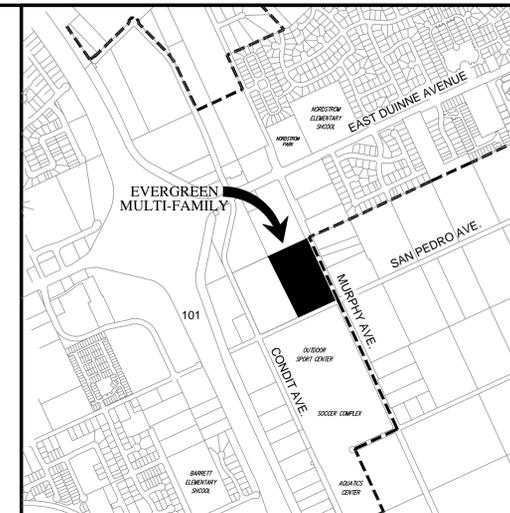
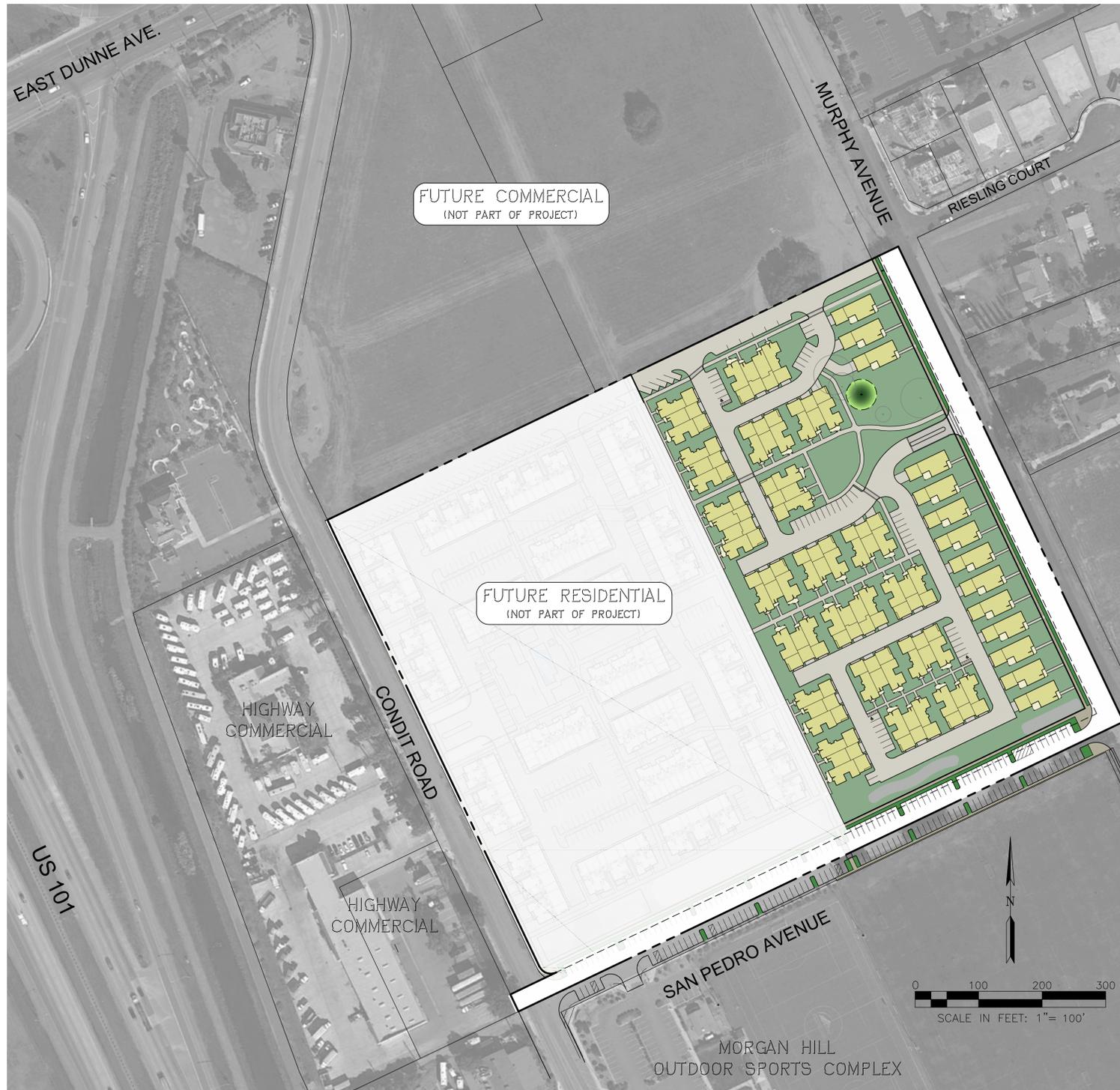


PRECISE DEVELOPMENT PLAN (ZA-16-01)

PRESIDIO MULTI FAMILY-FOR SALE

MORGAN HILL, SANTA CLARA COUNTY, CALIFORNIA



VICINITY MAP
NO SCALE

SITE DATA

SUBJECT PARCELS: 817-12-009

APPLICANT: PRESIDIO EVERGREEN, LLC
5927 BALFOUR COURT, SUITE 208
CARLSBAD, CA 92008
CONTACT: ORVILLE POWER
(619) 876-6132, OP@MANAINV.COM
CONTACT: VINCE BURGOS (DPC)
(408) 421-2695, VBURGOS@HOTMAIL.COM

PLANNER/CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
8055 CAMINO ARROYO
GILROY, CA 95020
ENGINEER CONTACT: CALEB LECLAIR, P.E.,
RCE #75163
PLANNER CONTACT: ROSS DOYLE
(408) 848-0300

EXISTING GENERAL PLAN LAND USE: MULTI-FAMILY MEDIUM (14-21 DU/AC)

PROPOSED ZONING DISTRICT: R-2 (PD)

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF 60 TOWN HOME-STYLE CONDOMINIUMS AND 14 SINGLE FAMILY DETACHED HOMES FOR A TOTAL OF 74 HOMES. INITIAL BUILDING ALLOCATIONS WERE AWARDED THROUGH LAST YEAR'S COMPETITION; 30 ALLOCATIONS (MC-15-17). THIS YEAR'S REQUEST IS 44 ALLOCATIONS, WHICH ACHIEVES PROJECT BUILDOUT.

Building Tabulation	
Buildings (Residential and Recreational)	2.33 ac +/-
Public Streets (Condit Road, San Pedro Avenue)	1.31 ac +/-
Private Circulation (parking and drive aisles)	1.60 ac +/-
Open Space (passive and active)	3.09 ac +/-
Sidewalks	0.36 ac +/-
Aprons	0.15 ac +/-
	8.83 ac +/-

SHEET INDEX	
PDP-01	TITLE SHEET
PDP-02	EXISTING CONDITIONS
PDP-03	SITE DEVELOPMENT PLAN
PDP-04	SITE UTILIZATION MAP
PDP-05	PRELIMINARY GRADING PLAN
PDP-06	PRELIMINARY UTILITY PLAN
PDP-07	SECTIONS - EAST
PDP-08	SITE CIRCULATION AND CONNECTIVITY PLAN
PDP-09	PHASING PLAN
1-25	ARCHITECTURAL PLANS

GENERAL INFORMATION

- PROPOSED CONTOURS AND GRADES IN THIS PLAN SET ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
- BOUNDARY SHOWN HEREIN IS FINAL.
- LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
- ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER, THE CITY OF MORGAN HILL STANDARDS AND SPECIFICATIONS, AND APPLICABLE REPORTS REGARDING THIS PROJECT.
- PROJECT LIES WITHIN FLOOD ZONE D: AREAS OF 0.2% CHANCE OF FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD (FIRM MAP NUMBER 06085C0444H, EFFECTIVE DATE MAY 18, 2009).
- FINISHED FLOOR ELEVATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. AS STRUCTURAL SECTIONS OF FOUNDATIONS ARE NOT AVAILABLE AT THIS TIME.
- THE UTILITY PIPE SIZES AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
- PROPOSED STORM DRAIN AND RETENTION SYSTEM IS PRELIMINARILY DESIGNED TO ACCOMMODATE STORAGE FOR RUNOFF RETENTION AS REQUIRED BY THE CENTRAL COAST RWQCB. THE SYSTEM IS SIZED TO MEET 2015 RDCS CRITERION B.2.D. AS DESCRIBED IN THE PUBLIC FACILITIES CATEGORY.
- EXISTING TOPOGRAPHY IS BASED ON AN AERIAL SURVEY DATED FEBRUARY 1, 2016 AND SUPPLEMENTED BY FIELD SURVEY.
- BENCHMARK DESCRIPTION: SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM528", A BRASS DISK SET IN THE TOP OF CURB, AT THE NORTH CORNER OF EAST DUNNE AVENUE BRIDGE OVER HIGHWAY 101, 6.5 FEET NORTHEAST FROM END OF HEADWALL, 12.8 FEET WESTERLY FROM A TELEPHONE MANHOLE, AND 57.0 FEET SOUTHWEST FROM AN ELECTROLIER, ELEVATION (NAVD88) = 382.19 FEET.
- LEGAL DESCRIPTION: PARCEL ONE: LOT 51, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "CATHERINE DUNNE RANCH MAP NO. 5, BEING BURBANK AND DEVENDOR'S SUBDIVISION OF PART OF THE RANCHO OJO DE AGUA DE LA COCHE, SANTA CLARA, CALIFORNIA", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON APRIL 5, 1897 IN BOOK "I" OF MAPS, AT PAGE(S) 59.

EXCEPTING THEREFROM THAT PORTION AS GRANTED TO THE STATE OF CALIFORNIA, BY DEED RECORDED ON JANUARY 15, 1969 IN BOOK 8402 OF OFFICIAL RECORDS, PAGE 335, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 51 AS SHOWN ON THAT CERTAIN MAP ENTITLED, "CATHERINE DUNNE RANCH MAP NO. 5" WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY ON APRIL 5, 1897 IN BOOK "I" OF MAPS, AT PAGE 59; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT, NORTH 65°15'50" EAST 60.00 FEET; THENCE SOUTH 24°44'10" EAST 775.06 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET THROUGH AN ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET TO THE NORTHWESTERLY LINE OF SAN PEDRO AVENUE (90 LINKS WIDE); THENCE ALONG LAST SAID LINE SOUTH 65°15'50" WEST 80.00 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 51; THENCE ALONG LAST SAID LINE NORTH 24°44'10" WEST 795.06 FEET TO THE POINT OF COMMENCEMENT.

PARCEL TWO: LOT 50, AS SHOWN ON THAT CERTAIN MAP ENTITLED "CATHERINE DUNNE RANCH MAP NO. 5", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON APRIL 05, 1897 IN BOOK "I" OF MAPS AT PAGE 59.

- APN: 817-12-006 AND 817-12-009
- THE APPLICANT IS NOT RESPONSIBLE FOR PUBLIC RIGHT-OF-WAY DEDICATION OR VACATION THAT IS DEPICTED ON THIS TENTATIVE MAP THAT IS OUTSIDE THE PROPERTY BOUNDARY.
 - RESIDENTIAL UNITS ON LOTS 2 THROUGH 7 WILL BE DEVELOPED AS CONDOMINIUMS.
 - EXISTING ON-SITE OVERHEAD LINES WILL BE PLACED UNDERGROUND.
 - IN THE EVENT THE FOR SALE UNITS PRECEDE CONSTRUCTION OF THE ADJACENT MULTI-FAMILY RENTAL APARTMENTS, APPLICANT WILL CONSTRUCT THE NORTHERLY ACCESS ROAD FROM THE PROJECT BOUNDARY TO CONDIT ROAD, CONNECT THE WATER MAIN FROM CONDIT ROAD TO MURPHY AVENUE; AND CONSTRUCT THE UNDERGROUND STORMWATER APPARATUS OFF-SITE.

CONTACT INFORMATION

OWNER: EVERGREEN INVESTMENT GROUP2
CONTACT: KENNETH CHUNG

APPLICANT: PRESIDIO EVERGREEN, LLC
5927 BALFOUR COURT, SUITE 208
CARLSBAD, CA 92008
CONTACT: ORVILLE POWER
(619) 876-6132, OP@MANAINV.COM
CONTACT: VINCE BURGOS (DPC)
(408) 421-2695, VBURGOS@HOTMAIL.COM

ARCHITECT: BASSENIAN LAGONI
2031 ORCHARD DRIVE, SUITE 100
NEWPORT BEACH, CA 92660
CONTACT: MICHAEL STONE
(949) 553-9100, MSTONE@BASSENIANLAGONI.COM

CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
8055 CAMINO ARROYO
GILROY, CA 95020
ENGINEER: CALEB LACLAIR, P.E., RCE #75163
PLANNER: ROSS DOYLE
(408) 848-0300, RDOYLE@RJA-GPS.COM

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

Presidio Evergreen, LLC
5927 Balfour Court, Suite 208
Carlsbad, CA 92008

PRECISE DEVELOPMENT PLAN
TITLE SHEET
PRESIDIO AT MORGAN HILL
MORGAN HILL, CALIFORNIA

DATE	BY	SCALE	AS SHOWN	DATE
7/26/16	CK			JUNE 3, 2016
	MK			
	LAH			

SHEET
PDP-01
OF 43 SHEETS
JOB NO.
102022-1003



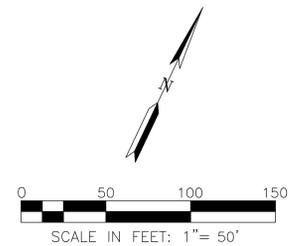
LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- CENTER LINE
- CITY LIMIT LINE
- OH OVERHEAD UTILITY LINE
- EX SD STORM DRAIN LINE
- EX SS SANITARY SEWER LINE
- EX W WATER LINE

PRECISE DEVELOPMENT PLAN
EXISTING CONDITIONS
PRESIDIO AT MORGAN HILL
 MORGAN HILL, CALIFORNIA

SCALE AS SHOWN
 DATE JUNE 3, 2016

DATE	BY	REVISIONS
7/06/16	LAH	PER CITY COMMENTS RELATED TO PARKING, APPLICATION PROCESSING SEQUENCE, AND DECISION TO PURSUE R-ZONING WITH FEE-SIMPLE LOTS.
7/19/16	LAH	MINOR CHANGES PER 7/12 TC HEARING



W:\J085 10\102022\102022-1004-1003 SHARED FILES\APPLICATIONS-2016\PPP-2016-07-06\PPP-03 SITE DEVELOPMENT PLANNING

SHARED STREET WITH FUTURE COMMERCIAL CENTER

TYPICAL FOURPLEX

TYPICAL TRIPLEX

IN-TRACT SIDEWALK CONNECTION TO GRAND PROMENADE, TYP.

DUAL-USE OPEN SPACE:
UNDERGROUND WATER STORAGE -
SHALLOW DETENTION BASIN -
SURFACE AMENITIES -



CITY OF MORGAN HILL
OUTDOOR SPORTS COMPLEX

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY	---
---	LOT LINE	---
---	FACE OF CURB	---
---	EDGE OF PAVEMENT	---
---	RIGHT-OF-WAY	---
---	CENTERLINE	---

General Notes

1. Project boundary is based on a field survey and should be considered resolved.
2. Porches can encroach up to 7' into the front setback.
3. Architectural projections (porches, bay windows, fire places, media nooks, cantilevers, etc.) are allowed to encroach up to 2' into the side yard setback.

ACCESS TO MURPHY AVENUE

ACTIVE AND PASSIVE RECREATION

ACTIVE AND PASSIVE RECREATION
(TOT LOT AND PLAZA AREA)

Parking - Required	Spaces		
P-4 (3 bdr, detached)	14	2.0	28
P-1 (3 bdr)	19	2.5	48
P-1X (3 bdr)	3	2.5	8
P-2 (3 bdr)	19	2.5	48
P-3 (3 bdr)	19	2.5	48
	74		178
Guest Parking (Condo)	60	0.33	20
Guest Parking (Detached)	14	0.25	4
Total Required Parking	202	2.73	per unit

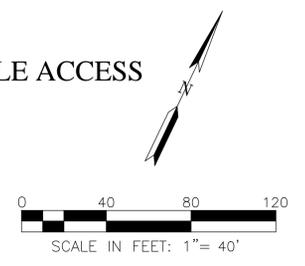
Parking - Provided			
standard (9x18)	59	28%	
standard (9x18) - covered	0	0%	
compact (8x16)	0	0%	
compact (8x16) - covered	0	0%	
ada (9x18)	3	1%	
ada (9x18) - covered	0	0%	
carriage - covered	0	0%	
garage - covered	148	70%	
san pedro	0	0%	
driveway	0	0%	
Total Provided Parking	210	2.84	per unit

Building Tabulation	
Buildings (Residential and Recreational)	2.33 ac +/-
Public Streets (Condit Road, San Pedro Avenue)	1.31 ac +/-
Private Circulation (parking and drive aisles)	1.66 ac +/-
Open Space (passive and active)	3.02 ac +/-
Sidewalks	0.37 ac +/-
Aprons	0.15 ac +/-
Total	8.83 ac +/-

Building Coverage - R2 (PD)	
Site (gross)	8.83
Sidewalks	0.37
Parking/Aisles	1.66
Public Streets	1.31
Garage Aprons	0.15
Net Parcel (RDOS)	5.35
Buildings	2.33
Coverage	44%

NEW VALLEY OAK TREE TYP.

EMERGENCY VEHICLE ACCESS EASEMENT





CITY OF MORGAN HILL
OUTDOOR SPORTS COMPLEX

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY	---
---	LOT LINE	---
---	FACE OF CURB	---
---	EDGE OF PAVEMENT	---
---	RIGHT-OF-WAY	---
---	CENTERLINE	---

General Notes

1. Project boundary is based on a field survey and should be considered resolved.
2. Porches can encroach up to 7' into the front setback.
3. Architectural projections (porches, bay windows, fire places, media nooks, cantilevers, etc.) are allowed to encroach up to 2' into the side yard setback.
4. Unless otherwise noted, all trees shall be removed and mitigated, per City standards.

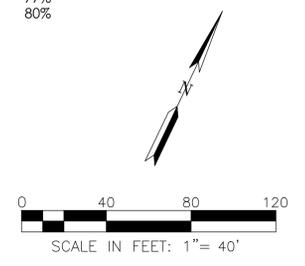
R2 Development Standards

Condominiums		Single Family Homes	
Min. lot area	6,000 sqft	Min. lot area	4,500 sqft * (4,100 sqft)
Min. lot width	60'	Min. lot width	40'
Min. lot depth	85'	Min. lot depth	80'
Max. bldg coverage	60%	Max. bldg coverage	n/a
Min. front setback	n/a	Min. front setback	15'
Min. rear setback	n/a	Min. rear setback	15' * (3' to garages)
Min. side setback	n/a	Min. side setback	4' * (0')
Min. side corner setback	5'	Min. side corner setback	8'
Max. height	40' (3 stories)	Max. height	30', 2.5 stories
		Max. FAR	52% * (80%)

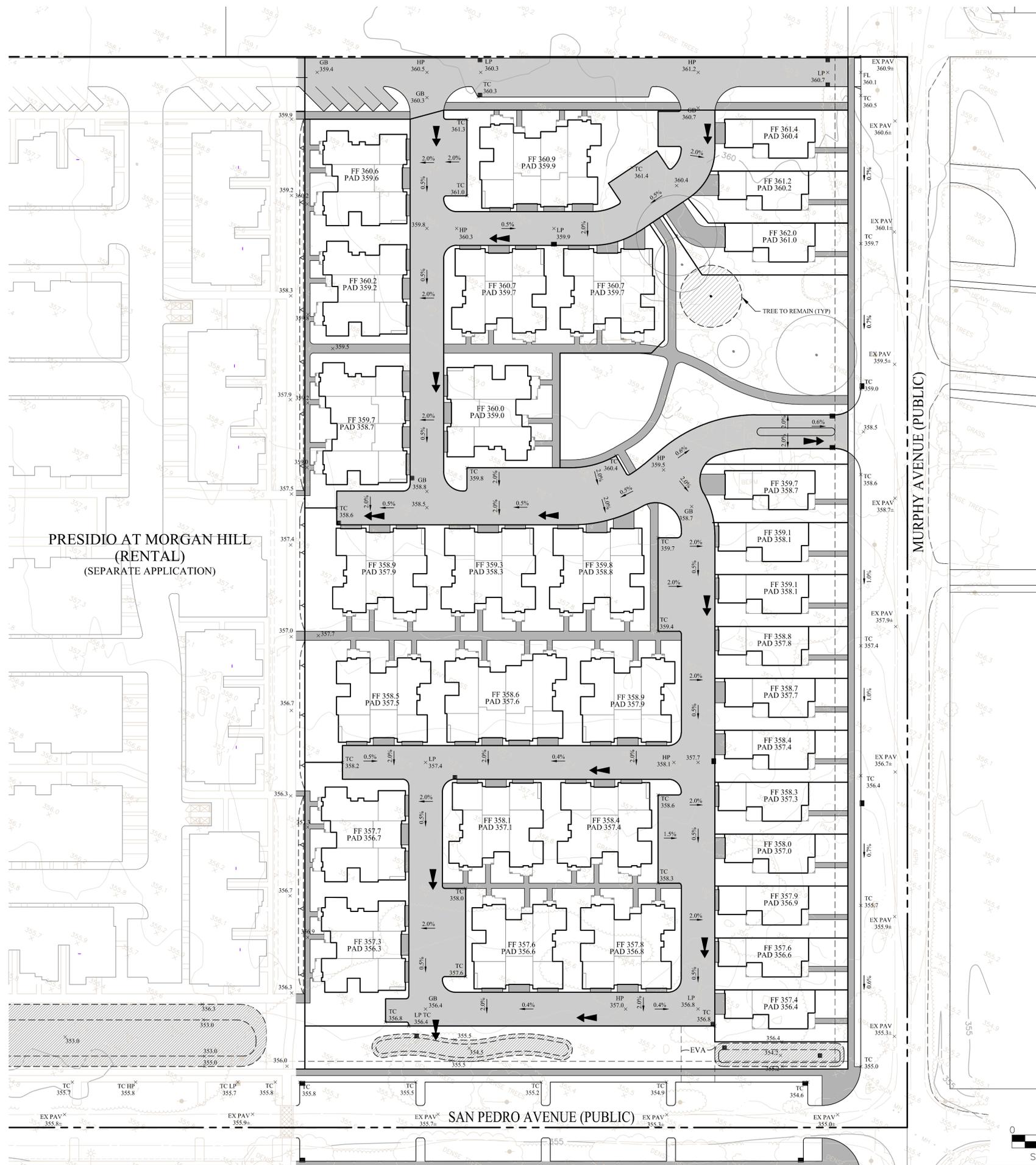
* Anticipated deviations from base zoning district. Proposed new standards in parentheses.

Single Family FAR

Lot	Lot Area (sqft)	Plan	Living Area (sqft)	FAR
61	4,860	1X	3,190	66%
62	4,470	1	3,290	74%
63	5,750	1	3,290	57%
64	4,960	1	3,290	66%
65	4,120	1	3,290	80%
66	4,120	1	3,290	80%
67	4,120	1X	3,190	77%
68	4,120	1	3,290	80%
69	4,120	1	3,290	80%
70	4,120	1	3,290	80%
71	4,120	1	3,290	80%
72	4,120	1	3,290	80%
73	4,120	1X	3,190	77%
74	4,120	1	3,290	80%

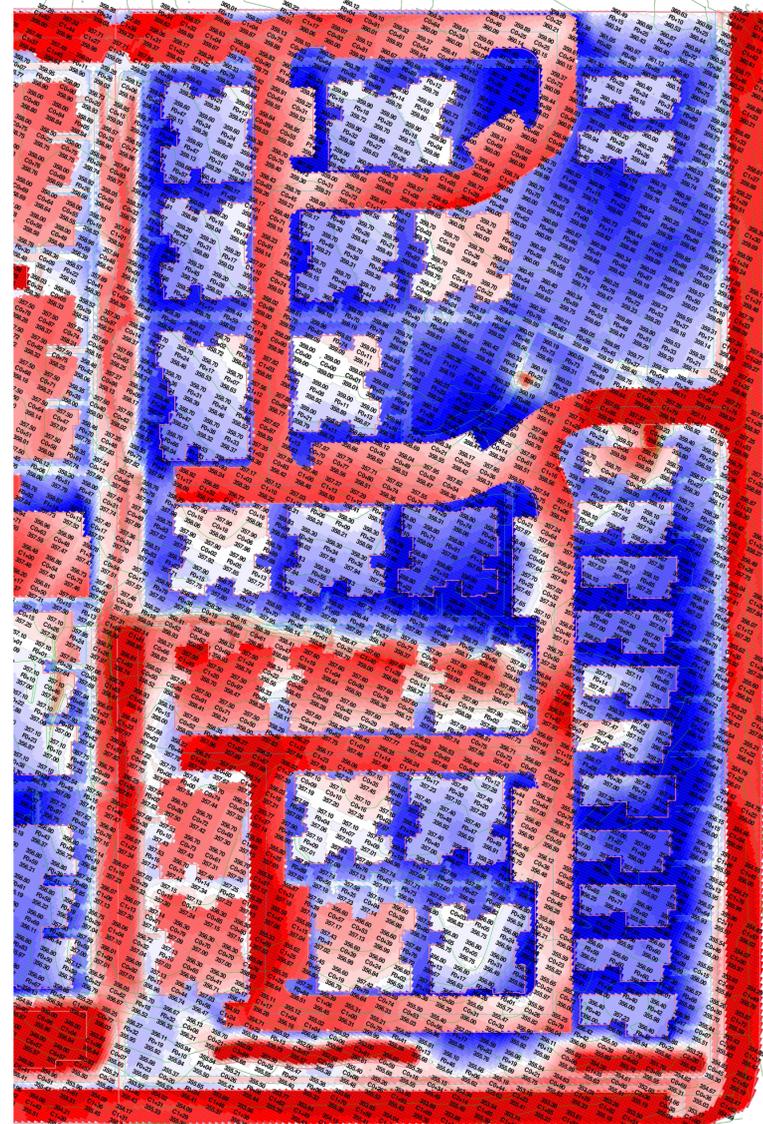


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LEGEND

PROPOSED	DESCRIPTION	EXISTING
---	BOUNDARY	---
---	EASEMENT	---
---	PROPERTY LINE	---
---	FACE OF CURB	---
SD	STORM DRAIN	SD
SS	SANITARY SEWER	SS
W	WATER	W
●	MANHOLE	○
---	SIDEWALK	---
⊕	FIRE HYDRANT	⊕
⊕	ELECTRIER	⊕
⊕	STORM DRAIN FIELD INLET	⊕
⊕	STORM DRAIN CURB INLET	⊕
→	OVERLAND RELEASE	→
+	SPOT ELEVATION	+
PAD	PAD ELEVATION	PAD
FF	FINISHED FLOOR ELEVATION	FF
⊕	STORMWATER TREATMENT BASIN	⊕
⊕	UNDERGROUND RETENTION FACILITY	⊕



CUT/FILL MAP
NO SCALE

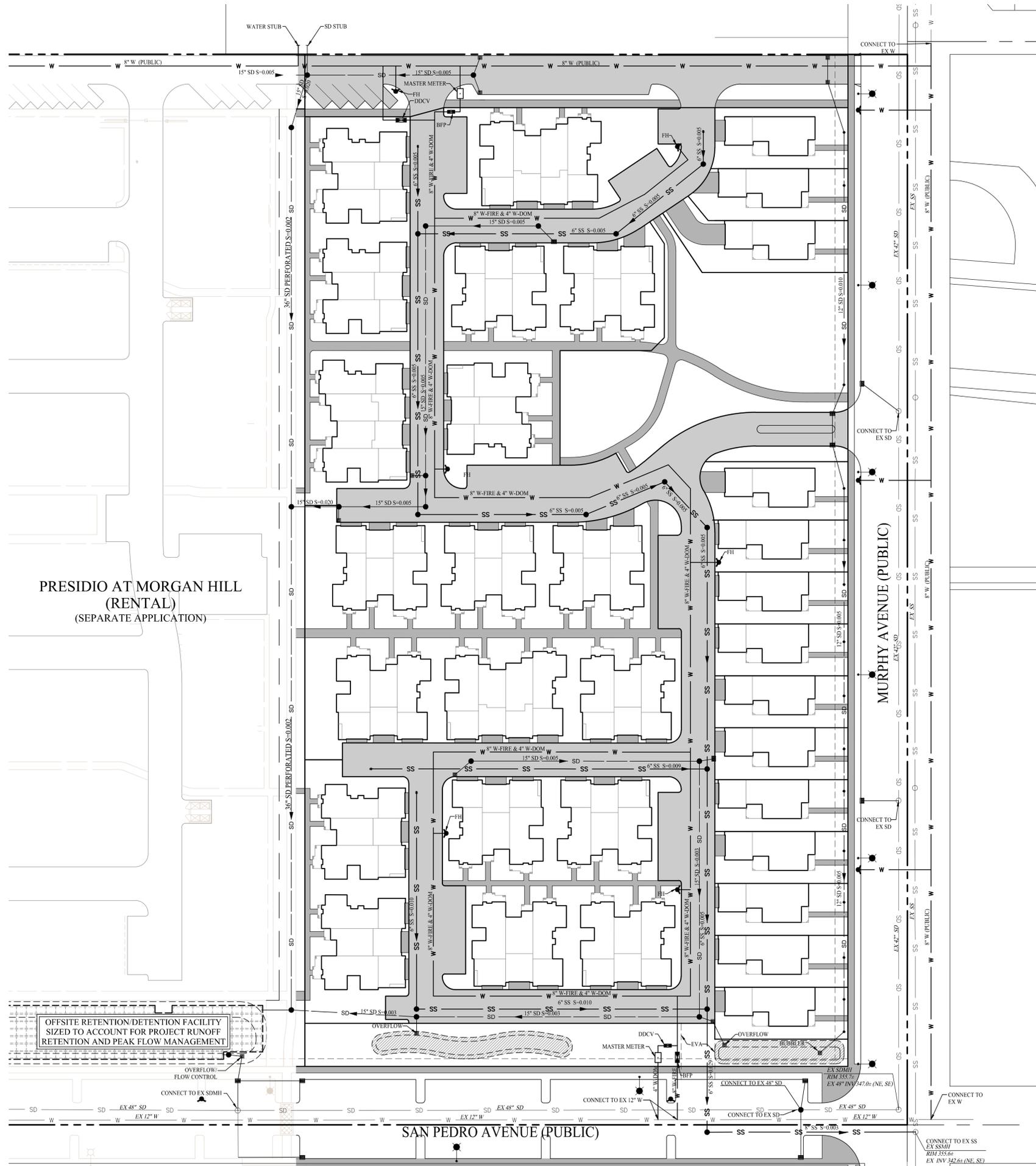
* NOTES: GRADING IS PRELIMINARY AND WILL COMPLY WITH RDCCS COMMITMENT TO NOT EXCEED CUT/FILL BY ANY MORE THAN 24" ABOVE/BELOW NATURAL GRADE.

PRELIMINARY EARTHWORK

CUT = 4,500 C.Y.
 FILL = 4,400 C.Y.
 NET = 100 C.Y. EXPORT

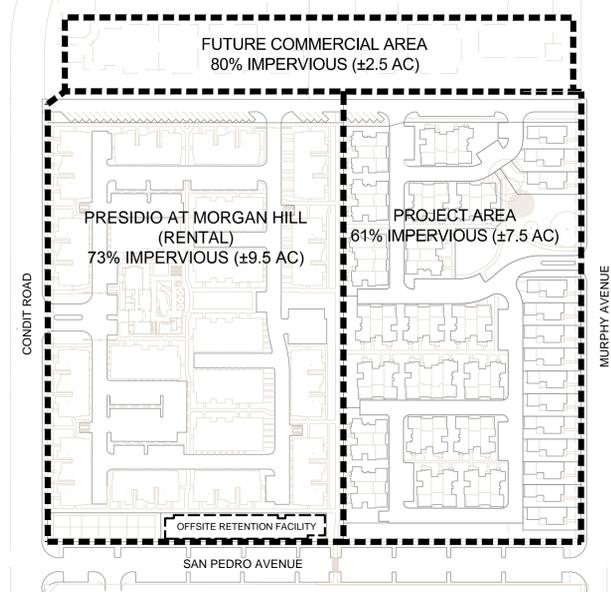
DATE	BY	SCALE	SHEET REVISIONS
7/19/16	JAM	AS SHOWN	PER CITY COMMENTS RELATED TO PARKING, APPLICATION PROCESSING SEQUENCE, AND DECISION TO PURSUE R-ZONING WITH FEASIBLE LOTS.
7/19/16	JAM	DATE	MINOR CHANGES PER 7/12 PC HEARING
SHEET			
PDP-05			
OF 43 SHEETS			
JOB NO. 102022-1003			

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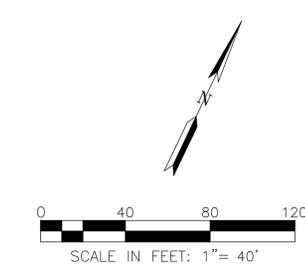


PROPOSED	DESCRIPTION	EXISTING
---	BOUNDARY	---
---	EASEMENT	---
---	PROPERTY LINE	---
---	FACE OF CURB	---
SD	STORM DRAIN	SD
SS	SANITARY SEWER	SS
W	WATER	W
○	MANHOLE	○
■	SIDEWALK	---
●	FIRE HYDRANT	---
□	ELECTROLIER	---
■	STORM DRAIN FIELD INLET	---
■	STORM DRAIN CURB INLET	---
■	OVERLAND RELEASE	---
+356.3	SPOT ELEVATION	---
PAD 357.0	PAD ELEVATION	---
FF 358.0	FINISHED FLOOR ELEVATION	---
○	STORMWATER TREATMENT BASIN	---
□	UNDERGROUND RETENTION FACILITY	---
---	DRAINAGE AREA BOUNDARY	---

NOTE:
 THE OFFSITE UNDERGROUND RETENTION FACILITY AND SURFACE DETENTION AREA IN THE ADJACENT "PRESIDIO AT MORGAN HILL (RENTAL)" PROJECT IS SIZED TO PROVIDE RUNOFF RETENTION STORAGE AND PEAK FLOW MANAGEMENT FOR THE PROJECT AREA (7.5 AC).



DRAINAGE AREA MAP
 1" = 150'

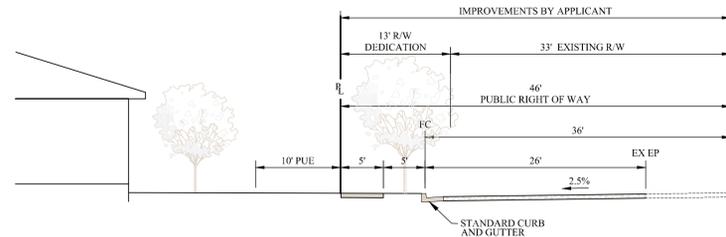
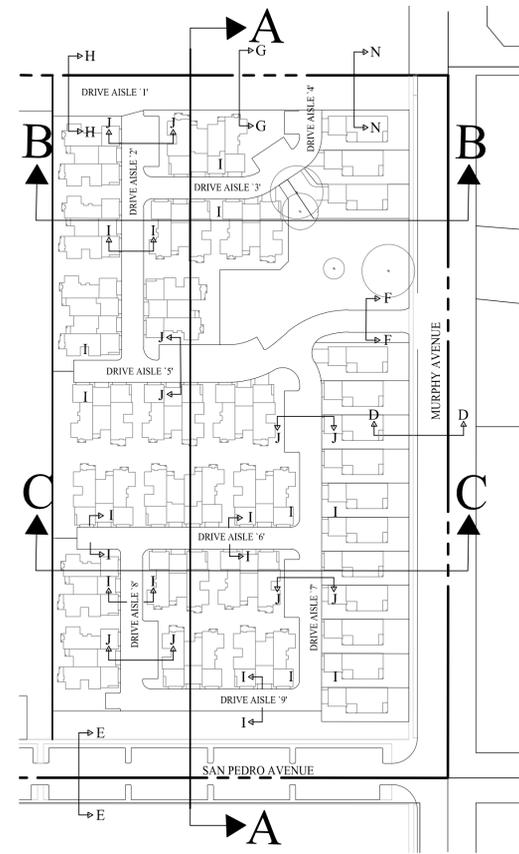


PRESIDIO AT MORGAN HILL
 (RENTAL)
 (SEPARATE APPLICATION)

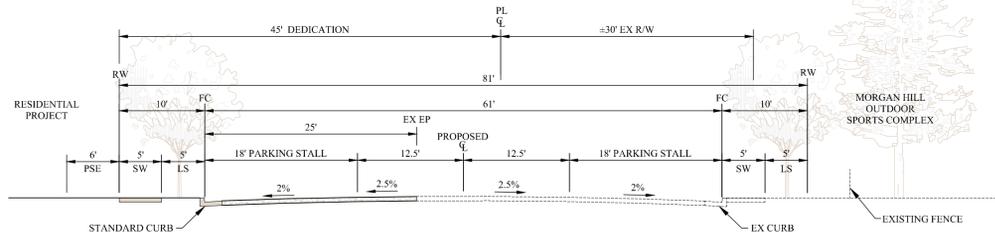
OFFSITE RETENTION/DETENTION FACILITY
 SIZED TO ACCOUNT FOR PROJECT RUNOFF
 RETENTION AND PEAK FLOW MANAGEMENT

DATE	MK	SCALE	BY	CK	SHEET REVISIONS
7/06/16	LAH	AS SHOWN			PER CITY COMMENTS RELATED TO PARKING, APPLICATION PROCESSING SEQUENCE, AND DECISION TO PURSUE R-ZONING WITH FEASIBLE LOTS.
7/19/16	JAM	DATE			MINOR CHANGES PER 7/12 PC HEARING

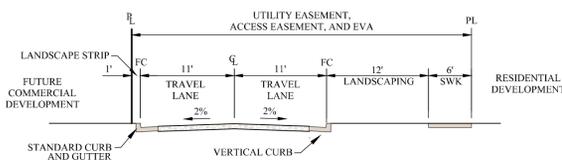
SHEET
PDP-06
 OF 43 SHEETS
 JOB NO.
 102022-1003



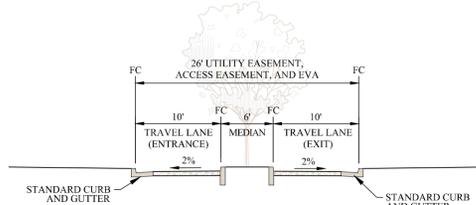
D MURPHY AVENUE
NO SCALE



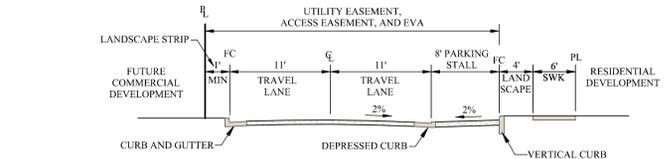
E SAN PEDRO AVENUE
NOT TO SCALE



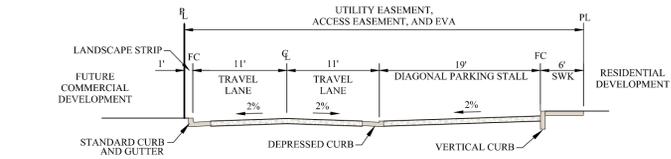
N 22' NORTHERN ENTRY DRIVE AISLE
NO SCALE



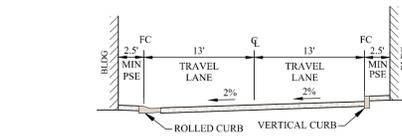
F 26' ENTRY DRIVE AISLE
NO SCALE



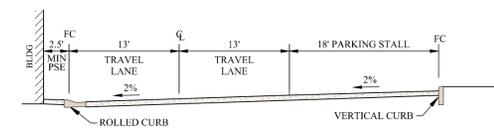
G NORTHERN ENTRY DRIVE AISLE (PARALLEL PARKING)
NO SCALE



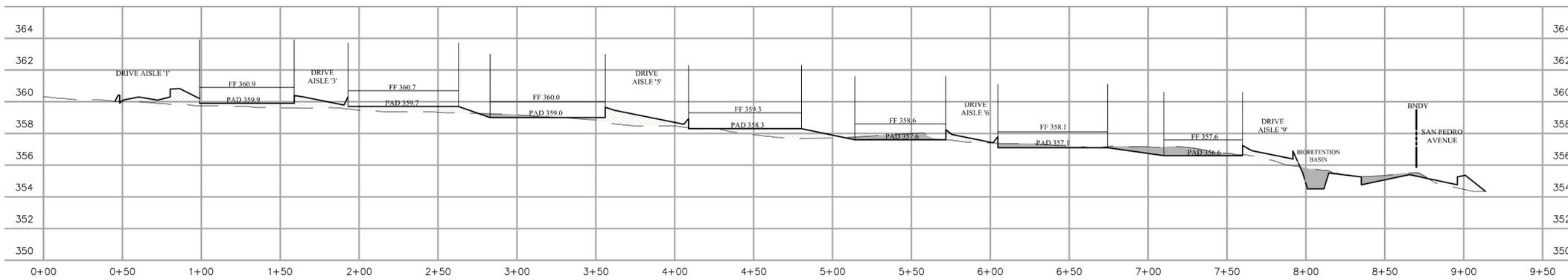
H NORTHERN ENTRY DRIVE AISLE (DIAGONAL PARKING)
NO SCALE



I 26' DRIVE AISLE
NO SCALE

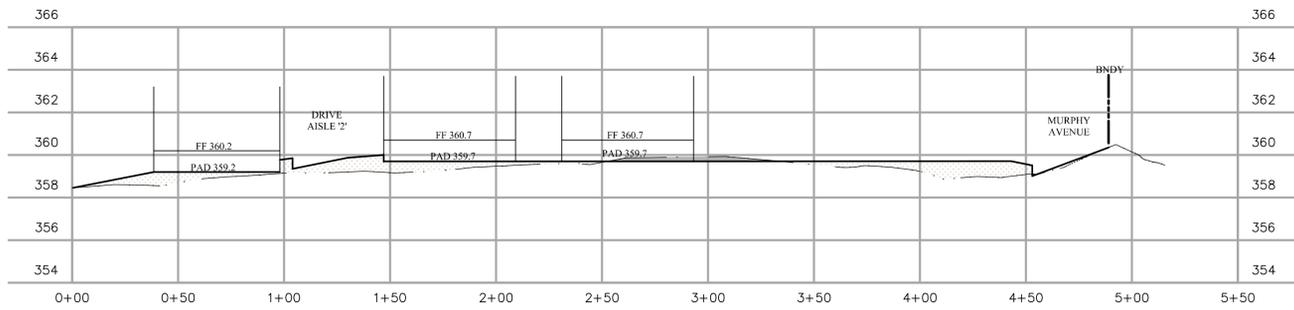


J 26' DRIVE AISLE WITH PARKING
NO SCALE

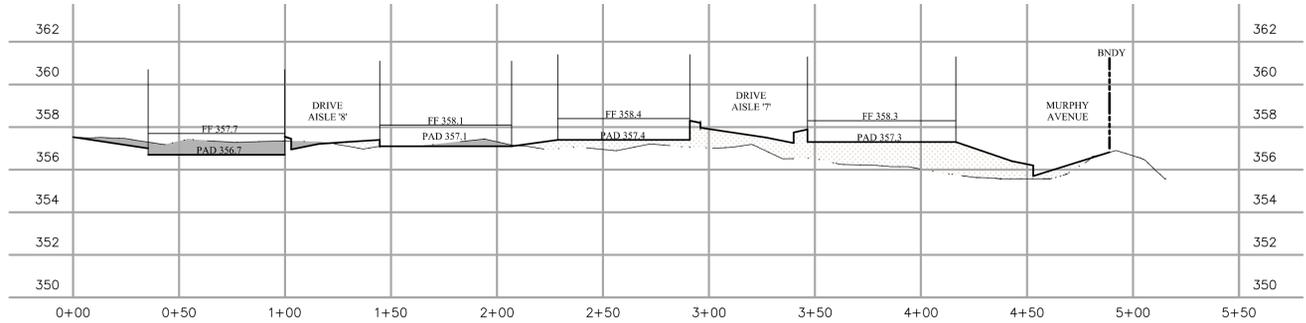


SECTION A
SCALE
HORIZONTAL: 1"=40'
VERTICAL: 1"=10'

NOTE: PROJECT COMMITS TO PROPOSED CUTS AND FILLS LESS THAN TWO FEET IN DEPTH. DETENTION POND DEPTH MAY BE UP TO FOUR FEET.



SECTION B
SCALE
HORIZONTAL: 1"=40'
VERTICAL: 1"=10'



SECTION C
SCALE
HORIZONTAL: 1"=40'
VERTICAL: 1"=10'

CROSS SECTION LEGEND



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DATE	BY	SCALE	SHEET REVISIONS
7/06/16	LAH	AS SHOWN	PER CITY COMMENTS RELATED TO PARKING, APPLICATION PROCESSING SEQUENCE, AND DESIGN PROVISION TO PURSUE R-2 ZONING WITH PEDESTRIAN LOTS.
7/19/16	JAM		MINOR CHANGES PER 7/12 PC HEARING

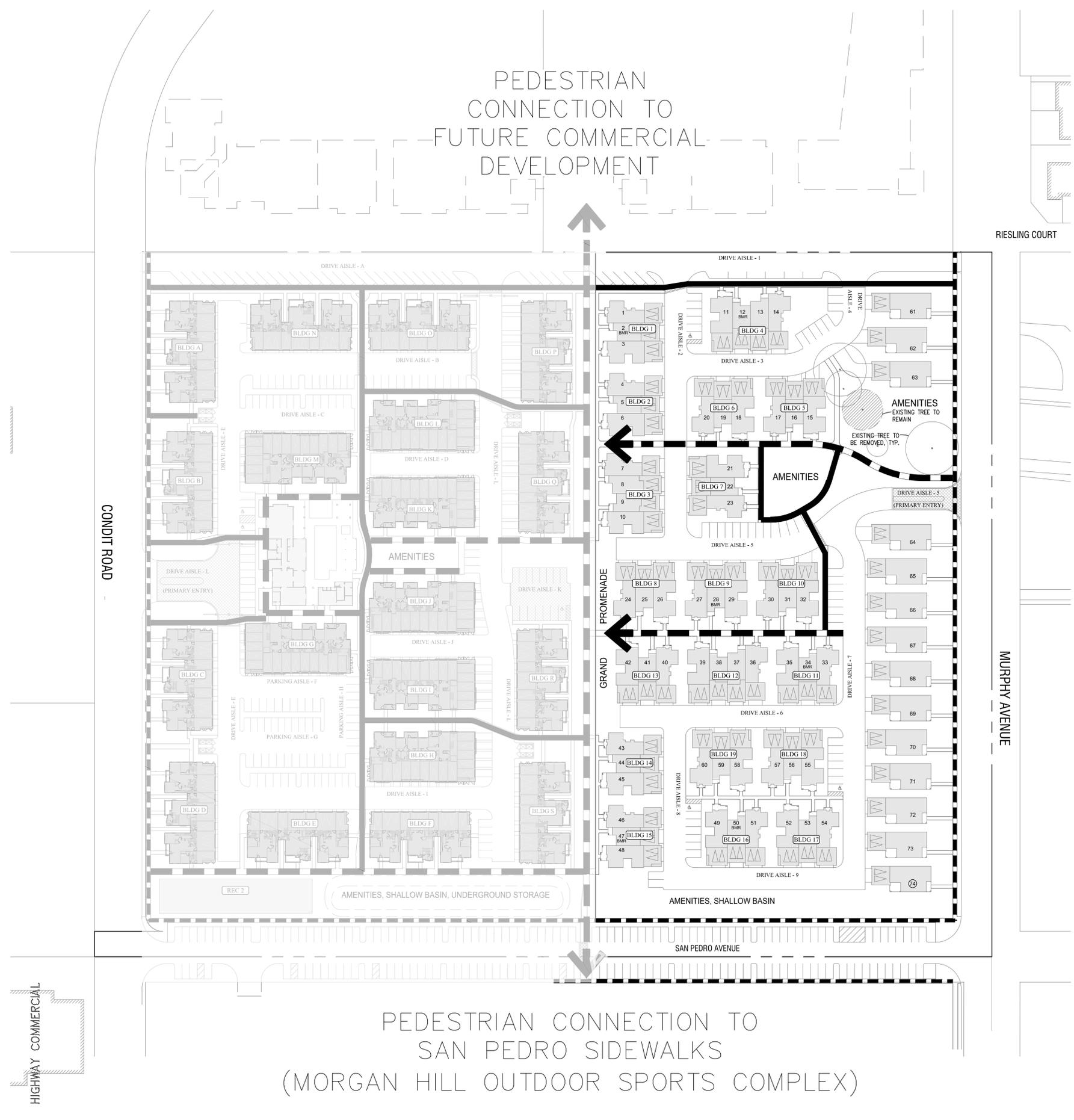
DATE: JUNE 3, 2016

SHEET: PDP-07

OF 43 SHEETS

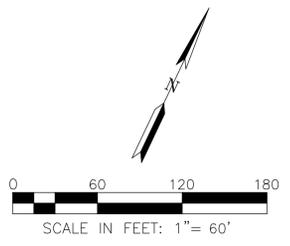
JOB NO.: 102022-1003

PLOT DATE: July 19, 2016
 FILE PATH: W:\Jobs\10\102022\102022-1004-1003_shared_files\Applications-2016\PPDP-2016-07-19\PPDP-08_SITE_CIRCULATION_AND_CONNECTIVITY_PLAN.dwg



LEGEND AND NOTES

- 6' SIDEWALK (ON SITE)
- 7' SIDEWALK (ON SITE)
- PUBLIC SIDEWALKS (SAN PEDRO AVENUE & MURPHY AVENUE)



DATE	BY	CK	SCALE	AS SHOWN	DATE
7/06/16	LAH				JUNE 3, 2016
7/19/16	JAM				

PLOT DATE: July 19, 2016
 FILE PATH: W:\Jobs\10\102022\102022-1004-1003_shared_files\Applications-2016\PDF\2016-07-06\PDF-09_PHASEING_PLAN.dwg

CONDIT ROAD

FUTURE COMMERCIAL

FUTURE COMMERCIAL

RIESLING COURT

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

MURPHY AVENUE

RESIDENTIAL
 AGRICULTURE

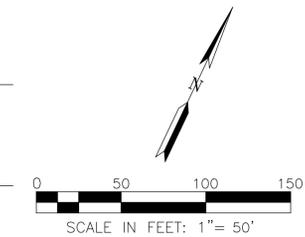


PHASE 1: 30 UNITS

PHASE 2:
44 UNITS

LEGEND

- PHASE ONE: 16 CONDOMINIUMS, 14 DETACHED HOMES
- PHASE TWO: 44 CONDOMINIUMS



DATE	MRK	LAH	BY	CK	SHEET REVISIONS
7/06/16					PER CITY COMMENTS RELATED TO PARKING, APPLICATION PROCESSING SEQUENCE, AND DECISION TO PURSUE R-ZONING WITH FEASIBLE LOTS.
7/19/16	JAM				MINOR CHANGES PER 7/12 PC HEARING



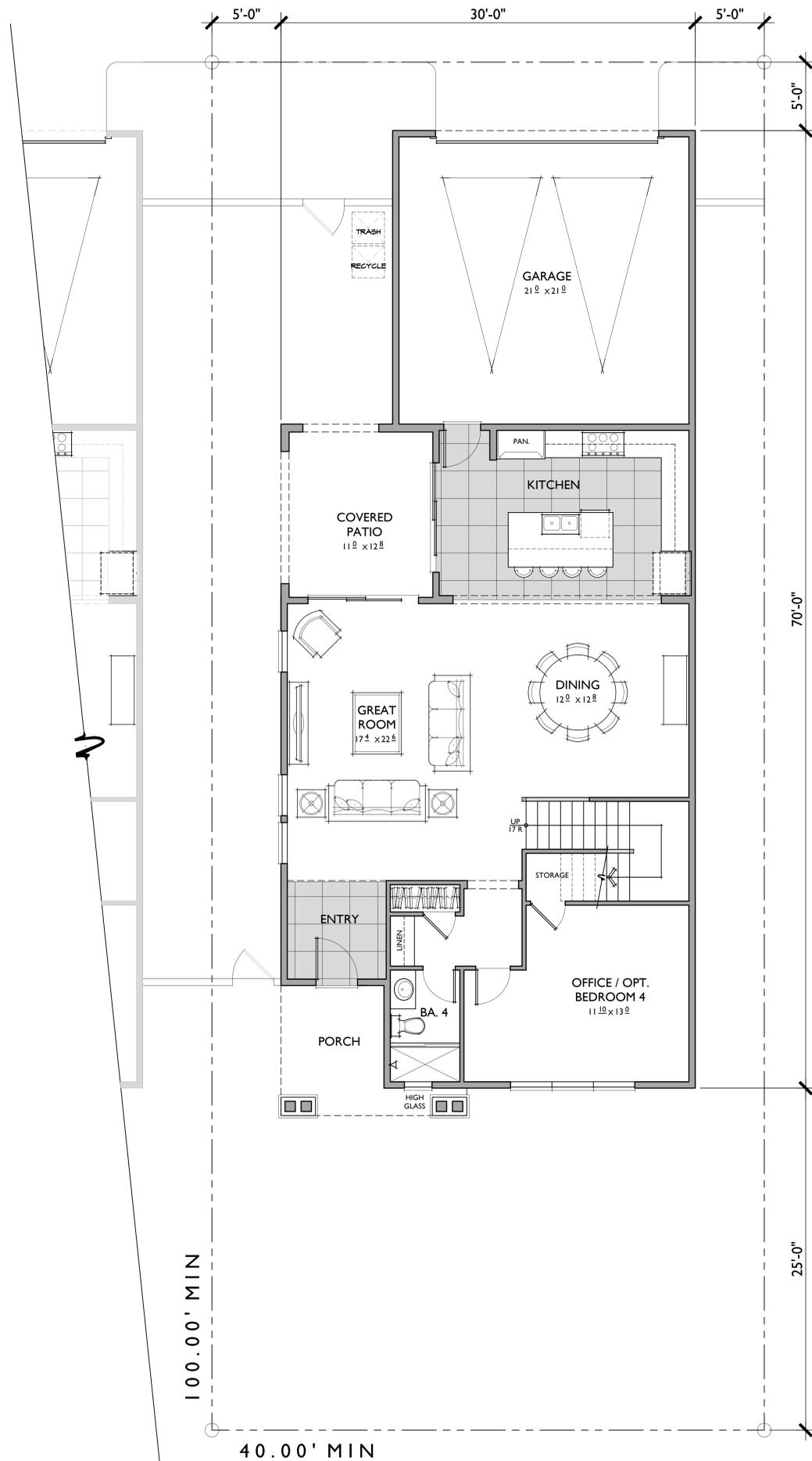
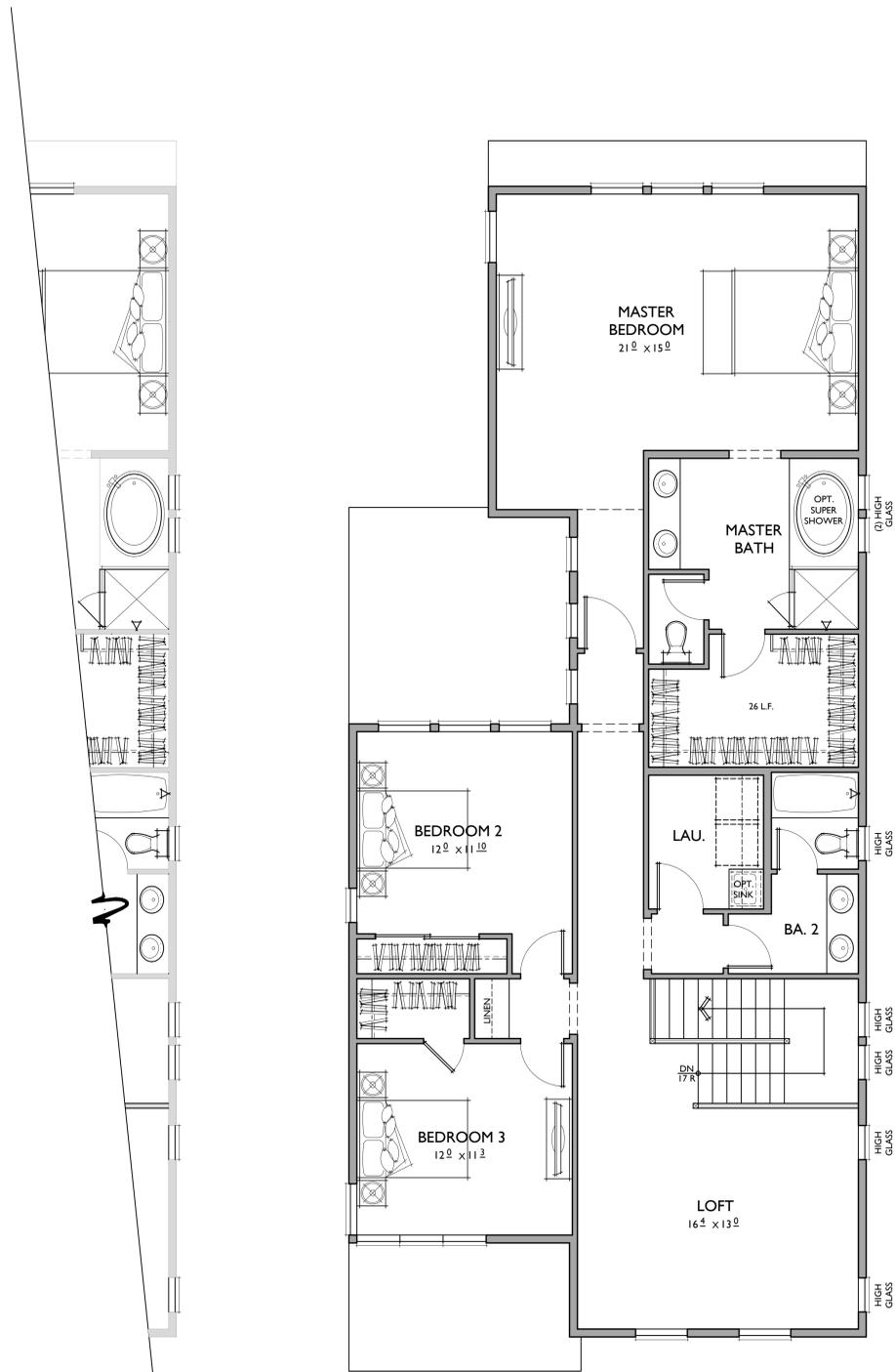
PROGRESSIVE CRAFTSMAN



CONTEMPORARY FARMHOUSE



CONTEMPORARY RANCH



PLAN I
 2,820 SQ. FT.
 3 BEDROOMS / 4 BATHS / LOFT / OFFICE /
 OPT. BEDROOM 4
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1261 SQ. FT.
2ND FLOOR	1559 SQ. FT.
TOTAL	2,820 SQ. FT.
2 - CAR GARAGE	470 SQ. FT.
PORCH	71 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR

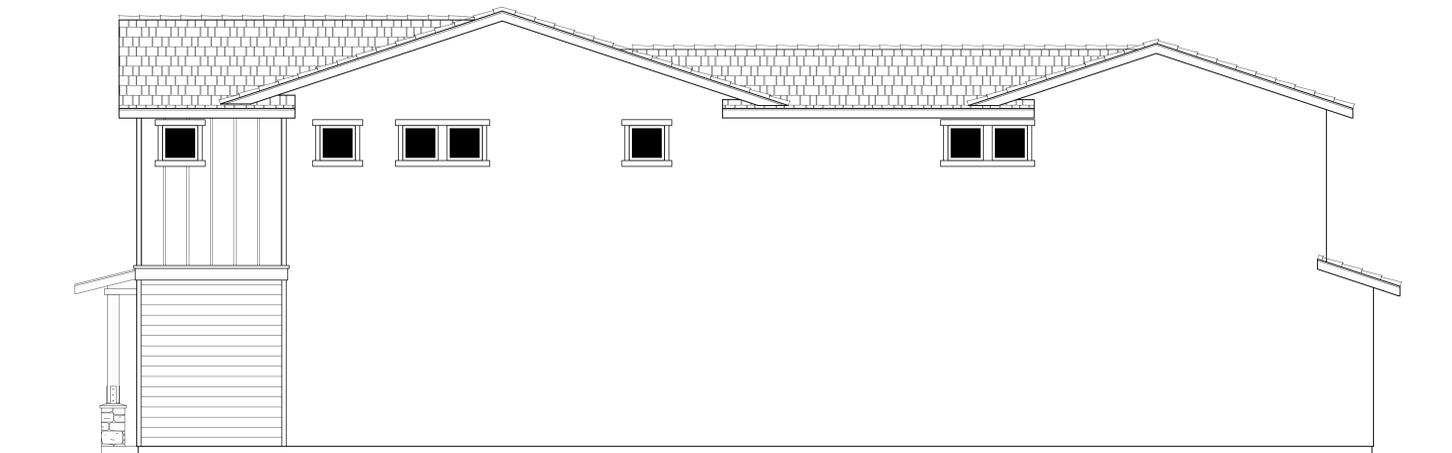


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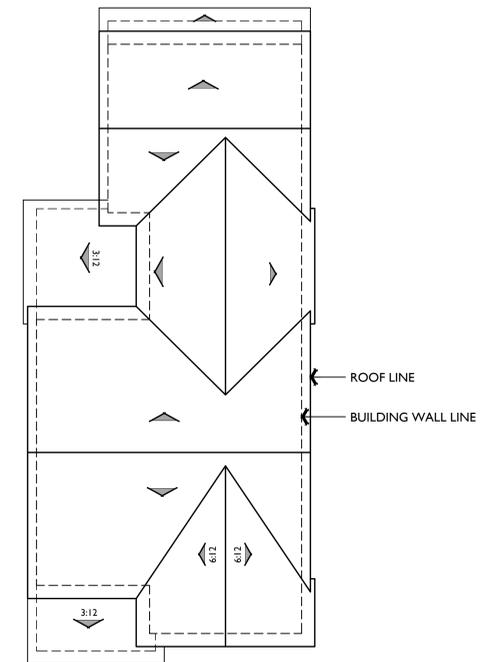
A
1/4"=1'-0"



LEFT



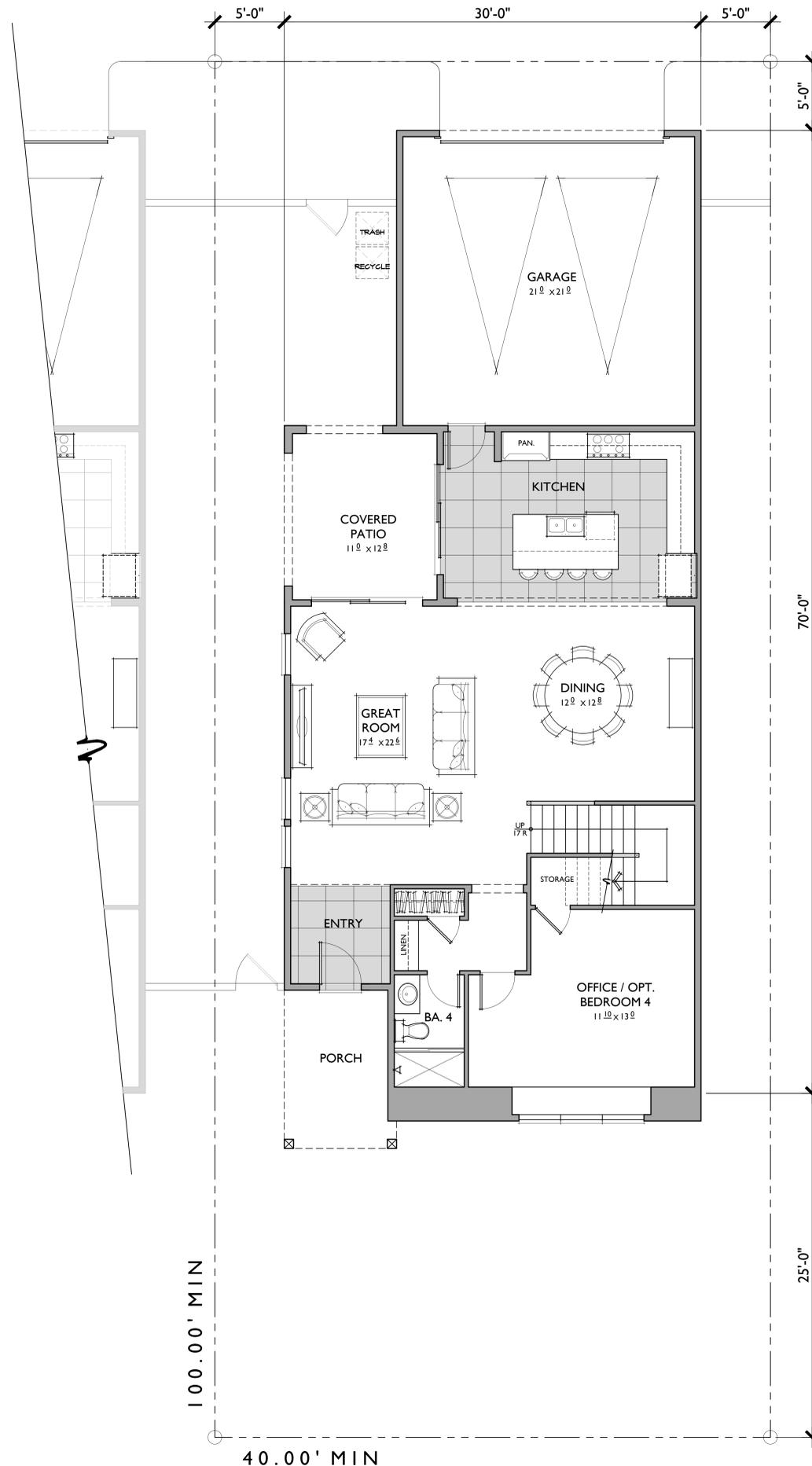
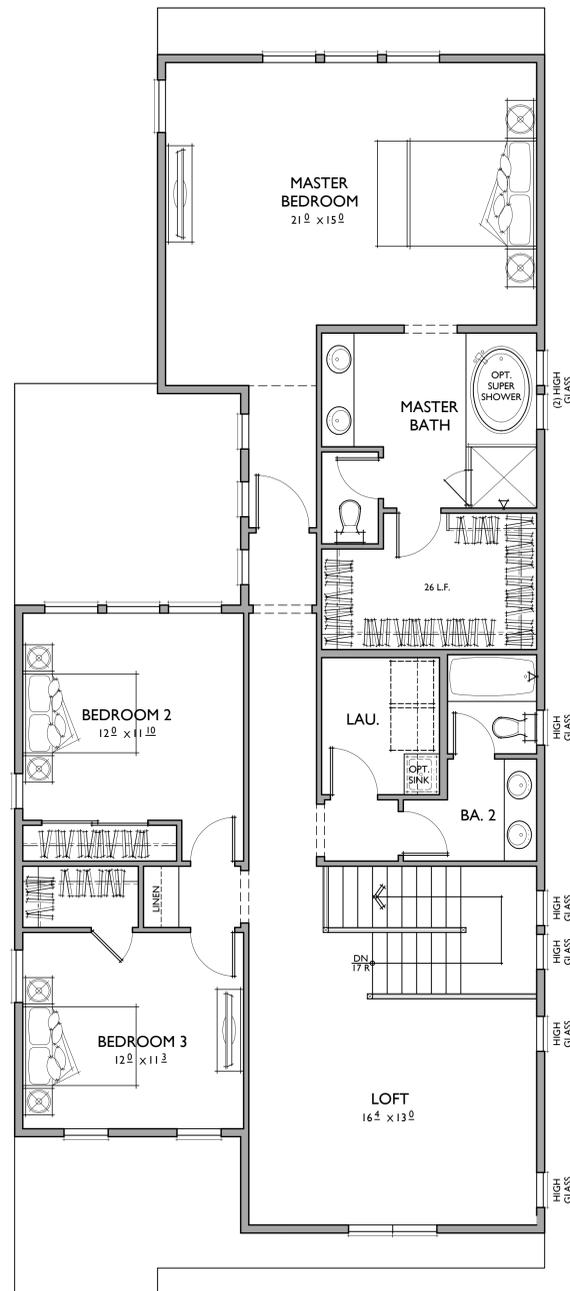
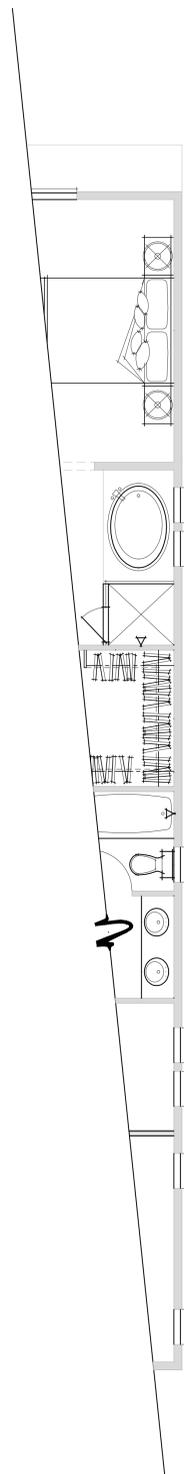
RIGHT



ROOF PLAN

A

PITCH: 4:12 U.N.O.
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE



PLAN I
 2,820 SQ. FT.
 3 BEDROOMS / 4 BATHS / LOFT / OFFICE /
 OPT. BEDROOM 4
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1261 SQ. FT.
2ND FLOOR	1559 SQ. FT.
TOTAL	2,820 SQ. FT.
2 - CAR GARAGE	470 SQ. FT.
PORCH	87 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR

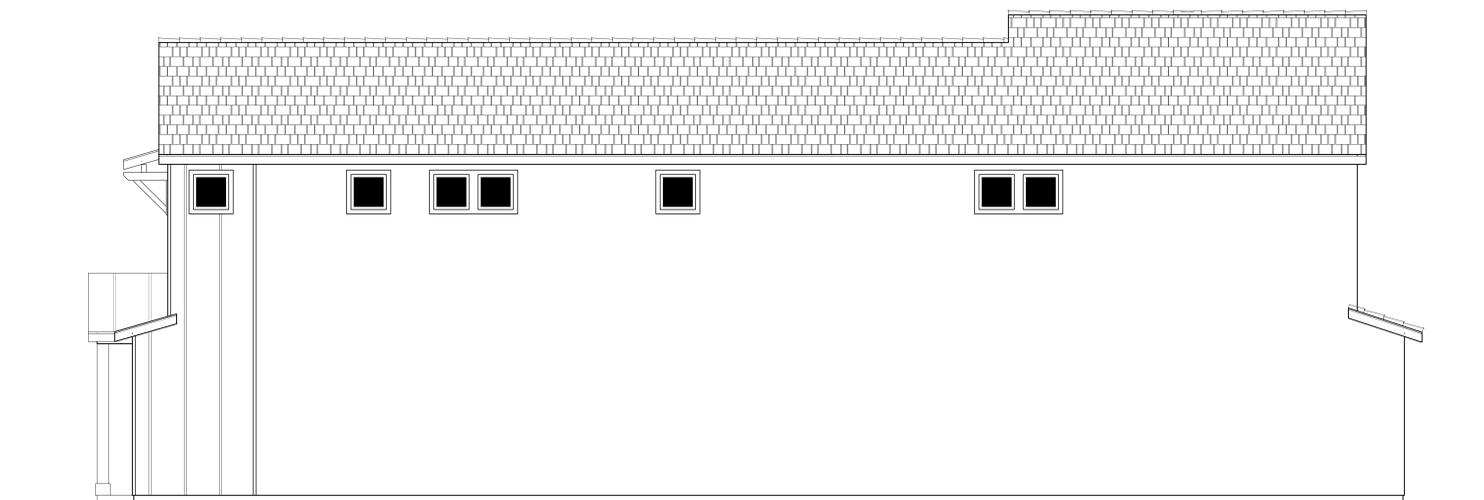


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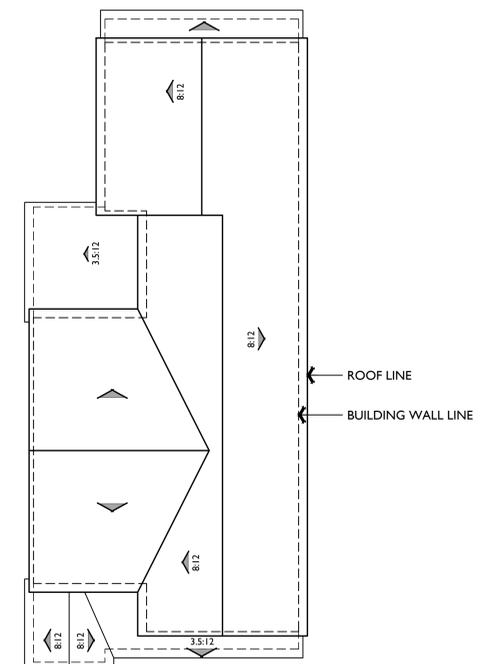
B
1/4"=1'-0"



LEFT

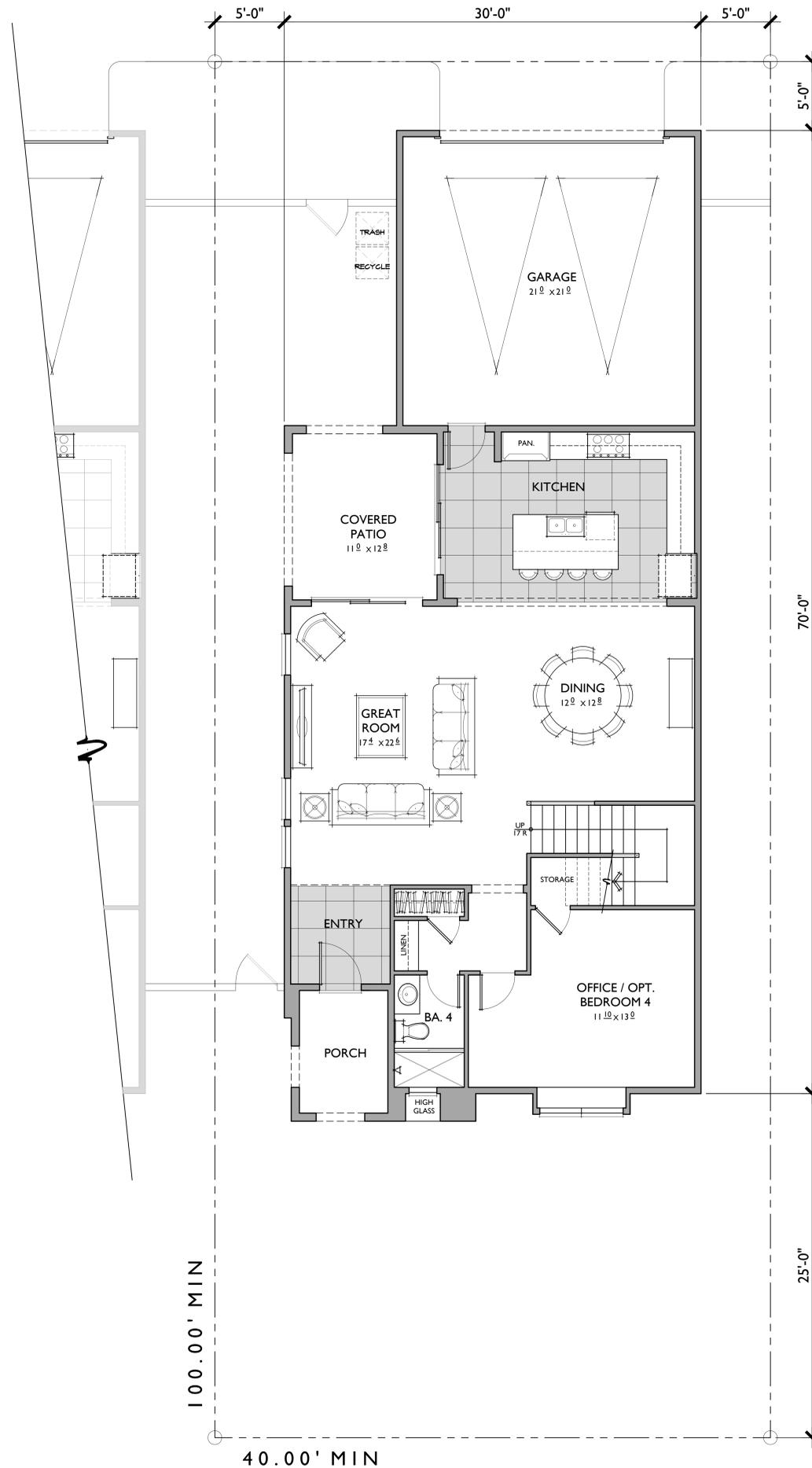
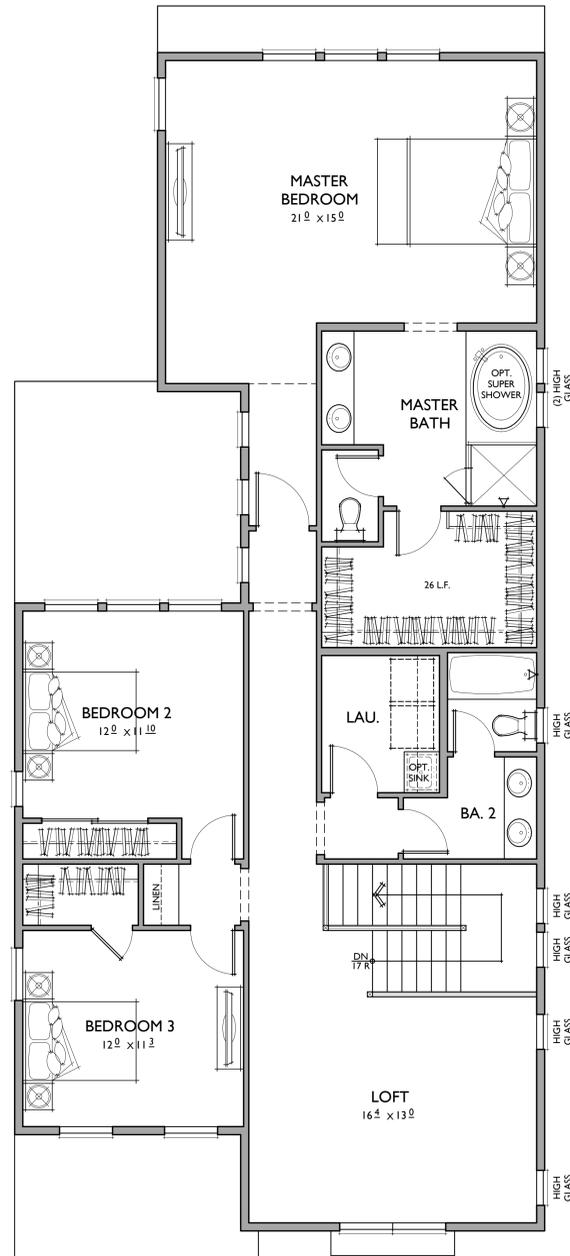
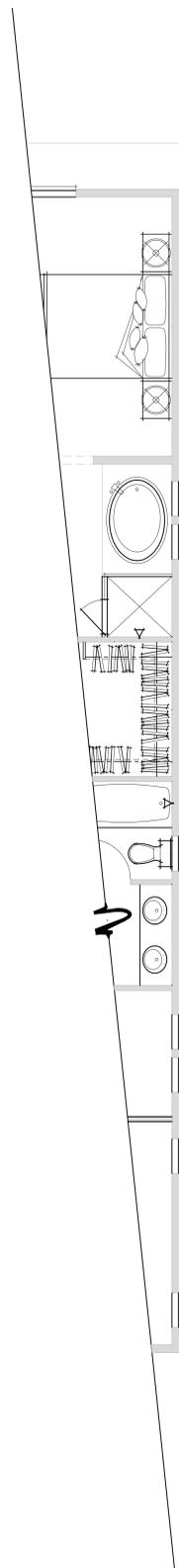


RIGHT



ROOF PLAN B

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE



PLAN I
 2,820 SQ. FT.
 3 BEDROOMS / 4 BATHS / LOFT / OFFICE /
 OPT. BEDROOM 4
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1261 SQ. FT.
2ND FLOOR	1559 SQ. FT.
TOTAL	2,820 SQ. FT.
2 - CAR GARAGE	470 SQ. FT.
PORCH	71 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

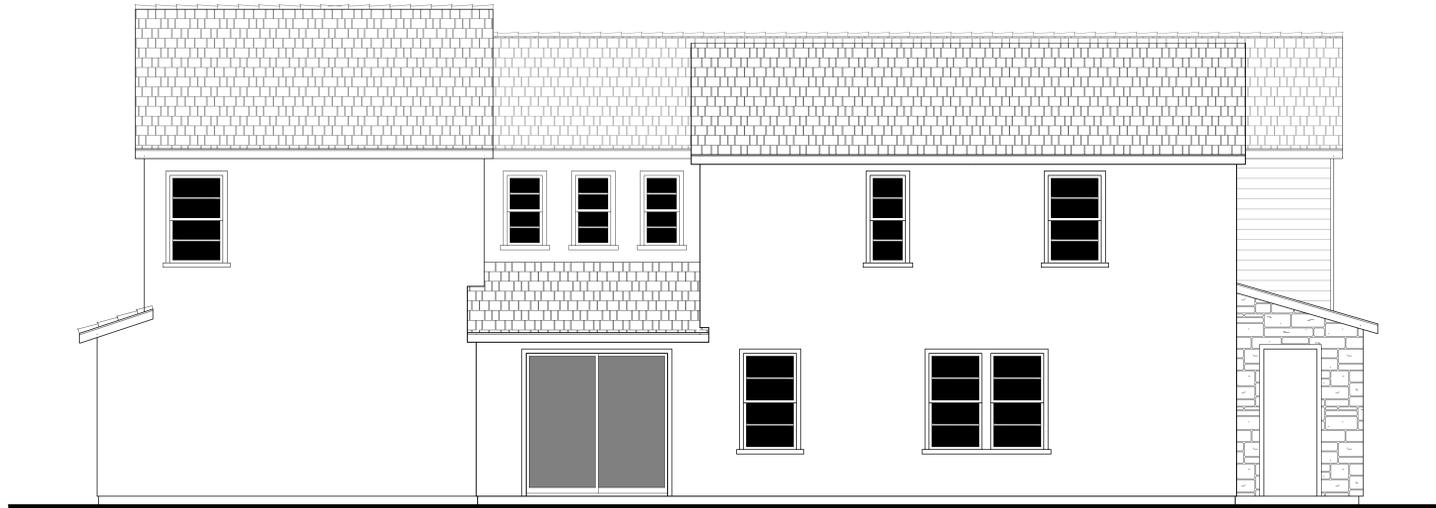


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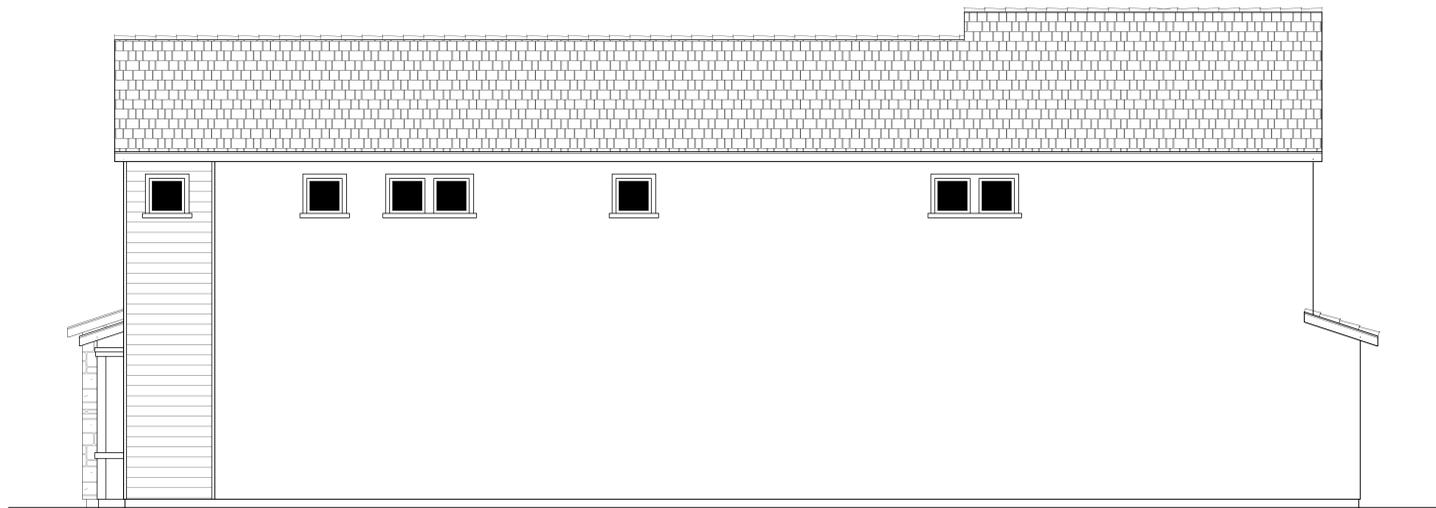


FRONT

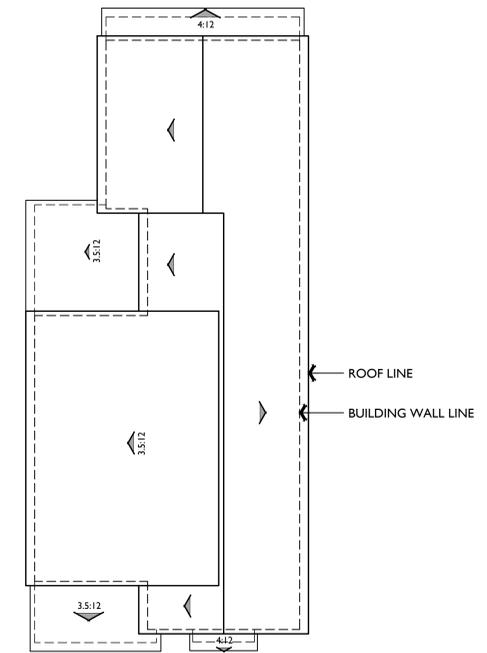
C
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN C
PITCH: 8:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE
1/4"=1'-0"



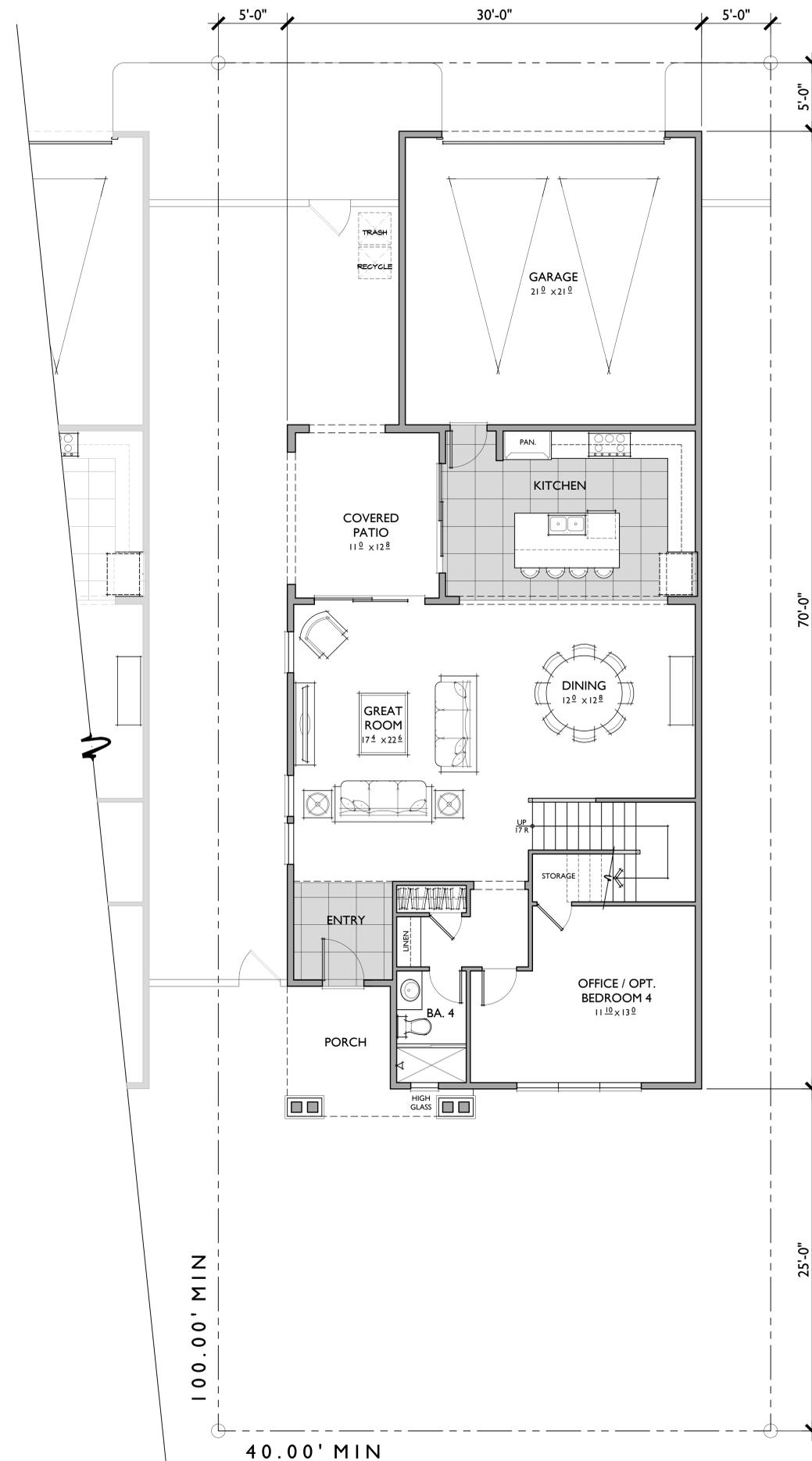
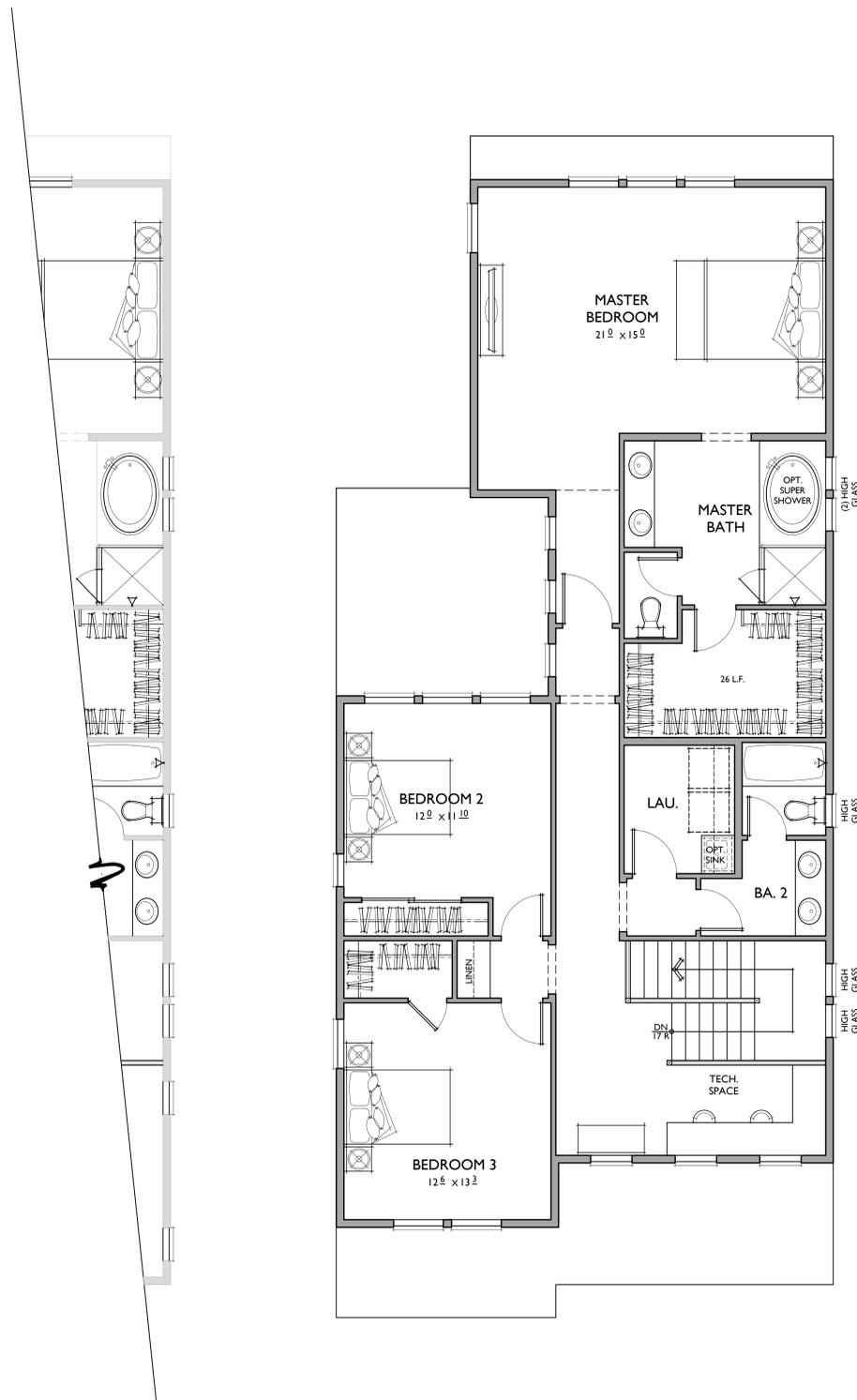
PROGRESSIVE CRAFTSMAN



CONTEMPORARY FARMHOUSE



CONTEMPORARY RANCH



PLAN IX
 2,720 SQ. FT.
 3 BEDROOMS / 4 BATHS / OFFICE /
 OPT. BEDROOM 4
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,261 SQ. FT.
2ND FLOOR	1,459 SQ. FT.
TOTAL	2,720 SQ. FT.
2 - CAR GARAGE	470 SQ. FT.
PORCH	71 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR

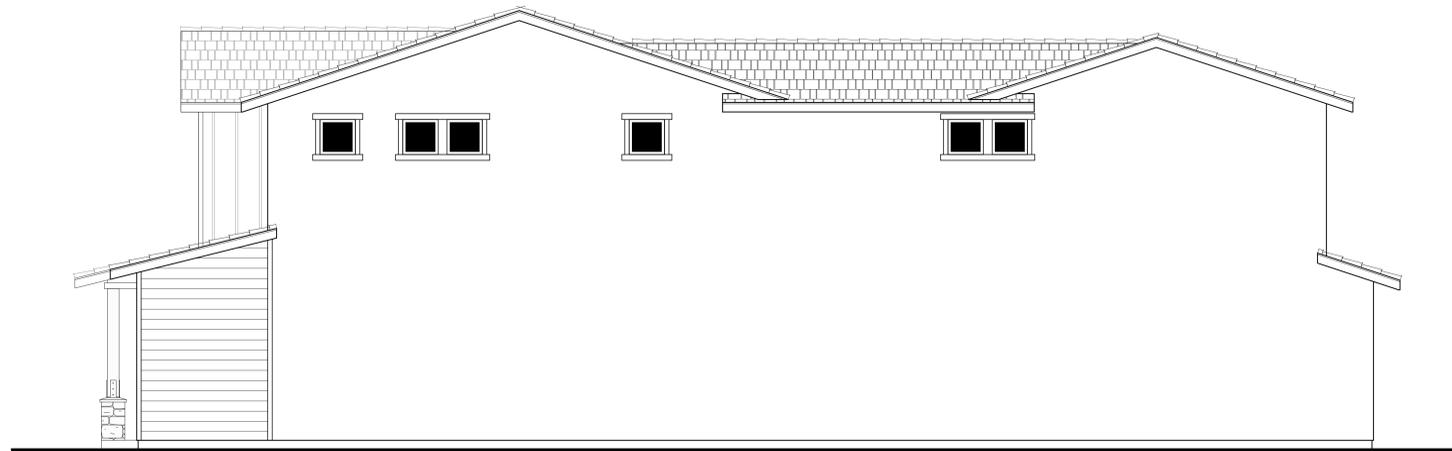


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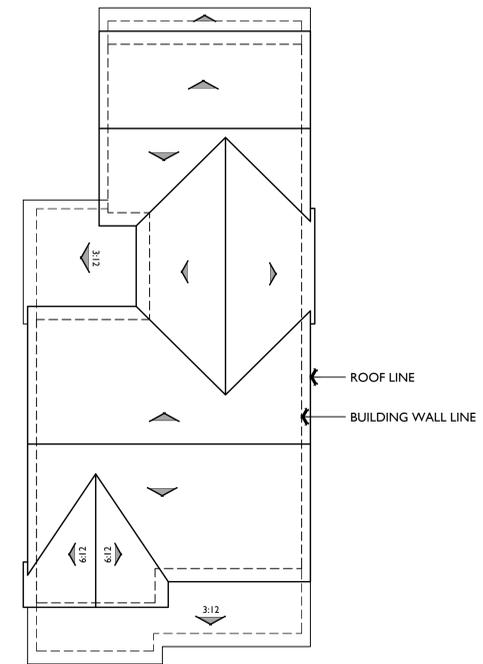
A
1/4"=1'-0"



LEFT



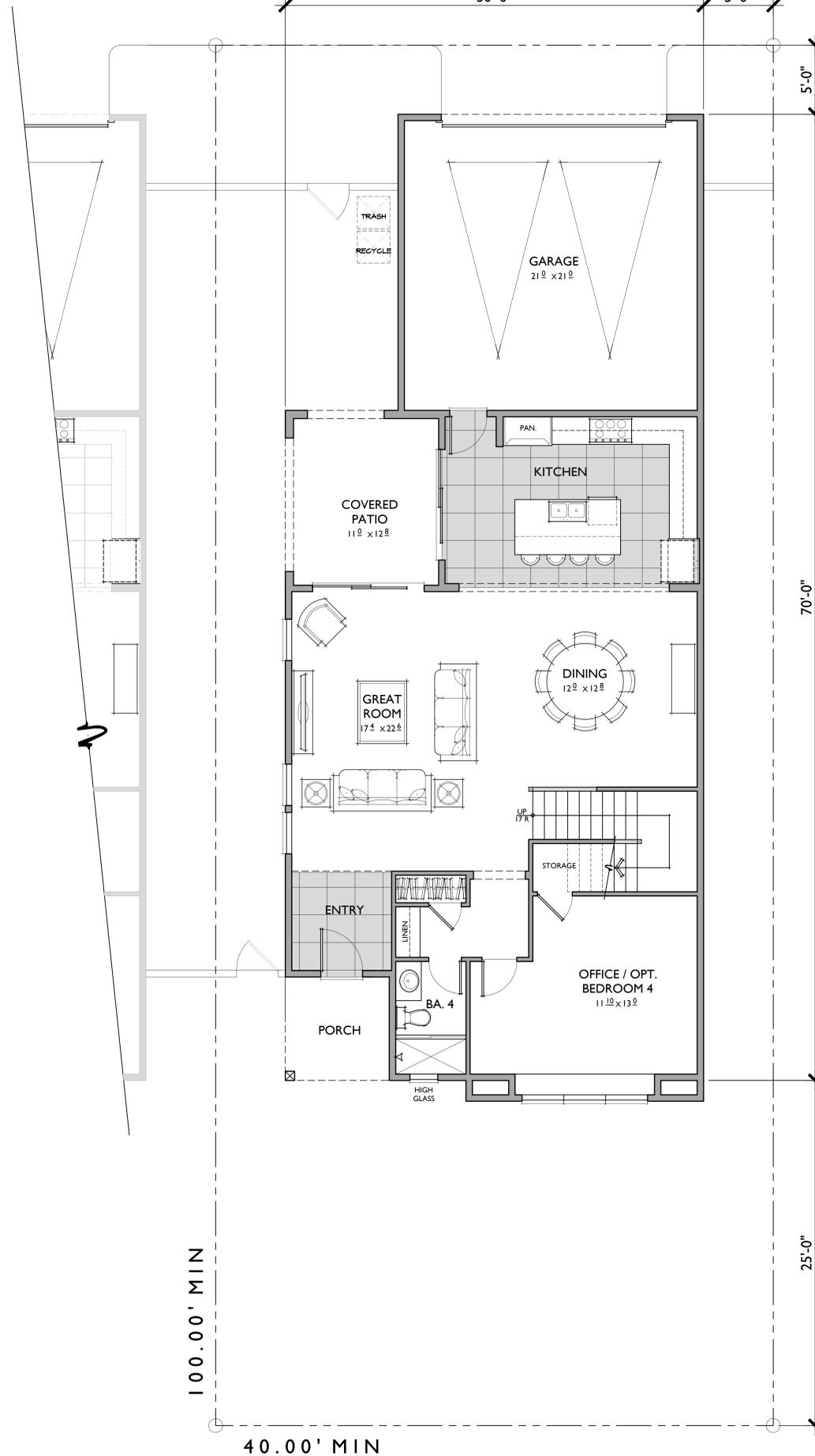
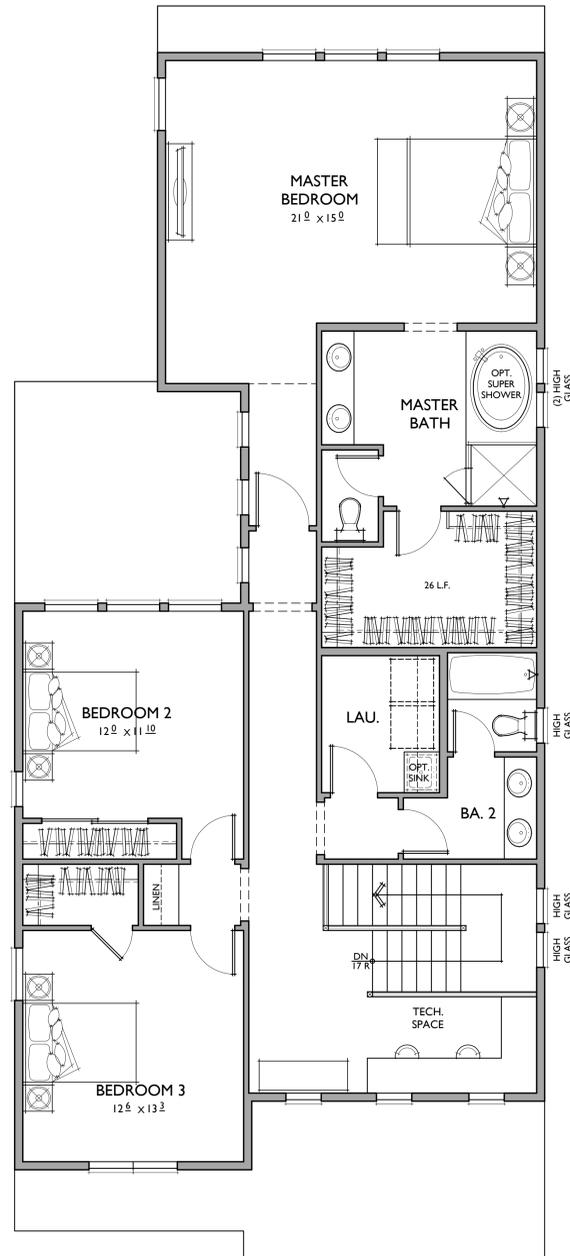
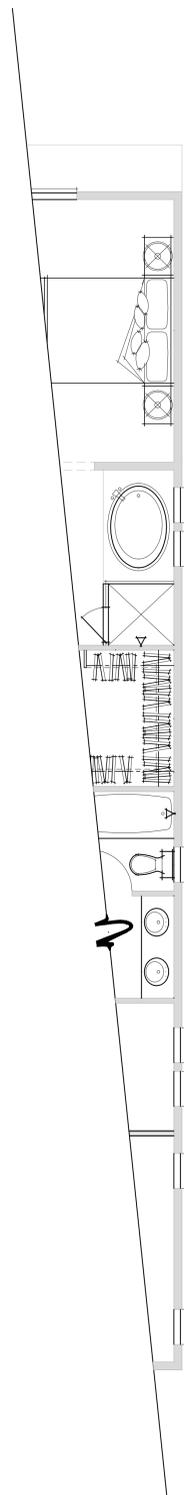
RIGHT



ROOF PLAN

A

PITCH: 4:12 U.N.O.
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE



PLAN IX
 2,720 SQ. FT.
 3 BEDROOMS / 4 BATHS / OFFICE /
 OPT. BEDROOM 4
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,261 SQ. FT.
2ND FLOOR	1,459 SQ. FT.
TOTAL	2,720 SQ. FT.
2 - CAR GARAGE	470 SQ. FT.
PORCH	71 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR

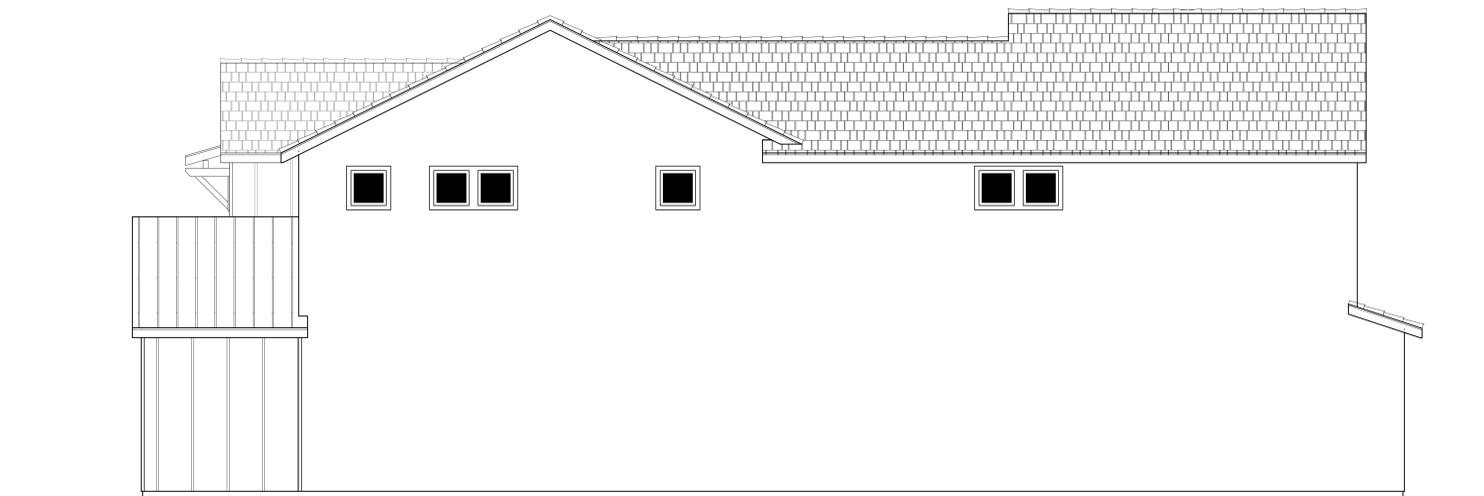


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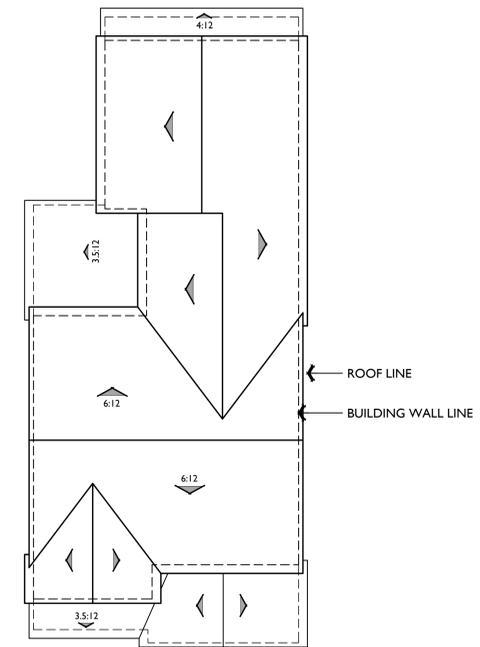
B
1/4"=1'-0"



LEFT

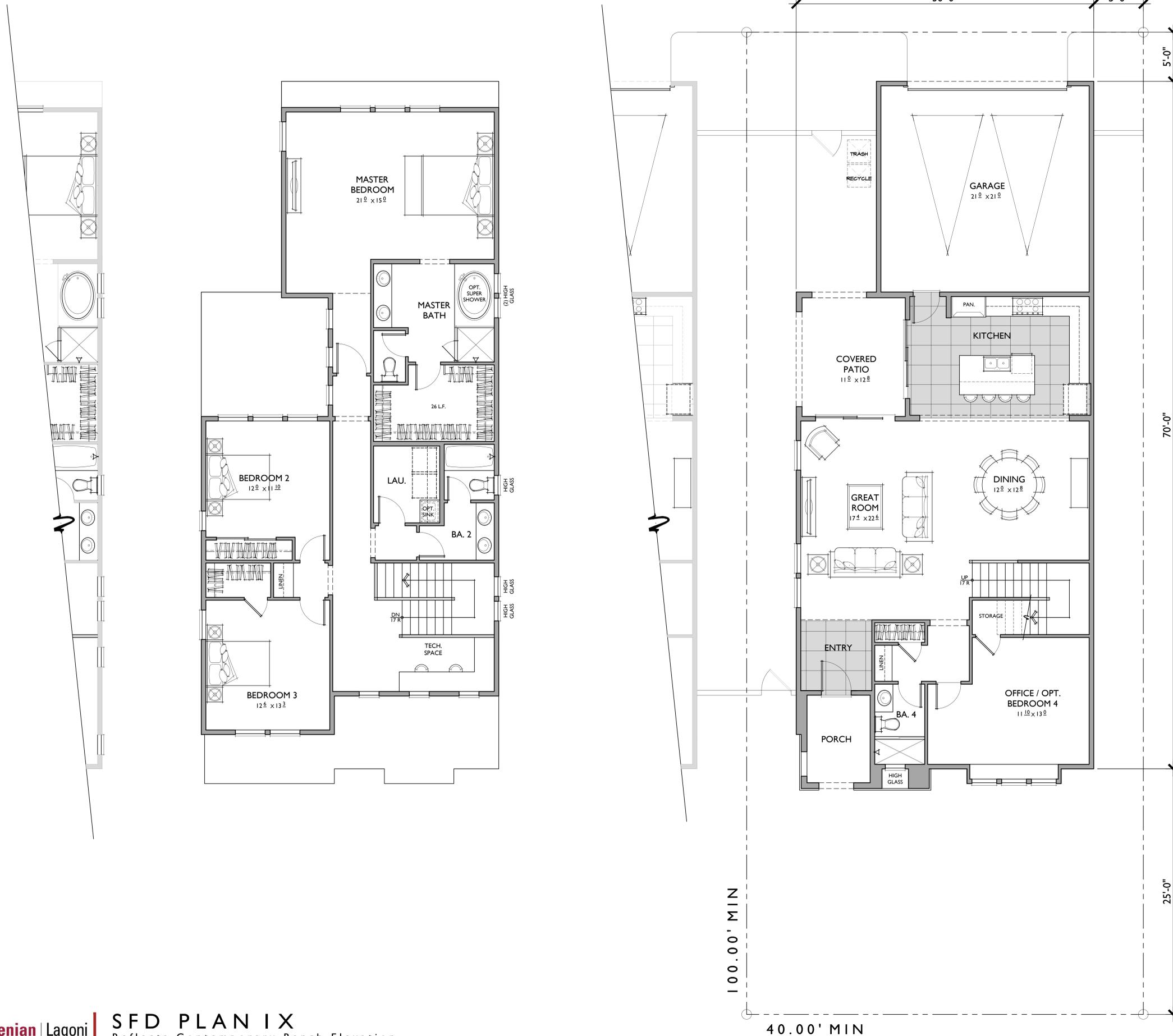


RIGHT



ROOF PLAN B

PITCH: 8:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE



PLAN IX
 2,720 SQ. FT.
 3 BEDROOMS / 4 BATHS / OFFICE /
 OPT. BEDROOM 4
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,261 SQ. FT.
2ND FLOOR	1,459 SQ. FT.
TOTAL	2,720 SQ. FT.
2 - CAR GARAGE	470 SQ. FT.
PORCH	71 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

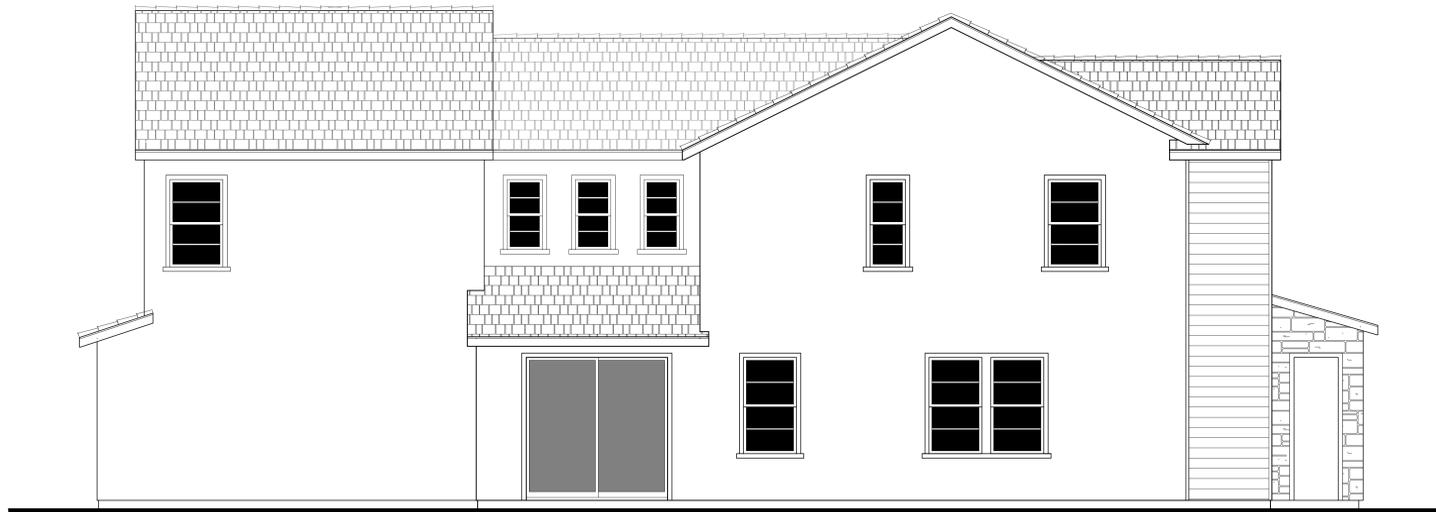


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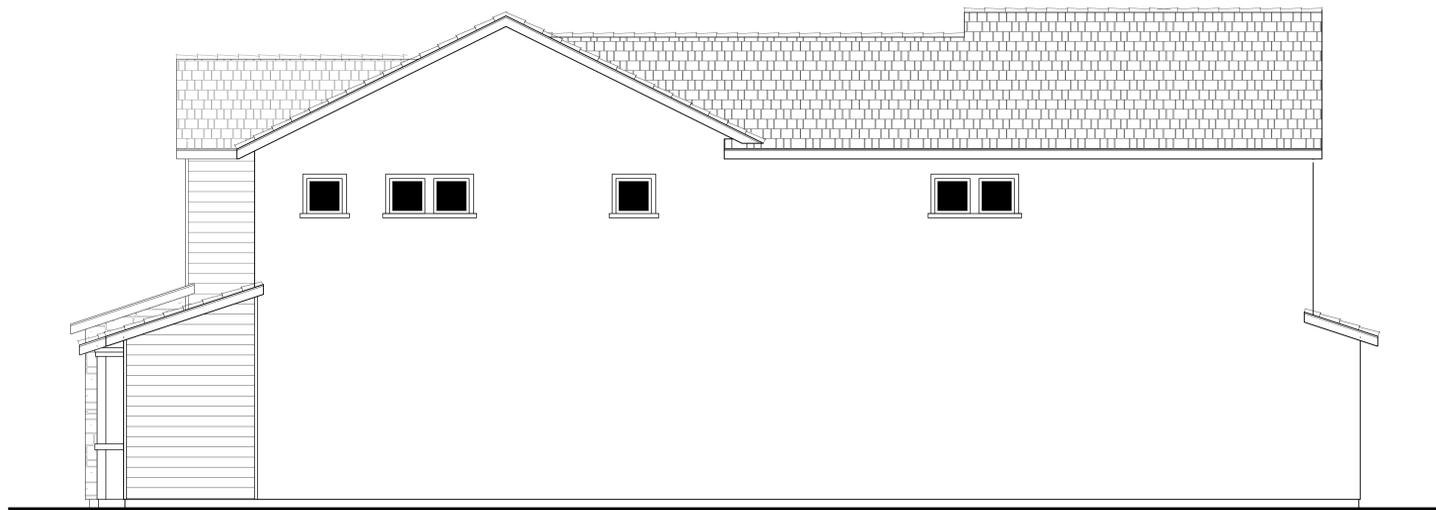


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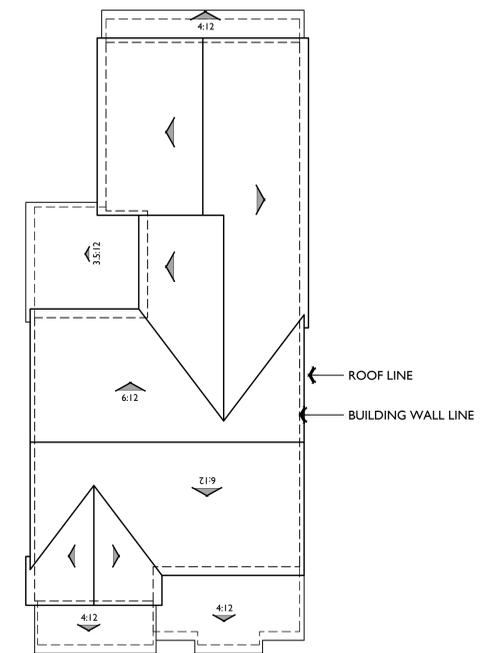
C
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN C
PITCH: 8:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE



PROGRESSIVE CRAFTSMAN



CONTEMPORARY FARMHOUSE



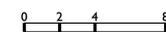
CONTEMPORARY RANCH

BUILDING A - TRIPLEX

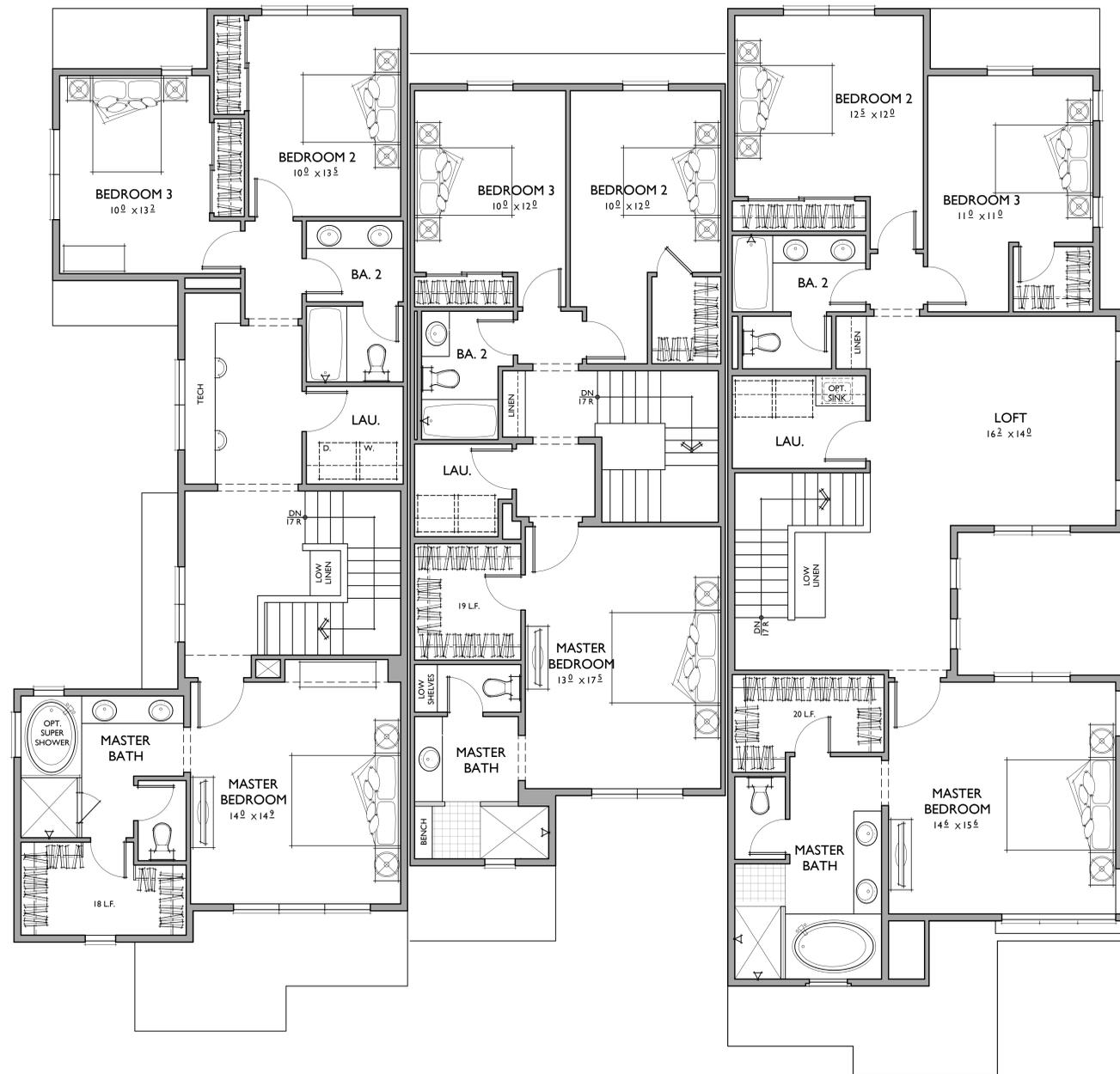
Front Elevations

EVERGREEN TOWNHOMES

Morgan Hill, California



830.15153





FRONT

A
1/4"=1'-0"



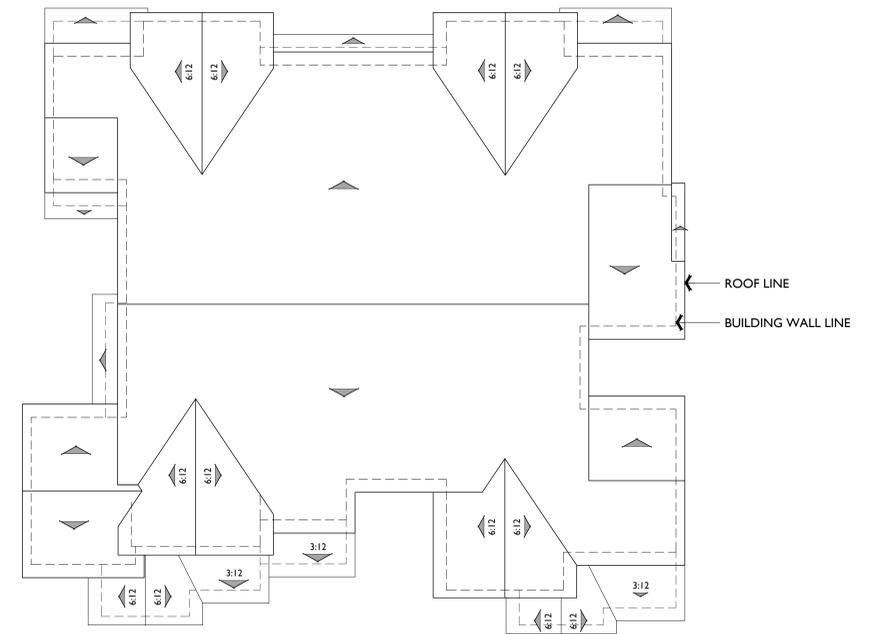
REAR



LEFT



RIGHT



ROOF PLAN

PITCH: 4:12 U.N.O.
 RAKE: 12"
 EAVE: 18"
 ROOF MATERIAL: FLAT CONCRETE TILE

A



FRONT

B
1/4"=1'-0"



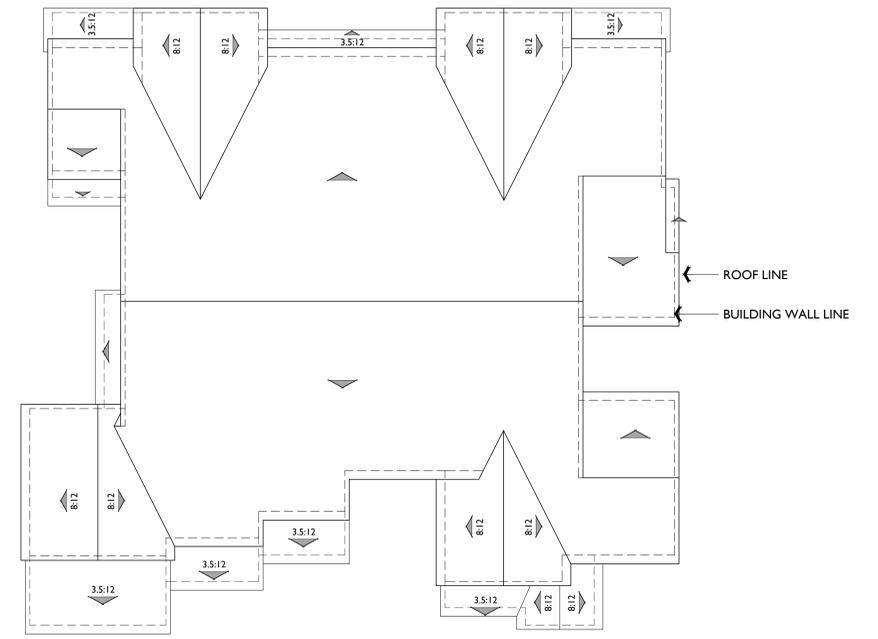
REAR



LEFT



RIGHT



ROOF PLAN

PITCH: 4:12 U.N.O.
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: FLAT CONCRETE TILE

B

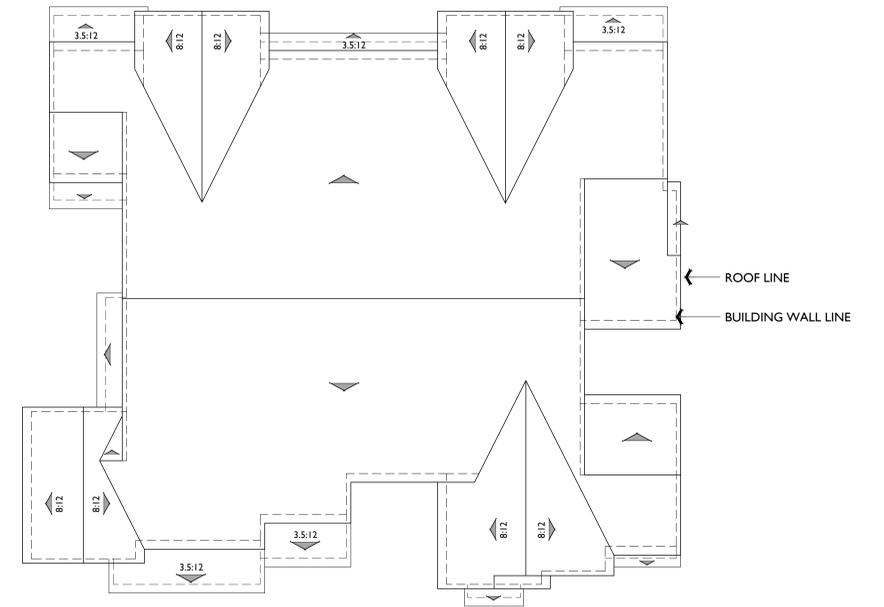




LEFT



RIGHT



ROOF PLAN

PITCH: 4:12 U.N.O.
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: FLAT CONCRETE TILE

C



PROGRESSIVE CRAFTSMAN



CONTEMPORARY FARMHOUSE



CONTEMPORARY RANCH

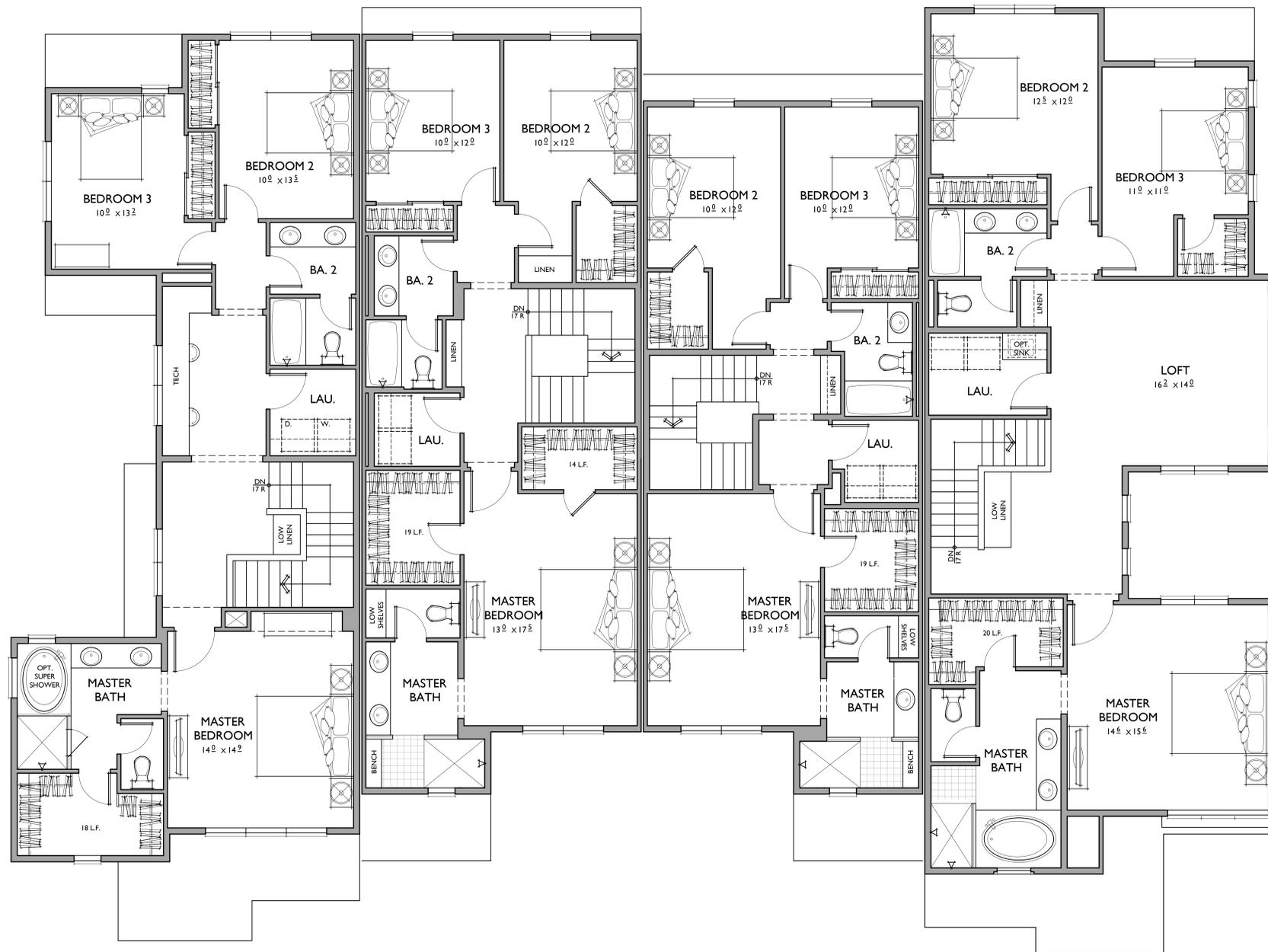
BUILDING B - FOURPLEX

Front Elevations

EVERGREEN TOWNHOMES

Morgan Hill, California

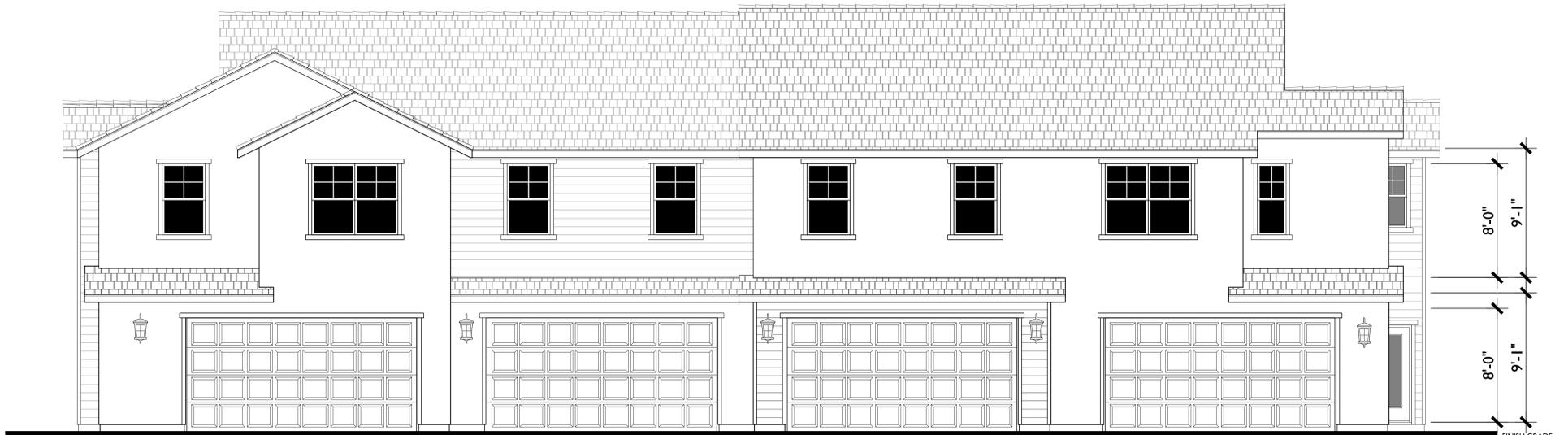
0 2 4 8
830.15153





FRONT

A
1/4"=1'-0"



REAR

BUILDING B - FOURPLEX
Progressive Craftsman Elevations

EVERGREEN TOWNHOMES

Morgan Hill, California

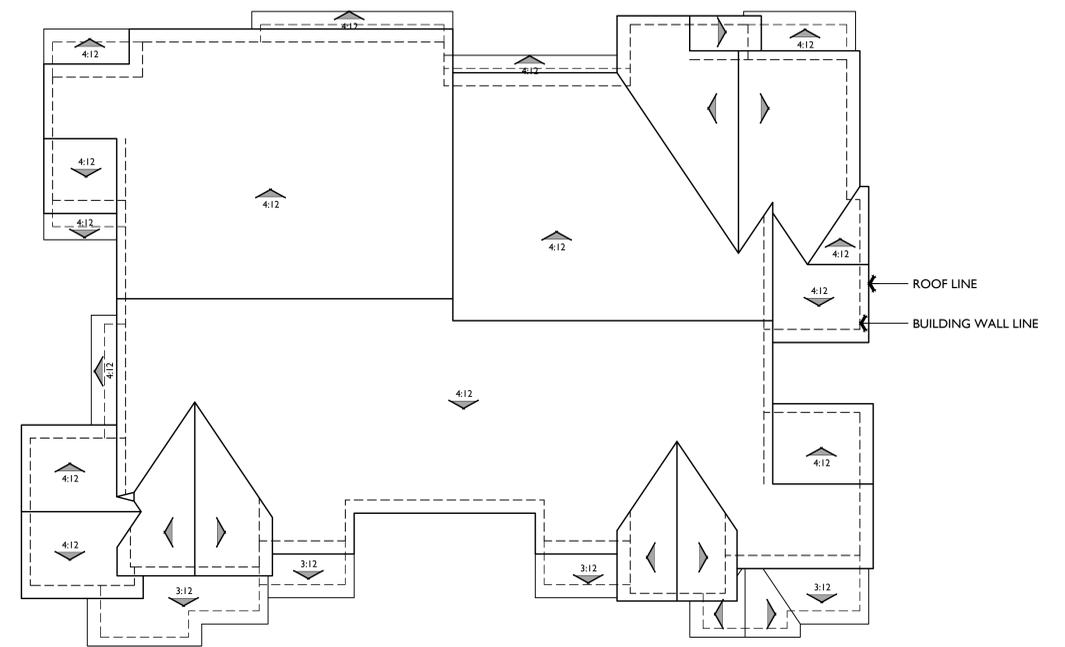
0 2 4 8 830.15153



LEFT



RIGHT



ROOF PLAN

PITCH: 6:12
 RAKE: 12"
 EAVE: 18"
 ROOF MATERIAL: FLAT CONCRETE TILE

A



FRONT

B
1/4"=1'-0"



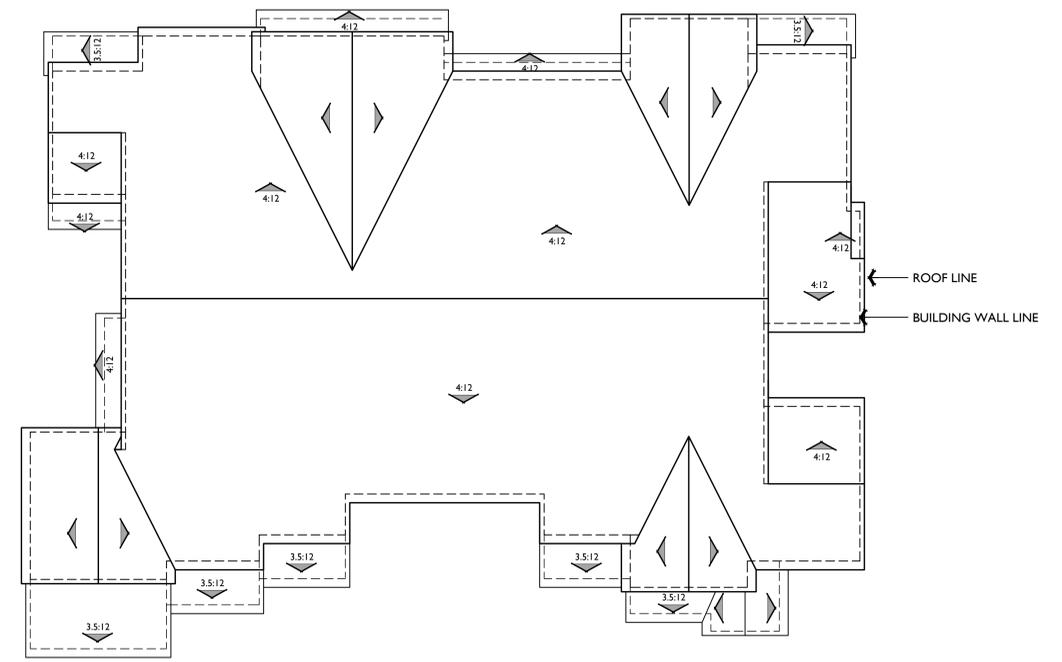
REAR



LEFT



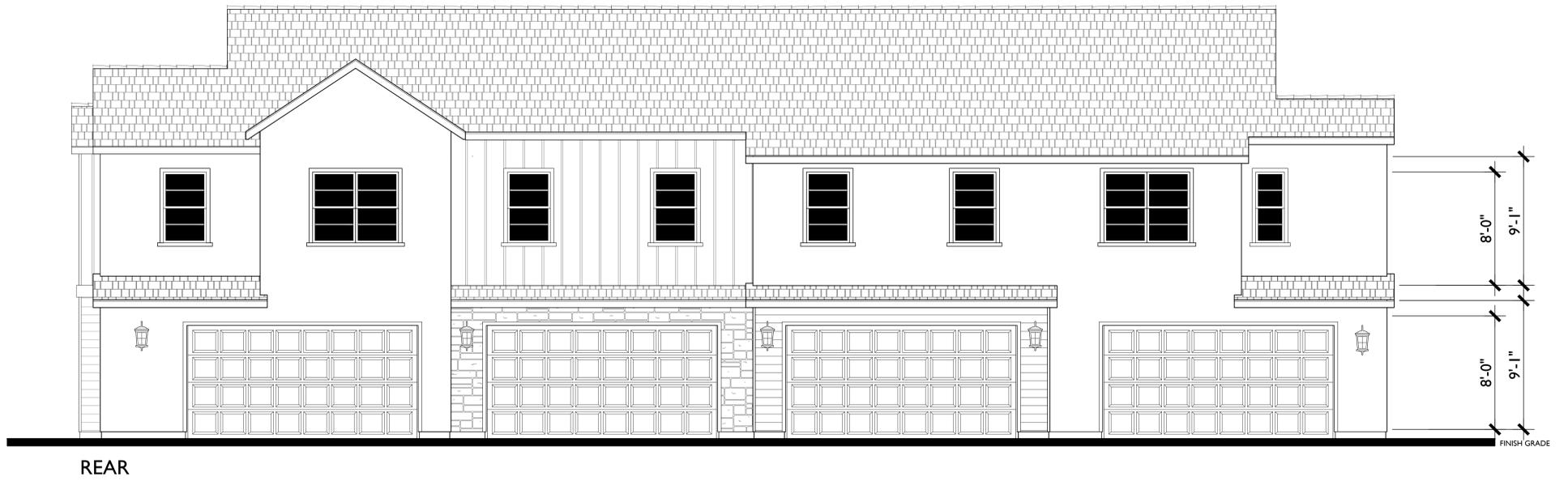
RIGHT



ROOF PLAN

PITCH: 8:12
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: FLAT CONCRETE TILE

B

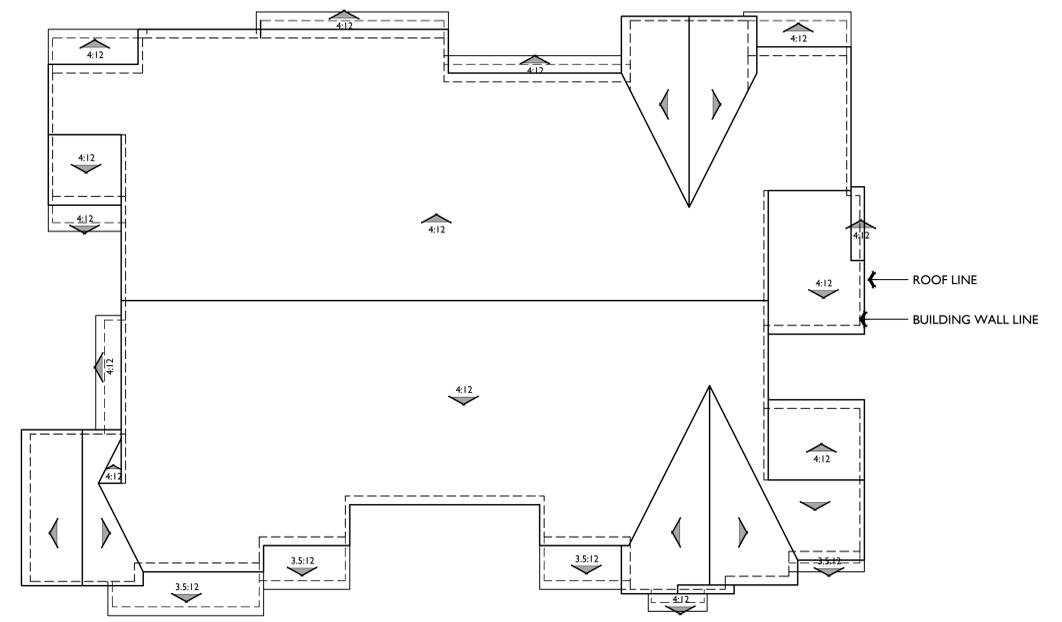




LEFT



RIGHT



ROOF PLAN

PITCH: 8:12
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: FLAT CONCRETE TILE

C