

W:_JOBS_10\102022\102022-1004_1003_SHARED_FILES\APPLICATIONS-2016\EXHIBITS\ENV-AMENITIES_RENTAL_2016-08-08_W_AERIAL_BACKGROUND.DWG



CONTEXT EXHIBIT PRESIDIO MULTI-FAMILY RENTAL

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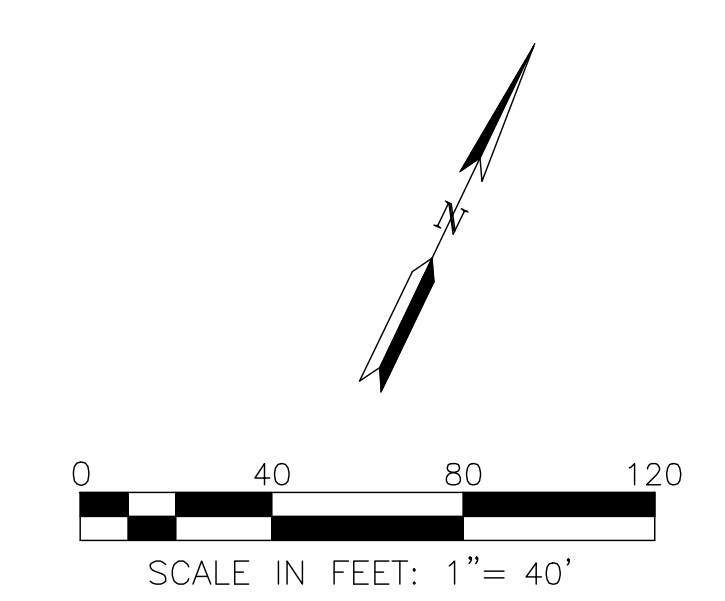
9 AUGUST 2016
102022-1003_1004

W:_005_10\102022\102022-1004_1003_SHARED_FILES\APPLICATIONS-2016\EXHIBITS\ENV-AMENITIES_RENDERAL_2016-08-08.DWG



PEDESTRIAN CONNECTION TO FUTURE COMMERCIAL CENTER

EAST-WEST CONNECTION TO GRAND PROMENADE



AMENITIES EXHIBIT PRESIDIO MULTI-FAMILY RENTAL

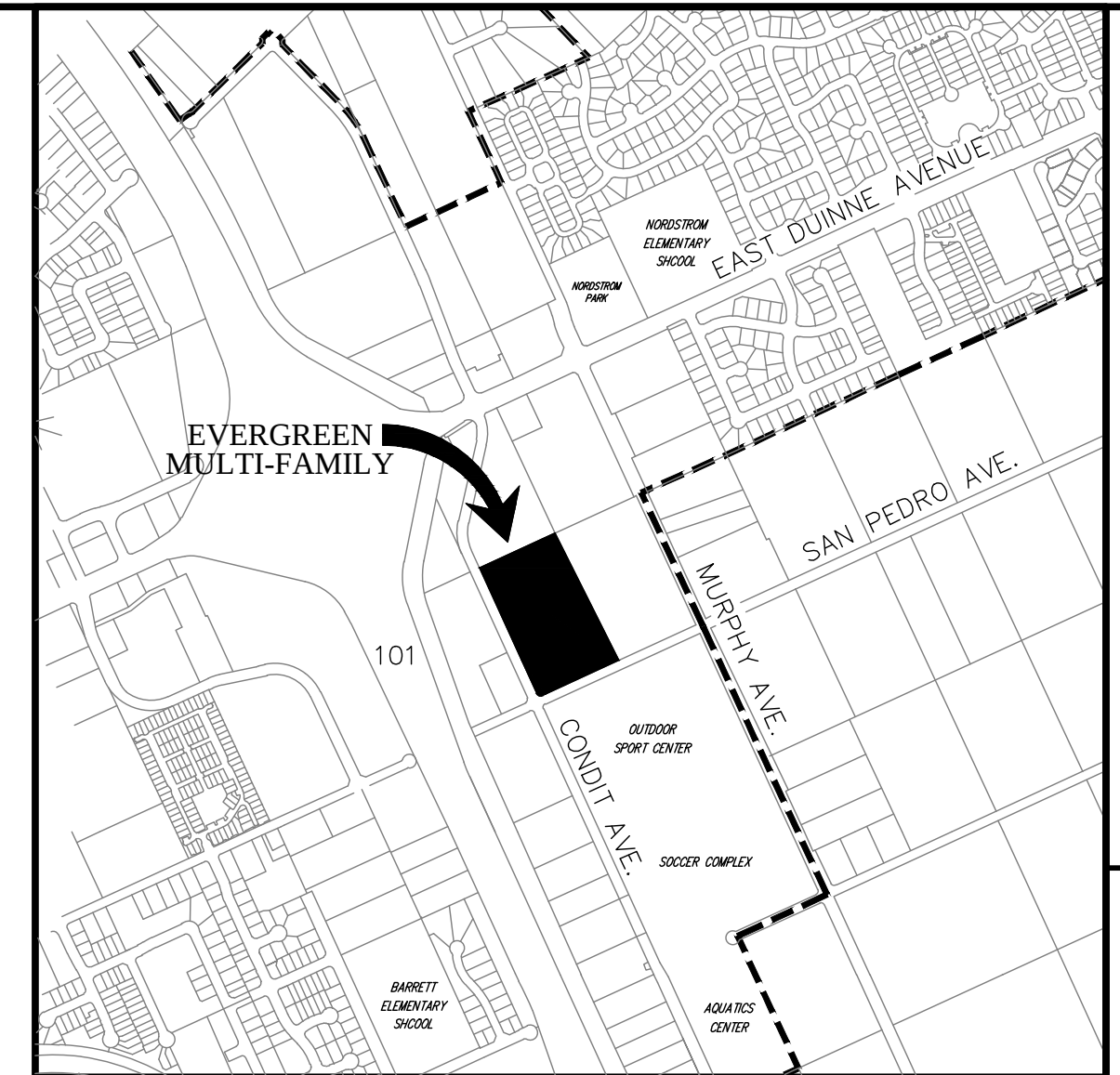
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- SHARED STREET WITH FUTURE COMMERCIAL CENTER
- TYPICAL 7-UNIT BUILDING
- TYPICAL 14-UNIT BUILDING
- RECREATION BUILDING:
 - LAP POOL AND SPA -
 - MULTI-PURPOSE ROOM -
 - CULINARY STUDIO LOUNGE -
 - EXERCISE ROOM/GYMNASIUM -
 - SHADE TRELLIS (4) -
 - BBQ FACILITIES (2) -
 - EVENT LAWN WITH TOT LOT -
- PRIMARY GATED ENTRANCE
- SHARED SURFACE PARKING, TYP. STANDARD AND COMPACT (C)
- PROGRAM PARK AND MULTI-USE FIELD (HALF SOCCER FIELD)
- NEW PUBLIC PARKING WITHIN SAN PEDRO AVENUE (162 SPACES)
- DUAL-USE OPEN SPACE:
 - UNDERGROUND WATER STORAGE -
 - SHALLOW DETENTION BASIN -
 - SURFACE AMENITIES -(17 COMMUNITY GARDEN PLOTS, TOT LOT)

CITY OF MORGAN HILL
OUTDOOR SPORTS COMPLEX



VICINITY MAP

NO SCALE

LEGEND

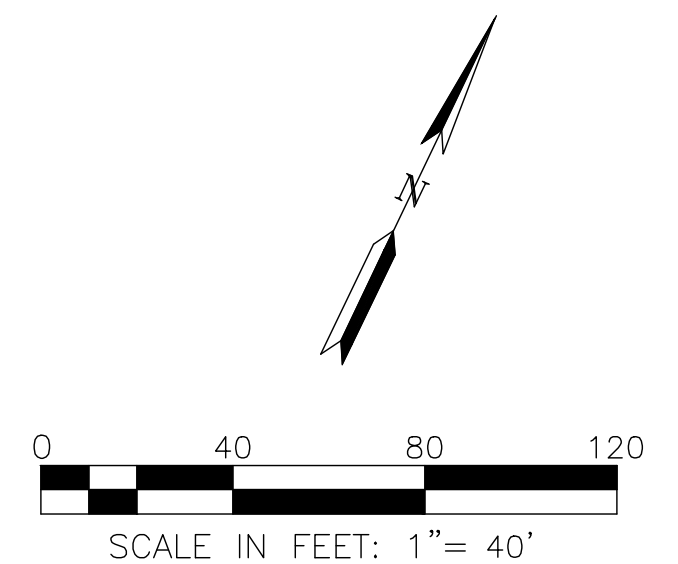
<u>EXISTING</u>	<u>DESCRIPTION</u>	<u>PROPOSED</u>
-----	BOUNDARY	=====
-----	LOT LINE	
-----	FACE OF CURB	=====
-----	EDGE OF PAVEMENT	
-----	RIGHT-OF-WAY	
-----	CENTERLINE	

General Notes

1. Project boundary is based on a field survey and should be considered resolved.
2. This exhibit is for Measure C pre-application purposes only.
3. Porches can encroach up to 7' into the front setback.
4. Architectural projections (porches, bay windows, fire places, media nooks, cantilevers, etc.) are allowed to encroach up to 2' into the side yard setback.
5. All trees shall be removed and mitigated, per City standards.

R3 Development Standards

- Min. lot area 6,000 sqft (4,500 sqft for corner lots)
- Min. site area/unit 2,000 sqft
- Min. lot width 60'
- Min. lot depth 85'
- Max. bldg coverage 60%
- Min. front setback 15'
- Min. rear setback 20'
- Min. side setback 5'
- Max. height 40' (3 stories)





FRONT

CONTEMPORARY RANCH

1/4"=1'-0"



LEFT



RIGHT



REAR



FIRST FLOOR

PLAN 3
LIVING = 1,236 SQ. FT.

PLAN 4
LIVING = 1,283 SQ. FT.



PLAN 2R
LIVING = 1,209 SQ. FT.

PLAN 5
LIVING = 846 SQ. FT.

PLAN 2
LIVING = 1,209 SQ. FT.

SECOND FLOOR



FRONT

CONTEMPORARY FARMHOUSE

1/4"=1'-0"



LEFT



RIGHT



REAR



FRONT



PLAN 4

LIVING = 720 SQ. FT.
DECK = 83 SQ. FT.

PLAN 1

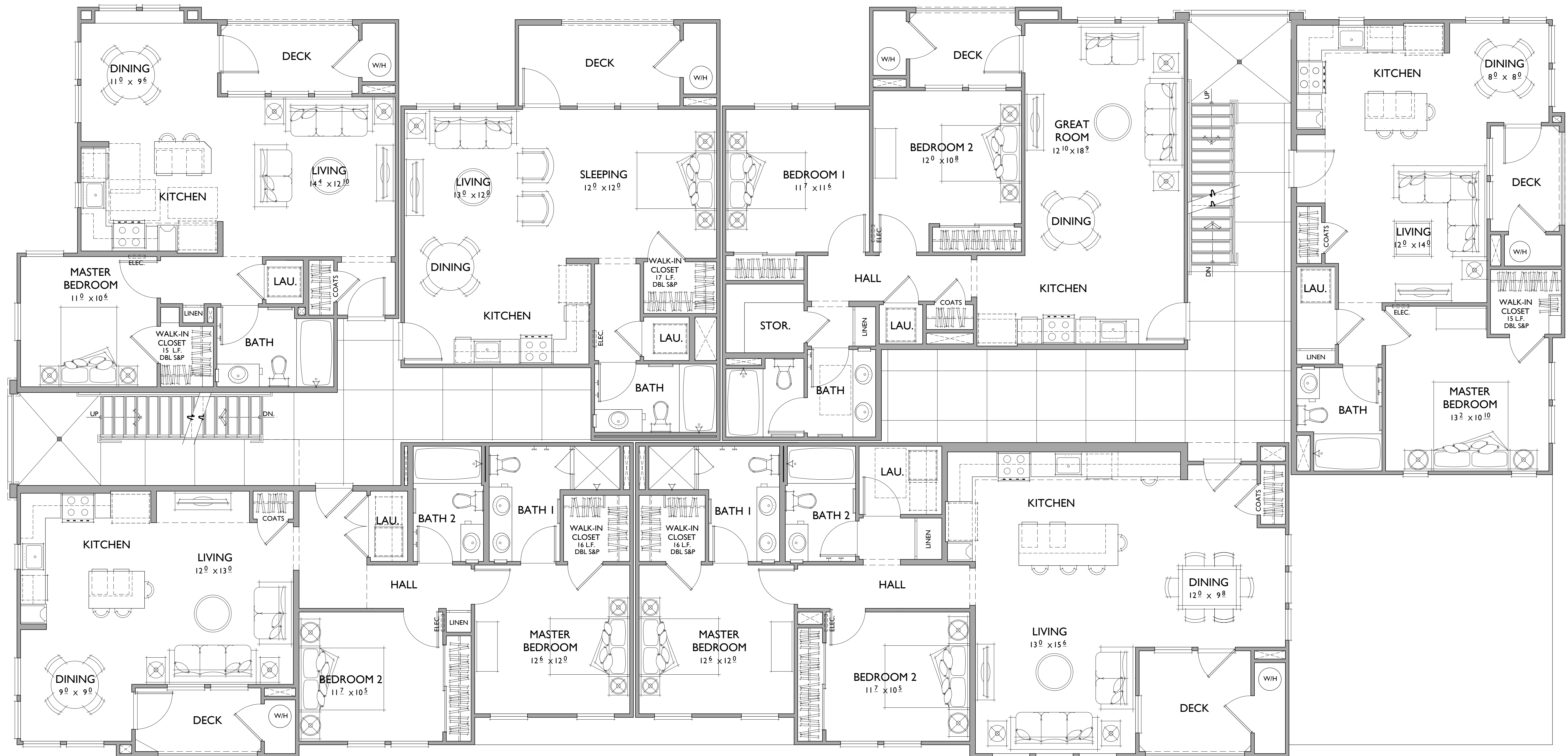
LIVING = 601 SQ. FT.
DECK = 113 SQ. FT.

PLAN 5

LIVING = 944 SQ. FT.
DECK = 65 SQ. FT.

PLAN 3

LIVING = 718 SQ. FT.
DECK = 68 SQ. FT.



PLAN 6

LIVING = 1,012 SQ. FT.
DECK = 71 SQ. FT.

PLAN 8

LIVING = 1,163 SQ. FT.
DECK = 101 SQ. FT.

SECOND FLOOR

PLAN 4

LIVING = 720 SQ. FT.
DECK = 83 SQ. FT.

PLAN 2

LIVING = 691 SQ. FT.
DECK = 113 SQ. FT.

PLAN 7.1

LIVING = 1,125 SQ. FT.
DECK = 65 SQ. FT.

PLAN 3

LIVING = 718 SQ. FT.
DECK = 68 SQ. FT.



PLAN 6

LIVING = 1,012 SQ. FT.
DECK = 71 SQ. FT.

PLAN 8

LIVING = 1,163 SQ. FT.
DECK = 101 SQ. FT.

THIRD FLOOR



LEFT



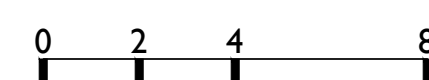
RIGHT

14 - PLEX APARTMENTS

Front & Rear Elevations

EVERGREEN

Morgan Hill , California



830.15155



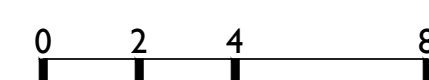
REAR

14 - PLEX APARTMENTS

Front & Rear Elevations

EVERGREEN

Morgan Hill , California



830.15155



FRONT

A
1/4"=1'-0"

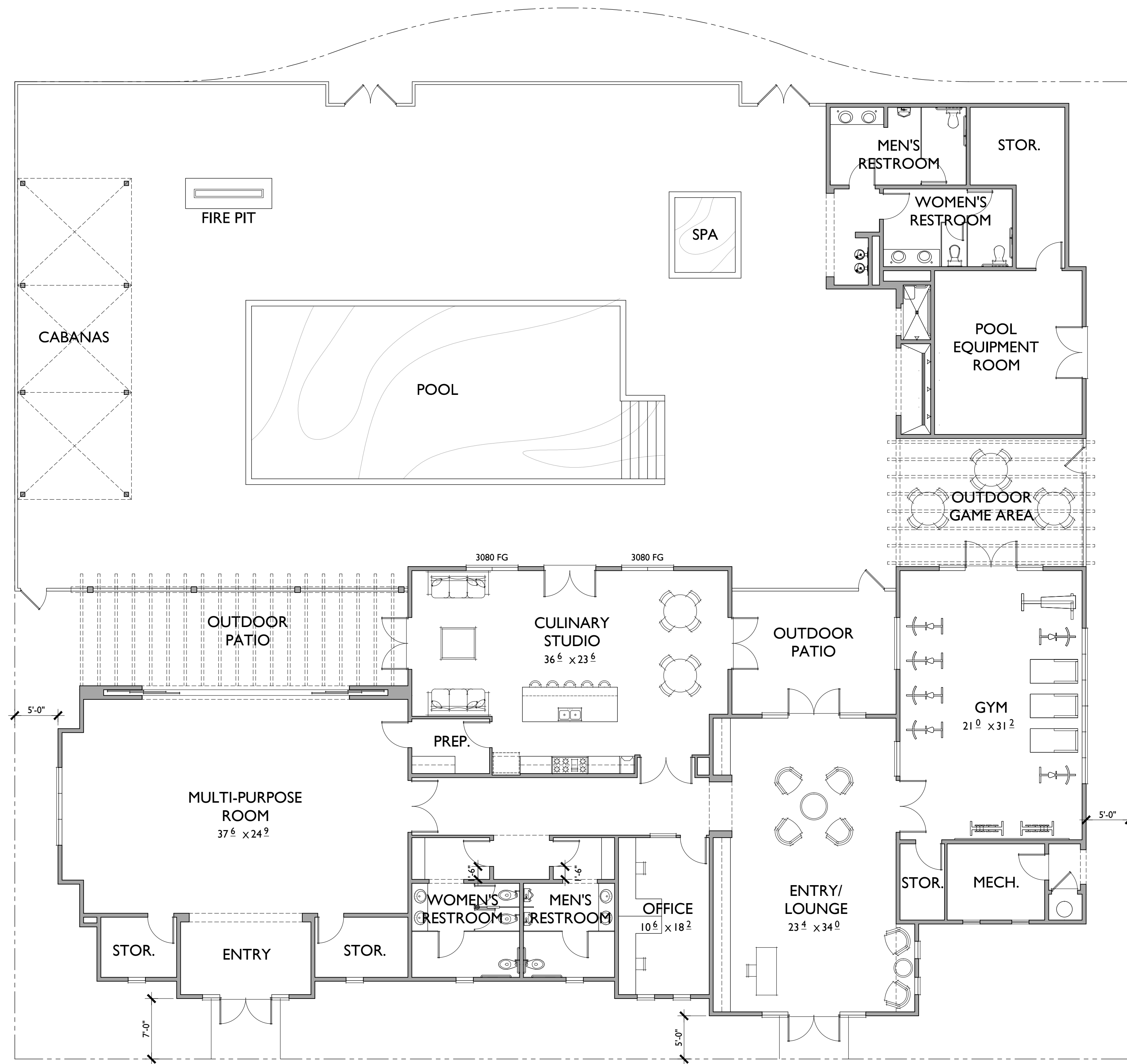
CLUBHOUSE ELEVATIONS

EVERGREEN

Morgan Hill , California



830.15155



FIRST FLOOR

CLUBHOUSE
5,691 SQ. FT.

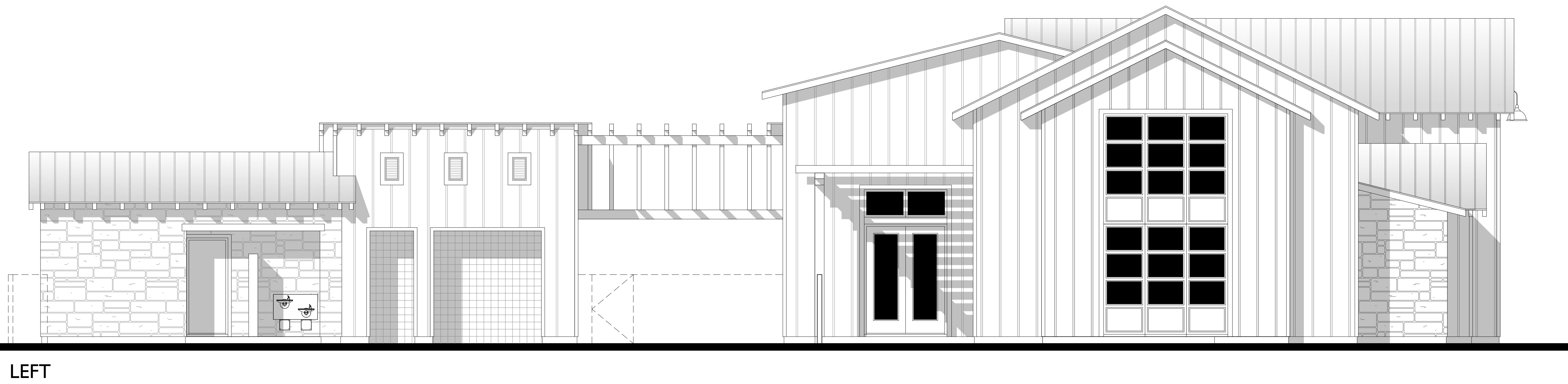
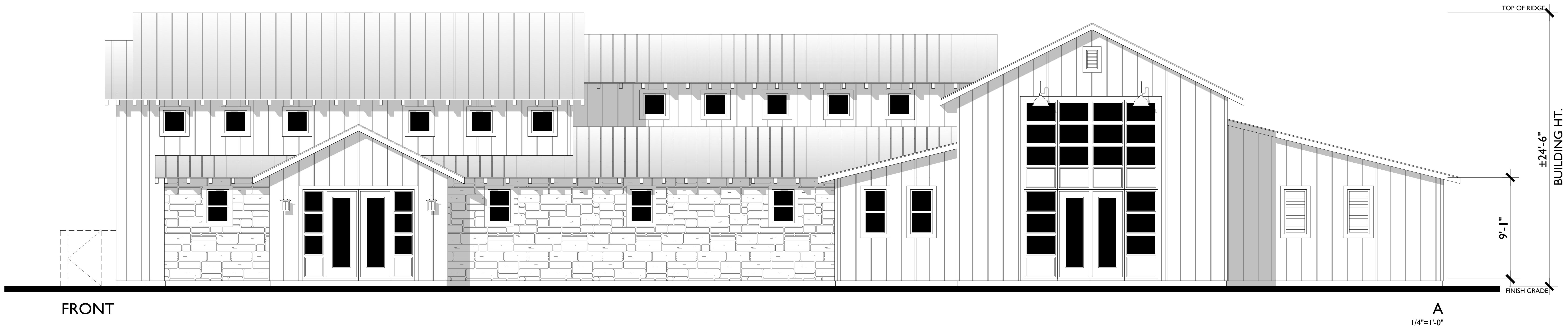
FLOOR AREA TABLE	
CLUBHOUSE	4,773 SQ. FT.
RR & POOL EQUIP	918 SQ. FT.
TOTAL	5,691 SQ. FT.
OUTDOOR TRELLIS	761 SQ. FT.
CABANA	489 SQ. FT.

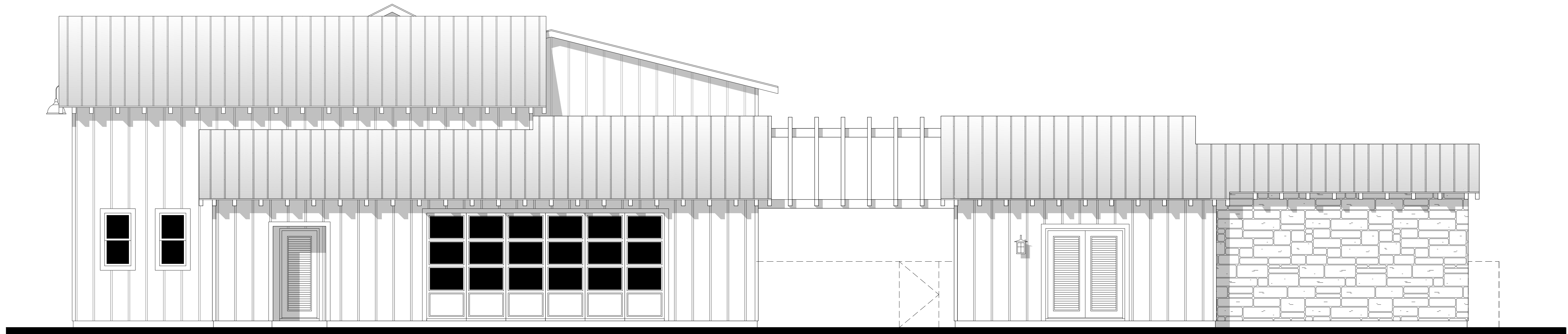
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

CLUBHOUSE + RESTROOMS AND POOL EQUIPMENT BUILDING
EVERGREEN

Morgan Hill , California

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RIGHT

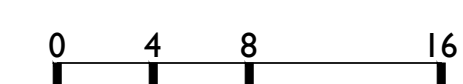


REAR

CLUBHOUSE ELEVATIONS

EVERGREEN

Morgan Hill , California



830.15155