

ANY VARIATION FROM THE SPECIFIED DESIGN, FINISH  
PRODUCTS OR EXTERIOR ELEVATION STYLE IS TO BE  
BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO  
CONSTRUCTION.

ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF D&Z DESIGN ASSOCIATES PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL WORK TO BE IN CONFORMANCE WITH 2010 CBC, CRC, CFC, CMC, CFC, CEC AND 2010 CALIFORNIA ENERGY CODE AND 2010 CALIFORNIA GREEN BUILDING STANDARDS AND THE UNIFORM CODE FOR BUILDING CONSERVATION. THESE CODES, AS WELL AS THE STATE AND LOCAL AMENDMENT TO THEM.

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR  
METHOD AND MANNER OF CONSTRUCTION AND FOR ALL  
JOB SITE SAFETY DURING CONSTRUCTION.

**VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS  
AT SITE PRIOR TO CONSTRUCTION AND BIDDING.**

SLOPE ALL FINISH GRADES A MIN. OF 4% FOR 5'-0" "AWAY"  
FROM STRUCTURE FOR POSITIVE DRAINAGE @  
LANDSCAPED AREAS & SLOPE GRADE 2% MIN. @ PAVED  
AREAS.

THE BUILDER SHALL PROVIDE THE BUILDING OWNER, MANAGER, AND THE ORIGINAL OCCUPANTS A MANUAL OF THE ENERGY-SAVING (GREEN) CONSERVATION FEATURES DEVICES, MATERIALS, AND COMPONENTS INSTALLED IN THE BUILDING, AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY, SUCH FEATURES INCLUDE HEATING, COOLING, WATER HEATING, AND LIGHTING SYSTEMS, AS WELL AS INSULATION, WEATHERSTRIPPING WINDOW SHADES, AND THERMAL MASS MATERIALS.

ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.

SEE SHEET T24 FOR ADDITIONAL ENERGY COMPLIANCE NOTES.

FIRE SPRINKLER NOTES:

ALL RESIDENTIAL STRUCTURES SHALL BE PROVIDED WITH RESIDENTIAL FIRE SPRINKLERS INCLUDING GARAGES. SYSTEM TO COMPLY WITH NFPA 13D SUBJECT TO INSPECTION BY THE CITY.

RISER SHALL BE INSTALLED IN THE GARAGE UNLESS ALTERNATE APPROVED BY THE FIRE MARSHAL.

IF THE WATER SUPPLY TO THE HOME IS NOT AT THE MAIN WATER, A CHECK VALVE SHALL BE SUPPLIED AT THE LOCATION OF THE TEE FROM THE DOMESTIC SUPPLY. WATER SUPPLY FROM POINT OF ENTRY TO THE RISER SHALL BE APPROVED FIRE SPRINKLER LINE.

ALL ENCLOSED GARAGES AND ATTACHED CARPORTS SHALL BE PROVIDED WITH SPRINKLER PROTECTION.

AT LEAST 1 SPRINKLER OF EACH TYPE SHALL BE PRESENT IN THE SPARE HEAD BOX AT FINAL.

AN EXTERIOR BELL/HORN SHALL BE INSTALLED ON THE BEDROOM SIDE OF THE HOME. A HORN DEVICE SHALL BE PROVIDED FOR THE INTERIOR LIVING SPACE.

SPRINKLER CPVC PIPING IN ATTIC SPACE SHALL BE PROVIDED WITH ADEQUATE INSULATION OR BE DONE WITH COPPER.

SPRINKLER COVERAGE SHALL BE PROVIDED UNDERNEATH STAIRWELLS WHEN USED AS STORAGE, CLOSETS OR BATHROOMS (EVEN IF LESS THAN 55 SQ. FT.). CONCEALED SPACES USED FOR STORAGE IN ATTICS OR CRAWL SPACES THAT EXCEED 55 SQ. FT. IN AREA AND 6 FT. IN HEIGHT, SHALL BE PROVIDED WITH SPRINKLER COVERAGE.

BUILDING / HOUSE ADDRESS NUMBERS SHALL BE CLEARLY  
VISIBLE FROM THE STREET AND ILLUMINATED.

PLANNING AND DESIGN:  
SITE DEVELOPMENT:  
DEVELOP AND IMPLEMENT A PLAN TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.  
PLAN AND DEVELOP THE SITE TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS.  
ENERGY EFFICIENCY:  
LOW-RISE RESIDENTIAL BUILDINGS SHALL MEET OR EXCEED THE MINIMUM STANDARD DESIGN REQUIRED BY THE 2010 CALIFORNIA ENERGY CODE.  
WATER EFFICIENCY AND CONSERVATION:  
INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% BY USING EITHER: PRESCRIPTIVE METHOD: WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED. PERFORMANCE METHOD: A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED. WHEN USING THE PERFORMANCE METHOD, MULTIPLE SHOWERHEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED MAXIMUM FLOW RATES.  
ELEMENTS OF THE WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.  
OUTDOOR WATER USE:  
AUTOMATIC IRRIGATION SYSTEMS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER- OR SOIL MOISTURE-BASED. MATERIAL CONSERVATION AND RESOURCE EFFICIENCY:  
ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.  
A MINIMUM OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE. WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY. SEE SECTION 4.4.08.2.1 REGARDING DOCUMENTATION.  
AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.  
ENVIRONMENTAL QUALITY:  
INSTALL ONLY A DIRECT-VENT SEALED-COMBUSTION GAS OR SEALED WOOD-BURNING FIREPLACE OR A SEALED WOODSTOVE. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.  
ADHESIVE, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.  
PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.  
AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.  
DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.  
CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.  
AT LEAST 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL BE COMPLIANT WITH VOC LIMITS.  
PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.  
VAPOR RETARDER AND CAPILLARY BREAK SHALL BE INSTALLED AT SLAB-ON-GRADE FOUNDATIONS.  
MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL BE CHECKED BEFORE ENCLOSURE.  
EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING SHALL BE PROVIDED IN EVERY BATHROOM.  
WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2. DUCT SYSTEMS ARE TO BE FOLLOWED, DESIGNED, AND EQUIPMENT IS TO BE SELECTED USING THE FOLLOWING METHODS:  
1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL J 2004 OR EQUIVALENT.  
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D 2009 OR EQUIVALENT.  
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S 2004 OR EQUIVALENT.  
INSTALLER AND THIRD PARTY QUALIFICATIONS:  
HVAC SYSTEM INSTALLERS ARE TO BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.  
SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE TRAINED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.  
VERIFICATION OF COMPLIANCE WITH THIS CODE SHALL INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

**SHEARWALL**

WALL TYPE

LENGTH

**SECTION**

SECTION NUMBER

SHEET NUMBER

**DETAILS**

DETAIL NUMBER

SHEET NUMBER

PLATE LINE HT.

REVISION NUMBER

NOTE: SEE SHEET EM1 FOR ELECTRICAL SYMBOLS LIST

**CIVIL ENGINEER**  
Giuliani & Kull, Inc.  
4880 Stevens Creek Blvd., Suite 205  
San Jose, California 95129  
(408) 615-4000

**ARBORIST**  
David Hamilton  
P.O. Box 12  
Los Gatos, California 95031  
(408) 464-5200

T1	Title Sheet
<u>CIVIL</u>	
1 of 2	Tentative Map
2 of 2	Conceptual Grading & Drainage Plan
<u>DESIGN</u>	
A1	Site Development Plan
A2	Exterior Elevations - Single Family - P
A3	Exterior Elevations - Single Family - P
A4	Exterior Elevations - Duplex
A5	Exterior Elevations - 4 Plex
A6	Exterior Elevations - Relocated Barn

**OWNER:**  
Hencken Development, L.L.C.  
c/o Nick Gera  
100 S. Murphy Ave., Suite 102  
Sunnyvale, California 94086  
(408) 391-9081

**LOT DATA:**

APN: 767-08-035, 036, 037, 038  
Zoning: D R-3  
Lot Size: 1.41 (±) acres  
Lots: 35-59 West Dunne Avenue  
Morgan Hill, California 95037

**LOT COVERAGE:**

Building:	12958 sq. ft.	21%
Landscaping:	33541 sq. ft.	55%
Paving:	14921 sq. ft.	24%
Total:	61419 sq. ft.	100%

**PARKING:**

Required:	44 (20 covered)
Provided:	50 (25 covered)

[illegible]

MONTEREY RD

E 4TH ST

E 5TH ST

W 5TH ST

E 6TH ST

E 7TH ST

E 8TH ST

E 9TH ST

E 10TH ST

E 11TH ST

E 12TH ST

E 13TH ST

E 14TH ST

E 15TH ST

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E 98TH ST

E 99TH ST

E 100TH ST

W DUNNE AVE

DEL MONTE AVE

CICLINO AVE

MONTEREY RD

MYRTLE AVE

CHURCH ST

ST. AGATHA LN

W DUNNE AVE

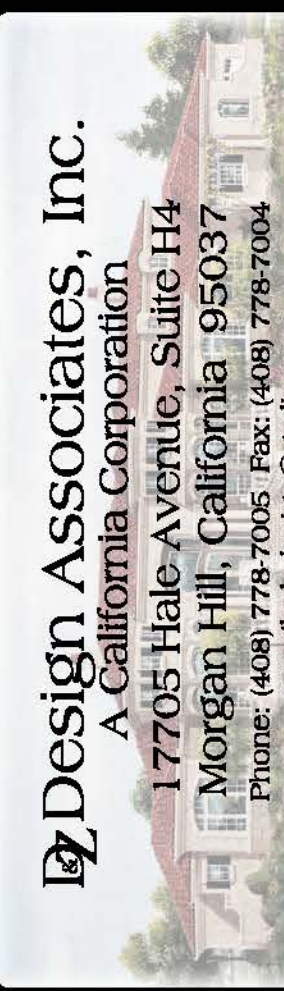
BUTTERFIELD BLVD

**JOB SITE**  
35-59 W. DUNNE AVE

A PLANNED 14 HOME DEVELOPMENT  
355 W. DUNNE AVENUE  
MORGAN HILL, CALIFORNIA

[illegible]

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SETS FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF DAZ DESIGN ASSOCIATES. THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REVISED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DAZ DESIGN ASSOCIATES. ANY USE OF THESE PLANS BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF DAZ DESIGN ASSOCIATES, ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF DAZ DESIGN ASSOCIATES PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. ALL WRITTEN DIMENSIONS SHALL TAKE

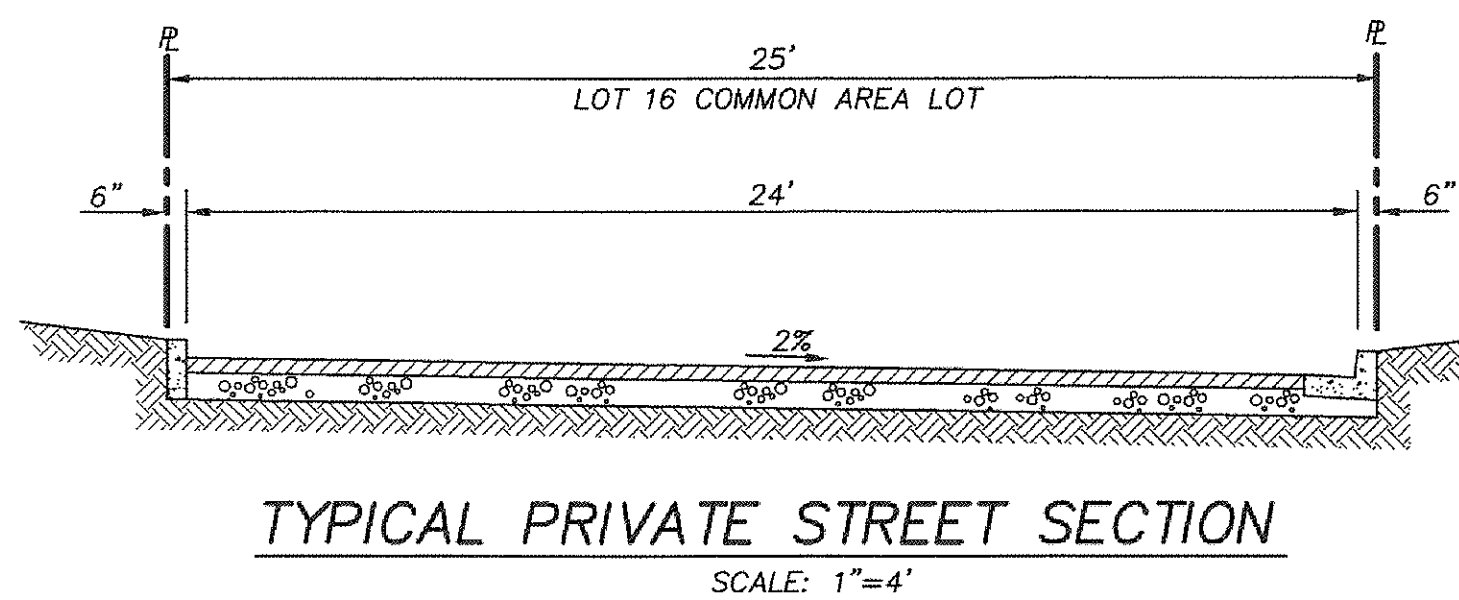


DRAWING TITLE	
Title Sheet	
JOB TITLE	Hencken Oaks A Planned 14 Home Development
JOB ADDRESS	West Dunne Avenue Morgan Hill, California

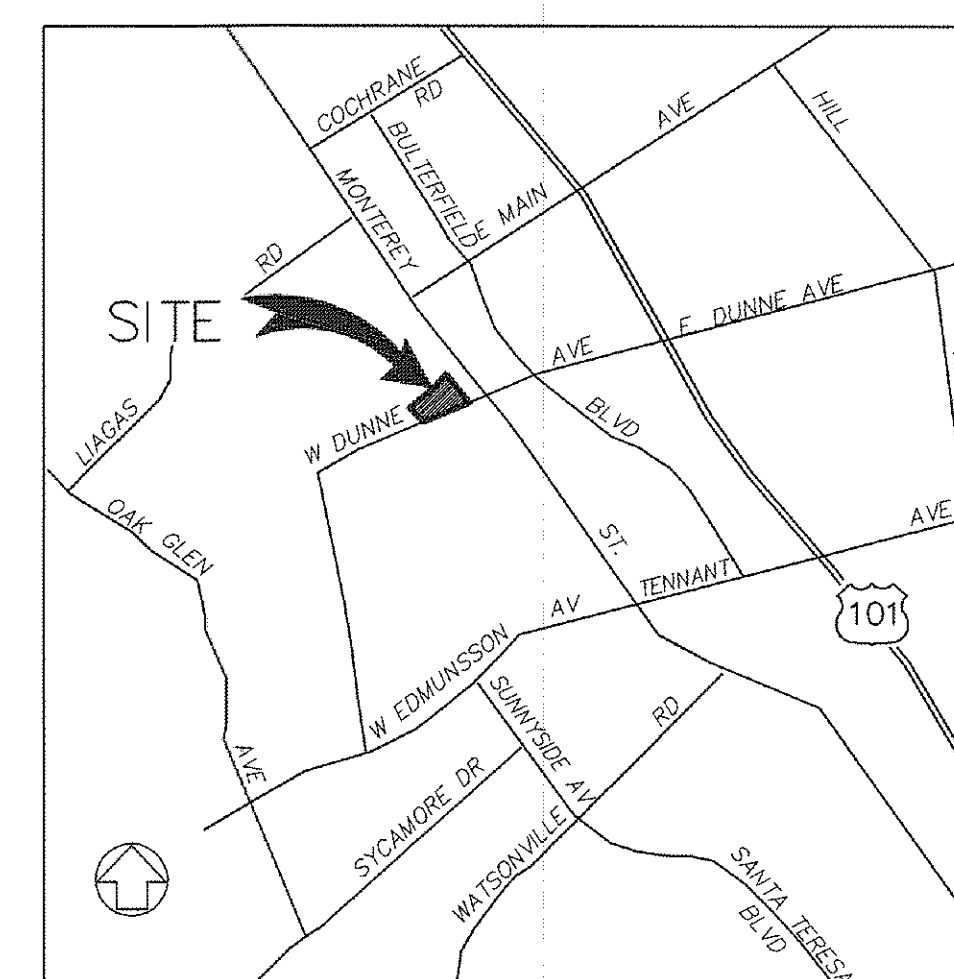
DATE	SEPT. 9, 2016
SCALE	NONE
PROJECT MANAGER	MICHAEL DAVIS
DRAWN	AB
JOB NO.	DZ4312
SHEET	

# T1





BENCH MARK:  
CITY OF MORGAN HILL BENCH MARK 09-05.  
2.5" BRASS DISC SET IN TOP OF CONCRETE CURB WESTERLY  
SIDE OF THE MEDIAN STRIP IN THE CENTER OF MONTEREY  
ROAD, MIDWAY BETWEEN 3RD STREET AND 4TH STREET.  
ELEVATION=345.44 (NAVD 1988)



VICINITY MAP  
N.T.S.

## NOTES

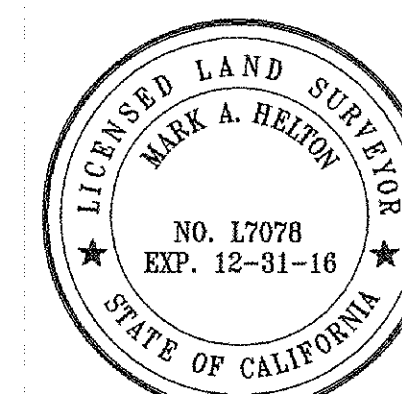
PROJECT NAME: 35-59 W. DUNNE AVENUE  
OWNER/  
SUBDIVIDER: MICHAEL SOARES

SURVEYOR: GIULIANI & KULL, INC.  
4880 STEVENS CREEK BLVD., SUITE 205  
SAN JOSE, CA 95129  
(408) 615-4000  
MARK A. HELTON, PLS 7078

EXISTING GENERAL PLAN:	
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)
EXISTING USE:	TWO SINGLE FAMILY DETACHED RESIDENCES
PROPOSED USE:	FOURTEEN (14) SINGLE FAMILY TOWNHOUSE RESIDENTIAL UNITS
WATER SUPPLY:	
SEWAGE DISPOSAL:	CITY OF MORGAN HILL
ASSESSOR'S PARCEL #:	767-08-035, 036, 037, 038
STREET TREES:	
SHALL CONFORM TO CITY OF MORGAN HILL REQUIREMENTS	
TOTAL SITE AREA:	1.41± ACRES
PROPOSED LOTS:	16

LEGEND

- |  |  |
|--|--|
|  | PROPERTY LINE                          |
|  | EASEMENT LINE                          |
|  | OLD LOT LINE TO BE REMOVED             |
|  | BUILDING FOOTPRINT                     |
|  | TREE                                   |
|  | FIRE HYDRANT                           |
|  | WATER VALVE                            |
|  | WATER METER                            |
|  | JOINT POLE                             |
|  | SANITARY MANHOLE                       |
|  | SANITARY CLEANOUT                      |
|  | CONTOUR LINE                           |
|  | CONC. CURB & GUTTER                    |
|  | CATCH BASIN                            |
|  | WATER LINE (APPROX. LOCATION)          |
|  | STORM DRAIN LINE (APPROX. LOCATION)    |
|  | SANITARY SEWER LINE (APPROX. LOCATION) |
|  | RETAINING WALL                         |
|  | FENCE LINE                             |
|  | EDGE OF PAVEMENT                       |



Mark A. Helton

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(408) 615-4000 Fax (408) 615-4004  
Auburn • San Jose • Oakdale

**35-59 WEST DUNNE AVENUE**

**MORGAN HILL: CALIFORNIA**

**TENTATIVE  
MAP**

SHEET

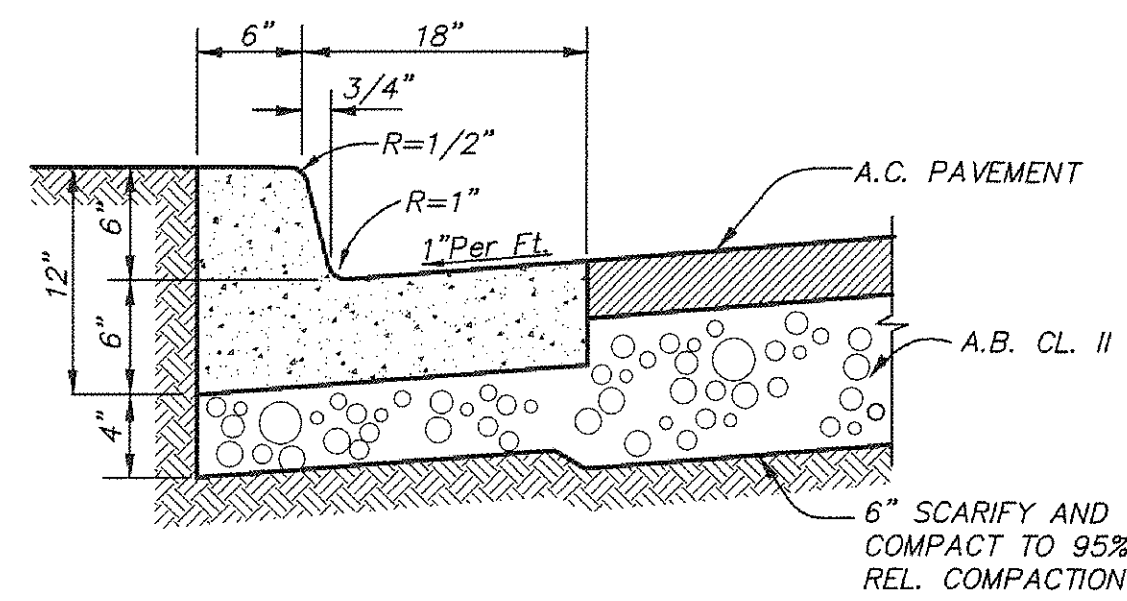
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OF 2

DATE 9/9/16

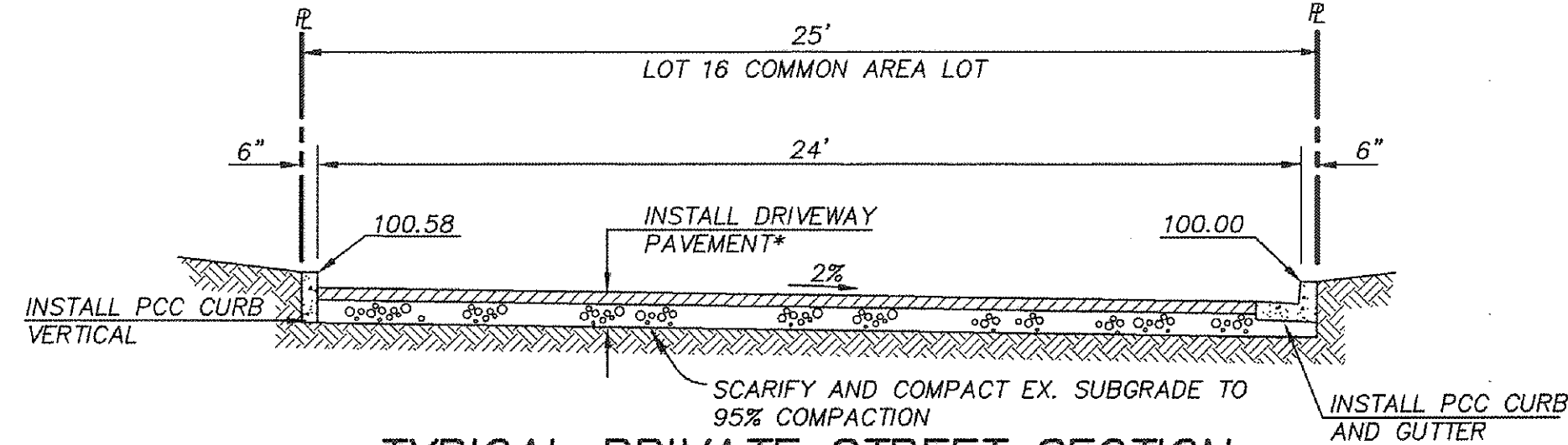
JOB NO.  
12245





P.C.C. CURB & GUTTER

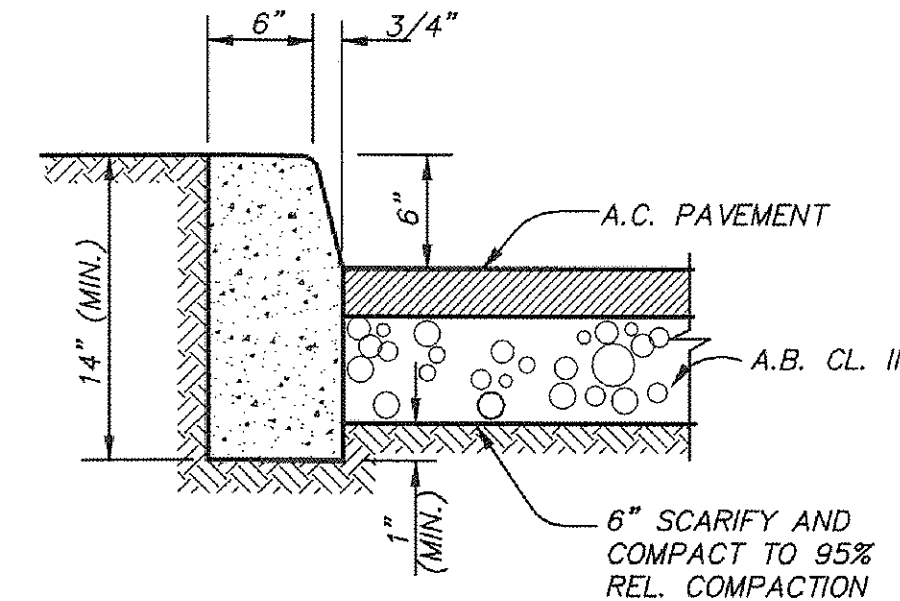
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TYPICAL PRIVATE STREET SECTION

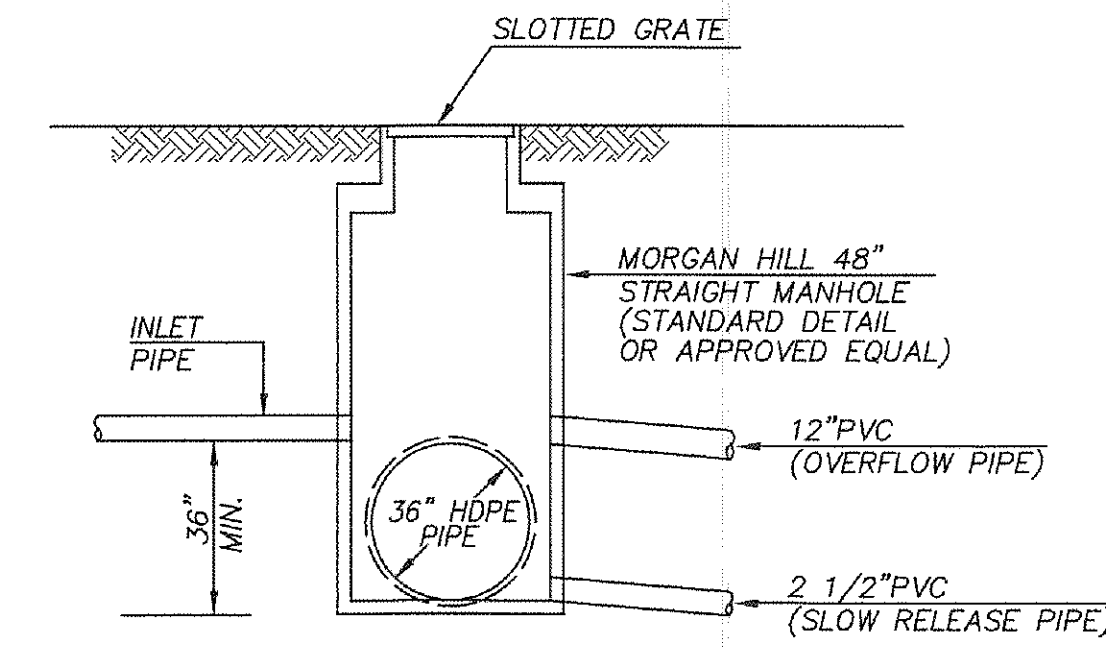
SCALE: 1"=4'

\* PAVEMENT TO EITHER BE A.C. PAVEMENT (3" A.C., ON 8" A.B., CL 2) OR INTERLOCKING PAVERS.



P.C.C. VERTICAL CURB

N.T.S.



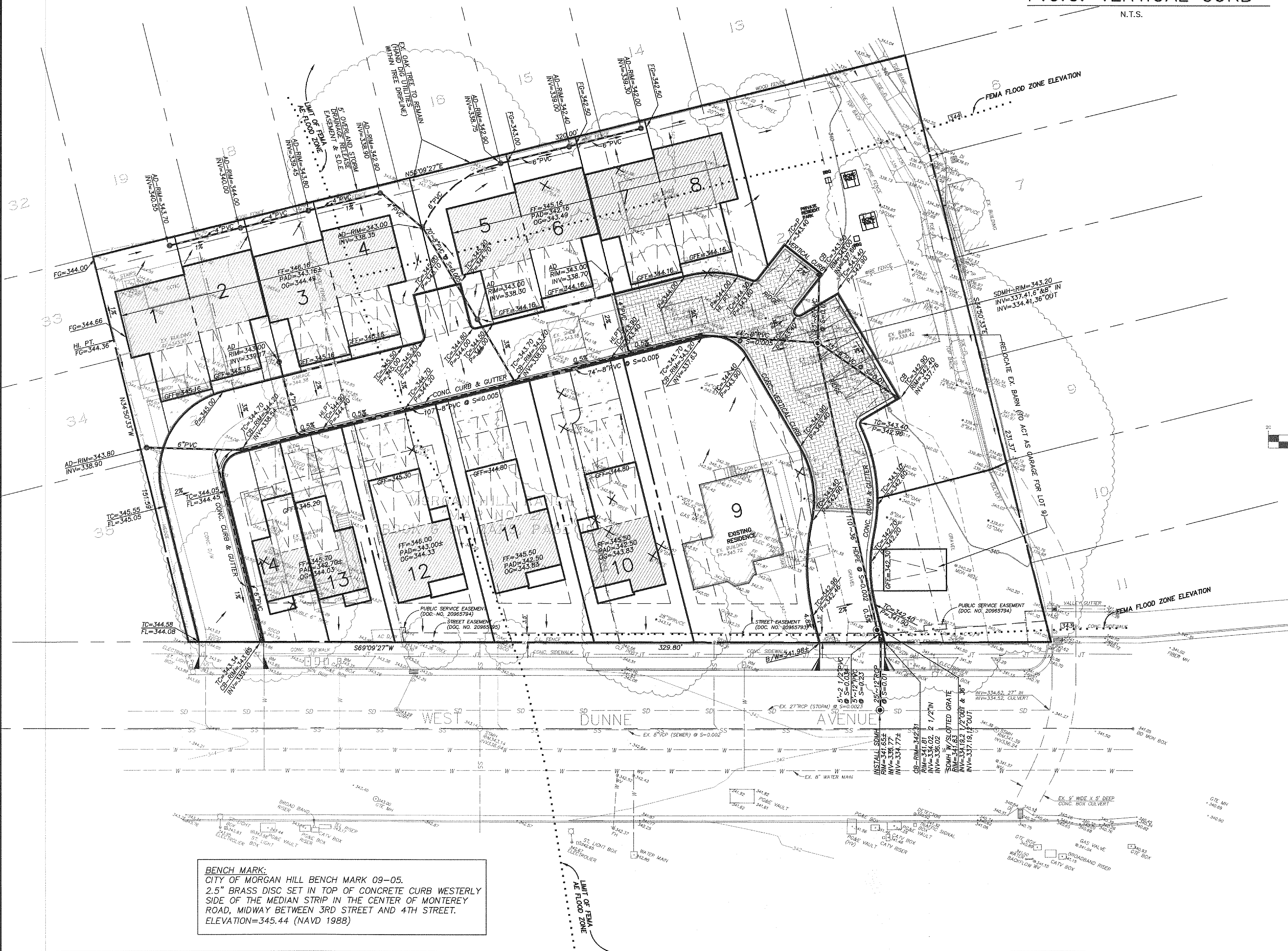
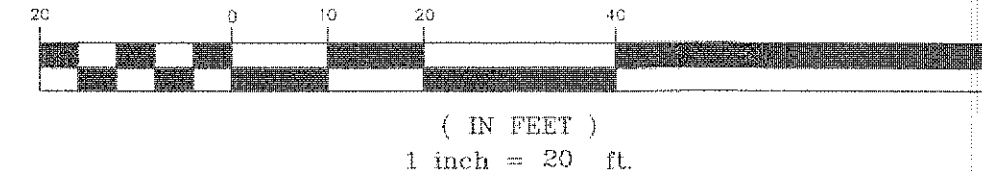
RETENTION CHAMBER DETAIL

N.T.S.

MINIMUM PIPE SLOPE CHART

4" PVC	- MIN. SLOPE = 2%
6" PVC	- MIN. SLOPE = 1%
8" PVC	- MIN. SLOPE = 0.5%
12" PVC	- MIN. SLOPE = 0.3%

GRAPHIC SCALE



BENCH MARK:  
CITY OF MORGAN HILL BENCH MARK 09-05.  
2.5" BRASS DISC SET IN TOP OF CONCRETE CURB WESTERLY  
SIDE OF THE MEDIAN STRIP IN THE CENTER OF MONTEREY  
ROAD, MIDWAY BETWEEN 3RD STREET AND 4TH STREET.  
ELEVATION=345.44 (NAVD 1988)



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Auburn • San Jose • Oakland

35-59 WEST DUNNE AVENUE

MORGAN HILL, CALIFORNIA

CONCEPTUAL  
GRADING PLAN

SHEET

2

OF

2

DATE

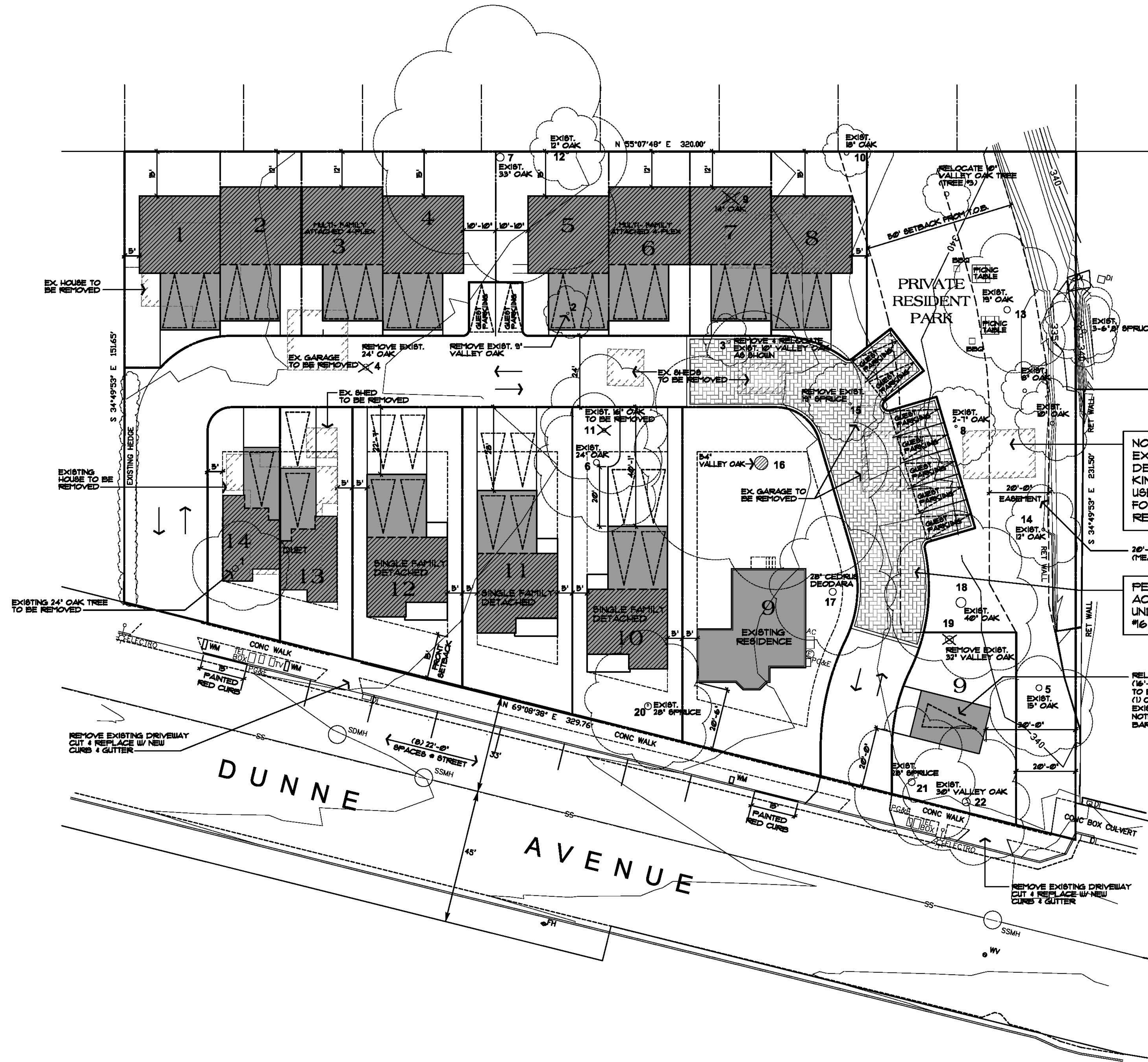
9/9/16

JOB NO.

12245

PROJECT: 35-59 WEST DUNNE AVENUE, MORGAN HILL, CA. 11/2/2015 4:52:48 PM PST





**PARKING:**  
SINGLE-FAMILY DETACHED = 6 UNITS: 2 COVERED SPACES/UNIT + 2 CAR DRIVEWAY  
REQUIRED: 12 COVERED + 12 IN DRIVEWAY-----24  
PROPOSED: 9 COVERED + 8 IN DRIVEWAYS + 8 GUEST ON W. DUNNE AVENUE-----25  
TWO, FOURPLEXES = 8 UNITS @ 2.5 SPACES/UNIT, 1 COVERED PER UNIT  
REQUIRED: 8 COVERED + 12 UNCOVERED-----20  
PROPOSED: 16 COVERED + 9 GUEST SPACES-----25  
TOTAL COVERED: REQUIRED 20 / PROVIDED 25  
TOTAL UNCOVERED: REQUIRED 24 / PROVIDED 8  
TOTAL GUEST: REQUIRED 0 / PROVIDED 17  
TOTAL REQUIRED 44 / PROVIDED 30

NOTE:  
EXISTING BARN TO BE  
DE-CONSTRUCTED AND RE-BUILT IN  
KIND WHERE SHOWN - BARN TO BE  
USED FOR A SINGLE CAR GARAGE  
FOR THE EXISTING RESIDENCE TO  
REMAIN

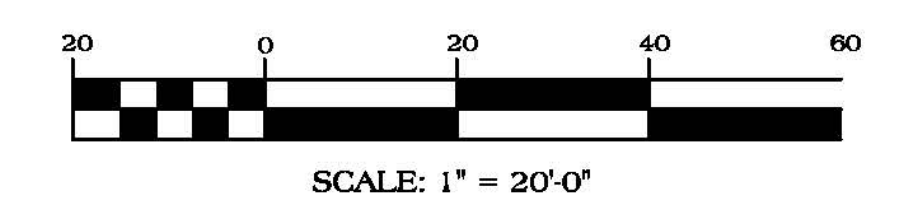
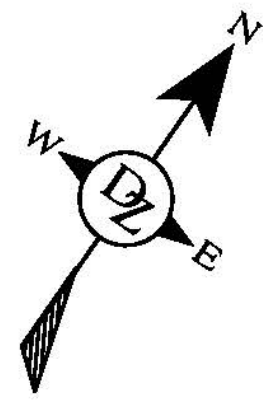
PERVIOUS PAVEMENT  
ACCENT PAVING- USED  
UNDER DRIPLINE OF TREE  
#16, 54" VALLEY OAK

RELOCATE BARN  
(16'-0" X 24'-0")  
TO BE USED AS A  
(1) CAR GARAGE FOR  
EXISTING RESIDENCE - LOT 9  
NOTE: USE FLOOD VENTS +  
BARN AS REQUIRED

Tree Legend					
Tree #	Circumference	Species	Red-Removal	Health/Structure	Keep or Remove
1	75"	Coast Live Oak		Fair	Remove
2	18"	Multi-trunk		Poor	Remove
3	10"	Valley Oak		Good	Relocate
4	75"	Coast Live Oak		Poor-flaw	Remove
5	46"	Coast Live Oak		Good	Remain
6	74"	Coast Live Oak		Good	Remain
7	100"	Coast Live Oak		good/moder	Remain
8	38"	Coast Live Oak		good-poor	Remain
9	55"	Coast Live Oak		Fair	Remove
10	56"	Valley Oak		Excellent	Remain
11	57"	Coast Live Oak		Fair	Remove
12	23"	Coast Live Oak		good	Remain
13	33"	Valley Oak		good	Remain
14	36"	Coast Live Oak		good	Remain
15	58"	Spruce		Dead	Removed
16	160"	Valley Oak		Excellent	Remain
17	82"	Cedrus Deodara		Good	Remain
18	123"	Valley Oak		Good	Remain
19	100"	Valley Oak		Poor	Remove
20	85"	Atlas Cedar		Good	Remain
21	85"	Cedrus Deodara		good	Remain
22	95"	Valley Oak		good	Remain

Site Development Plan

scale: 1"=20'-0"



NO. / DATE / REVISION

Design Associates, Inc.

A California Corporation

17705 Hale Avenue, Suite H4

Morgan Hill, California 95037

Phone: (408) 778-7005 Fax: (408) 778-7004

email: dazdesign@gafk.com

DRAWING TITLE

Site Development Plan

JOB TITLE

Hencken Oaks

JOB ADDRESS

A Planned 14 Home Development

West Dunne Avenue

Morgan Hill, California

DATE

SEP. 9, 2016

SCALE

1"=20'

PROJECT MANAGER

MICHAEL DAVIS

DRAWN

GZ

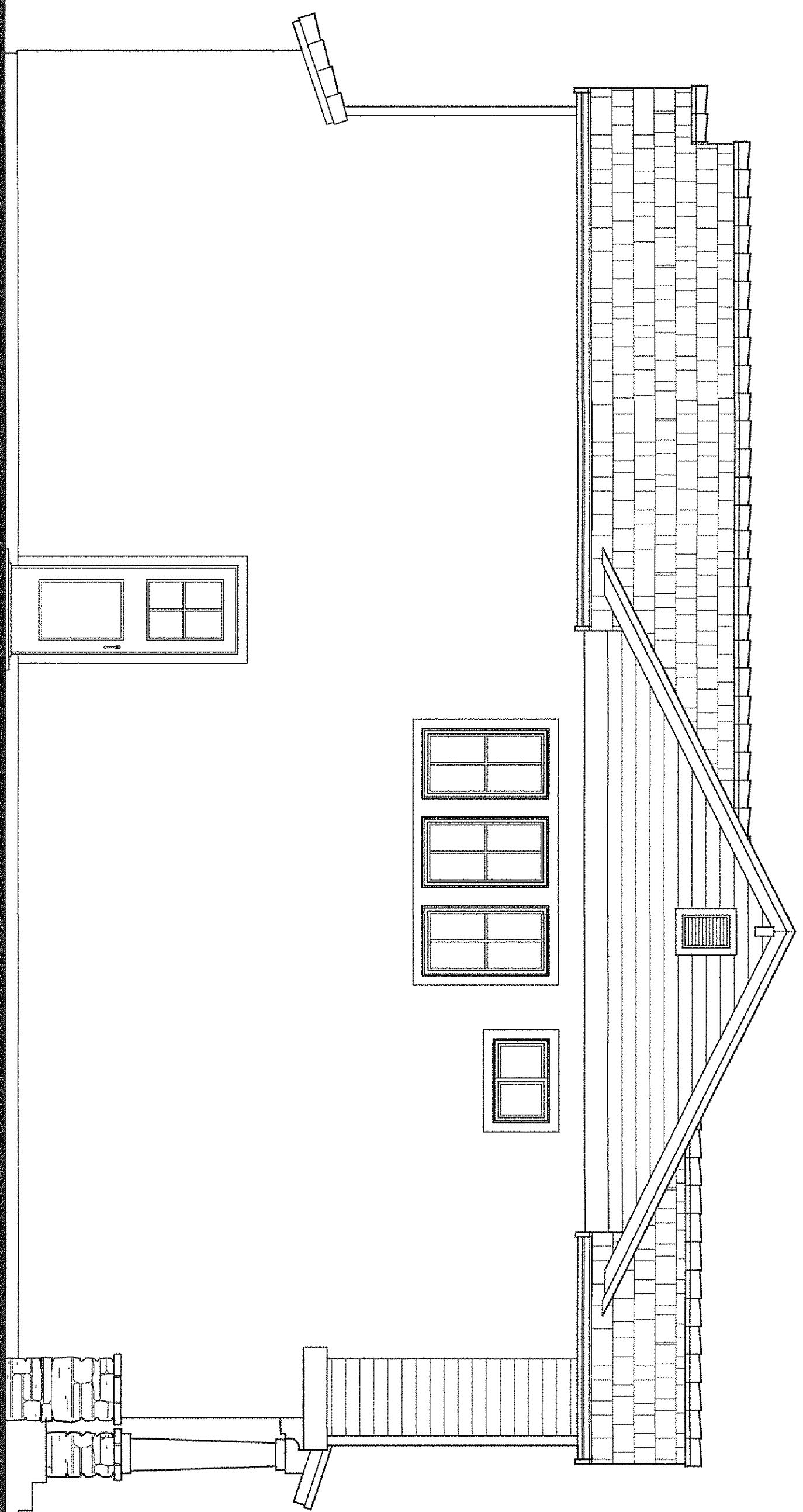
JOB NO.

DZ4312

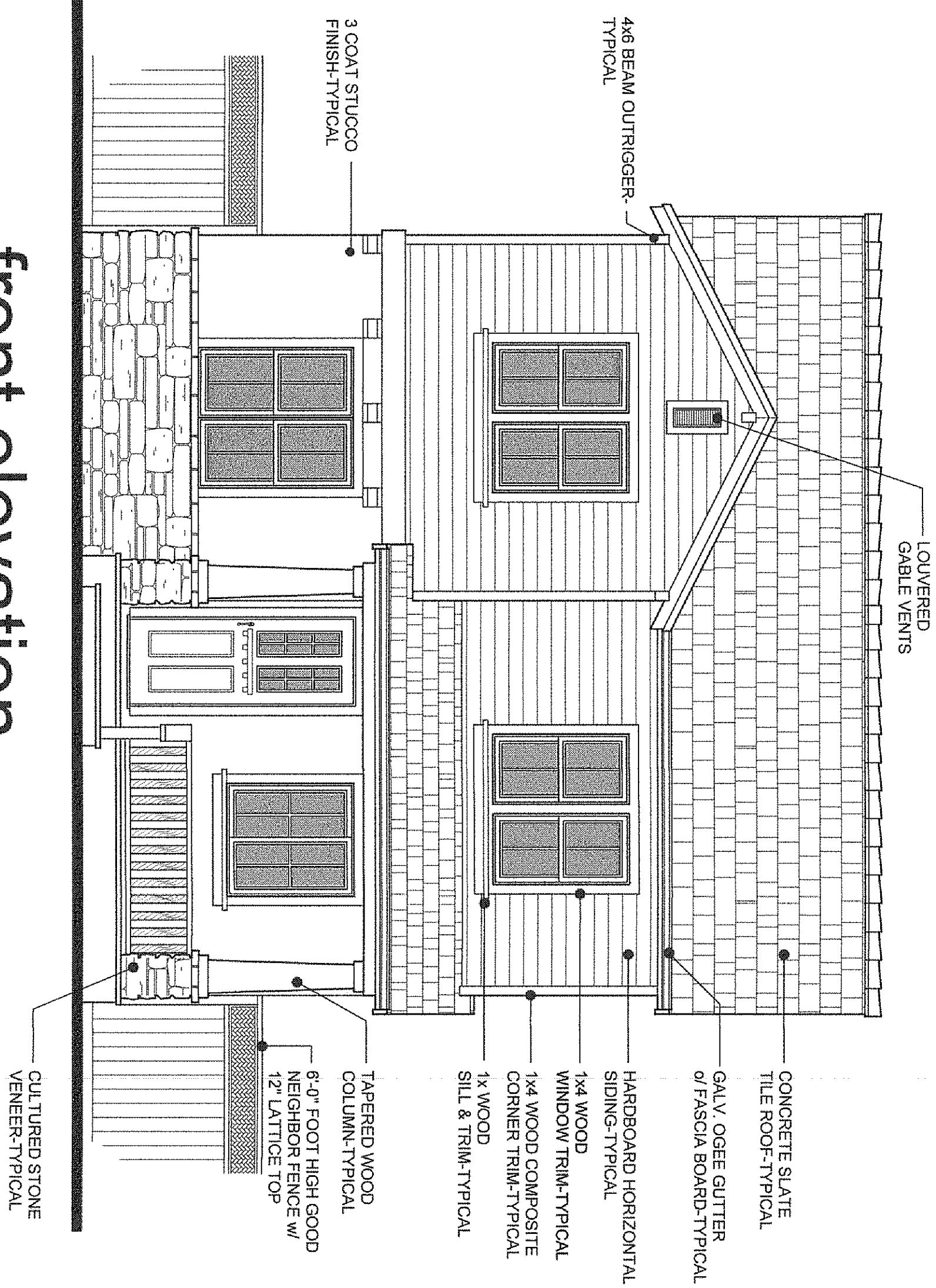
SHEET

A1





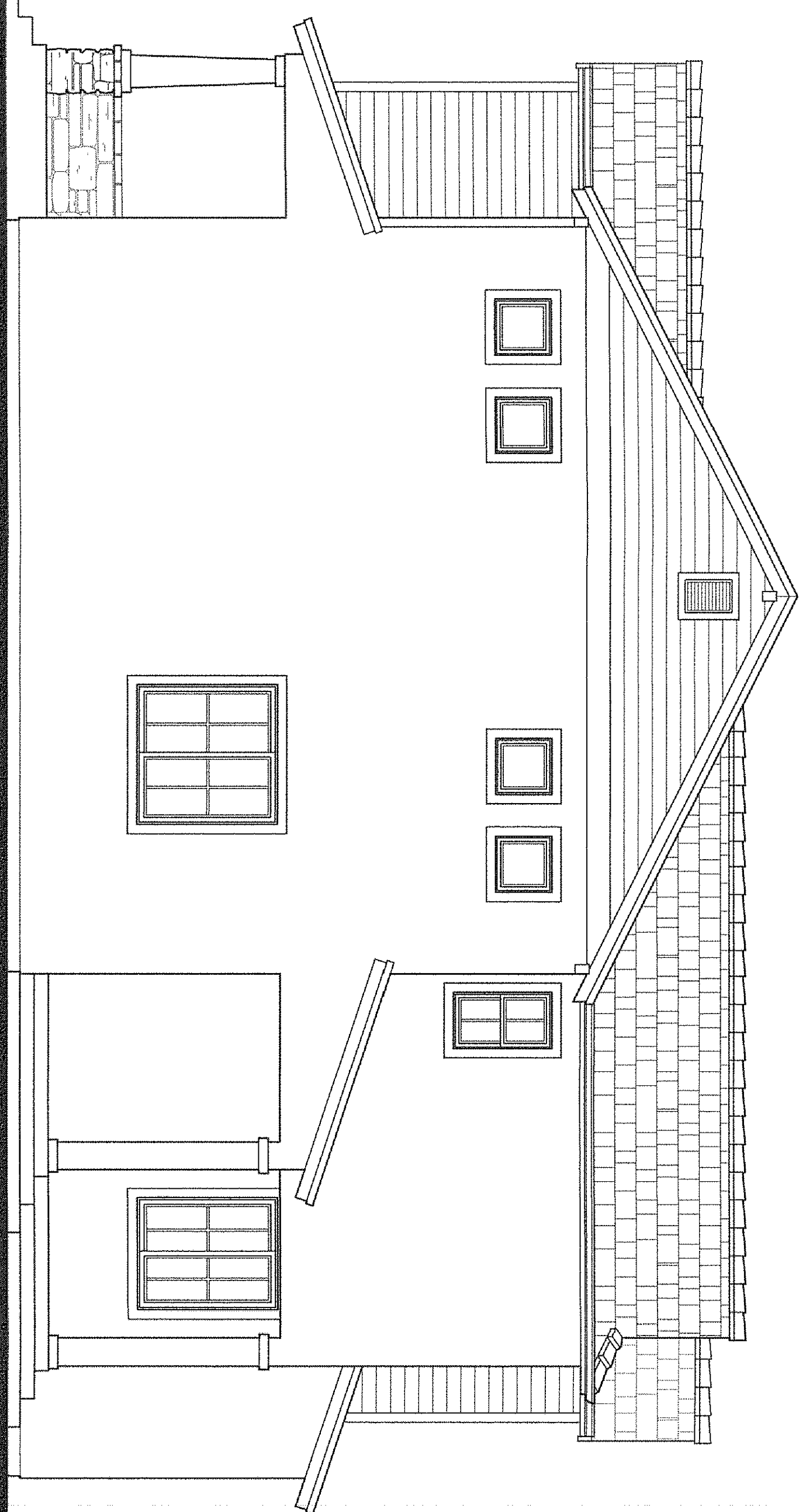
left side elevation



front elevation  
"Craftsman"

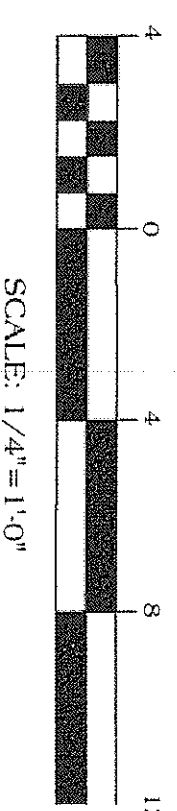


rear elevation



right side elevation

# Single Family - Plan 1a



NO. / DATE / REVISION

NO. / DATE / REVISION

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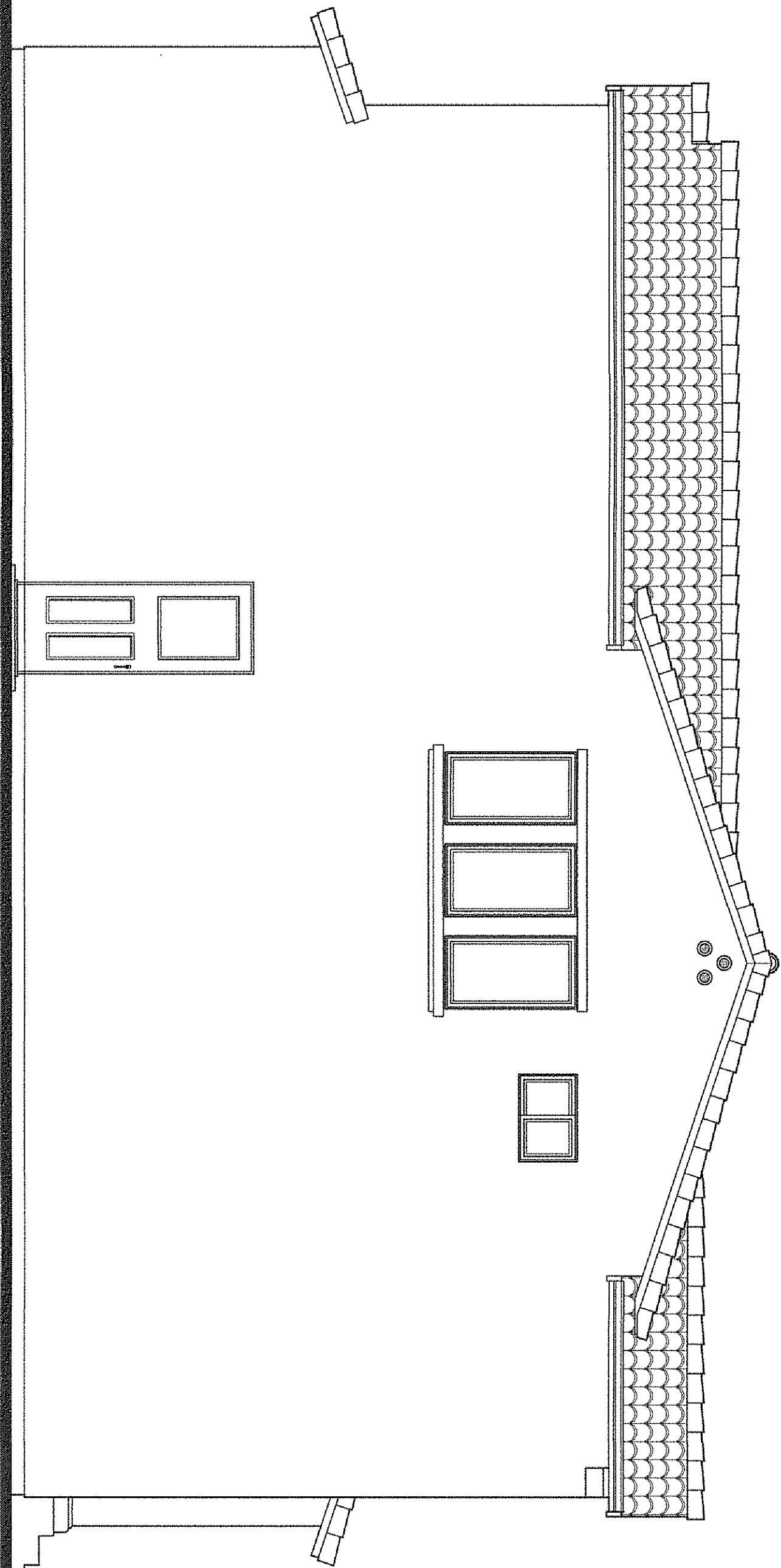


DRAWING TITLE	Exterior Elevations
JOB TITLE	Hencken Oaks A Planned 14 Home Development
JOB ADDRESS	West Dunne Avenue Morgan Hill, California

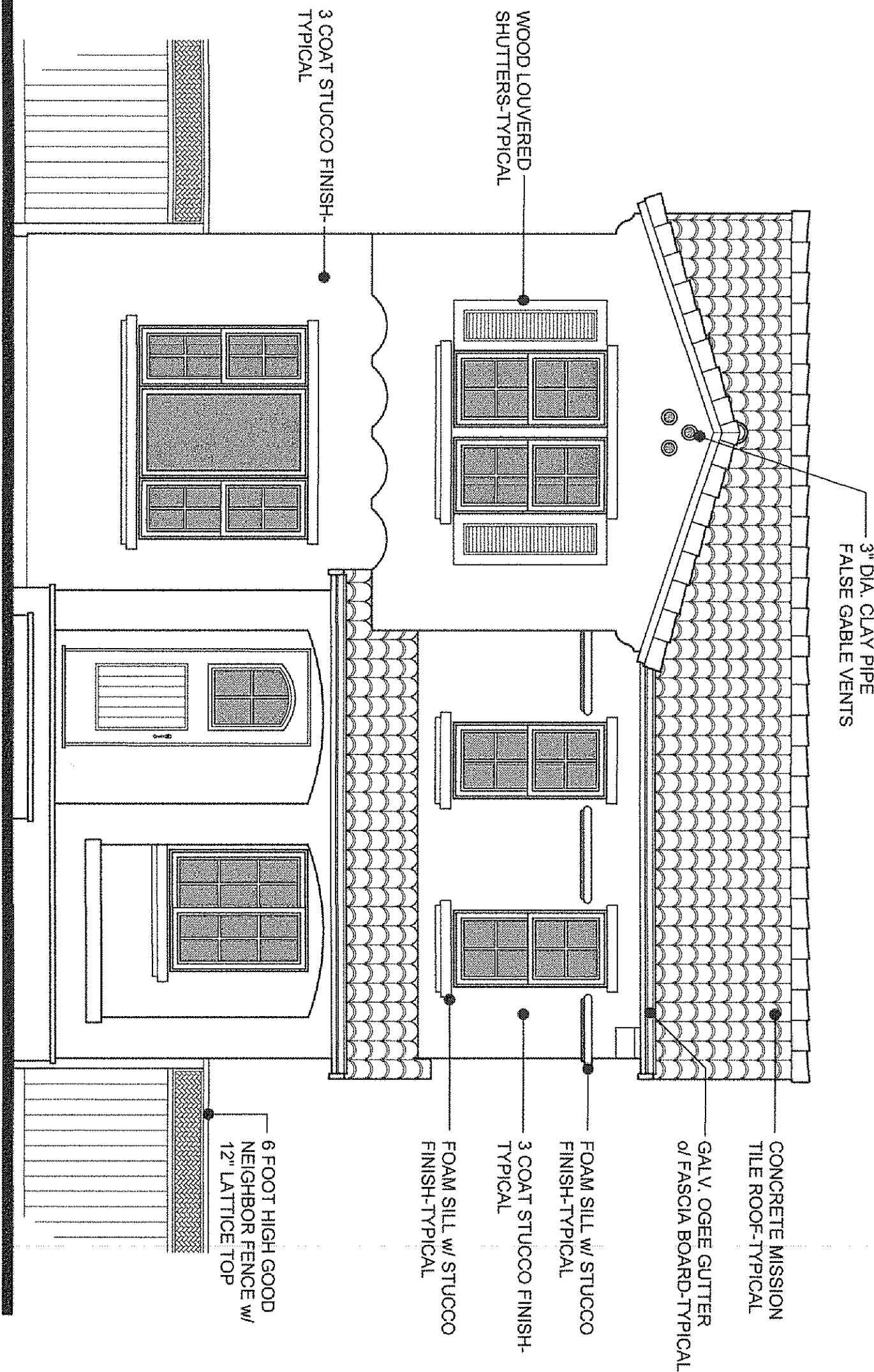
DATE	SEPT. 9, 2016
SCALE	1/4" = 1'-0"
PROJECT MANAGER	MICHAEL DAVIS
DRAWN	GZ
JOB NO.	DZ4312
SHEET	

A2

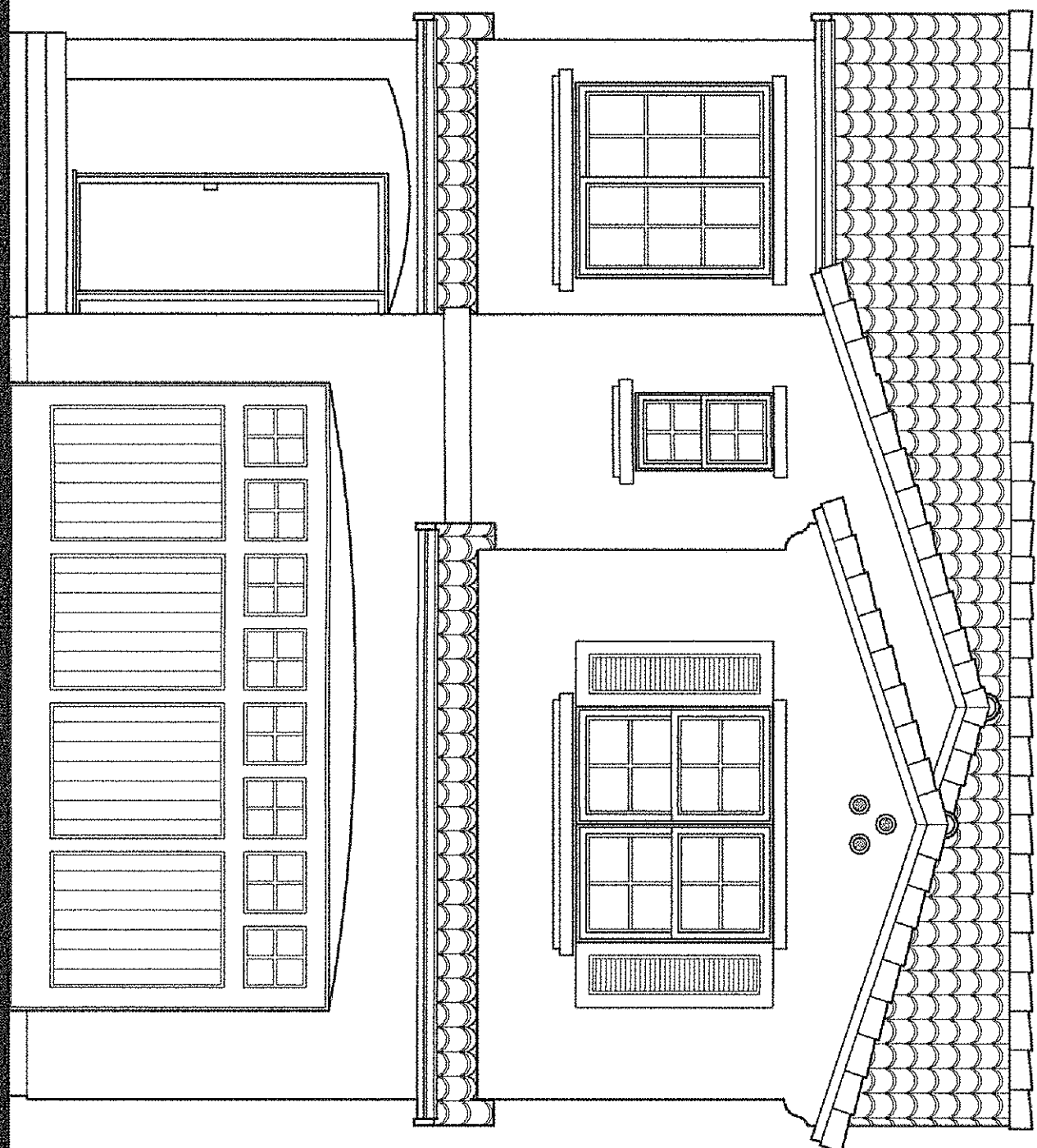




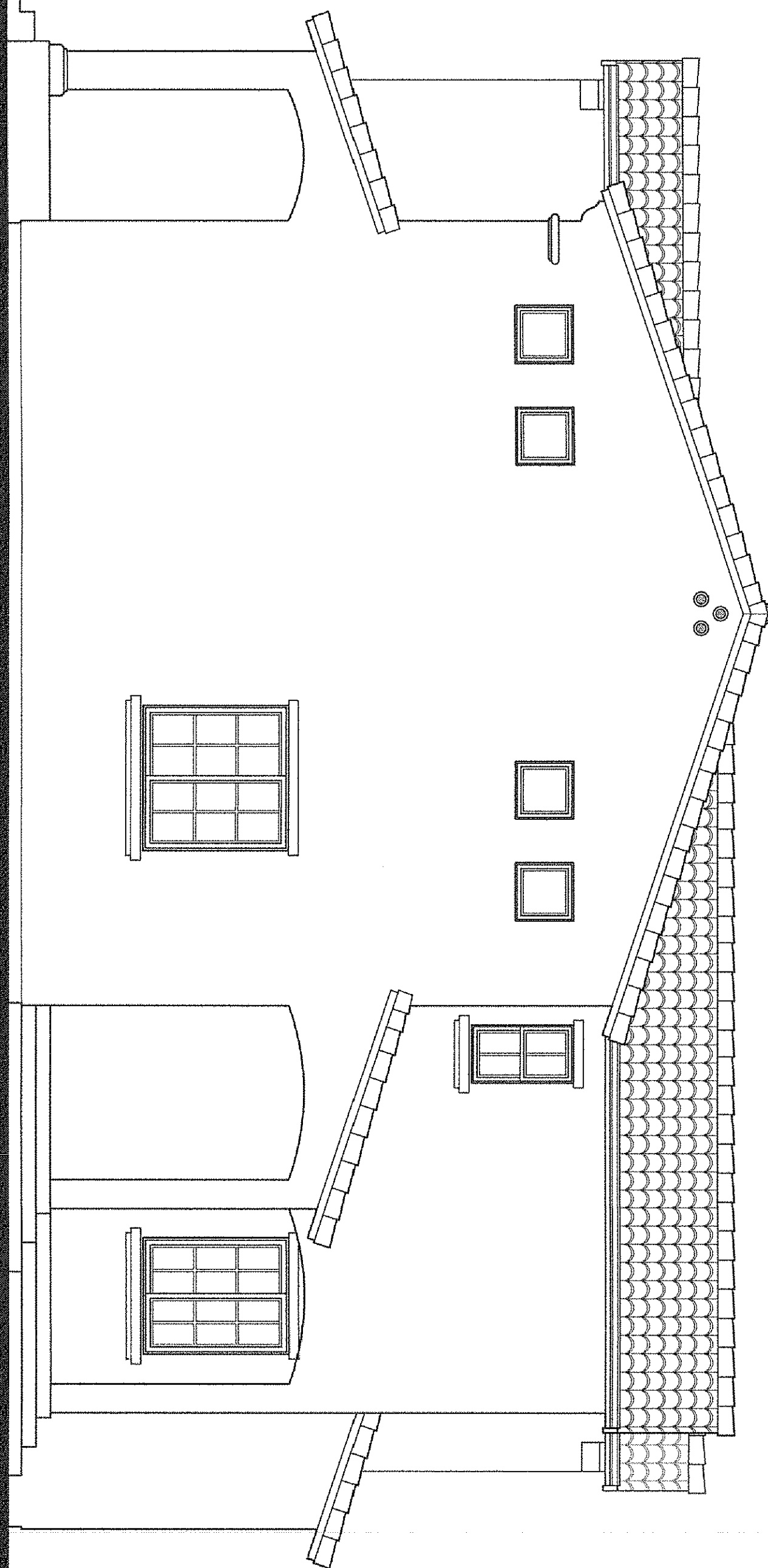
left side elevation



front elevation  
"Spanish"



rear elevation



right side elevation

Single Family - Plan 1b



A3

DRAWING TITLE	
Exterior Elevations	
JOB TITLE	Hencken Oaks
A Planned 14 Home Development	
JOB ADDRESS	West Dunne Avenue
Morgan Hill, California	



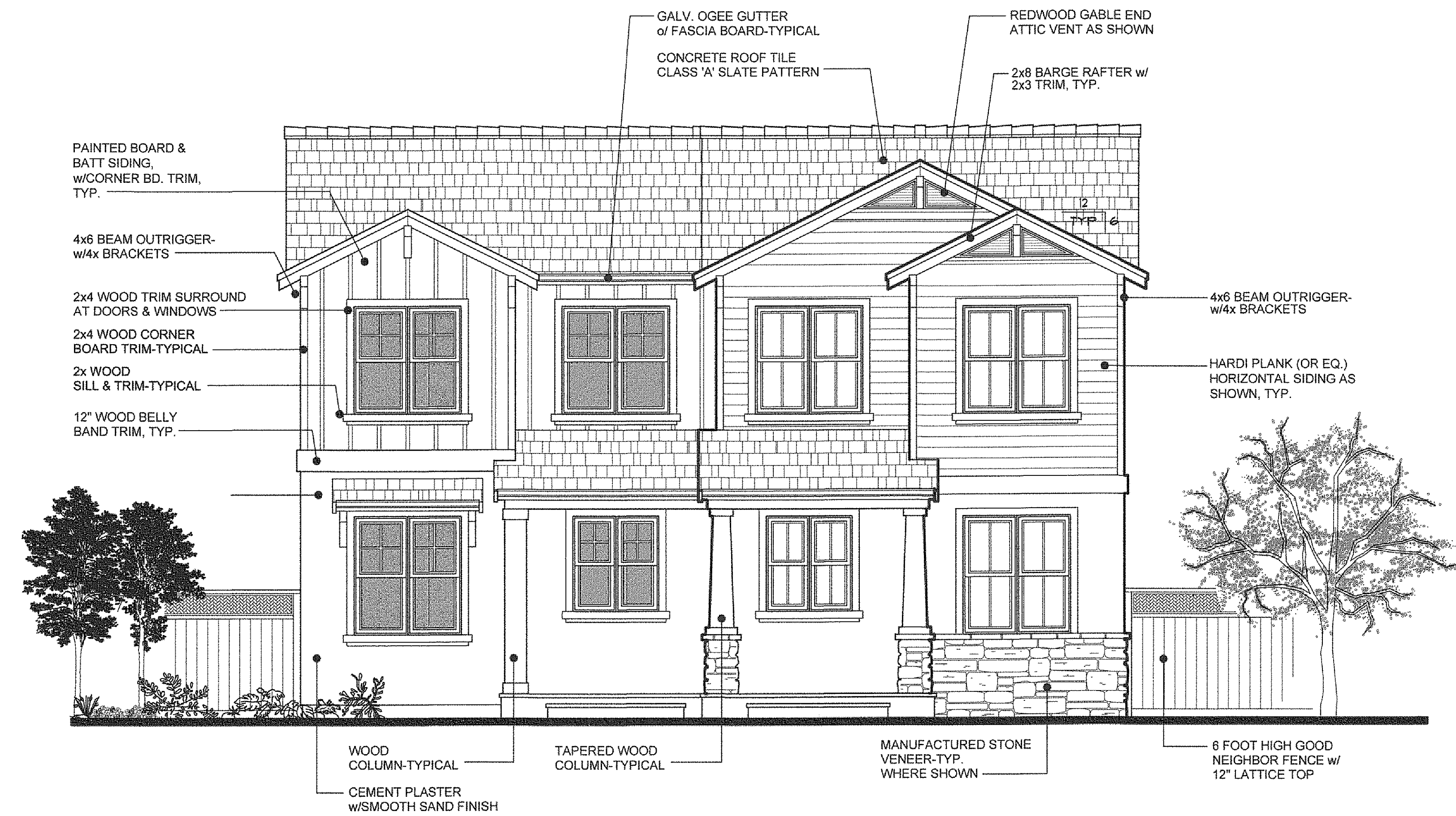
**Design Associates, Inc.**  
A California Corporation  
17705 Hale Avenue, Suite H4  
Morgan Hill, California 95037  
Phone: (408) 778-7005 Fax: (408) 778-7004  
email: d2design@garlic.com

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NO.	DATE/REVISION

DATE	SEPT 9, 2016
SCALE	1/4"=1'-0"
PROJECT MANAGER	MICHAEL DAVIS
DRAWN	GZ
JOB NO.	DZ4312
SHEET	





## Craftsman • Duet



rear elevation

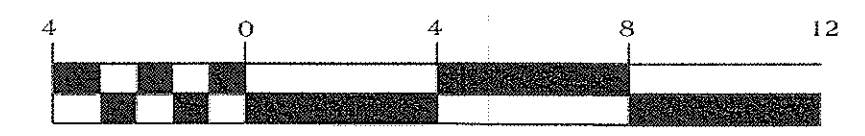


left side elevation



right side elevation

## Duet Plan



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

NO. / DATE / REVISION

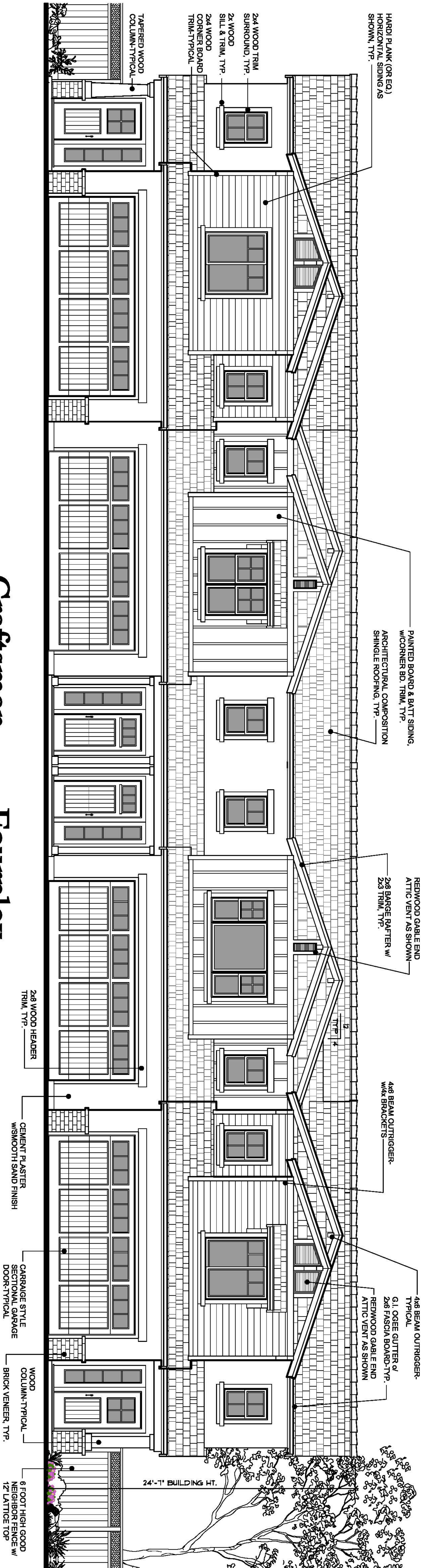
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 Phone: (408) 778-7005 Fax: (408) 778-7004  
 email: dz.design@gentle.com

DRAWING TITLE	Exterior Elevations- Duet
JOB TITLE	Hencken Oaks
JOB ADDRESS	A Planned 14 Home Development West Dunne Avenue Morgan Hill, California

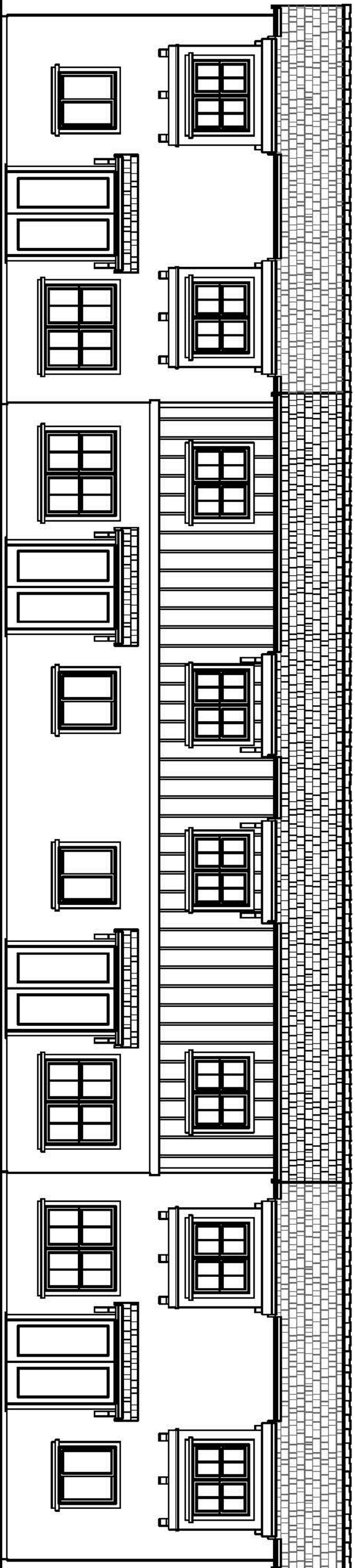
DATE	SEPT. 9, 2016
SCALE	1/4"=1'-0"
PROJECT MANAGER	MICHAEL DAVIS
DRAWN	DG
JOB NO.	DZ432
SHEET	A4



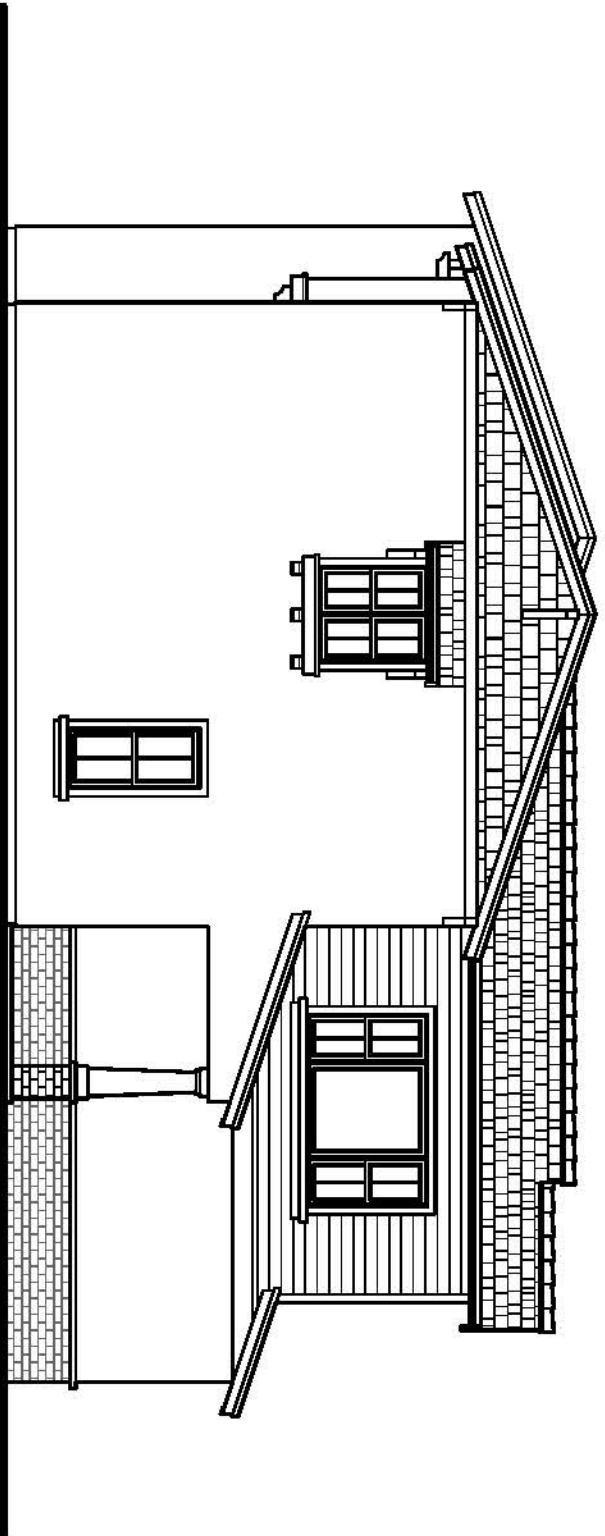


Craftsman • Fourplex

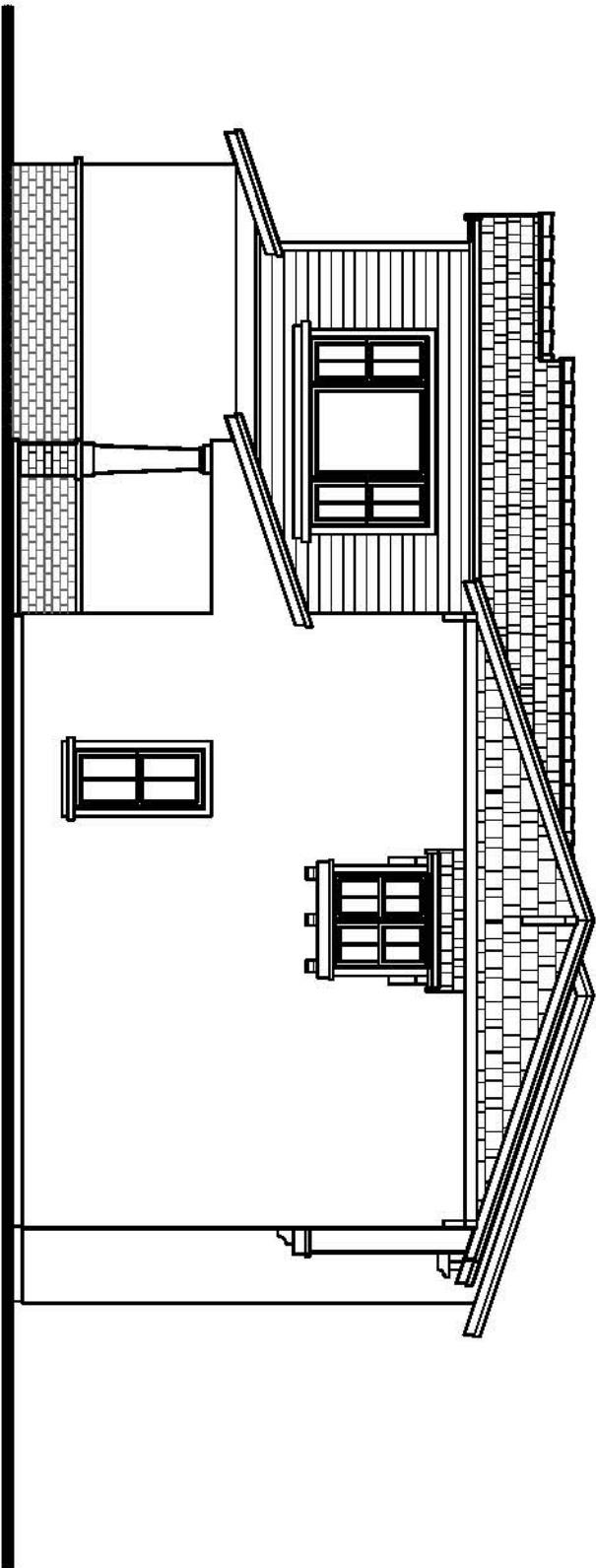
rear elevation



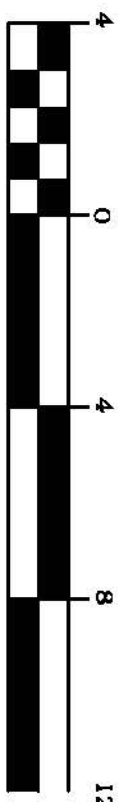
left side elevation



right side elevation



Fourplex



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

DRAWING TITLE

Exterior Elevations

JOB TITLE

Hencken Oaks  
A Planned 14 Home Development

JOB ADDRESS

West Dunne Avenue  
Morgan Hill, California



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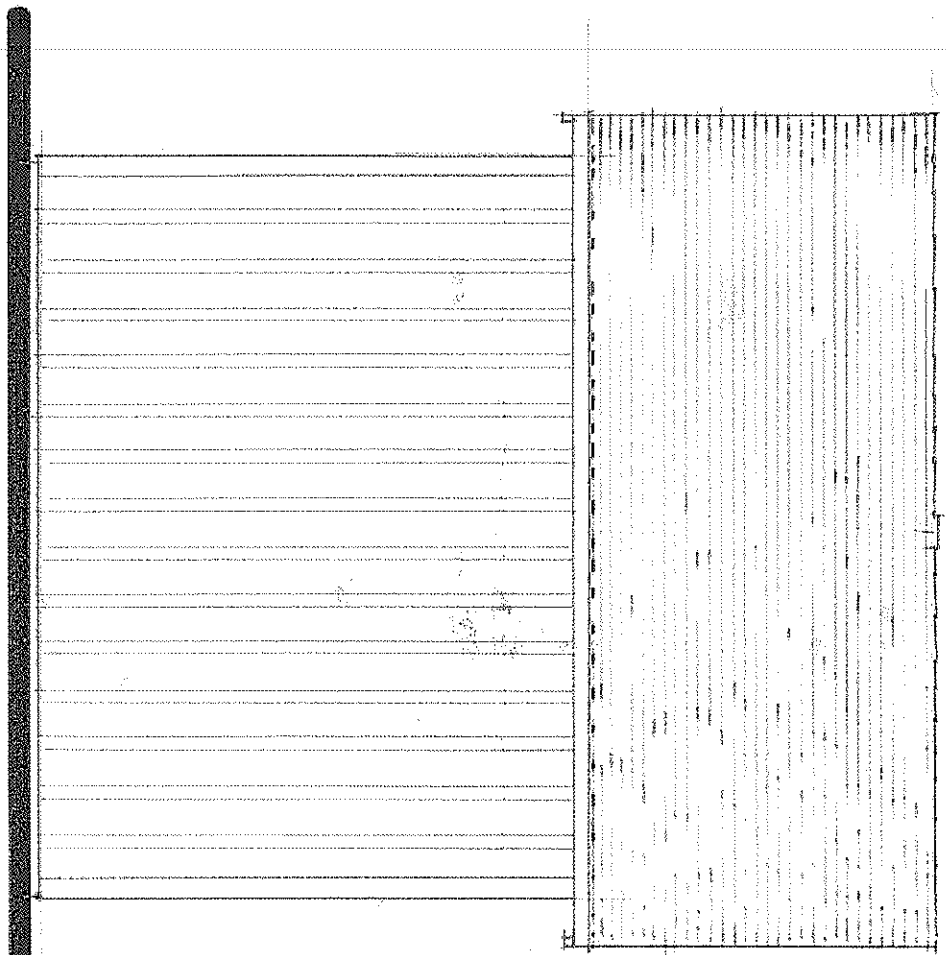
17705 Hale Avenue, Suite H4  
Morgan Hill, California 95037

Phone: (408) 778-7005 Fax: (408) 778-7004  
email: dzdesign@garlic.com

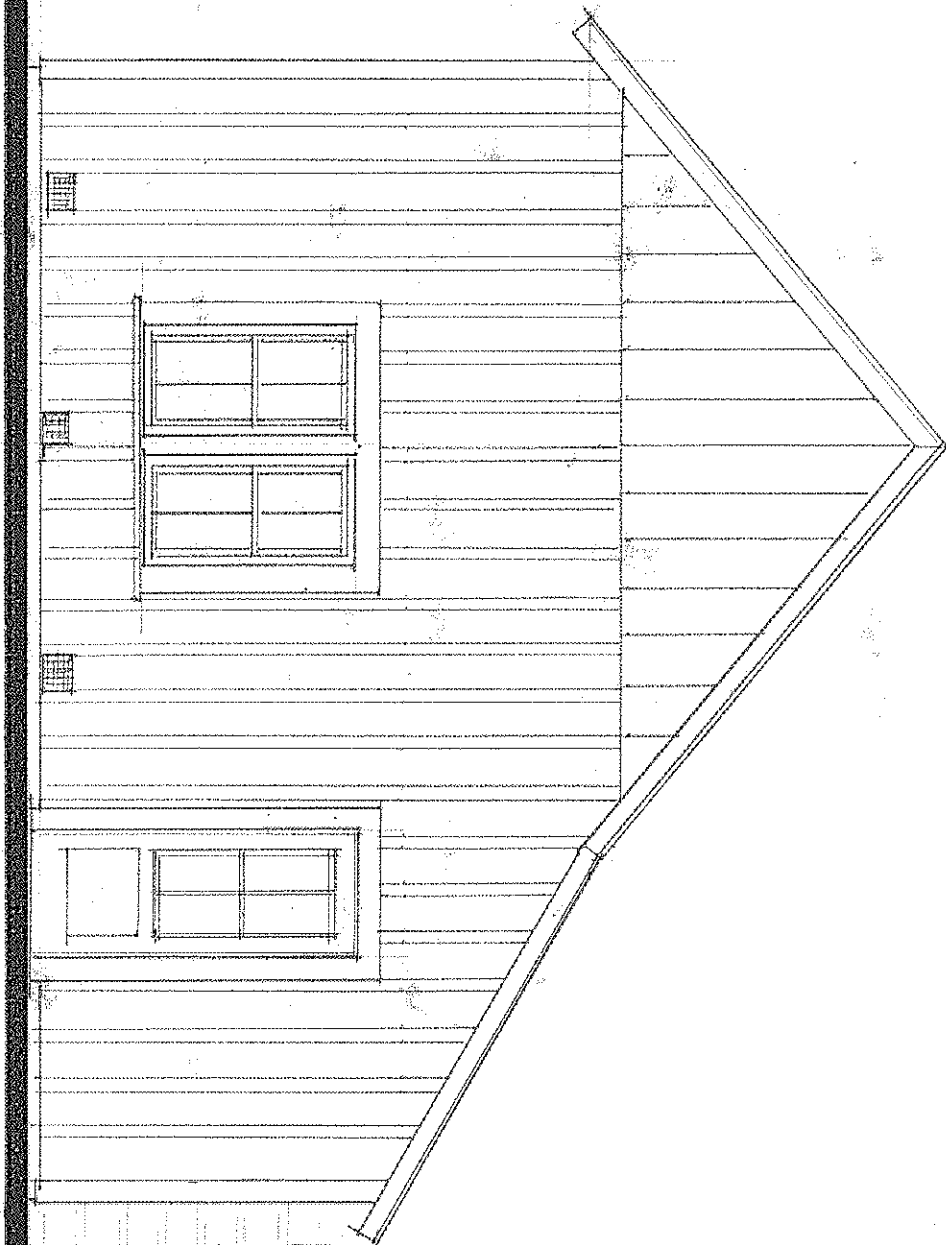
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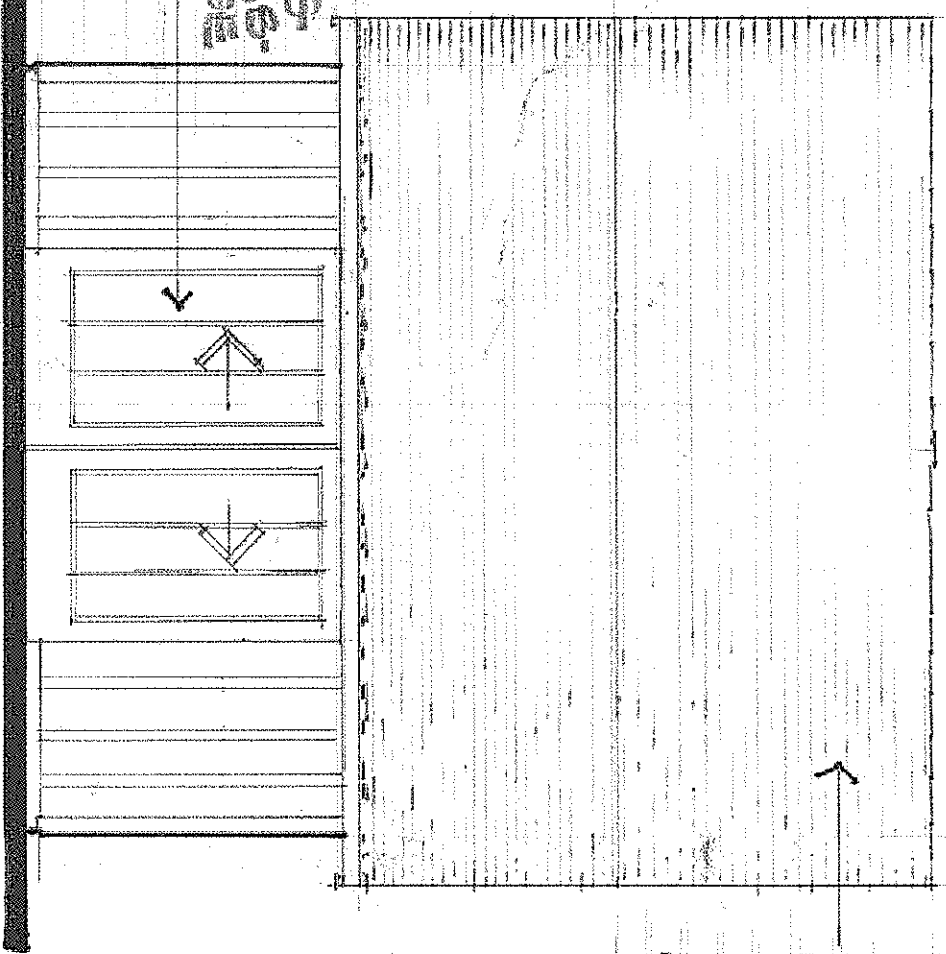




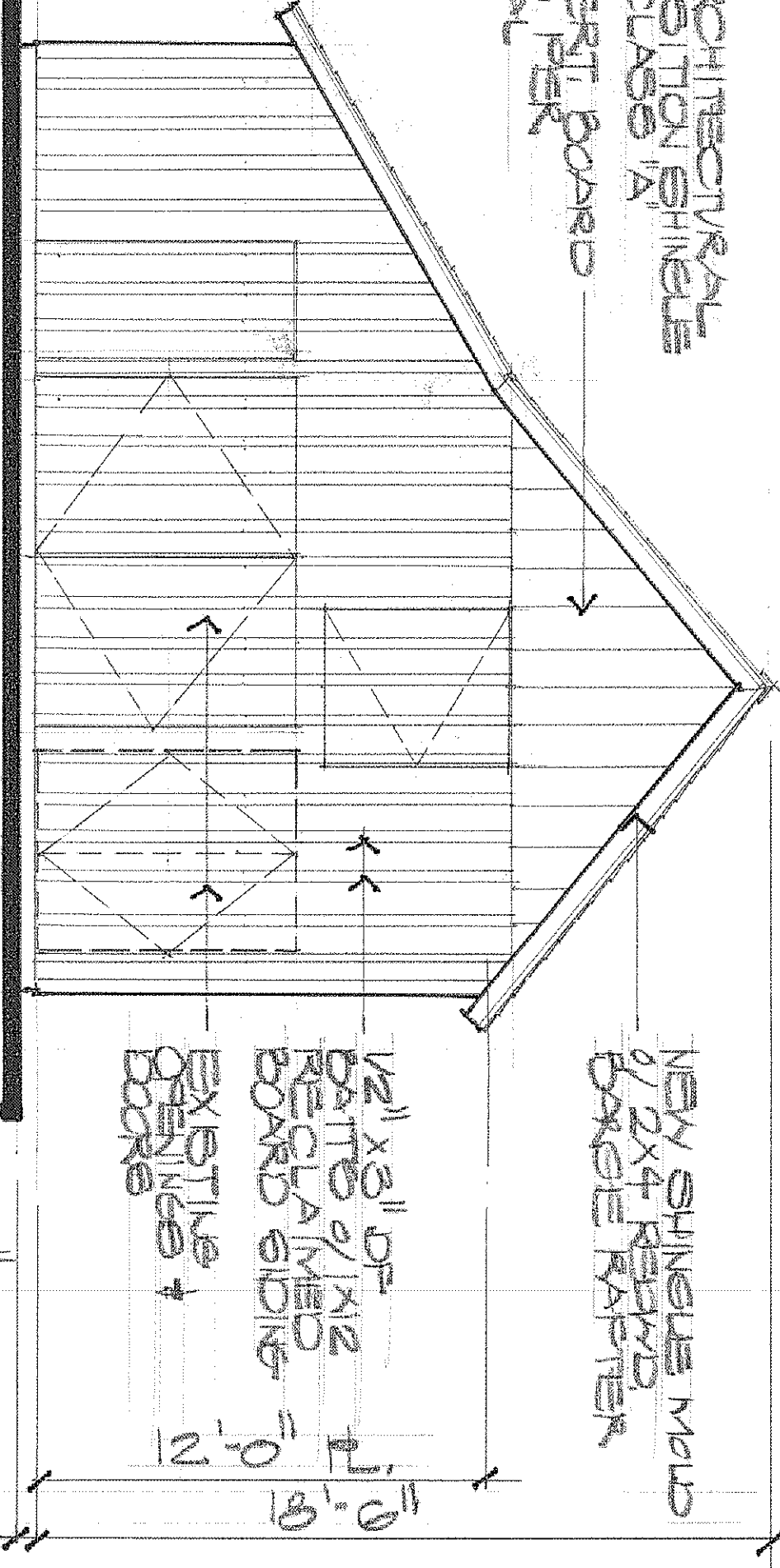
RIGHT SIDE



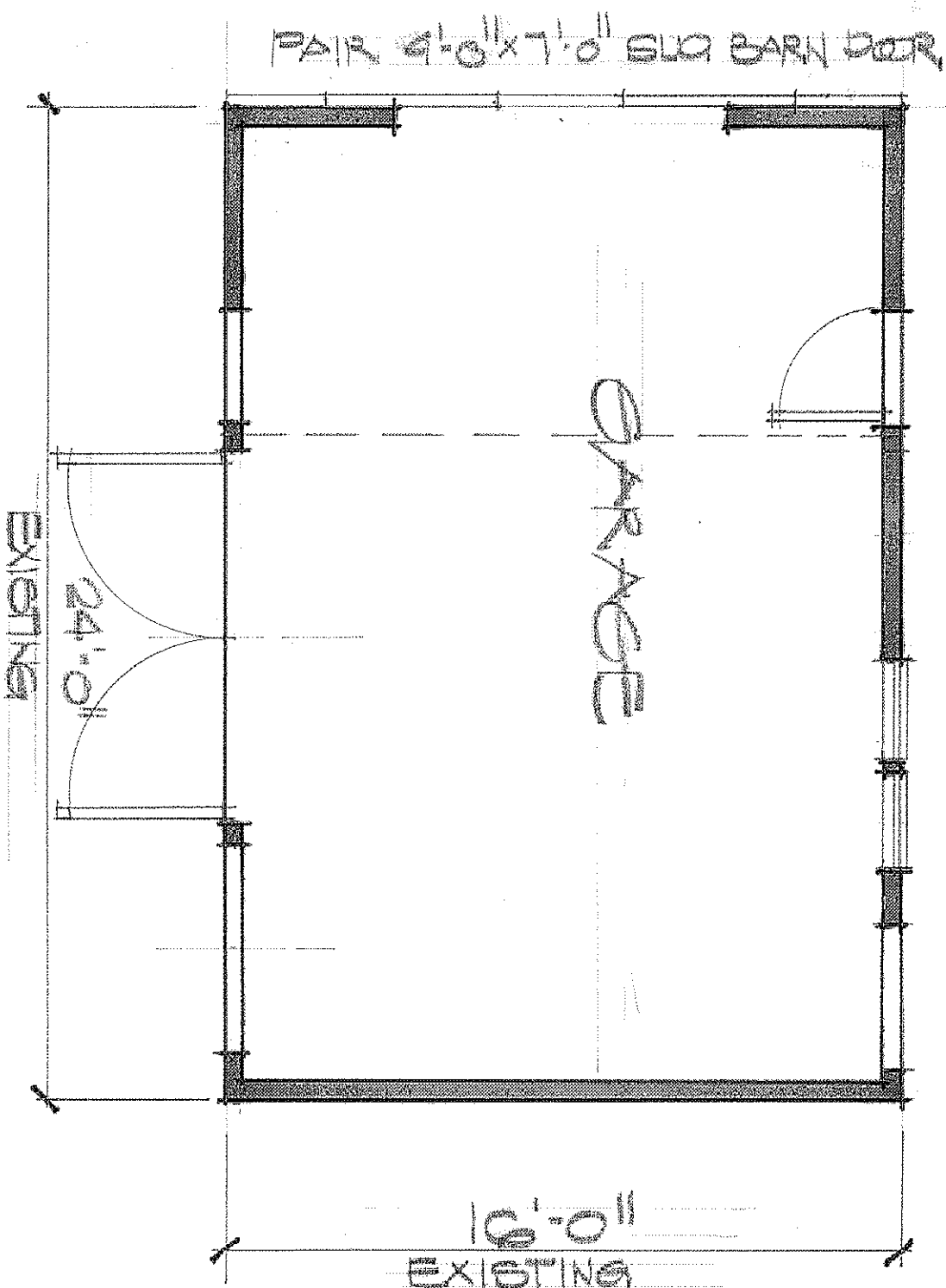
REAR ELEVATION



LEFT SIDE

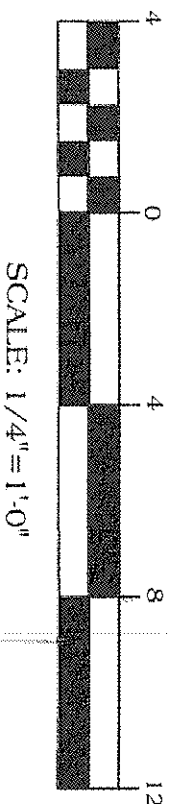


FRONT ELEVATION



FLOOR PLAN  
384 SQUARE FEET - EXISTING

# Barn Plan



DRAWING TITLE	Barn Plan	
JOB TITLE	Hencken Oaks A Planned 14 Home Development	
JOB ADDRESS	West Dunne Avenue Morgan Hill, California	

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NO. / DATE / REVISION

DATE	SEPT. 9, 2016
SCALE	1/4" = 1'-0"
PROJECT MANAGER	MICHAEL DAVIS
DRAWN	GZ
JOB NO.	D24312
SHEET	