

MONTEREY AND THIRD DEVELOPMENT

MORGAN HILL, CA

KENNETH RODRIGUES & PARTNERS, INC.

1st SUBMITTAL OCTOBER 26, 2015

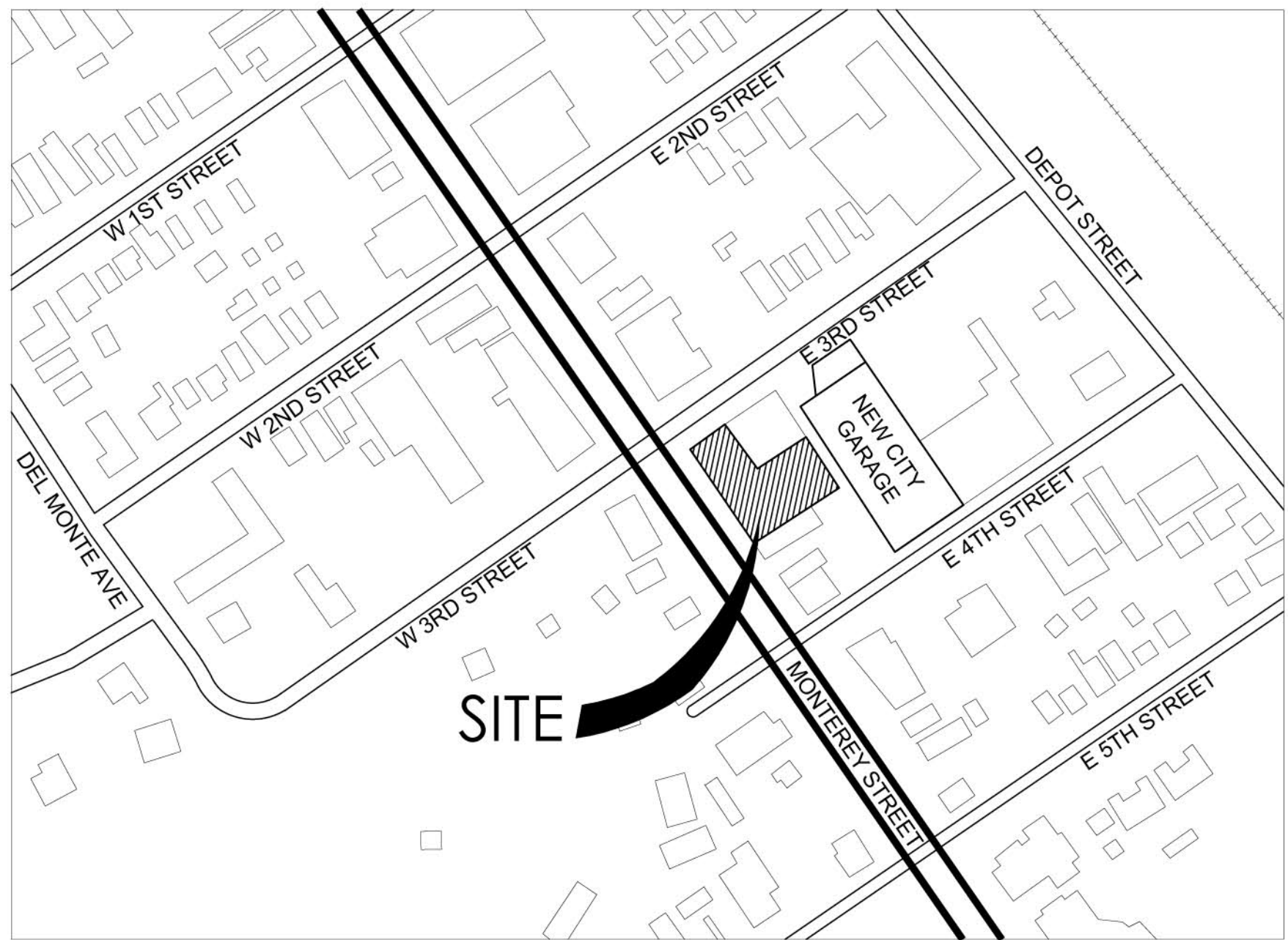
DESIGN RESUBMITTAL JANUARY 4th, 2016 | REVISED JANUARY 18TH, 2016



VICINITY MAP

PROJECT TEAM

SHEET INDEX



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ARCHITECTURAL

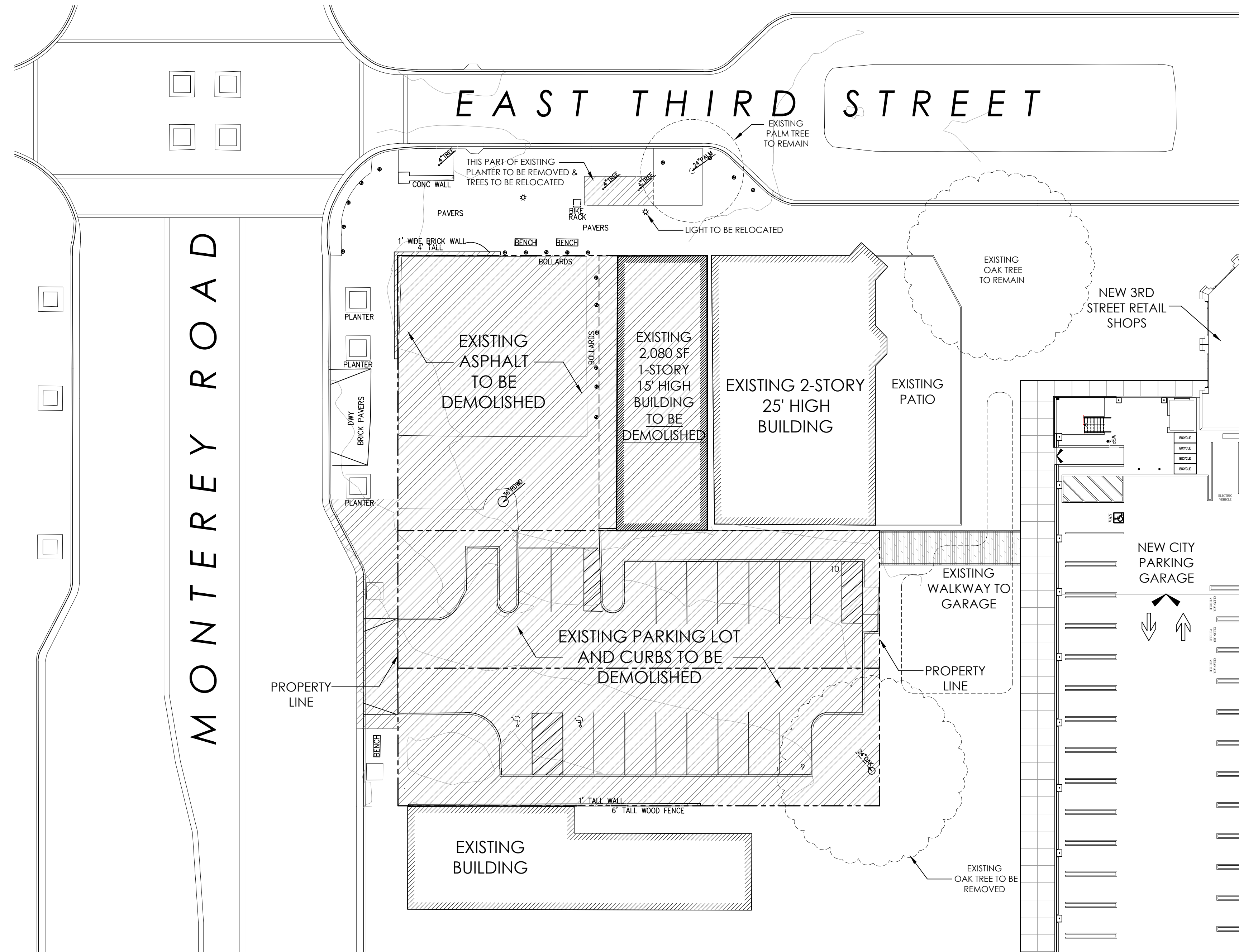
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A-3 ELEVATIONS
A-4 ELEVATIONS
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CIVIL

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C-2 GRADING AND DRAINAGE PLAN
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LANDSCAPE

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EXISTING CONDITIONS & DEMO PLAN



AREA TO BE DEMOLISHED

MONTEREY AND THIRD DEVELOPMENT

MORGAN HILL,
CALIFORNIA



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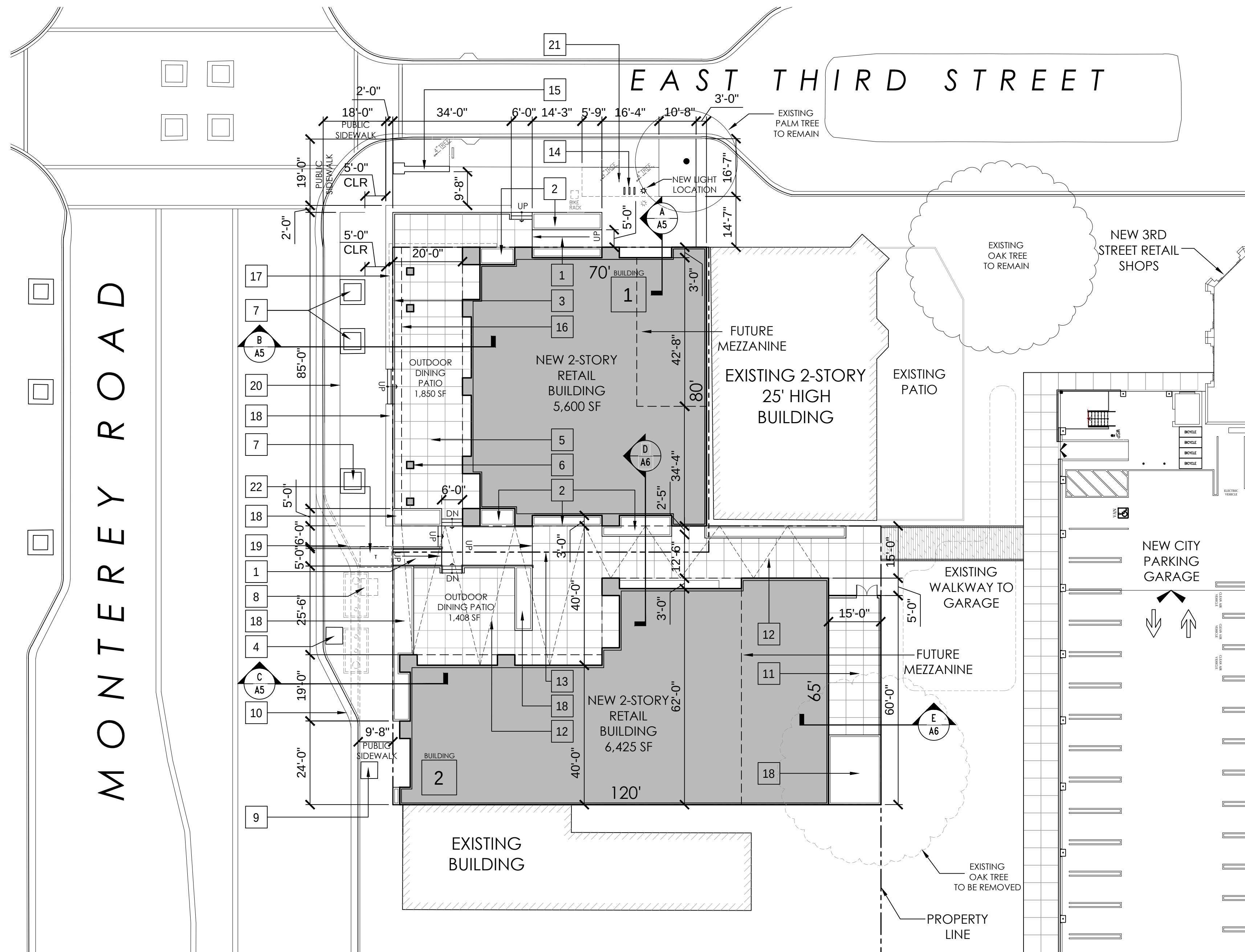
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01.18.16

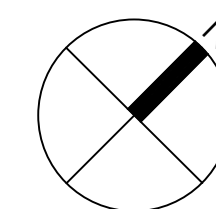
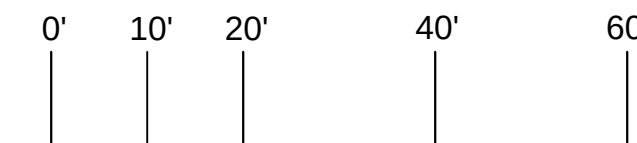
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EXISTING
CONDITIONS &
DEMO PLAN

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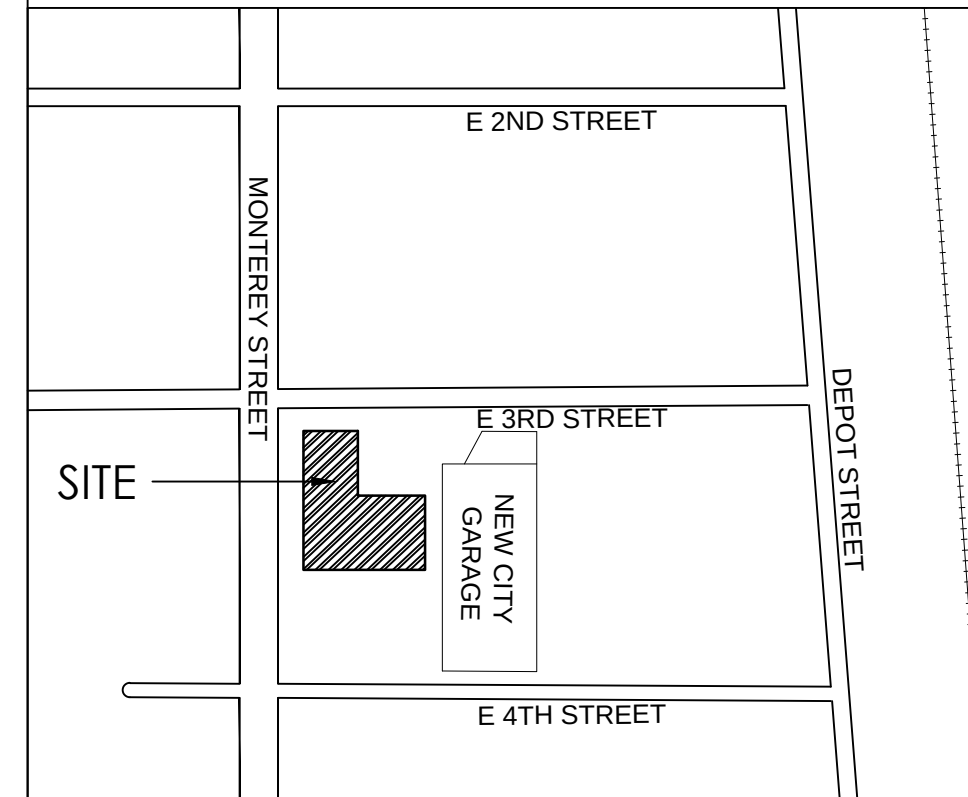
SITE PLAN



SHEET KEYNOTES- SITE PLAN

- 1 NEW CONCRETE RAMP
- 2 RAISED STONE PLANTER
- 3 18" HIGH STONE WALL
- 4 NEW TREE WELL WITH NEW STREET TREE
- 5 EXTERIOR DINING PATIO WITH COVERED TRELLIS
- 6 STONE COLUMN
- 7 EXISTING RAISED BRICK PLANTER TO REMAIN (3)
- 8 EXISTING TREE WELL LOCATION TO BE RELOCATED
- 9 EXISTING STREET TREE TO REMAIN
- 10 NEW CURB, GUTTER AND SIDEWALK
- 11 UTILITY AREA 15' x 40'
- 12 OVERHEAD DECORATIVE STRING LIGHTS
- 13 NEW LOT LINE LOCATION
- 14 RELOCATED BICYCLE PARKING LOCATION
- 15 EXISTING LOW WALL AND PLANTER TO REMAIN
- 16 LINE OF TRELLIS ABOVE
- 17 LINE OF BRICK WALL TO BE REMOVED
- 18 NEW IN-GROUND PLANTER
- 19 LOCATION OF OLD CURB AND GUTTER
- 20 WROUGHT IRON RAILING/OUTDOOR SEATING
- 21 PORTION OF EXISTING PLANTER TO BE REMOVED AND TREES TO BE RELOCATED TO MATCH CONDITION ACROSS 3RD STREET
- 22 PG&E UNDERGROUND VAULT

LOCATION MAP



ADDRESS:	17290, 17280, 17270 MONTEREY RD
APN:	726-13-038 726-13-039 726-13-040
PROJECT TYPE:	COMMERCIAL
SITE AREA:	18,400 SF (.42 AC)
STRUCTURE SIZE:	12,025 SF
ZONING:	CBD
GENERAL PLAN DESIGNATION:	MIXED USE
PARKING SPACES:	0
LOT COVERAGE:	
BUILDING:	12,025 SF (65%)
PARKING:	0%
LANDSCAPING:	1,026 SF (6%)
HARDSCAPING:	5,349 SF (29%)
FAR:	.65

MONTEREY
AND THIRD
DEVELOPMENT

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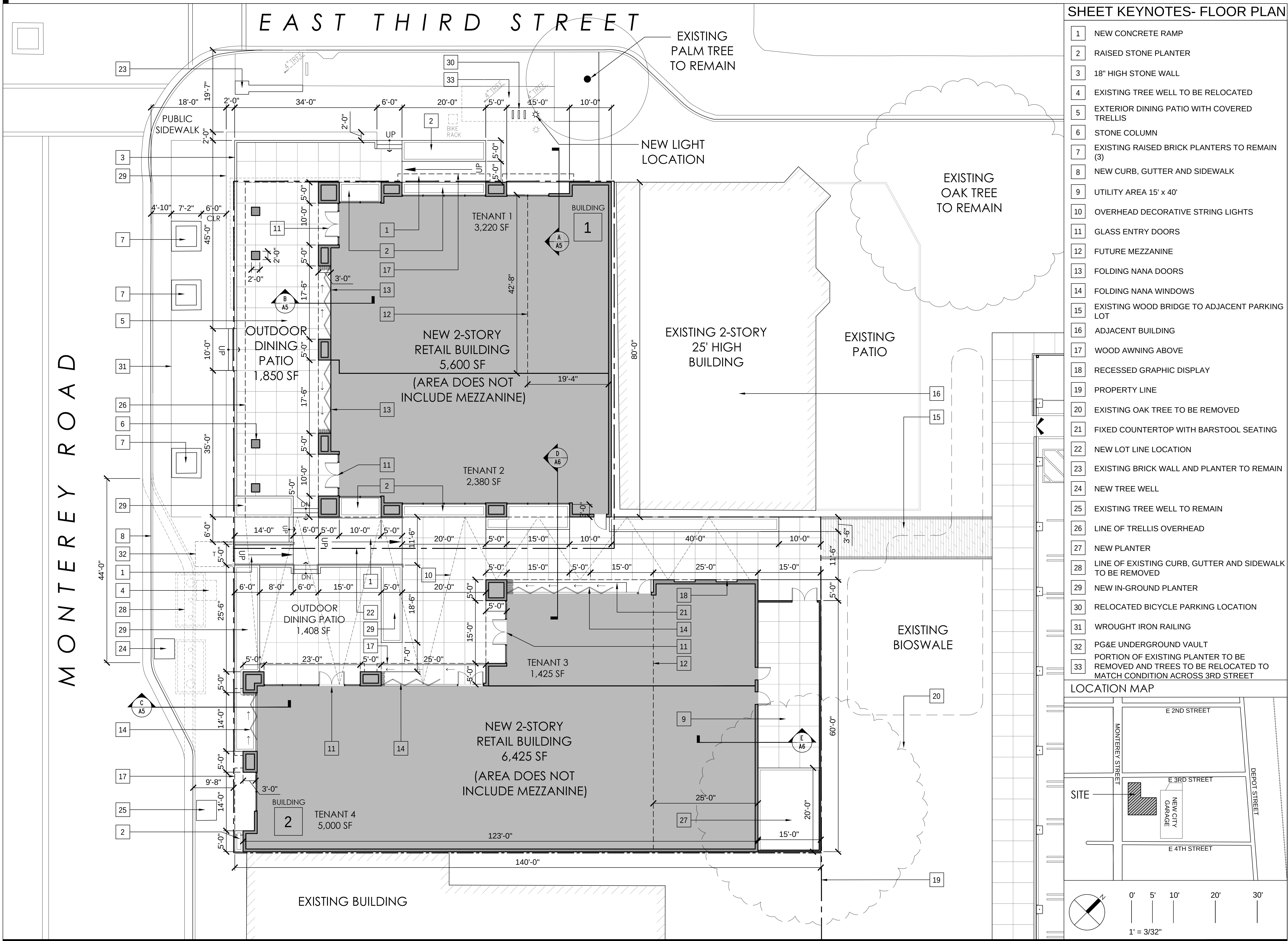
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SITE PLAN

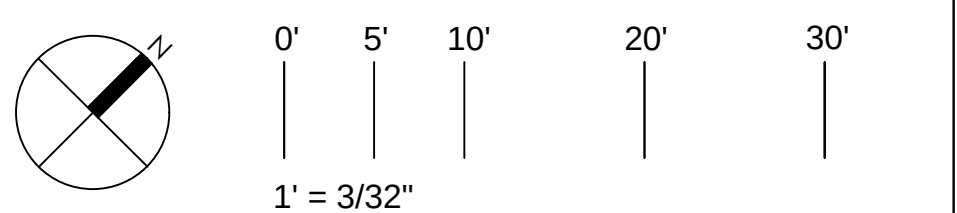
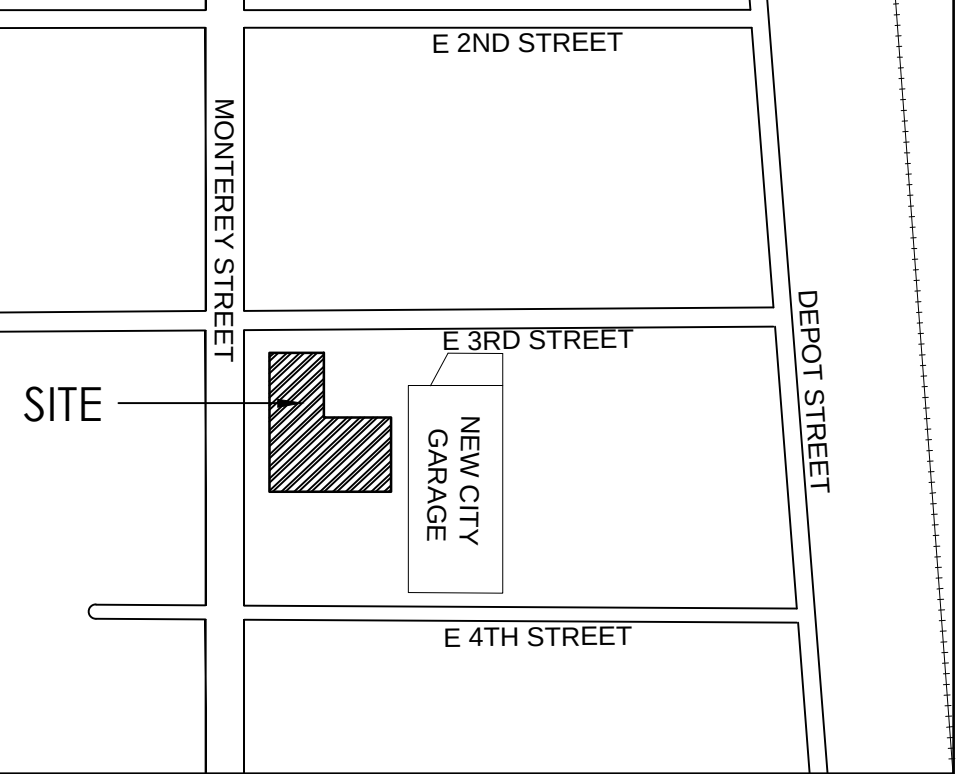
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SHEET KEYNOTES- FLOOR PLAN

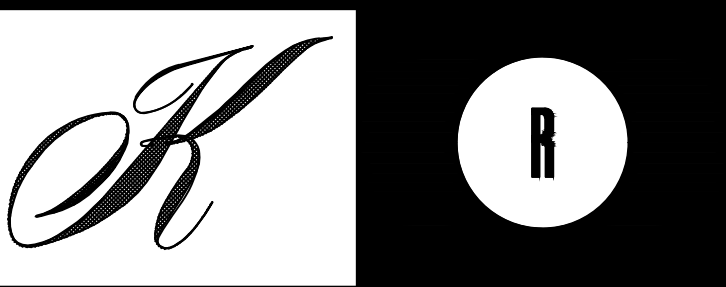
- 1 NEW CONCRETE RAMP
- 2 RAISED STONE PLANTER
- 3 18" HIGH STONE WALL
- 4 EXISTING TREE WELL TO BE RELOCATED
- 5 EXTERIOR DINING PATIO WITH COVERED TRELLIS
- 6 STONE COLUMN
- 7 EXISTING RAISED BRICK PLANTERS TO REMAIN (3)
- 8 NEW CURB, GUTTER AND SIDEWALK
- 9 UTILITY AREA 15' x 40'
- 10 OVERHEAD DECORATIVE STRING LIGHTS
- 11 GLASS ENTRY DOORS
- 12 FUTURE MEZZANINE
- 13 FOLDING NANA DOORS
- 14 FOLDING NANA WINDOWS
- 15 EXISTING WOOD BRIDGE TO ADJACENT PARKING LOT
- 16 ADJACENT BUILDING
- 17 WOOD AWNING ABOVE
- 18 RECESSED GRAPHIC DISPLAY
- 19 PROPERTY LINE
- 20 EXISTING OAK TREE TO BE REMOVED
- 21 FIXED COUNTERTOP WITH BARSTOOL SEATING
- 22 NEW LOT LINE LOCATION
- 23 EXISTING BRICK WALL AND PLANTER TO REMAIN
- 24 NEW TREE WELL
- 25 EXISTING TREE WELL TO REMAIN
- 26 LINE OF TRELLIS OVERHEAD
- 27 NEW PLANTER
- 28 LINE OF EXISTING CURB, GUTTER AND SIDEWALK TO BE REMOVED
- 29 NEW IN-GROUND PLANTER
- 30 RELOCATED BICYCLE PARKING LOCATION
- 31 WROUGHT IRON RAILING
- 32 PG&E UNDERGROUND VAULT
- 33 PORTION OF EXISTING PLANTER TO BE REMOVED AND TREES TO BE RELOCATED TO MATCH CONDITION ACROSS 3RD STREET

LOCATION MAP



MONTEREY
AND THIRD
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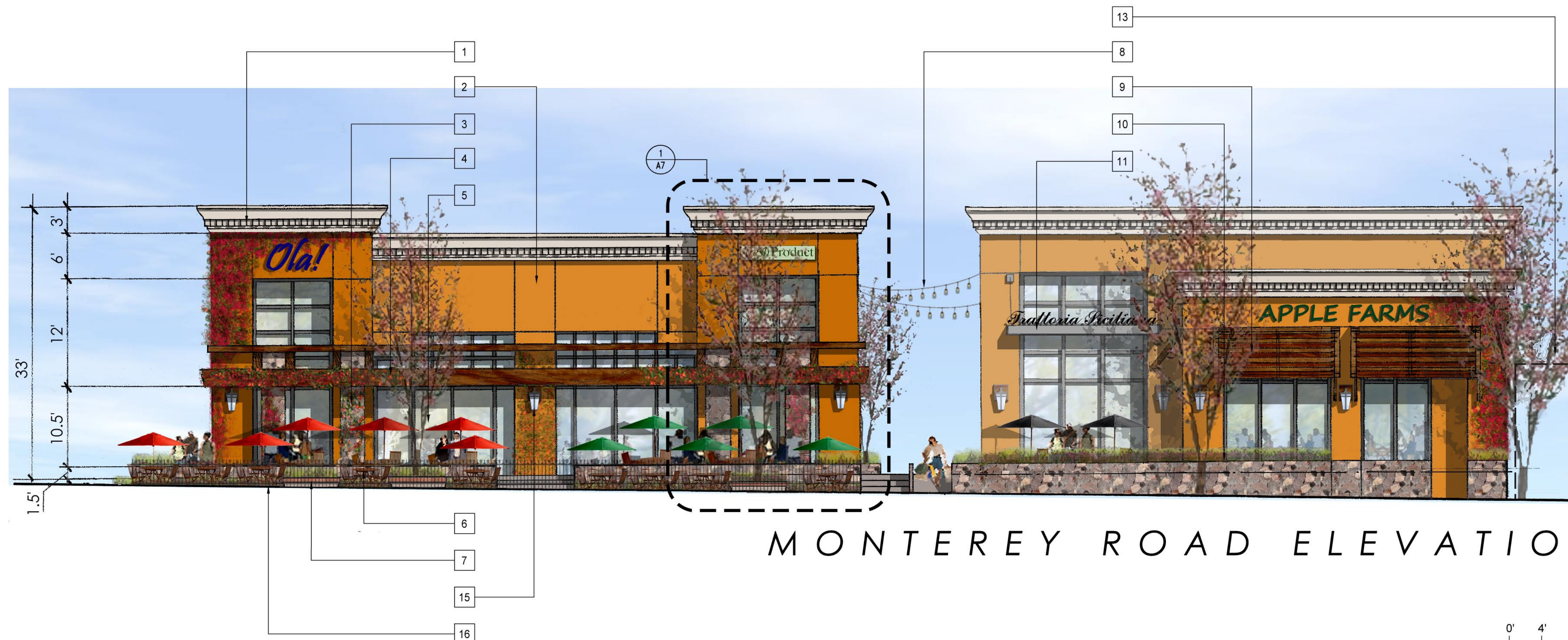
FLOOR PLAN
BUILDINGS 1 & 2

A2

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THIRD STREET ELEVATION



MONTEREY ROAD ELEVATION

GENERAL NOTES

- 1 CORNICE
- 2 EXTERNAL PLASTER WALL SYSTEM
- 3 STONE COLUMN
- 4 WOOD TRELLIS SYSTEM
- 5 CLEAR GLASS
- 6 18" HIGH STONE WALL
- 7 SHRUBS AND CITY STREET TREES IN EXISTING PLANTER (3)
- 8 STRING LIGHTS OVER PEDESTRIAN WALKWAY
- 9 WOOD AWNING
- 10 RAISED PLANTER
- 11 STEEL CANOPY WITH RAISED SIGNAGE
- 12 8' HIGH WOODEN FENCE
- 13 LINE OF ADJACENT BUILDING
- 14 RECESSED GRAPHIC DISPLAY
- 15 LIGHT FIXTURE
- 16 WROUGHT IRON FENCE

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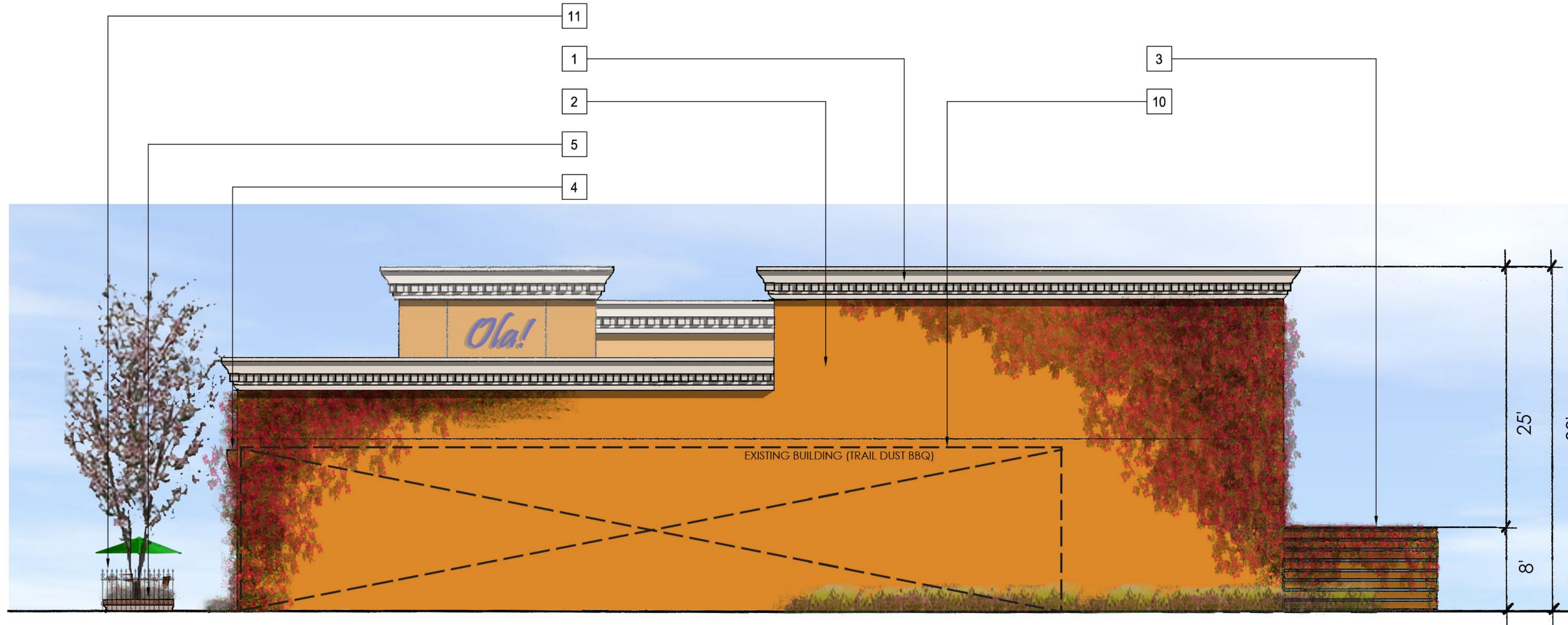
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ELEVATIONS

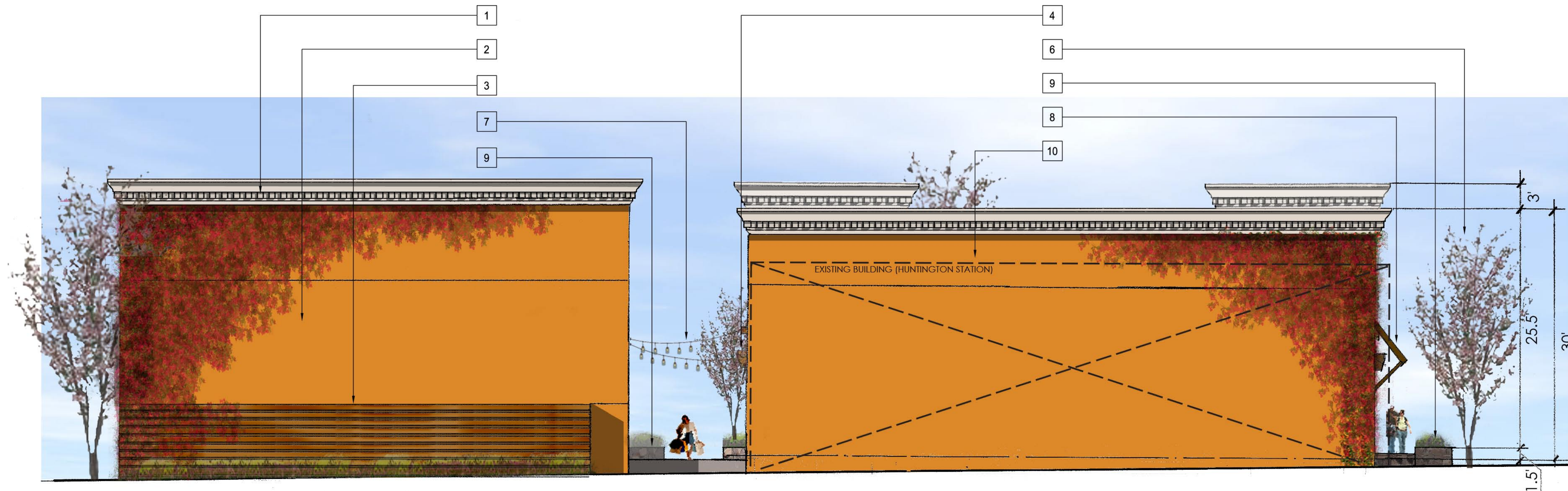
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0' 4' 8' 16' 24'



SOUTHEAST ELEVATION



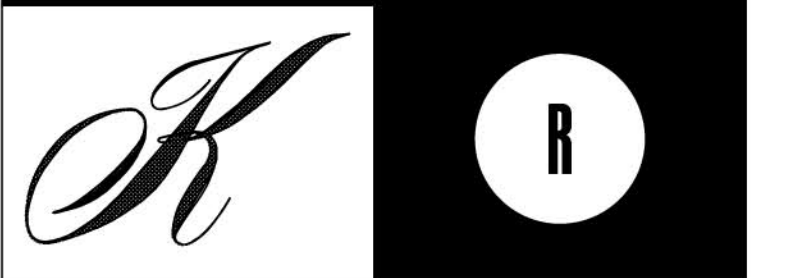
NORTHEAST (REAR) ELEVATION

GENERAL NOTES

- 1 CORNICE
- 2 EXTERNAL PLASTER WALL SYSTEM
- 3 8' HIGH WOOD FENCE
- 4 WOOD TRELLIS SYSTEM
- 5 EXSITING PLANTER
- 6 SHRUBS AND CITY STREET TREES
- 7 STRING LIGHTS OVER PEDESTRIAN WALKWAY
- 8 WOOD AWNING
- 9 RAISED PLANTER
- 10 LINE OF ADJACENT BUILDING
- 11 WROUGHT IRON FENCE

MONTEREY AND THIRD DEVELOPMENT

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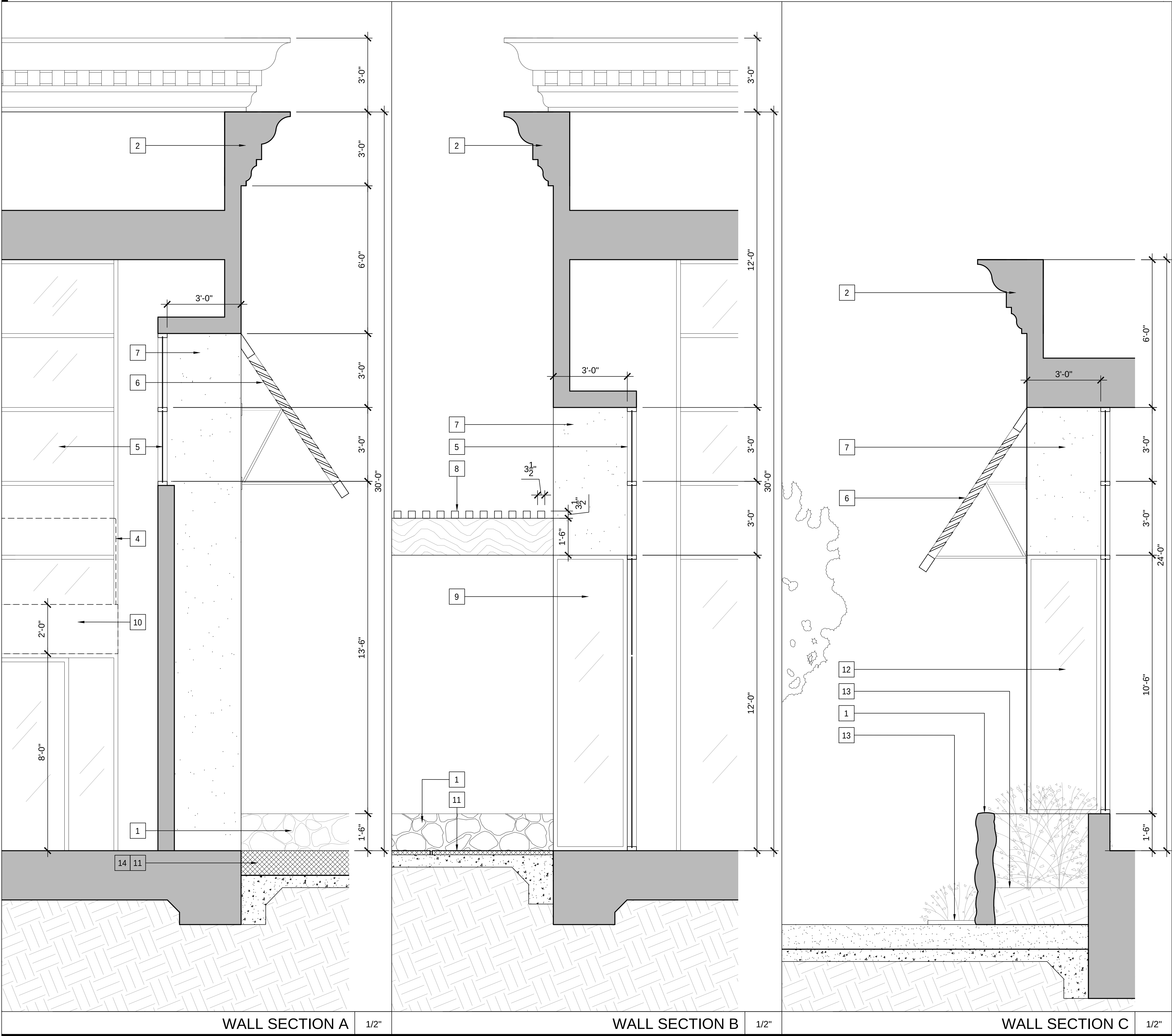
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ELEVATIONS

A4

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0' 4' 8' 16' 24'



SHEET KEYNOTES- SECTION

1

18" HIGH STONE WALL

2

CORNICE

3

RAISED STONE PLANTER

4

FUTURE RAILING

5

CLEAR CLASS SET IN ALUMINUM FRAMES

6

WOOD AWNING

7

EXTERIOR PLASTER FINISH

8

WOODEN TRELLIS ABOVE DINING PATIO

9

FOLDING NANA DOORS

10

FUTURE MEZZANINE

11

5' x 5' PATIO TILES

12

FOLDING NANA WINDOW

13

IN-GROUND PLANTER

14

FIXED COUNTERTOP WITH BAR STOOL SEATING

15

8' HIGH WOOD FENCE

16

STRING LIGHTS

0'

1'

2'

4'

6'

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WALL SECTIONS

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DESIGN INSPIRATION



OUTDOOR PATIO WITH TRELLIS OVERHEAD



OUTDOOR DINING PATIO WITH TABLES, UMBRELLAS AND CHAIRS



STRING LIGHTS OVER OUTDOOR SEATING



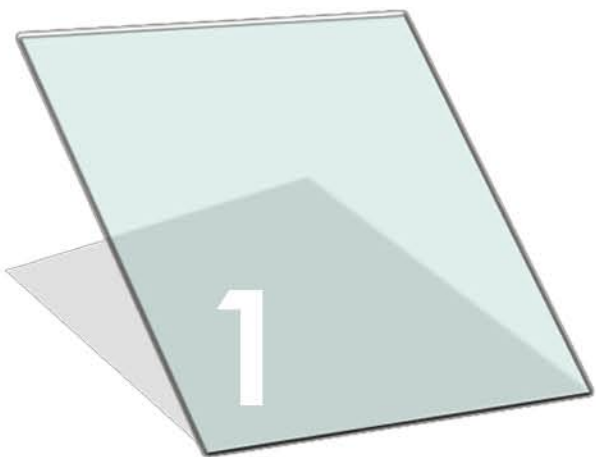
OUTDOOR PATIO ENCOMPASSED BY STONE WALL AND PLANTER



CENTRAL PASSAGEWAY WITH STRING LIGHTS OVERHEAD



FIXED COUNTERTOP WITH BARSTOOL SEATING



SHEET KEYNOTES

- 1 CLEAR GLASS
- 2 3' HIGH STONE WALL
- 3 WOODEN TRELLIS WITH STONE COLUMNS
- 4 EXTERIOR PLASTER SYSTEM



1

2

3

4

0'

2'

4'

8'

12'

ENLARGED ELEVATION

1/4"

1

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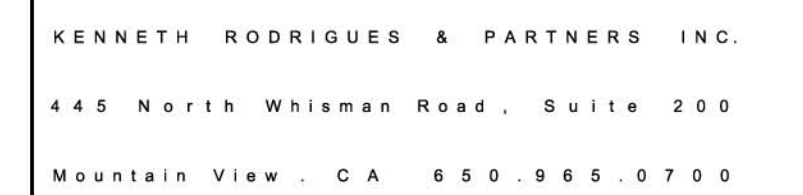
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COLOR & MATERIAL
BOARD

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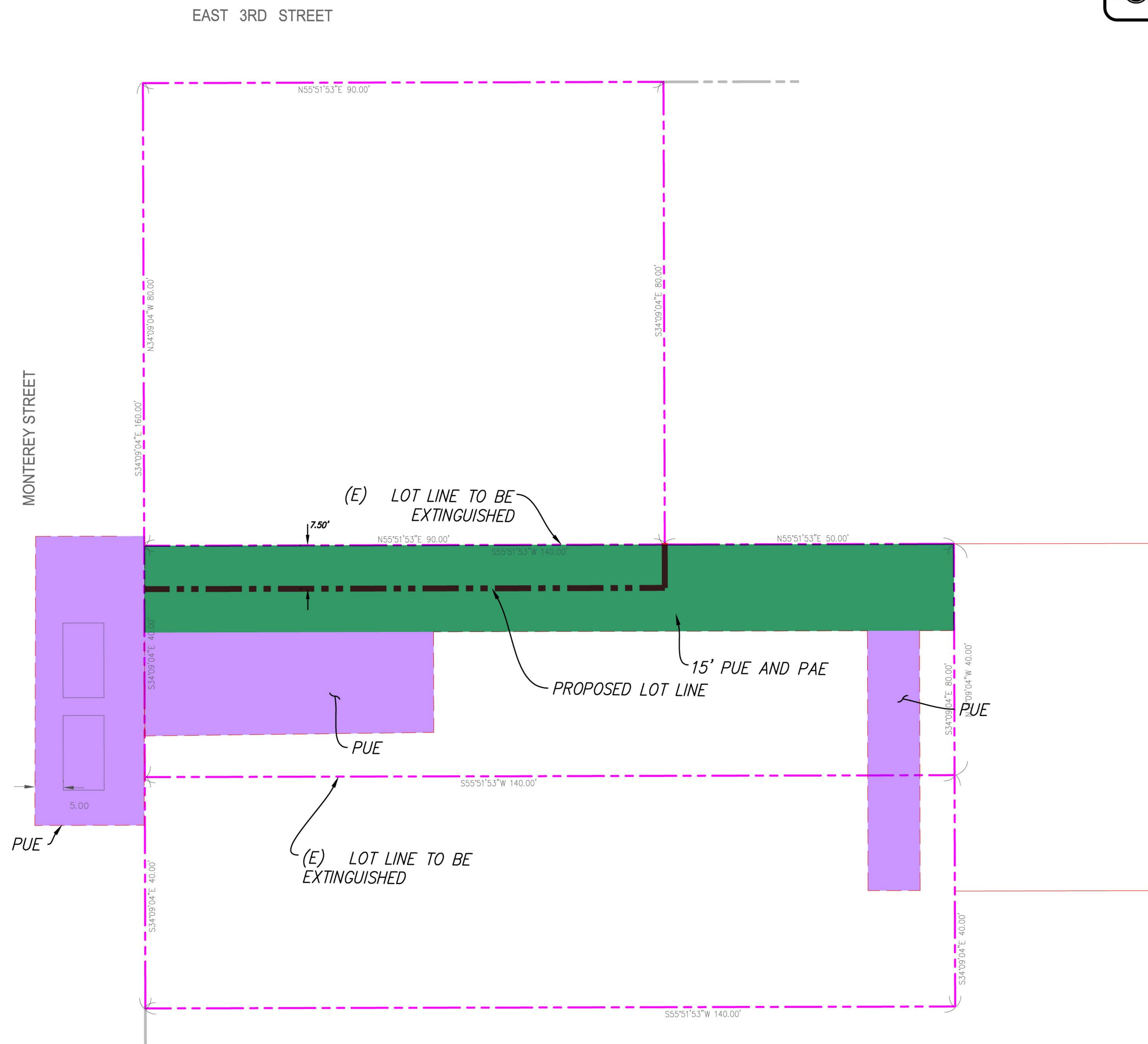
SANDIS

**CIVIL ENGINEERS
SURVEYORS
PLANNERS**

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C-1.0

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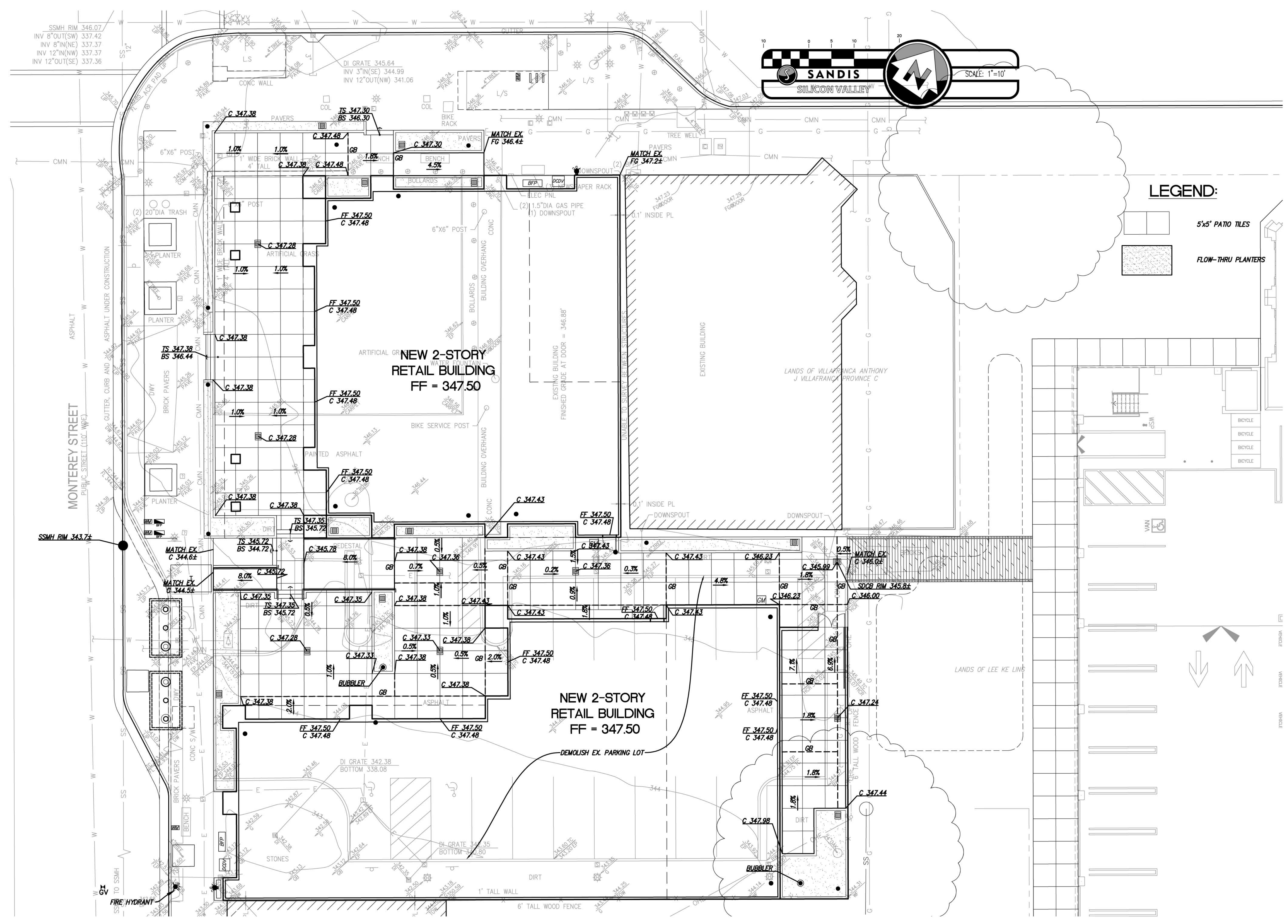
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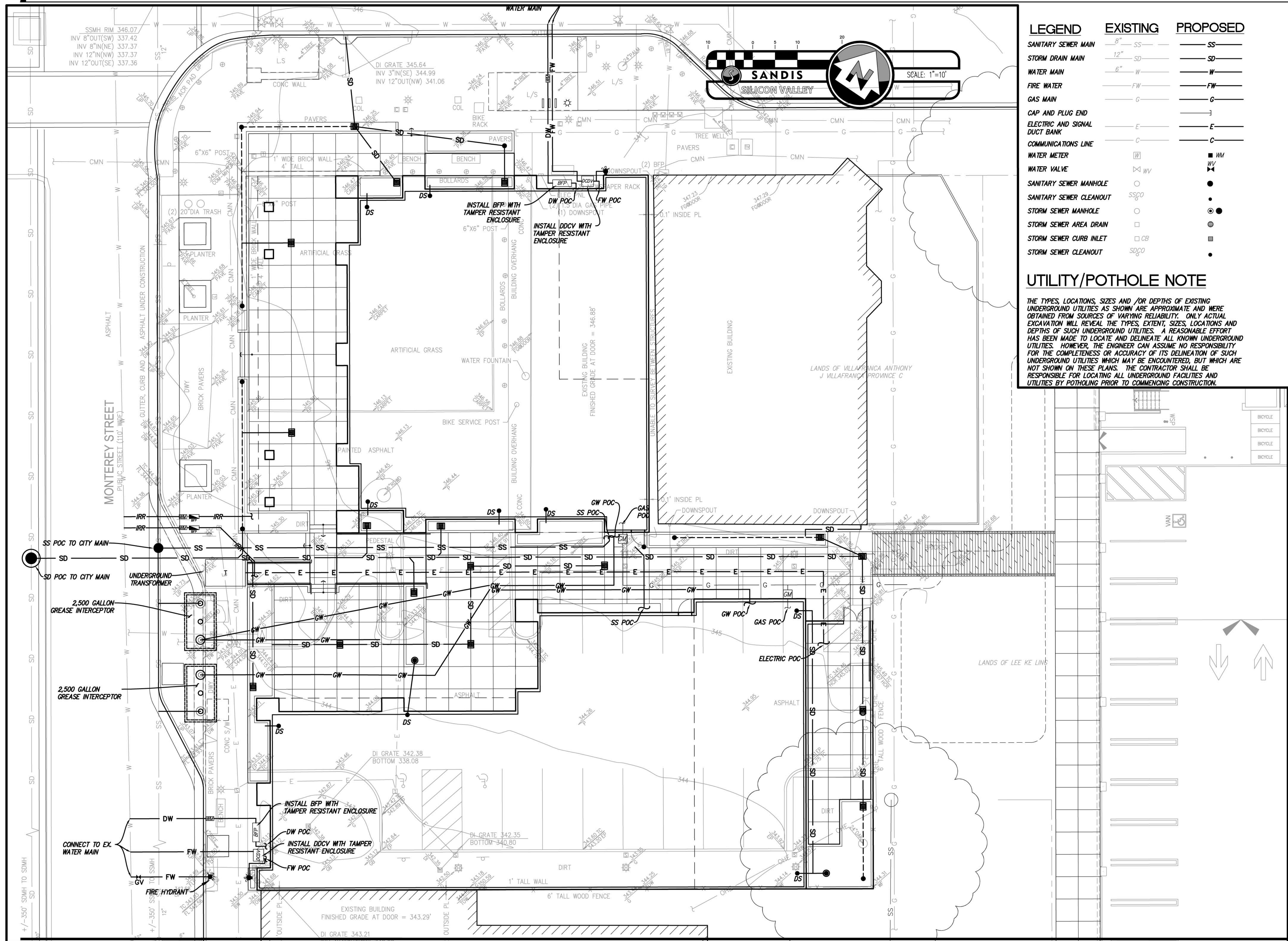
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GRADING AND DRAINAGE PLAN

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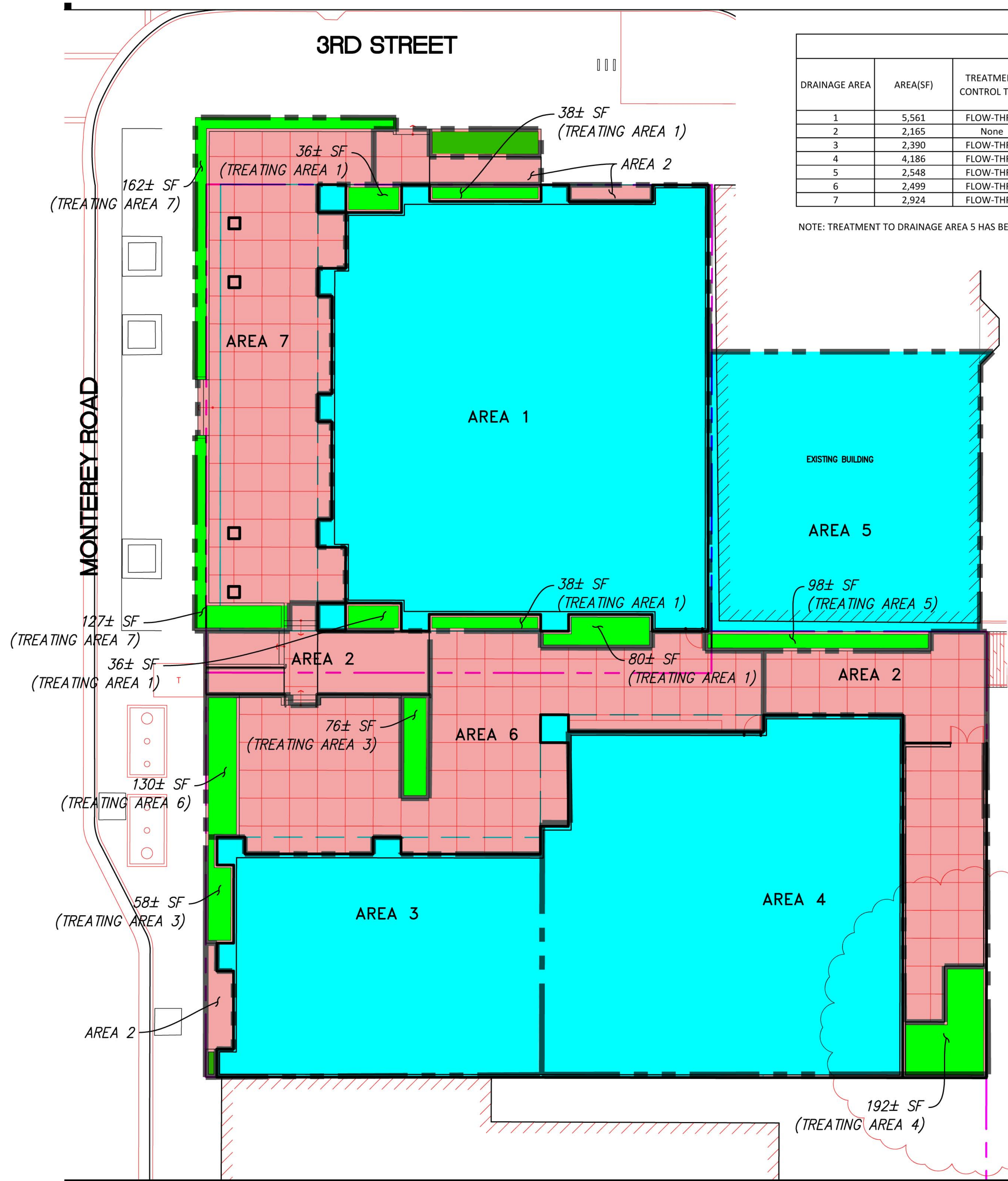
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UTILITY PLAN

C-3.0

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WATER QUALITY TREATMENT SUMMARY TABLE								
DRAINAGE AREA	AREA(SF)	TREATMENT CONTROL TYPE	NEW/REPLACED IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TCM SIZING METHOD	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	OVERFLOW RISER HEIGHT ABOVE FINISHED GRADE (IN.)
1	5,561	FLOW-THRU	5,258	512	4% RULE	210	303	6
2	2,165	None	2,161	4	4% RULE	84*	0*	X
3	2,390	FLOW-THRU	2,260	130	4% RULE	90	130	6
4	4,186	FLOW-THRU	3,994	268	4% RULE	160	192	6
5	2,548	FLOW-THRU	2,450	98	4% RULE	0*	98*	6
6	2,499	FLOW-THRU	2,378	121	4% RULE	95	121	6
7	2,924	FLOW-THRU	2,635	289	4% RULE	105	289	6

NOTE: TREATMENT TO DRAINAGE AREA 5 HAS BEEN PROVIDED IN LIEU OF TREATMENT OF DRAINAGE AREA 2 *

Storm Water Required Volume Calculations							
Area 1				Area 3			
Flow Through Planter				Flow Through Planter			
Area	303	SF		Area	130	SF	
	Void Percentage	Depth (in.)			Void Percentage	Depth (in.)	
Standing Water	1	6		Standing Water	1	6	
Soil	0.2	18		Soil	0.2	18	
AB	0.35	12		AB	0.35	12	
Area 4				Area 5			
Flow Through Planter				Flow Through Planter			
Area	192	SF		Area	98*	SF	
	Void Percentage	Depth (in.)			Void Percentage	Depth (in.)	
Standing Water	1	6		Standing Water	1	6	
Soil	0.2	18		Soil	0.2	18	
AB	0.35	12		AB	0.35	12	
Area 6				Area 7			
Flow Through Planter				Flow Through Planter			
Area	121	SF		Area	289	SF	
	Void Percentage	Depth (in.)			Void Percentage	Depth (in.)	
Standing Water	1	6		Standing Water	1	6	
Soil	0.2	18		Soil	0.2	18	
AB	0.35	12		AB	0.35	12	

LEGEND

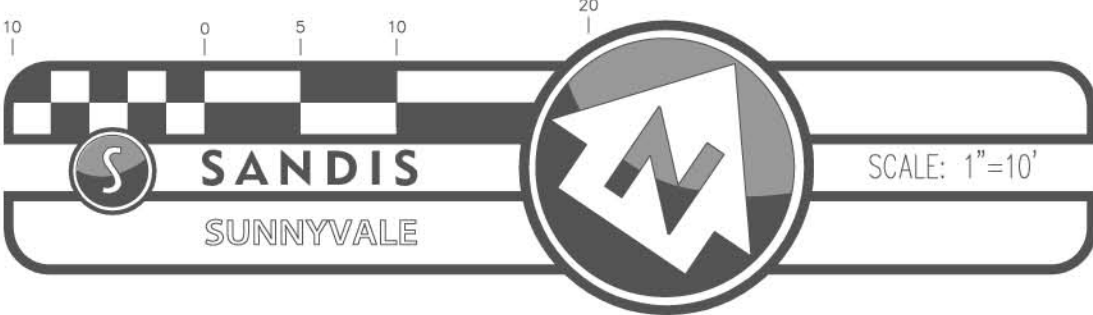
ROOF

CONCRETE

WATER QUALITY FLOW-THROUGH PLANTER

DECORATIVE LANDSCAPE PLANTER

DRAINAGE MANAGEMENT AREA BOUNDARY



MONTEREY AND THIRD DEVELOPMENT

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STORM WATER MANAGEMENT PLAN

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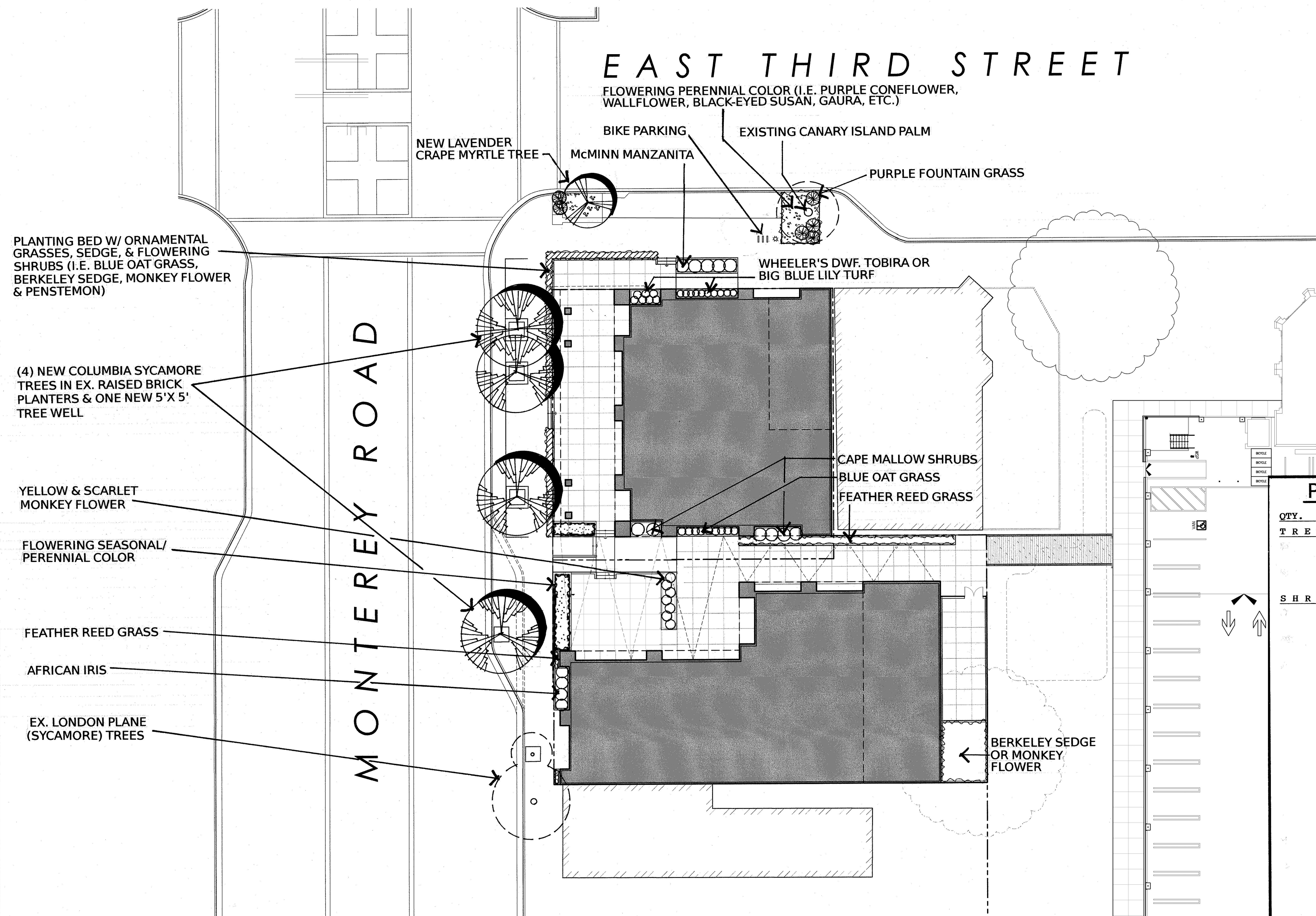
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PRELIMINARY
LANDSCAPE PLAN



L-1

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PRELIMINARY LANDSCAPE PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WUCOLS
T R E E S :					
1	LAGERSTROEMIA X FAURIEI 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	STANDARD	LOW
1	PLATANUS ACERIFOLIA 'COLUMBIA'	COLUMBIA SYCAMORE	24" BOX	STANDARD	LOW
S H R U B S , V I N E S , P E R E N N I A L S A N D G R A S S E S :					
1	ANISODONTEA X HYPOMANDARUM	CAPE MALLOW	5 GALLON		LOW
1	ARCTOSTAPHYLOS 'HOWARD McMINN'	McMINN MANZANITA	5 GALLON		LOW
1	BOUGAINVILLEA 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	15 GALLON	ESPALIER VINE	LOW
1	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	1 GALLON @ 24" O.C.		MOD.
1	CAREX DIVULSA	BERKELEY SEDGE	1 GALLON @ 24" O.C.		MOD.
1	DIETES BICOLOR	AFRICAN IRIS	5 GALLON		LOW
1	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GALLON @ 30" O.C.		LOW
1	LIRIOPE MUSCARI	BIG BLUE LILY TURF	5 GALLON		MOD.
1	MIMULUS BIFIDUS	YELLOW MONKEY FLOWER	5 GALLON		LOW
1	MIMULUS CARDINALIS	SCARLET MONKEY FLOWER	5 GALLON		LOW
1	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	5 GALLON		LOW
1	PENSTEMON HYBRIDS	BORDER PENSTEMON	5 GALLON		MOD.
1	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF TOBIRA	5 GALLON		MOD.
1	PERENNIAL COLOR BEDS (SELECTIONS PER PLAN)				
1	1 GAL. @ 18" O.C.				
					MOD.

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EXISTING TREE DISPOSITION PLAN



T-1

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