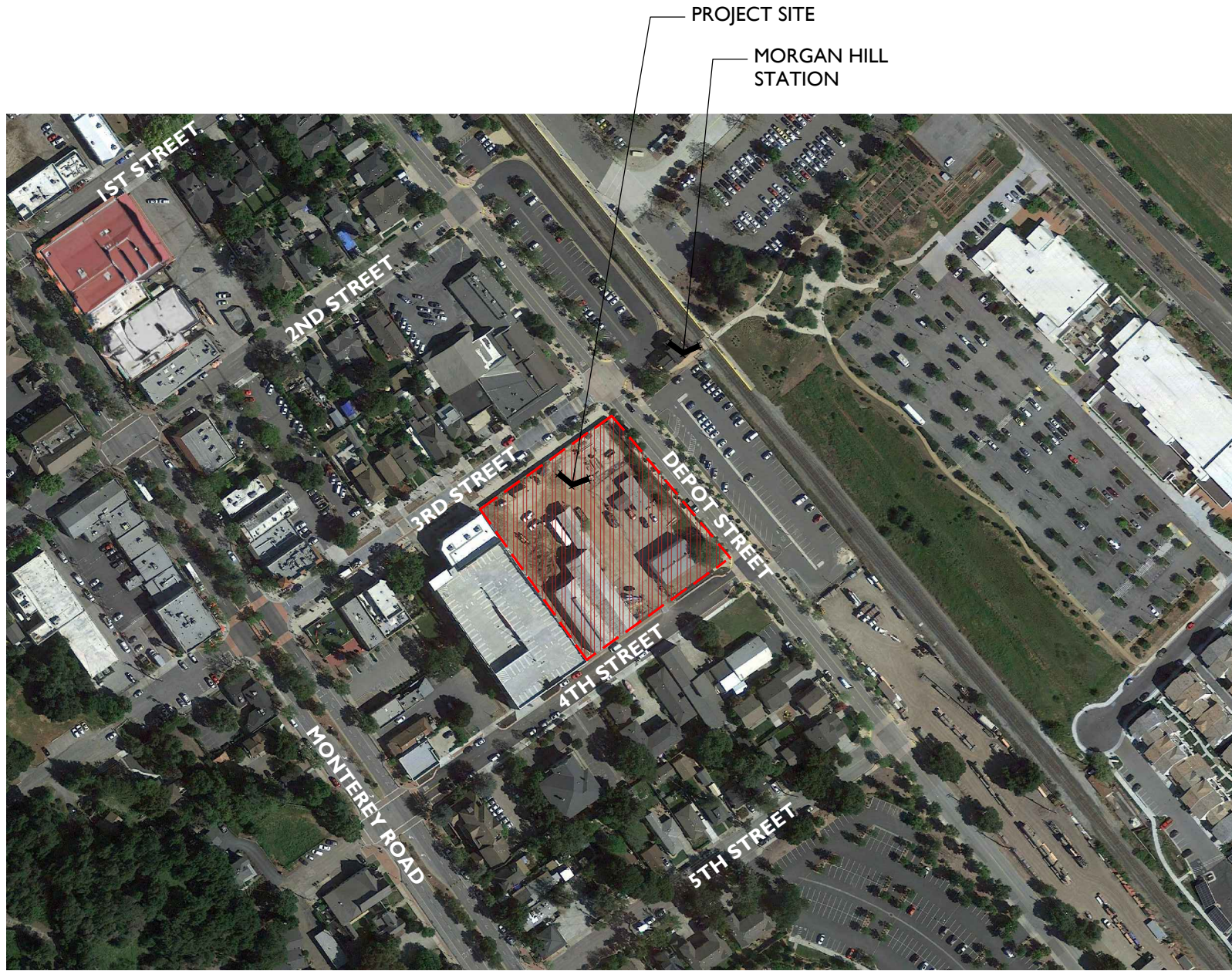




3RD STREET ELEVATION

VICINITY MAP



PROJECT DESCRIPTION

THE SUNSWEET MIXED-USE APARTMENTS PROJECT INCLUDES 83 APARTMENT UNITS AND APPROXIMATELY 6,000 SQUARE FEET OF GROUND FLOOR RETAIL/ COMMERCIAL USES. THE OVERALL BUILDING AREA OF THIS APARTMENT IS APPROXIMATELY 128,000 SQUARE-FOOT. THE SITE IS SURROUNDED BY THREE MAJOR DOWNTOWN COMMERCIAL STREETS AND THE NEW CITY-OWNED 273 STALL PARKING STRUCTURE. THE BUILDING WILL OFFER A UNIQUE AND UNMATCHED SET OF AMENITIES THAT WILL BE ATTRACTIVE TO THE DEMOGRAPHIC GROUPS THAT ARE LIKELY TO BE THE RESIDENTS (YOUNG PROFESSIONALS, SINGLE ADULTS, SENIORS, AND SMALL FAMILIES). THE CURRENT COMMON SPACE PROGRAM INCLUDES A POOL, SPA, FITNESS ROOM, CLUB HOUSE, PET AMENITIES, GARDEN, AND ROOFTOP LOUNGE(S). THIS PROJECT FEATURES FOUR STORIES ABOVE PARKING LEVEL WITH THE MAXIMUM BUILDING HEIGHT OF 58 FOOT. 120 STALLS OF RESIDENTIAL PARKING WILL BE LOCATED WITHIN THE BUILDING HALF A LEVEL BELOW SURFACE AND WILL INCLUDE AT LEAST ONE ASSIGNED SPACE PER RESIDENTIAL UNIT. GIVEN THE LOCATION IS WITHIN ONE MINUTE WALK TO THE MORGAN HILL CALTRAIN COMMUTER STATION AND THE BRAND NEW CITY-OWNED 273-STALL PARKING STRUCTURE ON THE ADJACENT SITE, THE PROJECT'S PARKING REQUIREMENT IS FLEXIBLE AND DOES NOT INCLUDE A MANDATE TO PROVIDE GUEST PARKING WITHIN THE BUILDING.

PROJECT DATA & ZONING SUMMARY

PLANNING & ZONING SUMMARY GENERAL PROJECT DATA	
ZONING DOCUMENTS	CBD MIXED USE (GENERAL PLAN) CBD (ZONING ORDINANCE) MORGAN HILL DOWNTOWN SPECIFIC PLAN
FLOOR & LOT AREA CALCULATIONS	
LOT AREA	71,702 SQ. FT.
BUILDING AREA (INCLUDED COVERED OUTDOOR AREA)	126,402 SQ. FT.
FLOOR AREA RATIO (INCLUDED COVERED OUTDOOR AREA)	1.76
BUILDING AREA (INTERIOR ONLY)	119,199 SQ. FT.
FLOOR AREA RATIO (INTERIOR ONLY)	1.66
LOT COVERAGE AREA	40,213 SQ. FT.
LOT COVERAGE	56.08%
SETBACK TABLE	
3RD STREET	0'-0"
DEPOT STREET	MINIMUM 10'-0"
4TH STREET	MINIMUM 10'-0"
BUILDING MAXIMUM HEIGHT	58'-0"
VEHICULAR PARKING	
REGULAR PARKING	116
ACCESSIBLE PARKING	4
BIKE PARKING	
	0
RESIDENTIAL BUILDING:	
OCCUPANCY - R-2 / A-3	
CONSTRUCTION TYPE - TYPE VA	
PARKING STRUCTURE:	
OCCUPANCY S-2	
CONSTRUCTION TYPE - TYPE IA	

GENERAL INFORMATION

OWNER:
SUNSWEET MORGAN HILL LLC
84 WEST SANTA CLARA STREET, SUITE 600
SAN JOSE, CA 95113
LAND ACQUISITION DIRECTOR: KONSTANTIN VORONIN
CONTACT: (408) 292-1601
EMAIL: KVORONIN@REPUBLIC-URBAN.COM

ARCHITECT:
BASSENIAN LAGONI ARCHITECTS
2031 ORCHARD DRIVE
NEWPORT BEACH, CA 92660
PRINCIPAL: CINDY TEALE
CONTACT: (949) 553-9100
EMAIL: CTEALE@BASSENIANLAGONI.COM

CIVIL ENGINEER:
MH ENGINEERING COMPANY
16075 VINEYARD BLVD.
MORGAN HILLS, CA 95037
PRESIDENT: BILL MCCLINTOCK
CONTACT: (408) 779-7381
EMAIL: billm@mhengineering.com

LANDSCAPE ARCHITECT:
HMH LANDSCAPE ARCHITECTURE
1570 OAKLAND ROAD
SAN JOSE, CA 95131
LANDSCAPE ARCHITECTURE MANAGER: BRIAN GLICK
CONTACT: (408) 487-2200
EMAIL: bglick@hnhca.com

SHEET INDEX

SHEET	SHEET NAME
A0.0	COVER SHEET
A1.1	ARCHITECTURAL SITE PLAN
A2.1	BASEMENT PLAN
A2.2	FIRST FLOOR PLAN
A2.3	SECOND FLOOR PLAN
A2.4	THIRD FLOOR PLAN
A2.5	FOURTH LEVEL PLAN
A2.6	LOFT LEVEL PLAN
A3.1	ILLUSTRATIVE BUILDING ELEVATION
A3.2	ILLUSTRATIVE BUILDING ELEVATION
A4.1	BUILDING SECTIONS A-B
A4.2	BUILDING SECTIONS C
A5.1	BUILDING MATERIALS & PRECEDENT IMAGES
A5.2	DEVIATION BASEMENT PLAN
A5.3	DEVIATION FIRST FLOOR PLAN
A5.4	DEVIATION LOFT LEVEL PLAN
A5.5	DEVIATION PARKING PLAN
C1.1	CONCEPTUAL GRADING AND DRAINAGE PLAN
C1.2	GRADING CROSS SECTIONS
C1.3	STORMWATER CONTROL PLAN
C1.4	UTILITY PLAN
L1	PODIUM AND PERIMETER LANDSCAPE CONCEPT
L2	ROOF DECK LANDSCAPE CONCEPT
L3	PLANTING LEGEND AND NOTES
L4	PLANTING DETAILS
L5	PODIUM AND PERIMETER HYDROZONE
L6	ROOF DECK HYDROZONE
L7	IRRIGATION DETAILS
L8	SITE AMENITY CONCEPT IMAGES
L9	SITE AMENITY CONCEPT IMAGES
L10	PODIUM AND PERIMETER ILLUSTRATIVE PLAN
L11	ROOF DECK ILLUSTRATIVE PLAN
L12	LANDSCAPE CONCEPT IMAGERY
L13	SITE VERNACULAR
L14	CONCEPT IMAGERY
L15	CONCEPT IMAGERY
L16	CONCEPT IMAGERY
L17	CONCEPT IMAGERY

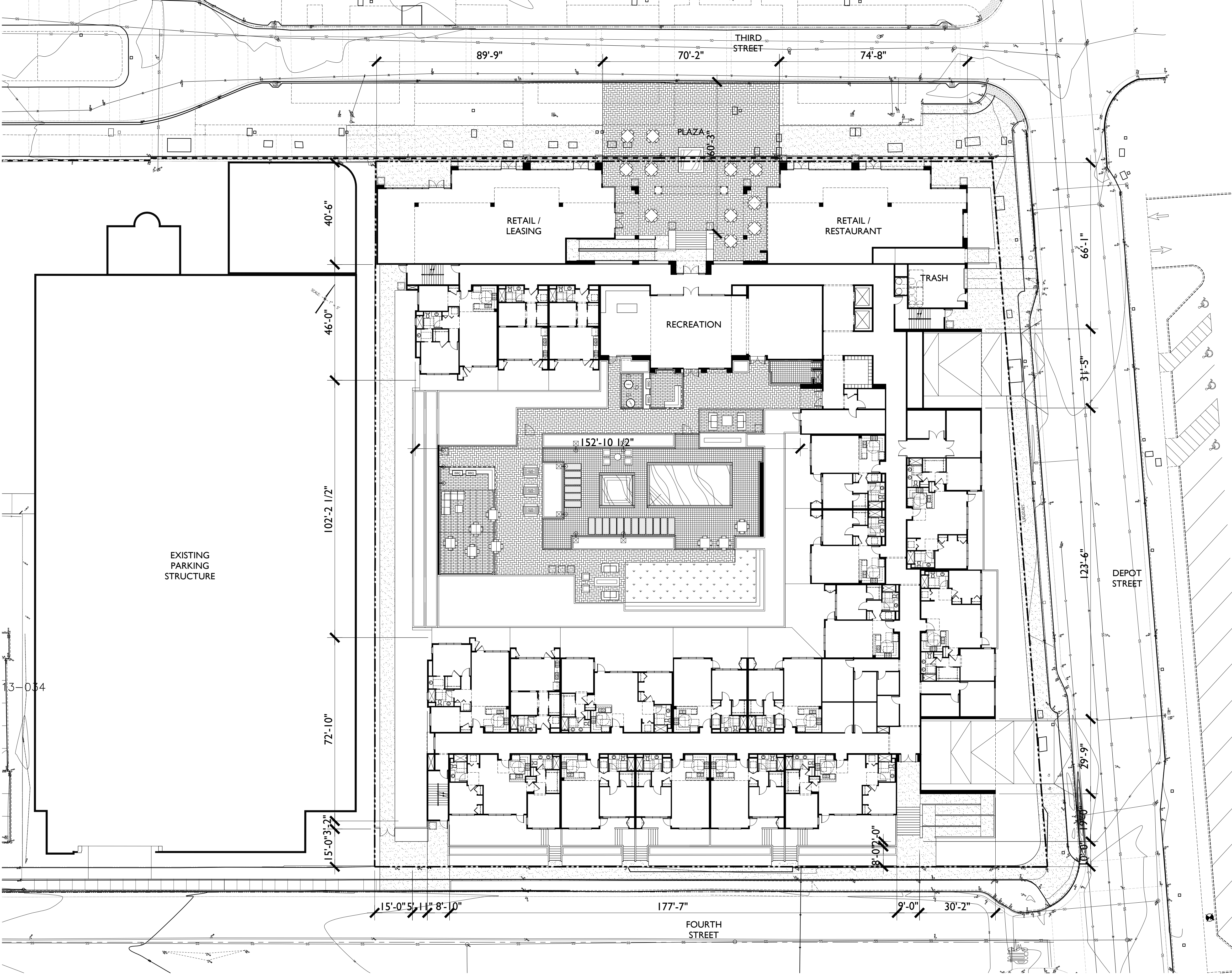
SUBMITTAL DATE: 12-21-2016

ARCHITECTURAL SITE PLAN

SUNSWEET MIXED USE

Morgan Hill, California

A I . I



	Area (S.F.)	Ground	2nd	3rd	4th	Total	%	Parking	Parking Required
Studio	593	3	4	4	1	12	14%	1 PER UNIT	12
1 Bedroom	812	8	8	11	5	32	39%	1.5 PER UNIT	48
1 Bedroom + Den	1088	2	2	2		6	7%	1.5 PER UNIT	9
2 Bedroom	1152	5	11	7		23	28%	1.5 PER UNIT	34.5
2 Bedroom + Loft	1342				10	10	12%	1.5 PER UNIT	15
Total		18	25	24	16	83	100%		118.5

Parking Provided : 120 Spaces

Regular Parking 116
Accessible Parking 4

Total Apartment Homes: 83

PROPERTY INFO:
LOT SIZE: 71,702 SQ. FT.

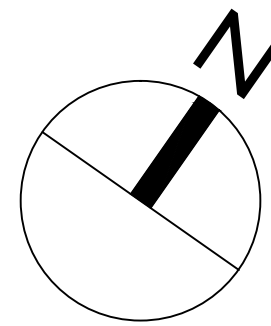
FIRST FLOOR:
RESIDENTIAL 16,211 SQ. FT.
RETAIL 5,760 SQ. FT.
RECREATION 2,578 SQ. FT.
HALL/STAIR/MEP/TRASH 7,505 SQ. FT.
STORAGE 1,021 SQ. FT.
PET SPA 437 SQ. FT.
BIKE REPAIR 278 SQ. FT.
TOTAL CONDITIONED SPACE 33,790 SQ. FT.

SECOND FLOOR:
RESIDENTIAL 23,716 SQ. FT.
GYM 975 SQ. FT.
MEETING 547 SQ. FT.
HALL/STAIR/MEP/TRASH 6,783 SQ. FT.
STORAGE 581 SQ. FT.
TOTAL CONDITIONED SPACE 32,602 SQ. FT.

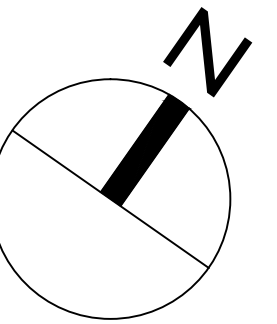
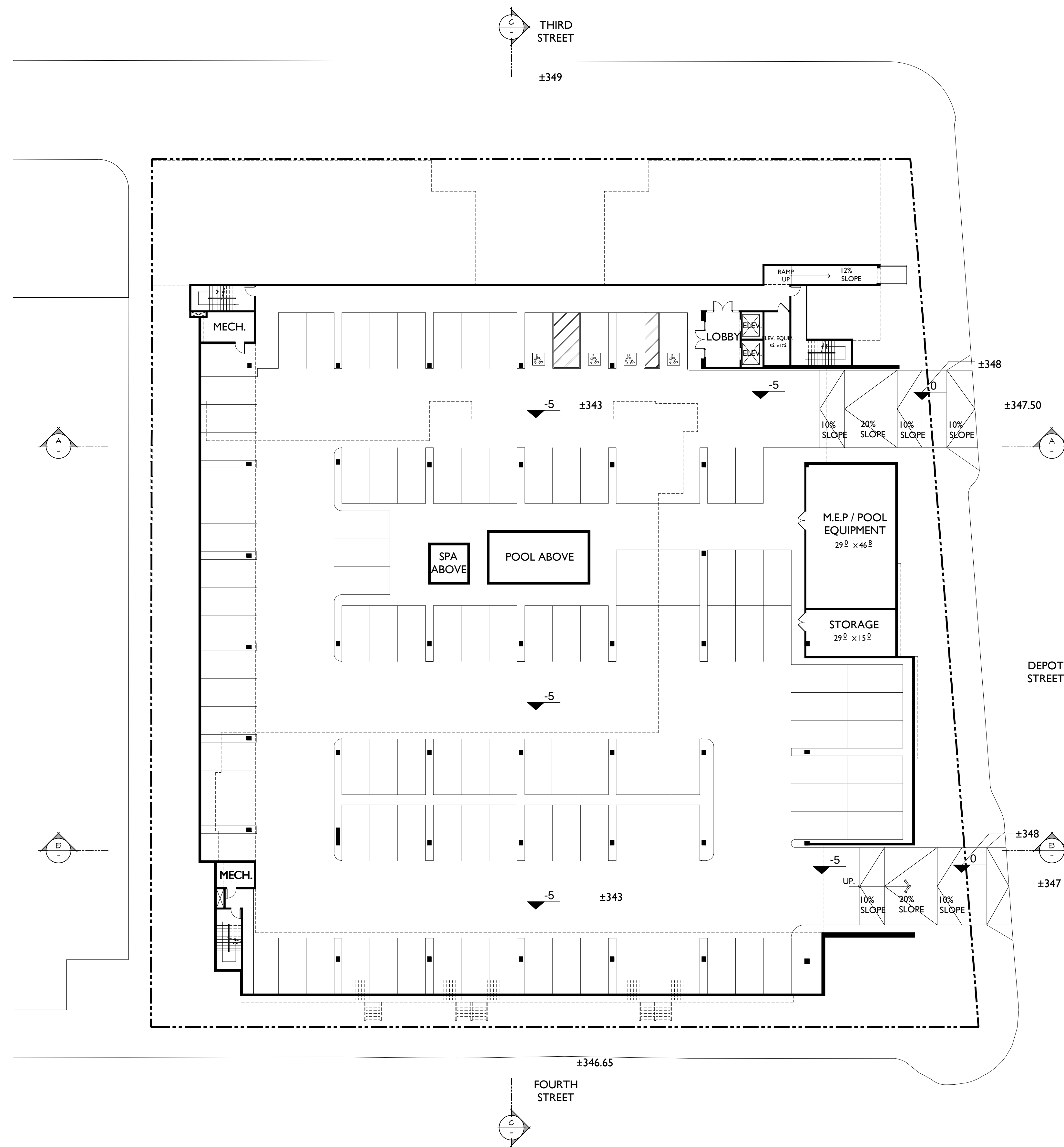
THIRD FLOOR:
RESIDENTIAL 21,544 SQ. FT.
UPPER LOUNGE 472 SQ. FT.
HALL/STAIR/MEP/TRASH 6,681 SQ. FT.
STORAGE 581 SQ. FT.
TOTAL CONDITIONED SPACE 29,278 SQ. FT.

FOURTH FLOOR:
RESIDENTIAL 18,073 SQ. FT.
HALL/STAIR/MEP/TRASH 4,687 SQ. FT.
STORAGE 675 SQ. FT.
TOTAL CONDITIONED SPACE 23,435 SQ. FT.

BASEMENT:
PARKING 45,839 SQ. FT.
STAIR/ MEP 3,501 SQ. FT.
STORAGE 466 SQ. FT.
TOTAL CONDITIONED SPACE 49,806 SQ. FT.



12.21.16



BASEMENT / GARAGE 120 STALLS W/ 9 X 18 PARKING

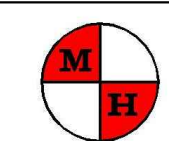
CONCEPTUAL FLOOR PLAN

SUNSWEET MIXED USE

Morgan Hill, California

A 2.1

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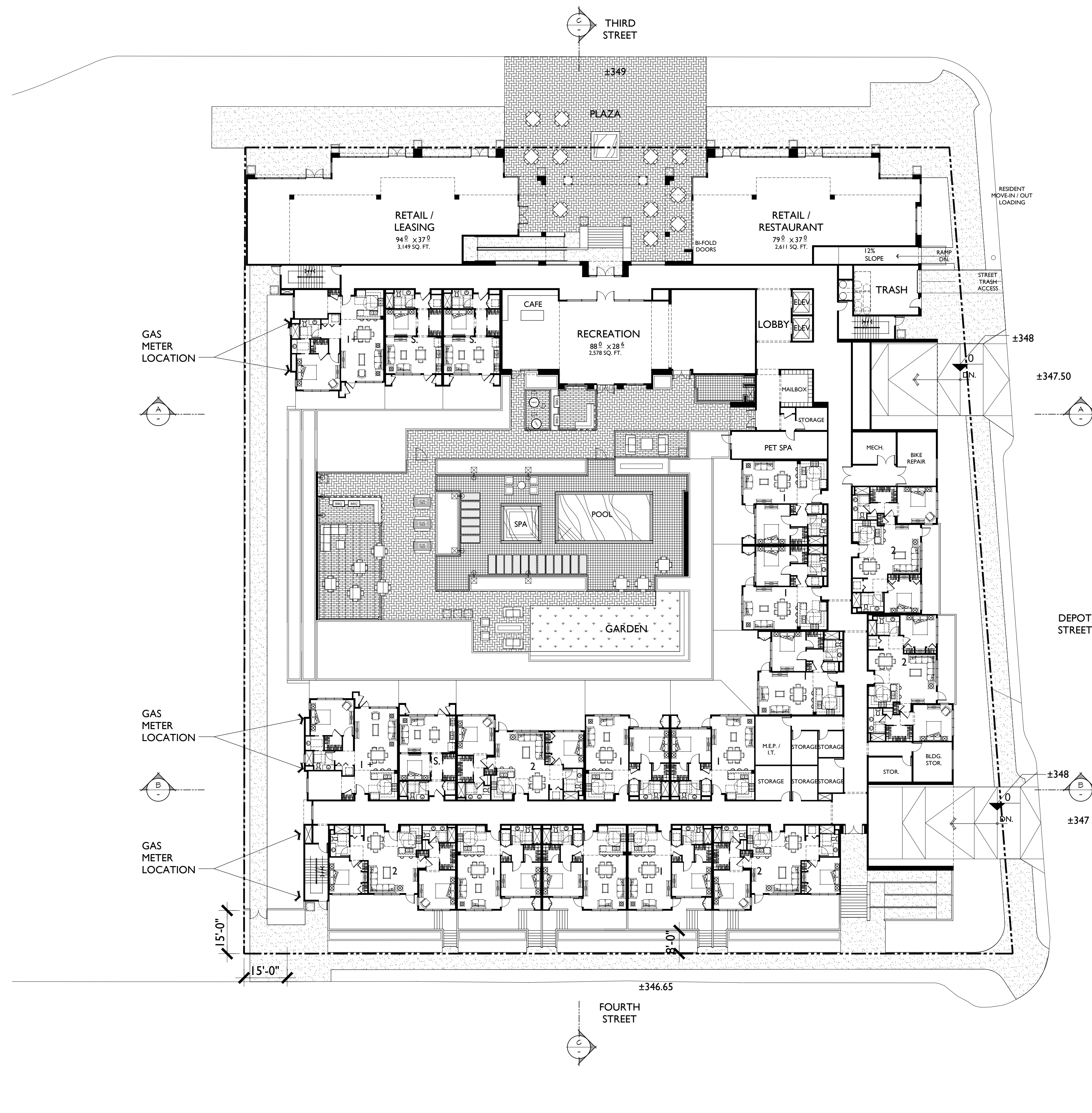
MH engineering Co.
16075 Vineyard Blvd., Morgan Hill, CA 95037



**Sunsweet
Morgan Hill LLC**

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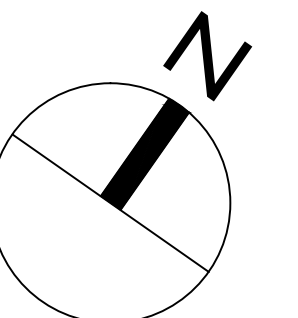


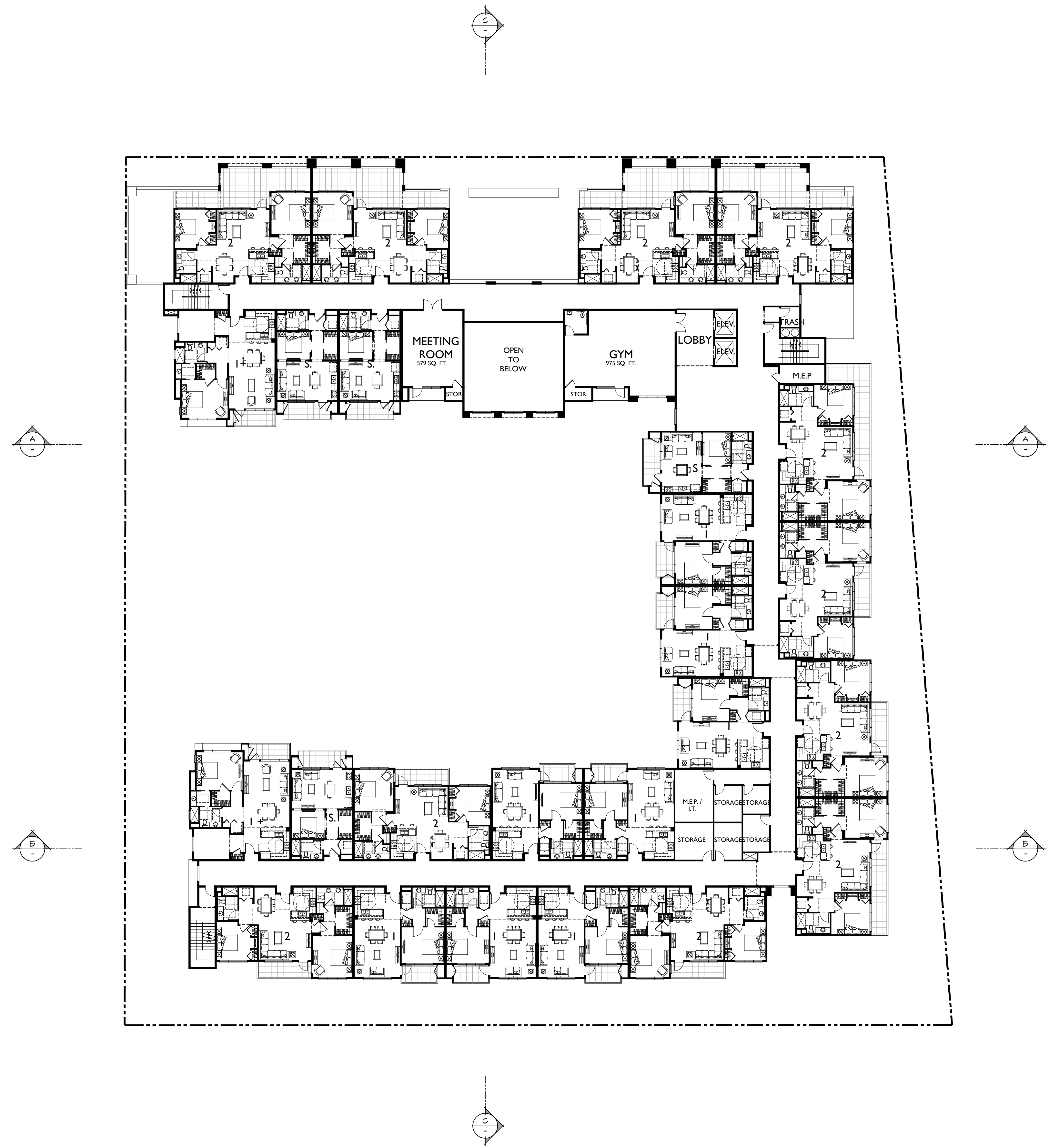
CONCEPTUAL FLOOR PLAN

SUNSWEEET MIXED USE

Morgan Hill, California

A 2.2





SECOND FLOOR

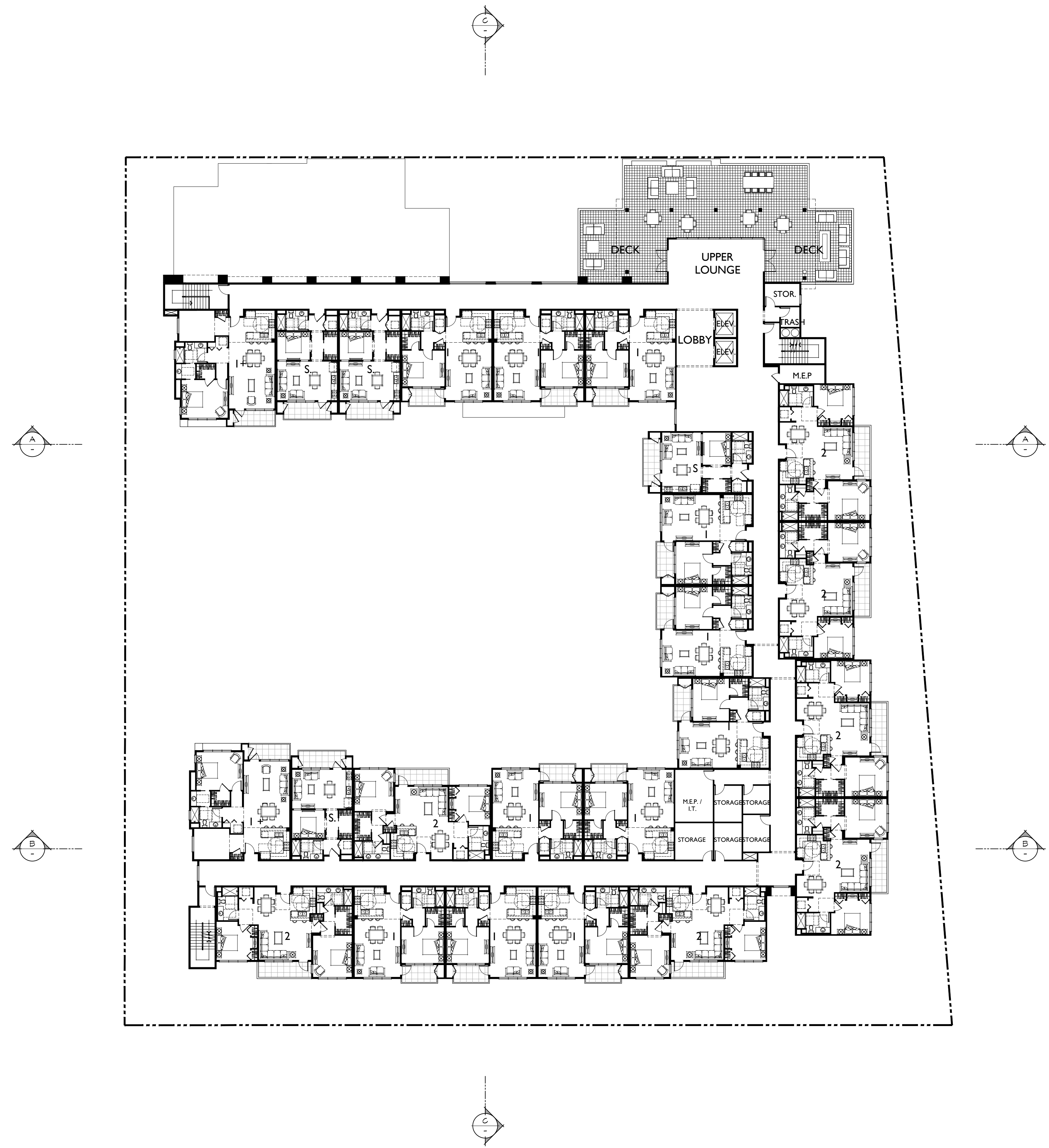
CONCEPTUAL FLOOR PLAN

SUNSWEEET MIXED USE

Morgan Hill, California

A 2.3

12.21.16



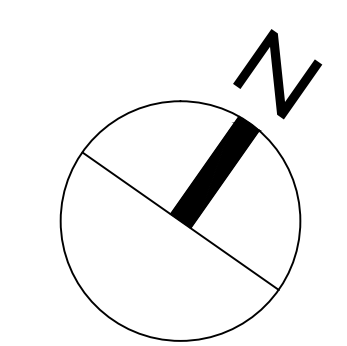
THIRD FLOOR

CONCEPTUAL FLOOR PLAN

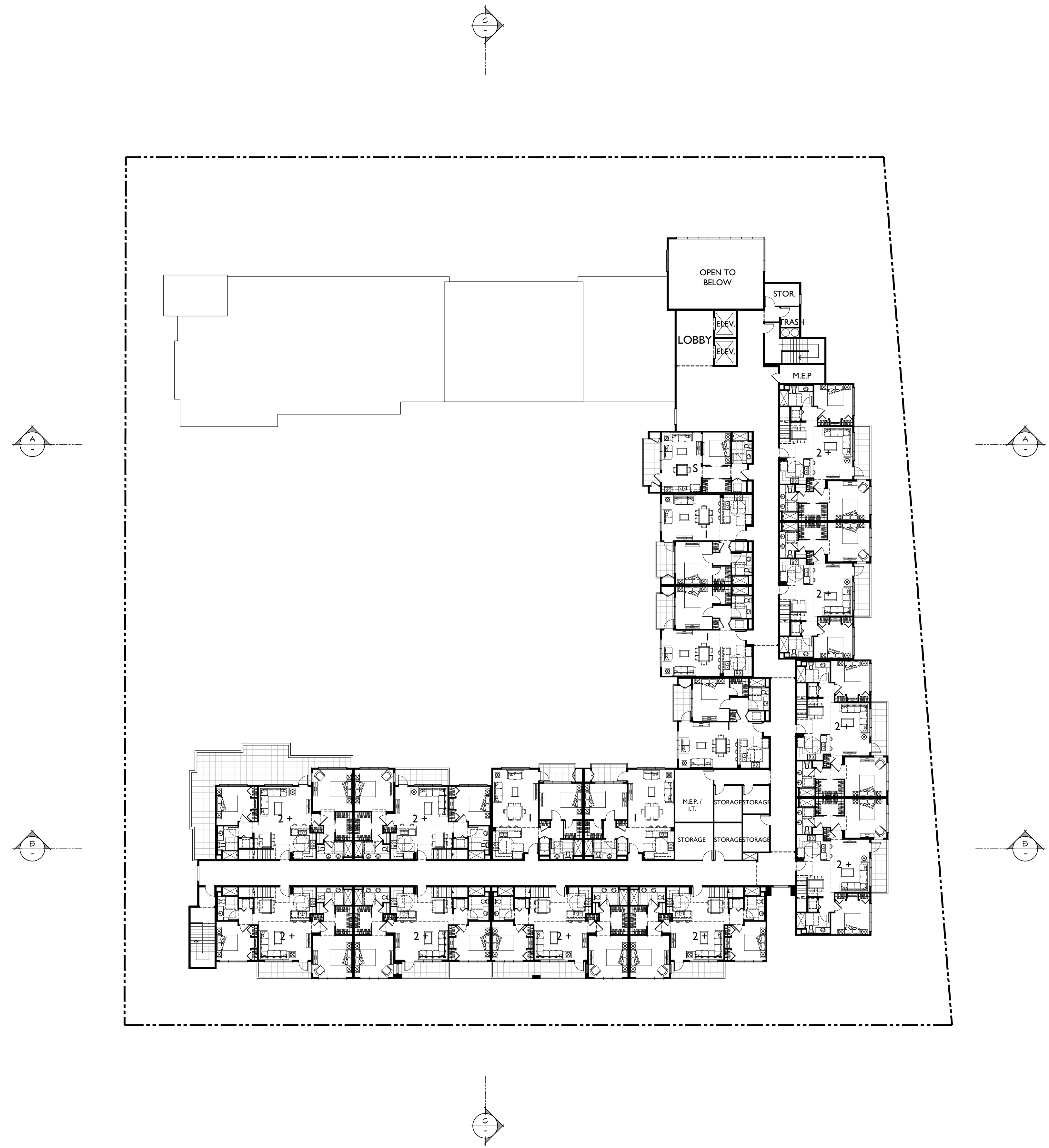
SUNSWEEET MIXED USE

Morgan Hill, California

A 2.4



12.21.16



FOURTH FLOOR

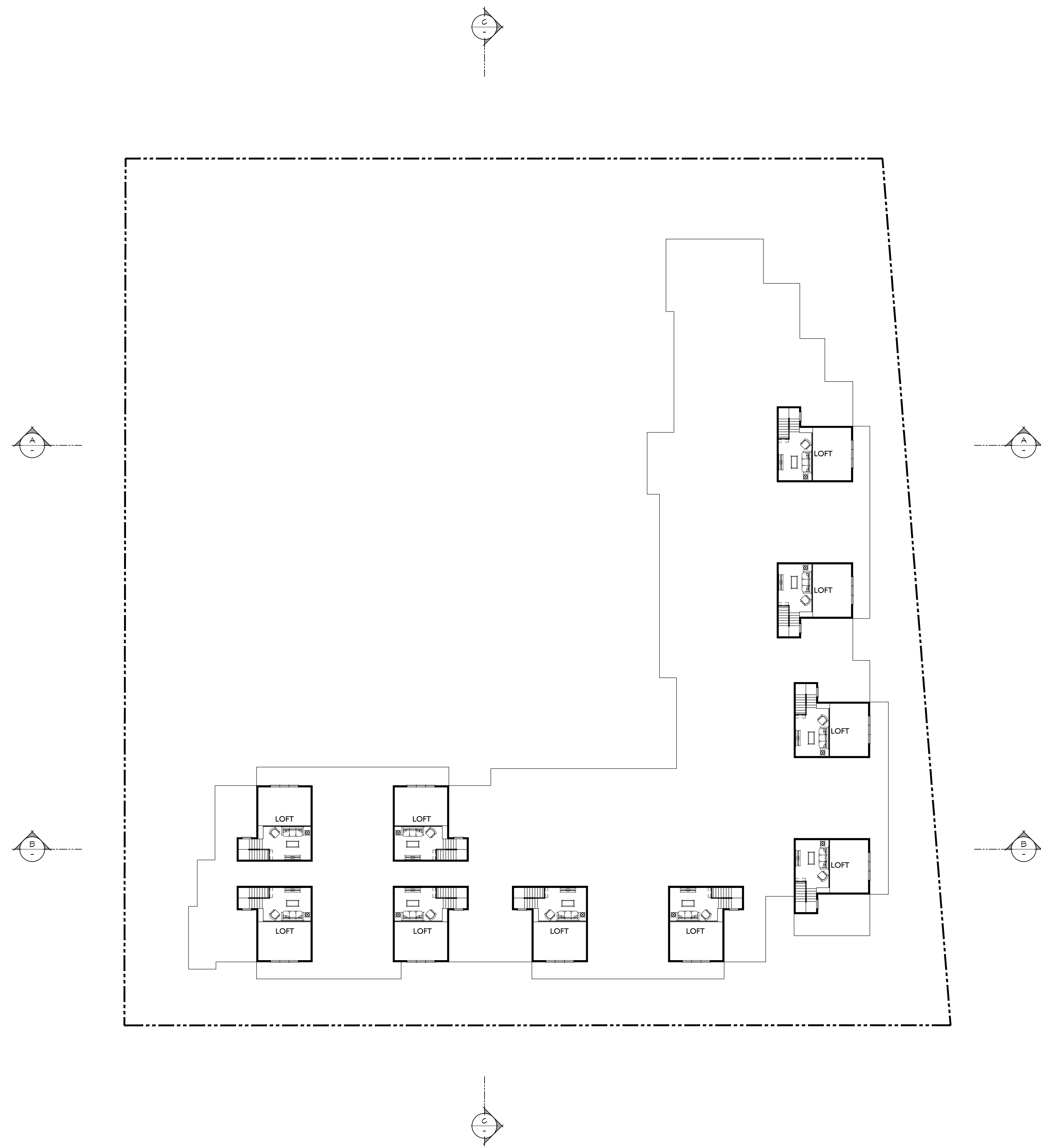
CONCEPTUAL FLOOR PLAN

SUNSWEEET MIXED USE

Morgan Hill, California

A 2.5

12.21.16



LOFT LEVEL

CONCEPTUAL FLOOR PLAN

SUNSWEEET MIXED USE

Morgan Hill, California

A 2.6

12.21.16

MATERIAL LEGEND

- A. STANDING SEAM METAL ROOF
- B. STUCCO FINISH
- C. VINYL WINDOW
- D. LIGHT FIXTURE
- E. STOREFRONT GLASS DOOR
- F. BRICK VENEER
- G. BRICK TRIM
- H. PRECAST STONE BASE
- I. FOAM TRIM
- J. HARDIE PANEL
- K. HARDIE TRIM
- L. SHAPED CORNICE
- M. WOOD FASCIA
- N. WOOD BARGE BOARD
- O. WOOD POST
- P. METAL RAILING
- Q. METAL TRELLIS
- R. CANVAS AWNING



ELEVATION
DEPOT STREET



ELEVATION
THIRD STREET

BUILDING I

Elevations

SUN SWEET MIXED USE

Morgan Hill, California

0 6 12 24 **A 3.1**
SCALE: 3/32" = 1'-0"

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HMH
LANDSCAPE ARCHITECTURE

Sunsweet
Morgan Hill LLC

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MATERIAL LEGEND

- A. STANDING SEAM METAL ROOF
- B. STUCCO FINISH
- C. VINYL WINDOW
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- E. STOREFRONT GLASS DOOR
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- M. WOOD FASCIA
- N. WOOD BARGE BOARD
- O. WOOD POST
- P. METAL RAILING
- Q. METAL TRELLIS
- R. CANVAS AWNING



**ELEVATION
ALLEY**



**ELEVATION
FOURTH STREET**

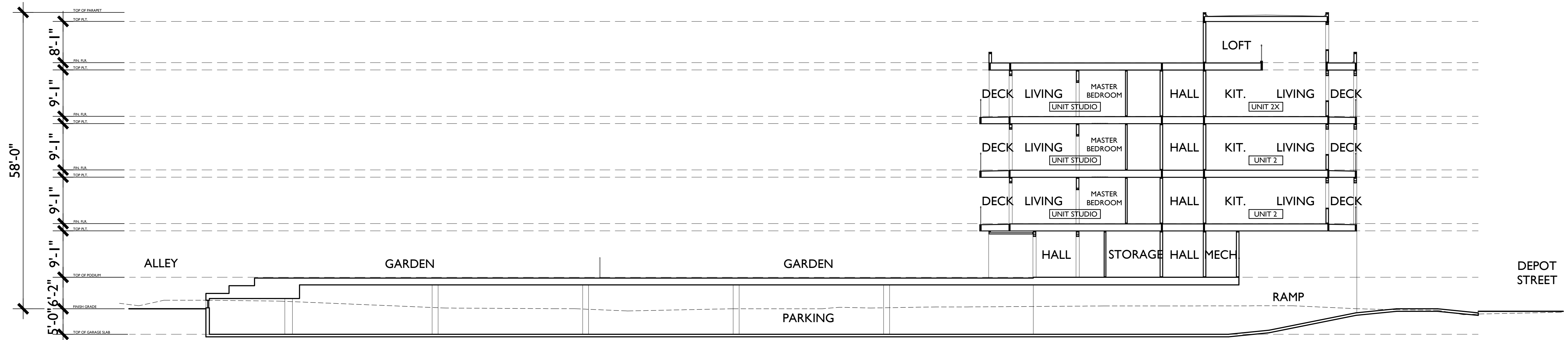
BUILDING I

Elevations

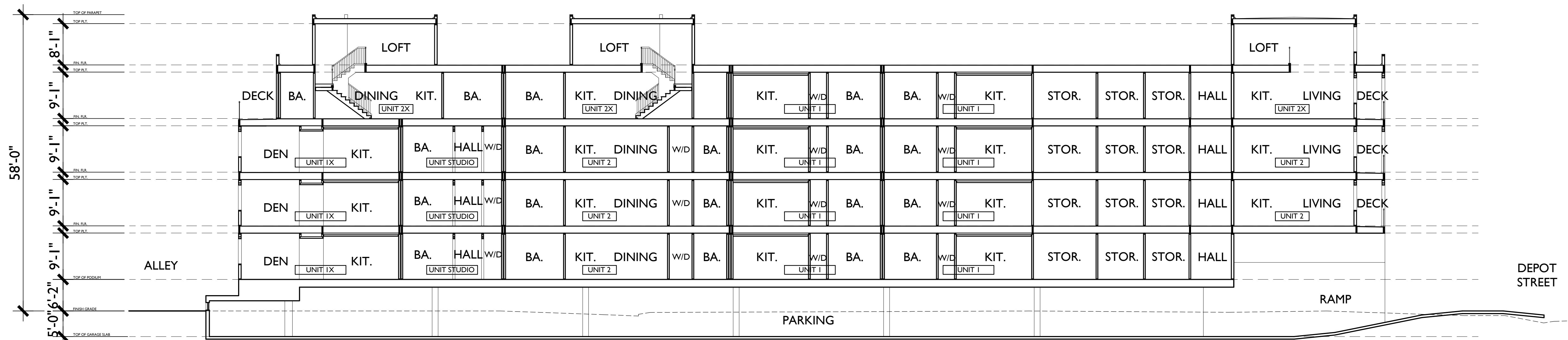
SUNSWEEET MIXED USE

Morgan Hill, California

0 6 12 24 **A 3.2**
SCALE: 3/32" = 1'-0"



SECTION A



SECTION B

BUILDING I
Sections
SUNSWEEET MIXED USE

Morgan Hill, California

0 6 12 24 **A 4.1**
SCALE: 3/32" = 1'-0"

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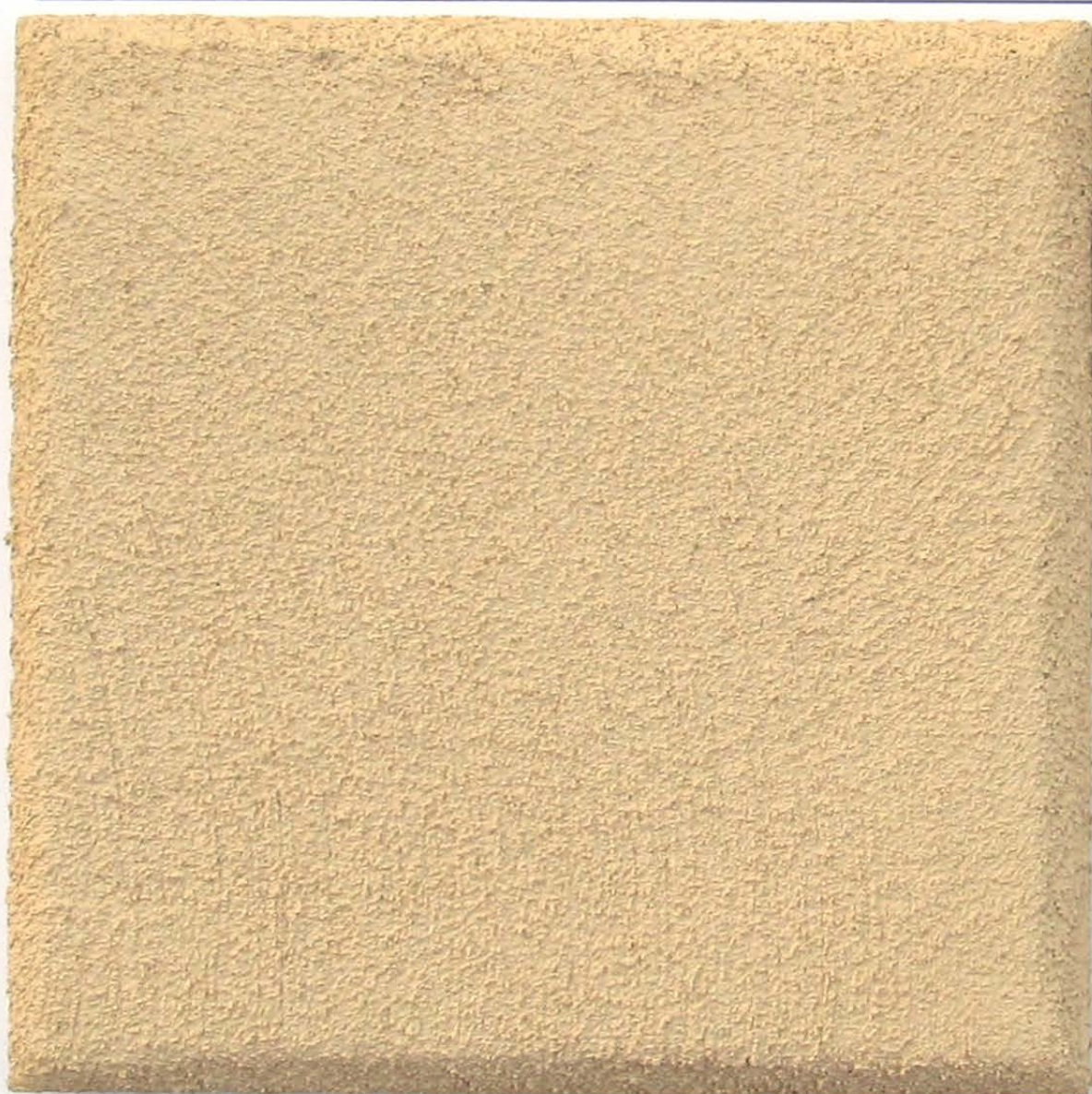
SUNSWEET MIXED USE APARTMENTS



METAL ROOF



AWNING



BASE STUCCO



PRECAST



TRIM

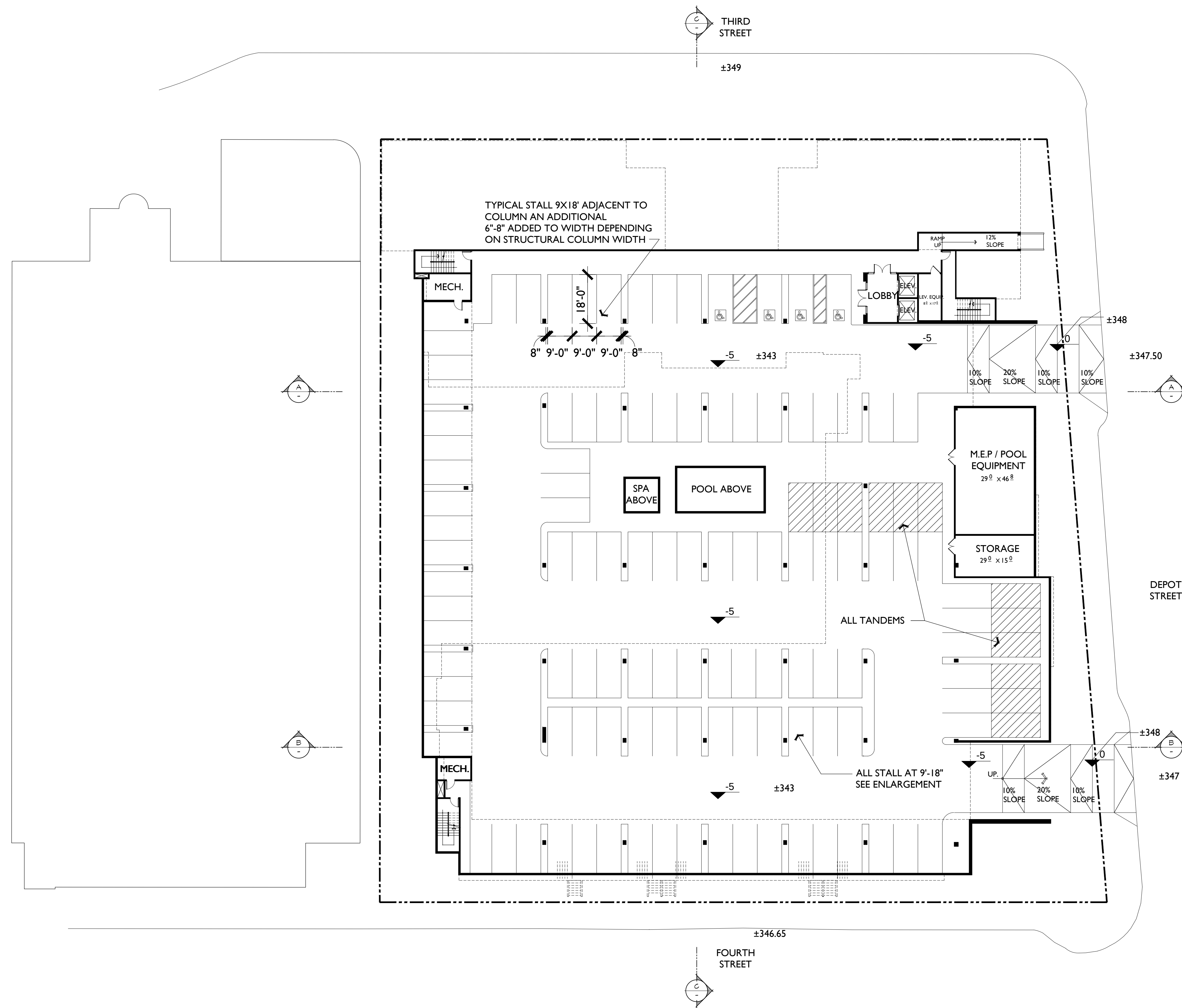


DOORS &
WINDOW FRAMES



BRICK





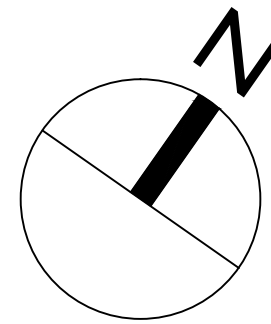
BASEMENT / GARAGE
120 STALLS W/ 9 X 18 PARKING

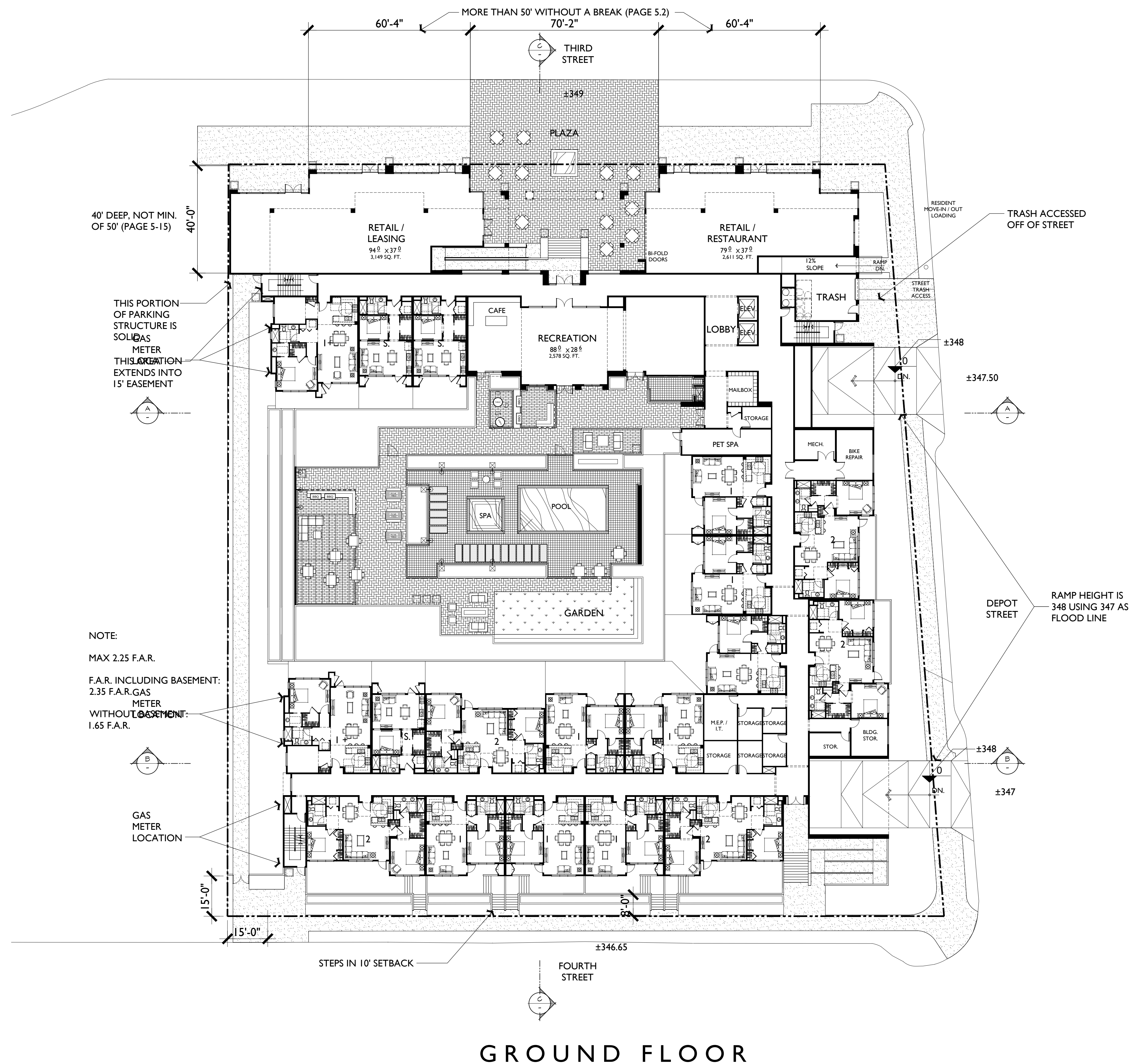
DEVIATION BASEMENT PLAN

SUNSWEEET MIXED USE

Morgan Hill, California

A 5.2



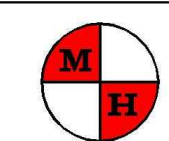


DEVIATION FIRST FLOOR PLAN

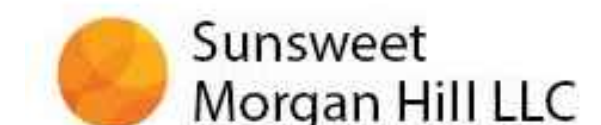
SUNSWEEET MIXED USE

Morgan Hill, California

A 5.3

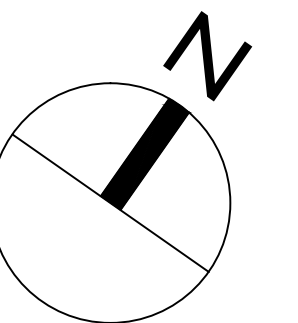


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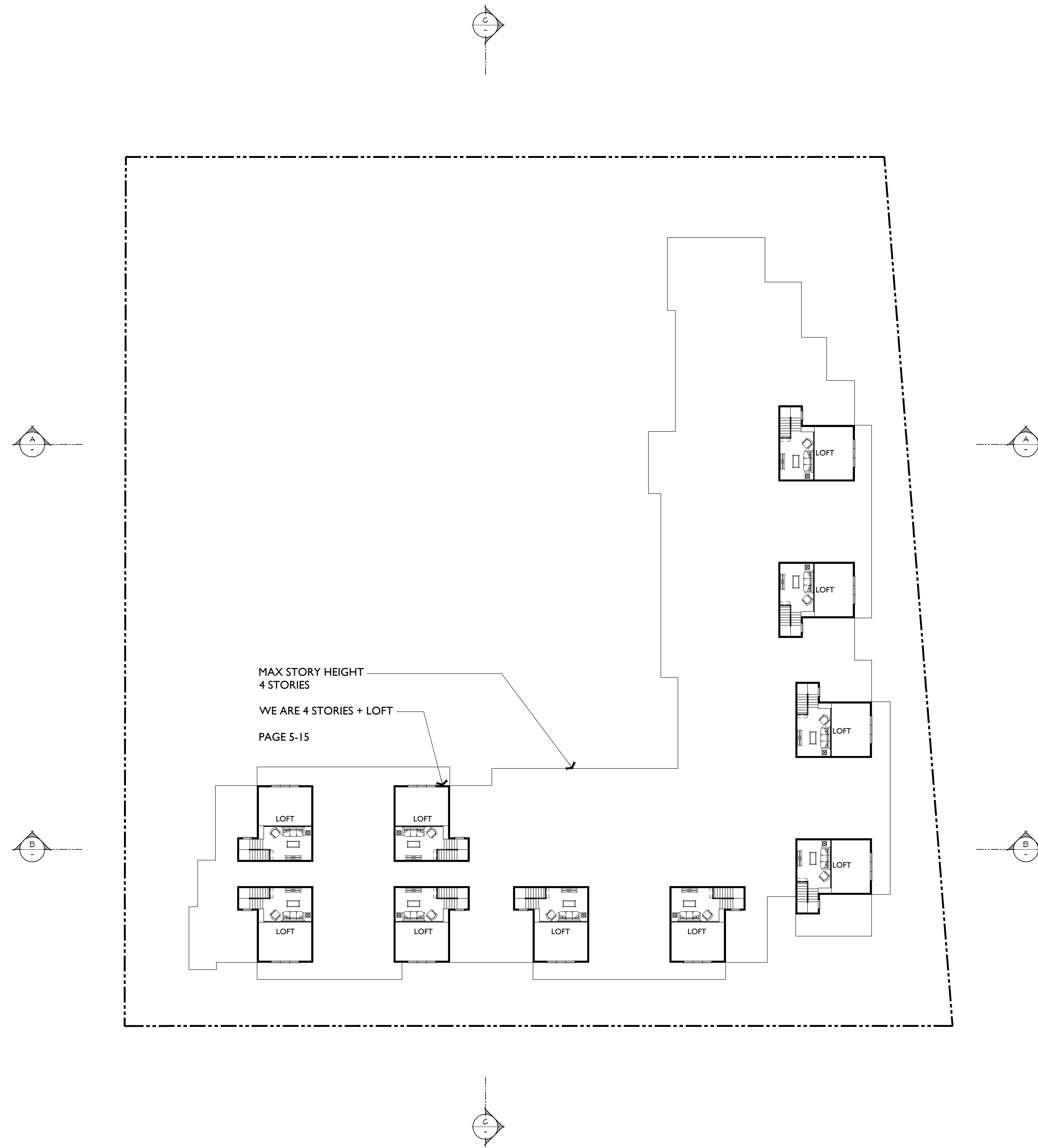


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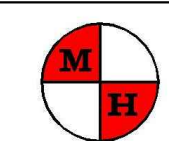
LOFT LEVEL

DEVIATION LOFT LEVEL PLAN

SUNSWEEET MIXED USE

Morgan Hill, California

A 5.4



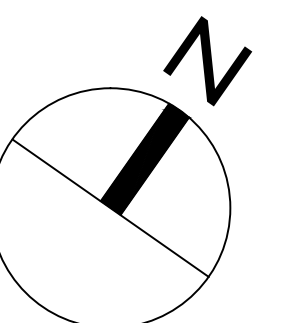
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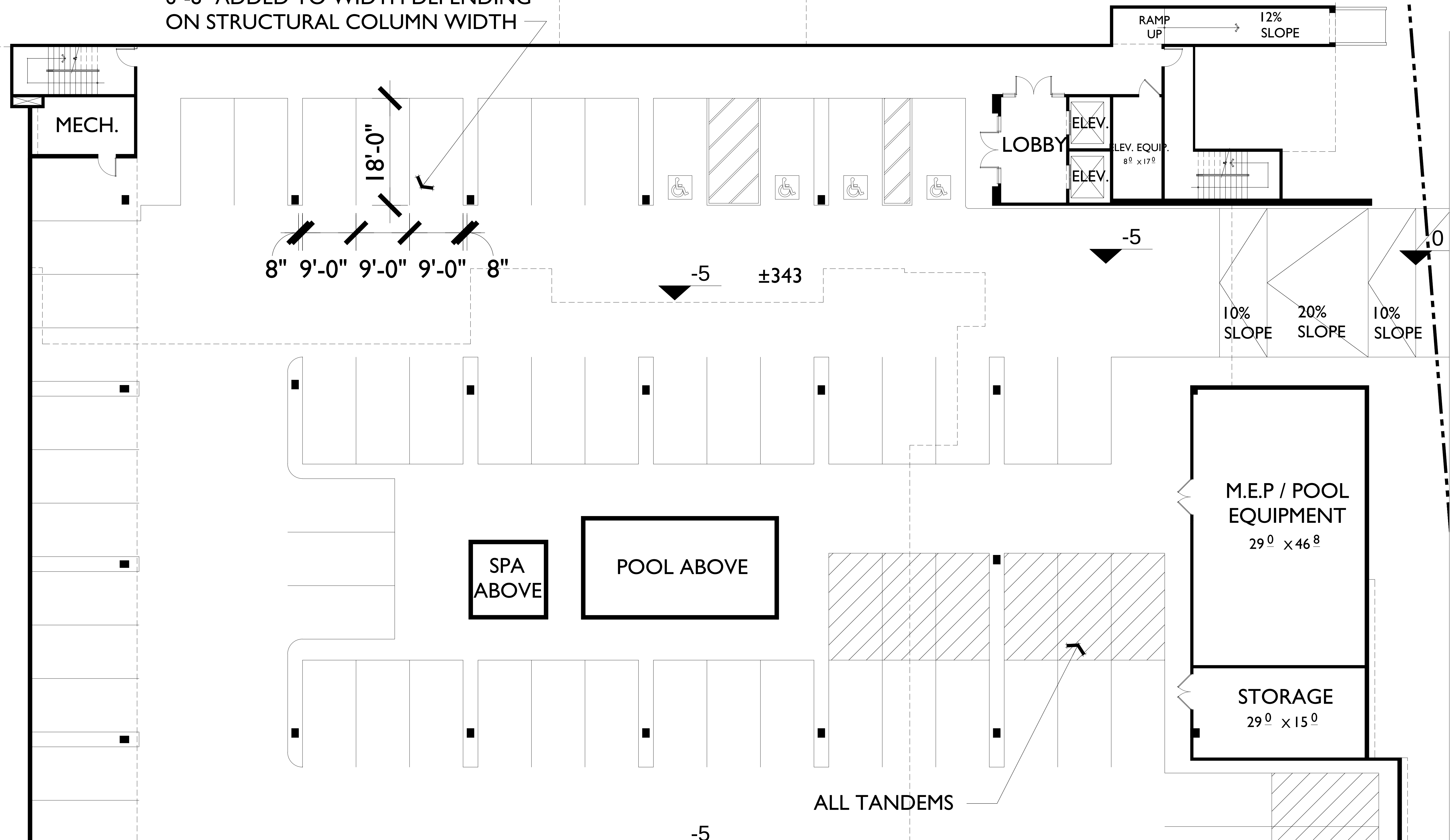
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TYPICAL STALL 9X18' ADJACENT TO COLUMN AN ADDITIONAL 6"-8" ADDED TO WIDTH DEPENDING ON STRUCTURAL COLUMN WIDTH



GROUND FLOOR

DEVIATION PARKING PLAN

SUNSWET MIXED USE

Morgan Hill, California

0 4 8 16

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

A 5.5

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