

MANZANITA PARK

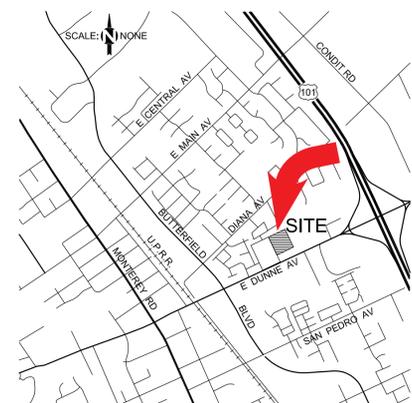
MORGAN HILL, CALIFORNIA
 BY NORTH CORRIDOR INVESTORS, LLC
 SB 330 APPLICATION

August 21, 2020



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VICINITY MAP:



PROJECT DIRECTORY

OWNER/DEVELOPER:
NORTH CORRIDOR INVESTORS, LLC
 385 WOODVIEW AVE., STE. 100 MORGAN HILL, CA 95037
 (408) 779-5900
 CONTACT: MJ FRANKEL

ARCHITECT:
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 (925)251-7200
 CONTACT: JAIME MATHERON
 JOB NUMBER: 297-081

CIVIL ENGINEER:
MH ENGINEERING CO.
 16075 VINEYARD BLVD. MORGAN HILL, CA 95037
 (408) 779-7381
 CONTACT: HARRY SINGLA

LANDSCAPE ARCHITECT:
MICHAEL ARNONE + ASSOCIATES - LANDSCAPE ARCHITECTURE
 3370 SAMUEL PL., SANTA CRUZ, CA 95062
 (831) 462-4988
 CONTACT: MICHAEL ARNONE



DATE 08-21-2020
 JOB NO. 297.081

5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

DESIGN STANDARDS:

HIGHLIGHTED ITEMS ARE INCLUDED IN THIS PROJECT. SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION

4. Orientation to an existing street
For residential buildings adjacent to a collector or arterial street, the primary entrance of homes (front door) is located along the street unless sound walls are installed (see "Sound Wall" section for requirements). (GP Policy CNF-11.18)

8. On-Site Recreational Amenities
The project has provided on-site recreational amenities to serve residences based on the following table:
16 - 50 units Tier 1:2 Tier 2:2 Tier 3:1
51-100 units Tier 1:2 Tier 2:2 Tier 3:1
101-150 units Tier 1:2 Tier 2:2 Tier 3:2
151 + units Tier 1:2 Tier 2:3 Tier 3:3
201 + units Tier 1:2 Tier 2:3 Tier 3:3

Tier 1 amenities:
Shuffleboard
Horseshoes
Bowling green with artificial turf
Picnic/barbecue area
Park benches
Passive water features (e.g. fountain)
Passive recreation area and/or gardens

Tier 2 amenities:
Cabana or shade trellis area
Two picnic/barbecue areas
Clubhouse
Volleyball court and/or Bocce ball court
Outdoor racquetball/handball tilt-up wall
Dog Park
Sauna and/or Jacuzzi
Community garden plots (minimum one forty-eight-square-foot plot per each ten dwelling units) with water service located in an area that will get a minimum of six hours of direct sun when trees mature
1/2 court basketball (one hoop)
Bridle paths
Bocce ball
Artificial turf putting green
Exercise structure or complex (age appropriate play equipment/minimum three activities; can be integrated in structure)

Tier 3 amenities:
• Softball field
• Sports court and/or 2 1/2-court basketball courts (two hoops)
• Restroom area
• 1/2 scale soccer field
• Exercise structure or complex (age appropriate play equipment/minimum five activities; can be integrated in structure)
• Jacuzzi and separate child wading pool
• Tennis court
• Recreation hall with exercise equipment and/or game equipment
• Exercise room
• Clubhouse w/ kitchen
• Swimming pool (GP Policy- Housing element HE-4)

13. Useable Private and Common Open Space:
Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area; however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:

a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:

| Average Lot Area (square feet) | 1,440-1,920 | 1,920-2,999 | 3,000-4,356 | 4,357-6,999 |
|--------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Private Open Space | 60 square feet per unit | 150 square feet per unit | 300 square feet per unit | 350 square feet per unit |
| Common Open Space | 140 square feet per unit | 150 square feet per unit | 175 square feet per unit | 200 square feet per unit |

b. Single-family detached (lots 7,000 square feet and over): 500 square feet per unit (Private Open Space)

c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.

d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent.
Common open space shall be fully landscaped and accessible to all residents.
Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities. (GP Policy CNF-11.29)

42. Trash Enclosure, Solid Waste and Recyclable Materials:
Detailed enclosure plans are required for multi-family, new construction and alteration projects, and comply with the following:
a. The exterior materials and colors of the enclosure walls shall match the building walls.
b. Chain link fencing with or without wooden/plastic slats is prohibited.
c. Roofs shall be painted with rust-inhibitive paint.
d. Shall not obstruct on-site or off-site pedestrian or vehicle traffic movement.
If project requires a consolidated solid waste plan, the project shall comply with the enclosure and development guidelines specified by Recology South Valley. All trash enclosure areas must meet the following structural or treatment control Best Management Practices (BMP) requirements (individual single-family residences are exempt from these requirements):
a. Roof Required: Trash enclosure areas shall have an all-weather noncombustible solid roof to prevent rainwater from mixing with the enclosure's contents.
b. Walls Required: Trash enclosure shall have structural walls to prevent unauthorized off-site transport of trash.
c. Doors: Trash enclosure shall have door(s) which can be secured when closed.
d. Grades: The pad for the enclosure shall be designed to not drain outward, and the grade surrounding the enclosure shall be designed to not drain into the enclosure.
e. Drain Inlet: Within the enclosure, an area drain with an approved (Zurn) vandal proof drain shall be installed and shall be plumbed to the sanitary sewer system with grease trap. Grease trap shall be located within the trash enclosure footprint.

ARCHITECTURAL SITE CALCULATIONS:

| Architectural Summary | | | | | | | | | |
|-----------------------|-----------|------------|-----------|-------------|------|--------------------------|--------|-------------|-------------------|
| PLAN | Bed Count | Unit Count | Courtyard | Entry Porch | Deck | Total Private Open Space | Garage | Living Area | Total Living Area |
| | | DU | SF | SF | SF | SF | SF | SF | SF |
| A | 2 | 12 | 167 | 0 | 80 | 2,964 | 531 | 1,363 | 16,396 |
| B | 3 + Den | 12 | 124 | 94 | 85 | 3,636 | 560 | 1,843 | 22,116 |
| C | 3 + Den | 19 | 125 | 159 | 84 | 6,992 | 476 | 1,999 | 37,981 |
| CX | 3 + Den | 12 | 130 | 168 | 99 | 4,764 | 476 | 2,052 | 24,624 |
| D | 4 | 12 | 206 | 140 | 140 | 5,832 | 437 | 1,924 | 23,088 |
| Total | | 67 | | | | 19,424 | | | 99,541 |

OPEN SPACE CALCULATIONS:
PRIVATE OPEN SPACE REQUIRED: (MINIMUM 48 SQ. FT. PER UNIT x 50% OF UNITS)
PRIVATE OPEN SPACE PROVIDED: 254 - 486 PER UNIT (100% OF UNITS)

UNIT A 254 SQ. FT.
UNIT B 303 SQ. FT.
UNIT C 368 SQ. FT.
UNIT CX 397 SQ. FT.
UNIT D 486 SQ. FT.

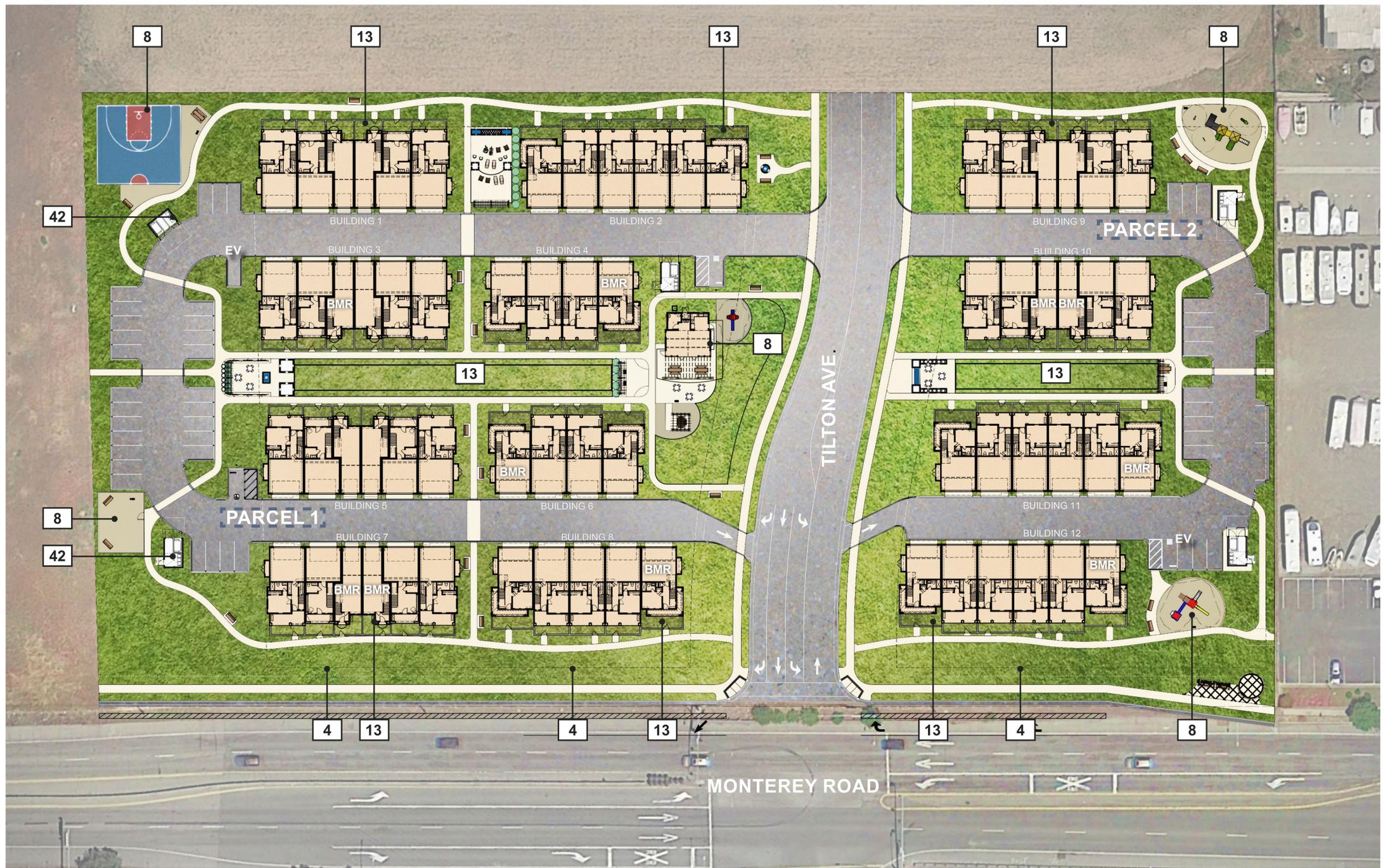
COMMON OPEN SPACE REQUIRED: 15% OF THE SITE AREA
COMMON OPEN SPACE PROVIDED: (PARCEL 1) 24,727 SQ. FT. / 135,581 SQ. FT. = 18.2%
(PARCEL 2) 14,925 SQ. FT. / 76,968 SQ. FT. = 19.4%

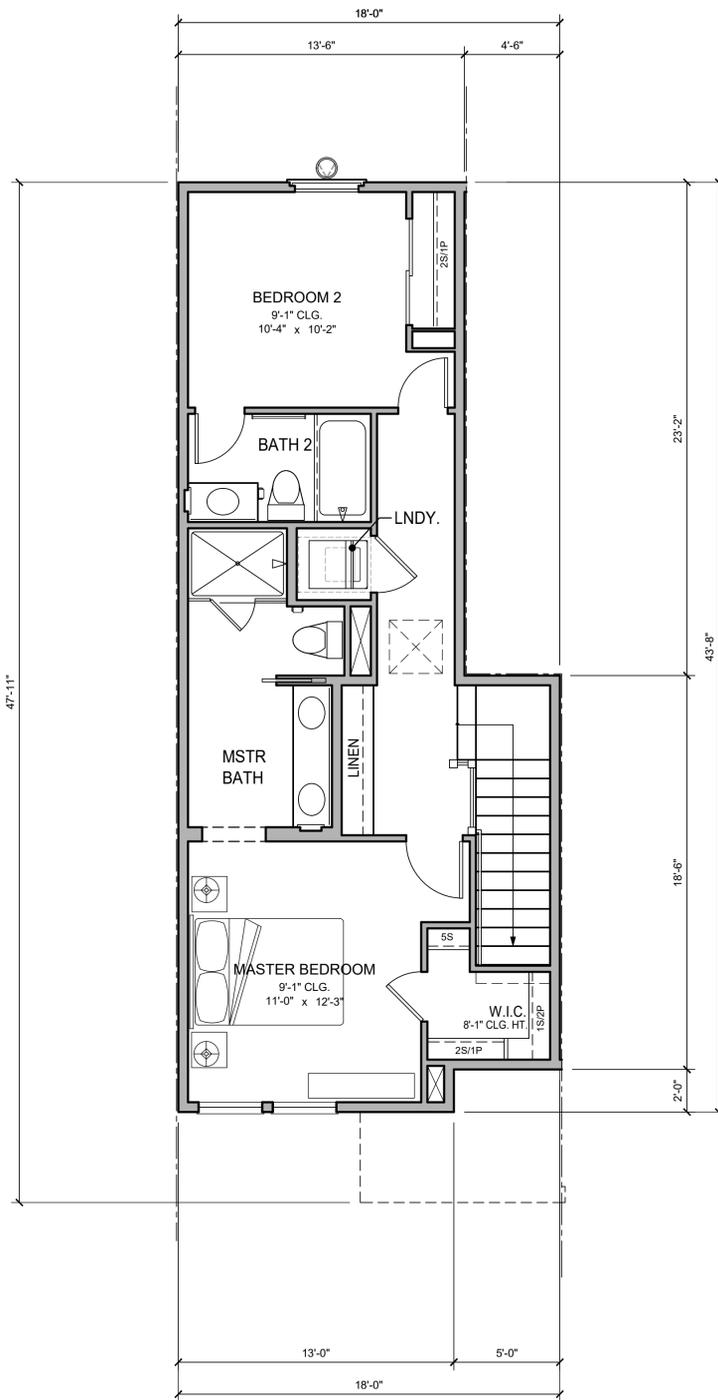
| Zoning Compliance Summary | | | | |
|-----------------------------------|----------------------|--|----------|----------|
| Standard | MU-F (Table 18.22-2) | Multi-Family Dev Standards (18.40.050) | PROVIDED | |
| | | | Parcel 1 | Parcel 2 |
| Site Requirements | | | | |
| Min. Lot Area (SF) | 6,000 | 6,000 | 135,581 | 76,968 |
| Lot Area (Ac) | | | 3.1 | 1.8 |
| Average Lot Area / Unit (SF) | | | 3,874 | 3,848 |
| Min. Lot Width (Ft) | 60 | 60 | 356 | 204 |
| Min. Lot Depth (Ft) | 100 | 85 | 349 | 349 |
| Max. Building Coverage (% of Lot) | 50% | 60% | 28% | 28% |
| Building Coverage (SF) | | | 37,428 | 21,451 |
| Unit Count (DU) | | | 35 | 20 |
| Min. Density (DU/Ac) | 7 | | 11.2 | 11.3 |
| Max. Density (DU/Ac) | 24 | | 11.2 | 11.3 |
| Max. Height (Stories) | 3 | | 3 | 3 |
| Max. Height (Ft) ¹ | 35 | | 37 | 37 |

BMR UNITS: 10 TOTAL UNITS PROVIDED (LOCATIONS SHOWN ON SITE PLAN BELOW)

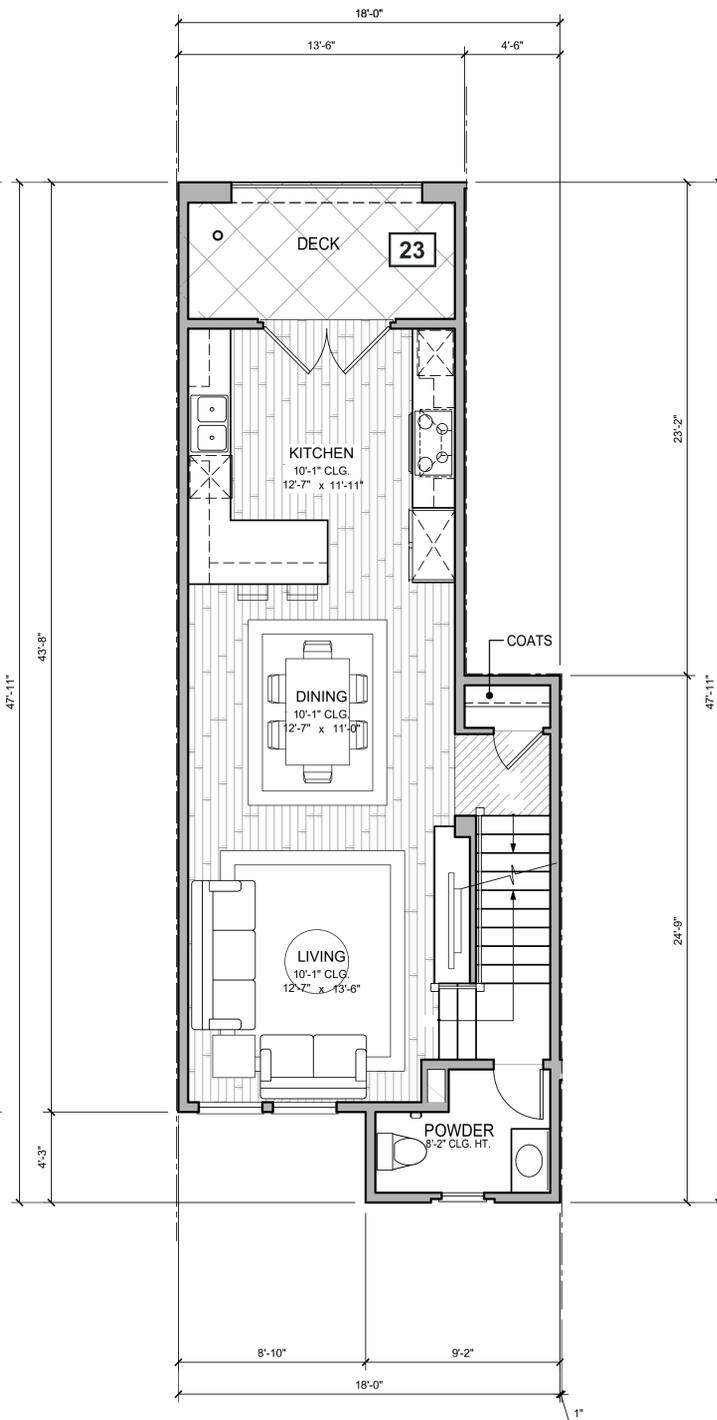
PARCEL 1: 6 UNITS PROVIDED
3 PLAN A UNITS (2 BEDROOM UNITS)
3 PLAN D UNITS (4 BEDROOM UNITS)

PARCEL 2: 4 UNITS PROVIDED
2 PLAN A UNITS (2 BEDROOM UNITS)
2 PLAN D UNITS (4 BEDROOM UNITS)

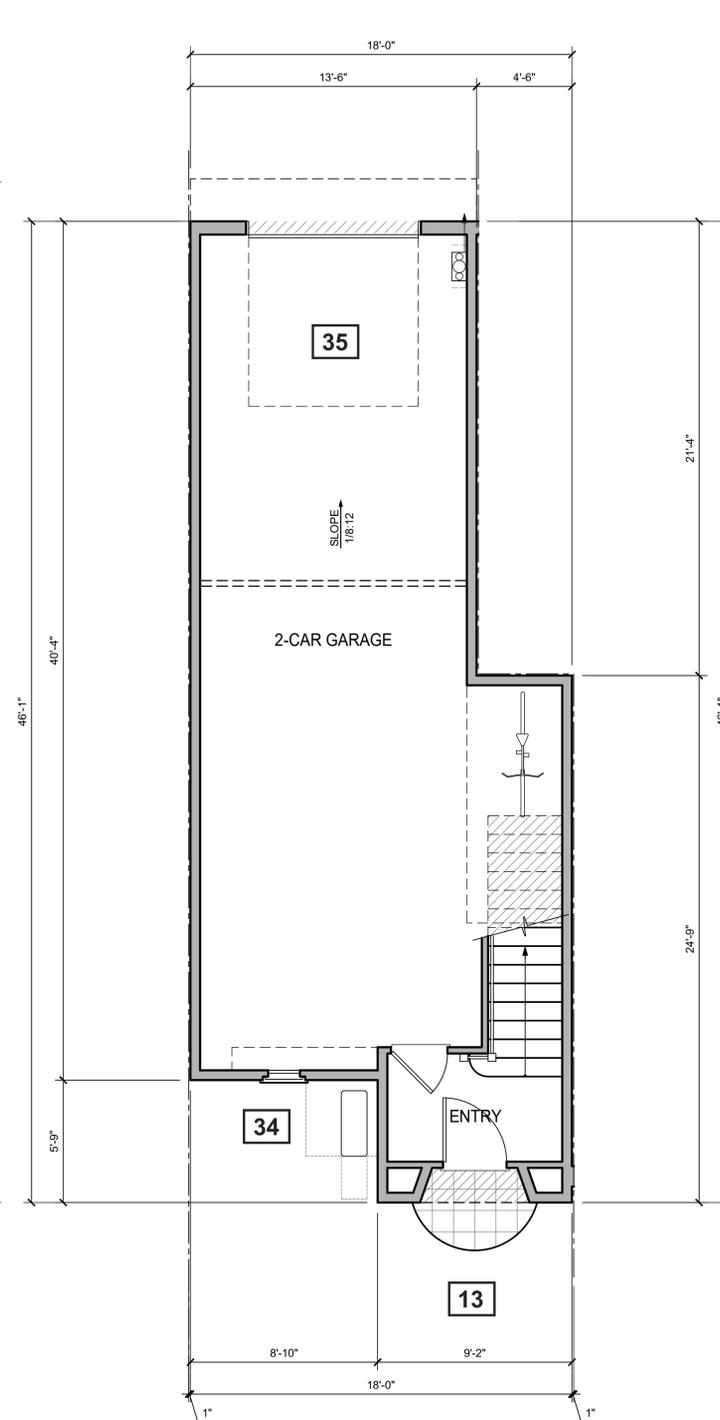




UNIT A: THIRD FLOOR PLAN



UNIT A: SECOND FLOOR PLAN



UNIT A: FIRST FLOOR PLAN

DESIGN STANDARDS:

| | | | | |
|---|--|--------------------------|--------------------------|--------------------------|
| # | 13. Usable Private and Common Open Space: | | | |
| | Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area; however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type: | | | |
| | a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified: | | | |
| | Average Lot Area (square feet) | 1,920-2,999 | 3,000-4,356 | 4,357-6,999 |
| | Private Open Space | 60 square feet per unit | 150 square feet per unit | 300 square feet per unit |
| | Common Open Space | 140 square feet per unit | 175 square feet per unit | 200 square feet per unit |
| | b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space) | | | |
| | c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space. | | | |
| | d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent. Common open space shall be fully landscaped and accessible to all residents. Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities. (GP Policy CNF-11.29) | | | |
| | 22. Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet | | | |
| | 23. Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet. | | | |
| | 34. Equipment Screening: All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment | | | |
| | 35. Residential Parking Garage: The project is designed to reduce the prominence of garage doors through one or more of the following strategies: a. Locate the garage door behind the front porch and/or living space, relative to the front lot line; b. Design the second floor to overhang beyond the garage door c. Locate the garage to the side or rear of building rather than at the center; or d. For garages with three or more non-landem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19) | | | |

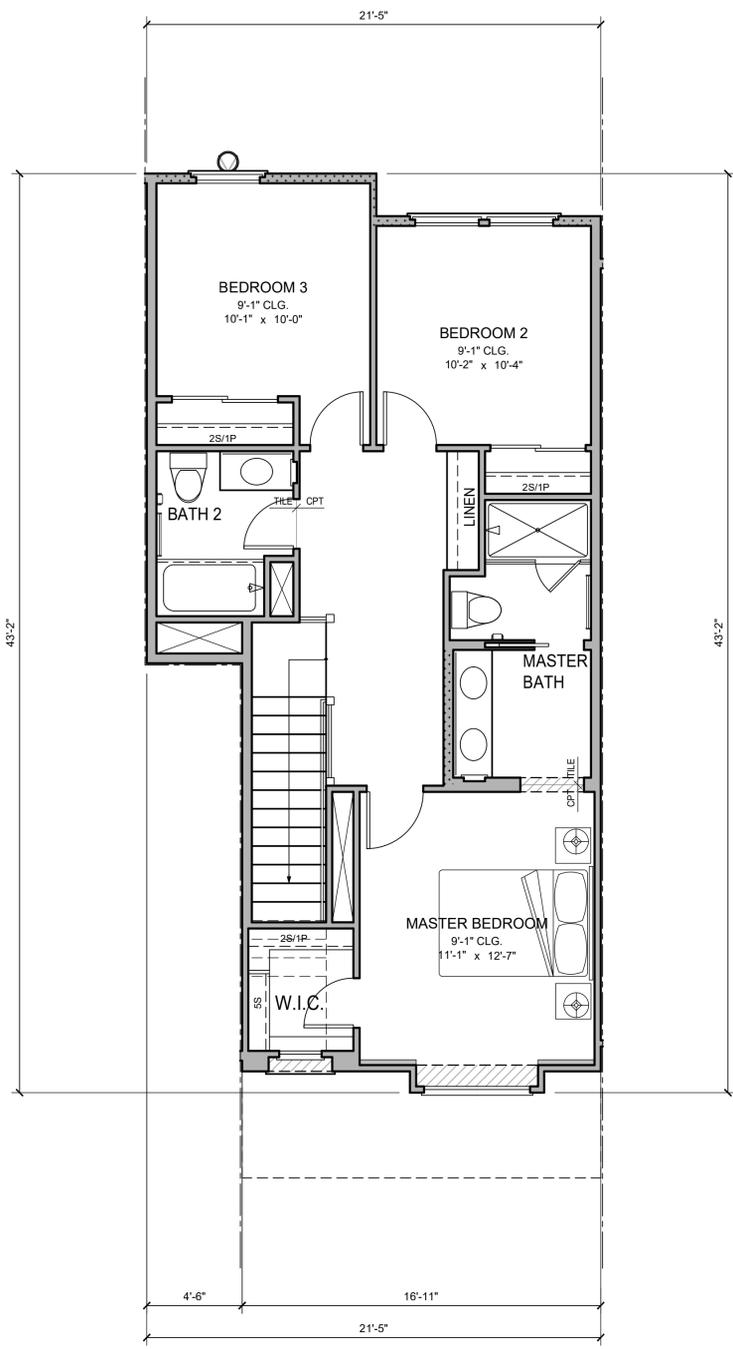
UNIT A
2 BEDROOMS / 2 BATHS

| | |
|--|---------------------|
| FIRST FLOOR: | 114 SQ. FT. |
| SECOND FLOOR: | 634 SQ. FT. |
| THIRD FLOOR: | 615 SQ. FT. |
| TOTAL: | 1363 SQ. FT. |
| GARAGE: | 569 SQ. FT. |
| PORCH: | - |
| DECK: | 87 SQ. FT. |
| COURTYARD: | 167 SQ. FT. |
| (TOTAL PRIVATE OPEN SPACE: 254 SQ. FT.) | |

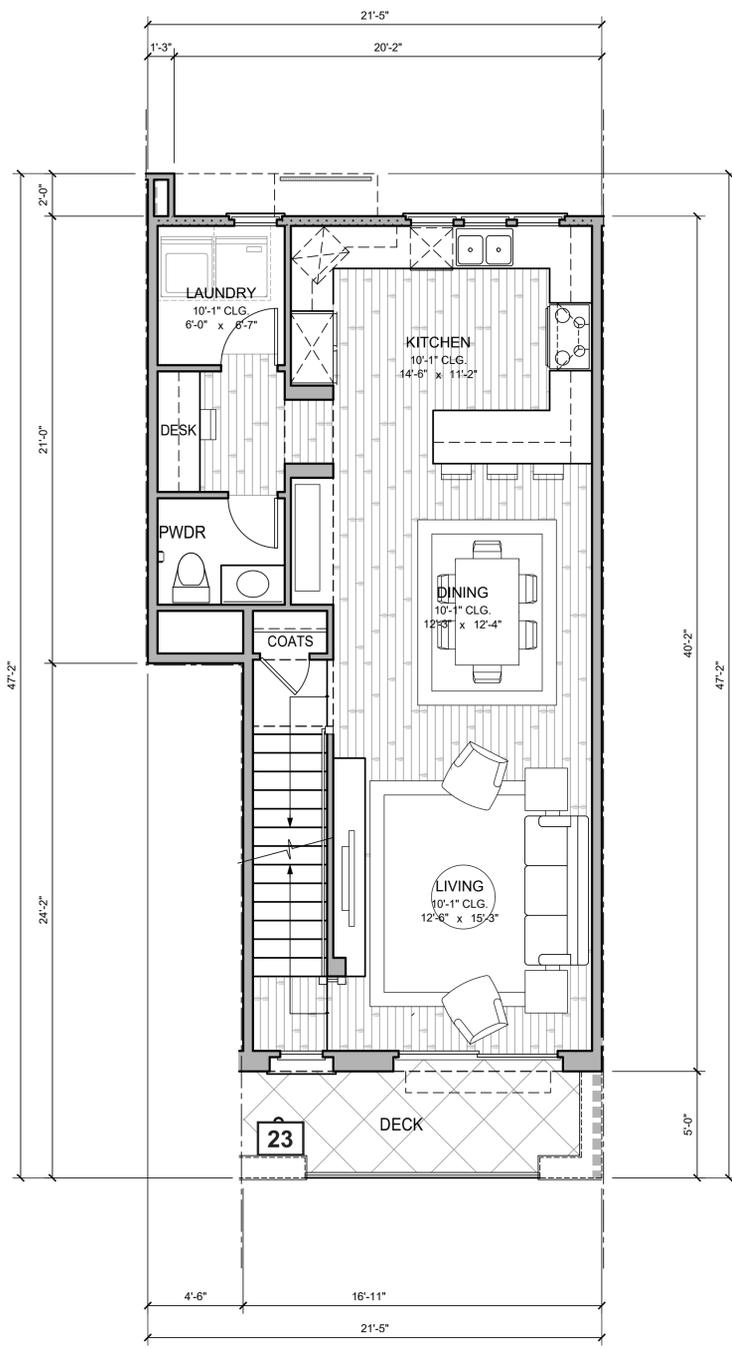
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| DATE | 08-21-2020 |
| JOB NO. | 297.081 |

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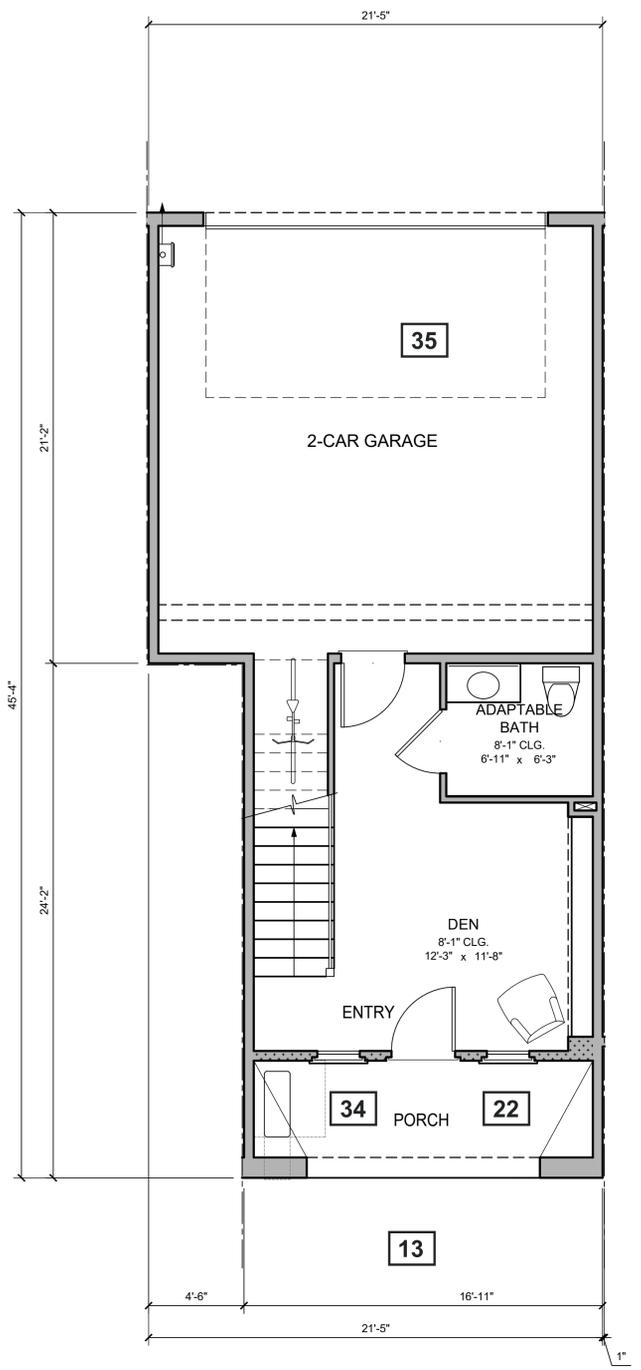
| # | Standard Description | | | | | | | | | | | | |
|--------------------------------|--|--------------------------------|--------------------------|-------------|-------------|--------------------|-------------------------|--------------------------|--------------------------|-------------------|--------------------------|--------------------------|--------------------------|
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| 22. | Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet | | | | | | | | | | | | |
| 23. | Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet. | | | | | | | | | | | | |
| 34. | Equipment Screening: All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment | | | | | | | | | | | | |
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UNIT B: THIRD FLOOR PLAN



UNIT B: SECOND FLOOR PLAN



UNIT B: FIRST FLOOR PLAN

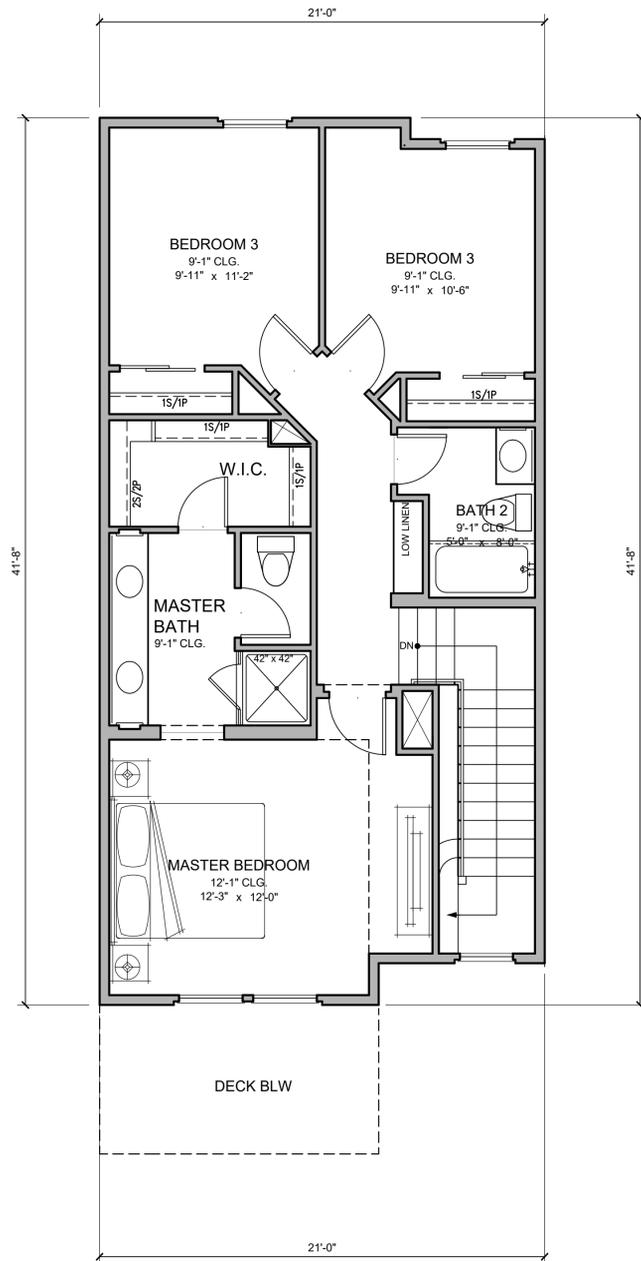
UNIT B

3 BEDROOMS + DEN
/ 2 FULL & 2 HALF BATHS

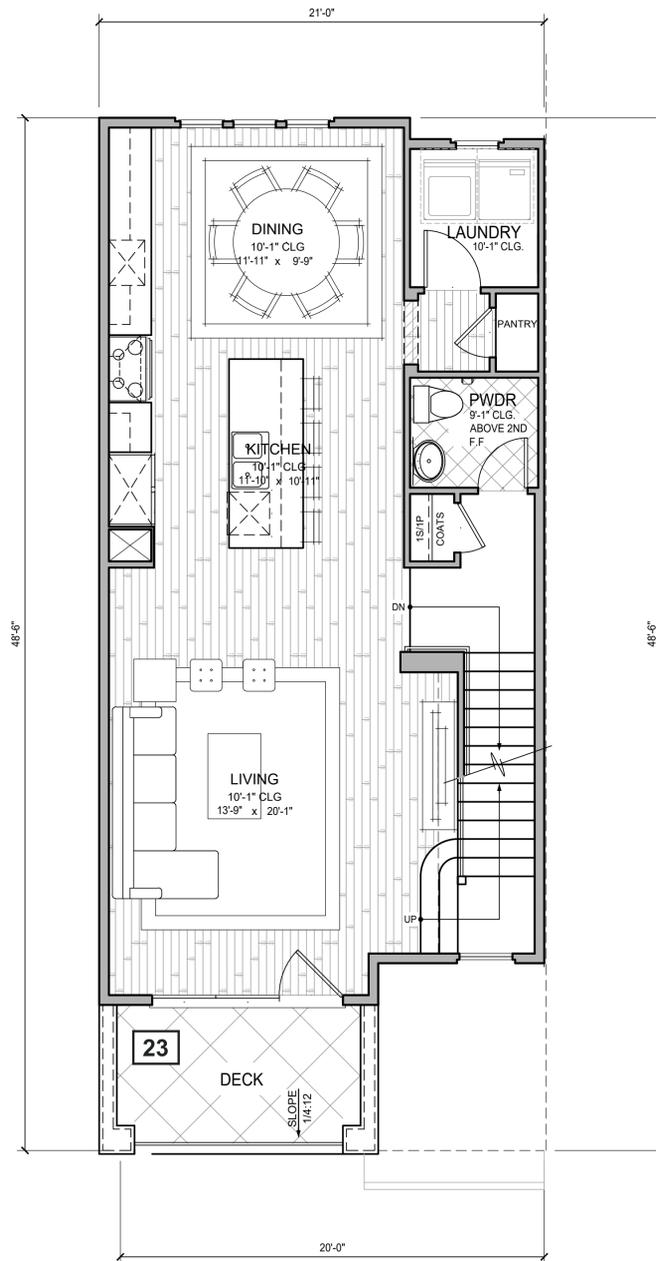
| | |
|--|---------------------|
| FIRST FLOOR: | 324 SQ. FT. |
| SECOND FLOOR: | 774 SQ. FT. |
| THIRD FLOOR: | 745 SQ. FT. |
| TOTAL: | 1843 SQ. FT. |
| GARAGE: | 446 SQ. FT. |
| PORCH: | 94 SQ. FT. |
| DECK: | 85 SQ. FT. |
| COURTYARD: | 124 SQ. FT. |
| (TOTAL PRIVATE OPEN SPACE: 303 SQ. FT.) | |

DESIGN STANDARDS:

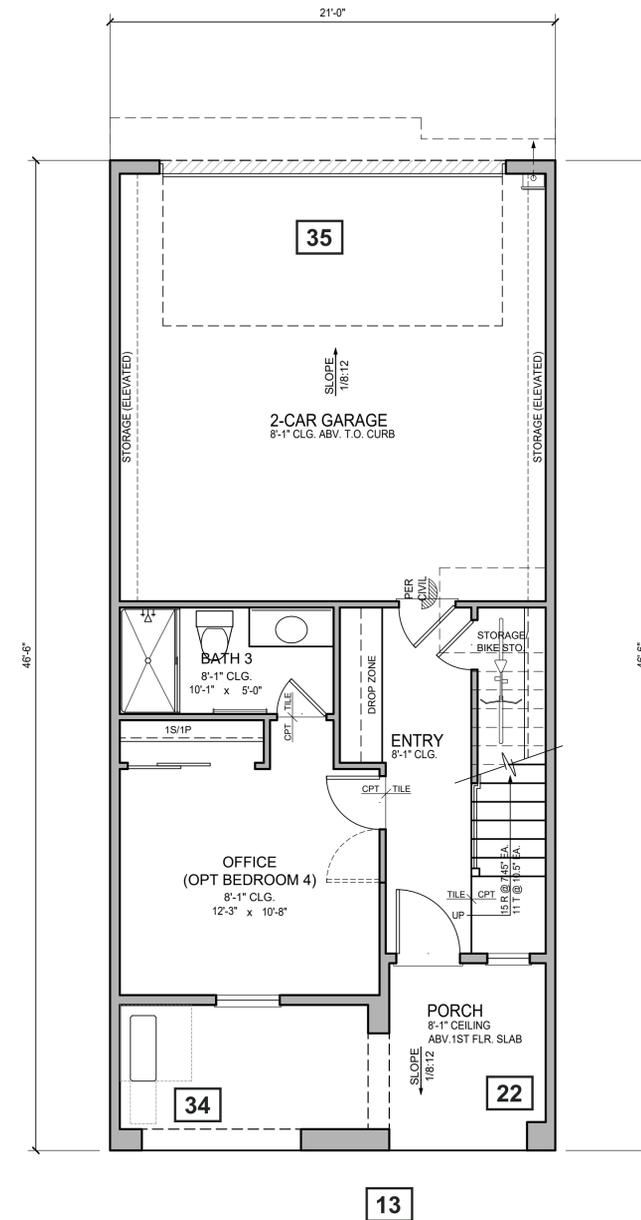
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| 22. | Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet | | | | | | | | | | | | | | | |
| 23. | Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet. | | | | | | | | | | | | | | | |
| 34. | Equipment Screening: All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment | | | | | | | | | | | | | | | |
| 35. | Residential Parking Garage: The project is designed to reduce the prominence of garage doors through one or more of the following strategies: a. Locate the garage door behind the front porch and/or living space, relative to the front lot line; b. Design the second floor to overhang beyond the garage door c. Locate the garage to the side or rear of building rather than at the center; or d. For garages with three or more non-landem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19) | | | | | | | | | | | | | | | |



UNIT C: THIRD FLOOR PLAN



UNIT C: SECOND FLOOR PLAN



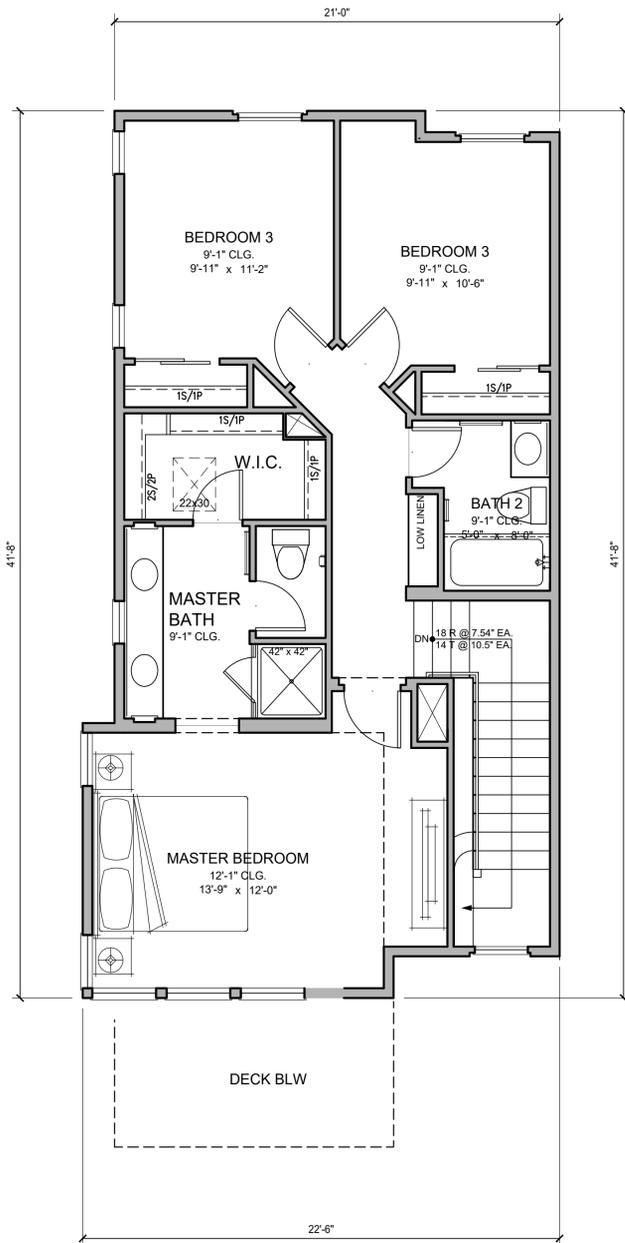
UNIT C: FIRST FLOOR PLAN

| UNIT C | |
|--|--------------|
| 3 BEDROOMS + DEN (4 BEDROOM OPT) / 3.5 BATHS | |
| FIRST FLOOR: | 383 SQ. FT. |
| SECOND FLOOR: | 853 SQ. FT. |
| THIRD FLOOR: | 763 SQ. FT. |
| TOTAL: | 1999 SQ. FT. |
| GARAGE: | 435 SQ. FT. |
| PORCH: | 159 SQ. FT. |
| DECK: | 84 SQ. FT. |
| COURTYARD: | 125 SQ. FT. |
| (TOTAL PRIVATE OPEN SPACE: 368 SQ. FT.) | |

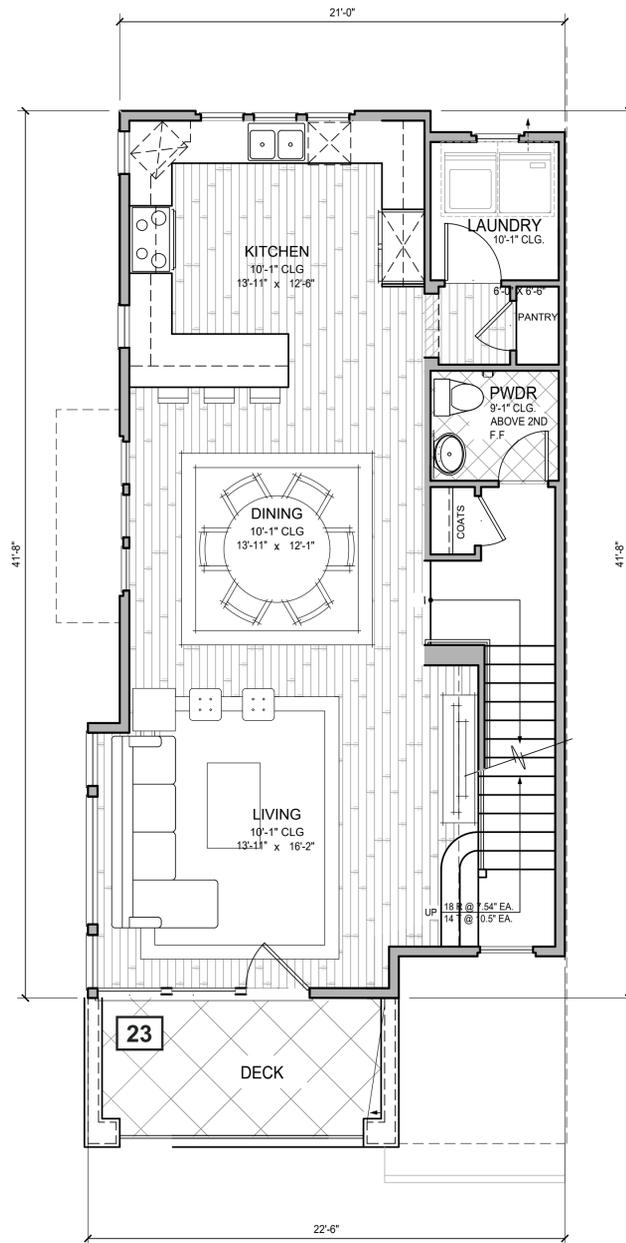


DESIGN STANDARDS:

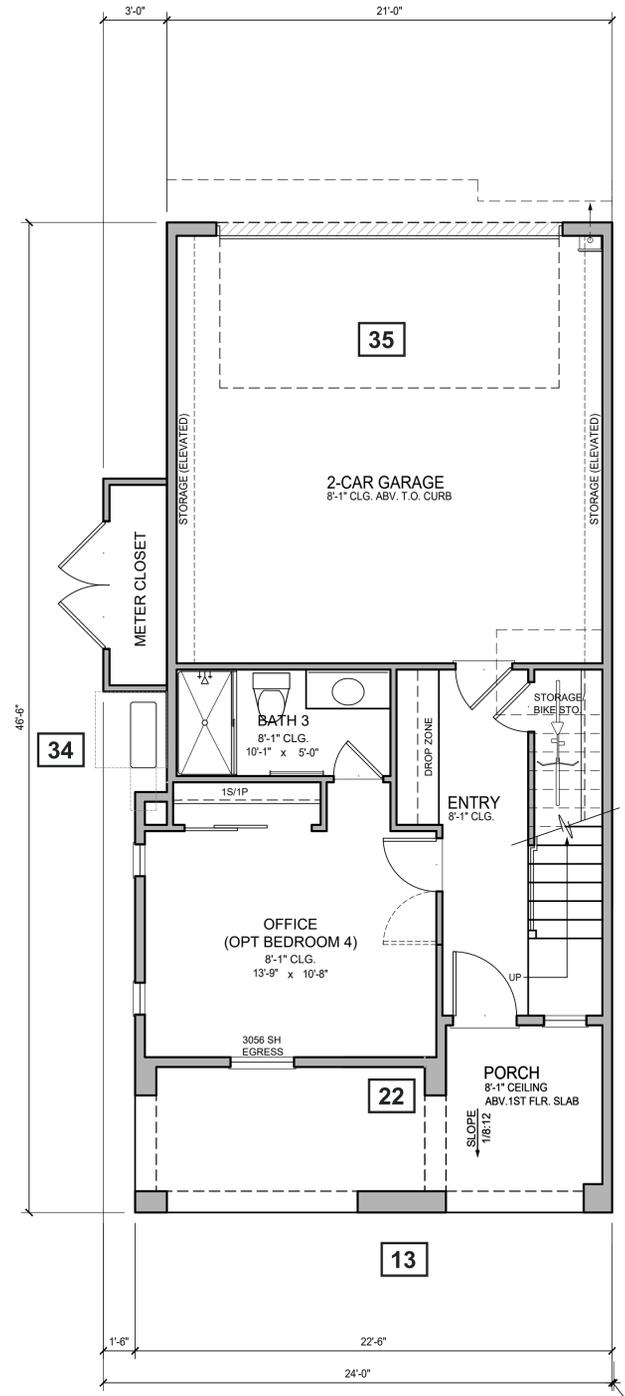
| # | Requirement | | | | | | | | | | | | | | | |
|--------------------------------|---|--------------------------------|--------------------------|--------------------------|-------------|-------------|--------------------|-------------------------|--------------------------|--------------------------|--------------------------|-------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 13. | Usable Private and Common Open Space: Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area; however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type: a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified: <table border="1"> <thead> <tr> <th>Average Lot Area (square feet)</th> <th>1,440-1,920</th> <th>1,920-2,999</th> <th>3,000-4,356</th> <th>4,357-6,999</th> </tr> </thead> <tbody> <tr> <td>Private Open Space</td> <td>60 square feet per unit</td> <td>150 square feet per unit</td> <td>300 square feet per unit</td> <td>350 square feet per unit</td> </tr> <tr> <td>Common Open Space</td> <td>140 square feet per unit</td> <td>150 square feet per unit</td> <td>175 square feet per unit</td> <td>200 square feet per unit</td> </tr> </tbody> </table> b. Single-family detached (lots 7,000 square feet and over): 500 square feet per unit (Private Open Space) c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space. d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent. Common open space shall be fully landscaped and accessible to all residents. Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities. (GP Policy CNF-11.29) | Average Lot Area (square feet) | 1,440-1,920 | 1,920-2,999 | 3,000-4,356 | 4,357-6,999 | Private Open Space | 60 square feet per unit | 150 square feet per unit | 300 square feet per unit | 350 square feet per unit | Common Open Space | 140 square feet per unit | 150 square feet per unit | 175 square feet per unit | 200 square feet per unit |
| Average Lot Area (square feet) | 1,440-1,920 | 1,920-2,999 | 3,000-4,356 | 4,357-6,999 | | | | | | | | | | | | |
| Private Open Space | 60 square feet per unit | 150 square feet per unit | 300 square feet per unit | 350 square feet per unit | | | | | | | | | | | | |
| Common Open Space | 140 square feet per unit | 150 square feet per unit | 175 square feet per unit | 200 square feet per unit | | | | | | | | | | | | |
| 22. | Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet | | | | | | | | | | | | | | | |
| 23. | Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet. | | | | | | | | | | | | | | | |
| 34. | Equipment Screening: All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment | | | | | | | | | | | | | | | |
| 35. | Residential Parking Garage: The project is designed to reduce the prominence of garage doors through one or more of the following strategies: a. Locate the garage door behind the front porch and/or living space, relative to the front lot line; b. Design the second floor to overhang beyond the garage door c. Locate the garage to the side or rear of building rather than at the center; or d. For garages with three or more non-landem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19) | | | | | | | | | | | | | | | |



UNIT C-X: THIRD FLOOR PLAN

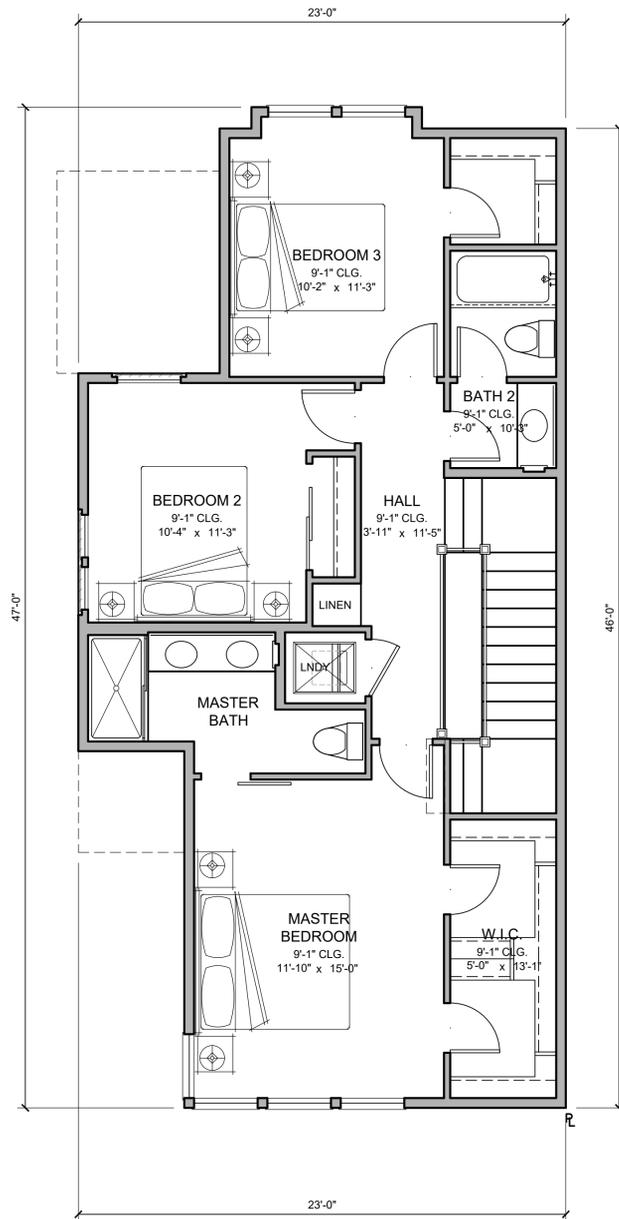


UNIT C-X: SECOND FLOOR PLAN

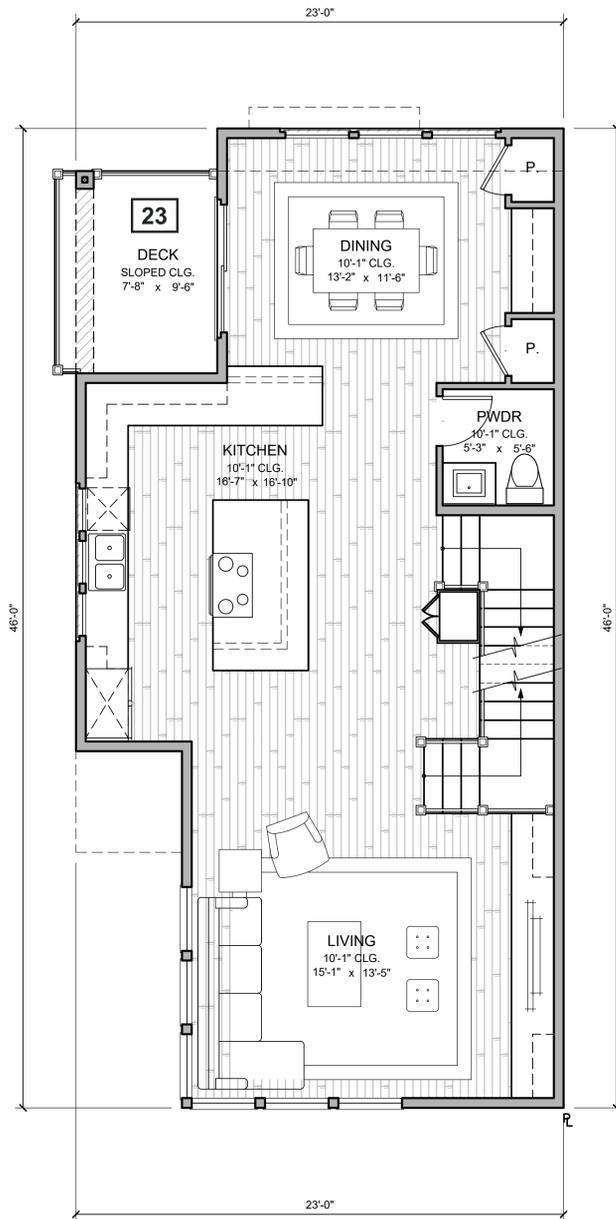


UNIT C-X: FIRST FLOOR PLAN

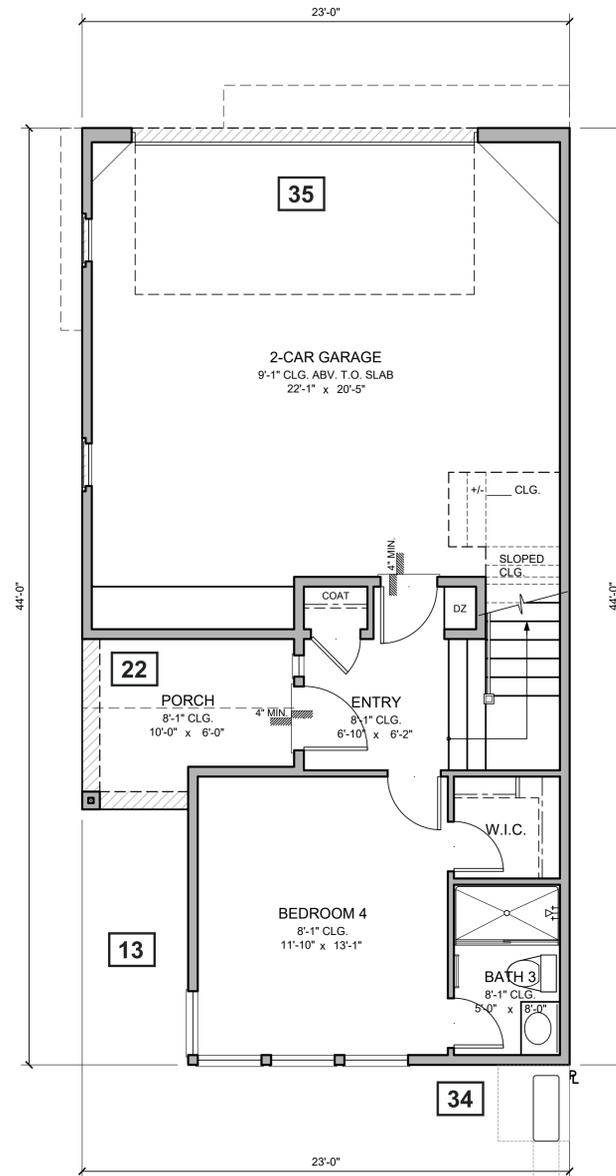
| UNIT CX | |
|---|---------------------|
| 3 BEDROOMS + DEN (4 BEDROOM OPT) / 3.5 BATHS | |
| FIRST FLOOR: | 397 SQ. FT. |
| SECOND FLOOR: | 873 SQ. FT. |
| THIRD FLOOR: | 782 SQ. FT. |
| TOTAL: | 2052 SQ. FT. |
| GARAGE: | 441 SQ. FT. |
| PORCH: | 168 SQ. FT. |
| DECK: | 99 SQ. FT. |
| COURTYARD: | 130 SQ. FT. |
| (TOTAL PRIVATE OPEN SPACE: 397 SQ. FT.) | |



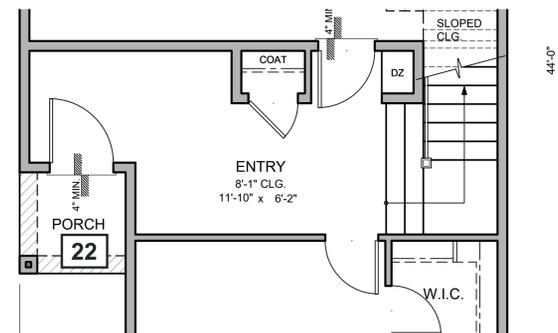
UNIT D: THIRD FLOOR PLAN



UNIT D: SECOND FLOOR PLAN



UNIT D: FIRST FLOOR PLAN



UNIT D-X: PARTIAL FIRST FLOOR PLAN

DESIGN STANDARDS:

- #**
- 13. Useable Private and Common Open Space:**
 Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area; however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:
- | Average Lot Area (square feet) | 1,440-1,920 | 1,920-2,999 | 3,000-4,356 | 4,357-6,999 |
|--------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Private Open Space | 60 square feet per unit | 150 square feet per unit | 300 square feet per unit | 350 square feet per unit |
| Common Open Space | 140 square feet per unit | 150 square feet per unit | 175 square feet per unit | 200 square feet per unit |
- a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:
- b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)
- c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.
- d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent. Common open space shall be fully landscaped and accessible to all residents. Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities. (GP Policy CNF-11.29)
- 22. Front Porches:**
 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet
- 23. Balconies:**
 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.
- 34. Equipment Screening:**
 All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment
- 35. Residential Parking Garage:**
 The project is designed to reduce the prominence of garage doors through one or more of the following strategies:
 a. Locate the garage door behind the front porch and/or living space, relative to the front lot line;
 b. Design the second floor to overhang beyond the garage door
 c. Locate the garage to the side or rear of building rather than at the center; or
 d. For garages with three or more non-landem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19)

UNIT D
 4 BEDROOMS / 3.5 BATHS

| | |
|----------------|---------------------|
| FIRST FLOOR: | 321 SQ. FT. |
| SECOND FLOOR: | 898 SQ. FT. |
| THIRD FLOOR: | 817 SQ. FT. |
| TOTAL: | 2036 SQ. FT. |
| GARAGE: | 514 SQ. FT. |
| PORCH: | 70 SQ. FT. |
| DECK: | 73 SQ. FT. |

UNIT D-X
 4 BEDROOMS / 3.5 BATHS

| | |
|----------------|---------------------|
| FIRST FLOOR: | 397 SQ. FT. |
| SECOND FLOOR: | 898 SQ. FT. |
| THIRD FLOOR: | 817 SQ. FT. |
| TOTAL: | 2112 SQ. FT. |
| GARAGE: | 485 SQ. FT. |
| PORCH: | 24 SQ. FT. |
| DECK: | 73 SQ. FT. |

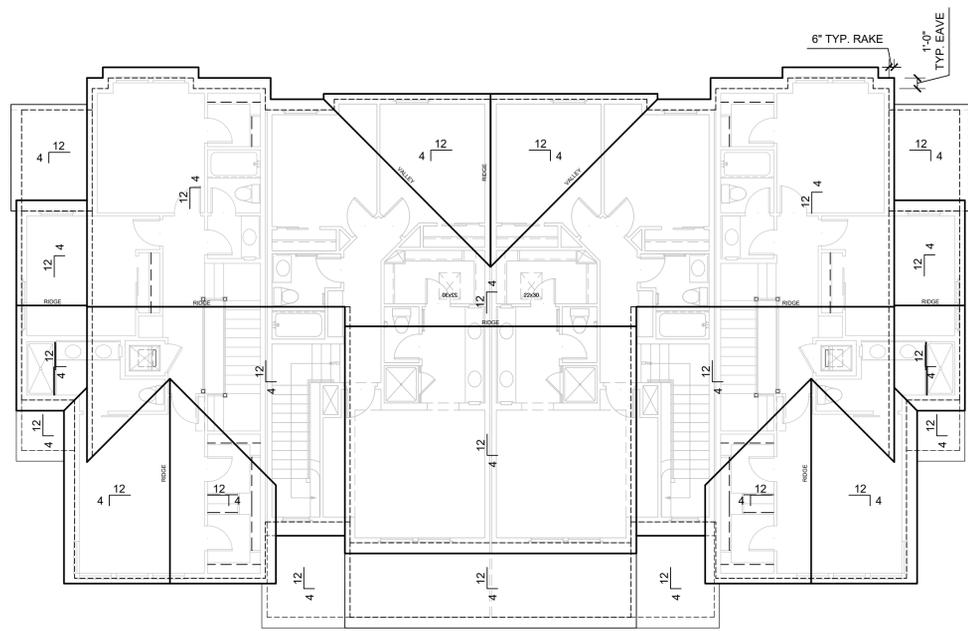
COURTYARD: 185 SQ. FT.
 (TOTAL PRIVATE OPEN SPACE: 328 SQ. FT.)



DATE 08-21-2020
 JOB NO. 297.081

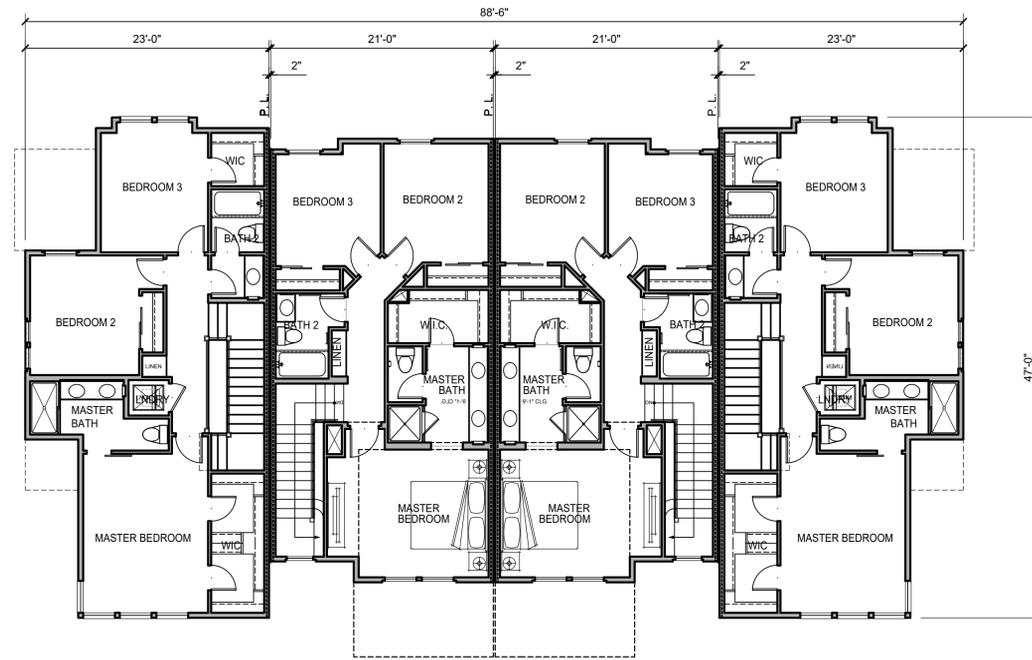
DESIGN STANDARDS:

| # | Standard | | | | | | | | | | | | | | | |
|--------------------------------|--|--------------------------------|--------------------------|--------------------------|-------------|-------------|--------------------|-------------------------|--------------------------|--------------------------|--------------------------|-------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 13. | Usable Private and Common Open Space: Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area; however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type: a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified: <table border="1"> <thead> <tr> <th>Average Lot Area (square feet)</th> <th>1,440-1,920</th> <th>1,920-2,999</th> <th>3,000-4,356</th> <th>4,357-6,999</th> </tr> </thead> <tbody> <tr> <td>Private Open Space</td> <td>60 square feet per unit</td> <td>150 square feet per unit</td> <td>300 square feet per unit</td> <td>350 square feet per unit</td> </tr> <tr> <td>Common Open Space</td> <td>140 square feet per unit</td> <td>150 square feet per unit</td> <td>175 square feet per unit</td> <td>200 square feet per unit</td> </tr> </tbody> </table> b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space) c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space. d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent. Common open space shall be fully landscaped and accessible to all residents. Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities. (GP Policy CNF-11.29) | Average Lot Area (square feet) | 1,440-1,920 | 1,920-2,999 | 3,000-4,356 | 4,357-6,999 | Private Open Space | 60 square feet per unit | 150 square feet per unit | 300 square feet per unit | 350 square feet per unit | Common Open Space | 140 square feet per unit | 150 square feet per unit | 175 square feet per unit | 200 square feet per unit |
| Average Lot Area (square feet) | 1,440-1,920 | 1,920-2,999 | 3,000-4,356 | 4,357-6,999 | | | | | | | | | | | | |
| Private Open Space | 60 square feet per unit | 150 square feet per unit | 300 square feet per unit | 350 square feet per unit | | | | | | | | | | | | |
| Common Open Space | 140 square feet per unit | 150 square feet per unit | 175 square feet per unit | 200 square feet per unit | | | | | | | | | | | | |
| 22. | Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet | | | | | | | | | | | | | | | |
| 23. | Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet. | | | | | | | | | | | | | | | |
| 34. | Equipment Screening: All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment | | | | | | | | | | | | | | | |
| 35. | Residential Parking Garage: The project is designed to reduce the prominence of garage doors through one or more of the following strategies: a. Locate the garage door behind the front porch and/or living space, relative to the front lot line; b. Design the second floor to overhang beyond the garage door c. Locate the garage to the side or rear of building rather than at the center; or d. For garages with three or more non-landem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19) | | | | | | | | | | | | | | | |



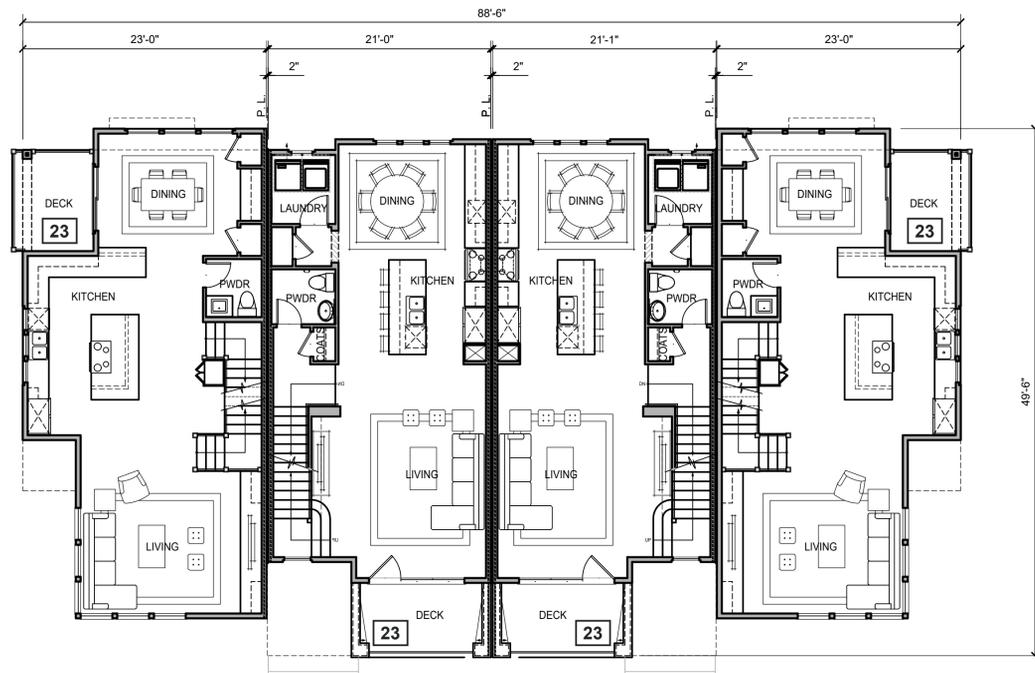
UNIT D UNIT C UNIT C UNIT D

4-PLEX: ROOF PLAN



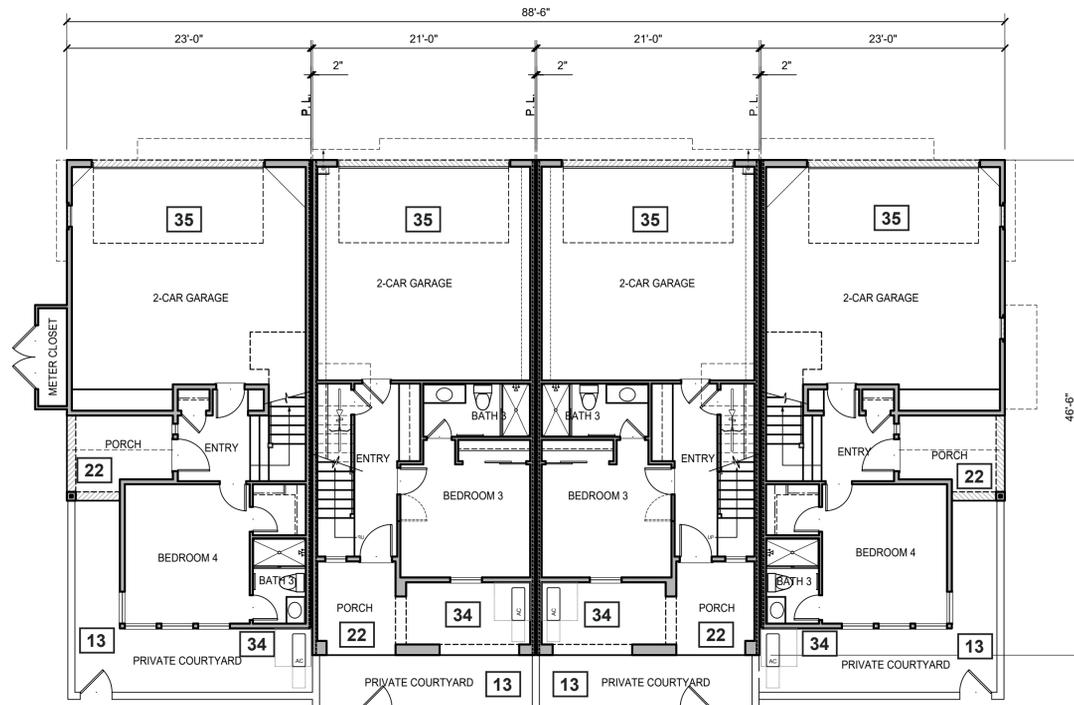
UNIT D UNIT C UNIT C UNIT D

4-PLEX: THIRD FLOOR PLAN



UNIT D UNIT C UNIT C UNIT D

4-PLEX: SECOND FLOOR PLAN



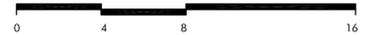
UNIT D UNIT C UNIT C UNIT D

4-PLEX: FIRST FLOOR PLAN

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

4-PLEX: FLOOR PLANS



DATE 08-21-2020
JOB NO. 297.081

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.07



FRONT ELEVATION - 1/4" = 1'-0"

DESIGN STANDARDS:

22. Front Porches:
50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet

23. Balconies:
25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

24. Fences:
All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted.

25. 360 Degree Architecture:
The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16)

26. Exterior Treatments and Materials:
At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously 1/4 inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges.

27. Roof Line Variation for three or more units:
Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.)

28. Height and Project Massing:
Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including:
a. Changes in roof form and height; and,
b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22)

29. Separate Structures-Attached Projects:
Large projects shall be divided into separate structures. The maximum number of units per structure is as follows:
a. Single-family Attached: 7 units maximum per structure
(General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement

30. Building Colors:
The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.

31. Window Design:
The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project:
a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim;
b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or,
c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design.

32. Glazing:
Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency.

33. Exterior Lighting and Illumination:
Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. The project has demonstrated compliance by submittal of a photometric plan and fixture details.

34. Equipment Screening:
All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment

36. Garage Door Design:
The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling, approved by the Development Services Director or designee

39. Multi Family Roof Form:
The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units. (GP Policy CNF-11.22)

40. Massing for three story buildings or taller:
Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.

41. Distinct material changes for three story buildings or taller:
Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building facade with frontage upon a street, adjacent public park or public open space.

SEE SHEET A.36 FOR COLOR AND MATERIAL BOARDS



UNIT D

LEFT ELEVATION - 1/4" = 1'-0"



UNIT D

RIGHT ELEVATION - 1/4" = 1'-0"

DESIGN STANDARDS:

| | | | |
|--|---|--|---|
| <p>22. Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet</p> | <p>27. Roof Line Variation for three or more units: Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.)</p> | <p>31. Window Design: The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project: a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim; b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or, c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design.</p> | <p>36. Garage Door Design: The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling, approved by the Development Services Director or designee</p> |
| <p>23. Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.</p> | <p>28. Height and Project Massing: Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including: a. Changes in roof form and height; and, b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22)</p> | <p>32. Glazing: Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency.</p> | <p>39. Multi Family Roof Form: The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units. (GP Policy CNF-11.22)</p> |
| <p>24. Fences: All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted.</p> | <p>29. Separate Structures-Attached Projects: Large projects shall be divided into separate structures. The maximum number of units per structure is as follows: a. Single-family Attached: 7 units maximum per structure (General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement</p> | <p>33. Exterior Lighting and Illumination: Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. The project has demonstrated compliance by submittal of a photometric plan and fixture details.</p> | <p>40. Massing for three story buildings or taller: Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.</p> |
| <p>25. 360 Degree Architecture: The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16)</p> | <p>30. Building Colors The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.</p> | <p>34. Equipment Screening: All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment</p> | <p>41. Distinct material changes for three story buildings or taller: Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building facade with frontage upon a street, adjacent public park or public open space.</p> |
| <p>26. Exterior Treatments and Materials: At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously 1/4 inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges.</p> | | | |

SEE SHEET A.36 FOR COLOR AND MATERIAL BOARDS

MANZANITA PARK IN MORGAN HILL, CA

4-PLEX: ELEVATIONS

BY NORTH CORRIDOR INVESTORS, LLC



DATE 08-21-2020
JOB NO. 297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.09



REAR ELEVATION - 1/4" = 1'-0"

DESIGN STANDARDS:

22. Front Porches:
50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet.

23. Balconies:
25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

24. Fences:
All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted.

25. 360 Degree Architecture:
The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16).

26. Exterior Treatments and Materials:
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27. Roof Line Variation for three or more units:
Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.)

28. Height and Project Massing:
Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including:
a. Changes in roof form and height; and,
b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22)

29. Separate Structures-Attached Projects:
Large projects shall be divided into separate structures. The maximum number of units per structure is as follows:
a. Single-family Attached: 7 units maximum per structure (General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement.

30. Building Colors
The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.

31. Window Design:
The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project:
a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim;
b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or,
c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design.

32. Glazing:
Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency.

33. Exterior Lighting and Illumination:
Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. The project has demonstrated compliance by submittal of a photometric plan and fixture details.

34. Equipment Screening:
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36. Garage Door Design:
The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling, approved by the Development Services Director or designee.

39. Multi Family Roof Form:
The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units. (GP Policy CNF-11.22)

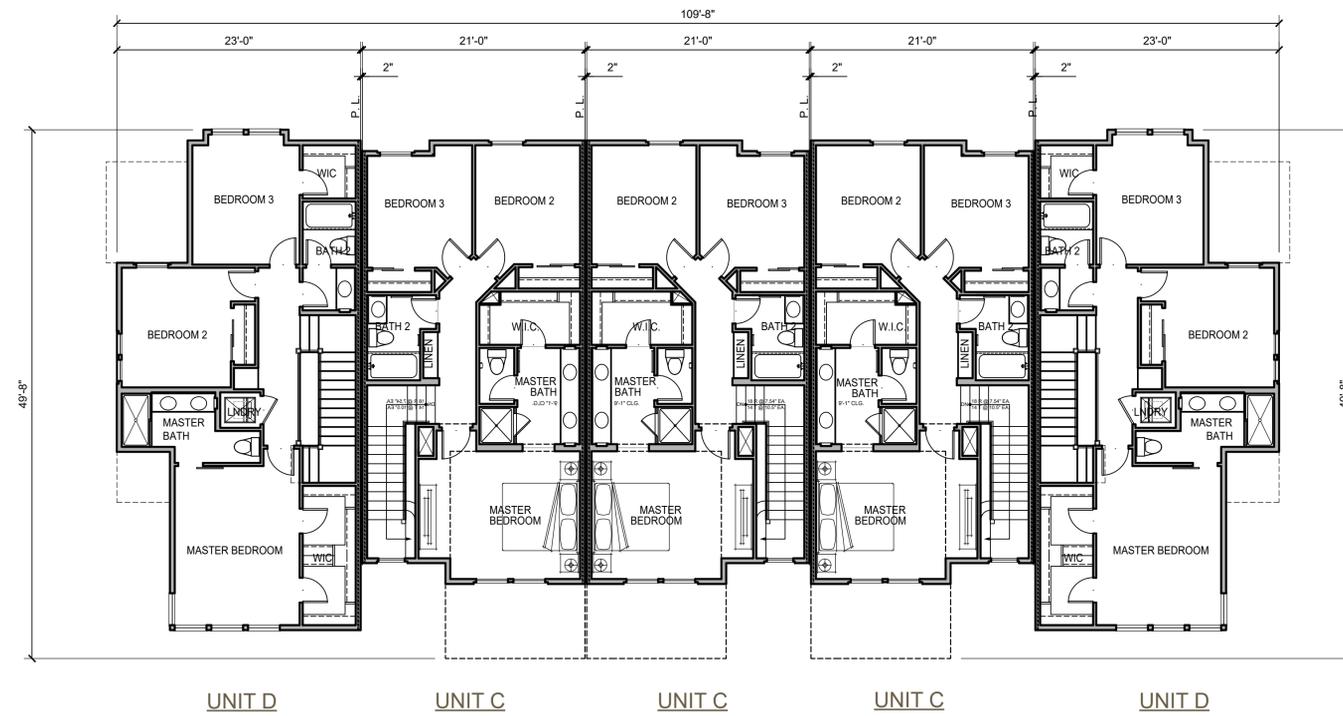
40. Massing for three story buildings or taller:
Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.

41. Distinct material changes for three story buildings or taller:
Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building facade with frontage upon a street, adjacent public park or public open space.

SEE SHEET A.36 FOR COLOR AND MATERIAL BOARDS

DESIGN STANDARDS:

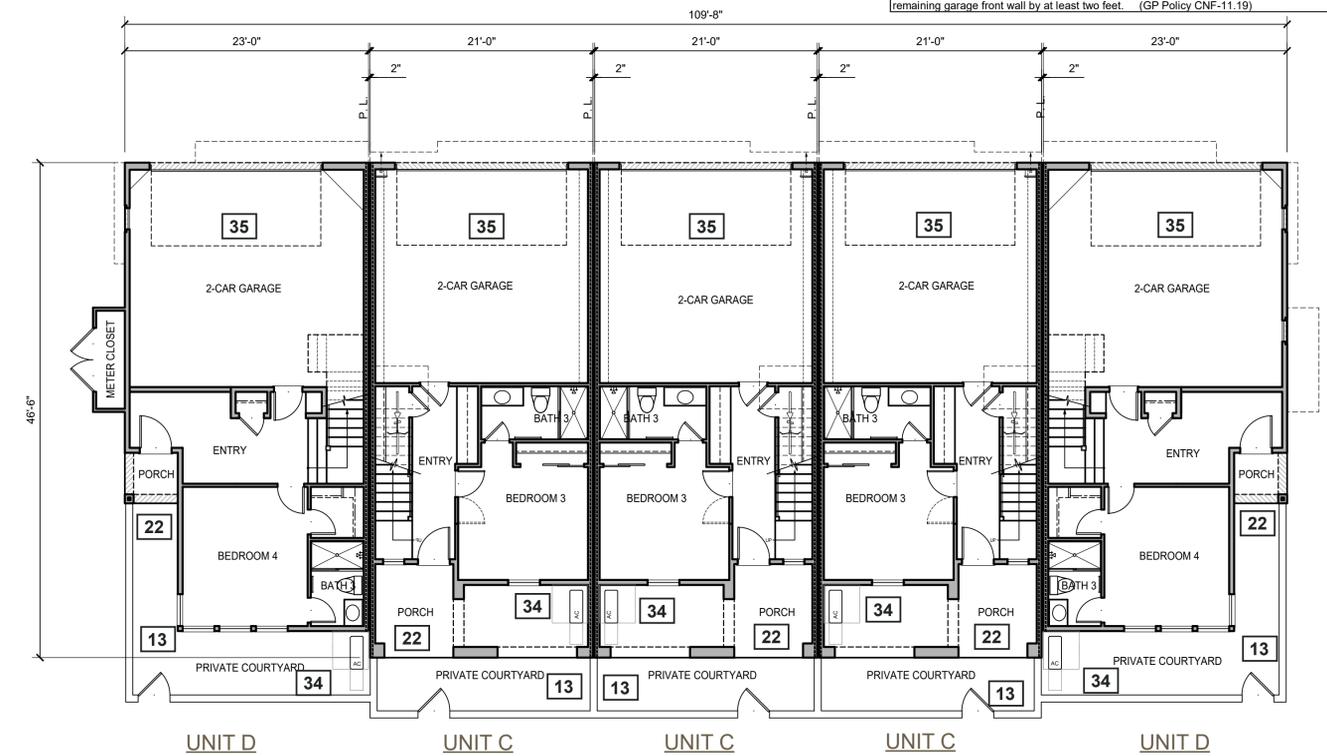
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|--------------------------------|---|--------------------------------|--------------------------|--------------------------|-------------|-------------|--------------------|-------------------------|--------------------------|--------------------------|--------------------------|-------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 13. | <p>Usable Private and Common Open Space: Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area, however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:</p> <p>a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:</p> <table border="1"> <thead> <tr> <th>Average Lot Area (square feet)</th> <th>1,440-1,920</th> <th>1,920-2,999</th> <th>3,000-4,356</th> <th>4,357-6,999</th> </tr> </thead> <tbody> <tr> <td>Private Open Space</td> <td>60 square feet per unit</td> <td>150 square feet per unit</td> <td>300 square feet per unit</td> <td>350 square feet per unit</td> </tr> <tr> <td>Common Open Space</td> <td>140 square feet per unit</td> <td>150 square feet per unit</td> <td>175 square feet per unit</td> <td>200 square feet per unit</td> </tr> </tbody> </table> <p>b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)</p> <p>c. Multi-family residential - At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.</p> <p>d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent. Common open space shall be fully landscaped and accessible to all residents. Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities. (GP Policy CNF-11.29)</p> | Average Lot Area (square feet) | 1,440-1,920 | 1,920-2,999 | 3,000-4,356 | 4,357-6,999 | Private Open Space | 60 square feet per unit | 150 square feet per unit | 300 square feet per unit | 350 square feet per unit | Common Open Space | 140 square feet per unit | 150 square feet per unit | 175 square feet per unit | 200 square feet per unit |
| Average Lot Area (square feet) | 1,440-1,920 | 1,920-2,999 | 3,000-4,356 | 4,357-6,999 | | | | | | | | | | | | |
| Private Open Space | 60 square feet per unit | 150 square feet per unit | 300 square feet per unit | 350 square feet per unit | | | | | | | | | | | | |
| Common Open Space | 140 square feet per unit | 150 square feet per unit | 175 square feet per unit | 200 square feet per unit | | | | | | | | | | | | |
| 22. | <p>Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet</p> | | | | | | | | | | | | | | | |
| 23. | <p>Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.</p> | | | | | | | | | | | | | | | |
| 34. | <p>Equipment Screening: All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment</p> | | | | | | | | | | | | | | | |
| 35. | <p>Residential Parking Garage: The project is designed to reduce the prominence of garage doors through one or more of the following strategies:</p> <ol style="list-style-type: none"> Locate the garage door behind the front porch and/or living space, relative to the front lot line; Design the second floor to overhang beyond the garage door Locate the garage to the side or rear of building rather than at the center; or For garages with three or more non-landem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19) | | | | | | | | | | | | | | | |



5-PLEX: THIRD FLOOR PLAN



5-PLEX: SECOND FLOOR PLAN

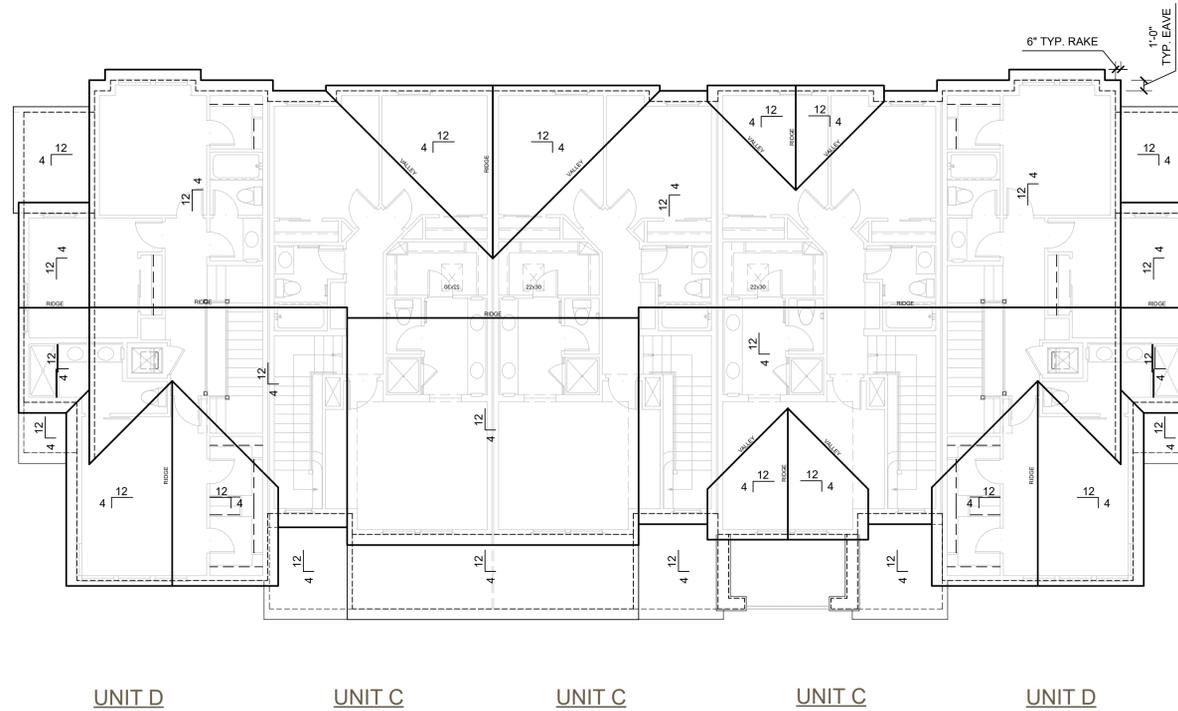


5-PLEX: FIRST FLOOR PLAN



DESIGN STANDARDS:

| # | |
|---|--|
| 13. Useable Private and Common Open Space: | Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area, however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type: |
| a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified: | |
| Average Lot Area (square feet) | 1,440-1,920 1,920-2,999 3,000-4,356 4,357-6,999 |
| Private Open Space | 60 square feet per unit 150 square feet per unit 300 square feet per unit 350 square feet per unit |
| Common Open Space | 140 square feet per unit 150 square feet per unit 175 square feet per unit 200 square feet per unit |
| b. Single-family detached (lots 7,000 square feet and over)- | 500 square feet per unit (Private Open Space) |
| c. Multi-family residential - | At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space. |
| d. If On-site Recreational Amenities are not provided, | private and common open space shall be increased by 25 percent. Common open space shall be fully landscaped and accessible to all residents. Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities. (GP Policy CNF-11.29) |
| 22. Front Porches: | 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet |
| 23. Balconies: | 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet. |
| 34. Equipment Screening: | All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment |
| 35. Residential Parking Garage: | The project is designed to reduce the prominence of garage doors through one or more of the following strategies: a. Locate the garage door behind the front porch and/or living space, relative to the front lot line; b. Design the second floor to overhang beyond the garage door c. Locate the garage to the side or rear of building rather than at the center; or d. For garages with three or more non-landem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19) |



5-PLEX: ROOF PLAN



FRONT ELEVATION - 1/4" = 1'-0"

DESIGN STANDARDS:

22. Front Porches:
50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet

23. Balconies:
25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

24. Fences:
All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted.

25. 360 Degree Architecture:
The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements.
All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16)

26. Exterior Treatments and Materials:
At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth.
Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously 1/4 inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges.

27. Roof Line Variation for three or more units:
Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.)

28. Height and Project Massing:
Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including:
a. Changes in roof form and height; and,
b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22)

29. Separate Structures-Attached Projects:
Large projects shall be divided into separate structures. The maximum number of units per structure is as follows:
a. Single-family Attached: 7 units maximum per structure
(General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement

30. Building Colors:
The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors.
The use of fluorescent or neon colors is prohibited.

31. Window Design:
The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project:
a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim;
b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or,
c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design.

32. Glazing:
Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency.

33. Exterior Lighting and Illumination:
Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. The project has demonstrated compliance by submittal of a photometric plan and fixture details.

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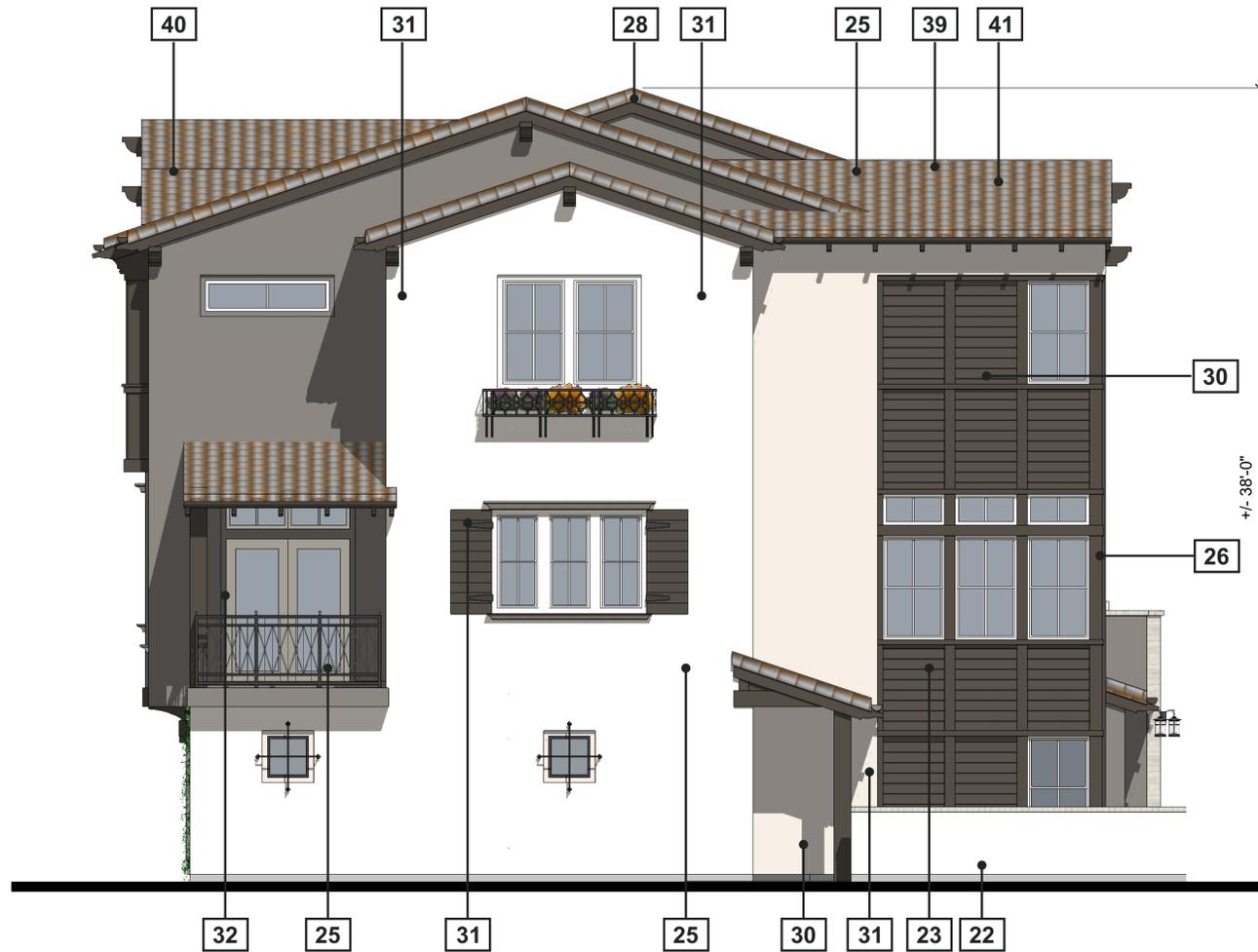
36. Garage Door Design:
The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling, approved by the Development Services Director or designee

39. Multi Family Roof Form:
The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units.
(GP Policy CNF-11.22)

40. Massing for three story buildings or taller:
Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.

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Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building facade with frontage upon a street, adjacent public park or public open space.

SEE SHEET A.36 FOR COLOR AND MATERIAL BOARDS



UNIT D

LEFT ELEVATION - 1/4" = 1'-0"



UNIT D

RIGHT ELEVATION - 1/4" = 1'-0"

DESIGN STANDARDS:

22. Front Porches:
50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet

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The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units. (GP Policy CNF-11.22)

40. Massing for three story buildings or taller:
Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.

41. Distinct material changes for three story buildings or taller:
Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building facade with frontage upon a street, adjacent public park or public open space.

SEE SHEET A.36 FOR COLOR AND MATERIAL BOARDS



REAR ELEVATION - 1/4" = 1'-0"

DESIGN STANDARDS:

22. Front Porches:
50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet.

23. Balconies:
25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

24. Fences:
All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted.

25. 360 Degree Architecture:
The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16)

26. Exterior Treatments and Materials:
At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously 1/4 inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges.

27. Roof Line Variation for three or more units:
Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.)

28. Height and Project Massing:
Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including:
a. Changes in roof form and height; and,
b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22)

29. Separate Structures-Attached Projects:
Large projects shall be divided into separate structures. The maximum number of units per structure is as follows:
a. Single-family Attached: 7 units maximum per structure (General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement

30. Building Colors
The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.

31. Window Design:
The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project:
a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim;
b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or,
c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design.

32. Glazing:
Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency.

33. Exterior Lighting and Illumination:
Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. The project has demonstrated compliance by submittal of a photometric plan and fixture details.

34. Equipment Screening:
All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment

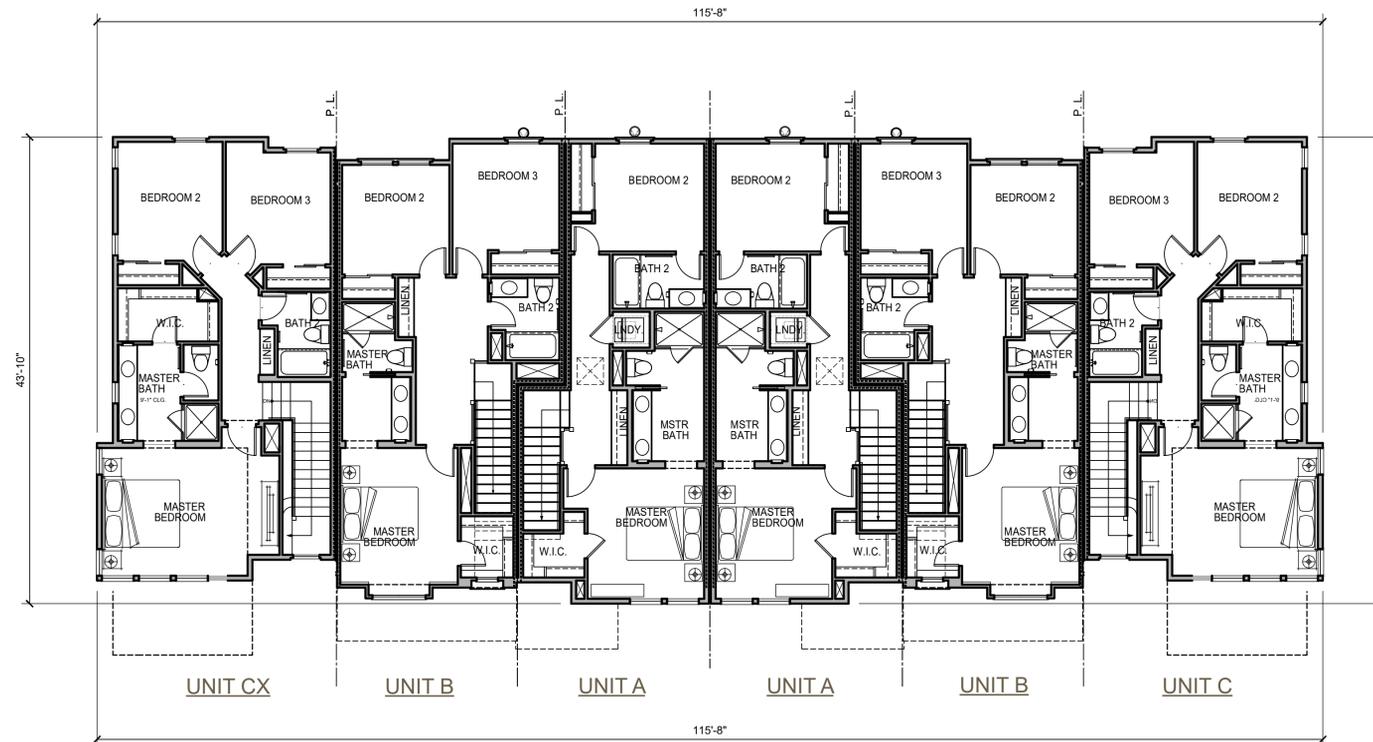
36. Garage Door Design:
The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling, approved by the Development Services Director or designee

39. Multi Family Roof Form:
The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units. (GP Policy CNF-11.22)

40. Massing for three story buildings or taller:
Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.

41. Distinct material changes for three story buildings or taller:
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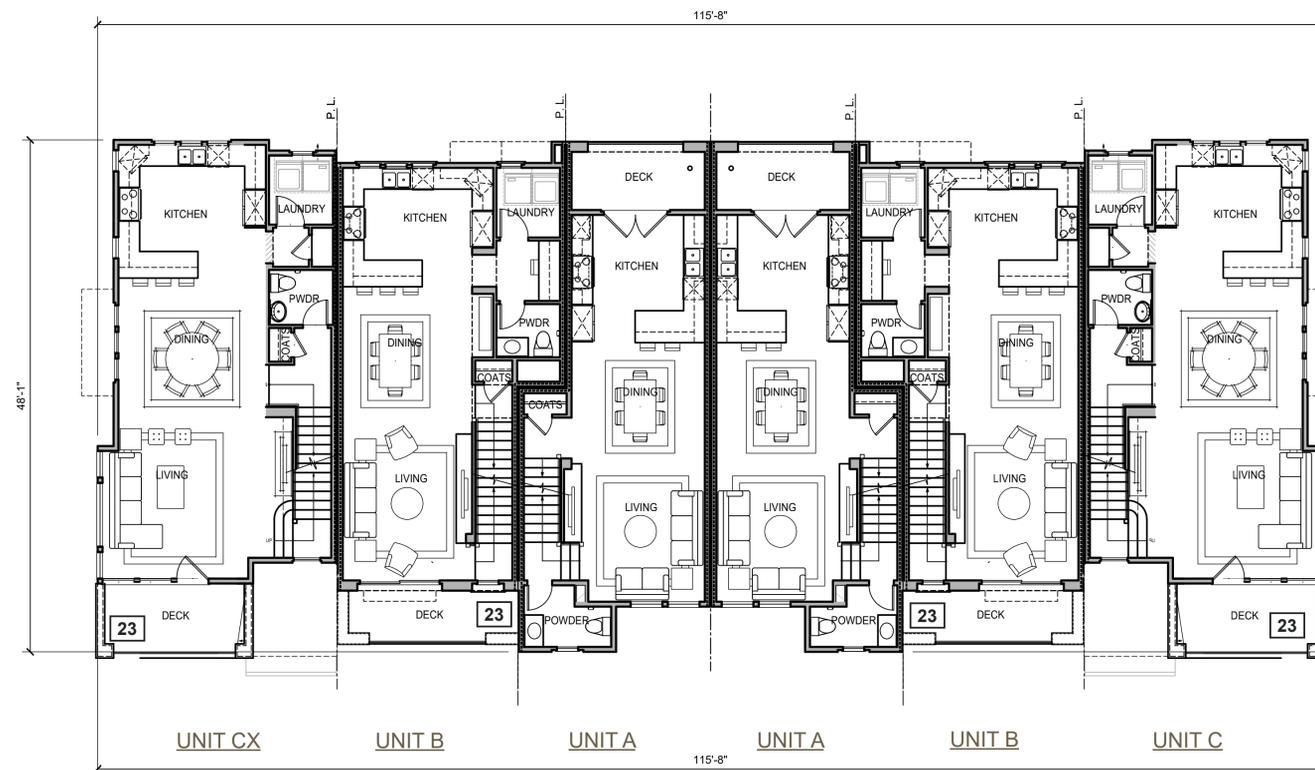
SEE SHEET A.36 FOR COLOR AND MATERIAL BOARDS



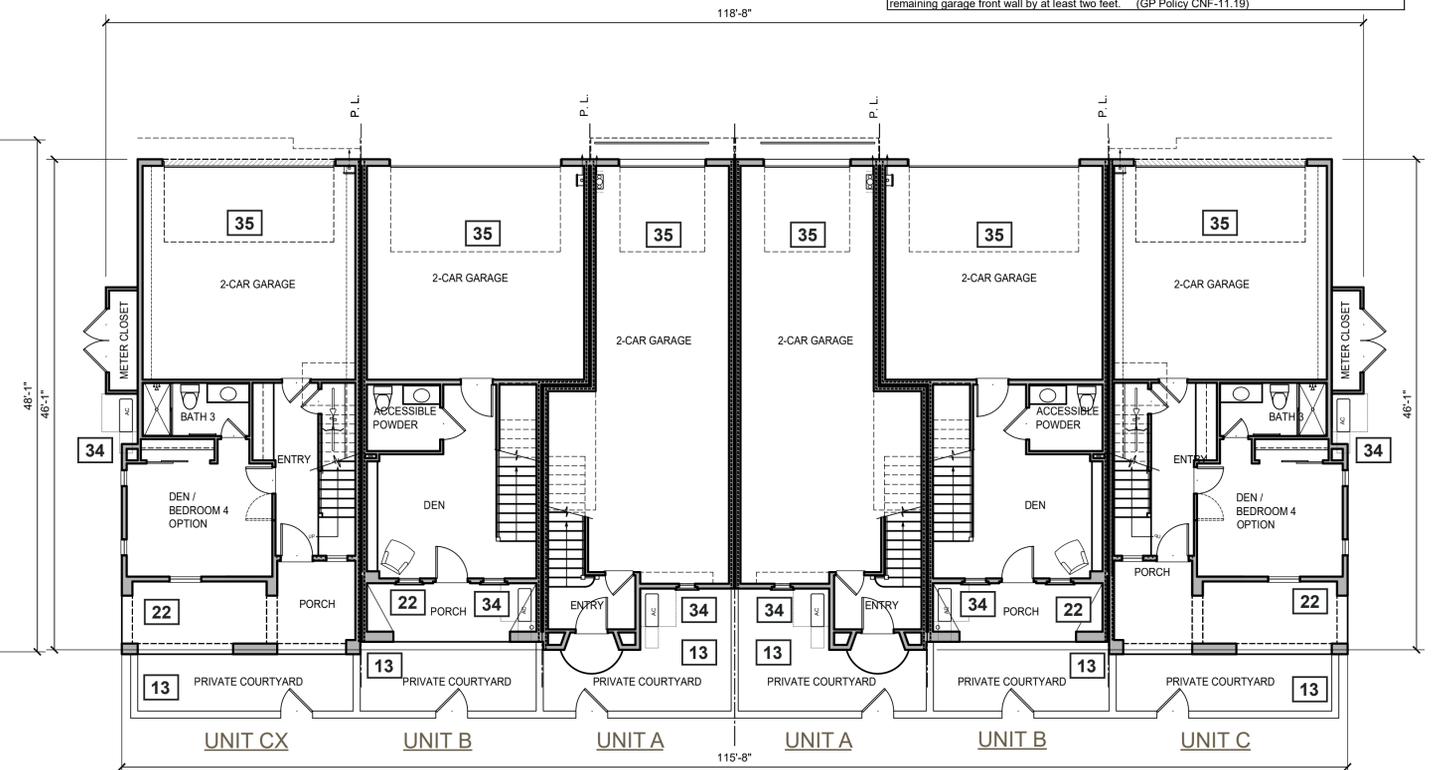
6-plex_1: THIRD FLOOR PLAN

DESIGN STANDARDS:

| # | | | | | | | | | | | | | | | | |
|--------------------------------|--|--------------------------------|--------------------------|--------------------------|-------------|-------------|--------------------|-------------------------|--------------------------|--------------------------|--------------------------|-------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 13. | <p>Useable Private and Common Open Space: Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area; however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:</p> <p>a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:</p> <table border="1"> <thead> <tr> <th>Average Lot Area (square feet)</th> <th>1,440-1,920</th> <th>1,920-2,999</th> <th>3,000-4,356</th> <th>4,357-6,999</th> </tr> </thead> <tbody> <tr> <td>Private Open Space</td> <td>60 square feet per unit</td> <td>150 square feet per unit</td> <td>300 square feet per unit</td> <td>350 square feet per unit</td> </tr> <tr> <td>Common Open Space</td> <td>140 square feet per unit</td> <td>150 square feet per unit</td> <td>175 square feet per unit</td> <td>200 square feet per unit</td> </tr> </tbody> </table> <p>b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)</p> <p>c. Multi-family residential - At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.</p> <p>d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent. Common open space shall be fully landscaped and accessible to all residents. Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities. (GP Policy CNF-11.29)</p> | Average Lot Area (square feet) | 1,440-1,920 | 1,920-2,999 | 3,000-4,356 | 4,357-6,999 | Private Open Space | 60 square feet per unit | 150 square feet per unit | 300 square feet per unit | 350 square feet per unit | Common Open Space | 140 square feet per unit | 150 square feet per unit | 175 square feet per unit | 200 square feet per unit |
| Average Lot Area (square feet) | 1,440-1,920 | 1,920-2,999 | 3,000-4,356 | 4,357-6,999 | | | | | | | | | | | | |
| Private Open Space | 60 square feet per unit | 150 square feet per unit | 300 square feet per unit | 350 square feet per unit | | | | | | | | | | | | |
| Common Open Space | 140 square feet per unit | 150 square feet per unit | 175 square feet per unit | 200 square feet per unit | | | | | | | | | | | | |
| 22. | <p>Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet</p> | | | | | | | | | | | | | | | |
| 23. | <p>Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.</p> | | | | | | | | | | | | | | | |
| 34. | <p>Equipment Screening: All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment</p> | | | | | | | | | | | | | | | |
| 35. | <p>Residential Parking Garage: The project is designed to reduce the prominence of garage doors through one or more of the following strategies: a. Locate the garage door behind the front porch and/or living space, relative to the front lot line; b. Design the second floor to overhang beyond the garage door c. Locate the garage to the side or rear of building rather than at the center; or d. For garages with three or more non-landem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19)</p> | | | | | | | | | | | | | | | |



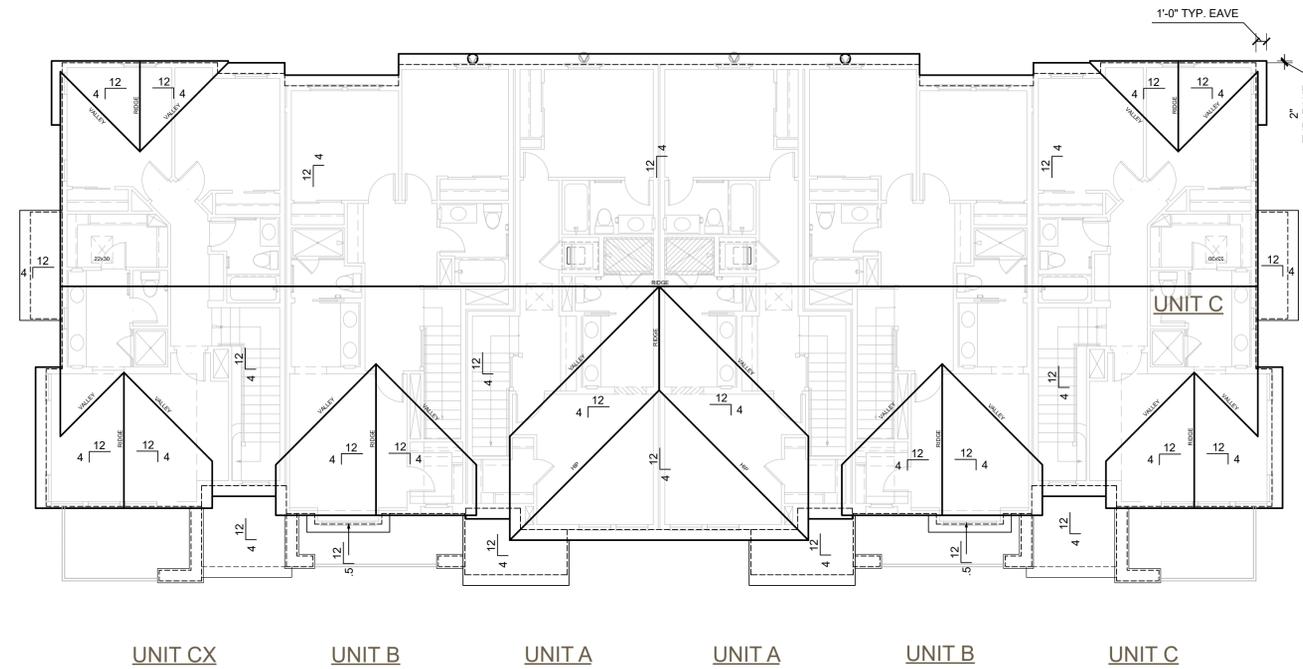
6-plex_1: SECOND FLOOR PLAN



6-plex_1: FIRST FLOOR PLAN

DESIGN STANDARDS:

| # | | | | | | | | | | | | | | | | |
|--------------------------------|--|--------------------------------|--------------------------|--------------------------|-------------|-------------|--------------------|-------------------------|--------------------------|--------------------------|--------------------------|-------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 13. | <p>Useable Private and Common Open Space: Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area, however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:</p> <p>a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:</p> <table border="1"> <thead> <tr> <th>Average Lot Area (square feet)</th> <th>1,440-1,920</th> <th>1,920-2,999</th> <th>3,000-4,356</th> <th>4,357-6,999</th> </tr> </thead> <tbody> <tr> <td>Private Open Space</td> <td>60 square feet per unit</td> <td>150 square feet per unit</td> <td>300 square feet per unit</td> <td>350 square feet per unit</td> </tr> <tr> <td>Common Open Space</td> <td>140 square feet per unit</td> <td>150 square feet per unit</td> <td>175 square feet per unit</td> <td>200 square feet per unit</td> </tr> </tbody> </table> <p>b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)</p> <p>c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.</p> <p>d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent. Common open space shall be fully landscaped and accessible to all residents. Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities. (GP Policy CNF-11.29)</p> | Average Lot Area (square feet) | 1,440-1,920 | 1,920-2,999 | 3,000-4,356 | 4,357-6,999 | Private Open Space | 60 square feet per unit | 150 square feet per unit | 300 square feet per unit | 350 square feet per unit | Common Open Space | 140 square feet per unit | 150 square feet per unit | 175 square feet per unit | 200 square feet per unit |
| Average Lot Area (square feet) | 1,440-1,920 | 1,920-2,999 | 3,000-4,356 | 4,357-6,999 | | | | | | | | | | | | |
| Private Open Space | 60 square feet per unit | 150 square feet per unit | 300 square feet per unit | 350 square feet per unit | | | | | | | | | | | | |
| Common Open Space | 140 square feet per unit | 150 square feet per unit | 175 square feet per unit | 200 square feet per unit | | | | | | | | | | | | |
| 22. | <p>Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet</p> | | | | | | | | | | | | | | | |
| 23. | <p>Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.</p> | | | | | | | | | | | | | | | |
| 34. | <p>Equipment Screening: All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment</p> | | | | | | | | | | | | | | | |
| 35. | <p>Residential Parking Garage: The project is designed to reduce the prominence of garage doors through one or more of the following strategies:</p> <ol style="list-style-type: none"> Locate the garage door behind the front porch and/or living space, relative to the front lot line; Design the second floor to overhang beyond the garage door Locate the garage to the side or rear of building rather than at the center; or For garages with three or more non-landem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of a two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19) | | | | | | | | | | | | | | | |



6-PLEX_1: ROOF PLAN



FRONT ELEVATION - 1/4" = 1'-0"

DESIGN STANDARDS:

22. Front Porches:
50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet.

23. Balconies:
25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

24. Fences:
All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted.

25. 360 Degree Architecture:
The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16).

26. Exterior Treatments and Materials:
At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously 1/4 inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges.

27. Roof Line Variation for three or more units:
Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.)

28. Height and Project Massing:
Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including:
a. Changes in roof form and height; and
b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22)

29. Separate Structures-Attached Projects:
Large projects shall be divided into separate structures. The maximum number of units per structure is as follows:
a. Single-family Attached: 7 units maximum per structure (General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement

30. Building Colors:
The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.

31. Window Design:
The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project:
a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim;
b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or
c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design.

32. Glazing:
Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency.

33. Exterior Lighting and Illumination:
Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. The project has demonstrated compliance by submittal of a photometric plan and fixture details.

34. Equipment Screening:
All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment

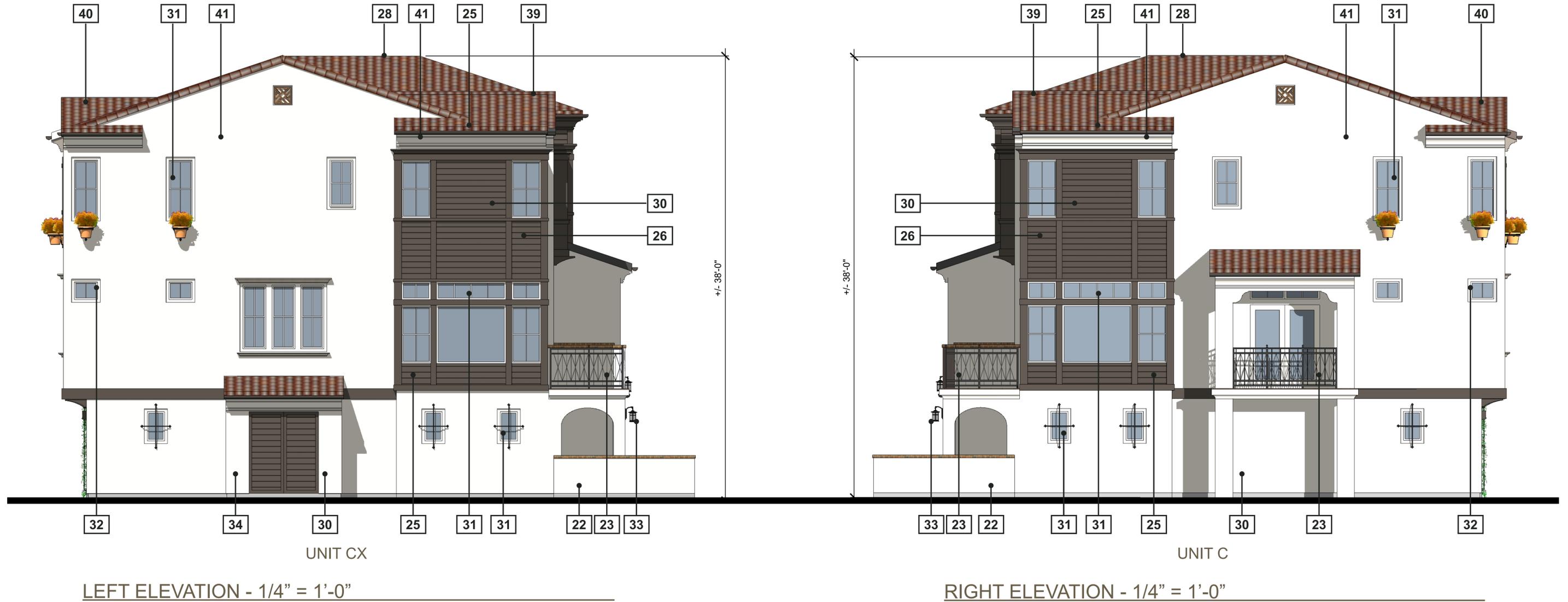
36. Garage Door Design:
The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling, approved by the Development Services Director or designee

39. Multi Family Roof Form:
The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units. (GP Policy CNF-11.22)

40. Massing for three story buildings or taller:
Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.

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SEE SHEET A.36 FOR COLOR AND MATERIAL BOARDS



DESIGN STANDARDS:

| | | | |
|--|--|--|---|
| <p>22. Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet</p> | <p>27. Roof Line Variation for three or more units: Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.)</p> | <p>31. Window Design: The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project: a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim; b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design.</p> | <p>36. Garage Door Design: The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling, approved by the Development Services Director or designee</p> |
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| <p>25. 360 Degree Architecture: The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16)</p> | <p>30. Building Colors The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.</p> | <p>34. Equipment Screening: All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment</p> | <p>41. Distinct material changes for three story buildings or taller: Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building facade with frontage upon a street, adjacent public park or public open space.</p> |
| <p>26. Exterior Treatments and Materials: At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously 1/4 inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges.</p> | | | |

SEE SHEET A.36 FOR COLOR AND MATERIAL BOARDS

MANZANITA PARK IN MORGAN HILL, CA

6-PLEX_1: ELEVATIONS

BY NORTH CORRIDOR INVESTORS, LLC



0 4 8 16

DATE 08-21-2020
JOB NO. 297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.19



REAR ELEVATION - 1/4" = 1'-0"

DESIGN STANDARDS:

22. Front Porches:
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27. Roof Line Variation for three or more units:
Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.)

28. Height and Project Massing:
Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including:
a. Changes in roof form and height; and,
b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22)

29. Separate Structures-Attached Projects:
Large projects shall be divided into separate structures. The maximum number of units per structure is as follows:
a. Single-family Attached: 7 units maximum per structure (General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement

30. Building Colors
The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.

31. Window Design:
The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project:
a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim;
b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or,
c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design.

32. Glazing:
Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency.

33. Exterior Lighting and Illumination:
Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. The project has demonstrated compliance by submittal of a photometric plan and fixture details.

34. Equipment Screening:
All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment

36. Garage Door Design:
The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling, approved by the Development Services Director or designee

39. Multi Family Roof Form:
The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units. (GP Policy CNF-11.22)

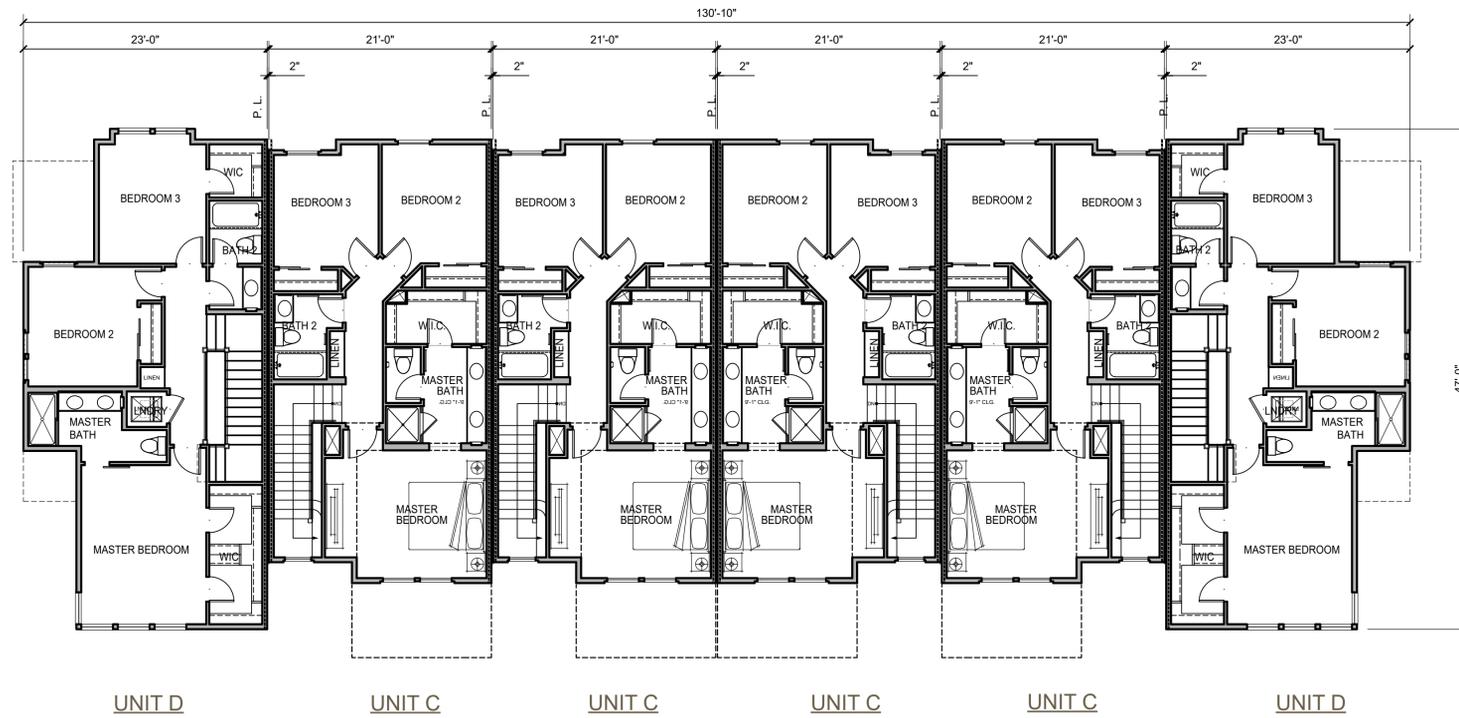
40. Massing for three story buildings or taller:
Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.

41. Distinct material changes for three story buildings or taller:
Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building facade with frontage upon a street, adjacent public park or public open space.

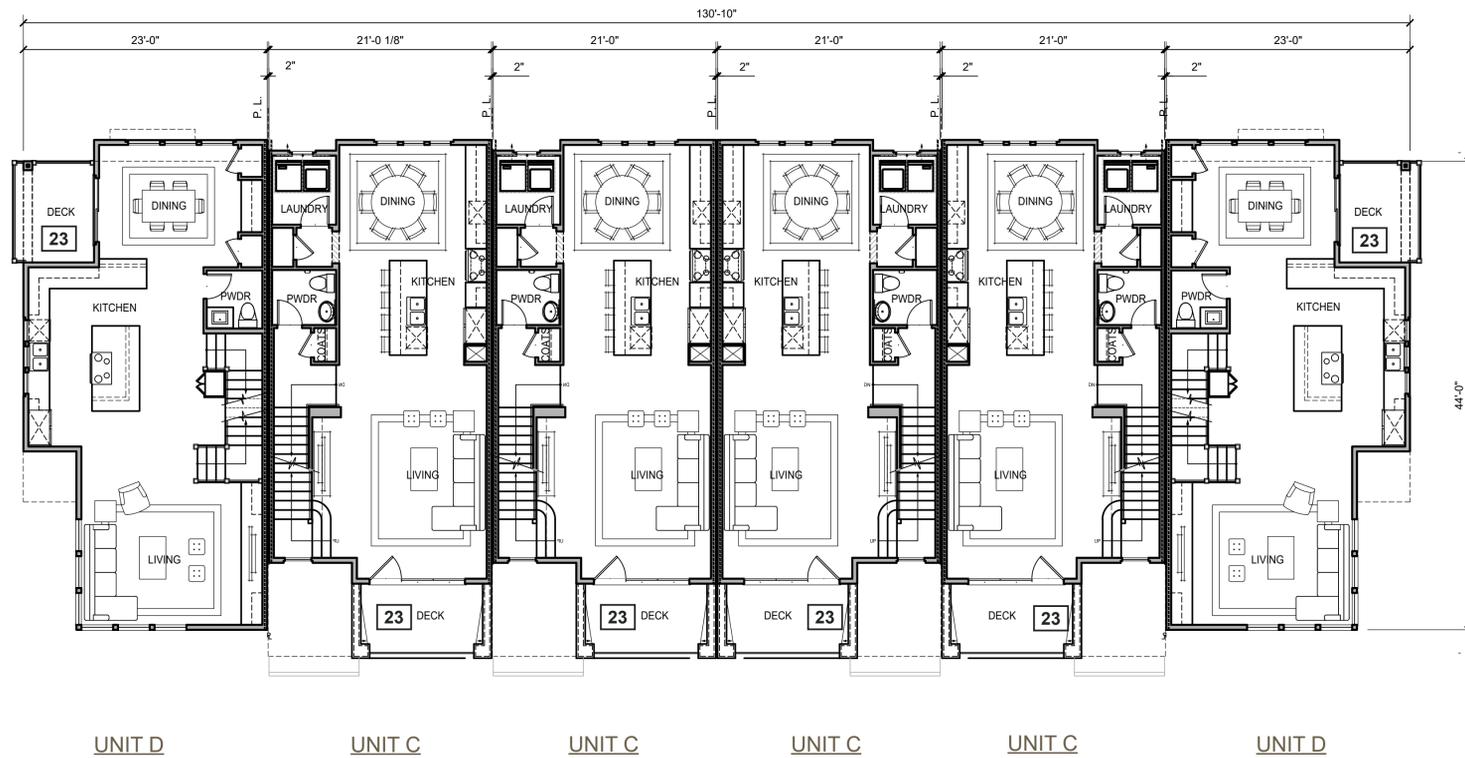
SEE SHEET A.36 FOR COLOR AND MATERIAL BOARDS

DESIGN STANDARDS:

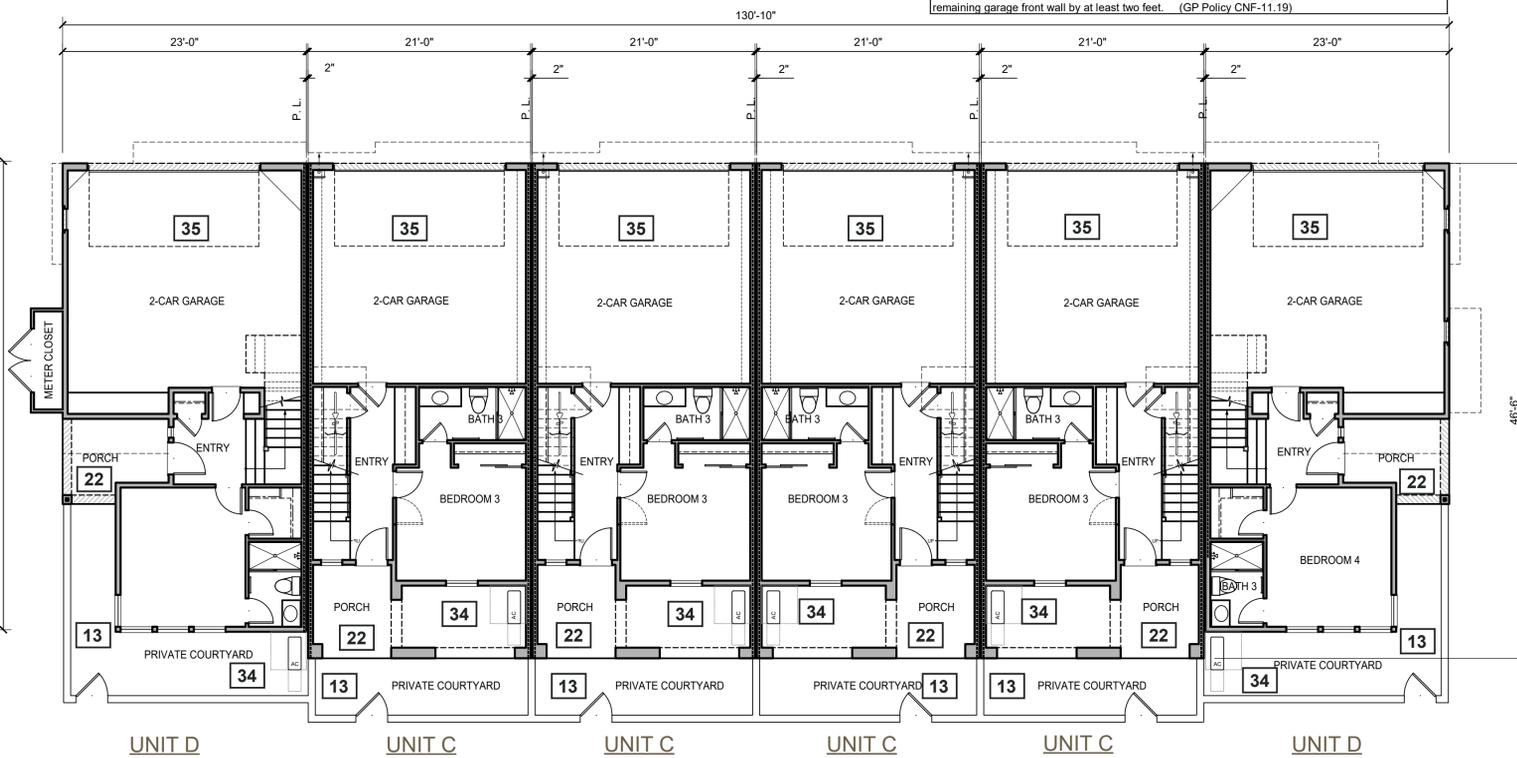
| # | | | | | | | | | | | | | | | | |
|--------------------------------|--|--------------------------------|--------------------------|--------------------------|-------------|-------------|--------------------|-------------------------|--------------------------|--------------------------|--------------------------|-------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 13. | Usable Private and Common Open Space: Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area, however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type: | | | | | | | | | | | | | | | |
| a. | Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified: | | | | | | | | | | | | | | | |
| | <table border="1"> <thead> <tr> <th>Average Lot Area (square feet)</th> <th>1,440-1,920</th> <th>1,920-2,999</th> <th>3,000-4,356</th> <th>4,357-6,999</th> </tr> </thead> <tbody> <tr> <td>Private Open Space</td> <td>60 square feet per unit</td> <td>150 square feet per unit</td> <td>300 square feet per unit</td> <td>350 square feet per unit</td> </tr> <tr> <td>Common Open Space</td> <td>140 square feet per unit</td> <td>150 square feet per unit</td> <td>175 square feet per unit</td> <td>200 square feet per unit</td> </tr> </tbody> </table> | Average Lot Area (square feet) | 1,440-1,920 | 1,920-2,999 | 3,000-4,356 | 4,357-6,999 | Private Open Space | 60 square feet per unit | 150 square feet per unit | 300 square feet per unit | 350 square feet per unit | Common Open Space | 140 square feet per unit | 150 square feet per unit | 175 square feet per unit | 200 square feet per unit |
| Average Lot Area (square feet) | 1,440-1,920 | 1,920-2,999 | 3,000-4,356 | 4,357-6,999 | | | | | | | | | | | | |
| Private Open Space | 60 square feet per unit | 150 square feet per unit | 300 square feet per unit | 350 square feet per unit | | | | | | | | | | | | |
| Common Open Space | 140 square feet per unit | 150 square feet per unit | 175 square feet per unit | 200 square feet per unit | | | | | | | | | | | | |
| b. | Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space) | | | | | | | | | | | | | | | |
| c. | Multi-family residential - At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space. | | | | | | | | | | | | | | | |
| d. | If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent. Common open space shall be fully landscaped and accessible to all residents. Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities. (GP Policy CNF-11.29) | | | | | | | | | | | | | | | |
| 22. | Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet | | | | | | | | | | | | | | | |
| 23. | Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet. | | | | | | | | | | | | | | | |
| 34. | Equipment Screening: All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment | | | | | | | | | | | | | | | |
| 35. | Residential Parking Garage: The project is designed to reduce the prominence of garage doors through one or more of the following strategies: a. Locate the garage door behind the front porch and/or living space, relative to the front lot line; b. Design the second floor to overhang beyond the garage door c. Locate the garage to the side or rear of building rather than at the center; or d. For garages with three or more non-landem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19) | | | | | | | | | | | | | | | |



6-PLEX_2: THIRD FLOOR PLAN



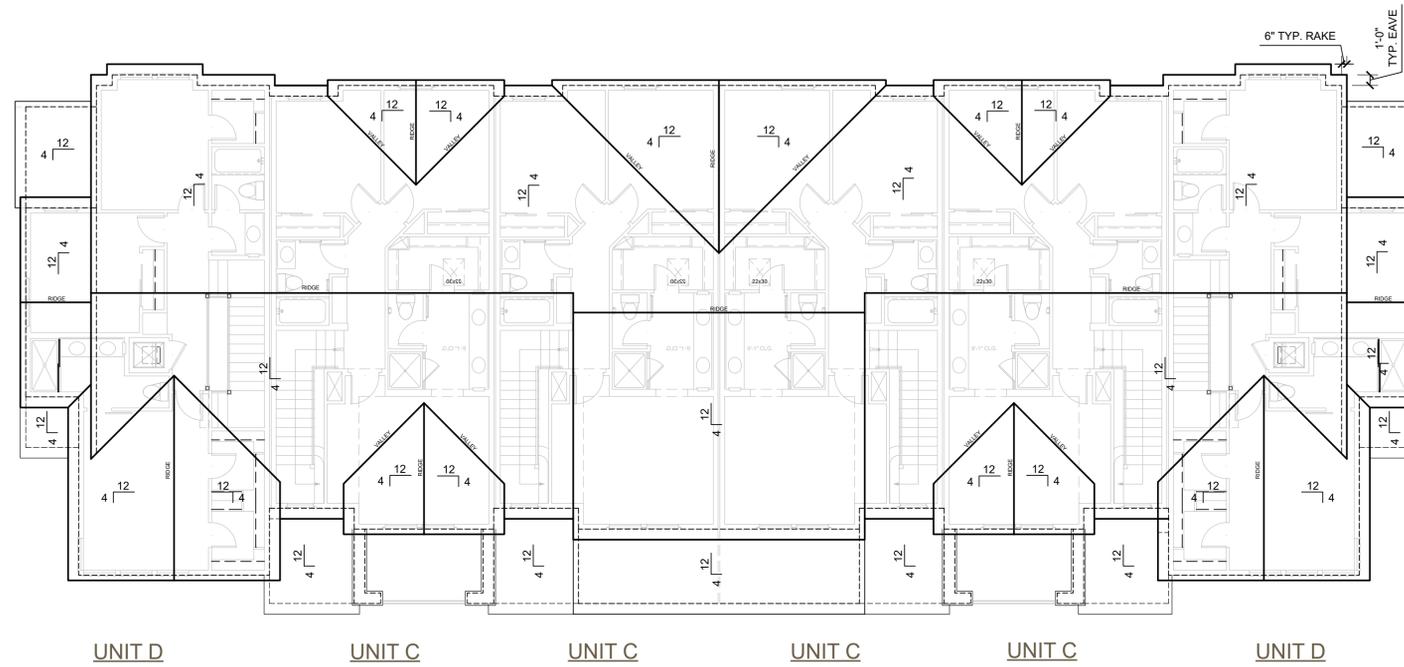
6-PLEX_2: SECOND FLOOR PLAN



6-PLEX_2: FIRST FLOOR PLAN

DESIGN STANDARDS:

| # | |
|---|--|
| 13. Useable Private and Common Open Space: | Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area; however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type: |
| a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified: | |
| Average Lot Area (square feet) | 1,440-1,920 1,920-2,999 3,000-4,356 4,357-6,999 |
| Private Open Space | 60 square feet per unit 150 square feet per unit 300 square feet per unit 350 square feet per unit |
| Common Open Space | 140 square feet per unit 150 square feet per unit 175 square feet per unit 200 square feet per unit |
| b. Single-family detached (lots 7,000 square feet and over)- | 500 square feet per unit (Private Open Space) |
| c. Multi-family residential - | At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space. |
| d. If On-site Recreational Amenities are not provided, | private and common open space shall be increased by 25 percent. Common open space shall be fully landscaped and accessible to all residents. Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities. (GP Policy CNF-11.29) |
| 22. Front Porches: | 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet |
| 23. Balconies: | 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet. |
| 34. Equipment Screening: | All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment |
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6-plex_2: ROOF PLAN



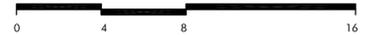
6-plex_2-X - FIRST FLOOR PLAN

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-plex_2: ROOF PLANS

6-plex_2-X: FLOOR PLAN



DATE 08-21-2020
JOB NO. 297.081

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.22



FRONT ELEVATION - 1/4" = 1'-0"

DESIGN STANDARDS:

22. Front Porches:
50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet

23. Balconies:
25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

24. Fences:
All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted.

25. 360 Degree Architecture:
The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16)

26. Exterior Treatments and Materials:
At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously 1/4 inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges.

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Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including:
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30. Building Colors
The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.

31. Window Design:
The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project:
a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim;
b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or,
c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design.

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Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency.

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36. Garage Door Design:
The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling, approved by the Development Services Director or designee

39. Multi Family Roof Form:
The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units. (GP Policy CNF-11.22)

40. Massing for three story buildings or taller:
Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.

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Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building facade with frontage upon a street, adjacent public park or public open space.

SEE SHEET A.36 FOR COLOR AND MATERIAL BOARDS

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_2: ELEVATIONS



DATE 08-21-2020
JOB NO. 297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.23



UNIT D

LEFT ELEVATION - 1/4" = 1'-0"



UNIT D

RIGHT ELEVATION - 1/4" = 1'-0"

DESIGN STANDARDS:

| | | | |
|--|--|--|---|
| <p>22. Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet</p> | <p>27. Roof Line Variation for three or more units: Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.)</p> | <p>31. Window Design: The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project: a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim; b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design.</p> | <p>36. Garage Door Design: The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling, approved by the Development Services Director or designee</p> |
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SEE SHEET A.36 FOR COLOR AND MATERIAL BOARDS



REAR ELEVATION - 1/4" = 1'-0"

DESIGN STANDARDS:

| | | | |
|--|---|---|---|
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| <p>23. Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.</p> | <p>28. Height and Project Massing: Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including: a. Changes in roof form and height; and, b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22)</p> | <p>32. Glazing: Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency.</p> | <p>33. Multi Family Roof Form: The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units. (GP Policy CNF-11.22)</p> |
| <p>24. Fences: All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted.</p> | <p>29. Separate Structures-Attached Projects: Large projects shall be divided into separate structures. The maximum number of units per structure is as follows: a. Single-family Attached: 7 units maximum per structure (General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement.</p> | <p>33. Exterior Lighting and Illumination: Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. The project has demonstrated compliance by submittal of a photometric plan and fixture details.</p> | <p>40. Massing for three story buildings or taller: Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.</p> |
| <p>25. 360 Degree Architecture: The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16)</p> | <p>30. Building Colors The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.</p> | <p>34. Equipment Screening: All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment.</p> | <p>41. Distinct material changes for three story buildings or taller: Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building facade with frontage upon a street, adjacent public park or public open space.</p> |
| <p>26. Exterior Treatments and Materials: At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously 1/4 inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges.</p> | | | |

SEE SHEET A.36 FOR COLOR AND MATERIAL BOARDS

0 4 8 16

DATE 08-21-2020
JOB NO. 297.081

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.25

DESIGN STANDARDS:

#

8. On-Site Recreational Amenities

The project has provided on-site recreational amenities to serve residences based on the following table:

| | | |
|---------------|----------|----------|
| 16 - 50 units | Tier 1.2 | Tier 2.2 |
| 51-100 units | Tier 1.2 | Tier 2.2 |
| 101-150 units | Tier 1.2 | Tier 2.2 |
| 151 + units | Tier 1.2 | Tier 2.3 |
| 201 + units | Tier 1.2 | Tier 2.3 |

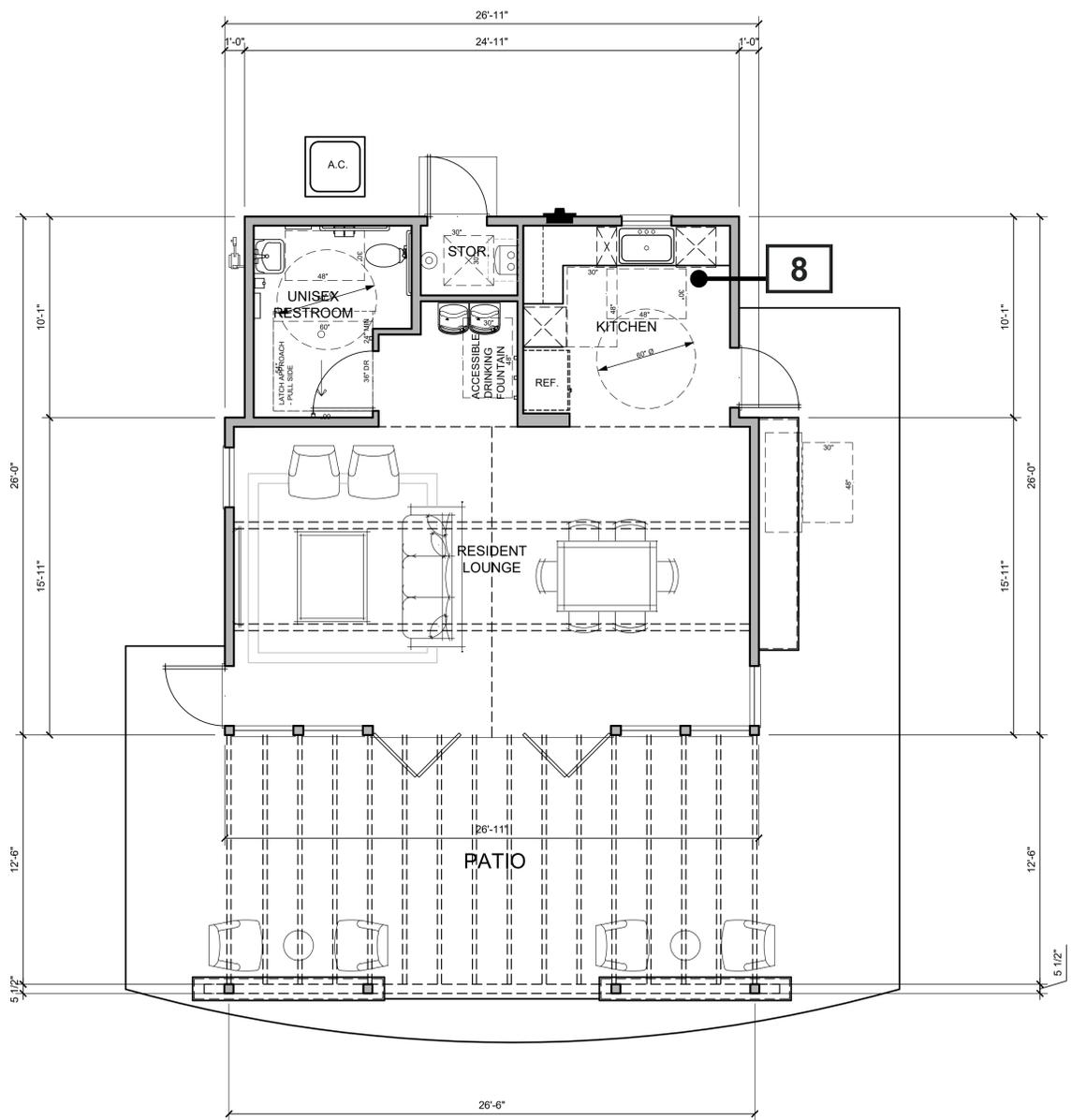
Tier 1 amenities:
 Shuffleboard
 Horseshoes
 Bowling green with artificial turf
 Picnic/barbeque area
 Park benches
 Passive water features (e.g. fountain)
 Passive recreation area and/or gardens

Tier 2 amenities:
 Cabana or shade trellis area
 Two picnic/barbeque areas
 Clubhouse
 Volleyball court and/or Bocce ball court
 Outdoor racquetball/handball tilt-up wall
 Dog Park
 Sauna and/or Jacuzzi
 Community garden plots (minimum one forty-eight-square-foot plot per each ten dwelling units) with water service located in an area that will get a minimum of six hours of direct sun when trees mature
 1/2 court basketball (one hoop)
 Bride paths
 Bocce ball
 Artificial turf putting green
 Exercise structure or complex (age appropriate play equipment/minimum three activities; can be integrated in structure)

Tier 3 amenities:

- Softball field
- Sports court and/or 2 1/2-court basketball courts (two hoops)
- Restroom area
- 1/2 scale soccer field
- Exercise structure or complex (age appropriate play equipment/minimum five activities; can be integrated in structure)
- Jacuzzi and separate child wading pool
- Tennis court
- Recreation hall with exercise equipment and/or game equipment
- Exercise room
- Clubhouse w/ kitchen
- Swimming pool

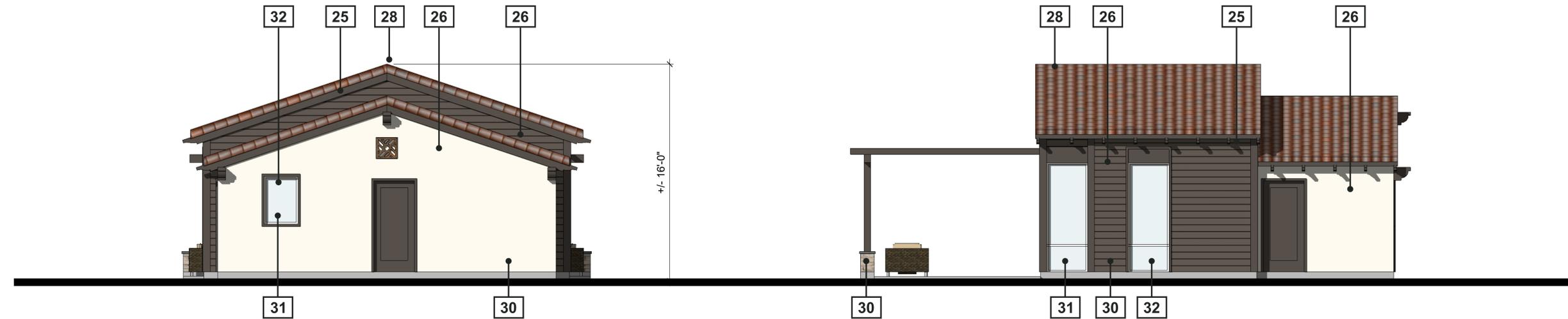
(GP Policy- Housing element HE-4)



| SQUARE FOOTAGE SUMMARY | |
|------------------------|----------------------|
| RESTROOM | 67.5 SQ. FT. |
| KITCHEN | 105.0 SQ. FT. |
| STORAGE | 19.3 SQ. FT. |
| VESTSIBULE | 40.9 SQ. FT. |
| LOUNGE | 390.0 SQ. FT. |
| TOTAL NET: | 622.7 SQ. FT. |
| TOTAL GROSS: | 679.7 SQ. FT. |

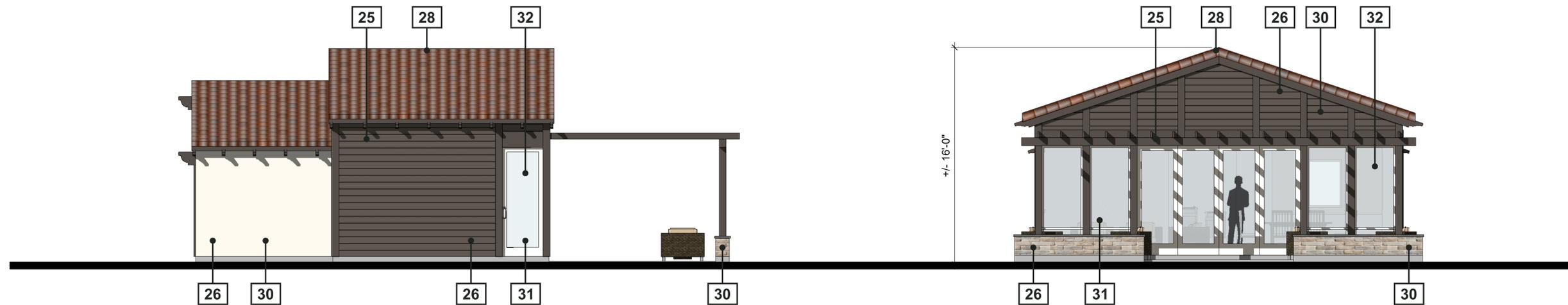
#8: REC BUILDING - FLOOR PLAN





REAR ELEVATION - 1/4" = 1'-0"

RIGHT ELEVATION - 1/4" = 1'-0"



LEFT ELEVATION - 1/4" = 1'-0"

FRONT ELEVATION - 1/4" = 1'-0"

DESIGN STANDARDS:

#

25. 360 Degree Architecture:
The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16).

26. Exterior Treatments and Materials:
At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously 1/4 inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges.

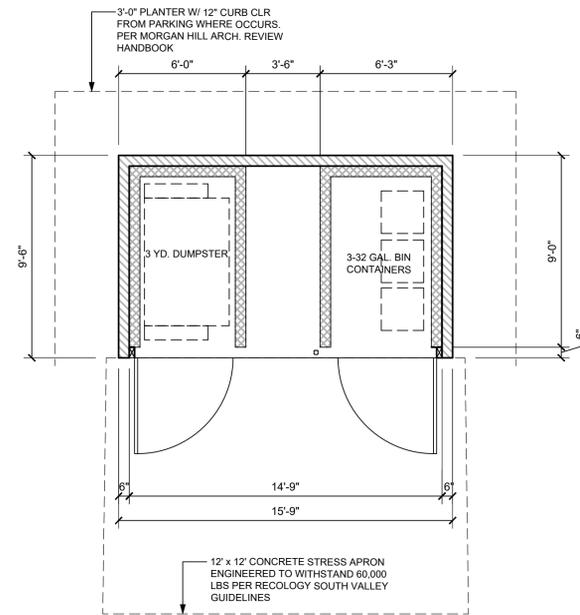
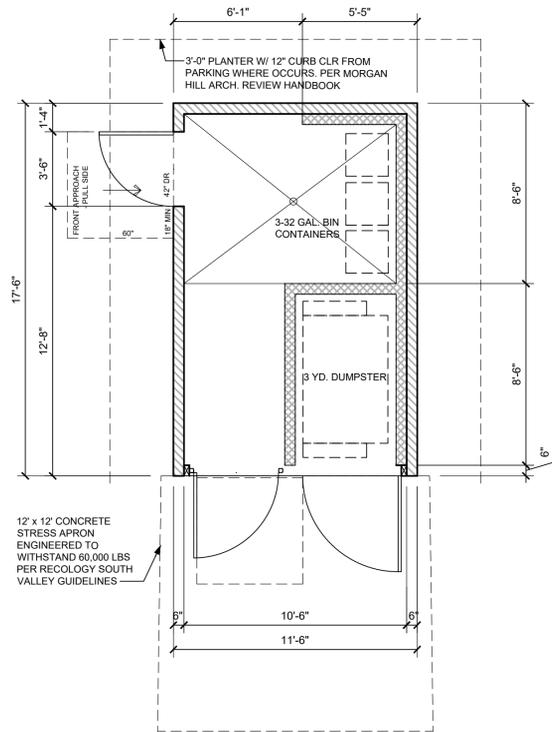
28. Height and Project Massing:
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a. Changes in roof form and height; and,
b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22)

30. Building Colors
The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.

31. Window Design:
The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project:
a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim;
b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or,
c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design.

32. Glazing:
Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency.

SEE SHEET A.35 FOR COLOR AND MATERIAL BOARDS



SEE SHEET A.36 FOR COLOR AND MATERIAL BOARDS

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

TRASH ENCLOSURES



DATE 08-21-2020
JOB NO. 297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.28



CONTEXTUAL STREETSCAPE ALONG MONTEREY RD.



PARTIAL ENLARGED CONTEXTUAL STREETSCAPE FROM MONTEREY RD. - PARCEL 1



PARTIAL ENLARGED CONTEXTUAL STREETSCAPE FROM MONTEREY RD. - PARCEL 2

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

STREETSCAPE



DATE 08-21-2020
JOB NO. 297.081

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A.30



MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

SITE PERSPECTIVE



DATE 08-21-2020
JOB NO. 297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.31



MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

SITE PERSPECTIVE



DATE 08-21-2020
JOB NO. 297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.32



MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

SITE PERSPECTIVE



DATE 08-21-2020
JOB NO. 297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.33



MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

SITE PERSPECTIVE



DATE 08-21-2020
JOB NO. 297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.34



MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

SITE PERSPECTIVE



DATE 08-21-2020
JOB NO. 297.081

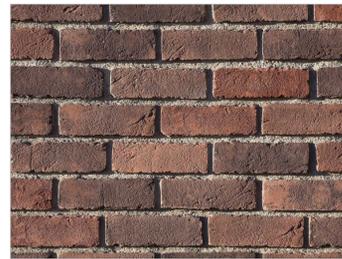
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.35

BUILDING
COLOR SCHEME 1



**ROOF MATERIAL
CONCRETE MALIBU TILE**
*Corona Del Mar Blend
Eagle Roofing*



**ACCENT BRICK
LOW WALL CAP**
*TundraBrick - Hartford
Eldorado Stone*



**BODY COLOR 1
BODY STUCCO / LOW WALLS**
*Pearly White SW 7009
Sherwin Williams*



**BODY COLOR 2
STUCCO**
*Elephant Ear SW 9168
Sherwin Williams*



**BODY COLOR 3
STUCCO**
*Garret Gray SW 6075
Sherwin Williams*



**TRIM/ACCENT COLOR
WOOD TRIM / PANELING**
*Black Fox SW 7020
Sherwin Williams*

BUILDING
COLOR SCHEME 2



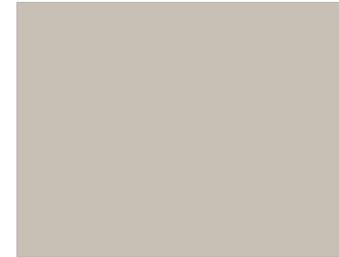
**ROOF MATERIAL
CONCRETE MALIBU TILE**
*Brown Range
Eagle Roofing*



**ACCENT BRICK
BODY / LOW WALL CAP**
*TundraBrick - Latigo
Eldorado Stone*



**BODY COLOR 1
BODY STUCCO / LOW WALLS**
*Pearly White SW 7009
Sherwin Williams*



**BODY COLOR 2
STUCCO**
*Twilight Gray SW 0054
Sherwin Williams*



**BODY COLOR 3
STUCCO**
*Folkstone SW 6005
Sherwin Williams*



**TRIM/ACCENT COLOR
WOOD TRIM / PANELING**
*Darkroom SW 7083
Sherwin Williams*

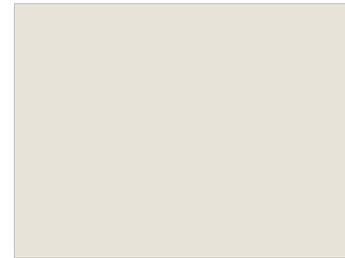
BUILDING
COLOR SCHEME 3



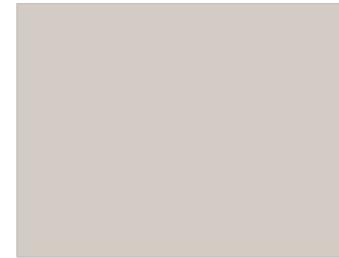
**ROOF MATERIAL
CONCRETE MALIBU TILE**
*King's Canyon Blend
Eagle Roofing*



**ACCENT BRICK
LOW WALL CAP**
*TundraBrick - Chalk Dust
Eldorado Stone*



**BODY COLOR 1
BODY STUCCO / LOW WALLS**
*Pearly White SW 7009
Sherwin Williams*



**BODY COLOR 2
STUCCO**
*Pediment SW 7634
Sherwin Williams*

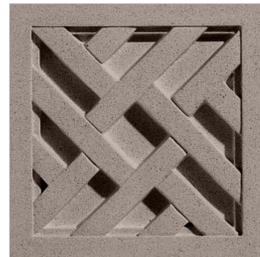


**BODY COLOR 3
STUCCO**
*Gauntlet Gray SW 7019
Sherwin Williams*



**TRIM/ACCENT COLOR
WOOD TRIM / PANELING**
*Sealskin SW 7675
Sherwin Williams*

ACCENTS FOR
ALL SCHEMES



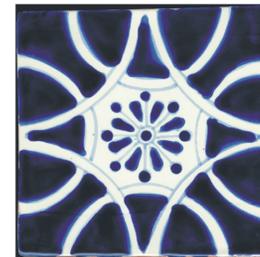
**ACCENT MEDALLION
CAST STONE**
*Lattice Medallion - Terrain Taupe
Pineapple Grove Designs*



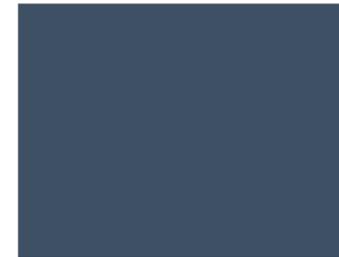
**ACCENT
CERAMIC TILE**
*Classic 15 design (6" x 6")
Latin Accents (or equal)*



**ACCENT
CERAMIC TILE**
*Classic 26 design (6" x 6")
Latin Accents (or equal)*



**ACCENT
CERAMIC TILE**
*Colonial 1 design (6" x 6")
Latin Accents (or equal)*



**ACCENT COLOR
FRONT DOOR**
*Indigo Batik SW 7602
Sherwin Williams*



**ACCENT COLOR
FRONT DOOR**
*Jasper SW 6216
Sherwin Williams*



**ACCENT COLOR
FRONT DOOR**
*Perle Noir SW 9154
Sherwin Williams*