CITY OF MORGAN HILL

Special-Regular Meeting Agenda

Planning Commission

Liam Downey - Chairman
Juan Miguel Munoz-Morris - Vice Chairman
Mohammad Habib - Planning Commissioner
Joseph Mueller - Planning Commissioner
Wayne Tanda - Planning Commissioner
Laura Gonzalez-Escoto - Planning Commissioner
Malisha Kumar - Planning Commissioner

Tuesday, May 28, 2019 1:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING AGENDA

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

OPEN PUBLIC COMMENT PERIOD

Members of the public are entitled to address the Planning Commission concerning any item within the Morgan Hill Planning Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Planning Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

ORDERS OF THE DAY

MINUTES APPROVAL

1. APPROVE THE APRIL 23, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARINGS

2. 2018 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION: PUBLIC HEARING FOR DEVELOPMENT PROJECTS REQUESTING RESIDENTIAL DEVELOPMENT ALLOTMENTS PURSUANT TO THE CITY'S RDCS IN ACCORDANCE WITH CHAPTER 18.156 OF THE CITY OF MORGAN HILL MUNICIPAL CODE

Recommendation:

1. Conduct a public hearing for each RDCS application;
2. Adjust scores as necessary; and
3. Continue the Public Hearing to June 11, 2019 for adoption of the Resolution of final scores.

The Following are the 2018 RDCS Competition Applications:

A. RDCS2019-0001: WATSONVILLE - BLACKROCK:

Request for 12 residential building allotments. This is a multi-year request. The proposal includes 13 custom lots at full build-out. The property, identified by Assessor Parcel Number 779-02-023, is located at Watsonville Road and Santa Teresa Boulevard (Blackrock LLC A Calif LLC, Owner).

B. RDCS2019-0002: LLAGAS - SABINI/STROLATA:

Request for one residential building allotment. The proposal includes 4 custom lots at full build-out. The property, identified by Assessor Parcel Number 773-32-013, is located at the northeast end of Sabini Court (Strolata Properties, Owner).

C. RDCS2019-0003: TENNANT - OSITO HOLDINGS:

Request for 11 residential building allotments. The proposal includes 11 residential attached units at full build-out. The property, identified by Assessor Parcel Number 817-04-059, is located along Tennant Avenue, west of Vineyard Boulevard (Osito Holdings, LLC, Owner).

D. RDCS2019-0004: MONTEREY - DOBKIN:

Request for 115 residential building allotments. This is a multi-year request. The proposal includes 116 multi-family units at full build-out. The property, identified by Assessor Parcel Number 726-25-006, is located east side of Monterey Road opposite the southerly terminus of Old Monterey Road (Robert C. Dobkin Trustee & Et al., Owner).

E. RDCS2019-0005: MONTEREY - LUKY SHING:

Request for 62 residential building allotments. This is a multi-year request. The proposal includes 62 multi-family units at full build-out. The property, identified by Assessor Parcel Number 725-01-018, is located at the northeast corner of Monterey Road and Burnett Avenue (Luckyshing, LLC, Owner).

F. RDCS2019-0006: HALF - BROOKFIELD:

Request for 246 residential building allotments. The proposal includes 247 residential attached units at full build-out. The property, identified by Assessor Parcel Number 728-30-001, is located on the north side

of Half Road between Condit Road and Mission View Drive (Llagas, LLC, Owner).

G. RDCS2019-0007: SPRING - GIANCOLA:

Request for 26 residential building allotments. This is a multi-year request. The proposal includes 26 residential attached units at full build-out. The property, identified by Assessor Parcel Number 767-11-030, is located on Spring Avenue between Lone Hill Drive and Barnell Avenue (Giancola Joseph Trustee & Et al., Owner).

H. RDCS2019-0008 DAKOTA - DUNNE:

Request for three residential building allotments. The proposal includes 4 single-family units at full build-out. The property, identified by Assessor Parcel Number 726-09-024, is located on Dakota Drive between Lotus Way and Corsica Way (Dunne Michael F. Jr. and Jonna Trustee, Owner).

OTHER BUSINESS

DIRECTOR'S REPORT/ANNOUNCEMENTS

ADJOURNMENT

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the legislative body less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the legislative body. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Commission Chambers, and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. When you are called, proceed to the podium and the Mayor will recognize you. If you wish to address the Commission on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Commission.

Persons interested in proposing an item for the Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your comments require Commission action, your request may be placed on the next appropriate agenda. Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email michelle.wilson@morganhill.ca.gov.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email michelle.wilson@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

DRAFT

CITY OF MORGAN HILL

Meeting Minutes
Planning Commission

Liam Downey	-	*Chairman*
Juan Miguel Munoz-Morris	-	*Vice Chairman*
Mohammad Habib	-	*Planning Commissioner*
Joseph Mueller	-	*Planning Commissioner*
Wayne Tanda	-	*Planning Commissioner*
Laura Gonzalez-Escoto	-	*Planning Commissioner*
Malisha Kumar	-	*Planning Commissioner*

Tuesday, April 23, 2019 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Downey called the meeting to order.

ROLL CALL ATTENDANCE

Attendee Name	Title	Status	Arrived
Liam Downey	Chairman	Present	
Juan Miguel Munoz Morris	Vice Chairman	Present	
Mohammad Habib	Planning Commissioner	Present	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	
Laura Gonzalez-Escoto	Planning Commissioner	Present	
Malisha Kumar	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the Agenda.

PLEDGE OF ALLEGIANCE

Commissioner Mueller led the Pledge of Allegiance.

Minutes Acceptance: Minutes of Apr 23, 2019 7:00 PM (MINUTES APPROVAL)

OPEN PUBLIC COMMENT PERIOD

Chair Downey opened the public comment period at 7:04 p.m.

ORDERS OF THE DAY

No changes made.

MINUTES APPROVAL

1. APPROVE THE APRIL 9, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

RESULT:	**APPROVED [5 TO 0]**
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz-Morris, Vice Chairman
AYES:	Downey, Munoz-Morris, Habib, Mueller, Tanda
ABSTAIN:	Gonzalez-Escoto, Kumar

PUBLIC HEARINGS

None.

OTHER BUSINESS

2. SCOPING MEETING FOR PREPARATION OF THE MORGAN HILL TECHNOLOGY PARK & MIXED-USE RESIDENTIAL PROJECT ENVIRONMENTAL IMPACT REPORT (EIR)

Recommendation:

1. Introduction by the City's Consultant explaining the Role of the Scoping Meeting;
2. Planning Commission Questions on the EIR Scope;
3. Public Comment on the EIR Scope;
4. Planning Commission Comments on the EIR Scope; and,
5. Close the Scoping Meeting.

Contract Planner Jim Rowe presented the Staff Report. Vice President & Principal Project Manager Akoni Danielsen and Project Manager Kurt Schlyer from David J. Powers & Associates, Inc. gave a presentation.

Chair Downey opened the public comment period at 7:48 p.m. The following individuals address the Commission:

- Rick Kent
- Terry Williams
- Stephanie Knauss

Hearing no further requests to speak, the public comment period was closed at 8:00 p.m.

The Planning Commission reviewed and provided feedback on the Environmental Impact Report for the Morgan Hill Technology Park & Mixed-Use Residential Project.

RESULT:	**NO ACTION TAKEN**

Minutes Acceptance: Minutes of Apr 23, 2019 7:00 PM (MINUTES APPROVAL)

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman informed the Planning Commission we will be having a special meeting on May 28, 2019 with a start time of 1:00 p.m. for the purposes of scoring the RDCS applications.

ADJOURNMENT

There being no further business, Chair Downey adjourned the meeting at 8:39 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk

Minutes Acceptance: Minutes of Apr 23, 2019 7:00 PM (MINUTES APPROVAL)

CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT
MEETING DATE: May 28, 2019

PREPARED BY: Gina Paolini, Interim Principal Planner
APPROVED BY: Jennifer Carman, Community Development Director

2018 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION: PUBLIC HEARING FOR DEVELOPMENT PROJECTS REQUESTING RESIDENTIAL DEVELOPMENT ALLOTMENTS PURSUANT TO THE CITY'S RDCS IN ACCORDANCE WITH CHAPTER 18.156 OF THE CITY OF MORGAN HILL MUNICIPAL CODE

RECOMMENDATION(S)

1. Conduct a public hearing for each RDCS application;
2. Adjust scores as necessary; and
3. Continue the Public Hearing to June 11, 2019 for adoption of the Resolution of final scores.

BACKGROUND:

On September 5, 2018 the City Council, pursuant to Section 18.156.110 of the Residential Development Control System (RDCS), set the total number of available Fiscal Year 2020/21 allotments for the 2018 RDCS Competition at 125.

Resolution No. 18-070 (Attachment 1), approved by the City Council on September 5, 2018, established the distribution for the building allotments for Fiscal Year 2020/21 as follows:

Fiscal Year 2020/21

COMPETITION CATEGORY	ALLOTMENTS
On-going Projects (Measure C)	25
On-going Projects (Measure S)	15
Unassigned	85
Total	**125**

RDCS applicants may apply for residential building allotments only after completing the pre-application review process. For the 2018 RDCS competition, the City received 11 pre-applications for the RDCS. The City reviewed the applications for zoning and General Plan consistency and provided pre-application scores when an RDCS narrative was provided. Not all applicants participated in the pre-application scoring process. The City RDCS team met with each applicant to discuss their pre-application prior to the

final submittal. Two applications were found to be inconsistent with zoning, and one project was inconsistent with the General Plan land use. These projects were unable to continue in the 2018 RDCS process.

RDCS APPLICATIONS:

The final RDCS submittal deadline was March 8, 2019. The City received eight applications by the submittal deadline requesting a total of 448 allotments. Each project was found consistent with zoning and the General Plan. In addition, the City received two requests for on-going project status, requesting an additional 40 allotments (Attachments 2 and 3). The RDCS residential building allotments have been unassigned for the 2018 RDCS competition providing the Planning Commission greater flexibility in the distribution of the allotments. However, for project type purposes, the projects have been identified by their respective RDCS category as provided for in the RDCS Competition Manual:

A. **Open/Market**

An Open/market project applies to housing of any type typically consisting of more than 15 units at build-out. The following projects are considered Open/market projects:

1. **RDCS2019-0004: MONTEREY - DOBKIN:** Request for 115 residential building allotments. This is a multi-year request. The proposal includes 116 multi-family units at full build-out. **The RDCS staff score is 165 points.**

2. **RDCS2019-0005: MONTEREY – LUCKY SHING:** Request for 62 residential building allotments. This is a multi-year request. The proposal includes 62 multi-family units at full build-out. **The RDCS staff score is 164 points.**

3. **RDCS2019-0006; HALF - BROOKFIELD:** Request for 246 residential building allotments. The proposal includes 247 residential attached units at full build-out. **The RDCS staff score is 157 points.**

4. **RDCS2019-0007: SPRING – GIANCOLA:** Request for 26 residential building allotments. This is a multi-year request. The proposal includes 26 residential attached units at full build-out. **The RDCS staff score is 176 points.**

B. **Micro Project**

A Micro project consists of a maximum of six dwelling units on a site with an ultimate development potential of no more than six units.

5. **RDCS2019-0002: LLAGAS/SABINI - STROLATA:** Request for one residential building allotment. The proposal includes 4 custom lots at full

build-out. **The RDCS staff score is 163 points.**

6. **RDCS2019-0008: DAKOTA - DUNNE:** Request for three residential building allotments. The proposal includes 4 single-family units at full build-out. **The RDCS staff score is 171 points.**

C. **Small Project**

A Small Project consists of between seven and 15 dwelling units on a site with an ultimate development potential of no more than 15 units. The following project is considered a small project:

7. **RDCS2019-0003: TENNANT – OSITO HOLDINGS:** Request for 11 residential building allotments. The proposal includes 11 residential attached units at full build-out. **The RDCS staff score is 185 points.**

D. **Custom Lot**

A Custom Lot project is defined as a project which includes the opportunity for individuals to purchase lots and is further defined in Section IV. RDCS Implementation Policies, E. Competition Categories and Ongoing Projects of the RDCS Competition Manual. The following project is considered a custom lot project:

8. **RDCS2019-0001: WATSONVILLE – BLACKROCK:** The applicant is requesting 12 residential building allotments. This is a 3-year multi-year request. The proposal includes 13 custom lots at full build-out. **The RDCS staff score is 155 points.**

RDCS EVALUATIONS

The RDCS Competition Manual contains the criteria and standards that the City of Morgan Hill uses to award residential allotments to projects. These criteria and standards are consistent with the RDCS ballot measure approved by the voters in 2016, the RDCS Ordinance in Division IV of the Morgan Hill Development Code, and with the growth management goals and policies in the General Plan.

Section 18.156.080.B (Minimum Score) of the RDCS Ordinance states that a project may receive allotments only if it receives a score of at least 80 percent of the total maximum score in the RDCS competition criteria. The total maximum score is 200; therefore, a project must receive at least 160 points (80 percent of 200) to receive residential building allotments.

To receive allotments, a project must receive a minimum score in the Affordable Housing objective. The minimum score is 18 points for projects where individual units will be sold to buyers (for-sale projects) and 10 points for projects where individual units will be occupied by renters (rental projects).

The scored narratives and plans were provided to the Planning Commission on May 2, 2019 (Attachments 4 through 33).

Preliminary scores indicate that two projects have not received a minimum passing score to be eligible for residential building allotments. These projects have been identified below:

1. **RDCS2019-0001: WATSONVILLE – BLACKROCK:** The applicant participated in the pre-application process and provided a pre-application narrative for scoring. A self-score of 167 points was submitted with the pre-application narrative (Attachment 34). A City staff score of 122 was provided during the RDCS preliminary review, with several comments made to the applicant with the review. Several suggestions were made to improve the score.

WATSONVILLE BLACKROCK RDCS SUMMARY				
	Pre-application		Final RDCS	
	Applicant Score	City Score	Applicant Score	City Score
Objective				
1. Schools	1	1	9	9
2. Location	15	15	15	13
3. Affordable	26	0	18	0
4. Housing Diversity	23	23	23	23
5. Parks and Open Space	23	22	29	29
6. Environmental Protection	22	22	22	22
7. Transportation	15	15	15	15
8. Municipal Infrastructure	7	0	10	10
9. Project Quality	35	24	34	34
Total	**167**	**122**	**176**	**155**

During the preliminary review, staff indicated that the project did not comply with the City's inclusionary housing requirements and the commitment would need to be revised. The current submittal does not comply with Morgan Hill Municipal Code Section 14.040.040 (General Requirements), which requires for-sale projects outside Downtown to deed restrict at least 15 percent of the dwelling units for sale at affordable sales prices to moderate-income households. The applicant commitment is to provide one inclusionary unit and to pay a fractional fee of 0.95. Pursuant to Morgan Hill Municipal Code Section 14.04.040A and the City's RDCS Manual (page 21), when a fraction 0.5 or higher results, construction of the next higher whole number of units must be constructed. Because one unit exists, the City uses the actual proposed new units to calculate the requirement, resulting in a slightly lower calculation than the applicant: 12

units x 15% = 1.8; however, this does not alter the result (a correction was made in the Narrative). This project's 1.8 affordability commitment would require building 2 inclusionary units (equivalent to the same size as the minimum market rate unit, with the average bedroom count of the entire project).

The applicant has submitted a letter (Attachment 35) explaining their Affordable Housing commitment. The applicant proposes one 2,821 square foot inclusionary unit, a 0.95 in-lieu payment, and commits to build four Accessory Dwelling Units (ADU's) (900 square feet each). The applicant also proposes an alternative of 13 ADUs to meet the entire affordable housing requirements. The applicant believes that the commitment made exceeds the City's affordable housing requirement and the project should receive 34 points within the Affordable Housing Objective. The application requested 18 points.

Chapter 14.04 (Inclusionary Housing) of the Morgan Hill Municipal Code was developed to ensure that part of Morgan Hill's remaining developable land is used to provide affordable housing to encourage a balanced community. When considering the location and design of inclusionary units, they are required to be comparable in design and size as the market-rate units. More importantly, the inclusionary units must be deed restricted for 45 years of ownership. The applicant has proposed, in part, to satisfy the inclusionary requirement with ADU's; however, Chapter 14.04.070 (Alternatives) does not allow this alternative mode of compliance for consideration when satisfying the City's inclusionary requirement. The applicant is not prohibited from creating ADU's, nor can the City require a deed restriction on an ADU. Note that the applicant received 6 points in criteria 4-A for the four ADUs. A project contribution generally may not earn project points in more than one criteria.

Project applicants may commit to a voluntary contribution to the affordable housing fund for additional points; this does not affect the requirement to comply with the inclusionary housing ordinance requirements. The applicant references and refers to Criteria 3-A of the RDCS manual "A project with 12 units or more receiving points for incorporating BMR units within the project may also receive points for contributing to the City's affordable housing fund from Criteria 3-A provided the total number of combined points awarded for both Criteria 3-A and 3B does not exceed 34." This voluntary contribution option is for applicants who select to commit above and beyond their affordability requirement, but not in place of it. The 0.8 fractional requirement requires the construction of a whole unit and not the payment of a fee in order to receive points.

Alternative modes of compliance (Rental units in For-Sale Projects, Off-site Construction, Land Dedication and In-lieu Housing Fee) are available if an applicant includes such proposal in its application for the first approval of the residential project. Additionally, the payment of an in-lieu fee specifically requires City Council consideration based on the factors enumerated in 14.04.070.D.2. The RDCS is not a project approval process, and is a residential building allotment process; therefore, staff does not have the authority or flexibility to

authorize alternative modes of compliance. The project must first comply with Chapter 14.04 of the Morgan Hill Municipal Code and the RDCS Competition Manual.

The applicant's commitment does not meet the City's inclusionary housing requirement and therefore, the project is not eligible to receive the requested 18 points within the Affordable Housing objective.

This project has not received the minimum 18 points in the Affordable Housing objective, nor has the project received the minimum score of 160 points to be eligible to receive residential building allotments.

2. **RDCS2019-0006; HALF - BROOKFIELD:** The property owners of this site have been actively marketing the residential property during this RDCS competition cycle. An application was submitted for the pre-application process and a pre-application narrative was scored (Attachment 36). A City staff score of 106 was provided during the RDCS preliminary review, with several comments made to the applicant at that time (Trumark Properties). Several suggestions were made to improve the score; however, for the Final RDCS a new potential buyer (Brookfield Residential) entered into contract with the landowner and the site plan and housing types were redesigned. Brookfield Residential was unable to benefit to the full extent from the pre-score process. This resulted in a loss of points in the Project Quality Objective.

HALF-BROOKFIELD				
	Pre-application		Final RDCS	
	Applicant Score	City Score	Applicant Score	City Score
Objective				
1. Schools	5	5	5	5
2. Location	15	14	14	15
3. Affordable	26	0	26	26
4. Housing Diversity	23	20	22	22
5. Parks and Open Space	18	11	22	18
6. Environmental Protection	22	22	22	22
7. Transportation	15	15	15	15
8. Municipal Infrastructure	5	2	9	6
9. Project Quality	35	17	35	28
Total	**164**	**106**	**170**	**157**

This project has not received the required minimum score of 160 points. The property owner has authorized a new potential buyer (Dick Oliver) to act on their behalf to work with the Planning Commission to achieve the minimum 160 points

to be eligible for residential building allotments. A detailed memorandum has been submitted (Attachment 37).

A summary of all project scores has been provided (Attachment 38).

CONCLUSION

The Planning Commission is scheduled to evaluate the RDCS applications on May 28, 2019. Final adjusted scores will be prepared and presented to the Planning Commission on June 11, 2019. The Planning Commission will award allotments on July 23, 2019.

At the time this staff report was prepared staff received four comment letters regarding the narratives prepared. These letters have been attached (Attachments 39 through 42). The RDCS scoring team will prepare responses to these letters for the May 28, 2019 Planning Commission evaluation meeting.

California Environmental Quality Act (CEQA):

The RDCS scoring and award of allotments is not a project subject to CEQA as it is an administrative activity that will not result in direct or indirect physical changes in the environment.

LINKS/ATTACHMENTS:

1. City Council Resolution 18-070- Establishing FY 20-21 allotments for 2018 RDCS Competition
2. On-going Request-Andalusia Project
3. On-going Request-Toll Project
4. Narrative- Watsonville-Blackrock (Weblink)
5. Watsonville-Blackrock Civil Plans
6. Watsonville-Blackrock Architecture Plans
7. Narrative-Llagas-Sabini (Weblink)
8. Llagas-Sabini Project Plans
9. Narrative-Tennant-Osito (Weblink)
10. Tennant-Osito- Civil
11. Tennant-Osito Architecture
12. Tennant-Osito Landscape
13. Narrative-Monterey-Dobkin (Weblink)
14. Monterey-Dobkin- Civil
15. Monterey-Dobkin-Architecture
16. Monterey-Dobkin-Landscape
17. Narrative-Monterey-Lucky Shing (Weblink)
18. Monterey-Lucky Shing -Civil
19. Monterey-Lucky Shing-Architecture
20. Monterey-Lucky Shing-Landscape
21. Narrative-Half-Brookfield (Weblink)
22. Half-Brookfield -Site Development Plan
23. Half-Brookfield-Civil

24. Half-Brookfield -Architecture
25. Half-Brookfield-Landscape
26. Narrative-Spring-Giancola (Weblink)
27. Spring-Giancola-Civil
28. Spring-Giancola-Architecture
29. Spring-Giancola-Landscape
30. Narrative-Dakota-Dunne (Weblink)
31. Dunne-Dakota -Civil
32. Dakota-Dunne Architecture
33. Dunne-Dakota -Landscape
34. Preliminary RDCS Review- Watsonville-Blackrock (Weblink)
35. Blackrock RDCS Comment Letter
36. Preliminary RDCS Review-Half-Trumark (now Brookfield) (Weblink)
37. Brookfield RDCS Application Comment Memorandum
38. 2018 RDCS Final Score Summary
39. Monterey-Dobkin RDCS Comments
40. Monterey-Lucky Shing RDCS Comments
41. Spring-Giancola RDCS Comments
42. Dakota-Dunne RDCS Comments

RESOLUTION NO. 18-070

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING THE AVAILABLE BUILDING ALLOTMENTS FOR FISCAL YEAR 2020/21 FOR THE 2018 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION

WHEREAS, the City Council has reviewed recommendations contained in the July 25, 2018 and September 5, 2018 staff reports, recommendations of the Planning Commission, and has considered testimony received at the July 25, 2018, August 22, 2018 and September 5, 2018 public hearings conducted for this item; and

WHEREAS, Section 18.156.090 of the RDCS Ordinance provides guidance regarding the establishment of RDCS Competition Categories and identification of the number of available allotments within each Category, including ensuring that an adequate number of allotments are available for affordable housing projects; and

WHEREAS, building allotments pursuant to the City's Residential Development Control System shall be available in the 2020/21 fiscal year; and

WHEREAS, 215 building allotments within the City's Residential Development Control System shall be available in the 2020/21 fiscal year, as findings required by 18.156.110.B that necessitate a reduction in the available allotments for the 2018 RDCS competition could not be made; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORGAN HILL THAT:

SECTION 1: Pursuant to Sections 18.156.080 and 18.156.110 of the Morgan Hill Municipal Code, the City Council hereby authorizes a Residential Development Control System (RDCS) competition to be conducted in 2018 with 215 residential building allotments.

A. The RDCS competition authorized by this Resolution shall be for Fiscal Year 2020/21.

SECTION 2. Pursuant to Section 18.156.090 of the Municipal Code, the City Council hereby authorizes:

A. A portion of the residential allotments shall be reserved for affordable, unassigned, and on-going competition categories as outlined in "Exhibit A" attached hereto and incorporate herein by reference.

B. The Planning Commission shall award allotments based on scoring of projects using the criteria established in the RDCS Competition Manual and as deemed necessary to respond to changes in the housing market such as changes in the build-out rate for existing projects, lack of applications in competition categories, and increased demand for particular housing types, etc.

Attachment: City Council Resolution 18-070- Establishing FY 20-21 allotments for 2018 RDCS Competition (2334 : RDCS PUBLIC HEARING)

C. The RDCS Competition Manual, Section IV.E Competition Categories and Ongoing Projects, shall be modified to reflect the competition categories and distribution of building allotments as set forth in "Exhibit A".

PASSED AND ADOPTED by the City Council of Morgan Hill at a Regular Meeting held on the 5th day of September 2018 by the following vote:

AYES:	**COUNCIL MEMBERS:**	**Steve Tate, Rich Constantine, Rene Spring, Caitlin Robinett Jachimowicz, Larry Carr**
NOES:	**COUNCIL MEMBERS:**	**None**
ABSTAIN:	**COUNCIL MEMBERS:**	**None**
ABSENT:	**COUNCIL MEMBERS:**	**None**

APPROVED:

STEVE TATE, Mayor

ATTEST:

IRMA TORREZ, City Clerk

CERTIFICATION

I, Irma Torrez, City Clerk of the City of Morgan Hill, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. 18-070, adopted by the City Council at the meeting held on September 5, 2018.

WITNESS MY HAND AND THE SEAL OF THE CITY OF MORGAN HILL.

DATE: 9/10/2018

IRMA TORREZ, City Clerk

Attachment: City Council Resolution 18-070- Establishing FY 20-21 allotments for 2018 RDCS Competition (2334 : RDCS PUBLIC HEARING)

EXHIBIT A

FISCAL YEAR 2020/21

Competition Category	Number of Allotments
On-going Projects (Measure C)	25
On-going Projects (Measure S)	15
Unassigned	85
Total	**125**

Attachment: City Council Resolution 18-070- Establishing FY 20-21 allotments for 2018 RDCS Competition (2334 : RDCS PUBLIC HEARING)

DIANA DUNNE INVESTORS, LLC
385 WOODVIEW AVE., SUITE 105
MORGAN HILL, CA 95037
(408) 779-5900 FAX (408) 779-3840
roliver@dividendhomes.com

March 7, 2019

Ms. Gina Paolini
COMMUNITY DEVELOPMENT DEPARTMENT
17555 Peak Avenue
Morgan Hill, CA 95037

Re: 2018 Measure S Competition – Andalusia Project (RDCS 2017-0012)

Dear Gina:

We hereby request to be awarded fifteen (15) allocations for Phase 2 of the Andalusia Project, as an on-going project. We have expeditiously applied for all necessary approvals earlier this year. On January 23, 2019 we have received City Council approval for the Tentative Map, the Mitigated Negative Declaration and the Development Agreement. The Site and Architectual Design Review was issued an Approval Certificate (No. 19-003) on February 28, 2019. These approvals are now in place and comply with the requirements for our fifteen on-going allotments for Phase II in this year's Measure S Competition.

The Project will have 46 homes upon completion and will need an additional allotment of eleven (11) homes for Phase 3, again as an on-going project, in the 2019 Measure S Competition. This will then complete the necessary allotments for Andalusia Project.

We hereby request 15 allocations for our Andalusia Project as an on-going project in the 2018 Measure S Competition.

Very truly yours,

Diana Dunne Investors, LLC

By: Richard B. Oliver, Vice President

Attachment: On-going Request-Andalusia Project (2334 : RDCS PUBLIC HEARING)

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

March 6, 2019

Ms. Gina Paolini
Community Development Department
17555 Peak Avenue
Morgan Hill, CA 95037

Re: Measure S Competition – On-Going Project – Borello Ranch

Dear Ms. Paolini,

Pursuant to Policy N, On-Going Allotments, item IV. of the RDCS Competition Manual, Toll Brothers, Inc. is requesting the 25 Measure C on-going allotments in the 2018 RDCS competition. Borello Ranch is compliant with this policy in that:

1. All applicable planning entitlements have been secured
2. The project is in compliance with its current Development Schedule

Borello Ranch made great progress since the last allocation award, achieving the following Development Schedule-related milestones:

- Obtained Improvement Plan approval for Phase 2A & 2B (43 lots)
- Recorded the Final Maps for Phase 2A & 2B (43 lots)
- Approved Design Review for Phase 1, 1B & 2 (129 lots)
- Mass-graded and installed backbone infrastructure for Phase 2
- Recorded a Development Agreement Amendment to include all allocations to-date (96, Total)
- A total of 49 residential building permits have been pulled (46 production homes and 3 model homes) with 9 additional pending in Phase 2A

The "on-going" status and requested allocation award will allow the project to continue its progress.

Toll Brothers agrees to pay additional fees for Development Agreement compliance related to the award and any fees for processing and administration of on-going allotments, should they be established and required.

Please let us know if we can provide additional information.

R. M. Nelson

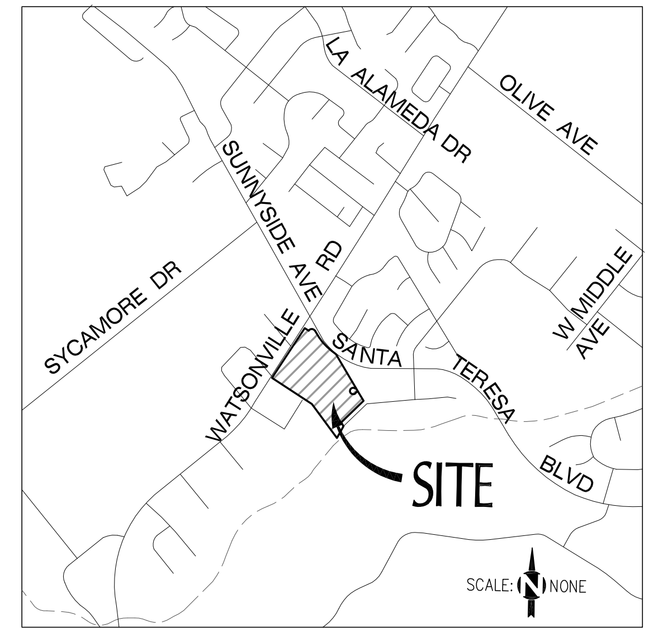
Richard M. Nelson
Division President
Toll Brothers, Inc.

Attachment: On-going Request-Toll Project (2334 : RDCS PUBLIC HEARING)

Attachment: Watsonville-Blackrock Civil Plans (2334 : RDCS PUBLIC HEARING)



vicinity map:



notes:

ASSESSOR'S PARCEL NO.	779-02-023
PRESENT USE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
PRESENT ZONING	RE 40,000 RPD
PROPOSED ZONING	RE 40,000 RPD
SANITARY SEWER	CITY OF MORGAN HILL
GAS and ELECTRIC	P.G. and E.
WATER	CITY OF MORGAN HILL
TELEPHONE	VERIZON
EXISTING IMPROVEMENTS	AS SHOWN
AREA	18.39 ACRES

index of sheets:

SHEET NO.	DESCRIPTION
1	SITE UTILIZATION PLAN
2	SITE DEVELOPMENT PLAN
3	PRELIMINARY GRADING PLAN
4	CROSS SECTIONS

DpC
DEVELOPMENT PROCESS CONSULTANTS
220 LIVE OAK DRIVE DANVILLE, CA 94506
(408) 421-2695 EMAIL: VRBURGOS@HOTMAIL.COM

50' 0 25' 50' 100' 200'

SCALE : 1" = 100'

black rock

site utilization plan

applicant:
BLACKROCK PROPERTIES
14656 STONEBRIDGE DRIVE
MORGAN HILL, CA 95037
(408) 892-8345

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

planner:
DEVELOPMENT PROCESS CONSULTANTS
220 LIVE OAK DRIVE
DANVILLE, CA 94506
(408) 421-2695

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

DATE: 2/19 DRAWN: RS CHECKED: WJM

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Xref's: MH-UTILITIES, 25268.2 PLO, 25268tp

Attachment: Watsonville-Blackrock Civil Plans (2334 : RDCS PUBLIC HEARING)

abbreviations:

APN– ASSESSOR PARCEL NUMBER
EX– EXISTING
TBR– TO BE REMOVED

building coverage calcs:

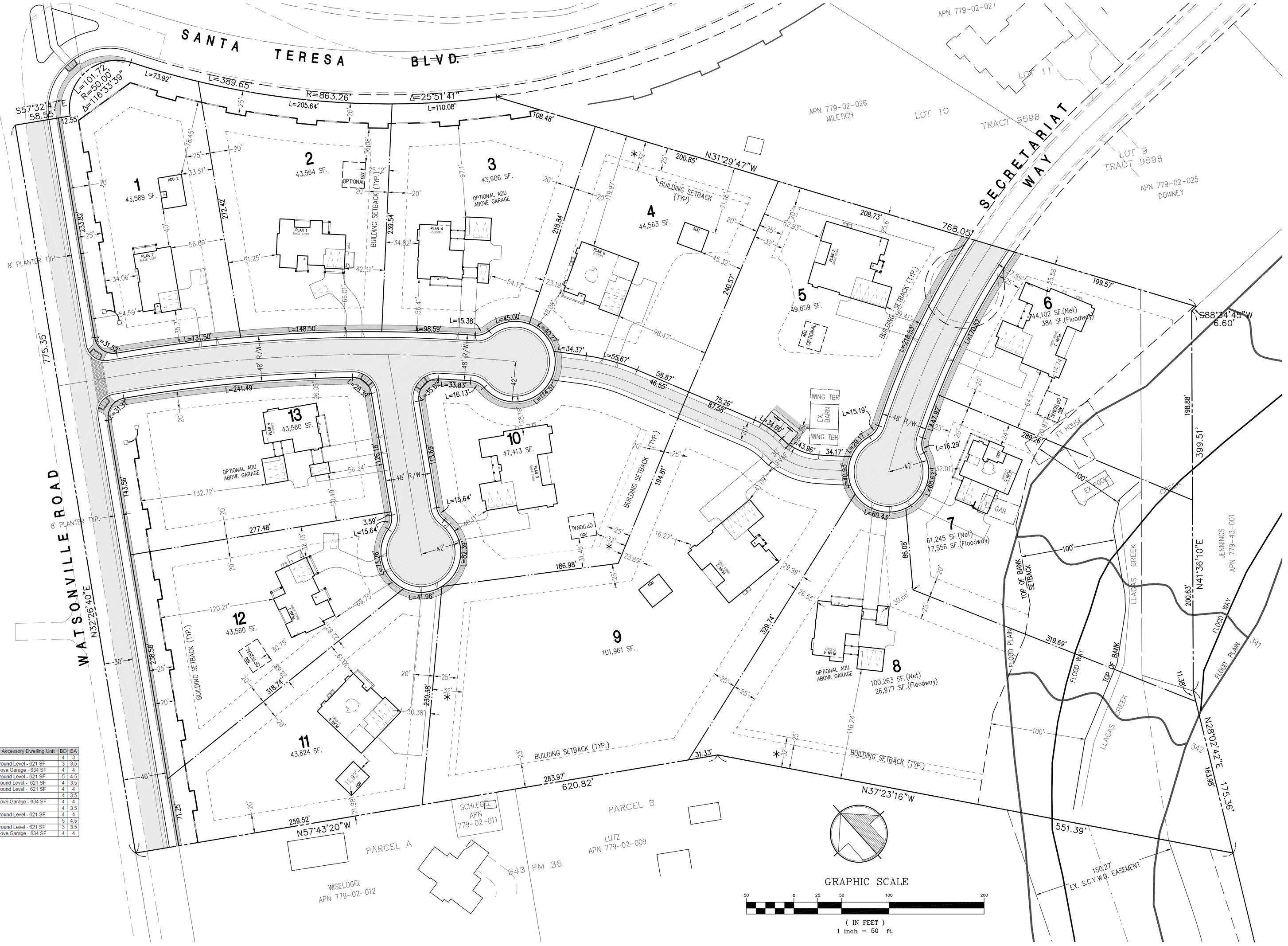
PROJECT NET AREA:	16.332 ACRES
DRIVEWAY COVERAGE:	0.572 ACRES
BUILDING COVERAGE:	1.151 ACRES
% BUILDING COVERAGE:	7.30%

density calcs:

TOTAL PROJECT AREA:	18.540 ACRES
DEDICATED PUBLIC RIGHT OF WAY:	2.208 ACRES
FLOODWAY AREA:	1.022 ACRES
PROJECT NET ACREAGE:	16.332 ACRES
E.V.A.	0.230 ACRES
NO. UNITS ALLOWED:	17
NO. UNITS PROPOSED:	13

notes:

ASSESSOR'S PARCEL NO:	779–02–023
PRESENT USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	RE 40,000 RPD
PROPOSED ZONING:	RE 40,000 RPD
SANITARY SEWER:	CITY OF MORGAN HILL
GAS and ELECTRIC:	PG&E
WATER:	CITY OF MORGAN HILL
TELEPHONE:	VERIZON
EXISTING IMPROVEMENTS:	AS SHOWN
GENERAL PLAN:	SINGLE FAMILY LOW DENSITY



Lot #	# of stories	Plan #	Total Living SF	Standard Accessory Dwelling Unit	Buyer's Optional Accessory Dwelling Unit	BD	BA
1	Single Story	7	2035	Detached Ground Level - 786 SF		4	3
2	Single Story	1	2821		Detached Ground Level - 621 SF	3	3.5
3	2-Story	4	4279		Detached Above Garage - 634 SF	4	4
4	2-Story	6	5651		Detached Ground Level - 621 SF	5	4.5
5	Single Story	2	3805		Detached Ground Level - 621 SF	4	3.5
6	Single Story	3	4187		Detached Ground Level - 621 SF	4	4
7	2-Story	5	4620	Attached / integral in house		4	3.5
8	2-Story	4	4279		Detached Above Garage - 634 SF	4	4
9	Single Story	2	3805	Detached Ground Level - 621 SF		4	3.5
10	Single Story	3	4187		Detached Ground Level - 621 SF	4	4
11	2-Story	6	5651	Detached Ground Level - 621 SF		5	4.5
12	Single Story	1	2821		Detached Ground Level - 621 SF	3	3.5
13	2-Story	4	4279		Detached Above Garage - 634 SF	4	4

	# of times the plan occurs
Plan 1	2
Plan 2	2
Plan 3	2
Plan 4	3
Plan 5	1
Plan 6	2
Plan 7	1

* ADDITIONAL 25% (i.e. 32' TOTAL) GREATER REAR YARD SETBACK PER CRITERIA PARK AND OPEN SPACE ITEM # 5/J 10.b

black rock

site development plan

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

DATE: 2/19 DRAWN: MM CHECKED: WJM

sheet 2 of 04
25268.2

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Xref's: 25268.2 PLO, 25268.2 HATCH, 25268lp, 25268.2 PLO-TXT

Attachment: Watsonville-Blackrock Civil Plans (2334 : RDCS PUBLIC HEARING)

tree study

TREE #	TREE NAME	DIAMETER @ 4.5'	HEIGHT	HEALTH (1=BEST, 5=WORST)
1	COAST LIVE OAK	18"	40'	1
2	COAST LIVE OAK	17"	40'	1
3	COAST LIVE OAK	12"	35'	1
4	COAST LIVE OAK	21"	40'	1
5	COAST LIVE OAK	13"	30'	1
6	COAST LIVE OAK	13"	35'	1
7	BOTTLE TREE	38"	45'	3
8	COAST REDWOOD	51"	100'	4
9	DEODAR CEDAR	36"	50'	1
10	COAST LIVE OAK	28"	40'	1
11	COAST LIVE OAK	38"	50'	1
12	MODESTO ASH	27"	60'	1
13	MODESTO ASH	15"	55'	1
14	INCENSE CEDAR	33"	70'	2
15	MODESTO ASH	27"	45'	2
16	COAST LIVE OAK	28"	35'	1
17	PECAN	23"	56'	4
18	COAST LIVE OAK	24"	45'	1
19	COAST LIVE OAK	15"	30'	1
20	COAST LIVE OAK	9"	25'	1
21	COAST LIVE OAK	11"	15'	1
22	COAST LIVE OAK	10"	15'	1
23	COAST LIVE OAK	23"	35'	1
24	FRUITLESS MULBERRY	18"	20'	1
25	ENGLISH WALNUT	42"	30'	3
26	VALLEY OAK	24"	50'	1

legend

TREE TO REMAIN

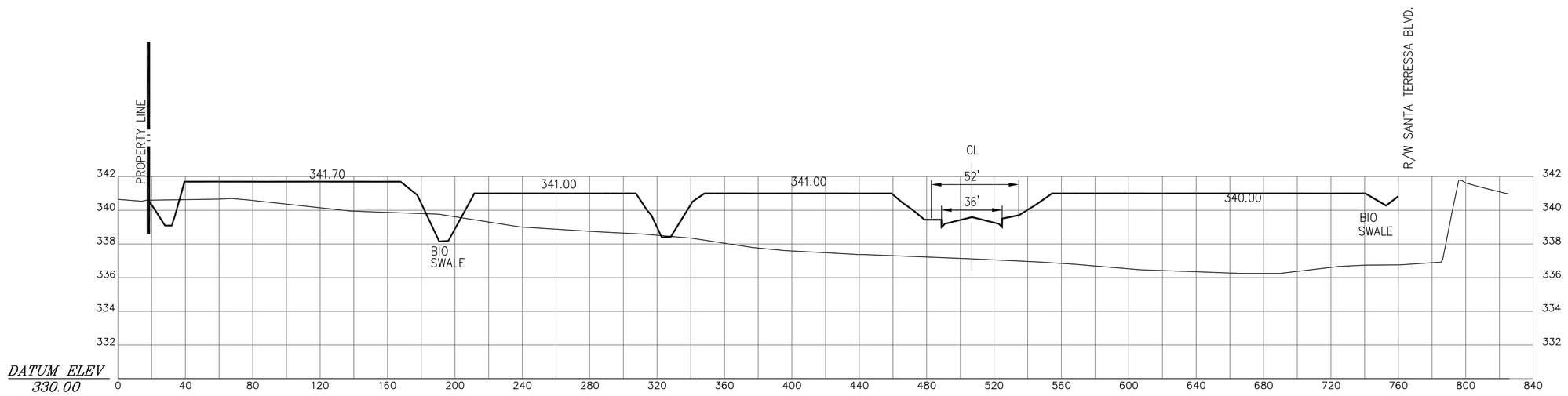
TREE TO BE REMOVED (OR NOT SHOWN)

GRASSY BIO SWALE

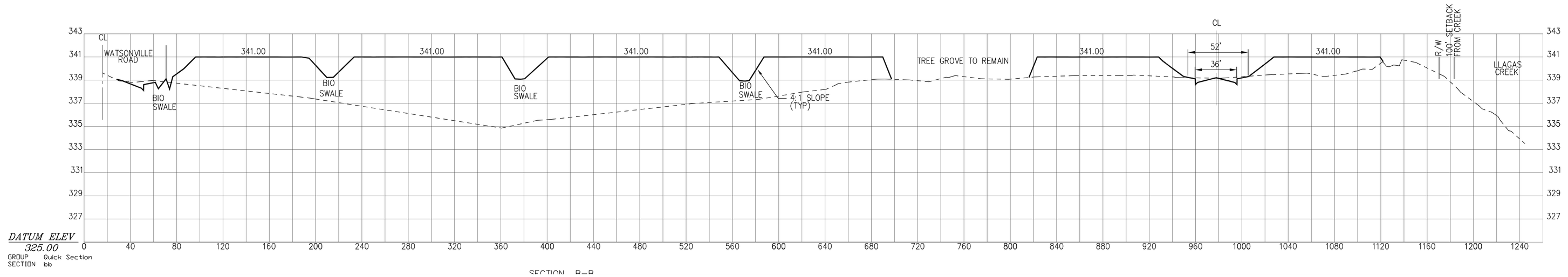
JT JOINT TRENCH FOR BROADBAND INSTALLATION


SANTA TERESA BLVD.
WATSONVILLE ROAD
SECRETARIAT WAY
L=101.72
R=350.00'
Δ=16°39'39"
T=389.65'
R=863.26'
Δ=25°51'41"
S57°32'47"E
58.55'
N31°29'47"W
768.05'
S88°34'45"W
6.60'
399.51'
N41°36'10"E
N28°02'42"E
175.36'
620.82'
N37°23'16"W
N57°43'20"W
775.35'
N32°26'40"E
APN 779-02-027
APN 779-02-026
MILETICH
LOT 10
TRACT 9598
LOT 11
LOT 9
APN 779-02-025
DOWNEY
JENNINGS
APN 779-43-001
SCHLEGEL
APN 779-02-011
LUTZ
APN 779-02-009
WISELOGEL
APN 779-02-012
PARCEL A
PARCEL B
843 PM 36
1 PAD 341.0
2 PAD 341.0
3 PAD 341.0
4 PAD 341.0
5 PAD 341.0
6 PAD 341.0
7 PAD 342.0
8 PAD 342.0
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11 PAD 341.7
12 PAD 341.0
13 PAD 341.0
OPTIONAL ADU ABOVE GARAGE
BUILDING SETBACK (TYP.)
TREE GROVE TO REMAIN
REMOVE EX. TURN-AROUND
EX. DITCH
New Location
TOP OF BANK
FLOOD WAY
FLOOD PLAIN
100'
150'27"
EX. S.C.V.W.D. EASEMENT
EX. HOUSE
EX. GAR
EX. BARN
WINS TBR
EX. SHED
EX. WOOD SHED
EX. WELL
EX. POOL
EX. SPA
EX. TANK
EX. CREEK
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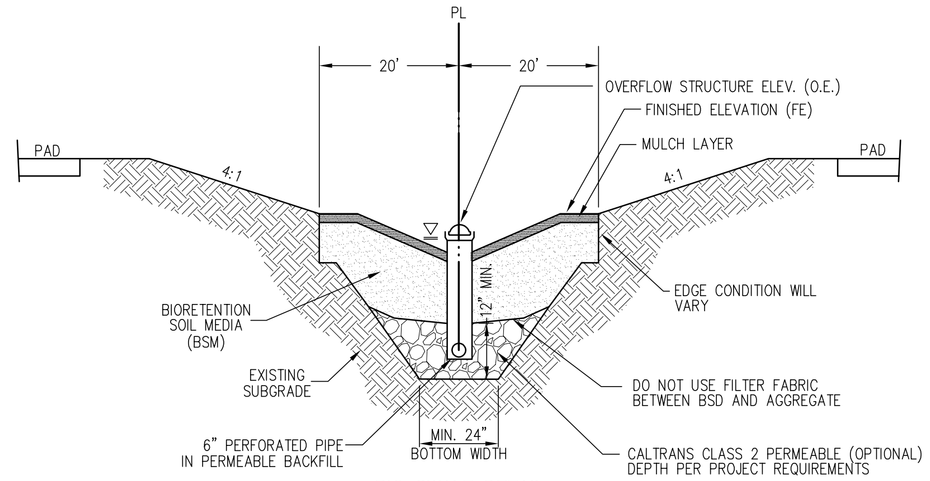
Attachment: Watsonville-Blackrock Civil Plans (2334 : RDCS PUBLIC HEARING)



SECTION – A–A
SCALE: H.1"=50', V. 1"=5'



SECTION – B–B
SCALE: H.1"=50', V. 1"=5'



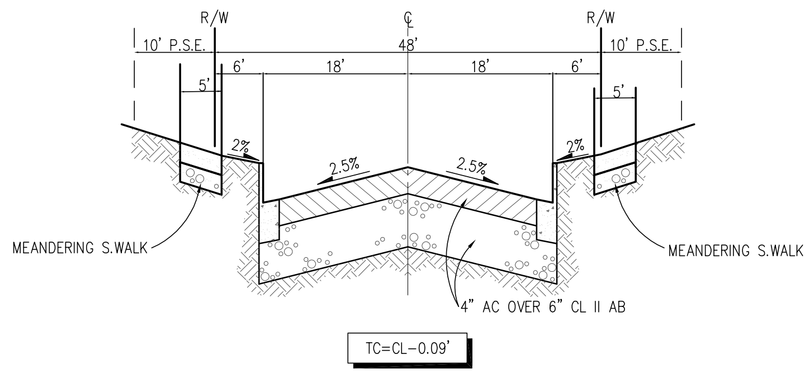
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DESIGN NOTES

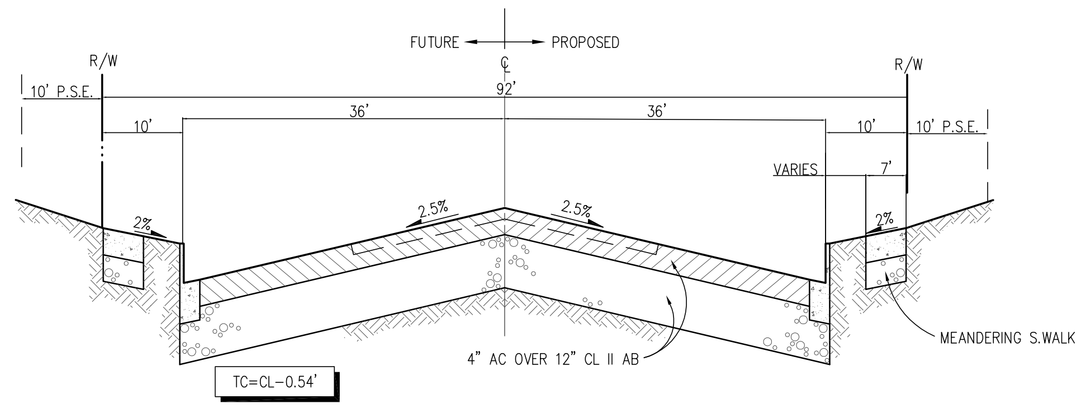
1. ADDITIONAL DESIGN GUIDANCE PROVIDED IN MIORETENTION TECHNICAL SPECIFICATIONS DOCUMENT.
2. OVERFLOW STRUCTURE REQUIRED FOR IN–LINE SYSTEMS WITHOUT OVERFLOW BYPASS, DETAIL 140.
3. PROVIDE SPOT ELEVATIONS AT INLETS ON CIVIL PLANS (FE, OE, GIE, PE). SEE DETAILS 121, 122.
4. MAX. LONGITUDINAL SLOPE 6% WITH CHECK DAMS. SEE DETAILS 130, 131.
5. EDGE CONDITION WILL VARY FOR NEW AND RETROFIT PROJECTS, CURB AND SIDEWALK DETAILS MAY BE MODIFIED FOR PROJECT BY CIVIL AND GEOTECHNICAL ENGINEERS.
6. PROVIDE MONITORING WELL IN EACH FACILITY, PER BIORETENTION TECHNICAL SPECIFICATIONS.
7. IF CALTRANS CLASS 2 PERMEABLE IS NOT AVAILABLE, SUBSTITUTE CLASS 3 PERMEABLE WITH AN OVERLAYING 3" DEEP LAYER OF 3/4" (NO. 4) OPEN–GRADED AGGREGATE.
8. BIORETENTION SOIL MEDIA (BSM) SPECIFICATION PER BIORETENTION TECHNICAL SPECIFICATIONS.
9. PLANTING DESIGN AND IRRIGATION PER BIORETENTION TECHNICAL SPECIFICATIONS.
10. MULCH (OPTIONAL) PER BIORETENTION TECHNICAL SPECIFICATIONS.
11. LOCATE ENERGY DISSIPATION COBBLE ONLY AS SPECIFIED IN INLET DETAILS – AVOID DECORATIVE USE.

CONSTRUCTION NOTES

1. SCARIFY SUBGRADE BEFORE INSTALLING BIORETENTION AREA AGGREGATE AND BSM.
2. FACILITY EXCAVATION TO ALLOW FOR SPECIFIC SOILS AND MULCH DEPTHS TO ACHIEVE FINISHED ELEVATIONS ON CIVIL PLANS.
3. COMPACT EACN 6" LIFT OF BSM WITH LANDSCAPE ROLLER OR BY LIGHTLY WETTING. IF WETTING, ALLOW TO DRY OVERNIGHT BEFORE PLANTING.
4. DO NOT WORK WITHIN BIORETENTION AREA DURING RAIN OR UNDER WET CONDITIONS.
5. KEEP HEAVY MACHINERY OUTSIDE BIORETENTION AREA LIMITS.



typical 48' street section
SCALE: NONE T.I.=6 R–VALUE=37



typical 92' street section
SCALE: NONE T.I.=8

WATSONVILLE ROAD

black rock

preliminary grading plan

DpC
DEVELOPMENT PROCESS CONSULTANTS
220 LIVE OAK DRIVE DANVILLE, CA 94506
(408) 421–2695 EMAIL: VRBURGOS@HOTMAIL.COM

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

DATE: 2/19 DRAWN: MM CHECKED: WJM

sheet 4 of 04
25268.2

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Xref's: 25268.1PLO, 25268lp, 25268.1 3D

QUAIL VINEYARDS FOR BLACKROCK

MORGAN HILL, CALIFORNIA
BY ROCKE GARCIA / BLACKROCK LLC

MEASURE ‘S’ SUBMITTAL

February 12, 2019

VICINITY MAP:



PROJECT DIRECTORY

OWNER/DEVELOPER:
ROCKE GARCIA / BLACKROCK LLC
14500 SYCAMORE DRIVE, MORGAN HILL, CA 95037
(408) 710-2953
CONTACT: ROCKE GARCIA

CONSULTANT:
DPC
220 LIVE OAK DRIVE, DANVILLE, CA 95037
(408) 421-2695
CONTACT: VINCE BURGOS

ARCHITECT:
DAHLIN
5865 OWENS DRIVE, PLEASANTON , CA 94588
(925) 251-7200
CONTACT: DON RUTHROFF

CIVIL ENGINEER:
MH ENGINEERING CO.
16075 VINEYARD BLVD. MORGAN HILL, CA 95037
(408) 779-7381
CONTACT: BILL McCLINTOCK

LANDSCAPE ARCHITECT:
CAMP AND CAMP ASSOCIATES
2520 CAMINO DIABLO, WALNUT CREEK, CA 94597
(925) 941-6490
CONTACT: TERRENCE CAMP

ARCHITECTURAL SHEET INDEX

A1.1	COVER SHEET
A1.2	SINGLE FAMILY DETACHED - SINGLE STORY ELEVATIONS - PLAN 1 LOTS 2 & 12
A1.3	SINGLE FAMILY DETACHED - SINGLE STORY ELEVATIONS - PLAN 2 LOT 5
A1.4	SINGLE FAMILY DETACHED - SINGLE STORY ELEVATIONS - PLAN 2 LOT 9
A1.5	SINGLE FAMILY DETACHED - SINGLE STORY ELEVATIONS - PLAN 3 LOTS 6 & 10
A1.6	SINGLE FAMILY DETACHED - 2 STORY ELEVATIONS - PLAN 4 LOTS 3 & 10
A1.7	SINGLE FAMILY DETACHED - 2 STORY ELEVATIONS - PLAN 4 LOT 8 & PLAN 5 LOT 7
A1.8	SINGLE FAMILY DETACHED - 2 STORY ELEVATIONS - PLAN 6 LOT 4
A1.9	SINGLE FAMILY DETACHED - 2 STORY ELEVATIONS - PLAN 6 LOT 11 & PLAN 7 LOT 1
A1.10	DETACHED ACCESSORY DWELLING UNIT STANDARD ON LOTS 9 & 11
A1.11	GARAGE DOOR & LIGHT OPTIONS

DAHLIN
5865 Owens Drive
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925-251-7200

DATE 02-12-19
JOB NO. 340.006

A1.1

Attachment: Watsonville-Blackrock Architecture Plans (2334 : RDCS PUBLIC HEARING)

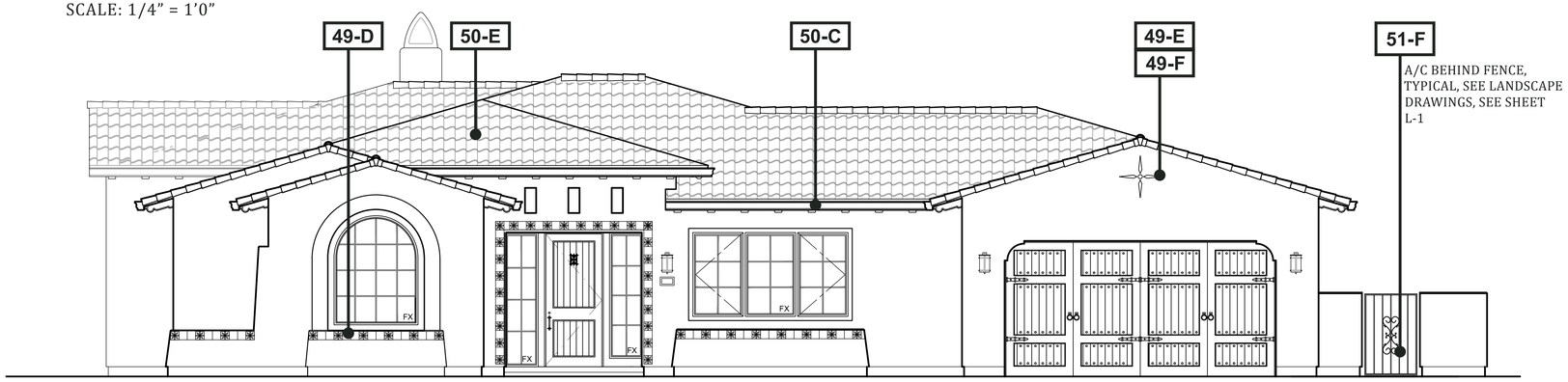
POTENTIAL COLOR SCHEMES



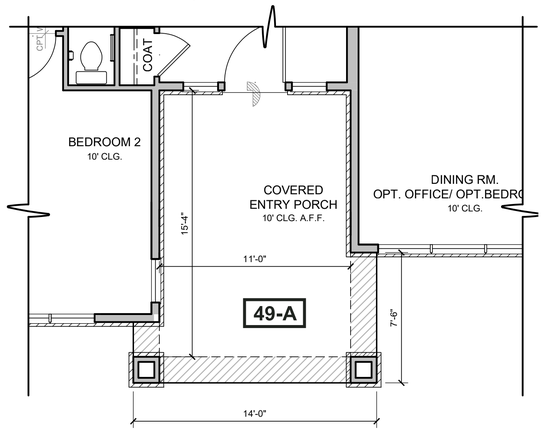




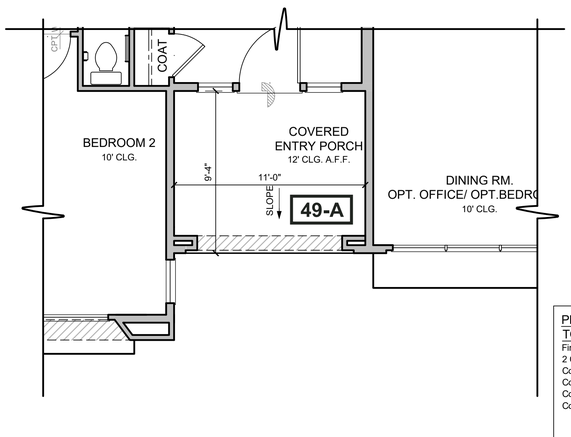
FRONT ELEVATION - PLAN 1, ELEVATION B, CRAFTSMAN - LOT 12
SCALE: 1/4" = 1'0"



FRONT ELEVATION - PLAN 1, ELEVATION A, SPANISH - LOT 2
SCALE: 1/4" = 1'0"



PARTIAL FLOOR PLAN 1, ELEVATION B, CRAFTSMAN
LOT 12
SCALE: 1/4" = 1'0"



PARTIAL FLOOR PLAN 1, ELEVATION A, SPANISH
LOT 2
SCALE: 1/4" = 1'0"

PLAN 1 TOTAL LIVING SQ.FT.	2821
First Floor	2421 sq. ft.
2 Car Garage:	445 sq. ft.
Covered Entry Porch, Elev. A	103 sq. ft.
Covered Entry Porch, Elev. B	202 sq. ft.
Covered Patio 1	132 sq. ft.
Covered Patio 2	110 sq. ft.

3 BR, 3 1/2 BA
Optional Office, Optional Bedroom 4

Master Closet L.F. Pole: 32'-2"
Kitchen Base Cabinet L.F.: 23'-6"

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E.	**360-DEGREE ARCHITECTURE:**
	The project features full and consistent articulation and design detail on all building facades.
F.	**CORNER TREATMENTS**
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SINGLE FAMILY DETACHED - SINGLE STORY ELEVATIONS
PLAN 1 - LOTS 2 &12

QUAIL VINEYARDS FOR BLACKROCK, MORGAN HILL **BY ROCKE GARCIA / BLACKROCK LLC**

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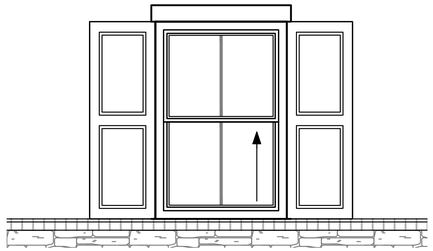
DATE 02-12-19
JOB NO. 340.006

A1.2

Attachment: Watsonville-Blackrock Architecture Plans (2334 : RDCS PUBLIC HEARING)



FRONT ELEVATION - PLAN 2, ELEVATION C, FRENCH - LOT 5
SCALE: 1/4" = 1'0"



ARCHITECTURAL FEATURE 49-D
SCALE: 1/2" = 1'0"

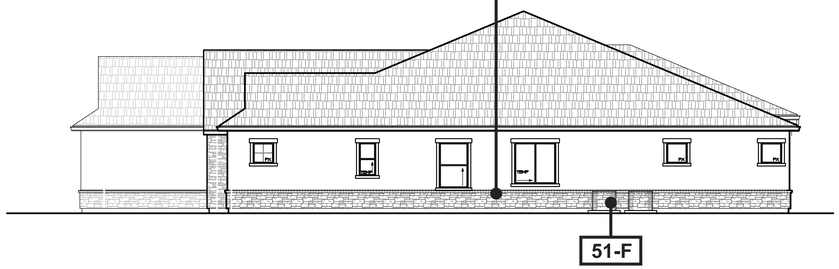
POTENTIAL COLOR SCHEME





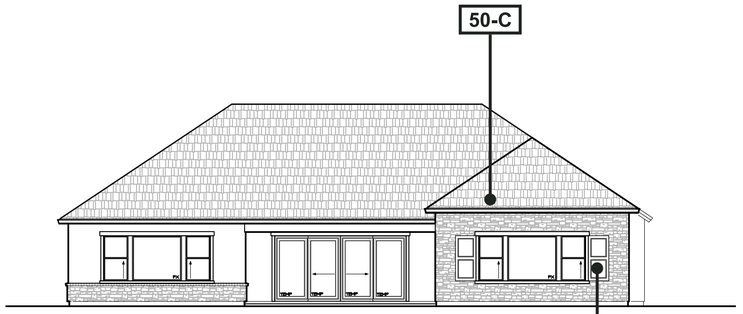
LEFT SIDE ELEVATION - PLAN 2, ELEVATION C, FRENCH - LOT 5
SCALE: 1/8" = 1'0"

49-E
49-F



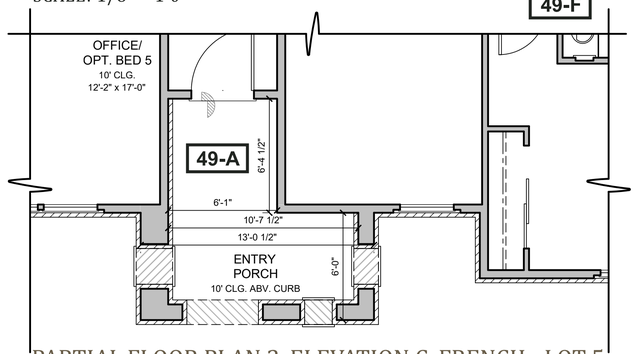
RIGHT SIDE ELEVATION - PLAN 2, ELEVATION C, FRENCH - LOT 5
SCALE: 1/8" = 1'0"

49-E
49-F



REAR ELEVATION - PLAN 2, ELEVATION C, FRENCH - LOT 5
SCALE: 1/8" = 1'0"

49-E
49-F



PARTIAL FLOOR PLAN 2, ELEVATION C, FRENCH - LOT 5
SCALE: 1/4" = 1'0"

PLAN 2	
TOTAL LIVING AREA:	3805 sq. ft.
4-Car Garage:	903 sq. ft.
Elev. A Entry Porch:	117 sq. ft.
Elev. D Entry Porch:	94 sq. ft.
4BR, 3 1/2 BA Optional Bed 5/Bath 4	

TABLE 49: EXTERIOR BUILDING DESIGN	
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D.	**FACADE ARTICULATION AND FINISHES**
	Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.
E.	**360-DEGREE ARCHITECTURE:**
	The project features full and consistent articulation and design detail on all building facades.
F.	**CORNER TREATMENTS**
	For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates façade feature finishes, including but not limited to windows, shutters, awning, balconies, bay windows, and stone enhancements.

TABLE 50: BUILDING PLACEMENT AND MASSING	
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TABLE 51: SITE IMPROVEMENTS	
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SINGLE FAMILY DETACHED - SINGLE STORY ELEVATIONS
PLAN 2 - LOT 5

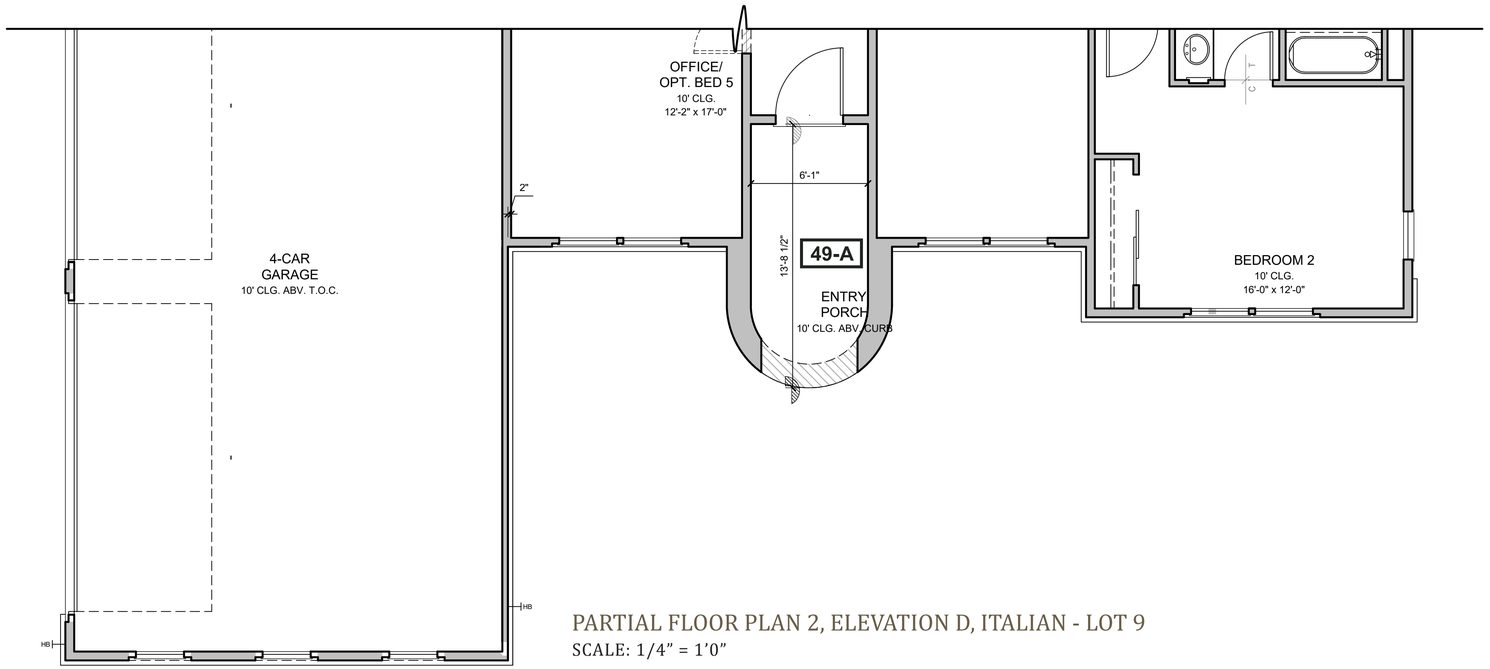
QUAIL VINEYARDS FOR BLACKROCK, MORGAN HILL **BY ROCKE GARCIA / BLACKROCK LLC**

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DATE 02-12-19
JOB NO. 340.006

A1.3

Attachment: Watsonville-Blackrock Architecture Plans (2334 : RDCS PUBLIC HEARING)



PARTIAL FLOOR PLAN 2, ELEVATION D, ITALIAN - LOT 9
SCALE: 1/4" = 1'0"

POTENTIAL COLOR SCHEME





FRONT ELEVATION - PLAN 2, ELEVATION D, ITALIAN - LOT 9
SCALE: 1/4" = 1'0"

PLAN 2	
TOTAL LIVING AREA:	3805 sq. ft.
4-Car Garage:	903 sq. ft.
Elev. A Entry Porch:	117 sq. ft.
Elev. D Entry Porch:	94 sq. ft.
4BR, 3 1/2 BA Optional Bed 5/Bath 4	

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SINGLE FAMILY DETACHED - SINGLE STORY ELEVATIONS
PLAN 2 - LOT 9

QUAIL VINEYARDS FOR BLACKROCK, MORGAN HILL **BY ROCKE GARCIA / BLACKROCK LLC**

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JOB NO. 340.006

A1.4

Attachment: Watsonville-Blackrock Architectural Plans (2334 : RDCS PUBLIC HEARING)

POTENTIAL COLOR SCHEMES







FRONT ELEVATION - PLAN 3, ELEVATION F, FRENCH NORMANDY - LOT 6
SCALE: 1/4" = 1'0"

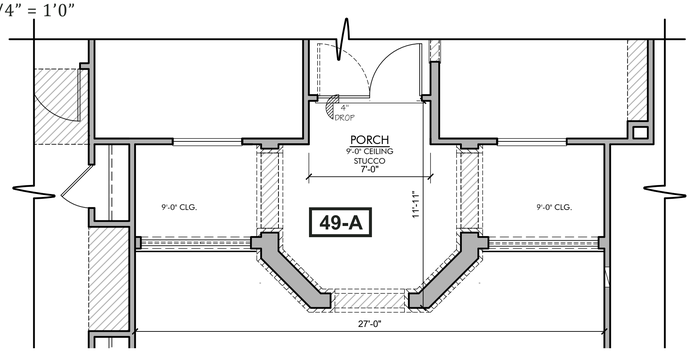


FRONT ELEVATION - PLAN 3, ELEVATION E, FRENCH COUNTRY - LOT 10
SCALE: 1/4" = 1'0"

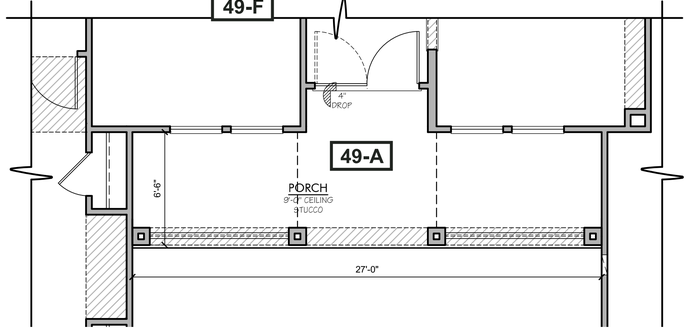
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PARTIAL FLOOR PLAN 3, ELEVATION F, FRENCH NORMANDY - LOT 6
SCALE: 1/4" = 1'0"



PARTIAL FLOOR PLAN 3, ELEVATION E, FRENCH COUNTRY - LOT 10
SCALE: 1/4" = 1'0"

SINGLE FAMILY DETACHED - SINGLE STORY ELEVATIONS
PLAN 3 - LOTS 6 & 10

QUAIL VINEYARDS FOR BLACKROCK, MORGAN HILL **BY ROCKE GARCIA / BLACKROCK LLC**

PLAN 3

TOTAL LIVING AREA:	4187 sq. ft.
3-Car Garage, Elev. E:	932 sq. ft.
3-Car Garage, Elev. F:	881 sq. ft.
Covered Outdoor Living:	328 sq. ft.
Elev. A Entry Porch:	198 sq. ft.
Elev. D Entry Porch:	221 sq. ft.

4BR, 4 BA

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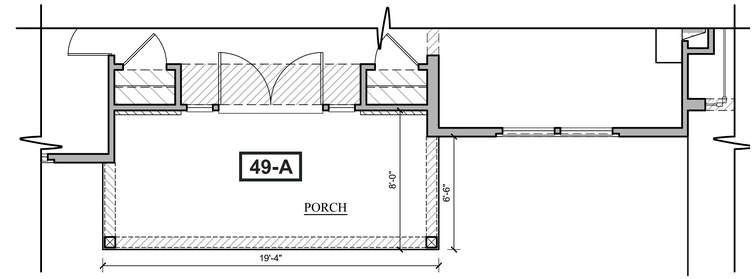
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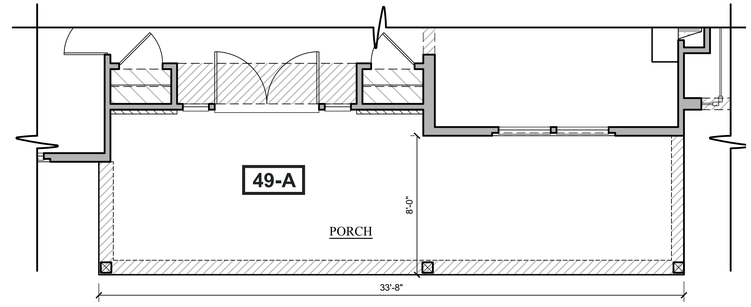
Attachment: Watsonville-Blackrock Architecture Plans (2334 : RDCS PUBLIC HEARING)



FRONT ELEVATION - PLAN 4, ELEVATION H, COUNTRY - LOT 3
SCALE: 1/4" = 1'0"



PARTIAL FLOOR PLAN 4, ELEVATION H, COUNTRY - LOT 3
SCALE: 1/4" = 1'0"



PARTIAL FLOOR PLAN 4, ELEVATION G, PROVINCIAL - LOT 13
SCALE: 1/4" = 1'0"



FRONT ELEVATION - PLAN 4, ELEVATION G, PROVINCIAL - LOT 13
SCALE: 1/4" = 1'0"

POTENTIAL COLOR SCHEMES





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SINGLE FAMILY DETACHED - 2 STORY ELEVATIONS
PLAN 4 - LOTS 3 & 13

QUAIL VINEYARDS FOR BLACKROCK, MORGAN HILL **BY ROCKE GARCIA / BLACKROCK LLC**

PLAN 4	
TOTAL LIVING AREA:	4279 sq. ft.
First Floor	2299 sq. ft.
Second Floor	1980 sq. ft.
1-Car Garage:	240 sq. ft.
2-Car Garage:	560 sq. ft.
ADU Abv. Garage:	634 sq. ft.
4BR, 4 BA	

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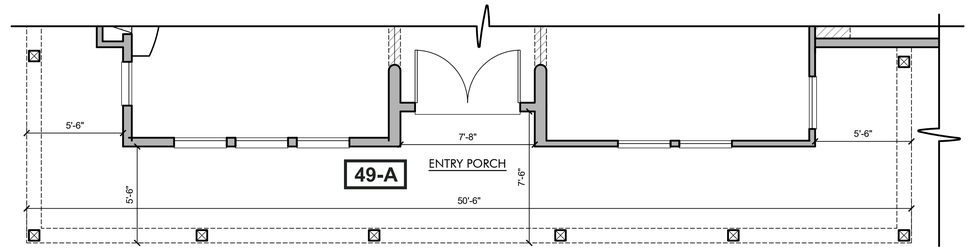
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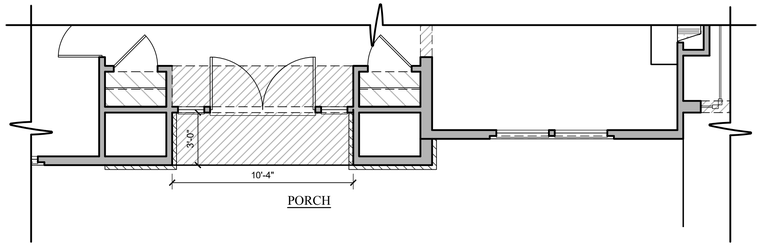
Attachment: Watsonville-Blackrock Architecture Plans (2334 : RDCS PUBLIC HEARING)



FRONT ELEVATION - PLAN 5, ELEVATION C, FRENCH - LOT 7
SCALE: 1/4" = 1'0"

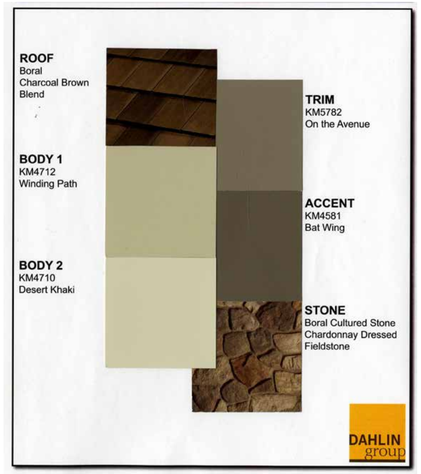


PARTIAL FLOOR PLAN 5, ELEVATION C, FRENCH - LOT 7
SCALE: 1/4" = 1'0"



PARTIAL FLOOR PLAN 4, ELEVATION J, ECLECTIC - LOT 8
SCALE: 1/4" = 1'0"

POTENTIAL COLOR SCHEMES







FRONT ELEVATION - PLAN 4, ELEVATION J, ECLECTIC - LOT 8
SCALE: 1/4" = 1'0"

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TABLE 51: SITE IMPROVEMENTS	
F.	**MECHANICAL EQUIPMENT**
	All mechanical equipment is screened from the public right-of-way and common areas enclosed with an architecturally compatible structure. Equipment closures are screened through landscaping.

SINGLE FAMILY DETACHED - 2 STORY ELEVATIONS
PLAN 4 - LOT 8 AND PLAN 5 - LOT 7

QUAIL VINEYARDS FOR BLACKROCK, MORGAN HILL **BY ROCKE GARCIA / BLACKROCK LLC**

PLAN 5	
TOTAL LIVING AREA:	4620 sq. ft.
First Floor including attached ADU:	2274 sq. ft.
Second Floor:	2346 sq. ft.
3-Car Garage:	973 sq. ft.
4BR, 3.5 BA	

PLAN 4	
TOTAL LIVING AREA:	4279 sq. ft.
First Floor	2299 sq. ft.
Second Floor	1980 sq. ft.
1-Car Garage:	240 sq. ft.
2-Car Garage:	560 sq. ft.
ADU Abv. Garage:	634 sq. ft.
4BR, 4 BA	

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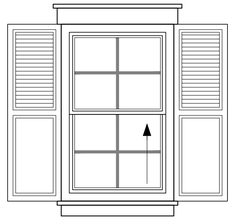
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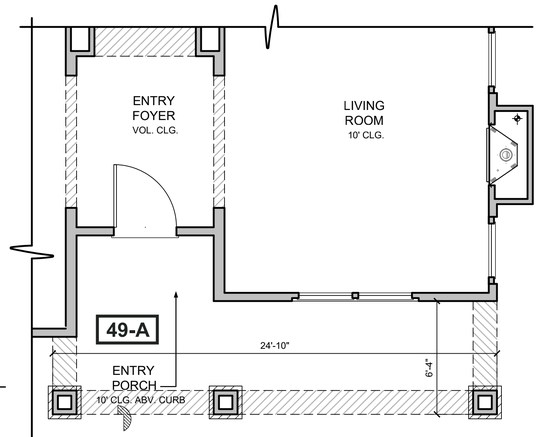
Attachment: Watsonville-Blackrock Architecture Plans (2334 : RDCS PUBLIC HEARING)



FRONT ELEVATION - PLAN 6, ELEVATION K, BUNGALOW - LOT 4
SCALE: 1/4" = 1'0"



ARCHITECTURAL FEATURE
SCALE: 1/2" = 1'0"

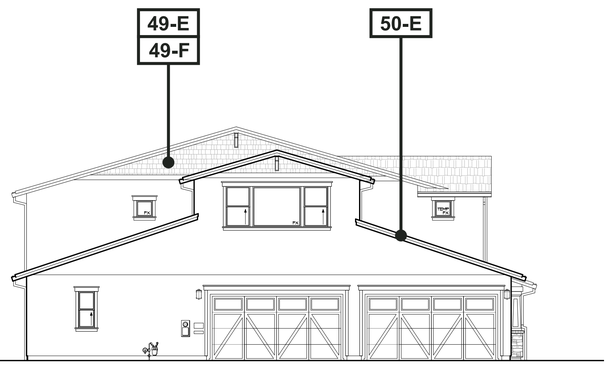


PARTIAL FLOOR PLAN 6, ELEVATION K, BUNGALOW - LOT 4
SCALE: 1/4" = 1'0"

POTENTIAL COLOR SCHEME



PLAN 6	
TOTAL LIVING AREA:	5651 sq. ft.
First Floor:	2949 sq. ft.
Second Floor:	2702 sq. ft.
Garage:	843 sq. ft.
Front Porch:	241 sq. ft.
5BR, 4.5 BA & Bonus Room	



LEFT SIDE ELEVATION - PLAN 6, ELEVATION K, BUNGALOW - LOT 4
SCALE: 1/8" = 1'0"



REAR ELEVATION - PLAN 6, ELEVATION K, BUNGALOW - LOT 4
SCALE: 1/8" = 1'0"



RIGHT SIDE ELEVATION - PLAN 6, ELEVATION K, BUNGALOW - LOT 4
SCALE: 1/8" = 1'0"

TABLE 49: EXTERIOR BUILDING DESIGN

A.	**FRONT PORCHES**
	A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home's primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.
D.	**FACADE ARTICULATION AND FINISHES**
	Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.
E.	**360-DEGREE ARCHITECTURE:**
	The project features full and consistent articulation and design detail on all building facades.
F.	**CORNER TREATMENTS**
	For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates façade feature finishes, including but not limited to windows, shutters, awning, balconies, bay windows, and stone enhancements.

TABLE 50: BUILDING PLACEMENT AND MASSING

C.	**VARIATION IN BUILDING HEIGHT**
	The project incorporates variation in building heights to minimize monotony.
E.	**ROOF LINE VARIATION**
	Variation in roof lines through changes in roof height provides breaks in building massing.

TABLE 51: SITE IMPROVEMENTS

F.	**MECHANICAL EQUIPMENT**
	All mechanical equipment is screened from the public right-of-way and common areas enclosed with an architecturally compatible structure. Equipment closures are screened through landscaping.

SINGLE FAMILY DETACHED - 2 STORY ELEVATIONS
PLAN 6 - LOT 4

QUAIL VINEYARDS FOR BLACKROCK, MORGAN HILL **BY ROCKE GARCIA / BLACKROCK LLC**

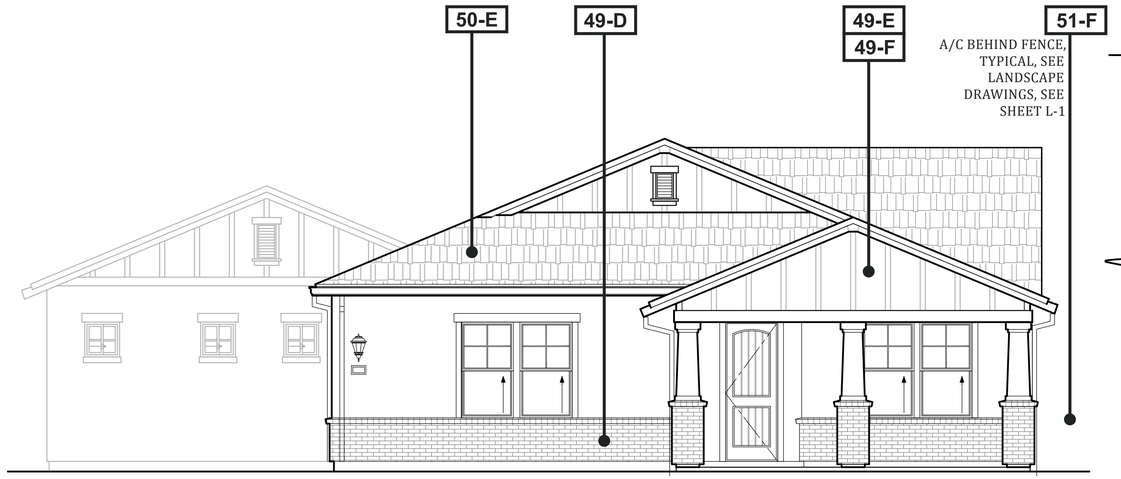
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DATE	02-12-19
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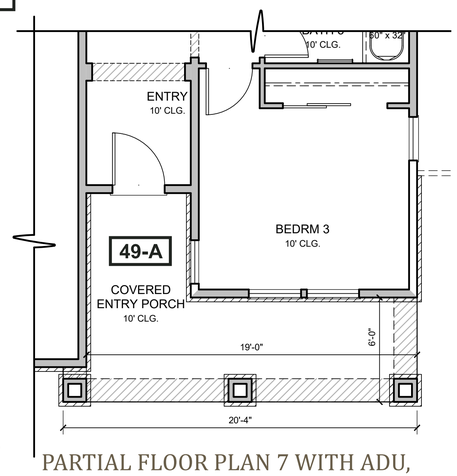
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Attachment: Watsonville-Blackrock Architecture Plans (2334 : RDCS PUBLIC HEARING)



FRONT ELEVATION - PLAN 7 WITH ADU, ELEVATION B, CRAFTSMAN - LOT 1
SCALE: 1/4" = 1'0"



PARTIAL FLOOR PLAN 7 WITH ADU, ELEVATION B, CRAFTSMAN - LOT 1
SCALE: 1/4" = 1'0"

POTENTIAL COLOR SCHEME

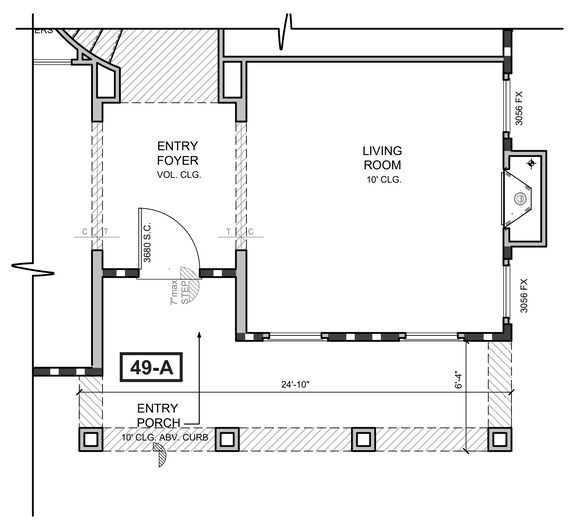


PLAN 6	
TOTAL LIVING AREA:	5651 sq. ft.
First Floor:	2949 sq. ft.
Second Floor:	2702 sq. ft.
2 Car Garage:	843 sq. ft.
Front Porch:	241 sq. ft.
5BR, 4.5 BA & Bonus Room	

PLAN 7	
TOTAL LIVING AREA: (Including ADU)	2821 sq. ft.
First Floor	2035 sq. ft.
2 Car Garage	455 sq. ft.
Front Porch	65 sq. ft.
Outdoor Living	163 sq. ft.
ADU	786 sq. ft.
4 BR, 3 BA Dining Room Option, Den Option	



FRONT ELEVATION - PLAN 6, ELEVATION L, TUSCAN - LOT 11
SCALE: 1/4" = 1'0"



PARTIAL FLOOR PLAN 6, ELEVATION L, TUSCAN - LOT 11
SCALE: 1/4" = 1'0"

TABLE 49: EXTERIOR BUILDING DESIGN	
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D.	**FACADE ARTICULATION AND FINISHES** Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.
E.	**360-DEGREE ARCHITECTURE:** The project features full and consistent articulation and design detail on all building facades.
F.	**CORNER TREATMENTS** For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates façade feature finishes, including but not limited to windows, shutters, awning, balconies, bay windows, and stone enhancements.

TABLE 50: BUILDING PLACEMENT AND MASSING	
C.	**VARIATION IN BUILDING HEIGHT** The project incorporates variation in building heights to minimize monotony.
E.	**ROOF LINE VARIATION** Variation in roof lines through changes in roof height provides breaks in building massing.

TABLE 51: SITE IMPROVEMENTS	
F.	**MECHANICAL EQUIPMENT** All mechanical equipment is screened from the public right-of-way and common areas enclosed with an architecturally compatible structure. Equipment closures are screened through landscaping.

SINGLE FAMILY DETACHED - 2 STORY ELEVATIONS
PLAN 6 - LOT 11 & PLAN 7 - LOT 1

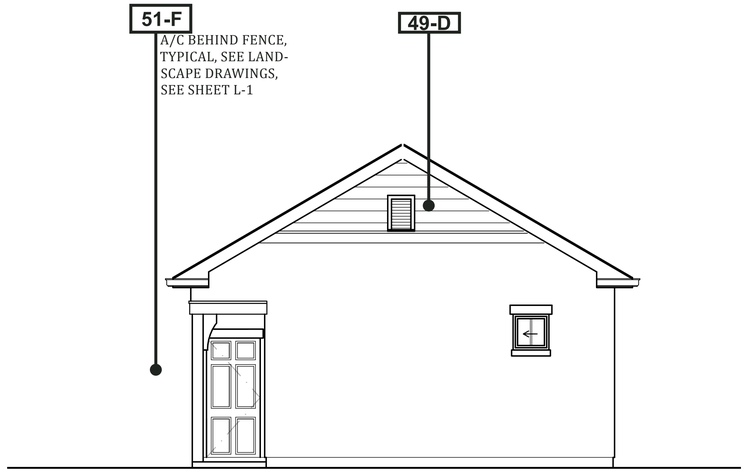
QUAIL VINEYARDS FOR BLACKROCK, MORGAN HILL **BY ROCKE GARCIA / BLACKROCK LLC**

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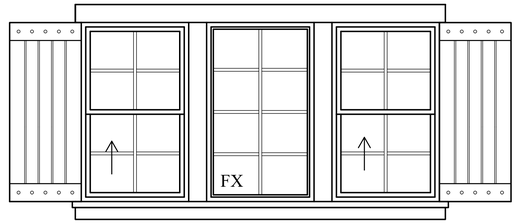
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Attachment: Watsonville-Blackrock Architecture Plans (2334 : RDCS PUBLIC HEARING)

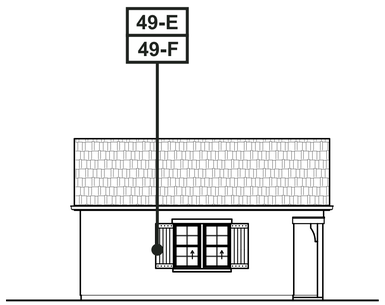


FRONT ELEVATION
SCALE: 1/4" = 1'0"

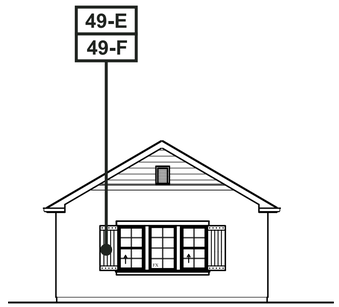


ARCHITECTURAL FEATURE 49-D
SCALE: 1/2" = 1'0"

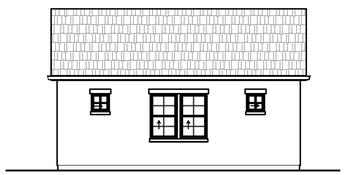
COLOR & MATERIALS OF ADU SHALL MATCH THE MAIN HOUSE COLOR SCHEME



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'0"



REAR ELEVATION
SCALE: 1/8" = 1'0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'0"

ACCESSORY DWELLING UNIT	
TOTAL LIVING AREA:	621 sq. ft.
First Floor:	621 sq. ft.
Front Porch:	14 sq. ft.
1BR, 1 BA	

TABLE 49: EXTERIOR BUILDING DESIGN	
A.	**FRONT PORCHES**
	A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home's primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.
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E.	**ROOF LINE VARIATION**
	Variation in roof lines through changes in roof height provides breaks in building massing.
TABLE 51: SITE IMPROVEMENTS	
F.	**MECHANICAL EQUIPMENT**
	All mechanical equipment is screened from the public right-of-way and common areas enclosed with an architecturally compatible structure. Equipment closures are screened through landscaping.

DETACHED ACCESSORY DWELLING UNIT - STANDARD ON LOTS 9 & 11

QUAIL VINEYARDS FOR BLACKROCK, MORGAN HILL **BY ROCKE GARCIA / BLACKROCK LLC**

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JOB NO. 340.006

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Attachment: Watsonville-Blackrock Architec ture Plans (2334 : RDCS PUBLIC HEARING)

POTENTIAL EXTERIOR LIGHT OPTIONS:

51C

LIGHTS SHALL BE DIFFERENT PER LOT AND SHALL MATCH THE HOUSE DESIGN. THREE (3) DIFFERENT LIGHT FIXTURES ARE SHOWN FOR REFERENCE, SPECIFIC TO EACH ELEVATION TYPE. LANDSCAPE STONE PILASTERS WITH LIGHTS WILL TIE IN WITH THE HOUSE ELEVATION TYPE.



KICHLER COURTYARD 17 3/4”
HIGH BLACK OUTDOOR WALL LIGHT



COUNTRY COTTAGE
BLACK OUTDOOR WALL LIGHT



AMHERST COLLECTION
BRONZE OUTDOOR WALL LIGHT

POTENTIAL GARAGE DOOR OPTIONS

52C

GARAGE DOORS SHALL VARY IN DESIGN PER LOT AND SHALL MATCH THE HOUSE DESIGN. THREE (3) DIFFERENT GARAGE DOORS ARE SHOWN FOR REFERENCE.



WAYNE DALTON
300 SERIES WOOD DOOR



WAYNE DALTON
7103 SERIES WOOD DOOR



WAYNE DALTON
7412 SERIES WOOD DOOR

TABLE 51: SITE IMPROVEMENTS	
C.	EXTERIOR LIGHTING
	Exterior lighting fixtures are architecturally integrated with the primary building's design, style, material, and colors.

TABLE 52: VEHICLE PARKING AND ACCESS	
C.	GARAGE DOOR DESIGN - DETAILING
	Garage doors feature windows or architectural detailing consistent with the main dwelling.

GARAGE DOOR & LIGHT OPTIONS

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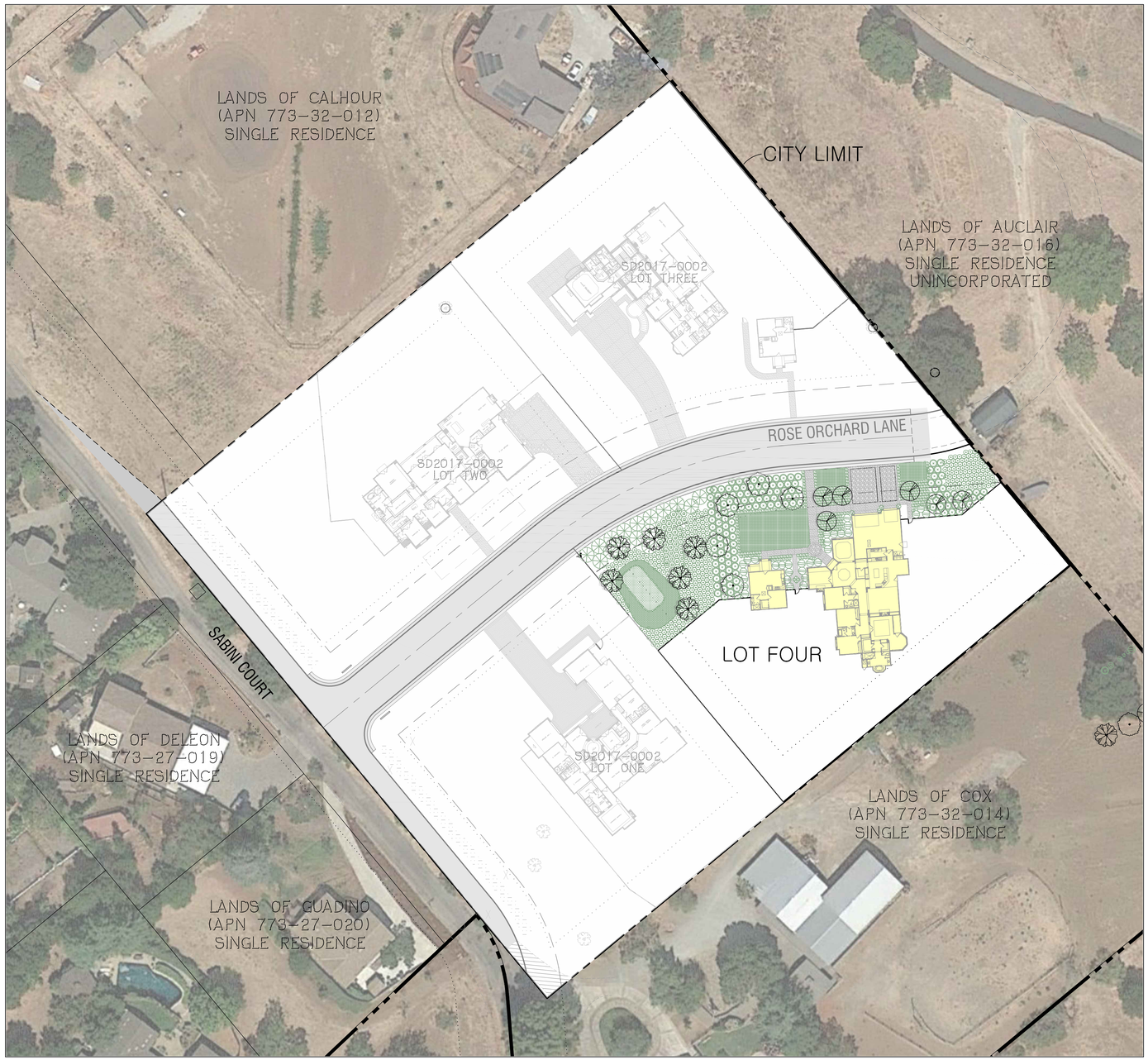
DATE 02-12-19
JOB NO. 340.006

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Attachment: Watsonville-Blackrock Architecture Plans (2334 : RDCS PUBLIC HEARING)

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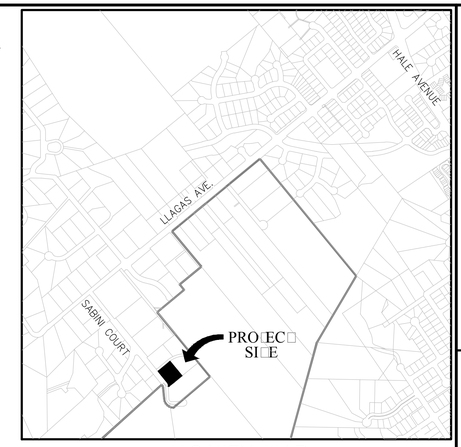
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VICINITY MAP

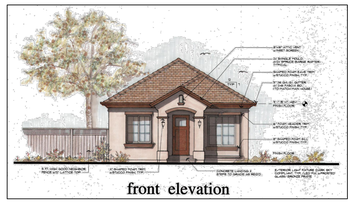
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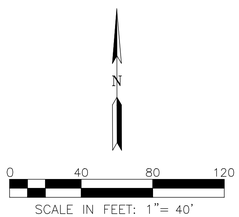
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front elevation


front elevation



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SCALE IN FEET: 1"= 40'

RDCS2018-0008

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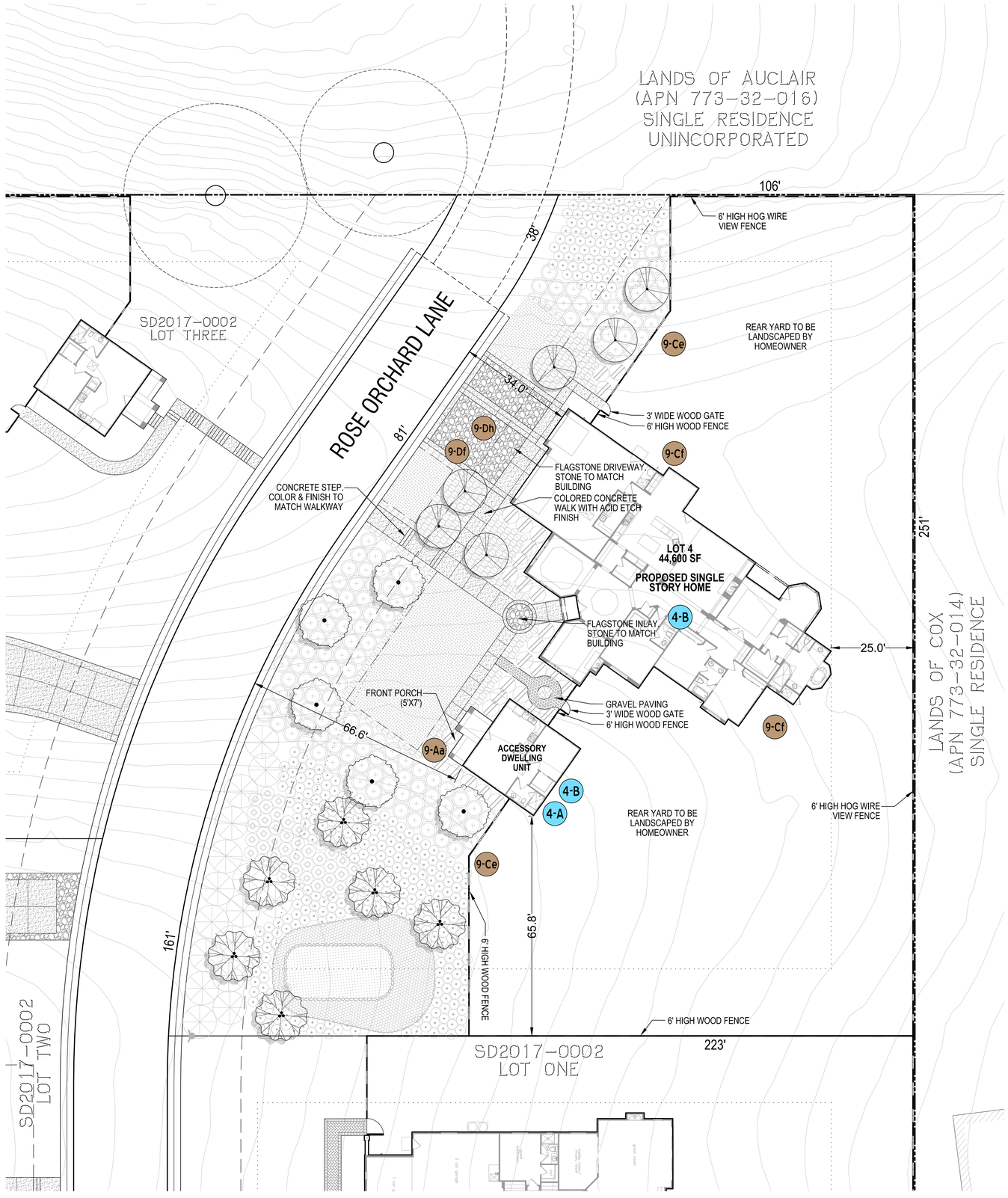
Latala HOMES inc.
1999 S. Bascom Avenue, Suite 700
Campbell, CA 95008
www.latalahomes.com

MEAS□RE S APPLICA□IO□ RE□IE□ □2018□
SITE UTILIZATION MAP
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Attachment: Llagas-Sabini Project Plans (2334 : RDCS PUBLIC HEARING)



	RDCS COMMITMENT SUMMARY/KEY	
	COMMITMENT	**DESCRIPTION/LOCATION**
	Criteria 4-B: Housing Diversity	
4-A	4-A: Accessory Dwelling Units (6 points)	An accessory dwelling unit will be provided (100% of the project)
4-B	4-B: Housing types (8 points)	The project consists of two housing types, as defined in this criteria: single-family detached, accessory dwelling unit. Each housing type represents at least 10% of the project yield.
	4-C: House size variation (6 points)	There is a 35% floor plan difference between the primary unit and accessory dwelling unit.
	4-F: Single Story	The primary home is single story.

	RDCS COMMITMENT SUMMARY/KEY	
	COMMITMENT	**DESCRIPTION/LOCATION**
	Criteria 9-A: Exterior Building Design	
9-Aa	Front Porches (a., 2 Points)	The ADU includes a front porch (5'x7'), which faces Rose Orchard Lane.
	Criteria 9-C: Site Improvements	
	LS Visual Relief (b., 1 Point)	A variety of trees, shrubbery and ground cover will be installed in the front yard to minimize the building mass and complement the architecture.
	Exterior Lighting (c. 1 Point)	Building-mounted lighting is architecturally integrated with the theme of the homes (see Architecture sheets for graphic representation and annotation)
9-Ce	Public/Private Transition Elements (e., 1 point)	The home incorporates landscaping and fencing along the street side creating transition zones between private property and the public right of way.
9-Cf	Mechanical E□uipment (f., 1 point)	Mechanical e□uipment will be screened from view with architecturally compatible structures. (see Architecture sheets for graphic representation and annotation)
	Criteria 9-D: Vehicle Parking and Access	
	Garage Door Design (b., 1 point)	See Architecture sheets for graphic representation and annotation.
9-Df	Hard surfaces (f., 1 Point)	The driveway and pathways are a very small portion (□50%) of the front setback.
9-Dh	Pavement Design (h., 2 Points)	The driveway will consist of flagstone; the sidewalk will include an acid etch finish.

GENERAL NOTES
1. THIS EXHIBIT DOES NOT REPRESENT A COMPREHENSIVE DEPICTION OF ALL COMMITMENTS IN THE PROJECT NARRATIVE. SEE ARCHITECTURAL SHEETS FOR ADDITIONAL COLOR-CODED COMMITMENTS FOR GROUND LEVEL AND VERTICAL CRITERIA.
2. IN THE EVENT THERE IS A DISCREPANCY BETWEEN APPLICATION GRAPHICS AND COMMITMENTS WITHIN THE NARRATIVE, THE NARRATIVE SHALL GOVERN, PER IMPLEMENTATION POLICY C.

N

0 16 32 48
SCALE IN FEET: 1"= 16'

RDCS2018-0008

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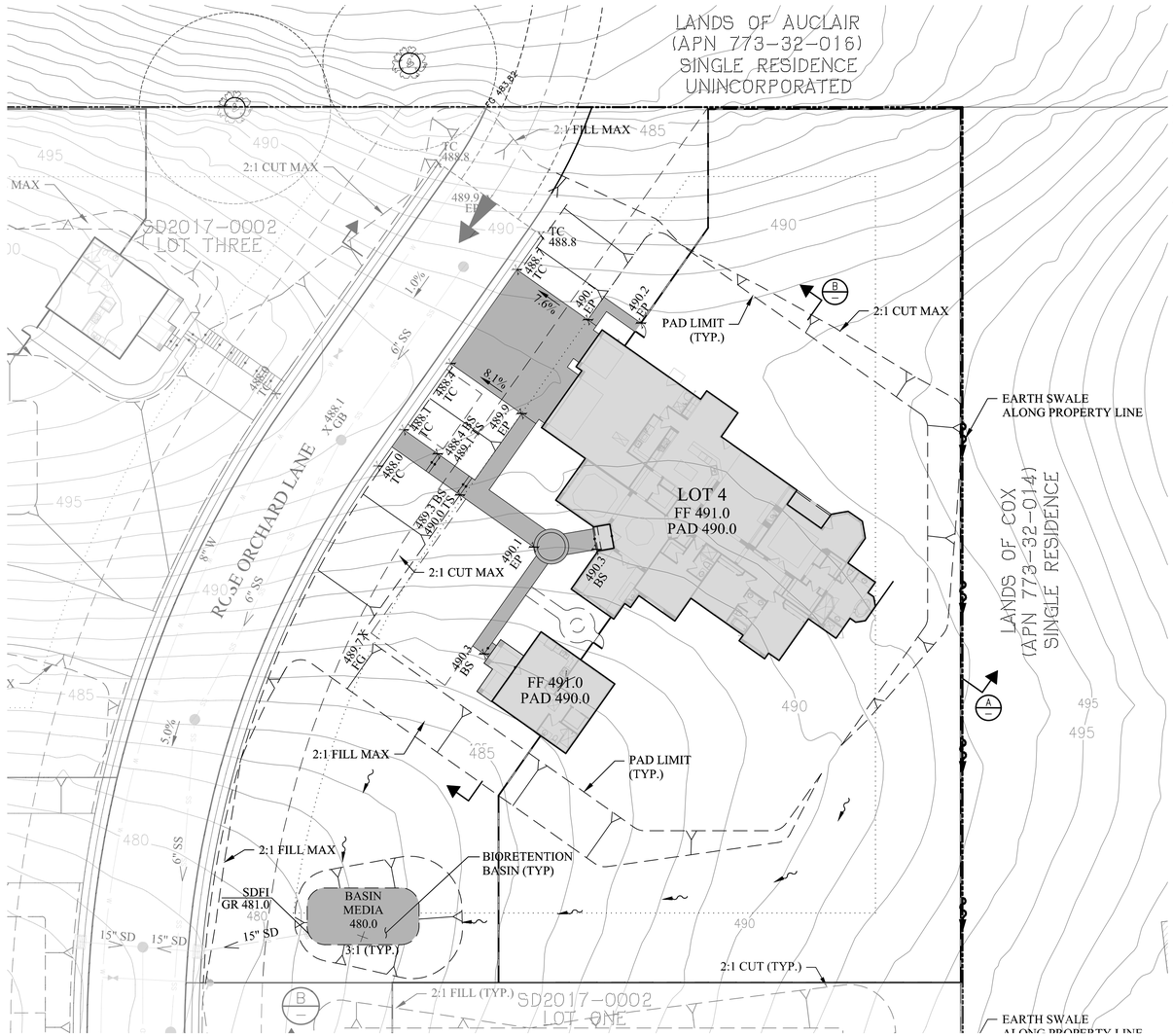
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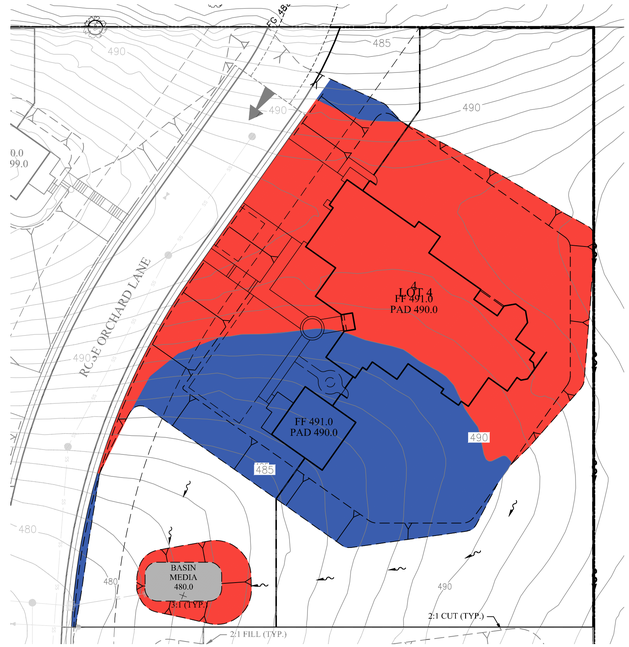
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172024-001

Attachment: Llagas-Sabini Project Plans (2334 : RDCS PUBLIC HEARING)



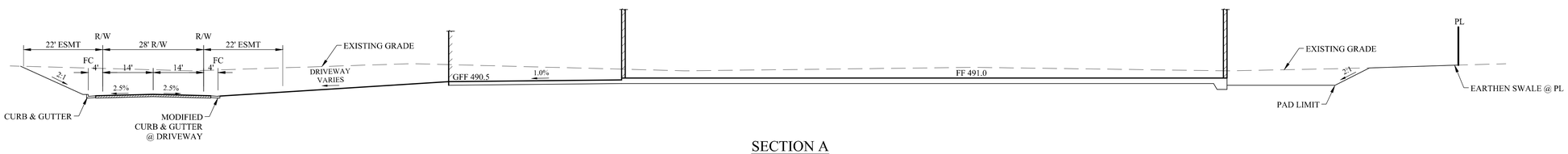
GRADING PLAN
SCALE: 1" = 20'



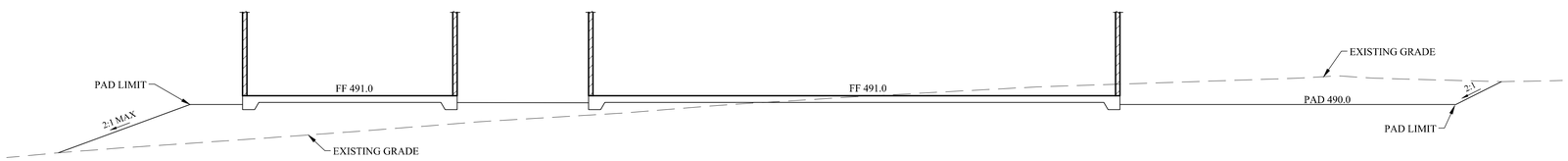
CUT/FILL PLAN
SCALE: 1" = 10'

PRELIMINARY EARTHWORK SUMMARY

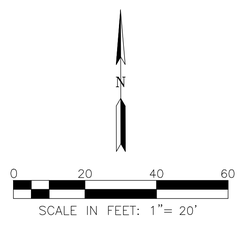
CUT:	1,212± CY	
FILL:	845± CY	
NET:	367± CY (EXPORT)	



SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE



RDCS2018-0008

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PROPOSED	DESCRIP□IO□	E□IS□I□□
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	LO□LI□E	
	EASEME□□	
	EP	
	S□ORM DRAI□	
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FF 493.0	FI□IS□ED FLOOR ELE□A□IO□	
P 492.0	PAD ELE□A□IO□	
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	EAR□□ S□ ALE	
	□REE □O REMAI□	

S□ORM □ A□ER □MP, SEE DE□AILS S□EE□ □M-05

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

Lafala
HOMES Inc.
1999 S. Bascom Avenue, Suite 700
Campbell, CA 95008
www.lafalahomes.com

MEAS□RE S APPLICA□IO□ RE□IE□ □2018□

PRELIMINARY GRADING PLAN

SA□I□I CO□R□

MOR□A□ □ILL, CALIFOR□IA

SCALE	DA□E
AS S□O□□	3-7-2019

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RDCS-03

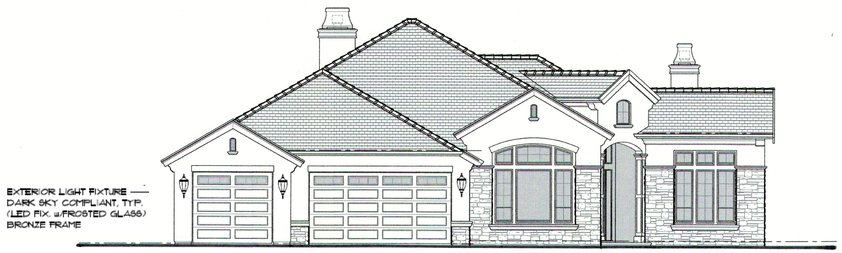
OF 6 S□EE□S

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172024-001

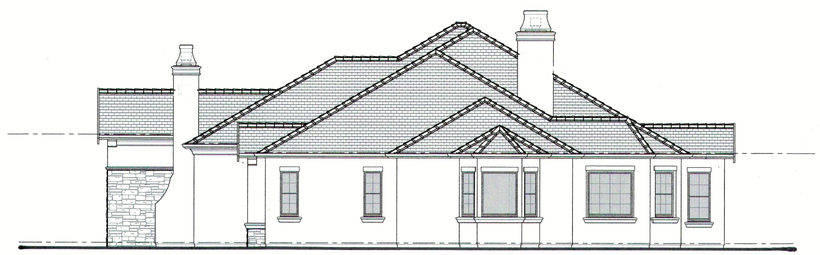
Attachment: Llagas-Sabini Project Plans (2334 : RDCS PUBLIC HEARING)



front elevation



left side elevation

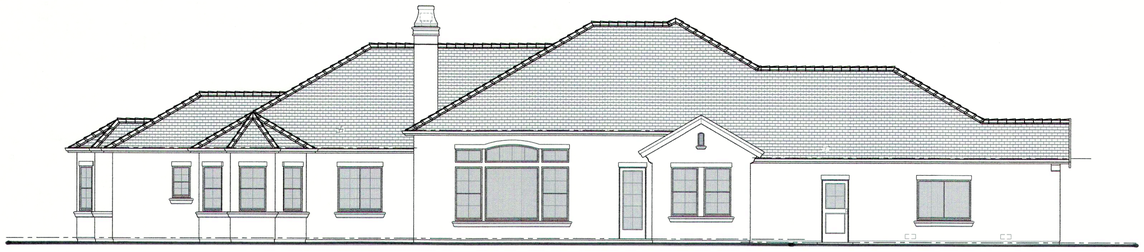


right side elevation



OUTDOOR LIGHTING BY: 'HINKLEY LIGHTING', BOLLA 2635OB-LED OUTDOOR LIGHT FIXTURE w/ LIGHT AMBER SEEDY GLASS OR EQ.

SECTIONAL CARRIAGE STYLE GARAGE DOORS-TRADITIONAL STEEL COLLECTION w/EMBOSSED WOOD GRAIN TEXTURE



rear elevation

Color Scheme

Roof: Ponderosa 'Oakwood' 5501
Base: KM5714-2 'Dunes Manor', LRV 55
Garage & Front Door: KM5720-5 'Man Cave'
Shutters: KM5713-3 'Mulled Cider'
Trim: KM5715-3 'Tan Oak'
Stone Veneer: 'Warm Springs' Mountain Ledge, by El Dorado Stone or eq.

All paint to be 'Kelly Moore'
All roofing to be 'Eagle' Roofing
All windows to be 'Milgard' Almond Color or Equal

Parcel 4
3763 s.f.

4 0 4 8 12

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

NO./ DATE/ REVISION

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF DAZ DESIGN ASSOCIATES AND MAY NOT BE USED IN ANY FORM OR BY ANY METHOD WHATSOEVER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF DAZ DESIGN ASSOCIATES. COPYRIGHT LAWS AND OTHER PROPERTY RIGHTS APPLY TO THESE PLANS AND MAY NOT BE REVISED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF DAZ DESIGN ASSOCIATES. ANY REVISIONS MADE TO THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF DAZ DESIGN ASSOCIATES. ANY DISCREPANCY DISCOVERED BETWEEN THESE PLANS AND THE SITE SHALL BE REPORTED TO DAZ DESIGN ASSOCIATES PRIOR TO COMMENCEMENT OF THE WORK. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

DZ Design Associates, Inc.
A California Corporation
17705 Hale Avenue, Suite H4
Morgan Hill, California 95037
Phone: (408) 778-7065 Fax: (408) 778-7064
email: dzdesign@pacbell.com

DRAWING TITLE: Exterior Elevations
JOB TITLE: Strulata - Sabini Court
Residential Subdivision
JOB ADDRESS: Parcel 4, Sabini Court
Morgan Hill, California

DATE: JULY 30, 2018
SCALE: 1/4"=1'-0"
PROJECT MANAGER: SCOTT ZAZUETA
DRAWN: SEZ
JOB NO.: DZ2318-4
SHEET: A3.4

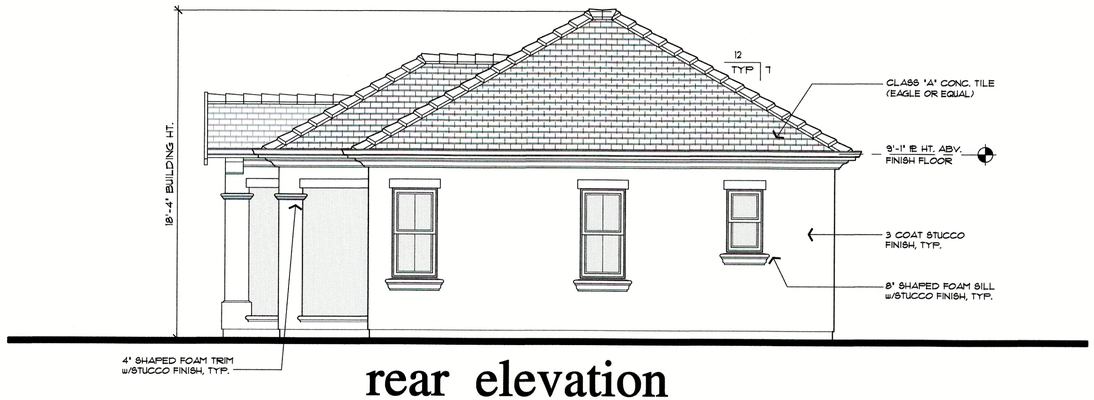
Attachment: Llagas-Sabini Project Plans (2334 : RDCS PUBLIC HEARING)



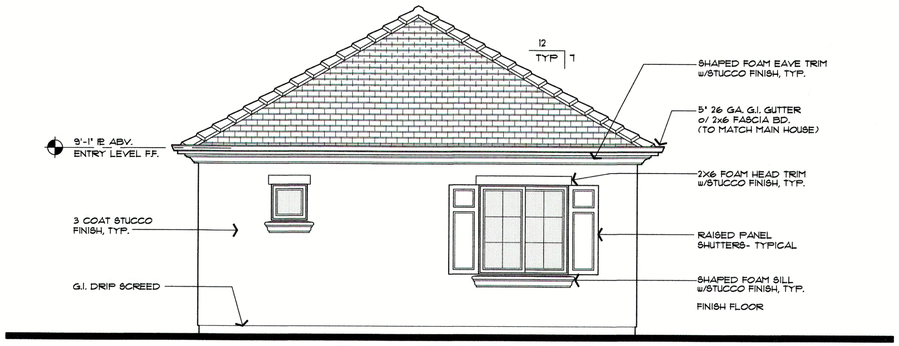
left elevation



front elevation



rear elevation



right elevation

Color Scheme

Roof: Ponderosa 'Oakwood' 5501
Base: KM5714-2 'Dunes Manor', LRV 55
Garage & Front Door: KM5720-5 'Man Cave'
Shutters: KM5713-3 'Mulled Cider'
Trim: KM5715-3 'Tan Oak'
Stone Veneer: 'Warm Springs' Mountain Ledge, by El Dorado Stone or eq.

All paint to be 'Kelly Moore'
All roofing to be 'Eagle' Roofing
All windows to be 'Milgard' Almond Color or Equal

Parcel 4

637 s.f.

4 0 4 8 12

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

NO./ DATE/ REVISION

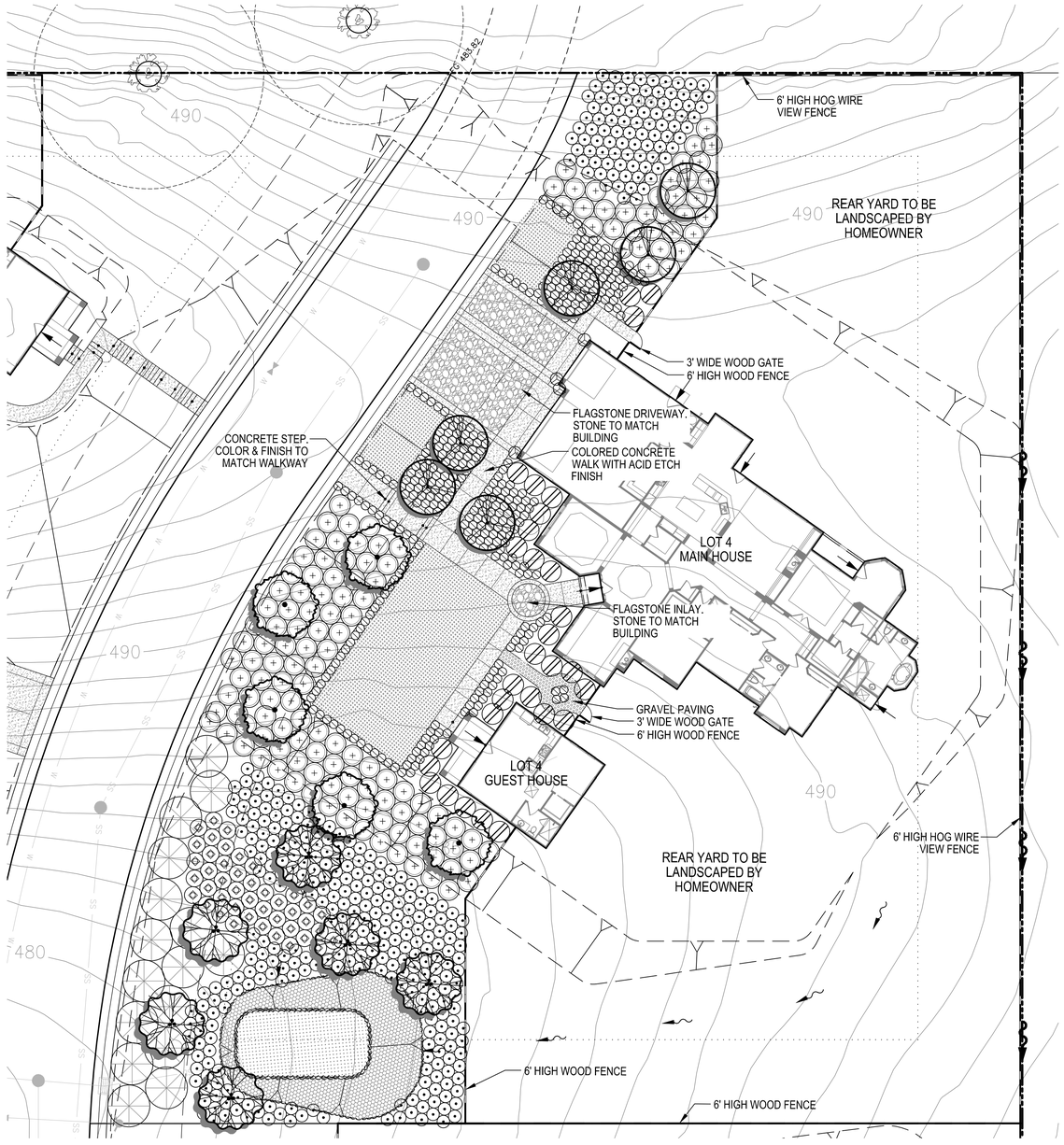
THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF DAZ DESIGN ASSOCIATES. THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REPRODUCED OR USED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DAZ DESIGN ASSOCIATES. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF DAZ DESIGN ASSOCIATES. ANY DISCREPANCY DISCOVERED OR CONFLICT IN THE PLANS SHALL BE REPORTED TO THE OFFICE OF DAZ DESIGN ASSOCIATES PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

Design Associates, Inc.
A California Corporation
17705 Hale Avenue, Suite H4
Morgan Hill, California 95037
Phone: (408) 778-7045 Fax: (408) 778-7004
email: dzdesign@pacbell.com

DRAWING TITLE: Guest House Elevations
JOB TITLE: Strulata - Sabini Court
Residential Subdivision
JOB ADDRESS: Parcel 4, Sabini Court
Morgan Hill, California

DATE: JULY 30, 2018
SCALE: 1/4"=1'-0"
PROJECT MANAGER: SCOTT ZAZUETA
DRAWN: DEG
JOB NO.: DZ2318-4
SHEET: A4.4

Attachment: Llagas-Sabini Project Plans (2334 : RDCS PUBLIC HEARING)



LOT 4 PLANTING LEGEND:

SYMBOL CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QUANTITY
TREES							
AU	Arbutus unedo	Strawberry Madrone	24" Box	As Shown	Standard	L	6
RL	Rhus lancea	African Sumac	24" Box	As Shown	Standard	L	5
QA	Quercus agrifolia	Coast Live Oak	24" Box	As Shown	Standard	L	6
SHRUBS							
ND	Nandina domestica	Heavenly Bamboo	5 Gal.	As Shown	-	L	4
PT	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Japanese Mock Orange	5 Gal.	60" O.C.	-	M	30
GROUNDCOVER							
LM	Liriope muscari 'Super Blue'	Super Blue Lilyturf	1 Gal.	24" O.C.	-	M	361
SS	Salvia sonomensis	Creeping Sage	1 Gal.	48" O.C.	-	L	43
WF	Westringia fruticosa Mundi	Low Coast Rosemary	1 Gal.	36" O.C.	-	L	392
CG	Ceanothus gloriosus 'Anchor Bay'	Pt. Reyes Ceanothus	1 Gal.	48" O.C.	-	L	155
MP	Myoporum 'Putah Creek'	Creeping Myoporum	1 Gal.	120" O.C.	-	L	16
AM	Achillea millefolium	White Yarrow	Seed	-	-	L	530 SF
CD	Carex divulsa	Berkeley Sedge	1 Gal.	18" O.C.	-	L	500
BD	Buchloe dactyloides 'UC Verde'	Buffalo grass	Plug	12" O.C.	-	L	1,690

GENERAL NOTES:

1. Tree and shrub layout is conceptual in nature. Final plant locations and species are subject to City review and final design refinement.
2. Additional plant species not listed on the above Plant Palette may be used.
3. Not all plant species listed on the above Plant Palette may be used.
4. All landscape areas will be grouped by hydrozone and receive an automatic underground irrigation system(s) that meets local and UBC code.

PLANTING DESIGN INTENT STATEMENT:

The planting design shall adhere with applicable City of Morgan Hill code and guidelines. The planting design utilizes a variety of plants in a layered composition, creating layers of color and texture to compliment the architecture and outdoor spaces. Plants near building shall be medium water use and irrigated regularly as to have a higher moisture content. Plants further from building shall be primarily composed of low groundcover and well spaced trees as to reduce fuel for fires and prevent the spread of fires.

MULCH NOTE:

Contractor shall install a 3" layer of "Mahogany Mulch Mini" available from Zanker Landscape Materials in all shrub and groundcover areas unless otherwise noted.


Arbutus unedo


Rhus lancea


Quercus agrifolia


Nandina domestica


Pittosporum tobira 'Wheeler's Dwarf'


Liriope muscari 'Super Blue'


Salvia sonomensis


Westringia fruticosa Mundi

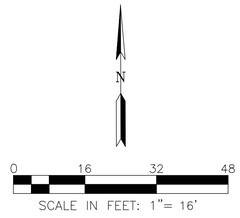

Ceanothus gloriosus 'Anchor Bay'


Myoporum 'Putah Creek'


Achillea millefolium


Carex divulsa


Buchloe dactyloides 'UC Verde'



RDCS2018-0008

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

Latala HOMES INC.
1999 S. Bascom Avenue, Suite 700
Campbell, CA 95008
www.latalahomes.com

MEASURE S APPLICATION RESUBMITTAL 2018
LOT 4 LANDSCAPE PLAN
SAN JOSE CORRIDOR
MORGAN HILL, CALIFORNIA

SCALE AS SHOWN
DATE 3-7-2019

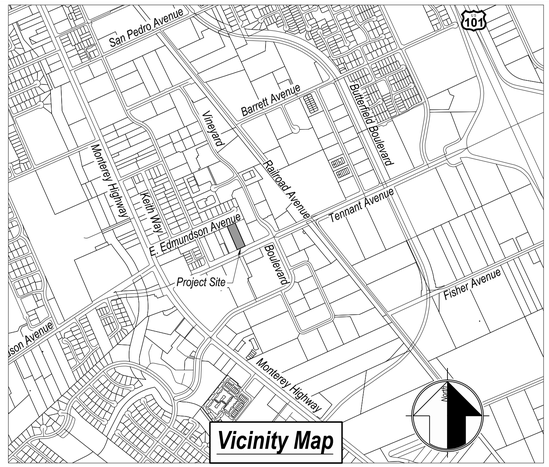
SHEET REVISIONS
NO. DATE

SHEET
RDCS-04
OF 6 SHEETS

JOB NO.
172024-001

Attachment: Llagas-Sabini Project Plans (2334 : RDCS PUBLIC HEARING)





notes:

ASSESSOR'S PARCEL NO:	817-04-059
PRESENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	RAL-3,500
PROPOSED ZONING:	RAL-3,500
SANITARY SEWER:	CITY OF MORGAN HILL
GAS and ELECTRIC:	PG&E
WATER:	CITY OF MORGAN HILL
TELEPHONE:	VERIZON
EXISTING IMPROVEMENTS:	AS SHOWN
GENERAL PLAN:	RAL (6-16 DU/AC)

applicant:

OSITO HOLDINGS LLC.
PO BOX 362
MORGAN HILL, CA 95038
(408) 981-9114

engineer:

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

Osito Holdings, LLC

site utilization plan

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

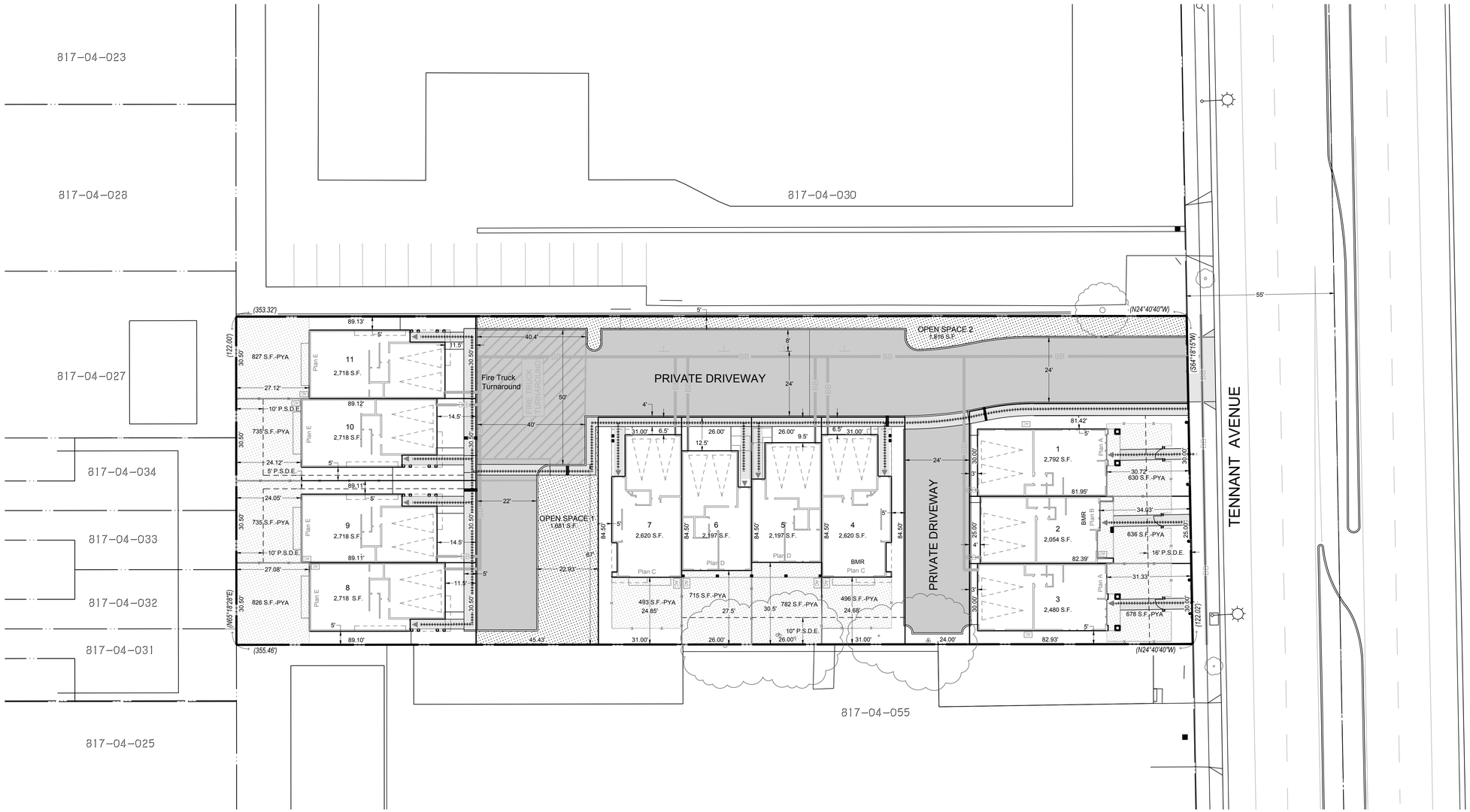
Sheet **1** of **03**

DATE: 5/19 DRAWN:MM CHECKED: WJM

218022

Attachment: Tennant-Osito- Civil (2334 : RDCS PUBLIC HEARING)

C:\Users\MMH\Desktop\Tennant-Osito- Civil (2334 : RDCS PUBLIC HEARING)\Tennant-Osito- Civil (2334 : RDCS PUBLIC HEARING)_Model.dwg, 5/20/2019 3:01:11 PM, Mikael Hall, 1:1, 24 x 36 in, Default, Default



legend:

TBR	Existing tree to be removed
AC	Air Conditioner
BMR	Below Market Rate Unit
BB	Broad Band Conduit
	Entrance to Unit
PYA	Private Yard Area
	ADA Path of Travel

building coverage calcs:

PROJECT NET AREA:	0.9925 ACRES
DRIVEWAY AND PRIVATE STREET COVERAGE:	0.2217 ACRES
BUILDING COVERAGE:	0.3024 ACRES
SIDEWALK COVERAGE	0.0830 ACRES
% BUILDING COVERAGE:	30.47%

density calcs:

TOTAL PROJECT AREA:	0.9925 ACRES
SITE NET AREA	0.9925 ACRES
NO. UNITS ALLOWED:	11 UNITS
NO. UNITS PROPOSED:	11 UNITS
OPEN SPACE AREA:	0.0802 ACRES (3494 SF)

setback notes:

GP-RAL (6-16) ZONING: RAL-3500 (Alternative Stanadards)

TYPICAL FRONT YARD SETBACK:	15' (3')
TYPICAL REAR YARD SETBACK:	15' (3')
TYPICAL SIDE YARD SETBACK:	5' (0')

notes:

ASSESSOR'S PARCEL NO:	817-04-059
PRESENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	RAL-3,500
PROPOSED ZONING:	RAL-3,500
SANITARY SEWER:	CITY OF MORGAN HILL
GAS and ELECTRIC:	PG&E
WATER:	CITY OF MORGAN HILL
TELEPHONE:	VERIZON
EXISTING IMPROVEMENTS:	AS SHOWN
GENERAL PLAN:	RAL (6-16 DU/AC)

SCALE: 1"=20'

0 10 20 30 40

Osito Holdings, LLC

site development plan

applicant:

OSITO HOLDINGS LLC.
PO BOX 362
MORGAN HILL, CA 95038
(408) 981-9114

engineer:

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

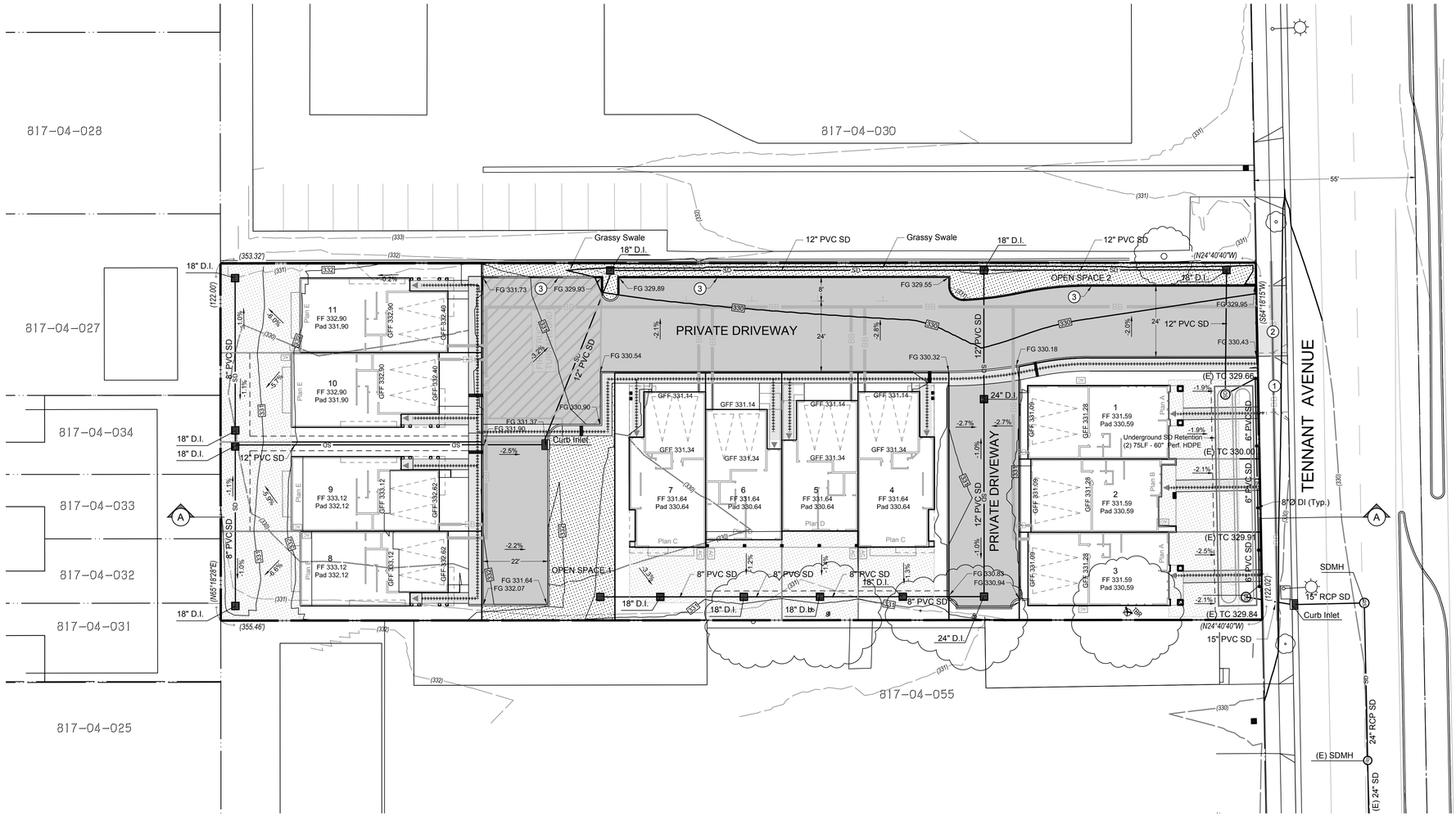
MH engineering Co.
16075 Vineyard Boulevard Morgan Hill, CA 95037

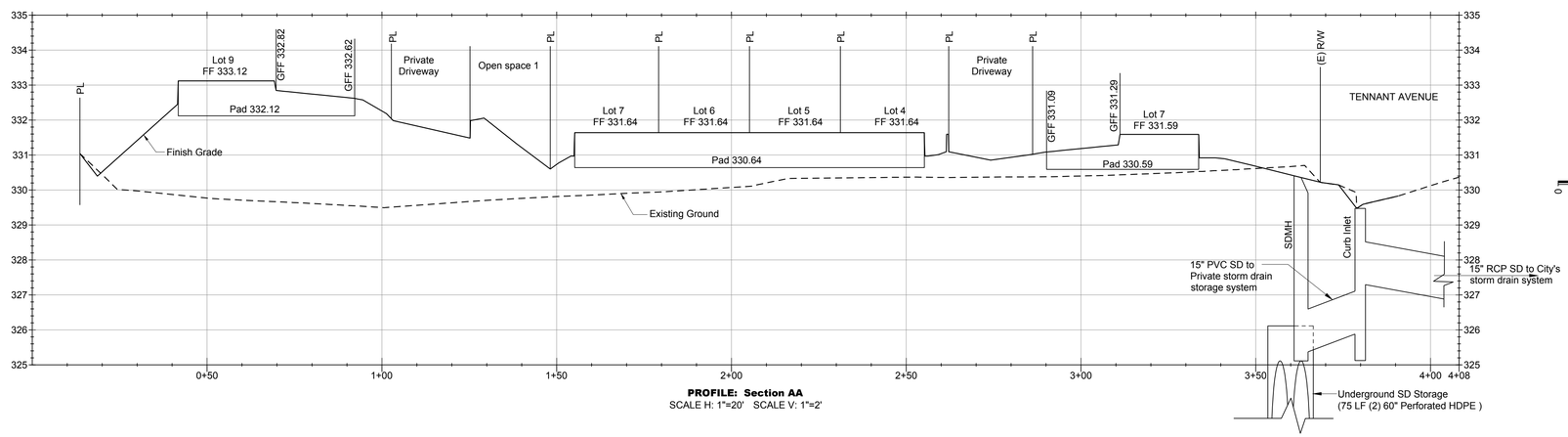
DATE: 5/19 DRAWN:RS CHECKED: WJM

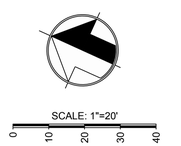
Sheet **2** of **03**
218022

L:\Projects\Bill\218022 Halvorsen - Tennant Avenue\dwg\218022 Site Development Plan.dwg - 05/17/2019 4:39pm - Plotted 05/17/2019 4:42pm by raman

Attachment: Tennant-Osito- Civil (2334 : RDCS PUBLIC HEARING)







PERVIOUS AND IMPERVIOUS SURFACES COMPARISON

Project Name	Osito Holdings- LLC
MH Project No.	218022

	Existing Condition (sq ft)	%	Proposed Condition (sq ft)	%	Difference (sq ft)	%
Site (acres):	**Site (sq ft):**		**Site (sq ft):**			
0.992	**43,233**	100.00%	**43,233**	100.00%	**0**	0.00%
Building Footprint(s)	0	0.00%	13,173	30.47%	**13,173**	30.47%
Parking	0	0.00%	9657	22.34%	**9,657**	22.34%
Sidewalks, Patios, Paths, etc.	0	0.00%	3,615	8.36%	**3,615**	8.36%
Landscaping	0	0.00%	16,788	38.83%	**16,788**	38.83%
Undeveloped	43,233	100.00%	0	0.00%	**-43,233**	-100.00%
Permeable Pavement	0	0.00%	0	0.00%	**0**	0.00%
Total	**43,233**	100.00%	**43,233**	100.00%	**0**	0.00%
Impervious Surfaces	0	0.00%	26,445	61.17%	**26,445**	61.17%
Pervious Surfaces	43,233	100.00%	16,788	38.83%	**-26,445**	-61.17%
Total	**43,233**	100.00%	**43,233**	100.00%	**0**	0.00%

New impervious area is 26445sf > 20000 SF TIER 4 MITIGATION

Note: Fill in the yellow highlighted area only to update the sheet.

Osito Holdings-LLC 2/19/2019

Proposed BMP No.	BMP Impervious Area		95th Percentile (1.75" Rain) First Flush Volume to Treat (Cu. Ft.)	Proposed BMP Surface Volume (Cu. Ft.)	Native Soil Infiltration Rate (In/Hr.)	BMP Loading Depth (Inches)	BMP Infiltration Duration (Hrs.) ≤ 72
	Public Hardscape (S.F.)	Private Hardscape (S.F.)					
1	0	26,445	3,857	4,630	0.6	60	100

Project Proposes 20% more volume than required

218022 3/4/2019

Preliminary Engineers Cost Estimate
for
Osito Holdings LLC - Off-site Improvements

Item	Description	Qty	Unit	Unit Price	Total
	Schedule I- Offsite Improvements				
1	Curb inlet	1	EA	$ 4,500.00	$ 4,500.00
2	15" RCP SD w/ trench restoration	93	LF	$ 65.00	$ 6,080.00
3	Curb, gutter and sidewalk restoration	1	LS	$ 3,000.00	$ 3,000.00
4	Storm drain manhole	1	EA	$ 5,000.00	$ 5,000.00
5	10% additional Storm drain storage	386	CF	$ 10.00	$ 3,860.00
				Total Schedule I	**$ 22,440.00**
				Contingency @ 5%	$ 1,120.00
				Total Estimated Cost	**$ 23,562.00**

Preliminary Earthwork Quantities

	Cut	Fill
Rough Grading Total Site	441 cy	855 cy
Net Import	**414 cy**	

Construction Notes:

1. Demolish existing driveway approach and install City standard curb, gutter and sidewalk
2. Demolish existing curb and gutter at new driveway location and install city standard driveway approach
3. Provide 1' curb opening at 10' o/c for drainage release

Legend:

TBR Existing tree to be removed

Osito Holdings, LLC

preliminary grading plan

applicant:
OSITO HOLDINGS LLC.
PO BOX 362
MORGAN HILL, CA 95038
(408) 981-9114

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

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

DATE: 5/19 DRAWN:RS CHECKED: WJM

L:\Projects\Bill\218022 Halvorsen - Tennant Avenue\dwg\218022 Preliminary Grading Plan.dwg - 05/16/2019 3:30pm - Plotted 05/17/2019 4:42pm by raman

Attachment: Tennant-Osito- Civil (2334 : RDCS PUBLIC HEARING)

Attachment: Tennant-Osito Architecture (2334 : RDCS PUBLIC HEARING)

Tennant Square

An 11 Unit ~ Multi-Housing Residential Development
Tennant Avenue
Morgan Hill, California ~ 95037
County of Santa Clara

Design Drawings Index:

T.1	TITLE / COVER SHEET

Civil Drawings:

C.1	CIVIL COVER SHEET & SITE MAP
C.2	SITE DEVELOPMENT PLAN
C.3	PRELIMINARY GRADING PLAN
D1.R	DUPLEX UNIT #1 RENDERING
DA.1	DUPLEX UNIT #1 EXTERIOR ELEVATIONS PORCH PLAN, GENERAL NOTES & FINISH NOTES
D2.R	DUPLEX UNIT #2 RENDERING
DA.2	DUPLEX UNIT #2 EXTERIOR ELEVATIONS PORCH PLAN, GENERAL NOTES & FINISH NOTES
TP.R	TRIPLEX UNIT RENDERING
TA.3	TRIPLEX UNIT EXTERIOR ELEVATIONS PORCH PLAN, GENERAL NOTES & FINISH NOTES
FP.R	FOURPLEX UNIT RENDERING
FA.4	FOURPLEX UNIT EXTEIOR ELEVATION PORCH PLAN, GENERAL NOTES & FINISH NOTES
FA.5	FOURPLEX UNIT EXTEIOR ELEVATION GENERAL & FINISH NOTES

Landscape Drawings:

L.1	LANDSCAPE PLAN

Gary Moore & Associates
residential design
60 west main avenue, morgan hill, ca. 95037
408.779.1710
e.mail: moore@pacific.net

DRAWING:
TITLE SHEET & DRAWING INDEX

PROJECT:
Osito Holdings, LLC
11 Unit Subdivision
Tennant Avenue
Morgan Hill, California
County of Santa Clara

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REVISIONS:

DATE: MARCH 06, 2019

SCALE: AS NOTED

DRAWN BY: G.E. MOORE

PROJ. MGR. G.E. MOORE

PROJECT FILE: ~18.0 OSITO

DRAWING: T.1

Attachment: Tennant-Osito Architecture (2334 : RDCS PUBLIC HEARING)



Gary Moore & Associates

residential design

60 west main ave. 12a, morgan hill, ca. 95037
408.779.1710
e.mail: moore@pacific.net

PROJECT:

Tennant Square
11 Unit Subdivision
Tennant Avenue
Morgan Hill, California
County of Santa Clara

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REVISIONS:

DATE: NOVEMBER 10, 2018

SCALE: AS NOTED

DRAWN BY: G.E.MOORE

PROJ. MGR. G.E.MOORE

PROJECT FILE: 0.18~ TS

DRAWING: D1.R

Attachment: Tennant-Osito Architecture (2334 : RDCS PUBLIC HEARING)



FRONT ELEVATION

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

UNIT "A" - 1,832 SQUARE FEET
UNIT "B" - 1,832 SQUARE FEET

EXTERIOR ELEVATION KEYNOTES:

1. EXPECTED FINISH GRADE LINE
2. 1ST LEVEL FINISH FLOOR LINE
3. 2ND LEVEL FINISH FLOOR LINE
4. GARAGE FINISH FLOOR LINE
5. 1ST LEVEL 9'-0" PLATE LINE
6. 2ND LEVEL 9'-0" PLATE LINE
7. 3 COAT [7/8"] CEMENT PLASTER EXTERIOR WALL FINISH SET O/ 17GA. SELF-FURRED, PAPER BACKED G.I. STUCCO NETTING W/ DBL. LAYER OF TYPE "D" ASPHALT SATUARATED BUILDING PAPER
8. 1X4 HORIZONTAL AND VERTICAL TRIM - BORAL CEMENT FIBER W/ WOOD GRAIN EMBOSSED AND PAINT FINISH
9. 2 PC. BORAL FIBER CEMENT TRIM - 1X3 HORIZONTAL TOP TRIM SET O/ 2X10 HORIZONTAL BOTTOM TRIM - BOTH W/ WOOD GRAIN FACE AND PAINT FINISH
10. BORAL FIBER CEMENT SHIP LAP EXTERIOR WALL SIDING, WOOD GRAIN EMBOSSED W/ PAINT FINISH - 7" SPACED PATTERN
11. HARDI PANEL EXTERIOR SMOOTH FACE SIDING W/ BORAL 1X2 FIBER CEMENT VERTICAL BATTS SET @ 24" O.C. BOTH HARDI PANEL SIDING AND 1X2 BATTS ARE TO HAVE PAINT FINISH.
12. 10" X 10" BUILT-UP POST W/ BORAL TRUEXTERIOR TRIM W/ WOOD GRAIN SURFACE AND PAINT FINISH
13. BORAL 2 PC. HEADER TRIM - 1X2 TOP TRIM SET O/ 1X4 HORIZONTAL BOTTOM TRIM BOTH W/ WOOD GRAIN EMBOSSED SURFACE AND PAINT FINISH
14. BORAL 1X4 VERTICAL WINDOW TRIM - FIBER CEMENT W/ WOOD GRAIN SURFACE AND PAINT FINISH
15. BORAL 2 PC. SILL TRIM - 1X4 HORIZONTAL TOP TRIM SET O/ 1X2 HORIZONTAL BOTTOM TRIM BOTH W/ WOOD GRAIN EMBOSSED SURFACE AND PAINT FINISH
16. 6X10 RE-SAWN FANCY-CUT D.F. CORBELS SPACED AS SHOWN W/ PAINT FINISH
17. CONCRETE ENTRY DECK W/ NON-SLIP SURFACE FINISH (TYPICAL)
18. 2 PC. BARGE RAFTER TRIM ASSEMBLY - BORAL 2X10 WOOD GRAIN EMBOSSED BARGE RAFTER W/ 1X3 BORAL WOOD GRAIN EMBOSSED SHINGLE TRIM BOTH W/ PAINT FINISH
19. HIGH PROFILE COMPOSITION SHINGLE ROOF MATERIAL - ARCHITECTURAL GRADE
20. STANDING SEEM METAL ROOF W/ ROOF SEAMS SET AT 16" O.C.
21. EXPOSED 2X D.F. RAFTER TAILS W/ PAINT FINISH
22. 5" G.I. FASCIA GUTTER SET IN OGEE PATTERN W/ PAINT FINISH & LEAF GUARD
23. 2 PC. BUILT UP BELLY BAND - BORAL 2X10 FIBER CEMENT HORIZONTAL BOTTOM TRIM W/ BORAL 1X4 FIBER CEMENT HORIZONTAL CAP TRIM BOTH W/ WOOD GRAIN SURFACE AND PAINT FINISH
24. G.I. STUCCO DRIP SCREED SET A MIN. OF 4" ABOVE COMMON FINISH GRADE
25. SOLAR PANEL(S) LOCATION

COLOR SCHEME "A":

ROOFING:
COMPOSITION SHINGLE: HEATHER BLEND LANDMARK ASPHALT SHINGLE - HIGH PROFILE BY CERTAINTEED

METAL STANDING SEAM: WEATHERED COPPER SRI 34 BY ASC BUILDING PRODUCTS

WALL COLOR:
CEMENT PLASTER BODY COLOR: WOOL SKEIN SW 6148 BY SHERWIN WILLIAMS

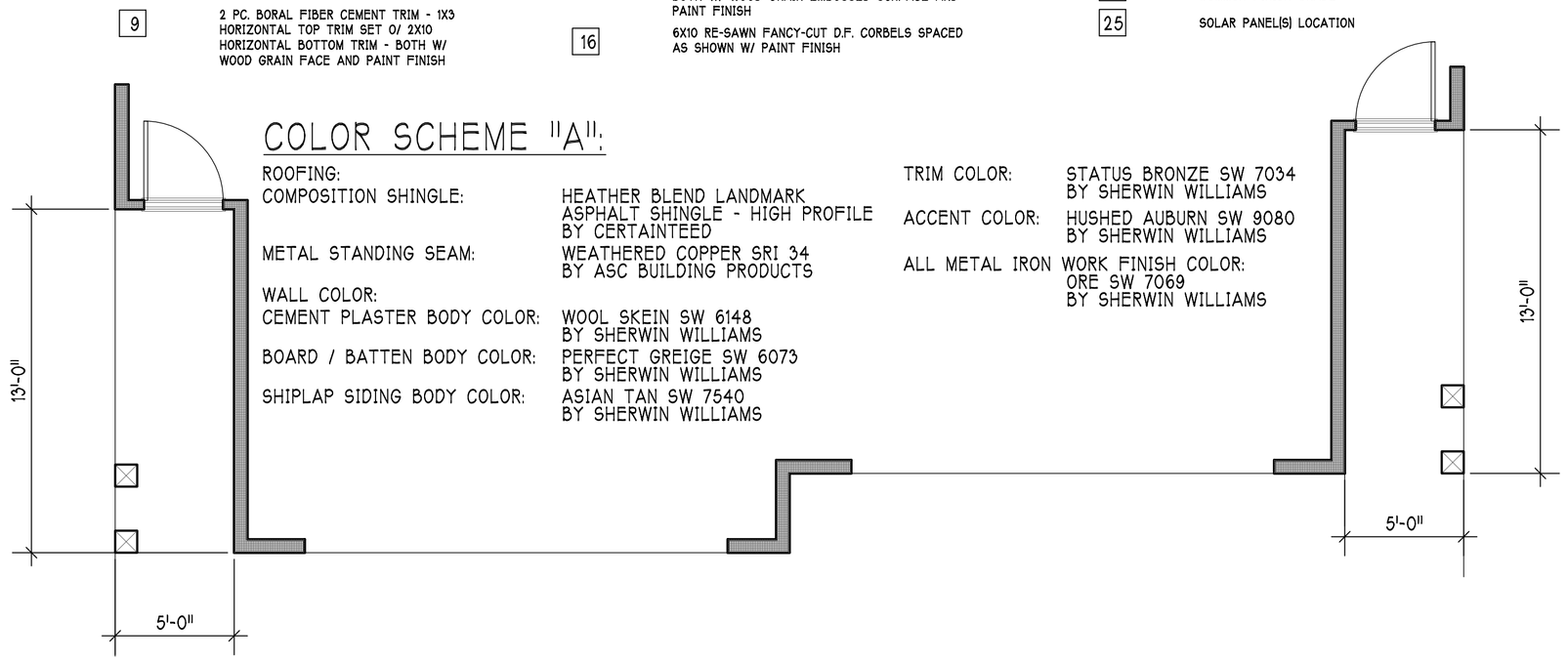
BOARD / BATTEN BODY COLOR: PERFECT GREIGE SW 6073 BY SHERWIN WILLIAMS

SHIPLAP SIDING BODY COLOR: ASIAN TAN SW 7540 BY SHERWIN WILLIAMS

TRIM COLOR: STATUS BRONZE SW 7034 BY SHERWIN WILLIAMS

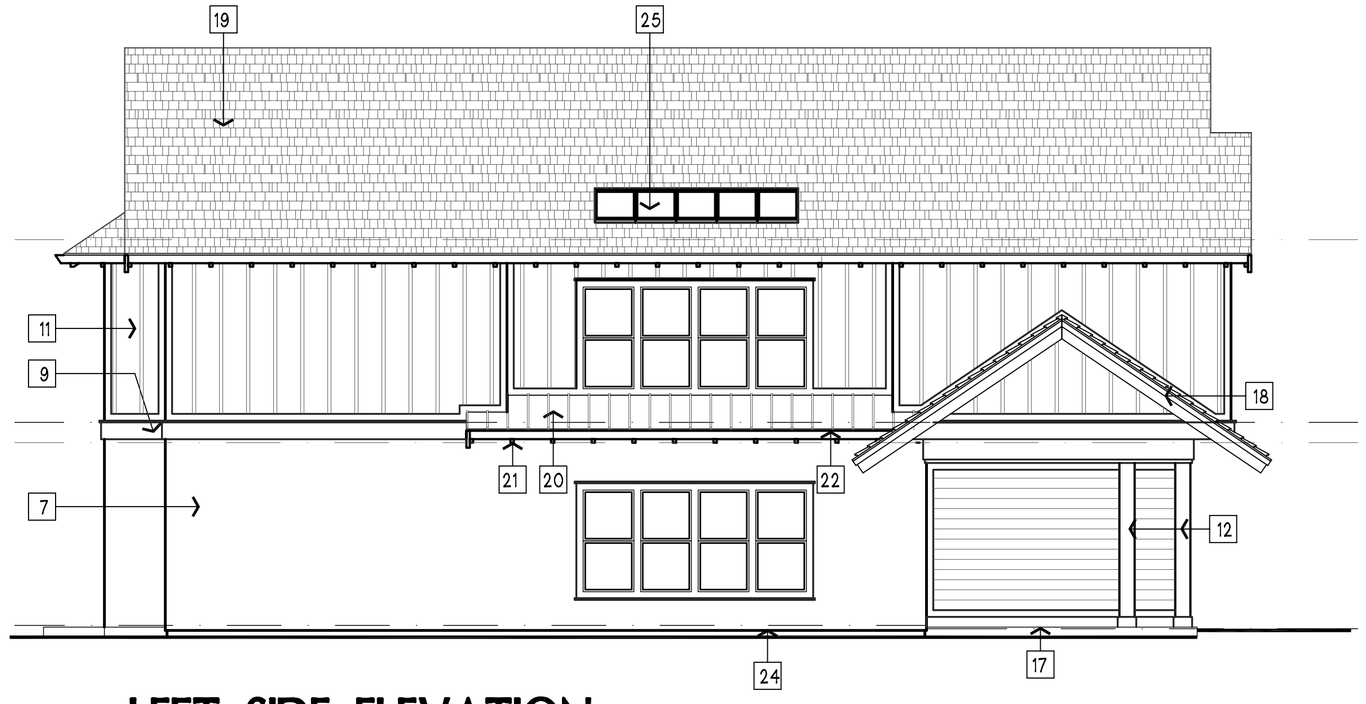
ACCENT COLOR: HUSHED AUBURN SW 9080 BY SHERWIN WILLIAMS

ALL METAL IRON WORK FINISH COLOR: ORE SW 7069 BY SHERWIN WILLIAMS



FRONT PORCH PLAN

DUET UNIT "1" EXTERIOR ELEVATIONS



LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

Gary Moore & Associates

residential design

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e.mail: moore@pacific.net

DUET UNIT "1" EXTERIOR ELEVATIONS

DRAWING:
Duet Unit "1" Exterior Elevations

PROJECT:
Osito Holdings, LLC
11 Unit Subdivision
Tennant Avenue
Morgan Hill, California
County of Santa Clara

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REVISIONS:

DATE: MARCH 05, 2019

SCALE: AS NOTED

DRAWN BY: G.E.MOORE

PROJ. MGR. G.E.MOORE

PROJECT FILE: 0.18~ OSITO

DRAWING: DA.1

Attachment: Tennant-Osito Architecture (2334 : RDCS PUBLIC HEARING)



Gary Moore & Associates
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408.778.9713
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PROJECT:

Tennant Square
11 Unit Subdivision
Tennant Avenue
Morgan Hill, California
County of Santa Clara

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REVISIONS:

DATE: NOVEMBER 10, 2018

SCALE: AS NOTED

DRAWN BY: G.E.MOORE

PROJ. MGR. G.E.MOORE

PROJECT FILE: 0.18~TS

DRAWING: D2.R

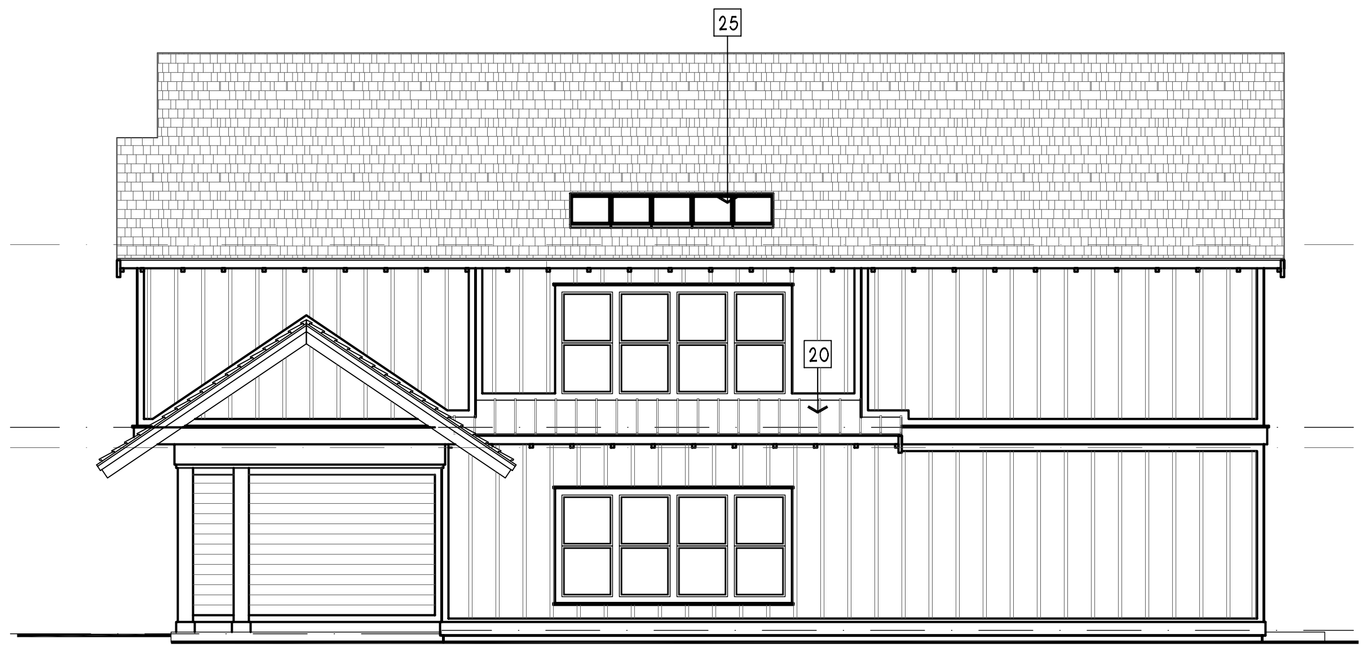
Attachment: Tennant-Osito Architecture (2334 : RDCS PUBLIC HEARING)



FRONT ELEVATION

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

UNIT "A" - 1,832 SQUARE FEET
UNIT "B" - 1,832 SQUARE FEET



RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

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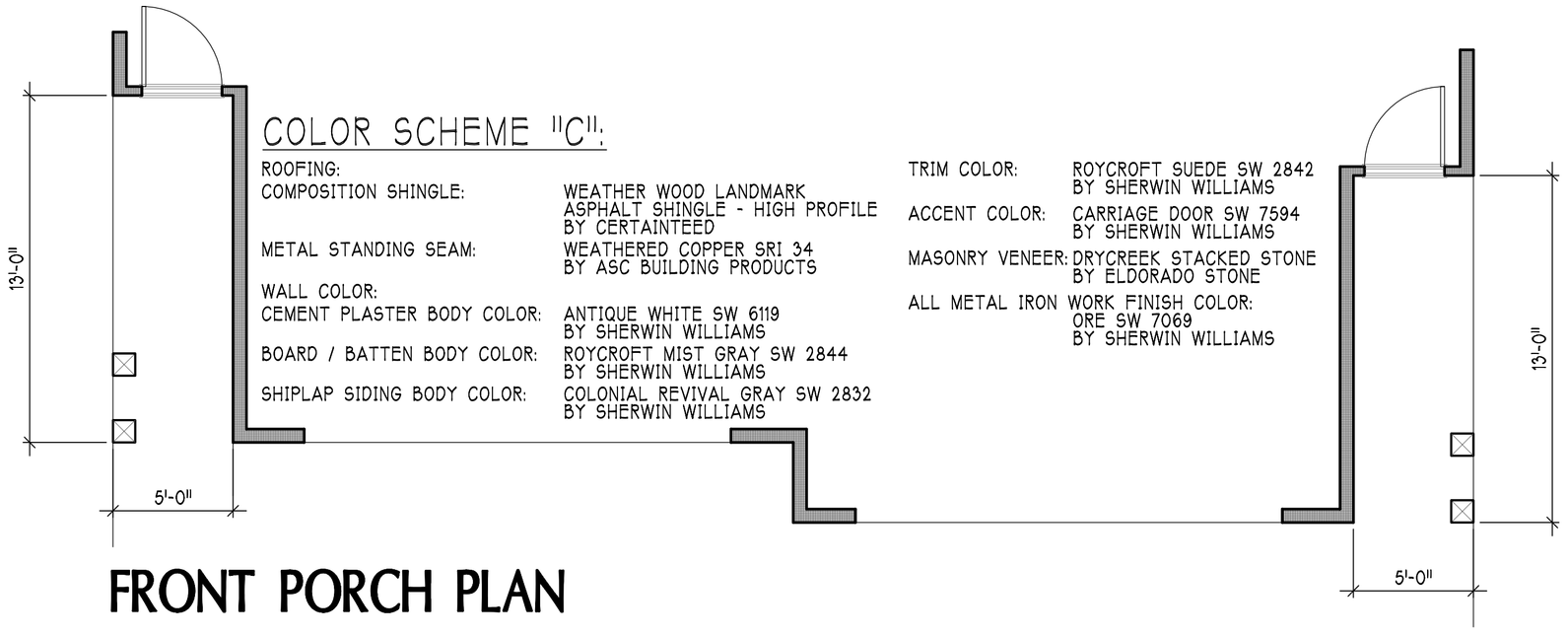
EXTERIOR ELEVATION KEYNOTES:

1. EXPECTED FINISH GRADE LINE
2. 1ST LEVEL FINISH FLOOR LINE
3. 2ND LEVEL FINISH FLOOR LINE
4. GARAGE FINISH FLOOR LINE
5. 1ST LEVEL 9'-0" PLATE LINE
6. 2ND LEVEL 9'-0" PLATE LINE
7. 3 COAT (7/8") CEMENT PLASTER EXTERIOR WALL FINISH SET O/ 17GA. SELF-FURRED, PAPER BACKED G.I. STUCCO NETTING W/ DBL. LAYER OF TYPE "D" ASPHALT SATUARATED BUILDING PAPER
8. 1X4 HORIZONTAL AND VERTICAL TRIM - BORAL CEMENT FIBER W/ WOOD GRAIN EMBOSSED AND PAINT FINISH
9. 2 PC. BORAL FIBER CEMENT TRIM - 1X3 HORIZONTAL TOP TRIM SET O/ 2X10 HORIZONTAL BOTTOM TRIM - BOTH W/ WOOD GRAIN FACE AND PAINT FINISH
10. G.I. GABLE WALL VENT W/ BUG SCREEN
11. HARDI PANEL EXTERIOR SMOOTH FACE SIDING W/ BORAL 1X2 FIBER CEMENT VERTICAL BATTS SET @ 24" O.C. BOTH HARDI PANEL SIDING AND 1X2 BATTS ARE TO HAVE PAINT FINISH.
12. 10" X 10" BUILT-UP POST W/ BORAL TRUEXTERIOR TRIM W/ WOOD GRAIN SURFACE AND PAINT FINISH
13. BORAL 2 PC. HEADER TRIM - 1X2 TOP TRIM SET O/ 1X4 HORIZONTAL BOTTOM TRIM BOTH W/ WOOD GRAIN EMBOSSED SURFACE AND PAINT FINISH
14. BORAL 1X4 VERTICAL WINDOW TRIM - FIBER CEMENT W/ WOOD GRAIN SURFACE AND PAINT FINISH
15. BORAL 2 PC. SILL TRIM - 1X4 HORIZONTAL TOP TRIM SET O/ 1X2 HORIZONTAL BOTTOM TRIM BOTH W/ WOOD GRAIN EMBOSSED SURFACE AND PAINT FINISH
16. 6X10 RE-SAWN FANCY-CUT D.F. CORBELS SPACED AS SHOWN W/ PAINT FINISH
17. CONCRETE ENTRY DECK W/ NON-SLIP SURFACE FINISH [TYPICAL]
18. 2 PC. BARGE RAFTER TRIM ASSEMBLY - BORAL 2X10 WOOD GRAIN EMBOSSED BARGE RAFTER W/ 1X3 BORAL WOOD GRAIN EMBOSSED SHINGLE TRIM BOTH W/ PAINT FINISH
19. HIGH PROFILE COMPOSITION SHINGLE ROOF MATERIAL - ARCHITECTURAL GRADE
20. STANDING SEEM METAL ROOF W/ ROOF SEAMS SET AT 16" O.C.
21. EXPOSED 2X D.F. RAFTER TAILS W/ PAINT FINISH
22. 5" G.I. FASCIA GUTTER SET IN OGEE PATTERN W/ PAINT FINISH & LEAF GUARD
23. 2 PC. BUILT UP BELLY BAND - BORAL 2X10 FIBER CEMENT HORIZONTAL BOTTOM TRIM W/ BORAL 1X4 FIBER CEMENT HORIZONTAL CAP TRIM BOTH W/ WOOD GRAIN TEXTURE AND PAINT FINISH
24. G.I. STUCCO DRIP SCREED SET A MIN. OF 4" ABOVE COMMON FINISH GRADE
25. SOLAR PANEL(S) LOCATION
26. CUSTOM SITE BUILT D.F. WINDOW SHUTTER
27. 2X8 HORIZONTAL BORAL FIBER CEMENT BOTTOM BOARD W/ PAINT FINISH & WOOD GRAIN.



REAR ELEVATION

SCALE: 3/16" = 1'-0"



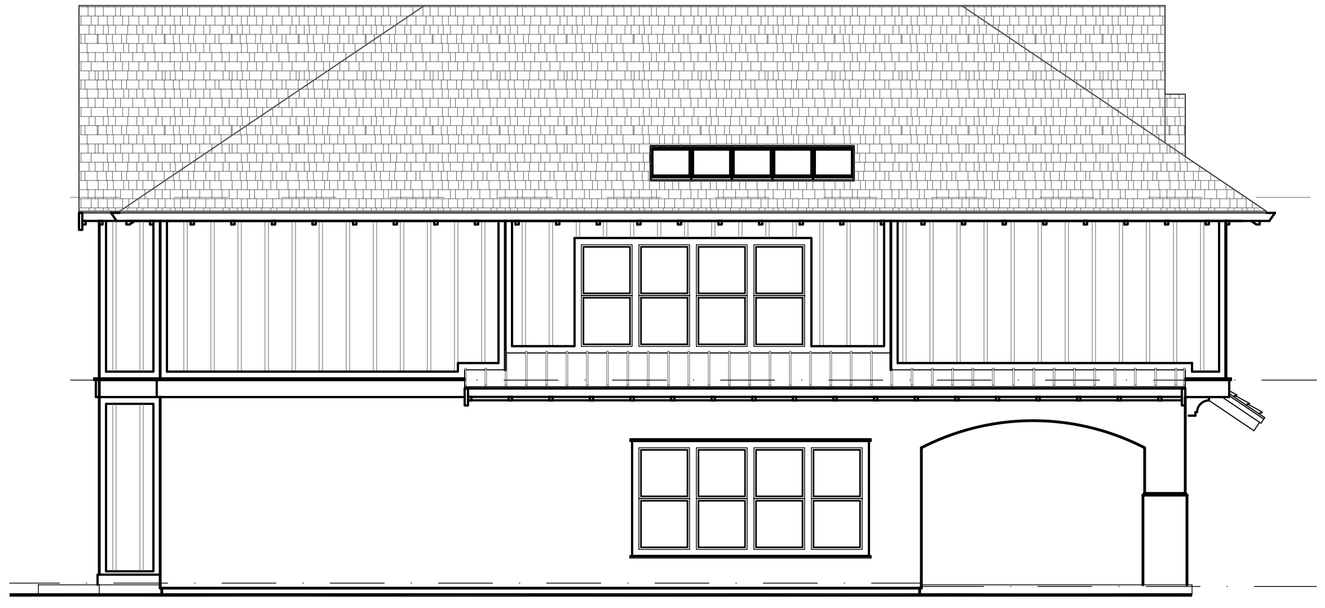
COLOR SCHEME "C":

ROOFING:
COMPOSITION SHINGLE: WEATHER WOOD LANDMARK ASPHALT SHINGLE - HIGH PROFILE BY CERTAINTEED
METAL STANDING SEAM: WEATHERED COPPER SRI 34 BY ASC BUILDING PRODUCTS

WALL COLOR:
CEMENT PLASTER BODY COLOR: ANTIQUE WHITE SW 6119 BY SHERWIN WILLIAMS
BOARD / BATTEN BODY COLOR: ROYCROFT MIST GRAY SW 2844 BY SHERWIN WILLIAMS
SHIPLAP SIDING BODY COLOR: COLONIAL REVIVAL GRAY SW 2832 BY SHERWIN WILLIAMS

TRIM COLOR: ROYCROFT SUEDE SW 2842 BY SHERWIN WILLIAMS
ACCENT COLOR: CARRIAGE DOOR SW 7594 BY SHERWIN WILLIAMS
MASONRY VENEER: DRYCREEK STACKED STONE BY ELDORADO STONE
ALL METAL IRON WORK FINISH COLOR: ORE SW 7069 BY SHERWIN WILLIAMS

FRONT PORCH PLAN



LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

DUET UNIT "2" EXTERIOR ELEVATIONS

DRAWING:
Duet Unit "2"
Exterior Elevations

PROJECT:
Osito Holdings, LLC
11 Unit Subdivision
Tennant Avenue
Morgan Hill, California
County of Santa Clara

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REVISIONS:

DATE: MARCH 05, 2019
SCALE: AS NOTED
DRAWN BY: G.E.MOORE
PROJ. MGR. G.E.MOORE
PROJECT FILE: 0.18-OSITO

DRAWING: DA.2

Attachment: Tennant-Osito Architecture (2334 : RDCS PUBLIC HEARING)



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residential design
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408.779.1710
e.mail: moore@pacific.net

PROJECT:

Tennant Square
11 Unit Subdivision
Tennant Avenue
Morgan Hill, California
County of Santa Clara

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DATE: NOVEMBER 10, 2018

SCALE: AS NOTED

DRAWN BY: G.E.MOORE

PROJ. MGR. G.E.MOORE

PROJECT FILE: 0.18~TS

DRAWING: TP.R

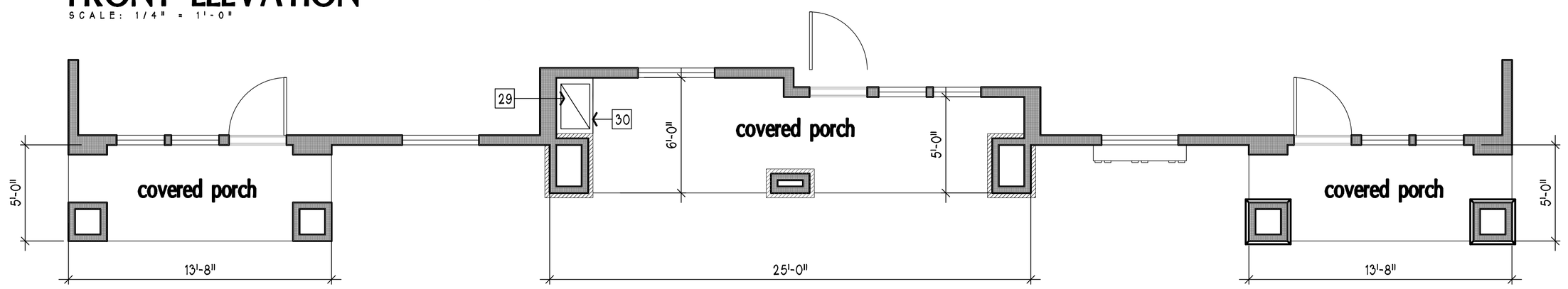
Attachment: Tennant-Osito Architecture (2334 : RDCS PUBLIC HEARING)



FRONT ELEVATION

UNIT "C" - 2,298 SQUARE FEET

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



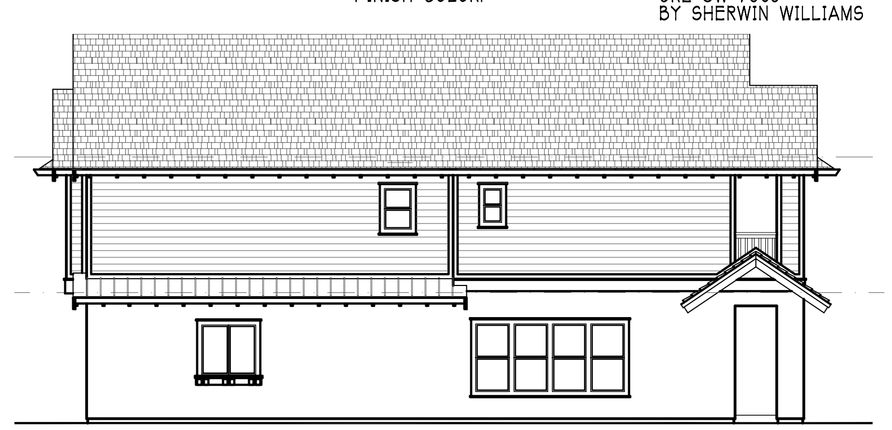
FRONT PORCH PLAN

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



REAR ELEVATION

SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

EXTERIOR ELEVATION KEYNOTES:

1. EXPECTED FINISH GRADE LINE
2. 1ST LEVEL FINISH FLOOR LINE
3. 2ND LEVEL FINISH FLOOR LINE
4. GARAGE FINISH FLOOR LINE
5. 1ST LEVEL 9'-0" PLATE LINE
6. 2ND LEVEL 9'-0" PLATE LINE
7. 3 COAT [7/8#] CEMENT PLASTER EXTERIOR WALL FINISH SET O/ 17GA. SELF-FURRED, PAPER BACKED G.I. STUCCO NETTING W/ DBL. LAYER OF TYPE "D" ASPHALT SATURATED BUILDING PAPER
8. 1X4 HORIZONTAL AND VERTICAL TRIM - BORAL CEMENT FIBER W/ WOOD GRAIN EMBOSSED AND PAINT FINISH
9. 2 PC. BORAL FIBER CEMENT TRIM - 1X3 HORIZONTAL TOP TRIM SET O/ 2X10 HORIZONTAL BOTTOM TRIM - BOTH W/ WOOD GRAIN FACE AND PAINT FINISH
10. BORAL FIBER CEMENT SHIP LAP EXTERIOR WALL SIDING, WOOD GRAIN EMBOSSED W/ PAINT FINISH - 7" SPACED PATTERN
11. 1/2" D.F. EXTERIOR PLYWOOD SIDING W/ RE-SAWN FACE & BORAL 1X2 FIBER CEMENT VERTICAL BATTS SET @ 16" O.C. BOTH PLYWOOD SIDING AND 1X2 BATTS ARE TO HAVE PAINT FINISH
12. EL DORADO MANUFACTURED STONE VENEER EXTERIOR WALL FINISH
13. BORAL 2 PC. HEADER TRIM - 1X2 TOP TRIM SET O/ 1X4 HORIZONTAL BOTTOM TRIM BOTH W/ WOOD GRAIN EMBOSSED SURFACE AND PAINT FINISH
14. BORAL 1X4 VERTICAL WINDOW TRIM - FIBER CEMENT W/ WOOD GRAIN SURFACE AND PAINT FINISH
15. 2 PC. WINDOW SILL SHELF ASSEMBLY - 2X10 RE-SAWN D.F. SHELF W/ 4X8 S4S D.F. FANCY CUT CORBELS SPACED AS SHOWN
16. BORAL 2 PC. SILL TRIM - 1X4 HORIZONTAL TOP TRIM SET O/ 1X2 HORIZONTAL BOTTOM TRIM BOTH W/ WOOD GRAIN EMBOSSED SURFACE AND PAINT FINISH
17. 36" HIGH ENTRY COURT WALL W/ CEMENT PLASTER FINISH & PRE-CAST CONCRETE CAP AND TRIM.
18. 2 PC. BARGE RAFTER TRIM ASSEMBLY - BORAL 2X10 WOOD GRAIN EMBOSSED BARGE RAFTER W/ 1X3 BORAL WOOD GRAIN EMBOSSED SHINGLE TRIM BOTH W/ PAINT FINISH
19. HIGH PROFILE COMPOSITION SHINGLE ROOF MATERIAL - ARCHITECTURAL GRADE
20. DECORATIVE METAL DECK RAILING W/ TOP RAIL SET 42" ABOVE COMMON FINISH DECK AND VERTICAL RAILS SET IN SUCH A MANNER SO AS TO PREVENT THE PASSAGE OF A 4" DIA. SPHERE [TYPICAL]
21. APPROVED G.I. GABLE WALL ATTIC VENT W/ G.I. BUG SCREEN - PAINT FINISH
22. G.I. ROOF CRICKET SADDLE W/ PAINT FINISH
23. 42" HIGH - 24" X 24" SQUARE FRONT COURT HALF COLUMN W/ CEMENT PLAST FINISH AND CONCRETE COLUMN CAP
24. METAL COURTYARD ENTRY GATE W/ RADIUS TOP & PAINT FINISH
25. BUILT UP 42" HIGH WOOD DECK RAIL W/ VERTICAL 2X2 D.F. RAILS SET IN SUCH A MANNER SO AS TO PREVENT THE PASSAGE OF A 4" DIA. SPHERE.
26. SITE BUILT CUSTOM D.F. NON-ACTIVE WINDOW SHUTTERS W/ METAL LATCHING
27. 1/2 BRICK MASONRY WALL CAP AND TRIM
28. A.C. SCREEN FENCING
29. A.C. UNIT LOCATION
30. A.C. PRIVACY GATE

COLOR SCHEME "C":

ROOFING:	
COMPOSITION SHINGLE:	WEATHER WOOD LANDMARK ASPHALT SHINGLE - HIGH PROFILE BY CERTAINTEED
METAL STANDING SEAM:	WEATHERED COPPER SRI 34 BY ASC BUILDING PRODUCTS
WALL COLOR:	
CEMENT PLASTER BODY COLOR:	ANTIQUE WHITE SW 6119 BY SHERWIN WILLIAMS
BOARD / BATTEN BODY COLOR:	ROYCROFT MIST GRAY SW 2844 BY SHERWIN WILLIAMS
SHIPLAP SIDING BODY COLOR:	COLONIAL REVIVAL GRAY SW 2832 BY SHERWIN WILLIAMS
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MASONRY VENEER:	DRYCREEK STACKED STONE BY ELDORADO STONE
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408.779.6710
e.mail: moore@pacific.net

THREE SINGLE FAMILY "C" UNITS ATTACHED - EXTERIOR ELEVATIONS

DRAWING:
Three Single Family Units Attached - Exterior Elevations

PROJECT:
Osito Holdings, LLC
11 Unit Subdivision
Tennant Avenue
Morgan Hill, California
County of Santa Clara

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REVISIONS:

DATE: MARCH 05, 2019

SCALE: AS NOTED

DRAWN BY: G.E.MOORE

PROJ. MGR. G.E.MOORE

PROJECT FILE: 0.18~ OSITO

DRAWING: TA.3

THREE SINGLE FAMILY UNITS ATTACHED - EXTERIOR ELEVATIONS

Attachment: Tennant-Osito Architecture (2334 : RDCS PUBLIC HEARING)



Gary Moore & Associates

residential design

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e.mail: moore@pacific.net

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Morgan Hill, California
County of Santa Clara

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REVISIONS:

DATE: NOVEMBER 10, 2018

SCALE: AS NOTED

DRAWN BY: G.E.MOORE

PROJ. MGR. G.E.MOORE

PROJECT FILE: 0.18~ TS

DRAWING: **FP.R**

Attachment: Tennant-Osito Architecture (2334 : RDCS PUBLIC HEARING)

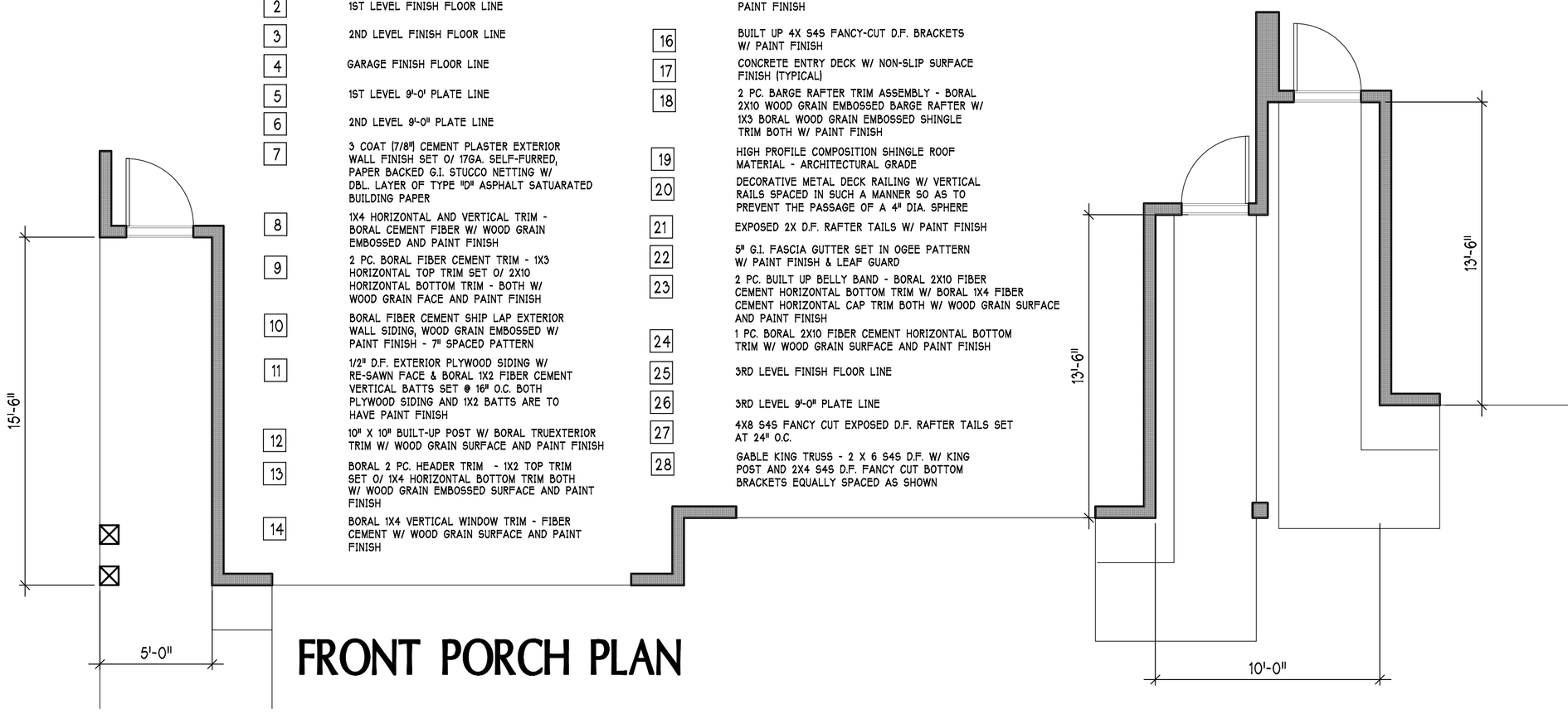


FRONT ELEVATION

UNIT "D" - 2,035 SQUARE FEET
UNIT "E" - 2,766 SQUARE FEET

EXTERIOR ELEVATION KEYNOTES:

1. EXPECTED FINISH GRADE LINE
2. 1ST LEVEL FINISH FLOOR LINE
3. 2ND LEVEL FINISH FLOOR LINE
4. GARAGE FINISH FLOOR LINE
5. 1ST LEVEL 9'-0" PLATE LINE
6. 2ND LEVEL 9'-0" PLATE LINE
7. 3 COAT (7/8") CEMENT PLASTER EXTERIOR WALL FINISH SET O/ 17GA. SELF-FURRED, PAPER BACKED G.I. STUCCO NETTING W/ DBL. LAYER OF TYPE "D" ASPHALT SATUARATED BUILDING PAPER
8. 1X4 HORIZONTAL AND VERTICAL TRIM - BORAL CEMENT FIBER W/ WOOD GRAIN EMBOSSED AND PAINT FINISH
9. 2 PC. BORAL FIBER CEMENT TRIM - 1X3 HORIZONTAL TOP TRIM SET O/ 2X10 HORIZONTAL BOTTOM TRIM - BOTH W/ WOOD GRAIN FACE AND PAINT FINISH
10. BORAL FIBER CEMENT SHIP LAP EXTERIOR WALL SIDING, WOOD GRAIN EMBOSSED W/ PAINT FINISH - 7" SPACED PATTERN
11. 1/2" D.F. EXTERIOR PLYWOOD SIDING W/ RE-SAWN FACE & BORAL 1X2 FIBER CEMENT VERTICAL BATTS SET @ 16" O.C. BOTH PLYWOOD SIDING AND 1X2 BATTS ARE TO HAVE PAINT FINISH
12. 10" X 10" BUILT-UP POST W/ BORAL TRUEXTERIOR TRIM W/ WOOD GRAIN SURFACE AND PAINT FINISH
13. BORAL 2 PC. HEADER TRIM - 1X2 TOP TRIM SET O/ 1X4 HORIZONTAL BOTTOM TRIM BOTH W/ WOOD GRAIN EMBOSSED SURFACE AND PAINT FINISH
14. BORAL 1X4 VERTICAL WINDOW TRIM - FIBER CEMENT W/ WOOD GRAIN SURFACE AND PAINT FINISH
15. BORAL 2 PC. SILL TRIM - 1X4 HORIZONTAL TOP TRIM SET O/ 1X2 HORIZONTAL BOTTOM TRIM BOTH W/ WOOD GRAIN EMBOSSED SURFACE AND PAINT FINISH
16. BUILT UP 4X S4S FANCY-CUT D.F. BRACKETS W/ PAINT FINISH
17. CONCRETE ENTRY DECK W/ NON-SLIP SURFACE FINISH (TYPICAL)
18. 2 PC. BARGE RAFTER TRIM ASSEMBLY - BORAL 2X10 WOOD GRAIN EMBOSSED BARGE RAFTER W/ 1X3 BORAL WOOD GRAIN EMBOSSED SHINGLE TRIM BOTH W/ PAINT FINISH
19. HIGH PROFILE COMPOSITION SHINGLE ROOF MATERIAL - ARCHITECTURAL GRADE
20. DECORATIVE METAL DECK RAILING W/ VERTICAL RAILS SPACED IN SUCH A MANNER SO AS TO PREVENT THE PASSAGE OF A 4" DIA. SPHERE
21. EXPOSED 2X D.F. RAFTER TAILS W/ PAINT FINISH
22. 5" G.I. FASCIA GUTTER SET IN OGEE PATTERN W/ PAINT FINISH & LEAF GUARD
23. 2 PC. BUILT UP BELLY BAND - BORAL 2X10 FIBER CEMENT HORIZONTAL BOTTOM TRIM W/ BORAL 1X4 FIBER CEMENT HORIZONTAL CAP TRIM BOTH W/ WOOD GRAIN SURFACE AND PAINT FINISH
24. 1 PC. BORAL 2X10 FIBER CEMENT HORIZONTAL BOTTOM TRIM W/ WOOD GRAIN SURFACE AND PAINT FINISH
25. 3RD LEVEL FINISH FLOOR LINE
26. 3RD LEVEL 9'-0" PLATE LINE
27. 4X8 S4S FANCY CUT EXPOSED D.F. RAFTER TAILS SET AT 24" O.C.
28. GABLE KING TRUSS - 2 X 6 S4S D.F. W/ KING POST AND 2X4 S4S D.F. FANCY CUT BOTTOM BRACKETS EQUALLY SPACED AS SHOWN



FRONT PORCH PLAN

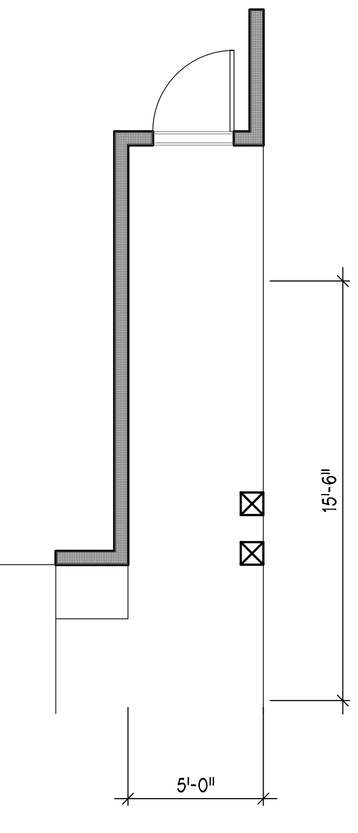
COLOR SCHEME "C":

ROOFING:

COMPOSITION SHINGLE:	GEORGETOWN GREY LANDMARK ASPHALT SHINGLE - HIGH PROFILE BY CERTAINTEED
METAL STANDING SEAM:	WEATHERED COPPER SRI 34 BY ASC BUILDING PRODUCTS

WALL COLOR:

CEMENT PLASTER BODY COLOR:	UNCERTAIN GRAY SW 6234 BY SHERWIN WILLIAMS
BOARD / BATTEN BODY COLOR:	EVENING SHADOW SW 7662 BY SHERWIN WILLIAMS
SHIPLAP SIDING BODY COLOR:	FOGGY DAY SW 6235 BY SHERWIN WILLIAMS
TRIM COLOR:	MODERN WHITE SW 6168 BY SHERWIN WILLIAMS
ACCENT COLOR:	QUIXOTIC PLUM SW 6265 BY SHERWIN WILLIAMS
ALL METAL IRON WORK FINISH COLOR:	ORE SW 7069 BY SHERWIN WILLIAMS



FOUR SINGLE FAMILY UNITS ATTACHED - EXTERIOR ELEVATIONS

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

Gary Moore & Associates
residential design
60 west main ave. 23.a, morgan hill, ca. 95037
408.779.1710
e.mail: moore@pacific.net

FOUR SINGLE FAMILY UNITS ATTACHED - EXTERIOR ELEVATIONS

DRAWING:
Four Single Family Attached Units Exterior Elevations

PROJECT:
Osito Holdings, LLC
11 Unit Subdivision
Tennant Avenue
Morgan Hill, California
County of Santa Clara

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REVISIONS:

DATE: MARCH 05, 2019
SCALE: AS NOTED
DRAWN BY: G.E.MOORE
PROJ. MGR. G.E.MOORE
PROJECT FILE: 0.18~ OSITO

DRAWING: FA.4

Attachment: Tennant-Osito Architecture (2334 : RDCS PUBLIC HEARING)



REAR ELEVATION

FINISH MATERIALS SCHEDULE:

1. EXTERIOR WALL FINISH MATERIALS ARE TO BE AS FOLLOWS:
   - A.) 3 COAT (7/8") CEMENT PLASTER HAVING A SMOOTH TROWEL SURFACE FACE & PAINT FINISH.
   - B.) BOARD AND BATT IS TO BE 1/2" PLYWOOD W/ RE-SAWN FACE & 1Z2 BORAL FIBER CEMENT VERTICAL BATTS SET AT 16" O.C. WOOD GRAIN EMBOSSED AND COMPLETE ASSEMBLY TO HAVE PAINT FINISH.
   - C.) HORIZONTAL SHIP LAP SIDING IS TO BE BORAL TRUEXTERIOR SHIPLAP SIDING W/ WOOD GRAIN SURFACE AND PAINT FINISH HAVING 8" EXPOSURE
   - D.) STONE VENEER EXTERIOR FINISH IS TO BE EL DORADO STONE MANUFACTURED STONE "ALDERWOOD" STACKED STONE
3. ALL EXTERIOR TRIM IS TO BE BORAL TRUEXTERIOR TRIM HAVING WOOD GRAIN SURFACE AND PAINT FINISH
4. ROOFING MATERIAL IS TO BE GAF "TIMBERLINE" HIGH PROFILE COMPOSITION FIBERGLASS / ASPHALT SHINGLE
5. ALL EXTERIOR WINDOWS ARE TO BE MILGARD "TUSCANY" SERIES COLOR WHITE DUAL GLAZED.
6. DECK RAILING MATERIAL AS SPECIFIED IS TO HAVE A ACCENT PAINT FINISH
7. METAL RIB ROOFING IS TO BE 26GA. W/ SELECTED COLOR COAT FINISH

EXTERIOR ELEVATION KEYNOTES:

1. EXPECTED FINISH GRADE LINE
2. 1ST LEVEL FINISH FLOOR LINE
3. 2ND LEVEL FINISH FLOOR LINE
4. 3RD LEVEL FINISH FLOOR LINE
5. 1ST LEVEL 9'-0" PLATE LINE
6. 2ND LEVEL 9'-0" PLATE LINE
7. 3 COAT (7/8") CEMENT PLASTER EXTERIOR WALL FINISH SET O/ 176A. SELF-FURRED, PAPER BACKED G.I. STUCCO NETTING W/ DBL. LAYER OF TYPE "D" ASPHALT SATUARATED BUILDING PAPER
8. 1X4 HORIZONTAL AND VERTICAL TRIM - BORAL CEMENT FIBER W/ WOOD GRAIN EMBOSSED AND PAINT FINISH
9. 2 PC. BORAL FIBER CEMENT TRIM - 1X3 HORIZONTAL TOP TRIM SET O/ 2X10 HORIZONTAL BOTTOM TRIM - BOTH W/ WOOD GRAIN FACE AND PAINT FINISH
10. BORAL FIBER CEMENT SHIP LAP EXTERIOR WALL SIDING, WOOD GRAIN EMBOSSED W/ PAINT FINISH - 7" SPACED PATTERN
11. 1/2" D.F. EXTERIOR PLYWOOD SIDING W/ RE-SAWN FACE & BORAL 1X2 FIBER CEMENT VERTICAL BATTS SET @ 16" O.C. BOTH PLYWOOD SIDING AND 1X2 BATTS ARE TO HAVE PAINT FINISH
12. 10" X 10" BUILT-UP POST W/ BORAL TRUEXTERIOR TRIM W/ WOOD GRAIN SURFACE AND PAINT FINISH
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16. 4X8 RE-SAWN FANCY-CUT D.F. ROOF BRACKETS W/ PAINT FINISH
17. CONCRETE ENTRY DECK W/ NON-SLIP SURFACE FINISH (TYPICAL)
18. 2 PC. BARGE RAFTER TRIM ASSEMBLY - BORAL 2X10 WOOD GRAIN EMBOSSED BARGE RAFTER W/ 1X3 BORAL WOOD GRAIN EMBOSSED SHINGLE TRIM BOTH W/ PAINT FINISH
19. HIGH PROFILE COMPOSITION SHINGLE ROOF MATERIAL - ARCHITECTURAL GRADE
20. 3RD LEVEL 9'-0" PLATE LINE
21. EXPOSED 2X D.F. RAFTER TAILS W/ PAINT FINISH
22. 5" G.I. FASCIA GUTTER SET IN OGEE PATTERN W/ PAINT FINISH & LEAF GUARD
23. 1 PC. BORAL 2X8 FIBER CEMENT HORIZONTAL BOTTOM BELLY BAND W/ WOOD GRAIN AND PAINT FINISH
24. G.I. STUCCO DRIP SCREED SET A MIN. OF 4" ABOVE COMMON FINISH GRADE
25. SOLAR PANEL(S) LOCATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

FOUR SINGLE FAMILY UNITS ATTACHED - EXTERIOR ELEVATIONS

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

Gary Moore & Associates
residential design
60 west main ave. 23.a, morgan hill, ca. 95037
408.776.1710
e.mail: moore@pacific.net

FOUR SINGLE FAMILY UNITS ATTACHED - EXTERIOR ELEVATIONS

DRAWING: Four Single Family Attached Units Exterior Elevations

PROJECT: Osito Holdings, LLC 11 Unit Subdivision Tennant Avenue Morgan Hill, California County of Santa Clara

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REVISIONS:

DATE: MARCH 05, 2019

SCALE: AS NOTED

DRAWN BY: G.E.MOORE

PROJ. MGR. G.E.MOORE

PROJECT FILE: 0.18~OSITO

DRAWING: FA.5

REVISIONS	BY



Low impact senior friendly exercise equipment.



TWO-SIDED ROTATOR
by OUTDOOR FITNESS



SKI WALKER SINGLE
by OUTDOOR FITNESS



TAI-SHI SPINNERS
by OUTDOOR FITNESS



320 Sq. Covered Park Grill
w/ Utility Shelf
Model: 136-1050



12 Door CBU
Mailbox Bronze
Model: WL-CBU-12-BRZBM



6 Ft. Heavy-Duty Wooden
Picnic Table w/ Bolt-Thru Frame
Model: 398-1079



Sand box with built-in seat

Preliminary Tree Palette

Tree	Common Name	Size	Qty
Quercus agrifolia	Coast Live Oak	24" Box	3
Arbutus 'Marina'	Strawberry Tree	24" Box	3
Acer palmatum	Japanese Maple	15 Gal	2
Pistacia chinensis	Chinese Pistache	24" Box	4
Prunus yedoensis 'Akebono'	Flowering Cherry Tree	15 Gal	6
Lagerstroemia x fauriei	Crape Myrtle	15 Gal	6
Prunus caroliniana	Carolina Laurel	5 Gal	36
Podocarpus macrophyllus 'Maki'	Podocarpus 'Maki'	24" Box	4

N

SCALE 1/16" = 1'-0"

0 16 32

*** NOTES (E) = Existing**

A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas.

Karen Aitken & Associates
Landscape Architecture & Design

AITKEN ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
aitkenassociates@gmail.com

OSITO HOLDINGS, LLC.
Tennant Ave, Morgan Hill, CA.

LANDSCAPE PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-19
STATE OF CALIFORNIA

DATE	03-05-19
SCALE	1/6"=1'-0"
DRAWN	AD & IN
JOB	OSITO HOLDINGS, LLC.

L-1

Attachment: Tennant-Osito Landscape (2334 : RDCS PUBLIC HEARING)

City of Morgan Hill Storm
Water Detention Facility

Site

U.P.R.R.

Proposed Multi-family Residential Development on a Single Lot with Commercial Aspect

Monterey Road

Old Monterey Road

Bender Circle

Ransen Ct

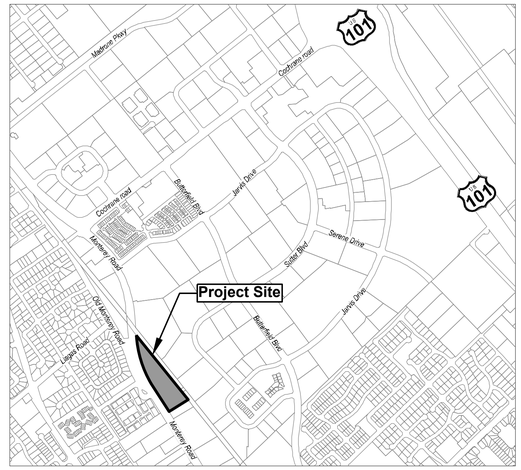
Llagas Road

Bender Circle

Monterey Road

Solero Ranch
Development

Del Monte Ave



Vicinity Map

notes:

ASSESSOR'S PARCEL NO.	726-25-006
PRESENT USE	VACANT
PROPOSED USE	RESIDENTIAL
PRESENT ZONING	MIXED USE FLEX(7-24 du/ac)
PROPOSED ZONING	MIXED USE FLEX(7-24 du/ac)
SANITARY SEWER	CITY OF MORGAN HILL
GAS and ELECTRIC	P.G. and E.
WATER	CITY OF MORGAN HILL
TELEPHONE	VERIZON
EXISTING IMPROVEMENTS	AS SHOWN
AREA	5.665 ACRES

index of sheets:

SHEET NO.	DESCRIPTION
1	SITE UTILIZATION PLAN
2	SITE DEVELOPMENT PLAN
3	PRELIMINARY GRADING PLAN

applicant:

CITY VENTURES
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
(415) 298-3325

engineer:

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

Scale: 1"=100'

0 25 50 100 200

Monterey Gateway

site utilization plan

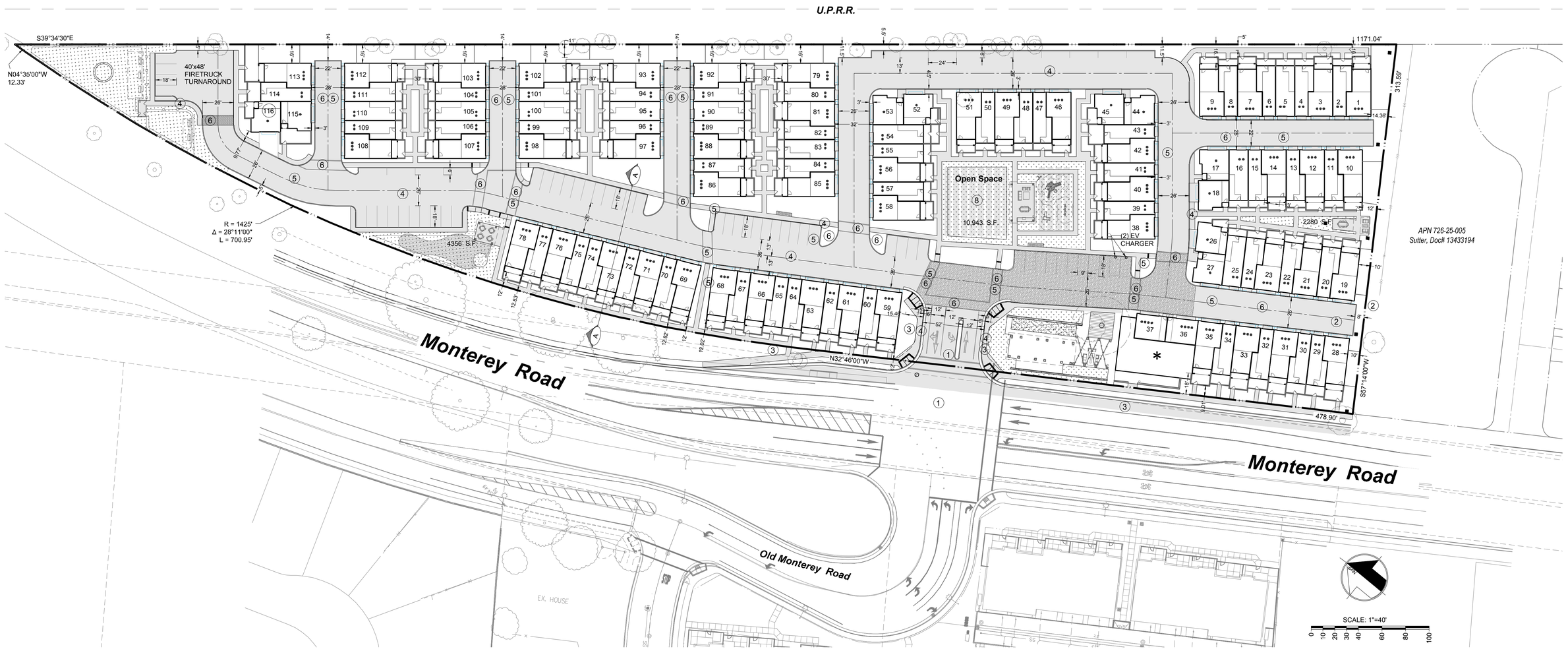
MH engineering Co.
16075 Vineyard Boulevard Morgan Hill, CA 95037

DATE: March 2019 DRAWN:MM CHECKED: WJM

Sheet **C1** of **03**

217080

Attachment: Monterey-Dobkin- Civil (2334 : RDCS PUBLIC HEARING)



building coverage calcs:

PROJECT NET AREA:	5.590 ACRES
DRIVEWAY COVERAGE:	1.690 ACRES
BUILDING COVERAGE:	1.864 ACRES
SIDEWALK COVERAGE	0.555 ACRES
% BUILDING COVERAGE:	33.4%

abbreviations:

EX- EXISTING
TR- TO REMAIN
TBR- TO BE REMOVED
SSCL- SINGLE STORY CUSTOM LOT

setback notes:

	MIXED USE FLEX(7-24 du/ac)
TYPICAL FRONT YARD SETBACK:	15'
TYPICAL FRONT PORCH SETBACK:	10'
TYPICAL REAR YARD SETBACK:	20'
TYPICAL SIDE YARD SETBACK:	5'
TYPICAL STREET SIDE SETBACK:	10'

notes:

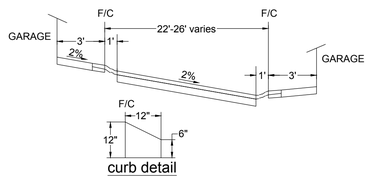
ASSESSOR'S PARCEL NO.	726-25-006
PRESENT USE	VACANT
PROPOSED USE	RESIDENTIAL
PRESENT ZONING	MIXED USE FLEX(7-24 du/ac)
PROPOSED ZONING	MIXED USE FLEX(7-24 du/ac)
SANITARY SEWER	CITY OF MORGAN HILL
GAS and ELECTRIC	P.G. and E.
WATER	CITY OF MORGAN HILL
TELEPHONE	VERIZON
EXISTING IMPROVEMENTS	AS SHOWN
AREA	5.665 ACRES

Monterey Gateway

site development plan

density calcs:

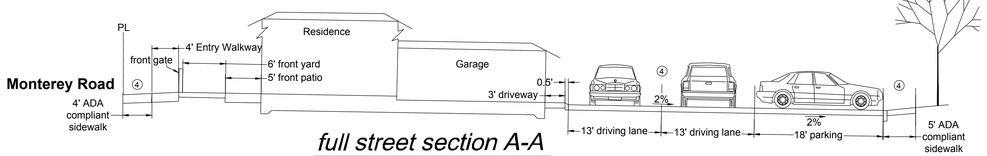
TOTAL PROJECT AREA:	5.665 ACRES
DEDICATED RIGHT OF WAY:	0.075 ACRES
PROJECT NET ACREAGE:	5.590 ACRES
NO. UNITS ALLOWED:	134 UNITS
NO. UNITS PROPOSED:	116 UNITS
OPEN SPACE AREA:	2.127 ACRES



curb detail

typical driveway section

NOT TO SCALE



full street section A-A

NOT TO SCALE

7. TRANSPORTATION

7-E.5. **Standard:** The project maximizes connections to adjacent property for vehicles, bicyclists, and pedestrians.

① a: The project has aligned itself with the new intersection of Monterey and Old Monterey.

② b: The Project extends streets to connect to the undeveloped parcel to the South.

③ c: The Project is mostly locked in by linear transportation elements, but where possible we have accommodated for future pedestrians and bicycle connections into the main open space area of the project.

7-F.6. **Standard:** The project maximizes internal connections within the project for vehicles, bicyclists, and pedestrians.

④ a: The project includes full street sections, and ADA compliant sidewalks.

⑤ b: The project provides bicycle storage in each garage, uses narrow alleys for drive aisles to encourage limited speeds within the project, and pedestrian and bicycles intersection crossings.

⑥ d: The Project will incorporate neighborhood traffic management techniques, including narrow lanes (drive aisles) and bulbouts.

8. MUNICIPAL INFRASTRUCTURE

8-C **Standard:** The project utilizes low impact development (LID) techniques and/or constructs storm water improvements beyond minimum requirements.

⑧ The project commits to providing offsite stormwater infrastructure in the amount of $3,000. We have submitted LID calculations which included 5% more volume than required for our project to treat water from Monterey Road. The cost is $10 / cubic foot, for a total excess cost of $12,350.

Note:
All Residental is Multi-family
✱ = One Commercial Development

applicant:

CITY VENTURES
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
(415) 298-3325

engineer:

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

SCALE: 1"=40'
0 10 20 30 40 60 80 100

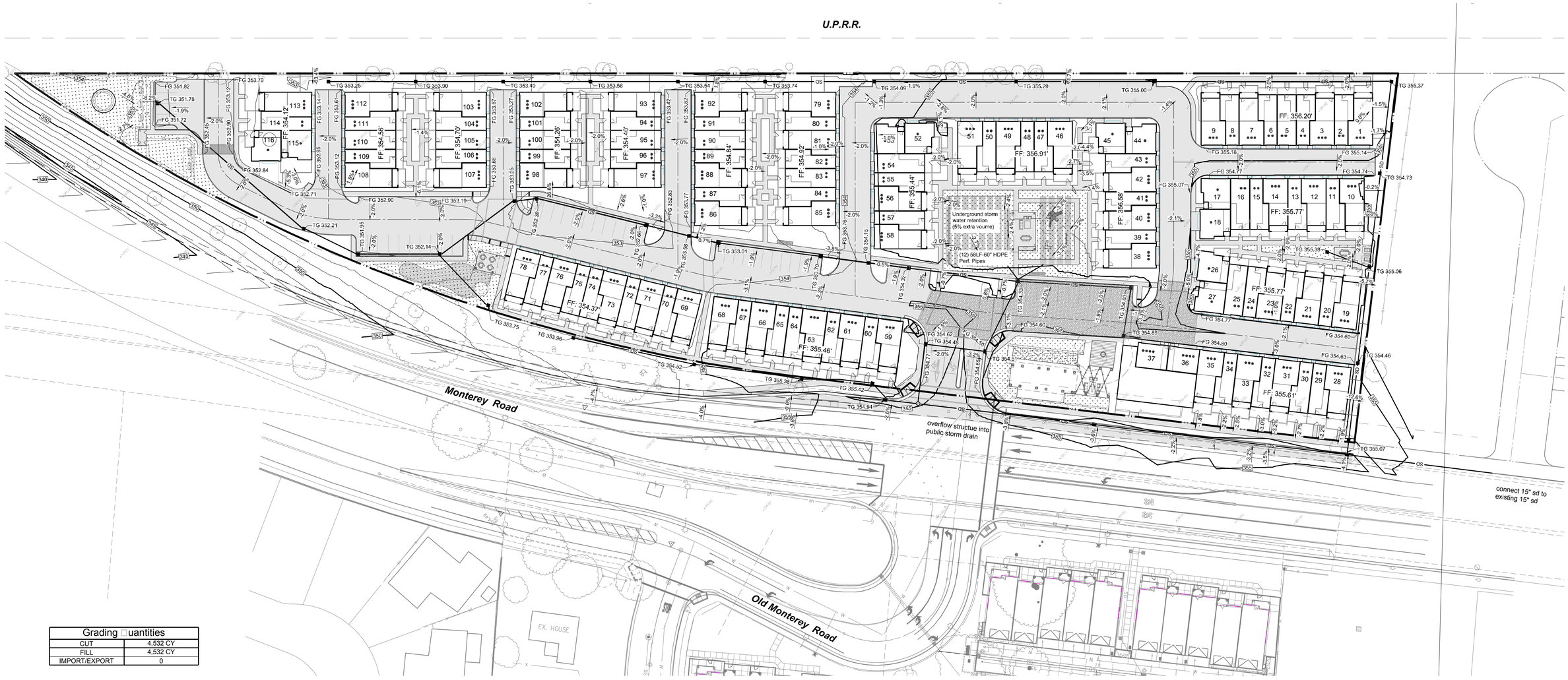
MH engineering Co.
16075 Vineyard Boulevard Morgan Hill, CA 95037

DATE: March 2019 DRAWN:MM CHECKED: WJM

Sheet **C2** of **03**
217080

Attachment: Monterey-Dobkin- Civil (2334 : RDCS PUBLIC HEARING)

C:\Projects\2017\217080 City Ventures\Monterey-Dobkin\Civil\Plan Sheets\Site Plan.dwg, 3/27/2019 2:58:19 PM, Marcus Mayer, 1:1, Adobe PDF



Grading Quantities	
CUT	4,532 CY
FILL	4,532 CY
IMPORT/EXPORT	0

City Ventures LID - BMP Sizing Calcs — 2/27/2019

Proposed BMP No.	BMP Impervious Area		95th Percentile (1.7" Rain) First Flush Volume to Treat (Cu. Ft.)	Proposed Flush Volume Treament (Cu.Ft.)	Native Soil Infiltration Rate (In/Hr.)	BMP Loading Depth (Inches)	BMP Infiltration Duration (Hrs.) ≤ 48
	Public Hardscape (S.F.)	Roofs&PrivateHardscape(S.F.)					
1	17,232	157,009	24,684	25,920	0.5	11.6	23.2

propose 5% more volume than required inorder to offset offsite Monterey Road runoff.

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON

Project Name	Monterey Gateway
MH Project No.	217080

	Existing Condition (sq ft)	%	Proposed Condition (sq ft)	%	Difference (sq ft)	%
Site (acres):	**Site (sq ft):**		**Site (sq ft):**			
5.665	**246,772**	100.00%	**246,772**	100.00%	**0**	0.00%
Building Footprint(s)	1,434	0.58%	81,212	32.91%	**79,778**	32.33%
Parking	3223	1.31%	73610	29.83%	**70,387**	28.52%
Sidewalks, Patios, Paths, etc.	120	0.05%	24,196	9.81%	**24,076**	9.76%
Landscaping	0	0.00%	67,754	83.43%	**67,754**	83.43%
Undeveloped	241,995	98.06%	0	0.00%	**-241,995**	-98.06%
Permeable Pavement	0	0.00%	0	0.00%	**0**	0.00%
Total	**246,772**	100.00%	**246,772**	100.00%	**0**	0.00%
Impervious Surfaces	4,777	1.94%	179,018	72.54%	**174,241**	70.61%
Pervious Surfaces	241,995	98.06%	67,754	27.46%	**-174,241**	-70.61%
Total	**246,772**	100.00%	**246,772**	100.00%	**0**	0.00%

New impervious area is 172241 sf > 20000 SF — TIER 4 MITIGATION

217080					3/4/2019
Preliminary Engineers Cost Estimate for Monterey Gateway - Off-site Improvements					
Item	**Description**	**Qty**	**Unit**	**Unit Price**	**Total**
	Schedule I- Offsite Improvements				
1	Curb inlet	5	EA	$ 3,500.00	$ 17,500.00
2	24" RCP SD w/ trench restoration	616	LF	$ 75.00	$ 46,200.00
3	Storm drain manhole	1	EA	$ 4,000.00	$ 4,000.00
4	5% Additional Storm drain storage	1,235	CF	$ 10.00	$ 12,350.00
				Total Schedule I	**$ 80,050.00**
				Contingency @ 5%	$ 4,002.50
			Total Estimated Cost		**$ 84,052.50**

Monterey Gateway

preliminary grading plan

SCALE: 1"=40'

0 10 20 30 40 60 80 100

applicant:

CITY VENTURES
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
(415) 298-3325

engineer:

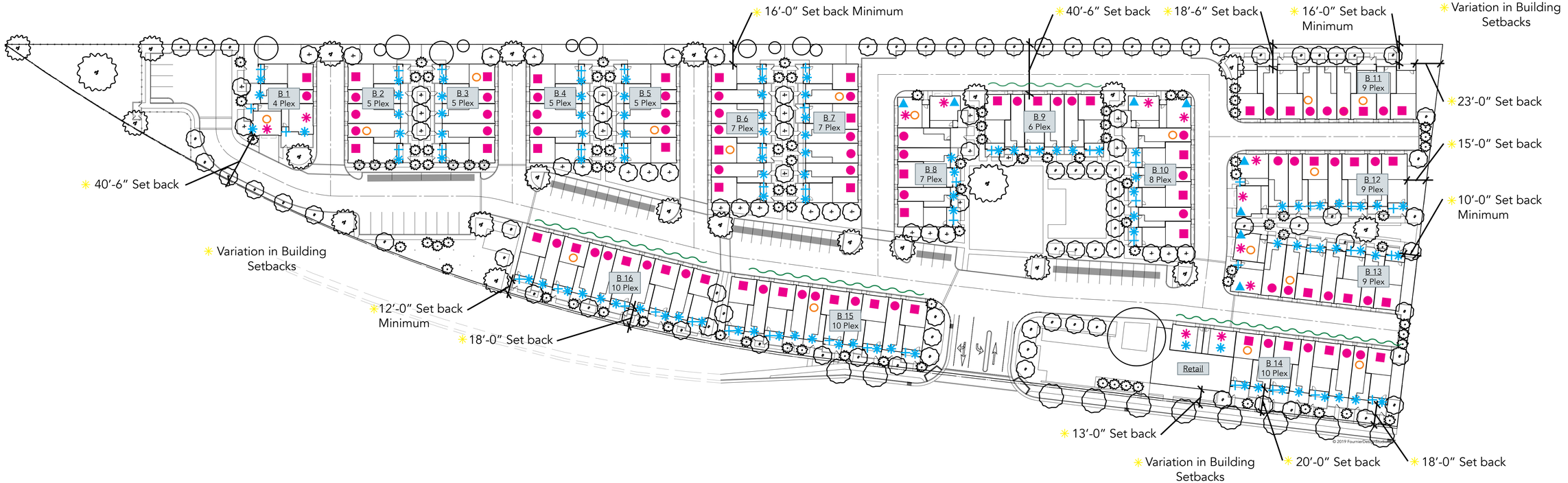
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

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

DATE: March 2019 DRAWN:MM CHECKED: WJM

Sheet **C3** of **03**
217080

Attachment: Monterey-Dotkin- Civil (2334 : RDCS PUBLIC HEARING)



TABULATION				
Multi-Family Homes (All Homes)		BMR ○	MR	Total
✳ P1	1200sf 2Bed/2Car	3	9	12
● P2	1450sf 3Bed/2Car	8	49	57
■ P3	1690sf 4Bed/2Car	6	41	47
		17	99	116

Commercial - Retail		Total
	1825sf - General Retail	1

Parking	Requirement	sf or Per Unit	sf or # Homes	Total Req.
Retail	General Retail (1per 250sf)	250	1825	7.3
2 bed	1 covered 1 uncovered	2	12	24
3 bed	1 covered 1.5 uncovered	2.5	57	142.5
4 bed	1 covered 1.5 uncovered	2.5	47	117.5
Guest	1 per 3 units		116	38.7
Total required				330
10% Reduction Per RDCS Deviation Standard				297.0
Garage Spaces on Plan				232
Guest Spaces on Plan				65
Total on Plan				297.0

Building Color Scheme Assignments	
Building	Color Scheme
B1	A
B2	B
B3	C
B4	A
B5	B
B6	C
B7	A
B8	B
B9	C
B10	A
B11	B
B12	C
B13	A
B14	B
B15	C
B16	A

Note: See Color Schemes Sheet A-3

CRITERIA 3-B: Development of Affordable Units				
	Component	Requirement	Supplied	
○	2. Development of Affordable Units (BMR)	10%units at 81% 5%units at 110%	17	17

CRITERIA 4-C: VARIATION IN HOUSING SIZE - Multifamily				6
	Component	Requirement	Supplied	
✳	2 Bedroom 1200sf	10%	10.0%	
●	3 Bedroom 1450sf	10%	49.0%	
■	4 Bedroom 1690sf	10%	40.0%	

CRITERIA 4-D: SMALL UNITS				4
	Component	Requirement	Supplied	
✳	2 Bedroom (less than 1200sf)	10%	10.0%	

CRITERIA 4-E: HOUSING STOCK DIVERSITY				6
	Component	Requirement	Supplied	
	Multi-Family Owner Occupied	75%	100.0%	

CRITERIA 9-A: EXTERIOR BUILDING DESIGN				
	Component	Requirement	Supplied	
┼	a. Front Porches	50%	91%	1
✳	b. Balconies Facing Street or Courtyard	25%	75%	1
▲	c. Balconies Facing Alleys	25%	25%	1

CRITERIA 9-B: BUILDING PLACEMENT AND MASSING			
	Component	Supplied	
	a. Entrance Orientation	X	2
✳	d. Variation in Building Placement	X	2
	e. Roof Line Variation	X	2
Plex	i. Separate Structures - 10 units Maximum	X	4
	j. Adjacent Building Types - Attached Projects	X	1

CRITERIA 9-D: VEHICLE PARKING AND ACCESS			
	Component	Supplied	
~	a. Garage Door Orientation	X	3
▬	e. Parking - Attached Projects	X	1

CONCEPTUAL SITE PLAN

03.08.19

City Ventures Residences

MONTEREY GATEWAY

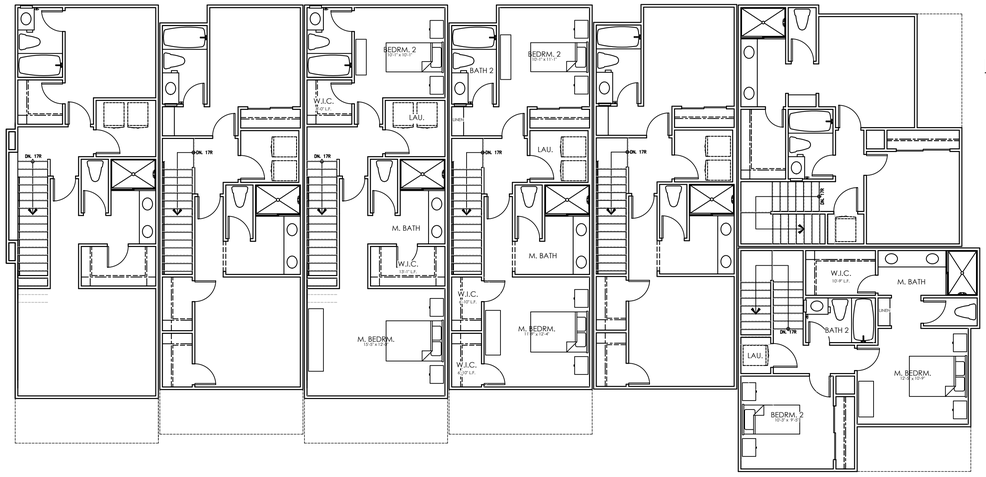
MORGAN HILL, CA

FDS FOURNIER DESIGN STUDIO Planning | Design | Collaboration

C2 Collaborative LANDSCAPE ARCHITECTURE

A-1

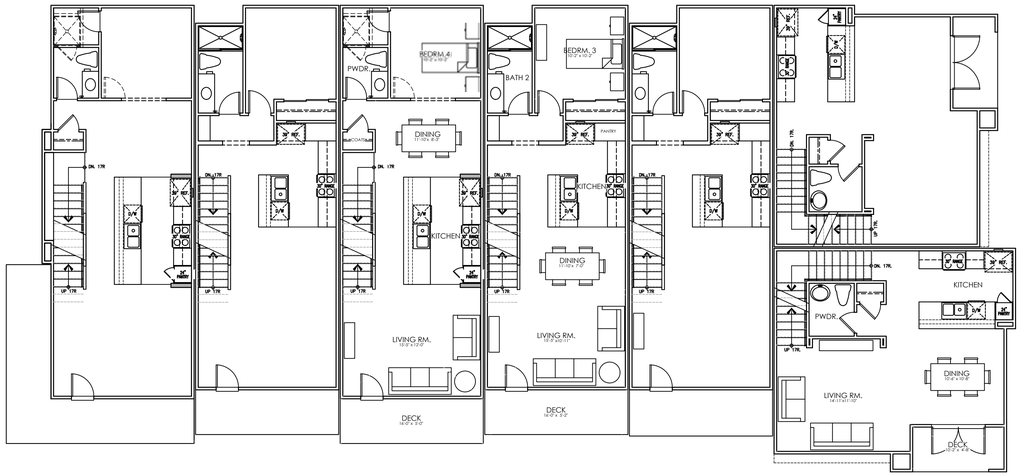
Attachment: Monterey-Dobkin-Architecture (2334 : RDCS PUBLIC HEARING)



Plan 1

Plan 3 Plan 2 Plan 3 Plan 2 Plan 2 Plan 1

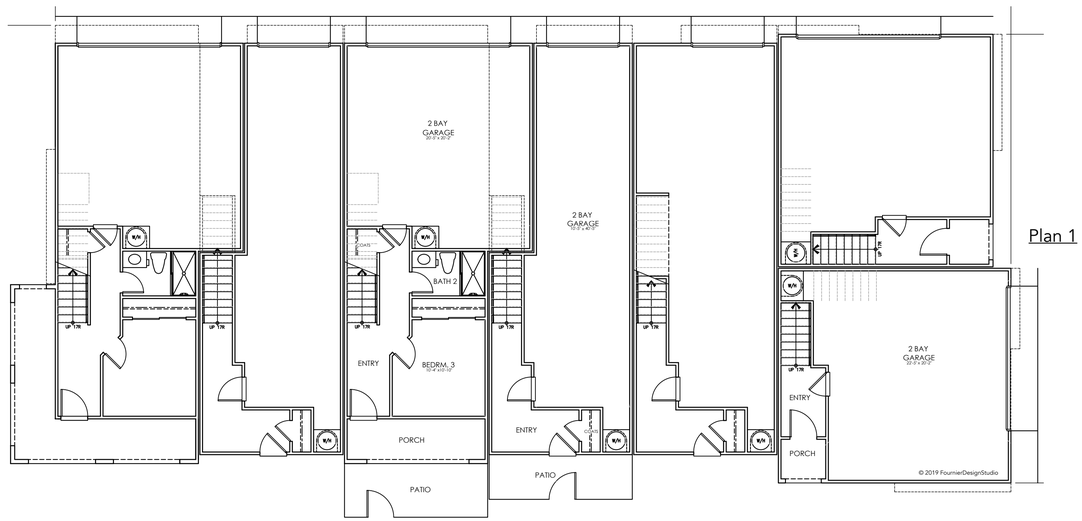
Third Floor



Plan 1

Plan 3 Plan 2 Plan 3 Plan 2 Plan 2 Plan 1

Second Floor



Plan 1

Plan 3 Plan 2 Plan 3 Plan 2 Plan 2 Plan 1

1690 sf
4 Bed/2Car

1450 sf
3 Bed/2Car

1200 sf
2 Bed/2Car

Ground Floor

CRITERIA 4-C: VARIATION IN HOUSING SIZE - Multifamily				6
	Component	Requirement	Supplied	
✳	2 Bedroom 1200sf	10%	10.0%	
●	3 Bedroom 1450sf	10%	49.0%	
■	4 Bedroom 1690sf	10%	40.0%	

CRITERIA 4-D: SMALL UNITS			4
	Component	Requirement	Supplied
✳	2 Bedroom (less than 1200sf)	10%	10.0%

CRITERIA 4-E: HOUSING STOCK DIVERSITY			6
	Component	Requirement	Supplied
★	Multi-Family Owner Occupied	75%	100.0%

CRITERIA 9-A: EXTERIOR BUILDING DESIGN			
	Component	Requirement	Supplied	
	a. Front Porches	50%	91%	1
	b. Balconies Facing Street or Courtyard	25%	75%	1
	c. Balconies Facing Alleys	25%	25%	1
	d. Façade Articulation and Finishes		X	1
	e. 360-degree Architecture		X	1
	f. Corner Treatments		X	1
	g. Multi-Family Ground Level Entrances		X	1
	h. Individual Residences		X	4
	i. Residential - Scale Design Elements		X	1

CONCEPTUAL FLOORPLANS

03.08.19

City Ventures Residences

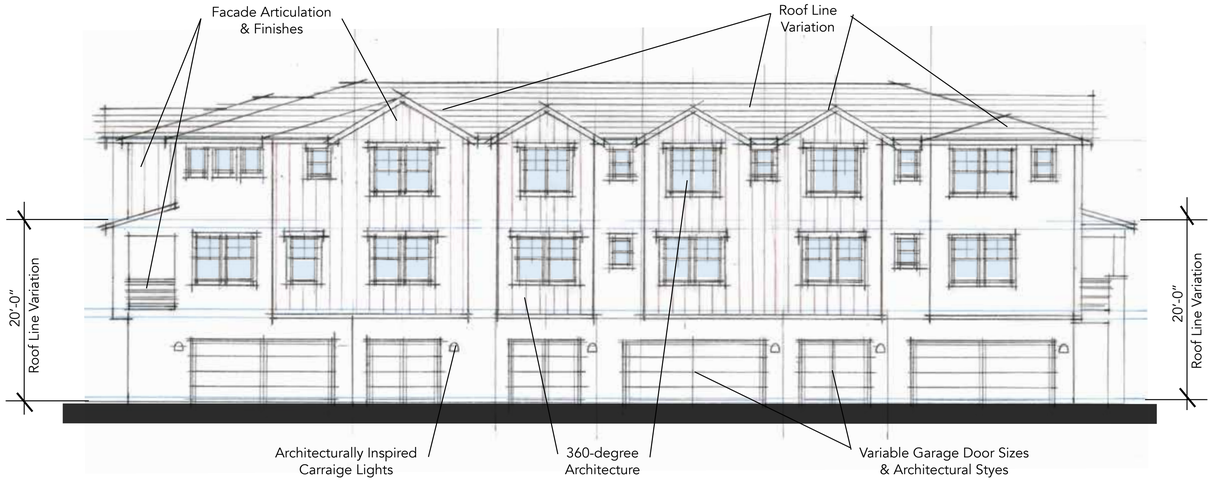
MONTEREY GATEWAY

MORGAN HILL, CA

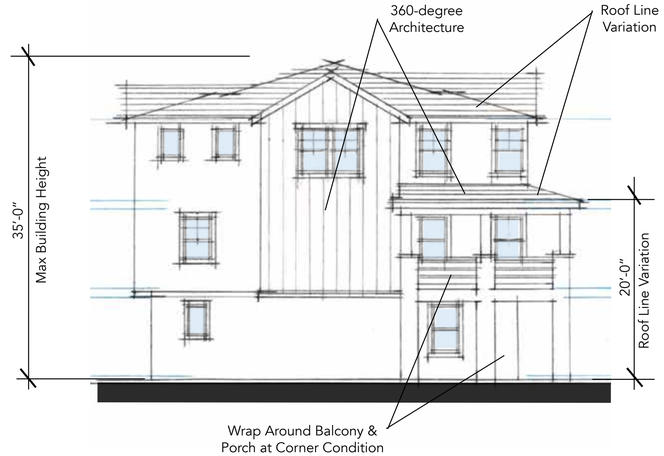
FDS FOURNIER DESIGN STUDIO Planning | Design | Collaboration

C2 Collaborative LANDSCAPE ARCHITECTURE

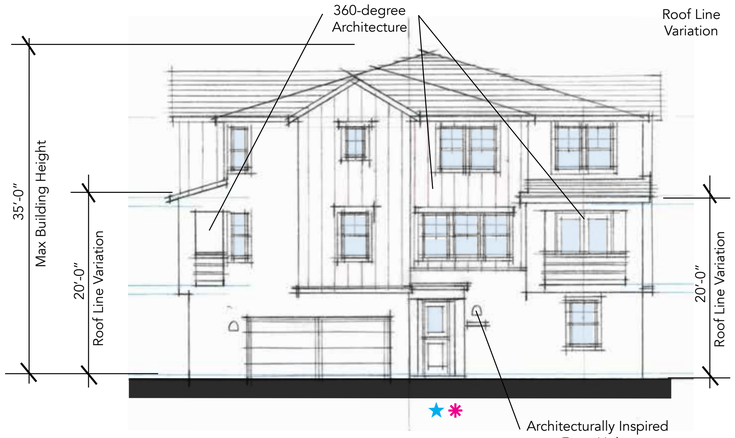
Attachment: Monterey-Dobkin-Architecture (2334 : RDCS PUBLIC HEARING)



Rear Elevation



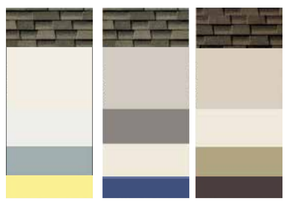
Left Elevation



Right Elevation



Front Elevation



Color Schemes



Architecturaly Inspired Exterior Lighting

CRITERIA 4-C: VARIATION IN HOUSING SIZE - Multifamily — 6

	Component		Requirement	Supplied	
✱	2 Bedroom	1200sf	10%	10.0%	
●	3 Bedroom	1450sf	10%	49.0%	
■	4 Bedroom	1690sf	10%	40.0%	

CRITERIA 4-D: SMALL UNITS — 4

	Component	Requirement	Supplied	
✱	2 Bedroom (less than 1200sf)	10%	10.0%	

CRITERIA 4-E: HOUSING STOCK DIVERSITY — 6

	Component	Requirement	Supplied	
★	Multi-Family Owner Occupied	75%	100.0%	

CRITERIA 9-A: EXTERIOR BUILDING DESIGN

	Component	Requirement	Supplied	
	a. Front Porches	50%	91%	1
	b. Balconies Facing Street or Courtyard	25%	75%	1
	c. Balconies Facing Alleys	25%	25%	1
	d. Façade Articulation and Finishes		X	1
	e. 360-degree Architecture		X	1
	f. Corner Treatments		X	1
★	g. Multi-Family Ground Level Entrances		X	1
★	h. Individual Residences		X	4
	i. Residential - Scale Design Elements		X	1

CRITERIA 9-B: BUILDING PLACEMENT AND MASSING

	Component	Supplied	
	a. Entrance Orientation	X	2
	d. Variation in Building Placement	X	2
	e. Roof Line Variation	X	2

CRITERIA 9-C: SITE IMPROVEMENTS

	Component	Supplied	
+	c. Exterior Lighting	X	1

CONCEPTUAL ELEVATIONS

03.08.19

City Ventures Residences

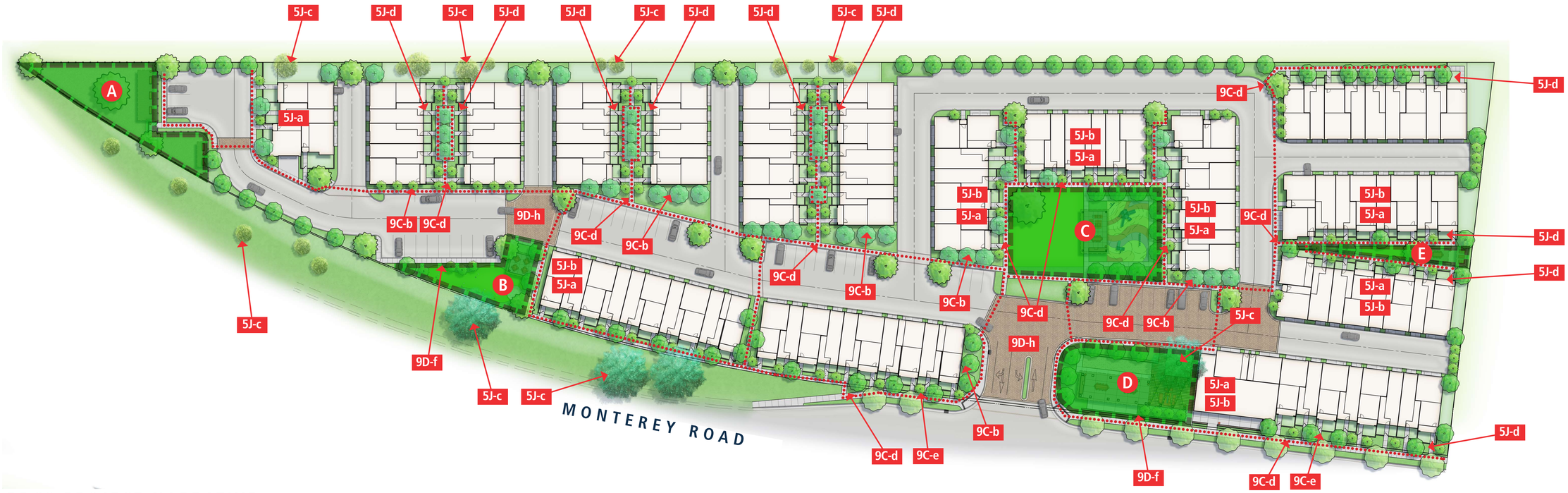
MONTEREY GATEWAY

MORGAN HILL, CA

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C2 Collaborative LANDSCAPE ARCHITECTURE

Attachment: Monterey-Dobbin-Architecture (2334 : RDCS PUBLIC HEARING)



RDCS PROJECT NARRATIVE

SITE ELEMENTS

Open Space. Refer to enlargements on Sheet L-2 and L-3 for Amenity lists and Programming **(5-F and 5-G)**

7F-c Pedestrian access through site to open spaces, recreation facilities, and project amenities **(7-F, Item C)**

5J-a Visibility. The project locates open space areas so that they can be viewed from individual units, preferably from the kitchen, living room, or dining room. **(5-J, Item A)**

5J-b Adjacent Units. The project maximizes the number of units that are immediately adjacent to common open space. Units not immediately adjacent to common open space can access open space areas through pedestrian connections (see dotted line) separate from drive aisles and vehicle parking lots. **(5-J, Item B)**

5J-c Existing Trees. Project retains existing native trees on the property which, if removed, would require a tree removal permit in accordance with Municipal Code Chapter 12.32. **(5-J, Item C).**

5J-d Attached Projects. For attached projects, usable private open space for ground floor units is 25 percent or more than required by the applicable zoning and finished private open space improvements are installed by the developer. See Sheet L-4 for typical enlargement and calculation **(5-J, Item D).**

9C-b Landscaping – Visual Relief. Landscaping is placed and designed to minimize the appearance of building bulk and mass. See typical enlargement on Sheet L-4 **(9-C, Item B)**

9C-d Entrance Pathways. The project provides a direct pathway connection from a public sidewalk (see dotted line) to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space. See Sheet L-2 and L-3 **(9-C, Item D)**

9C-e Public/Private Transitions. The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation. See Sheet L-3 **(9-C, Item E)**

9C-f Mechanical Equipment. All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping. See Sheet L-4 for typical condition. **(9-C, Item F)**

9D-f Screening. Parking visible from a public street is screened with fences, walls, and/or landscaping. See Sheet L-2. **(9-D, Item F)**

9D-h Pavement Design. Areas for vehicle parking and circulation feature paving finishes such as stone, brick, and colored textured concrete that complement the architectural style of the buildings. Pattern to be ashlar to match architecture. See images on Sheet L-2. **(9-D, Item H).**

OPEN SPACES

A DOG PARK: Amenities, include dog park (Tier 2), shade structure (Tier 2). **(5-F)** Age Group Amenities (All Residents). Refer to Sheet L-2 for enlargement.

B OVERLOOK PARK: Amenities include putting green (Tier 2), shade structure (Tier 2), Chess tables. **(5-F)** Age Group Amenities (Senior Specific). **(5-G).** Refer to Sheet L-2 for enlargement.

C CENTRAL PARK: Amenties include Tot Lot (Tier 2), shade structure (Tier 2). **(5-F).** Age Group Amenities (Childeren Specific). **(5-G).** Refer to Sheet L-3 for enlargement.

D PLAZA: Amenities include Bocce (Tier 2), shade structure (Tier 2). **(5-F).** Age Group Amenities (Adult Specific). **(5-G).** Refer to Sheet L-3 for enlargement.

E LINEAR PARK: Amenities include Shade Structure (Tier 2). **(5-F).** Age Group Amenities (Teen Specific). **(5-G).** Refer to Sheet L-3 for enlargement.

OVERALL LANDSCAPE PLAN

0 20' 40' 80'
Scale: 1" = 40'

02.22.19

City Ventures Residences

MONTEREY GATEWAY

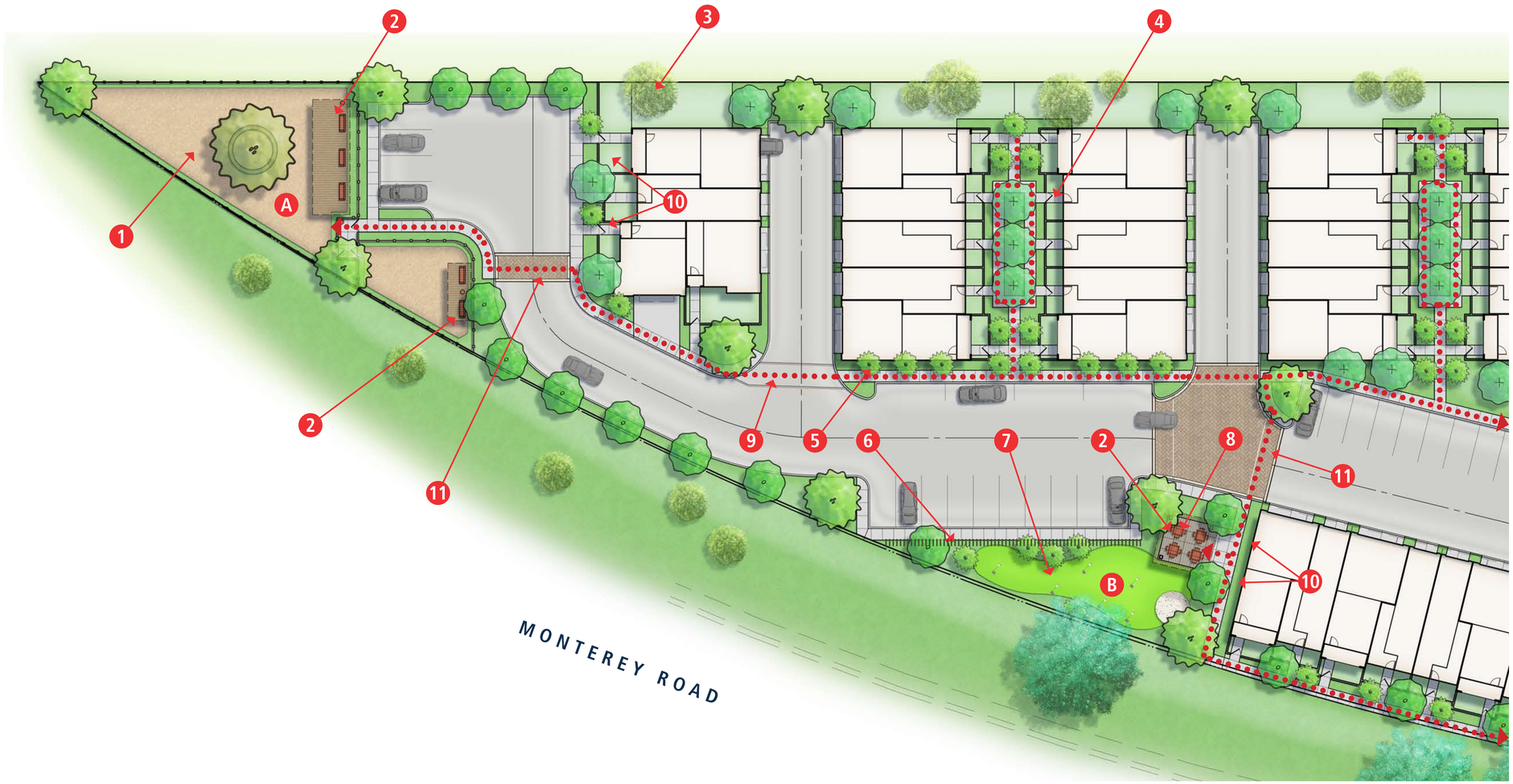
MORGAN HILL, CA

FDS FOURNIER DESIGN STUDIO Planning | Design | Collaboration

C2 Collaborative LANDSCAPE ARCHITECTURE

L-1

Attachment: Monterey-Dobkin-Landscape (2334 : RDCS PUBLIC HEARING)



0 10' 20' 40'

Scale: 1" = 20'

LEGEND

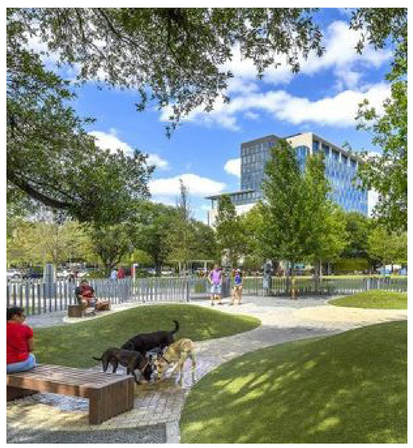
1. Dog park. Tier 2 amenity. **(5-F)**. All ages.
2. Shade structure. Tier 2 amenity. **(5-F).**
3. Existing tree **(5-J, Item B).**
4. Unit patio enclosed by 42" high fence
5. Tall trees to screen bulk and massing of landsacpe **(9C-b)**. Typical for all building ends.
6. 3' hedge at parking to screen from street. **(9D-f).**
7. Artificial turf putting green. Tier 2 amenity. **(5-F) (5-G).**
8. Chess tables **(5-G).**
9. Path of travel. Project provides access through the site to all amenities. **(7-F, Item C).**
10. View from adjacent units. The project locates open space areas so that they can be viewed from individual units. **(5-J, Item A)**.
11. Enhanced paving at pedestrian crossings. Ashlar pattern to match architecture. See images below. **(9-D, Item H)**

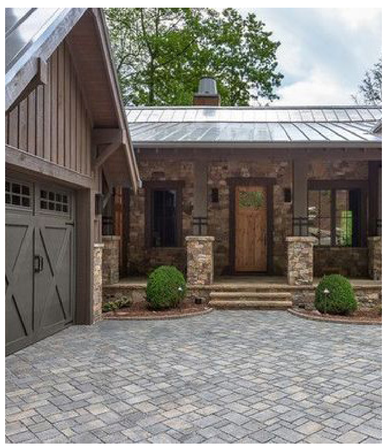
OPEN SPACES

A. DOG PARK: Amenities, include dog park (Tier 2), shade structure (Tier 2). **(5-F)** Age Group Amenities (All Residents).

B. OVERLOOK PARK: Amenities include putting green (Tier 2), shade structure (Tier 2), Chess tables. **(5-F)** Age Group Amenities (Senior Specific). **(5-G).** The combination of shade, seating, chess tables, and a putting green make this an ideal space for a senior use.








02.22.19

City Ventures Residences

MONTEREY GATEWAY

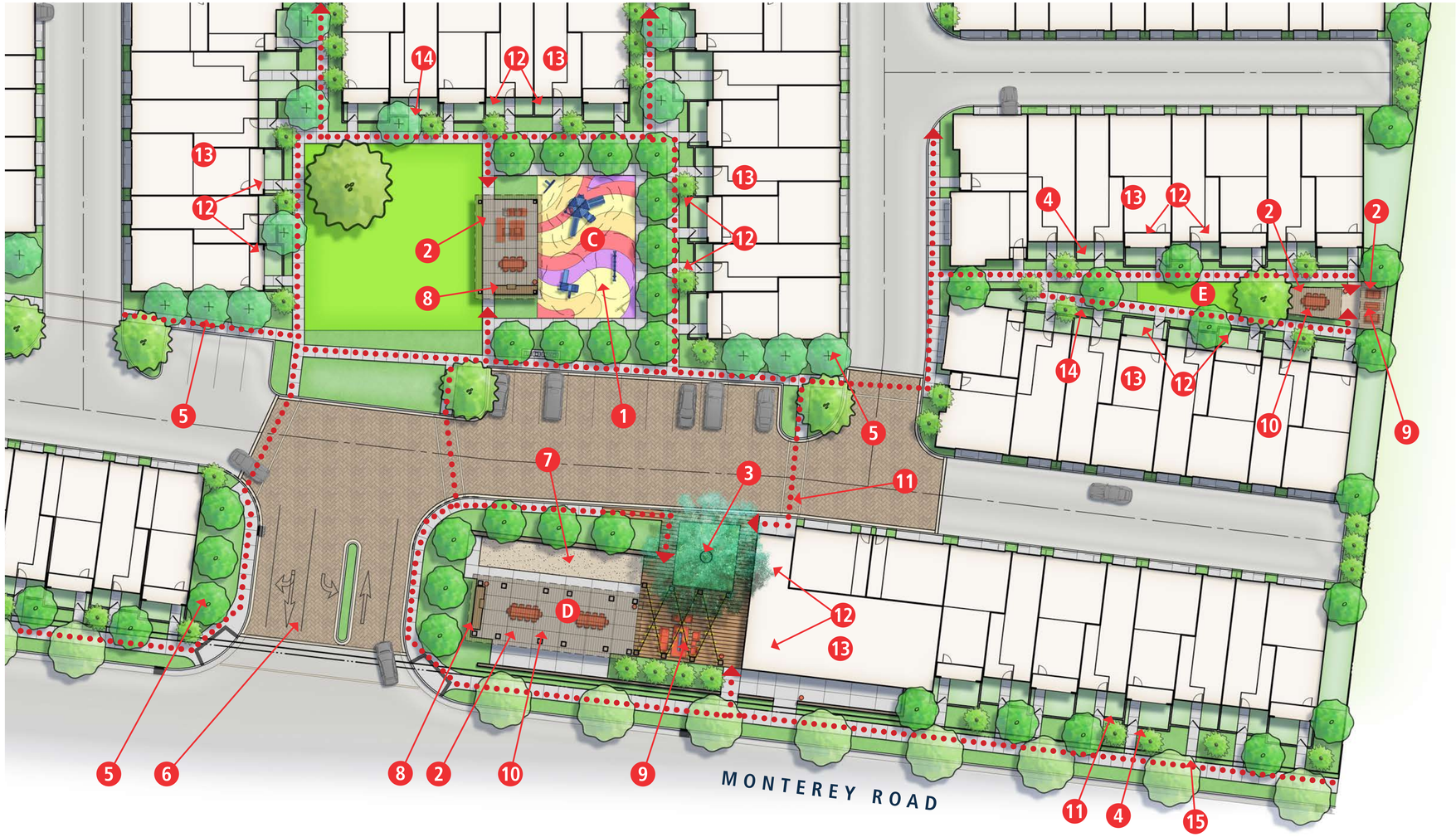
MORGAN HILL, CA

FDS FOURNIER DESIGN STUDIO Planning | Design | Collaboration

C2|Collaborative LANDSCAPE ARCHITECTURE

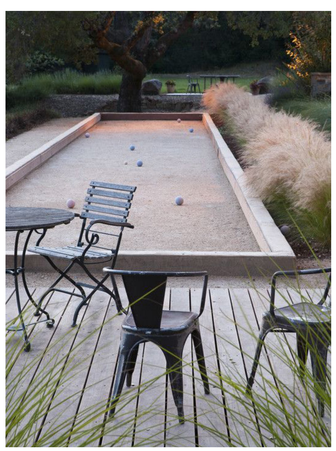
L-2

Attachment: Monterey-Dobkin-Landscape (2334 : RDCS PUBLIC HEARING)

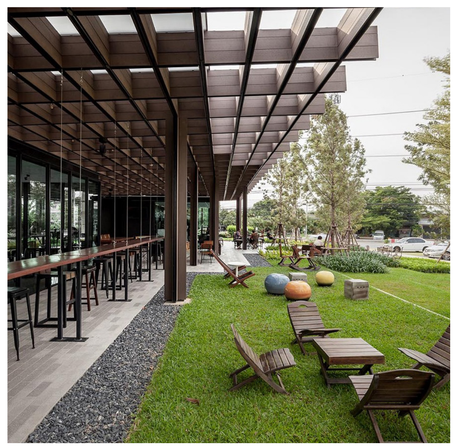


LEGEND

1. Tot lot with 3 activities. Tier 2 amenity **(5-F)**. Kids age group.
2. Shade structure. Tier 2 amenity. **(5-F).**
3. Existing tree **(5-J, Item B).**
4. Unit patio enclosed by 42" high fence. Typical for all units
5. Tall trees to screen bulk and massing of landsacpe **(9C-b)**. Typical for all building ends.
6. Enhanced paving at pedestrian crossings **(9D-h)**.
7. Bocce ball court. Tier 2 amenity. **(5-F).**
8. Barbecue. Tier 2 Amenity **(5-F)**. Adult age group.
9. Small group seating.
10. Group seating under shade structure.
11. Path of travel. Project provides access through the site to all amenities. **(7-F, Item C).**
12. View from adjacent units. The project locates open space areas so that they can be viewed from individual units. **(5-J, Item A)**.
13. Adjacent Units. Units are immediately adjacent to common open space. **(5-J, Item B)**
14. Entrance Pathways. The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space. **(9-C, Item D).**
15. Public/Private Transitions. The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation. **(9-C, Item E)**









OPEN SPACES

C CENTRAL PARK: Amenties include Tot Lot with 3 activities (Tier 2), shade structure (Tier 2). **(5-F).** Age Group Amenities (Childeren Specific). This area also includes a large open turf area for play and ample group seating for parents to gather. **(5-G).**

D PLAZA: Amenities include Bocce (Tier 2), shade structure (Tier 2). **(5-F).** Age Group Amenities (Adult Specific). This area also includes a barbeuce, group seating for an adult atmsphere. **(5-G).**

E LINEAR PARK: Amenities include Shade Structure (Tier 2). **(5-F).** Age Group Amenities (Teen Specific). This area includes shaded group seating for informal gatherings and away from crowds for smaller groups. **(5-G).**

0 10' 20' 40'
Scale: 1" = 20'

02.22.19

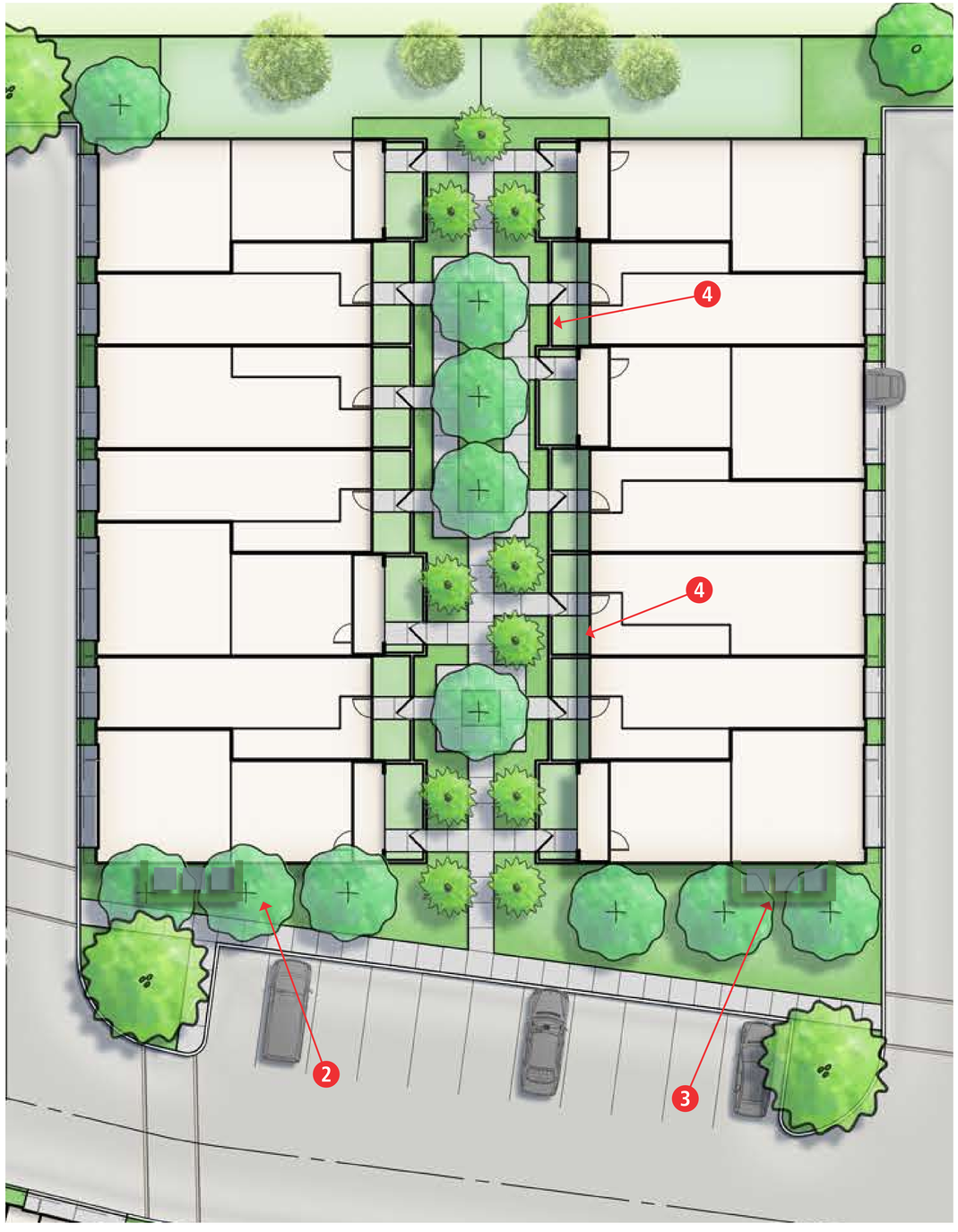
City Ventures
Residences

MONTEREY GATEWAY
MORGAN HILL, CA

FDS FOURNIER DESIGN STUDIO
Planning | Design | Collaboration
C2 Collaborative
LANDSCAPE ARCHITECTURE

L-3

Attachment: Monterey-Dobkin-Landscape (2334 : RDCS PUBLIC HEARING)

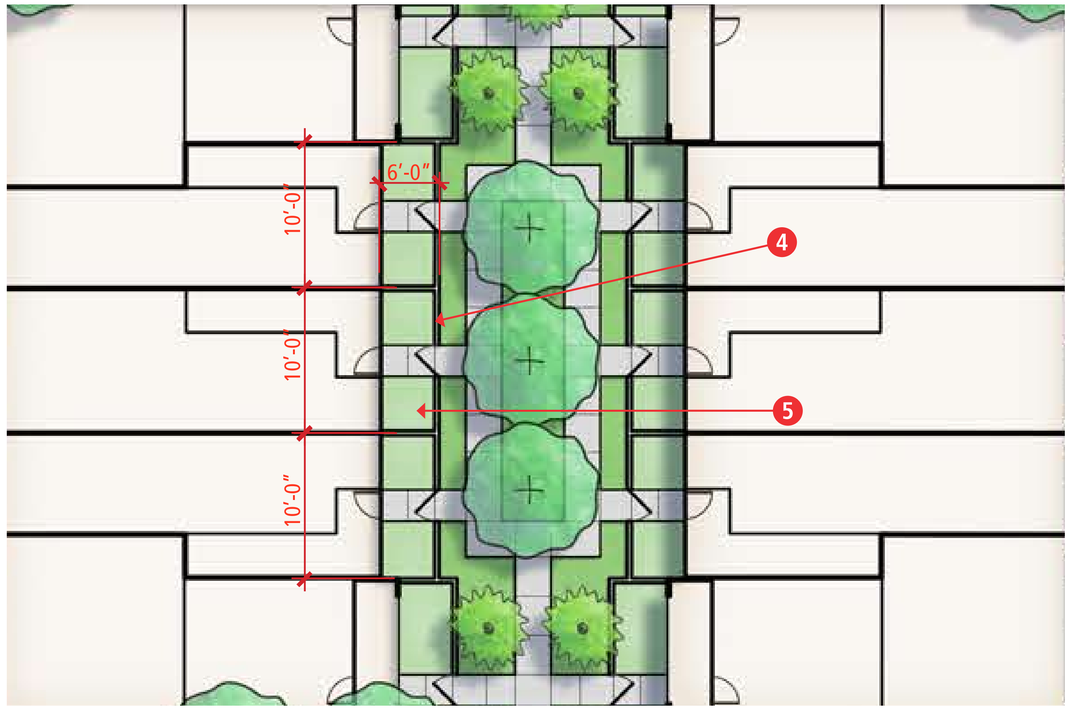


0 5' 10' 20'

Scale: 1" = 10'

LEGEND

1. Unit patio enclosed by 42" high fence. Typical for all units
2. Tall trees to screen bulk and massing of landsacpe **(9C-b)**. Typical for all building ends.
3. Mechanical Equipment. All mechanical equipment is screened from the public right-of-way. Equipment closures are screened through landscaping. **(9-C, Item F)**
4. Attached Projects. For attached projects, usable private open space for ground floor units is 25 percent or more than required by the applicable zoning and finished private open space improvements are installed by the developer. Patios are 6' deep by 10' long minimum. **(5-J, Item D).**
5. Private open space landsacpe installed by developer. Landscape to include ornamental planting and irrigation.



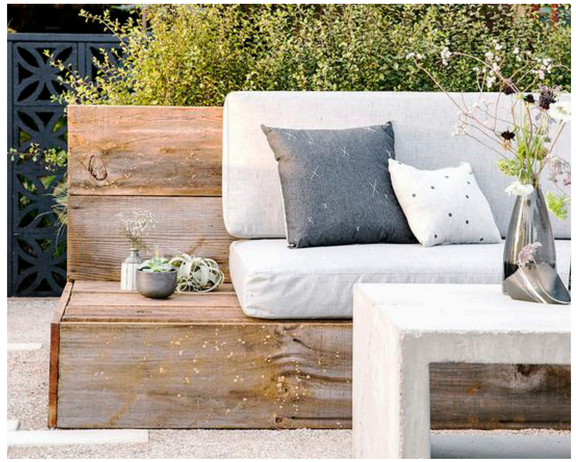
0 4' 8' 16'

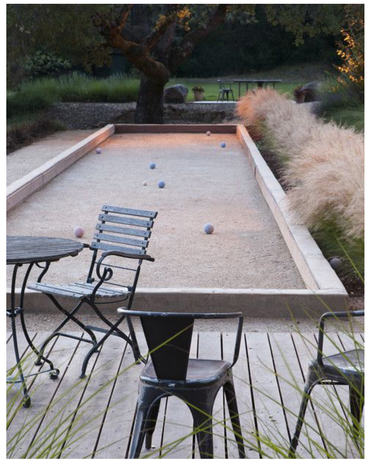
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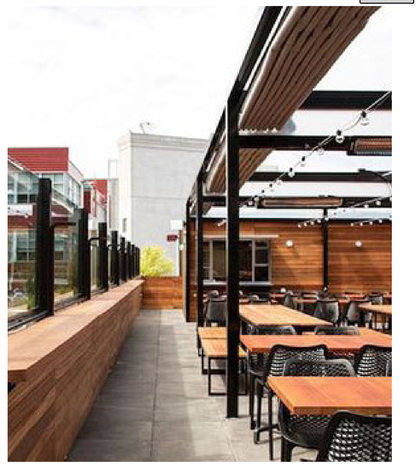
Attachment: Monterey-Dobkin-Landscape (2334 : RDCS PUBLIC HEARING)









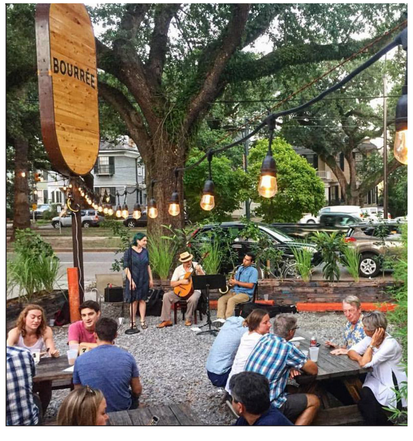


















"THE PLAZA"

02.22.19

City Ventures Residences

MONTEREY GATEWAY

MORGAN HILL, CA

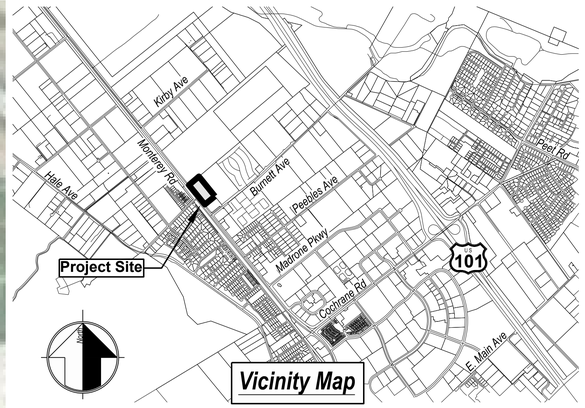
FDS FOURNIER DESIGN STUDIO Planning | Design | Collaboration

C2 | Collaborative LANDSCAPE ARCHITECTURE

L-5

Attachment: Monterey-Dobkin-Landscape (2334 : RDCS PUBLIC HEARING)





manzanita park

site utilization plan

notes:

ASSESSOR'S PARCEL NO:	725-01-018
PRESENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	PUD-559
PROPOSED ZONING:	MU-F
SANITARY SEWER:	CITY OF MORGAN HILL
GAS and ELECTRIC:	PG&E
WATER:	CITY OF MORGAN HILL
TELEPHONE:	VERIZON
EXISTING IMPROVEMENTS:	AS SHOWN
GENERAL PLAN:	MIXED USE FLEX (7-24 DU/AC)

applicant:

NORTH CORRIDOR INVESTORS, LLC
385 WOODVIEW AVENUE
MORGAN HILL, CA 95037
(408) 779-5900

engineer:

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

Scale: 1"=300'

0 100 200 300 400 500

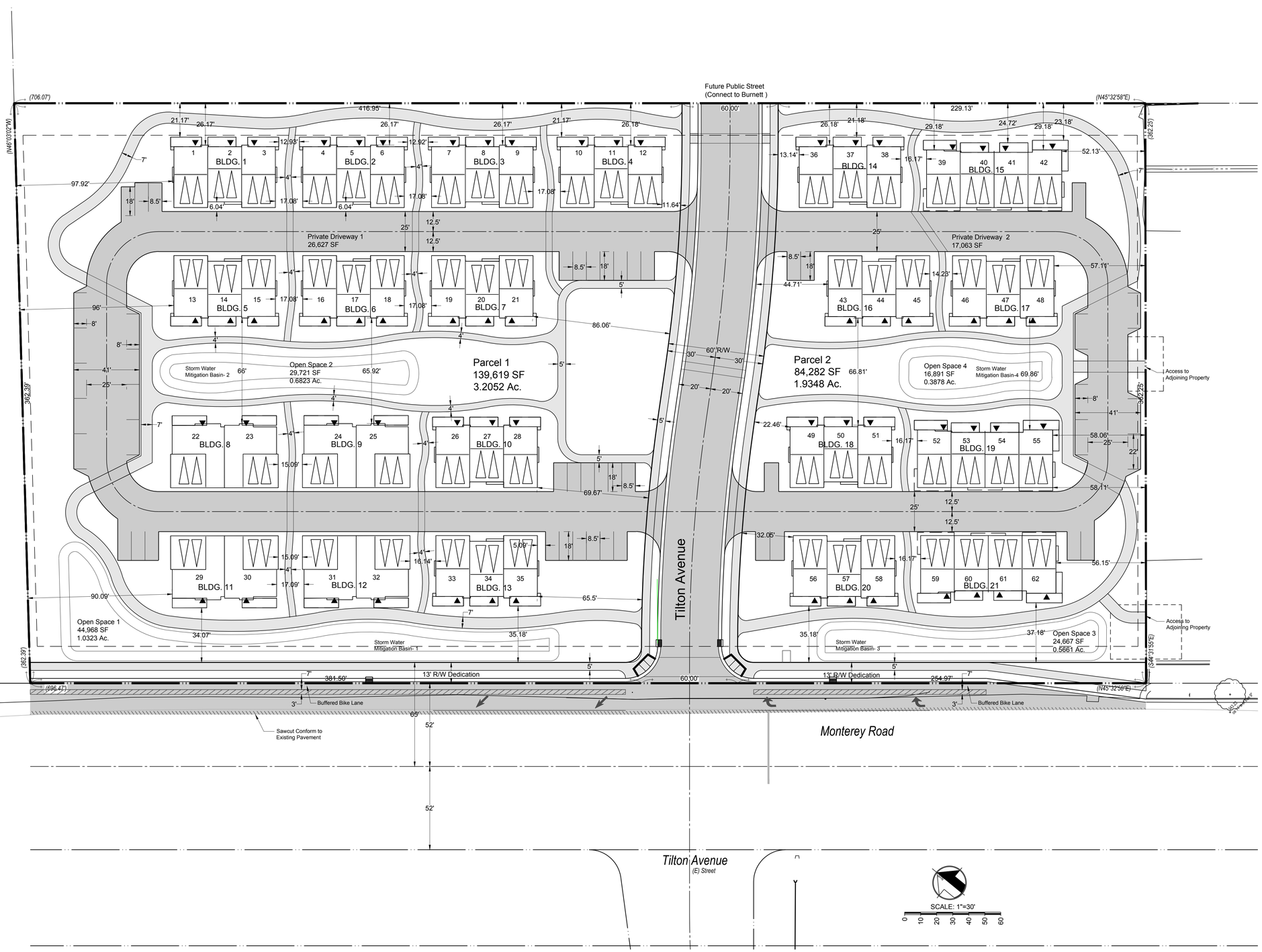
MH engineering Co.
16075 Vineyard Boulevard Morgan Hill, CA 95037

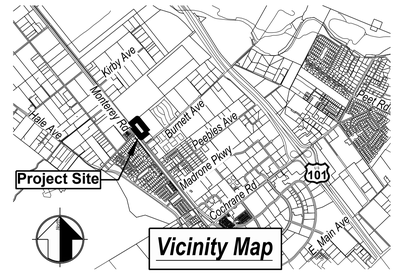
DATE: 3/19 DRAWN:MM CHECKED: WJM

Sheet **1** of **04**

218149

Attachment: Monterey-Lucky Shing -Civil (2334 : RDCS PUBLIC HEARING)





building coverage calcs:

TOTAL PROJECT AREA	5.8318 ACRES
PUBLIC RIGHT-OF WAY AREA	0.6918 ACRES
PROJECT NET AREA:	5.1400 ACRES
DRIVEWAY AND PRIVATE STREET COVERAGE:	1.1003 ACRES
BUILDING COVERAGE:	1.3629 ACRES
SIDEWALK COVERAGE	0.4531 ACRES
% BUILDING COVERAGE:	26.51%

density calcs:

TOTAL PROJECT AREA:	5.8318 ACRES
SITE NET AREA	5.1400 ACRES
NO. UNITS ALLOWED:	62 UNITS
NO. UNITS PROPOSED:	62 UNITS
OPEN SPACE AREA:	2.6684 ACRES

notes:

ASSESSOR'S PARCEL NO:	725-01-018
PRESENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	PUD-559
PROPOSED ZONING:	MU-F
SANITARY SEWER:	CITY OF MORGAN HILL
GAS and ELECTRIC:	PG&E
WATER:	CITY OF MORGAN HILL
TELEPHONE:	VERIZON
EXISTING IMPROVEMENTS:	AS SHOWN
GENERAL PLAN:	MIXED USE FLEX (7-24 DU/AC)

PARKING SUMMARY

PARKING REQUIRED: 172 SPACES
(PER RES. ATTACHED MEDIUM GUIDELINES)
MULTI-FAMILY (54 UNITS):
2.5 SPACES / UNIT (1 COVERED)
+ 1 GUEST SPACE / 3 UNITS
153 (135 + 18 GUEST)

DUPLEXES/DUETS (8 UNITS)
2.0 COVERED SPACES / UNIT
+ 1 GUEST SPACE / 3 UNITS
19 (16 COVERED + 3 GUEST)

PARKING PROVIDED: 170 SPACES
124 GARAGE SPACES
46 GUEST SPACES

BUILDING SETBACKS

(REFER ALSO TO PD PLAN)
FRONT: 15' MINIMUM
SIDE: 5' MINIMUM
REAR: 20' MINIMUM

manzanita park

site development plan

applicant:
NORTH CORRIDOR INVESTORS, LLC
385 WOODVIEW AVENUE
MORGAN HILL, CA 95037
(408) 779-5900

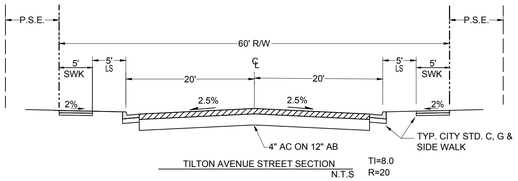
engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

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

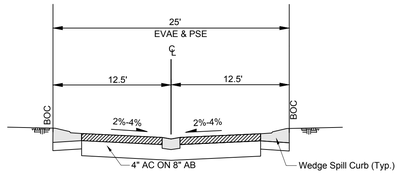
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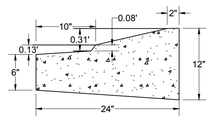
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TILTON AVENUE STREET SECTION TI=8.0
N.T.S R=20

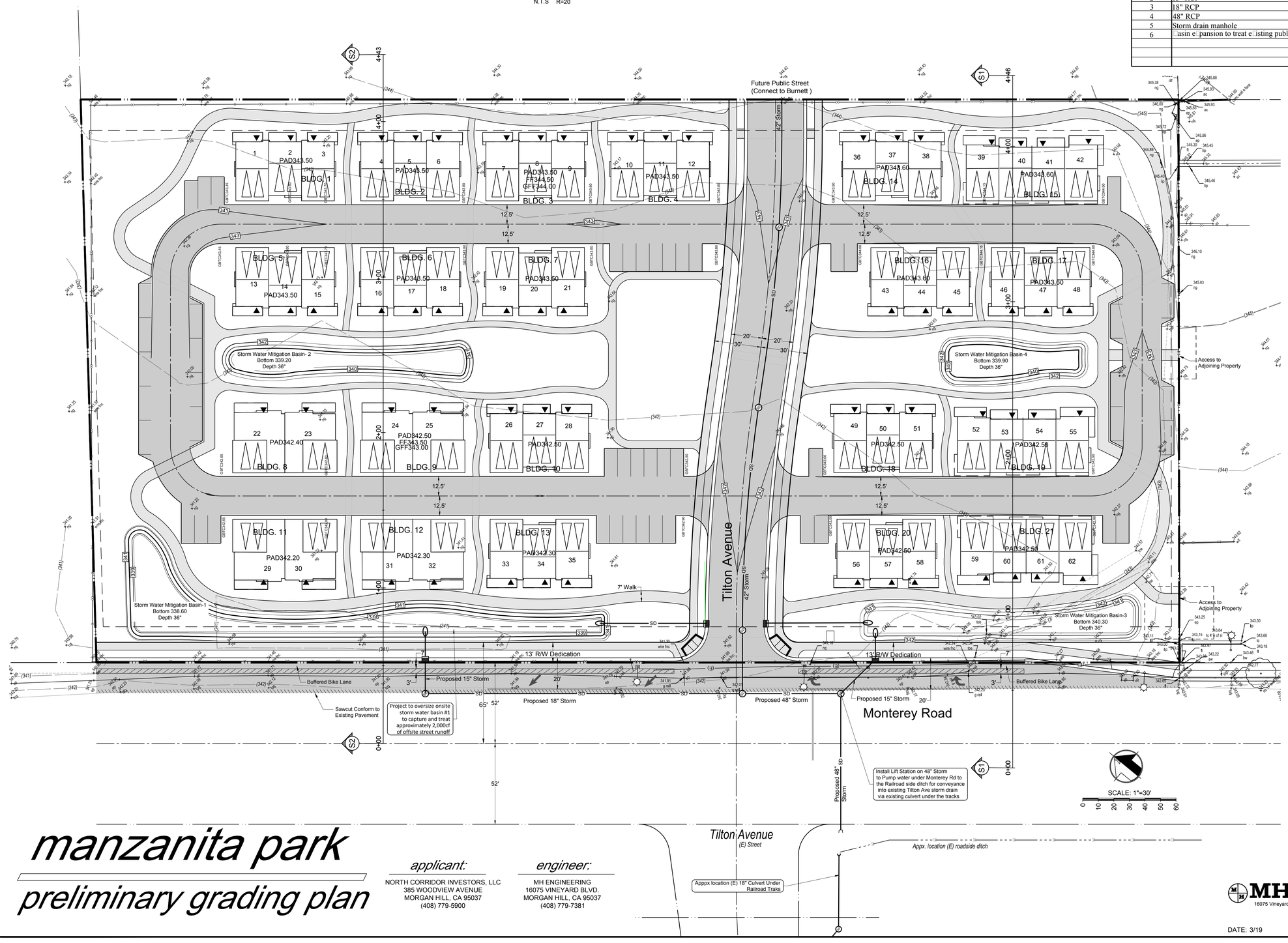


TYPICAL PRIVATE STREET SECTION TI=6.0
N.T.S R=20



MODIFIED WEDGE CURB (SPILL)
PRIVATE STREET N.T.S

218149					3/5/2019
Preliminary Engineer's Cost Estimate					
for					
Manzanita Park - Off-site Storm Drain Improvements					
Item	**Description**	**Qty**	**Unit**	**Unit Price**	**Total**
	Schedule I- Offsite Storm Drain Improvements				
1	Curb inlet	3	EA	$ 3,500.00	$ 10,500.00
2	15" RCP	75	LF	$ 60.00	$ 4,500.00
3	18" RCP	204	LF	$ 65.00	$ 13,260.00
4	48" RCP	150	LF	$ 95.00	$ 14,250.00
5	Storm drain manhole	3	EA	$ 5,000.00	$ 15,000.00
6	Basin expansion to treat existing public storm runoff	80	CY	$ 50.00	$ 4,000.00
				Total Schedule I	$ 61,510.00
				Contingency @ 5%	$ 3,075.50
				Total Estimated Cost	**$ 64,585.50**



manzanita park

preliminary grading plan

applicant:	engineer:
NORTH CORRIDOR INVESTORS, LLC 385 WOODVIEW AVENUE MORGAN HILL, CA 95037 (408) 779-5900	MH ENGINEERING 16075 VINEYARD BLVD. MORGAN HILL, CA 95037 (408) 779-7381

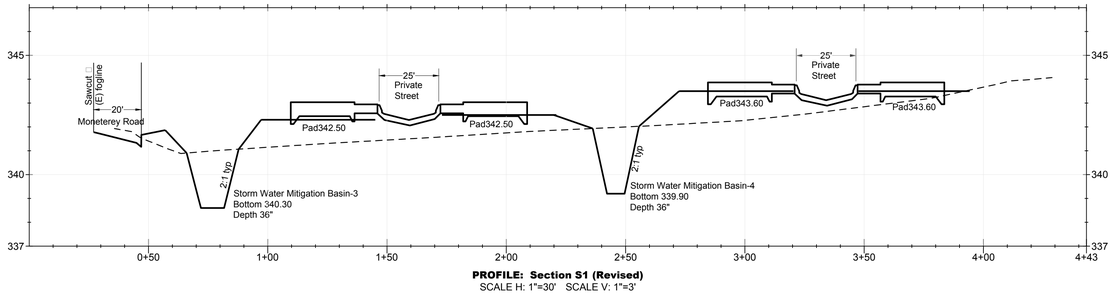
MH engineering Co.
16075 Vineyard Boulevard Morgan Hill, CA 95037

DATE: 3/19 DRAWN:RS CHECKED: HS

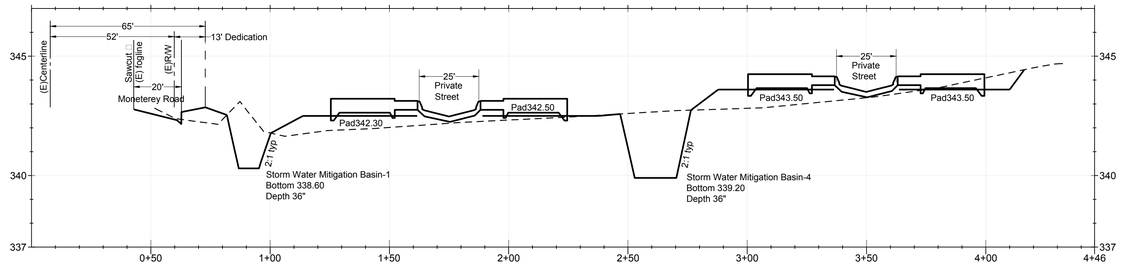
Sheet **3** of **04**
218149

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Attachment: Monterey-Lucky Shing -Civil (2334 : RDCS PUBLIC HEARING)



PROFILE: Section S1 (Revised)
SCALE H: 1"=30' SCALE V: 1"=3'



PROFILE: Section S2 (Revised)
SCALE H: 1"=30' SCALE V: 1"=3'

manzanita park

grading sections

applicant:
NORTH CORRIDOR INVESTORS, LLC
385 WOODVIEW AVENUE
MORGAN HILL, CA 95037
(408) 779-5900

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

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

DATE: 3/19 DRAWN:RS CHECKED: HS

Sheet **4** of **04**
218149

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Attachment: Monterey-Lucky Shing -Civil (2334 : RDCS PUBLIC HEARING)

MANZANITA PARK

MORGAN HILL, CALIFORNIA
BY NORTH CORRIDOR INVESTORS, LLC
MEASURE ‘S’ SUBMITTAL

MARCH 08, 2019



SHEET INDEX	
	COVER SHEET
ARCHITECTURAL SHEETS	
A.01	ARCHITECTURAL SITE PLAN
A.02	FRONT ELEVATION - 4 UNIT (SPANISH FARMHOUSE)
A.03	SIDE ELEVATIONS - 4 UNIT (SPANISH FARMHOUSE)
A.04	REAR ELEVATION - 4 UNIT (SPANISH FARMHOUSE)
A.05	FRONT ELEVATION - 3 UNIT (MEDITERRANEAN REVIVAL)
A.06	FRONT ELEVATION - 3 UNIT (SPANISH FARMHOUSE)
A.07	FRONT ELEVATION - 3 UNIT (SPANISH COLONIAL REVIVAL)
A.08	FRONT ELEVATION - DUET (MEDITERRANEAN REVIVAL)
A.09	SIDE AND REAR ELEVATIONS - DUET
A.10	FRONT ELEVATION - DUET (SPANISH COLONIAL REVIVAL)
LANDSCAPING SHEETS	
L-1.0	RDCS LANDSCAPE CONCEPT
L-2.0	RDCS LANDSCAPE COMMON AREAS
L-3.0	RDCS LANDSCAPE COMMON AREAS
CIVIL SHEETS	
1	SITE UTILIZATION PLAN
2	SITE DEVELOPMENT PLAN
3	PRELIMINARY GRADING PLAN
4	GRADING SECTION

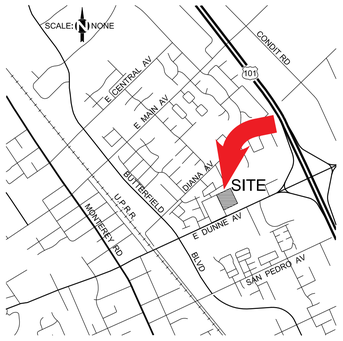
UNIT MIX

PLAN ID	BEDRM COUNT	SQFTG (LIVING)	# OF UNITS
A	2	1684	11
AX	2	1644	9
B	3	1643	3
C	4	1841	3
D	4	1861	28
E	4	1869	8
	TOTAL UNITS		**62**

BLDG CONFIGURATIONS

BUILDING ID	BLDG TYPE	UNIT LAYOUT	# OF BLDGS
201, 202	2 UNIT DUET	E-E	4
301, 302, 303	3 UNIT TOWN	D-A-D , D-AX-D	14
401	4 UNIT TOWN	C-A-A-B	3
TOTALS			**21**

VICINITY MAP:



PROJECT DIRECTORY

OWNER/DEVELOPER:
NORTH CORRIDOR INVESTORS, LLC
385 WOODVIEW AVE., STE. 100 MORGAN HILL, CA 95037
(408) 779-5900
CONTACT: MJ Frankel

ARCHITECT:
DAHLIN
5865 OWENS DRIVE, PLEASANTON , CA 94588
(925)251-7200
CONTACT: LEILANI GNALL-GREGORY
JOB NUMBER: 297-081

CIVIL ENGINEER:
MH ENGINEERING CO.
16075 VINEYARD BLVD. MORGAN HILL, CA 95037
(408) 779-7381
CONTACT: HARRY SINGLA

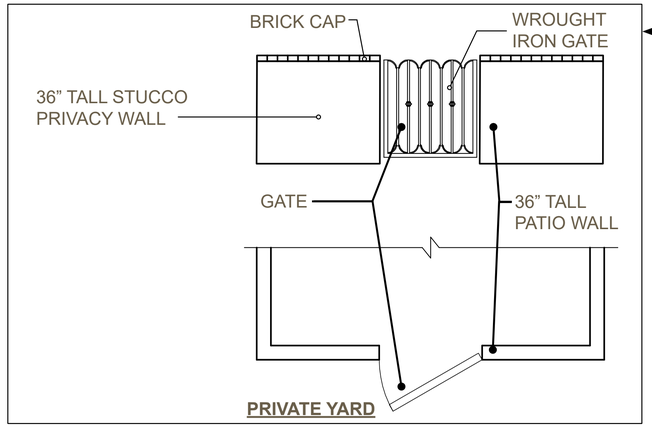
LANDSCAPE ARCHITECT:
MICHAEL ARNONE + ASSOCIATES - LANDSCAPE ARCHITECTURE
3370 SAMUEL PL., SANTA CRUZ, CA 95062
(831) 462-4988
CONTACT: MICHAEL ARNONE

DAHLIN

DATE 03-08-2019
JOB NO. 297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

Attachment: Monterey-Lucky Shing-Architecture (2334 : RDCS PUBLIC HEARING)



PRIVATE YARD: Enclosed Patio/Yard area at least 75 Square Feet provided @ duet units

PRIVATE YARD: Enclosed Patio with covered porch; Typically with deck above Enclosed Patio at least 60 Square Feet @ multifamily units.

C CAR CHARGING STATION

Criteria 4-B: Diversity of Housing Types		Criteria 4-E: Housing Stock Diversity
	HOUSING TYPES:	Number of Units	Number of Buildings
4.	Single-Family Attached	62	-
7.	Duet	8	4
9.	Townhouse	54	17

Criteria 4-C: Variation in Housing Size			
	Size categories (multi-family):	Percentage of units	# units
3.	Two-bedroom	32%	20
4.	Three-bedroom	18%	11
5.	Four-bedroom or more	50%	31
			62

TABLE 52: VEHICLE PARKING AND ACCESS

52-A	**GARAGE DOOR ORIENTATION**
	Garage doors do not face Monterey Road or the Tilton Avenue extention. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.
52-E	**PARKING - ATTACHED PROJECTS**
	The project locates parking lots serving attached residential units at the rear or side of the site to allow a majority of dwelling units to front on the street or an internal courtyard. Parking is not located between a building and any public sidewalk or street.



MONTEREY ROAD

RCDS PROJECT NARRATIVE

NOTE: See RDCS Project Narrative Questionnaire for full evaluation and full description of each category item.

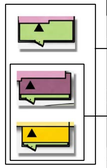
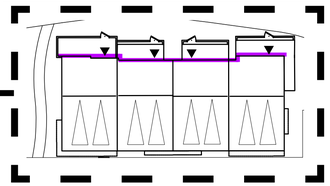


TABLE 49: EXTERIOR BUILDING DESIGN

49-A	**FRONT PORCHES or YARD**
	All homes will have private space at the front entry created by low wall and gate. A minimum of 50 percent of homes will include a front porch, OR will have a front yard of minimum 6ft x 5ft, at homes Primary entrance.
49-B	**BALCONIES FACING STREET OR COURTYARD**
	more than 25 percent of homes facing a street or common greenbelt include a balcony overlooking the public space or street.
49-C	**BALCONIES FACING ALLEYS**
	A minimum of 25 percent of homes abutting a shared alley include a balcony overlooking the alley, parking area, or drive aisle.
49-D	**FASCADE ARTICULATION AND FINISHES**
	Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and material changes.
49-E	**360-DEGREE ARCHITECTURE**
	The project features full and consistent articulation and design detail on all building facades.
49-F	**CORNER TREATMENTS**
	Where the side or rear of a home faces a street or common courtyard street, the project incorporates façade feature finishes, including but not limited to windows, shutters, awning, balconies, or bay windows.
49-G	**MULTI-FAMILY GROUND LEVEL ENTRANCES**
▼	All residences provide private, exterior ground-level entries
49-H	**INDIVIDUAL RESIDENCES - ATTACHED PROJECTS**
	All buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate features such as window bays, balconies, porches and entrance vestibules, varied color schemes, and individual roof volumes to define individual units.
49-I	**RESIDENTIAL - SCALE DESIGN ELEMENTS - ATTATCHED PROJECTS**
	Buildings incorporate design details, including but not limited to porches, projections, eaves, bay windows, and other similar architectural elements, that provide residential scale and help break up the building mass.

TABLE 50: BUILDING PLACEMENT AND MASSING

50-A	**ENTRANCE ORIENTATION - COLLECTOR & RESIDENTIAL STREETS**
■ ■	All homes on Monterey Road have entries facing the street.
50-C	**VARIATION IN BUILDING HEIGHT**
	The project incorporates 2 story and 3 story homes for variation in building heights. Each building also includes varied roof heights.
50-D	**VARIATION IN BUILDING PLACEMENT**
	Each home within a building has varied massing to create varied setbacks vary along front elevations (SEE BELOW)



50-E	**ROOF LINE VARIATION**
	Roof Heights and Ridge lines vary throughout building to provide breaks in building massing.
50-G	**UPPER FLOOR SET - ATTACHED HOMES**
●	A portion of upper story of Duets are stepped by at least 10ft from front fascade. Multi-family buildings step from 5ft to 10 ft at upper floors.
50-H	**HEIGHT & PROJECT EDGE - ATTACHED PROJECTS**
	2 story buildings are located at western edge of property and graduate to 3 story buildings across the property. In addition, property edge setbacks have been increased.
50-I	**SEPARATE STRUCTURES - ATTACHED PROJECTS**
	Maximum 4 Attached Single-Family units per structure: 4 unit buildings, 3 unit buildings, and 2 unit buildings

2 - UNIT DUET

3 - UNIT TOWN

4 - UNIT TOWN

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

ARCHITECTURAL SITE PLAN

0 4 8 16

DATE 03-08-2019

JOB NO. 297.081

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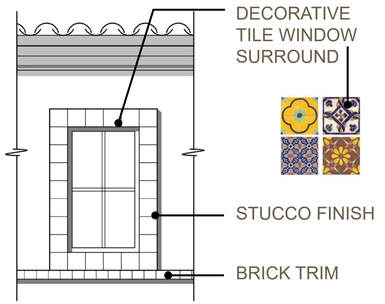
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.01

Attachment: Monterey-Lucky Shing-Architecture (2334 : RDCS PUBLIC HEARING)



FRONT ELEVATION SPANISH FARMHOUSE



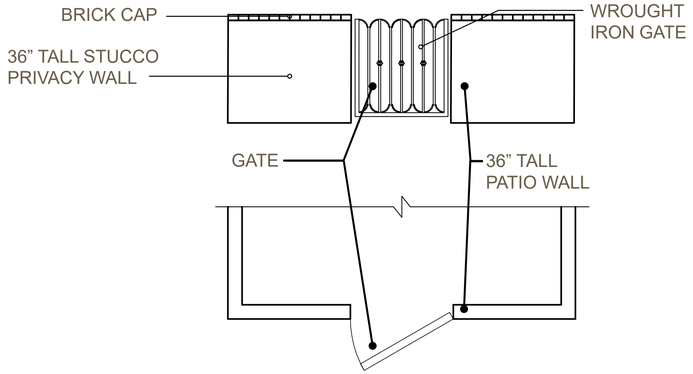


WINDOWS

49-H COLOR SCHEME #1

ROOF:	EAGLE ROOFING CAPISTRANO PIEDMONT BLEND 3636	**TRIM: WOOD**	SHERWIN WILLIAMS SW 6069 FRENCH ROAST
BODY 1: STUCCO	SHERWIN WILLIAMS SW 7569 STUCCO	**ACCENT 1: FRONT DOORS**	SHERWIN WILLIAMS SW 6608 RAVE RED
BODY 2: STUCCO	SHERWIN WILLIAMS SW 6385 DOVER WHITE	**ACCENT 2: FRONT DOORS**	SHERWIN WILLIAMS SW 6375 HONEYCOMB

WROUGHT IRON: PAINT ALL EXPOSED SIDES BLACK OF NIGHT (SW 6993)
GUTTERS & DOWNSPOUTS: PAINT ALL EXPOSED SIDES TRIM COLOR
WINDOW AND DOOR FRAME COLOR: TAN (FACTORY FINISH) (U.O.N.)



GARDEN WALL & GATE

TABLE 49: EXTERIOR BUILDING DESIGN	
49-A	**FRONT PORCHES or YARD**
	All homes will have private space at the front entry created by low wall and gate. A minimum of 50 percent of homes will include a front porch, OR will have a front yard of minimum 6ft x 5ft, at homes Primary entrance.
49-B	**BALCONIES FACING STREET OR COURTYARD**
	more than 25 percent of homes facing a street or common greenbelt include a balcony overlooking the public space or street.
49-C	**BALCONIES FACING ALLEYS**
	A minimum of 25 percent of homes abutting a shared alley include a balcony overlooking the alley, parking area, or drive aisle.
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	Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and material changes.
49-E	**360-DEGREE ARCHITECTURE**
	The project features full and consistent articulation and design detail on all building facades.

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	Where the side or rear of a home faces a street or common courtyard street, the project incorporates façade feature finishes, including but not limited to windows, shutters, awning, balconies, or bay windows.
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	All residences provide private, exterior ground-level entries
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	All buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate features such as window bays, balconies, porches and entrance vestibules, varied color schemes, and individual roof volumes to define individual units.
49-I	**RESIDENTIAL - SCALE DESIGN ELEMENTS - ATTATCHED PROJECTS**
	Buildings incorporate design details, including but not limited to porches, projections, eaves, bay windows, and other similar architectural elements, that provide residential scale and help break up the building mass.

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

4-UNIT TOWNHOUSE(401)
3-UNIT SIMILAR STYLE (302)

0 4 8 16

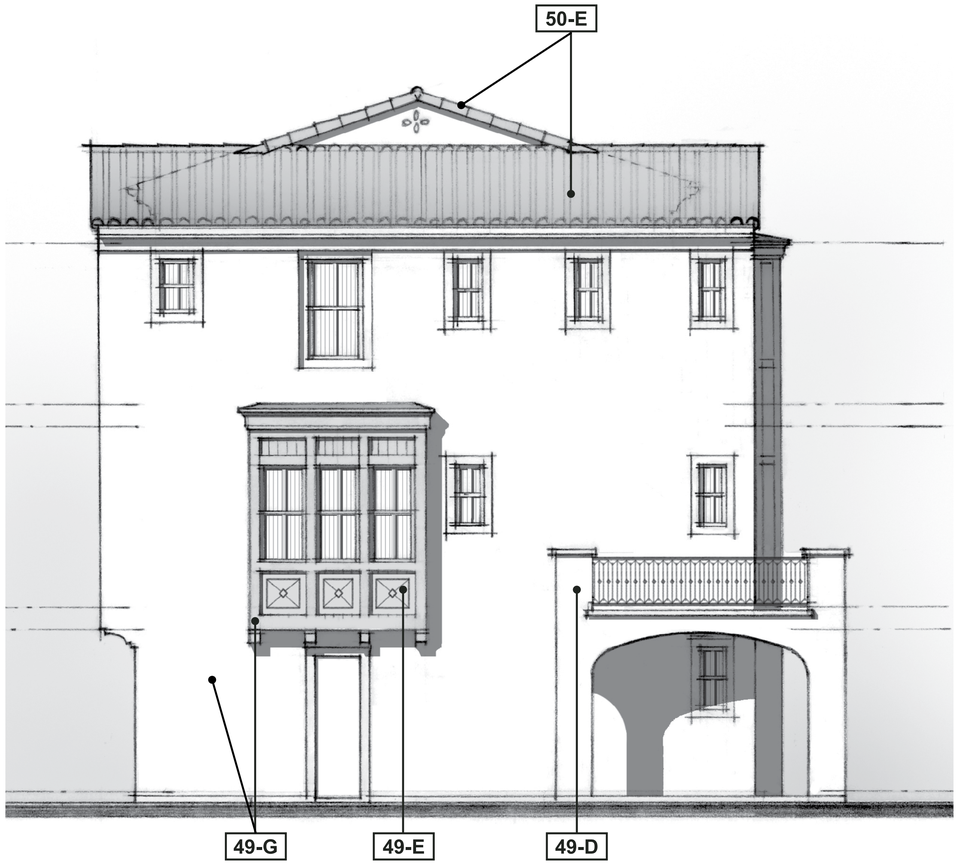
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5865 Owens Drive
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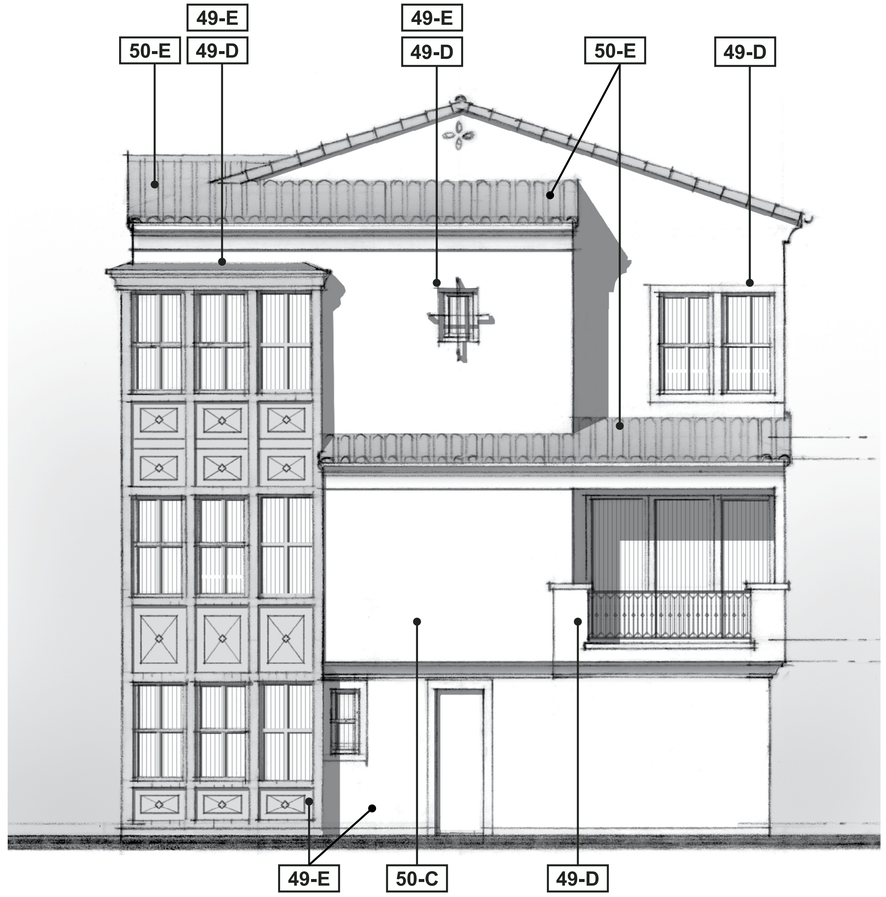
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JOB NO. 297.081

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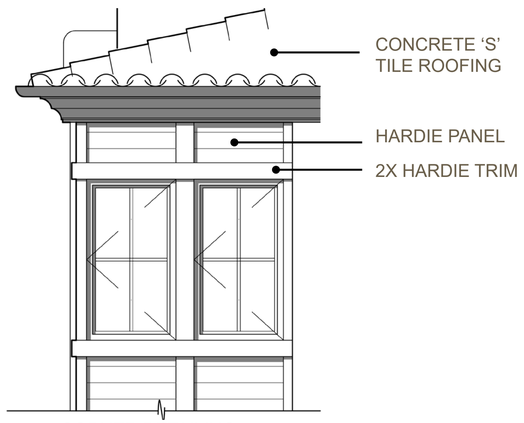
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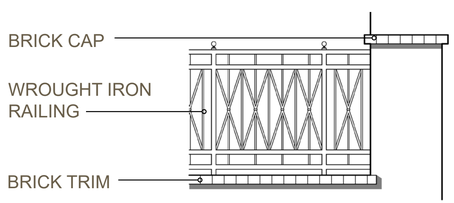
SIDE ELEVATION SPANISH FARMHOUSE



SIDE ELEVATION SPANISH FARMHOUSE



CORNER DETAILING



BALCONY DETAILING

TABLE 50: BUILDING PLACEMENT AND MASSING	
50-A	ENTRANCE ORIENTATION - COLLECTOR & RESIDENTIAL STREETS
	All homes on Monterery Road have entries facing the street.
50-C	VARIATION IN BUILDING HEIGHT
	The project incorporates 2 story and 3 story homes for variation in building heights. Each building also includes varied roof heights.
50-D	VARIATION IN BUILDING PLACEMENT
	Each home within a building has varied massing to create varied setbacks vary along front elevations
50-E	ROOF LINE VARIATION
	Roof Heights and Ridge lines vary throughout building to provide breaks in building massing.
50-G	UPPER FLOOR SET - ATTACHED HOMES
	A portion of upper story of Duets are stepped by at least 10ft from front fascade. Multi-family buildings step from 5ft to 10 ft at upper floors.
50-H	HEIGHT & PROJECT EDGE - ATTACHED PROJECTS
	2 story buildings are located at western edge of property and graduate to 3 story buildings across the property. In addition, property edge setbacks have been increased.
50-I	SEPARATE STRUCTURES - ATTACHED PROJECTS
	Maximum 4 Attached Single-Family units per structure: 4 unit buildings, 3 unit buildings, and 2 unit buildings

TABLE 49: EXTERIOR BUILDING DESIGN	
49-A	FRONT PORCHES or YARD
	All homes will have private space at the front entry created by low wall and gate. A minimum of 50 percent of homes will include a front porch, OR will have a front yard of minimum 6ft x 5ft, at homes Primary entrance.
49-B	BALCONIES FACING STREET OR COURTYARD
	more than 25 percent of homes facing a street or common greenbelt include a balcony overlooking the public space or street.
49-C	BALCONIES FACING ALLEYS
	A minimum of 25 percent of homes abutting a shared alley include a balcony overlooking the alley, parking area, or drive aisle.
49-D	FASCADE ARTICULATION AND FINISHES
	Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and material changes.
49-E	360-DEGREE ARCHITECTURE
	The project features full and consistent articulation and design detail on all building facades.

49-F	CORNER TREATMENTS
	Where the side or rear of a home faces a street or common courtyard street, the project incorporates façade feature finishes, including but not limited to windows, shutters, awning, balconies, or bay windows.
49-G	MULTI-FAMILY GROUND LEVEL ENTRANCES
	All residences provide private, exterior ground-level entries
49-H	INDIVIDUAL RESIDENCES - ATTACHED PROJECTS
	All buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate features such as window bays, balconies, porches and entrance vestibules, varied color schemes, and individual roof volumes to define individual units.
49-I	RESIDENTIAL - SCALE DESIGN ELEMENTS - ATTATCHED PROJECTS
	Buildings incorporate design details, including but not limited to porches, projections, eaves, bay windows, and other similar architectural elements, that provide residential scale and help break up the building mass.

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

4-UNIT TOWNHOUSE(401)
3-UNIT SIMILAR STYLE (302)

0 4 8 16

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

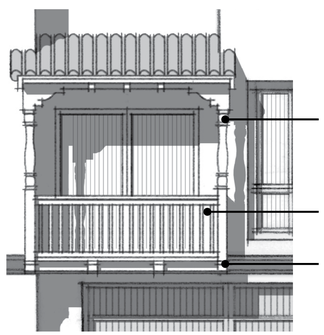
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JOB NO. 297.081

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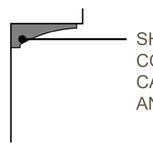
Attachment: Monterey-Lucky Shing-Architecture (2334 : RDCS PUBLIC HEARING)



REAR ELEVATION SPANISH FARMHOUSE



SECOND FLOOR REAR BALCONY



FOAM DETAIL

TABLE 52: VEHICLE PARKING AND ACCESS	
52-A	**GARAGE DOOR ORIENTATION**
	Garage doors do not face Monterey Road or the Tilton Avenue extention. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.
52-B	**GARAGE DOOR DESIGN - MIN. VISUAL DOMINANCE**
	Garage door design will be vaired and subserviant to other building elements
52-C	**GARAGE DOOR DESIGN - DETAILING**
	Garage doors will be varied, and feature windows or architectural detailing consistent with the main dwelling.
52-E	**PARKING - ATTACHED PROJECTS**
	The project locates parking lots serving attached residential units at the rear or side of the site to allow a majority of dwelling units to front on the street or an internal courtyard. Parking is not located between a building and any public sidewalk or street.
52-F	**SCREENING**
	Parking along the private street will be screened with landscaping and will also be screened from Monterey Road
52-H	**PAVEMENT DEISGN**
	The project will meet the intent of this criteria with different pavement design at every cross walk and at intersection of each private drive with Tilton

TABLE 50: BUILDING PLACEMENT AND MASSING	
50-A	**ENTRANCE ORIENTATION - COLLECTOR & RESIDENTIAL STREETS**
	All homes on Monterery Road have entries facing the street.
50-C	**VARIATION IN BUILDING HEIGHT**
	The project incorporates 2 story and 3 story homes for variation in building heights. Each building also includes varied roof heights.
50-D	**VARIATION IN BUILDING PLACEMENT**
	Each home within a building has varied massing to create varied setbacks vary along front elevations
50-E	**ROOF LINE VARIATION**
	Roof Heights and Ridge lines vary throughout building to provide breaks in building massing.
50-G	**UPPER FLOOR SET - ATTACHED HOMES**
	A portion of upper story of Duets are stepped by at least 10ft from front fascade. Multi-family buildings step from 5ft to 10 ft at upper floors.
50-H	**HEIGHT & PROJECT EDGE - ATTACHED PROJECTS**
	2 story buildings are located at western edge of property and graduate to 3 story buildings across the property. In addition, property edge setbacks have been increased.
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49-B	**BALCONIES FACING STREET OR COURTYARD**
	more than 25 percent of homes facing a street or common greenbelt include a balcony overlooking the public space or street.
49-C	**BALCONIES FACING ALLEYS**
	A minimum of 25 percent of homes abutting a shared alley include a balcony overlooking the alley, parking area, or drive aisle.
49-D	**FASCADE ARTICULATION AND FINISHES**
	Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and material changes.
49-E	**360-DEGREE ARCHITECTURE**
	The project features full and consistent articulation and design detail on all building facades.
49-F	**CORNER TREATMENTS**
	Where the side or rear of a home faces a street or common courtyard street, the project incorporates façade feature finishes, including but not limited to windows, shutters, awning, balconies, or bay windows.
49-G	**MULTI-FAMILY GROUND LEVEL ENTRANCES**
	All residences provide private, exterior ground-level entries
49-H	**INDIVIDUAL RESIDENCES - ATTACHED PROJECTS**
	All buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate features such as window bays, balconies, porches and entrance vestibules, varied color schemes, and individual roof volumes to define individual units.
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	Buildings incorporate design details, including but not limited to porches, projections, eaves, bay windows, and other similar architectural elements, that provide residential scale and help break up the building mass.

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

4-UNIT TOWNHOUSE
3-UNIT SIMILAR STYLE (302)

0 4 8 16

DAHLIN

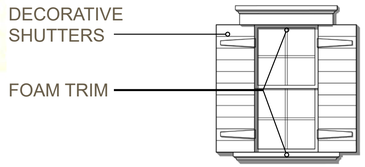
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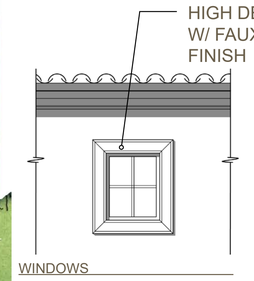
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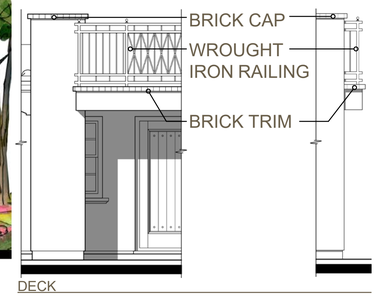
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Attachment: Monterey-Lucky Shing-Architecture (2334 : RDCS PUBLIC HEARING)









49-H COLOR SCHEME #2

FRONT ELEVATION MEDITERRANEAN REVIVAL

ROOF:	EAGLE ROOFING CAPISTRANO PIEDMONT BLEND 3636	
BODY 1: STUCCO TRIM	SHERWIN WILLIAMS SW 7103 WHITETAIL	
BODY 2: STUCCO TRIM	SHERWIN WILLIAMS SW 7567 NATURAL TAN	
EAVES AND GUTTERS	SHERWIN WILLIAMS SW 6523 DENIM	
ACCENT 1: FRONT DOORS & SHUTTERS	SHERWIN WILLIAMS SW 6423 RYEGRASS	
ACCENT 2: FRONT DOORS	SHERWIN WILLIAMS SW 6095 TOASTY	
BRICK	EL DORADO STONE TUNDRABRICK RIVERBED	

WROUGHT IRON: PAINT ALL EXPOSED SIDES BLACK OF NIGHT (SW 6993)
GUTTERS & DOWNSPOUTS: PAINT ALL EXPOSED SIDES TRIM COLOR
WINDOW AND DOOR FRAME COLOR: TAN (FACTORY FINISH) (U.O.N.)

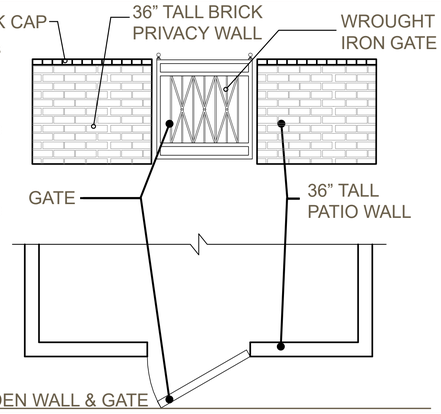


TABLE 50: BUILDING PLACEMENT AND MASSING

50-A	**ENTRANCE ORIENTATION - COLLECTOR & RESIDENTIAL STREETS**
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MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

3-UNIT TOWNHOUSE(301)

0 4 8 16

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DATE	03-08-2019
JOB NO.	297.081

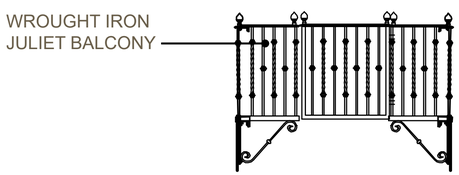
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925-251-7200

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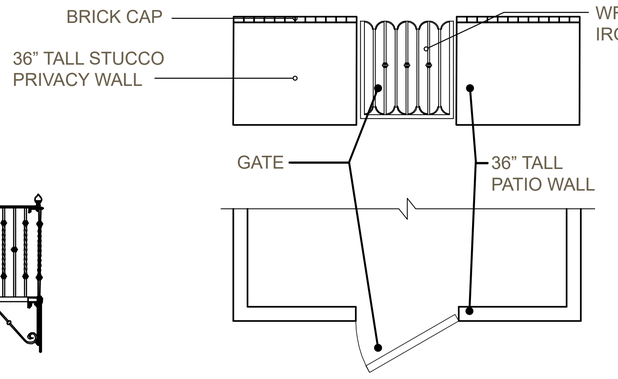
Attachment: Monterey-Lucky Shing-Architecture (2334 : RDCS PUBLIC HEARING)



FRONT ELEVATION - SPANISH FARMHOUSE



JULIET BALCONY



GARDEN WALL & GATE

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MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

3-UNIT TOWNHOUSE(302)

0 4 8 16

DATE 03-08-2019
JOB NO. 297.081

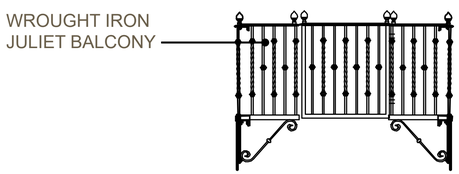
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Pleasanton, CA 94588
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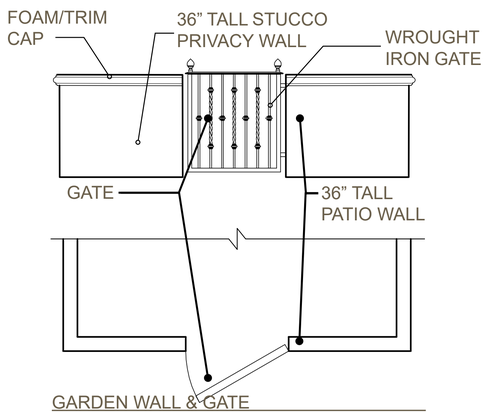
Attachment: Monterey-Lucky Shing-Architecture (2334 : RDCS PUBLIC HEARING)



FRONT ELEVATION - SPANISH COLONIAL REVIVAL



JULIET BALCONY



GARDEN WALL & GATE

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MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

3-UNIT TOWNHOUSE(303)

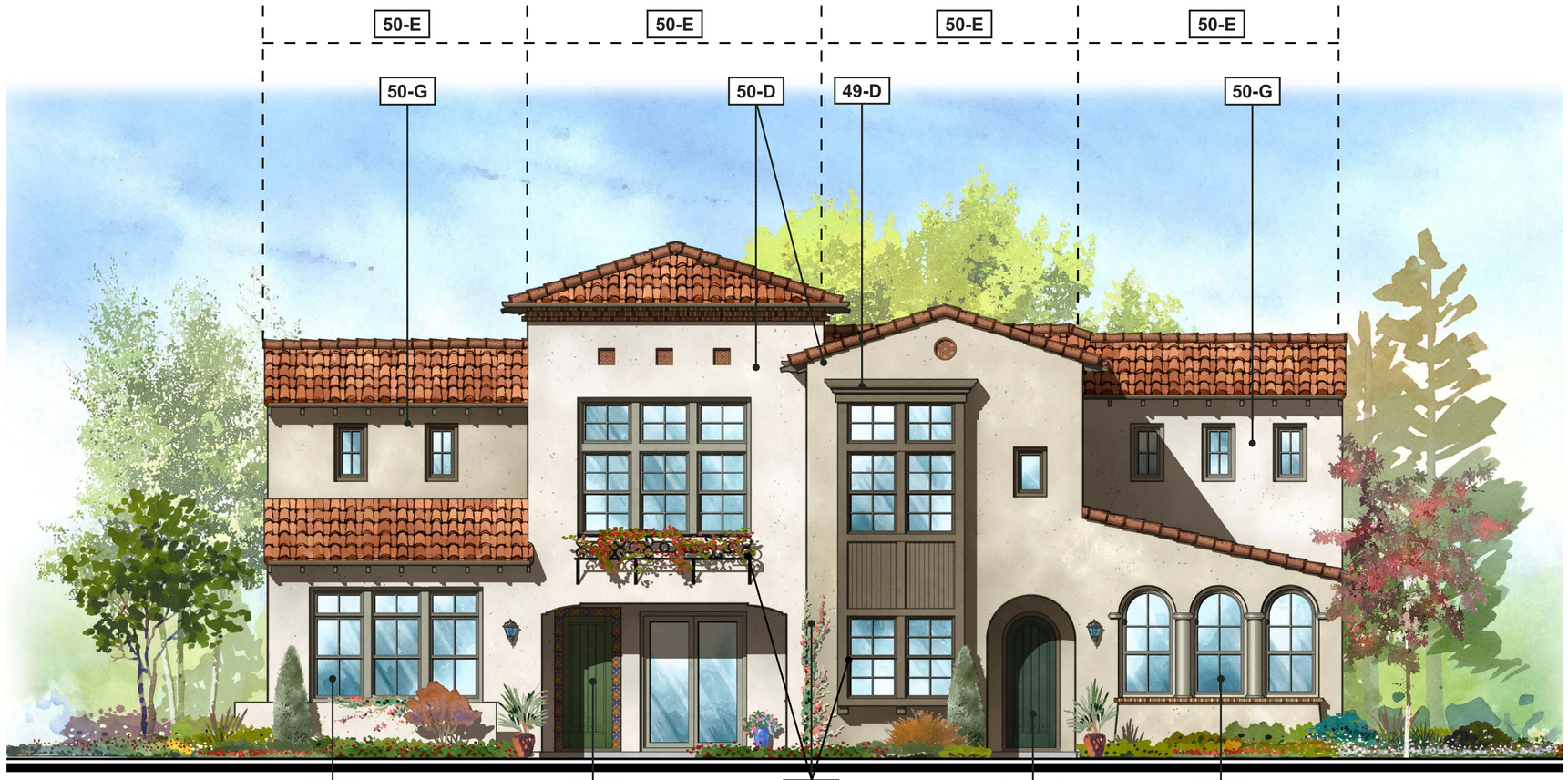
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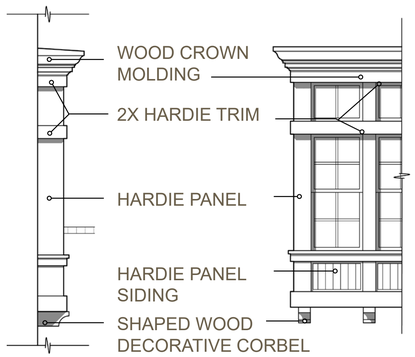


FRONT ELEVATION DUET MEDITERRANEAN REVIVAL

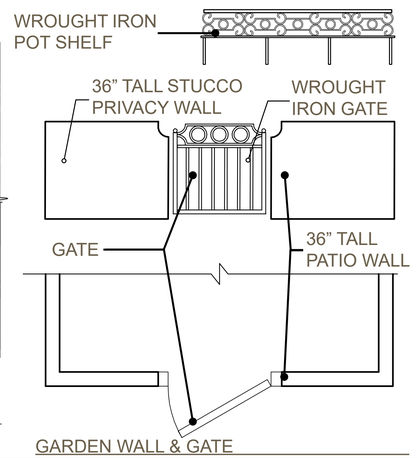
49-H COLOR SCHEME #3

ROOF:	EAGLE ROOFING CAPISTRANO PIEDMONT BLEND 3636	
BODY 1: STUCCO	SW 7101 FUTON	
BODY 2: STUCCO	SW 6148 WOOL SKEIN	
		TRIM 1: RECESS & GUTTERS — SW 6152 SUPERIOR BRONZE
		TRIM 2: RECESS & COLUMNS — SW 6171 CHATROOM
		ACCENT 1: WOOD — SW 0016 BILLIARD GREEN
		ACCENT 2: WOOD — SW 6439 GREENFIELD

WROUGHT IRON: PAINT ALL EXPOSED SIDES BLACK OF NIGHT (SW 6993)
GUTTERS & DOWNSPOUTS: PAINT ALL EXPOSED SIDES TRIM COLOR
WINDOW AND DOOR FRAME COLOR: TAN (FACTORY FINISH) (U.O.N.)



BAY WINDOW



GARDEN WALL & GATE

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	The project features full and consistent articulation and design detail on all building facades.
49-F	**CORNER TREATMENTS**
	Where the side or rear of a home faces a street or common courtyard street, the project incorporates façade feature finishes, including but not limited to windows, shutters, awning, balconies, or bay windows.
49-G	**MULTI-FAMILY GROUND LEVEL ENTRANCES**
	All residences provide private, exterior ground-level entries
49-H	**INDIVIDUAL RESIDENCES - ATTACHED PROJECTS**
	All buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate features such as window bays, balconies, porches and entrance vestibules, varied color schemes, and individual roof volumes to define individual units.
49-I	**RESIDENTIAL - SCALE DESIGN ELEMENTS - ATTATCHED PROJECTS**
	Buildings incorporate design details, including but not limited to porches, projections, eaves, bay windows, and other similar architectural elements, that provide residential scale and help break up the building mass.

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

2-UNIT DUET (201)

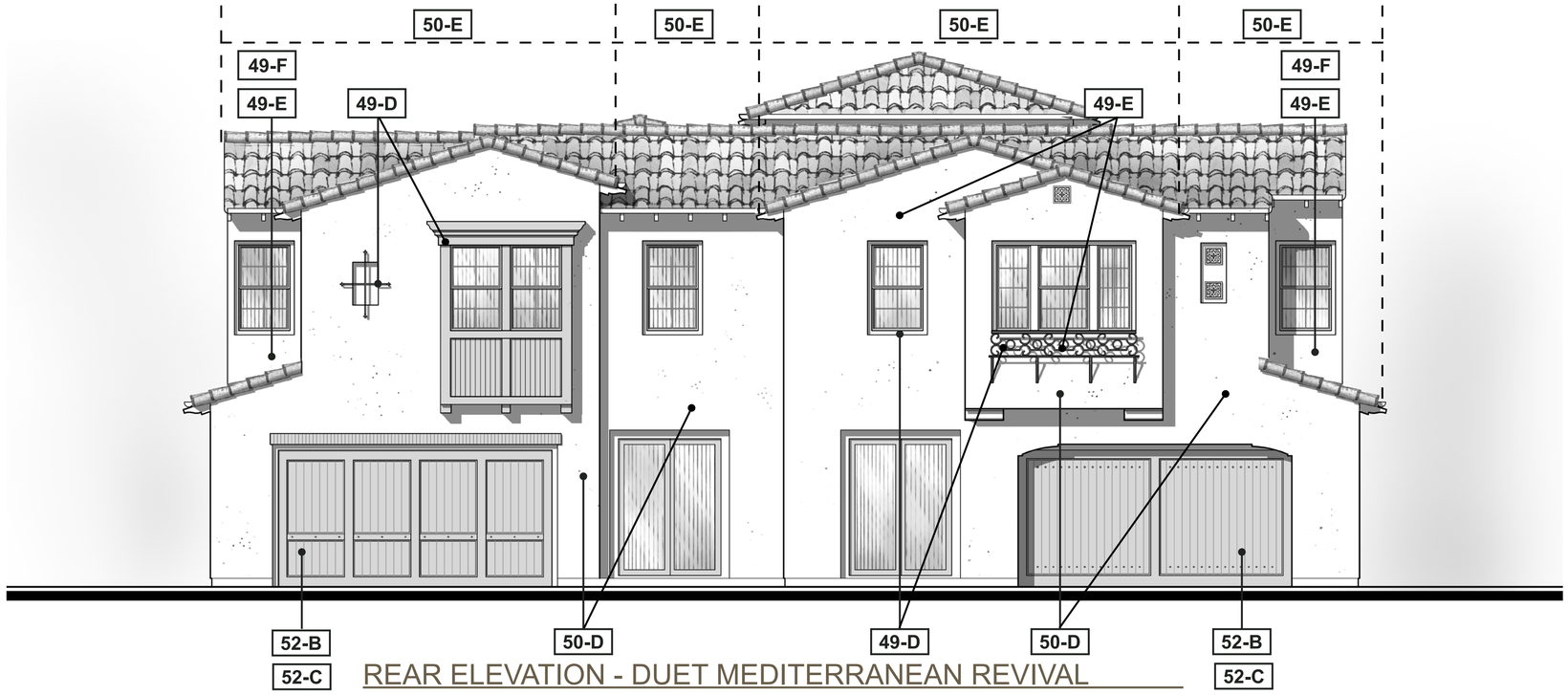
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DATE 03-08-2019
JOB NO. 297.081

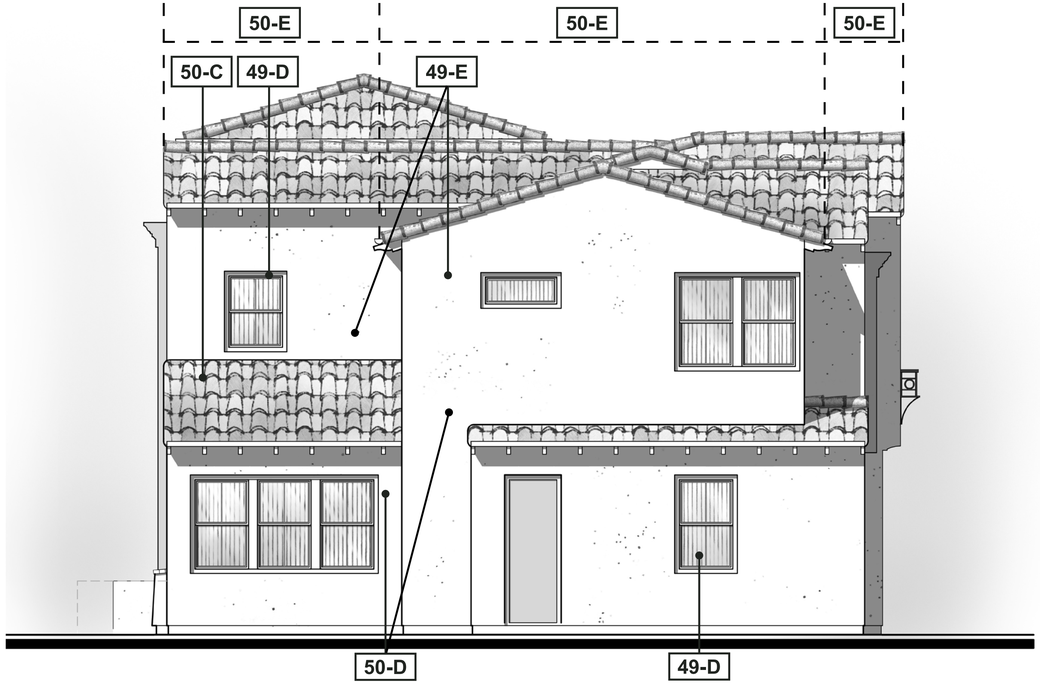
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925-251-7200

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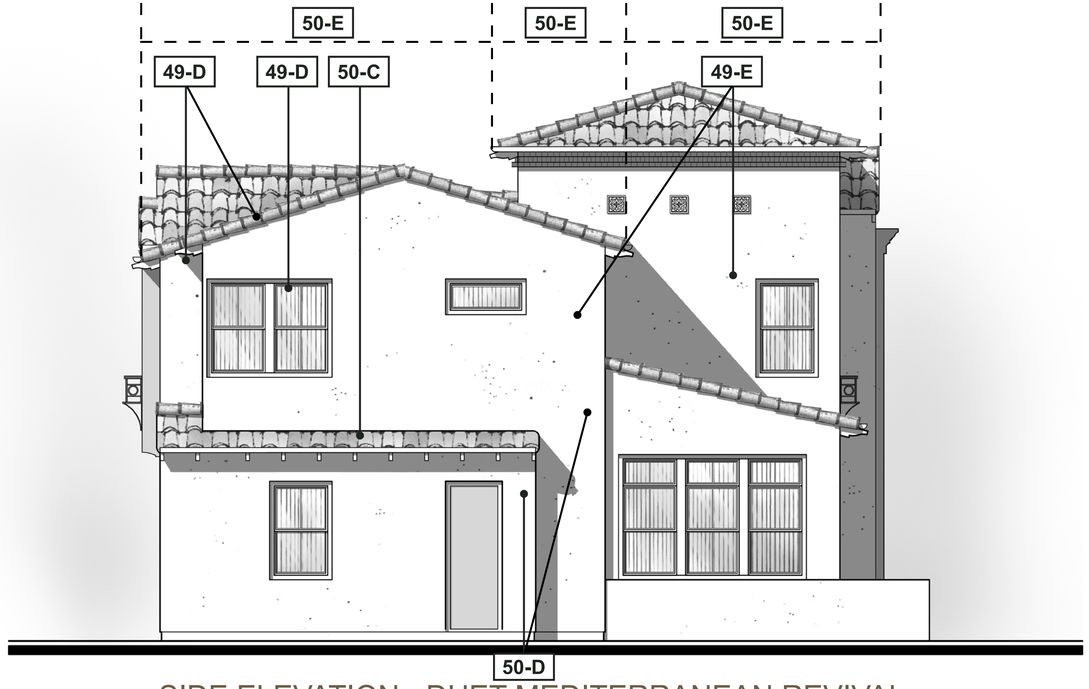
Attachment: Monterey-Lucky Shing-Architecture (2334 : RDCS PUBLIC HEARING)



REAR ELEVATION - DUET MEDITERRANEAN REVIVAL



SIDE ELEVATION - DUET MEDITERRANEAN REVIVAL



SIDE ELEVATION - DUET MEDITERRANEAN REVIVAL

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

2-UNIT DUET (201)

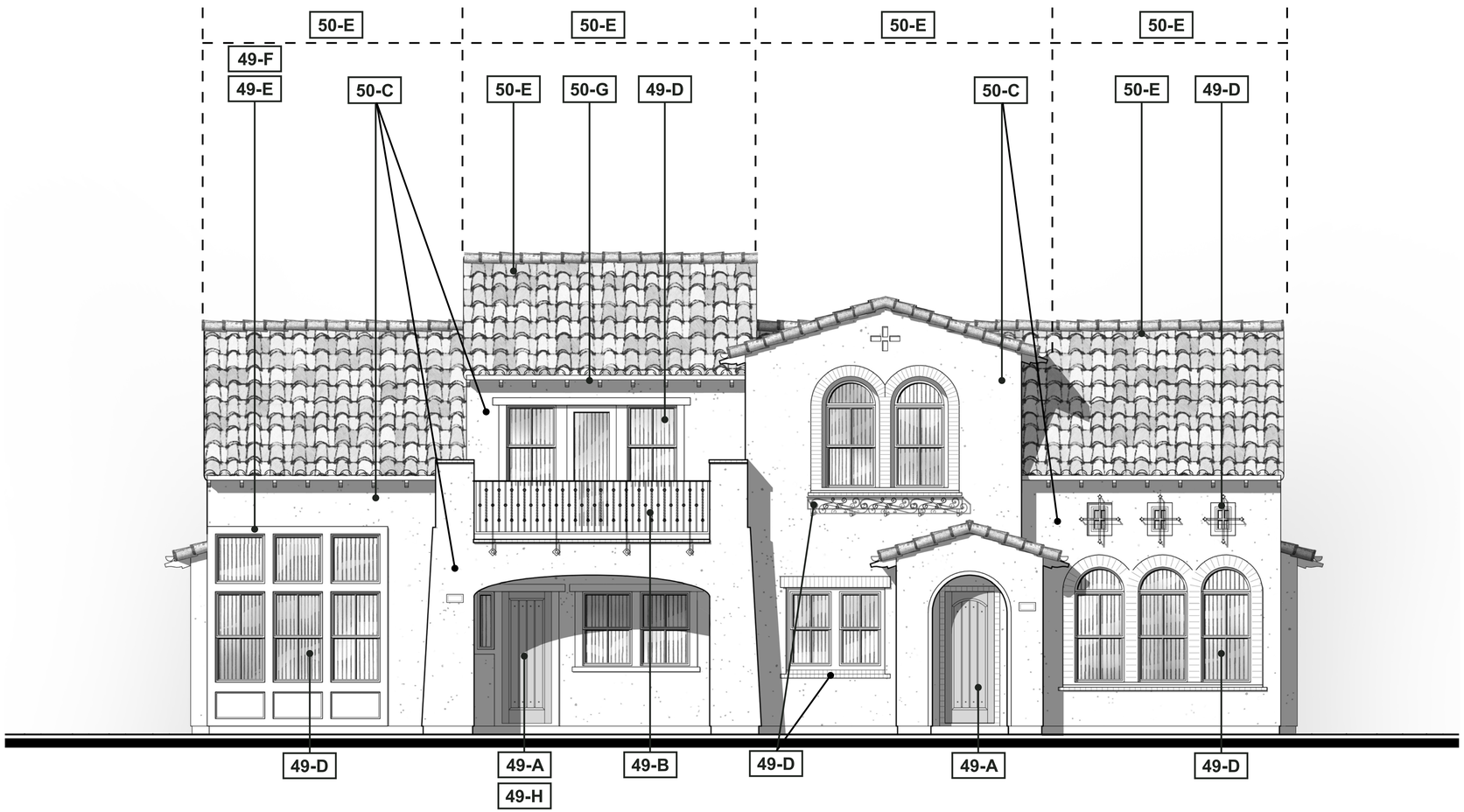
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FRONT ELEVATION - DUET SPANISH COLONIAL REVIVAL

TABLE 50: BUILDING PLACEMENT AND MASSING	
50-A	ENTRANCE ORIENTATION - COLLECTOR & RESIDENTIAL STREETS
	All homes on Monterery Road have entries facing the street.
50-C	VARIATION IN BUILDING HEIGHT
	The project incorporates 2 story and 3 story homes for variation in building heights. Each building also includes varied roof heights.
50-D	VARIATION IN BUILDING PLACEMENT
	Each home within a building has varied massing to create varied setbacks vary along front elevations
50-E	ROOF LINE VARIATION
	Roof Heights and Ridge lines vary throughout building to provide breaks in building massing.
50-G	UPPER FLOOR SET - ATTACHED HOMES
	A portion of upper story of Duets are stepped by at least 10ft from front fascade. Multi-family buildings step from 5ft to 10 ft at upper floors.
50-H	HEIGHT & PROJECT EDGE - ATTACHED PROJECTS
	2 story buildings are located at western edge of property and graduate to 3 story buildings across the property. In addition, property edge setbacks have been increased.
50-I	SEPARATE STRUCTURES - ATTACHED PROJECTS
	Maximum 4 Attached Single-Family units per structure: 4 unit buildings, 3 unit buildings, and 2 unit buildings

TABLE 49: EXTERIOR BUILDING DESIGN	
49-A	FRONT PORCHES or YARD
	All homes will have private space at the front entry created by low wall and gate. A minimum of 50 percent of homes will include a front porch, OR will have a front yard of minimum 6ft x 5ft, at homes Primary entrance.
49-B	BALCONIES FACING STREET OR COURTYARD
	more than 25 percent of homes facing a street or common greenbelt include a balcony overlooking the public space or street.
49-C	BALCONIES FACING ALLEYS
	A minimum of 25 percent of homes abutting a shared alley include a balcony overlooking the alley, parking area, or drive aisle.
49-D	FASCADE ARTICULATION AND FINISHES
	Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and material changes.
49-E	360-DEGREE ARCHITECTURE
	The project features full and consistent articulation and design detail on all building facades.

49-F	CORNER TREATMENTS
	Where the side or rear of a home faces a street or common courtyard street, the project incorporates façade feature finishes, including but not limited to windows, shutters, awning, balconies, or bay windows.
49-G	MULTI-FAMILY GROUND LEVEL ENTRANCES
	All residences provide private, exterior ground-level entries
49-H	INDIVIDUAL RESIDENCES - ATTACHED PROJECTS
	All buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate features such as window bays, balconies, porches and entrance vestibules, varied color schemes, and individual roof volumes to define individual units.
49-I	RESIDENTIAL - SCALE DESIGN ELEMENTS - ATTATCHED PROJECTS
	Buildings incorporate design details, including but not limited to porches, projections, eaves, bay windows, and other similar architectural elements, that provide residential scale and help break up the building mass.

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

2-UNIT DUET (202)

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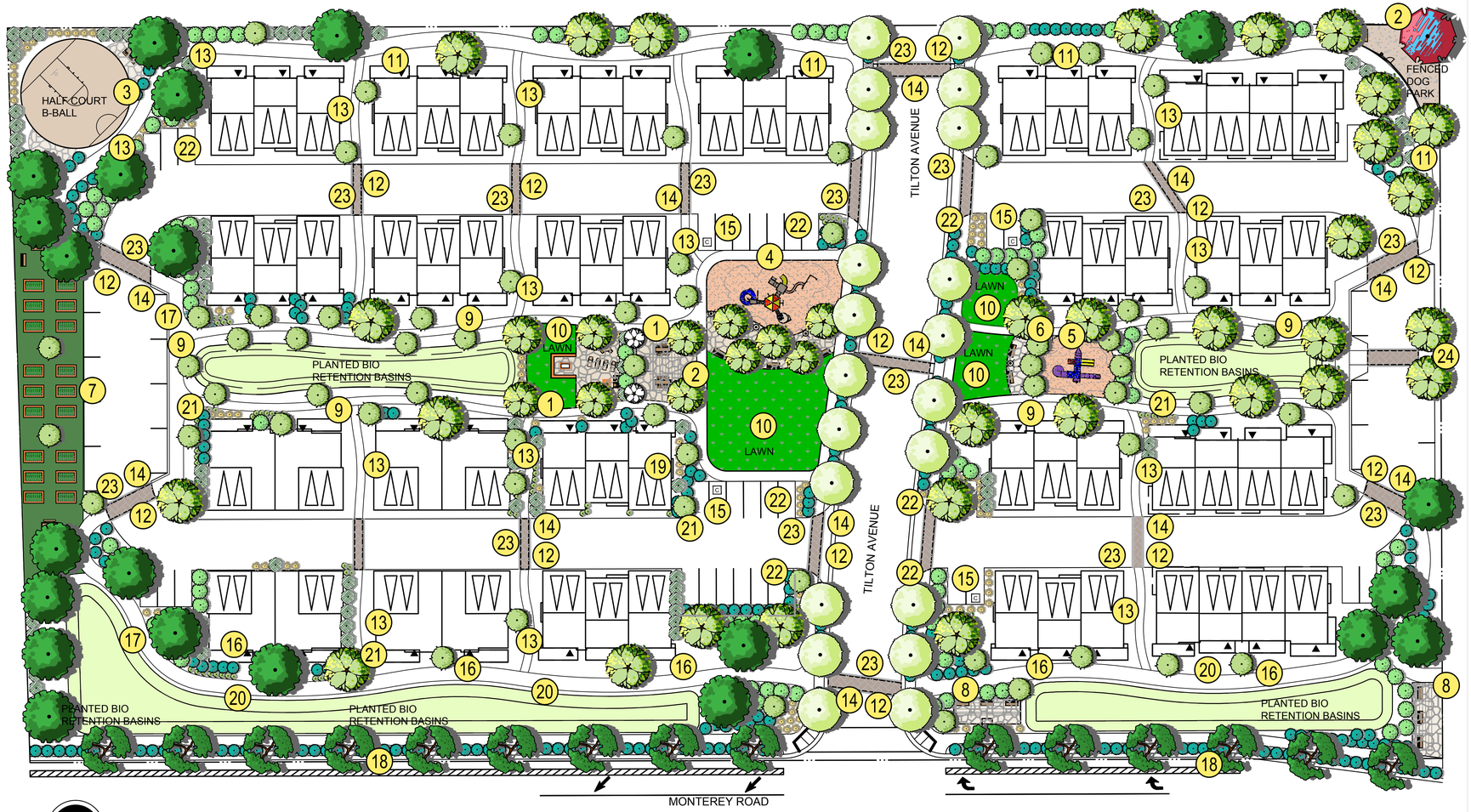
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NORTH

0 30 60 90 120 feet

1" = 30'

SITE AMENITIES HIGHLIGHTS

- 2010 S□ FT PLAY SPACE WITH CLIMBING STRUCTURE AND FIVE ACTIVITIES FOR 6 TO 12 YEAR OLD
- 1,340 S□ FT SEATING AREA ADJACENT TO PRE-TEEN PLAY AREA
- 900 S□ FT TOT LOT WITH 5 ACTIVITIES SUITABLE FOR 2 TO 6 YEAR OLD
- 490 S□ FT SEATING AREA ADJACENT TO TOT LOT (ALSO SENIOR AMENITY)
- 960 S□ FT OUTDOOR DINING AREA WITH TWO BB□ GRILLS AND TWO PICNIC TABLES
- 1,100 S□ FT DOG PARK
- 2,300 S□ FT HALF COURT BASKETBALL
- 460 S□ FT SEATING AREAS NEAR B-BALL COURT
- 742 S□ FT FIRE PIT AND SEATING AREA WITH TABLES/CHAIRS
- 5,560 S□ FT LAWNS AT FOUR LOCATIONS FOR FREE PLAY ACTIVITIES
- 5,700 S□ FT COMMUNITY GARDEN WITH 18 RAISED BEDS
- SHADE ARBORS FOR OUTDOOR DINING AREA
- SHADE ARBORS FOR TWO GATHERING AREAS ALONG MONTEREY ROAD
- LIGHTED BOLLARD FOR COMMON AREA ACTIVITY SPACES
- STREET TREES AND ORNAMENTAL LANDSCAPE PLANTING



METAL TABLE



TYPICAL BOLLARD LIGHT



METAL BENCH



TOT LOT SWINGS AND PLAY STRUCTURE TO BE SELECTED

RDCS PROJECT NARRATIVE

Note: See RDCS Project Narrative Questionnaire for full evaluation and full description of each category item.

SITE AMENITIES LEGEND

KEY	REF □	ITEM DESCRIPTION
1	6b	TIER I AMENITY: PICNIC AREA WITH TWO BB□ GRILLS AND PICNIC TABLES, FIRE PIT
2	6b	TIER II AMENITY: SHADE ARBOR/TRELLIS, DOG PARK AND GATHERING AREA ALONG MONTEREY ROAD
3	6b	TIER II AMENITY: HALF COURT BASKETBALL WITH TWO SEATING AREAS FOR PICNIC TABLE AND BENCH
4	6b	TIER III AMENITY: PRE-TEEN (AGES 6-12) PLAY AREA WITH 5 ACTIVITIES
5	7	AGE RELATED: KIDS (AGE 2-6) TOT LOT
6	7	AGE RELATED: SENIOR SEATING AREA ADJACENT TO TOT LOT WITH SHADE TREES AND BENCHES
7	7	AGE RELATED: SENIOR/ADULT COMMUNITY GARDEN WITH EIGHTEEN RAISED BEDS, BENCHES AND TABLE
8	8	GATHERING PLACES ALONG MONTEREY ROAD WITH SHADE ARBOR AND THREE BENCHES
9	10b	PRIVATE OPEN SPACE ON FRONT OF UNITS OPENING TO PASEO
10	4a, 4b	LESS THAN 50% OF LANDSCAPE AREA CONTAINS NATURAL TURF
11	5c	7' WIDE INTERNAL BIKE PATH WITHIN PROJECT WITH DESIGNATED CROSSWALKS
12	6b	ENHANCED BIKE/PEDESTRIAN CROSSINGS USING TEXTURED/COLORED CONCRETE PAVING
13	6c	DIRECT PEDESTRIAN ACCESS TO COMMON AREA OPEN SPACE
14	6d	TRAFFIC CALMING FOR CAR AND BIKE SAFETY USING TEXTURED/COLORED CONCRETE PAVING
15	7g	4 ELECTRIC VEHICLE CHARGING STATIONS
16	1a	PRIVATE YARDS FOR FRONT PORCHES INTO PASEO AND ALONG SETBACK
17	1f	LANDSCAPE AT CORNERS OF BUILDINGS
18	3a	LANDSCAPE FRONTAGE ON MONTEREY ROAD AND TILTON AVENUE W/ STREET TREES AND PEDESTRIAN SCALE BOLLARD STYLE LIGHTS
19	3b	LANDSCAPING TO MINIMIZE BULK AND MASS OF BUILDINGS
20	3e	PUBLIC TO PRIVATE TRANSITION USING LANDSCAPING
21	3f	TYPICAL LANDSCAPING OR LOW WALL SCREENING OF MECHANICAL AND UTILITIES IN FRONT YARDS
22	4f	LANDSCAPING USED TO SCREEN PARKING AREAS FROM STREETS
23	4h	SPECIAL PAVEMENT USED FOR PEDESTRIAN CIRCULATION
24	BLMP	LOCATION OF FUTURE PUBLIC GATHERING AREA

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MANZANITA PARK

NORTH CORRIDOR INVESTORS, LLC

MONTEREY ROAD MORGAN HILL, CA

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MICHAEL A. ARNONE
No. 3347
(Exp 7/31/20)
STATE OF CALIFORNIA

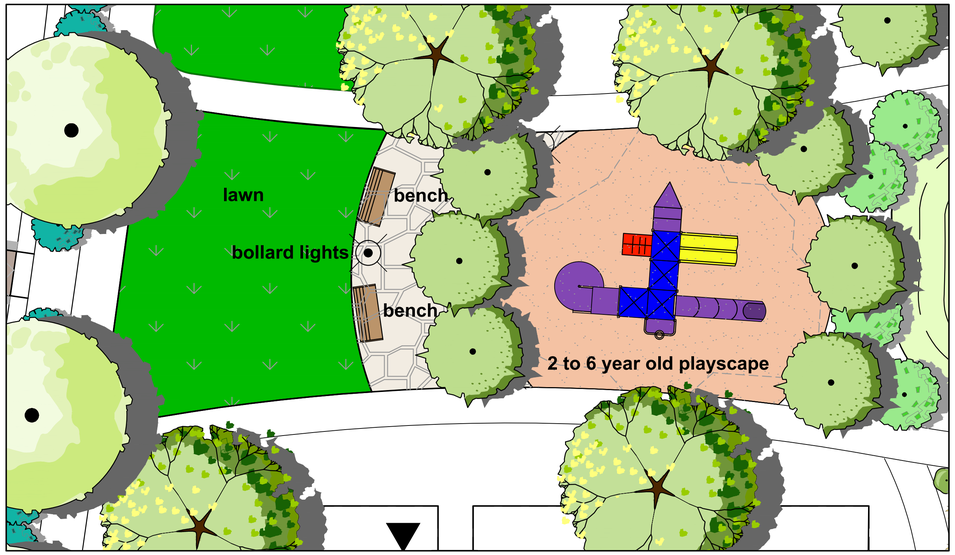
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DATE 3.5.2019

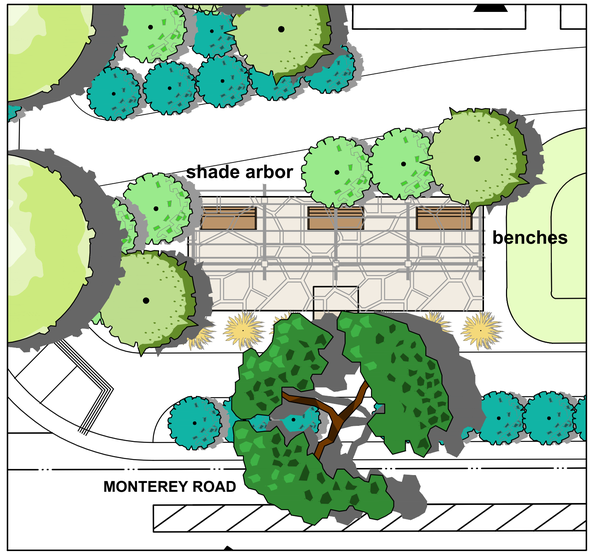
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SHEET 1 OF 3

Attachment: Monterey-Lucky Shing-Landscape (2334 : RDCS PUBLIC HEARING)



1 2-6 YEAR OLD TOT LOT 1 AND SEATING FOR PARENTS AND GRANDPARENTS
scale 1/8" = 1' - 0"



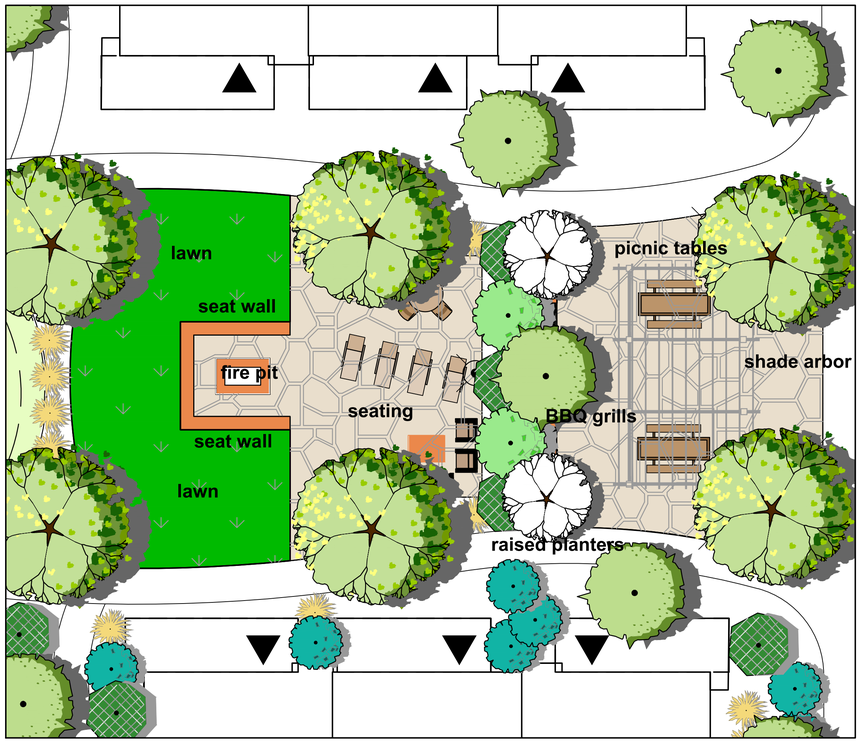
2 ENTRY GATHERING SPACE
scale 1/8" = 1' - 0"

1

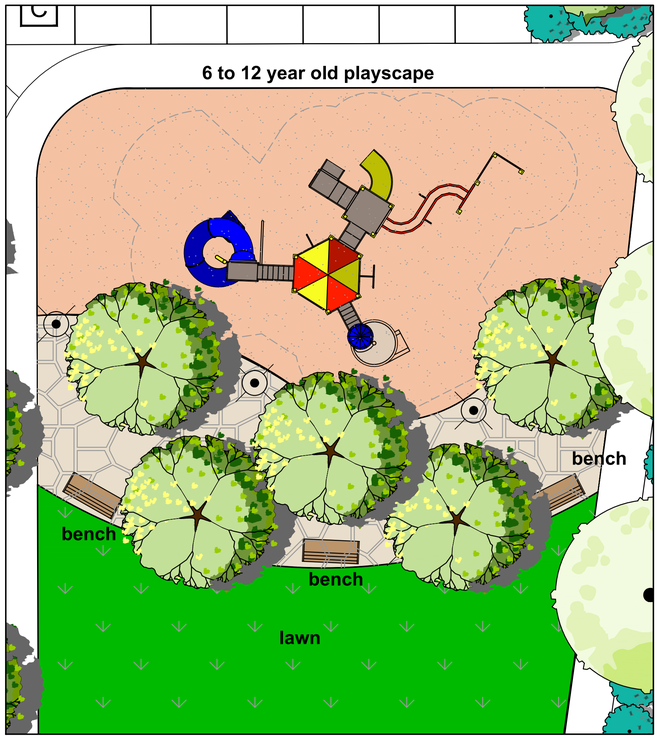
1. Play structure for 2-6 year olds to be selected with 5 activities
2. Safety zone surrounding play equipment
3. Seating area for toddler parents with benches, decorative paving and shade trees
4. Lawn for free play activities
5. Lighted bollards
6. Trees and water conserving landscaping

2

1. Gathering area at Monterey Road and Tilton Avenue with decorative paving
2. Shade arbor over benches
3. Trees and water conserving landscaping



3 FIRE PIT AND SEAT WALL, BBQ GRILLS, PICNIC TABLES AND SHADE ARBOR
scale 1/8" = 1' - 0"



4 6-12 YEAR OLD PLAY AREA AND SEATING
scale 1/8" = 1' - 0"

3

1. Gas fire pit with wrap around seat wall
2. Seating area with tables, chairs and lounge chairs
3. Lawn for free play activities
4. Raised concrete planters for flowering and specimen trees
5. Two cooking islands with drop-in gas BBQ grills and counter space
6. Dining area on decorative concrete paving with two picnic tables and large shade arbor
7. Lighted bollards
8. Trees and water conserving landscaping

4

1. Play structure for 6-12 year olds to be selected with 5 activities
2. Safety zone surrounding play equipment
3. Seating area for parents with benches, decorative paving and shade trees
4. Lawn for free play activities
5. Lighted bollards
6. Trees and water conserving landscaping

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MANZANITA PARK
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MONTEREY ROAD MORGAN HILL, CA

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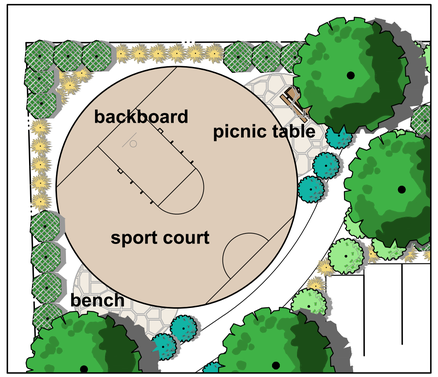
RDCS LANDSCAPE COMMON AREAS

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DATE	3.5.2019

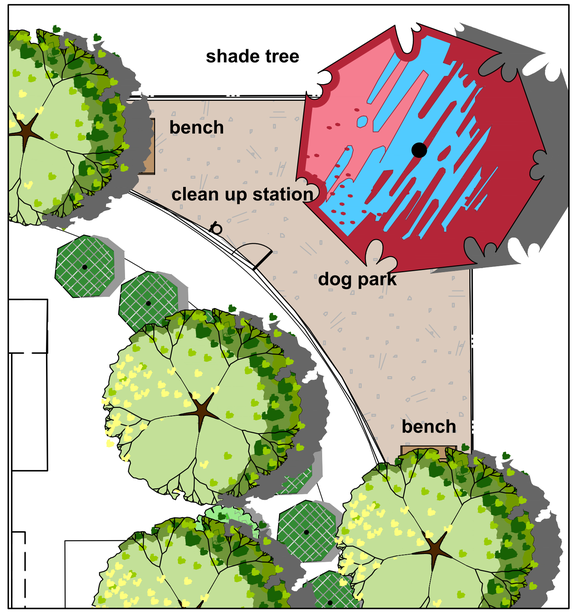
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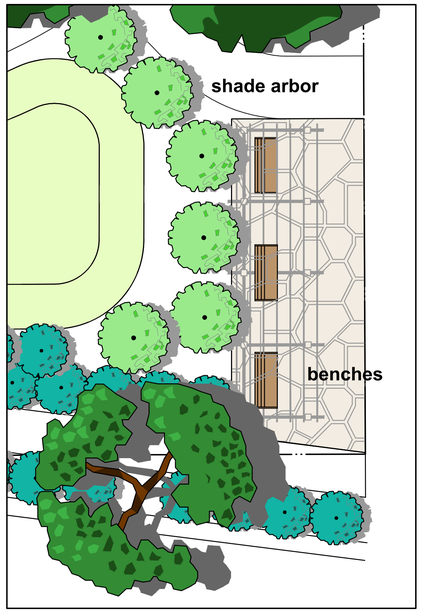
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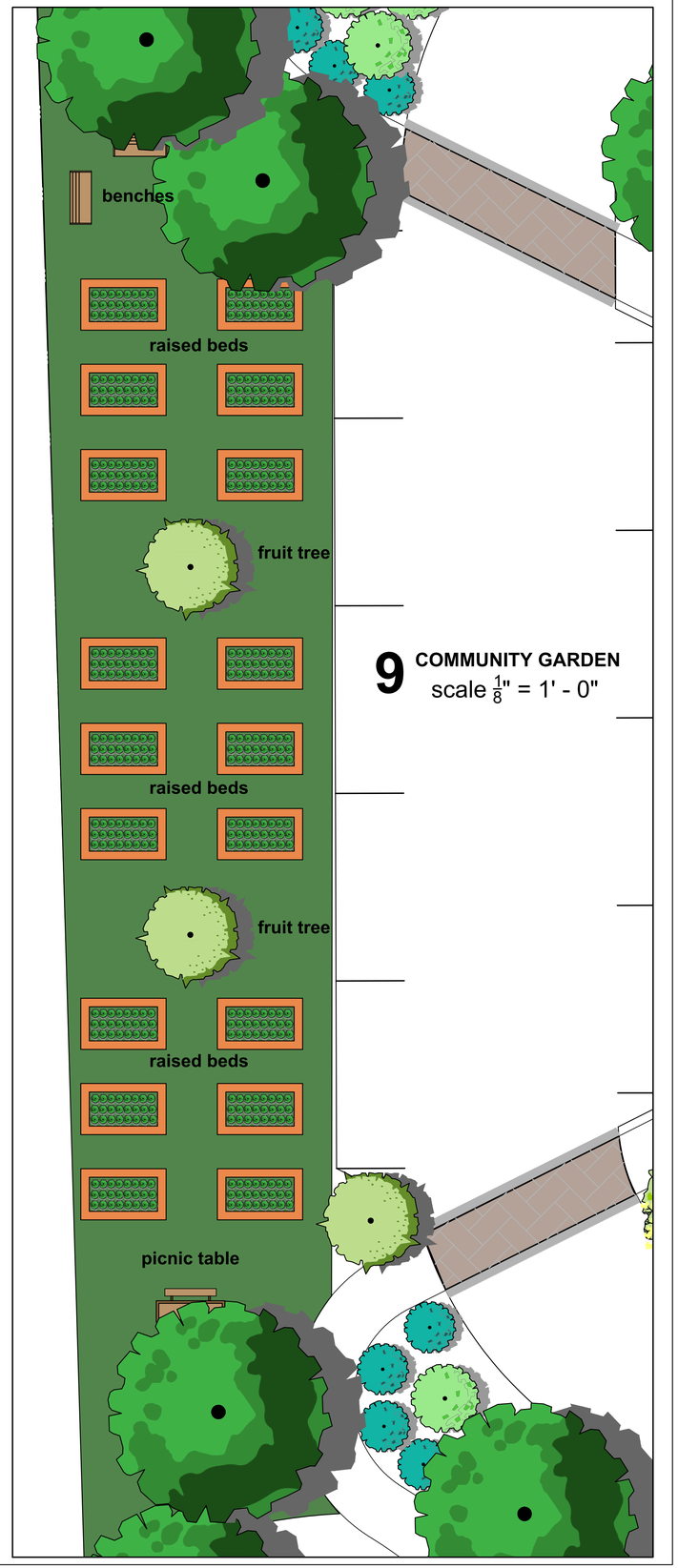
5 SMALL COURT BASKETBALL
scale 1/16" = 1' - 0"



6 DOG PARK
scale 1/8" = 1' - 0"



7 ENTRY GATHERING SPACE
scale 1/8" = 1' - 0"



9 COMMUNITY GARDEN
scale 1/8" = 1' - 0"

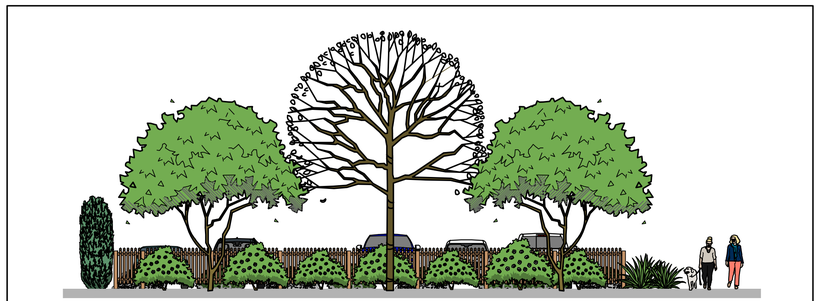
5
1. 2,300 SF basketball court surface with key and backboard
2. Two seating areas with special paving
3. Two picnic tables
4. Shade trees and privacy screen landscaping

6
1. 1,100 SF fenced dog park
2. Dog friendly ground bark surface
3. Two metal benches
4. Pet cleanup station
5. Shade trees

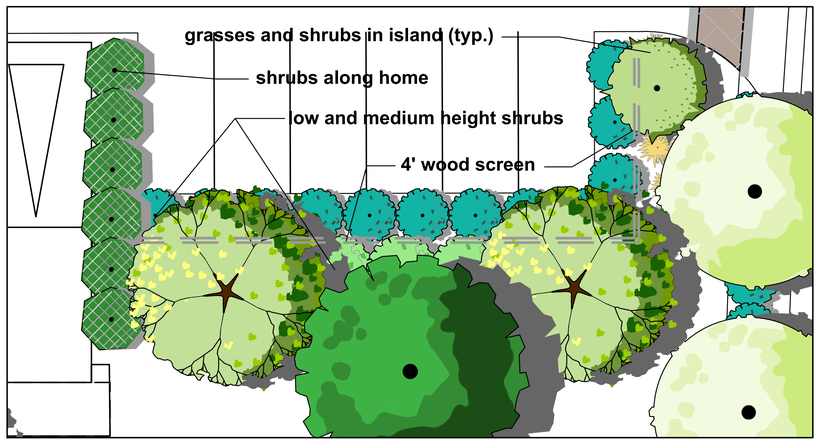
7
1. Future gathering area at Monterey Road and neighboring development with decorative paving
2. Shade arbor over benches
3. Trees and water conserving landscaping

8
1. Mix of shrubs and ornamental grasses to screen all parking areas
2. 4' decorative wood fence to screen parking where possible
3. Medium height trees to shade parking

9
1. 5,700 SF community garden
2. 18 raised beds with irrigation system
3. Two raised fruit tree planters
4. Two metal benches and one picnic table
5. Shade trees over seating areas



landscape screen elevation view



8 LANDSCAPE SCREEN FOR PARKING AREAS
scale 1/8" = 1' - 0"

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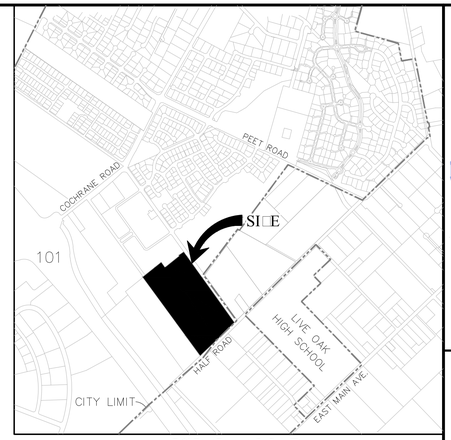
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CO□S□R□C□IO□ OF A RESIDE□□IAL □EI□□□OR□OOD. CO□SIS□I□□ OF 115 □O□ □□O□SE □□I□S, 72 D□E□ □□I□S □ 60 CO□R□□OME □□I□S FOR A □O□AL OF 247 RESIDE□□IAL □□I□S. □□E □EI□□□OR□OOD CO□SIS□S OF M□L□IPLE OPE□ SPACE AREAS □ I□□ □ARIO□S AC□□E A□D PASSI□E RECREA□IO□AL AME□I□IES. S□REE□ IMPRO□EME□□S I□CL□DE P□□LIC S□REE□ IMPRO□EME□□S ALO□□ □□E PERIME□ER OF □□E □EI□□□OR□OOD A□D PRI□A□E S□REE□ IMPRO□EME□□S □ I□□I□ □□E □EI□□□OR□OOD.

SI□E DA□A

- S□□EC□ PARCELS□ 728-30-001, 002, 003, 004, 006, 009
- C□RRE□□ LA□D □SE□ □ACA□□, FALLO□
- □O□I□□□ RESIDE□□IAL A□□AC□ED LO□ DE□SI□□ RAL 3,000□
- □E□ERAL PLA□□ RESIDE□□IAL A□□AC□ED LO□ □6-16 D□/AC□
- PROPOSED LA□D □SE□ RESIDE□□IAL A□□AC□ED LO□ □6-16 D□/AC□
- □□ILI□IES□
  - □ A□ER CI□□ OF MOR□A□ □ILL
  - SA□I□AR□ SE□ ER CI□□ OF MOR□A□ □ILL
  - S□ORM DRAI□ CI□□ OF MOR□A□ □ILL
  - □AS □ ELEC□RIC P□□E
  - □ELEP□O□E □ERI□O□
- PRELIMI□AR□ EAR□□□ OR□ S□MMAR□□
  - C□□□ 29,970 CY±
  - FILL 15,890 CY±
  - □E□ 14,080 CY± (EXPORT)

Sheet List □able	
Sheet □o	Sheet □itle
RDCS-01	□□LE S□EE□
RDCS-02	SI□E □□ILI□A□IO□ MAP - COMPRE□E□SI□E
RDCS-03	SI□E □□ILI□A□IO□ PLA□ - □OR□□
RDCS-04	SI□E □□ILI□A□IO□ PLA□ - SO□□□
RDCS-05	DE□ELOPME□□ S□A□DARDS
RDCS-06	SI□E DE□ELOPME□□ PLA□ - COMPRE□E□SI□E
RDCS-07	SI□E DE□ELOPME□□ PLA□ - □OR□□EAS□
RDCS-08	SI□E DE□ELOPME□□ PLA□ - SO□□□EAS□
RDCS-09	SI□E DE□ELOPME□□ PLA□ - SO□□□□ ES□
RDCS-10	SI□E DE□ELOPME□□ PLA□ - □OR□□□ ES□
RDCS-11	OFFSI□E IMPRO□EME□□S - COMPRE□E□SI□E
RDCS-12	PRELIMI□AR□ □RADI□□ PLA□ - □OR□□
RDCS-13	PRELIMI□AR□ □RADI□□ PLA□ - SO□□□
RDCS-14	PRELIMI□AR□ □□ILI□IES PLA□ - □OR□□
RDCS-15	PRELIMI□AR□ □□ILI□IES PLA□ - SO□□□
RDCS-16	DRAI□A□E FACILI□IES □C□□-FILL MAP
RDCS-17	PRELIMI□AR□ SI□E SEC□IO□S
A1.1	□O□ □□O□SE - 5 PLE□ □□ILDI□□, ELE□A□IO□S
A1.2	□O□ □□O□SE - 5 PLE□ □□ILDI□□, ELE□A□IO□S
A1.3	D□E□ □□ILDI□□, ELE□A□IO□S
A1.4	D□E□ □□ILDI□□, ELE□A□IO□S
A1.5	D□E□ □□ILDI□□ □ I□□ OP□ AD□, ELE□A□IO□S
A1.6	D□E□ □□ILDI□□, ELE□A□IO□S
A1.7	D□E□ □□ILDI□□, ELE□A□IO□S
A1.8	CO□R□□ARD □O□SI□□, SI□□LE FAMIL□ DE□AC□ED, PLA□ 6, ELE□A□IO□S
A1.9	CO□R□□ARD □O□SI□□, SI□□LE FAMIL□ DE□AC□ED, PLA□ 7, ELE□A□IO□S
A1.10	CO□R□□ARD □O□SI□□, SI□□LE FAMIL□ DE□AC□ED, PLA□ 8, ELE□A□IO□S
A1.11	PO□E□□IAL □ARA□E DOOR OP□IO□S
L-1	PRELIMI□AR□ O□ERALL ILL□S□RA□I□E PLA□
L-2	PRELIMI□AR□ LA□DSCAPE PLA□ - □OR□□
L-3	PRELIMI□AR□ LA□DSCAPE PLA□ - SO□□□
L-4	PRELIMI□AR□ PLA□□ PALE□□E



□ICI□I□□ MAP
□O SCALE

not to scale



RDCS2018-0008

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RDCS APPLICA□IO□ E□□I□□S □2018□
TITLE SHEET
□ALF A□D MISSIO□ □IE□
MOR□A□ □ILL, CALIFOR□IA

SCALE	AS S□O□□
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OF 33 S□EE□S
□O□□O.
182032-001

PLOT DATE: March 7, 2019
FILE PATH: W:\Jobs 18\182032 Depaul_Cochrane\Drawings\Prelim\Applications\2018 RDCS\RDCS-01 TITLE SHEET.dwg

Attachment: Half-Brookfield -Site Development Plan (2334 : RDCS PUBLIC HEARING)

OPE□ SPACE E□LAR□EME□□ 1□
SCALE□1" □30□

OPE□ SPACE E□LAR□EME□□ 2□
SCALE□1" □50□

OPE□ SPACE E□LAR□EME□□ 3□
SCALE□1" □50□

OPE□ SPACE E□LAR□EME□□ 4□
SCALE□1" □40□

0 100 200 300
SCALE IN FEET: 1"= 100'

PLOT DATE: March 7, 2019
FILE PATH: W:\Jobs 181\182032 Depaul_Cashmere\Drawings\Prelim\Applications\2018 RDCS\RDCS-02 SITE UTILIZATION MAP — COMPREHENSIVE.dwg

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RDCS APPLICA□IO□ E□□I□□S □2018□
SITE UTILIZATION MAP - COMPREHENSIVE
□ALF A□D MISSIO□ □ □IE□
MOR□A□ □ILL, CALIFO□IA

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RDCS-02
OF 33 S□EE□S
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182032-001

Attachment: Half-Brookfield -Site Development Plan (2334 : RDCS PUBLIC HEARING)



SEE SHEET 4

SCALE IN FEET: 1" = 50'
0 50 100 150

DATE	MARK	SHEET REVISIONS	BY	CHK

SCALE AS SHOWN

DATE MARCH 8, 2019

RDCS APPLICATION EDITION 2018

SITE UTILIZATION MAP - NORTH

CHALF ADD MISSION CITE

MORGAN HILL, CALIFORNIA

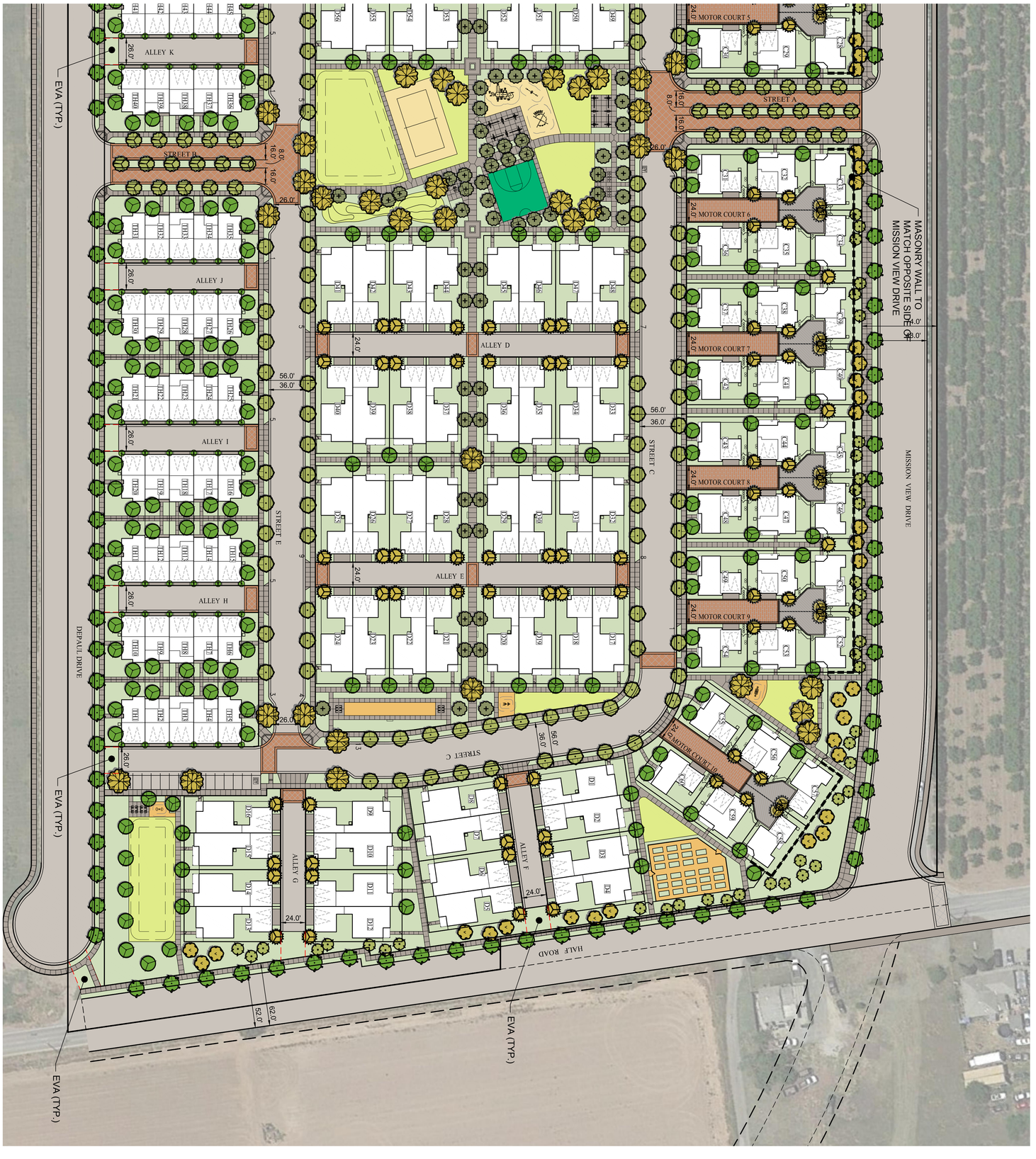
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SHEET RDCS-03
OF 33 SHEETS
JOB NO. 182032-001

PLOT DATE: March 8, 2019
FILE PATH: W:\Jobs 18\182032 Depaul_Cochrane\Drawings\Prelim\Applications\2018 RDCS\RDCS-04 SITE UTILIZATION PLAN - SOUTH.dwg

SEE SHEET 3



SCALE IN FEET: 1" = 50'
0 50 100 150

DATE	MARK	SHEET REVISIONS	CHK

SCALE: AS SHOWN

DATE: MARCH 8, 2019

RDCS APPLICATION DEEMED IS 2018

SITE UTILIZATION MAP - SOUTH

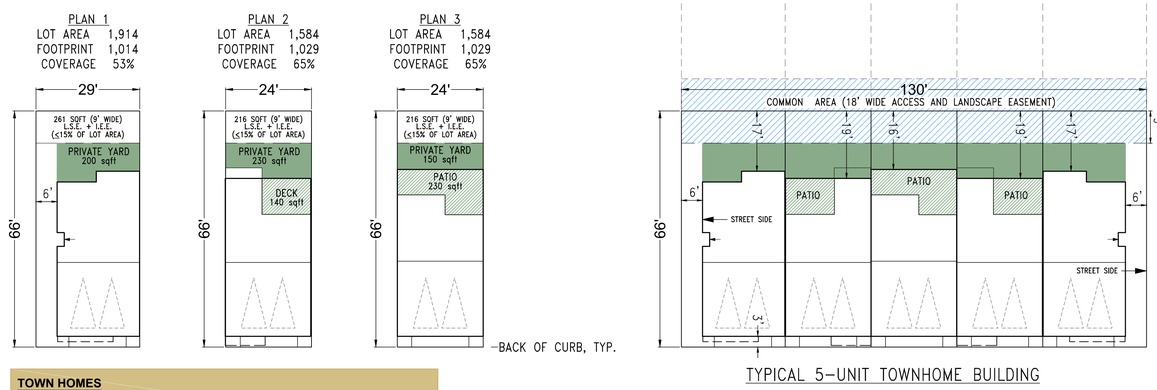
HALF AND MISSION BIKE

MORGAN HILL, CALIFORNIA

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RJA
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SHEET NO: RDCS-04
OF 33 SHEETS
JOB NO: 182032-001

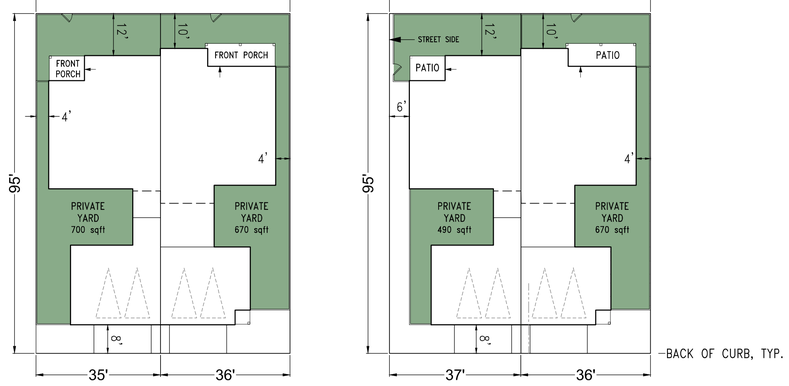


TYPICAL 5-UNIT TOWNHOME BUILDING

TOWN HOMES
Alternative Standards for Medium Density Residential Development (18.40-2) and Allowable Deviations (RDCS Manual, Policy D, Table 55)

Metric	Standard	Allowable Deviation	Resulting Standard	Compliance
Lot Area (s□ft)	1,440-3,999	15% decrease	1,224-3,999	yes
Lot Width (min	24'	n/a	24'	yes
Lot Lot Depth (min)	60'	n/a	60'	yes
Lot Coverage (max)	55%	10% increase	65%	yes
FAR (max)	n/a	n/a		n/a
Height (max	30'	10% increase	33'	yes
Setbacks (min)				
Front	n/a	n/a	n/a	n/a
Interior Side	n/a	n/a	n/a	n/a
Street Side	5'	30% decrease	3.5'	yes
Rear	n/a	n/a	n/a	n/a
Private Open Space	60 s□ft	n/a	60 s□ft	yes

NOTES
1. This exhibit does not represent a comprehensive analysis of Chapter 18.40 (Alternative Standards) of the MHMC, rather a summary of the prescribed development standards and Table 55 (Maximum Deviations for Zoning Consistency) of the RDCS manual.



PLAN 4		PLAN 5	
LOT AREA	3,300	LOT AREA	3,445
FOOTPRINT	1,813	FOOTPRINT	2,026
COVERAGE	55%	COVERAGE	59%

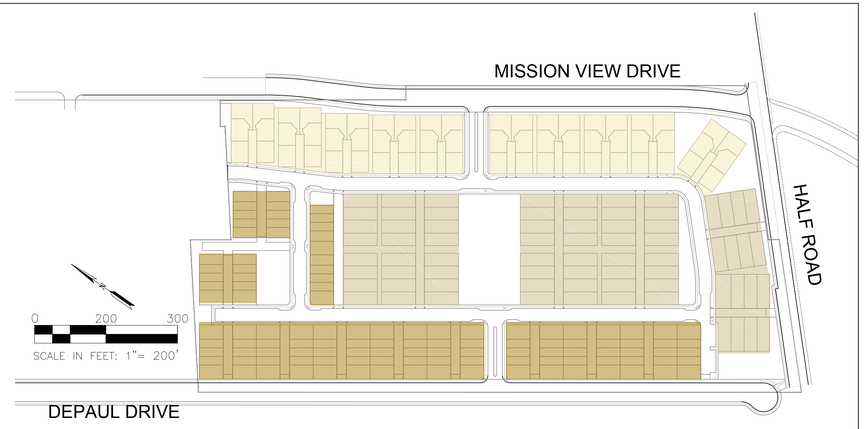
TYPICAL DUET (INTERIOR)

PLAN 4		PLAN 5	
LOT AREA	3,490	LOT AREA	3,445
FOOTPRINT	1,770	FOOTPRINT	1,922
COVERAGE	52%	COVERAGE	58%

TYPICAL DUET (STREET SIDE)

DUETS
Alternative Standards for Medium Density Residential Development (18.40-2) and Allowable Deviations (RDCS Manual, Policy D, Table 55)

Metric	Standard	Allowable Deviation	Resulting Standard	Compliance
Lot Area (s□ft)	3,000	15% decrease	2,550	yes
Lot Width (min)	30'	n/a	n/a	yes
Lot Lot Depth (min)	85'	n/a	n/a	yes
Lot Coverage (max)	50%	10% increase	60%	yes
FAR (max)	n/a	n/a		n/a
Height (max	30'	10% increase	33'	yes
Setbacks (min)				
Front	10'	20% decrease	8'	yes
Interior Side	3'	30% decrease	2.1'	yes
Street Side	6'	30% decrease	4.2'	yes
Rear	10'	20% decrease	8'	yes
Private Open Space	300 s□ft	n/a	300 s□ft	yes

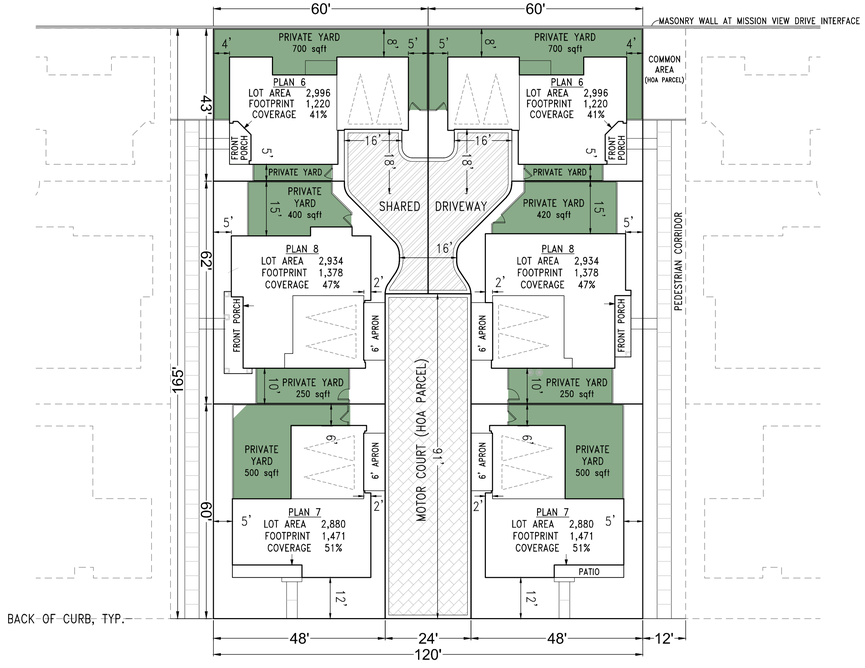


COURT HOMES
Alternative Standards for Medium Density Residential Development (18.40-2) and Allowable Deviations (RDCS Manual, Policy D, Table 55)

Metric	Standard	Allowable Deviation	Resulting Standard	Compliance
Lot Area (s□ft)	1,920-2,999	15% decrease	1,632 s□ft	yes
Lot Width (min)	24'	n/a	n/a	yes
Lot Lot Depth (min)	60'	n/a	n/a	yes
Lot Coverage (max)	45%	10% increase	55%	yes
FAR (max)	n/a	n/a	n/a	n/a
Height (max	30'	10% increase	33'	yes
Setbacks (min)				
Front	n/a	n/a	n/a	n/a
Interior Side	5'	30% decrease	3.5'	yes
Street Side	5'	30% decrease	3.5'	yes
Rear	n/a	n/a	n/a	n/a
Private Open Space	150 s□ft	n/a	150 s□ft	yes

COURT HOMES ADDITIONAL REQUIREMENTS
18.40.090

Design Criteria
1. No more than six units per courtyard.
2. Homes adjacent to a street should face the primary street (not motor court) whenever feasible.
3. Motor court shall be at least 16' wide, 20' at entrance, no deeper than 100' and include decorative pavement.
4. Terminating views of the motor court shall not be dominated by garages
5. Driveway aprons shall be □6' or □20' with 24' backout distance.
6. Garage doors shall be recessed □2' behind the main dwelling unit.
7. Each courthome group shall include harmonious architecture
8. Windows shall be designed to maximize privacy.



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RDCS APPLICATIONS □ EXCEPTIONS 2018 □
DEVELOPMENT STANDARDS □ DIE □
□ALF A□D MISSIO□ □ IE□
MOR□A□ □ILL, CALIFOR□IA

SCALE: AS SHOWN
DATE: MARCH 8, 2019

SHEET
RDCS-05
OF 33 SHEETS

JOB NO.
182032-001

PLOT DATE: March 7, 2019
FILE PATH: W:\Jobs 18\182032 Depaul_Cochrane\Drawings\Preim\Applications\2018 RDCS\RDCS-05 DEVELOPMENT STANDARDS.dwg

Attachment: Half-Brookfield -Site Development Plan (2334 : RDCS PUBLIC HEARING)

LOT NO.	LOT SF
C1	2,880
C2	2,934
C3	2,996
C4	2,996
C5	2,934
C6	2,880
C7	2,880
C8	2,934
C9	2,996
C10	2,996
C11	2,934
C12	2,880
C13	2,880
C14	2,934
C15	2,996
C16	2,996
C17	2,934
C18	2,880
C19	2,880
C20	2,934
C21	2,996
C22	2,996
C23	2,934
C24	2,880
C25	2,880
C26	2,934
C27	2,996
C28	2,996
C29	2,934
C30	2,880

C31	2,880
C32	2,934
C33	2,996
C34	2,996
C35	2,934
C36	2,880
C37	2,880
C38	2,934
C39	2,996
C40	2,996
C41	2,934
C42	2,880
C43	2,880
C44	2,934
C45	2,996
C46	2,996
C47	2,934
C48	2,880
C49	2,880
C50	2,934
C51	2,996
C52	2,996
C53	2,934
C54	2,880
C55	2,880
C56	2,934
C57	2,996
C58	2,996
C59	2,934
C60	2,880

D1	3,500
D2	3,440
D3	3,440
D4	3,305
D5	3,305
D6	3,440
D7	3,440
D8	3,498
D9	4,163
D10	3,440
D11	3,440
D12	3,305
D13	3,305
D14	3,440
D15	3,440
D16	3,590
D17	3,483
D18	3,440
D19	3,440
D20	3,305
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D23	3,440
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D26	3,440
D27	3,440
D28	3,305
D29	3,305
D30	3,440

D31	3,440
D32	3,495
D33	3,495
D34	3,440
D35	3,440
D36	3,305
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D38	3,440
D39	3,440
D40	3,495
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D58	3,440
D59	3,440
D60	3,305

D61	3,305
D62	3,440
D63	3,440
D64	3,495
D65	3,495
D66	3,440
D67	3,440
D68	3,305
D69	3,305
D70	3,440
D71	3,440
D72	3,495
TH1	2,645
TH2	1,584
TH3	1,584
TH4	1,584
TH5	2,639
TH6	2,640
TH7	1,584
TH8	1,584
TH9	1,584
TH10	2,645
TH11	2,645
TH12	1,584
TH13	1,584
TH14	1,584
TH15	2,640
TH16	2,640
TH17	1,584
TH18	1,584

TH19	1,584
TH20	2,645
TH21	2,645
TH22	1,584
TH23	1,584
TH24	1,584
TH25	2,640
TH26	2,645
TH27	1,584
TH28	1,584
TH29	1,584
TH30	2,645
TH31	2,627
TH32	1,584
TH33	1,584
TH34	1,584
TH35	2,635
TH36	2,635
TH37	1,584
TH38	1,584
TH39	1,584
TH40	2,627
TH41	2,645
TH42	1,584
TH43	1,584
TH44	1,584
TH45	2,640
TH46	2,640
TH47	1,584
TH48	1,584

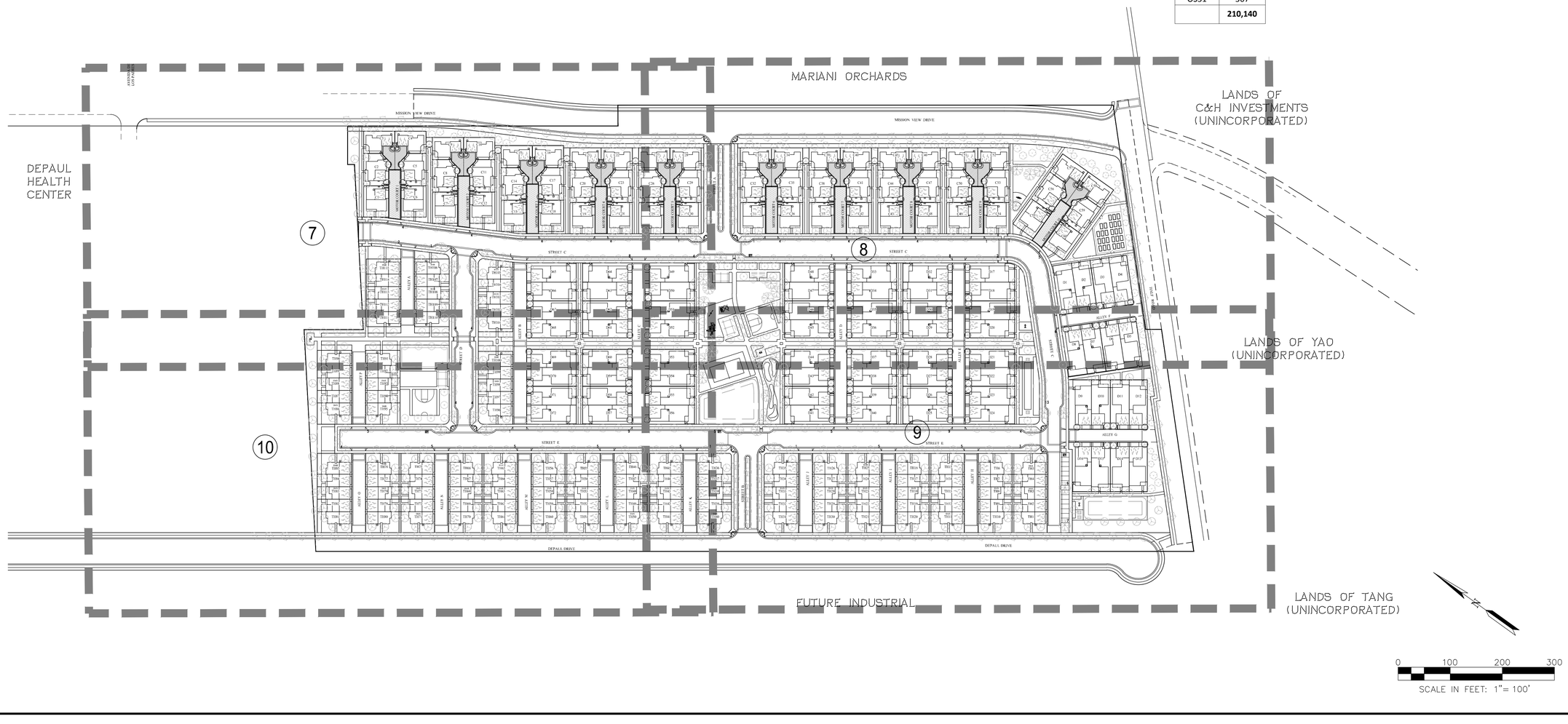
TH49	1,584
TH50	2,645
TH51	2,645
TH52	1,584
TH53	1,584
TH54	1,584
TH55	2,640
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TH57	1,584
TH58	1,584
TH59	1,584
TH60	2,645
TH61	2,645
TH62	1,584
TH63	1,584
TH64	1,584
TH65	2,640
TH66	2,640
TH67	1,584
TH68	1,584
TH69	1,584
TH70	2,645
TH71	2,645
TH72	1,584
TH73	1,584
TH74	1,584
TH75	2,640
TH76	2,640
TH77	1,584
TH78	1,584

TH79	1,584
TH80	2,645
TH81	2,645
TH82	1,584
TH83	1,584
TH84	1,584
TH85	2,650
TH86	2,706
TH87	1,584
TH88	1,584
TH89	1,584
TH90	1,914
TH91	1,914
TH92	1,584
TH93	1,584
TH94	1,584
TH95	2,706
TH96	2,553
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TH98	1,584
TH99	1,584
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TH101	1,914
TH102	1,584
TH103	1,584
TH104	1,584
TH105	2,380
TH106	1,914
TH107	1,584
TH108	1,584

TH109	1,584
TH110	1,914
TH111	1,914
TH112	1,584
TH113	1,584
TH114	1,584
TH115	1,914

OPEN SPACE	SF
OS1	35,364
OS2	781
OS3	2,496
OS4	7,894
OS5	57,731
OS6	7,894
OS7	12,921
OS8	50,067
OS9	4,170
OS10	1,980
OS11	1,980
OS12	1,980
OS13	820
OS14	820
OS15	1,980
OS16	2,194
OS17	127
OS18	2,516
OS19	136
OS20	2,340
OS21	22
OS22	3,441
OS23	7,553
OS24	367
OS25	367
OS26	367
OS27	367
OS28	367
OS29	367
OS30	367
OS31	367
	210,140

NOTES
1. AREAS ARE APPROXIMATE
2. SEE SHEETS RDCS-07 THROUGH RDCS-08 FOR LOT LOCATIONS.
3. FOR DEVELOPMENT STANDARDS AND TYPICAL LOT DIMENSIONS, SEE SHEET RDCS-05.



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RDCS APPLICATION EIR
SITE DEVELOPMENT PLAN - COMPREHENSIVE
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MORGAN HILL, CALIFORNIA

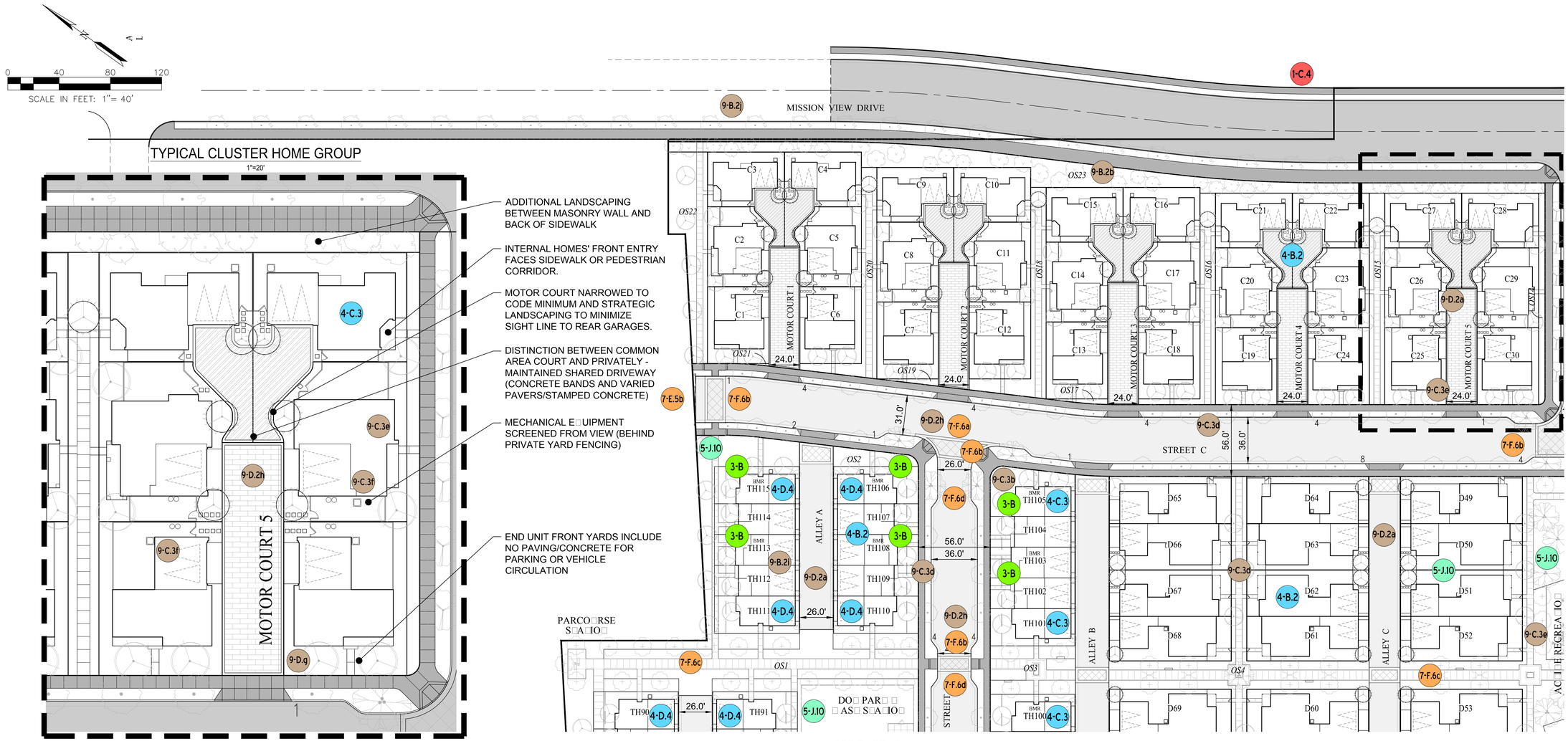
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DATE MARCH 8, 2019

DATE	MK	SHEET REVISIONS

SHEET
RDCS-06
OF 33 SHEETS
JOB NO.
182032-001

PLOT DATE: March 7, 2019
FILE PATH: W:\Jobs 18\182032 Depaul_Cochrane\Drawings\Prelim\Applications\2018 RDCS\RDCS-06 SITE DEVELOPMENT PLAN - COMPREHENSIVE.dwg

Attachment: Half-Brookfield -Site Development Plan (2334 : RDCS PUBLIC HEARING)



COMMITMENT		DESCRIPTION/LOCATION
1. SCHOOLS		
1-A.2	Project Location (2 points)	Improvements to Half Road will be complete within the first year of project construction (easements exist).
1-C.4	Student Transportation Improvements	Improvements will be made to Half Road and Mission View Drive, which will provide a safe path to Live Oak High School
2. LOCATION		
	Varies (12 points)	See enclosed exhibits and narrative for criteria compliance
3. AFFORDABLE HOUSING		
3-B	Development of 15% of yield as BMR (26 points)	10% of total dwellings (25) will be available to qualifying buyers at 81% of AMI; 5% of total dwellings (12) will be available to qualifying buyers at 110% of AMI
4. HOUSING DIVERSITY		
4-B.2	Housing types (8 points)	The project consists of three housing types, as defined in this criteria: Duplex/Duet, Courtyards and Townhomes. Each housing type represents at least 10% of the project yield.
4-C.3	Variation in Housing Size (6 points)	There is a 35% difference in area between the smallest and largest home; there is also one instance where a floor plan is 200 sf larger than the next smallest model.
4-D.4	Small Units (6 points)	Townhome Plan 1 and Courthome Plan 6 qualify as small units.

COMMITMENT		DESCRIPTION/LOCATION
5. PARKS AND OPEN SPACE		
	Ag./Open Space Fund Contribution (4 points)	See enclosed exhibits and narrative for criteria compliance
	Excess Park Land (1 point)	See enclosed exhibits and narrative for criteria compliance
5-F.6	On-site Recreational Amenities (8 Points)	The following tier 3 amenities will be provided: one tot lot with five activities, 2 half basketball courts, senior parcourse with min. five stations, one dog park w/wash station. The following tier 2 amenities will be provided: two picnic/bbq areas, one volleyball court, one artificial putting green, community gardens
5-G.7	Amenities for Age Groups (2 points)	Children; tot lot: Teens; two half-court basketball courts: Adults; picnic and bbq areas: Senior; parcourse
5-I.9	Proximity (3 points)	The entrance to the joint-use CMH/VW trail is within 1/2 mile of the project center point as shown on Exhibit 5I.
5-J.10	Open Space Design and Outdoor Amenities (9 Points)	1. Visability: Large open spaces are centrally located or at highly-visible street frontages, not locate on the perimeter or corners of the project, 2. Adjacent Units: To the greatest extent feasible, each active open space is bounded by fronts of homes. There is also strong pedestrian connectivity to these open spaces through street-side sidewalks and internal sidewalks, 3. Rear Yard Open Space: Each duet's private yards exceed code requirements (Table 18.40-3), 4. Private Open Space for Attached Homes: Usable ground-floor private open space exceeds code requirements (Table 18.40-3).

COMMITMENT		DESCRIPTION/LOCATION
7. TRANSPORTATION		
7-A.1	Improvement Value (2 points)	The project will provide bicycle and pedestrian improvements (over standard conditions of approval) at a value of 2,000/unit.
7-E.5a	Street Alignment (1 Point)	The extension of De Paul will conform to existing conditions; the Avenida Los Padres extension will connect Mission View Drive to De Paul Drive
7-E.5b	Stub Street for Future Development (1 Point)	There are two street stubs at the northerly property line in anticipation of future development on the vacant land about the future extension of Avenida De Los Padres.
7-E.5c	Off-site bicycle/ped connections (1 point)	HOA-maintained pedestrian paths will be accessible to the general public and provide a network throughout the project connecting to open spaces with amenities. See landscape sheets.
7-F.6a	Complete Streets (1 point)	The private street network provides elements for motorists, pedestrians and bicycles (streets, sidewalks, proposed loop path).
7-F.6b	Enhanced Bicycle and Pedestrian Improvements (1 point)	The project includes traffic-calming measures such as narrowed pedestrian crossings and special paving to identify such areas.
7-F.6c	Pedestrian Connectivity (1 Point)	There are direct pedestrian connections to open space amenities. The looped path provides access to common open space. See landscape sheets.
7-F.6d	Traffic Management (1 Point)	Curb to curb widths are narrowed throughout the development. Bulbouts are provided at intersections in order to calm traffic and facilitate pedestrian/bicycle circulation.
7-G	EV Charging Stations (4 Points)	Four electric vehicle (EV) charging stations will be provided.

COMMITMENT		DESCRIPTION/LOCATION
9. PROJECT QUALITY		
9-B.2b	Entrance Orientation (2 Points)	All homes along Mission View back on to the public right of way with extensive landscaping.
9-B.2i	Separate Structures (4 points)	Each townhome building consists of five homes.
9-B.2j	Adjacent Building Types (j., 1 Point)	Single family homes along Mission View match the opposing Mission Ranch homes (only opportunity to match adjacent development).
9-C.3b	LS Visual Relief (1 Point)	Landscaping is placed and designed to minimize the appearance of building bulk mass. See Illustrative Site Plan.
9-C.3d	Entrance Pathways (1 Point)	The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk.
9-C.3e	Public/Private Transition Elements (1 point)	The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.
9-C.3f	Mechanical Equipment (1 point)	Mechanical equipment is screened from pubic view through fencing and strategically-placed shrubbery.
9-D.2a	Garage Door Orientation (a., 1 point)	There are no street-facing garage doors for the duets or townhomes. The rear-most courthome units' garage doors are screened by decreasing the width of the court at it's terminus and tree placement.
9-D.2f	Screening (1 Point)	Internal streets will be private. Parking visible from Mission View Drive, Hale Road, and DePaul Drive will be screened with fences, walls, and or landscaping.
9-D.g	Setback Areas (1 point)	Courthome front setbacks include zero area for parking or vehicular circulation.
9-D.2h	Pavement Design (2 Points)	The project entries and pedestrian crossings include enhanced pavement design. Additionally, each court in the 6-unit pod is entirely made up of textured pavement or pavers.

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RDCS APPLICATION □ EDITS 2018
SITE DEVELOPMENT PLAN - NORTHEAST
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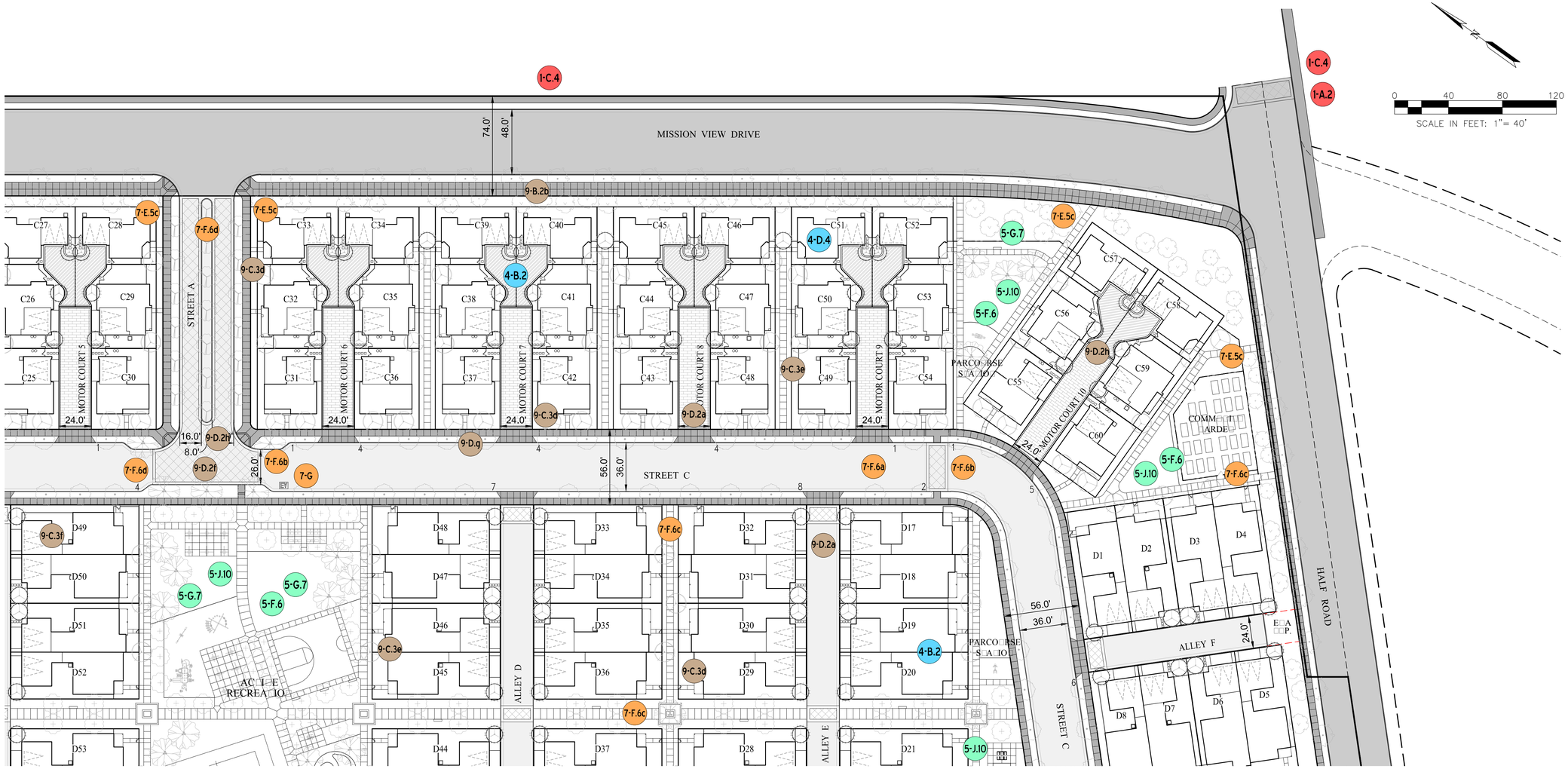
SCALE AS SHOWN | DATE MARCH 8, 2019

SHEET RDCS-07
OF 33 SHEETS

JOB NO. 182032-001

PLOT DATE: March 7, 2019
FILE PATH: W:\Jobs 18\182032 Depaul_Cochrane\Drawings\Preim\Applications\2018 RDCS\RDCS-07 SITE DEVELOPMENT PLAN - NORTHEAST.dwg

Attachment: Half-Brookfield -Site Development Plan (2334 : RDCS PUBLIC HEARING)



COMMITMENT	DESCRIPTION/LOCATION
1. SCHOOLS	
1-A.2 Project Location (2 points)	Improvements to Half Road will be complete within the first year of project construction (easements exist).
1-C.4 Student Transportation Improvements	Improvements will be made to Half Road and Mission View Drive, which will provide a safe path to Live Oak High School
2. LOCATION	
Varies (12 points)	See enclosed exhibits and narrative for criteria compliance
3. AFFORDABLE HOUSING	
3-B Development of 15% of yield as BMR (26 points)	10% of total dwellings (25) will be available to ualifying buyers at 81% of AMI; 5% of total dwellings (12) will be available to ualifying buyers at 110% of AMI
4. HOUSING DIVERSITY	
4-B.2 Housing types (8 points)	The project consists of three housing types, as defined in this criteria: Duplex/Duet, Courtyards and Townhomes. Each housing type represents at least 10% of the project yield.
4-C.3 Variation in Housing Size (6 points)	There is a 35% difference in area between the smallest and largest home; there is also one instance where a floor plan is 200 s ft larger than the next smallest model.
4-D.4 Small Units (6 points)	Townhome Plan 1 and Courthome Plan 6 ualify as small units.

COMMITMENT	DESCRIPTION/LOCATION
5. PARKS AND OPEN SPACE	
Ag./Open Space Fund Contribution (4 points)	See enclosed exhibits and narrative for criteria compliance
Excess Park Land (1 point)	See enclosed exhibits and narrative for criteria compliance
5-F.6 On-site Recreational Amenities (8 Points)	The following tier 3 amenities will be provided: one tot lot with five activities, 2 half basketball courts, senior parcourse with min. five stations, one dog park w/wash station. The following tier 2 amenities will be provided: two picnic/bb areas, one volleyball court, one artificial putting green, community gardens
5-G.7 Amenities for Age Groups (2 points)	Children; tot lot: Teens; two half-court basketball courts: Adults; picnic and bb areas: Senior; parcourse
5-I.9 Proximity (3 points)	The entrance to the joint-use CMH/VW trail is within 1/2 mile of the project center point as shown on Exhibit 5I.
5-J.10 Open Space Design and Outdoor Amenities (9 Points)	1. Visability: Large open spaces are centrally located or at highly-visible street frontages, not locate on the perimeter or corners of the project, 2. Adjacent Units: To the greatest extent feasible, each active open space is bounded by fronts of homes. There is also strong pedestrian connectivity to these open spaces through street-side sidewalks and internal sidewalks, 3. Rear Yard Open Space: Each duet's private yards exceed code re uirements (Table 18.40-3), 4. Private Open Space for Attached Homes: Usable ground-floor private open space exceeds code re uirements (Table 18.40-3).

COMMITMENT	DESCRIPTION/LOCATION
7. TRANSPORTATION	
7-A.1 Improvement Value (2 points)	The project will provide bicycle and pedestrian improvements (over standard conditions of approval) at a value of 2,000/unit.
7-E.5a Street Alignment (1 Point)	The extension of De Paul will conform to existing conditions; the Avenida Los Padres extension will connect Mission View Drive to De Paul Drive
7-E.5b Stub Street for Future Development (1 Point)	There are two street stubs at the northerly property line in anticipation of future development on the vacant land about the future extension of Avenida De Los Padres.
7-E.5c Off-site bicycle/ped connections (1 point)	HOA-maintained pedestrian paths will be accessible to the general public and provide a network throughout the project connecting to open spaces with amenities. See landscape sheets.
7-F.6a Complete Streets (1 point)	The private street network provides elements for motorists, pedestrians and bicycles (streets, sidewalks, proposed loop path).
7-F.6b Enhanced Bicycle and Pedestrian Improvements (1 point)	The project includes traffic-calming measures such as narrowed pedestrian crossings and special paving to identify such areas.
7-F.6c Pedestrian Connectivity (1 Point)	There are direct pedestrian connections to open space amenities. The looped path provides access to common open space. See landscape sheets.
7-F.6d Traffic Management (1 Point)	Curb to curb widths are narrowed throughout the development. Bulbouts are provided at intersections in order to calm traffic and facilitate pedestrian/bicycle circulation.
7-G EV Charging Stations (4 Points)	Four electric vehicle (EV) charging stations will be provided.

COMMITMENT	DESCRIPTION/LOCATION
9. PROJECT QUALITY	
9-B.2b Entrance Orientation (2 Points)	All homes along Mission View back on to the public right of way with extensive landscaping.
9-B.2i Separate Structures (4 points)	Each townhome building consists of five homes.
9-B.2j Adjacent Building Types (j., 1 Point)	Single family homes along Mission View match the opposing Mission Ranch homes (only opportunity to match adjacent development).
9-C.3b LS Visual Relief (1 Point)	Landscaping is placed and designed to minimize the appearance of building bulk mass. See Illustrative Site Plan.
9-C.3d Entrance Pathways (1 Point)	The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk.
9-C.3e Public/Private Transition Elements (1 point)	The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.
9-C.3f Mechanical E uipment (1 point)	Mechanical e uipment is screened from pubic view through fencing and strategically-placed shrubbery.
9-D.2a Garage Door Orientation (a., 1 point)	There are no street-facing garage doors for the duets or townhomes. The rear-most courthome units' garage doors are screened by decreasing the width of the court at it's terminus and tree placement.
9-D.2f Screening (1 Point)	Internal streets will be private. Parking visible from Mission View Drive, Hale Road, and DePaul Drive will be screened with fences, walls, and or landscaping.
9-D.g Setback Areas (1 point)	Courthome front setbacks include zero area for parking or vehicular circulation.
9-D.2h Pavement Design (2 Points)	The project entries and pedestrian crossings include enhanced pavement design. Additionally, each court in the 6-unit pod is entirely made up of textured pavement or pavers.

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RDCS APPLICA IO E I S
SITE DEVELOPMENT PLAN - SOUTHEAST
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PLOT DATE: March 7, 2019
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Attachment: Half-Brookfield -Site Development Plan (2334 : RDCS PUBLIC HEARING)

COMMITMENT	DESCRIPTION/LOCATION
1. SCHOOLS	
1-A.2 Project Location (2 points)	Improvements to Half Road will be complete within the first year of project construction (easements exist).
1-C.4 Student Transportation Improvements	Improvements will be made to Half Road and Mission View Drive, which will provide a safe path to Live Oak High School
2. LOCATION	
Varies (12 points)	See enclosed exhibits and narrative for criteria compliance
3. AFFORDABLE HOUSING	
3-B Development of 15% of yield as BMR (26 points)	10% of total dwellings (25) will be available to □ualifying buyers at 81% of AMI; 5% of total dwellings (12) will be available to □ualifying buyers at 110% of AMI
4. HOUSING DIVERSITY	
4-B.2 Housing types (8 points)	The project consists of three housing types, as defined in this criteria: Duplex/Duet, Courtyards and Townhomes. Each housing type represents at least 10% of the project yield.
4-C.3 Variation in Housing Size (6 points)	There is a □35% difference in area between the smallest and largest home; there is also one instance where a floor plan is □200 s□ft larger than the next smallest model.
4-D.4 Small Units (6 points)	Townhome Plan 1 and Courthome Plan 6 □ualify as small units.

COMMITMENT	DESCRIPTION/LOCATION
5. PARKS AND OPEN SPACE	
Ag./Open Space Fund Contribution (4 points)	See enclosed exhibits and narrative for criteria compliance
Excess Park Land (1 point)	See enclosed exhibits and narrative for criteria compliance
5-F.6 On-site Recreational Amenities (8 Points)	The following tier 3 amenities will be provided: one tot lot with five activities, 2 half basketball courts, senior parcourse with min. five stations, one dog park w/wash station. The following tier 2 amenities will be provided: two picnic/bb□areas, one volleyball court, one artificial putting green, community gardens
5-G.7 Amenities for Age Groups (2 points)	Children; tot lot: Teens; two half-court basketball courts: Adults; picnic and bb□areas: Senior; parcourse
5-I.9 Proximity (3 points)	The entrance to the joint-use CMH/VW trail is within 1/2 mile of the project center point as shown on Exhibit 5I.
5-J.10 Open Space Design and Outdoor Amenities (9 Points)	1. Visability: Large open spaces are centrally located or at highly-visible street frontages, not locate on the perimeter or corners of the project, 2. Adjacent Units: To the greatest extent feasible, each active open space is bounded by fronts of homes. There is also strong pedestrian connectivity to these open spaces through street-side sidewalks and internal sidewalks, 3. Rear Yard Open Space: Each duet's private yards exceed code re□uirements (Table 18.40-3), 4. Private Open Space for Attached Homes: Usable ground-floor private open space exceeds code re□uirements (Table 18.40-3).

COMMITMENT	DESCRIPTION/LOCATION
7. TRANSPORTATION	
7-A.1 Improvement Value (2 points)	The project will provide bicycle and pedestrian improvements (over standard conditions of approval) at a value of □2,000/unit.
7-E.5a Street Alignment (1 Point)	The extension of De Paul will conform to existing conditions; the Avenida Los Padres extension will connect Mission View Drive to De Paul Drive
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7-F.6b Enhanced Bicycle and Pedestrian Improvements (1 point)	The project includes traffic-calming measures such as narrowed pedestrian crossings and special paving to identify such areas.
7-F.6c Pedestrian Connectivity (1 Point)	There are direct pedestrian connections to open space amenities. The looped path provides access to common open space. See landscape sheets.
7-F.6d Traffic Management (1 Point)	Curb to curb widths are narrowed throughout the development. Bulbouts are provided at intersections in order to calm traffic and facilitate pedestrian/bicycle circulation.
7-G EV Charging Stations (4 Points)	Four electric vehicle (EV) charging stations will be provided.

COMMITMENT	DESCRIPTION/LOCATION
9. PROJECT QUALITY	
9-B.2b Entrance Orientation (2 Points)	All homes along Mission View back on to the public right of way with extensive landscaping.
9-B.2i Separate Structures (4 points)	Each townhome building consists of five homes.
9-B.2j Adjacent Building Types (j., 1 Point)	Single family homes along Mission View match the opposing Mission Ranch homes (only opportunity to match adjacent development).
9-C.3b LS Visual Relief (1 Point)	Landscaping is placed and designed to minimize the appearance of building bulk mass. See Illustrative Site Plan.
9-C.3d Entrance Pathways (1 Point)	The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk.
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SEE S□EE□ 7



SEE S□EE□ 9

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RDCS APPLICA□IO□ E□□I□□S □2018□
SITE DEVELOPMENT PLAN - SOUTHWEST
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MOR□A□ □ILL, CALIFOR□IA

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RDCS-09

OF 33 S□EE□S

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182032-001

PLOT DATE: March 7, 2019
FILE PATH: W:\Jobs 18\182032 Depaul_Codrone\Drawings\Prelim\Applications\2018 RDCS\RDCS-09 SITE DEVELOPMENT PLAN - SOUTHWEST.dwg

Attachment: Half-Brookfield -Site Development Plan (2334 : RDCS PUBLIC HEARING)

COMMITMENT	DESCRIPTION/LOCATION
1. SCHOOLS	
1-A.2 Project Location (2 points)	Improvements to Half Road will be complete within the first year of project construction (easements exist).
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COMMITMENT	DESCRIPTION/LOCATION
9. PROJECT QUALITY	
9-B.2b Entrance Orientation (2 Points)	All homes along Mission View back on to the public right of way with extensive landscaping.
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9-C.3b LS Visual Relief (1 Point)	Landscaping is placed and designed to minimize the appearance of building bulk mass. See Illustrative Site Plan.
9-C.3d Entrance Pathways (1 Point)	The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk.
9-C.3e Public/Private Transition Elements (1 point)	The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.
9-C.3f Mechanical E□uipment (1 point)	Mechanical e□uipment is screened from pubic view through fencing and strategically-placed shrubbery.
9-D.2a Garage Door Orientation (a., 1 point)	There are no street-facing garage doors for the duets or townhomes. The rear-most courthome units' garage doors are screened by decreasing the width of the court at it's terminus and tree placement.
9-D.2f Screening (1 Point)	Internal streets will be private. Parking visible from Mission View Drive, Hale Road, and DePaul Drive will be screened with fences, walls, and or landscaping.
9-D.g Setback Areas (1 point)	Courthome front setbacks include zero area for parking or vehicular circulation.
9-D.2h Pavement Design (2 Points)	The project entries and pedestrian crossings include enhanced pavement design. Additionally, each court in the 6-unit pod is entirely made up of textured pavement or pavers.



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RDCS APPLICA□IO□ E□□I□□S 2018□
SITE DEVELOPMENT PLAN - NORTHWEST
□ALF A□D MISSIO□ □ □IE□
MOR□A□ □ILL, CALIFOR□IA

SCALE AS S□O□□
DA□E MARC□ 8, 2019
□ C□
S□EE□ RE□ISIO□S
DA□E M□

S□EE□
RDCS-10
OF 33 S□EE□S
□O□□O. 182032-001

PLOT DATE: March 7, 2019
FILE PATH: W:\Jobs 18\182032 Depaul_Cochrane\Drawings\Prelim\Applications\2018 RDCS\RDCS-10 SITE DEVELOPMENT PLAN - NORTHWEST.dwg

Attachment: Half-Brookfield -Site Development Plan (2334 : RDCS PUBLIC HEARING)

OFFSITE IMPROVEMENTS:

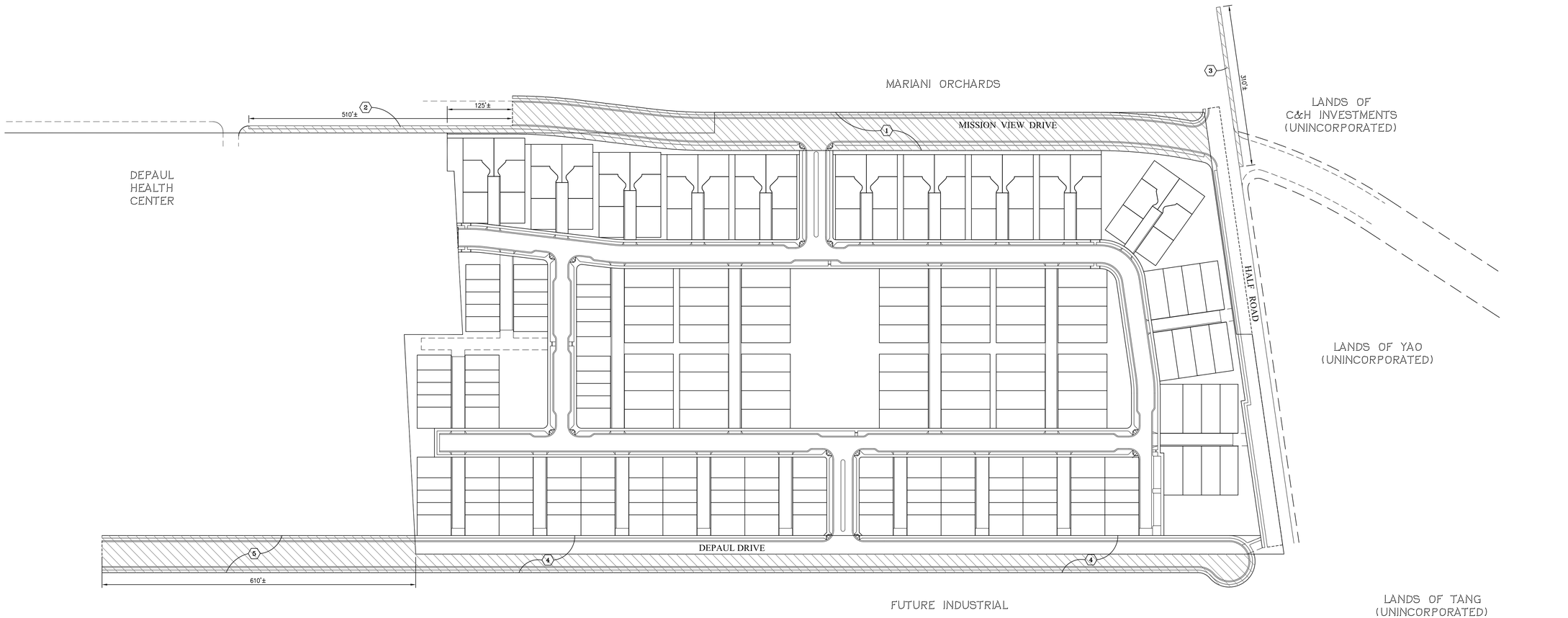
MISSION VIEW DRIVE
1. CONSTRUCT FULL STREET IMPROVEMENTS
2. CONSTRUCT 510 LF± SIDEWALK

HALF ROAD
3. CONSTRUCT 310 LF± NEW SIDEWALK (SAFE ROUTES TO SCHOOL)

DEPAUL DRIVE
4. CONSTRUCT FULL STREET IMPROVEMENTS AT PROJECT FRONTAGE
5. CONSTRUCT FULL STREET IMPROVEMENTS 610 LF± NORTH OF PROJECT BOUNDARY

SEE SHEET RDCS-17 FOR STREET SECTIONS.

OFFSITE IMPROVEMENTS



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RDCS APPLICATION EXHIBITS (2018)
OFFSITE IMPROVEMENTS - COMPREHENSIVE
HALF AND MISSION VIEW
MORGAN HILL, CALIFORNIA

SHEET REVISIONS	BY	CK

SCALE: AS SHOWN
DATE: MARCH 8, 2019

SHEET
RDCS-11
OF 33 SHEETS

JOB NO.
182032-001

PLOT DATE: March 7, 2019
FILE PATH: N:\Jobs 18\182032 Depaul_Cochrane\Drawings\Prelim\Applications\2018 RDCS\RDCS-11 OFFSITE IMPROVEMENTS - COMPREHENSIVE.dwg

Attachment: Half-Brookfield-Civil (2334 : RDCS PUBLIC HEARING)



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	PROPERTY LINE	
	FACE OF CURB	
	SIDEWALK	
	OVERLAND RELEASE	
+ 356.3	SPOT ELEVATION	
PAD 357.0	PAD ELEVATION	
	STORMWATER TREATMENT BASIN	
	UNDERGROUND RETENTION FACILITY	

0 50 100 150
SCALE IN FEET: 1"= 50'

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RDCS APPLICATION EXHIBITS (2018)
PRELIMINARY GRADING PLAN - NORTH
HALF AND MISSION VIEW
MORGAN HILL, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

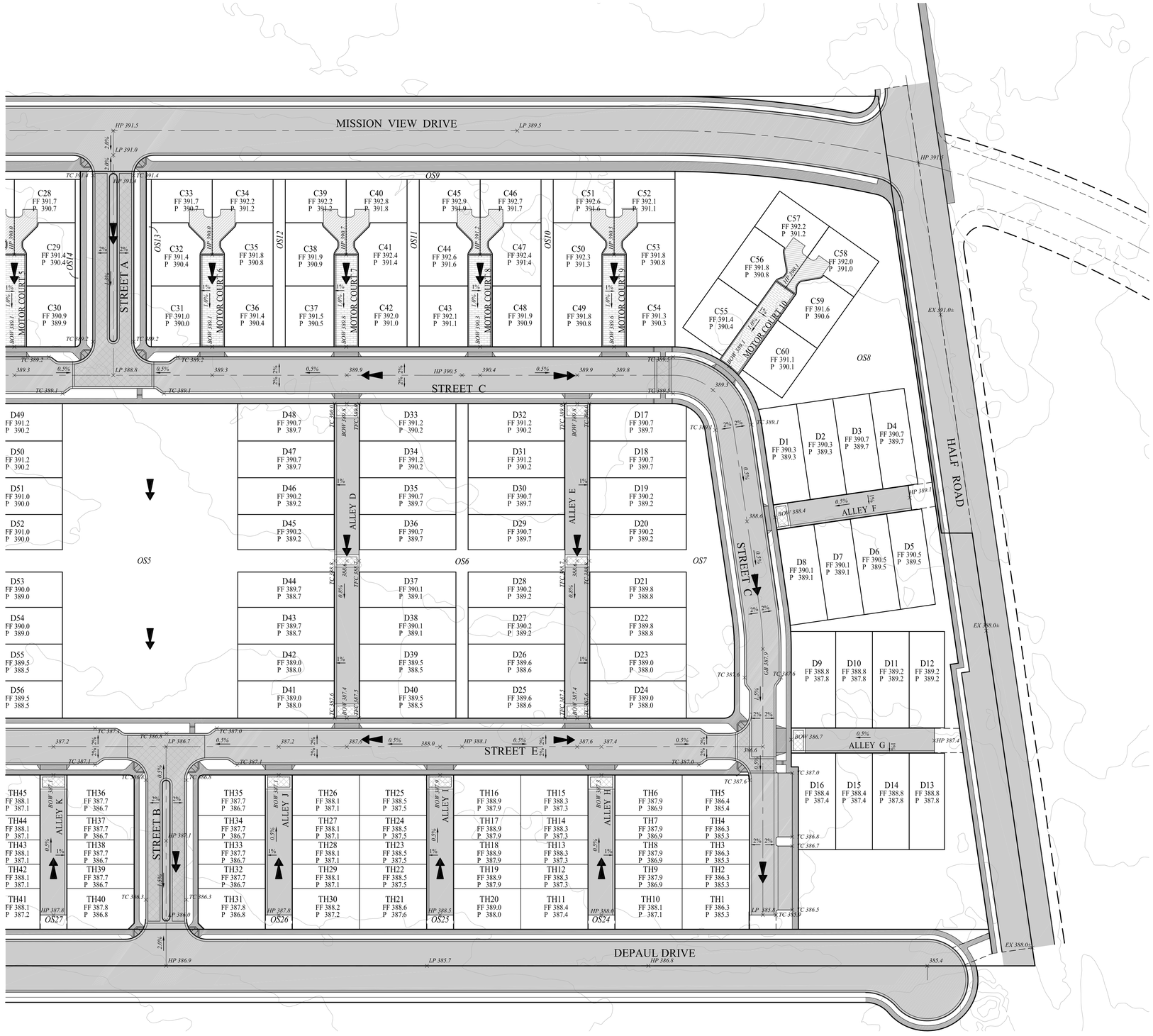
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DATE: MARCH 8, 2019

SHEET
RDCS-12
OF 33 SHEETS

JOB NO.
182032-001

PLOT DATE: March 7, 2019
FILE PATH: W:\Jobs 18\182032 Depaul_Cochrane\Drawings\Prelim\Applications\2018 RDCS\RDCS-12 PRELIMINARY GRADING PLAN - NORTH.dwg

Attachment: Half-Brookfield-Civil (2334 : RDCS PUBLIC HEARING)



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	PROPERTY LINE	
	FACE OF CURB	
	SIDEWALK	
	OVERLAND RELEASE	
+ 356.3	SPOT ELEVATION	
PAD 357.0	PAD ELEVATION	
	STORMWATER TREATMENT BASIN	
	UNDERGROUND RETENTION FACILITY	

0 50 100 150

SCALE IN FEET: 1"= 50'

RJA
RUGGERI-JENSEN-AZAR
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RDCS APPLICATION EXHIBITS (2018)
PRELIMINARY GRADING PLAN - SOUTH
HALF AND MISSION VIEW
MORGAN HILL, CALIFORNIA

DATE	BY	CK	SHEET REVISIONS

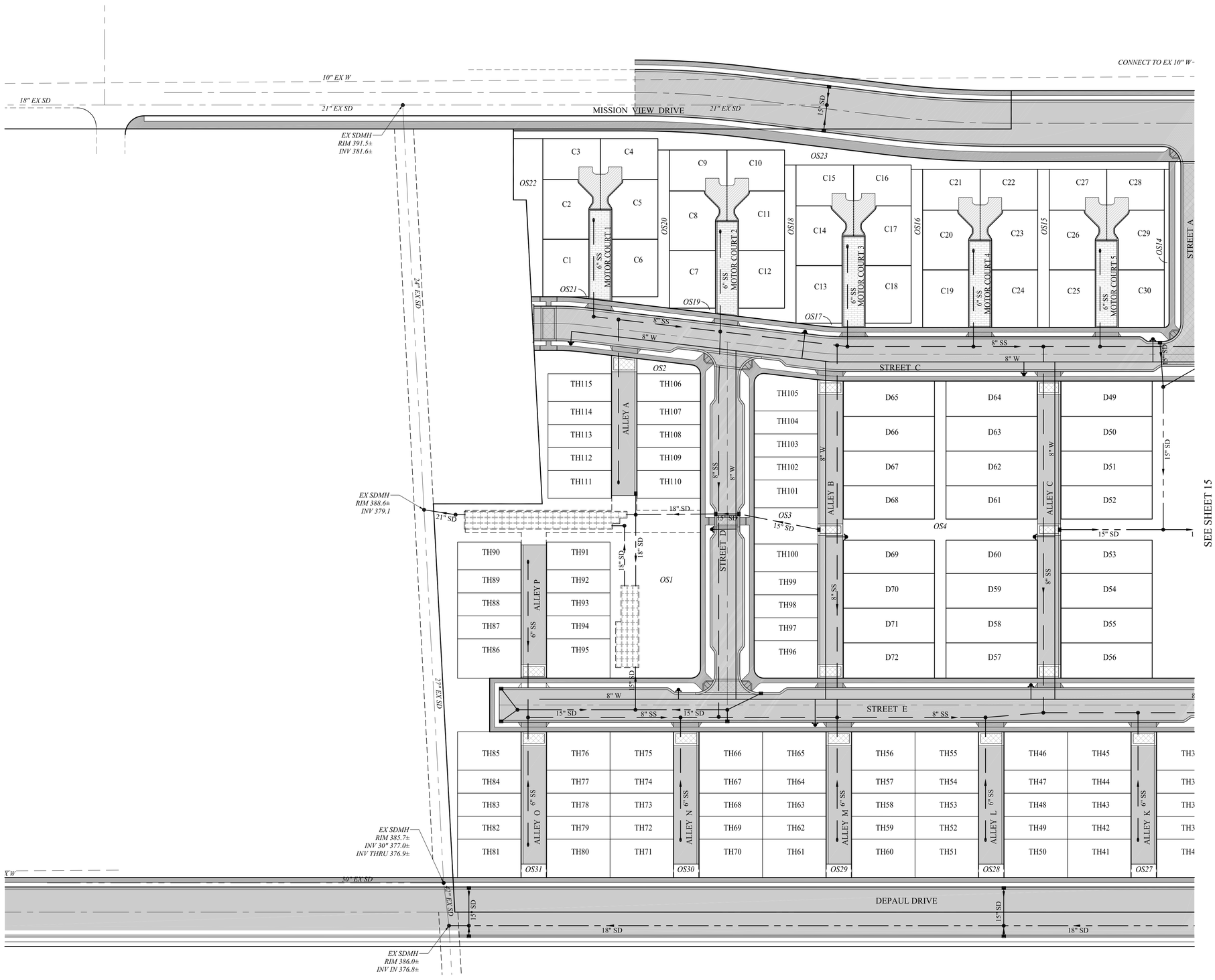
SCALE: AS SHOWN
DATE: MARCH 8, 2019

SHEET
RDCS-13
OF 33 SHEETS

JOB NO.
182032-001

PLOT DATE: March 7, 2019
FILE PATH: W:\Jobs 18\182032 Depaul_Cochrane\Drawings\Prelim\Applications\2018 RDCS\RDCS-13 PRELIMINARY GRADING PLAN - SOUTH.dwg

Attachment: Half-Brookfield-Civil (2334 : RDCS PUBLIC HEARING)



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	PROPERTY LINE	
	FACE OF CURB	
	STORM DRAIN	
	SANITARY SEWER	
	WATER	
●	MANHOLE	○
	SIDEWALK	
	FIRE HYDRANT	
	ELECTROLIER	
	STORM DRAIN FIELD INLET	□
	STORM DRAIN CURB INLET	
	UNDERGROUND RETENTION FACILITY	

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RDCS APPLICATION EXHIBITS (2018)
PRELIMINARY UTILITIES PLAN - NORTH
HALF AND MISSION VIEW
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	MARCH 8, 2019

DATE	BY	CK

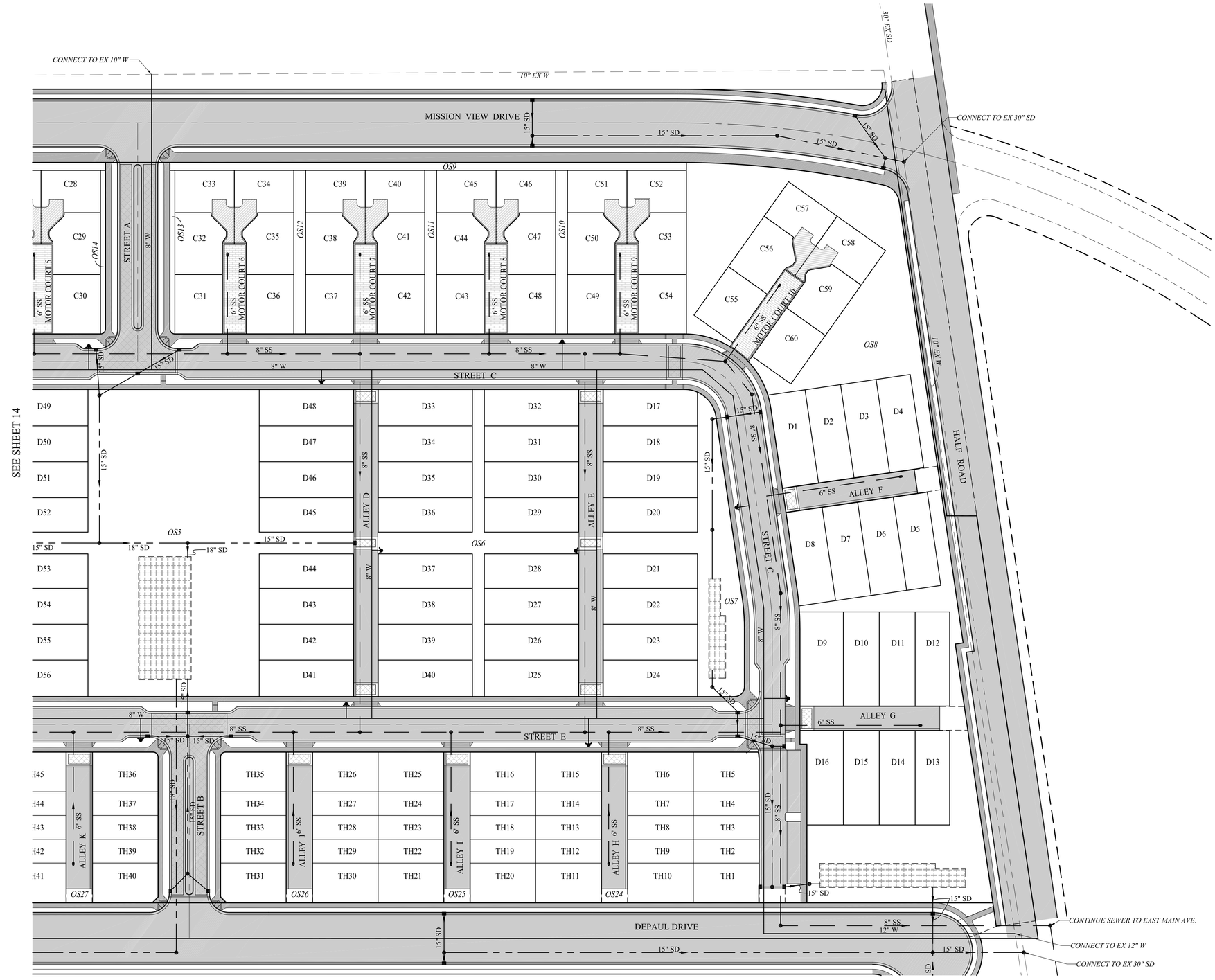
SHEET REVISIONS

SHEET
RDCS-14
OF 33 SHEETS

JOB NO.
182032-001

PLOT DATE: March 7, 2019
FILE PATH: W:\Jobs 18\182032 Depaul_Cochrane\Drawings\Prelim\Applications\2018 RDCS\RDCS-14 PRELIMINARY UTILITIES PLAN - NORTH.dwg

Attachment: Half-Brookfield-Civil (2334 : RDCS PUBLIC HEARING)



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	PROPERTY LINE	
	FACE OF CURB	
	STORM DRAIN	
	SANITARY SEWER	
	WATER	
●	MANHOLE	○
	SIDEWALK	
	FIRE HYDRANT	
	ELECTROLIER	
	STORM DRAIN FIELD INLET	□
	STORM DRAIN CURB INLET	
	UNDERGROUND RETENTION FACILITY	

0 50 100 150

SCALE IN FEET: 1"= 50'

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RDCS APPLICATION EXHIBITS (2018)
PRELIMINARY UTILITIES PLAN - SOUTH
HALF AND MISSION VIEW
MORGAN HILL, CALIFORNIA

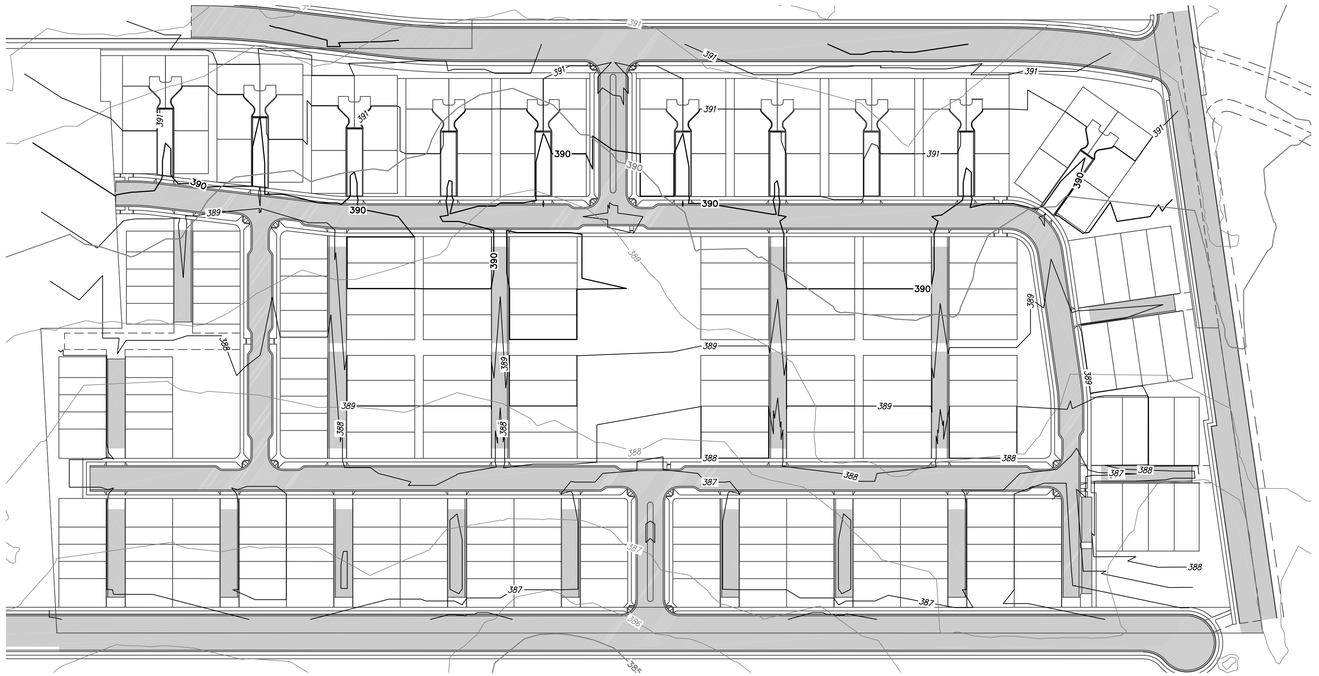
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MK				AS SHOWN	MARCH 8, 2019

SHEET
RDCS-15
OF 33 SHEETS

JOB NO.
182032-001

PLOT DATE: March 7, 2019
FILE PATH: N:\Jobs 18\182032 Depaul_Cochrane\Drawings\Prelim\Applications\2018 RDCS\RDCS-15 PRELIMINARY UTILITIES PLAN - SOUTH.dwg

Attachment: Half-Brookfield-Civil (2334 : RDCS PUBLIC HEARING)



CUT/FILL MAP
1" = 100'

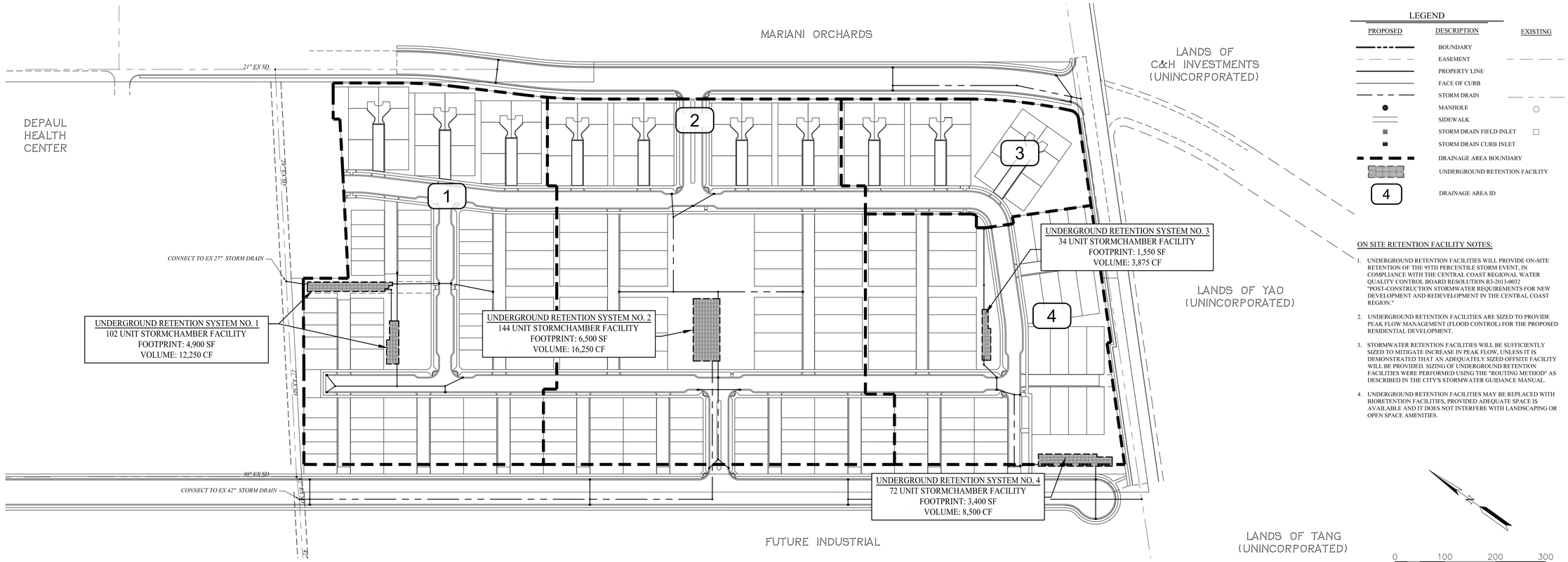
LEGEND

100	PROPOSED MAJOR CONTOUR
100	PROPOSED MINOR CONTOUR
100	EXISTING MAJOR CONTOUR
100	EXISTING MINOR CONTOUR

PRELIMINARY EARTHWORK

CUT	=	29,970 C.Y.
FILL	=	15,890 C.Y.
NET	=	14,080 C.Y. EXPORT

NOTE:
GRADING WILL BE REVISED IN SUBSEQUENT RDCS SUBMITTALS TO ACHIEVE BALANCED EARTHWORK.



DRAINAGE AREA MAP
1" = 100'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	PROPERTY LINE	
	FACE OF CURB	
	STORM DRAIN	
	MANHOLE	
	SIDEWALK	
	STORM DRAIN FIELD INLET	
	STORM DRAIN CURB INLET	
	DRAINAGE AREA BOUNDARY	
	UNDERGROUND RETENTION FACILITY	
4	DRAINAGE AREA ID	

ON SITE RETENTION FACILITY NOTES:

1. UNDERGROUND RETENTION FACILITIES WILL PROVIDE ON-SITE RETENTION OF THE 95TH PERCENTILE STORM EVENT, IN COMPLIANCE WITH THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD RESOLUTION R3-2013-0032 "POST-CONSTRUCTION STORMWATER REQUIREMENTS FOR NEW DEVELOPMENT AND REDEVELOPMENT IN THE CENTRAL COAST REGION."
2. UNDERGROUND RETENTION FACILITIES ARE SIZED TO PROVIDE PEAK FLOW MANAGEMENT (FLOOD CONTROL) FOR THE PROPOSED RESIDENTIAL DEVELOPMENT.
3. STORMWATER RETENTION FACILITIES WILL BE SUFFICIENTLY SIZED TO MITIGATE INCREASE IN PEAK FLOW, UNLESS IT IS DEMONSTRATED THAT AN ADEQUATELY SIZED OFFSITE FACILITY WILL BE PROVIDED. SIZING OF UNDERGROUND RETENTION FACILITIES WERE PERFORMED USING THE "ROUTING METHOD" AS DESCRIBED IN THE CITY'S STORMWATER GUIDANCE MANUAL.
4. UNDERGROUND RETENTION FACILITIES MAY BE REPLACED WITH BIORETENTION FACILITIES, PROVIDED ADEQUATE SPACE IS AVAILABLE AND IT DOES NOT INTERFERE WITH LANDSCAPING OR OPEN SPACE AMENITIES.

0 100 200 300
SCALE IN FEET: 1"= 100'

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RDCS APPLICATION EXHIBITS (2018)
DRAINAGE FACILITIES + CUT-FILL MAP
HALF AND MISSION VIEW
MORGAN HILL, CALIFORNIA

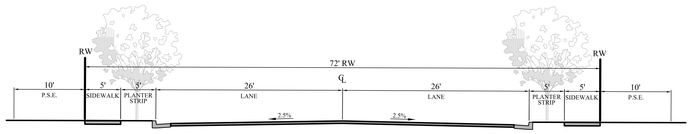
DATE	BY	CK	SHEET REVISIONS	SCALE	DATE
MR				AS SHOWN	MARCH 8, 2019

SHEET
RDCS-16
OF 33 SHEETS

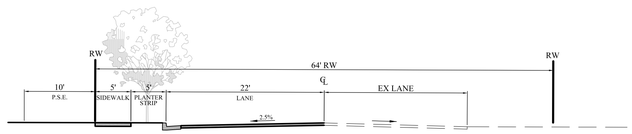
JOB NO.
182032-001

PLOT DATE: March 7, 2019
FILE PATH: N:\Jobs 18\182032 Depaul_Cochrane\Drawings\Prelim\Applications\2018 RDCS\RDCS-16 DRAINAGE FACILITIES + CUT-FILL MAP.dwg

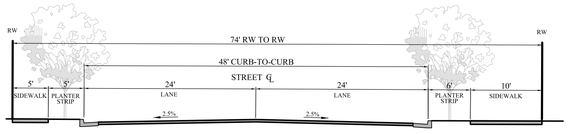
Attachment: Half-Brookfield-Civil (2334 : RDCS PUBLIC HEARING)



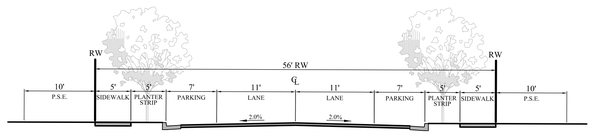
DEPAUL DRIVE
(72' RIGHT OF WAY)
NO SCALE



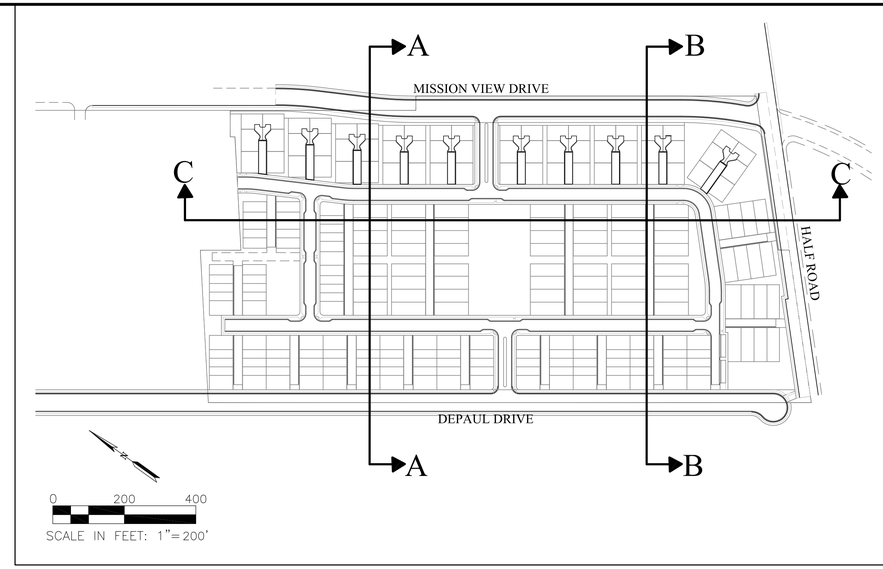
HALF ROAD
(64' RIGHT OF WAY)
NO SCALE

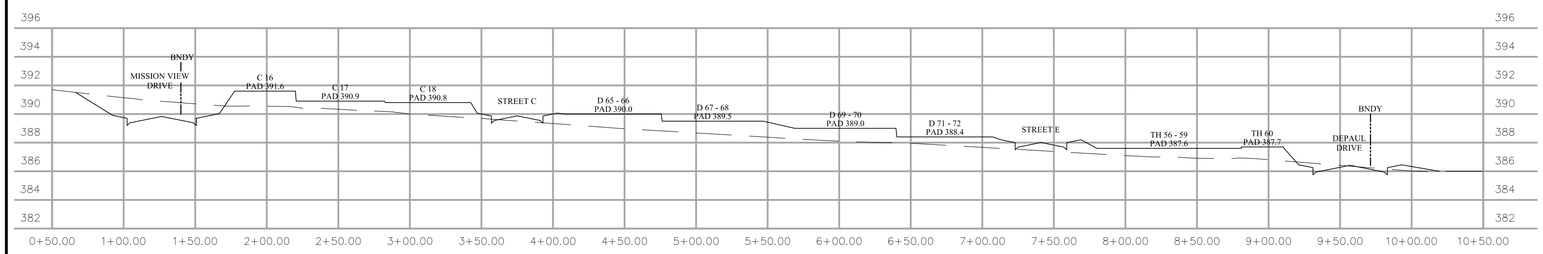


MISSION VIEW DRIVE
(74' RIGHT OF WAY)
NO SCALE

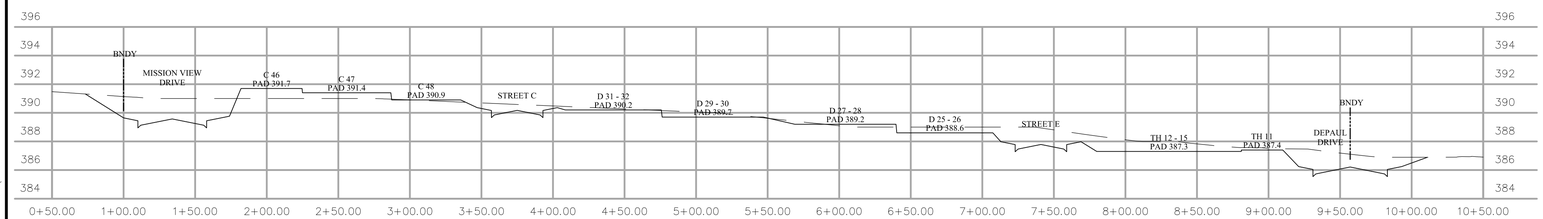


PRIVATE STREET A - E
(56' RIGHT OF WAY)
NO SCALE

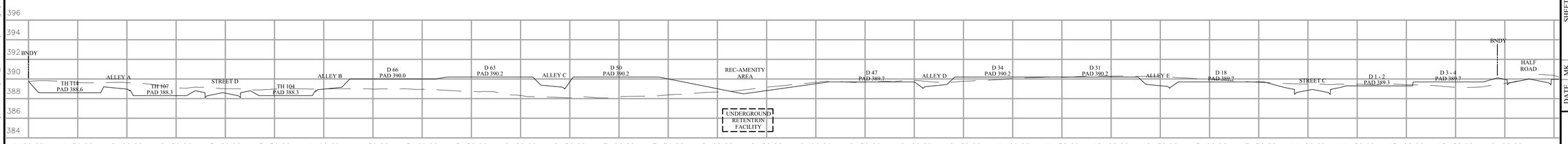




SECTION A
SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



SECTION B
SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



SECTION C
SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

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RDCS APPLICATION EXHIBITS (2018)
PRELIMINARY SITE SECTIONS
HALF AND MISSION VIEW
MORGAN HILL, CALIFORNIA

SHEET REVISIONS	BY	CK

SCALE: AS SHOWN
DATE: MARCH 8, 2019

SHEET
RDCS-17
OF 33 SHEETS

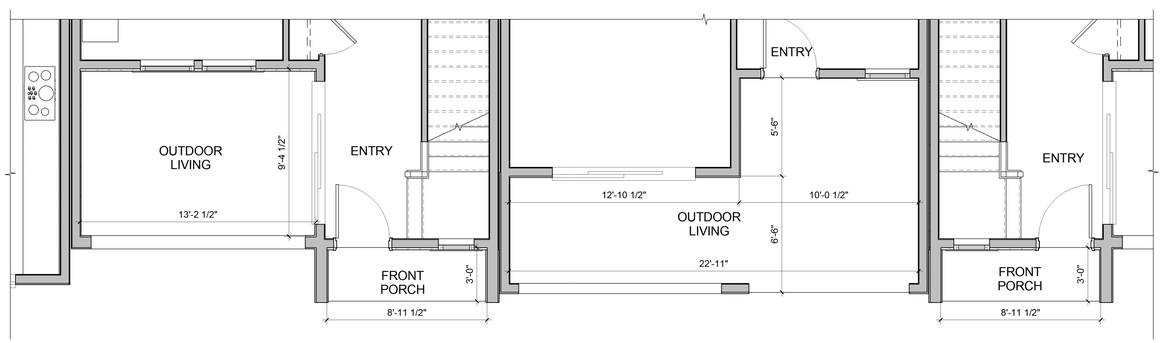
JOB NO.
182032-001

PLOT DATE: March 7, 2019
FILE PATH: W:\Jobs 18\182032 Depaul_Cochrane\Drawings\Prelim\Applications\2018 RDCS\RDCS-17 PRELIMINARY SITE SECTIONS.dwg

Attachment: Half-Brookfield-Civil (2334 : RDCS PUBLIC HEARING)

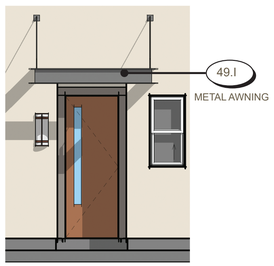


1 5-PLEX BUILDING FRONT ELEVATION
1/4" = 1'-0"



PLAN 3 PLAN 2 PLAN 3 REV

2 PARTIAL FLOOR PLAN - 5-PLEX
1/4" = 1'-0"



3 ARCHITECTURAL FEATURE
1/4" = 1'-0"

000 RDCS PROJECT NARRATIVE LEGEND

49.D	FAÇADE ARTICULATION AND FINISHES: FRONT BUILDING FACADES FEATURE FINISHES TO BREAK UP, FLAT WALLS, INCLUDING BUT NOT LIMITED TO WINDOWS, SHUTTERS, AWNINGS, BALCONIES, BAY WINDOWS, AND STONE ENHANCEMENTS.
49.E	360-DEGREE ARCHITECTURE: THE PROJECT FEATURES FULL AND CONSISTENT ARTICULATION AND DESIGN DETAIL ON ALL BUILDING FACADES.
49.F	CORNER TREATMENTS: FOR PROJECTS WHERE THE SIDE OF REAR OF A HOME FACES A STREET OR COMMON COURTYARD STREET, THE PROJECT INCORPORATES FAÇADE FEATURE FINISHES, INCLUDING BUT NOT LIMITED TO WINDOWS, SHUTTERS, AWNING, BALCONIES, BAY WINDOWS, AND STONE ENHANCEMENTS.
49.H	INDIVIDUAL RESIDENCES - ATTACHED PROJECTS: LARGE BUILDING ARE ARCHITECTURALLY SUBDIVIDED SO THATTHEY APPEAR AS INDIVIDUAL RESIDENCES OR SMALL GROUPS OF UNITS. BUILDINGS INCORPORATE FEATURES SUCH AS WINDOW BAY, BALCONIES, PORCHES AND ENTRANCE VESTIBULES, VARIED COLOR SCHEMES, AND INDIVIDUAL ROOF VOLUMES TO DEFINE INDIVIDUAL UNITS.
49.I	RESIDENTIAL - SCALE DESIGN ELEMENTS - ATTACHED PROJECTS: BUILDINGS INCORPORATE DESIGN DETAILS, INCLUDING BUT NOT LIMITED TO PORCHES, PROJECTIONS, EAVES, BAY WINDOWS, AND OTHER SIMILAR ARCHITECTURAL ELEMENTS, THAT PROVIDE RESIDENTIAL SCALE AND HELP BREAK UP THE BUILDING MASS.
50.C	VARIATION IN BUILDING HEIGHT: THE PROJECT INCORPORATES VARIATION IN BUILDING HEIGHTS TO MINIMIZE MONOTONY.
50.E	ROOF LINE VARIATION: VARIATION IN ROOF LINES THROUGH CHANGES IN ROOF HEIGHT PROVIDES BREAKS IN BUILDING MASSING.
50.H	HEIGHT & PROJECT EDGE - ATTACHED PROJECTS: THE PROJECT MINIMIZES BUILDING HEIGHTS ALONG THE PROJECT EDGE AND LOCATES LARGER BUILDINGS TOWARDS THE INTERIOR OF THE SITE.
51.C	EXTERIOR LIGHTING: EXTERIOR LIGHTING FIXTURES ARE ARCHITECTURALLY INTEGRATED WITH THE PRIMARY BUILDING'S DESIGN, STYLE, MATERIAL, AND COLORS.
51.F	MECHANICAL EQUIPMENT: ALL MECHANICAL EQUIPMENT IS SCREENED FROM THE PUBLIC RIGHT-OF-WAY AND COMMON AREAS ENCLOSED WITHIN AN ARCHITECTURALLY COMAPTIBLE STRUCTURE. EQUIPMENT EMCLOSURES ARE SCREENED THROUGH LANDSCAPING.

POTENTIAL EXTERIOR LIGHT FIXTURE: 51.C



PROGRESS LIGHTING
Parker Wall Scone Wall light or Equal

POTENTIAL COLOR SCHEME



ROOF
GAF
Timberline Reflector Series
Charcoal or Equal

BODY 1
SHERWIN WILLIAMS
SW 6147
Panda White or Equal

BODY 2
SHERWIN WILLIAMS

BODY 3
SHERWIN WILLIAMS
SW 7048
Urbane Bronze or Equal

ACCENT 1 - FRONT DOOR/ GARAGE DOOR
SHERWIN WILLIAMS
SW 7710
Brandywine or Equal

TOWNHOUSE 5-PLEX BUILDING, ELEVATIONS

HALF & MISSION VIEW

PLAN 1 - 3 BR / 2.5 BA

Name	Area
1ST FLOOR	543 SF
2ND FLOOR	949 SF
TOTAL LIVING	1492 SF
2-CAR GARAGE	471 SF

PLAN 2 - 3 BD / 3 BA

Name	Area
1ST FLOOR	395 SF
2ND FLOOR	919 SF
3RD FLOOR	812 SF
TOTAL LIVING	2126 SF
2-CAR GARAGE	501 SF
DECK	129 SF
OUTDOOR LIVING	133 SF

PLAN 3 - 4 BD / 3.5 BA

Name	Area
1ST FLOOR	422 SF
2ND FLOOR	940 SF
3RD FLOOR	918 SF
TOTAL LIVING	2280 SF
2-CAR GARAGE	490 SF
DECK	137 SF
FRONT PORCH	29 SF
OUTDOOR LIVING	117 SF

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

JOB NO. **280.015**
DATE **03/08/19**

A1.1

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

Attachment: Half-Brookfield -Architecture (2334 : RDCS PUBLIC HEARING)

000 RDCS PROJECT NARRATIVE LEGEND

49.E	360-DEGREE ARCHITECTURE: THE PROJECT FEATURES FULL AND CONSISTENT ARTICULATION AND DESIGN DETAIL ON ALL BUILDING FACADES.
49.F	CORNER TREATMENTS: FOR PROJECTS WHERE THE SIDE OF REAR OF A HOME FACES A STREET OR COMMON COURTYARD STREET, THE PROJECT INCORPORATES FAÇADE FEATURE FINISHES, INCLUDING BUT NOT LIMITED TO WINDOWS, SHUTTERS, AWNING, BALCONIES, BAY WINDOWS, AND STONE ENHANCEMENTS.
49.I	RESIDENTIAL - SCALE DESIGN ELEMENTS - ATTACHED PROJECTS: BUILDINGS INCORPORATE DESIGN DETAILS, INCLUDING BUT NOT LIMITED TO PORCHES, PROJECTIONS, EAVES, BAY WINDOWS, AND OTHER SIMILAR ARCHITECTURAL ELEMENTS, THAT PROVIDE RESIDENTIAL SCALE AND HELP BREAK UP THE BUILDING MASS.
50.C	VARIATION IN BUILDING HEIGHT: THE PROJECT INCORPORATES VARIATION IN BUILDING HEIGHTS TO MINIMIZE MONOTONY.
50.E	ROOF LINE VARIATION: VARIATION IN ROOF LINES THROUGH CHANGES IN ROOF HEIGHT PROVIDES BREAKS IN BUILDING MASSING.
50.H	HEIGHT & PROJECT EDGE - ATTACHED PROJECTS: THE PROJECT MINIMIZES BUILDING HEIGHTS ALONG THE PROJECT EDGE AND LOCATES LARGER BUILDINGS TOWARDS THE INTERIOR OF THE SITE.
51.C	EXTERIOR LIGHTING: EXTERIOR LIGHTING FIXTURES ARE ARCHITECTURALLY INTEGRATED WITH THE PRIMARY BUILDING'S DESIGN, STYLE, MATERIAL, AND COLORS.
52.C	GARAGE DOOR DESIGN - DETAILING: GARAGE DOORS FEATURE WINDOWS OR ARCHITECTURAL DETAILING CONSISTENT WITH THE MAIN DWELLING.



1 5-PLEX BUILDING RIGHT ELEVATION
1/8" = 1'-0"



2 5-PLEX BUILDING LEFT ELEVATION
1/8" = 1'-0"



3 5-PLEX BUILDING REAR ELEVATION
1/8" = 1'-0"

TOWNHOUSE 5-PLEX BUILDING, ELEVATIONS

HALF & MISSION VIEW

PLAN 1 - 3 BR / 2.5 BA	
Name	Area
1ST FLOOR	543 SF
2ND FLOOR	949 SF
TOTAL LIVING	1492 SF
2-CAR GARAGE	471 SF

PLAN 2 - 3 BD / 3 BA	
Name	Area
1ST FLOOR	395 SF
2ND FLOOR	919 SF
3RD FLOOR	812 SF
TOTAL LIVING	2126 SF
2-CAR GARAGE	501 SF
DECK	129 SF
OUTDOOR LIVING	133 SF

PLAN 3 - 4 BD / 3.5 BA	
Name	Area
1ST FLOOR	422 SF
2ND FLOOR	940 SF
3RD FLOOR	918 SF
TOTAL LIVING	2280 SF
2-CAR GARAGE	490 SF
DECK	137 SF
FRONT PORCH	29 SF
OUTDOOR LIVING	117 SF

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

JOB NO. 280.015
DATE 03/08/19

A1.2

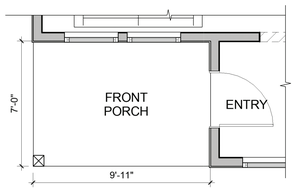
5865 Owens Drive
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925-251-7200

Attachment: Half-Brookfield -Architectu re (2334 : RDCS PUBLIC HEARING)

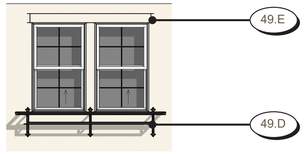


PLAN 4 PLAN 5

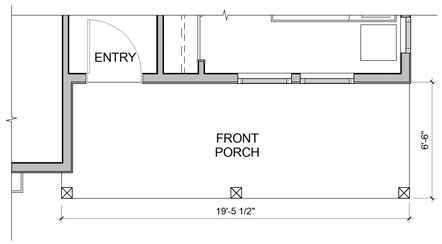
1 DUET BUILDING FRONT ELEVATION A, SPANISH
1/4" = 1'-0"



2 PARTIAL PLAN 4, ELEVATION A, SPANISH
1/4" = 1'-0"



3 ARCHITECTURAL FEATURE
1/4" = 1'-0"



4 PARTIAL PLAN 5, ELEVATION A, SPANISH
1/4" = 1'-0"

000 RDCS PROJECT NARRATIVE LEGEND

49.A	FRONT PORCHES: A MINIMUM OF 50 PERCENT OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH. PORCHES MUST BE PART OF THE HOME'S PRIMARY ENTRANCE, CONNECTED TO THE FRONT YARD OR COMMON INTERIOR COURTYARD, A MINIMUM OF 6 FEET BY 5 FEET, AND IN FULL VIEW OF THE STREET OR COMMON INTERIOR COURTYARD. MULTI-FAMILY PROJECTS MAY EARN POINTS IF 50 PERCENT OF GROUND FLOOR UNITS WITH EXTERIOR ENTRANCES INCLUDE A PORCH.
49.D	FAÇADE ARTICULATION AND FINISHES: FRONT BUILDING FACADES FEATURE FINISHES TO BREAK UP, FLAT WALLS, INCLUDING BUT NOT LIMITED TO WINDOWS, SHUTTERS, AWNINGS, BALCONIES, BAY WINDOWS, AND STONE ENHANCEMENTS.
49.E	360-DEGREE ARCHITECTURE: THE PROJECT FEATURES FULL AND CONSISTENT ARTICULATION AND DESIGN DETAIL ON ALL BUILDING FACADES.
49.F	CORNER TREATMENTS: FOR PROJECTS WHERE THE SIDE OF REAR OF A HOME FACES A STREET OR COMMON COURTYARD STREET, THE PROJECT INCORPORATES FAÇADE FEATURE FINISHES, INCLUDING BUT NOT LIMITED TO WINDOWS, SHUTTERS, AWNING, BALCONIES, BAY WINDOWS, AND STONE ENHANCEMENTS.
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50.C	VARIATION IN BUILDING HEIGHT: THE PROJECT INCORPORATES VARIATION IN BUILDING HEIGHTS TO MINIMIZE MONOTONY.
50.E	ROOF LINE VARIATION: VARIATION IN ROOF LINES THROUGH CHANGES IN ROOF HEIGHT PROVIDES BREAKS IN BUILDING MASSING.
51.C	EXTERIOR LIGHTING: EXTERIOR LIGHTING FIXTURES ARE ARCHITECTURALLY INTEGRATED WITH THE PRIMARY BUILDING'S DESIGN, STYLE, MATERIAL, AND COLORS.

POTENTIAL COLOR SCHEME



ROOF
EAGLE
Bel Air - 4743
Cocoa Range or Equal

BODY 1
SHERWIN WILLIAMS
SW 7104
Cotton White or Equal

BODY 2
SHERWIN WILLIAMS
SW 6112
Biscuit or Equal

TRIM
SHERWIN WILLIAMS
SW 7104
Cotton White or Equal

ACCENT- FRONT DOOR / GARAGE DOOR
SHERWIN WILLIAMS
SW 7515
Homestead Brown or Equal

POTENTIAL EXTERIOR LIGHT FIXTURE: 51.C



LIGHTS SHALL BE DIFFERENT PER HOUSE AND MATCH THE ELEVATION STYLE.

PROGRESS LIGHTING
Parker Wall Scone Wall light or Equal

DUET BUILDING, ELEVATIONS

HALF & MISSION VIEW

PLAN 4 - 3 BR / 3 BA

Name	Area
FIRST FLOOR	1138 SF
SECOND FLOOR	999 SF
TOTAL LIVING	2137 SF
2-CAR GARAGE	607 SF
FRONT PORCH	69 SF
OPT. ACCESSORY DWELLING UNIT	548 SF

PLAN 5 - 3 BR / 3 BA

Name	Area
1ST FLOOR	1380 SF
2ND FLOOR	1104 SF
TOTAL LIVING	2484 SF
2-CAR GARAGE	525 SF
FRONT PORCH	124 SF
OPT. ACCESSORY DWELLING UNIT	525 SF

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

JOB NO. 280.015
DATE 03/08/19

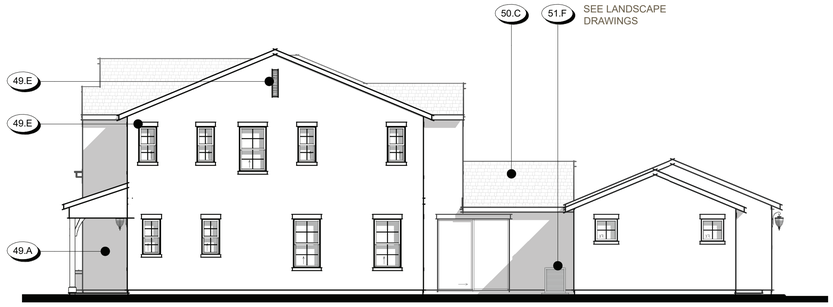
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Attachment: Half-Brookfield -Architecture (2334 : RDCS PUBLIC HEARING)

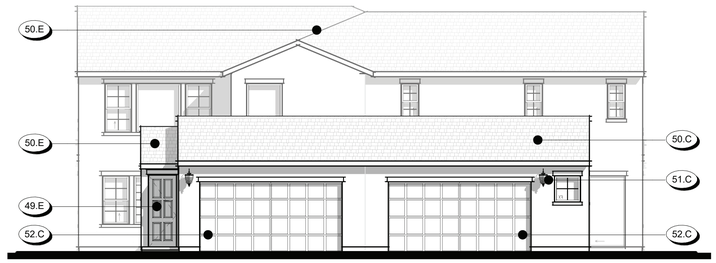
000 RDCS PROJECT NARRATIVE LEGEND

49.A	FRONT PORCHES: A MINIMUM OF 50 PERCENT OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH. PORCHES MUST BE PART OF THE HOME'S PRIMARY ENTRANCE, CONNECTED TO THE FRONT YARD OR COMMON INTERIOR COURTYARD, A MINIMUM OF 6 FEET BY 5 FEET, AND IN FULL VIEW OF THE STREET OR COMMON INTERIOR COURTYARD. MULTI-FAMILY PROJECTS MAY EARN POINTS IF 50 PERCENT OF GROUND FLOOR UNITS WITH EXTERIOR ENTRANCES INCLUDE A PORCH.
49.E	360-DEGREE ARCHITECTURE: THE PROJECT FEATURES FULL AND CONSISTENT ARTICULATION AND DESIGN DETAIL ON ALL BUILDING FACADES.
50.C	VARIATION IN BUILDING HEIGHT: THE PROJECT INCORPORATES VARIATION IN BUILDING HEIGHTS TO MINIMIZE MONOTONY.
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51.C	EXTERIOR LIGHTING: EXTERIOR LIGHTING FIXTURES ARE ARCHITECTURALLY INTEGRATED WITH THE PRIMARY BUILDING'S DESIGN, STYLE, MATERIAL, AND COLORS.
51.F	MECHANICAL EQUIPMENT: ALL MECHANICAL EQUIPMENT IS SCREENED FROM THE PUBLIC RIGHT-OF-WAY AND COMMON AREAS ENCLOSED WITHIN AN ARCHITECTURALLY COMAPTIBLE STRUCTURE. EQUIPMENT EMCLOSURES ARE SCREENED THROUGH LANDSCAPING.
52.C	GARAGE DOOR DESIGN - DETAILING: GARAGE DOORS FEATURE WINDOWS OR ARCHITECTURAL DETAILING CONSISTENT WITH THE MAIN DWELLING.



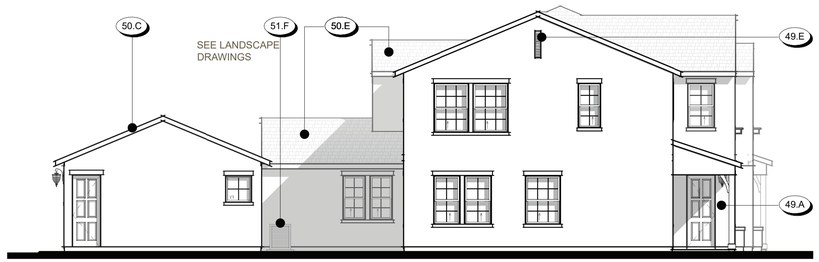
PLAN 5

1 DUET BUILDING RIGHT ELEVATION A, SPANISH
1/8" = 1'-0"



PLAN 5 PLAN 4

2 DUET BUILDING REAR ELEVATION A, SPANISH
1/8" = 1'-0"



PLAN 4

3 DUET BUILDING LEFT ELEVATION A, SPANISH
1/8" = 1'-0"

DUET BUILDING, ELEVATIONS

HALF & MISSION VIEW

PLAN 4 - 3 BR / 3 BA	
Name	Area
FIRST FLOOR	1138 SF
SECOND FLOOR	999 SF
TOTAL LIVING	2137 SF
2-CAR GARAGE	607 SF
FRONT PORCH	69 SF
OPT. ACCESSORY DWELLING UNIT	548 SF

PLAN 5 - 3 BR / 3 BA	
Name	Area
1ST FLOOR	1380 SF
2ND FLOOR	1104 SF
TOTAL LIVING	2484 SF
2-CAR GARAGE	525 SF
FRONT PORCH	124 SF
OPT. ACCESSORY DWELLING UNIT	525 SF

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

JOB NO. 280.015
DATE 03/08/19

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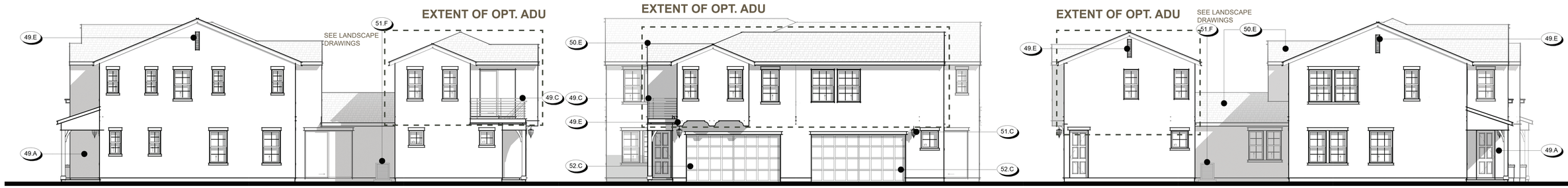
Attachment: Half-Brookfield -Architecture (2334 : RDCS PUBLIC HEARING)



PLAN 4 PLAN 5

1 DUET BUILDING FRONT ELEVATION A, SPANISH W/ OPT. ADU
1/4" = 1'-0"

**THE OPTIONAL ADU'S SHOWN ON THE DUETS IN THIS SUBMITTAL ARE NOT PROPOSED AT THIS TIME AND ARE FOR REFERENCE ONLY SHOULD THE FUTURE ZONING ORDINACE ALLOW FOR ADU'S TO BE OCCUPIED ON THE SAME LOT AS AN ATTACHED SINGLE-FAMILY HOME.



PLAN 5 PLAN 5 PLAN 4 PLAN 4

2 DUET BUILDING RIGHT ELEVATION A, SPANISH W/ OPT. ADU
1/8" = 1'-0"

3 DUET BUILDING REAR ELEVATION A, SPANISH W/ OPT. ADU
1/8" = 1'-0"

4 DUET BUILDING LEFT ELEVATION A, SPANISH W/ OPT. ADU
1/8" = 1'-0"

DUET BUILDING WITH OPT. ADU, ELEVATIONS

HALF & MISSION VIEW

PLAN 4 - 3 BR / 3 BA	
Name	Area
FIRST FLOOR	1138 SF
SECOND FLOOR	999 SF
TOTAL LIVING	2137 SF
2-CAR GARAGE	607 SF
FRONT PORCH	69 SF
OPT. ACCESSORY DWELLING UNIT	548 SF

PLAN 5 - 3 BR / 3 BA	
Name	Area
1ST FLOOR	1380 SF
2ND FLOOR	1104 SF
TOTAL LIVING	2484 SF
2-CAR GARAGE	525 SF
FRONT PORCH	124 SF
OPT. ACCESSORY DWELLING UNIT	525 SF

000 RDCS PROJECT NARRATIVE LEGEND

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49.C	BALCONIES FACING ALLEYS: A MINIMUM OF 25 PERCENT OF HOMES ABUTTING A SHARED ALLEY INCLUDE A BALCONY OVERLOOKING THE ALLEY, PARKING AREA, OR DRIVE AISLE. MULTI-FAMILY PROJECTS MAY EARN PROJECTS MAY EARN POINTS IF 25 PERCENT OF UPPER FLOOR UNITS FACING AN ALLEY, PARKING AREA, OR DRIVE AISLE INCLUDE BALCONY.
49.D	FAÇADE ARTICULATION AND FINISHES: FRONT BUILDING FACADES FEATURE FINISHES TO BREAK UP, FLAT WALLS, INCLUDING BUT NOT LIMITED TO WINDOWS, SHUTTERS, AWNINGS, BALCONIES, BAY WINDOWS, AND STONE ENHANCEMENTS.
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50.C	VARIATION IN BUILDING HEIGHT: THE PROJECT INCORPORATES VARIATION IN BUILDING HEIGHTS TO MINIMIZE MONOTONY.
50.E	ROOF LINE VARIATION: VARIATION IN ROOF LINES THROUGH CHANGES IN ROOF HEIGHT PROVIDES BREAKS IN BUILDING MASSING.
51.C	EXTERIOR LIGHTING: EXTERIOR LIGHTING FIXTURES ARE ARCHITECTURALLY INTEGRATED WITH THE PRIMARY BUILDING'S DESIGN, STYLE, MATERIAL, AND COLORS.
51.F	MECHANICAL EQUIPMENT: ALL MECHANICAL EQUIPMENT IS SCREENED FROM THE PUBLIC RIGHT-OF-WAY AND COMMON AREAS ENCLOSED WITHIN AN ARCHITECTURALLY COMAPTIBLE STRUCTURE. EQUIPMENT EMCLOSURES ARE SCREENED THROUGH LANDSCAPING.
52.C	GARAGE DOOR DESIGN - DETAILING: GARAGE DOORS FEATURE WINDOWS OR ARCHITECTURAL DETAILING CONSISTENT WITH THE MAIN DWELLING.

POTENTIAL COLOR SCHEME



ROOF
EAGLE
Bel Air - 4743
Cocoa Range or Equal

BODY 1
SHERWIN WILLIAMS
SW 7104
Cotton White or Equal

BODY 2
SHERWIN WILLIAMS
SW 6112
Biscuit or Equal

TRIM
SHERWIN WILLIAMS
SW 7104
Cotton White or Equal

ACCENT- FRONT DOOR / GARAGE DOOR
SHERWIN WILLIAMS
SW 7515
Homestead Brown or Equal

POTENTIAL EXTERIOR LIGHT FIXTURE: 51.C



LIGHTS SHALL BE DIFFERENT PER HOUSE AND MATCH THE ELEVATION STYLE.

PROGRESS LIGHTING
Parker Wall Scone Wall light or Equal

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

JOB NO. **280.015**
DATE **02/28/19**

A1.5

DAHLIN
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925-251-7200

Attachment: Half-Brookfield - Architecture (2334 : RDCS PUBLIC HEARING)

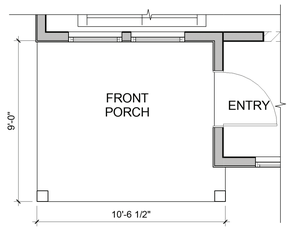
000 RDCS PROJECT NARRATIVE LEGEND

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51.C	EXTERIOR LIGHTING: EXTERIOR LIGHTING FIXTURES ARE ARCHITECTURALLY INTEGRATED WITH THE PRIMARY BUILDING'S DESIGN, STYLE, MATERIAL, AND COLORS.

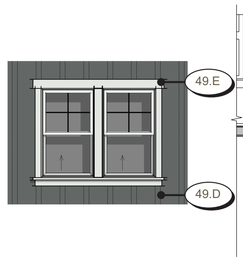


PLAN 4 PLAN 5

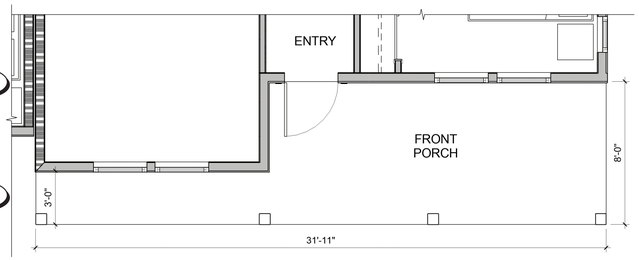
1 DUET BUILDING FRONT ELEVATION B, FARMHOUSE
1/4" = 1'-0"



2 PARTIAL PLAN 4, ELEVATION B, FARMHOUSE
1/4" = 1'-0"



3 ARCHITECTURAL FEATURE
1/4" = 1'-0"



4 PARTIAL PLAN 5, ELEVATION B,FARMHOUSE
1/4" = 1'-0"

POTENTIAL COLOR SCHEME



ROOF
EAGLE
Bel Air - 4743
Dark Gray Range or Equal

BODY 1
SHERWIN WILLIAMS
SW 7661
Reflection or Equal

BODY 2
SHERWIN WILLIAMS
SW 2848
Roycroft Pewter or Equal

TRIM
SHERWIN WILLIAMS
SW 6252
Ice Cube or Equal

ACCENT- FRONT DOOR / GARAGE DOOR
SHERWIN WILLIAMS
SW 6244
Naval or Equal

POTENTIAL EXTERIOR LIGHT FIXTURE: 51.C



LIGHTS SHALL BE DIFFERENT PER HOUSE AND MATCH THE ELEVATION STYLE.

PROGRESS LIGHTING
Newport Textured Black Outdoor Wall Lantern or Equal

DUET BUILDING, ELEVATIONS

HALF & MISSION VIEW

PLAN 4 - 3 BR / 3 BA

Name	Area
FIRST FLOOR	1138 SF
SECOND FLOOR	999 SF
TOTAL LIVING	2137 SF
2-CAR GARAGE	607 SF
FRONT PORCH	69 SF
OPT. ACCESSORY DWELLING UNIT	548 SF

PLAN 5 - 3 BR / 3 BA

Name	Area
1ST FLOOR	1380 SF
2ND FLOOR	1104 SF
TOTAL LIVING	2484 SF
2-CAR GARAGE	525 SF
FRONT PORCH	124 SF
OPT. ACCESSORY DWELLING UNIT	525 SF

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

JOB NO. 280.015
DATE 02/28/19

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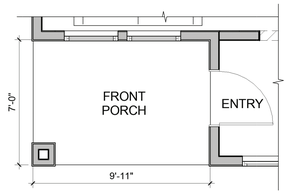
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Attachment: Half-Brookfield -Architecture (2334 : RDCS PUBLIC HEARING)



PLAN 4 PLAN 5

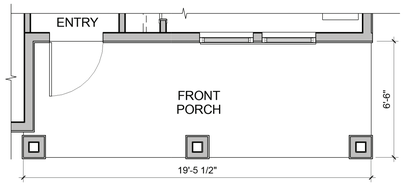
1 DUET BUILDING FRONT ELEVATION C, BAY AREA CONTEMPORARY
1/4" = 1'-0"



2 PARTIAL PLAN 4, ELEVATION C, BAY AREA CONTEMPORARY
1/4" = 1'-0"



3 ARCHITECTURAL FEATURE
1/4" = 1'-0"



4 PARTIAL PLAN 5, ELEVATION C, BAY AREA CONTEMPORARY
1/4" = 1'-0"

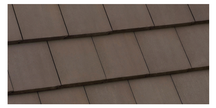
DUET BUILDING, ELEVATIONS

HALF & MISSION VIEW

000 RDCS PROJECT NARRATIVE LEGEND

49.A	FRONT PORCHES: A MINIMUM OF 50 PERCENT OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH. PORCHES MUST BE PART OF THE HOME'S PRIMARY ENTRANCE, CONNECTED TO THE FRONT YARD OR COMMON INTERIOR COURTYARD, A MINIMUM OF 6 FEET BY 5 FEET, AND IN FULL VIEW OF THE STREET OR COMMON INTERIOR COURTYARD. MULTI-FAMILY PROJECTS MAY EARN POINTS IF 50 PERCENT OF GROUND FLOOR UNITS WITH EXTERIOR ENTRANCES INCLUDE A PORCH.
49.D	FAÇADE ARTICULATION AND FINISHES: FRONT BUILDING FACADES FEATURE FINISHES TO BREAK UP, FLAT WALLS, INCLUDING BUT NOT LIMITED TO WINDOWS, SHUTTERS, AWNINGS, BALCONIES, BAY WINDOWS, AND STONE ENHANCEMENTS.
49.E	360-DEGREE ARCHITECTURE: THE PROJECT FEATURES FULL AND CONSISTENT ARTICULATION AND DESIGN DETAIL ON ALL BUILDING FACADES.
49.F	CORNER TREATMENTS: FOR PROJECTS WHERE THE SIDE OF REAR OF A HOME FACES A STREET OR COMMON COURTYARD STREET, THE PROJECT INCORPORATES FAÇADE FEATURE FINISHES, INCLUDING BUT NOT LIMITED TO WINDOWS, SHUTTERS, AWNING, BALCONIES, BAY WINDOWS, AND STONE ENHANCEMENTS.
49.I	RESIDENTIAL - SCALE DESIGN ELEMENTS - ATTACHED PROJECTS: BUILDINGS INCORPORATE DESIGN DETAILS, INCLUDING BUT NOT LIMITED TO PORCHES, PROJECTIONS, EAVES, BAY WINDOWS, AND OTHER SIMILAR ARCHITECTURAL ELEMENTS, THAT PROVIDE RESIDENTIAL SCALE AND HELP BREAK UP THE BUILDING MASS.
50.C	VARIATION IN BUILDING HEIGHT: THE PROJECT INCORPORATES VARIATION IN BUILDING HEIGHTS TO MINIMIZE MONOTONY.
50.E	ROOF LINE VARIATION: VARIATION IN ROOF LINES THROUGH CHANGES IN ROOF HEIGHT PROVIDES BREAKS IN BUILDING MASSING.
51.C	EXTERIOR LIGHTING: EXTERIOR LIGHTING FIXTURES ARE ARCHITECTURALLY INTEGRATED WITH THE PRIMARY BUILDING'S DESIGN, STYLE, MATERIAL, AND COLORS.

POTENTIAL COLOR SCHEME



ROOF
EAGLE
Bel Air - 4743
Cocoa Range or Equal

BODY 1
SHERWIN WILLIAMS
SW 7567
Natural Tan or Equal

BODY 2
SHERWIN WILLIAMS
SW 6209
Ripe Olive or Equal

ACCENT- FRONT DOOR / GARAGE DOOR
SHERWIN WILLIAMS
SW 7019
Gauntlet Grayor Equal

POTENTIAL EXTERIOR LIGHT FIXTURE: 51.C



LIGHTS SHALL VARY PER HOUSE AND MATCH THE ELEVATION STYLE. LIGHT FIXTURE SHOWN FOR REFERENCE.

PROGRESS LIGHTING
Parker Wall Scone Wall light or Equal

PLAN 4 - 3 BR / 3 BA	
Name	Area
FIRST FLOOR	1138 SF
SECOND FLOOR	999 SF
TOTAL LIVING	2137 SF
2-CAR GARAGE	607 SF
FRONT PORCH	69 SF
OPT. ACCESSORY DWELLING UNIT	548 SF

PLAN 5 - 3 BR / 3 BA	
Name	Area
1ST FLOOR	1380 SF
2ND FLOOR	1104 SF
TOTAL LIVING	2484 SF
2-CAR GARAGE	525 SF
FRONT PORCH	124 SF
OPT. ACCESSORY DWELLING UNIT	525 SF

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

JOB NO. **280.015**
DATE **02/27/19**

A1.7

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

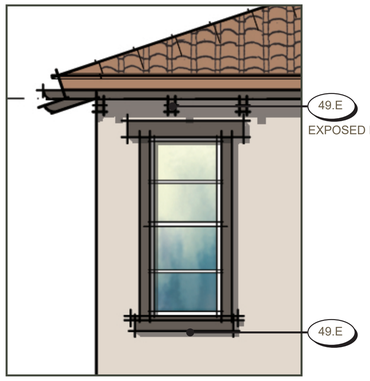
Attachment: Half-Brookfield - Architecture (2334 : RDCS PUBLIC HEARING)

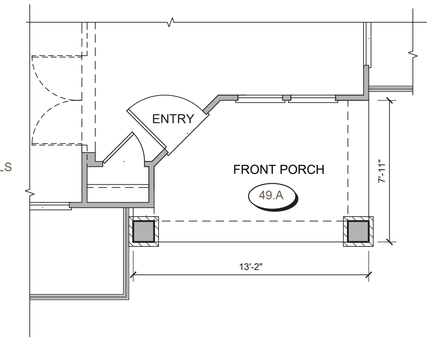


1 PLAN 6 - FRONT ELEVATION A, SPANISH
SCALE: 1/4" = 1'-0"

NOTE: EXTERIOR LIGHT ON THE FRONT WILL BE RECESSED CAN LIGHTS IN THE FRONT PORCH CEILING. ONE EXTERIOR LIGHT WILL BE PROVIDED NEXT TO GARAGE DOOR AT THE REAR.

ARCHITECTURAL FEATURE:





1 PARTIAL PLAN 6, ELEV. A, SPANISH
SCALE: 1/4" = 1'-0"

POTENTIAL EXTERIOR LIGHT FIXTURE: 51.C



LIGHTS SHALL BE DIFFERENT PER HOUSE AND MATCH THE ELEVATION STYLE.

PROGRESS LIGHTING
Parker Wall Scone Wall light or Equal

000 RDCS PROJECT NARRATIVE LEGEND

49.A	FRONT PORCHES: A MINIMUM OF 50 PERCENT OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH. PORCHES MUST BE PART OF THE HOME'S PRIMARY ENTRANCE, CONNECTED TO THE FRONT YARD OR COMMON INTERIOR COURTYARD, A MINIMUM OF 6 FEET BY 5 FEET, AND IN FULL VIEW OF THE STREET OR COMMON INTERIOR COURTYARD. MULTI-FAMILY PROJECTS MAY EARN POINTS IF 50 PERCENT OF GROUND FLOOR UNITS WITH EXTERIOR ENTRANCES INCLUDE A PORCH.
49.D	FAÇADE ARTICULATION AND FINISHES: FRONT BUILDING FACADES FEATURE FINISHES TO BREAK UP, FLAT WALLS, INCLUDING BUT NOT LIMITED TO WINDOWS, SHUTTERS, AWNINGS, BALCONIES, BAY WINDOWS, AND STONE ENHANCEMENTS.
49.E	360-DEGREE ARCHITECTURE: THE PROJECT FEATURES FULL AND CONSISTENT ARTICULATION AND DESIGN DETAIL ON ALL BUILDING FACADES.
49.I	RESIDENTIAL - SCALE DESIGN ELEMENTS - ATTACHED PROJECTS: BUILDINGS INCORPORATE DESIGN DETAILS, INCLUDING BUT NOT LIMITED TO PORCHES, PROJECTIONS, EAVES, BAY WINDOWS, AND OTHER SIMILAR ARCHITECTURAL ELEMENTS, THAT PROVIDE RESIDENTIAL SCALE AND HELP BREAK UP THE BUILDING MASS.
50.B	ENTRANCE ORIENTATION - SINGLE-FAMILY DETACHED PROJECTS/ARTERIAL STREETS: THE PRIMARY ENTRANCES OF DETACHED SINGLE-FAMILY HOMES OUTSIDE OF DOWNTOWN OR THE MONTERERY ROAD CORRIDOR DO NOT FACE AN ARTERIAL STREET. PROJECT PERIMETERS ALONG ARTERIAL STREETS FEATURE LANDSCAPING, FENCES, WALLS, AND OTHER IMPROVEMENTS THAT CREATE VISUAL INTEREST AND SUPPORT A PEDESTRIAN-FRIENDLY ENVIRONMENT.
50.C	VARIATION IN BUILDING HEIGHT: THE PROJECT INCORPORATES VARIATION IN BUILDING HEIGHTS TO MINIMIZE MONOTONY.
50.E	ROOF LINE VARIATION: VARIATION IN ROOF LINES THROUGH CHANGES IN ROOF HEIGHT PROVIDES BREAKS IN BUILDING MASSING.
51.C	EXTERIOR LIGHTING: EXTERIOR LIGHTING FIXTURES ARE ARCHITECTURALLY INTEGRATED WITH THE PRIMARY BUILDING'S DESIGN, STYLE, MATERIAL, AND COLORS.
52.C	GARAGE DOOR DESIGN - DETAILING: GARAGE DOORS FEATURE WINDOWS OR ARCHITECTURAL DETAILING CONSISTENT WITH THE MAIN DWELLING.

POTENTIAL COLOR SCHEME



ROOF
EAGLE
Capistrano
Valencia Or Equal

BODY 1
SHERWIN WILLIAMS
SW 6085
Simplify Beige Or Equal

TRIM
SHERWIN WILLIAMS
SW 7505
Manor House Or Equal

ACCENT- FRONT DOOR / GARAGE DOOR
SHERWIN WILLIAMS
SW 6033
Bateau Brown Or Equal

COURTYARD HOUSING, SINGLE FAMILY DETACHED, PLAN 6, ELEVATIONS

HALF & MISSION VIEW

PLAN 6 - 2 BR(OPT.3)/ 2 BA	
Name	Area
1st FLOOR	752 SF
2nd FLOOR	943 SF
TOTAL LIVING	1695 SF
2-CAR GARAGE	405 SF
FRONT PORCH	90 SF

DAHLIN

JOB NO.	280.015
DATE	03-08-2019

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

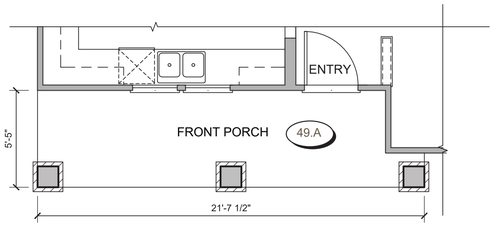
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Attachment: Half-Brookfield -Architecture (2334 : RDCS PUBLIC HEARING)



1 PLAN 7 - FRONT ELEVATION D, BUNGALOW
SCALE: 1/4" = 1'-0"

NOTE: EXTERIOR LIGHT ON THE FRONT WILL BE RECESSED CAN LIGHTS IN THE FRONT PORCH CEILING. ONE EXTERIOR LIGHT WILL BE PROVIDED NEXT TO GARAGE DOOR AT THE REAR.



1 PARTIAL PLAN 7, ELEV. D, BUNGALOW
SCALE: 1/4" = 1'-0"

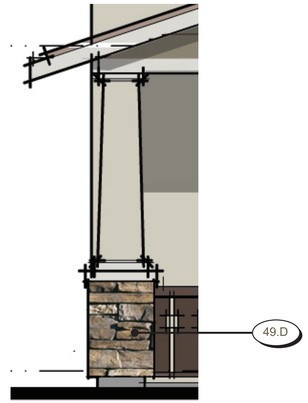
POTENTIAL EXTERIOR LIGHT FIXTURE: 51.C



LIGHTS SHALL VARY PER HOUSE AND MATCH THE ELEVATION STYLE. LIGHT FIXTURE SHOWN FOR REFERENCE.

PROGRESS LIGHTING
Andover Outdoor Wall Lantern or Equal

ARCHITECTURAL FEATURE:



000 RDCS PROJECT NARRATIVE LEGEND

49.A	FRONT PORCHES: A MINIMUM OF 50 PERCENT OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH. PORCHES MUST BE PART OF THE HOME'S PRIMARY ENTRANCE, CONNECTED TO THE FRONT YARD OR COMMON INTERIOR COURTYARD, A MINIMUM OF 6 FEET BY 5 FEET, AND IN FULL VIEW OF THE STREET OR COMMON INTERIOR COURTYARD. MULTI-FAMILY PROJECTS MAY EARN POINTS IF 50 PERCENT OF GROUND FLOOR UNITS WITH EXTERIOR ENTRANCES INCLUDE A PORCH.
49.D	FAÇADE ARTICULATION AND FINISHES: FRONT BUILDING FACADES FEATURE FINISHES TO BREAK UP, FLAT WALLS, INCLUDING BUT NOT LIMITED TO WINDOWS, SHUTTERS, AWNINGS, BALCONIES, BAY WINDOWS, AND STONE ENHANCEMENTS.
49.E	360-DEGREE ARCHITECTURE: THE PROJECT FEATURES FULL AND CONSISTENT ARTICULATION AND DESIGN DETAIL ON ALL BUILDING FACADES.
49.I	RESIDENTIAL - SCALE DESIGN ELEMENTS - ATTACHED PROJECTS: BUILDINGS INCORPORATE DESIGN DETAILS, INCLUDING BUT NOT LIMITED TO PORCHES, PROJECTIONS, EAVES, BAY WINDOWS, AND OTHER SIMILAR ARCHITECTURAL ELEMENTS, THAT PROVIDE RESIDENTIAL SCALE AND HELP BREAK UP THE BUILDING MASS.
50.B	ENTRANCE ORIENTATION - SINGLE-FAMILY DETACHED PROJECTS/ARTERIAL STREETS: THE PRIMARY ENTRANCES OF DETACHED SINGLE-FAMILY HOMES OUTSIDE OF DOWNTOWN OR THE MONTERERY ROAD CORRIDOR DO NOT FACE AN ARTERIAL STREET. PROJECT PERIMETERS ALONG ARTERIAL STREETS FEATURE LANDSCAPING, FENCES, WALLS, AND OTHER IMPROVEMENTS THAT CREATE VISUAL INTEREST AND SUPPORT A PEDESTRIAN-FRIENDLY ENVIRONMENT.
50.C	VARIATION IN BUILDING HEIGHT: THE PROJECT INCORPORATES VARIATION IN BUILDING HEIGHTS TO MINIMIZE MONOTONY.
50.E	ROOF LINE VARIATION: VARIATION IN ROOF LINES THROUGH CHANGES IN ROOF HEIGHT PROVIDES BREAKS IN BUILDING MASSING.
51.C	EXTERIOR LIGHTING: EXTERIOR LIGHTING FIXTURES ARE ARCHITECTURALLY INTEGRATED WITH THE PRIMARY BUILDING'S DESIGN, STYLE, MATERIAL, AND COLORS.
52.C	GARAGE DOOR DESIGN - DETAILING: GARAGE DOORS FEATURE WINDOWS OR ARCHITECTURAL DETAILING CONSISTENT WITH THE MAIN DWELLING.

POTENTIAL COLOR SCHEME



ROOF
EAGLE
Bel Air
Concord Blend Or Equal

BODY 1
SHERWIN WILLIAMS
SW 6169
Sedate Gray Or Equal

BODY 2
SHERWIN WILLIAMS
SW 6172
Hardware Or Equal

TRIM
SHERWIN WILLIAMS
SW 7646
First Star Or Equal

ACCENT- FRONT DOOR / GARAGE DOOR
SHERWIN WILLIAMS
SW 7510
Chateau Brown Or Equal



STONE
EL DORADO STONE
Cliffstone
Montecito Or Equal

COURTYARD HOUSING, SINGLE FAMILY DETACHED, PLAN 7, ELEVATIONS

HALF & MISSION VIEW

PLAN 7 - 4 BR/ 2.5 BA	
Name	Area
1st FLOOR	764 SF
2nd FLOOR	1130 SF
TOTAL LIVING	1894 SF
2-CAR GARAGE	458 SF
FRONT PORCH	110 SF

DAHLIN

JOB NO.	280.015
DATE	03-08-2019

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

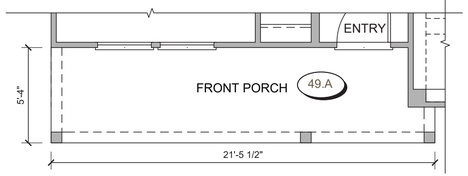
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Attachment: Half-Brookfield -Architecture (2334 : RDCS PUBLIC HEARING)



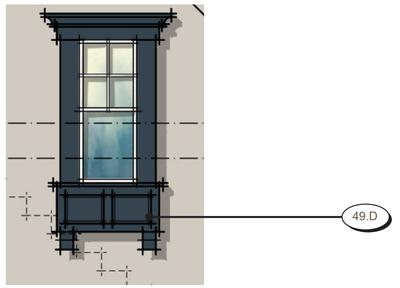
1 PLAN 8 - FRONT ELEVATION E, FRENCH
SCALE: 1/4" = 1'-0"

NOTE: EXTERIOR LIGHT ON THE FRONT WILL BE RECESSED CAN LIGHTS IN THE FRONT PORCH CEILING. ONE EXTERIOR LIGHT WILL BE PROVIDED NEXT TO GARAGE DOOR AT THE REAR.



1 PARTIAL PLAN 8, ELEV. E, FRENCH
SCALE: 1/4" = 1'-0"

ARCHITECTURAL FEATURE:



000 RDCS PROJECT NARRATIVE LEGEND

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49.I	RESIDENTIAL - SCALE DESIGN ELEMENTS - ATTACHED PROJECTS: BUILDINGS INCORPORATE DESIGN DETAILS, INCLUDING BUT NOT LIMITED TO PORCHES, PROJECTIONS, EAVES, BAY WINDOWS, AND OTHER SIMILAR ARCHITECTURAL ELEMENTS, THAT PROVIDE RESIDENTIAL SCALE AND HELP BREAK UP THE BUILDING MASS.
50.B	ENTRANCE ORIENTATION - SINGLE-FAMILY DETACHED PROJECTS/ARTERIAL STREETS: THE PRIMARY ENTRANCES OF DETACHED SINGLE-FAMILY HOMES OUTSIDE OF DOWNTOWN OR THE MONTERERY ROAD CORRIDOR DO NOT FACE AN ARTERIAL STREET. PROJECT PERIMETERS ALONG ARTERIAL STREETS FEATURE LANDSCAPING, FENCES, WALLS, AND OTHER IMPROVEMENTS THAT CREATE VISUAL INTEREST AND SUPPORT A PEDESTRIAN-FRIENDLY ENVIRONMENT.
50.C	VARIATION IN BUILDING HEIGHT: THE PROJECT INCORPORATES VARIATION IN BUILDING HEIGHTS TO MINIMIZE MONOTONY.
50.E	ROOF LINE VARIATION: VARIATION IN ROOF LINES THROUGH CHANGES IN ROOF HEIGHT PROVIDES BREAKS IN BUILDING MASSING.
51.C	EXTERIOR LIGHTING: EXTERIOR LIGHTING FIXTURES ARE ARCHITECTURALLY INTEGRATED WITH THE PRIMARY BUILDING'S DESIGN, STYLE, MATERIAL, AND COLORS.
52.C	GARAGE DOOR DESIGN - DETAILING: GARAGE DOORS FEATURE WINDOWS OR ARCHITECTURAL DETAILING CONSISTENT WITH THE MAIN DWELLING.

POTENTIAL COLOR SCHEME



ROOF
GAF
Timberline
Pewter Gray Or Equal

BODY 1
SHERWIN WILLIAMS
SW 7029
Agreeable Gray Or Equal

TRIM
SHERWIN WILLIAMS
SW 7671
On the Rocks Or Equal

ACCENT- FRONT DOOR / GARAGE DOOR
SHERWIN WILLIAMS
SW 7605
Gales Force Or Equal

POTENTIAL EXTERIOR LIGHT FIXTURE: 51.C

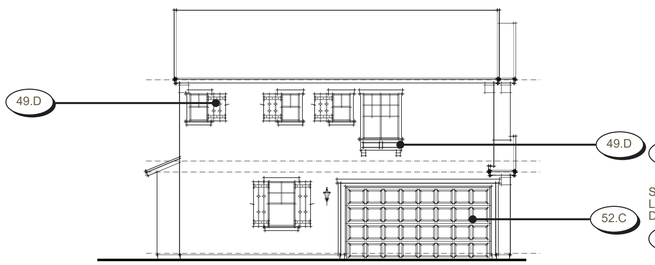


LIGHTS SHALL VARY PER HOUSE AND MATCH THE ELEVATION STYLE. LIGHT FIXTURE SHOWN FOR REFERENCE.

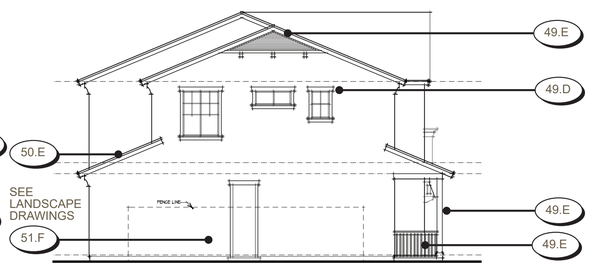
PROGRESS LIGHTING
Roman Coach Outdoor Wall Lantern or Equal



2 PLAN 8 - RIGHT ELEVATION E, FRENCH
SCALE: 1/4" = 1'-0"



3 PLAN 8 - REAR ELEVATION E, FRENCH
SCALE: 1/4" = 1'-0"



4 PLAN 8 - LEFT ELEVATION E, FRENCH
SCALE: 1/4" = 1'-0"

COURTYARD HOUSING, SINGLE FAMILY DETACHED, PLAN 8, ELEVATIONS

HALF & MISSION VIEW

PLAN 8 - 4 BR/ 3BA	
Name	Area
1st FLOOR	929 SF
2nd FLOOR	1271 SF
TOTAL LIVING	2200 SF
2-CAR GARAGE	421 SF
FRONT PORCH	109 SF

DAHLIN

JOB NO.	280.015
DATE	03-08-2019

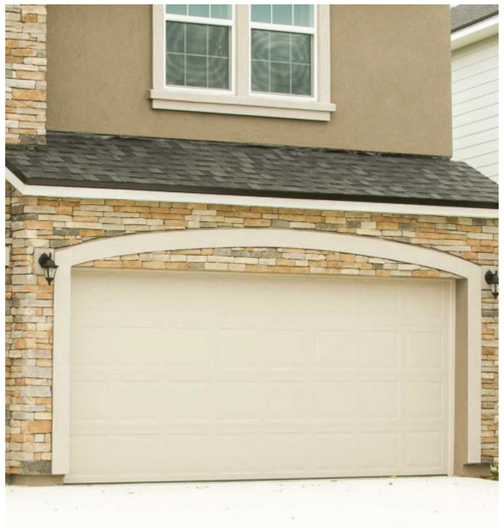
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925-251-7200

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Attachment: Half-Brookfield -Archiecture (2334 : RDCS PUBLIC HEARING)

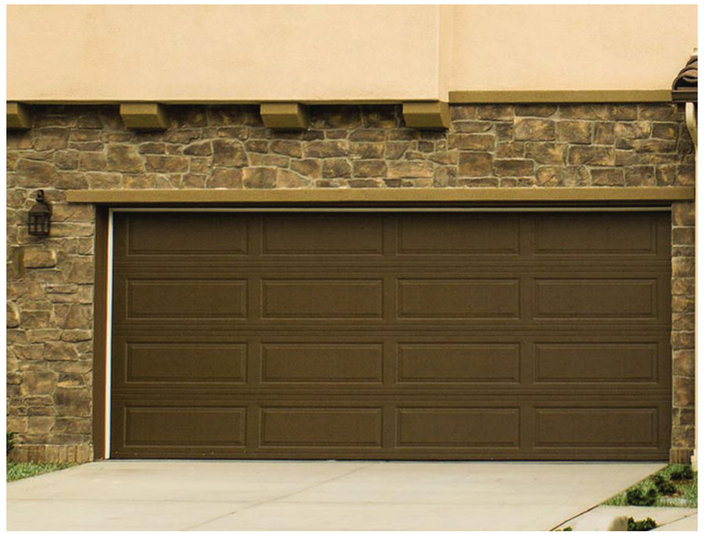
POTENTIAL GARAGE DOOR OPTIONS: 52.C

52.C GARAGE DOOR DESIGN - DETAILING: GARAGE DOORS FEATURE WINDOWS OR ARCHITECTURAL DETAILING CONSISTENT WITH THE MAIN DWELLING.



WAYNE DALTON
9100 SERIES - COLONIAL STYLE OR EQUAL

DESIGNED INTO THE FOLLOWING ELEVATIONS:
- DUETS ELEVATION STYLE A - 'SPANISH'
- COURTYARD HOUSING, SINGLE FAMILY DETACHED ELEVATION STYLE A - 'SPANISH'
- COURTYARD HOUSING, SINGLE FAMILY DETACHED ELEVATION STYLE E - 'BUNGALOW'



WAYNE DALTON
9100 SERIES - RANCH STYLE OR EQUAL

DESIGNED INTO THE FOLLOWING ELEVATIONS:
- DUETS ELEVATION STYLE B - 'FARMHOUSE'
- COURTYARD HOUSING, SINGLE FAMILY DETACHED ELEVATION STYLE E - 'BUNGALOW'



WAYNE DALTON
9100 SERIES - CONTEMPORARY STYLE OR EQUAL

DESIGNED INTO THE FOLLOWING ELEVATIONS:
- TOWHNHOUSES
- DUETS ELEVATION STYLE C - 'BAY AREA CONTEMPORARY'

POTENTIAL GARAGE DOOR OPTIONS

HALF & MISSION VIEW

DAHLIN

JOB NO.	280.015
DATE	03-08-2019

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.11

Attachment: Half-Brookfield -Archiecture (2334 : RDCS PUBLIC HEARING)





TOT LOT CONCEPT



HALF BASKETBALL COURT CONCEPT



BOCCE BALL COURT CONCEPT



COMMUNITY GARDEN CONCEPT



DOG PARK CONCEPT



SHADE STRUCTURE & PARK CONCEPT



PUTTING GREEN CONCEPT



VOLLEYBALL COURT CONCEPT



SENIOR PARCOURSE FITNESS CIRCUIT CONCEPT



COURT/ALLEY LANDSCAPE CONCEPT



PASEO LANDSCAPE CONCEPT

0 60 120 180

SCALE IN FEET: 1"= 60'

PLOT DATE: March 7, 2019
FILE PATH: W:\Jobs 18\182032 Depaul_Cochrane\Drawings\Prelim\Applications\2018 RDCS\L-1 PRELIMINARY OVERALL ILLUSTRATIVE PLAN.dwg

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
805 SAN PABLO AVENUE, SUITE 100 PINOLE, CA 94564
PHONE: (408) 848-0300 FAX: (408) 848-0302

Brookfield Residential
500 La Gonda Way, Suite 100
Danville, CA 94526

RDCS APPLICATION
PRELIMINARY OVERALL ILLUSTRATIVE PLAN
HALF ACRE MISSION
MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
DATE: MARCH 8, 2019

DATE	MARK	SHEET REVISIONS

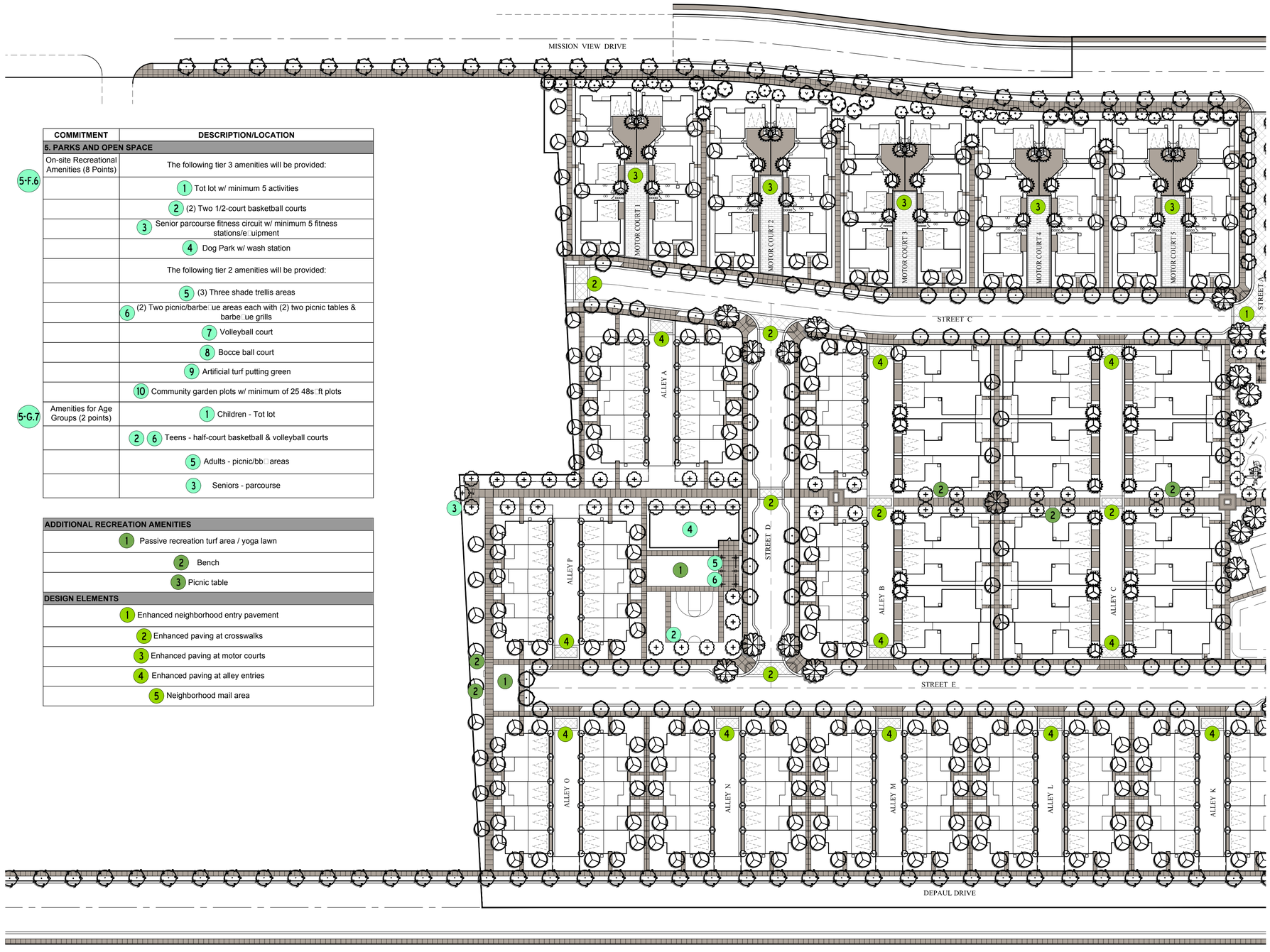
SHEET
L-1
OF 33 SHEETS

JOB NO.
182032-001

Attachment: Half-Brookfield-Landscape (2334 : RDCS PUBLIC HEARING)

COMMITMENT	DESCRIPTION/LOCATION
5. PARKS AND OPEN SPACE	
5-F.6 On-site Recreational Amenities (8 Points)	The following tier 3 amenities will be provided:
	1 Tot lot w/ minimum 5 activities
	2 (2) Two 1/2-court basketball courts
	3 Senior parcourse fitness circuit w/ minimum 5 fitness stations/e□uipment
	4 Dog Park w/ wash station
	The following tier 2 amenities will be provided:
	5 (3) Three shade trellis areas
	6 (2) Two picnic/barbe□ue areas each with (2) two picnic tables & barbe□ue grills
	7 Volleyball court
	8 Bocce ball court
	9 Artificial turf putting green
	10 Community garden plots w/ minimum of 25 48s□ft plots
5-G.7 Amenities for Age Groups (2 points)	1 Children - Tot lot
	2 6 Teens - half-court basketball & volleyball courts
	5 Adults - picnic/bb□areas
	3 Seniors - parcourse

ADDITIONAL RECREATION AMENITIES
1 Passive recreation turf area / yoga lawn
2 Bench
3 Picnic table
DESIGN ELEMENTS
1 Enhanced neighborhood entry pavement
2 Enhanced paving at crosswalks
3 Enhanced paving at motor courts
4 Enhanced paving at alley entries
5 Neighborhood mail area



SEE S□EE□L-3

0 50 100 150
SCALE IN FEET: 1"= 50'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
825 SAN RAMON ROAD, SUITE 320
PHONE: (408) 848-0300 FAX: (408) 848-0302

Brookfield Residential
500 La Gonda Way, Suite 100
Danville, CA 94526

RDCS APPLICA□IO□ E□□□□S □2018□
PRELIMINARY LANDSCAPE PLAN - NORTH
□ALF A□D MISSIO□ □ □IE□
MOR□A□ □ILL, CALIFOR□IA

SCALE AS S□O□□
DA□E MARC□ 8, 2019

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L-2
OF 33 S□EE□S

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182032-001

PLOT DATE: March 7, 2019
FILE PATH: W:\Jobs 18\182032 Depaul_Cochrane\Drawings\Prelim\Applications\2018 RDCS\L-2 PRELIMINARY LANDSCAPE PLAN - NORTH.dwg

Attachment: Half-Brookfield-Landscape (2334 : RDCS PUBLIC HEARING)



COMMITMENT	DESCRIPTION/LOCATION
5. PARKS AND OPEN SPACE	
On-site Recreational Amenities (8 Points)	The following tier 3 amenities will be provided:
5-F.6	1 Tot lot w/ minimum 5 activities
	2 (2) Two 1/2-court basketball courts
	3 Senior parcourse fitness circuit w/ minimum 5 fitness stations/e□uipment
	4 Dog Park w/ wash station
	The following tier 2 amenities will be provided:
	5 (3) Three shade trellis areas
	6 (2) Two picnic/barbe□ue areas each with (2) two picnic tables & barbe□ue grills
	7 Volleyball court
	8 Bocce ball court
	9 Artificial turf putting green
	10 Community garden plots w/ minimum of 25 48s□ft plots
Amenities for Age Groups (2 points)	1 Children - Tot lot
5-G.7	2 6 Teens - half-court basketball & volleyball courts
	5 Adults - picnic/bb□ areas
	3 Seniors - parcourse

ADDITIONAL RECREATION AMENITIES
1 Passive recreation turf area / yoga lawn
2 Bench
3 Picnic table
DESIGN ELEMENTS
1 Enhanced neighborhood entry pavement
2 Enhanced paving at crosswalks
3 Enhanced paving at motor courts
4 Enhanced paving at alley entries
5 Neighborhood mail area

0 50 100 150
SCALE IN FEET: 1"= 50'

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
825 SAN MATEO AVENUE, SUITE 100 SAN MATEO, CA 94402
PHONE: (408) 848-0300 FAX: (408) 848-0302

Brookfield Residential
500 La Gonda Way, Suite 100
Danville, CA 94526

RDCS APPLICA□IO□ E□□I□□S (2018□
PRELIMINARY LANDSCAPE PLAN - SOUTH
□ALF A□D MISSIO□ □□ □IE□
MOR□A□ □ILL, CALIFOR□IA

SCALE	DA□E
AS S□O□	MARC□ 8, 2019

□.	DA□E	M□.	S□EE□ RE□ISIO□S

S□EE□
L-3
OF 33 S□EE□S

□O□□O.
182032-001

PLOT DATE: March 7, 2019
FILE PATH: W:\Jobs 18\182032 Depaul_Cochrane\Drawings\Vrelim\Applications\2018 RDCS\L-3 PRELIMINARY LANDSCAPE PLAN - SOUTH.dwg

Attachment: Half-Brookfield-Landscape (2334 : RDCS PUBLIC HEARING)

TREES



Lagerstroemia indica
Crape Myrtle



Platanus × hispanica 'Bloodgood'
London Plane Tree



Quercus agrifolia
Coast Live Oak



Zelkova serrata
Sawleaf Zelkova



Rhus lancea
African Sumac



Afrocarpus gracilior
African Fern Pine

SHRUBS/GROUNDCOVERS



Dietes vegeta
Fortnight Lily



Hesperaloe parviflora
Red Yucca



Lomandra longifolia 'Breeze'
Dwarf Mat Rush



Callistemon 'Little John'
Dwarf Callistemon



Myrica californica
Pacific Wax Myrtle



Myoporum parvifolia
Creeping Myoporum



Lantana montevidensis 'Alba'
White Trailing Lantana



Myrsine africana
African Boxwood



Rhaphiolepis indica
Indian Hawthorn



Ligustrum japonicum 'Texanum'
Waxleaf Privet



Juniperus chinensis 'San Jose'
San Jose Juniper



Nandina domestica 'nana'
Dwarf Heavenly Bamboo

GENERAL NOTES:

1. Tree layout shown on sheets L-1 to L-3 is conceptual in nature. Final plant locations and species are subject to City review and final design refinement.
2. Additional plant species not listed on the above Plant Palette may be used.
3. Not all plant species listed on the above Plant Palette may be used.
4. All landscape areas will be grouped by hydrozone and receive an automatic underground irrigation system(s) that meets local and UBC code.

DESIGN INTENT STATEMENT:

The planting design shall adhere with applicable City of Morgan Hill code and guidelines. The planting design utilizes a variety of plants in a layered composition, creating layers of color and texture to compliment the architecture and outdoor spaces. The shown landscape design is preliminary in nature and subject to further design refinement and City review.

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500 La Gonda Way, Suite 100
Danville, CA 94526

RDCS APPLICA□IO□ E□□I□□S 2018□
PRELIMINARY PLANT PALETTE
□ALF A□D MISSIO□ □IE□
MOR□A□ □ILL, CALIFOR□IA

SCALE
AS SHO□

DA□E
MARC□ 8, 2019

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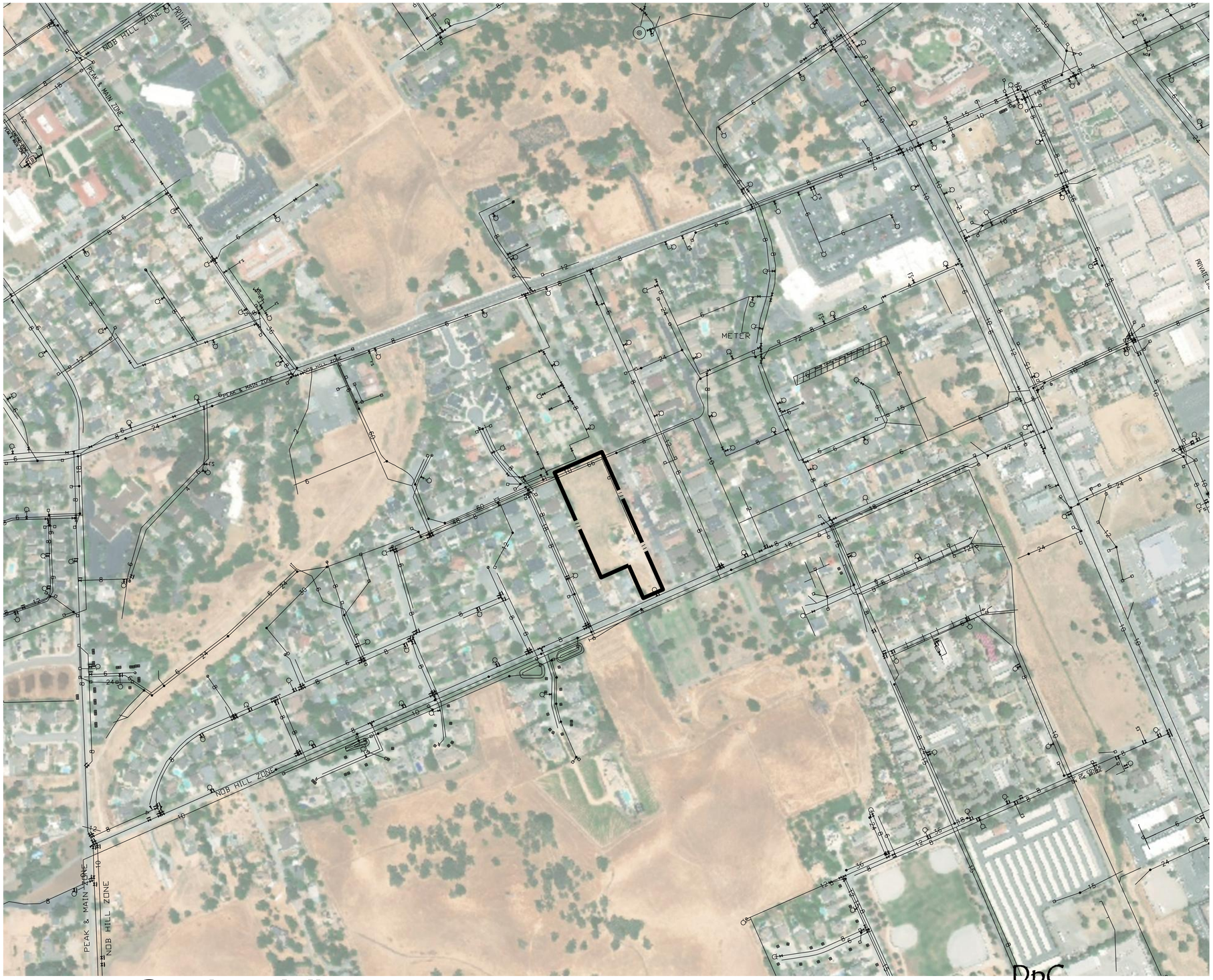
L-4

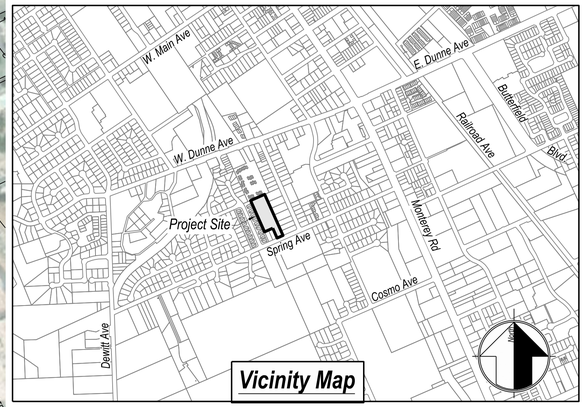
OF 33 S□EE□S

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182032-001

PLOT DATE: March 7, 2019
FILE PATH: W:\Jobs 18\182032 Depaul_Coolrone\Drawings\Prelim\Applications\2018 RDCS\L-4 PRELIMINARY PLANT PALETTE.dwg

Attachment: Half-Brookfield-Landscape (2334 : RDCS PUBLIC HEARING)





notes:

ASSESSOR'S PARCEL NO:	767-11-030
PRESENT USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	R2-3,500
PROPOSED ZONING:	R2-3,500
SANITARY SEWER:	CITY OF MORGAN HILL
GAS and ELECTRIC:	PG&E
WATER:	CITY OF MORGAN HILL
TELEPHONE:	VERIZON
EXISTING IMPROVEMENTS:	AS SHOWN
GENERAL PLAN:	RAL (6-16 DU/AC)

Spring View

Site Utilization Plan

DpC
DEVELOPMENT PROCESS CONSULTANTS
220 LIVE OAK DRIVE DANVILLE, CA 94506
(408) 421-2695 EMAIL: VRBURGOS@HOTMAIL.COM

applicant:

JOE & SHEILA GIANCOLA
2290-A COCHRANE ROAD
MORGAN HILL, CA 95037

engineer:

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

Scale: 1"=200'

0 50 100 200 400

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

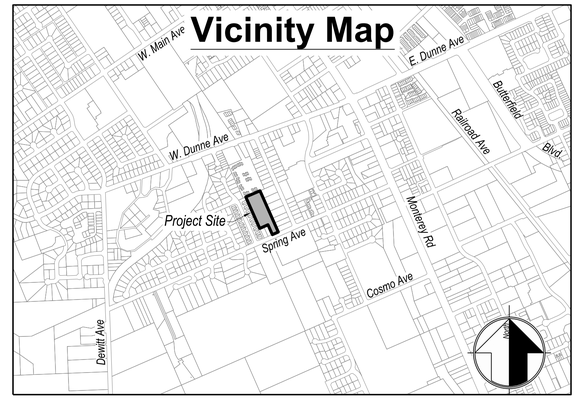
DATE: 3/4/19 DRAWN:KW CHECKED: WJM

Sheet 1 of 5

98043

Attachment: Spring-Giancola-Civil (2334 : RDCS PUBLIC HEARING)





Density Calculations

Total Project Area:	2.686 ac
Private Driveway Easements:	0.707 ac
Project Net Area	1.979 ac
No. Units Allowed:	32
No. Units Proposed:	**26**
Open Space Areas:	**0.336 ac**
Sidewalk Areas:	0.218 ac
Building Areas incl. Garage:	0.751 ac

Building Coverage Calcs

Total Project Area:	2.686 ac
Private Driveway Easements:	0.707 ac
Project Net Area	1.979 ac
Driveway and Private Street Coverage	0.724 ac
Driveway Apron Coverage	0.146 ac
Building Coverage	0.637 ac
Sidewalk Coverage	0.255 ac
Building Coverage:	**32.18%**

Legend

Proposed	Existing	Description
		Project Property Boundary
		Property Line
		Centerline
		Curb and Gutter
		Driveway Approach
SD	(SD)	Storm Drain
SS	(SS)	Sanitary Sewer
W	(W)	Water Main
G	(G)	Gas Main
E	(E)	Underground Electric
	(T)	Telephone
x x x x	x x x x	Fence, Type as shown
		Street Barricade
		Benchmark
		Monument, Type as shown
2		Revision
7A		Section
		Swale
2.2%	(2.1%)	Slope
SD	SD	Storm Drain Manhole
		Curb Inlet
		Drop Inlet
SS	SS	Sanitary Sewer Manhole
		Fire Hydrant
		Cleanout
		Gate Valve
		Utility Pole
		Electrolier
S	S	Sewer Service
W	W	Water Service
		AC Pavement
		PCC Sidewalk
		PCC Driveway
		Private Yard

Applicant\Owner:
Joe & Sheila Giancola
2290-A Cochrane Road
Morgan Hill, CA 95037

Engineer:
William McClintock RCE 24893
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381
billm□ mhengineering.com

Project Information:

APN 767-11-030	
Present Use:	Vacant
Proposed Use:	Residential
Present Zoning:	RAL
Proposed Zoning:	RAL
Sanitary Sewer:	City of Morgan Hill
Gas and Electric:	PG&E
Water:	SCVWD
Telephone:	Verizon
Existing Improvements:	As Shown
Area:	2.686 ac
Topo:	Field Topo

Spring View

Site Development Plan

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16075 Vineyard Boulevard Morgan Hill, CA 95037

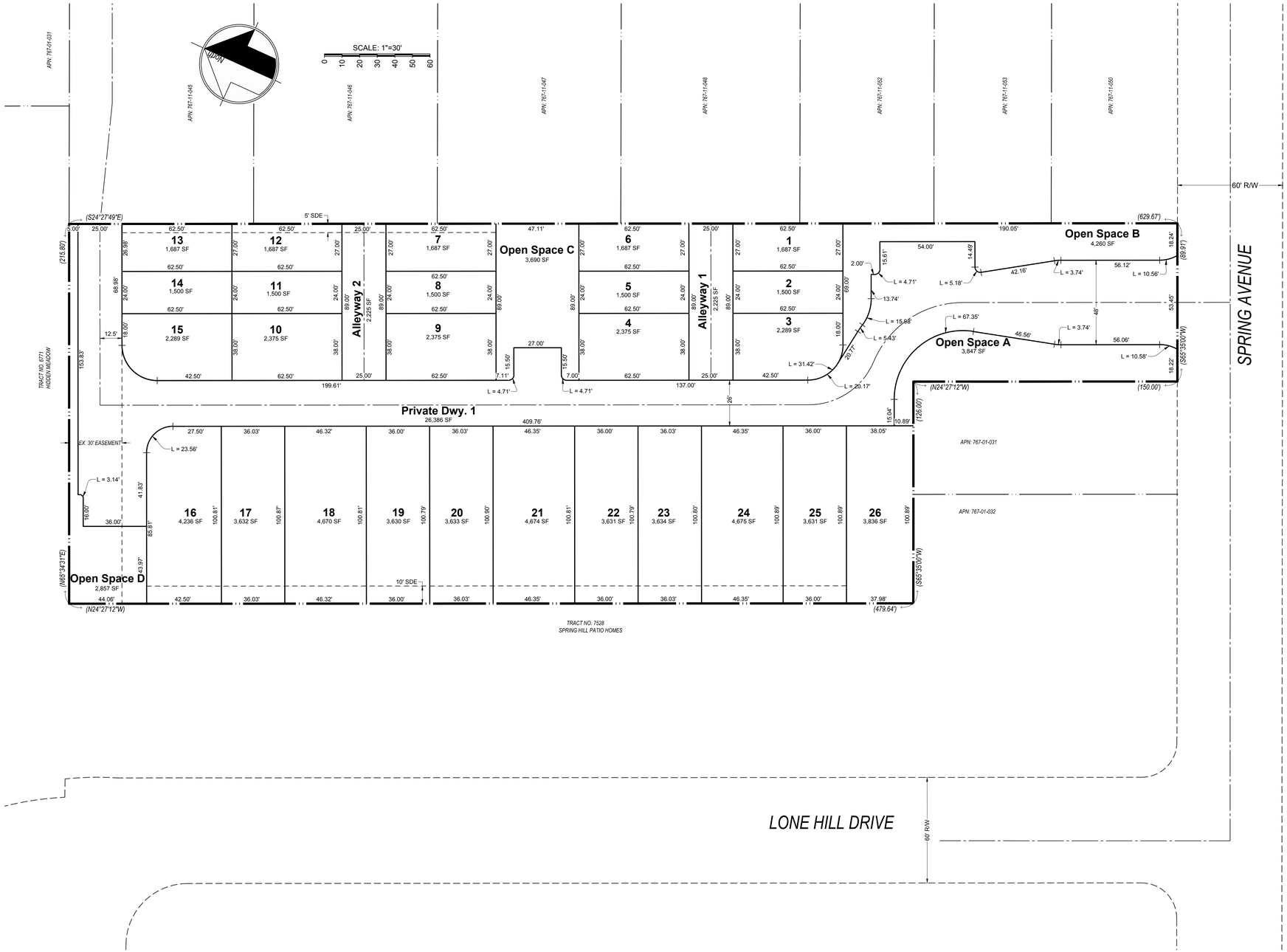
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Sheet **2** of **5**

98043

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Attachment: Spring-Giancola-Civil (2334 : RDCS PUBLIC HEARING)



Applicant\Owner:

Joe & Sheila Giancola
2290-A Cochrane Road
Morgan Hill, CA 95037

Engineer:

William McClintock RCE 24893
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381
billm mhengineering.com

Project Information:

APN 767-11-030

Present Use:	Vacant
Proposed Use:	Residential
Present Zoning:	RAL
Proposed Zoning:	RAL
Sanitary Sewer:	City of Morgan Hill
Gas and Electric:	PG&E
Water:	SCVWD
Telephone:	Verizon
Existing Improvements:	As Shown
Area:	2.686 ac
Topo:	Field Topo

Spring View

Vesting Tentative Map

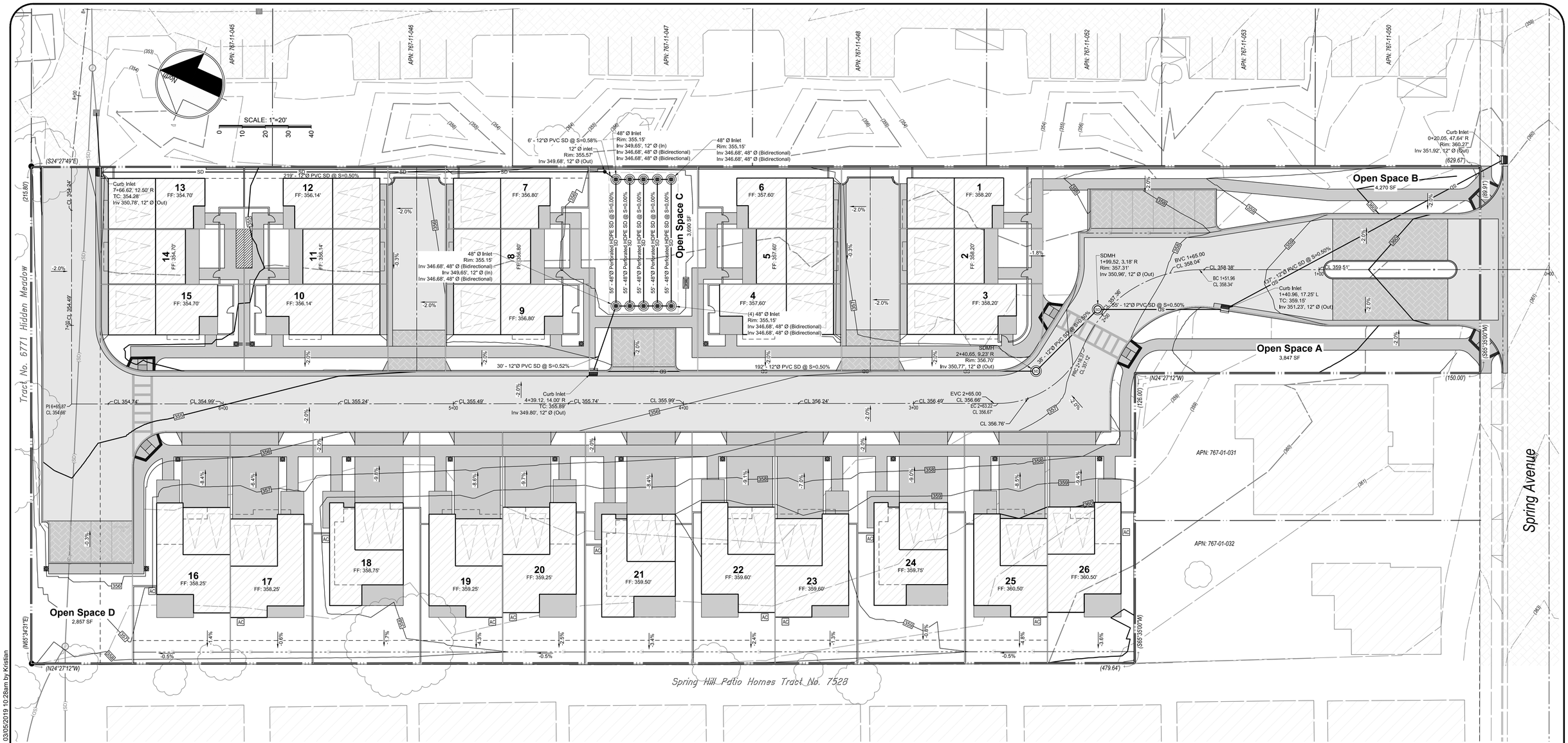
DpC
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(408) 421-2695 EMAIL: VRBURGOS@HOTMAIL.COM

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16075 Vineyard Boulevard Morgan Hill, CA 95037

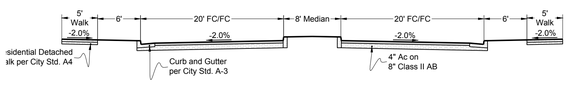
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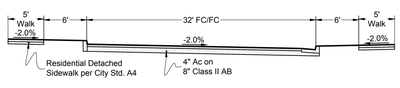
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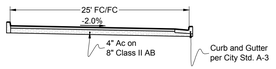
Project Entrance with Median Typical Section
Scale: 1" = 10'



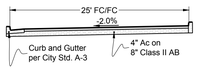
32' Private Driveway Typical Section
Scale: 1" = 10'



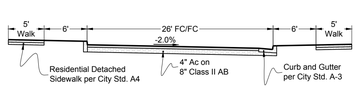
25' Private Driveway Typical Section
Scale: 1" = 10'



Common Driveway Typical Section
Scale: 1" = 10'



26' Private Driveway Typical Section
Scale: 1" = 10'



Preliminary Earthwork Quantities		
	Cut	Fill
Lots 1-15 Rough Grade	187 cy	2,019 cy
Lots 16-26 Rough Grade	205 cy	1,128 cy
Private Road Rough Grade	1,277 cy	148 cy
Underground Storage	1,609 cy	280 cy

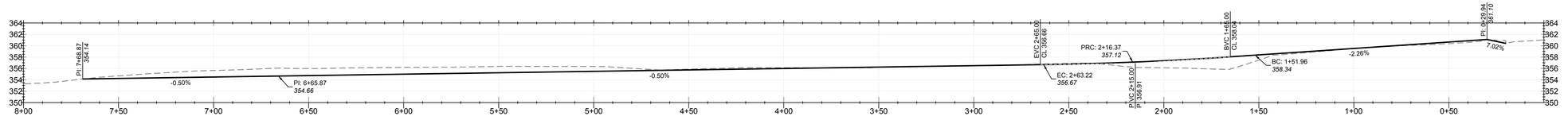
Spring View
Preliminary Grading Plan

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DEVELOPMENT PROCESS CONSULTANTS
220 LIVE OAK DRIVE
(408) 421-2695
DANVILLE, CA 94506
EMAIL: VRBURGOS@HOTMAIL.COM

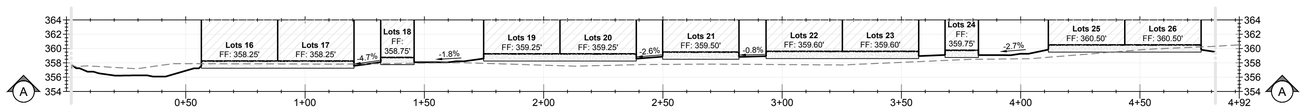
MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

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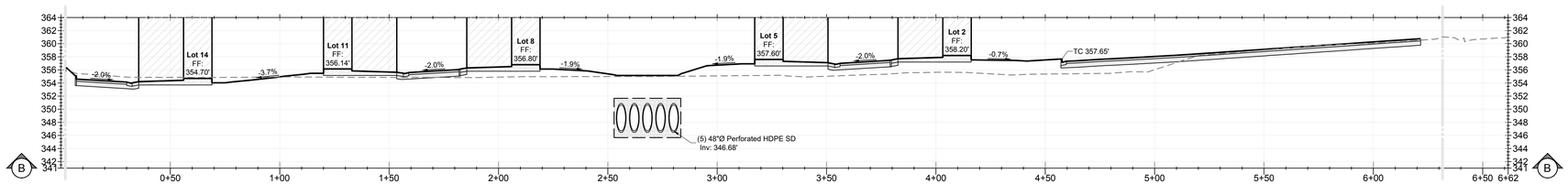
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Attachment: Spring-Giancola-Civil (2334 : RDCS PUBLIC HEARING)



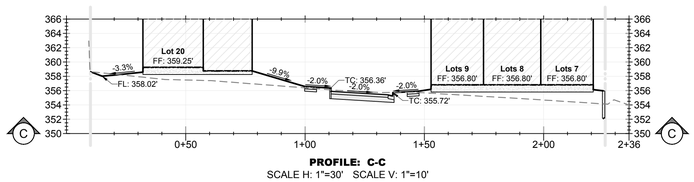
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SCALE H: 1"=30' SCALE V: 1"=10'



PROFILE: A-A
SCALE H: 1"=30' SCALE V: 1"=10'



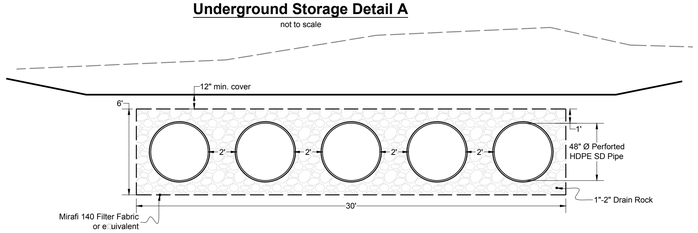
PROFILE: B-B
SCALE H: 1"=30' SCALE V: 1"=10'



PROFILE: C-C
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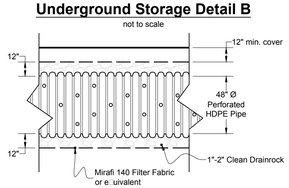
Underground Storage Detail A

not to scale



Underground Storage Detail B

not to scale



Spring View

Preliminary Grading Plan-Sections

Hydrologic Analysis & Stormwater Control Measure Sizing
Per Appendix D, Stormwater Management Guudance Manual for Low Impact Developemnt & Post Construction Re□uirements, City of Gilroy City of Morgan Hill and County of Santa Clara June 2015

Spring View - APN 767-11-03
Job#: 98043.MS19
Date: 3/4/19

1.) Determination of Retention Tributary Area

1a.) Compute the Retention Tributary Area

	(sf) Description
125,951	= Atotal = total project area (sf)
87,179	= Aimp = Total Impervious areas (sf)
38,772	= Aperv = Total Pervious Areas (sf)
0.692	= i = Fraction of site that is impervious
0.487	= C = 0.858i3 - 0.78i2 + 0.774i + 0.04

Impervious Areas in retention tributary area

27,811	= Abldg = Area of Buildings (sf)
1,730	= Apcc,ex = Area of existing public concrete to be treated
5,512	=Aac,ex = Area of existing public asphalt to be treated
27,489	= APCC = Area of Concrete (sf)
24,638	= AAC = Area of Asphalt (sf)
87,179	= Aimp = Total Impervious Areas (sf)

1b.) Adjustments for Redevelopment Project

125,951	= ADMA = Entire DMA Area
38,772	= APA = Undisturbed or Planted Areas
0	= AIADIA = Impervious Areas that discharge to Infiltrating Area
9,377	= Arep = Replaced impervious surface areas

Aret = ADMA - APA - AIADIA - (0.5 □Arep)
82,491 = Aret = Retention Tributary Area (sf)

2.) Determinaton of Retention Volume

2a.) Project Watershed Management Zone per attach 1b
1 = WMZproject
Runoff Retention Re□uirement = Prevent offsite discharge from events up to the 95th percentile 24-hour rainfall event

2b.) Determine the 95th percentile 24-hour rainfall event
1.75 = D = 95th % 24-hour rainfall per 95th percentile poster for posting (in.)

2c.) Compute the Runoff Coefficient
0.487 = C = 0.858i3 - 0.78i2 + 0.774i + 0.04

2d.) Compute Retention Volume
Retention VolumeDMA□ = CDMA□ □D □Aret
5,853

2d.) Retention Volume Provided
Pipe Diameter = d = 48"
Pipe Length = Lpipe = 55'
No. of Barrels = B = 5
Pipe Volume = Vpipe = π*r2*Lpipe*B = 3,456 CF

Trench Length = Ltrench = 30'
Trench Width = Wtrench = 61'
Trench Depth = Dtrench = 6'
Trench Volume = Vtrench = Ltrench □Wtrench□Dtrench = 10,980 CF
% Voids = %voids = 40%
Rock Volume = Vrock = (Vtrench-Vpipe)□%voids = 3,010 CF

Vtotal = Vpipe+Vrock = 6,465 CF = 110% of required volume

Preliminary Engineers Estimate

Spring View - Public Improvements
APN 767-11-030 - City of Morgan Hill, Santa Clara County, CA

□uantities derived from Measure S plans prepared by MH engineering dated 3/4/19

Item	Description	□uantity	Unit	Unit Price	Cost
A	**Spring Avenue Improvements (Public)**				
1	sawcut	93	LF	□3.00	□279
2	pavement removal	436	SF	□2.00	□873
3	Curb & Gutter demolition & haul-off	93	LF	□5.00	□465
4	subgrade prep and compact	831	SF	□0.50	□416
5	4" Type A asphaltic concrete roadway	9	TON	□130	□1,132
6	8" Class II aggregate base roadway	17	TON	□25.00	□436
7	6" Class II aggregate base curb & gutter	18	TON	□25.00	□453
8	4" PCC sidewalk	5	TON	□4.00	□18
9	4" Class II aggregate base sidewalk	5	TON	□25.00	□113
10	4' Valley Gutter	88	LF	□15.50	□1,364
11	Curb Inlet	1	EA	□5,000.00	□5,000
12	PCC ADA Ramps	2	EA	□800.00	□1,600
				subtotal =	□12,148

Summary

A	**Spring Avenue Improvements (Public)**	**$12,148**
	Public Improvemnts Subtotal =	□12,148
	10% Contingency =	□1,215
	Estimated Public Improvements Total =	**$13,363**

DpC
DEVELOPMENT PROCESS CONSULTANTS
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MH engineering Co.
16075 Vineyard Boulevard Morgan Hill, CA 95037

DATE: 3/4/19 DRAWN:KW CHECKED: WJM

Sheet **5** of **5**
98043

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Attachment: Spring-Giancola-Civil (2334 : RDCS PUBLIC HEARING)

SPRING

MORGAN HILL, CALIFORNIA
BY JOE & SHEILA GIANCOLA
MEASURE ‘S’ SUBMITTAL
MARCH 08, 2019



SHEET INDEX	
A.01	COVER SHEET
ARCHITECTURAL SHEETS	
A.02	PLANS 1, 2, 3 (BMR) & 4 - 3-PLEX “A” FRONT ELEVATION
A.03	PLANS 1, 2, 3 (BMR) & 4 - 3-PLEX “A” RIGHT & LEFT ELEVATION
A.04	PLANS 1, 2, 3 (BMR) & 4 - 3-PLEX “A” REAR ELEVATION
A.05	PLANS 1, 2, 3 (BMR) & 4 - 3-PLEX “B” FRONT ELEVATION
A.06	PLANS 1, 2, 3 (BMR) & 4 - 3-PLEX “A & B” FRONT ELEVATIONS w/ LANDSCAPE WALL
A.07	PLAN 5 - SFD “A” FRONT ELEVATION
A.08	PLAN 5 - SFD “A” RIGHT & LEFT ELEVATION
A.09	PLAN 5 - SFD “A” REAR ELEVATION
A.10	PLAN 5 - SFD “B” FRONT ELEVATION
A.11	PLANS 6 & 7 - DUET “A” FRONT ELEVATION
A.12	PLANS 6 & 7 - DUET “A” RIGHT & LEFT ELEVATION
A.13	PLANS 6 & 7 - DUET “A” REAR ELEVATION
A.14	PLANS 6 & 7 - DUET “B” FRONT ELEVATION

PLAN ID	BEDRM COUNT	BATH COUNT	SQFTG (LIVING)	NOTES	# OF UNITS
PLAN 1	4	3.5	1498	TOWNHOUSE	5
PLAN 2	3	3.5	1499	TOWNHOUSE	1
PLAN 3 (BMR)	3	3.5	1568	TOWNHOUSE	4
PLAN 4	4	3.5	1838	TOWNHOUSE	5
PLAN 5	4	3.5	1955	SFD (MULTI-STORY)	3
PLAN 6	3	2.5	2175	DUET	4
PLAN 7	3	2.5	2508	DUET	4
				TOTAL UNITS =	**26**

VICINITY MAP:



PROJECT DIRECTORY

OWNER/DEVELOPER:
JOE & SHEILA GIANCOLA
2290-A Cochrane Road
MORGAN HILL, CA 95037
ssarich@hotmail.com
CONTACT: JOE & SHEILA GIANCOLA

ARCHITECT:
DAHLIN
5865 OWENS DRIVE, PLEASANTON , CA 94588
(925)251-7200
CONTACT: MICHAEL SUCHOCKI
JOB NUMBER: 1514.001

CIVIL ENGINEER:
MH ENGINEERING CO.
16075 VINEYARD BLVD. MORGAN HILL, CA 95037
(408) 779-7381
CONTACT: BILL MCCLINTOCK

LANDSCAPE ARCHITECT:
RIPLEY DESIGN GROUP
1615 BONANZA ST. SUITE 314, WALNUT CREEK, CA 94596
(925) 938-7377
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220 LIVE OAK DRIVE, DANVILLE, CA 95037
(408) 421-2695
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DAHLIN

DATE	03-08-2019
JOB NO.	1515.001

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.1

Attachment: Spring-Giancola-Architecture (2334 : RDCS PUBLIC HEARING)



3 PLEX ‘A’ - FRONT ELEVATION



3 PLEX ‘A’ - PERSPECTIVE

TABLE 49: POINTS AVAILABLE FOR EXTERIOR DESIGN

Building Design Features	Points
a. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home’s primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1 attached 3 detached
b. **Balconies Facing Street or Courtyard.** A minimum of 25 percent of homes facing a street or common interior courtyard include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors’ yards to maintain privacy. Multi-family projects may earn points if 25 percent of upper floor units facing a street or common interior courtyard include a balcony.	1
c. **Balconies Facing Alleys.** A minimum of 25 percent of homes abutting a shared alley include a balcony overlooking the alley, parking area, or drive aisle. Multi-family projects may earn points if 25 percent of upper floor units facing an alley, parking area, or drive aisle include a balcony.	1
d. **Façade Articulation and Finishes**. Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.	1 attached 3 detached
e. **360-degree Architecture.** The project features full and consistent articulation and design detail on all building facades.	1 attached 3 detached
f. **Corner Treatments**. For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates facade feature finishes, including but not limited to window, shutters, awning, balconies, bay windows, and some enhancements.	1
h. **Individual Residences – Attached Projects**. Large buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate features such as window bays, balconies, porches and entrance vestibules, varied color schemes, and individual roof volumes to define individual units.	4
i. **Residential-Scale Design Elements – Attached Projects.** Buildings incorporate design details, including but not limited to porches, projections, eaves, bay windows, and other similar architectural elements, that provide residential scale and help to break up the building mass.	1

TABLE 50: POINTS AVAILABLE FOR BUILDING PLACEMENT AND MASSING

Building Placement and Massing Features	Points
c. **Variation in Building Height.** The project incorporates variation in building heights to minimize monotony.	2
d. **Variation in Building Placement.** The project incorporates variation in building front setbacks and placement on lots to minimize monotony.	2
e. **Roof Line Variation.** Variation in roof lines through changes in roof height provides breaks in building massing..	2
h. **Height and Project Edge – Attached Projects.** The project minimizes building heights along the project edge and locates larger buildings towards the interior of the site.	1
i. **Separate Structures – Attached Projects.** Large projects divide units into multiple separate structures. Maximum number of units per structure is as follows: • Attached single-family (townhomes): 5 units maximum per structure • Multi-family: 10 units maximum per structure	4
j. **Adjacent Building Types– Attached Projects.** The project matches building types along project edge with adjacent land that is developed to its ultimate potential use according to the General Plan or applicable zoning. For example, the project locates detached single-family homes along the project perimeter when facing existing detached single-family homes in an area zoned for detached single-family homes.	1

TABLE 51: POINTS AVAILABLE FOR SITE IMPROVEMENTS

Site Improvements	Points
a. **Landscaping – Parkway Design.** The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements. For private streets with no minimum parkway standard, projects may receive points for exceed the width of an equivalent public street standard.	2
b. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass.	1
c. **Exterior Lighting.** Exterior lighting fixtures are architecturally integrated with the primary building’s design, style, material, and colors.	1
d. **Entrance Pathways.** The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space.	1
e. **Public/Private Transitions.** The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1
f. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping.	1

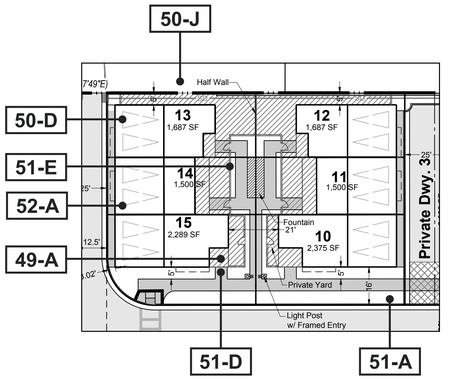
FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS

TABLE 52: POINTS AVAILABLE FOR VEHICLE PARKING AND ACCESS

Vehicle Parking and Access Features	Points
a. **Garage Door Orientation.** Garage doors do not face the front street. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.	3
b. **Garage Door Design – Minimizing Visual Dominance.** For garage doors that face the front street, garage doors and entrances are designed to be visually subservient to other building elements through methods such as increasing garage door setbacks, incorporating greenery within the driveway, and other methods.	1
c. **Garage Door Design - Detailing.** Garage doors feature windows or architectural detailing consistent with the main dwelling.	1
e. **Parking – Attached Projects.** The project locates parking lots serving attached residential units at the rear or side of the site to allow a majority of dwelling units to front on the street or an internal courtyard. Parking is not located between a building and any public sidewalk or street.	1
f. **Screening.** Parking visible from a public street is screened with fences, walls, and/or landscaping.	1
h. **Pavement Design.** Areas for vehicle parking and circulation feature paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of buildings.	2



EXTERIOR LIGHT



SITE PLAN - 3-PLEX

PLANS 1, 2, 3 (BMR) & 4
3-PLEX “A”

SPRING IN MORGAN HILL, CA

BY JOE & SHEILA GIANCOLA

BODY 1: BOARD & BATTEN	KELLY MOORE KM 4870 DECEMBER RAIN	**BODY 3: STONE**	EL DORADO CAPISTRANO ADOBE	**ACCENT: DOORS**	KELLY MOORE KM 4897 YIN MIST
BODY 2: STUCCO	KELLY MOORE KM W43-1 & KM 5805-3 WHITEST WHITE & BAY WHARF	**TRIM 1:**	KELLY MOORE KM W 43-1 WHITEST WHITE	**ROOF: METAL OR COMP SHINGLE**	MATTE BLACK METAL ROOF OR COMP SHINGLE CHARCOAL

DAHLIN

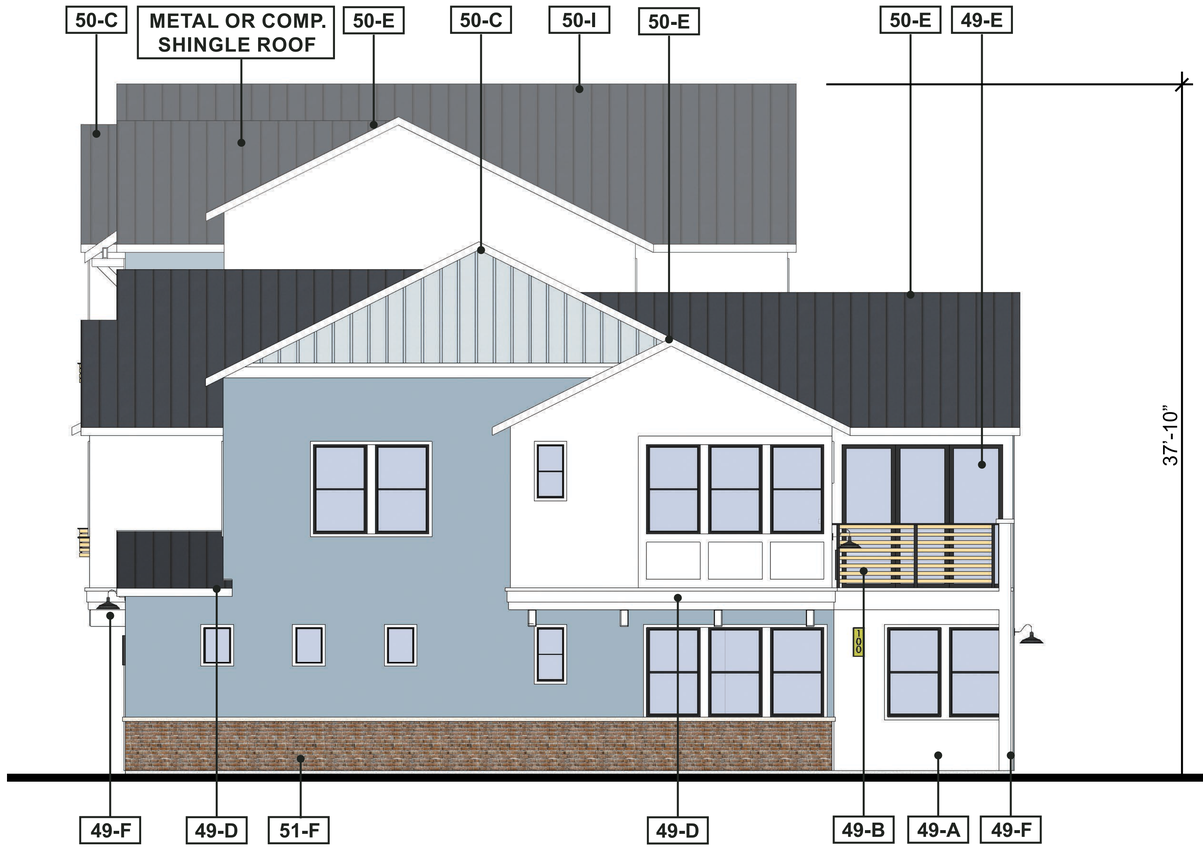
0 4 8 16

DATE	03-08-2019
JOB NO.	1515.001

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.2

Attachment: Spring-Giancola-Architecture (2334 : RDCS PUBLIC HEARING)



3 PLEX 'A' - LEFT ELEVATION



3 PLEX 'A' - RIGHT ELEVATION

TABLE 49: POINTS AVAILABLE FOR EXTERIOR DESIGN

Building Design Features	Points
a. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home's primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1 attached 3 detached
b. **Balconies Facing Street or Courtyard.** A minimum of 25 percent of homes facing a street or common interior courtyard include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors' yards to maintain privacy. Multi-family projects may earn points if 25 percent of upper floor units facing a street or common interior courtyard include a balcony.	1
c. **Balconies Facing Alleys.** A minimum of 25 percent of homes abutting a shared alley include a balcony overlooking the alley, parking area, or drive aisle. Multi-family projects may earn points if 25 percent of upper floor units facing an alley, parking area, or drive aisle include a balcony.	1
d. **Façade Articulation and Finishes**. Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.	1 attached 3 detached
e. **360-degree Architecture.** The project features full and consistent articulation and design detail on all building facades.	1 attached 3 detached
f. **Corner Treatments**. For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates facade feature finishes, including but not limited to window, shutters, awning, balconies, bay windows, and some enhancements.	1
h. **Individual Residences – Attached Projects**. Large buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate features such as window bays, balconies, porches and entrance vestibules, varied color schemes, and individual roof volumes to define individual units.	4
i. **Residential-Scale Design Elements – Attached Projects.** Buildings incorporate design details, including but not limited to porches, projections, eaves, bay windows, and other similar architectural elements, that provide residential scale and help to break up the building mass.	1

TABLE 50: POINTS AVAILABLE FOR BUILDING PLACEMENT AND MASSING

Building Placement and Massing Features	Points
c. **Variation in Building Height.** The project incorporates variation in building heights to minimize monotony.	2
d. **Variation in Building Placement.** The project incorporates variation in building front setbacks and placement on lots to minimize monotony.	2
e. **Roof Line Variation.** Variation in roof lines through changes in roof height provides breaks in building massing..	2
h. **Height and Project Edge – Attached Projects.** The project minimizes building heights along the project edge and locates larger buildings towards the interior of the site.	1
i. **Separate Structures – Attached Projects.** Large projects divide units into multiple separate structures. Maximum number of units per structure is as follows: • Attached single-family (townhomes): 5 units maximum per structure • Multi-family: 10 units maximum per structure	4
j. **Adjacent Building Types– Attached Projects.** The project matches building types along project edge with adjacent land that is developed to its ultimate potential use according to the General Plan or applicable zoning. For example, the project locates detached single-family homes along the project perimeter when facing existing detached single-family homes in an area zoned for detached single-family homes.	1

TABLE 51: POINTS AVAILABLE FOR SITE IMPROVEMENTS

Site Improvements	Points
a. **Landscaping – Parkway Design.** The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements. For private streets with no minimum parkway standard, projects may receive points for exceed the width of an equivalent public street standard.	2
b. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass.	1
c. **Exterior Lighting.** Exterior lighting fixtures are architecturally integrated with the primary building's design, style, material, and colors.	1
d. **Entrance Pathways.** The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space.	1
e. **Public/Private Transitions.** The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1
f. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping.	1

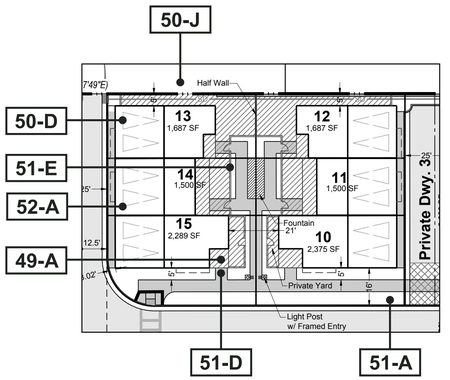
FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS

TABLE 52: POINTS AVAILABLE FOR VEHICLE PARKING AND ACCESS

Vehicle Parking and Access Features	Points
a. **Garage Door Orientation.** Garage doors do not face the front street. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.	3
b. **Garage Door Design – Minimizing Visual Dominance.** For garage doors that face the front street, garage doors and entrances are designed to be visually subservient to other building elements through methods such as increasing garage door setbacks, incorporating greenery within the driveway, and other methods.	1
c. **Garage Door Design - Detailing.** Garage doors feature windows or architectural detailing consistent with the main dwelling.	1
e. **Parking – Attached Projects.** The project locates parking lots serving attached residential units at the rear or side of the site to allow a majority of dwelling units to front on the street or an internal courtyard. Parking is not located between a building and any public sidewalk or street.	1
f. **Screening.** Parking visible from a public street is screened with fences, walls, and/or landscaping.	1
h. **Pavement Design.** Areas for vehicle parking and circulation feature paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of buildings.	2



EXTERIOR LIGHT



SITE PLAN - 3-PLEX

PLANS 1, 2, 3 (BMR) & 4
3-PLEX "A"

SPRING IN MORGAN HILL, CA

BY JOE & SHEILA GIANCOLA

BODY 1: BOARD & BATTEN	KELLY MOORE KM 4870 DECEMBER RAIN	**BODY 3: STONE**	EL DORADO CAPISTRANO ADOBE	**ACCENT: DOORS**	KELLY MOORE KM 4897 YIN MIST
BODY 2: STUCCO	KELLY MOORE KM W43-1 & KM 5805-3 WHITEST WHITE & BAY WHARF	**TRIM 1:**	KELLY MOORE KM W 43-1 WHITEST WHITE	**ROOF: METAL OR COMP SHINGLE**	MATTE BLACK METAL ROOF OR COMP SHINGLE CHARCOAL

DAHLIN

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DATE	03-08-2019
JOB NO.	1515.001

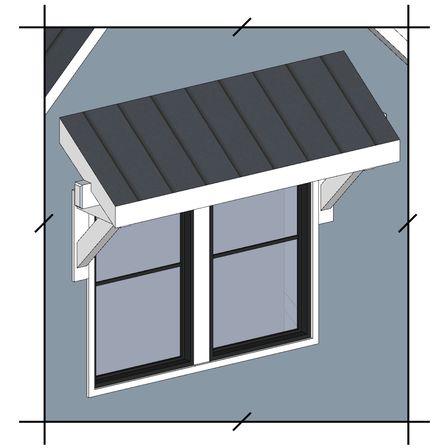
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.3

Attachment: Spring-Giancola-Architecture (2334 : RDCS PUBLIC HEARING)



3 PLEX 'A' - REAR ELEVATION



AWNING DETAIL



EXTERIOR LIGHT

TABLE 49: POINTS AVAILABLE FOR EXTERIOR DESIGN

Building Design Features	Points
a. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home's primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1 attached 3 detached
b. **Balconies Facing Street or Courtyard.** A minimum of 25 percent of homes facing a street or common interior courtyard include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors' yards to maintain privacy. Multi-family projects may earn points if 25 percent of upper floor units facing a street or common interior courtyard include a balcony.	1
c. **Balconies Facing Alleys.** A minimum of 25 percent of homes abutting a shared alley include a balcony overlooking the alley, parking area, or drive aisle. Multi-family projects may earn points if 25 percent of upper floor units facing an alley, parking area, or drive aisle include a balcony.	1
d. **Façade Articulation and Finishes**. Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.	1 attached 3 detached
e. **360-degree Architecture.** The project features full and consistent articulation and design detail on all building facades.	1 attached 3 detached
f. **Corner Treatments**. For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates facade feature finishes, including but not limited to window, shutters, awning, balconies, bay windows, and some enhancements.	1
h. **Individual Residences – Attached Projects**. Large buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate features such as window bays, balconies, porches and entrance vestibules, varied color schemes, and individual roof volumes to define individual units.	4
i. **Residential-Scale Design Elements – Attached Projects**. Buildings incorporate design details, including but not limited to porches, projections, eaves, bay windows, and other similar architectural elements, that provide residential scale and help to break up the building mass.	1

TABLE 50: POINTS AVAILABLE FOR BUILDING PLACEMENT AND MASSING

Building Placement and Massing Features	Points
c. **Variation in Building Height.** The project incorporates variation in building heights to minimize monotony.	2
d. **Variation in Building Placement.** The project incorporates variation in building front setbacks and placement on lots to minimize monotony.	2
e. **Roof Line Variation.** Variation in roof lines through changes in roof height provides breaks in building massing..	2
h. **Height and Project Edge – Attached Projects.** The project minimizes building heights along the project edge and locates larger buildings towards the interior of the site.	1
i. **Separate Structures – Attached Projects.** Large projects divide units into multiple separate structures. Maximum number of units per structure is as follows: • Attached single-family (townhomes): 5 units maximum per structure • Multi-family: 10 units maximum per structure	4
j. **Adjacent Building Types– Attached Projects.** The project matches building types along project edge with adjacent land that is developed to its ultimate potential use according to the General Plan or applicable zoning. For example, the project locates detached single-family homes along the project perimeter when facing existing detached single-family homes in an area zoned for detached single-family homes.	1

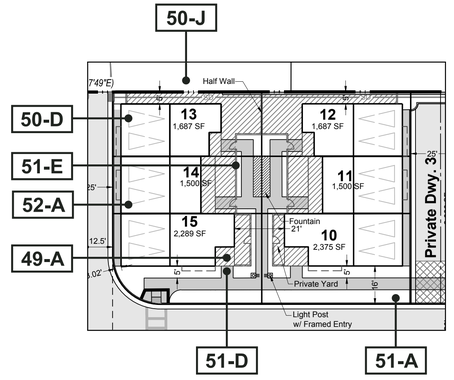
TABLE 51: POINTS AVAILABLE FOR SITE IMPROVEMENTS

Site Improvements	Points
a. **Landscaping – Parkway Design.** The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements. For private streets with no minimum parkway standard, projects may receive points for exceed the width of an equivalent public street standard.	2
b. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass.	1
c. **Exterior Lighting.** Exterior lighting fixtures are architecturally integrated with the primary building's design, style, material, and colors.	1
d. **Entrance Pathways.** The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space.	1
e. **Public/Private Transitions.** The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1
f. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping.	1

FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS

TABLE 52: POINTS AVAILABLE FOR VEHICLE PARKING AND ACCESS

Vehicle Parking and Access Features	Points
a. **Garage Door Orientation.** Garage doors do not face the front street. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.	3
b. **Garage Door Design – Minimizing Visual Dominance.** For garage doors that face the front street, garage doors and entrances are designed to be visually subservient to other building elements through methods such as increasing garage door setbacks, incorporating greenery within the driveway, and other methods.	1
c. **Garage Door Design - Detailing.** Garage doors feature windows or architectural detailing consistent with the main dwelling.	1
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f. **Screening.** Parking visible from a public street is screened with fences, walls, and/or landscaping.	1
h. **Pavement Design.** Areas for vehicle parking and circulation feature paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of buildings.	2



SITE PLAN - 3-PLEX

PLANS 1, 2, 3 (BMR) & 4
3-PLEX "A"

SPRING IN MORGAN HILL, CA

BY JOE & SHEILA GIANCOLA

BODY 1: BOARD & BATTEN	KELLY MOORE KM 4870 DECEMBER RAIN	**BODY 3: STONE**	EL DORADO CAPISTRANO ADOBE	**ACCENT: DOORS**	KELLY MOORE KM 4897 YIN MIST
BODY 2: STUCCO	KELLY MOORE KM W43-1 & KM 5805-3 WHITEST WHITE & BAY WHARF	**TRIM 1:**	KELLY MOORE KM W 43-1 WHITEST WHITE	**ROOF: METAL OR COMP SHINGLE**	MATTE BLACK METAL ROOF OR COMP SHINGLE CHARCOAL

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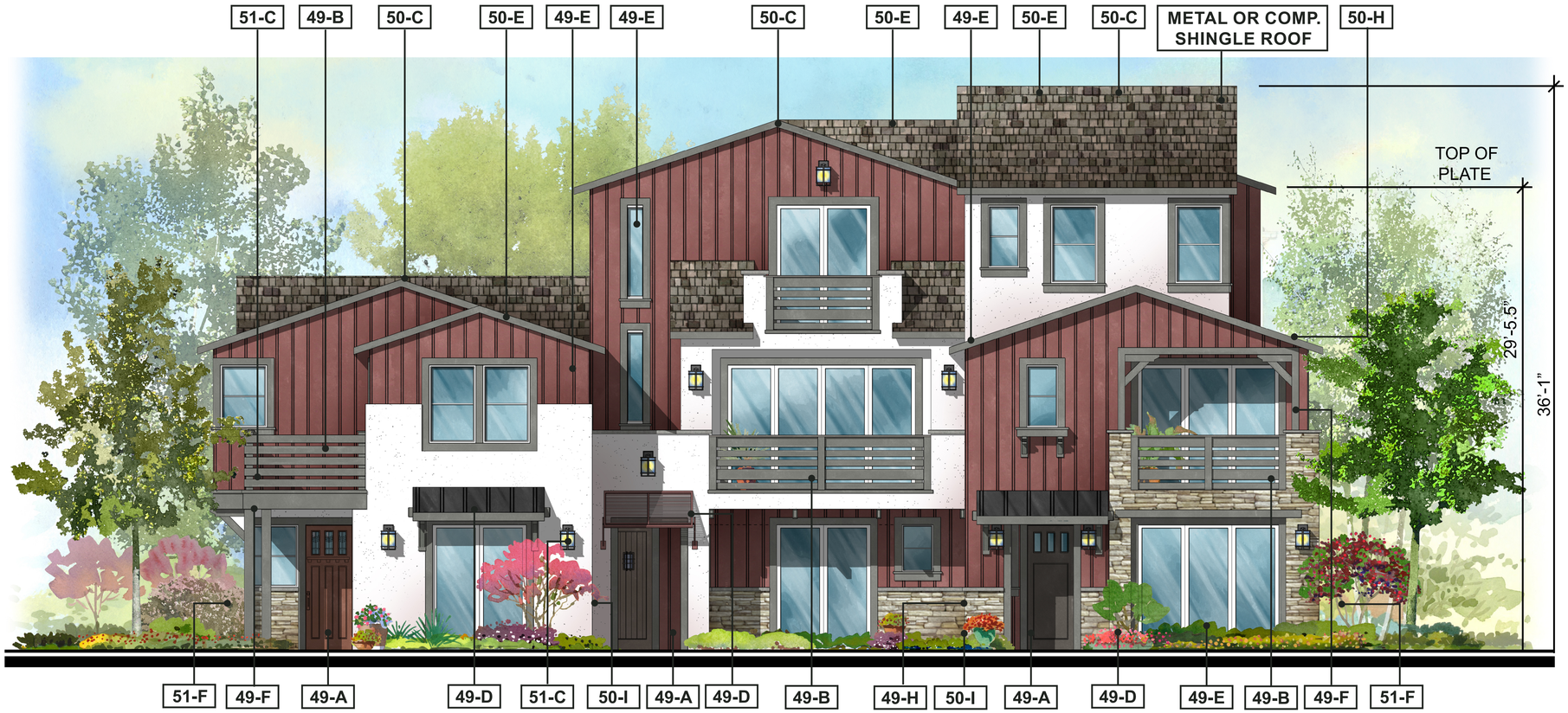
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

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DATE 03-08-2019
JOB NO. 1515.001

A.4

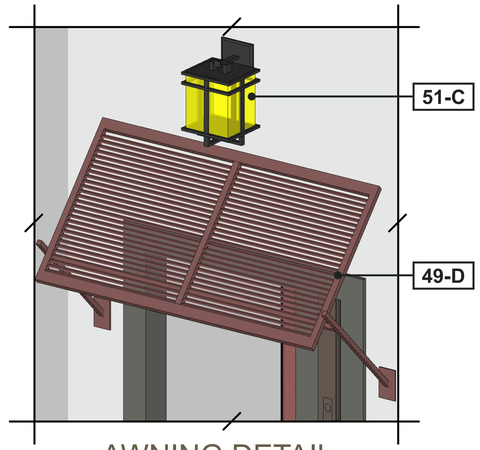
Attachment: Spring-Giancola-Architecture (2334 : RDCS PUBLIC HEARING)



3 PLEX ‘B’ - FRONT ELEVATION



3 PLEX ‘B’ - PERSPECTIVE



AWNING DETAIL

TABLE 49: POINTS AVAILABLE FOR EXTERIOR DESIGN

Building Design Features	Points
a. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home’s primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1 attached 3 detached
b. **Balconies Facing Street or Courtyard.** A minimum of 25 percent of homes facing a street or common interior courtyard include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors’ yards to maintain privacy. Multi-family projects may earn points if 25 percent of upper floor units facing a street or common interior courtyard include a balcony.	1
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d. **Façade Articulation and Finishes**. Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.	1 attached 3 detached
e. **360-degree Architecture.** The project features full and consistent articulation and design detail on all building facades.	1 attached 3 detached
f. **Corner Treatments**. For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates facade feature finishes, including but not limited to window, shutters, awning, balconies, bay windows, and some enhancements.	1
h. **Individual Residences – Attached Projects**. Large buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate features such as window bays, balconies, porches and entrance vestibules, varied color schemes, and individual roof volumes to define individual units.	4
i. **Residential-Scale Design Elements – Attached Projects.** Buildings incorporate design details, including but not limited to porches, projections, eaves, bay windows, and other similar architectural elements, that provide residential scale and help to break up the building mass.	1

TABLE 50: POINTS AVAILABLE FOR BUILDING PLACEMENT AND MASSING

Building Placement and Massing Features	Points
c. **Variation in Building Height.** The project incorporates variation in building heights to minimize monotony.	2
d. **Variation in Building Placement.** The project incorporates variation in building front setbacks and placement on lots to minimize monotony.	2
e. **Roof Line Variation.** Variation in roof lines through changes in roof height provides breaks in building massing..	2
h. **Height and Project Edge – Attached Projects.** The project minimizes building heights along the project edge and locates larger buildings towards the interior of the site.	1
i. **Separate Structures – Attached Projects.** Large projects divide units into multiple separate structures. Maximum number of units per structure is as follows: • Attached single-family (townhomes): 5 units maximum per structure • Multi-family: 10 units maximum per structure	4
j. **Adjacent Building Types– Attached Projects.** The project matches building types along project edge with adjacent land that is developed to its ultimate potential use according to the General Plan or applicable zoning. For example, the project locates detached single-family homes along the project perimeter when facing existing detached single-family homes in an area zoned for detached single-family homes.	1

TABLE 51: POINTS AVAILABLE FOR SITE IMPROVEMENTS

Site Improvements	Points
a. **Landscaping – Parkway Design.** The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements. For private streets with no minimum parkway standard, projects may receive points for exceed the width of an equivalent public street standard.	2
b. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass.	1
c. **Exterior Lighting.** Exterior lighting fixtures are architecturally integrated with the primary building’s design, style, material, and colors.	1
d. **Entrance Pathways.** The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space.	1
e. **Public/Private Transitions.** The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1
f. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping.	1

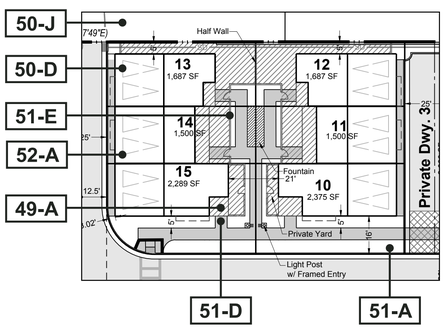
FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS

TABLE 52: POINTS AVAILABLE FOR VEHICLE PARKING AND ACCESS

Vehicle Parking and Access Features	Points
a. **Garage Door Orientation.** Garage doors do not face the front street. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.	3
b. **Garage Door Design – Minimizing Visual Dominance.** For garage doors that face the front street, garage doors and entrances are designed to be visually subservient to other building elements through methods such as increasing garage door setbacks, incorporating greenery within the driveway, and other methods.	1
c. **Garage Door Design - Detailing.** Garage doors feature windows or architectural detailing consistent with the main dwelling.	1
e. **Parking – Attached Projects.** The project locates parking lots serving attached residential units at the rear or side of the site to allow a majority of dwelling units to front on the street or an internal courtyard. Parking is not located between a building and any public sidewalk or street.	1
f. **Screening.** Parking visible from a public street is screened with fences, walls, and/or landscaping.	1
h. **Pavement Design.** Areas for vehicle parking and circulation feature paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of buildings.	2



EXTERIOR LIGHT



SITE PLAN - 3-PLEX

PLANS 1, 2, 3 (BMR) & 4
3-PLEX “B”

SPRING IN MORGAN HILL, CA

BY JOE & SHEILA GIANCOLA

BODY 1: BOARD & BATTEN	KELLY MOORE KM 4442 TEXAS SWEET TEA	**BODY 3: STONE**	EL DORADO RUSTIC LEDGE CASCADE	**ACCENT: DOORS**	KELLY MOORE KMA 77 BROWN BEAR		
BODY 2: STUCCO	KELLY MOORE KM W43-1 WHITEST WHITE	**TRIM 1:**	KELLY MOORE KM 4936 SMOKY DAY	**ROOF: COMP SHINGLE & METAL**	TIMBERLINE ROOFING HICKORY	AEP SPAN MATTE BLACK METAL ROOF	

DAHLIN

0 4 8 16

DATE	03-08-2019
JOB NO.	1515.001

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.5

Attachment: Spring-Giancola-Architecture (2334 : RDCS PUBLIC HEARING)



3-PLEX “A”:
w/ LANDSCAPE WALL

TABLE 51: POINTS AVAILABLE FOR SITE IMPROVEMENTS

Site Improvements	Points
a. **Landscaping – Parkway Design.** The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements. For private streets with no minimum parkway standard, projects may receive points for exceed the width of an equivalent public street standard.	2
b. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass.	1
c. **Exterior Lighting.** Exterior lighting fixtures are architecturally integrated with the primary building’s design, style, material, and colors.	1
d. **Entrance Pathways.** The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space.	1
e. **Public/Private Transitions.** The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1
f. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping.	1

FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS

51-E



SITE PLAN - 3-PLEX

3-PLEX “B”:
w/ LANDSCAPE WALL

51-E

3-PLEX “A” & 3-PLEX “B”
w/ LANDSCAPE WALL

SPRING IN MORGAN HILL, CA

BY JOE & SHEILA GIANCOLA

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DATE	03-08-2019
JOB NO.	1515.001

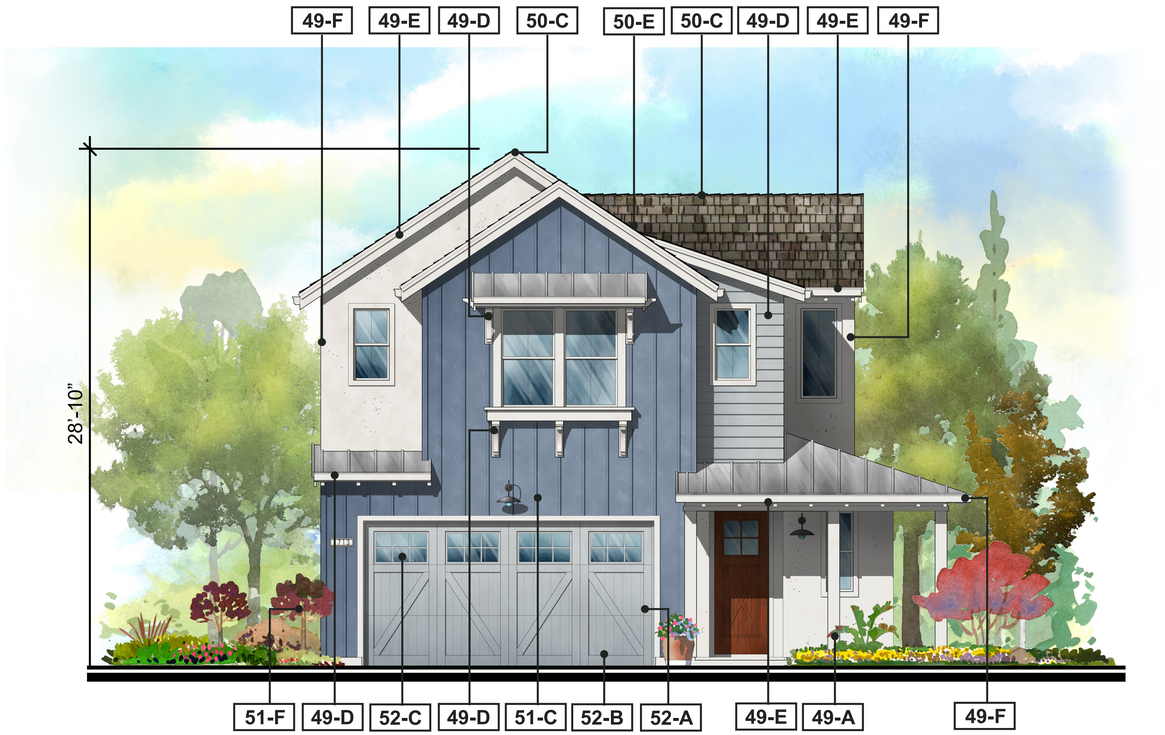
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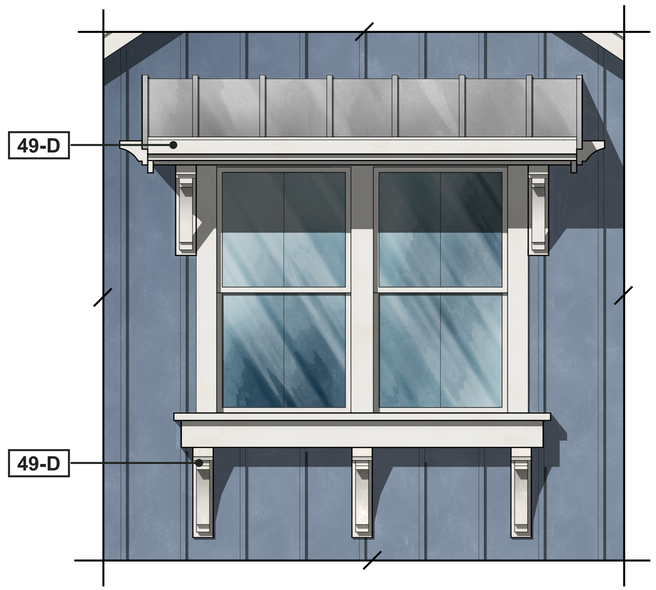
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Attachment: Spring-Giancola-Architecture (2334 : RDCS PUBLIC HEARING)







AWNING & POT SHELF DETAIL

EXTERIOR LIGHT

SFD 'A' - FRONT ELEVATION

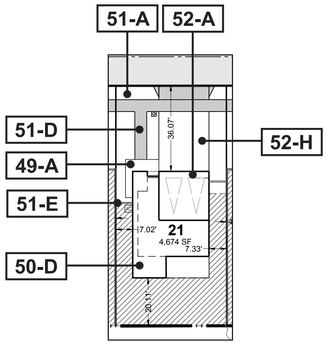
TABLE 49: POINTS AVAILABLE FOR EXTERIOR DESIGN	
Building Design Features	Points
a. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home's primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1 attached 3 detached
b. **Balconies Facing Street or Courtyard.** A minimum of 25 percent of homes facing a street or common interior courtyard include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors' yards to maintain privacy. Multi-family projects may earn points if 25 percent of upper floor units facing a street or common interior courtyard include a balcony.	1
c. **Balconies Facing Alleys.** A minimum of 25 percent of homes abutting a shared alley include a balcony overlooking the alley, parking area, or drive aisle. Multi-family projects may earn points if 25 percent of upper floor units facing an alley, parking area, or drive aisle include a balcony.	1
d. **Façade Articulation and Finishes**. Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.	1 attached 3 detached
e. **360-degree Architecture.** The project features full and consistent articulation and design detail on all building facades.	1 attached 3 detached
f. **Corner Treatments**. For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates facade feature finishes, including but not limited to window, shutters, awning, balconies, bay windows, and some enhancements.	1
h. **Individual Residences – Attached Projects**. Large buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate features such as window bays, balconies, porches and entrance vestibules, varied color schemes, and individual roof volumes to define individual units.	4
i. **Residential-Scale Design Elements – Attached Projects.** Buildings incorporate design details, including but not limited to porches, projections, eaves, bay windows, and other similar architectural elements, that provide residential scale and help to break up the building mass.	1

TABLE 50: POINTS AVAILABLE FOR BUILDING PLACEMENT AND MASSING	
Building Placement and Massing Features	Points
c. **Variation in Building Height.** The project incorporates variation in building heights to minimize monotony.	2
d. **Variation in Building Placement.** The project incorporates variation in building front setbacks and placement on lots to minimize monotony.	2
e. **Roof Line Variation.** Variation in roof lines through changes in roof height provides breaks in building massing..	2
h. **Height and Project Edge – Attached Projects.** The project minimizes building heights along the project edge and locates larger buildings towards the interior of the site.	1
i. **Separate Structures – Attached Projects.** Large projects divide units into multiple separate structures. Maximum number of units per structure is as follows: • Attached single-family (townhomes): 5 units maximum per structure • Multi-family: 10 units maximum per structure	4
j. **Adjacent Building Types– Attached Projects.** The project matches building types along project edge with adjacent land that is developed to its ultimate potential use according to the General Plan or applicable zoning. For example, the project locates detached single-family homes along the project perimeter when facing existing detached single-family homes in an area zoned for detached single-family homes.	1

TABLE 51: POINTS AVAILABLE FOR SITE IMPROVEMENTS	
Site Improvements	Points
a. **Landscaping – Parkway Design.** The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements. For private streets with no minimum parkway standard, projects may receive points for exceed the width of an equivalent public street standard.	2
b. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass.	1
c. **Exterior Lighting.** Exterior lighting fixtures are architecturally integrated with the primary building's design, style, material, and colors.	1
d. **Entrance Pathways.** The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space.	1
e. **Public/Private Transitions.** The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1
f. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping.	1

TABLE 52: POINTS AVAILABLE FOR VEHICLE PARKING AND ACCESS	
Vehicle Parking and Access Features	Points
a. **Garage Door Orientation.** Garage doors do not face the front street. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.	3
b. **Garage Door Design – Minimizing Visual Dominance.** For garage doors that face the front street, garage doors and entrances are designed to be visually subservient to other building elements through methods such as increasing garage door setbacks, incorporating greenery within the driveway, and other methods.	1
c. **Garage Door Design - Detailing.** Garage doors feature windows or architectural detailing consistent with the main dwelling.	1
e. **Parking – Attached Projects.** The project locates parking lots serving attached residential units at the rear or side of the site to allow a majority of dwelling units to front on the street or an internal courtyard. Parking is not located between a building and any public sidewalk or street.	1
f. **Screening.** Parking visible from a public street is screened with fences, walls, and/or landscaping.	1
h. **Pavement Design.** Areas for vehicle parking and circulation feature paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of buildings.	2

FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS



SITE PLAN - SFD

PLAN 5 - SFD "A"

SPRING IN MORGAN HILL, CA

BY JOE & SHEILA GIANCOLA

BODY 1: BOARD & BATTEN — KELLY MOORE KM 5805-3 BAY WHARF

BODY 2: LAP SIDING — KELLY MOORE KM 4892-1 SILVER STRAND BEACH

BODY 3 (STUCCO) & TRIM 1: — KELLY MOORE KM 4905-1 HUSH GRAY

ACCENT: DOORS — KELLY MOORE KM 5380-5 TOFFEE CRUNCH

ROOF: COMP. SHINGLE — TIMBERLINE ROOFING MISSION BROWN

ROOF: METAL — AEP SPAN OLD ZINC GRAY METAL ROOF

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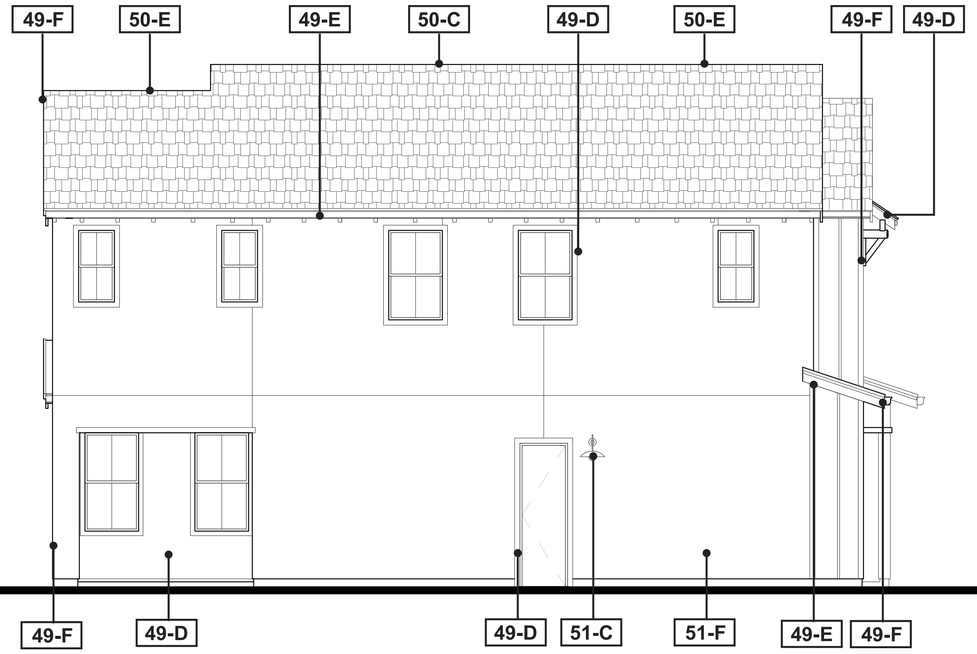
DATE 03-08-2019

JOB NO. 1515.001

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Pleasanton, CA 94588
925-251-7200

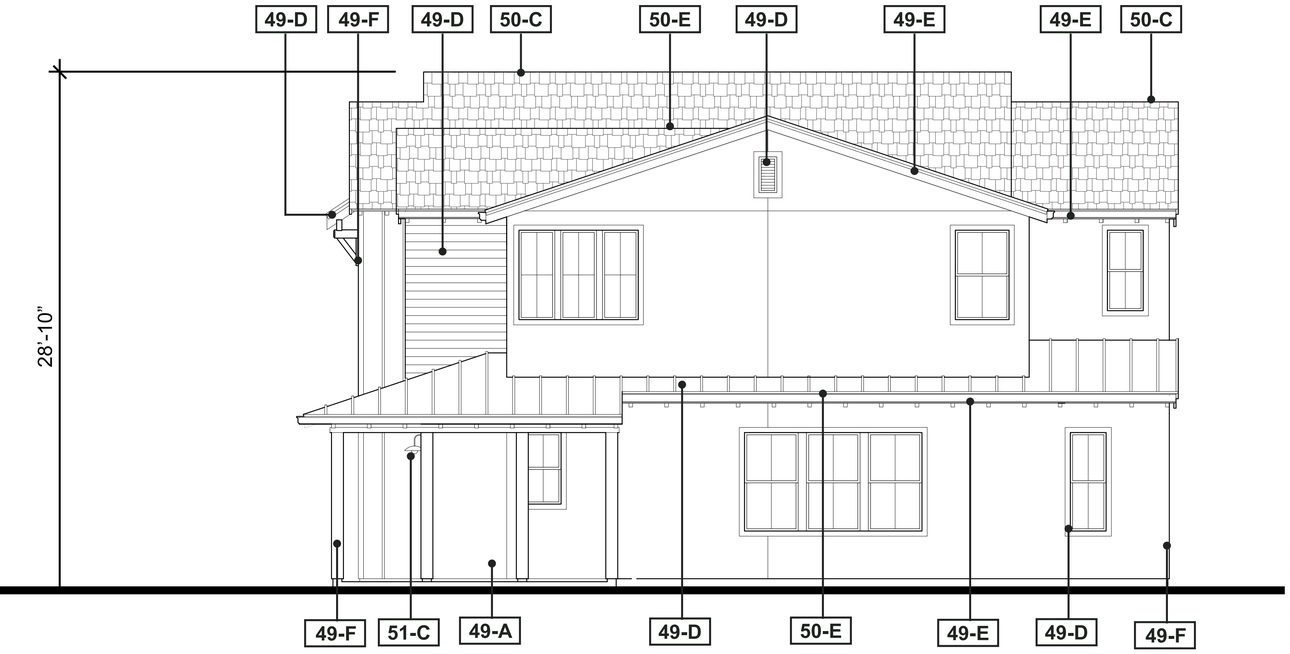
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Attachment: Spring-Giancola-Architecture (2334 : RDCS PUBLIC HEARING)



SFD ‘A’ - LEFT ELEVATION

SEE FRONT ELEV. FOR COLORS



SFD ‘A’ - RIGHT ELEVATION

SEE FRONT ELEV. FOR COLORS

TABLE 49: POINTS AVAILABLE FOR EXTERIOR DESIGN

Building Design Features	Points
a. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home’s primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1 attached 3 detached
b. **Balconies Facing Street or Courtyard.** A minimum of 25 percent of homes facing a street or common interior courtyard include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors’ yards to maintain privacy. Multi-family projects may earn points if 25 percent of upper floor units facing a street or common interior courtyard include a balcony.	1
c. **Balconies Facing Alleys.** A minimum of 25 percent of homes abutting a shared alley include a balcony overlooking the alley, parking area, or drive aisle. Multi-family projects may earn points if 25 percent of upper floor units facing an alley, parking area, or drive aisle include a balcony.	1
d. **Façade Articulation and Finishes**. Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.	1 attached 3 detached
e. **360-degree Architecture.** The project features full and consistent articulation and design detail on all building facades.	1 attached 3 detached
f. **Corner Treatments**. For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates facade feature finishes, including but not limited to window, shutters, awning, balconies, bay windows, and some enhancements.	1
h. **Individual Residences – Attached Projects**. Large buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate features such as window bays, balconies, porches and entrance vestibules, varied color schemes, and individual roof volumes to define individual units.	4
i. **Residential-Scale Design Elements – Attached Projects.** Buildings incorporate design details, including but not limited to porches, projections, eaves, bay windows, and other similar architectural elements, that provide residential scale and help to break up the building mass.	1

TABLE 50: POINTS AVAILABLE FOR BUILDING PLACEMENT AND MASSING

Building Placement and Massing Features	Points
c. **Variation in Building Height.** The project incorporates variation in building heights to minimize monotony.	2
d. **Variation in Building Placement.** The project incorporates variation in building front setbacks and placement on lots to minimize monotony.	2
e. **Roof Line Variation.** Variation in roof lines through changes in roof height provides breaks in building massing..	2
h. **Height and Project Edge – Attached Projects.** The project minimizes building heights along the project edge and locates larger buildings towards the interior of the site.	1
i. **Separate Structures – Attached Projects.** Large projects divide units into multiple separate structures. Maximum number of units per structure is as follows: • Attached single-family (townhomes): 5 units maximum per structure • Multi-family: 10 units maximum per structure	4
j. **Adjacent Building Types– Attached Projects.** The project matches building types along project edge with adjacent land that is developed to its ultimate potential use according to the General Plan or applicable zoning. For example, the project locates detached single-family homes along the project perimeter when facing existing detached single-family homes in an area zoned for detached single-family homes.	1

TABLE 51: POINTS AVAILABLE FOR SITE IMPROVEMENTS

Site Improvements	Points
a. **Landscaping – Parkway Design.** The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements. For private streets with no minimum parkway standard, projects may receive points for exceed the width of an equivalent public street standard.	2
b. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass.	1
c. **Exterior Lighting.** Exterior lighting fixtures are architecturally integrated with the primary building’s design, style, material, and colors.	1
d. **Entrance Pathways.** The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space.	1
e. **Public/Private Transitions.** The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1
f. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping.	1

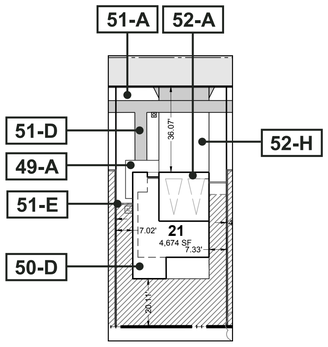
FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS

TABLE 52: POINTS AVAILABLE FOR VEHICLE PARKING AND ACCESS

Vehicle Parking and Access Features	Points
a. **Garage Door Orientation.** Garage doors do not face the front street. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.	3
b. **Garage Door Design – Minimizing Visual Dominance.** For garage doors that face the front street, garage doors and entrances are designed to be visually subservient to other building elements through methods such as increasing garage door setbacks, incorporating greenery within the driveway, and other methods.	1
c. **Garage Door Design - Detailing.** Garage doors feature windows or architectural detailing consistent with the main dwelling.	1
e. **Parking – Attached Projects.** The project locates parking lots serving attached residential units at the rear or side of the site to allow a majority of dwelling units to front on the street or an internal courtyard. Parking is not located between a building and any public sidewalk or street.	1
f. **Screening.** Parking visible from a public street is screened with fences, walls, and/or landscaping.	1
h. **Pavement Design.** Areas for vehicle parking and circulation feature paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of buildings.	2



EXTERIOR LIGHT



SITE PLAN - SFD

SPRING IN MORGAN HILL, CA

BY JOE & SHEILA GIANCOLA

PLAN 5 - SFD “A”

BODY 1: BOARD & BATTEN	KELLY MOORE KM 5805-3 BAY WHARF	**BODY 3 (STUCCO) & TRIM 1:**	KELLY MOORE KM 4905-1 HUSH GRAY	**ROOF: COMP. SHINGLE**	TIMBERLINE ROOFING MISSION BROWN
BODY 2: LAP SIDING	KELLY MOORE KM 4892-1 SILVER STRAND BEACH	**ACCENT: DOORS**	KELLY MOORE KM 5380-5 TOFFEE CRUNCH	**ROOF: METAL**	AEP SPAN OLD ZINC GRAY METAL ROOF

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DATE	03-08-2019
JOB NO.	1515.001

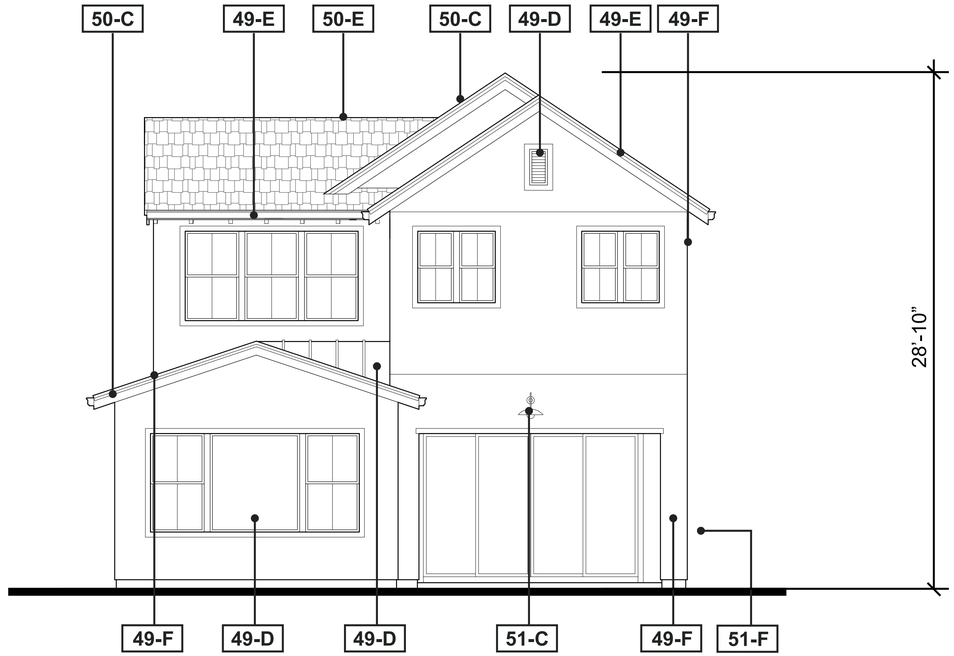
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Pleasanton, CA 94588
925-251-7200

A.8

Attachment: Spring-Giancola-Architecture (2334 : RDCS PUBLIC HEARING)



EXTERIOR LIGHT



SFD ‘A’ - REAR ELEVATION

SEE FRONT ELEV. FR COLORS

TABLE 49: POINTS AVAILABLE FOR EXTERIOR DESIGN

Building Design Features	Points
a. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home’s primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1 attached 3 detached
b. **Balconies Facing Street or Courtyard.** A minimum of 25 percent of homes facing a street or common interior courtyard include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors’ yards to maintain privacy. Multi-family projects may earn points if 25 percent of upper floor units facing a street or common interior courtyard include a balcony.	1
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d. **Façade Articulation and Finishes**. Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.	1 attached 3 detached
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h. **Individual Residences – Attached Projects**. Large buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate features such as window bays, balconies, porches and entrance vestibules, varied color schemes, and individual roof volumes to define individual units.	4
i. **Residential-Scale Design Elements – Attached Projects.** Buildings incorporate design details, including but not limited to porches, projections, eaves, bay windows, and other similar architectural elements, that provide residential scale and help to break up the building mass.	1

TABLE 50: POINTS AVAILABLE FOR BUILDING PLACEMENT AND MASSING

Building Placement and Massing Features	Points
c. **Variation in Building Height.** The project incorporates variation in building heights to minimize monotony.	2
d. **Variation in Building Placement.** The project incorporates variation in building front setbacks and placement on lots to minimize monotony.	2
e. **Roof Line Variation.** Variation in roof lines through changes in roof height provides breaks in building massing..	2
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i. **Separate Structures – Attached Projects.** Large projects divide units into multiple separate structures. Maximum number of units per structure is as follows: • Attached single-family (townhomes): 5 units maximum per structure • Multi-family: 10 units maximum per structure	4
j. **Adjacent Building Types– Attached Projects.** The project matches building types along project edge with adjacent land that is developed to its ultimate potential use according to the General Plan or applicable zoning. For example, the project locates detached single-family homes along the project perimeter when facing existing detached single-family homes in an area zoned for detached single-family homes.	1

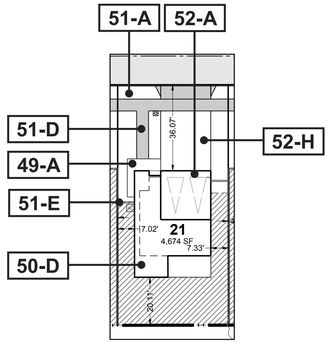
TABLE 51: POINTS AVAILABLE FOR SITE IMPROVEMENTS

Site Improvements	Points
a. **Landscaping – Parkway Design.** The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements. For private streets with no minimum parkway standard, projects may receive points for exceed the width of an equivalent public street standard.	2
b. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass.	1
c. **Exterior Lighting.** Exterior lighting fixtures are architecturally integrated with the primary building’s design, style, material, and colors.	1
d. **Entrance Pathways.** The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space.	1
e. **Public/Private Transitions.** The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1
f. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping.	1

FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS

TABLE 52: POINTS AVAILABLE FOR VEHICLE PARKING AND ACCESS

Vehicle Parking and Access Features	Points
a. **Garage Door Orientation.** Garage doors do not face the front street. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.	3
b. **Garage Door Design – Minimizing Visual Dominance.** For garage doors that face the front street, garage doors and entrances are designed to be visually subservient to other building elements through methods such as increasing garage door setbacks, incorporating greenery within the driveway, and other methods.	1
c. **Garage Door Design - Detailing.** Garage doors feature windows or architectural detailing consistent with the main dwelling.	1
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f. **Screening.** Parking visible from a public street is screened with fences, walls, and/or landscaping.	1
h. **Pavement Design.** Areas for vehicle parking and circulation feature paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of buildings.	2



SITE PLAN - SFD

PLAN 5 - SFD “A”

SPRING IN MORGAN HILL, CA

BY JOE & SHEILA GIANCOLA

BODY 1: BOARD & BATTEN	KELLY MOORE KM 5805-3 BAY WHARF	**BODY 3 (STUCCO) & TRIM 1:**	KELLY MOORE KM 4905-1 HUSH GRAY	**ROOF: COMP. SHINGLE**	TIMBERLINE ROOFING MISSION BROWN
BODY 2: LAP SIDING	KELLY MOORE KM 4892-1 SILVER STRAND BEACH	**ACCENT: DOORS**	KELLY MOORE KM 5380-5 TOFFEE CRUNCH	**ROOF: METAL**	AEP SPAN OLD ZINC GRAY METAL ROOF

DAHLIN

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DATE	03-08-2019
JOB NO.	1515.001

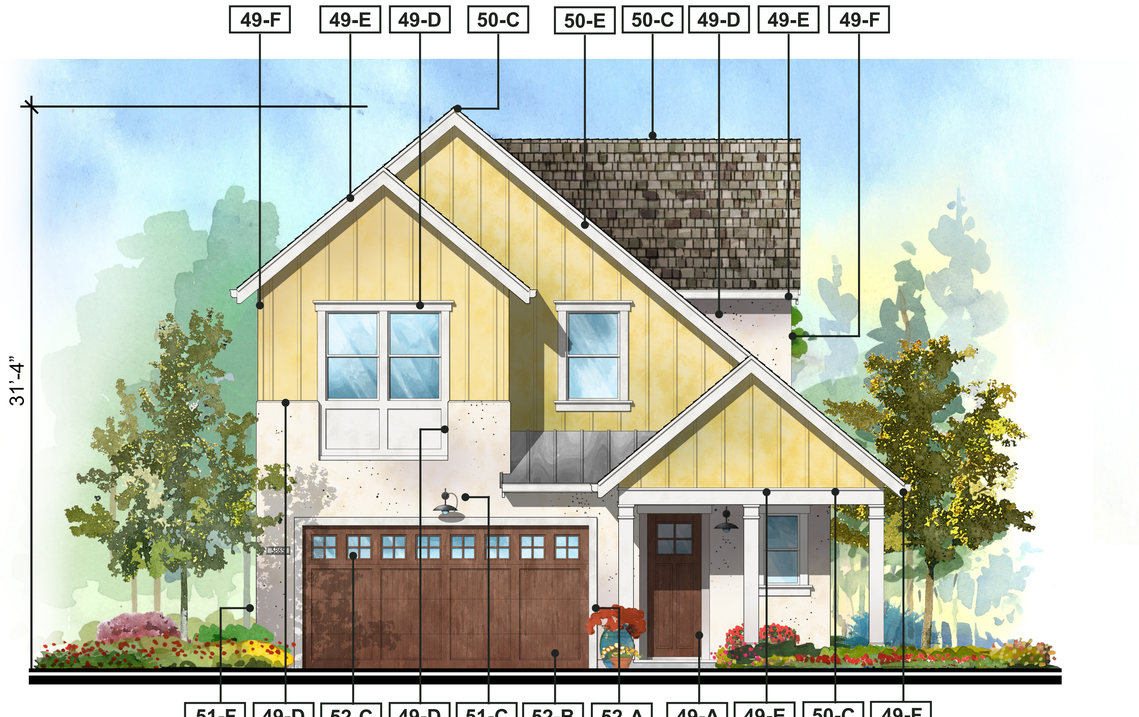
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925-251-7200

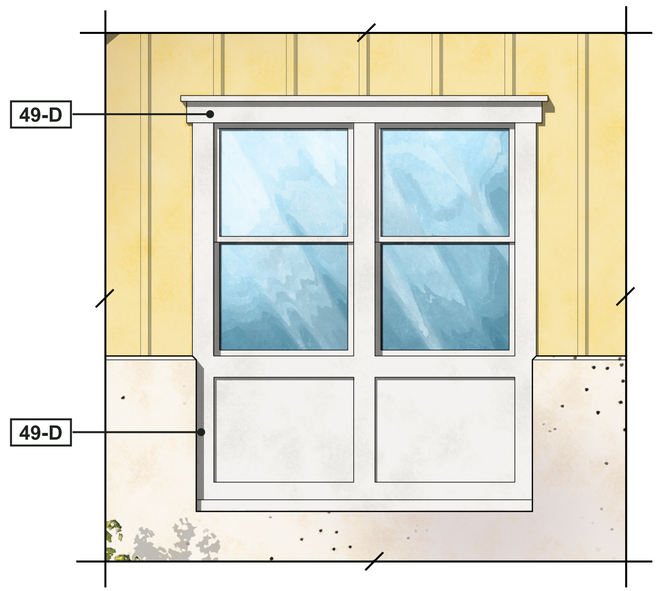
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Attachment: Spring-Giancola-Architecture (2334 : RDCS PUBLIC HEARING)



EXTERIOR LIGHT





RECESSED BAY WINDOW DETAIL

PLAN 5 - SFD 'B' - FRONT ELEVATION

TABLE 49: POINTS AVAILABLE FOR EXTERIOR DESIGN

Building Design Features	Points
a. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home's primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1 attached 3 detached
b. **Balconies Facing Street or Courtyard.** A minimum of 25 percent of homes facing a street or common interior courtyard include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors' yards to maintain privacy. Multi-family projects may earn points if 25 percent of upper floor units facing a street or common interior courtyard include a balcony.	1
c. **Balconies Facing Alleys.** A minimum of 25 percent of homes abutting a shared alley include a balcony overlooking the alley, parking area, or drive aisle. Multi-family projects may earn points if 25 percent of upper floor units facing an alley, parking area, or drive aisle include a balcony.	1
d. **Façade Articulation and Finishes**. Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.	1 attached 3 detached
e. **360-degree Architecture.** The project features full and consistent articulation and design detail on all building facades.	1 attached 3 detached
f. **Corner Treatments**. For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates facade feature finishes, including but not limited to window, shutters, awning, balconies, bay windows, and some enhancements.	1
h. **Individual Residences – Attached Projects**. Large buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate features such as window bays, balconies, porches and entrance vestibules, varied color schemes, and individual roof volumes to define individual units.	4
i. **Residential-Scale Design Elements – Attached Projects.** Buildings incorporate design details, including but not limited to porches, projections, eaves, bay windows, and other similar architectural elements, that provide residential scale and help to break up the building mass.	1

TABLE 50: POINTS AVAILABLE FOR BUILDING PLACEMENT AND MASSING

Building Placement and Massing Features	Points
c. **Variation in Building Height.** The project incorporates variation in building heights to minimize monotony.	2
d. **Variation in Building Placement.** The project incorporates variation in building front setbacks and placement on lots to minimize monotony.	2
e. **Roof Line Variation.** Variation in roof lines through changes in roof height provides breaks in building massing..	2
h. **Height and Project Edge – Attached Projects.** The project minimizes building heights along the project edge and locates larger buildings towards the interior of the site.	1
i. **Separate Structures – Attached Projects.** Large projects divide units into multiple separate structures. Maximum number of units per structure is as follows: • Attached single-family (townhomes): 5 units maximum per structure • Multi-family: 10 units maximum per structure	4
j. **Adjacent Building Types– Attached Projects.** The project matches building types along project edge with adjacent land that is developed to its ultimate potential use according to the General Plan or applicable zoning. For example, the project locates detached single-family homes along the project perimeter when facing existing detached single-family homes in an area zoned for detached single-family homes.	1

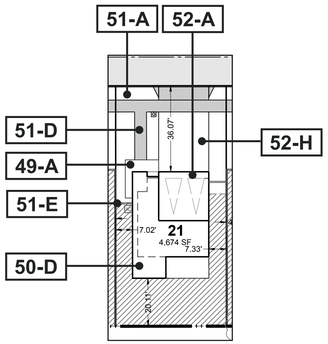
TABLE 51: POINTS AVAILABLE FOR SITE IMPROVEMENTS

Site Improvements	Points
a. **Landscaping – Parkway Design.** The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements. For private streets with no minimum parkway standard, projects may receive points for exceed the width of an equivalent public street standard.	2
b. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass.	1
c. **Exterior Lighting.** Exterior lighting fixtures are architecturally integrated with the primary building's design, style, material, and colors.	1
d. **Entrance Pathways.** The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space.	1
e. **Public/Private Transitions.** The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1
f. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping.	1

FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS

TABLE 52: POINTS AVAILABLE FOR VEHICLE PARKING AND ACCESS

Vehicle Parking and Access Features	Points
a. **Garage Door Orientation.** Garage doors do not face the front street. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.	3
b. **Garage Door Design – Minimizing Visual Dominance.** For garage doors that face the front street, garage doors and entrances are designed to be visually subservient to other building elements through methods such as increasing garage door setbacks, incorporating greenery within the driveway, and other methods.	1
c. **Garage Door Design - Detailing.** Garage doors feature windows or architectural detailing consistent with the main dwelling.	1
e. **Parking – Attached Projects.** The project locates parking lots serving attached residential units at the rear or side of the site to allow a majority of dwelling units to front on the street or an internal courtyard. Parking is not located between a building and any public sidewalk or street.	1
f. **Screening.** Parking visible from a public street is screened with fences, walls, and/or landscaping.	1
h. **Pavement Design.** Areas for vehicle parking and circulation feature paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of buildings.	2



SITE PLAN - SFD

PLAN 5 - SFD "B"

SPRING IN MORGAN HILL, CA

BY JOE & SHEILA GIANCOLA

BODY 1: BOARD & BATTEN	KELLY MOORE KM 5173-2 SUN DECK	**TRIM 1:**	KELLY MOORE KM 4905-1 HUSH GRAY	**ROOF: COMP. SHINGLE**	TIMBERLINE ROOFING MISSION BROWN	
BODY 2: STUCCO	KELLY MOORE KM W32-1 BUTTER CREAM	**ACCENT: DOORS**	KELLY MOORE KM 5373-5 VINTAGE POTTERY	**ROOF: METAL**	AEP SPAN OLD ZINC GRAY METAL ROOF	

DAHLIN

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DATE	03-08-2019
JOB NO.	1515.001

5865 Owens Drive
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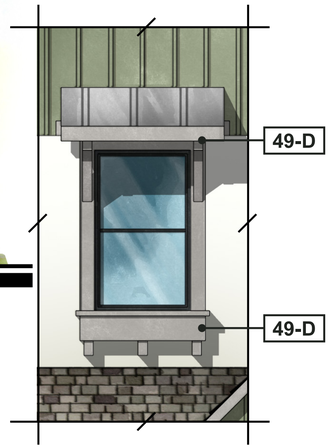
Attachment: Spring-Giancola-Architecture (2334 : RDCS PUBLIC HEARING)



DUET ‘A’ - FRONT ELEVATION



DUET ‘A’ - PERSPECTIVE



AWNING & POT SHELF DETAIL

TABLE 49: POINTS AVAILABLE FOR EXTERIOR DESIGN

Building Design Features	Points
a. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home’s primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1 attached 3 detached
b. **Balconies Facing Street or Courtyard.** A minimum of 25 percent of homes facing a street or common interior courtyard include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors’ yards to maintain privacy. Multi-family projects may earn points if 25 percent of upper floor units facing a street or common interior courtyard include a balcony.	1
c. **Balconies Facing Alleys.** A minimum of 25 percent of homes abutting a shared alley include a balcony overlooking the alley, parking area, or drive aisle. Multi-family projects may earn points if 25 percent of upper floor units facing an alley, parking area, or drive aisle include a balcony.	1
d. **Façade Articulation and Finishes**. Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.	1 attached 3 detached
e. **360-degree Architecture.** The project features full and consistent articulation and design detail on all building facades.	1 attached 3 detached
f. **Corner Treatments**. For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates facade feature finishes, including but not limited to window, shutters, awning, balconies, bay windows, and some enhancements.	1
h. **Individual Residences – Attached Projects**. Large buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate features such as window bays, balconies, porches and entrance vestibules, varied color schemes, and individual roof volumes to define individual units.	4
i. **Residential-Scale Design Elements – Attached Projects.** Buildings incorporate design details, including but not limited to porches, projections, eaves, bay windows, and other similar architectural elements, that provide residential scale and help to break up the building mass.	1

TABLE 50: POINTS AVAILABLE FOR BUILDING PLACEMENT AND MASSING

Building Placement and Massing Features	Points
c. **Variation in Building Height.** The project incorporates variation in building heights to minimize monotony.	2
d. **Variation in Building Placement.** The project incorporates variation in building front setbacks and placement on lots to minimize monotony.	2
e. **Roof Line Variation.** Variation in roof lines through changes in roof height provides breaks in building massing..	2
h. **Height and Project Edge – Attached Projects.** The project minimizes building heights along the project edge and locates larger buildings towards the interior of the site.	1
i. **Separate Structures – Attached Projects.** Large projects divide units into multiple separate structures. Maximum number of units per structure is as follows: • Attached single-family (townhomes): 5 units maximum per structure • Multi-family: 10 units maximum per structure	4
j. **Adjacent Building Types– Attached Projects.** The project matches building types along project edge with adjacent land that is developed to its ultimate potential use according to the General Plan or applicable zoning. For example, the project locates detached single-family homes along the project perimeter when facing existing detached single-family homes in an area zoned for detached single-family homes.	1

TABLE 51: POINTS AVAILABLE FOR SITE IMPROVEMENTS

Site Improvements	Points
a. **Landscaping – Parkway Design.** The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements. For private streets with no minimum parkway standard, projects may receive points for exceed the width of an equivalent public street standard.	2
b. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass.	1
c. **Exterior Lighting.** Exterior lighting fixtures are architecturally integrated with the primary building’s design, style, material, and colors.	1
d. **Entrance Pathways.** The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space.	1
e. **Public/Private Transitions.** The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1
f. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping.	1

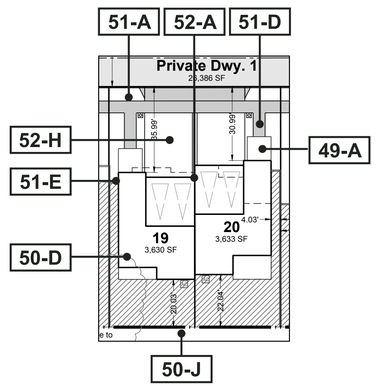
FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS

TABLE 52: POINTS AVAILABLE FOR VEHICLE PARKING AND ACCESS

Vehicle Parking and Access Features	Points
a. **Garage Door Orientation.** Garage doors do not face the front street. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.	3
b. **Garage Door Design – Minimizing Visual Dominance.** For garage doors that face the front street, garage doors and entrances are designed to be visually subservient to other building elements through methods such as increasing garage door setbacks, incorporating greenery within the driveway, and other methods.	1
c. **Garage Door Design - Detailing.** Garage doors feature windows or architectural detailing consistent with the main dwelling.	1
e. **Parking – Attached Projects.** The project locates parking lots serving attached residential units at the rear or side of the site to allow a majority of dwelling units to front on the street or an internal courtyard. Parking is not located between a building and any public sidewalk or street.	1
f. **Screening.** Parking visible from a public street is screened with fences, walls, and/or landscaping.	1
h. **Pavement Design.** Areas for vehicle parking and circulation feature paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of buildings.	2



EXTERIOR LIGHT



SITE PLAN - DUETS

PLANS 6 & 7 - DUET “A”

SPRING IN MORGAN HILL, CA

BY JOE & SHEILA GIANCOLA

BODY 1: BOARD & BATTEN
KELLY MOORE
KM 4950 & KM 5747
METAL FLAKE &
SUGAR PINE

BODY 2: STUCCO
KELLY MOORE
KM 46 & KM-W 43
ACOUSTIC WHITE &
WHITEST WHITE

BODY 3: STONE
CONCRETE
BOARD FORM

TRIM 1:
KELLY MOORE
KM 4936
SMOKY DAY

ACCENT: DOORS
KELLY MOORE
KMA 77 & KM 4897
BROWN BEAR & YIN MIST

ROOF: COMP. SHINGLE
TIMBERLINE
ROOFING
CHARCOAL

DAHLIN

0 4 8 16

DATE 03-08-2019
JOB NO. 1515.001

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

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Attachment: Spring-Giancola-Architecture (2334 : RDCS PUBLIC HEARING)



DUET 'A' - LEFT ELEVATION



DUET 'A' - RIGHT ELEVATION

TABLE 49: POINTS AVAILABLE FOR EXTERIOR DESIGN

Building Design Features	Points
a. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home's primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1 attached 3 detached
b. **Balconies Facing Street or Courtyard.** A minimum of 25 percent of homes facing a street or common interior courtyard include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors' yards to maintain privacy. Multi-family projects may earn points if 25 percent of upper floor units facing a street or common interior courtyard include a balcony.	1
c. **Balconies Facing Alleys.** A minimum of 25 percent of homes abutting a shared alley include a balcony overlooking the alley, parking area, or drive aisle. Multi-family projects may earn points if 25 percent of upper floor units facing an alley, parking area, or drive aisle include a balcony.	1
d. **Façade Articulation and Finishes**. Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.	1 attached 3 detached
e. **360-degree Architecture.** The project features full and consistent articulation and design detail on all building facades.	1 attached 3 detached
f. **Corner Treatments**. For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates facade feature finishes, including but not limited to window, shutters, awning, balconies, bay windows, and some enhancements.	1
h. **Individual Residences – Attached Projects**. Large buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate features such as window bays, balconies, porches and entrance vestibules, varied color schemes, and individual roof volumes to define individual units.	4
i. **Residential-Scale Design Elements – Attached Projects.** Buildings incorporate design details, including but not limited to porches, projections, eaves, bay windows, and other similar architectural elements, that provide residential scale and help to break up the building mass.	1

TABLE 50: POINTS AVAILABLE FOR BUILDING PLACEMENT AND MASSING

Building Placement and Massing Features	Points
c. **Variation in Building Height.** The project incorporates variation in building heights to minimize monotony.	2
d. **Variation in Building Placement.** The project incorporates variation in building front setbacks and placement on lots to minimize monotony.	2
e. **Roof Line Variation.** Variation in roof lines through changes in roof height provides breaks in building massing..	2
h. **Height and Project Edge – Attached Projects.** The project minimizes building heights along the project edge and locates larger buildings towards the interior of the site.	1
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j. **Adjacent Building Types– Attached Projects.** The project matches building types along project edge with adjacent land that is developed to its ultimate potential use according to the General Plan or applicable zoning. For example, the project locates detached single-family homes along the project perimeter when facing existing detached single-family homes in an area zoned for detached single-family homes.	1

TABLE 51: POINTS AVAILABLE FOR SITE IMPROVEMENTS

Site Improvements	Points
a. **Landscaping – Parkway Design.** The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements. For private streets with no minimum parkway standard, projects may receive points for exceed the width of an equivalent public street standard.	2
b. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass.	1
c. **Exterior Lighting.** Exterior lighting fixtures are architecturally integrated with the primary building's design, style, material, and colors.	1
d. **Entrance Pathways.** The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space.	1
e. **Public/Private Transitions.** The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1
f. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping.	1

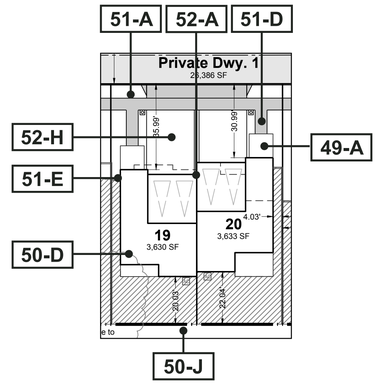
FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS

TABLE 52: POINTS AVAILABLE FOR VEHICLE PARKING AND ACCESS

Vehicle Parking and Access Features	Points
a. **Garage Door Orientation.** Garage doors do not face the front street. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.	3
b. **Garage Door Design – Minimizing Visual Dominance.** For garage doors that face the front street, garage doors and entrances are designed to be visually subservient to other building elements through methods such as increasing garage door setbacks, incorporating greenery within the driveway, and other methods.	1
c. **Garage Door Design - Detailing.** Garage doors feature windows or architectural detailing consistent with the main dwelling.	1
e. **Parking – Attached Projects.** The project locates parking lots serving attached residential units at the rear or side of the site to allow a majority of dwelling units to front on the street or an internal courtyard. Parking is not located between a building and any public sidewalk or street.	1
f. **Screening.** Parking visible from a public street is screened with fences, walls, and/or landscaping.	1
h. **Pavement Design.** Areas for vehicle parking and circulation feature paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of buildings.	2



EXTERIOR LIGHT



SITE PLAN - DUETS

PLANS 6 & 7 - DUET "A"

SPRING IN MORGAN HILL, CA

BY JOE & SHEILA GIANCOLA

BODY 1: BOARD & BATTEN	KELLY MOORE KM 4950 & KM 5747 METAL FLAKE & SUGAR PINE	**BODY 3: STONE**	CONCRETE BOARD FORM	**ACCENT: DOORS**	KELLY MOORE KMA 77 & KM 4897 BROWN BEAR & YIN MIST
BODY 2: STUCCO	KELLY MOORE KM 46 & KM-W 43 ACOUSTIC WHITE & WHITEST WHITE	**TRIM 1:**	KELLY MOORE KM 4936 SMOKY DAY	**ROOF: COMP. SHINGLE**	TIMBERLINE ROOFING CHARCOAL

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

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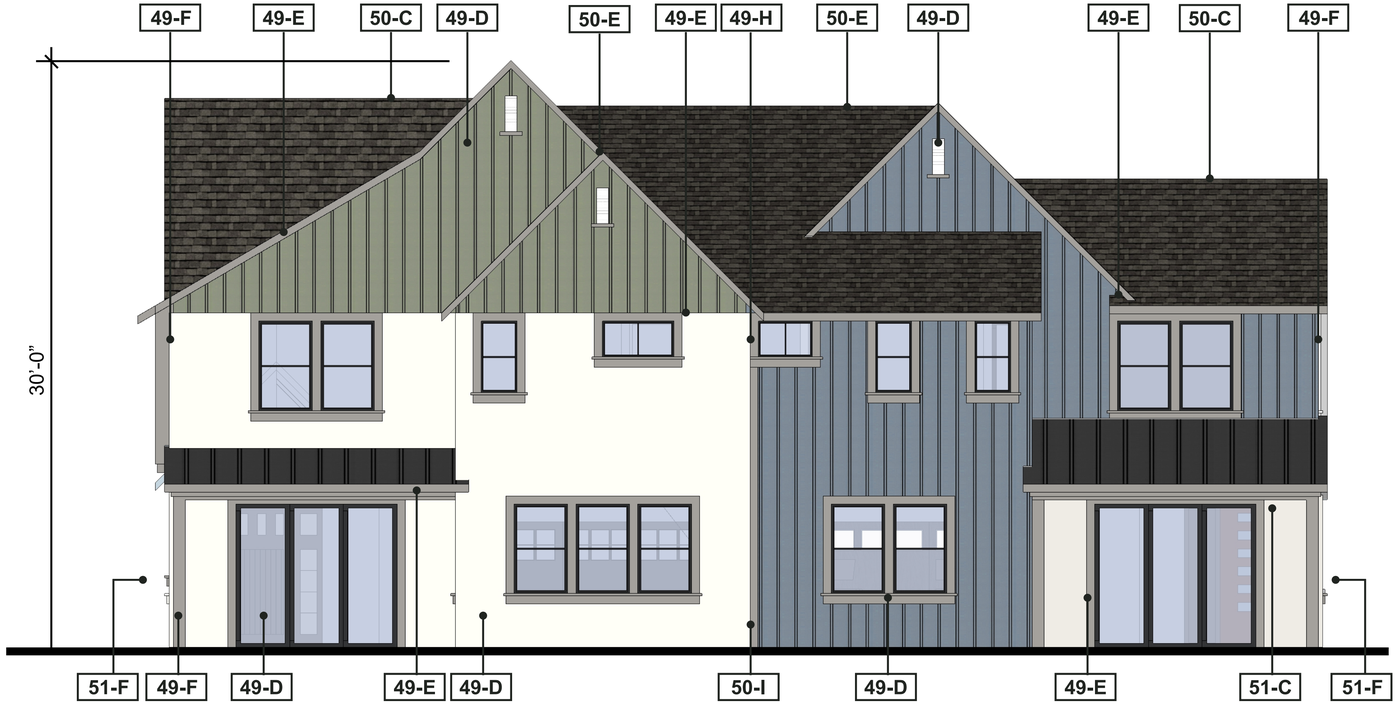
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EXTERIOR LIGHT



DUET 'A' - REAR ELEVATION

TABLE 49: POINTS AVAILABLE FOR EXTERIOR DESIGN

Building Design Features	Points
a. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home's primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1 attached 3 detached
b. **Balconies Facing Street or Courtyard.** A minimum of 25 percent of homes facing a street or common interior courtyard include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors' yards to maintain privacy. Multi-family projects may earn points if 25 percent of upper floor units facing a street or common interior courtyard include a balcony.	1
c. **Balconies Facing Alleys.** A minimum of 25 percent of homes abutting a shared alley include a balcony overlooking the alley, parking area, or drive aisle. Multi-family projects may earn points if 25 percent of upper floor units facing an alley, parking area, or drive aisle include a balcony.	1
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e. **360-degree Architecture.** The project features full and consistent articulation and design detail on all building facades.	1 attached 3 detached
f. **Corner Treatments**. For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates facade feature finishes, including but not limited to window, shutters, awning, balconies, bay windows, and some enhancements.	1
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i. **Residential-Scale Design Elements – Attached Projects.** Buildings incorporate design details, including but not limited to porches, projections, eaves, bay windows, and other similar architectural elements, that provide residential scale and help to break up the building mass.	1

TABLE 50: POINTS AVAILABLE FOR BUILDING PLACEMENT AND MASSING

Building Placement and Massing Features	Points
c. **Variation in Building Height.** The project incorporates variation in building heights to minimize monotony.	2
d. **Variation in Building Placement.** The project incorporates variation in building front setbacks and placement on lots to minimize monotony.	2
e. **Roof Line Variation.** Variation in roof lines through changes in roof height provides breaks in building massing..	2
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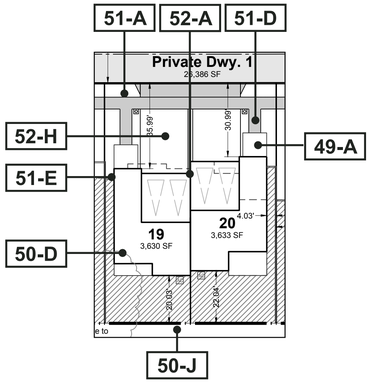
TABLE 51: POINTS AVAILABLE FOR SITE IMPROVEMENTS

Site Improvements	Points
a. **Landscaping – Parkway Design.** The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements. For private streets with no minimum parkway standard, projects may receive points for exceed the width of an equivalent public street standard.	2
b. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass.	1
c. **Exterior Lighting.** Exterior lighting fixtures are architecturally integrated with the primary building's design, style, material, and colors.	1
d. **Entrance Pathways.** The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space.	1
e. **Public/Private Transitions.** The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1
f. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping.	1

FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS

TABLE 52: POINTS AVAILABLE FOR VEHICLE PARKING AND ACCESS

Vehicle Parking and Access Features	Points
a. **Garage Door Orientation.** Garage doors do not face the front street. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.	3
b. **Garage Door Design – Minimizing Visual Dominance.** For garage doors that face the front street, garage doors and entrances are designed to be visually subservient to other building elements through methods such as increasing garage door setbacks, incorporating greenery within the driveway, and other methods.	1
c. **Garage Door Design - Detailing.** Garage doors feature windows or architectural detailing consistent with the main dwelling.	1
e. **Parking – Attached Projects.** The project locates parking lots serving attached residential units at the rear or side of the site to allow a majority of dwelling units to front on the street or an internal courtyard. Parking is not located between a building and any public sidewalk or street.	1
f. **Screening.** Parking visible from a public street is screened with fences, walls, and/or landscaping.	1
h. **Pavement Design.** Areas for vehicle parking and circulation feature paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of buildings.	2



SITE PLAN - DUETS

PLANS 6 & 7 - DUET "A"

SPRING IN MORGAN HILL, CA

BY JOE & SHEILA GIANCOLA

BODY 1: BOARD & BATTEN	KELLY MOORE KM 4950 & KM 5747 METAL FLAKE & SUGAR PINE	**BODY 3: STONE**	CONCRETE BOARD FORM	**ACCENT: DOORS**	KELLY MOORE KMA 77 & KM 4897 BROWN BEAR & YIN MIST
BODY 2: STUCCO	KELLY MOORE KM 46 & KM-W 43 ACOUSTIC WHITE & WHITEST WHITE	**TRIM 1:**	KELLY MOORE KM 4936 SMOKY DAY	**ROOF: COMP. SHINGLE**	TIMBERLINE ROOFING CHARCOAL

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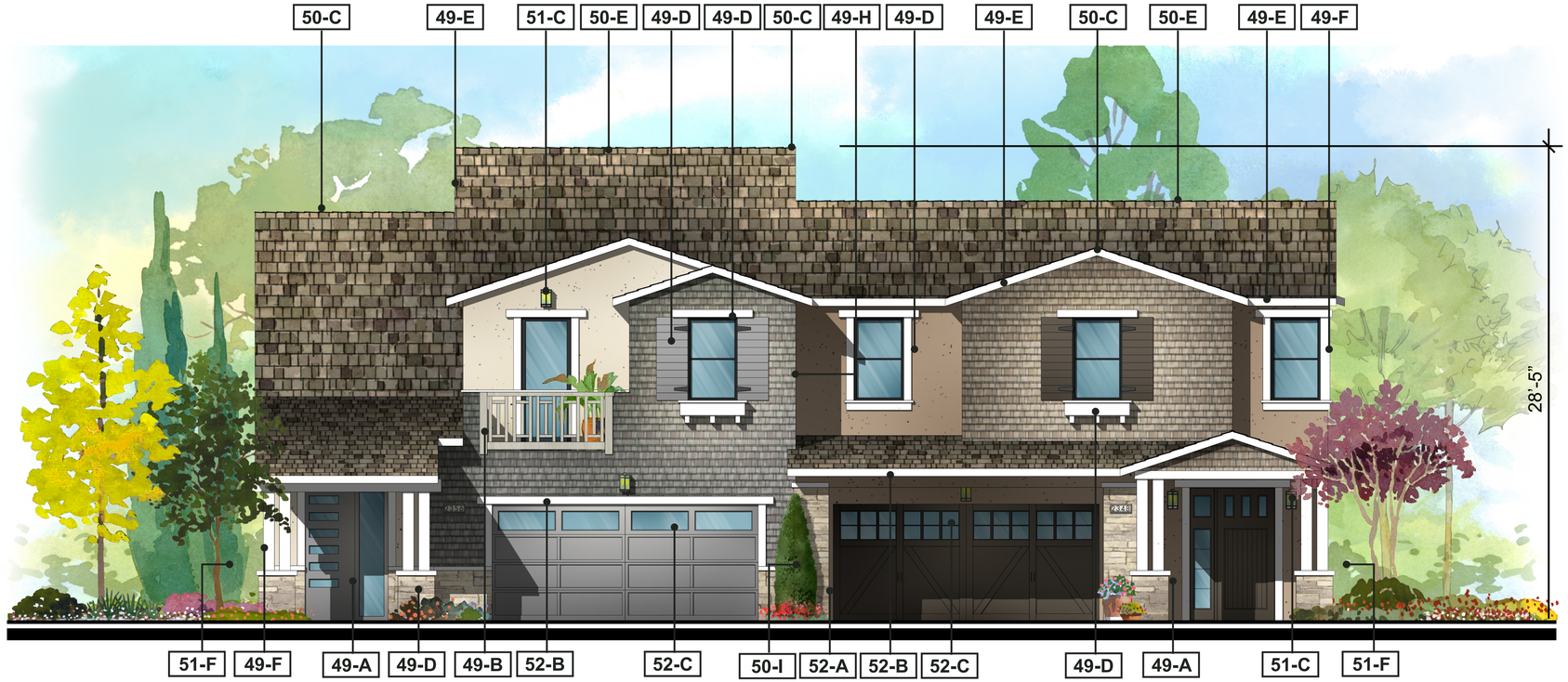
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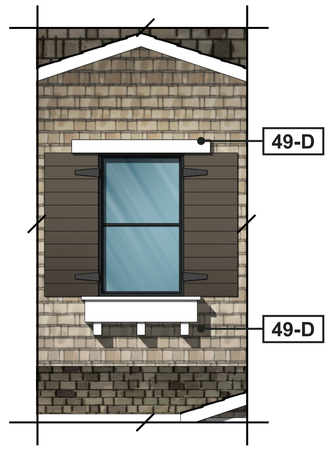
Attachment: Spring-Giancola-Architecture (2334 : RDCS PUBLIC HEARING)



DUET ‘B’ - FRONT ELEVATION



DUET ‘B’ - PERSPECTIVE



SHUTTER & POT SHELF DETAIL

TABLE 49: POINTS AVAILABLE FOR EXTERIOR DESIGN

Building Design Features	Points
a. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home’s primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1 attached 3 detached
b. **Balconies Facing Street or Courtyard.** A minimum of 25 percent of homes facing a street or common interior courtyard include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors’ yards to maintain privacy. Multi-family projects may earn points if 25 percent of upper floor units facing a street or common interior courtyard include a balcony.	1
c. **Balconies Facing Alleys.** A minimum of 25 percent of homes abutting a shared alley include a balcony overlooking the alley, parking area, or drive aisle. Multi-family projects may earn points if 25 percent of upper floor units facing an alley, parking area, or drive aisle include a balcony.	1
d. **Façade Articulation and Finishes**. Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.	1 attached 3 detached
e. **360-degree Architecture.** The project features full and consistent articulation and design detail on all building facades.	1 attached 3 detached
f. **Corner Treatments**. For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates facade feature finishes, including but not limited to window, shutters, awning, balconies, bay windows, and some enhancements.	1
h. **Individual Residences – Attached Projects**. Large buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate features such as window bays, balconies, porches and entrance vestibules, varied color schemes, and individual roof volumes to define individual units.	4
i. **Residential-Scale Design Elements – Attached Projects.** Buildings incorporate design details, including but not limited to porches, projections, eaves, bay windows, and other similar architectural elements, that provide residential scale and help to break up the building mass.	1

TABLE 50: POINTS AVAILABLE FOR BUILDING PLACEMENT AND MASSING

Building Placement and Massing Features	Points
c. **Variation in Building Height.** The project incorporates variation in building heights to minimize monotony.	2
d. **Variation in Building Placement.** The project incorporates variation in building front setbacks and placement on lots to minimize monotony.	2
e. **Roof Line Variation.** Variation in roof lines through changes in roof height provides breaks in building massing..	2
h. **Height and Project Edge – Attached Projects.** The project minimizes building heights along the project edge and locates larger buildings towards the interior of the site.	1
i. **Separate Structures – Attached Projects.** Large projects divide units into multiple separate structures. Maximum number of units per structure is as follows: • Attached single-family (townhomes): 5 units maximum per structure • Multi-family: 10 units maximum per structure	4
j. **Adjacent Building Types– Attached Projects.** The project matches building types along project edge with adjacent land that is developed to its ultimate potential use according to the General Plan or applicable zoning. For example, the project locates detached single-family homes along the project perimeter when facing existing detached single-family homes in an area zoned for detached single-family homes.	1

TABLE 51: POINTS AVAILABLE FOR SITE IMPROVEMENTS

Site Improvements	Points
a. **Landscaping – Parkway Design.** The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements. For private streets with no minimum parkway standard, projects may receive points for exceed the width of an equivalent public street standard.	2
b. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass.	1
c. **Exterior Lighting.** Exterior lighting fixtures are architecturally integrated with the primary building’s design, style, material, and colors.	1
d. **Entrance Pathways.** The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space.	1
e. **Public/Private Transitions.** The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1
f. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping.	1

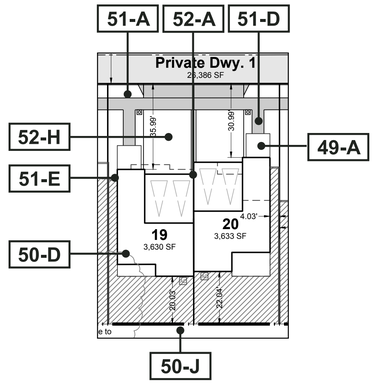
FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS

TABLE 52: POINTS AVAILABLE FOR VEHICLE PARKING AND ACCESS

Vehicle Parking and Access Features	Points
a. **Garage Door Orientation.** Garage doors do not face the front street. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.	3
b. **Garage Door Design – Minimizing Visual Dominance.** For garage doors that face the front street, garage doors and entrances are designed to be visually subservient to other building elements through methods such as increasing garage door setbacks, incorporating greenery within the driveway, and other methods.	1
c. **Garage Door Design - Detailing.** Garage doors feature windows or architectural detailing consistent with the main dwelling.	1
e. **Parking – Attached Projects.** The project locates parking lots serving attached residential units at the rear or side of the site to allow a majority of dwelling units to front on the street or an internal courtyard. Parking is not located between a building and any public sidewalk or street.	1
f. **Screening.** Parking visible from a public street is screened with fences, walls, and/or landscaping.	1
h. **Pavement Design.** Areas for vehicle parking and circulation feature paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of buildings.	2



EXTERIOR LIGHT



SITE PLAN - DUETS

PLANS 6 & 7 - DUET “B”

SPRING IN MORGAN HILL, CA

BY JOE & SHEILA GIANCOLA

BODY 1: BOARD & BATTEN	KELLY MOORE KM 4950 & KM 5797 METAL FLAKE & WOODWARD PARK	**BODY 3: STONE** EL DORADO CLIFFSTONE BARLEY
BODY 2: STUCCO	KELLY MOORE KM 5353 & KM 4544-3 WHITE WASHED & HUTCHINS PLAZA	**TRIM 1:** KELLY MOORE KM 23 SWISS CHEESE
ACCENT: DOORS	KELLY MOORE KMA 77 & KM 4950-3 BROWN BEAR & METAL FLAKE	
ROOF: COMP. SHINGLE	TIMBERLINE ROOFING CHARCOAL	

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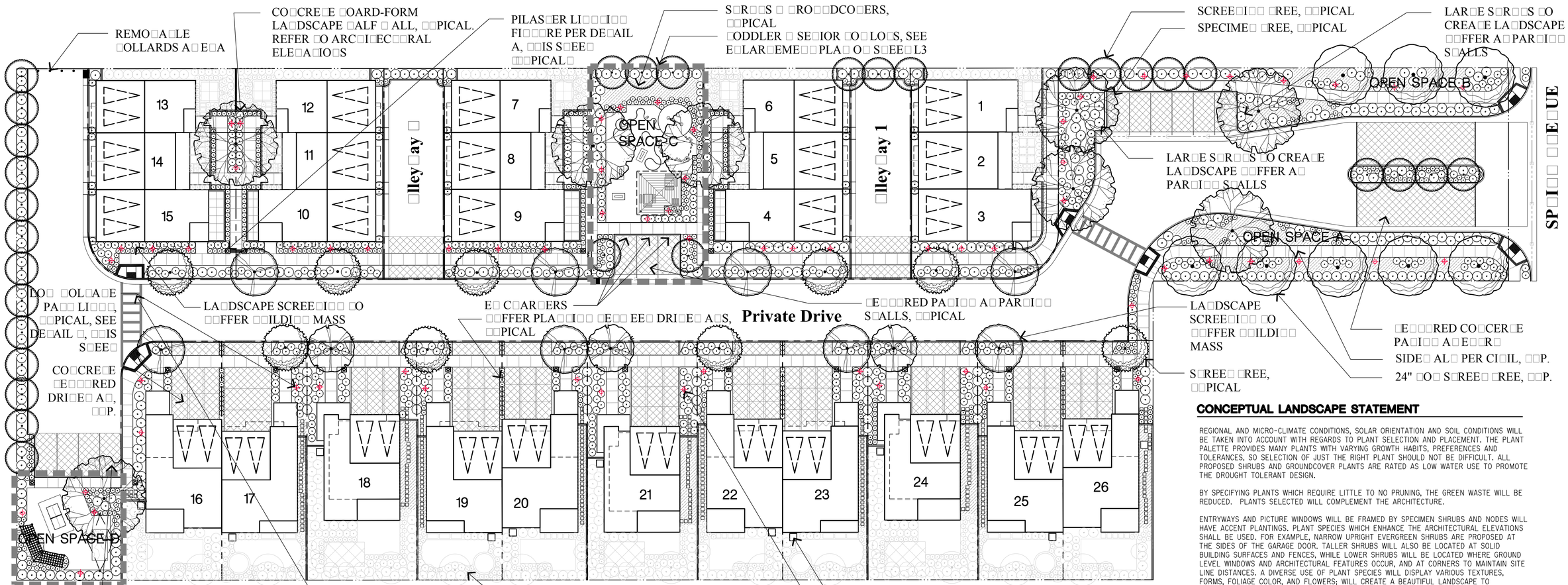
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CONCEPTUAL LANDSCAPE STATEMENT

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 GROUNDCOVER 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.

ENTRYWAYS 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 EVERGREEN 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 TREE'S 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 PROJECT FEATURES A COMMON PARK SPACE THAT ENHANCES CIRCULATION BY PROVIDING OPPORTUNITIES FOR ADULTS AND CHILDREN TO TRAVERSE THROUGHOUT THE PARK. PLAY EQUIPMENT AND SEATING PROVIDE A FAMILY FRIENDLY SPACE THAT ALLOWS ITS USERS TO ENJOY THE OUTDOORS.

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.

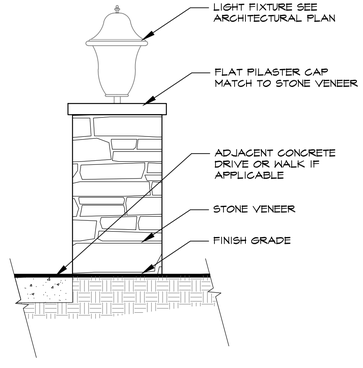
IT IS OUR INTENT TO SPECIFY IN THE LANDSCAPE CONSTRUCTION DOCUMENTS THE USE OF RECYCLED MATERIALS SUCH AS RECYCLED WOOD MULCH, INGREDIENTS WITHIN THE CONCRETE, FORMWORK, SITE FURNITURE, ETC. IT IS OUR INTENT TO STOCKPILE THE TOPSOIL FOR RE-USE, UNLESS SOIL TESTS DEEM THE SOIL INADEQUATE AND RECOMMEND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

□O□ES□

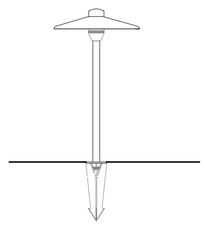
1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
6. ALL MECHANICAL EQUIPMENT WILL BE SCREENED BY EITHER FENCE OR SHRUBS THROUGH PROJECT.

PRELIMINARY TREE PALETTE

BOTANICAL NAME / TREES	COMMON NAME	SIZE	WATER USE
STREET TREE			
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	LOW
FRAXINUS A. 'AUTUMN PURPLE'	WHITE ASH	24" BOX	MED
MAGNOLIA G 'LITTLE GEM'	SOUTHERN MAGNOLIA	24" BOX	MED
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
SCREENING TREE			
LAGERSTROEMIA I. 'TUSCORORA'	CRAPE MYRTLE	15 GALLON	LOW
SPECIMEN TREE			
PLATANUS ACERIFOLIA 'COLOMBIA'	LONDON PLANE TREE	24" BOX	LOW



A **PILASTER LIGHTING FIXTURE** SCALE: 3/4" = 1'-0"



B **LOW VOLTAGE PATH LIGHT** SCALE : NTS

NOTE:
SEE SHEET L6 FOR SHRUB & TREE PLANTING/STAKING DETAILS.

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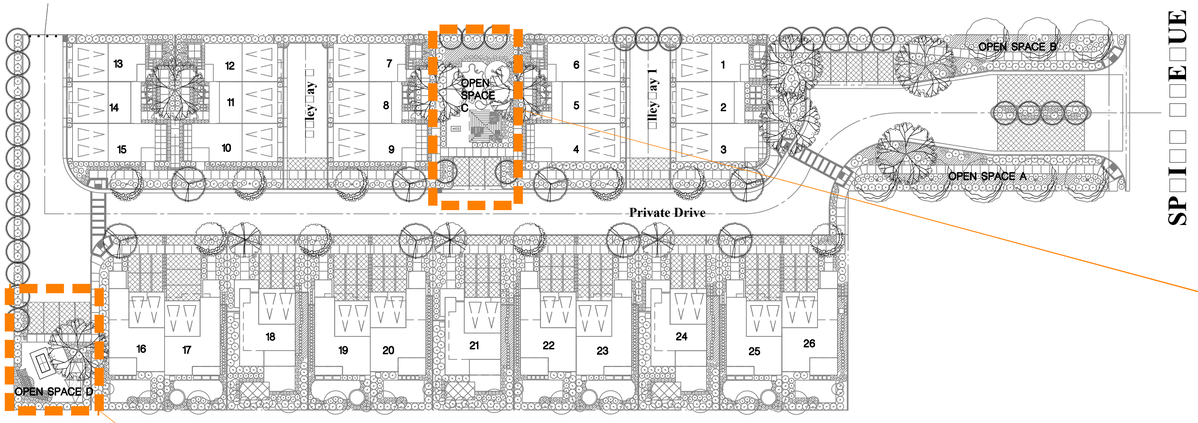
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SPRING VIEW

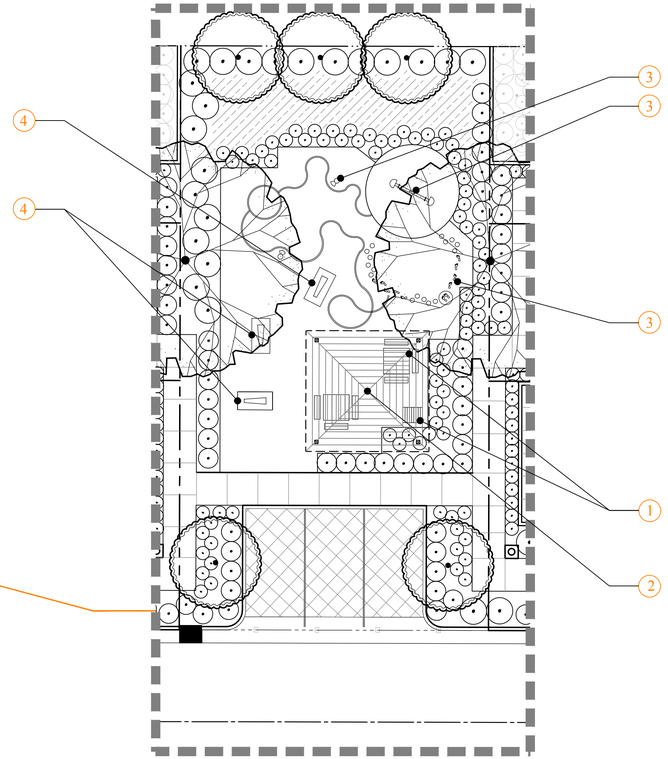
Design Development Plan

L1

Attachment: Spring-Giancola-Landscape (2334 : RDCS PUBLIC HEARING)

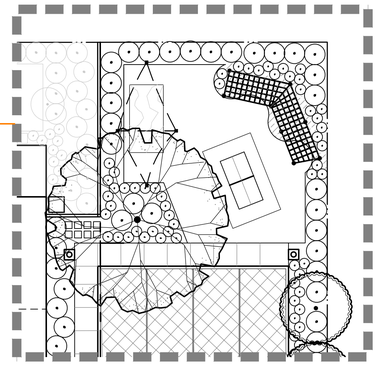


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□EE□ SOCIAL AREA

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POINTS AWARD LEGEND

PARKS AND OPEN SPACE AMENITIES:
CRITERIA 6.B

(1) ONE PICNIC BBQ AREA [ADULTS] [TIER I = 2 PTS]

(2) ONE SHADE TRELLIS AT PICNIC BBQ AREA (ADULTS) [TIER 2 = 3 PTS]

(3)(4) TOT LOTS AGE APPROPRIATE THREE ACTIVITIES EACH [CHILDREN] [SENIORS] [TIER 2 =3 PNTS]
TOTAL =8 POINTS

CRITERIA 7.
4 AGE GROUPS ARE PROVIDED.
ADULTS: PICNIC BBQ AREA.
TOT LOTS FOR TWO AGE GROUPS: CHILDREN AND FOR SENIORS.
A SEPARATELY LOCATED OUTDOOR SOCIALIZING AREA FOR TEENS
TOTAL= FOUR AGE GROUPS.

TOTAL POINTS: 12 POINTS

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SPRING VIEW

Points Award Diagram

L2

Attachment: Spring-Giancola-Landscape (2334 : RDCS PUBLIC HEARING)



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[PARKS AND OPEN SPACE AMENITIES: CRITERIA 6.B TIER 1 = 2 POINTS]





② S□ADE □RELLIS AREA A□ PIC□IC □A□LES

[PARKS AND OPEN SPACE AMENITIES: CRITERIA 6.B TIER 2 = 3 POINTS]



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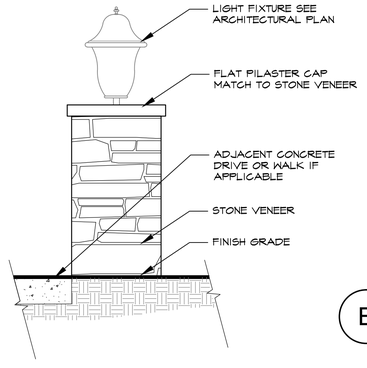
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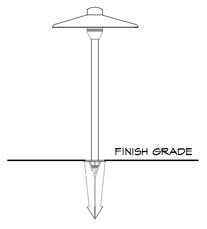
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③④ PARKS AND OPEN SPACE AMENITIES: CRITERIA 6.B, TOT LOTS AGE APPROPRIATE THREE ACTIVITIES EACH [CHILDREN] [SENIORS], TIER 2 = 3 POINTS



A **PILASTER LIGHTING FIXTURE** SCALE: 3/4" = 1'-0"



B **LOW VOLTAGE PATH LIGHT** SCALE : NTS

0 4 8 16

(IN FEET)

1/8" = 1'-0"

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SPRING VIEW
TODDLER & SENIOR TOT LOTS

Preliminary Enlargement Plan L3

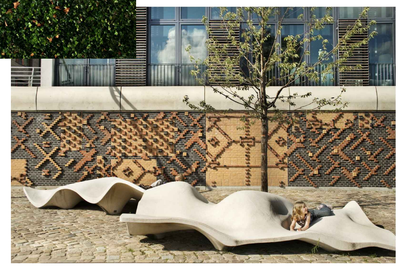
Attachment: Spring-Giancola-Landscape (2334 : RDCS PUBLIC HEARING)

6'-0" □I□□ □ OOD PRI□AC□ FE□CE, □□PICAL



OVERHEAD STRUCTURE WITH SHADE SAILS





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LO□ □OL□A□E PA□□ LI□□□, SEE DE□AIL □, S□EE□ L3

GRAPHIC SCALE

0 2 4 8

(IN FEET)

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

S□R□□S □ □RO□□DCO□ERS, □□PICAL



□R□A□ □AMMOC□



MODER□ PI□□ PO□□ □A□LE □ / AR□

PILAS□ER LI□□□I□□ FI□□□RE PER DE□AIL A, S□EE□ L3

LA□DSCAPE □□FFER A□ PAR□I□□ S□ALLS

□E□□□RED PA□I□□ A□ PAR□I□□ S□ALLS

□EE□ SOCIAL AREA

RIPLEY DESIGN GROUP

□□□DSC□PE □□C□ITECTU□E
□□□D P□□□□I□□
1615 □O□A□□A S□REE□
S□I□E 314
□ AL□□□ CREE□, CA 94596
□EL□925.938.7377
www.ripleydesign.com

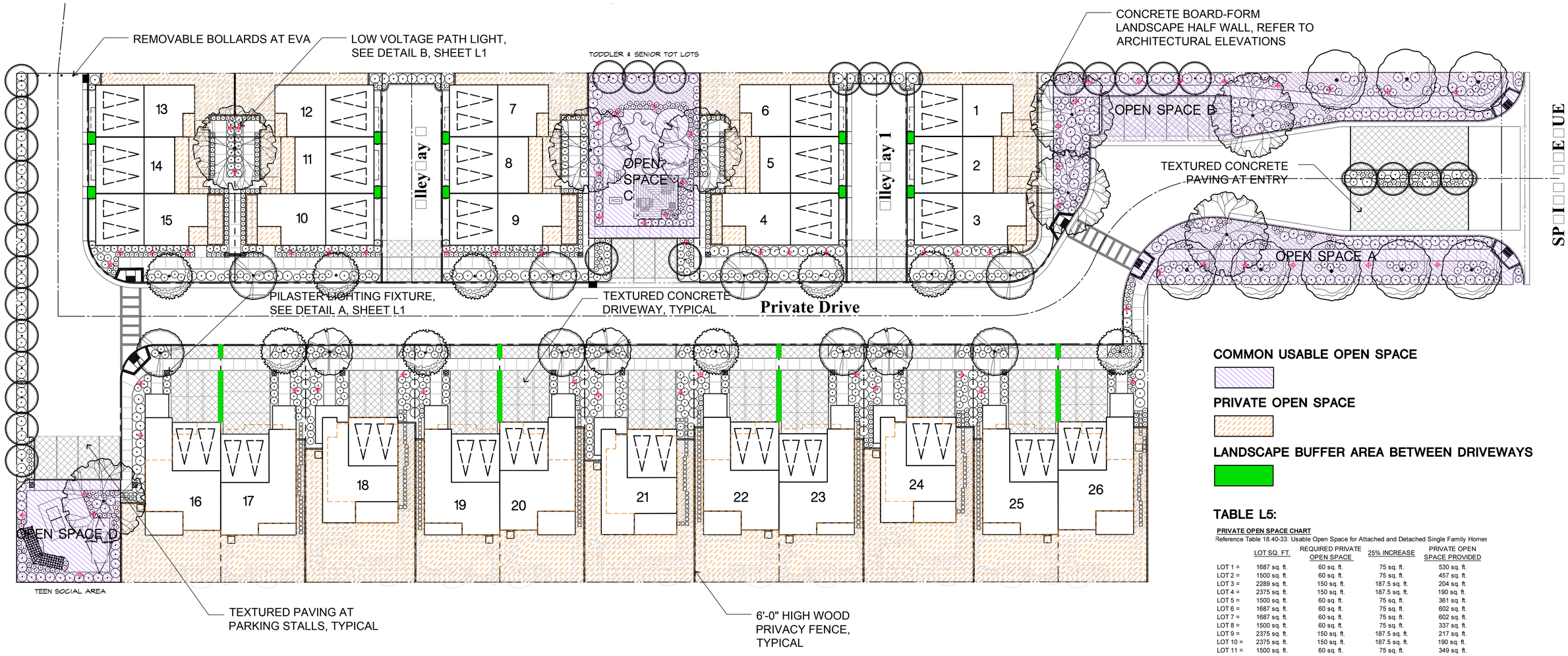
DpC DEVELOPMENT PROCESS CONSULTANTS

220 LIVE OAK Drive
DANVILLE, Ca 94920
TEL: 408.421.2695

SPRING VIEW
TEEN SOCIAL AREA

Preliminary Enlargement Plan L4

Attachment: Spring-Giancola-Landscape (2334 : RDCS PUBLIC HEARING)



COMMON USABLE OPEN SPACE

PRIVATE OPEN SPACE

LANDSCAPE BUFFER AREA BETWEEN DRIVEWAYS

TABLE L5:

PRIVATE OPEN SPACE CHART

Reference Table 18.40-33: Usable Open Space for Attached and Detached Single Family Homes

	LOT SQ. FT.	REQUIRED PRIVATE OPEN SPACE	25% INCREASE	PRIVATE OPEN SPACE PROVIDED
LOT 1 =	1687 sq. ft.	60 sq. ft.	75 sq. ft.	530 sq. ft.
LOT 2 =	1500 sq. ft.	60 sq. ft.	75 sq. ft.	457 sq. ft.
LOT 3 =	2289 sq. ft.	150 sq. ft.	187.5 sq. ft.	204 sq. ft.
LOT 4 =	2375 sq. ft.	150 sq. ft.	187.5 sq. ft.	190 sq. ft.
LOT 5 =	1500 sq. ft.	60 sq. ft.	75 sq. ft.	361 sq. ft.
LOT 6 =	1687 sq. ft.	60 sq. ft.	75 sq. ft.	602 sq. ft.
LOT 7 =	1687 sq. ft.	60 sq. ft.	75 sq. ft.	602 sq. ft.
LOT 8 =	1500 sq. ft.	60 sq. ft.	75 sq. ft.	337 sq. ft.
LOT 9 =	2375 sq. ft.	150 sq. ft.	187.5 sq. ft.	217 sq. ft.
LOT 10 =	2375 sq. ft.	150 sq. ft.	187.5 sq. ft.	190 sq. ft.
LOT 11 =	1500 sq. ft.	60 sq. ft.	75 sq. ft.	349 sq. ft.
LOT 12 =	1687 sq. ft.	60 sq. ft.	75 sq. ft.	597 sq. ft.
LOT 13 =	1687 sq. ft.	60 sq. ft.	75 sq. ft.	597 sq. ft.
LOT 14 =	1500 sq. ft.	60 sq. ft.	75 sq. ft.	349 sq. ft.
LOT 15 =	2289 sq. ft.	150 sq. ft.	187.5 sq. ft.	217 sq. ft.
LOT 16 =	4236 sq. ft.	300 sq. ft.	375 sq. ft.	1028 sq. ft.
LOT 17 =	3632 sq. ft.	300 sq. ft.	375 sq. ft.	885 sq. ft.
LOT 18 =	4670 sq. ft.	350 sq. ft.	437.5 sq. ft.	1646 sq. ft.
LOT 19 =	3630 sq. ft.	300 sq. ft.	375 sq. ft.	885 sq. ft.
LOT 20 =	3633 sq. ft.	300 sq. ft.	375 sq. ft.	938 sq. ft.
LOT 21 =	4674 sq. ft.	350 sq. ft.	437.5 sq. ft.	1410 sq. ft.
LOT 22 =	3631 sq. ft.	300 sq. ft.	375 sq. ft.	936 sq. ft.
LOT 23 =	3634 sq. ft.	300 sq. ft.	375 sq. ft.	886 sq. ft.
LOT 24 =	4675 sq. ft.	350 sq. ft.	437.5 sq. ft.	1643 sq. ft.
LOT 25 =	3631 sq. ft.	300 sq. ft.	375 sq. ft.	886 sq. ft.
LOT 26 =	3836 sq. ft.	300 sq. ft.	375 sq. ft.	1035 sq. ft.

RIPLEY DESIGN GROUP
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□□□D P□□□□I□□
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S□I□E 314
□ AL□□□ CREE□, CA 94596
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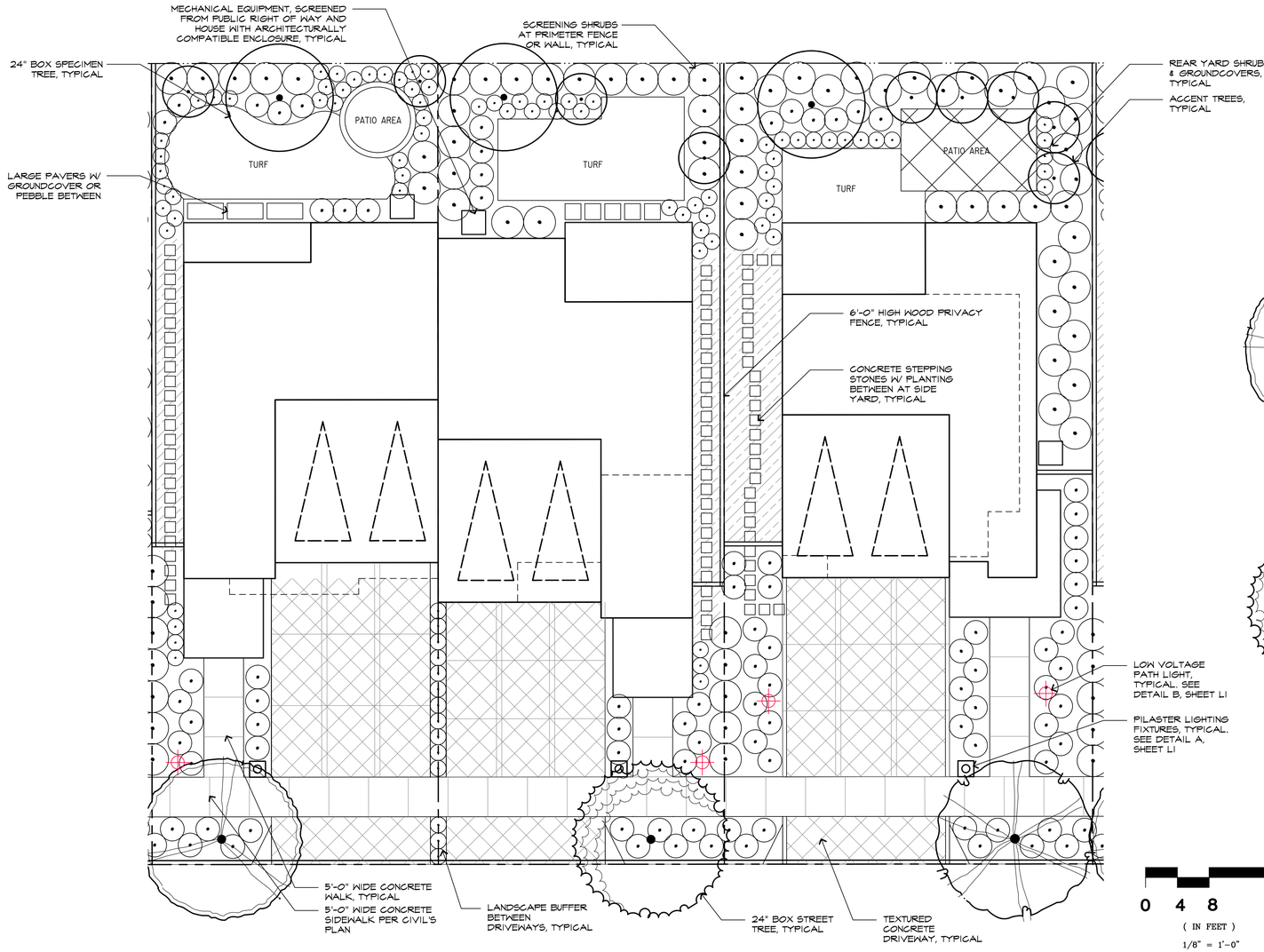
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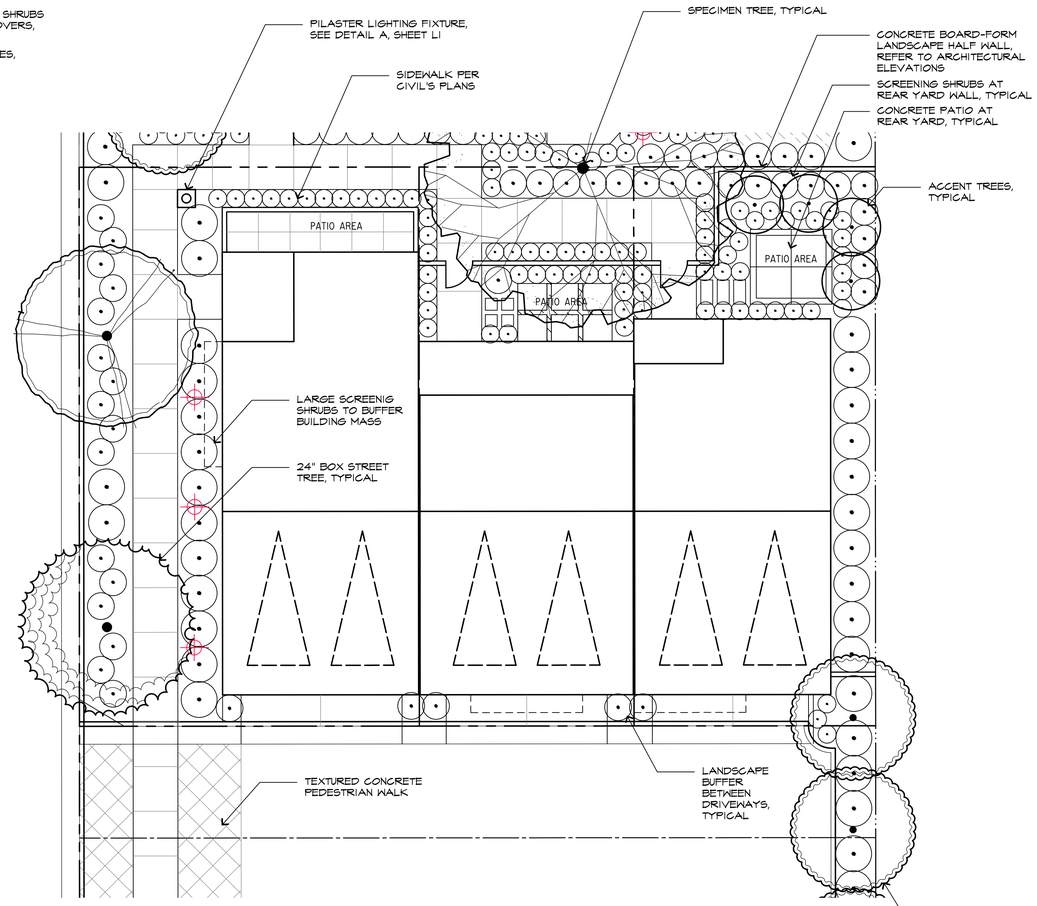
SPRING VIEW

Site Data

L5

Attachment: Spring-Giancola-Landscape (2334 : RDCS PUBLIC HEARING)



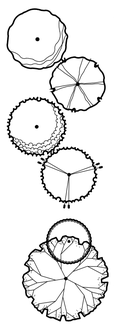


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(IN FEET)

1/8" = 1'-0"

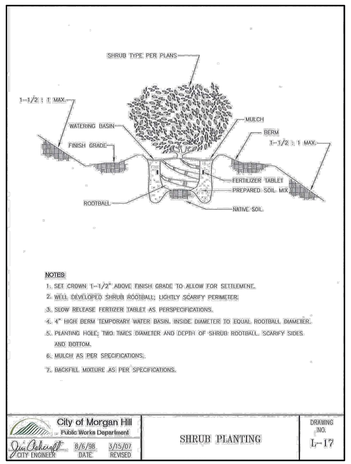
PRELIMINARY TREE PALETTE

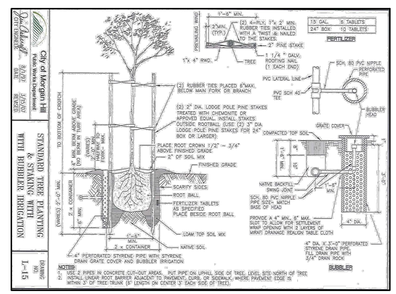


BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
STREET TREE			
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	LOW
FRAXINUS A. 'AUTUMN PURPLE'	WHITE ASH	24" BOX	MED
MAGNOLIA G 'LITTLE GEM'	SOUTHERN MAGNOLIA	24" BOX	MED
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
SCREENING TREE			
LAGERSTROEMIA I. 'TUSCORORA'	CRAPE MYRTLE	15 GALLON	LOW
SPECIMEN TREE			
PLATANUS ACERIFOLIA 'COLOMBIA'	LONDON PLANE TREE	24" BOX	LOW

PROPOSED PLANT LEGEND (DROUGHT TOLERANT)

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
SHRUBS			
ARC 'H.M.'	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MCMINN MANZANITA	LOW
BOU 'B.A.'	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GAMMA GRASS	LOW
BUD 'B.K.'	BUDDLEIA D. 'BLACK KNIGHT'	BUTTERFLY BUSH	LOW
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	LOW
CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	LOW
DAP 'AUR'	DAPHNE O. 'AUREOMARGINATA'	WINTER DAPHNE	LOW
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	LOW
DIE IRI	DIETES IRIOIDES	FORTNIGHT LILY	LOW
ERI KAR	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW
EUO 'G.S.'	EUONYMUS J. 'GREEN SPIRES'	GREEN SPIRES EUONYMUS	LOW
EUO 'MIC'	EUONYMUS J. 'MICROPHYLLUS'	BOXLEAF EUONYMUS	LOW
EUO 'SIE'	EUONYMUS JAPONICUS 'SIEBE'	EUONYMUS GOLDEN FLAIR	LOW
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	LOW
GRE 'NOE'	GREVILLEA 'NOELLII'	WOOLY GREVILLEA	LOW
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	LOW
HYP MOS	HYPERICUM X MOSERIANUM	GOLD FLOWER	LOW
JUN PAT	JUNCUS PATENS	CAL GREY RUSH	LOW
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	LOW
LIM PER	LIMONIUM PEREZII	SEA LAVANDER	LOW
LOR 'E.S.'	LOROPETALUM 'EMERALD SNOW'	CHINESE FRINGE FLOWER	LOW
LOR 'RAZ'	LOROPETALUM C. 'RAZZELBERRI'	CHINESE FRINGE FLOWER	LOW
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	LOW
MYR CAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW
MYR COM	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	LOW
NAN 'H.D.'	NANDINA D. 'HARBOR DWARF'	HEAVENLY BAMBOO	LOW
NAN 'G.S.'	NANDINA D. 'GULF STREAM'	G.S. HEAVENLY BAMBOO	LOW
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW
RHA 'BAL'	RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	LOW
SHRUBS			
RIB SAN	RIBES SANGUINEUM	PINK FLOWERING CURRANT	LOW
ROS 'T.B.'	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	LOW
PEN 'M.B.'	PENSTEMON 'MARGARITA BOP'	FOOTHILLS PENSTEMON	LOW
PHO 'B.A.'	PHORMIUM T. 'BLACK ADDER'	NEW ZEALAND FLAX	LOW
PHO 'D.D.'	PHORMIUM T. 'DARK DELIGHT'	NEW ZEALAND FLAX	LOW
PHO 'M.M.'	PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	LOW
PHO 'Y.W.'	PHORMIUM T. 'YELLOW WAVE'	NEW ZEALAND FLAX	LOW
SAL LEU	SALVIA LEUCANTHA	MEXICAN SAGE	LOW
STA BYZ	STACHYS BYZANTINA	LAMB'S EARS	LOW
WES 'W.H.'	WESTRINGIA F. 'WINYABBIE HIGHLIGHT'	COAST ROSEMARY	LOW
XYL 'COM'	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	LOW
GROUNDCOVERS			
	BACCHARIS P. 'PIGEON POINT' I GALLON @ 36" O.C.	COYOTE BUSH	LOW
	ROSMARINUS O. 'HUNTINGTON CARPET'	ROSMARINUS	LOW





RIPLEY DESIGN GROUP
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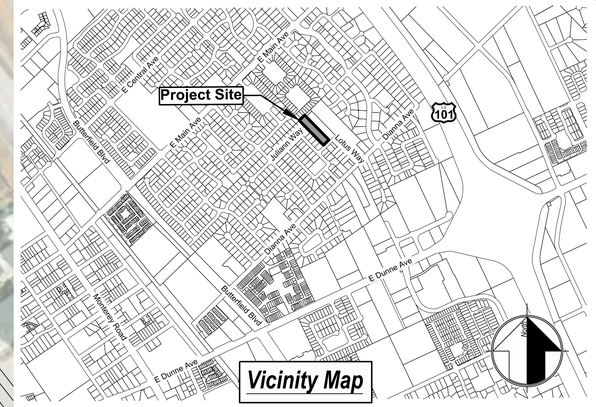
SPRING VIEW

Typical Rear Yard Private Open Space Landscape Improvement Plans

L6

Attachment: Spring-Giancola-Landscape (2334 : RDCS PUBLIC HEARING)





Dunne-Dakota

site utilization plan

notes:

ASSESSOR'S PARCEL NO:	726-09-024
PRESENT USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	R1-7,000
PROPOSED ZONING:	R1-7,000
SANITARY SEWER:	CITY OF MORGAN HILL
GAS and ELECTRIC:	PG&E
WATER:	CITY OF MORGAN HILL
TELEPHONE:	VERIZON
EXISTING IMPROVEMENTS:	AS SHOWN
GENERAL PLAN:	RDM (up to 7 DU/AC)

applicant:

MICHAEL DUNNE
2068 LINCOLN AVE
SAN JOSE, CA 95125
(408) 448-0136

engineer:

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

North

Scale: 1"=100'

0 25 50 100 200

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DEVELOPMENT PROCESS CONSULTANTS
220 LIVE OAK DRIVE DANVILLE, CA 94506
(408) 421-2695 EMAIL: VRBURGOS@HOTMAIL.COM

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

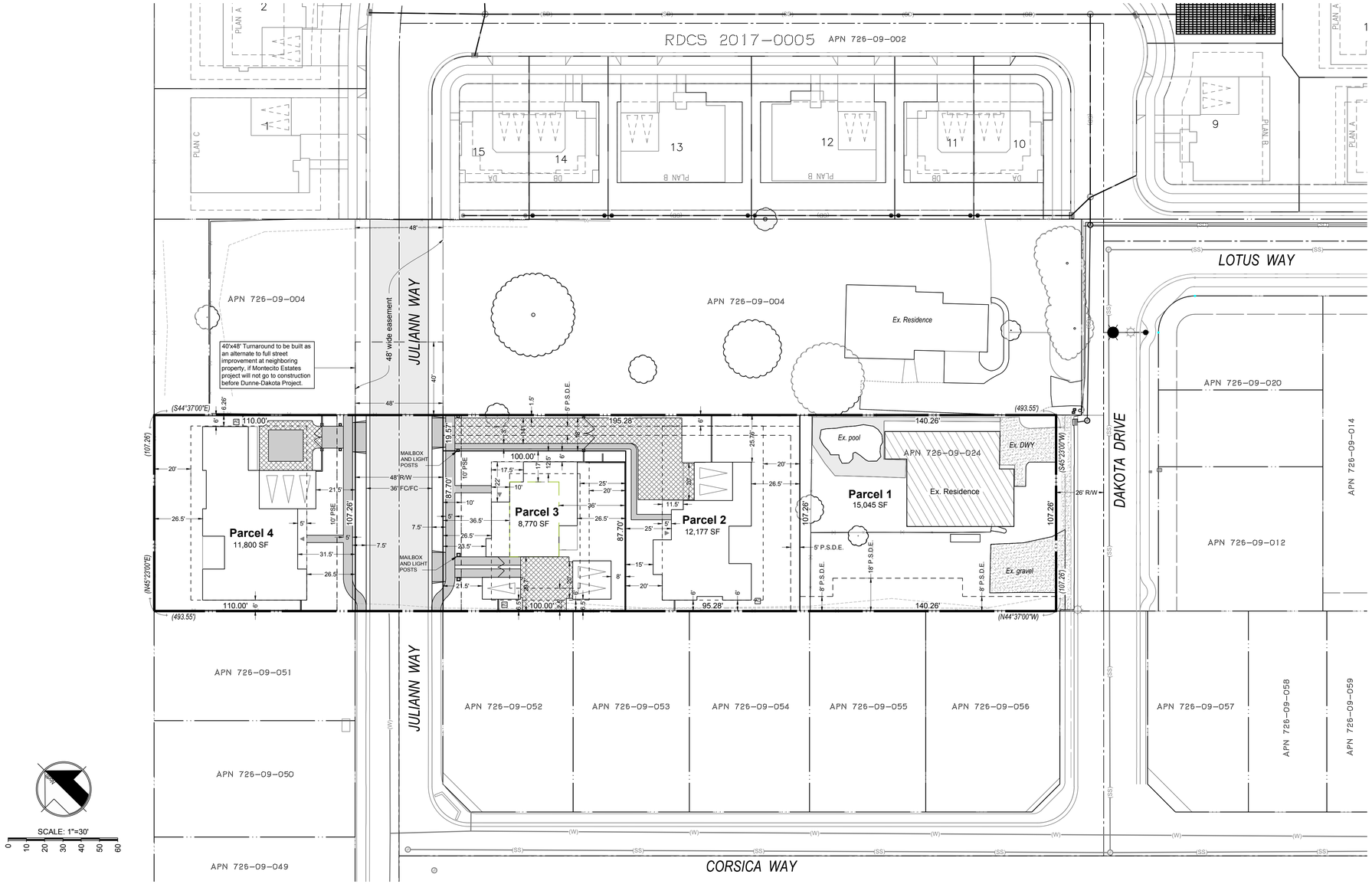
DATE: 3/19 DRAWN:MM CHECKED: WJM

Sheet **1** of **3**

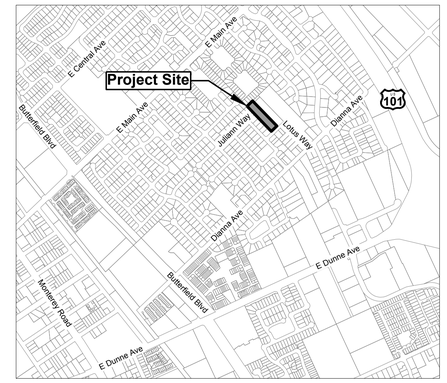
218072

Attachment: Dunne-Dakota -Civil (2334 : RDCS PUBLIC HEARING)

Packet Pg. 143



vicinity map:



building coverage calcs:

TOTAL PROJECT GROSS AREA	1.2153 ACRES
R/W AREA	0.1182 ACRES
PROJECT NET AREA:	1.0971 ACRES
DRIVEWAY COVERAGE:	0.1215 ACRES
BUILDING COVERAGE:	0.3005 ACRES
PATIO COVERAGE	0.0276 ACRES
% BUILDING COVERAGE:	27.39%

density calcs:

TOTAL PROJECT AREA:	1.2153 ACRES
PROJECT NET AREA	1.0971 ACRES
NO. UNITS ALLOWED:	7 UNITS
NO. UNITS PROPOSED:	4 UNITS

setback notes:

GP-RDM(7) ZONING: R1-7,000

TYPICAL FRONT YARD SETBACK FIRST STORY:	20'
TYPICAL FRONT YARD SETBACK SECOND STORY:	25'
TYPICAL REAR YARD SETBACK FIRST STORY:	20'
TYPICAL REAR YARD SETBACK SECOND STORY:	25'
TYPICAL INTERIOR SIDE YARD SETBACK FIRST STORY:	5'
TYPICAL INTERIOR SIDE YARD SETBACK SECOND STORY:	12.5'
TYPICAL STREET SIDE YARD SETBACK:	15'

notes:

ASSESSOR'S PARCEL NO:	726-09-024
PRESENT USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	RDM-7,000
PROPOSED ZONING:	RDM-7,000
SANITARY SEWER:	CITY OF MORGAN HILL
GAS and ELECTRIC:	PG&E
WATER:	CITY OF MORGAN HILL
TELEPHONE:	VERIZON
EXISTING IMPROVEMENTS:	AS SHOWN
GENERAL PLAN:	RDM (up to 7 DU/AC)

Dunne-Dakota

site development plan

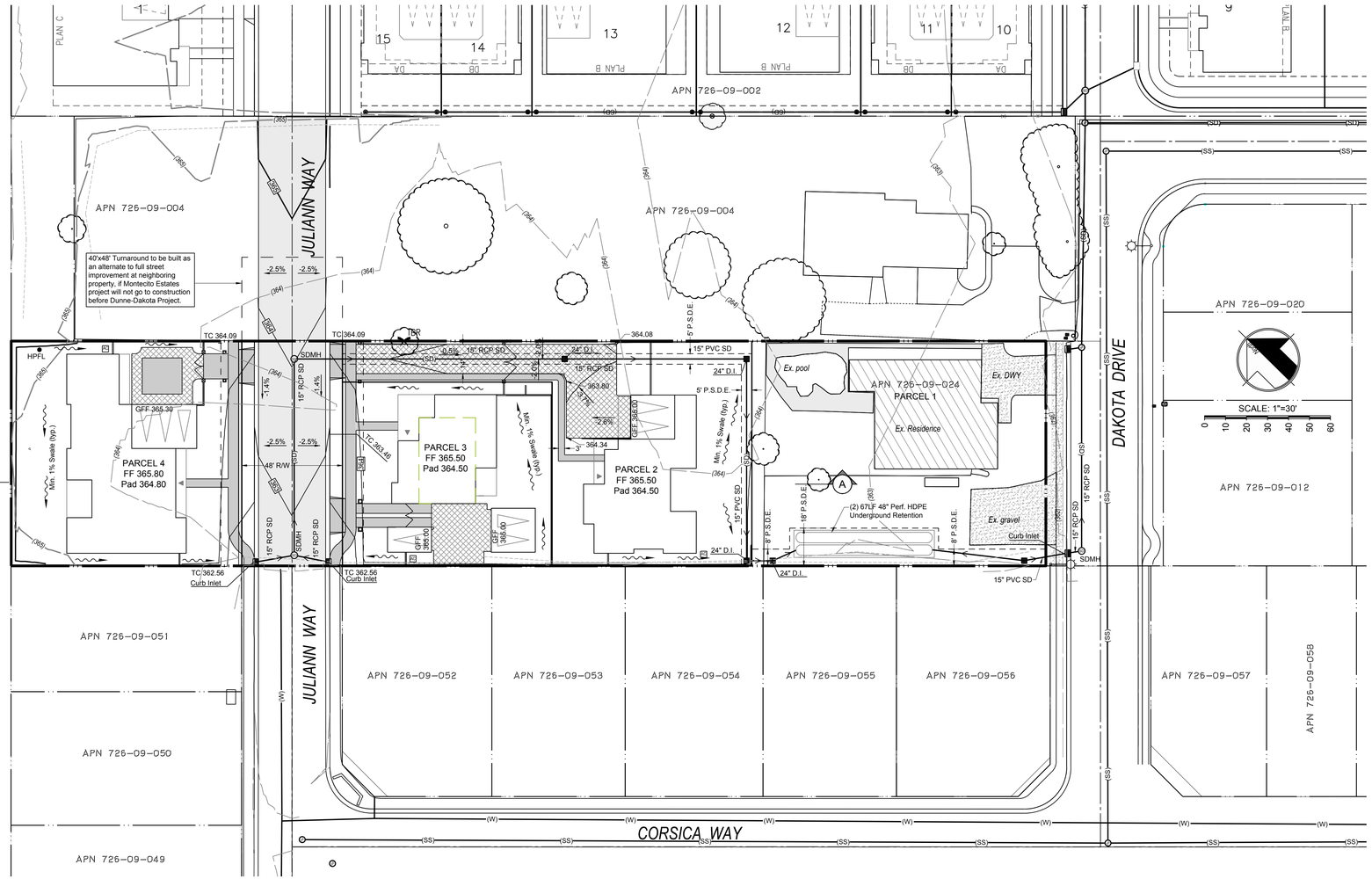
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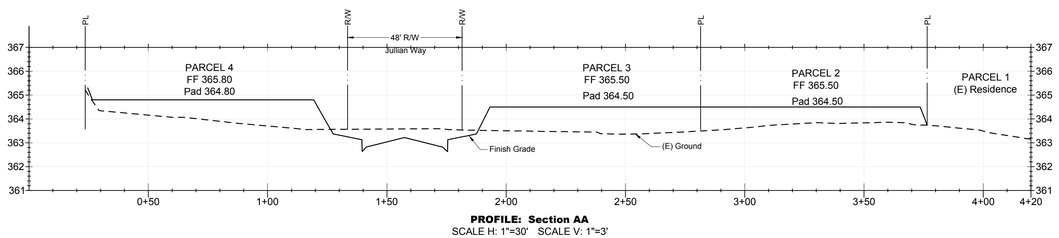
Attachment: Dunne-Dakota -Civil (2334 : RDCS PUBLIC HEARING)



PERVIOUS AND IMPERVIOUS SURFACES COMPARISON						
			Project Name	Dunne Dakota		
			MH Project No.	218072		
	Existing Condition (sq ft)	**%**	**Proposed Condition (sq ft)**	**%**	**Difference (sq ft)**	**%**
Site (acres):	**Site (sq ft):**		**Site (sq ft):**			
1.215	**52,940**	100.00%	**52,940**	100.00%	**0**	0.00%
Building Footprint(s)	3,073	5.80%	13,087	24.72%	**10,014**	18.92%
Parking	0	0.00%		0.00%	**0**	0.00%
Sidewalks, Patios, Driveways, Paths, etc.	2,764	5.22%	14,530	27.45%	**11,766**	22.23%
Landscaping	3,446	6.51%	25,323	47.83%	**21,877**	41.32%
Undeveloped	43,657	82.47%	0	0.00%	**-43,657**	-82.47%
Permeable Pavement	0	0.00%	0	0.00%	**0**	0.00%
Total	**52,940**	100.00%	**52,940**	100.00%	**0**	0.00%
Impervious Surfaces	5,837	11.03%	27,617	52.17%	**21,780**	41.14%
Pervious Surfaces	47,103	88.97%	25,323	47.83%	**-21,780**	-41.14%
Total	**52,940**	100.00%	**52,940**	100.00%	**0**	0.00%

MH 218072	LID Calcs. - Dunne Dakota						2/28/2019
Proposed BMP No.	BMP Impervious Area		95th Percentile (1.75" Rain) First Flush Volume to Treat (Cu. Ft.)	Proposed BMP Volume (Cu. Ft.)	Native Soil Infiltration Rate (In/Hr.)	BMP Loading Depth (Inches)	BMP Infiltration Duration (Hrs.) ≤ 72
	Public Hardscape (S.F.)	Private Hardscape					
1	3,853	17,927	3,176	3,494	1	48	48
Project Proposes 10% more volume than required							

218072				3/4/2019
Preliminary Engineers Cost Estimate for Dunne Dakota - Off-site Improvements				
Item	**Description**	**Qty**	**Unit**	**Unit Price**	**Total**
	Schedule I- Offsite Improvements				
1	AC Pavement	3,430	SF	$ 6.00	$ 20,580.00
2	Curb inlet	1	EA	$ 3,500.00	$ 3,500.00
3	15" RCP SD w/ trench restoration	105	LF	$ 65.00	$ 6,825.00
4	Curb, gutter and sidewalk restoration	1	LS	$ 1,000.00	$ 1,000.00
5	Storm drain manhole	1	EA	$ 4,000.00	$ 4,000.00
6	10% additional Storm drain storage	318	CF	$ 10.00	$ 3,180.00
				Total Schedule I	**$ 18,505.00**
				Contingency @ 5%	$ 925.25
				Total Estimated Cost	**$ 19,430.25**



PROFILE: Section AA
SCALE H: 1"=30' SCALE V: 1"=3'

Preliminary Earthwork Quantities		
	Cut	Fill
Rough Grading Total Site	482 cy	825 cy
Net Import	**343 cy**	

legend:

- TBR — Existing tree to be removed
- AC PAVEMENT
- PCC
- PCC (STAMPED)
- (E) RESIDENCE
- (E) PAVEMENT

Dunne-Dakota

preliminary grading plan

applicant:
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2068 LINCOLN AVE
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16075 Vineyard Boulevard Morgan Hill, CA 95037

DATE: 3/19 DRAWN:RS CHECKED: WJM

Sheet **3** of **3**
218072

Attachment: Dunne-Dakota -Civil (2334 : RDCS PUBLIC HEARING)

DUNNE-DAKOTA

MORGAN HILL, CALIFORNIA
BY MICHAEL DUNNE

MEASURE ‘S’ SUBMITTAL

MARCH 08, 2019



LOT 2 - SINGLE STORY



LOT 3 - TWO STORY

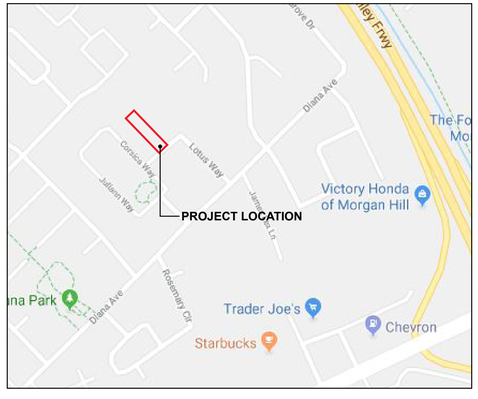


LOT 4 - SINGLE STORY

SHEET INDEX	
A.01	COVER SHEET
ARCHITECTURAL SHEETS	
A.02	PLAN 2 SINGLE STORY FRONT ELEVATION
A.03	PLAN 2 SINGLE STORY RIGHT AND LEFT ELEVATIONS
A.04	PLAN 2 SINGLE STORY REAR ELEVATION
A.05	PLAN 3 TWO STORY FRONT ELEVATION
A.06	PLAN 3 TWO STORY RIGHT AND LEFT ELEVATIONS
A.07	PLAN 3 TWO STORY REAR ELEVATION
A.08	PLAN 4 SINGLE STORY FRONT ELEVATION

PLAN ID	BEDRM COUNT	BATH COUNT	SQFTG (LIVING)	NOTES
PLAN 1 (EXISTING)	4	3.5	2950	EXISTING
PLAN 2	4	4	2609	SINGLE STORY
PLAN 3	4	4	3186	TWO STORY
PLAN 4	4 / 5 OPT.	3.5	3714	SINGLE STORY
				TOTAL UNITS = 4

VICINITY MAP:



PROJECT DIRECTORY

OWNER/DEVELOPER:
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761 DAKOTA DR., MORGAN HILL, CA 95037
(408) 448-0136
CONTACT: MICHAEL DUNNE

ARCHITECT:
DAHLIN
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(925)251-7200
CONTACT: MICHAEL SUCHOCKI
JOB NUMBER: 1514.001

CIVIL ENGINEER:
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(408) 779-7381
CONTACT: BILL MCCLINTOCK

LANDSCAPE ARCHITECT:
RIPLEY DESIGN GROUP
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CONTACT: ANNIKA CARPENTER

CONSULTANT:
DPC
220 LIVE OAK DRIVE, DANVILLE, CA 95037
(408) 421-2695
CONTACT: VINCE BURGOS

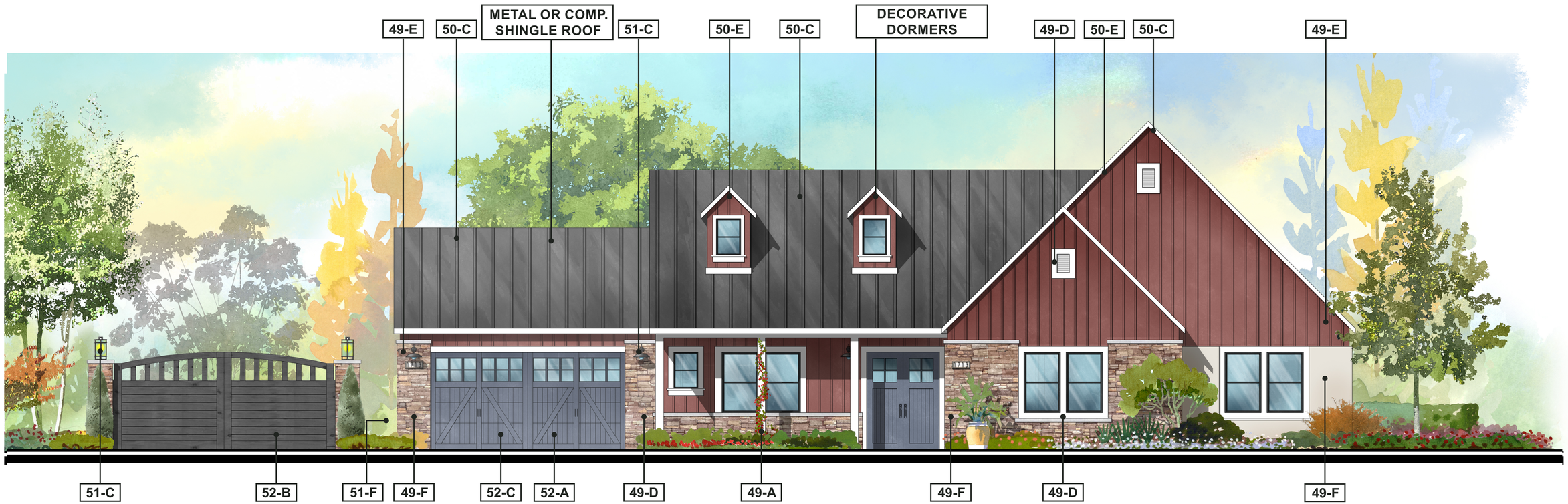
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DATE 03-08-2019
JOB NO. 1514.001

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.1

Attachment: Dakota-Dunne Architecture (2334 : RDCS PUBLIC HEARING)



PLAN 2 FRONT ELEVATION

SWINGING GATE
IN FORE GROUND - SEE SITE PLAN

TABLE 49: POINTS AVAILABLE FOR EXTERIOR DESIGN

Building Design Features	Points
a. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home's primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1 attached 3 detached
b. **Balconies Facing Street or Courtyard.** A minimum of 25 percent of homes facing a street or common interior courtyard include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors' yards to maintain privacy. Multi-family projects may earn points if 25 percent of upper floor units facing a street or common interior courtyard include a balcony.	1
d. **Façade Articulation and Finishes**. Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.	1 attached 3 detached
e. **360-degree Architecture.** The project features full and consistent articulation and design detail on all building facades.	1 attached 3 detached
f. **Corner Treatments**. For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates facade feature finishes, including but not limited to window, shutters, awning, balconies, bay windows, and some enhancements.	1

TABLE 50: POINTS AVAILABLE FOR BUILDING PLACEMENT AND MASSING

Building Placement and Massing Features	Points
c. **Variation in Building Height.** The project incorporates variation in building heights to minimize monotony.	2
d. **Variation in Building Placement.** The project incorporates variation in building front setbacks and placement on lots to minimize monotony.	2
e. **Roof Line Variation.** Variation in roof lines through changes in roof height provides breaks in building massing..	2

TABLE 51: POINTS AVAILABLE FOR SITE IMPROVEMENTS

Site Improvements	Points
a. **Landscaping – Parkway Design.** The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements. For private streets with no minimum parkway standard, projects may receive points for exceed the width of an equivalent public street standard.	2
b. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass.	1
c. **Exterior Lighting.** Exterior lighting fixtures are architecturally integrated with the primary building's design, style, material, and colors.	1
d. **Entrance Pathways.** The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space.	1
e. **Public/Private Transitions.** The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1
f. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping.	1

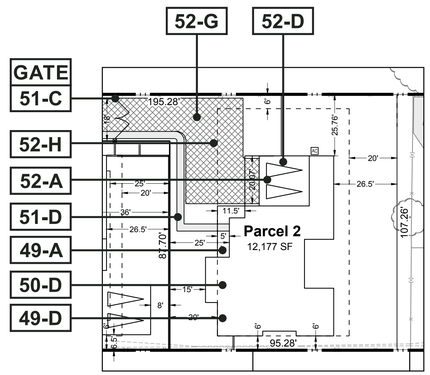
FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS

TABLE 52: POINTS AVAILABLE FOR VEHICLE PARKING AND ACCESS

Vehicle Parking and Access Features	Points
a. **Garage Door Orientation.** Garage doors do not face the front street. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.	3
b. **Garage Door Design – Minimizing Visual Dominance.** For garage doors that face the front street, garage doors and entrances are designed to be visually subservient to other building elements through methods such as increasing garage door setbacks, incorporating greenery within the driveway, and other methods.	1
c. **Garage Door Design - Detailing.** Garage doors feature windows or architectural detailing consistent with the main dwelling.	1
d. **Garage Configuration.** No more than 50 percent of single-family homes feature an identical garage configuration. Garage configuration may include front loaded attached, front loaded detached, side loaded, and rear loaded garages.	1
f. **Screening.** Parking visible from a public street is screened with fences, walls, and/or landscaping.	1
g. **Setback Areas.** For detached single-family projects, paved areas and hard surface for vehicle access and parking occupies not more than 50 percent of the front and street-side setback area.	1
h. **Pavement Design.** Areas for vehicle parking and circulation feature paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of buildings.	2



EXTERIOR LIGHT



LOT 2 SITE - PLAN 2

DUNNE-DAKOTA IN MORGAN HILL, CA

BY MICHAEL DUNNE

BODY 1: BOARD & BATTEN — KELLY MOORE KM 4442 TEXAS SWEET TEA

BODY 2: STUCCO — KELLY MOORE KM 4584 URBAN BIRD

BODY 3: STONE — EL DORADO RUSTIC LEDGE SAWTOOTH

TRIM 1: — KELLY MOORE KM 46 ACOUSTIC WHITE

ACCENT: DOORS — KELLY MOORE KM 5805-3 BAY WHARF

ROOF: METAL OR COMP SHINGLE — MATTE BLACK METAL ROOF OR COMP SHINGLE CHARCOAL

PLAN 2 - SINGLE STORY

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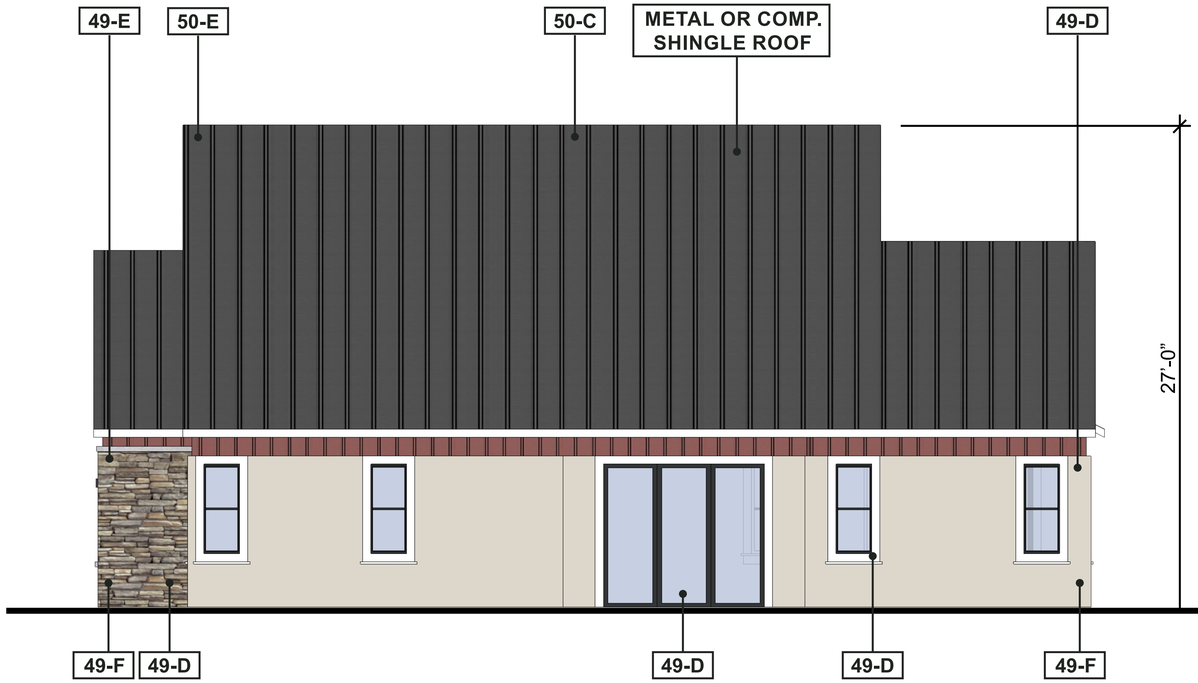
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DATE	03-08-2019
JOB NO.	1514.001

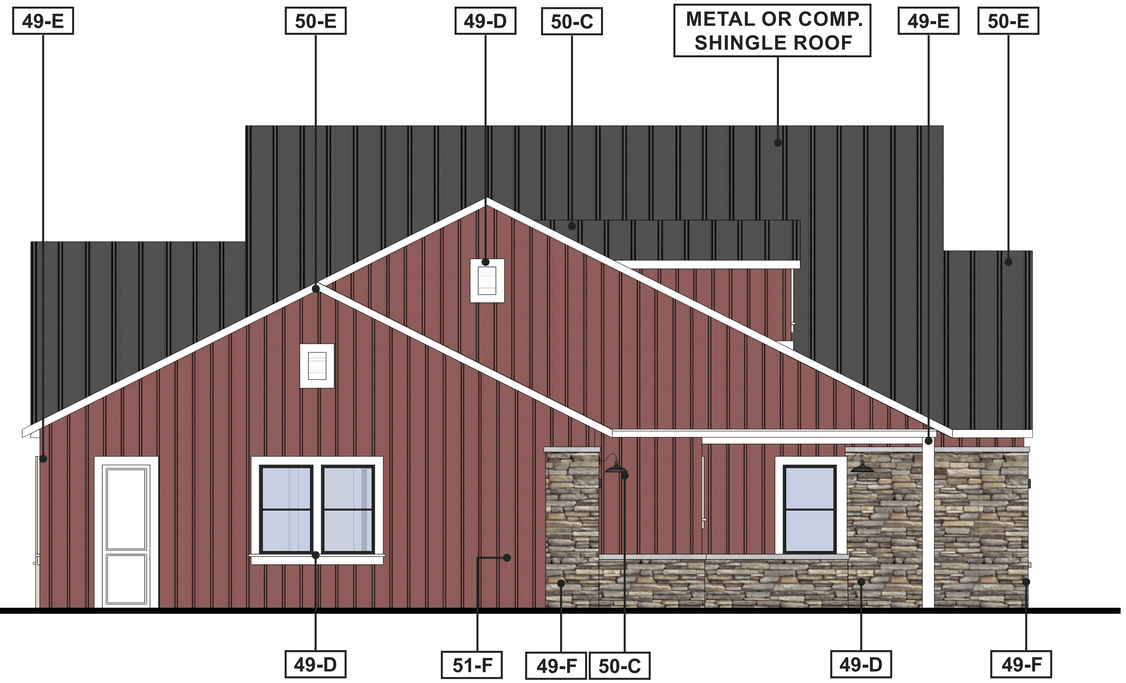
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Pleasanton, CA 94588
925-251-7200

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Attachment: Dakota-Dunne Architecture (2334 : RDCS PUBLIC HEARING)



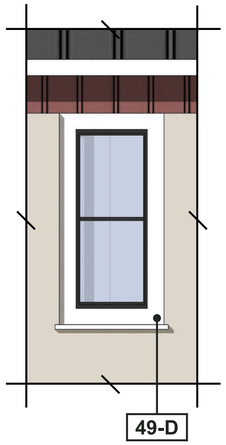
PLAN 2 RIGHT ELEVATION



PLAN 2 LEFT ELEVATION



EXTERIOR LIGHT



RECESSED WINDOW DETAIL

TABLE 49: POINTS AVAILABLE FOR EXTERIOR DESIGN

Building Design Features	Points
a. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home's primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1 attached 3 detached
b. **Balconies Facing Street or Courtyard.** A minimum of 25 percent of homes facing a street or common interior courtyard include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors' yards to maintain privacy. Multi-family projects may earn points if 25 percent of upper floor units facing a street or common interior courtyard include a balcony.	1
d. **Façade Articulation and Finishes**. Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.	1 attached 3 detached
e. **360-degree Architecture.** The project features full and consistent articulation and design detail on all building facades.	1 attached 3 detached
f. **Corner Treatments**. For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates facade feature finishes, including but not limited to window, shutters, awning, balconies, bay windows, and some enhancements.	1

TABLE 50: POINTS AVAILABLE FOR BUILDING PLACEMENT AND MASSING

Building Placement and Massing Features	Points
c. **Variation in Building Height.** The project incorporates variation in building heights to minimize monotony.	2
d. **Variation in Building Placement.** The project incorporates variation in building front setbacks and placement on lots to minimize monotony.	2
e. **Roof Line Variation.** Variation in roof lines through changes in roof height provides breaks in building massing..	2

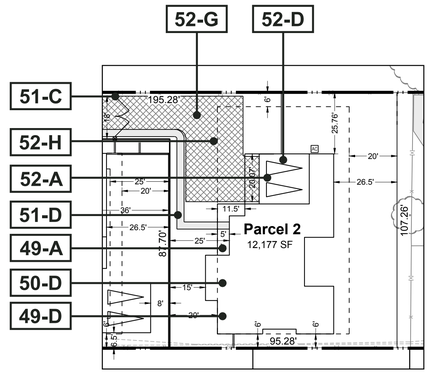
TABLE 51: POINTS AVAILABLE FOR SITE IMPROVEMENTS

Site Improvements	Points
a. **Landscaping – Parkway Design.** The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements. For private streets with no minimum parkway standard, projects may receive points for exceed the width of an equivalent public street standard.	2
b. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass.	1
c. **Exterior Lighting.** Exterior lighting fixtures are architecturally integrated with the primary building's design, style, material, and colors.	1
d. **Entrance Pathways.** The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space.	1
e. **Public/Private Transitions.** The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1
f. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping.	1

FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS

TABLE 52: POINTS AVAILABLE FOR VEHICLE PARKING AND ACCESS

Vehicle Parking and Access Features	Points
a. **Garage Door Orientation.** Garage doors do not face the front street. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.	3
b. **Garage Door Design – Minimizing Visual Dominance.** For garage doors that face the front street, garage doors and entrances are designed to be visually subservient to other building elements through methods such as increasing garage door setbacks, incorporating greenery within the driveway, and other methods.	1
c. **Garage Door Design - Detailing.** Garage doors feature windows or architectural detailing consistent with the main dwelling.	1
d. **Garage Configuration.** No more than 50 percent of single-family homes feature an identical garage configuration. Garage configuration may include front loaded attached, front loaded detached, side loaded, and rear loaded garages.	1
f. **Screening.** Parking visible from a public street is screened with fences, walls, and/or landscaping.	1
g. **Setback Areas.** For detached single-family projects, paved areas and hard surface for vehicle access and parking occupies not more than 50 percent of the front and street-side setback area.	1
h. **Pavement Design.** Areas for vehicle parking and circulation feature paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of buildings.	2



LOT 2 SITE - PLAN 2

PLAN 2 - SINGLE STORY

DUNNE-DAKOTA IN MORGAN HILL, CA

BY MICHAEL DUNNE

BODY 1: BOARD & BATTEN	KELLY MOORE KM 4442 TEXAS SWEET TEA	**BODY 3: STONE**	EL DORADO RUSTIC LEDGE SAWTOOTH	**ACCENT: DOORS**	KELLY MOORE KM 5805-3 BAY WHARF
BODY 2: STUCCO	KELLY MOORE KM 4584 URBAN BIRD	**TRIM 1:**	KELLY MOORE KM 46 ACOUSTIC WHITE	**ROOF: METAL OR COMP SHINGLE**	MATTE BLACK METAL ROOF OR COMP SHINGLE CHARCOAL

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DATE 03-08-2019
JOB NO. 1514.001

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.3

Attachment: Dakota-Dunne Architecture (2334 : RDCS PUBLIC HEARING)

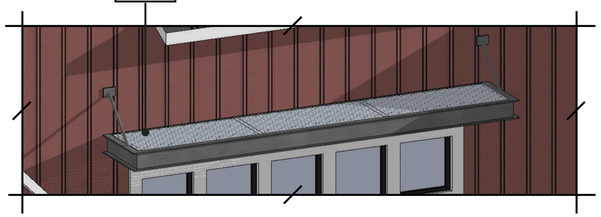


51-C

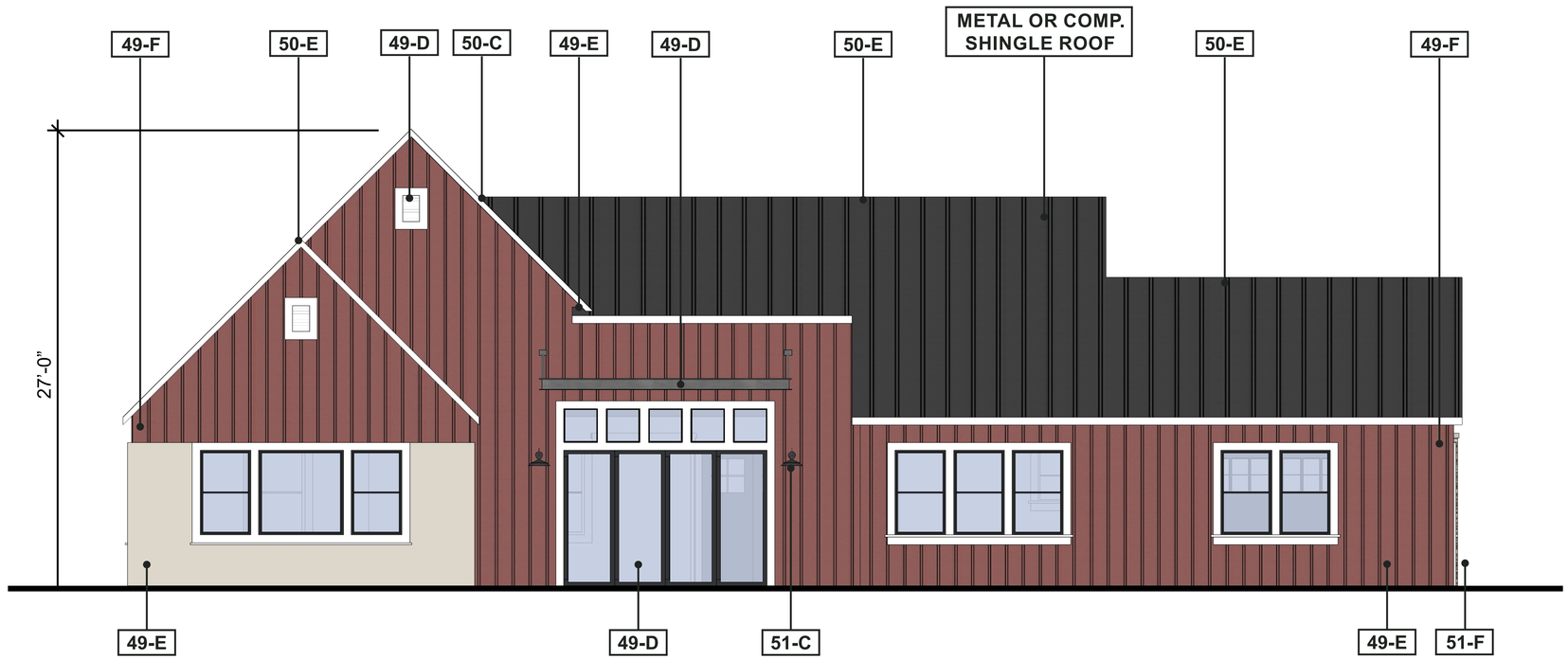
EXTERIOR LIGHT



49-D



METAL AWNING DETAIL



PLAN 2 REAR ELEVATION

TABLE 49: POINTS AVAILABLE FOR EXTERIOR DESIGN

Building Design Features	Points
a. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home's primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1 attached 3 detached
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d. **Façade Articulation and Finishes**. Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.	1 attached 3 detached
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f. **Corner Treatments**. For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates facade feature finishes, including but not limited to window, shutters, awning, balconies, bay windows, and some enhancements.	1

TABLE 50: POINTS AVAILABLE FOR BUILDING PLACEMENT AND MASSING

Building Placement and Massing Features	Points
c. **Variation in Building Height.** The project incorporates variation in building heights to minimize monotony.	2
d. **Variation in Building Placement.** The project incorporates variation in building front setbacks and placement on lots to minimize monotony.	2
e. **Roof Line Variation.** Variation in roof lines through changes in roof height provides breaks in building massing..	2

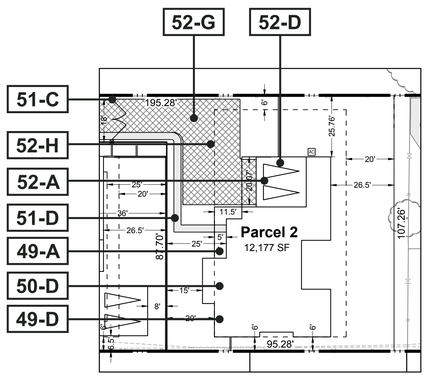
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Site Improvements	Points
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b. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass.	1
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e. **Public/Private Transitions.** The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1
f. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping.	1

FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS

TABLE 52: POINTS AVAILABLE FOR VEHICLE PARKING AND ACCESS

Vehicle Parking and Access Features	Points
a. **Garage Door Orientation.** Garage doors do not face the front street. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.	3
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f. **Screening.** Parking visible from a public street is screened with fences, walls, and/or landscaping.	1
g. **Setback Areas.** For detached single-family projects, paved areas and hard surface for vehicle access and parking occupies not more than 50 percent of the front and street-side setback area.	1
h. **Pavement Design.** Areas for vehicle parking and circulation feature paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of buildings.	2



LOT 2 SITE - PLAN 2

PLAN 2 - SINGLE STORY

DUNNE-DAKOTA IN MORGAN HILL, CA

BY MICHAEL DUNNE

BODY 1: BOARD & BATTEN	KELLY MOORE KM 4442 TEXAS SWEET TEA	**BODY 3: STONE**	EL DORADO RUSTIC LEDGE SAWTOOTH	**ACCENT: DOORS**	KELLY MOORE KM 5805-3 BAY WHARF
BODY 2: STUCCO	KELLY MOORE KM 4584 URBAN BIRD	**TRIM 1:**	KELLY MOORE KM 46 ACOUSTIC WHITE	**ROOF: METAL OR COMP SHINGLE**	MATTE BLACK METAL ROOF OR COMP SHINGLE CHARCOAL

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Attachment: Dakota-Dunne Architecture (2334 : RDCS PUBLIC HEARING)



PLAN 3 FRONT ELEVATION



EXTERIOR LIGHT

TABLE 49: POINTS AVAILABLE FOR EXTERIOR DESIGN

Building Design Features	Points
a. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home's primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1 attached 3 detached
b. **Balconies Facing Street or Courtyard.** A minimum of 25 percent of homes facing a street or common interior courtyard include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors' yards to maintain privacy. Multi-family projects may earn points if 25 percent of upper floor units facing a street or common interior courtyard include a balcony.	1
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e. **360-degree Architecture.** The project features full and consistent articulation and design detail on all building facades.	1 attached 3 detached
f. **Corner Treatments**. For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates facade feature finishes, including but not limited to window, shutters, awning, balconies, bay windows, and some enhancements.	1

TABLE 50: POINTS AVAILABLE FOR BUILDING PLACEMENT AND MASSING

Building Placement and Massing Features	Points
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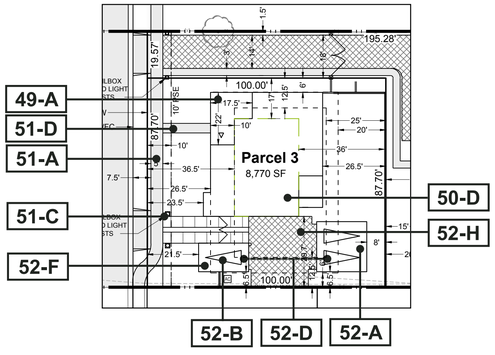
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Site Improvements	Points
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FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS

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h. **Pavement Design.** Areas for vehicle parking and circulation feature paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of buildings.	2



LOT 3 SITE - PLAN 3

PLAN 3 - TWO STORY

DUNNE-DAKOTA IN MORGAN HILL, CA

BY MICHAEL DUNNE

BODY 1: SHINGLE	KELLY MOORE KM 4950 METAL FLAKE	**TRIM 1:**	KELLY MOORE KM 46 ACOUSTIC WHITE	**ROOF: METAL OR COMP SHINGLE**	MATTE BLACK METAL ROOF OR COMP SHINGLE CHARCOAL
BODY 2: STUCCO	KELLY MOORE KM 4891 SWAN DIVE	**ACCENT: DOORS**	KELLY MOORE KM 5421 TEXAS HEAT WAVE		

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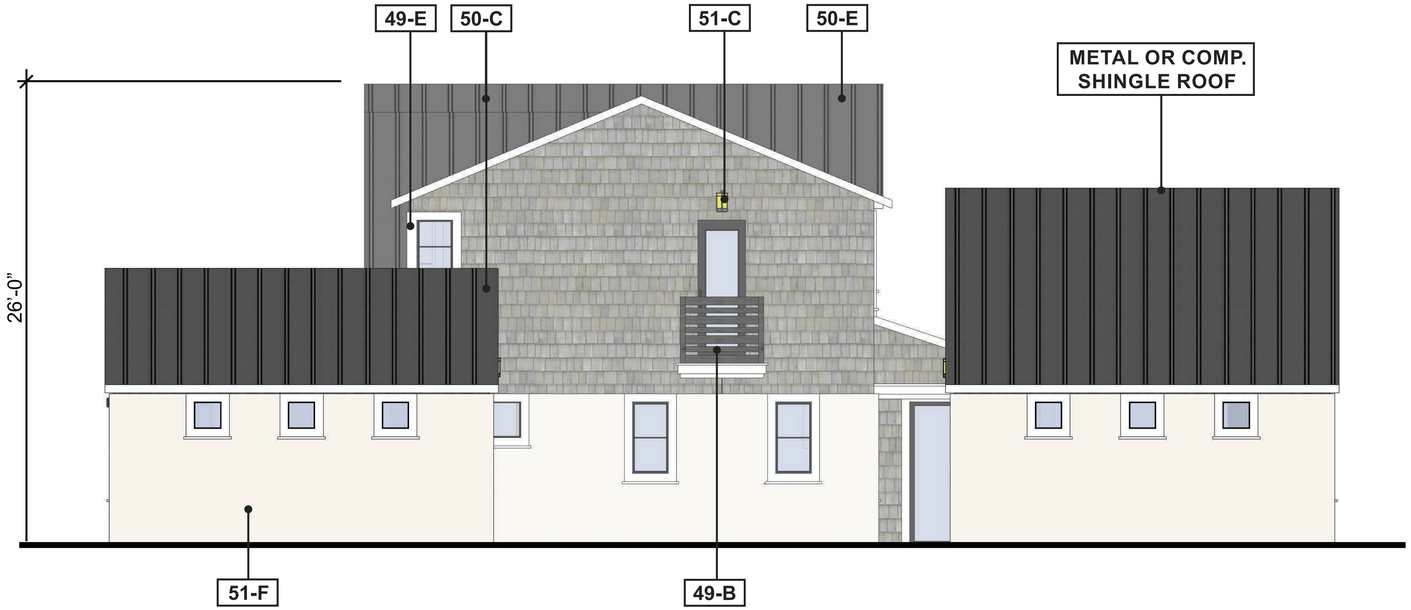
Attachment: Dakota-Dunne Architecture (2334 : RDCS PUBLIC HEARING)

TABLE 49: POINTS AVAILABLE FOR EXTERIOR DESIGN	
Building Design Features	Points
a. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home's primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1 attached 3 detached
b. **Balconies Facing Street or Courtyard.** A minimum of 25 percent of homes facing a street or common interior courtyard include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors' yards to maintain privacy. Multi-family projects may earn points if 25 percent of upper floor units facing a street or common interior courtyard include a balcony.	1
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e. **360-degree Architecture.** The project features full and consistent articulation and design detail on all building facades.	1 attached 3 detached
f. **Corner Treatments**. For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates facade feature finishes, including but not limited to window, shutters, awning, balconies, bay windows, and some enhancements.	1

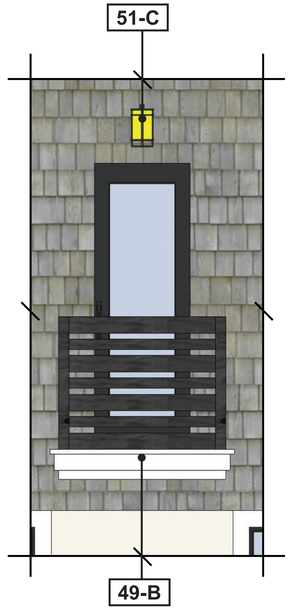
TABLE 50: POINTS AVAILABLE FOR BUILDING PLACEMENT AND MASSING	
Building Placement and Massing Features	Points
c. **Variation in Building Height.** The project incorporates variation in building heights to minimize monotony.	2
d. **Variation in Building Placement.** The project incorporates variation in building front setbacks and placement on lots to minimize monotony.	2
e. **Roof Line Variation.** Variation in roof lines through changes in roof height provides breaks in building massing..	2

TABLE 51: POINTS AVAILABLE FOR SITE IMPROVEMENTS	
Site Improvements	Points
a. **Landscaping – Parkway Design.** The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements. For private streets with no minimum parkway standard, projects may receive points for exceed the width of an equivalent public street standard.	2
b. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass.	1
c. **Exterior Lighting.** Exterior lighting fixtures are architecturally integrated with the primary building's design, style, material, and colors.	1
d. **Entrance Pathways.** The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space.	1
e. **Public/Private Transitions.** The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1
f. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping.	1

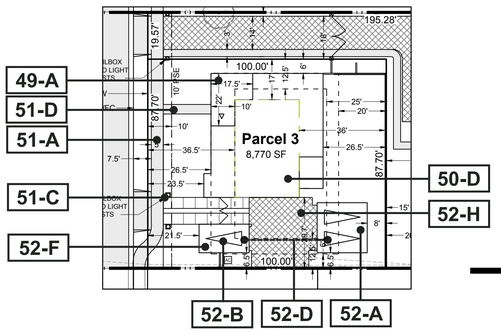
FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS



PLAN 3 RIGHT ELEVATION



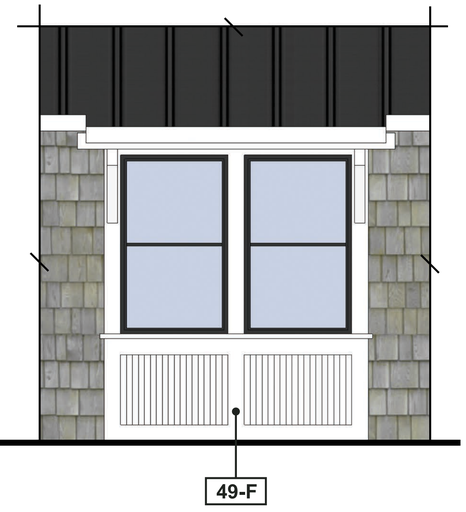
BALCONY DETAIL



LOT 3 SITE - PLAN 3



PLAN 3 LEFT ELEVATION



BAY WINDOW DETAIL

DUNNE-DAKOTA IN MORGAN HILL, CA

BY MICHAEL DUNNE

BODY 1: SHINGLE	KELLY MOORE KM 4950 METAL FLAKE	**TRIM 1:**	KELLY MOORE KM 46 ACOUSTIC WHITE	**ROOF: METAL**	AEP SPAN MATTE BLACK METAL ROOF
BODY 2: STUCCO	KELLY MOORE KM 4891 SWAN DIVE	**ACCENT: DOORS**	KELLY MOORE KM 5421 TEXAS HEAT WAVE	**ROOF: METAL OR COMP SHINGLE**	MATTE BLACK METAL ROOF OR COMP SHINGLE CHARCOAL

PLAN 3 - TWO STORY

0 4 8 16

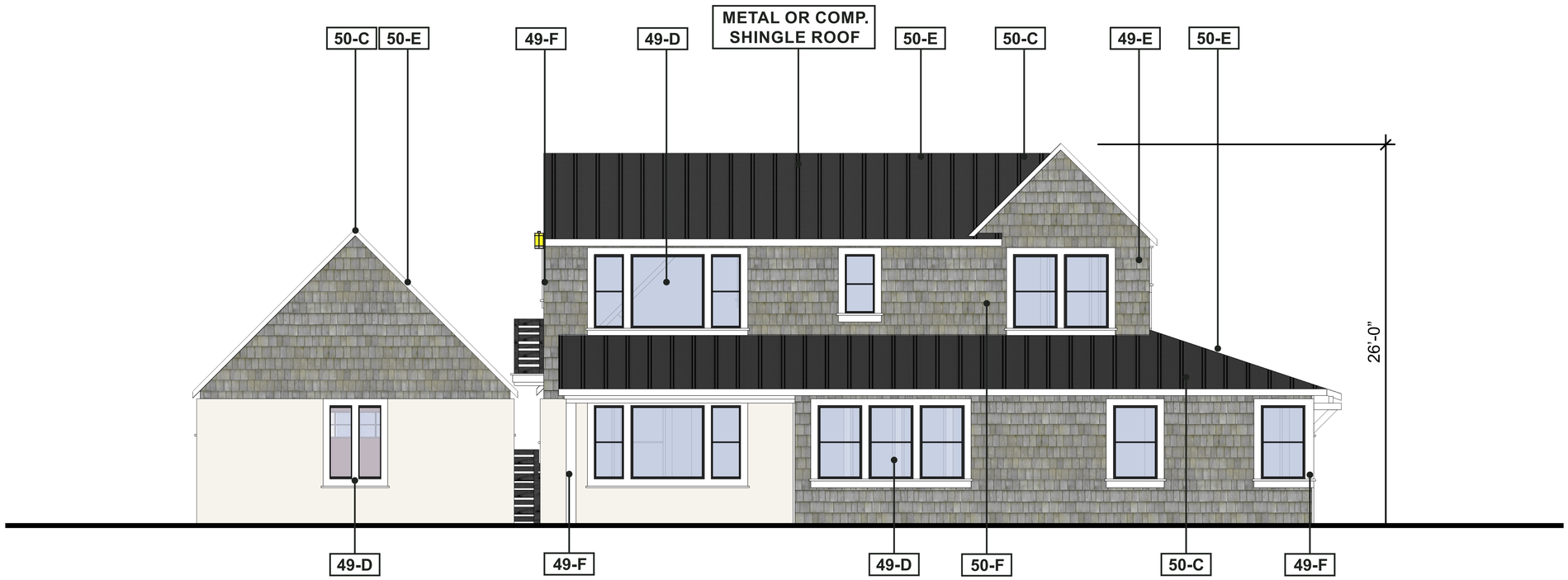
DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

DATE	03-08-2019
JOB NO.	1514.001

A.6

Attachment: Dakota-Dunne Architecture (2334 : RDCS PUBLIC HEARING)

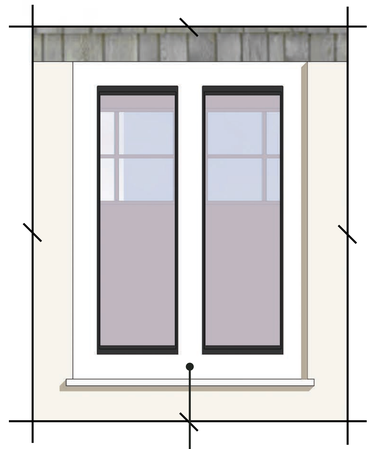


PLAN 3 REAR ELEVATION



51-C

EXTERIOR LIGHT



RECESSED WINDOW DETAIL

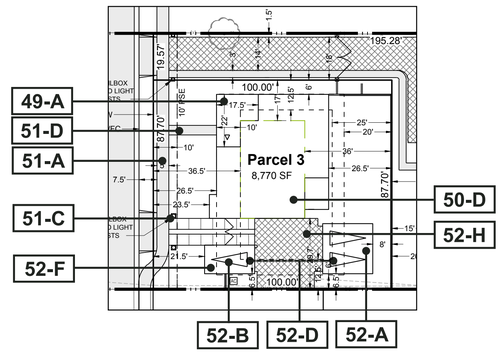
TABLE 49: POINTS AVAILABLE FOR EXTERIOR DESIGN	
Building Design Features	Points
a. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home's primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1 attached 3 detached
b. **Balconies Facing Street or Courtyard.** A minimum of 25 percent of homes facing a street or common interior courtyard include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors' yards to maintain privacy. Multi-family projects may earn points if 25 percent of upper floor units facing a street or common interior courtyard include a balcony.	1
d. **Façade Articulation and Finishes**. Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.	1 attached 3 detached
e. **360-degree Architecture.** The project features full and consistent articulation and design detail on all building facades.	1 attached 3 detached
f. **Corner Treatments**. For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates facade feature finishes, including but not limited to window, shutters, awning, balconies, bay windows, and some enhancements.	1

TABLE 50: POINTS AVAILABLE FOR BUILDING PLACEMENT AND MASSING	
Building Placement and Massing Features	Points
c. **Variation in Building Height.** The project incorporates variation in building heights to minimize monotony.	2
d. **Variation in Building Placement.** The project incorporates variation in building front setbacks and placement on lots to minimize monotony.	2
e. **Roof Line Variation.** Variation in roof lines through changes in roof height provides breaks in building massing..	2

TABLE 51: POINTS AVAILABLE FOR SITE IMPROVEMENTS	
Site Improvements	Points
a. **Landscaping – Parkway Design.** The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements. For private streets with no minimum parkway standard, projects may receive points for exceed the width of an equivalent public street standard.	2
b. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass.	1
c. **Exterior Lighting.** Exterior lighting fixtures are architecturally integrated with the primary building's design, style, material, and colors.	1
d. **Entrance Pathways.** The project provides a direct pathway connection from a public sidewalk to the primary entrance of each unit or building adjacent to the sidewalk. For buildings and units oriented towards interior common open space, points may be awarded if direct pathway connection is provided from the open space to each unit or building facing the open space.	1
e. **Public/Private Transitions.** The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1
f. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping.	1

FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS

TABLE 52: POINTS AVAILABLE FOR VEHICLE PARKING AND ACCESS	
Vehicle Parking and Access Features	Points
a. **Garage Door Orientation.** Garage doors do not face the front street. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.	3
b. **Garage Door Design – Minimizing Visual Dominance.** For garage doors that face the front street, garage doors and entrances are designed to be visually subservient to other building elements through methods such as increasing garage door setbacks, incorporating greenery within the driveway, and other methods.	1
c. **Garage Door Design - Detailing.** Garage doors feature windows or architectural detailing consistent with the main dwelling.	1
d. **Garage Configuration.** No more than 50 percent of single-family homes feature an identical garage configuration. Garage configuration may include front loaded attached, front loaded detached, side loaded, and rear loaded garages.	1
f. **Screening.** Parking visible from a public street is screened with fences, walls, and/or landscaping.	1
g. **Setback Areas.** For detached single-family projects, paved areas and hard surface for vehicle access and parking occupies not more than 50 percent of the front and street-side setback area.	1
h. **Pavement Design.** Areas for vehicle parking and circulation feature paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of buildings.	2



LOT 3 SITE - PLAN 3

DUNNE-DAKOTA IN MORGAN HILL, CA

BY MICHAEL DUNNE

BODY 1: SHINGLE — KELLY MOORE KM 4950 METAL FLAKE

BODY 2: STUCCO — KELLY MOORE KM 4891 SWAN DIVE

TRIM 1: — KELLY MOORE KM 46 ACOUSTIC WHITE

ACCENT: DOORS — KELLY MOORE KM 5421 TEXAS HEAT WAVE

ROOF: METAL OR COMP SHINGLE — MATTE BLACK METAL ROOF OR COMP SHINGLE CHARCOAL

PLAN 3 - TWO STORY

0 4 8 16

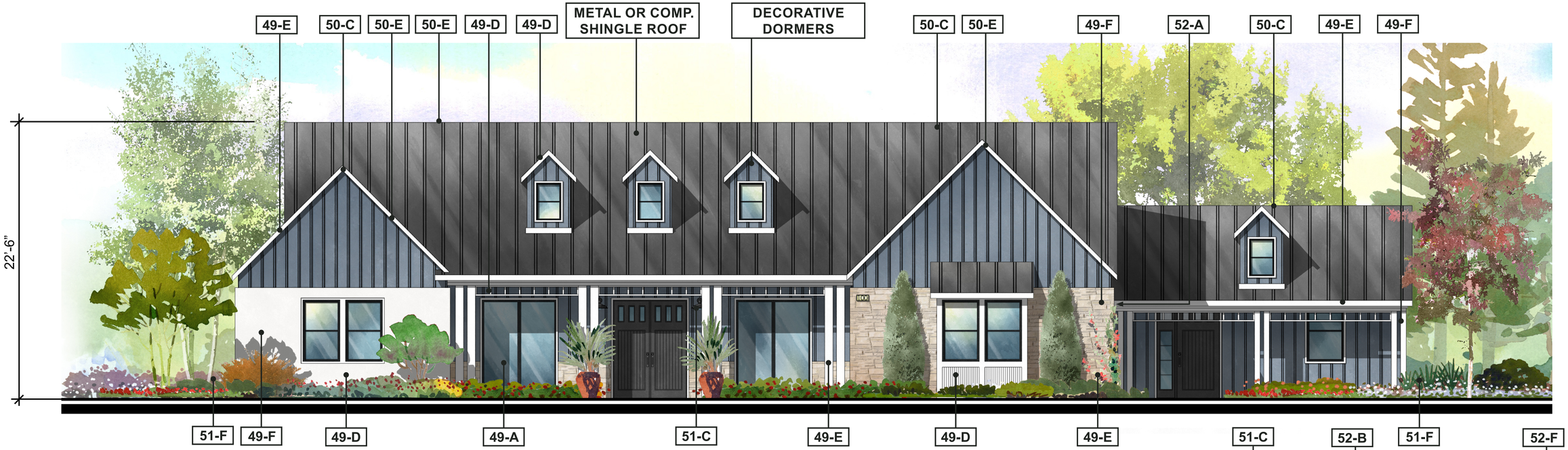
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DATE	03-08-2019
JOB NO.	1514.001

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Pleasanton, CA 94588
925-251-7200

A.7

Attachment: Dakota-Dunne Architecture (2334 : RDCS PUBLIC HEARING)



PLAN 4 FRONT ELEVATION



EXTERIOR LIGHT



CARRIAGE GARAGE DOOR DETAIL



PLAN 4 FRONT ELEVATION WITH ENTRY GATE

TABLE 49: POINTS AVAILABLE FOR EXTERIOR DESIGN

Building Design Features	Points
a. **Front Porches.** A minimum of 50 percent of homes facing a street or common interior courtyard include a front porch. Porches must be part of the home's primary entrance, connected to the front yard or common interior courtyard, a minimum of 6 feet by 5 feet, and in full view of the street or common interior courtyard. Multi-family projects may earn points if 50 percent of ground floor units with exterior entrances include a porch.	1 attached 3 detached
b. **Balconies Facing Street or Courtyard.** A minimum of 25 percent of homes facing a street or common interior courtyard include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors' yards to maintain privacy. Multi-family projects may earn points if 25 percent of upper floor units facing a street or common interior courtyard include a balcony.	1
d. **Façade Articulation and Finishes**. Front building facades feature finishes to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.	1 attached 3 detached
e. **360-degree Architecture.** The project features full and consistent articulation and design detail on all building facades.	1 attached 3 detached
f. **Corner Treatments**. For projects where the side or rear of a home faces a street or common courtyard street, the project incorporates facade feature finishes, including but not limited to window, shutters, awning, balconies, bay windows, and some enhancements.	1

TABLE 50: POINTS AVAILABLE FOR BUILDING PLACEMENT AND MASSING

Building Placement and Massing Features	Points
c. **Variation in Building Height.** The project incorporates variation in building heights to minimize monotony.	2
d. **Variation in Building Placement.** The project incorporates variation in building front setbacks and placement on lots to minimize monotony.	2
e. **Roof Line Variation.** Variation in roof lines through changes in roof height provides breaks in building massing..	2

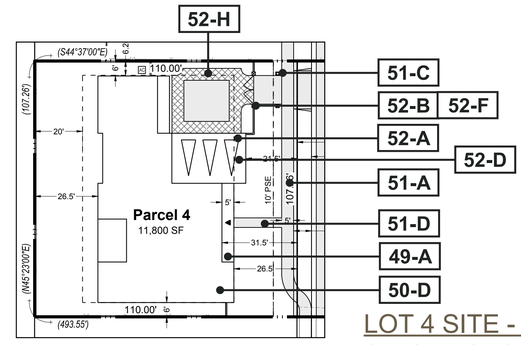
TABLE 51: POINTS AVAILABLE FOR SITE IMPROVEMENTS

Site Improvements	Points
a. **Landscaping – Parkway Design.** The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements. For private streets with no minimum parkway standard, projects may receive points for exceed the width of an equivalent public street standard.	2
b. **Landscaping – Visual Relief.** Landscaping is placed and designed to minimize the appearance of building bulk and mass.	1
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f. **Mechanical Equipment.** All mechanical equipment is screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened through landscaping.	1

FOR MECHANICAL SCREENING - SEE LANDSCAPE PLANS

TABLE 52: POINTS AVAILABLE FOR VEHICLE PARKING AND ACCESS

Vehicle Parking and Access Features	Points
a. **Garage Door Orientation.** Garage doors do not face the front street. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.	3
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c. **Garage Door Design - Detailing.** Garage doors feature windows or architectural detailing consistent with the main dwelling.	1
d. **Garage Configuration.** No more than 50 percent of single-family homes feature an identical garage configuration. Garage configuration may include front loaded attached, front loaded detached, side loaded, and rear loaded garages.	1
f. **Screening.** Parking visible from a public street is screened with fences, walls, and/or landscaping.	1
g. **Setback Areas.** For detached single-family projects, paved areas and hard surface for vehicle access and parking occupies not more than 50 percent of the front and street-side setback area.	1
h. **Pavement Design.** Areas for vehicle parking and circulation feature paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of buildings.	2



LOT 4 SITE - PLAN 4
SINGLE STORY

DUNNE-DAKOTA IN MORGAN HILL, CA

BY MICHAEL DUNNE

BODY 1: BOARD & BATTEN	KELLY MOORE KM 5805-3 BAY WHARF	**BODY 3: STONE**	EL DORADO CLIFFSTONE BARLEY	**ACCENT: DOORS**	KELLY MOORE KMA 77 BROWN BEAR
BODY 2: STUCCO	KELLY MOORE KM W47-1 BROKEN WHITE	**TRIM 1:**	KELLY MOORE KM 46 ACOUSTIC WHITE	**ROOF: METAL OR COMP SHINGLE**	MATTE BLACK METAL ROOF OR COMP SHINGLE CHARCOAL

DAHLIN

0 4 8 16

DATE	03-08-2019
JOB NO.	1514.001

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.8

Attachment: Dakota-Dunne Architecture (2334 : RDCS PUBLIC HEARING)

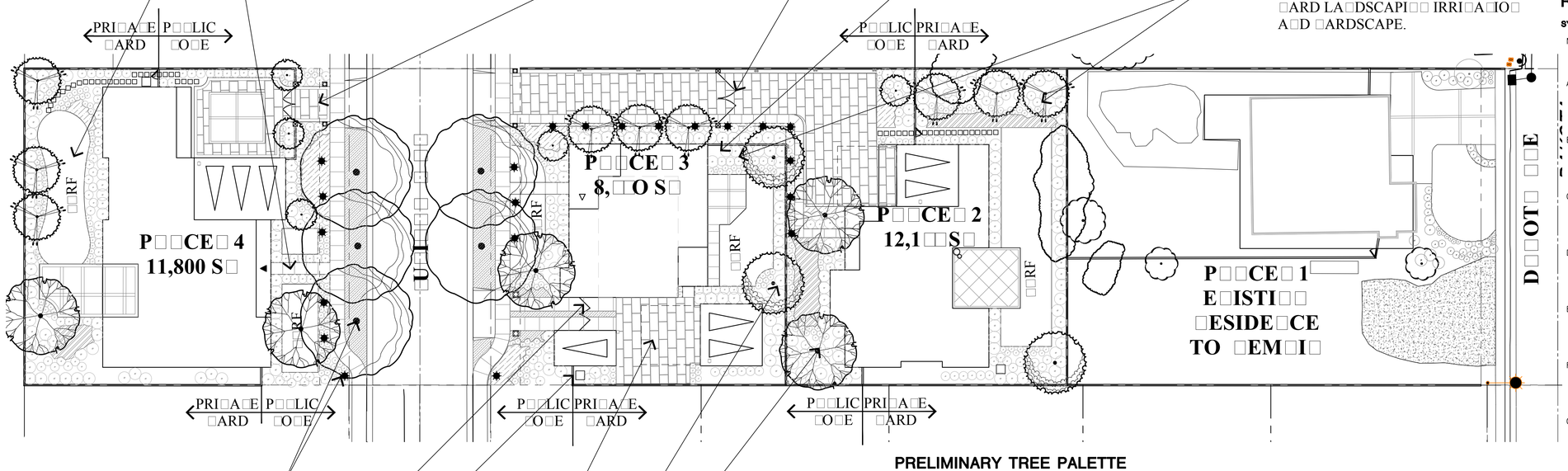
E□E□□RA□CE PA□□□ A□□PRO□IDI□□ DIREC□ PA□□□ A□ CO□□EC□IO□ FROM P□□LIC □ AL□.

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NOTE:
SEE SHEET L5 FOR TYPICAL PLANTING AND WATER USE EXAMPLES.

NOTE:
SEE SHEET L3 FOR CONCEPTUAL AUTO GATE IMAGES.

PRELIMINARY TREE PALETTE

BOTANICAL NAME

TREES	COMMON NAME	SIZE	WATER USE
ACER BUERGERIANUM	TRIDENT MAPLE	I5 GALLON	MED
ACER P. 'BLOODGOOD'	JAPANESE MAPLE	I5 GALLON	MED
FRAXINUS A. 'AUTUMN PURPLE'	WHITE ASH	24" BOX	MED
LAGERSTROEMIA I. 'TUSCORORA'	CRAPE MYRTLE	24" BOX	LOW
MAGNOLIA G. 'LITTLE GEM'	SOUTHERN MAGNOLIA	I5 GALLON	MED

I. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' 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.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

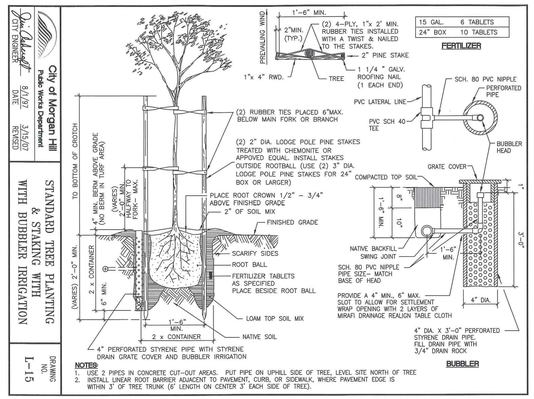
GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 inch = 20 ft.

NOTE:
SEE SHEET L4 FOR FENCING DESIGN

NOTE:
SEE SHEET L3 FOR PILASTER CONCEPT

RDCS COMPETITION NOTES AND POINTS:

SYMBOL	NAME	REFERENCE	POINTS
NA	MICROPROJECT	PAGE 35 SMALL AND MICROPROJECT	8
A	BACKYARD IMPROVMENTS	CRITERIA 5-I TABLE 34: POINTS FOR OPEN SPACE. #5	2
B	EXISTING TREES	CRITERIA 5-I TABLE 34: POINTS FOR OPENSPACE #3	I
C	PARKWAY DESIGN	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #2	2
D	VISUAL RELIEF	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #2	I
E	ENTRANCE PATHWAYS	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #4	I
F.	PUBLIC/PRIVATE TRANSITIONS	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #5	I
G.	MECHANICAL EQUIPMENT	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #6	I
H.	SCREENING	CRITERIA 9-C TABLE 52 POINTS FOR VEHICLE PARKING AND ACCESS	I
I.	PAVEMENT DESIGN	CRITERIA 9-C TABLE 52 POINTS FOR VEHICLE PARKING AND ACCESS	2
		TOTAL:	**12**



RIPLEY DESIGN GROUP
□□□DSC□PE □□C□ITECTU□E
□□□D P□□□□I□□
1615 □O□A□□A S□REE□
S□I□E 314
□ AL□□□ CREE□, CA 94596
□EL□925.938.7377
www.ripleydesign.com

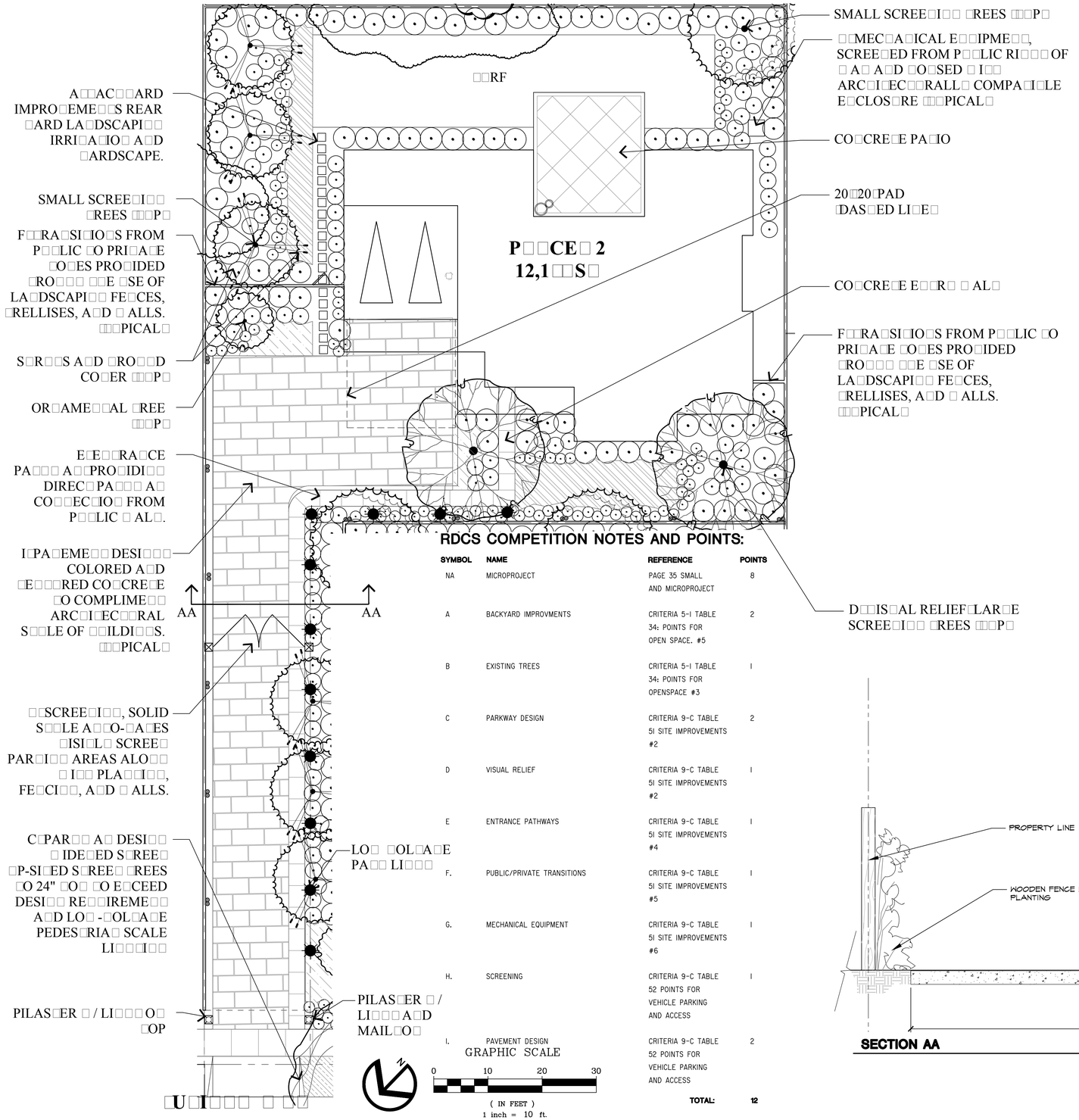
DPC DEVELOPMENT PROCESS CONSULTANTS
220 LIVE OAK Drive
DANVILLE, Ca 94920
TEL: 408.421.2695

DUNNE-DAKOTA
Parcel No. 726-09-024 Redevelopment
761 Dakota Drive

Preliminary Landscape Site Plan

L1

Attachment: Dunne-Dakota -Landscape (2334 : RDCS PUBLIC HEARING)



RDCS COMPETITION NOTES AND POINTS:

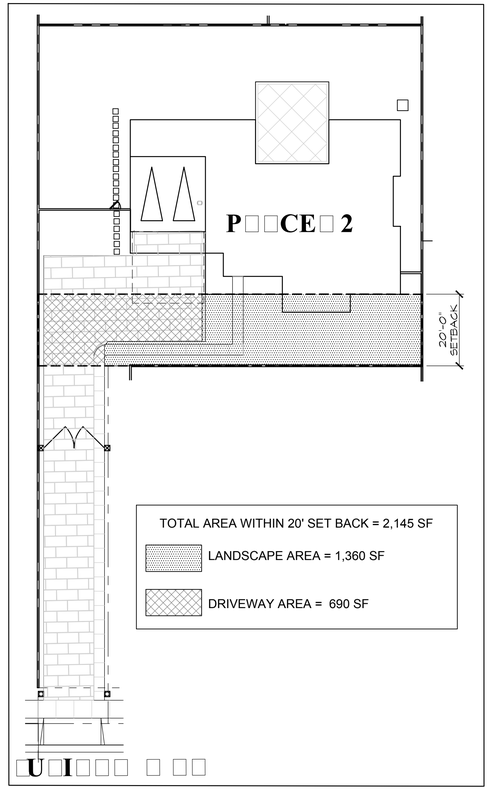
SYMBOL	NAME	REFERENCE	POINTS
NA	MICROPROJECT	PAGE 35 SMALL AND MICROPROJECT	8
A	BACKYARD IMPROVMENTS	CRITERIA 5-I TABLE 34: POINTS FOR OPEN SPACE. #5	2
B	EXISTING TREES	CRITERIA 5-I TABLE 34: POINTS FOR OPENSPACE #3	I
C	PARKWAY DESIGN	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #2	2
D	VISUAL RELIEF	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #2	I
E	ENTRANCE PATHWAYS	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #4	I
F.	PUBLIC/PRIVATE TRANSITIONS	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #5	I
G.	MECHANICAL EQUIPMENT	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #6	I
H.	SCREENING	CRITERIA 9-C TABLE 52 POINTS FOR VEHICLE PARKING AND ACCESS	I
I.	PAVEMENT DESIGN	CRITERIA 9-C TABLE 52 POINTS FOR VEHICLE PARKING AND ACCESS	2
		TOTAL:	12

GRAPHIC SCALE

0 10 20 30

(IN FEET)
1 inch = 10 ft.

EXHIBIT L2: PARCEL 2 DRIVEWAY TO LANDSCAPE RATIO



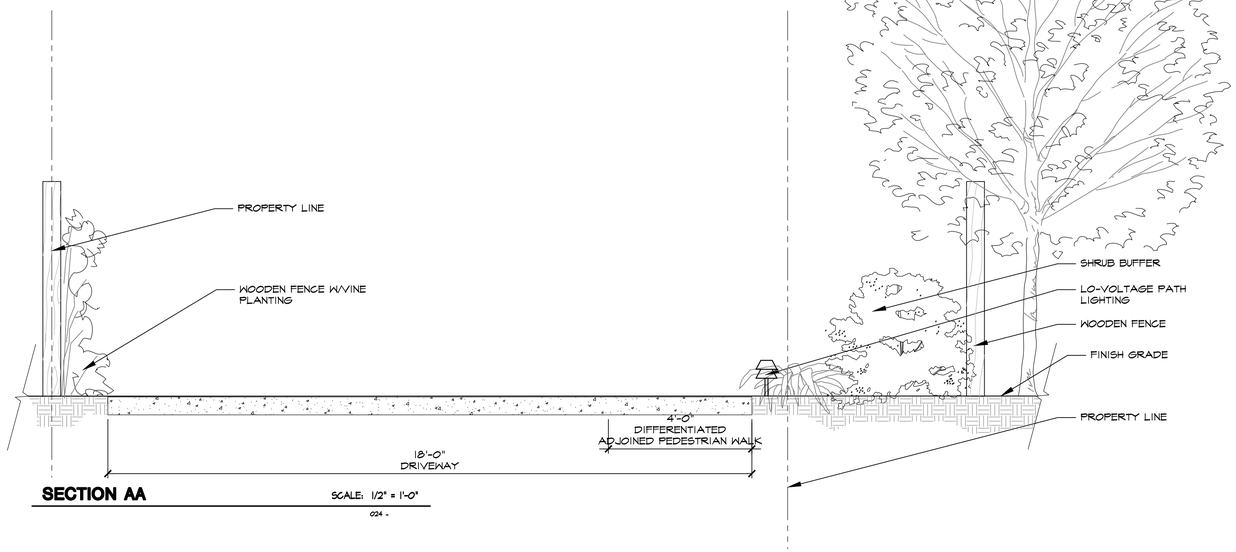
NOTE:
SEE SHEET LI FOR TREE STAKING/PLANTING.

NOTE:
SEE SHEET L5 FOR TYPICAL PLANTING AND WATER USE EXAMPLES.

NOTE:
SEE SHEET L3 FOR CONCEPTUAL AUTO GATE IMAGES.

NOTE:
SEE SHEET L3 FOR PILASTER CONCEPT

NOTE:
SEE SHEET L3 FOR FENCING DESIGN



SECTION AA SCALE: 1/2" = 1'-0"

RIPLEY DESIGN GROUP
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761 Dakota Drive

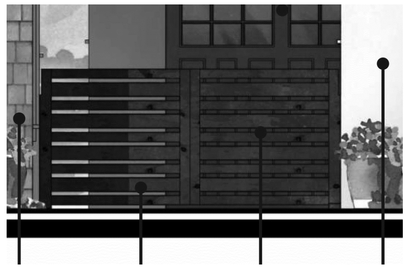
Preliminary Landscape Parcel 2 Construction and RCDS

L2

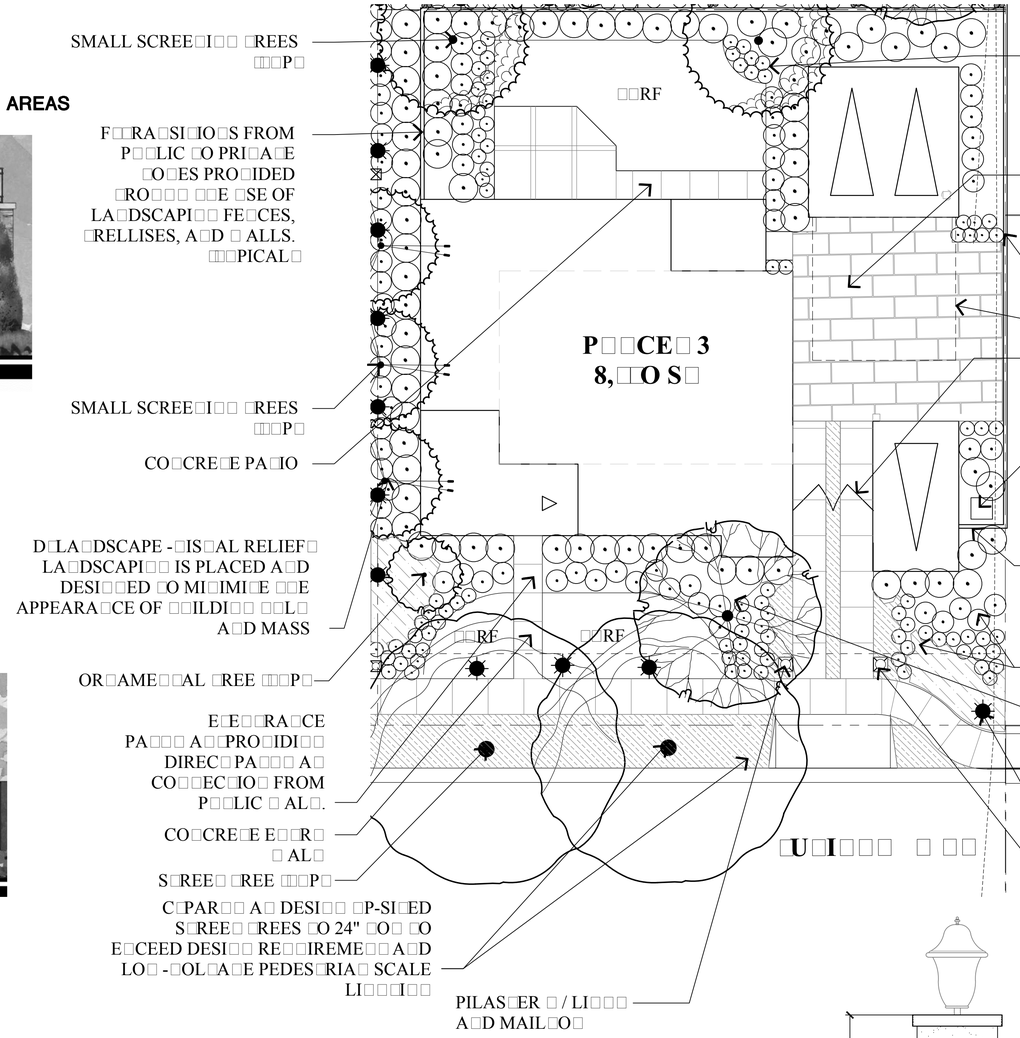
Attachment: Dunne-Dakota -Landscape (2334 : RDCS PUBLIC HEARING)

CONCEPTUAL AUTO GATES IMAGES
SOLID STYLE TO VISUALLY SCREEN PARKING AREAS









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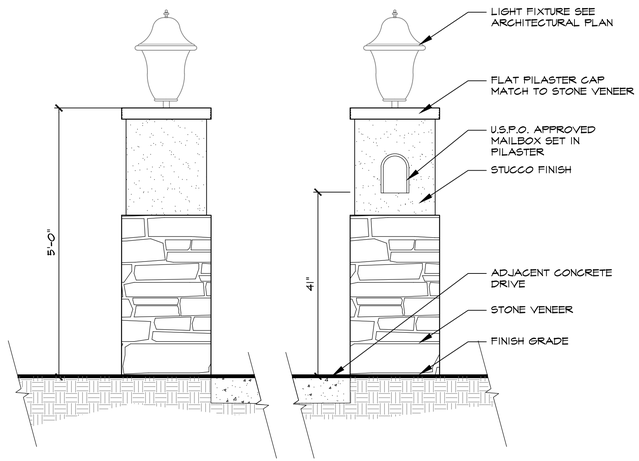
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PILASTERS WITH LIGHTS AND LIGHT WITH MAILBOX SCALE: 3/4" = 1'-0"

RDCS COMPETITION NOTES AND POINTS:

SYMBOL	NAME	REFERENCE	POINTS
NA	MICROPROJECT	PAGE 35 SMALL AND MICROPROJECT	8
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C	PARKWAY DESIGN	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #2	2
D	VISUAL RELIEF	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #2	I
E	ENTRANCE PATHWAYS	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #4	I
F.	PUBLIC/PRIVATE TRANSITIONS	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #5	I
G.	MECHANICAL EQUIPMENT	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #6	I
H.	SCREENING	CRITERIA 9-C TABLE 52 POINTS FOR VEHICLE PARKING AND ACCESS	I
I.	PAVEMENT DESIGN	CRITERIA 9-C TABLE 52 POINTS FOR VEHICLE PARKING AND ACCESS	2
		TOTAL:	12

NOTE:
SEE SHEET LI FOR TREE STAKING/PLANTING.

NOTE:
SEE SHEET L5 FOR TYPICAL PLANTING AND WATER USE EXAMPLES.

NOTE:
SEE SHEET L4 FOR FENCING DESIGN

GRAPHIC SCALE
0 10 20 30
(IN FEET)
1 inch = 10 ft.

RIPLEY DESIGN GROUP
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□□□D P□□□□I□□
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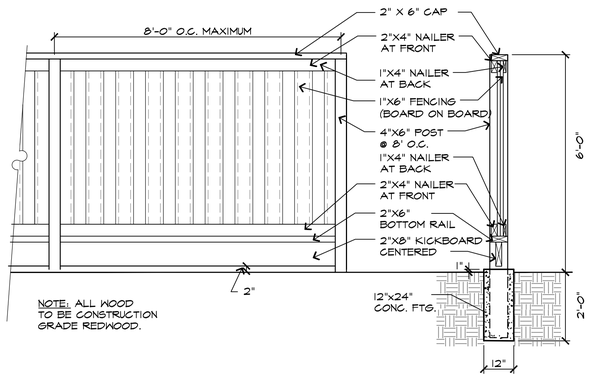
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DUNNE-DAKOTA
Parcel No. 726-09-024 Redevelopment
761 Dakota Drive

Preliminary Landscape Parcel 3 Construction and RCDS

L3

Attachment: Dunne-Dakota -Landscape (2334 : RDCS PUBLIC HEARING)



WOOD FENCE W/KICKERBOARD SCALE: 1/2" = 1'-0"

024 -Fnc/Rur

GRAPHIC SCALE

0 10 20 30

(IN FEET)

1 inch = 10 ft.

RDCS COMPETITION NOTES AND POINTS:

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C	PARKWAY DESIGN	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #2	2
D	VISUAL RELIEF	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #2	1
E	ENTRANCE PATHWAYS	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #4	1
F.	PUBLIC/PRIVATE TRANSITIONS	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #5	1
G.	MECHANICAL EQUIPMENT	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #6	1
H.	SCREENING	CRITERIA 9-C TABLE 52 POINTS FOR VEHICLE PARKING AND ACCESS	1
I.	PAVEMENT DESIGN	CRITERIA 9-C TABLE 52 POINTS FOR VEHICLE PARKING AND ACCESS	2
		TOTAL:	**12**

NOTE:
SEE SHEET LI FOR TREE STAKING/PLANTING.

NOTE:
SEE SHEET L3 FOR CONCEPTUAL AUTO GATE IMAGES.

NOTE:
SEE SHEET L3 FOR PILASTER CONCEPT

RIPLEY DESIGN GROUP
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TEL: 408.421.2695

DUNNE-DAKOTA

Parcel No. 726-09-024 Redevelopment
761 Dakota Drive

Preliminary Landscape Parcel 4 Construction and RCDS

L4

Attachment: Dunne-Dakota -Landscape (2334 : RDCS PUBLIC HEARING)

DUNNE-DAKOTA
PAGE 1 of 2
Water Efficient Landscape Worksheet for projects in Morgan Hill, CA

This worksheet is filled out for each Point of Connection.
This form determines the specific water budget
This form demonstrates that the Estimated Total Water Use is less than the Maximum Applied Water Allowance.

MAWA=(Eto)(0.62)[(0.55xLA) +(0.45xSLA)]
ETWU=(Eto)(0.62)[(PFxHA/IE)+SLA]

Where:
MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
0.62 = Conversion Factor (to gallons)
0.55 = ET Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)
ETWU = Estimated Total Water Use (gallons per year)
PF = Plant Factor from WUCOLS
HA = Hydrozone Area [high, medium and low water use areas] (square feet)
IE = Irrigation Efficiency (minimum 0.71)

Net Evapotranspiration (inches per year)

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total Annual Eto
Net Eto	1.5	1.8	3.4	4.2	6.3	7.0	7.1	6.0	5.1	3.7	1.9	1.4	**49.4**

Maximum Applied Water Allowance Calculation
MAWA=(Eto)(0.62)[(0.7xLA) +(0.3xSLA)]

Total Landscaped Area				
5,372	x	0.55	=	2,955

Special Landscaped Area				
0	x	0.45	=	0

MAWA =	**49.4**	**x**	**0.62**	**x**	**2,955**	**=**	**90,493**	**gallons per year**

HYDROZONE INFORMATION TABLE

Hydrozone	Plant Water Use Type (low, medium or high)	Plant Factor(PF) (0-1.0, see below)	Hydrozone Area(HA) (sq ft)	% of Total Area	Type of Irrigation (rotors, spray, drip, bubblers, etc.)	Irrigation Efficiency (IE) (71-100%, see below)
Non-Turf Plant Area	low	0.20	4,070	76%	drip	81%
Trees	med	0.40	70	1%	BUBBLERS	75%
Turf Area	high	1.00	1,232	23%	spray	75%
		SUM	5,372	100%		

ETWU=	**49.4**	**x**	**0.62**	**x**	**2,685**	**=**	**82,234** **gallons per year**

Estimated Total Adjustment Factor Calculations

Total ETAF(PF/IE) x Area	2685
Total Area	5372

Average ETAF*	**0.50**

*Average ETAF must be less than 0.55 for residential
*Average ETAF must be less than 0.45 for non-residenti

Plant Factor Typical Ranges (PF)
To calculate plant factor see "Guide to Estimating Irrigation Water Needs of Landscape Plantings in California and WUCOLS"
www.owue.water.ca.gov/docs/wucols00.pdf

Low Water Use	0.0-0.3
Medium Water Use	0.4-0.6
High Water Use	0.7-1.0

Plant Factor Formula - Plants With a Factor over 1.0 are prohi
Plant Factor (PF) = K_s x K_d x K_{mc}
K_s = Species Factor (range 0.1-0.9, see WUCOLS list)
K_d = Density Factor (range 0.5-1.3, see WUCOLS list)
K_{mc} = Microclimate Factor (range 0.5-1.4, see WUCOLS list)

Irrigation Efficiency Ranges (IE)
Irrigation efficiency will vary by soil type, weather conditions, design, head type, construction quality, maintenance, etc.
Please estimate irrigation efficiency somewhere in the ranges listed below.

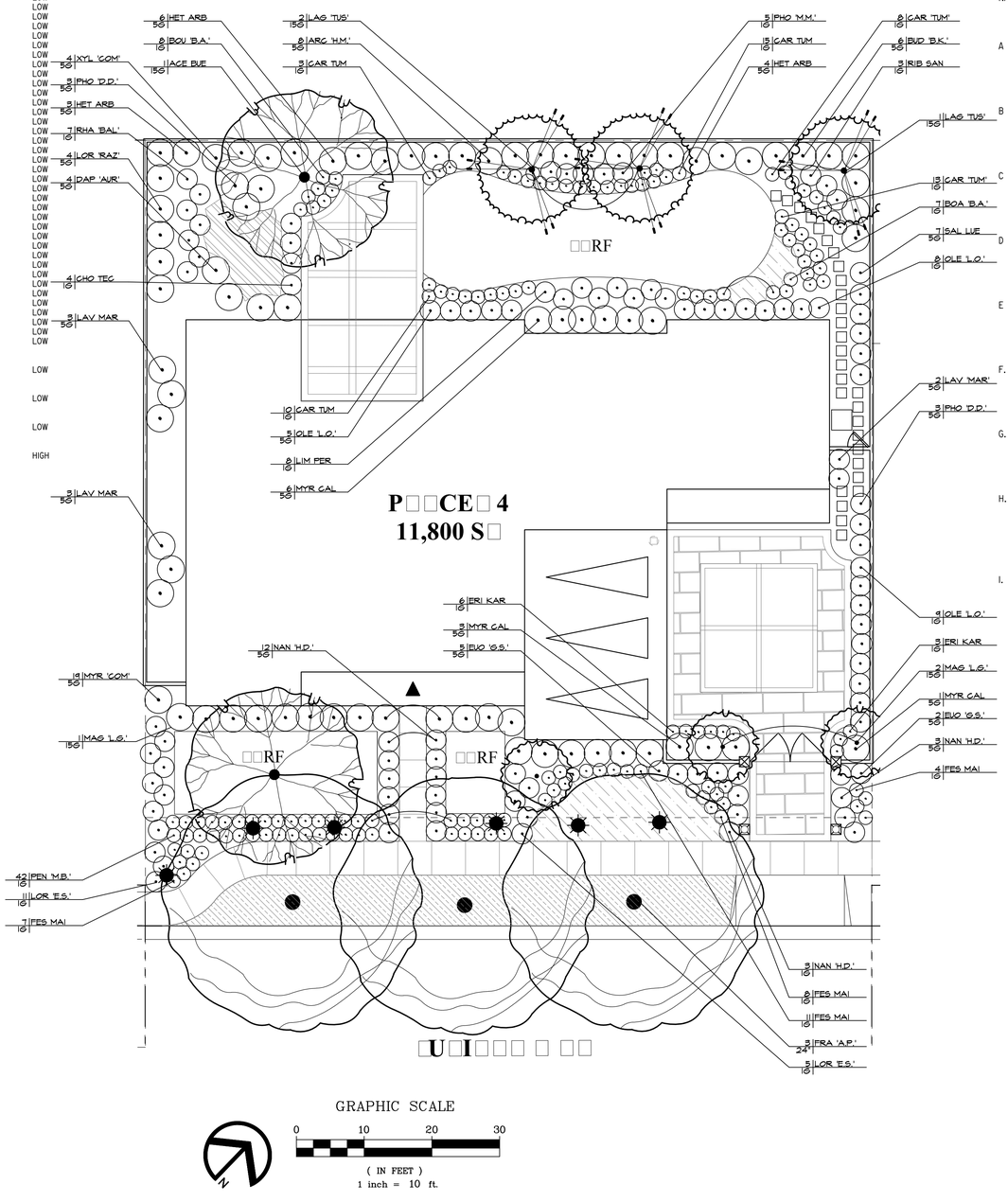
Stream Rotor Heads	71-75%
Spray Heads	71-75%
Bubblers	75-85%
Drip Emitters	80-90%
Subsurface Irrigation	80-90%

PROPOSED PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
SHRUBS			
ARC 'H.M.'	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MCMINN MANZANTA	LOW
BOU 'B.A.'	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GAMMA GRASS	LOW
BUD 'B.K.'	BUDDLEIA D. 'BLACK KNIGHT'	BUTTERFLY BUSH	LOW
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	LOW
CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	LOW
DAP 'AUR'	DAPHNE O. 'AUREOMARGINATA'	WINTER DAPHNE	LOW
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	LOW
DIE IRI	DIETES IRIODES	FORTNIGHT LILY	LOW
ERI KAR	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW
EUO 'G.S.'	EUONYMUS J. 'GREEN SPIRES'	GREEN SPIRES EUONYMUS	LOW
EUO 'MIC'	EUONYMUS J. 'MICROPHYLLUS'	BOXLEAF EUONYMUS	LOW
EUO 'SIE'	EUONYMUS JAPONICUS 'SIEBE'	EUONYMUS GOLDEN FLAIR	LOW
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	LOW
GRE 'NOE'	GREVILLEA 'NOELLII'	WOOLY GREVILLEA	LOW
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	LOW
HYP MOS	HYPERICUM X MOSERIANUM	GOLD FLOWER	LOW
JUN PAT	JUNCUS PATENS	CAL GREY RUSH	LOW
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	LOW
LIM PER	LIMONIUM PEREZII	SEA LAVANDER	LOW
LOR 'E.S.'	LOROPETALUM 'EMERALD SNOW'	CHINESE FRINGE FLOWER	LOW
LOR 'RAZ'	LOROPETALUM C. 'RAZZELBERRI'	CHINESE FRINGE FLOWER	LOW
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	LOW
MYR CAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW
MYR COM	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	LOW
NAN 'H.D.'	NANDINA D. 'HARBOR DWARF'	HEAVENLY BAMBOO	LOW
NAN 'G.S.'	NANDINA D. 'GULF STREAM'	G.S. HEAVENLY BAMBOO	LOW
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW
RHA 'BAL'	RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	LOW
RIB SAN	RIBES SANGUINEUM	PINK FLOWERING CURRANT	LOW
ROS 'T.B.'	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	LOW
PEN 'M.B.'	PENSTEMON 'MARGARITA BOP'	FOOTHILLS PENSTEMON	LOW
PHO 'B.A.'	PHORMIUM T. 'BLACK ADDER'	NEW ZEALAND FLAX	LOW
PHO 'D.D.'	PHORMIUM T. 'DARK DELIGHT'	NEW ZEALAND FLAX	LOW
PHO 'M.M.'	PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	LOW
PHO 'Y.W.'	PHORMIUM T. 'YELLOW WAVE'	NEW ZEALAND FLAX	LOW
SAL LEU	SALVIA LEUCANTHA	MEXICAN SAGE	LOW
STA BYZ	STACHYS BYZANTINA	LAMB'S EARS	LOW
WES 'W.H.'	WESTRINGIA F. 'WINYABBIE HIGHLIGHT'	COAST ROSEMARY	LOW
XYL 'COM'	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	LOW
GROUNDCOVERS			
	BACCHARIS P. 'PIGEON POINT' I GALLON @ 36" O.C.	COYOTE BUSH	LOW
	MYOPERUM PARVIFOLUM	MYOPORUM	LOW
	ROSMARINUS O. 'HUNTINGTON CARPET'	ROSMARINUS	LOW
TURF	BOLERO SODDED AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF	HIGH

PLANT CALLOUT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS



GRAPHIC SCALE
0 10 20 30
(IN FEET)
1 inch = 10 ft.

RDCS COMPETITION NOTES AND POINTS:

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G.	MECHANICAL EQUIPMENT	CRITERIA 9-C TABLE 5I SITE IMPROVEMENTS #6	I
H.	SCREENING	CRITERIA 9-C TABLE 52 POINTS FOR VEHICLE PARKING AND ACCESS	I
I.	PAVEMENT DESIGN	CRITERIA 9-C TABLE 52 POINTS FOR VEHICLE PARKING AND ACCESS	2
		TOTAL:	**12**

NOTE:
SEE SHEET LI FOR TREE STAKING/PLANTING.

NOTE:
SEE SHEET L3 FOR CONCEPTUAL AUTO GATE IMAGES.

NOTE:
SEE SHEET L4 FOR FENCING DESIGN

NOTE:
SEE SHEET L3 FOR PILASTER CONCEPT

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DUNNE-DAKOTA
Parcel No. 726-09-024 Redevelopment
761 Dakota Drive

Preliminary Landscape Planting and Water Use Typical

L5

Attachment: Dunne-Dakota -Landscape (2334 : RDCS PUBLIC HEARING)

Matteoni
O'Laughlin
& Hechtman
L A W Y E R S

Norman E. Matteoni
Peggy M. O'Laughlin
Bradley M. Matteoni
Barton G. Hechtman
Gerry Houlihan

May 7, 2019

City of Morgan Hill Planning Commission
17575 Peak Avenue
Morgan Hill, CA 95037

Re: Quail Vineyards Measure S Scoring

Dear Members of the Planning Commission,

We object to the score of no points (0) for affordable housing in the Measure S application for the Quail Vineyards project. That score had the effect of disqualifying the project from obtaining entitlements under Measure S because it causes the project to fail to meet the 18 point minimum for the Affordable Housing category. As detailed below, we believe that the project as proposed meets the letter and intent of Measure S.

The project as proposed includes 13 acre plus lots with single-family homes, one of which is a three bedroom 2821 square foot BMR, an in-lieu payment for .95 of a BMR, and four ADUs of approximately 900 square feet each. The application additionally provides that "the applicant will commit to construct all 13 ADUs to satisfy the BMR commitment", though the application does not specify the size of those additional nine ADUs.

The RDCS Competition Manual states the intent of the Affordable Housing Component of Measure S this way: **"Increase the supply of affordable housing in Morgan Hill in the extremely low income, very low income, and the moderate category."**

Staff scored the Affordable Housing category a zero (0) for the project based on its interpretation that only by devoting a second acre plus parcel to the development of a BMR could the project satisfy the 15% affordable housing requirement. We respectfully disagree.

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San Jose, CA 95126
ph. 408.293.4300
fax. 408.293.4004
www.matteoni.com

Attachment: Blackrock RDCS Comment Letter (2334 : RDCS PUBLIC HEARING)

Per staff's interpretation, the project is lacking one three bedroom home of approximately 3000 square feet. We believe that the project's proposed 13 ADUs provides *more* affordable housing by any measure. The comparison below is based on the recognition that ADUs in Morgan Hill must be between 400 and 900 square feet, with the 400 sf version having one bedroom and the 900 sf version having two bedrooms.

Number of bedrooms available as affordable housing.

The BMR would have three bedrooms. The four ADUs which were committed to be approximately 900 sf would have a total of 8 bedrooms and the 9 other ADUs of unspecified size would have between 9 and 18 bedrooms. Therefore the ADUs offer between 17 and 26 affordable bedrooms compared to three affordable bedrooms for the BMR.

Number of potential occupants of affordable housing.

A bedroom can sleep up to two people. Based on the above bedroom count, the project's ADUs could provide affordable housing for between 34 and 52 people while the BMR would provide affordable housing for a maximum of six people.

Square footage of affordable housing.

The additional BMR would add approximately 3000 sf to the affordable housing stock. The proposed ADUs would add at least 7200 sf of affordable housing stock, and as much as 11,700 sf.

Affordability of the affordable housing.

The ADUs are far more affordable than the BMR due to their smaller size and lower cost to build.

As this analysis demonstrates, the ADUs proposed by the project overwhelmingly better address the stated intent of the Affordable Housing component of Measure S than the second BMR referenced by staff. Additionally, even staff acknowledges the project's partial compliance with the Measure S affordable housing requirements it its statement in the project's pre-scoring that "at least one BMR unit must be the same size as the smallest market rate unit." The project satisfies that requirement.

Attachment: Blackrock RDCS Comment Letter (2334 : RDCS PUBLIC HEARING)

We also disagree with staff's treatment of the project's proposed payment of .95 of a BMR. The Manual states: "A project with 12 units or more receiving points for incorporating BMR units within the project may *also* receive points for contributing to the City's affordable housing fund from criteria 3-A providing provided the total number of combined points awarded for both criteria 3-A and 3-B does not exceed 34." Here, the project has more than 12 units, satisfied its affordable housing requirement as described above, and *additionally* proposed to contribute to the City's affordable housing fund. It should have received 34 points in the Affordable Housing category.

Finally, looking at the broader issue of affordability, staff contends that Measure S requires devotion of a second one acre parcel (because the General Plan does not allow a smaller parcel at this location – so a duet lot is not permitted) to a BMR of similar size and style as the market rate homes. The homes in the Quail Vineyards subdivision will be on lots of between one acre and more than two and one half acres, and are expected to sell for around $2,000,000. While the goals of affordable housing are laudable, important and supported by the Quail Vineyards project, not even the staunchest affordable housing proponent would argue that affordable housing regulation at any level - federal, state or local - contemplates providing multimillion dollar homes on acre plus lots at a price affordable to extremely low, low or moderate category earners. Staff's interpretation to the contrary renders an absurd result, which your city attorney can confirm indicates that the interpretation is incorrect.

The Quail Vineyards project exceeds the RDCS 15% affordable housing requirement, and even exceeds the 20% affordable housing requirement of the California Housing Affordability Act. We ask that the Planning Commission correct the scoring of the project to award 34 points for Affordable Housing.

Very Truly Yours,

Blackrock LLC,
a California limited liability company

By: _____
W. Rocke Garcia, Managing Member

Very Truly Yours,

Matteoni O'Laughlin & Hechtman

By: _____
Barton Hechtman

BGH:cab
cc: Don Larkin, City Attorney

Attachment: Blackrock RDCS Comment Letter (2334 : RDCS PUBLIC HEARING)

Memo: Date: May 19, 2019

To: Morgan Hill Planning Commission
From: Dick Oliver and Ross Doyle
Re: RDCS2019-0006 Half-Brookfield

We would like to discuss the following Measure S Scoring at the May 28th Planning Commission Meeting

1. **Parks and Open Space:**
   a. **Criteria 5-I (Proximity to Parks, Table 33)**: add 1 point

(1) We appreciate that Staff recognizes the Madrone Channel Trail as a recreational facility. However, we assert that the distance from the center point of the project to the nearest trail entrance is actually less than one-half mile, and that the project deserves a two-point award in this criterion:

(2) Per the attached photograph, pedestrians/bicyclists can access the trail in the location shown on Figures 2D and 5I, which were submitted as part of the application package on March 8, 2019. The distance from the trail to the center of the project is approximately 0.41 miles.

(3) The segment of the walking path between the existing pavement at the Condit/Half Road intersection and the Madrone Channel Trail is public right-of-way as shown on the attached Assessor's Map and Parcel Map

Additional Point Request: 1

b. Criteria 5-J (Open Space, Table 34, Item 10.b.) add 3 points

(1) The project applicant requested (and received points) for Visibility, Adjacent Units, and Rear Yard Open Space. In addition, the applicant requested three points for Private Open Space – Attached Projects that were not awarded, with the explanation that points cannot be awarded in both the Rear Yard Open Space (item 4) and Private Open Space – Attached Projects (item 6) sub-categories. The applicant respectfully requests that Staff reconsider its interpretation, and award three additional points in the Rear Yard Open Space and Private Open Space – Attached Projects sub-category for the following reasons:

(2) The project provides an ample number of the housing types described in sub-categories 4 and 6, nearly balancing the number of single family and duet units (132, or 53%) with attached units (115, or 47%).

(3) The project meets or exceeds the open space standards described in sub-categories 4 and 6. Please see sheet RDCS-05, which illustrates the proposed amount of private open space per product type.

(4) Unlike Criteria 6-D, which describes some sub-categories as mutually exclusive, there is no language in the RDCS Competition Manual prohibiting an applicant from receiving points in both of

Attachment: Brookfield RDCS Application Comment Memorandum (2334 : RDCS PUBLIC HEARING)

these Open Space sub-categories, nor is there language prohibiting Staff from awarding points in both sub-categories. The commitment to each of these subcategories deserves recognition and the applicable point award.

Additional Points Request: 3

2. **Project Quality:** add 4 points

Several sub-categories within Project Quality award points based on project type ("attached" or "detached"). How is project type determined? Note that Staff scoring in Project Quality identifies the project as "attached", awarding commensurate points in relevant criteria. However, the project was awarded points in Parks and Open Space Criteria 5-J for providing rear yard open space for single family and duet/duplex projects but did not receive points in the "Private Open Space – Attached Projects" sub-category. As indicated in the Parks and Open Space comment above, the applicant requests an interpretation that would consider the project as eligible for both "attached" and "detached" points. Specifically, we are requesting a review of the following:

a. Criteria 9A: Exterior Design, Table 49 (Façade Articulation, item d.): 2 points

(1) This project is large (247 units…but given the allowable density of 16 du/acre, could have a project of 16 x 29 = 464 units) and needs some creative solutions to achieving a project that works for the community neighborhood (adjacent SFD) and the City as a whole and respects the most recent General Plan's designation of this site for a higher density.

(2) The resultant proposal is for an overall project which has within it three distinct sub-projects: a Duplex project (72 homes), a Courtyard Housing project (60 homes) and a Townhouse (attached) project (115 homes) [refer to scoring under Table 21]. The design and layout is creative and unique and was done with the intent to respect both the GP requirement for higher density, while also addressing the concerns of the immediate residents in the 324 home Mission Ranch project. While at the same time recognizing the future development of a light industrial use on the western adjacent properties, with unique road alignments and closures required by the City. That was not an easy task. In that light, the Project should be scored to reflect the intent and needs to meet the possibly conflicting interests of residential owners on the east and the industrial landowners on the west while at the same time respecting the requirements of the General Plan.

(3) The Council, Planning Commission and related study-sessions and meetings have all suggested, especially given the pending and possible future State Law on housing issues, the need to be more creative and to provide a broader mix of affordability in our community in addressing these larger issues.

(4) The purpose and intent in providing additional points for detached projects in the scoring was to create ways for detached project to be awarded additional points (the issue was that detached projects had difficulty scoring enough points to compete). By non-restrictive interpretation (which we are requesting) we are not diminishing the

Attachment: Brookfield RDCS Application Comment Memorandum (2334 : RDCS PUBLIC HEARING)

ability of detached projects to score but also enhancing the ability of larger projects which include both detached and attached housing types to score well, providing all building types include the required architectural features.

(5) By restrictive scoring, this Project will be denied the opportunity to compete which seriously jeopardizes the future and economic viability of the project.

(6) By a creative view of the overall Project as containing three distinct projects, and scoring based upon that consideration, then the Project should be scored so that points should be awarded in this category for each of the three sub-projects.

(7) Since all three architectural renderings show that the Façade Articulation is met in each housing type, including the detached Courtyard homes, [Refer to Dahlin Plan Sheets A1.1 to A1.10] the Criteria contains no exclusion or inability for a project being scored as a multiple type project.

(8) The Project should not be excluded from scoring the 3 points since the Courtyard detached homes all including the required Façade Articulation. **Add 2 points**

b. Criteria 9A: Table 49 (360- degree Architecture, item e.): 2 points

(1) The same arguments, justifications, and proposal set forth above as to front facades, apply to the 360-degree architectural features.
(2) Those features are included in all three sub-project architectural plans and the project should be entitled to score both as an attached and as a detached project. **Add 2 points**

Attachment: Brookfield RDCS Application Comment Memorandum (2334 : RDCS PUBLIC HEARING)

2018 Final Evaluations

SUMMARY OF SCORES AND EVALUATION CRITERIA

APPLICATION NUMBER	COMPETITION MANUAL CRITERIA	SCHOOLS	LOCATION	AFFORDABLE	HOUSING DIVERSITY	PARKS AND OPEN SPACE	ENVIRONMENTAL PROTECTION	TRANSPORTATION	MUNICIPAL INFRASTRUCTURE	PROJECT QUALITY	GRAND TOTAL	Public Benefit Contribution	Project units	BMR units
	MAX SCORE	10	22	34	23	29	22	15	10	35	200			
RDCS2019-0001 WATSONVILLE - BLACKROCK		9	13	0	23	29	22	15	10	34	**155**	$23,000.00	13	1
RDCS2019-0002 LLAGAS-SABINI		0	14	30	22	28	22	12	7	28	**163**	$85,365.96	1	0
RDCS2019-0003 TENNANT-OSITO HOLDINGS		10	22	34	20	26	22	14	7	30	**185**	$38,488.00	11	2
RDCS2019-0004 MONTEREY - DOBKIN		10	22	26	12	29	22	9	6	29	**165**	$25,235.00	116	17
RDCS2019-0005 MONTEREY - LUCKY SHING		8	9	26	16	29	22	15	5	34	**164**	$23,235.00	62	9
RDCS2019-0006 HALF-BROOKFIELD		5	15	26	22	18	22	15	6	28	**157**	$11,000.00	247	36
RDCS2019-0007 SPRING - GIANCOLA		7	22	18	22	28	22	13	10	34	**176**	$30,235.00	26	4
RDCS2019-0008 DAKOTA- DUNNE		8	20	18	23	28	22	12	6	34	**171**	$72,361.00	4	0

Attachment: 2018 RDCS Final Score Summary (2334 : RDCS PUBLIC HEARING)

Attachment: 2018 RDCS Final Score Summary (2334 : RDCS PUBLIC HEARING)

City Ventures

5/15/19

Planning Commission Members
Morgan Hill, CA

To Whom It May Concern,

Thank you for your consideration of our Monterey Gateway project. We are excited to continue building great projects in Morgan Hill and we thank for you the opportunity to continue to partner with the City of Morgan Hill. We respectfully request the following considerations relative to RDCS scoring on the Monterey Gateway project:

Criteria 4-D – Small Units

City Ventures designed the Monterey Gateway project to include smaller homes per the requirements in the criteria. These smaller homes will aid in the inherent affordability of homes in the project. The criteria states "Multi-Family: Less than 1,000 square feet (rental); **1,200 square feet ownership**." It is not clear that this requires LESS THAN 1200 square feet in the case of ownership. Although the homes were indeed designed as 1,199 square feet the architect's software rounded up to 1,200 square feet, which was then carried through the whole application due to the source data. Regardless of the 1 square foot difference, we technically still meet the criteria which only states "1200 square feet ownership". We also certainly meet the intent of the criteria which is to include at least 10% of our units as "Small Units." We respectfully ask that these 4 points be awarded.

Criteria 7-E – Connections to Adjacent Property

It is unclear why a point was not awarded in this category. The majority of the adjacent property is undeveloped and we have been asked to consider the future development of this property throughout discussions on Block 4. All areas where we have extended the streets to provide access connect to undeveloped land and these connections allow for future redevelopment of this parcel. For these reasons, we respectfully ask that this point be awarded.

Criteria 7-G – Electric Vehicle Charging Stations

City Ventures requested points for 4 charging station. There are two locations for EV Chargers designated on the plans. Each location includes 2 chargers. Therefore, the two locations shown with EV Chargers will provide charging stations for 4 vehicles. The charging cords will allow access to 4 parking stalls. We respectfully request the additional 2 points for providing 4 charging stations. Here is an example of the EV Charger:

Attachment: Monterey-Dobkin RDCS Comments (2334 : RDCS PUBLIC HEARING)

City Ventures



Criteria 8-E – Broadband Connectivity

City Ventures provided documentation showing that we will install broadband conduit from the right of way to each building, and that we would pre-install indoor conduit to each unit. Staff did not provide a detailed explanation of why these points were not awarded. It was our understanding that broadband connectivity already exists in the public right of way and we are providing it in areas where it is not so this criteria has already been met, which is why we did not request points in for item A. The scoring instructions do not state that conduit is required along the entire frontage to be eligible for points, just that conduit must be installed in the public ROW "fronting the project". We feel that we meet the requirements for item B and item C and we ask that the 2 points be awarded for this criteria.

Criteria 9-A – Exterior Building Design
Number 2 and 3: Balconies Facing Street or Courtyard / Alleys

The criteria states that "a minimum of 25 percent of homes facing a street or common interior courtyard [or abutting a shared alley] include a balcony". In the case of multifamily, points "may" also be awarded if 25% of only "upper floor units" have balconies. The use of the word "may" implies a broader interpretation, rather than a narrower requirement. City Ventures has provided at least 25% of units with balconies in each condition. The goal of this criteria is to design homes with balconies and upstairs outdoor space. City Venture meets both the intent and

Attachment: Monterey-Dobkin RDCS Comments (2334 : RDCS PUBLIC HEARING)

City Ventures

the technical definition with upper floors designed with balconies, and therefore we respectfully request allocation of 2 points under these criteria.

Thank you,

Phil Kerr
CEO

Attachment: Monterey-Dobkin RDCS Comments (2334 : RDCS PUBLIC HEARING)

Memo: Date: May 18, 2019

To: Morgan Hill Planning Commission
From: Dick Oliver
Re: RDCS2019-005 Lucky Shing – Manzanita Park Project Measure S Scoring

We would like to discuss the following Measure S Scoring at the May 28th Planning Commission Meeting

1. **Schools Category 3**: The May 10th Morgan Hill Times article on the MHUSD new six-year demographic study, stated: "Over the next six years…. Only two district schools—Jackson Academy and Ann Sobrato High Schools—are projected to reach capacity over that time span."
   a. That conclusion is only plausible if Sobrato High School currently has capacity, and **2 points** should be awarded.

2. **Municipal Infrastructure, Criteria 8-E.** The project lost all **four points** in this Criteria.
   a. The narrative commitment, made by the Applicant, specifically states "***The project will install broadband conduit with 2 pull cables per the criteria in the public right-of-way" ……***that is a specific commitment and will be met. The existing public right-of-way is Monterey Road. The inadvertent omission of a line drawn along East Dunne on Exhibit 4, will not remove the commitment or obligation of the applicant.

   b. The commitment made in Section 5.a., also states that the project would in addition be "***extending it along the new extension of Tilton Ave through the project."*** Those would clearly be new or additional right-of-ways to the right-of-way along Monterey Road. The extension on the new right-of-way is clearly shown on the Exhibit 4.

   c. Criteria 5.b. and 5.c, states the commitment to further extend the broadband from the new public right of ways to each building and then into each unit. The Applicant made those commitments in the Narrative and those commitments are in no way precluded or excluded from the ability to score points, even if the Planning Commission were to deny points on a technicality for installing the conduits in the existing right-of-way in Monterey Road. These additional conduits, which are clearly shown on Exhibit 4, would serve a vital function regardless, in the hypothetical case that there was not an extension in Monterey Road. The intent and requirement of the Criteria have been met.

   d. The purpose of the Criteria is set forth in the narrative: to install conduit ….to accommodate multiple future broadband providers in all the public right-of ways fronting the project….and this is what the project Applicant committed to do, notwithstanding the inadvertent omission of a line on Exhibit 4 representing the commitment along the existing public right-of-way on Monterey Road.

   e. As a final argument to justify the award of the full 4 points: refer to the scoring of the Andalusia Project in the 2018 Competition which scored all **4 points** in this category without a line (a yellow highlight in this instance) on that project's Exhibit O showing the extension along the East Dunne Ave. right-of-way. Consistency of scoring is still important and should be followed.

Attachment: Monterey-Lucky Shing RDCS Comments (2334 : RDCS PUBLIC HEARING)

3. **Project Quality Criteria 9A:** The project scored 34 out of 35. The project should be entitled to have three points restored, and have the total awarded points be increased by 1 to the maximum total of 35. These **three points** are within Criteria 9.A. under Table 49, items a. b. and c.

   a. [Porches] Dahlin's plans A.02, 03 04, 05. Show the porches (shading indicates covered areas) and indicates full compliance. Dahlin's table 49 states the commitment met.

      (1) Similar plans and identical commitment in scoring of Andalusia in the 2018 competition resulted in the point being awarded for this Criteria. Consistency in scoring is important and should be adhered to. **Add one point**

   b. [Front Facing Balconies] Dahlin's plans show the exterior balconies. Similar plans and commitment in the scoring of for the Andalusia project in the 2018 M/S resulted in the point being awarded for this Criteria. Consistency in scoring should be adhered to.

      (1) We respectfully disagree with Staff's conclusion that this criteria is restricted to "Upper Floor units). That sentence has never been construed as exclusive, but as being an addition way to score the points for condominium type projects that have full units on each floor rather than townhouse type project. The period after the preceding provision makes it a separate additional provision.

      (2) If Staff's interpretation prevails, it would mean that there is no incentive for balconies on front elevations or over alleys, on standard three-story rowhomes. That has certainly not been the intent of the PC when this criteria was created. Balconies provide desirable appearance of front and rear facades which is the intent of providing the points

      (3) Similar plans in scoring of Andalusia in the 2018 competition was awarded the point. Consistency in scoring is still important should be followed. To not award the point would be a significant departure from last year's scoring and intent. **Add one point**

   c. [Balconies facing alleys]. Same exact response stated above for Front Facing Balconies.

      (1) Also, the Andalusia project with similar plans was awarded the point in the 2018 Measure S Competition. Scoring should be consistent. **Add one point**

Request is for these three points to be awarded, with the final score for Project Quality being increased by one point up to the maximum of 35 points.

Attachment: Monterey-Lucky Shing RDCS Comments (2334 : RDCS PUBLIC HEARING)

DpC

DEVELOPMENT PROCESS CONSULTANTS

May 14, 2019
CITY OF MORGAN HILL
SUBJECT: Spring-Giancola MH 98043.MS19

We appreciate the time everyone has applied to this project.

We believe Staff's recommended scoring of 176 is underscoring our project in 5. Parks and Open Space Item 10b. and request that the Planning Commission consider our request:

5. Parks and Open Space:

Item 10 b :
Criteria reads: [from competition manual]

TABLE 34: POINTS FOR OPEN SPACE

Open Space	Points
1. **Visibility.** The project locates open space areas so that they can be viewed from individual units, preferably from the kitchen, living room, or dining room.	2
2. **Adjacent Units.** The project maximizes the number of units that are immediately adjacent to common open space. Units not immediately adjacent to common open space can access open space areas through pedestrian connections separate from drive aisles and vehicle parking lots.	2
3. **Existing Trees.** The project retains existing native trees on the property which, if removed, would require a tree removal permit in accordance with Municipal Code Chapter 12.32 (Restrictions on Removal of Significant Trees).	1
4. **Rear Yard Open Space.** For detached single family and duplex/duet projects, private rear-yard usable open space is 25 percent, or more than the minimum rear setback area required by the applicable zoning.	2
5. **Backyard Improvements.** Finished (e.g., landscape, hardscape, irrigation) private backyard improvements are installed by the developer.	2
6. **Private Open Space - Attached Projects.** For attached projects, usable private open space for ground floor units is 25 percent or more than required by the applicable zoning and finished private open space improvements are installed by the developer.	3

Total Available Points: 10

Attachment: Spring-Giancola RDCS Comments (2334 : RDCS PUBLIC HEARING)

Staff comments in Narrative:

"Project Earns points for adjacency [2], Native tree protection [1] and committing to construct private open spaces 25% greater than code minimums [2]"

5 points total

Staff concurs that we satisfy criteria #2 "Adjacent Units", #3 "Existing Trees" and #6 "Private open space -Attached project" but mistakenly awarded 2 points for item #6 which is worth 3 points not 2 as awarded. This appears to be an over site. Request this be corrected.

We request correcting to total 6 points for Item 10b.

Thank you for your time and consideration.

Vincent R. Burgos
DEVELOPMENT PROCESS CONSULTANTS

Attachment: Spring-Giancola RDCS Comments (2334 : RDCS PUBLIC HEARING)

DpC

DEVELOPMENT PROCESS CONSULTANTS

May 16, 2019
CITY OF MORGAN HILL
SUBJECT: Dunne-Dakota Micro MH 218072.

We appreciate the time everyone has applied to this micro project.

We believe Staff's recommended 171 total points is underscoring our project in 8. Municipal Infrastructure item 8-E criteria and request that the commission consider our following request:

8. Municipal Infrastructure:

Criteria reads: from RDCS Manual
Item 8-E Broadband Connectivity:

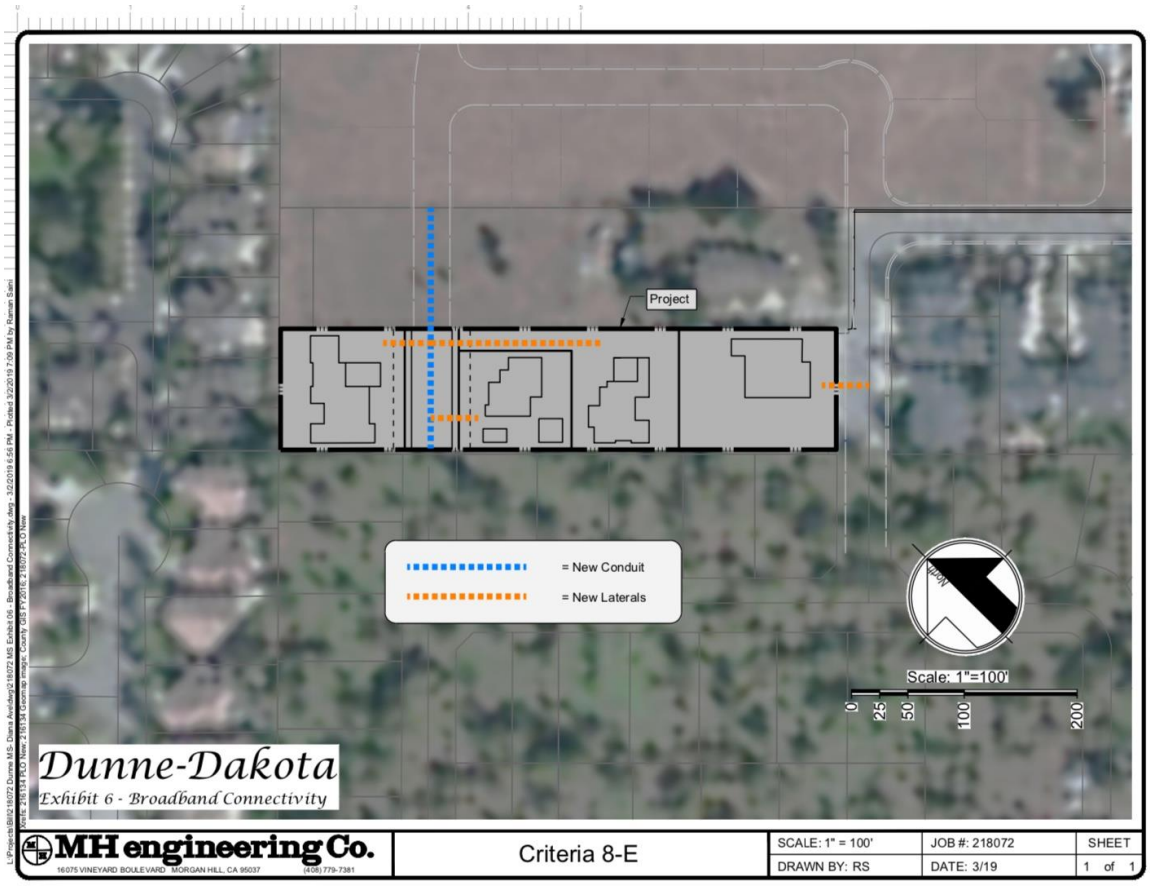
Standard	Points
The project installs broadband conduit in the public right-of way.	2
The project installs broadband conduit from the public right-of-way to each home or occupied building in the project.	1
The project pre-installs indoor conduit, wiring and other necessary infrastructure so that broadband service may be provided to each unit.	1
The project provides primary broadband service to each unit from a competitive telecommunications company (i.e., a company other than Frontier or Charter)	6

Scoring Instructions: Broadband means telecommunications service capable of supporting digital data transmission at minimum download speeds of 25 Mbps. To be eligible for points, projects must install conduit each with at least two pull cables and of sufficient size and quality to accommodate multiple future broadband providers in all the public right-of ways fronting the project site. At least one conduit shall remain empty and reserved for use by a potential future broadband service provider. Points for providing broadband service from a competitive telecommunications company may not be combined with points for installing conduit pathways within the right-of way, from the right-of-way to buildings, and within buildings.
The RDCS submittal shall provide a schematic location of the broadband conduit. A note demonstrating broadband compliance will not be acceptable. .

Although we committed to items a, b and c. for 4 points, Staff did not award any points stating: "does not comply to the criteria in this section". We also provided a

Attachment: Dakota-Dunne RDCS Comments (2334 : RDCS PUBLIC HEARING)

schematic location of the broadband conduit as required. See exhibit below as filed in the application.



Criteria text / **Our MS commitment in narrative:**

a. *The project installs broadband conduit in the public right-of way.*
   *"***Will install broadband conduit in the ROW"**
b. *The project installs broadband conduit from the public right-of-way to each home or occupied building in the project.*
   *"***Will install conduit from ROW to each home"**
c. *The project pre-installs indoor conduit, wiring and other necessary infrastructure so that broadband service may be provided to each unit.*
   "**Will install indoor per the criteria in item c"**

We request 4 pts for criteria 8-E

Thank you for your time and consideration.

Vincent R. Burgos
DEVELOPMENT PROCESS CONSULTANTS

Attachment: Dakota-Dunne RDCS Comments (2334 : RDCS PUBLIC HEARING)

Attachment: Dakota-Dunne RDCS Comments (2334 : RDCS PUBLIC HEARING)