 Light Fixture

PLAN C
Craftsman Elevation

NORTH DIANA
MORGAN HILL, CA

(NOTE: Dashed details showing additions at enhanced elevations)

Note: Artist's conception; colors, materials and application may vary.



First Floor

Unit 1

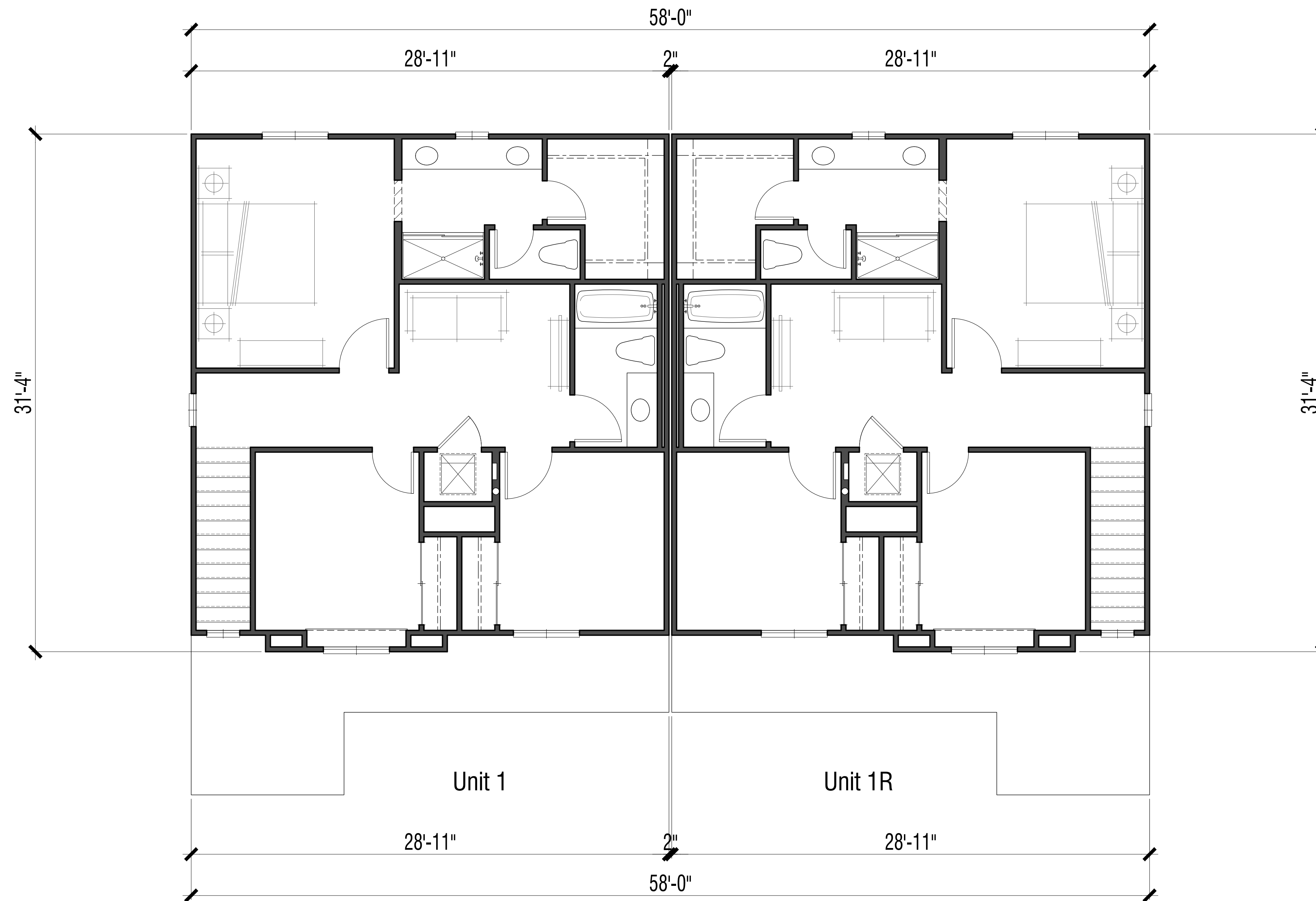
Unit 1R

PLAN D
 Duets - Units 1 & 1R
 3,812 Total Gross Floor Area

NORTH DIANA
 MORGAN HILL, CA

Plan technical data:
 Construction: Type V-B
 Occupancy: R-3, U
 Sprinklers: NFPA 13D

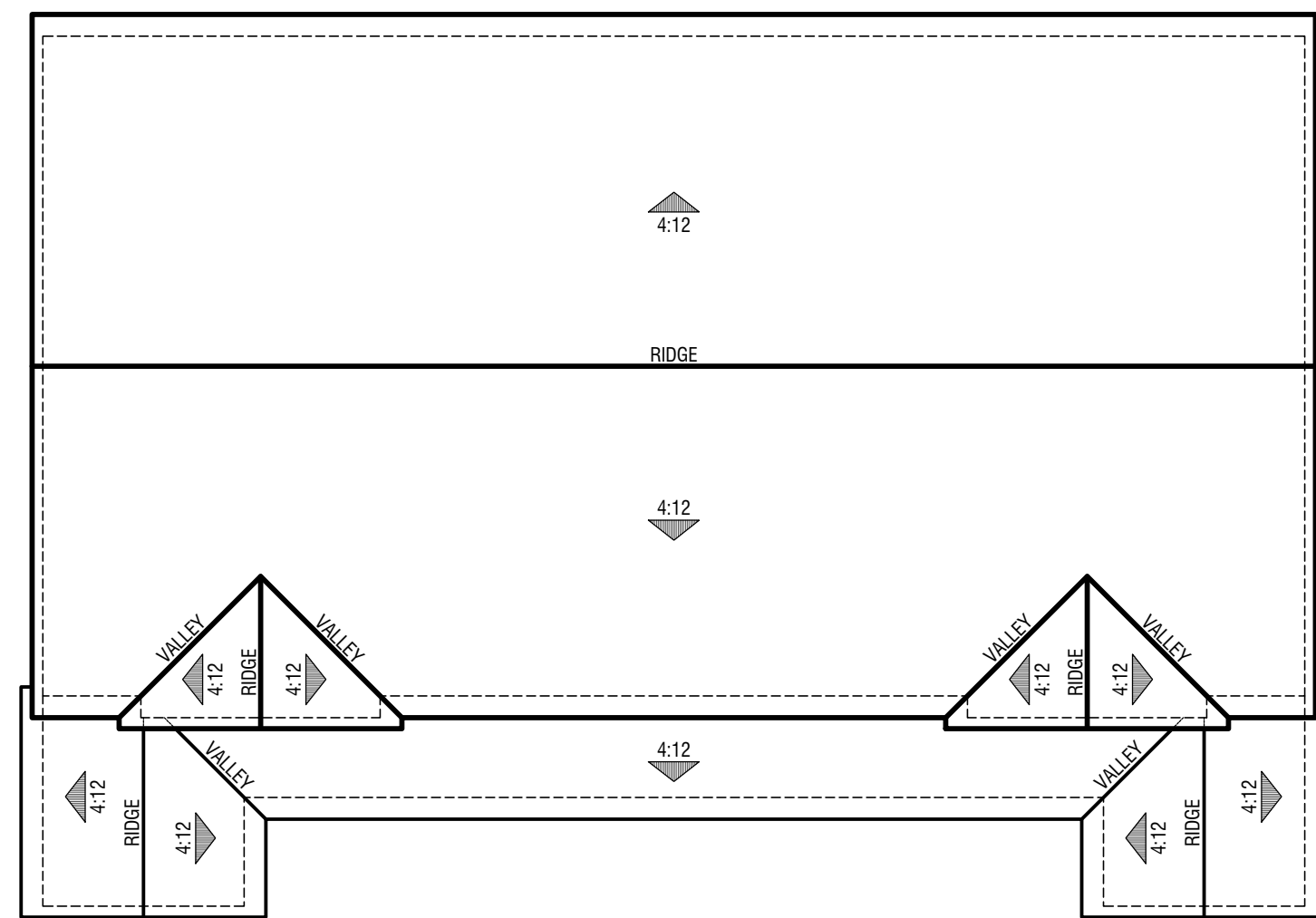
Building Coverage:
 All Elevations: 2,122 SF (1,061 SF / unit)



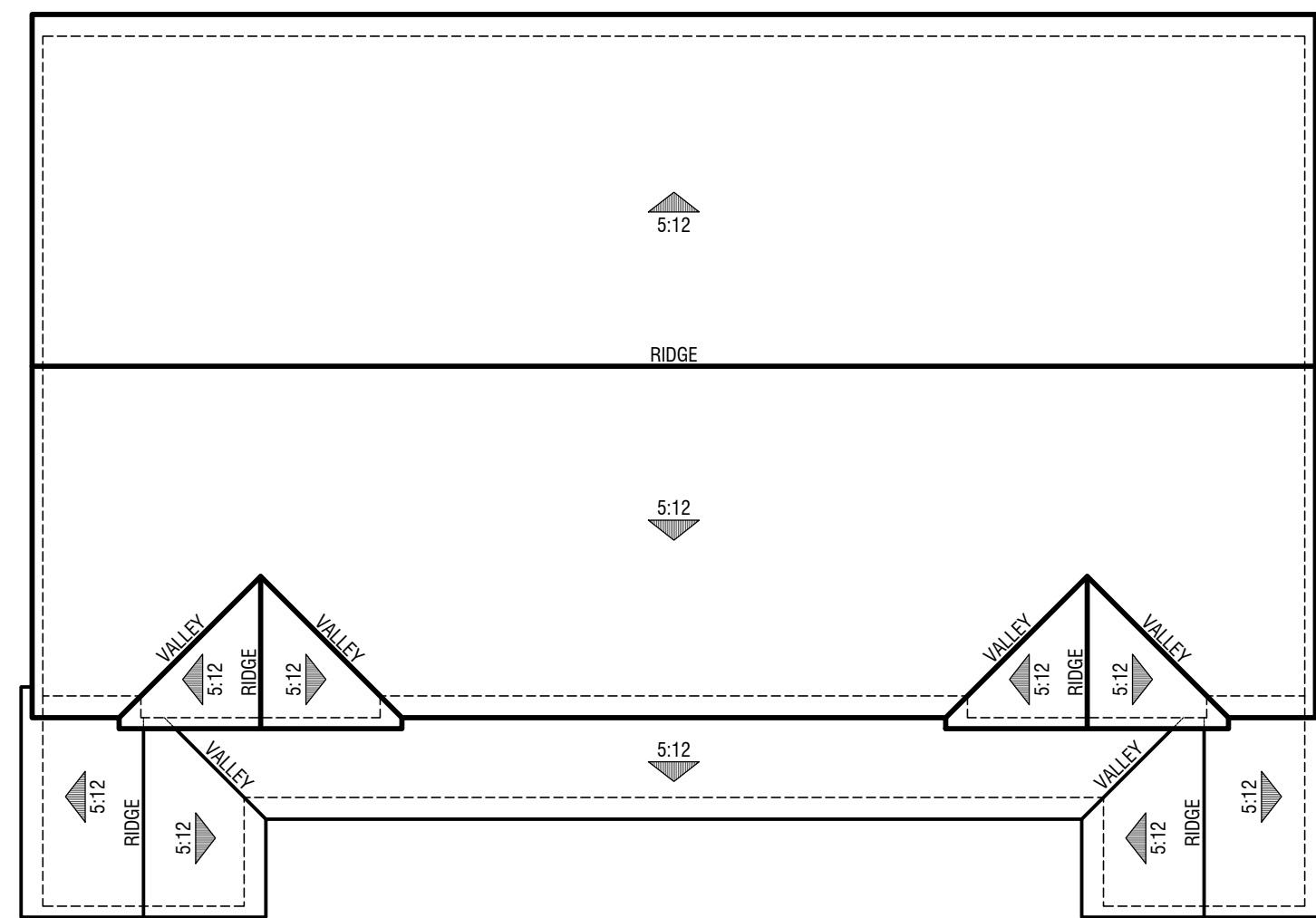
Second Floor

PLAN D
 Duets - Units 1 & 1R
 3,812 Total Gross Floor Area

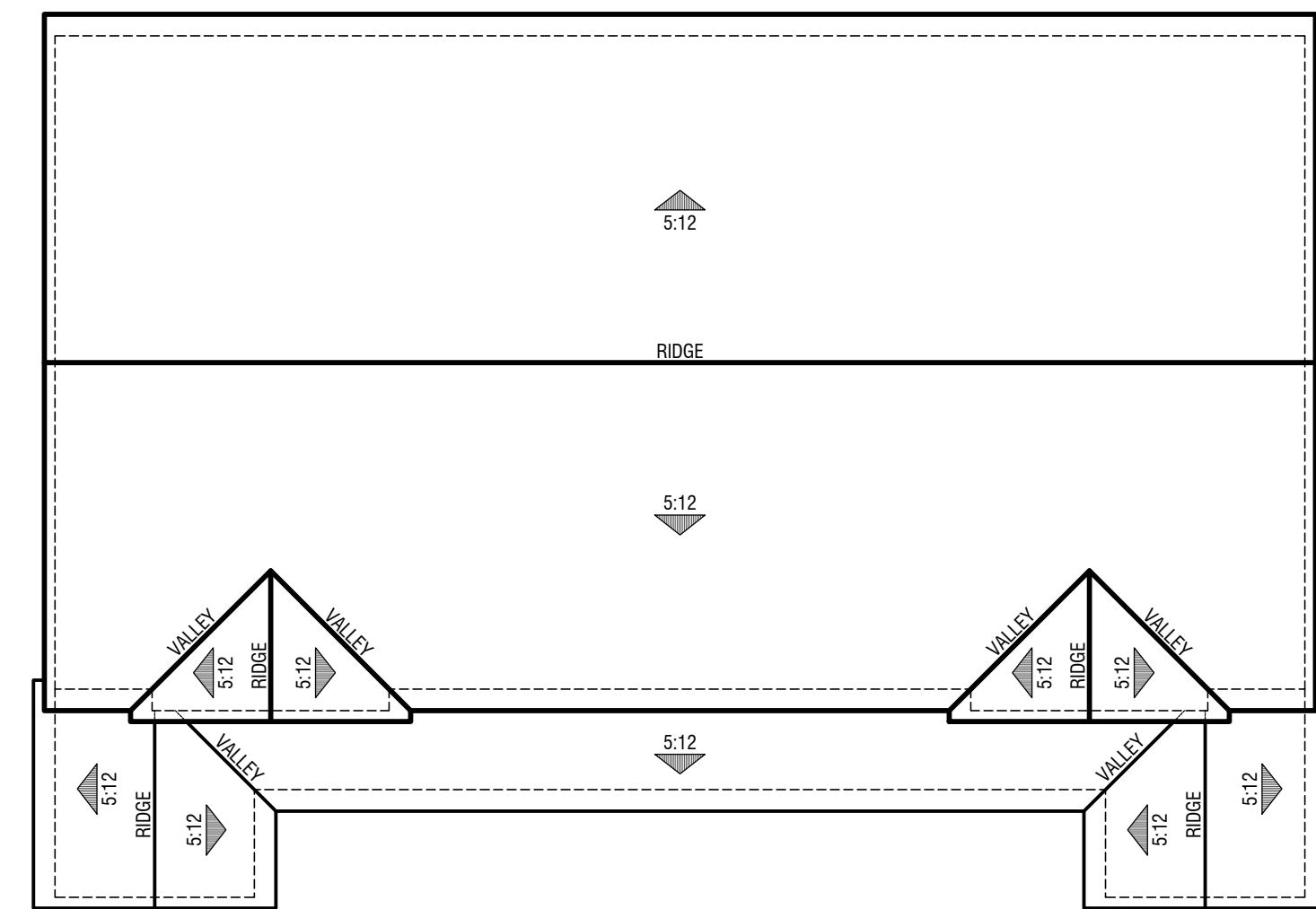
NORTH DIANA
 MORGAN HILL, CA



Craftsman Elevation



Farmhouse Elevation



Traditional Elevation

PLAN D
Duets - Units 1 & 1R
Roof Plans

NORTH DIANA
MORGAN HILL, CA

(NOTE: Dashed details showing additions at enhanced elevations)

Note: Artist's conception; colors, materials and application may vary.

0 2 4 8
A4.3



Traditional Elevation
Color Scheme 5E-1



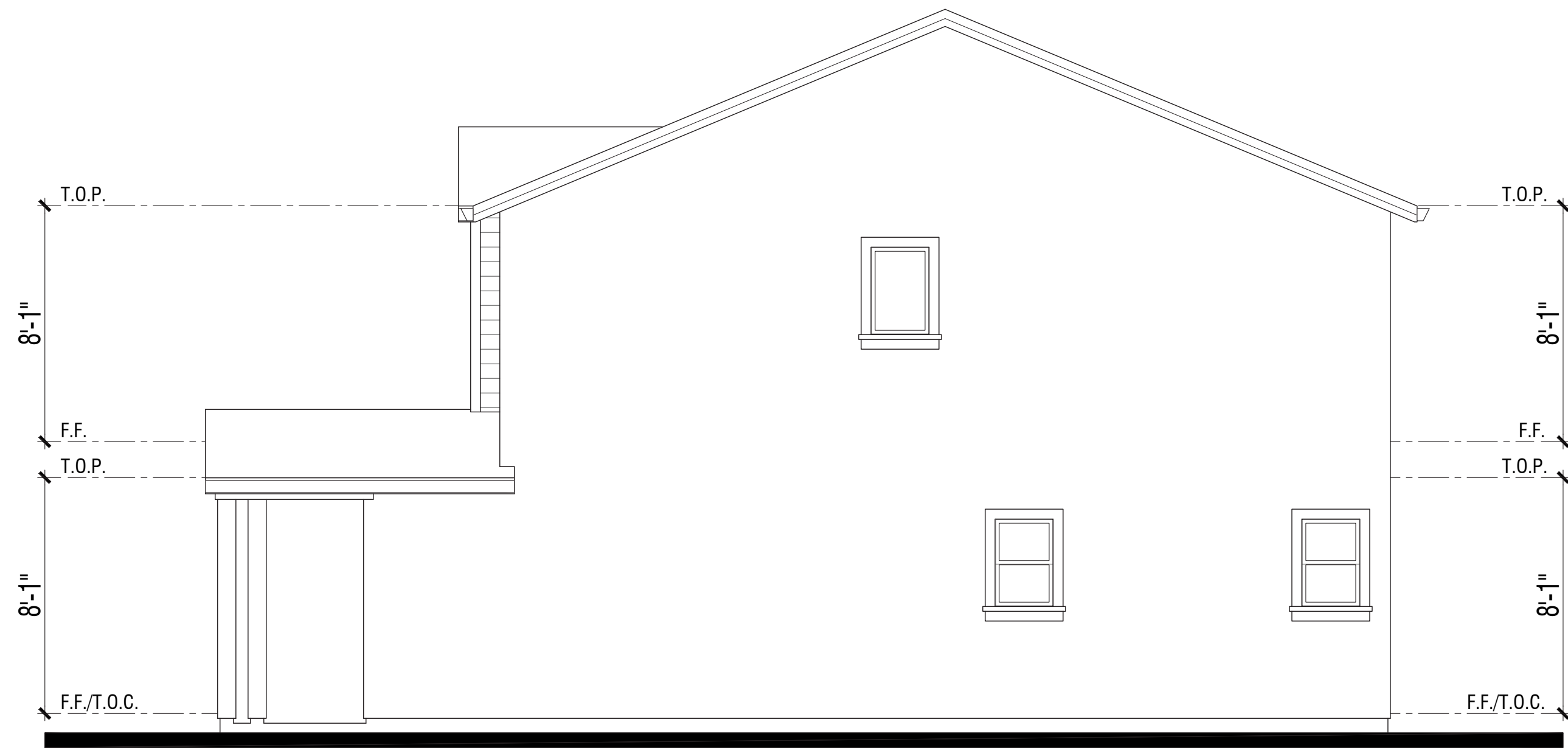
Craftsman Elevation
Color Scheme 5G



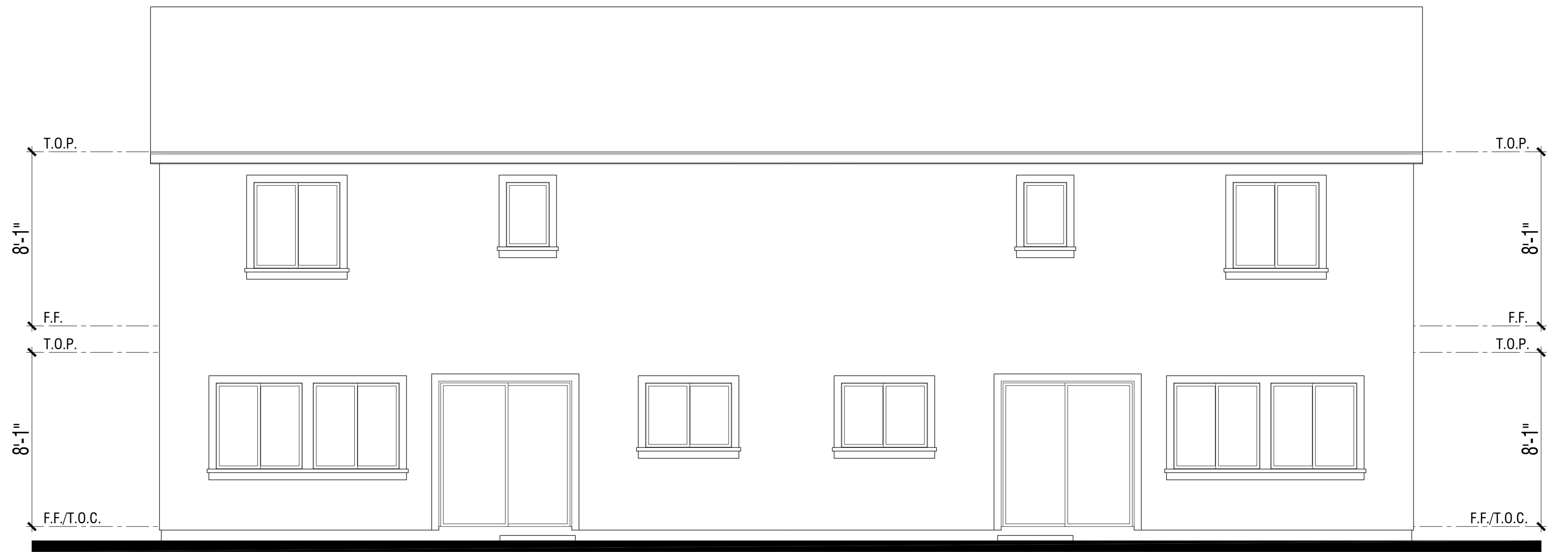
Farmhouse Elevation
Color Scheme 6F-2

PLAN D
Duets - Units 1 & 1R
Front Elevations

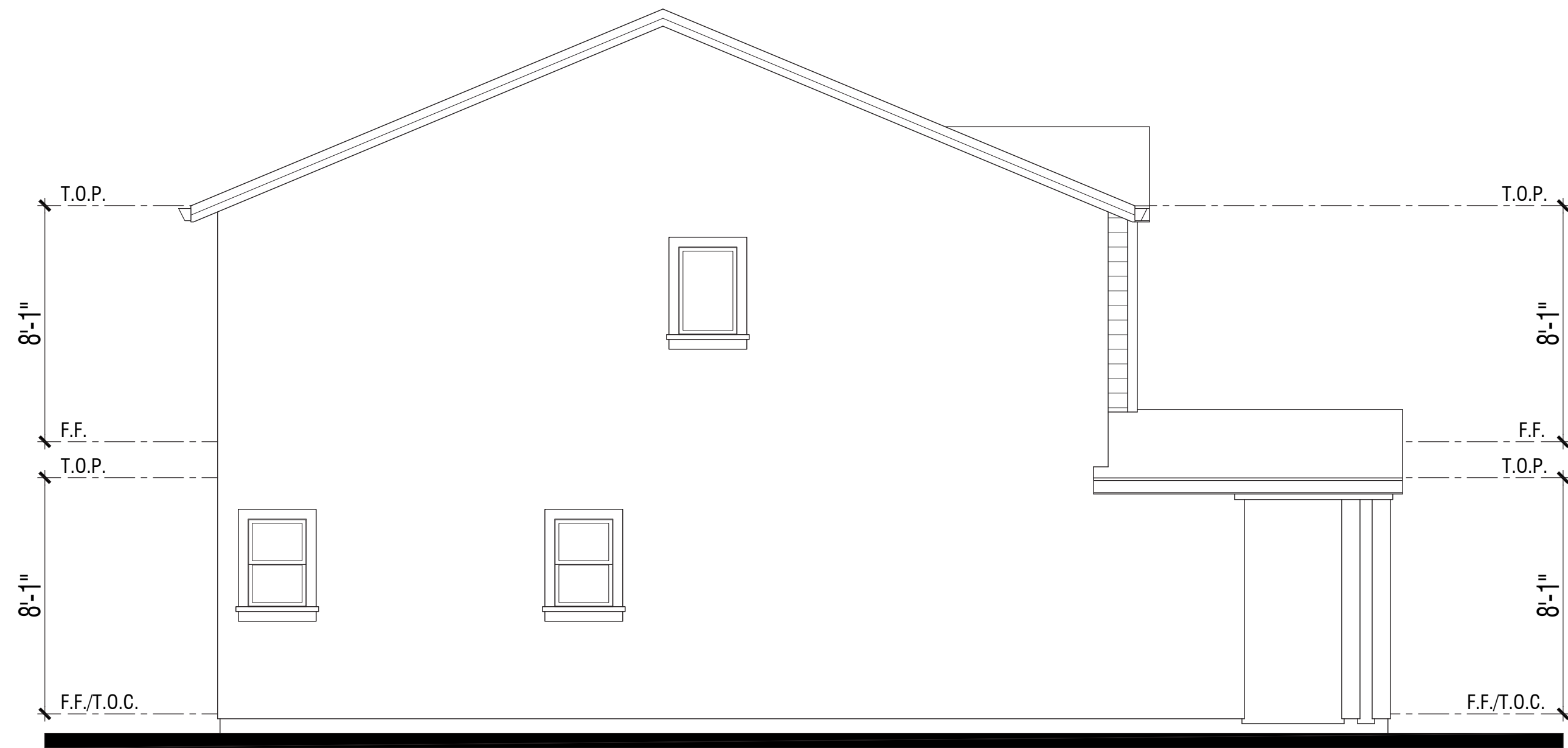
NORTH DIANA
MORGAN HILL, CA



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

*Color Scheme 5E-1

Exterior Materials:

- 1 Roof: Concrete Slate Tile
- 2 Stucco: Lightlace Finish
- 3 Lap Siding: Fiber Cement
- 4 Windows: Insulated Vinyl
- 5 Garage Door: Metal Sectional Roll-Up
- 6 Entry Door: Fiberglass
- 7 Shutters: Decorative Foam

(NOTE: Dashed details showing additions at enhanced elevations)

Note: Artist's conception; colors, materials and application may vary.

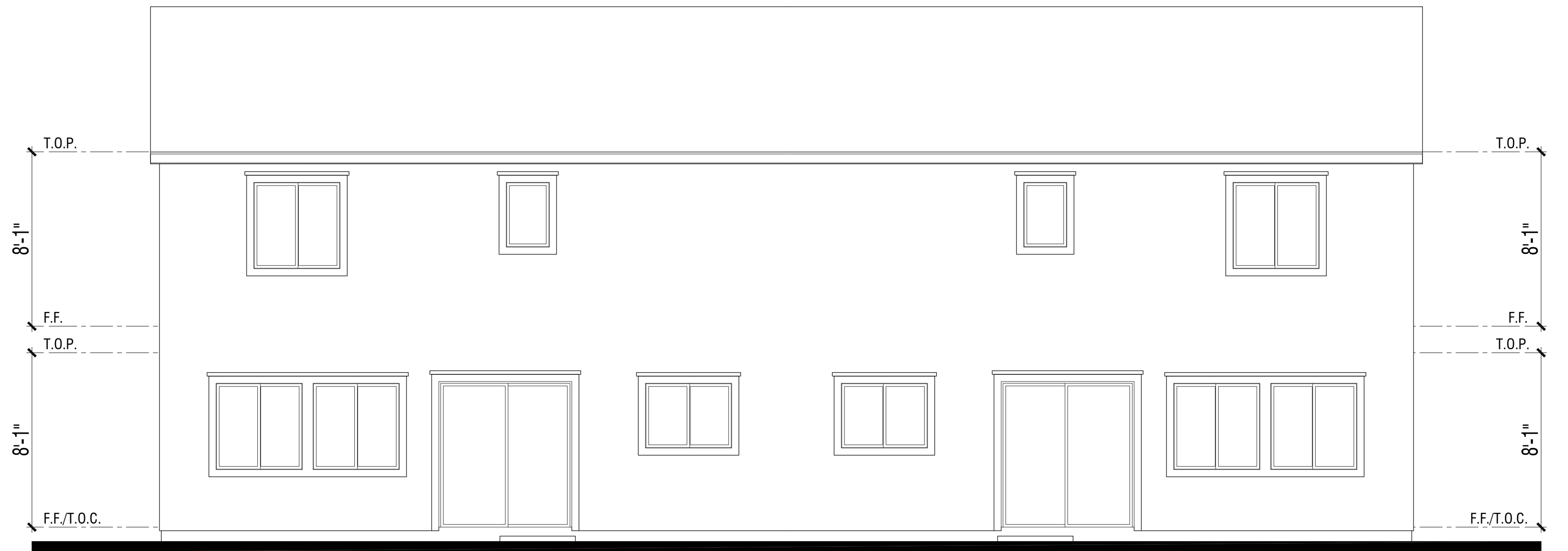
NORTH DIANA, LLC

PLAN D
Duets - Units 1 & 1R
Traditional Elevation
NORTH DIANA
MORGAN HILL, CA

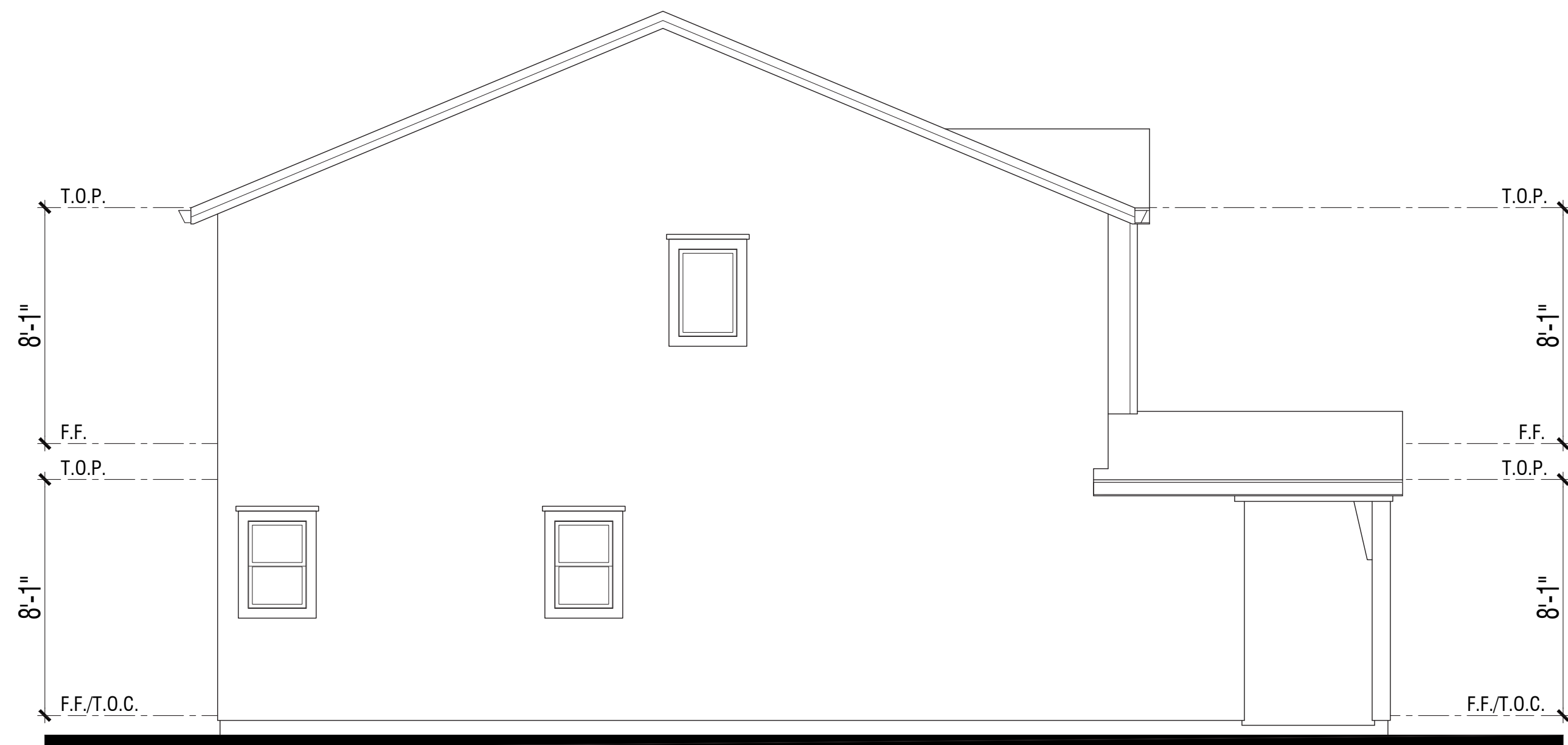
A4.5
0 2 4 8



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

*Color Scheme 6F-2

Exterior Materials:

- 1 Roof: Concrete Slate Tile
- 2 Stucco: Lightlace Finish
- 3 Board and Batten Siding: Fiber Cement
- 4 Windows: Insulated Vinyl
- 5 Garage Door: Metal Sectional Roll-Up
- 6 Entry Door: Fiberglass
- 7 Shutters: Decorative Foam

(NOTE: Dashed details showing additions at enhanced elevations)

Note: Artist's conception; colors, materials and application may vary.

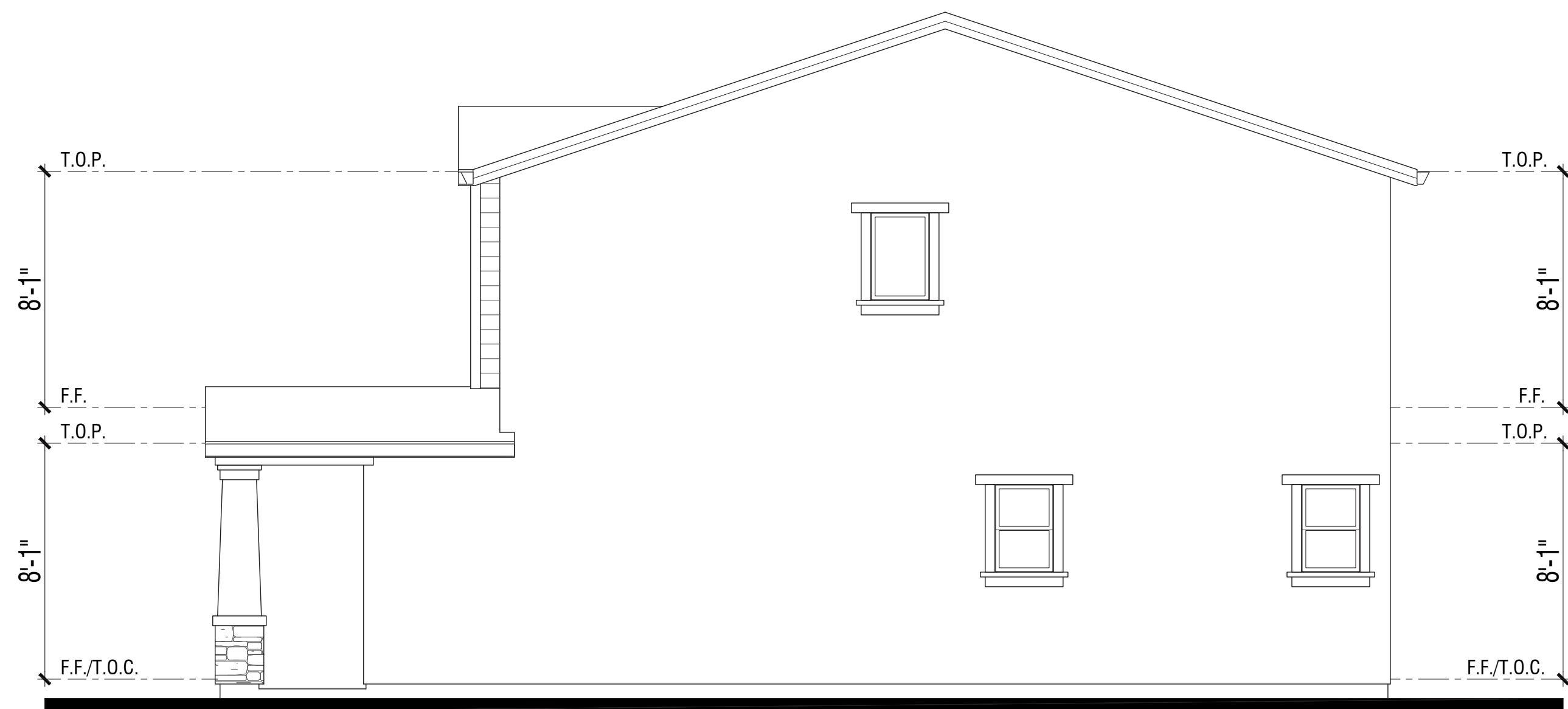
NORTH DIANA, LLC

NORTH DIANA

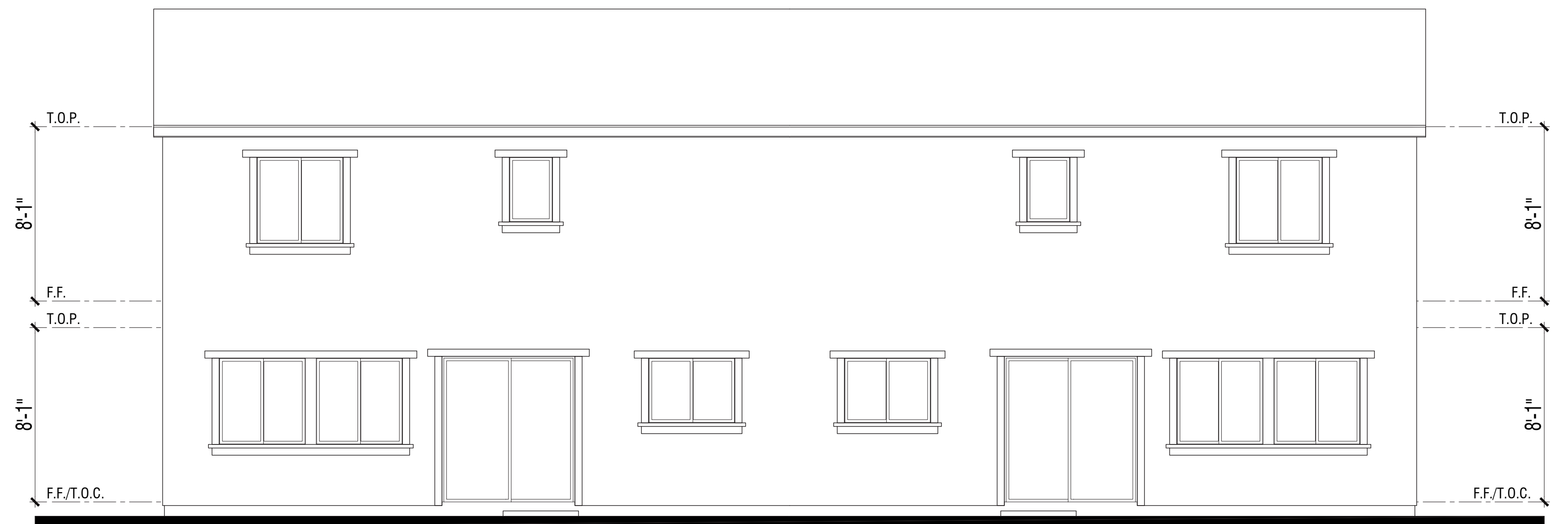
MORGAN HILL, CA

PLAN D
Duets - Units 1 & 1R
Farmhouse Elevation

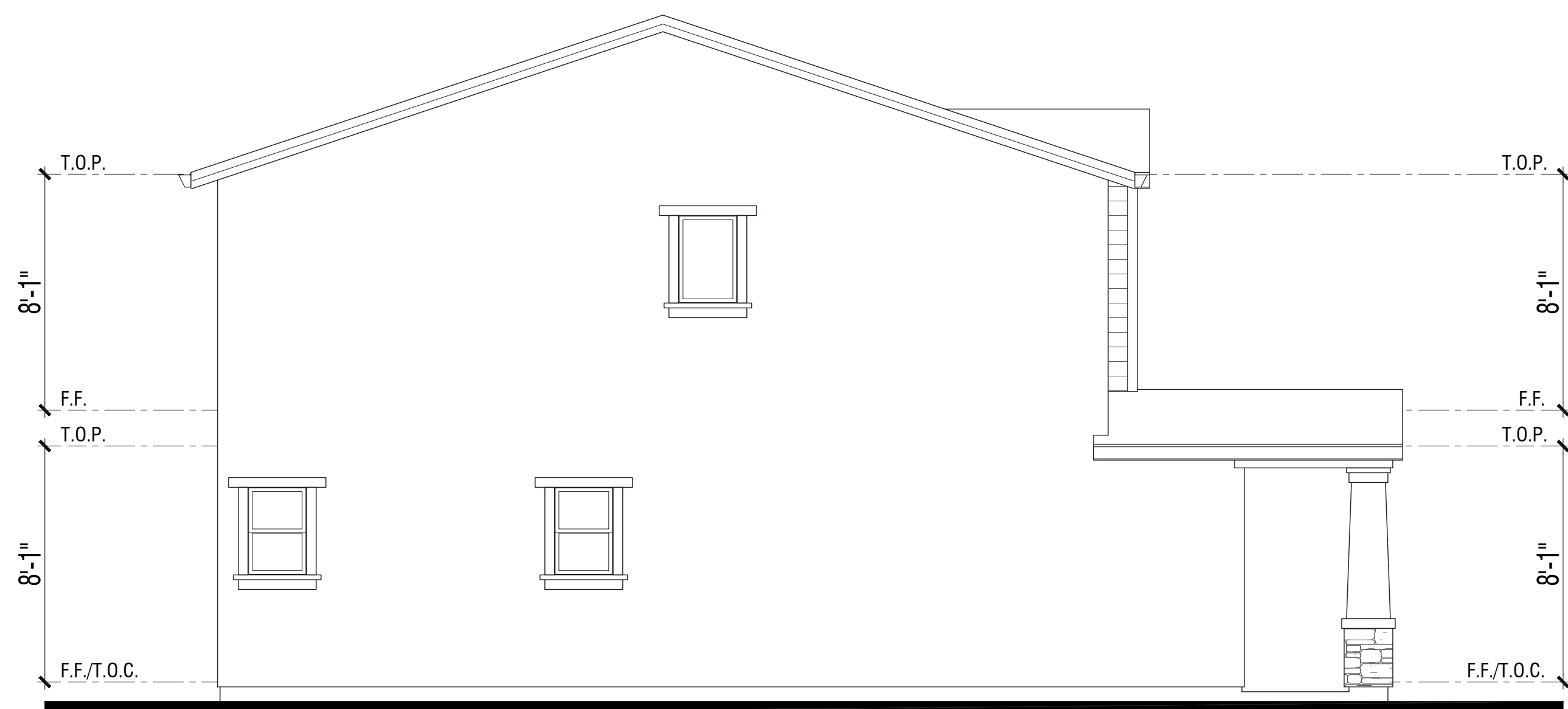
A4.6
0 2 4 8



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

*Color Scheme 5G

Exterior Materials:

- 1 Roof: Concrete Slate Tile
- 2 Stucco: Lightlace Finish
- 3 Lap Siding: Fiber Cement
- 4 Gable Siding: Fiber Cement
- 5 Windows: Insulated Vinyl
- 6 Garage Door: Metal Sectional Roll-Up
- 7 Entry Door: Fiberglass
- 8 Stone: Manufactured Veneer

(NOTE: Dashed details showing additions at enhanced elevations)

Note: Artist's conception; colors, materials and application may vary.

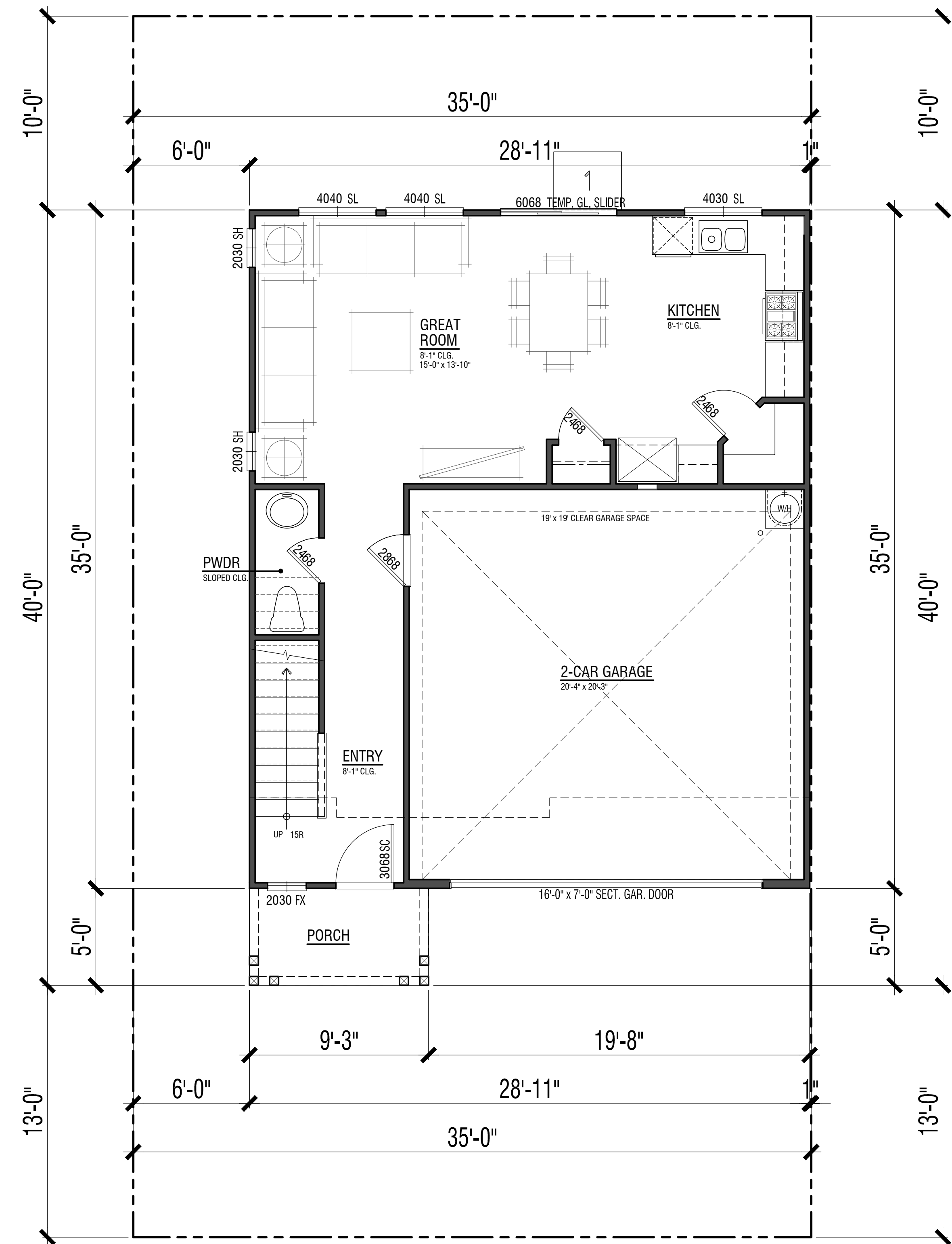
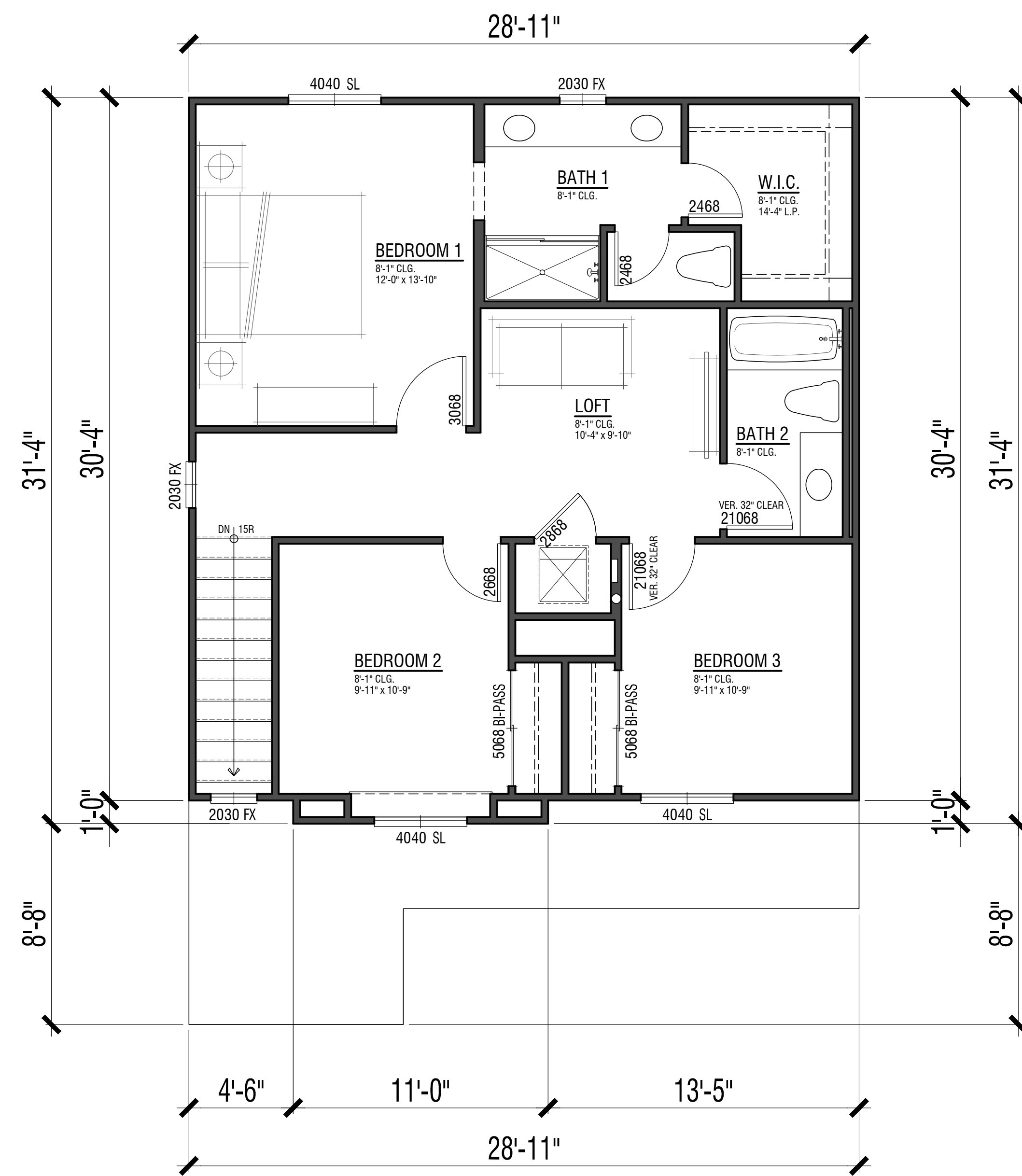
NORTH DIANA, LLC

PLAN D
Duets - Units 1 & 1R
Craftsman Elevation
NORTH DIANA
MORGAN HILL, CA

A4.7
0 2 4 8

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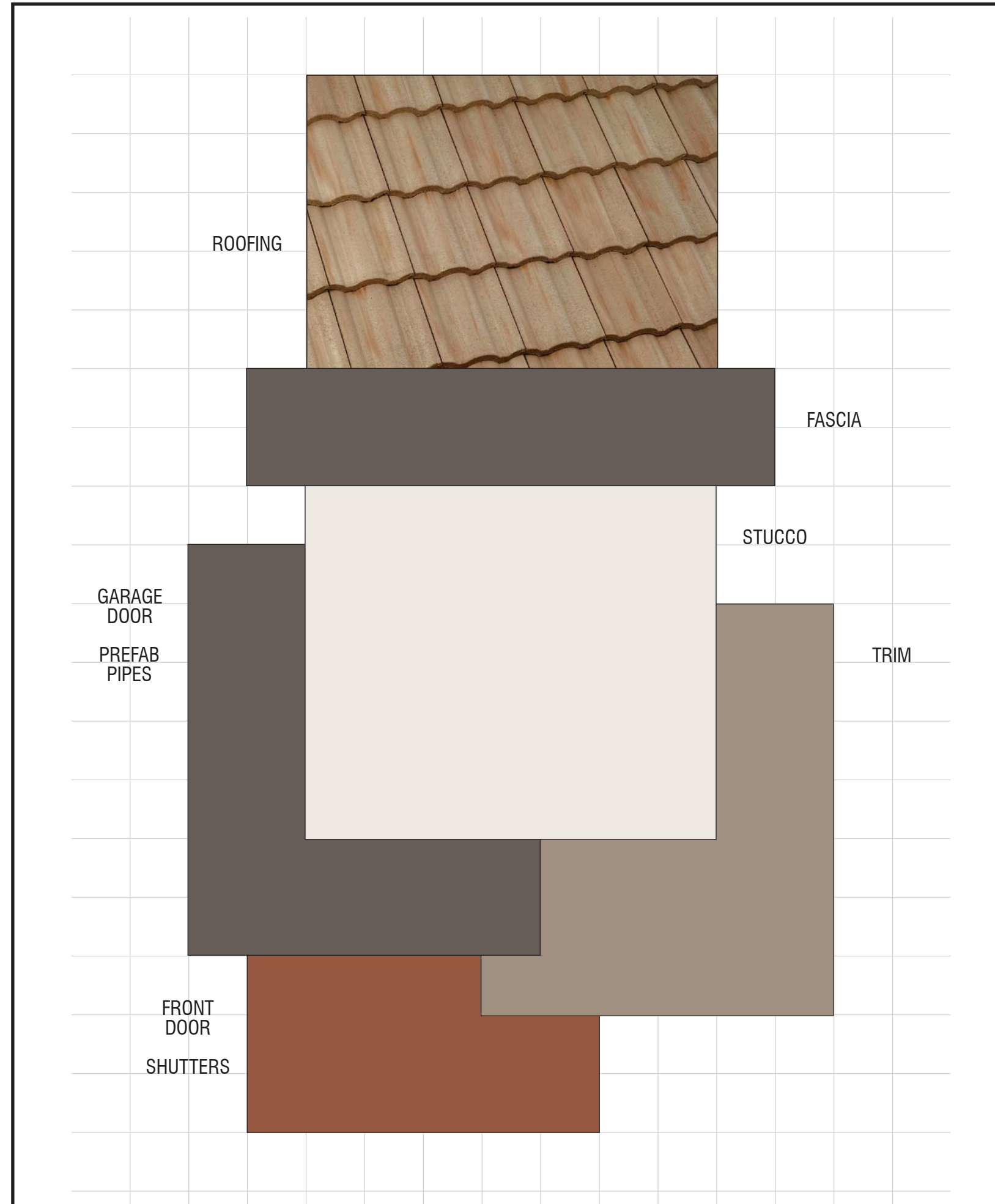


UNIT 1

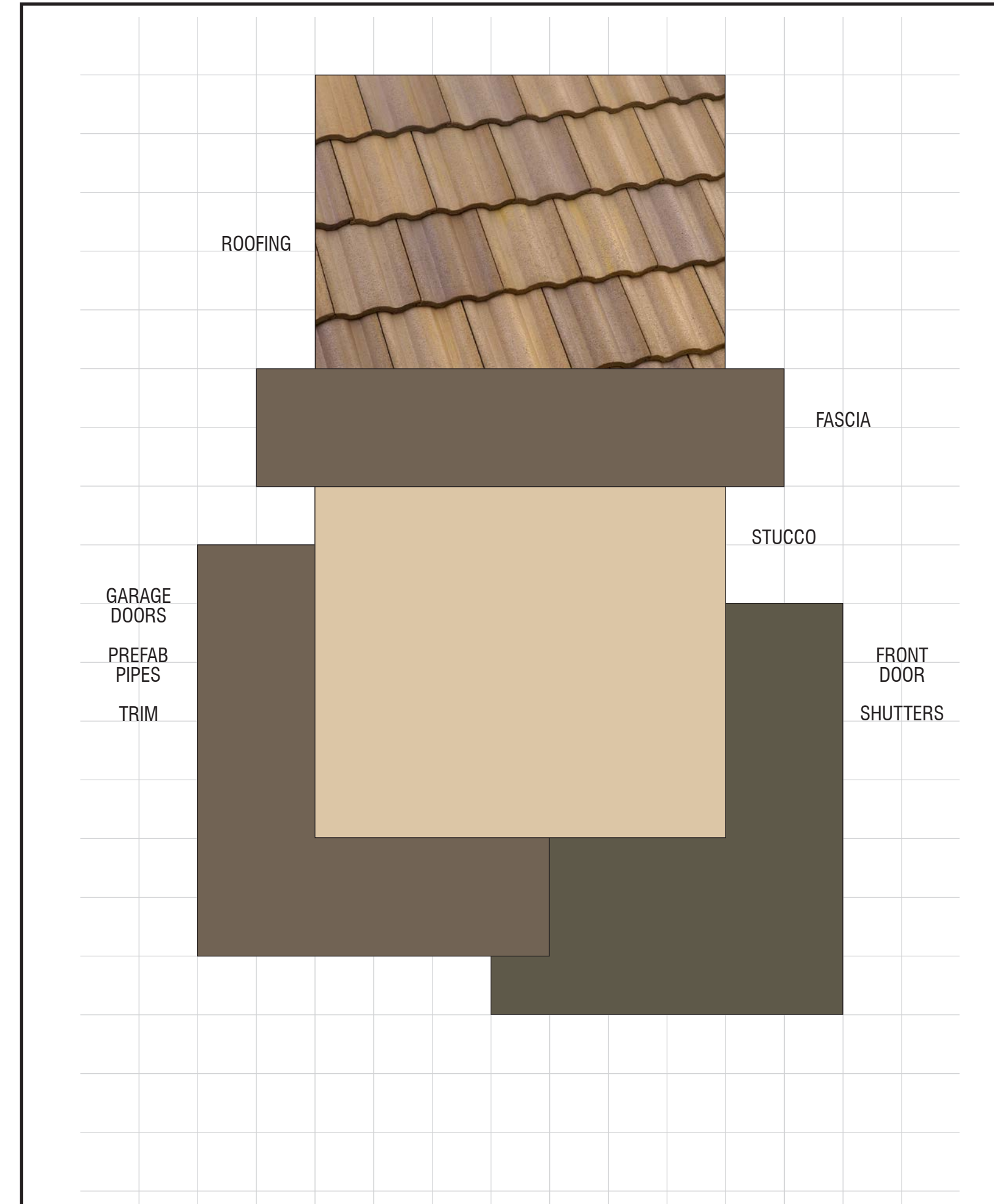
1,423 SF
 1,906 Gross Floor Area
 3 Bdrm | 2.5 Bath | Loft
 2-Car Garage (426 SF)

Note: Gross floor area calculated according to Santa Clara County Zoning Ordinance, Chapter 1.30.

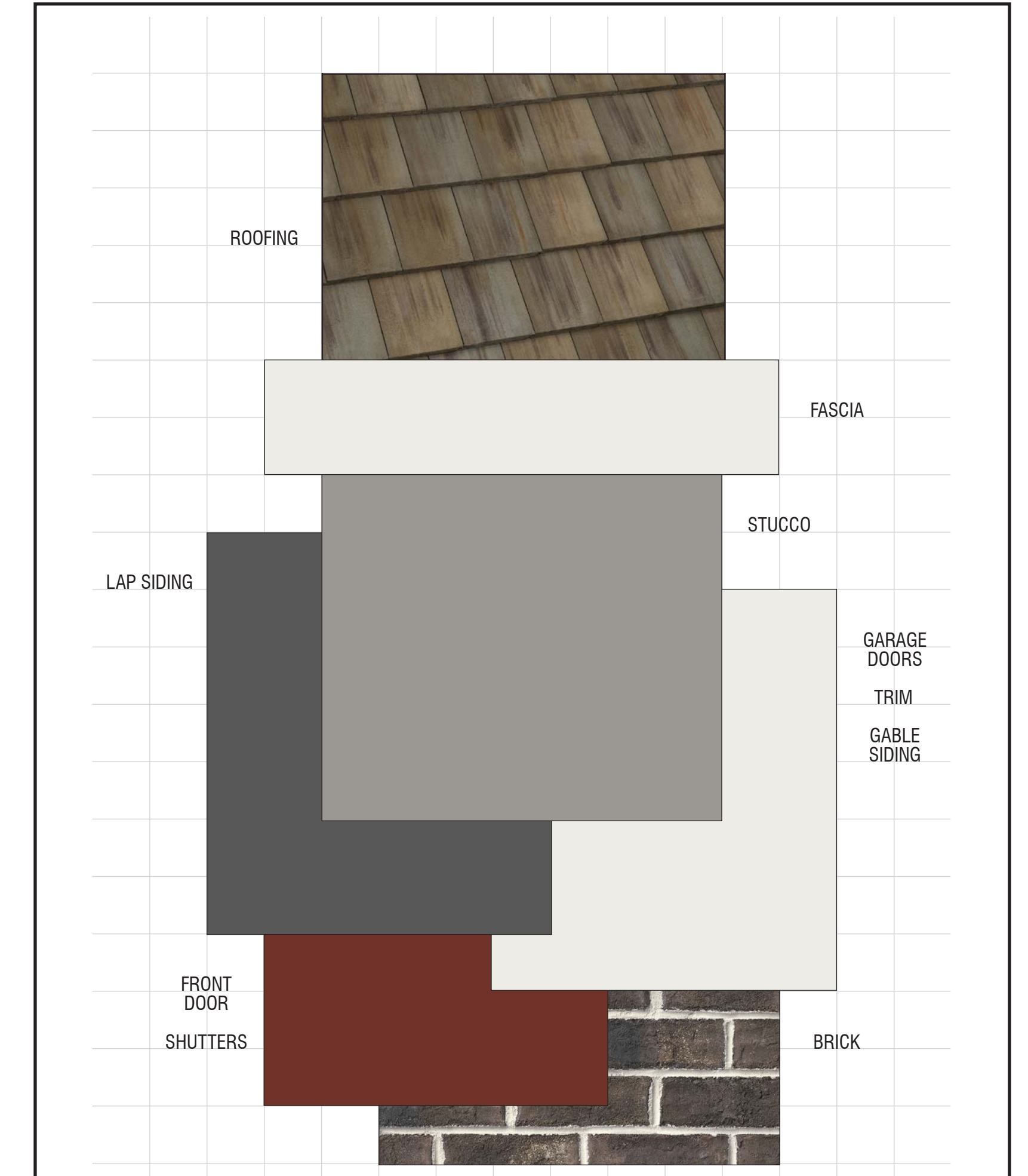
Color Scheme 9A-2



Color Scheme 1C



Color Scheme 1E-2



NORTH DIANA AVENUE

Morgan Hill, California
NORTH DIANA, LLC
September 20, 2023 | 2023272
PAGE 1 OF 9

SCHEME 9A-2 'A' Elevations Only Spanish



SCHEME 9A-2 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	2530 Weathered Adobe Ref: .23 Emi: .92 A.SRI: 27 CRRC: 0918-0017	Eagle
Gutters & Downspouts (factory finish)	Bronze	Custom-Bilt Metals
Stucco (lightlace finish)	SW 7001 Marshmallow	Sherwin Williams
Trim Color #1 (applied to): Fascia Garage Doors Prefab Pipes @ Gables	SW 7505 Manor House	Sherwin Williams
Trim Color #2 (applied to): Trim	SW 9174 Moth Wing	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 2803 Rookwood Terra Cotta	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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Morgan Hill, California
NORTH DIANA, LLC
September 20, 2023 | 2023272
PAGE 2 OF 9

SCHEME 1C 'A' Elevations Only Spanish



SCHEME 1C 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	2702 Calabar Blend Ref: .18 Emi: .88 A.SRI: 20 CRRC: 0918-0063	Eagle
Gutters & Downspouts (factory finish)	Beaver Brown	Custom-Bilt Metals
Stucco (lightlace finish)	SW 7519 Mexican Sand	Sherwin Williams
Trim Color #1 (applied to): Trim	SW 7517 Rivers Edge	Sherwin Williams
Trim Color #2 (applied to): Fascia Garage Doors Prefab Pipes @ Gables	SW 7520 Dark Brown	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 7076 Cyberspace	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

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NORTH DIANA AVENUE

Morgan Hill, California
NORTH DIANA, LLC
September 20, 2023 | 2023272
PAGE 3 OF 9

SCHEME 1E-2 'E' Elevations Only Traditional



SCHEME 1E-2 'E' ELEVATIONS ONLY, TRADITIONAL

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4880 Shasta Blend Ref: .20 Emi: .94 A.SRI: 24 CRRC: 0918-0088	Eagle
Gutters & Downspouts (factory finish)	Low Gloss White	Custom-Bilt Metals
Brick (standard raked joints)	Tobacco Road	Boral
Mortar @ Brick	Soft White	Orco
Corner Boards	Match Adjacent Color	Sherwin Williams
Stucco (lightlace finish)	SW 7673 Pewter Cast	Sherwin Williams
Siding Color (applied to): Lap Siding	SW 7674 Peppercorn	Sherwin Williams
Trim Color (applied to): Fascia Gable Siding Garage Doors Trim	SW 7005 Pure White	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 7593 Rustic Red	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

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Exterior Color & Materials

NORTH DIANA

MORGAN HILL, CA

NORTH DIANA, LLC

Note: Artist's conception; colors, materials and application may vary.

CM.1

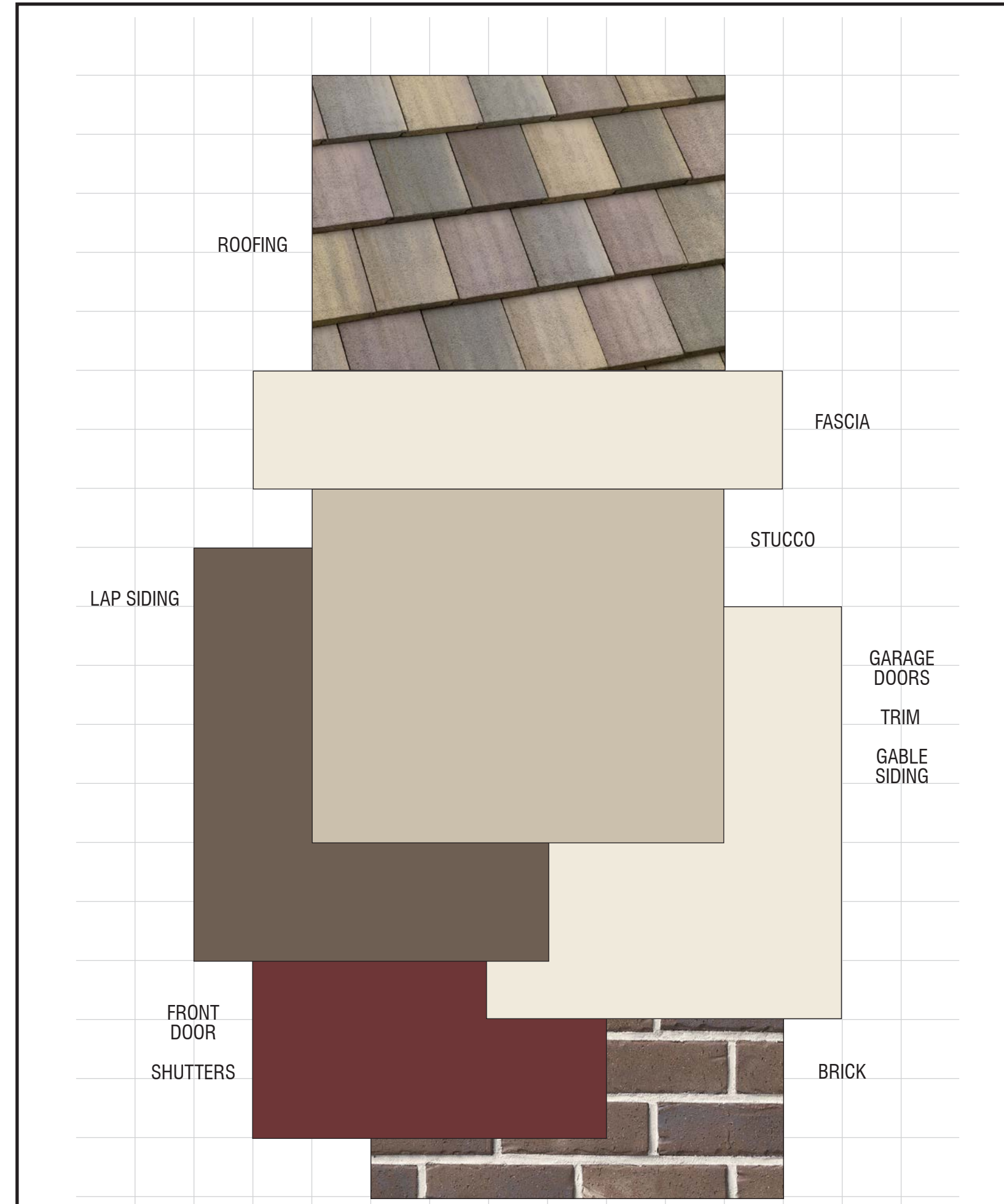
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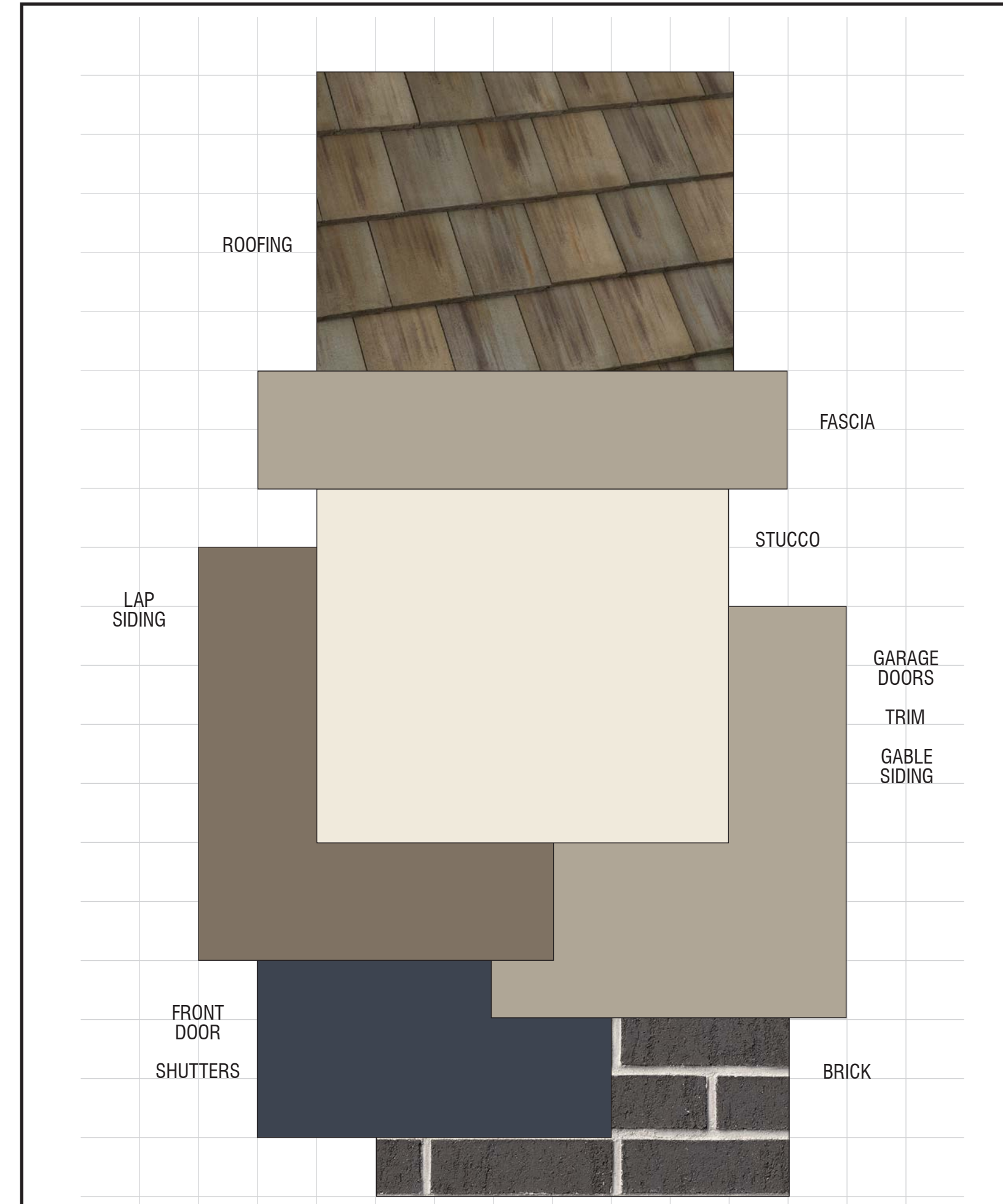
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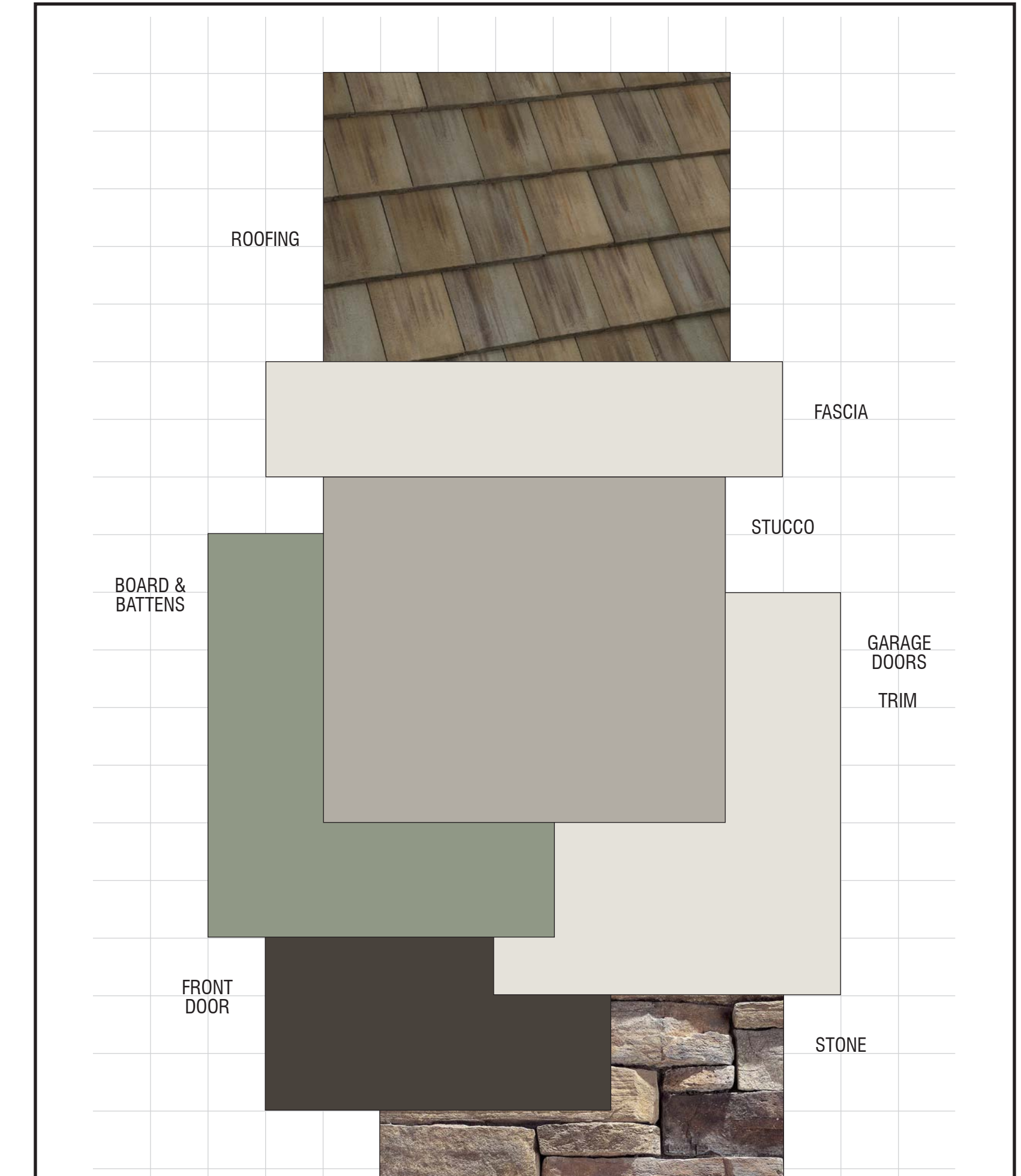
Color Scheme 4E



Color Scheme 8E



Color Scheme 5F-1



NORTH DIANA AVENUE

Morgan Hill, California
 NORTH DIANA, LLC
 September 20, 2023 | 2023272
 PAGE 4 OF 9

SCHEME 4E
 'E' Elevations Only
 Traditional

SCHEME 4E 'E' ELEVATIONS ONLY, TRADITIONAL

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4882 Manteca Blend Ref: .18 Emi: .94 A.SRI: 19 CRRC: 0918-0099	Eagle
Gutters & Downspouts (factory finish)	Low Gloss White	Custom-Bilt Metals
Corner Boards	Match Adjacent Color	Sherwin Williams
Stucco (lightlace finish)	SW 7542 Naturel	Sherwin Williams
Siding Color (applied to): Lap Siding	SW 7515 Homestead Brown	Sherwin Williams
Trim Color (applied to): Fascia Gable Siding Garage Doors Trim	SW 6385 Dover White	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 7584 Red Theatre	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

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NORTH DIANA AVENUE

Morgan Hill, California
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 September 20, 2023 | 2023272
 PAGE 5 OF 9

SCHEME 8E
 'E' Elevations Only
 Traditional

SCHEME 8E 'E' ELEVATIONS ONLY, TRADITIONAL

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4880 Shasta Blend Ref: .20 Emi: .94 A.SRI: 24 CRRC: 0918-0088	Eagle
Gutters & Downspouts (factory finish)	Bronze	Custom-Bilt Metals
Brick (standard raked joints)	Amaro	Boral
Mortar @ Brick	Soft White	Orco
Corner Boards	Match Adjacent Color	Sherwin Williams
Stucco (lightlace finish)	SW 6385 Dover White	Sherwin Williams
Siding Color (applied to): Lap Siding	SW 0038 Library Pewter	Sherwin Williams
Trim Color (applied to): Fascia Gable Siding Garage Doors Trim	SW 7052 Gray Area	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 2739 Charcoal Blue	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

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Morgan Hill, California
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 September 20, 2023 | 2023272
 PAGE 6 OF 9

SCHEME 5F-1
 'F' Elevations Only
 Farmhouse

SCHEME 5F-1 'F' ELEVATIONS ONLY, FARMHOUSE

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4880 Shasta Blend Ref: .20 Emi: .94 A.SRI: 24 CRRC: 0918-0088	Eagle
Gutters & Downspouts (factory finish)	Low Gloss White	Custom-Bilt Metals
Manufactured Stone (dry stack joints)	Sierra Mountain Ledge	Eldorado
Mortar @ Brick	Soft White	Orco
Corner Boards	Match Adjacent Color	Sherwin Williams
Stucco (lightlace finish)	SW 7643 Pussywillow	Sherwin Williams
Siding Color (applied to): Board & Battens	SW 9129 Jade Dragon	Sherwin Williams
Trim Color (applied to): Fascia Garage Doors Trim	SW 7636 Origami White	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 7675 Sealskin	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

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Exterior Color & Materials

NORTH DIANA

MORGAN HILL, CA

NORTH DIANA, LLC

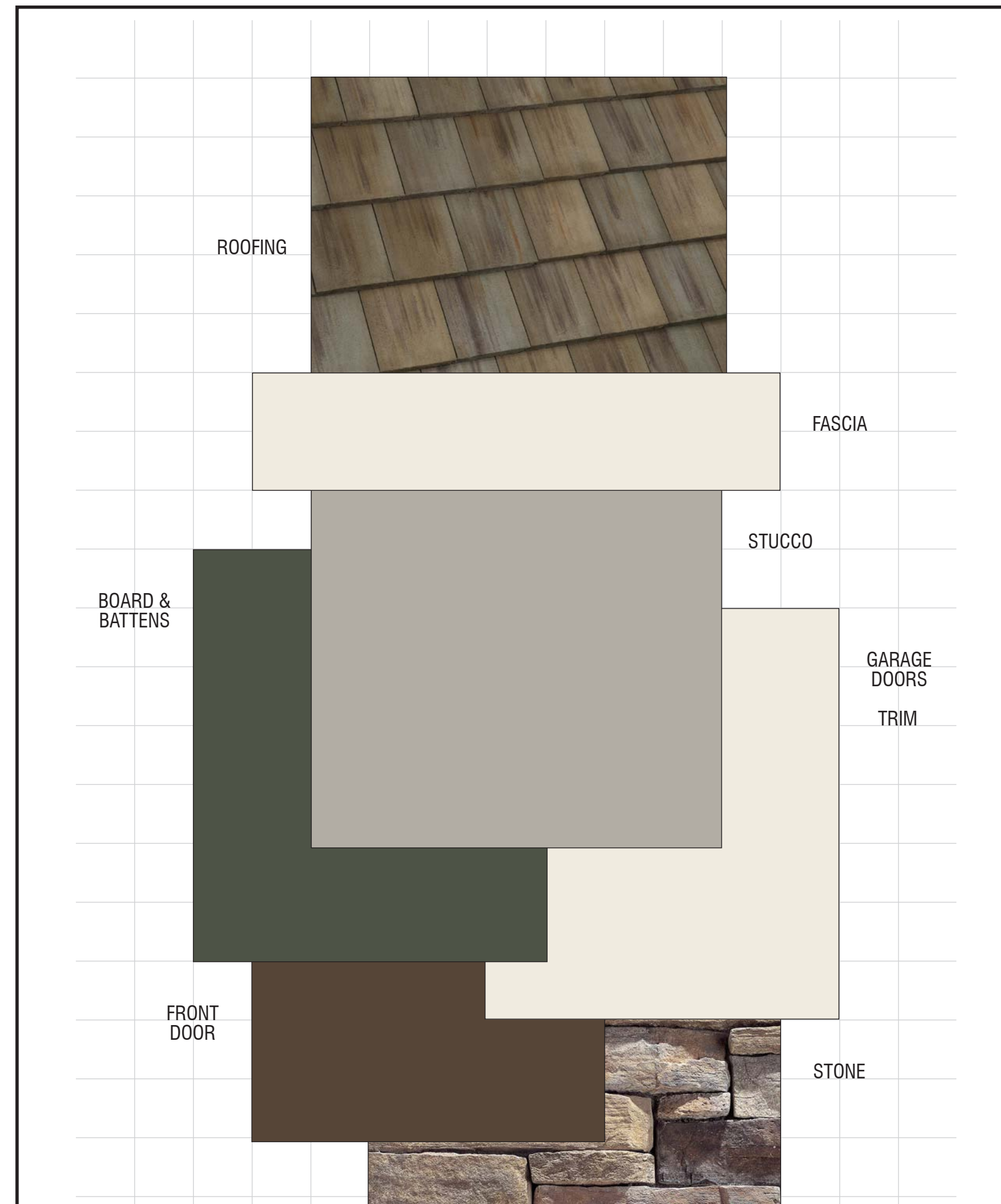
Note: Artist's conception; colors, materials and application may vary.

CM.2

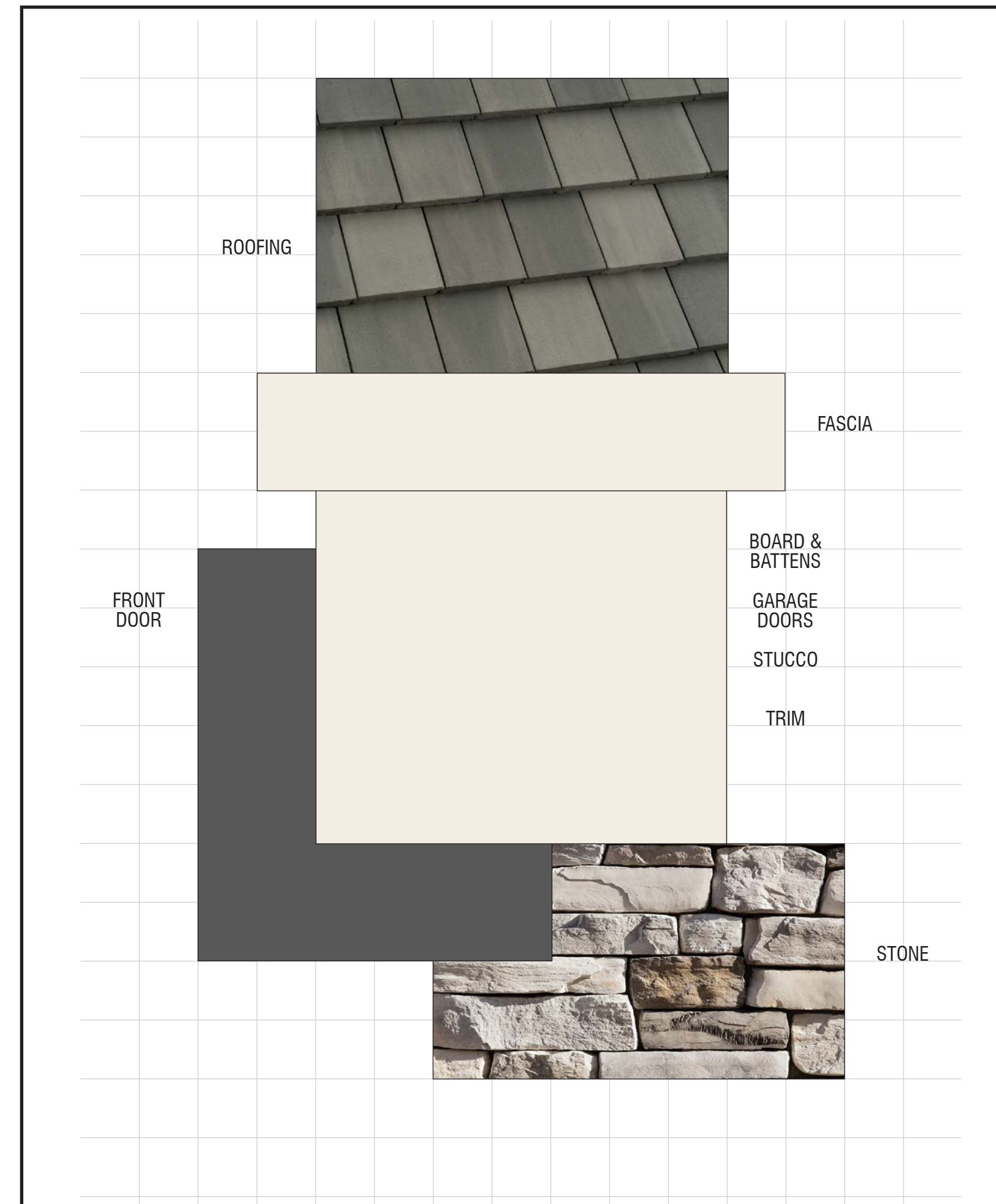
ARCHITECTS . PLANNERS . DESIGNERS



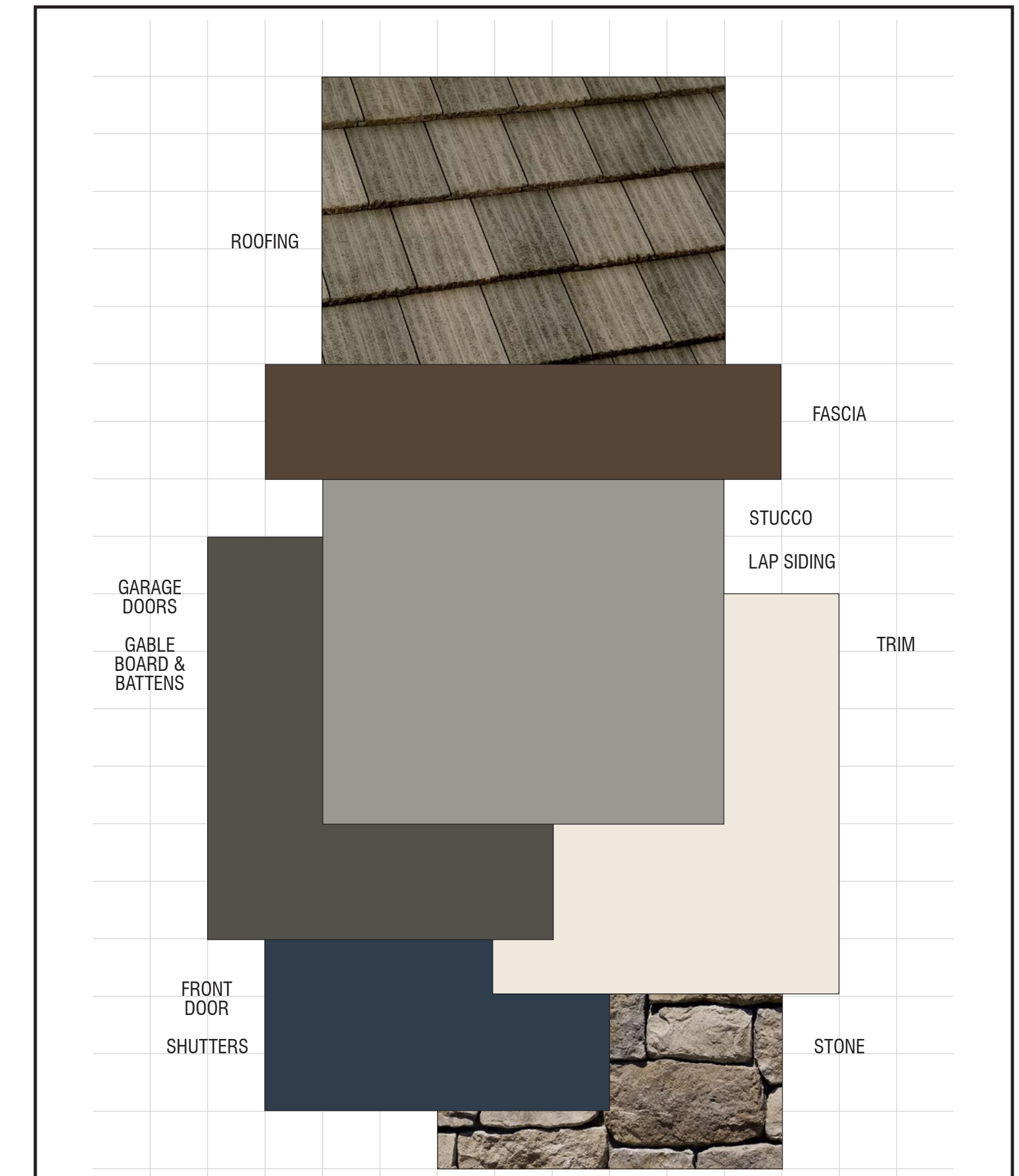
Color Scheme 5F-2



Color Scheme 16F



Color Scheme 5G



NORTH DIANA AVENUE

Morgan Hill, California
NORTH DIANA, LLC
September 20, 2023 | 2023272
PAGE 7 OF 9

SCHEME 5F-2
'F' Elevations Only
Farmhouse



SCHEME 5F-2 'F' ELEVATIONS ONLY, FARMHOUSE

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4880 Shasta Blend Ref: .20 Emi: .94 A.SRI: 24 CRRC: 0918-0088	Eagle
Gutters & Downspouts (factory finish)	Low Gloss White	Custom-Bilt Metals
Manufactured Stone (dry stack joints)	Sierra Mountain Ledge	Eldorado
Mortar @ Brick	Soft White	Orco
Corner Boards	Match Adjacent Color	Sherwin Williams
Stucco (lightlace finish)	SW 7643 Pussywillow	Sherwin Williams
Siding Color (applied to): Board & Battens	SW 7730 Forestwood	Sherwin Williams
Trim Color (applied to): Fascia Garage Doors Trim	SW 8917 Shell White	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 7027 Hickory Smoke	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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Morgan Hill, California
NORTH DIANA, LLC
September 20, 2023 | 2023272
PAGE 8 OF 9

SCHEME 16F
'F' Elevations Only
Farmhouse



SCHEME 16F 'F' ELEVATIONS ONLY, FARMHOUSE

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4697 Slate Range Ref: .15 Emi: .94 A.SRI: 16 CRRC: 0918-0046	Eagle
Gutters & Downspouts (factory finish)	Low Gloss White	Custom-Bilt Metals
Manufactured Stone (dry stack joints)	Whitebark Cliffstone	Eldorado
Corner Boards	Match Adjacent Color	Sherwin Williams
Body Color (applied to): Board & Battens Fascia Garage Doors Stucco (lightlace finish) Trim	SW 7566 Westhighland White	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 7674 Peppercorn	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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Morgan Hill, California
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September 20, 2023 | 2023272
PAGE 9 OF 9

SCHEME 5G
'G' Elevations Only
Craftsman



SCHEME 5G 'G' ELEVATIONS ONLY, CRAFTSMAN

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	5687 Brown Gray Range Ref: .15 Emi: .91 A.SRI: 15 CRRC: 0918-0028	Eagle
Gutters & Downspouts (factory finish)	Bronze	Custom-Bilt Metals
Manufactured Stone (standard raked joints)	Moonlight RoughCut	Eldorado
Mortar @ Stone	Khaki	Orco
Corner Boards	Match Adjacent Color	Sherwin Williams
Body Color (applied to): Lap Siding Stucco (lightlace finish)	SW 7673 Pewter Cast	Sherwin Williams
Trim Color #1 (applied to): Fascia	SW 7027 Hickory Smoke	Sherwin Williams
Trim Color #2 (applied to): Gable Board & Battens Garage Doors	SW 7048 Urbane Bronze	Sherwin Williams
Trim Color #3 (applied to): Trim	SW 7002 Downy	Sherwin Williams
Accent Color (applied to): Front Door	SW 6244 Naval	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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Exterior Color & Materials

NORTH DIANA

MORGAN HILL, CA

NORTH DIANA, LLC

Note: Artist's conception; colors, materials and application may vary.

CM.3

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In this Energy Conservation Plan, we have created a three-dimensional massing illustration site plan that shows the proposed building massing/footprints with approximate shading cast on adjacent lots (within the project) at the (2) times (9:00am and 3:00pm) on December 21st Pacific Standard time. There are (4) building types in this project: (2) single-story SFD homes, (1) 2-story SFD homes, and (1) 2-story Duet Buildings. With the particular orientation of the streets, the fact that (2) of the (4) building types are single-story, and the presence of open space (yards) between the homes, most homes get a wall (to some degree) of South sun exposure even on the minimalist sun exposure day of December 21st date. Since there is no existing vegetation (assumed) on the site or adjacent to the site that would cast a shadow on the project, this represents the homes and their shadows only.

To ensure these energy conservation opportunities are preserved within the project, conscious design efforts will need to be made in respect to future landscaping plans (by builder) for tree size, species, and placement in proximity of the homes. This may be an additional note in the CC&Rs to make future homeowners aware of these design and energy conserving features and opportunities.

**See future landscaping plans with tree specifications.*

Disclaimer: The Energy Conservation Plan shows an approximate representation of solar access based on solar date & time as specified. The efficiencies of solar access are not specified in this exhibit.

Another aspect to these (67) single family detached homes is the fact they will have (4) different aspects (north, south, east, and west) of walls with varying amounts of windows to provide the opportunity for passive cooling (cross ventilation within the homes) to cut down use of air conditioning needs. The (10) 2-story Duet buildings will (due to common wall attachment) have (3) different aspects of walls with varying amounts of windows to provide the opportunity for passive cooling (cross ventilation within the homes) to cut down use of air conditioning needs.

Another benefit for future homeowners due to minimal overcasting of shadows from adjacent homes is the opportunity to install photovoltaics on the roofs for electrical gains with solar energy. In this Energy Conservation Plan, we have also included a roof plane solar orientation site plan that highlights roof planes facing due south and south-west, which are optimal for solar gains. As shown in the shading patterns, even on December 21st, the worst day for solar exposure, a large majority of all of the roofs have ample amounts of solar access to take advantage of the opportunity for photovoltaics.

ENERGY CONSERVATION PLAN APPROXIMATE SHADING PATTERN

December 21 at 9:00 am
136° Azimuth
15° Altitude





In this Energy Conservation Plan, we have created a three-dimensional massing illustration site plan that shows the proposed building massing/footprints with approximate shading cast on adjacent lots (within the project) at the (2) times (9:00am and 3:00pm) on December 21st Pacific Standard time. There are (4) building types in this project: (2) single-story SFD homes, (1) 2-story SFD homes, and (1) 2-story Duet Buildings. With the particular orientation of the streets, the fact that (2) of the (4) building types are single-story, and the presence of open space (yards) between the homes, most homes get a wall (to some degree) of South sun exposure even on the minimalist sun exposure day of December 21st date. Since there is no existing vegetation (assumed) on the site or adjacent to the site that would cast a shadow on the project, this represents the homes and their shadows only.

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**ENERGY CONSERVATION PLAN
APPROXIMATE SHADING PATTERN**

December 21 at 3:00 pm
221° Azimuth
17° Altitude





In this Energy Conservation Plan, we have created a three-dimensional massing illustration site plan that shows the proposed building massing/footprints with approximate shading cast on adjacent lots (within the project) at the (2) times (9:00am and 3:00pm) on December 21st Pacific Standard time. There are (4) building types in this project: (2) single-story SFD homes, (1) 2-story SFD homes, and (1) 2-story Duet Buildings. With the particular orientation of the streets, the fact that (2) of the (4) building types are single-story, and the presence of open space (yards) between the homes, most homes get a wall (to some degree) of South sun exposure even on the minimalist sun exposure day of December 21st date. Since there is no existing vegetation (assumed) on the site or adjacent to the site that would cast a shadow on the project, this represents the homes and their shadows only.

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**See future landscaping plans with tree specifications.*

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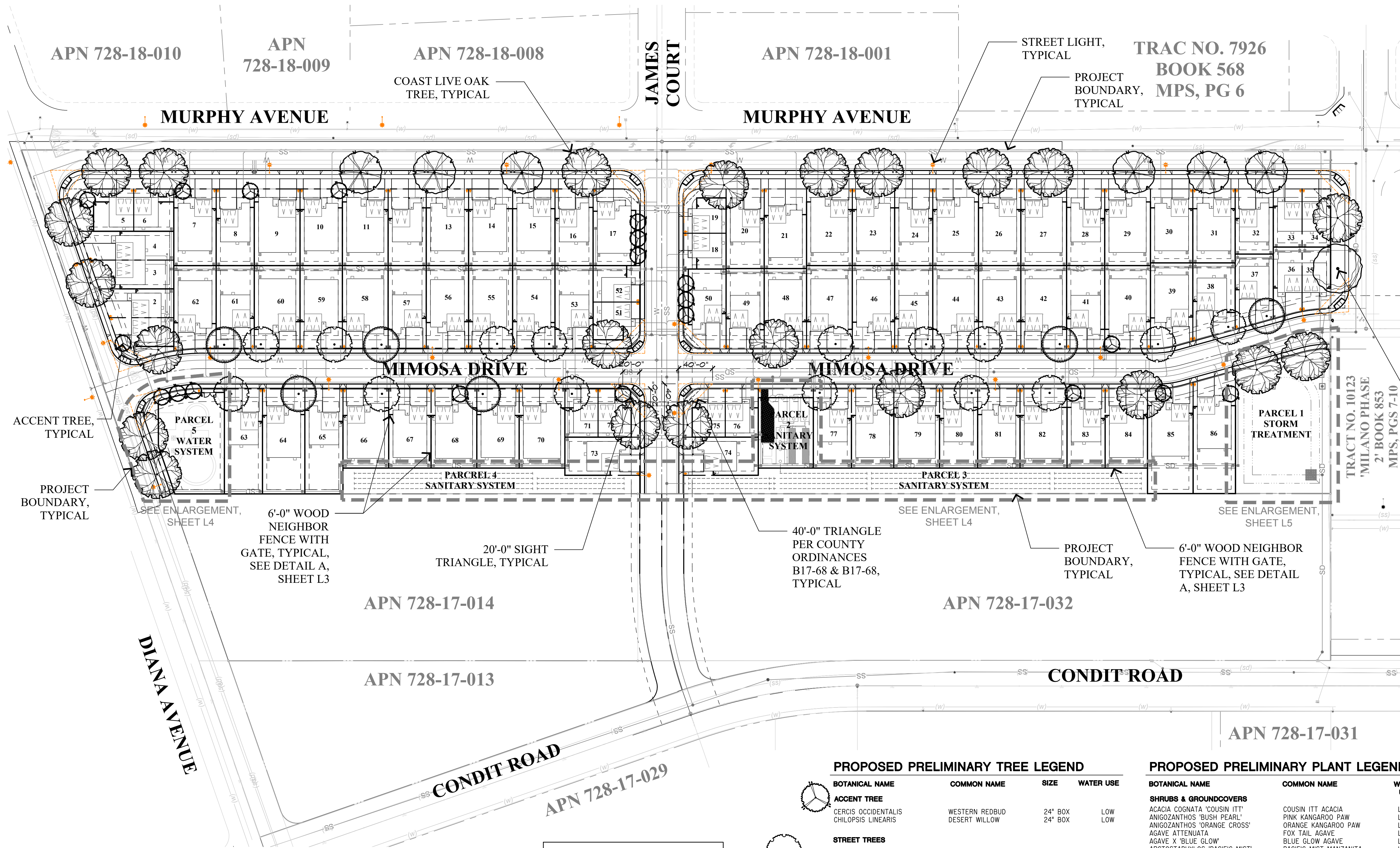
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ENERGY CONSERVATION PLAN ROOF PLANE SOLAR ORIENTATION

- Roof planes which face within 25 degrees of due south
- Roof planes which face within 25 degrees of due south-west





CONCEPTUAL LANDSCAPE STATEMENT

REGIONAL AND MICRO-CLIMATE CONDITIONS, SOLAR ORIENTATION AND SOIL CONDITIONS WILL BE TAKEN INTO ACCOUNT WITH REGARDS TO PLANT SELECTION AND PLACEMENT. THE PLANT PALETTE PROVIDES MANY PLANTS WITH VARYING GROWTH HABITS, PREFERENCES AND TOLERANCES. SO SELECTION OF JUST THE RIGHT PLANT SHOULD NOT BE DIFFICULT. ALL PROPOSED SHRUBS AND GROUND COVER PLANTS ARE RATED AS LOW WATER USE TO PROMOTE THE DROUGHT TOLERANT DESIGN.

BY SPECIFYING PLANTS WHICH REQUIRE LITTLE TO NO PRUNING, THE GREEN WASTE WILL BE REDUCED. PLANTS SELECTED WILL COMPLEMENT THE ARCHITECTURE.

ENTRANCES AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. FOR EXAMPLE, NARROW UPRIGHT SHRUBS ARE PROPOSED AT THE SIDES OF THE GARAGE DOOR. TALLER SHRUBS WILL ALSO BE LOCATED AT SOLID BUILDING SURFACES AND FENCES, WHILE LOWER SHRUBS WILL BE LOCATED WHERE GROUND LEVEL WINDOWS AND ARCHITECTURAL FEATURES OCCUR, AND AT CORNERS TO MAINTAIN SITE LINE DISTANCES. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.

A MAJORITY OF TREES THROUGHOUT THE PROJECT ARE PLACED TO MINIMIZE BUILDING BULK AND MASS. THE TREES HAVE BEEN SELECTED TO HAVE NON-INVASIVE ROOT SYSTEMS, AND PLACED WITH ADEQUATE SETBACKS TO ENSURE NO CONFLICT WITH UTILITIES AND HARDSCAPE, OR CONFLICT WITH ANY SITE LINE DISTANCES. ROOT BARRIERS WILL BE INSTALLED ON ALL TREES NEAR PAVING AND UTILITIES, WHERE FEASIBLE, TREES HAVE BEEN PLACED TO MITIGATE SOLID BUILDING SURFACES AND FENCES.

THE IRRIGATION SYSTEM WILL USE WEATHER-BASED CONTROLLERS TO CONSERVE THE USE OF WATER. THE PLANTING AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS. THE TREES WILL BE ON SEPARATE VALVES AND WILL BE IRRIGATED WITH BUBBLERS. SHRUBS WILL BE HYDROZONED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.

IT IS OUR INTENT TO SPECIFY IN THE LANDSCAPE CONSTRUCTION DOCUMENTS THE USE OF RECYCLED WOOD MULCH, RECYCLED WOOD CHIPS, RECYCLED AGGREGATE WITHIN THE CONCRETE, FORMWORK, SITE FURNITURE, ETC. IT IS OUR INTENT TO STOCKPILE THE TOPSOIL FOR RE-USE, UNLESS SOIL TESTS DEEM THE SOIL INADEQUATE AND RECOMMEND IMPORTED SOIL. WE INTEND TO RECYCLE A MINIMUM OF 50% OF THE LANDSCAPE CONSTRUCTION AND GREEN WASTES.

BLUE OAK TREE

NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS, TREES IN VISION TRIANGLE SHALL BE PRUNED AT LEAST EIGHT FEET ABOVE THE ESTABLISHED GRADE OF THE CURB SO AS TO PROVIDE CLEAR VIEW BY MOTOR VEHICLE DRIVERS.
2. TREES BE PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS, USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
5. ALL MECHANICAL EQUIPMENT WILL BE SCREENED BY EITHER FENCE OR SHRUBS THROUGH PROJECT.

TREE MITIGATION DATA:
THIS PLAN PROPOSES (22) LIVE OAK TREES AND (1) BLUE OAK TREE TO MITIGATE EXACT ONSITE OAK TREE REMOVAL.

PROPOSED PRELIMINARY TREE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ACCENT TREE			
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW
CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	LOW
STREET TREES			
ARBUTUS 'MARINA'	MARINA MADRONE	24" BOX	LOW
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	LOW
SPECIMEN TREE			
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VERY LOW
QUERCUS DOUGLASHII	BLUE OAK	24" BOX	VERY LOW

PROPOSED PRELIMINARY PLANT LEGEND

BOTANICAL NAME	COMMON NAME	WATER USE	BOTANICAL NAME	COMMON NAME	WATER USE
SHRUBS & GROUNDCOVERS					
ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT ACACIA	LOW	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW
ANIGOSANTHOS 'BUSH PEARL'	PINK KANGAROO PAW	LOW	LOMANDRA 'PLATINUM BEAUTY'	PLATINUM BEAUTY MAT RUSH	LOW
ANIGOSANTHOS 'ORANGE CROSS'	ORANGE KANGAROO PAW	LOW	MULLENBERGIA RIGENS	DEER GRASS	LOW
AGAVE ATTENUATA	FOX TAIL AGAVE	LOW	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW
AGAVE X 'BLUE GLOW'	BLUE GLOW AGAVE	LOW	PHORMIUM T. 'BLACK RAGE'	NEW ZEALAND FLAX	LOW
ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	LOW	PLUMBAGO AURICULATA 'CAP PLUMBAGO'	CAPE PLUMBAGO	LOW
BOETELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	LOW	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN	LOW
CAREX TUMULICOLA	BERKELEY SEDGE	LOW	SALVIA MEXICANA 'LIMELIGHT'	MEXICAN SAGE	LOW
CHONDRPETALUM TECTORUM	CAPE RUSH	LOW	SENECIO SERPENS	BLUE CHALKSTICKS	LOW
CISTUS SKANBERGII	PINK ROCKROSE	LOW	STACHYS BYZANTINA 'HELEN VON STEIN'	LAMB'S EAR	LOW
CORREA PULCHELLA 'IVORY BELLS'	AUSTRALIAN FUSCHIA	LOW	WESTRINGEA FRUTICOSA 'BLUE GEM'	BLUE GEM WESTRINGEA	LOW
DIETES IRIODOIDES	FORTNIGHT LILY	LOW	WESTRINGEA FRUTICOSA 'GREY BOX'	GREY BOX WESTRINGEA	LOW
EUONYMUS MICROPHYLLUS	BOXLEAF EUONYMUS	LOW	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW
FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	LOW	SHRUBS & GROUNDCOVERS - STORM TREATMENT AREA		
GEISEMIUM SEMPERVIRENS	WOLLY GREVILLEA	LOW	ACHILLEA MILLEFOLIUM	COMMON YARROW	LOW
GREVILLEA 'NOELLE'	CHapel Hill LANTANA	LOW	CHONDRPETALUM TECTORUM	CAPE RUSH	LOW
HELIOTRICHON SEMPERVIRENS	MARY ANN LANTANA	LOW	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW
LANTANA CAMARA 'MARY ANN'	MUNSTEAD LAVENDER	LOW	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	LOW
LAVANDULA A. 'MUNSTEAD'	SAFARI SUNSET CONEBUSH	LOW	RIBES MALVACEUM	CHAPARRAL CURRANT	LOW
LEUCODENDRON 'SAFARI SUNSET'	STATICE	LOW	BACCHARIS PILLULARIS	DWARF COYOTE BRUSH	LOW
LIMONIUM PEREZII					

LANDSCAPE DOCUMENT PACKAGE CHECKLIST:

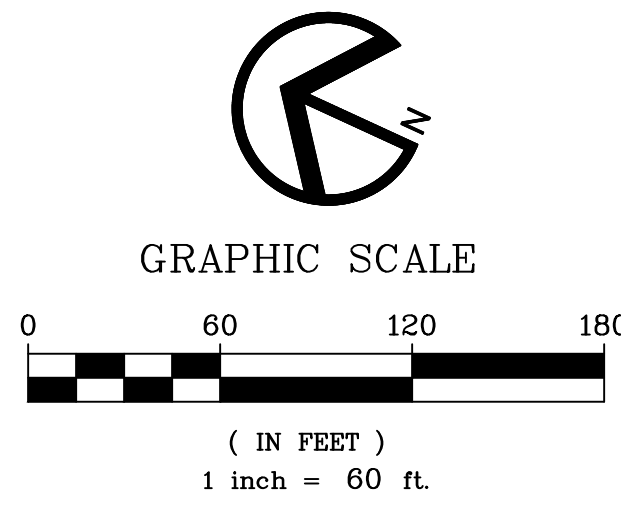
- a. PROJECT INFORMATION: DATE: 3/22/24
PROJECT APPLICANT: NORTH DIANA, LLC.
ADDRESS: 1820 DIANA AVENUE
MORGAN HILL, CA 95037
PROJECT TYPE: NEW RESIDENTIAL
TOTAL LANDSCAPE AREA: 3705 SF. ROW AREA
WATER SUPPLY TYPE: POTABLE
CHECKLIST: SEE THIS CHECKLIST
CONTACT INFORMATION: SEE PROJECT APPLICANT
SIGNED COMPLIANCE STATEMENT WITH SIGNATURE:
SEE BELOW ON THIS SHEET
- b. SOIL MANAGEMENT REPORT
BUILDER TO PROVIDE TO CITY
- c. WATER CONSERVATION STATEMENT:
SEE SHEETS L8 & L9
- d. LANDSCAPE DESIGN PLAN:
SEE SOIL PREPARATION AND THE REQUIRED
ADDITION OF COMPOST AND MULCH PURSUANT TO
SECTION 18.146.090. ON SHEET L5 "PLANTING NOTES"
- e. PLANT SELECTION: ALL PLANTS AND TREES ARE
CATEGORIZED AS LOW OR VERY LOW WATER USE
DEFINED BY WUCOLS DATABASE: COMPLY, SEE
"PROPOSED PRELIMINARY TREE LEGEND" AND
"PROPOSED PRELIMINARY PLANT LEGEND" ON THIS
SHEET

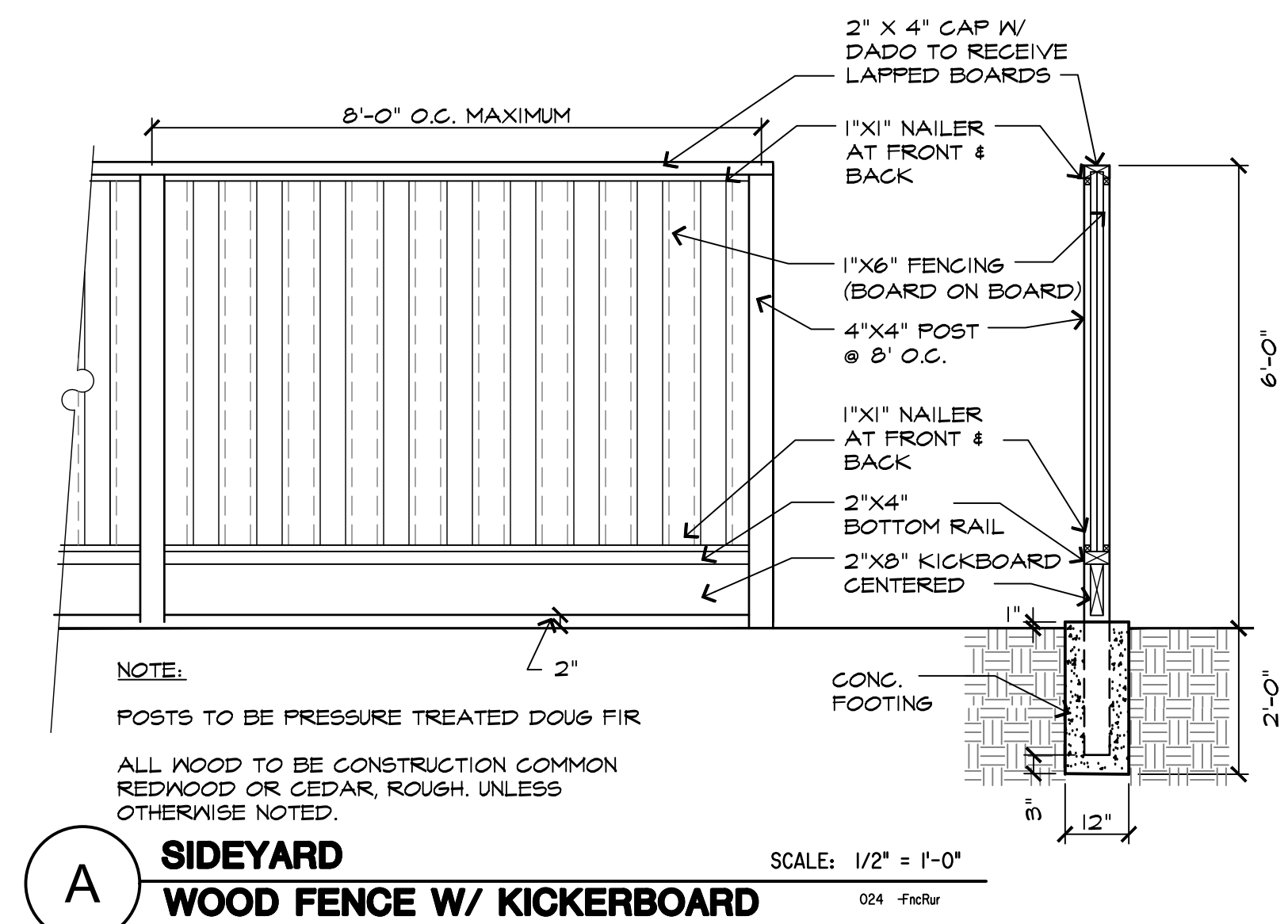
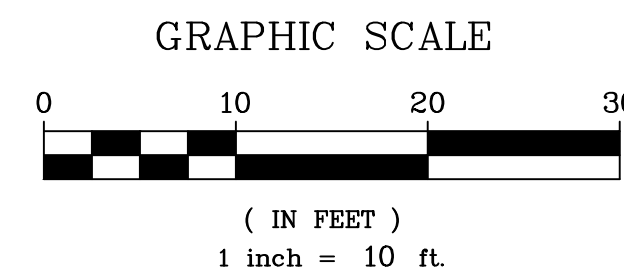
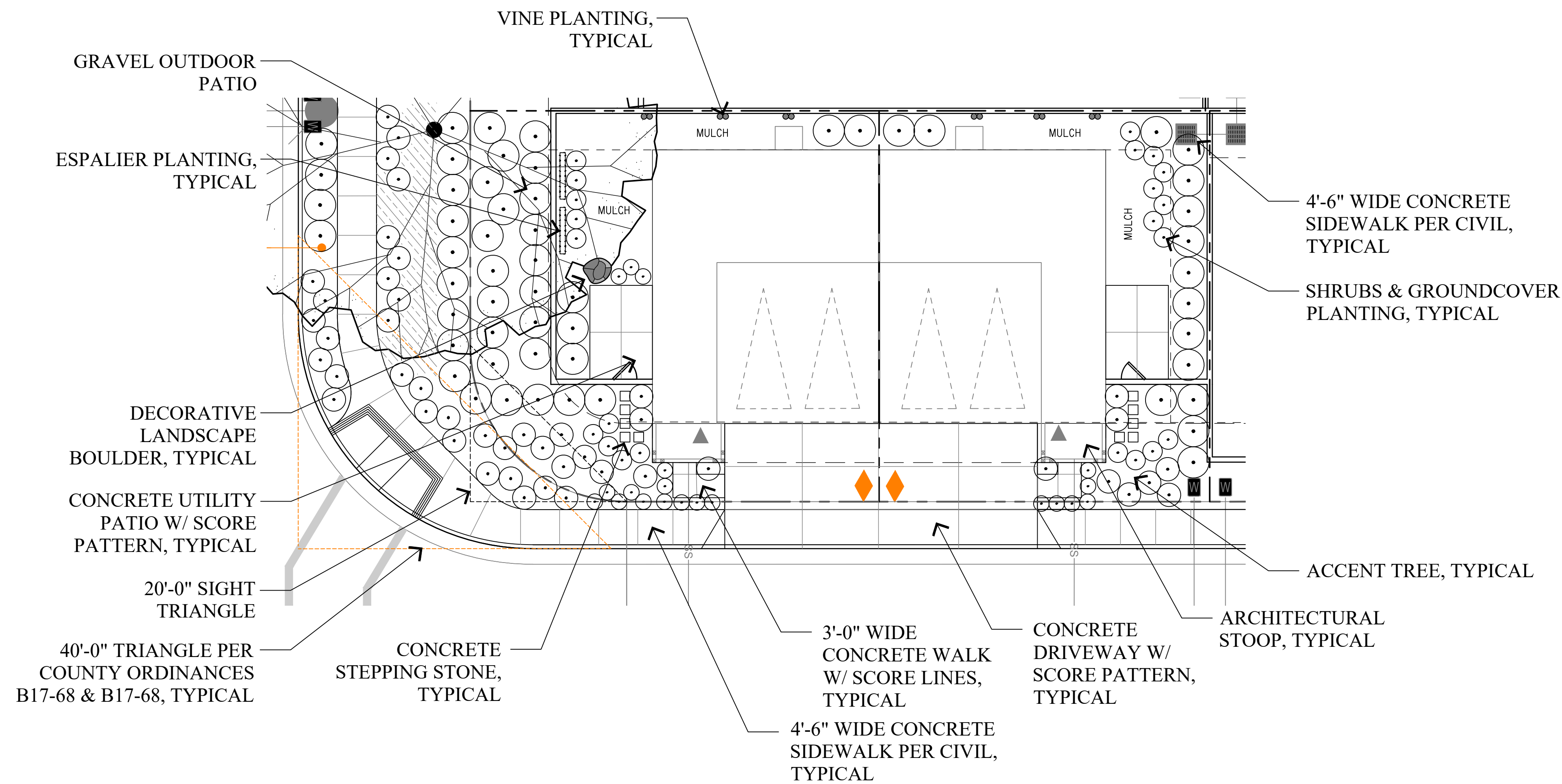
NOTE:
SEE SHEET L7 FOR SHRUB & TREE
PLANTING/STAKING DETAILS.

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package.

Amelia Carpenter
LANDSCAPE ARCHITECT

NOTE:
THIS LANDSCAPE SUBMITTAL PACKAGE DOES NOT PROPOSE
ANY PLANTS WITHIN THE RIPARIAN SETBACK AREA. ALL
PLANTS WITHIN THE RIPARIAN SETBACK AREA WILL BE
LOCALLY NATIVE SPECIES.





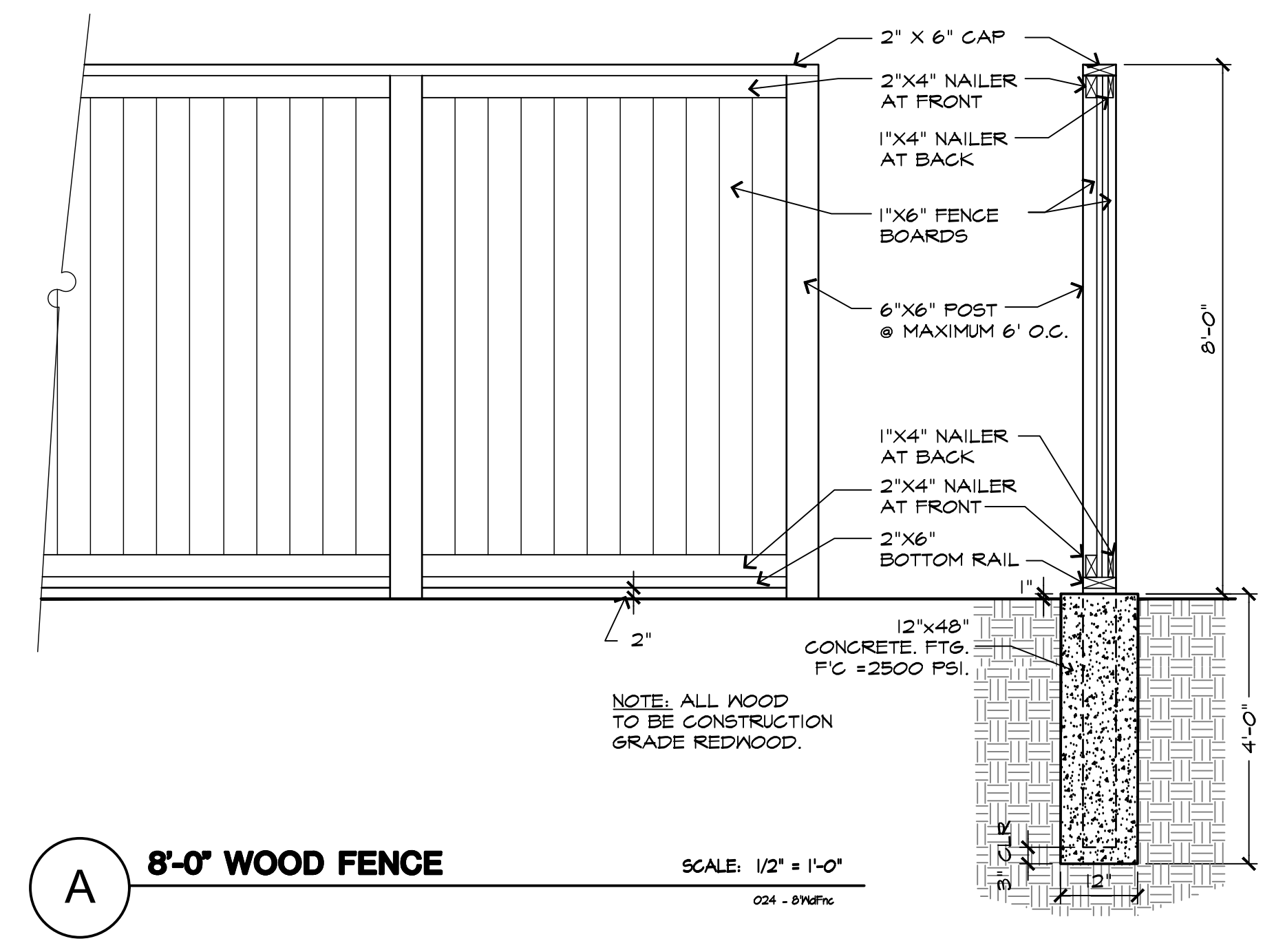
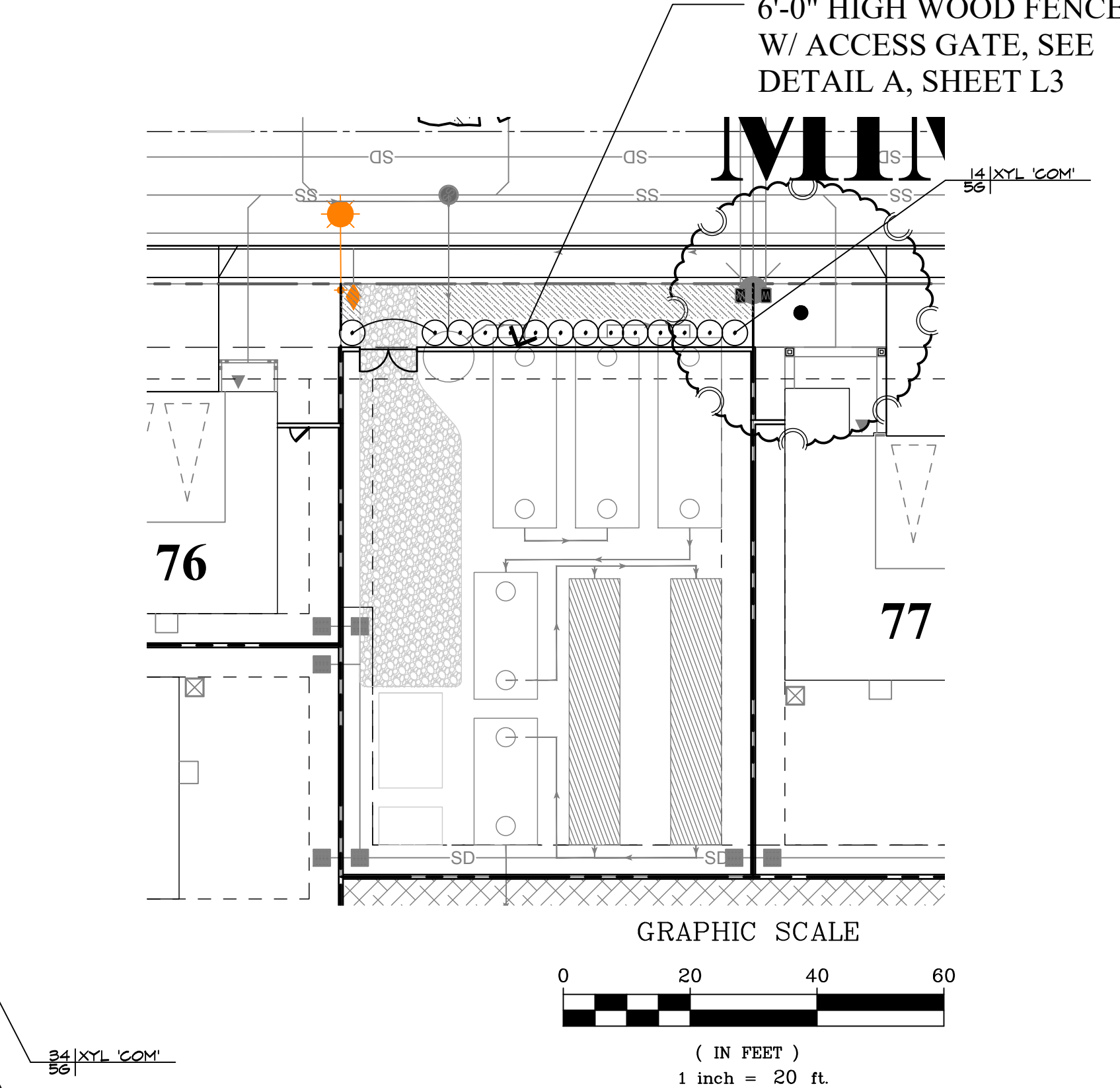
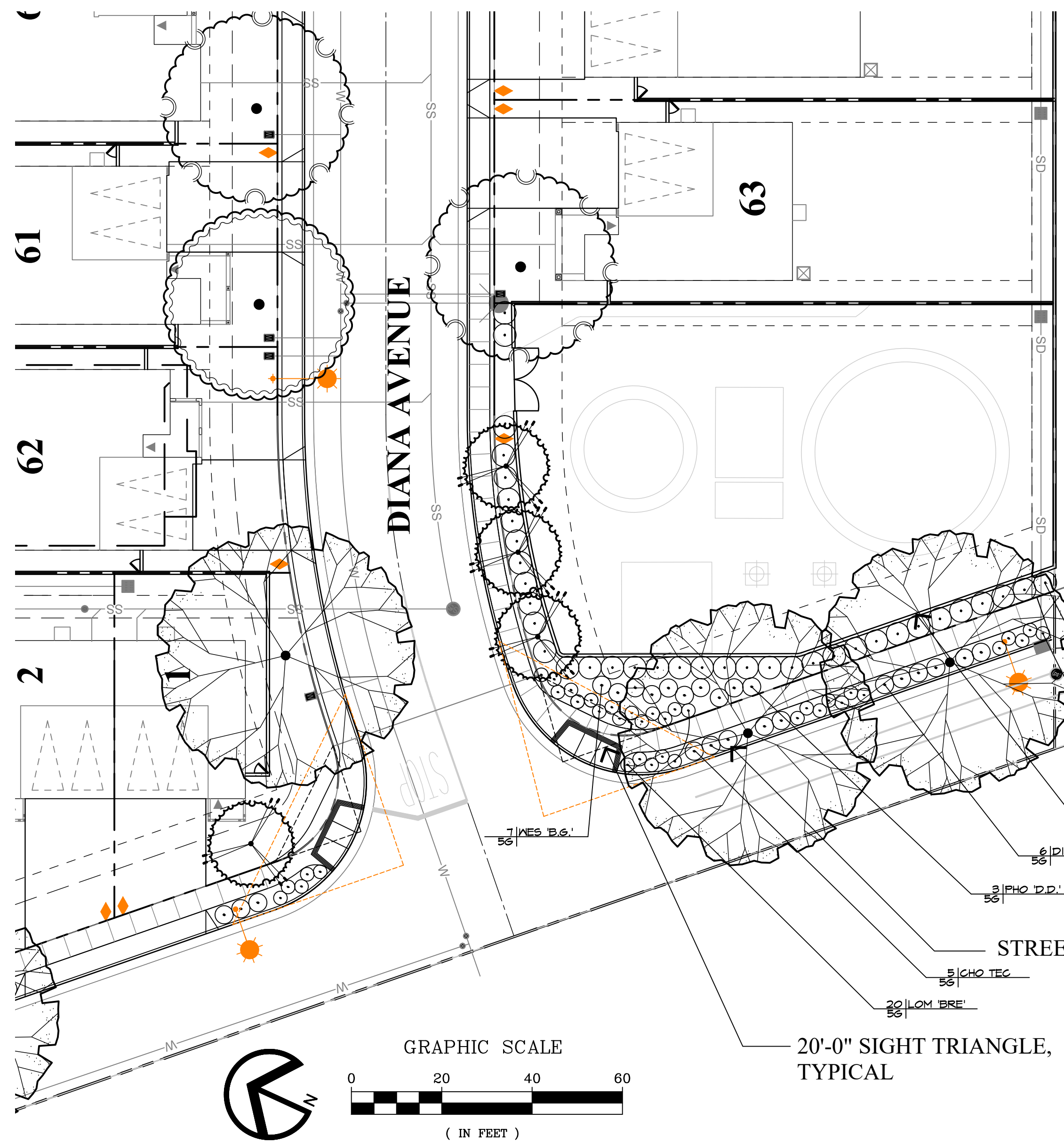
PAVEMENT DESIGN

LOTS WILL REQUIRE TO INSTALL DECORATIVE PERVIOUS PAVING TO MEET CITY DEVELOPMENT STANDARD RATIO OF 10% MINIMUM.

DECORATIVE PERVIOUS PAVING TO BE IN HIGHLY VISIBLE AREAS SUCH AS FRONT WALKS FROM THE STREET AND THE FIRST 20' MINIMUM OF THE DRIVEWAY ADJACENT TO THE STREET.

NOTES:

1. PER CITY OF MORGAN HILL MUNICIPAL CODE 18.84.060, 90% PLANTS & TREES SHALL BE DROUGHT TOLERANT
2. TURF SHALL BE 25% OR LESS OF THE TOTAL LANDSCAPED AREA PER CITY OF MORGAN HILL MUNICIPAL CODE 18.84.060
3. DROUGHT-TOLERANT GRASS SPECIES SHALL BE USED EXCLUSIVELY.
4. SEPARATE LANDSCAPE WATER METERS FOR LANDSCAPE AREAS EXCEEDING FIVE THOUSAND SQUARE FEET
5. EQUIPMENT SUCH AS UTILITY METERS, BACKFLOW PREVENTION DEVICES, IRRIGATION CONTROL VALVES, TRANSFORMERS AND PULL BOXES SHALL BE SCREENED WITH WOOD SCREEN OR SCREENING SHRUBS SO AS NOT TO BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR COMMON AREAS.
6. ANY TURF AREAS SHALL BE IRRIGATED BY OVERHEAD SPRAY WITH A PRECIPITATION RATE LESS THAN 3/4 OF AN INCH PER HOUR.



8'-0" HIGH WOOD FENCE AROUND WATER TREATMENT AREA W/ ACCESS GATE, SEE DETAIL A ON THIS SHEET, TYPICAL

PROPOSED PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
TREES			
SEE SHEET L1 FOR PROPOSED PRELIMINARY TREE LEGEND			
SHRUBS & GROUNDCOVERS			
CHO TEC	CHONDRPETALUM TECTORUM	CAPE RUSH	LOW
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	LOW
LOW 'BRE'	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW
PHO 'D.D.'	PHORMIUM T. 'DARK DELIGHT'	NEW ZEALAND FLAX	LOW
XYL 'COM'	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	LOW
WES 'B.G.'	WESTRINGIA F. 'BLUE GEM'	BLUE GEM WESTRINGIA	LOW
	ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	LOW
	1 GALLON @ 60" O.C.		

HYDROSEEDING SPECIFICATIONS
 HYDROSEED SHALL CONSIST OF MIXING AND APPLYING SEED, FERTILIZER AND SOIL BINDER WITH FIBER AND WATER. MIXING SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM, WITH AN OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH WILL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1000 GALLONS. THE MATERIALS AND QUANTITIES TO BE MIXED ARE AS FOLLOWS:

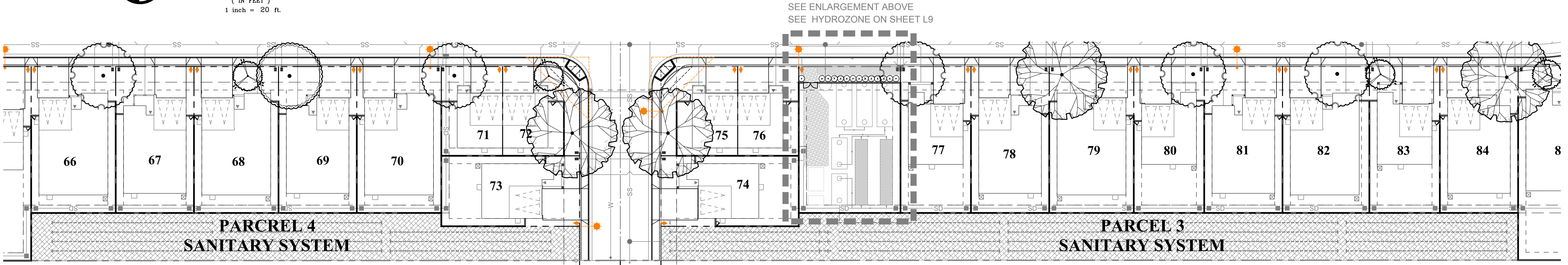
HYDROSEED MIX

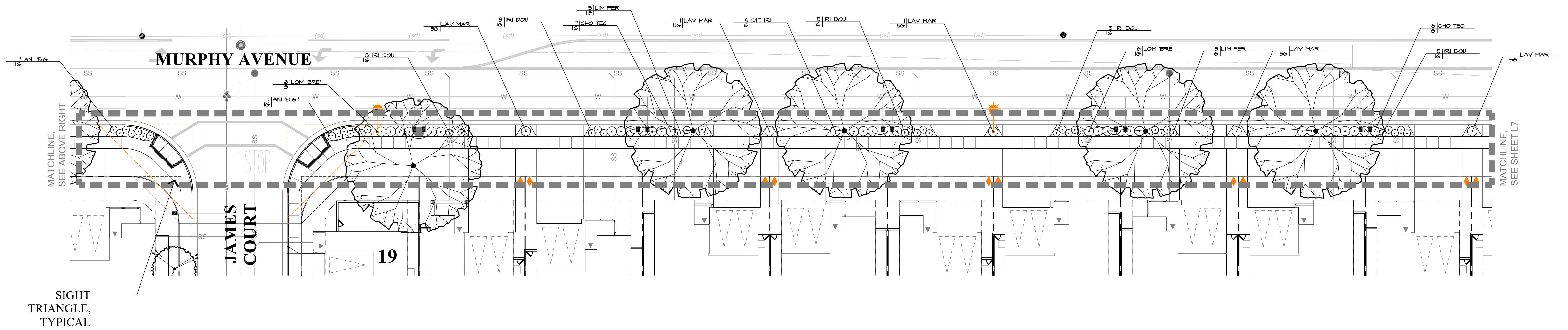
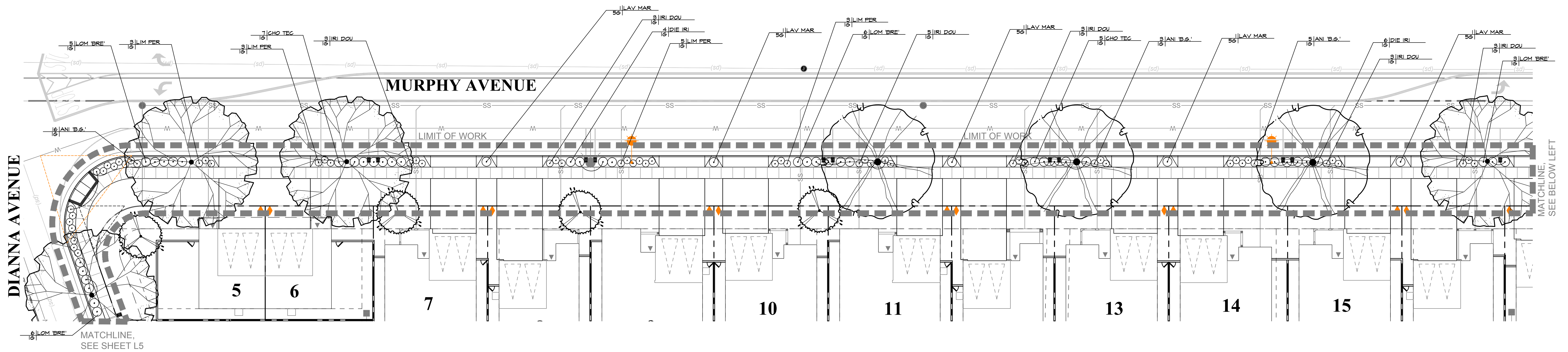
10 LBS.	BROMUS CARINATUS, CALIFORNIA BROME
8 LBS.	ELYMUS GLAUCUS, BLUE WILDRYE
8 LBS.	HORSUM CALIFORNICA, CALIFORNIA BARLEY
5 LBS.	FESTUCA IDAHOENSIS, IDAHO FESCUE
5 LBS.	STRA FULVRA, PURPLE NEEDLEGRASS
4 LBS.	POA SECUNDA, PINE BLUEGRASS

LBS./ACRE
 ** HYDROSEED MIX IS AVAILABLE FROM PACIFIC COAST SEED, WWW.PCSEED.COM, TEL: 925.373.4417

PLANT CALLOUT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS



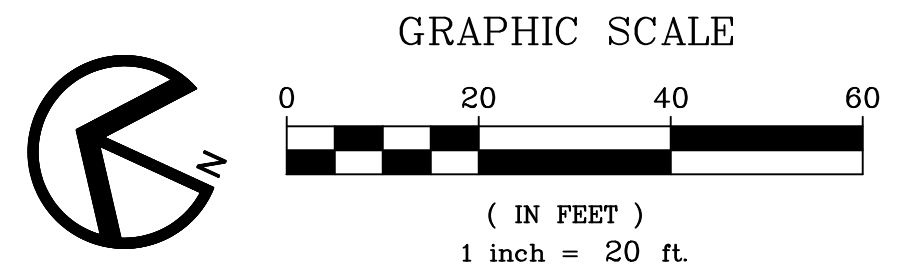


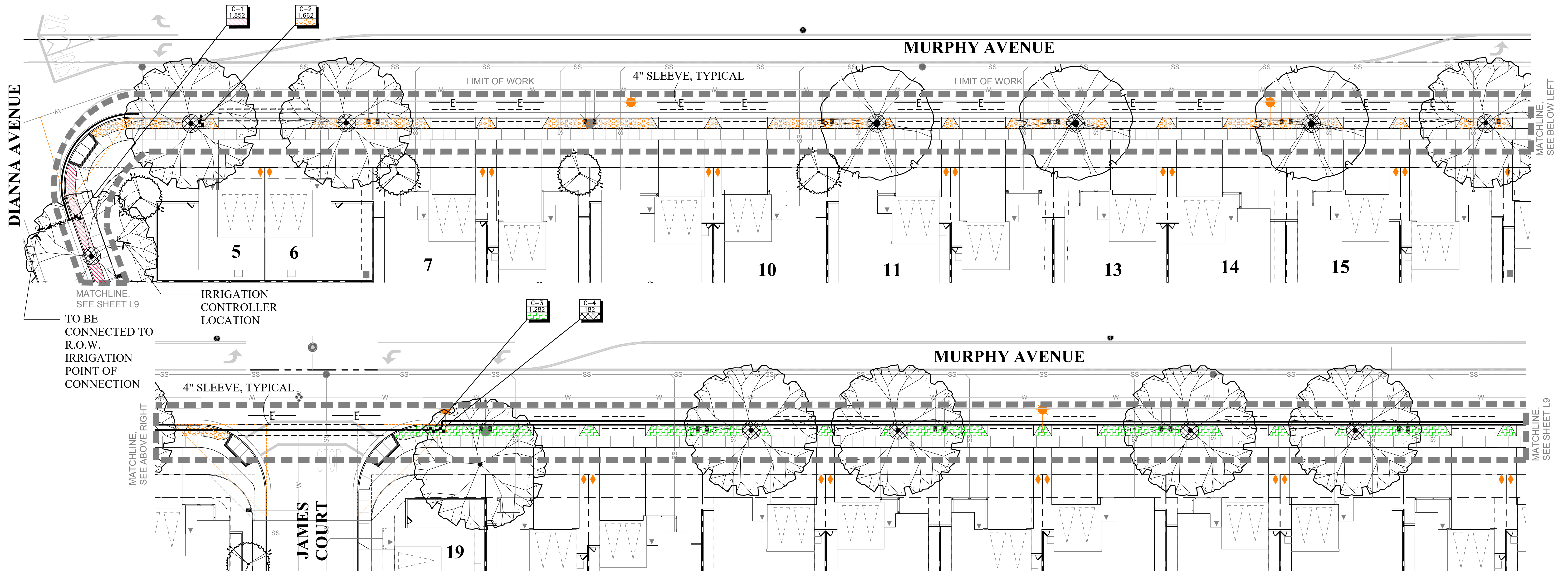
PROPOSED PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
TREES			
SEE SHEET L1 FOR PROPOSED PRELIMINARY TREE LEGEND			
SHRUBS - RIGHT-OF-WAY AREA			
ANI 'B.G.'	ANIGOZANTHOS 'BUSH GOLD'	YELLOW KANGAROO PAW	LOW
CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	LOW
DIE IRI	DIETES BIRIROIDES	FORTNIGHT LILY	LOW
IRI DOU	IRIS DOUGLASIANA	DOUGLAS IRIS	LOW
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	LOW
LIM PER	LIMONIUM PEREZII	SEA LAVENDER	LOW
LOM 'BRE'	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW

PLANT CALLOUT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS
1/16	(Symbol)
1/8	(Symbol)
1/4	(Symbol)
1/2	(Symbol)
3/4	(Symbol)
1	(Symbol)
2	(Symbol)
3	(Symbol)
4	(Symbol)
5	(Symbol)
6	(Symbol)
7	(Symbol)
8	(Symbol)
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42	(Symbol)
43	(Symbol)
44	(Symbol)
45	(Symbol)
46	(Symbol)
47	(Symbol)
48	(Symbol)
49	(Symbol)
50	(Symbol)





IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
	IRRIGATION WATER METER	-BY OTHER SECTION OF CONTRACT		
	1" IRRIGATION SUBMETER	-HUNTER-HC-100-FLOW		
	ELECTRIC CONTROLLER	-HUNTER-ICORE-IC-600-PP W/SOLAR SYNC (ET-BASED)		
	MASTER VALVE	-HUNTER-ICV-101G-FS-AS-50		
	FLOW SENSOR	-CREATIVE SENSOR TECHNOLOGY FSI-T10-001 OR EQ		
	WEATHER SENSOR	-HUNTER SOLAR-SYNC SENSOR (INSTALL PER MANUF)		
	BACK FLOW	-WILKINS 1" 975XL		
	REMOTE CONTROL VALVES	-IRRITROL-2500T OR EQUAL		
	BALL VALVE	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
	BUBBLER (TREE)	-RAIN BIRD-1401	.25	30
	BUBBLER (SHRUB)	-PEPCO-OCTA-BUBBLER (2 GPH)	.27	30
	SUB-SURFACE EMITTER TUBING CIRCUIT (REPRESENTS COVERAGE AREA)	-HUNTER HDL SUB-SURFACE DRIPLINE OR EQUAL (0.9 GPH, 18" SPACING BOTH WAYS, COVER W/ 3" MULCH)		
	QUICK COUPLER	-RAINBIRD-44LRC OR EQUAL		
	IRRIGATION SUPPLYLINE- 1"	-1120/SCHEDULE 40 PVC PIPE		-18" COVER
	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE		-12" COVER
	ELECTRICAL CONDUIT	-1120/SCHEDULE 40 PVC PIPE		-24" COVER
	SLEEVING	-1120/SCHEDULE 40 PVC PIPE		-24" COVER

NOTE: EQUIVALENT SUBSTITUTIONS ACCEPTABLE

LANDSCAPE HYDROZONE LEGEND

	HYDROZONE/CONTROLLER STATION NUMBER
	AREA OF COVERAGE (SF)
	HATCH PATTERN OF AREA

HYDROZONES

NAME	TYPE	WATER USE	DESCRIPTION
NORTH DIANA			
C-1	D RIP	LOW	SHRUBS - ALONG DIANA AVENUE & PARCEL 5 WATER TREATMENT FRONTAGE AREA
C-2	D RIP	LOW	SHRUBS - ALONG MURPHY AVENUE
C-3	D RIP	LOW	SHRUBS - ALONG MURPHY AVENUE
C-4	BUBBLER	LOW	TREES - ALL COMMON AREAS
C-5	D RIP	LOW	SHRUBS - PARCEL 1 STORM TREATMENT PERIMETER AREA
C-6	D RIP	LOW	SHRUBS - PARCEL 1 STORM TREATMENT AREA
C-7	D RIP	LOW	SHRUBS - PARCEL 2 SANITARY SYSTEM AREA

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Annika Carpenter

ANNIKA M. CARPENTER ALIF. LANDSCAPE ARCH. #3684

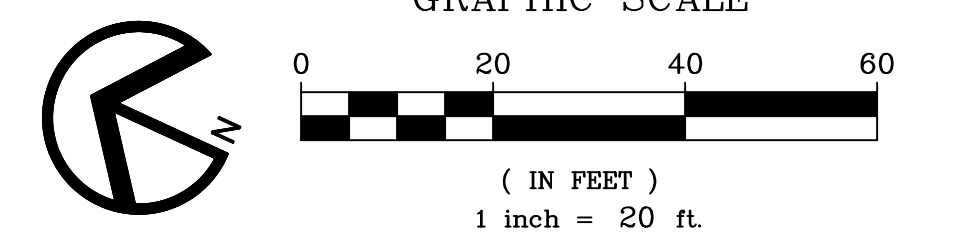
WATER BUDGET CALCULATIONS:

TOTAL LOW WATER USE SHRUB PLANTING AREA = 32,030 SF

ESTIMATED TOTAL WATER USE:
 ETWU (LOW WATER USE) = (49.5) X (0.62) X (0.2 X 3,705) = 32,030 GAL/YR
 0.71

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (TOTAL LANDSCAPED AREA) = (49.5) X (0.62) X (0.45 X 3,705) = 51,168 GAL/YR



NOTES:

- IRRIGATION SYSTEMS ARE DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS OUTSIDE OF LANDSCAPED AREAS. IRRIGATION SYSTEMS SHALL FEATURE THE FOLLOWING EQUIPMENT: IRRIGATION SYSTEMS SHALL MEET A MINIMUM IRRIGATION EFFICIENCY OF SEVENTY-FIVE PERCENT.
- IRRIGATION CONTROLLER SHALL BE CAPABLE OF PERCENT ADJUSTMENT, MULTIPLE PROGRAMMING, AND RAIN SENSOR. SEPARATED VALVES AND CIRCUITS ARE DESIGNED BASED ON WATER USE AND SUN EXPOSURE.
- BUBBLE IRRIGATION ARE DESIGNED FOR ALL TREES. STATE-APPROVED BACK FLOW PREVENTION DEVICES SHALL BE INSTALLED ON ALL IRRIGATION SYSTEMS.
- LANDSCAPING SYSTEMS SHALL BE INSTALLED PRIOR TO FINAL BUILDING PERMIT INSPECTION OR CERTIFICATION OF OCCUPANCY.

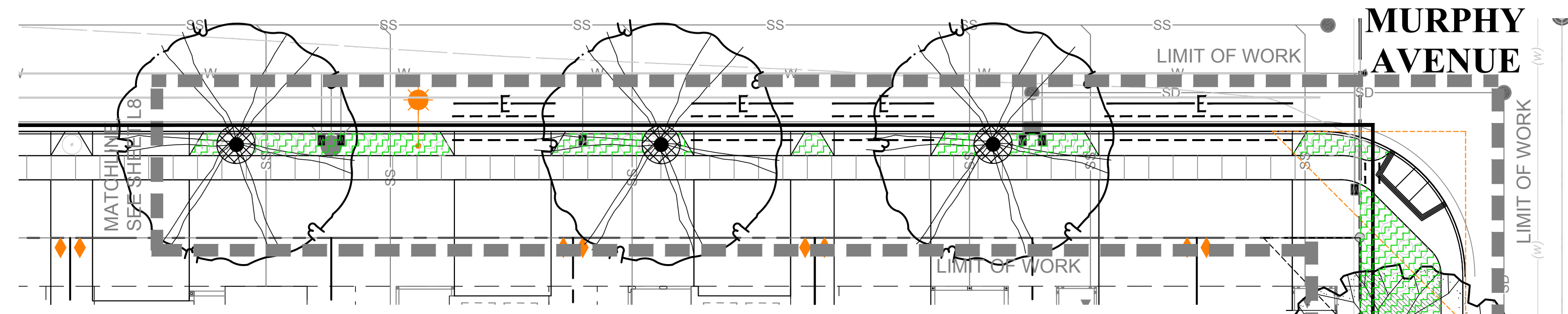
IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
⊠	IRRIGATION WATER METER	-BY OTHER SECTION OF CONTRACT		
⊠	1" IRRIGATION SUBMETER	-HUNTER-HC-100-FLOW		
⊠	ELECTRIC CONTROLLER	-HUNTER-ICORE-IC-600-PP W/SOLAR SYNC (ET-BASED)		
⊠	MASTER VALVE	-HUNTER-ICV-101G-FS-AS-50		
⊠	FLOW SENSOR	-CREATIVE SENSOR TECHNOLOGY FSI-T10-001 OR EQ		
⊠	WEATHER SENSOR	-HUNTER SOLAR-SYNC SENSOR (INSTALL PER MANUF)		
⊠	BACK FLOW	-WILKINS 1" 975XL		
⊠	REMOTE CONTROL VALVES	-IRRITROL-2500T OR EQUAL		
⊠	REMOTE CONTROL VALVES	-IRRITROL-2500TF/REGULATOR & FILTER OR EQUAL		
⊠	BALL VALVE	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
⊠	BUBBLER (TREE)	-RAIN BIRD-1401	.25	30
⊠	BUBBLER (SHRUB)	-PEPCO-OCTA-BUBBLER (2 GPH)	.27	30
⊠	SUB-SURFACE EMITTER TUBING CIRCUIT (REPRESENTS COVERAGE AREA)	-HUNTER HDL SUB-SURFACE DRIPLINE OR EQUAL (0.9 GPH, 18" SPACING BOTH WAYS, COVER W/ 3" MULCH)		
⊠	QUICK COUPLER	-RAINBIRD-44LRC OR EQUAL		
⊠	IRRIGATION SUPPLYLINE- 1"	-1120/SCHEDULE 40 PVC PIPE -18" COVER		
⊠	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE -12" COVER		
⊠	ELECTRICAL CONDUIT	-1120/SCHEDULE 40 PVC PIPE -24" COVER		
⊠	SLEEVING	-1120/SCHEDULE 40 PVC PIPE -24" COVER		

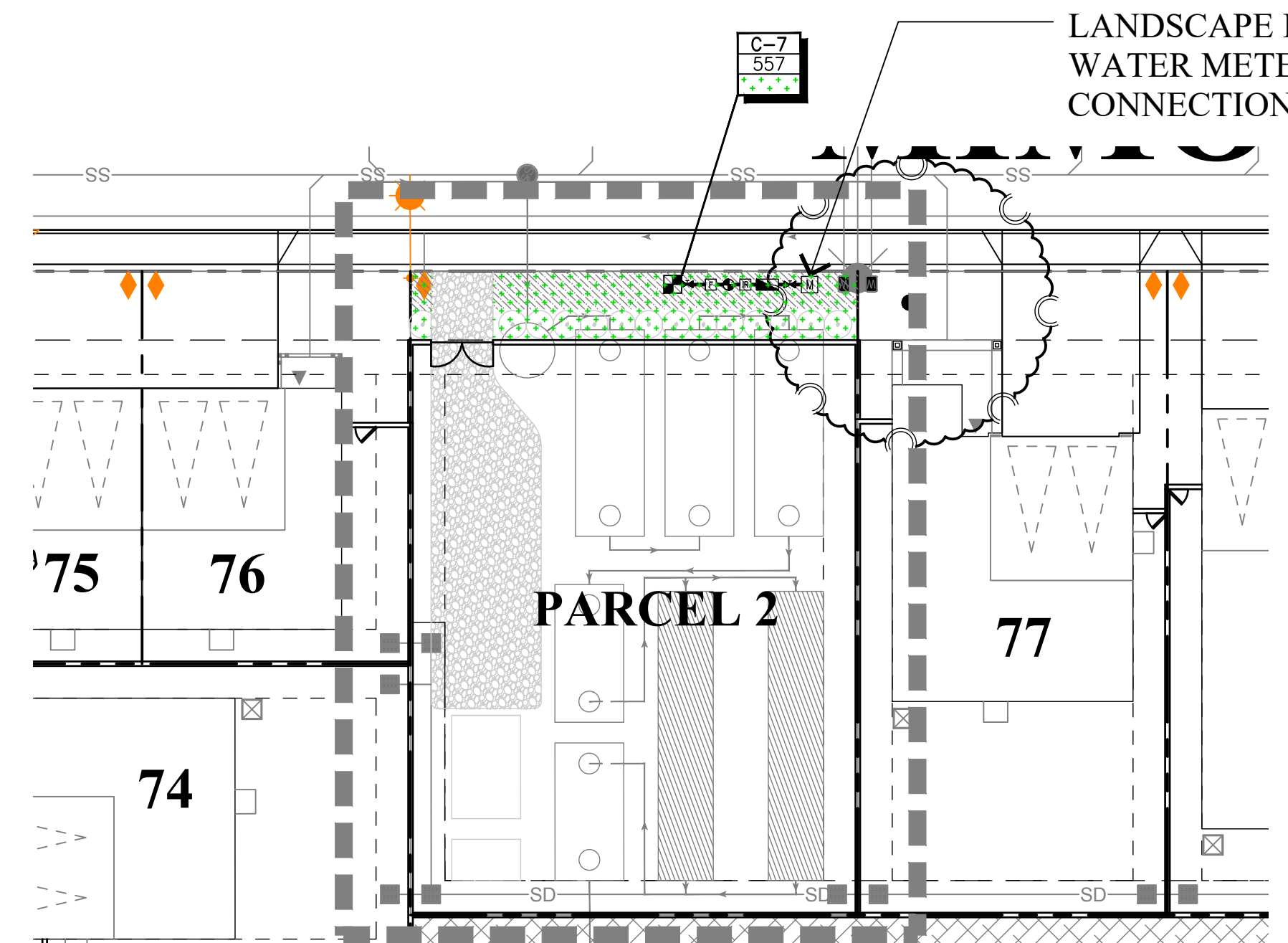
NOTE: EQUIVALENT SUBSTITUTIONS ACCEPTABLE

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Annika Carpenter
ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH. #9664



PARCEL 1 STORM TREATMENT & R.O.W. AREAS



PARCEL 2 SANITARY SYSTEM AREA

LANDSCAPE HYDROZONE LEGEND

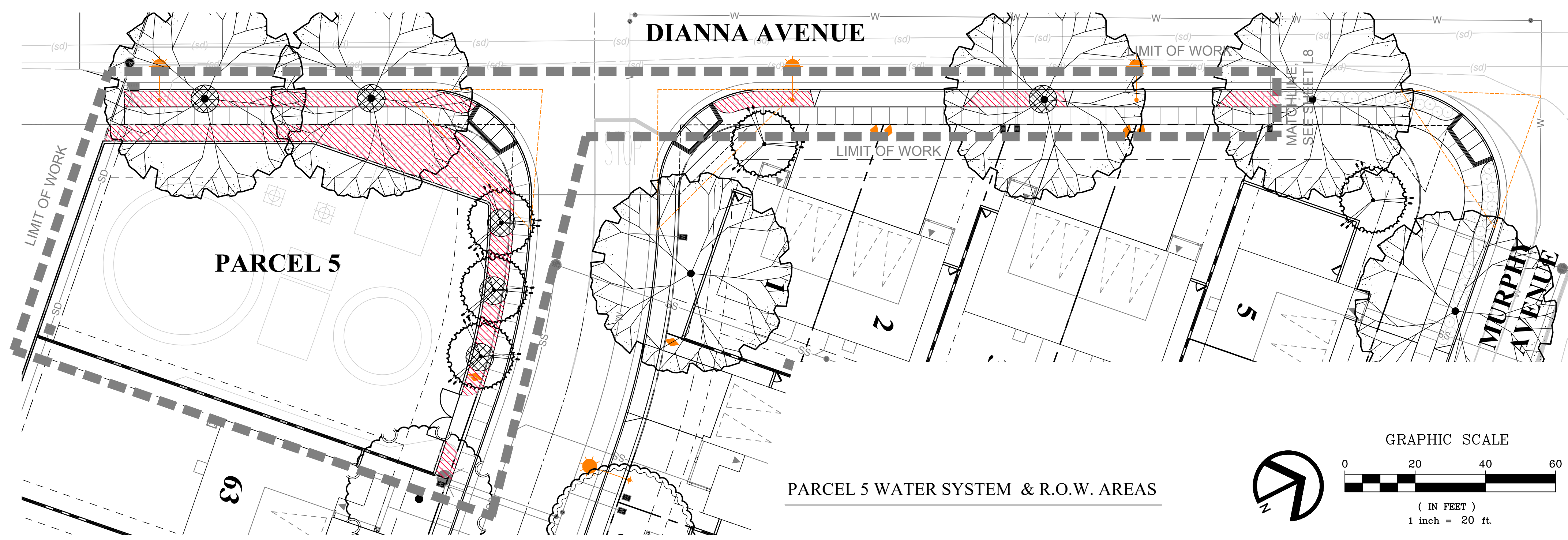
SYMBOL	DESCRIPTION
C-X	HYDROZONE/CONTROLLER STATION NUMBER
XX	AREA OF COVERAGE (SF)
[Hatched Pattern]	HATCH PATTERN OF AREA

NOTE:
SEE CONTROLLER LOCATION, IRRIGATION POINT OF CONNECTION, WELD CALCULATIONS ON SHEET L8.

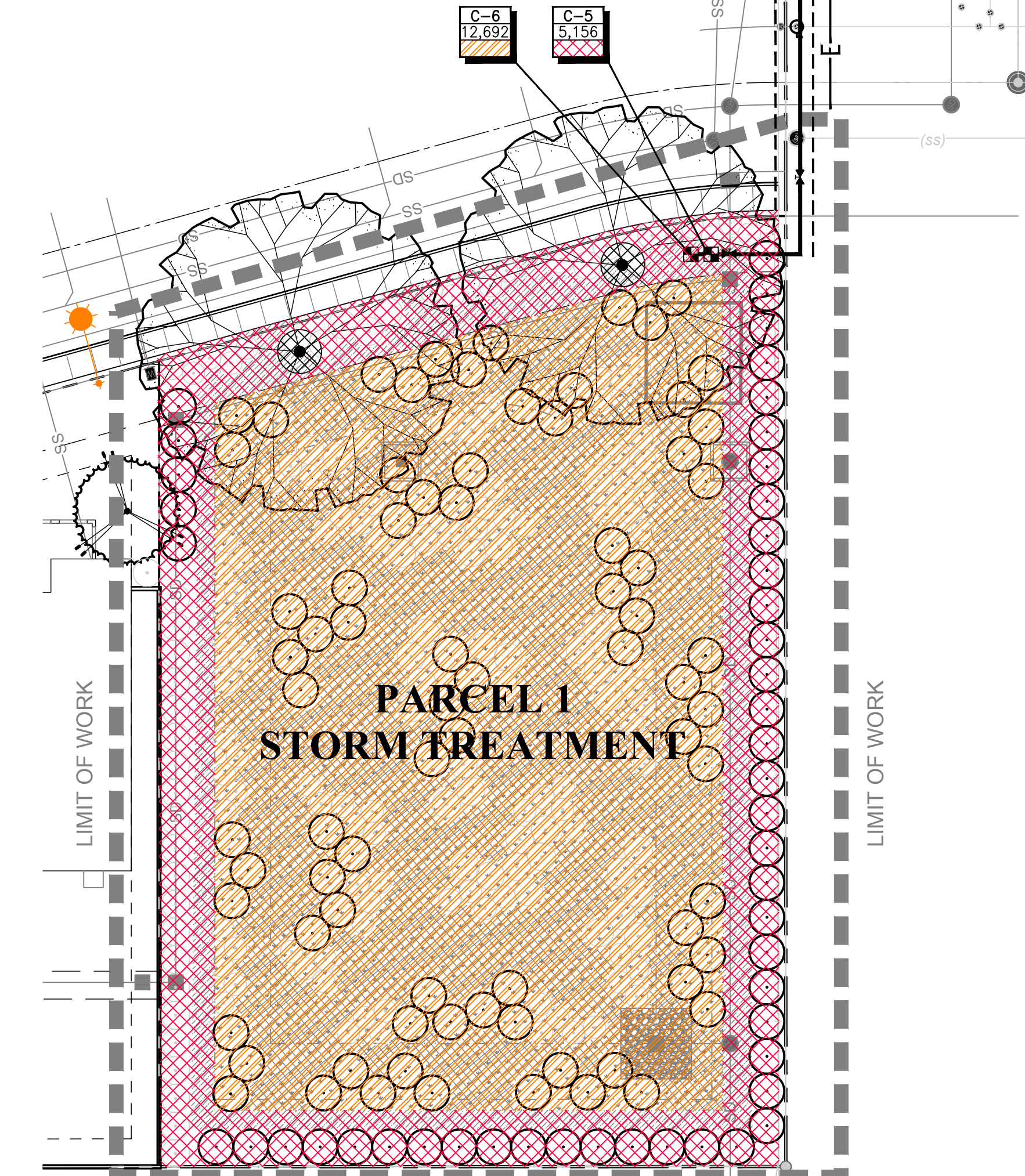
HYDROZONES

NAME	TYPE	WATER USE	DESCRIPTION
NORTH DIANA			
C-1	DRIP	LOW	SHRUBS - ALONG DIANA AVENUE & PARCEL 5 WATER TREATMENT FRONTAGE AREA
C-2	DRIP	LOW	SHRUBS - ALONG MURPHY AVENUE
C-3	DRIP	LOW	SHRUBS - ALONG MURPHY AVENUE
C-4	BUBBLER	LOW	TREES - ALL COMMON AREAS
C-5	DRIP	LOW	SHRUBS - PARCEL 1 STORM TREATMENT PERIMETER AREA
C-6	DRIP	LOW	SHRUBS - PARCEL 1 STORM TREATMENT AREA
C-7	DRIP	LOW	SHRUBS - PARCEL 2 SANITARY SYSTEM AREA

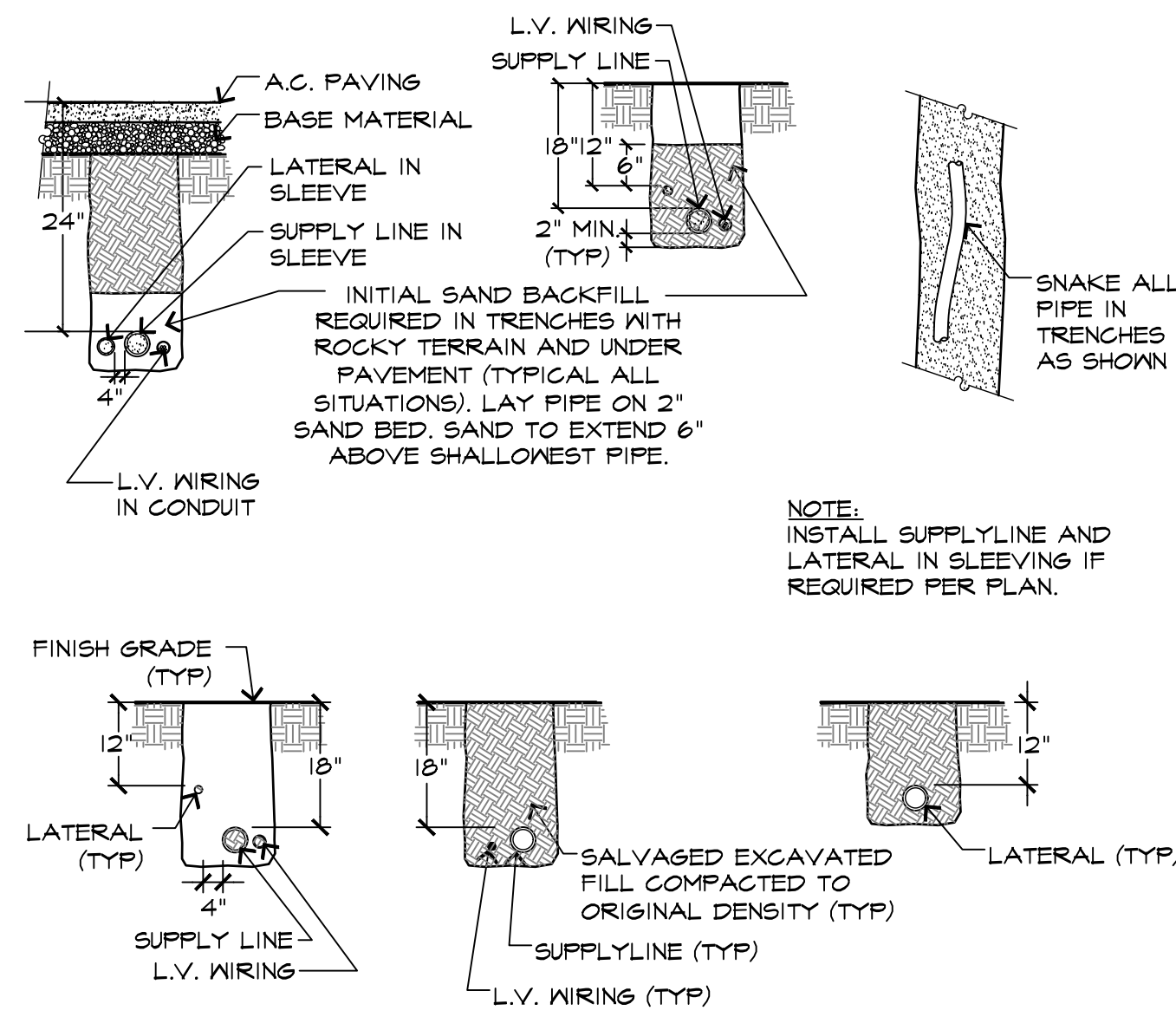
- NOTES:**
- IRRIGATION SYSTEMS ARE DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS OUTSIDE OF LANDSCAPED AREAS. IRRIGATION SYSTEMS SHALL FEATURE THE FOLLOWING EQUIPMENT: IRRIGATION SYSTEMS SHALL MEET A MINIMUM IRRIGATION EFFICIENCY OF SEVENTY-FIVE PERCENT.
 - IRRIGATION CONTROLLER SHALL BE CAPABLE OF PERCENT ADJUSTMENT, MULTIPLE PROGRAMMING, AND RAIN SENSOR. SEPARATED VALVES AND CIRCUITS ARE DESIGNED BASED ON WATER USE AND SUN EXPOSURE.
 - BUBBLE IRRIGATION ARE DESIGNED FOR ALL TREES.
 - STATE-APPROVED BACK FLOW PREVENTION DEVICES SHALL BE INSTALLED ON ALL IRRIGATION SYSTEMS.
 - LANDSCAPING SYSTEMS SHALL BE INSTALLED PRIOR TO FINAL BUILDING PERMIT INSPECTION OR CERTIFICATION OF OCCUPANCY.



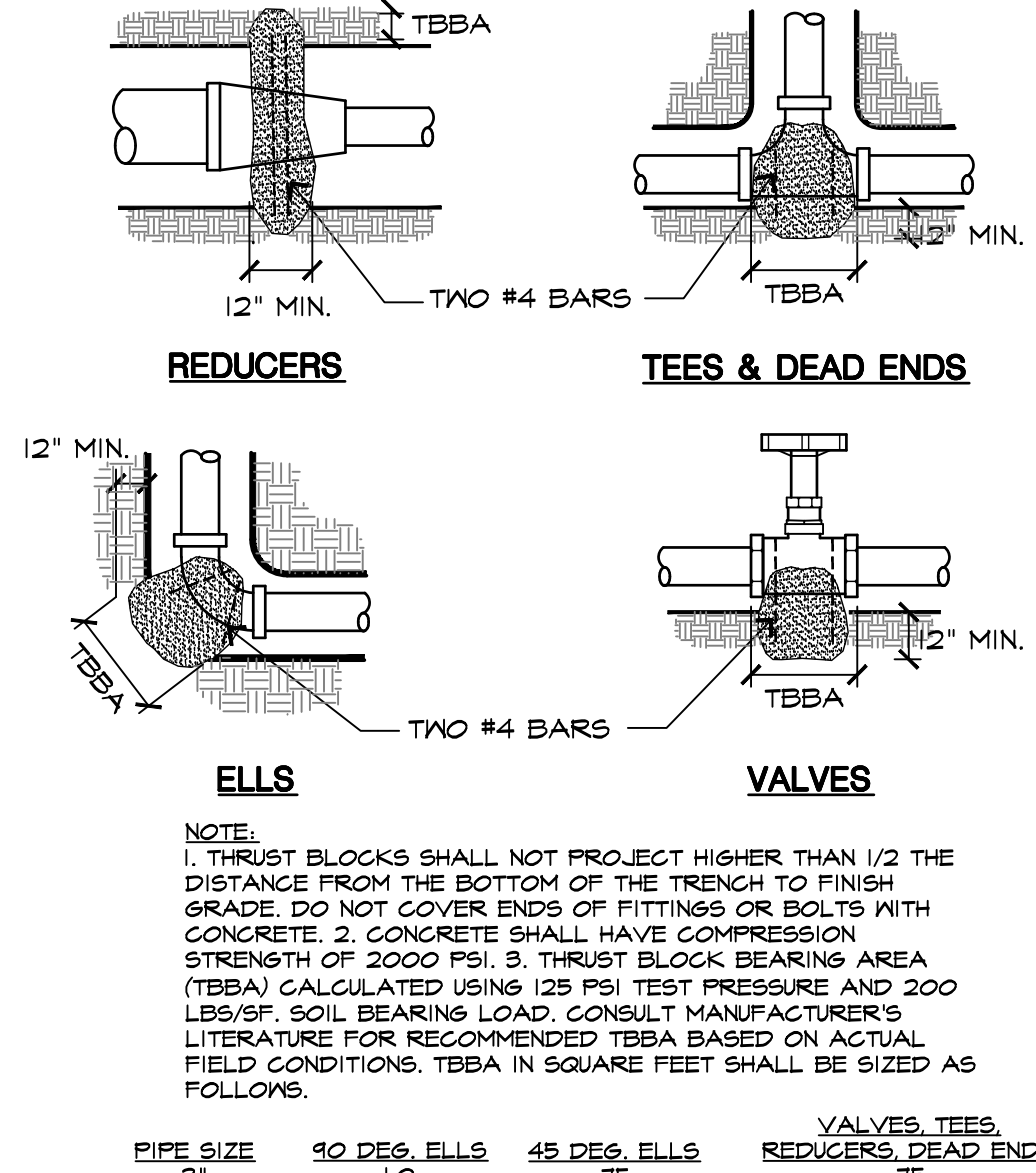
PARCEL 5 WATER SYSTEM & R.O.W. AREAS



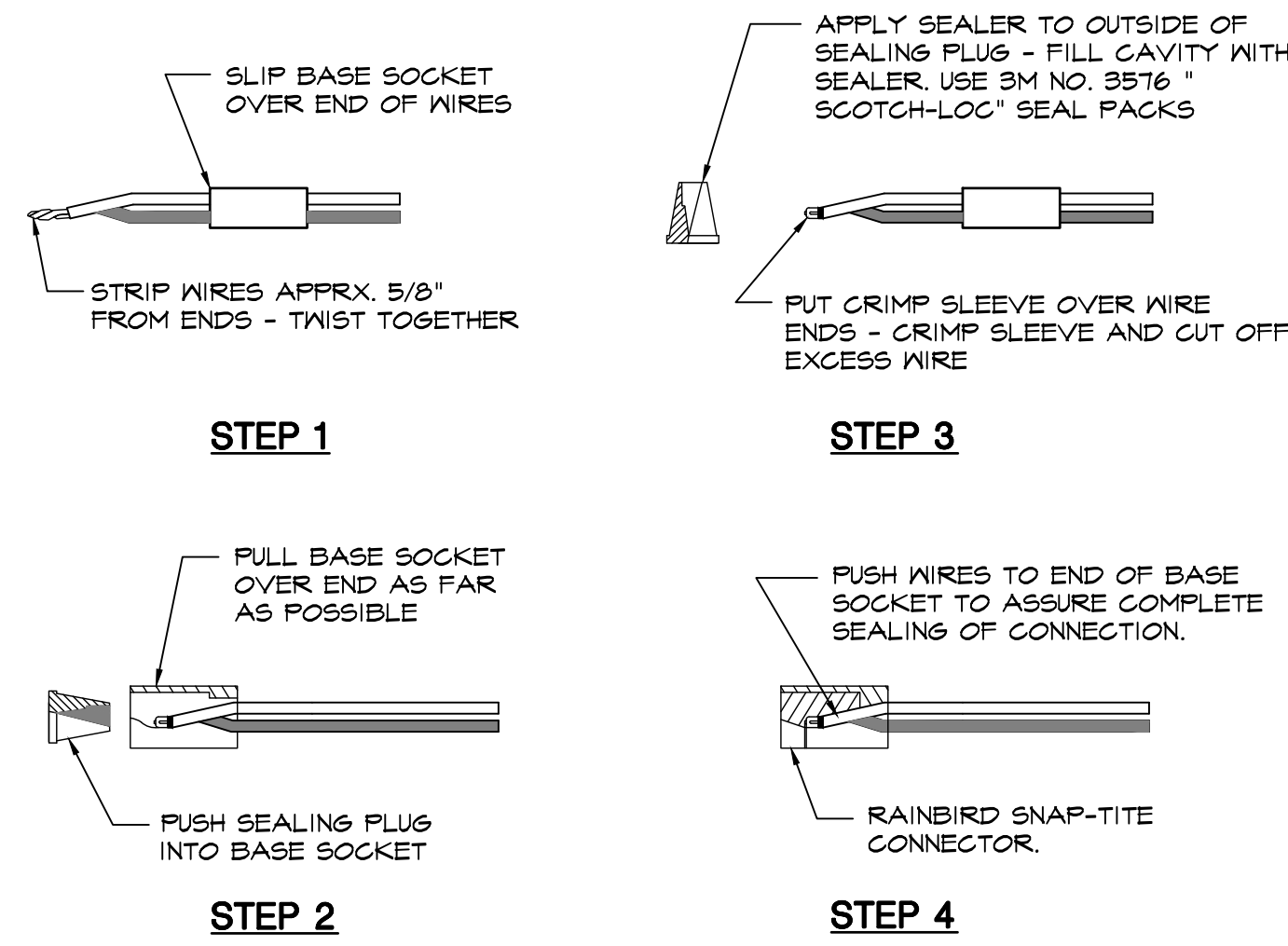
PARCEL 1 STORM TREATMENT



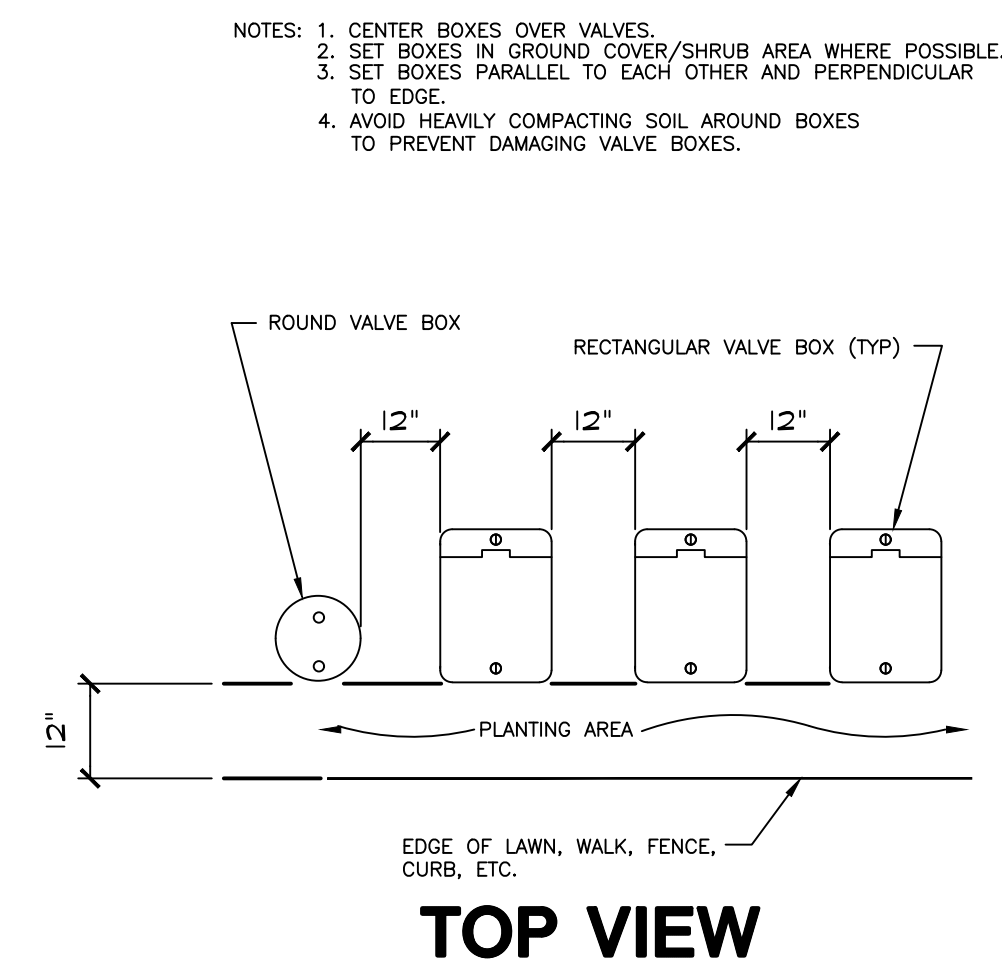
A TRENCHING DETAILS SCALE: 1/2" = 1'-0" 024 -



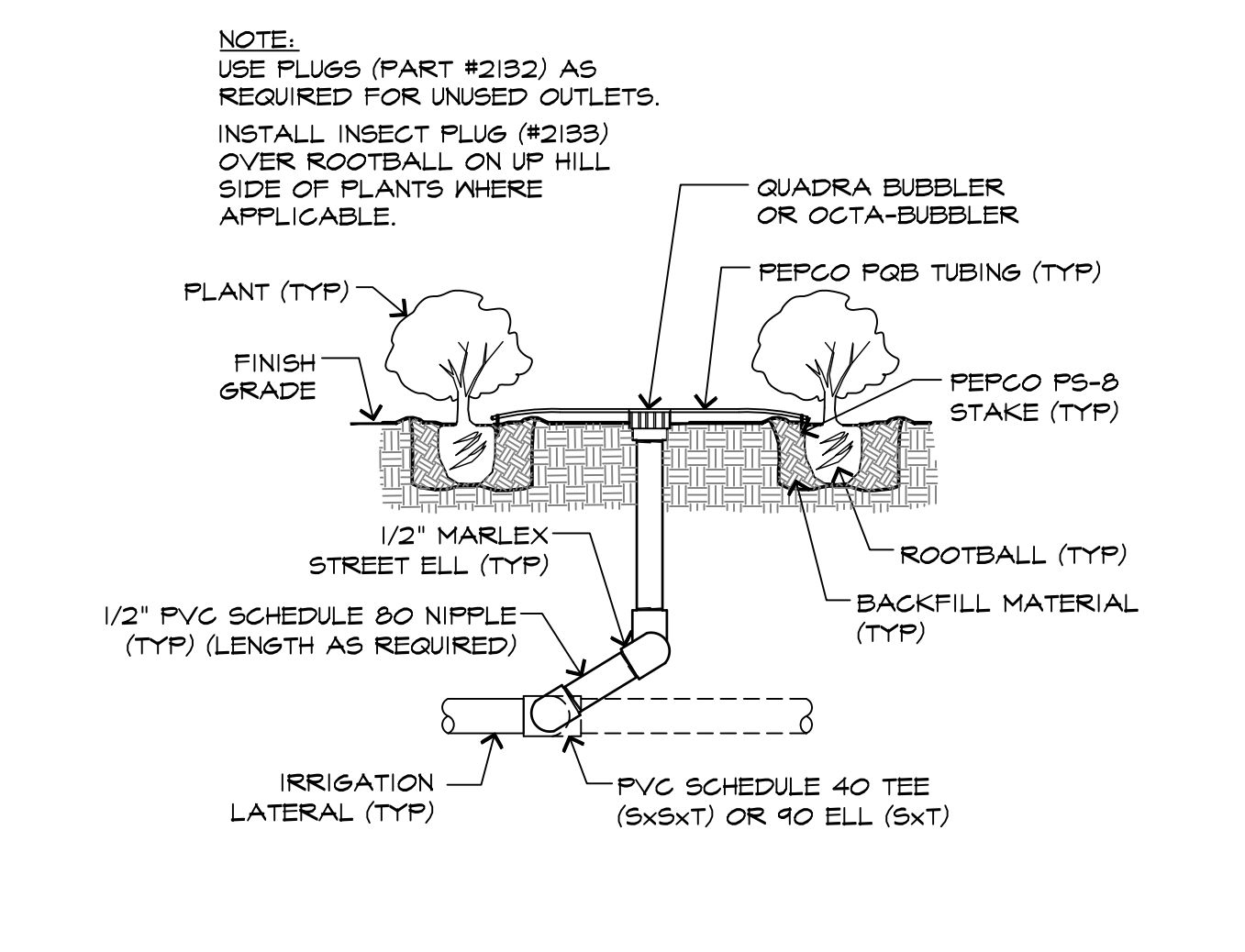
B THRUST BLOCKING SCALE: Not To Scale 016 - ThrustBlock



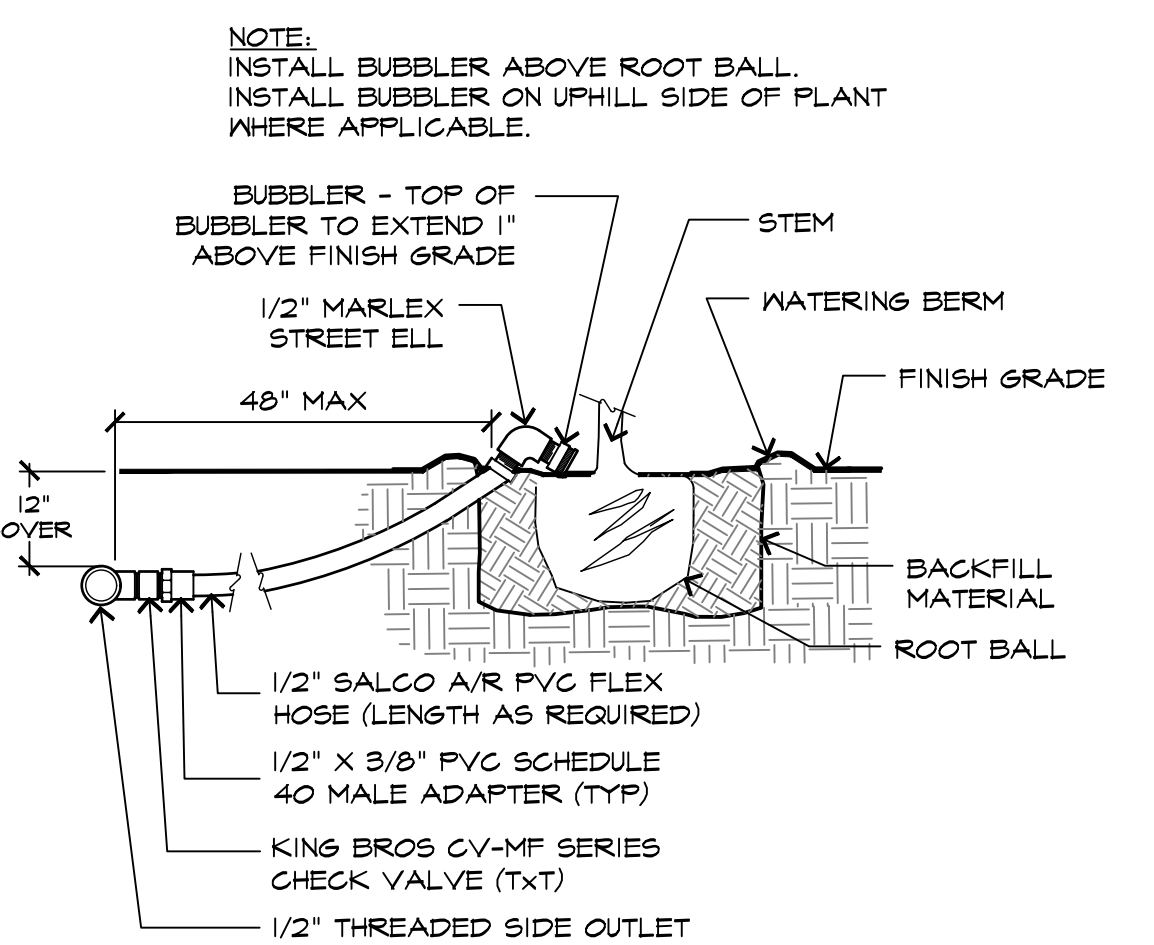
C WIRE CONNECTION SCALE: 3/4" = 1'-0" 016 -



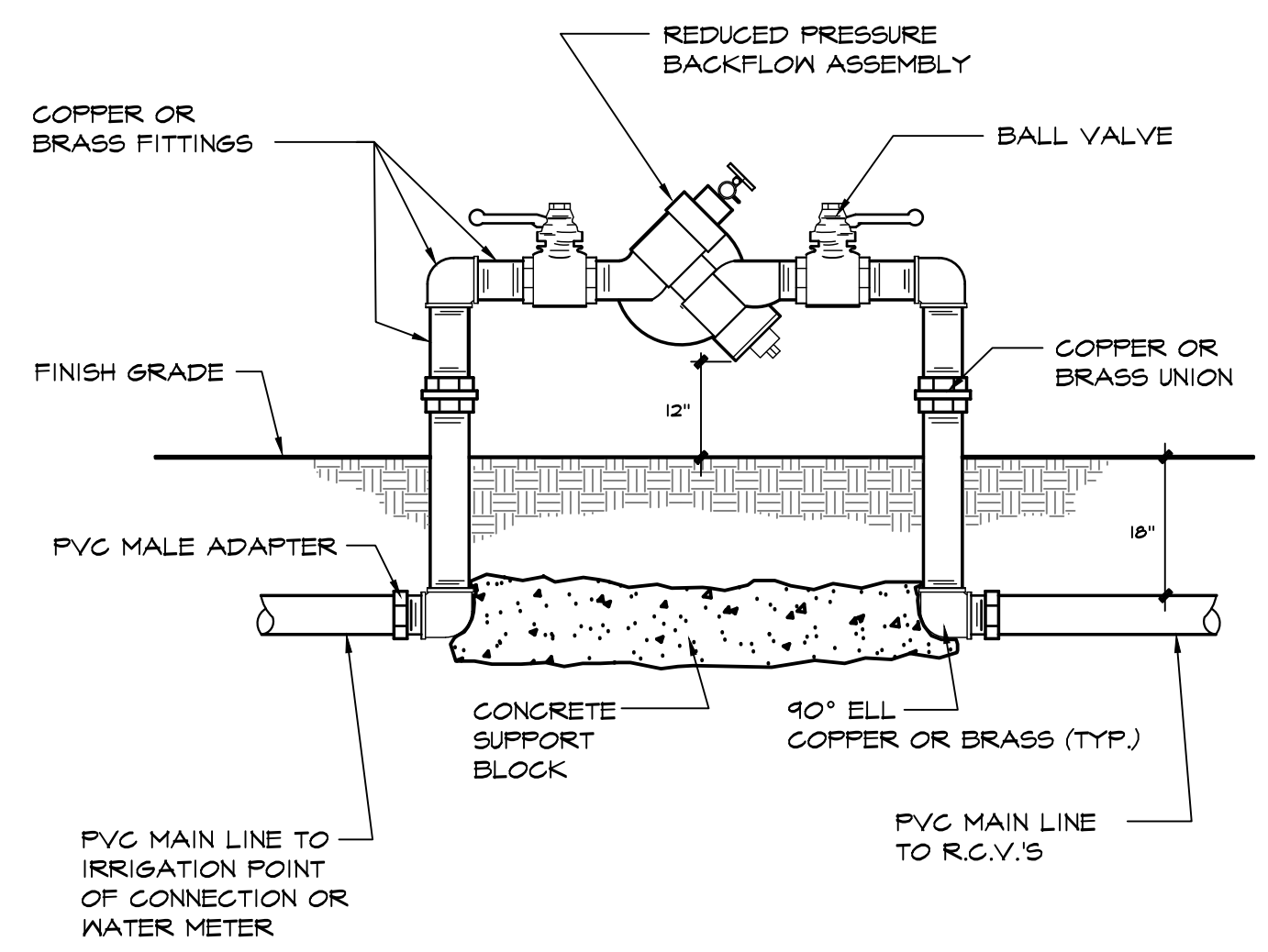
D VALVE BOX INSTALLATION DETAIL SCALE: NTS 016 -



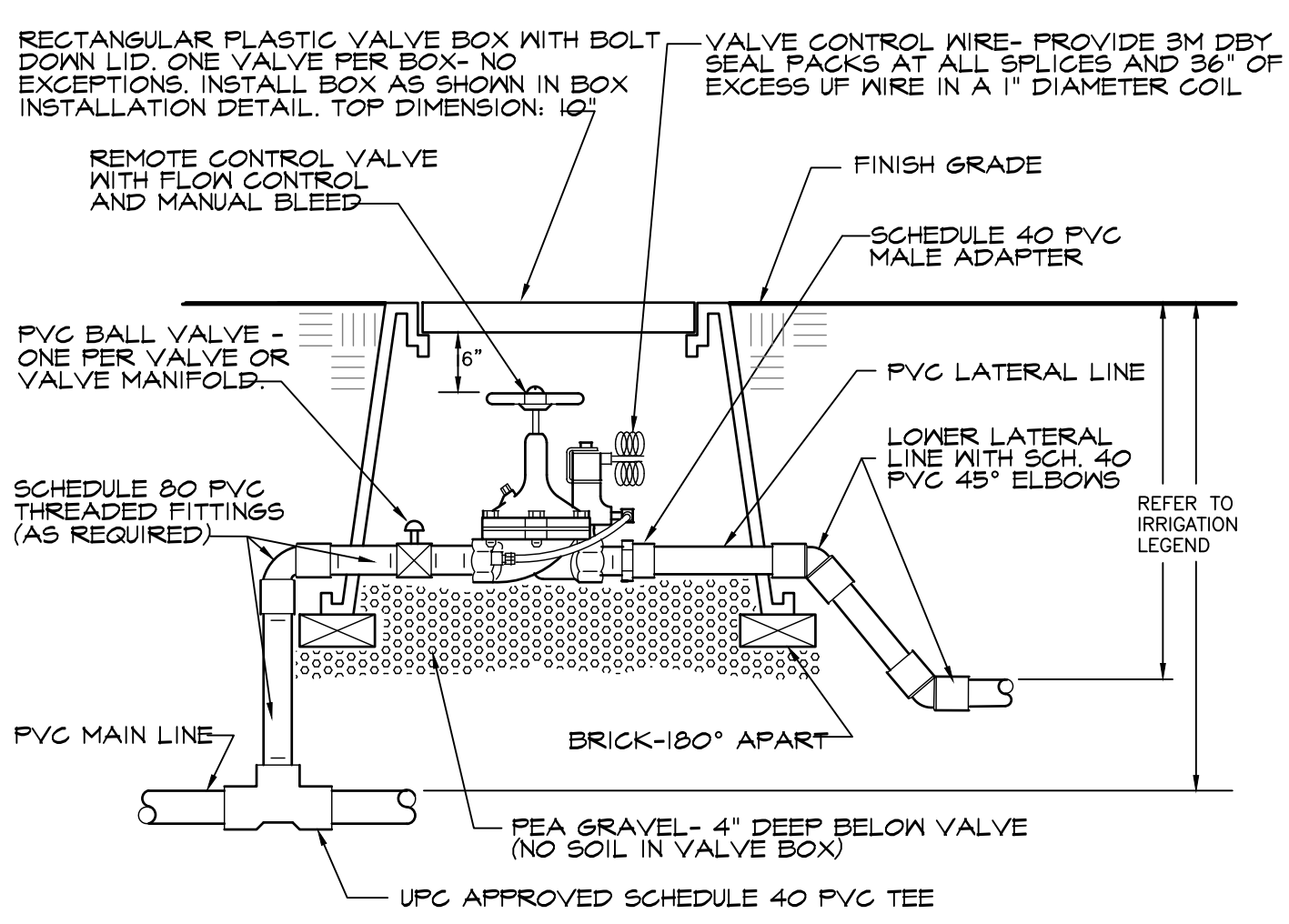
E OCTA-BUBBLER OR QUADRA-BUBBLER INSTALLATION SCALE: 1/2" = 1'-0" 024 -



F BUBBLER INSTALLATION FOR TREES IN GC/BARK AREAS SCALE: Not To Scale 024 - BspTrees

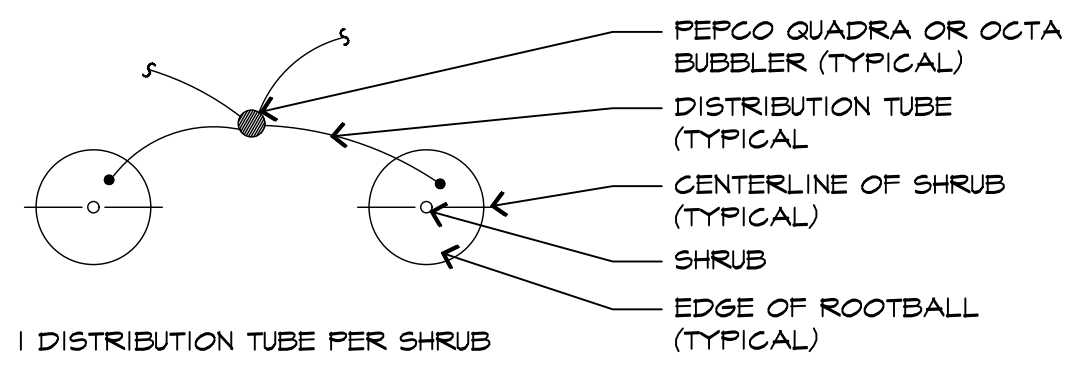


G BACKFLOW ASSEMBLY VALVE INSTALLATION SCALE: 1/2" = 1'-0" 024 -

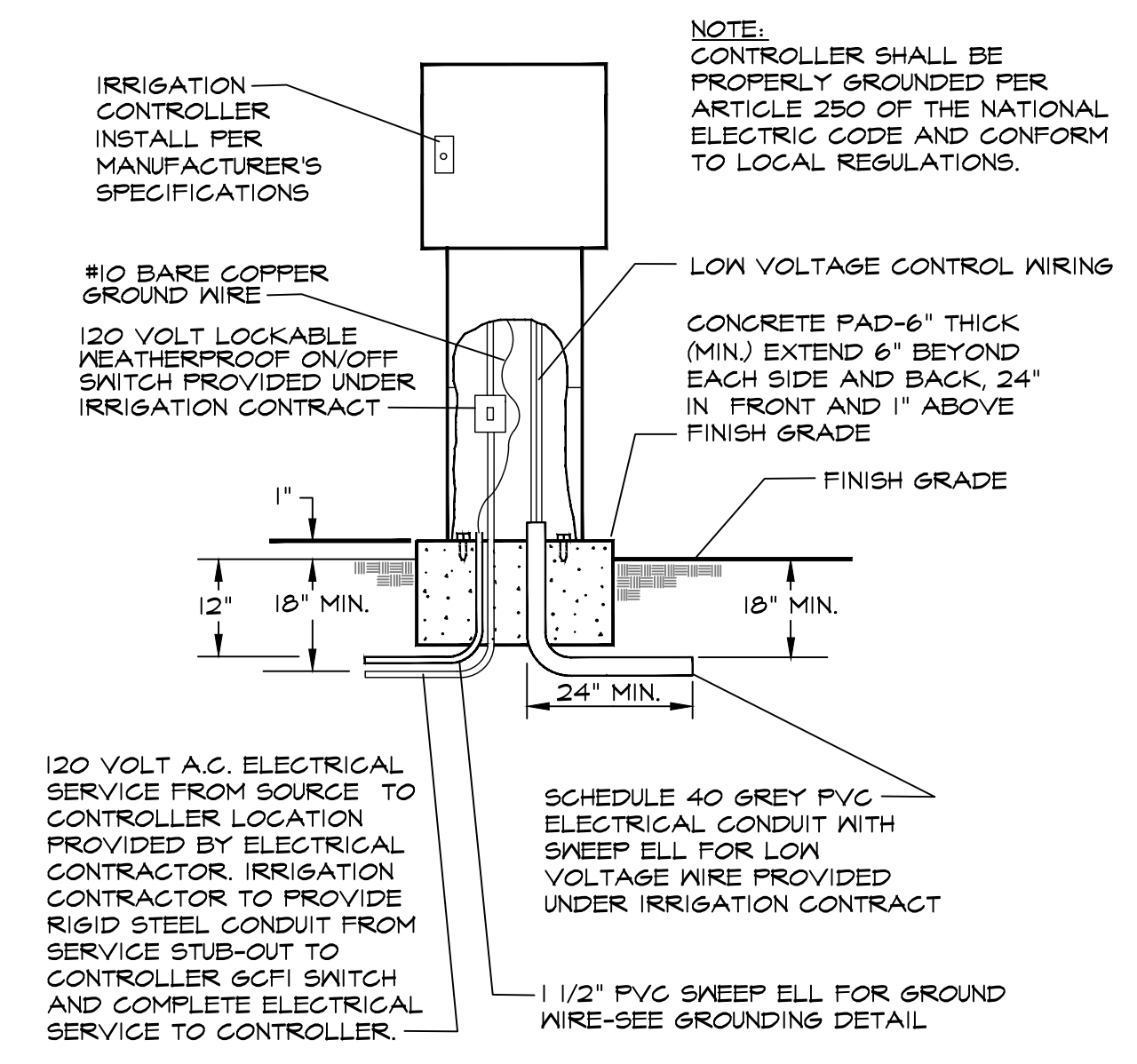


H MASTER CONTROL VALVE INSTALLATION SCALE: 1/2" = 1'-0" 024 -

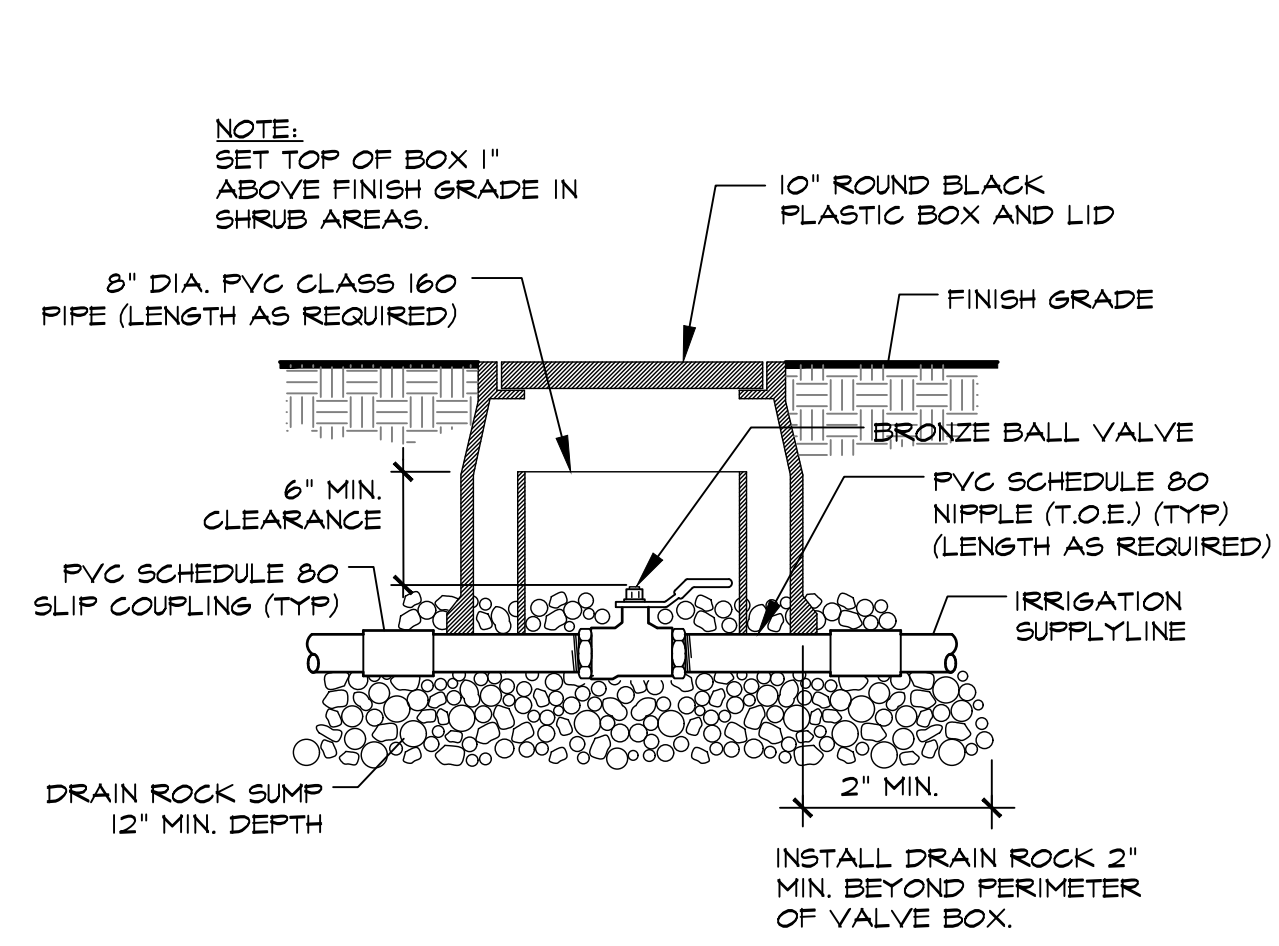
- NOTES:
1. MAXIMUM LENGTH OF DISTRIBUTION TUBE FROM EMITTER BODY TO OUTLET LOCATION SHALL NOT EXCEED TEN (10) FEET
 2. EMITTER OUTLETS SHALL BE AS FOLLOWS:
 - (1) 2-GPH EMITTER PER 1 GAL. LOW WATER USE SHRUB
 - (1) 6-GPH EMITTER PER 1 GAL. MEDIUM WATER USE SHRUB
 - (1) 6-GPH EMITTER PER 5 GAL. LOW WATER USE SHRUB
 - (1) 10-GPH EMITTER PER 5 GAL. MEDIUM WATER USE SHRUB



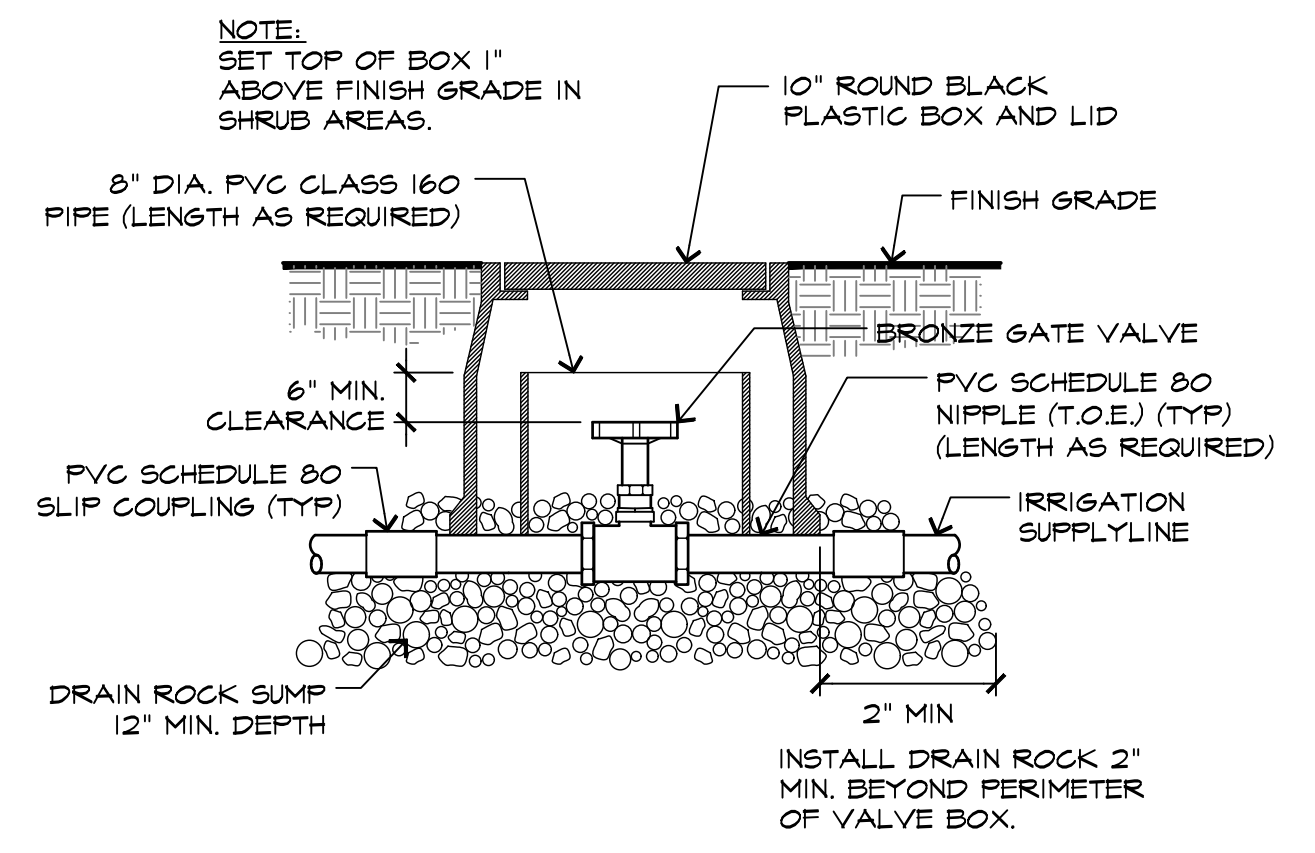
I **EMITTER TUBE PLACEMENT** SCALE: 3/4" = 1'-0" 06 -



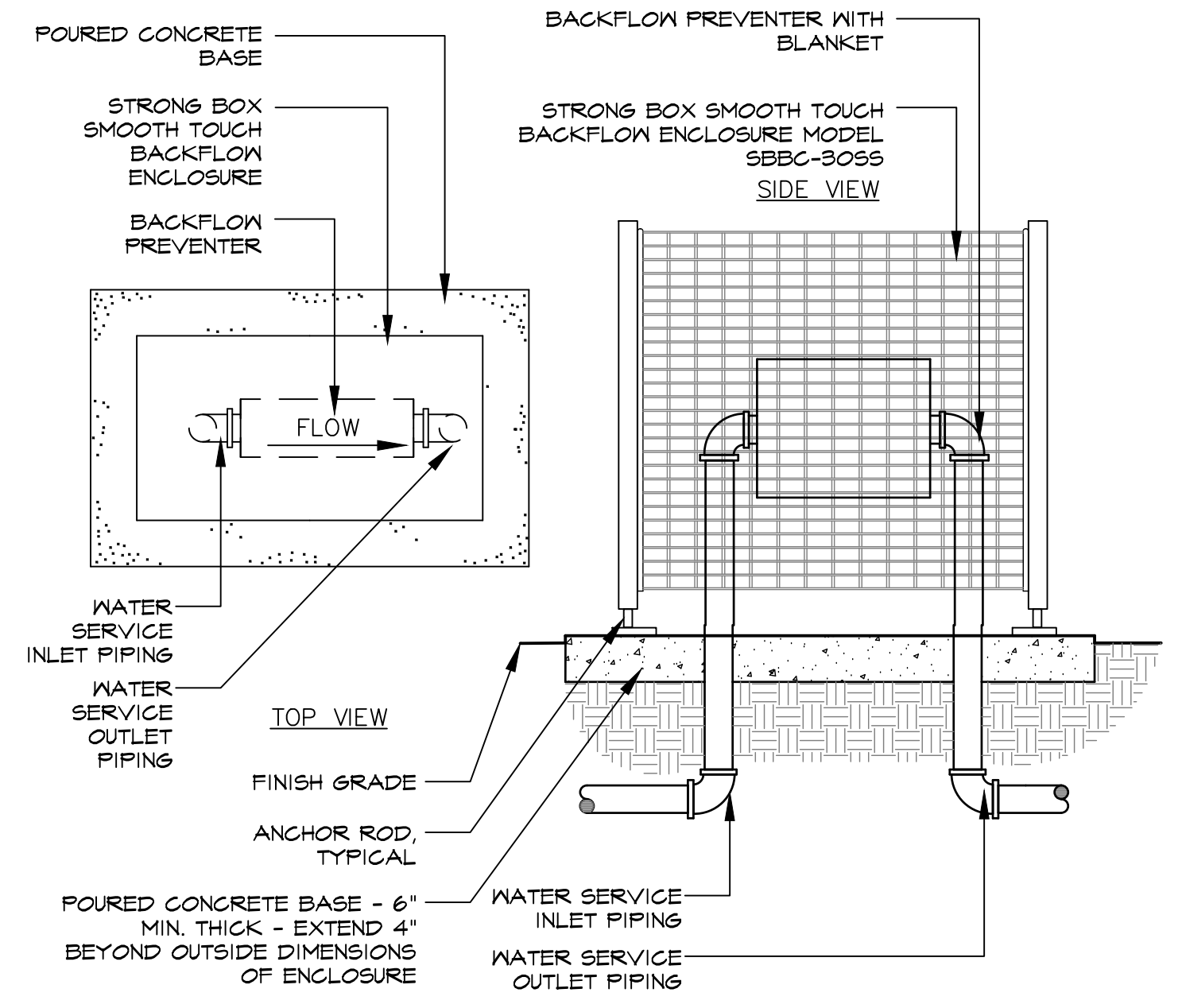
J **PEDESTAL MOUNT CONTROLLER INSTALLATION** SCALE: 1/2" = 1'-0" 024 -



K **BALL VALVE** SCALE: NOT TO SCALE 016 - BallValve.16



L **GATE VALVE INSTALLATION DETAIL** SCALE: 3/4" = 1'-0" 016 -



M **BACKFLOW ENCLOSURE** SCALE: 3/4" = 1'-0" 06 -

SHRUBS & GROUNDCOVERS



SALVIA M. 'LIMELIGHT'
LIMELIGHT MEXICAN SAGE



LAVATERA ASSURGENTIFLORA
MALVA ROSA



LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH



STACHYS BYZANTINA
LAMB'S EAR



LIMONIUM PEREZII
SEA LAVENDER



LANTANA 'CHAPEL HILL YELLOW'
CHAPEL HILL LANTANA



CARPENTERIA CALIFORNICA
BUSH ANEMONE



PRUNUS 'BRIGHT & TIGHT'
BRIGHT & TIGHT LAUREL



FESTUCA MAIREI
ATLAS FESCUE



CAREX TUMULICOLA
BERKELEY SEDGE



XYLOSMA 'COMPACTA'
SHINY XYLOSMA



ANIGOZANTHOS 'BUSH GOLD'
KANGAROO PAW



SALVIA CLEVELANDII
CLEVELAND SAGE



ACHILLEA MILLEFOLIUM
COMMON YARROW



PHORMIUM T. 'VARIEGATUM'
NEW ZEALAND FLAX



THYMUS PRAECOX ARCTICUS
CREEPING THYME



OLEA EUROPAEA 'LITTLE OLIE'
LITTLE OLLIE DWARF OLIVE



SENECIO MANDRALISCAE
CHALKSTICKS



PHORMIUM T. 'DARK DELIGHT'
NEW ZEALAND FLAX



LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH



EUONYMUS J. 'MICROPHYLLUS VARIEGATUS'
BOXLEAF EUONYMUS



EPILOBIUM CANUM
CALIFORNIA FUCHSIA

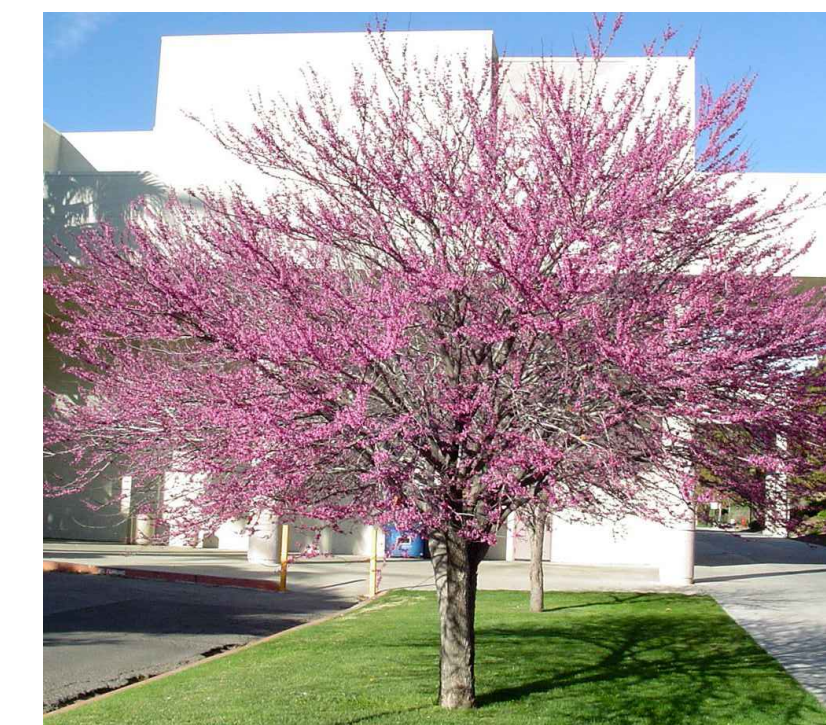


MYOPORUM PARVIFOLIUM
MYOPORUM

TREES



QUERCUS AGRIFOLIA
COAST LIVE OAK



CERCIS OCCIDENTALIS
WESTERN REDBUD



ARBUTUS 'MARINA'
MARINA MADRONE