Sheet Index

Architectural

A0.0	Cover Sheet
A1.0	Site Plan
A1.1	Fire and Circulation Exhibit
A1.2	Site Context
A1.3	Site Photographs
A1.4	Demo Plan
A1.5	Common Open Space Exhibit
A2.0	Elevations - Building A
A2.1	Elevations - Building B/B-2
A2.2	Elevations - Clubhouse
A2.2	Elevations - Trash
A3.0	Building Plan - Building A
A3.1	Building/Roof Plan - Building A
A3.2	Building Plan - Building B
A3.3	Building Plan/Roof Plan - Building B
A3.4	Building Plan - Clubhouse
A5.0	Unit Plans
A5.1	Unit Plans
A6.0	Conceptual Perspective View
A6.1	Conceptual Perspective View
A6.2	Conceptual Perspective View
A6.3	Conceptual Perspective View
A7.0	Details
A8.0	Material Board

Civil

Sht. 1	Tentative Parcel Map
Sht. 2	Site Topo Map & Demo Plan
Sht. 3	Grading & Drainage Plan
Sht. 4	Storm Water Control Plan
Sht. 5	Grading Sections & Details
Sht. 6	Utility Plan

Dry Utilities

Sht. 1	Joint Trench Intent Title Sheet
Sht. 2	Joint Trench Intent
Sht. 3	Joint Trench Intent

Electrical

E-1.0	Electrical Photometric West
E-1.1	Electrical Photometric East

Landscape

T-1.0	Existing Tree Survey
L1.0	Hardscape Plan
L1.1	Hardscape Details and Elevations
L2.0	Planting Plan West
L2.1	Planting Plan East
L2.2	Tree Images
L2.3	Planting Details and Notes
L3.0	Irrigation Plan West
L3.1	Irrigation Plan East
L3.2	Irrigation Details
L3.3	Hydrozone Map and Water use Calculations

OWNER

A0702 Morgan Hill L.P.
2000 E Fourth Street, Ste. 205
Santa Ana, CA 92705
714.835.3955 ext. 114

Mark Irving, Director Land Planning
mirving@uhcllc.net

CIVIL ENGINEER

MH Engineering
16075 Vineyard Blvd
Morgan Hill, CA 95037
408.779.7381 ext. 242

Harinder Singla, PE, QSD, LS
harrys@mhengineering.com

DRY UTILITIES

Giacalone Design Services, Inc.
5820 Stoneridge Mall Road, Ste. 345
Pleasanton, CA 94588
925.467.1740 ext. 308

Brett Fullington
BrettF@DryUtilityDesign.com

ARCHITECT

KTGY
17911 Von Karman Avenue, Ste. 200
Irvine, CA 92614
949.221.6278

Keith Labus AIA, LEED AP
klabus@ktgy.com

LANDSCAPE ARCHITECT

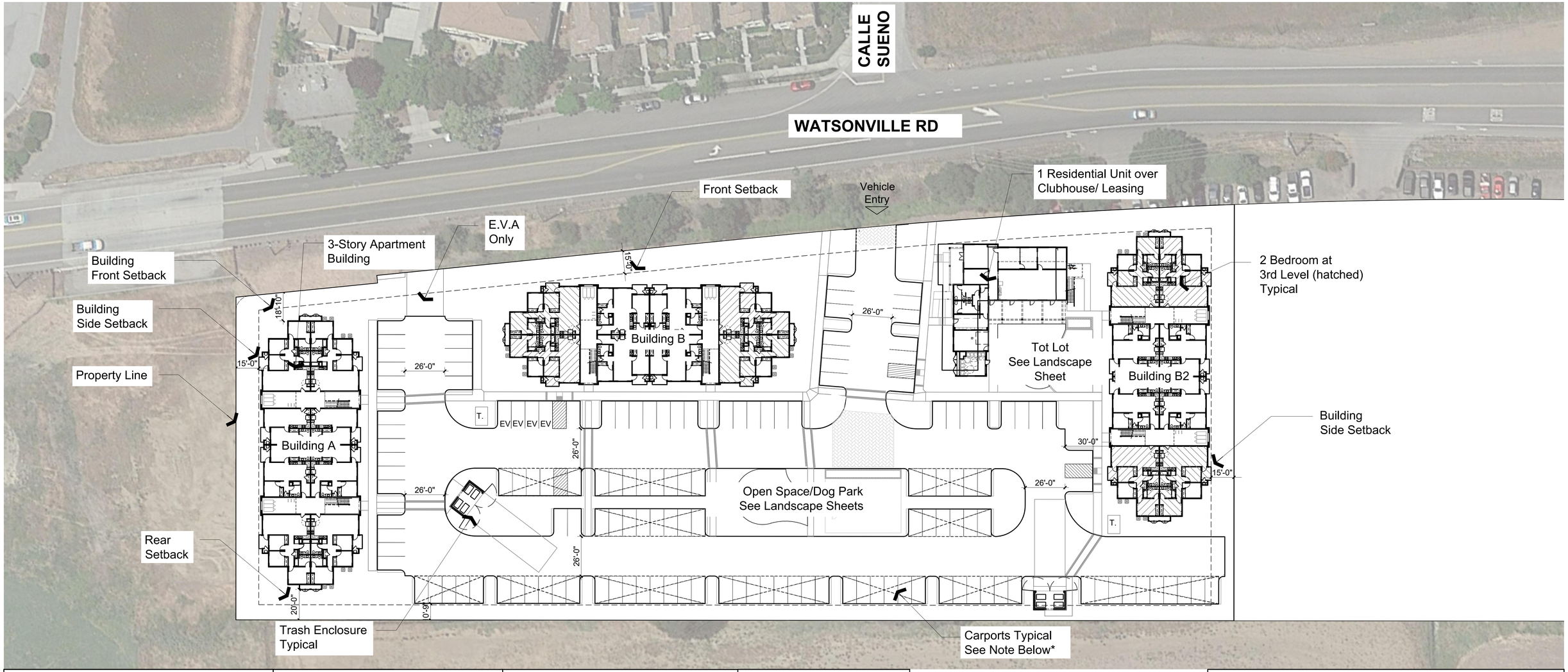
MICHAEL ARNONE & ASSOCIATES
3370 Samuel Place
Santa Cruz, CA 95062
831.462.4988

Michael Arnone
rknown1@hotmail.com

ELECTRICAL

GMEP ENGINEERS
26439 Rancho Pkwy S., Ste. 20
Lake Forest, CA 92630
949.267.9095 ext. 225

Daniel Godfrey
daniel@gmepe.com



Project Data

Project Address
Part of 15440 Monterey Road
Morgan Hill, CA

Site Area Information

Gross Site Area	4.03 AC (±175,547 SF)
Net Site Area	3.7 AC (±161,172 SF)
Dwelling Units	73 DU
Density (Net AC)	19.73 DU / AC
FAR	.68
Lot Coverage	30%
Zone District/Gen. Plan	Mixed Use Flex

Building Area Information
See A3.0 sheet series for building areas

Project Summary

Residential: Affordable Rental

Unit Plan	Unit Type	Total	Percent
Plan 1-1	1bd/1b	06	8%
Plan 2-1	2bd/2ba	38	52%
Plan 3-1	3bd/2ba	29	40%
Totals		73	100%

Required (Per State Density Bonus)

Unit Plan	Parking	Totals
Plan 1-1	1 stall/unit	6
Plan 2-1	2 stalls/unit	76
Plan 3-1	2 stalls/unit	58
Total		140

Provided

Parking Type	Accessible**	Totals
Standard	(5)	58
Carport	(2)	82
Electric Vehicle	(1)	04
Total	(8)	144

**Inclusive to totals

Amenity Summary

Tier 1 (Required 2)
Provided 3:
Picnic/ Barbeque Area
Park Benches
Tot Lot

Tier 2 (Required 2)
Provided 2:
Shade Trellis
Dog Park

Tier 2 (Required1)
Provided 2:
Restroom Area
Clubhouse w/ kitchen

Legend

T. : Transformer

AC Unit Condesor

EV: Electric Vehicle Stalls

VICINITY MAP

ktgy
Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

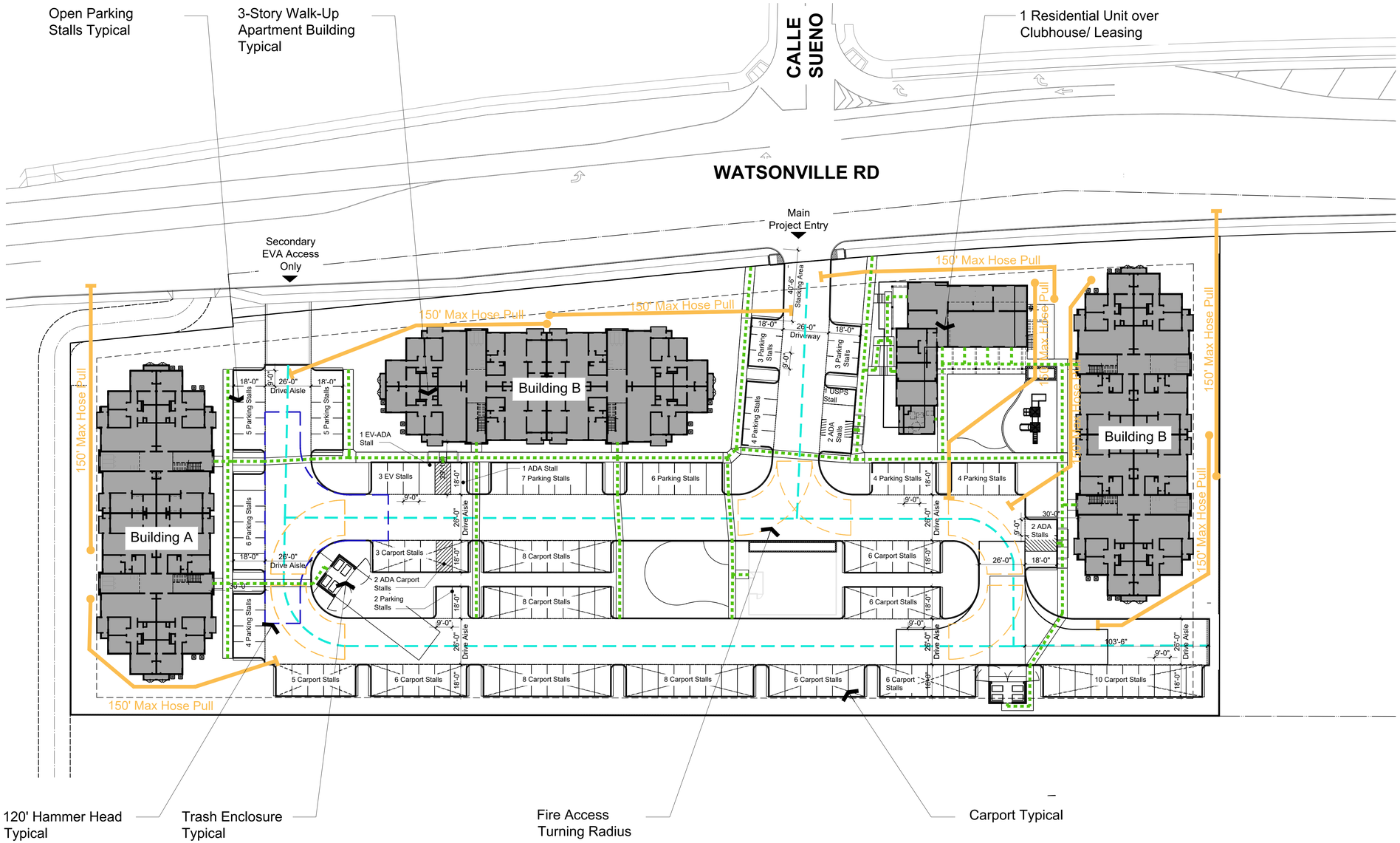
CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

FIRST SUBMITTAL
October 05, 2020

0 15 30 60

SITE PLAN

A1.0



Parking Summary

Required (Per State Density Bonus)

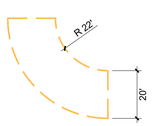
Unit Plan	Parking	Totals
Plan 1-1	1 stall/unit	6
Plan 2-1	2 stalls/unit	76
Plan 3-1	2 stalls/unit	58
Total		140

Provided

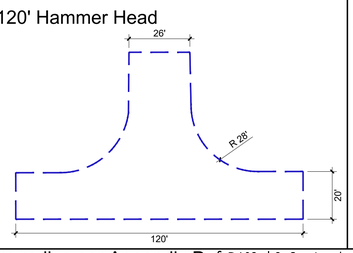
Parking Type	Accessible**	Totals
Standard	(5)	58
Carport	(2)	82
Electric Vehicle	(1)	04
Total	(8)	144

**Inclusive to totals

LEGEND



120' Hammer Head



Fire Hose

Site Circulation

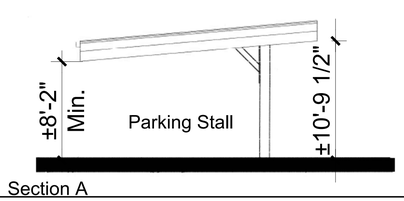
- Accessible Route
- 2-Way Vehicle Route

Note: 1. Hammer Head turn radius per Appendix D, § D103 | 2. See Landscape Sheets for Parking Lot Landscaping

CARPORT AND PARKING DETAILS - N.T.S

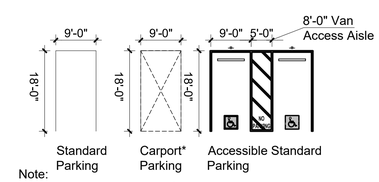
A.Full Cantilever Offset Tapered - Baja Solar Carports or Similar

Image A



Section A

Typical Parking Spaces | Scale $\frac{1}{16}$"=1'-0"



Note:
* Sloped as determined by Orientation

ktgy
Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

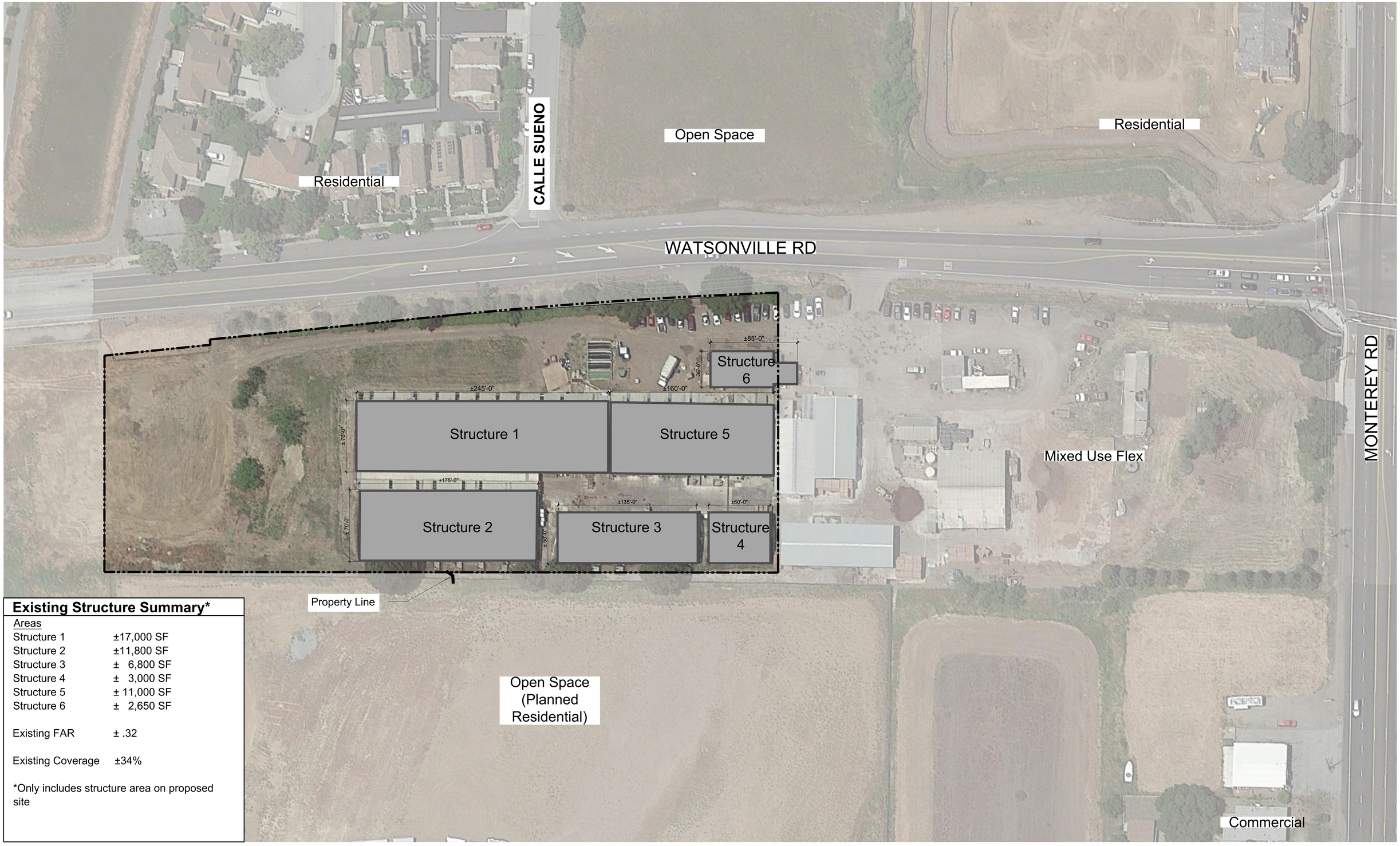
CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

FIRST SUBMITTAL
October 05, 2020

0 20 40 80

FIRE AND CIRCULATION EXHIBIT
FIRE /TRASH ACCESS AND PARKING EXHIBIT

A1.1



Existing Structure Summary*

Areas	
Structure 1	±17,000 SF
Structure 2	±11,800 SF
Structure 3	± 6,800 SF
Structure 4	± 3,000 SF
Structure 5	± 11,000 SF
Structure 6	± 2,650 SF
Existing FAR	± .32
Existing Coverage	±34%

*Only includes structure area on proposed site

ktgy
Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

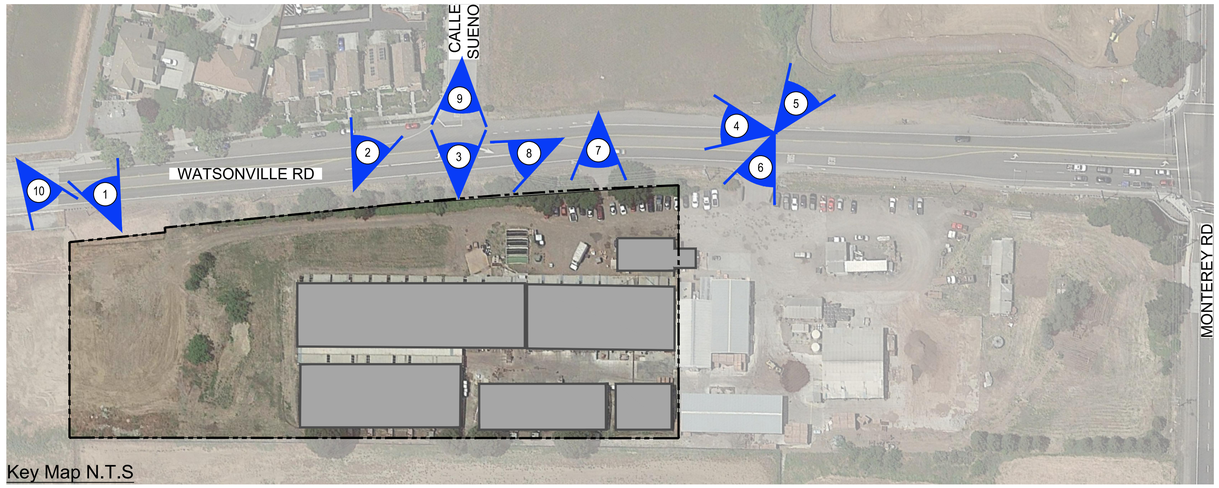
CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

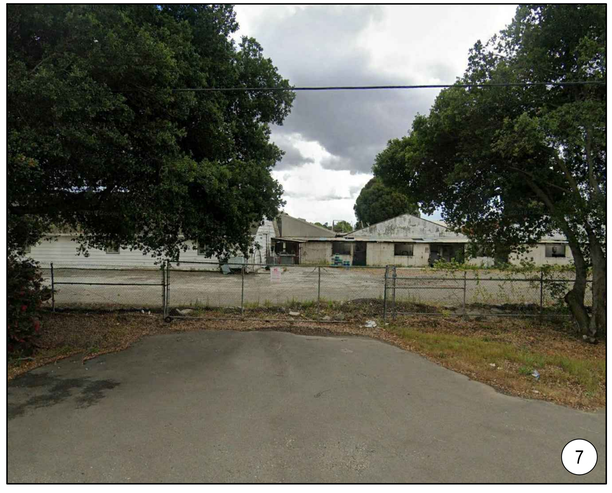
FIRST SUBMITTAL
October 05, 2020

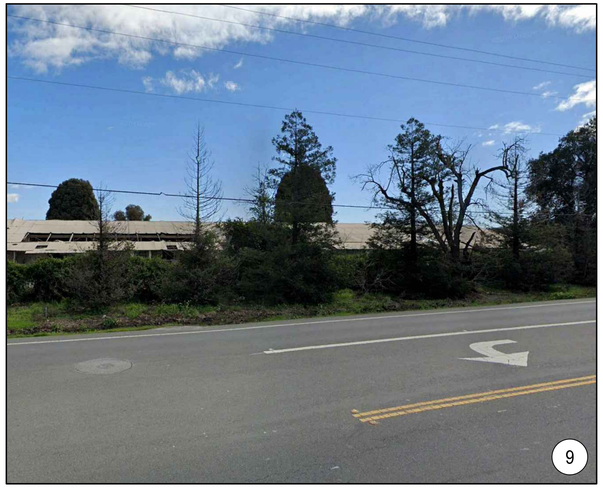
0 20 40 80

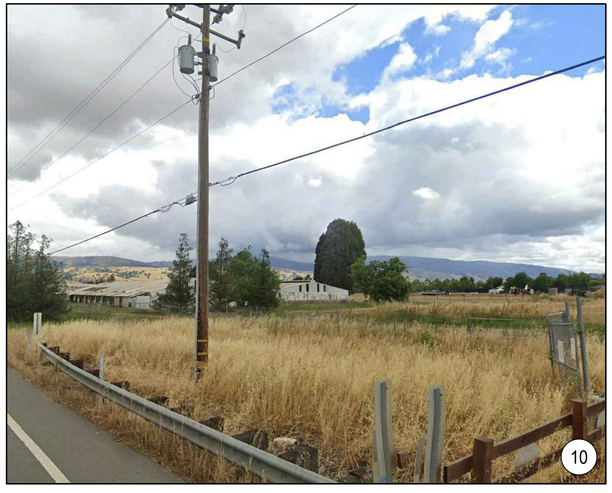
SITE CONTEXT
EXISTING STRUCTURE

A1.2









Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

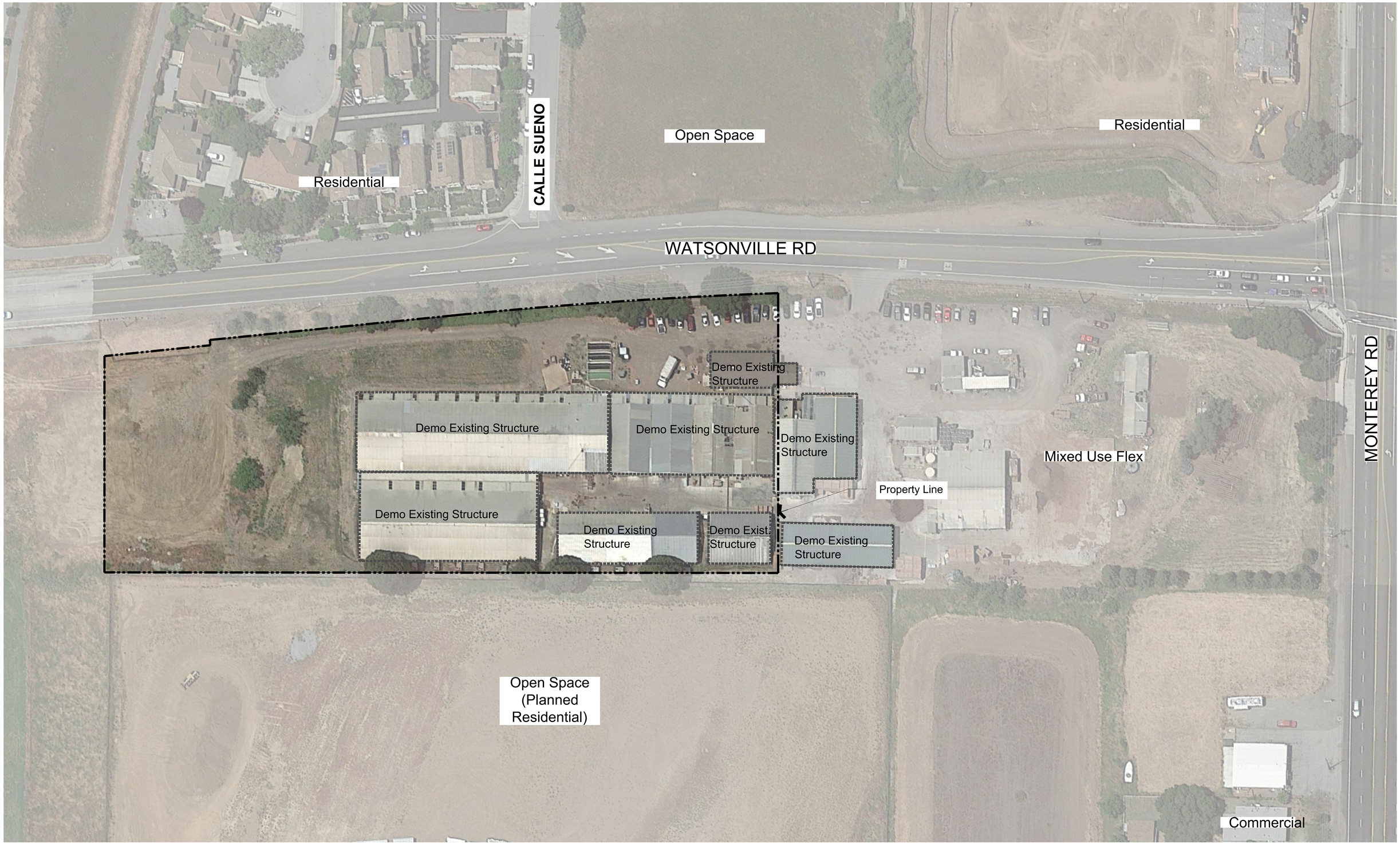
CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

FIRST SUBMITTAL
October 05, 2020

NTS

SITE PHOTOGRAPHS

A1.3



ktgy

Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

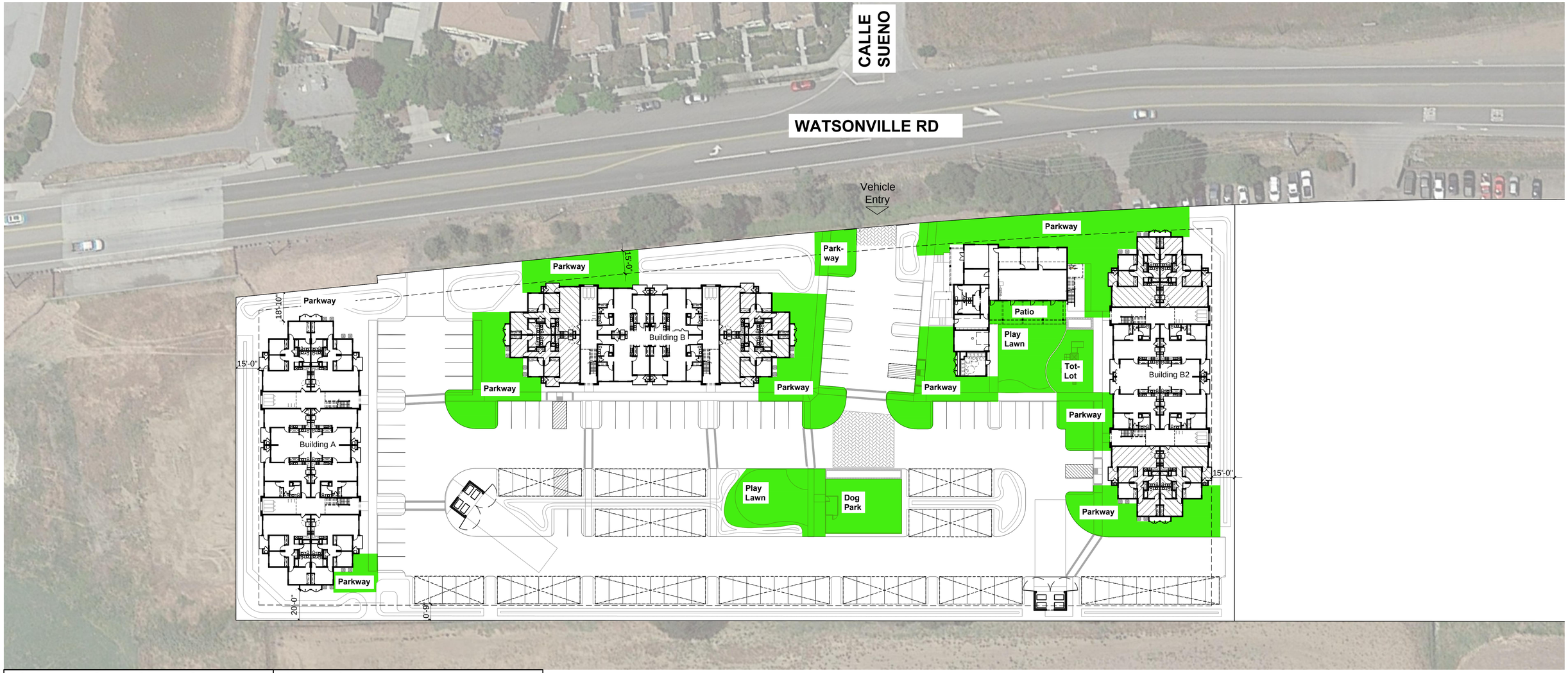
CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

FIRST SUBMITTAL
October 05, 2020

0 20 40 80

DEMO PLAN
EXISTING SITE PLAN

A1.4



Common Open Space Summary

Required:
161,172 SF (3.7 Net AC) x15% = 24,176 SF

Provided:	SF
Parkways	±18,274
Play Lawns	±3,230
Tot-Lot	±1,060
Clubhouse Patio	±1,047
Dog Park	±1,769
Total	±25,380 SF

Legend

Common Open Space*

***15' Min. Clearance, 500 min sf. and Clear to Sky**

ktgy
Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

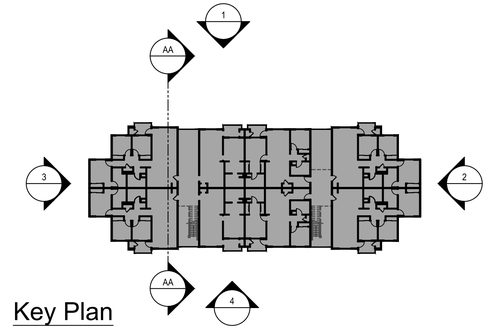
FIRST SUBMITTAL
October 06, 2020

0 15 30 60

COMMON OPEN SPACE EXHIBIT
SITE PLAN

A1.5

1. South Elevation



Key Plan
N.T.S.

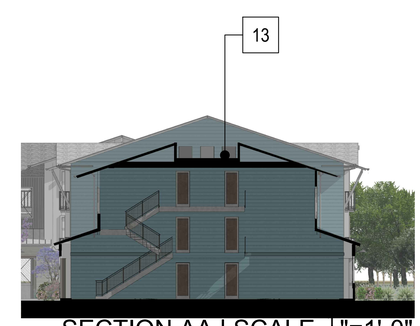
2. West Elevation (Fronting Watsonville Rd.)

3. East Elevation

Material Legend

1. Composite Shingle Roof
2. Standing Seam Metal Roof
3. Corrugated Metal Siding
4. Horizontal Siding
5. Board and Batten Siding
6. Board Formed Concrete Veneer
7. Fiber Cement Trim
8. Vinyl Windows
9. Metal Cross-Bracing Railing
10. Metal Diagonal Brace
11. Wall Sconce
12. Decorative Beam
13. Roof Well Screened Equipment Typ.

4. North Elevation



SECTION AA | SCALE $\frac{1}{16}$"=1'-0"

ktgy

Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

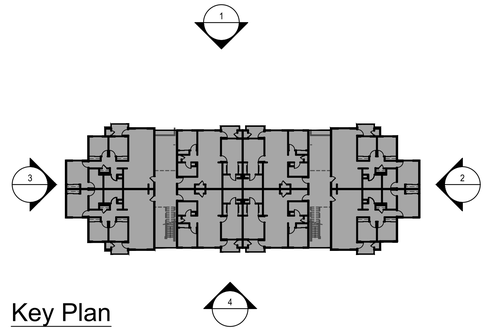
FIRST SUBMITTAL
October 05, 2020

0 4 8 16

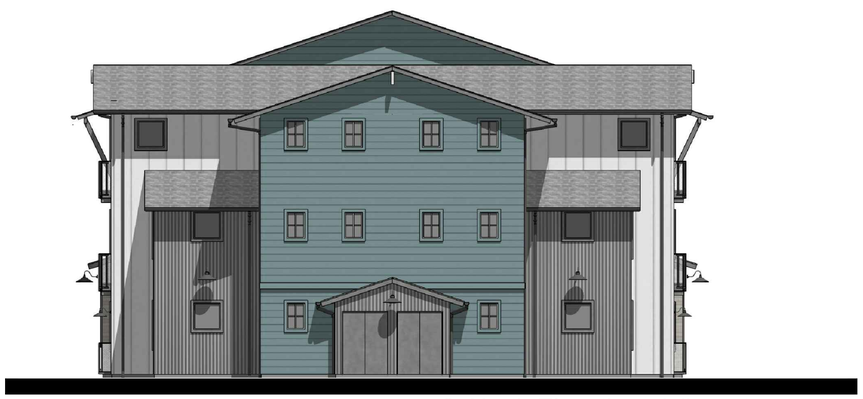
ELEVATIONS
BUILDING A

A2.0

1. West Elevation (Fronting Watsonville Rd.)/ B-2 South Elevation



Key Plan
N.T.S.



2. North Elevation/ B-2 East Elevation

3. South Elevation/ B-2 West Elevation (Fronting Watsonville Rd.)

Material Legend

1. Composite Shingle Roof
2. Standing Seam Metal Roof
3. Corrugated Metal Siding
4. Horizontal Siding
5. Board and Batten Siding
6. Board Formed Concrete Veneer
7. Fiber Cement Trim
8. Vinyl Windows
9. Metal Cross-Bracing Railing
10. Metal Diagonal Brace
11. Wall Sconce
12. Decorative Beam
13. Roof Well Screened Equipment Typ.

4. East Elevation/ B-2 North Elevation

Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

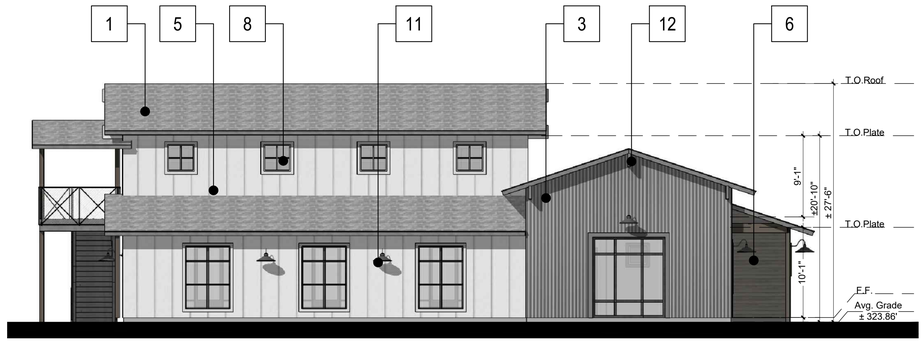
CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

FIRST SUBMITTAL
October 05, 2020

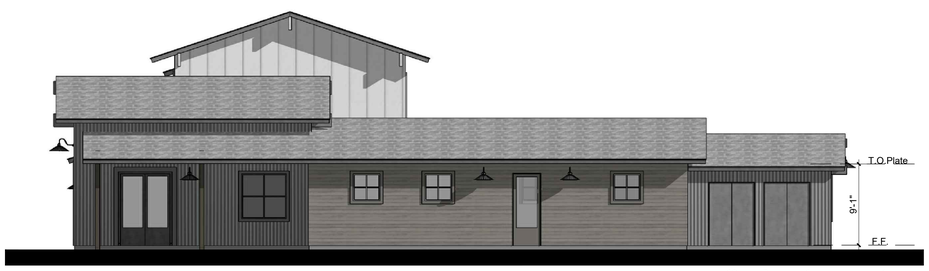
0 4 8 16

ELEVATIONS
BUILDING B/ B-2

A2.1



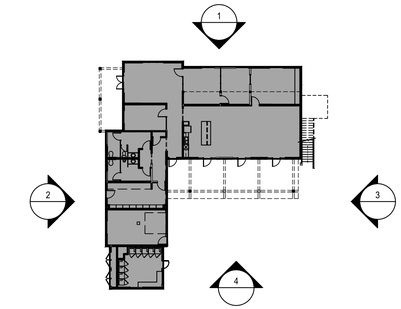
1. WEST Elevation (Fronting Watsonville Rd.)



2. Right Elevation

3. North Elevation

4. East Elevation



Key Plan
N.T.S.

Material Legend

1. Composite Shingle Roof
2. Standing Seam Metal Roof
3. Corrugated Metal Siding
4. Horizontal Siding
5. Board and Batten Siding
6. Board Formed Concrete Veneer
7. Fiber Cement Trim
8. Vinyl Windows
9. Metal Cross-Bracing Railing
10. Metal Diagonal Brace
11. Wall Sconce
12. Decorative Beam

ktgy

Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

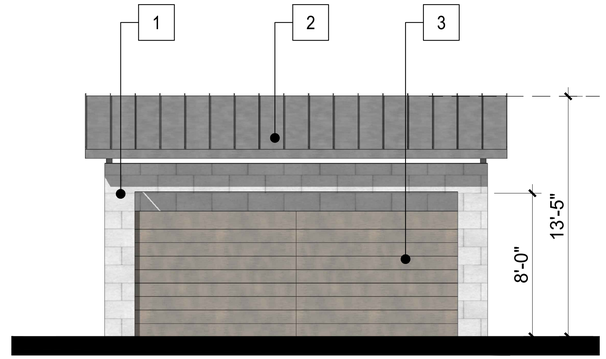
CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

FIRST SUBMITTAL
October 05, 2020

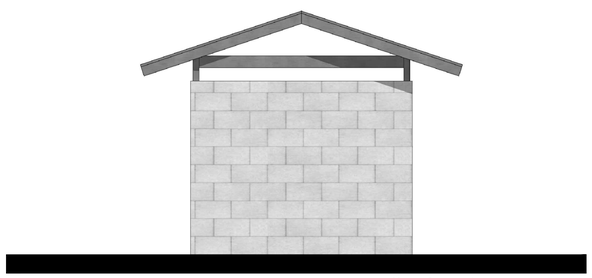
0 4 8 16

ELEVATIONS
CLUBHOUSE/ LEASING

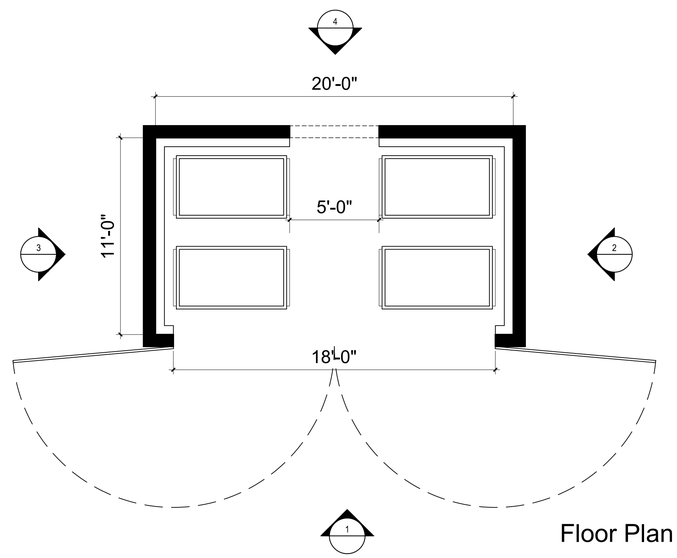
A2.2



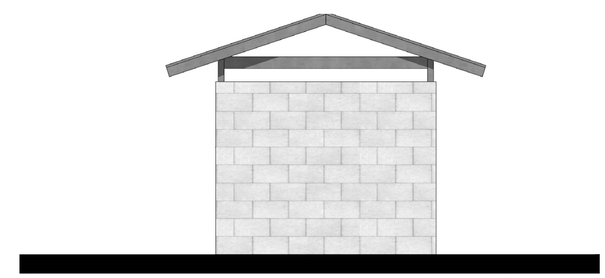
1. Front Elevation



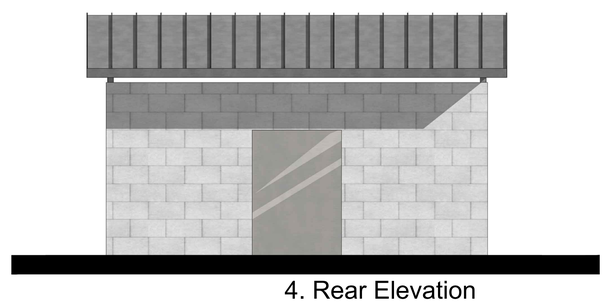
2. Right Elevation



Floor Plan



3. Left Elevation



4. Rear Elevation

Material Legend
1. CMU Block
2. Standing Seam Metal Roof
3. Metal Gate

Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

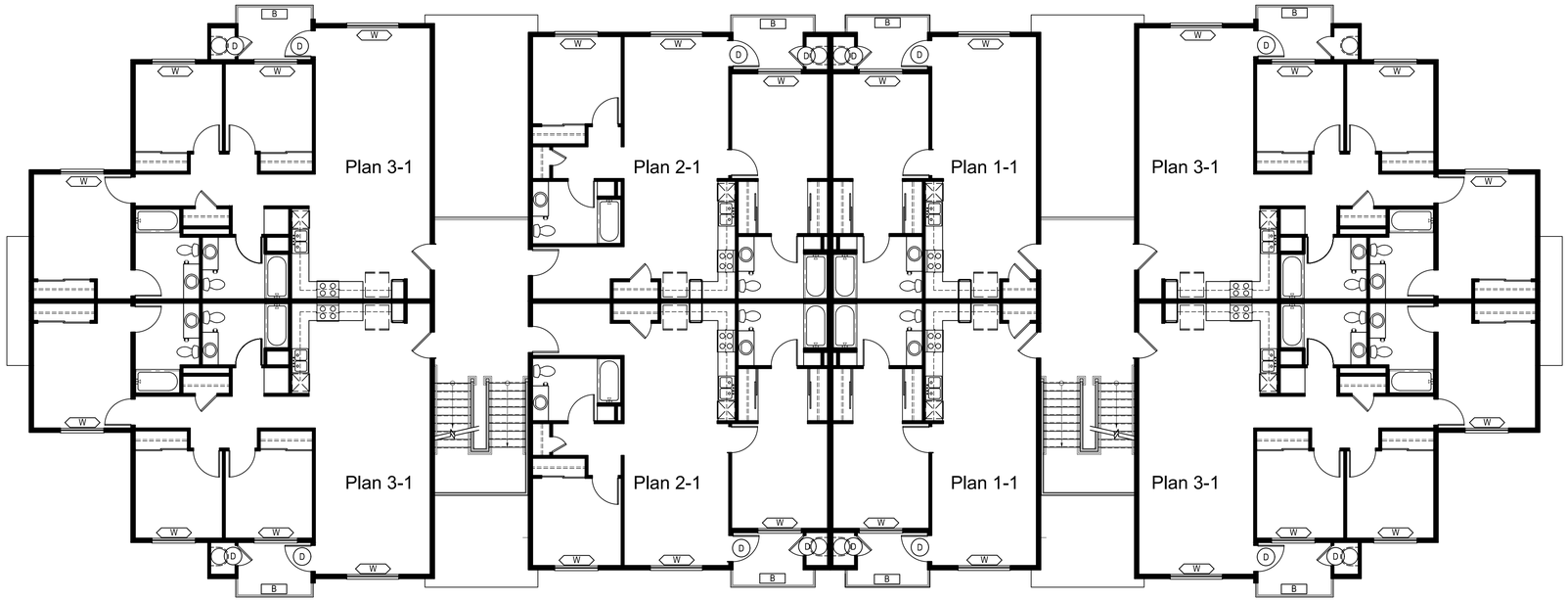
CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

FIRST SUBMITTAL
October 05, 2020

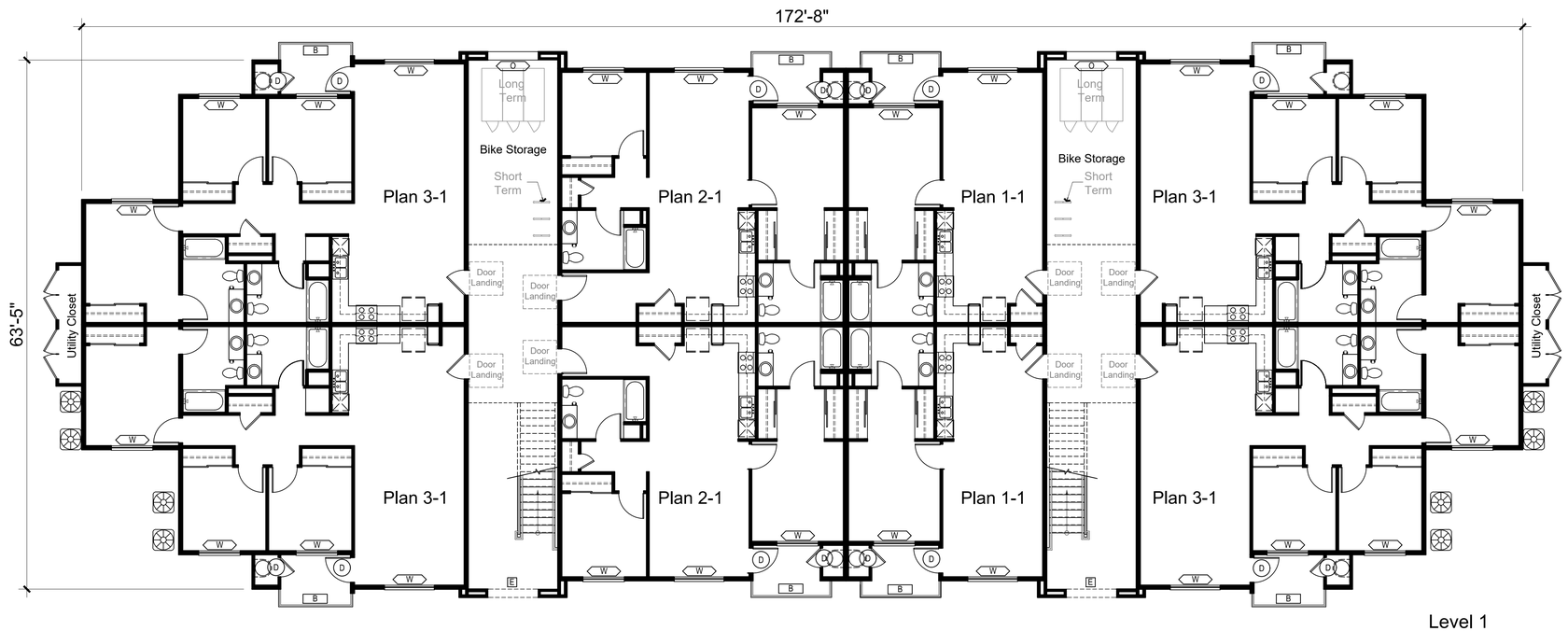
0 4 8 16

ELEVATIONS
CLUBHOUSE/ LEASING

A2.3



Level 2



Level 1

Legend	
W	Window
O	Mesh Opening
B	Balcony
E	Entry Breezeway
D	Door

Building 'A' - Area	
Level 1	± 10,190 G.S.F.
Level 2	± 9,715 G.S.F.
Level 3	± 9,715 G.S.F.
Total	± 29,620 G.S.F.

Bike Storage Summary		
	Required	Provided
Short-Term	10% Parking= 14.1	15
Long-Term	1 per 5 units= 14.6	15

ktgy
Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

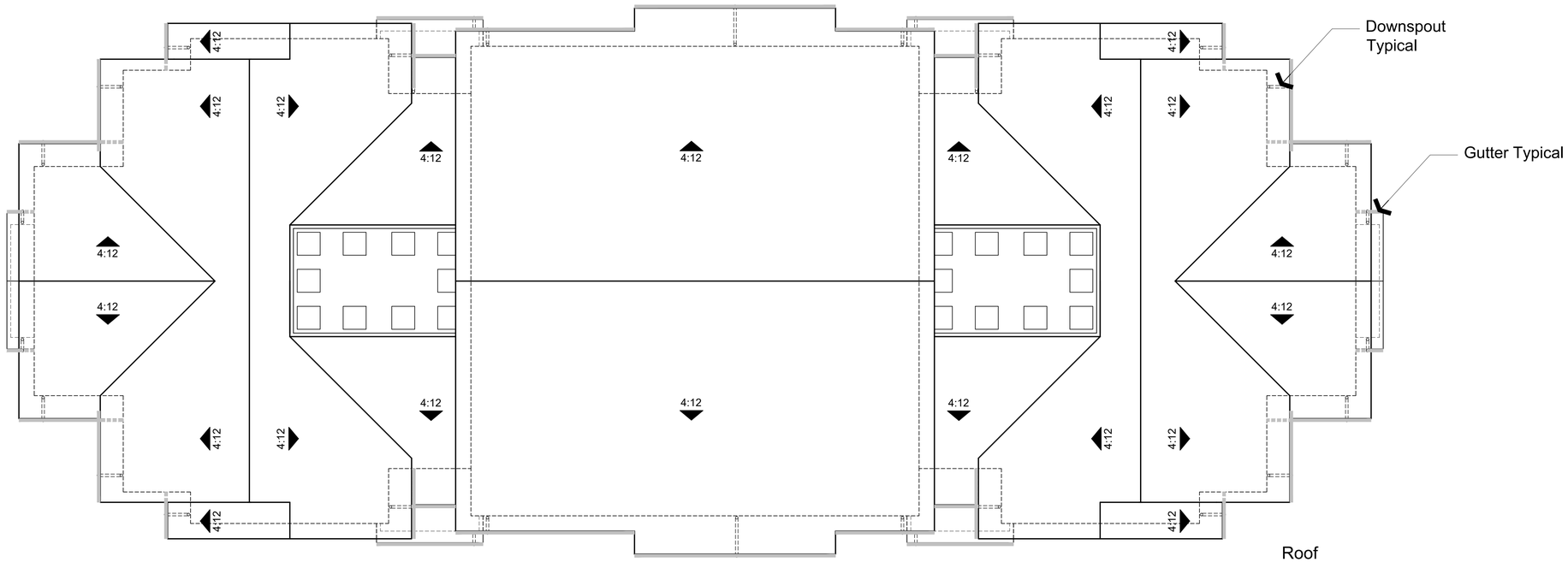
CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

FIRST SUBMITTAL
October 05, 2020

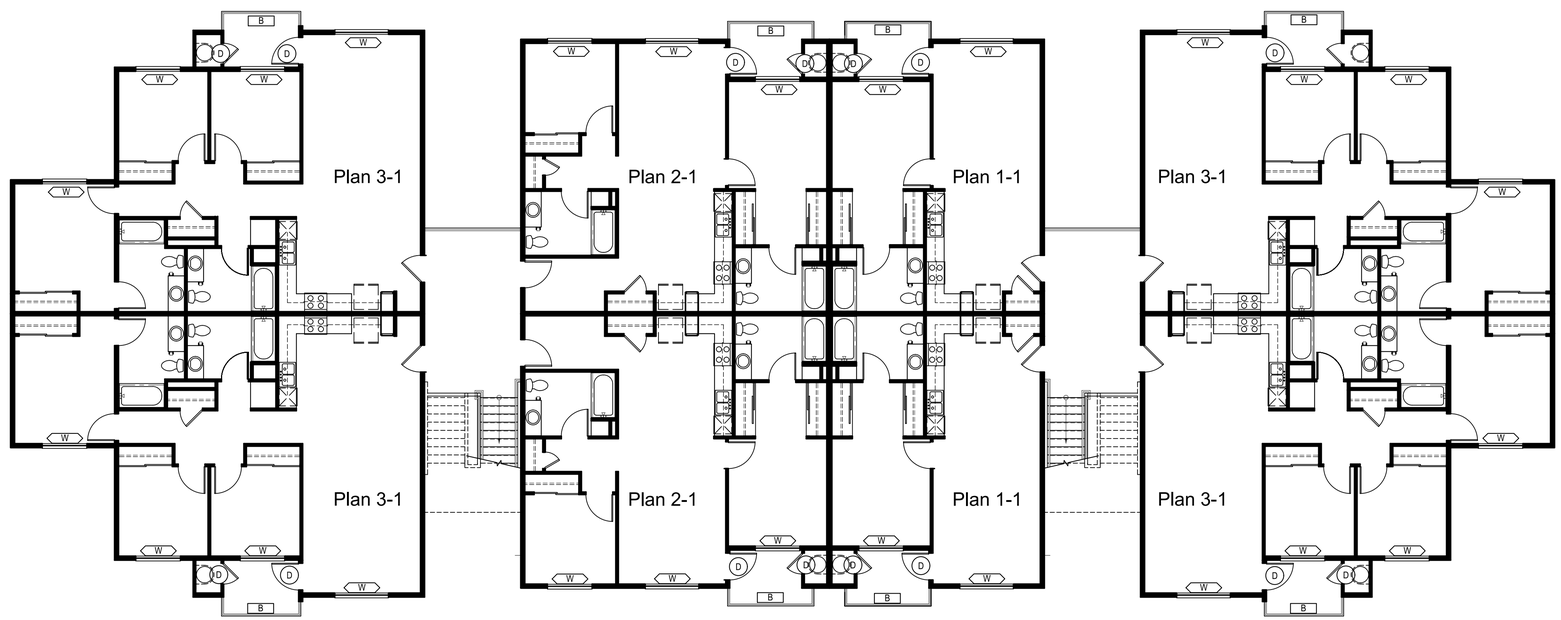
0 4 8 16

BUILDING PLANS
BUILDING A

A3.0



Roof



Level 3

Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

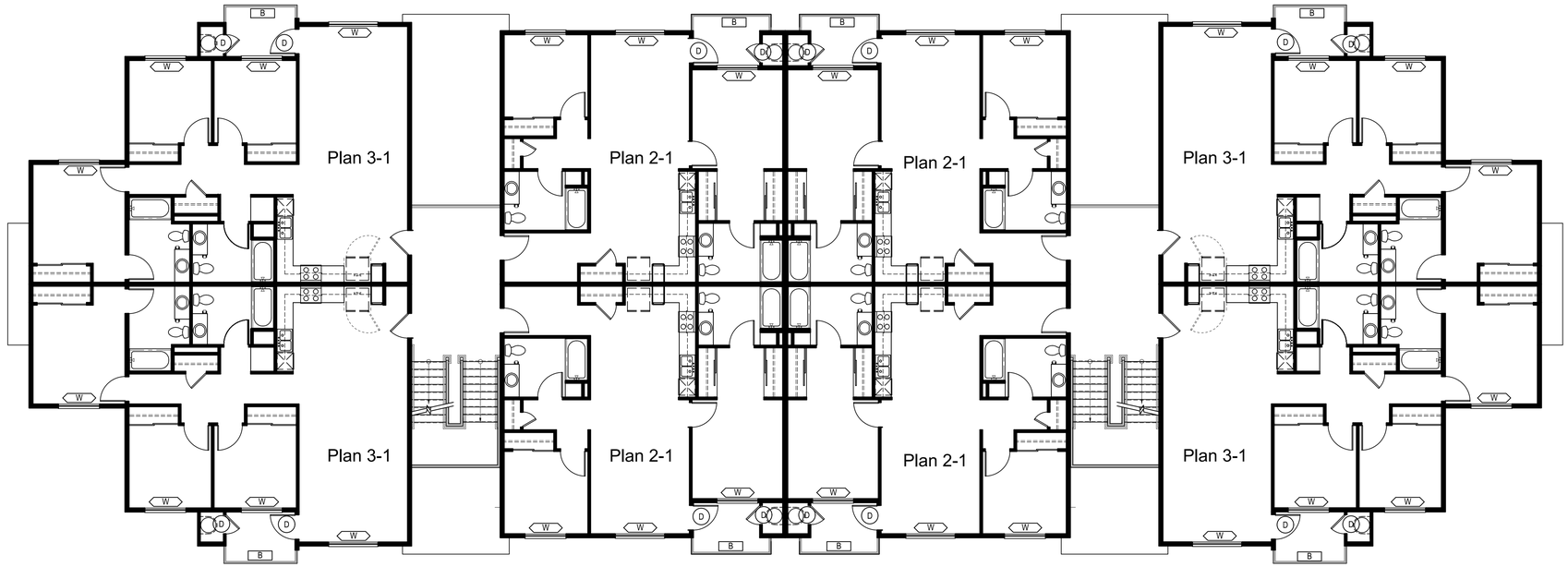
CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

FIRST SUBMITTAL
October 05, 2020

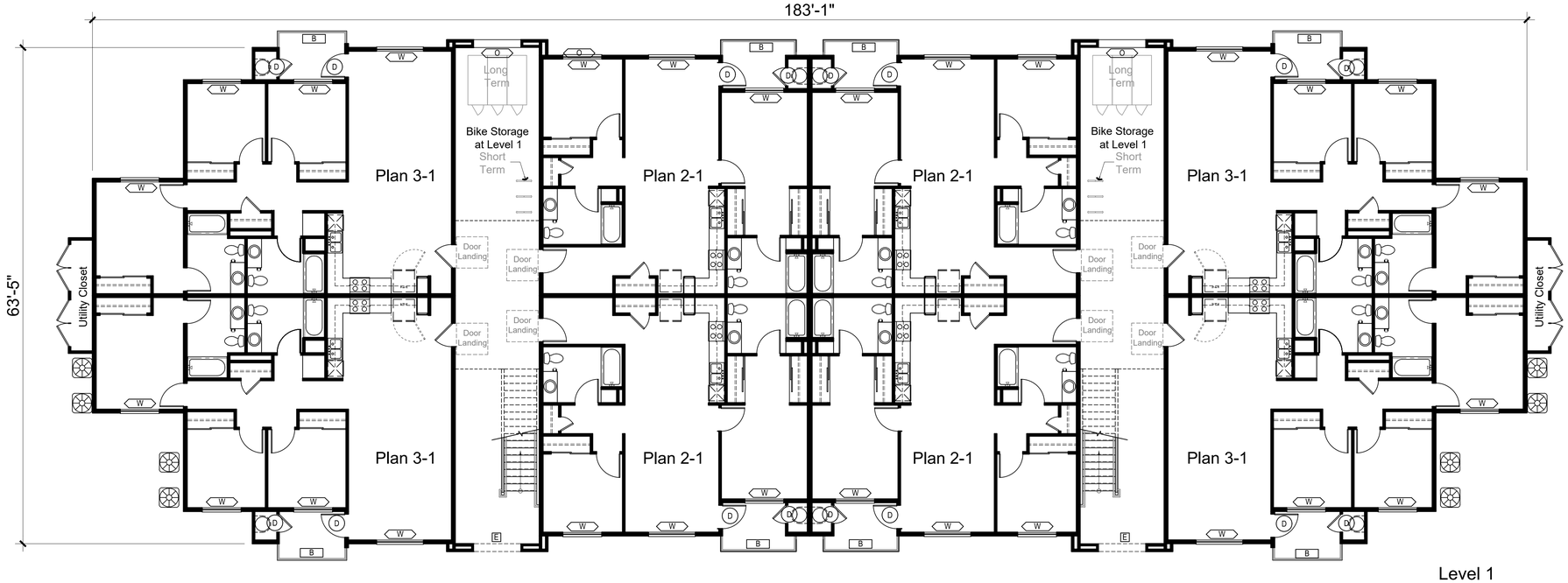
0 4 8 16

BUILDING PLANS
BUILDING A

A3.1



Level 2



Level 1

Legend	
W	Window
O	Mesh Opening
B	Balcony
E	Entry Breezeway
D	Door

Building 'B' - Area	
Level 1	± 10,825 G.S.F.
Level 2	± 10,455 G.S.F.
Level 3	± 9,915 G.S.F.
Total	± 31,195 G.S.F.

ktgy

Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

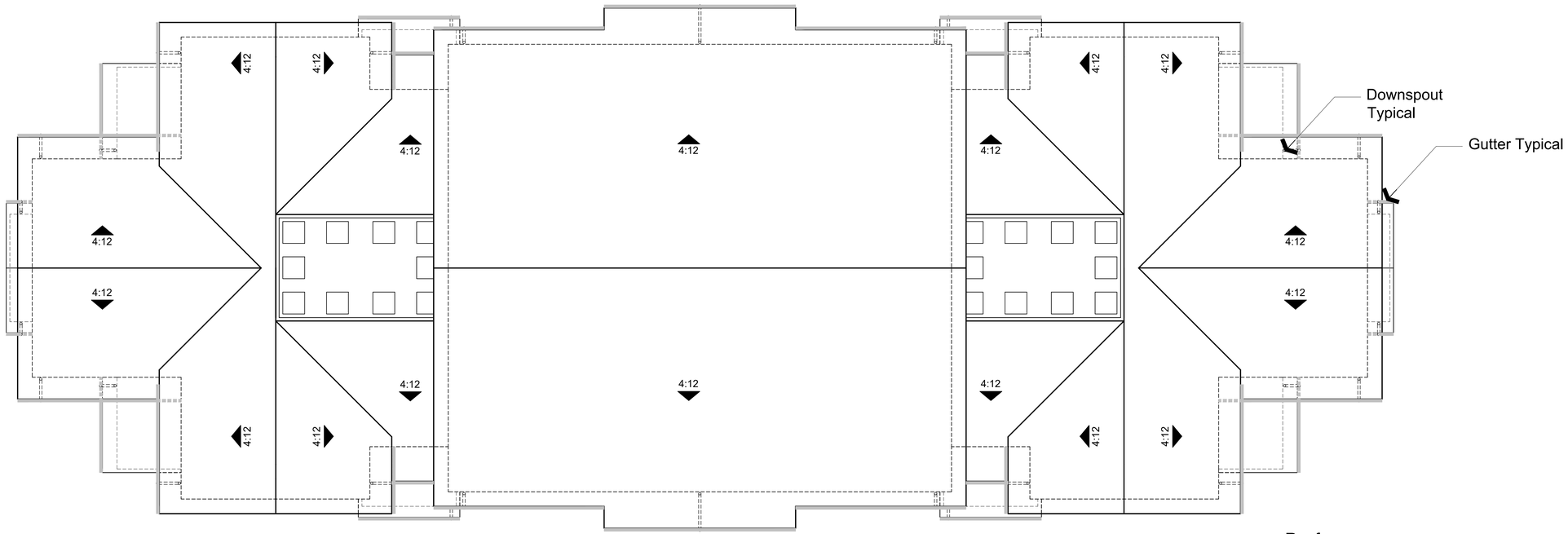
CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

FIRST SUBMITTAL
October 05, 2020

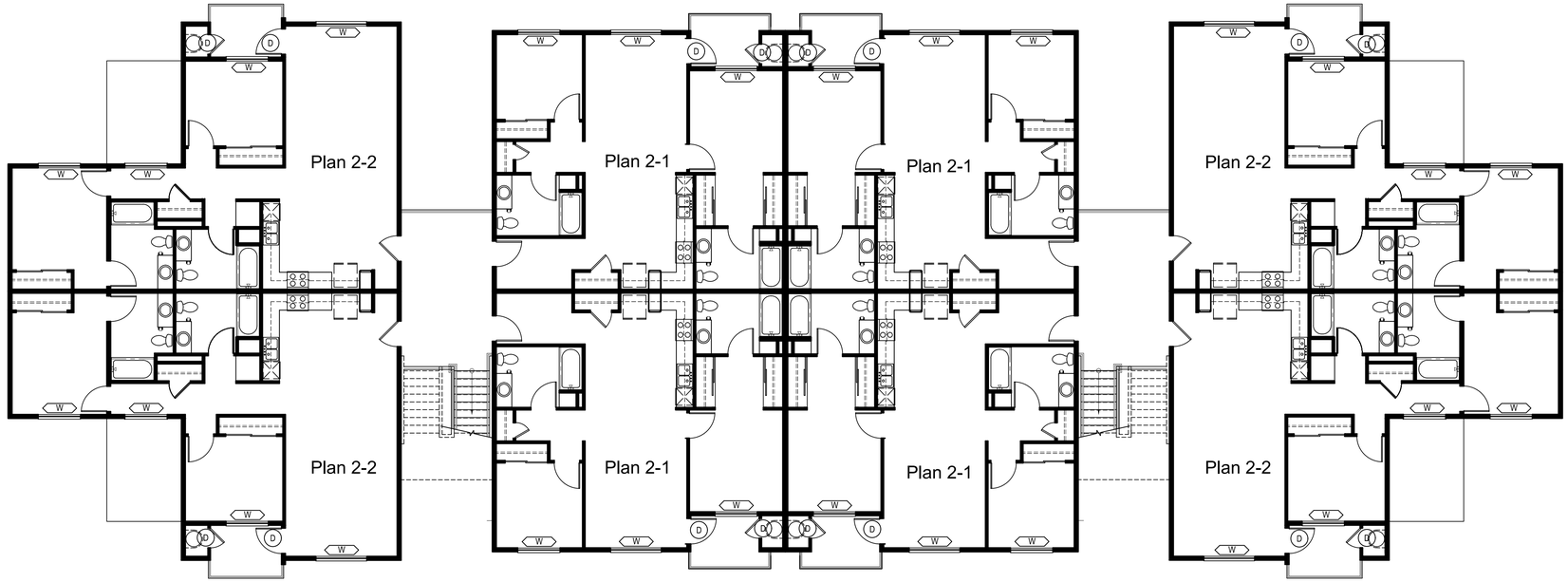
0 4 8 16

BUILDING PLANS
BUILDING B

A3.2



Roof



Level 3

Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

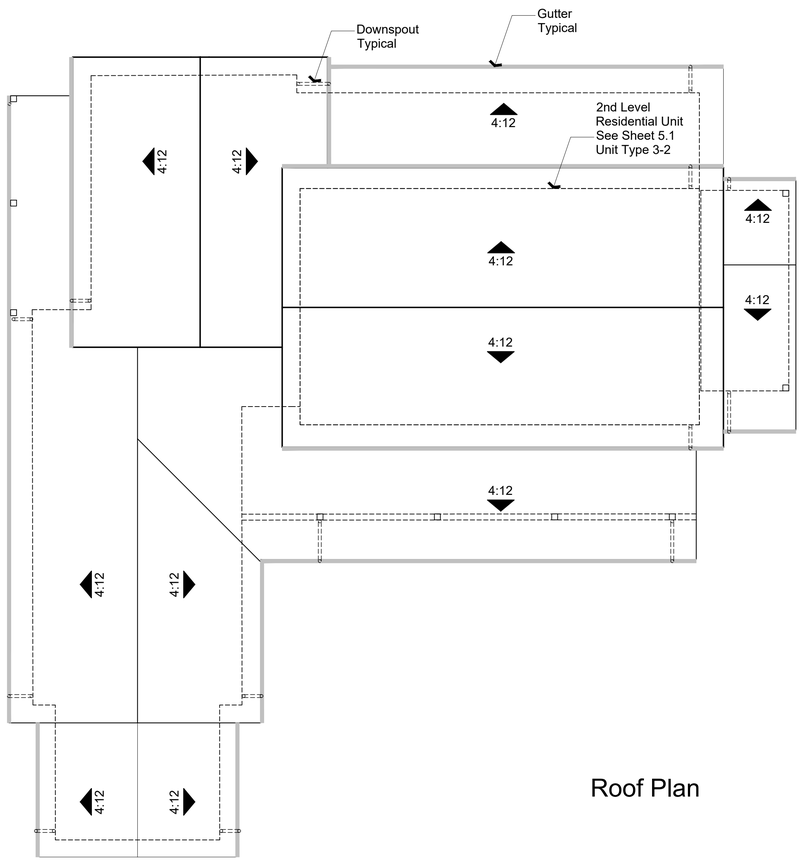
CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

FIRST SUBMITTAL
October 05, 2020

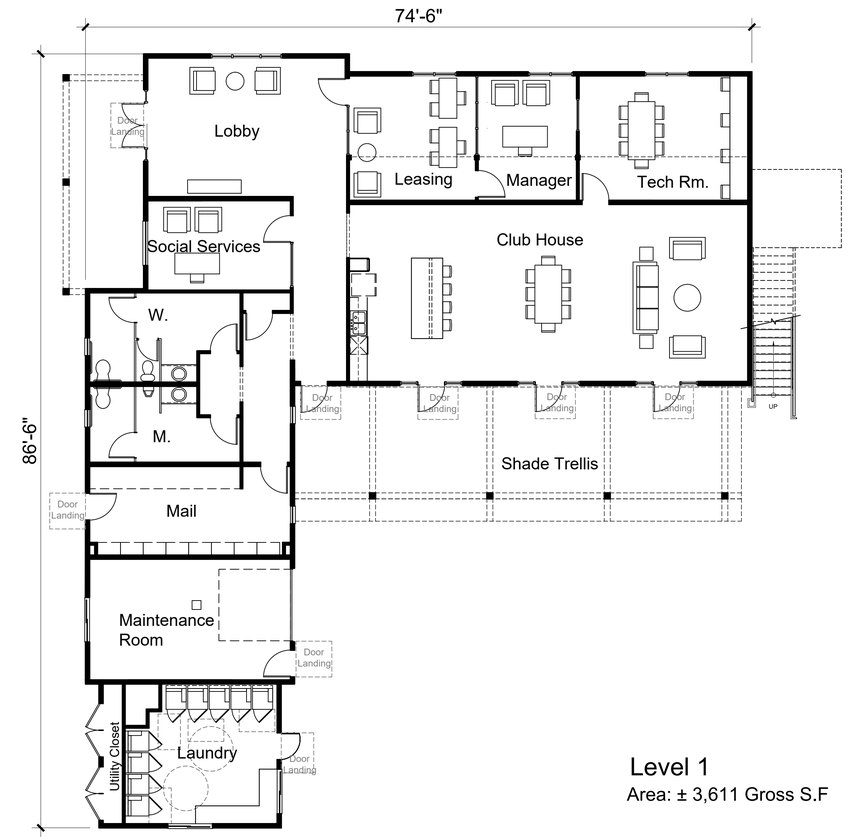
0 4 8 16

BUILDING PLANS
BUILDING B

A3.3



Roof Plan



Level 1
Area: ± 3,611 Gross S.F

Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

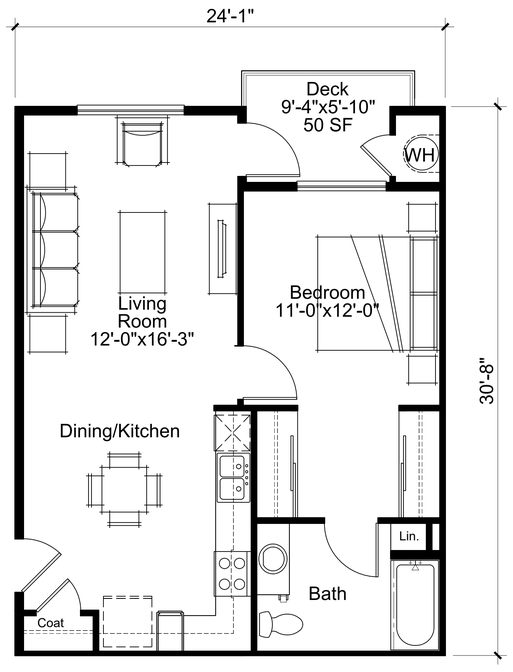
CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

FIRST SUBMITTAL
October 05, 2020

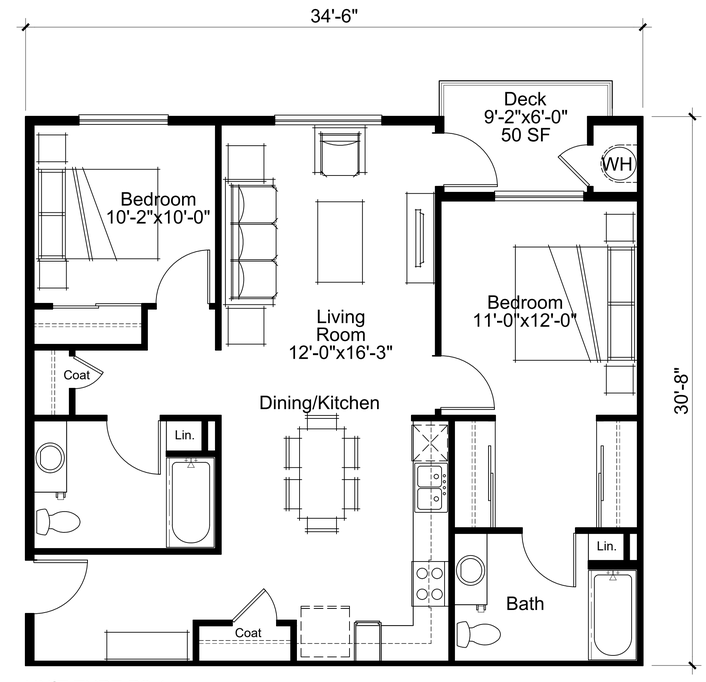
0 2 4 8

BUILDING PLANS
CLUB HOUSE/ LEASING BUILDING

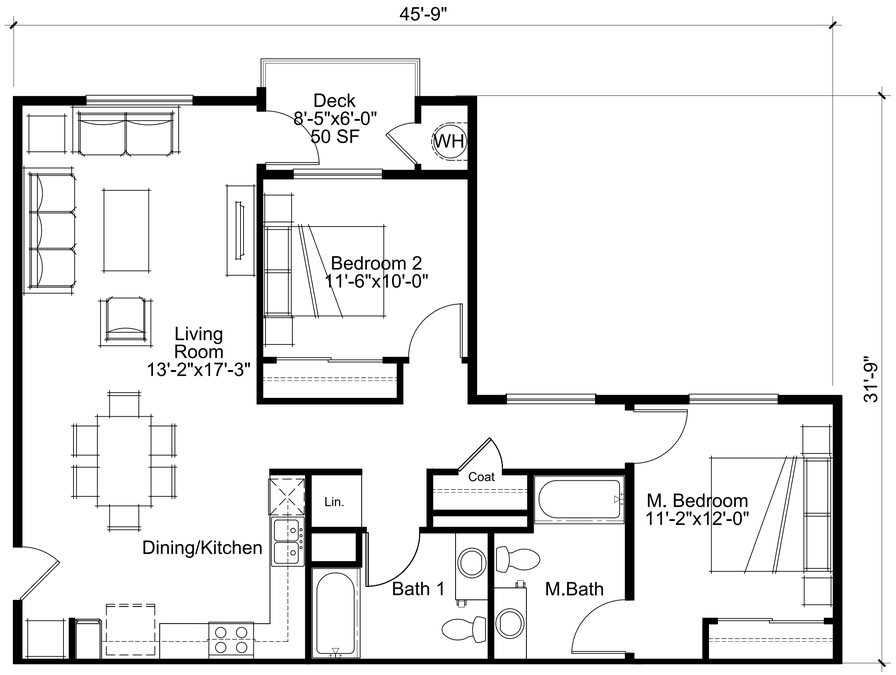
A3.4



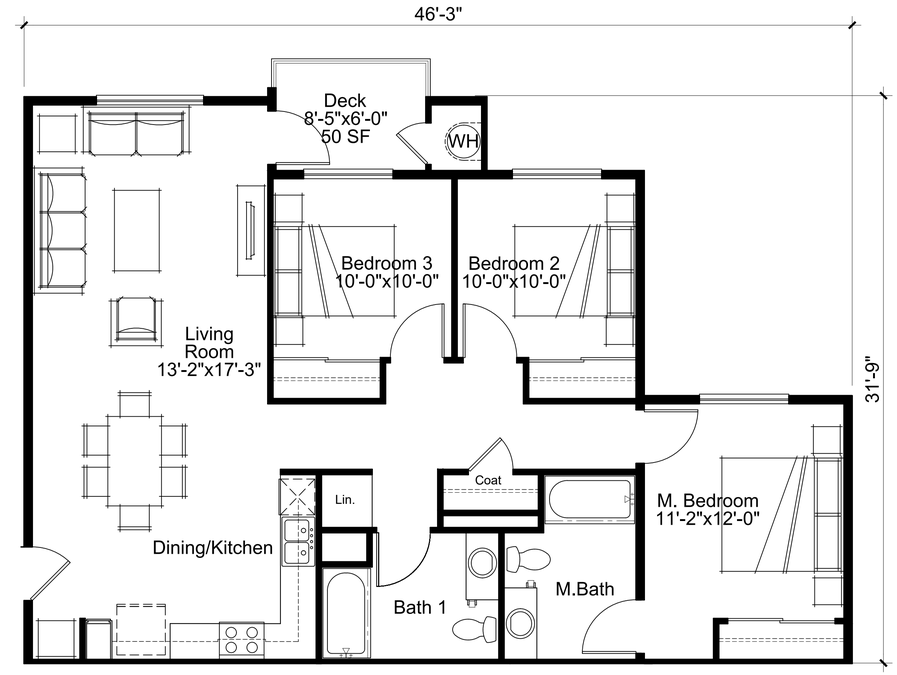
UNIT TYPE P1-1
1 BEDROOM / 1 BATHROOM
±649 NET RENTABLE SQUARE FEET



UNIT TYPE P2-1
2 BEDROOM / 2 BATHROOM
±963 NET RENTABLE SQUARE FEET



UNIT TYPE P2-1
2 BEDROOM / 2 BATHROOM
±1,017 NET RENTABLE SQUARE FEET



UNIT TYPE P3-1
3 BEDROOM / 2 BATHROOM
±1,128 NET RENTABLE SQUARE FEET

UNIT TYPE P3-2
3 BEDROOM / 2 BATHROOM
±1,165 NET RENTABLE SQUARE FEET

ktgy
Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

FIRST SUBMITTAL
October 05, 2020

0 2 4 8

UNIT PLANS

A5.1

Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

FIRST SUBMITTAL
October 05, 2020

PERSPECTIVE
NORTH VIEW FROM WATSONVILLE RD

A6.0

Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

FIRST SUBMITTAL
October 05, 2020

PERSPECTIVE
SOUTH VIEW FROM WATSONVILLE RD

A6.1

Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

FIRST SUBMITTAL
October 05, 2020

PERSPECTIVE
VIEW FROM WATSONVILLE RD OF CLUBHOUSE

A6.2

Architecture + Planning
888.456.5849
ktgy.com

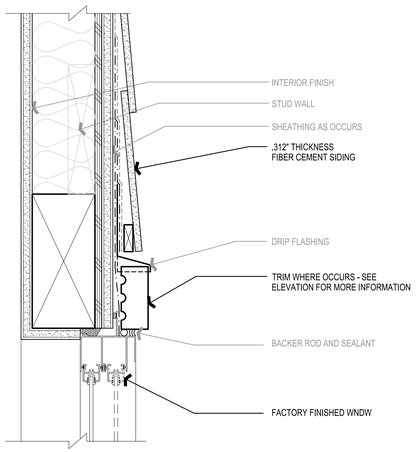
A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

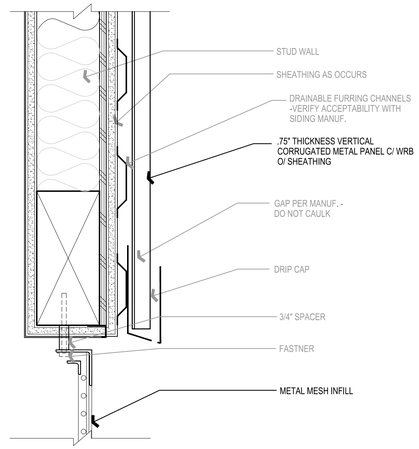
FIRST SUBMITTAL
October 05, 2020

PERSPECTIVE
AERIAL VIEW ALONG WATSONVILLE RD

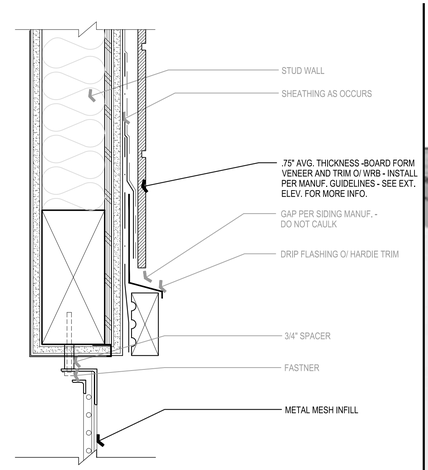
A6.3



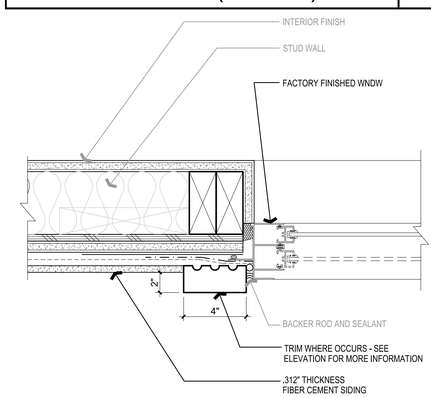
WINDOW HEAD (SIDING) | 10



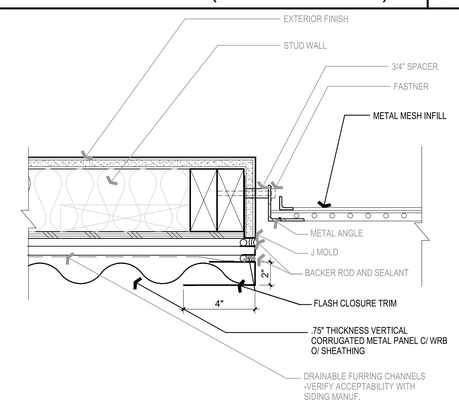
WINDOW HEAD (CORR METAL) | 7



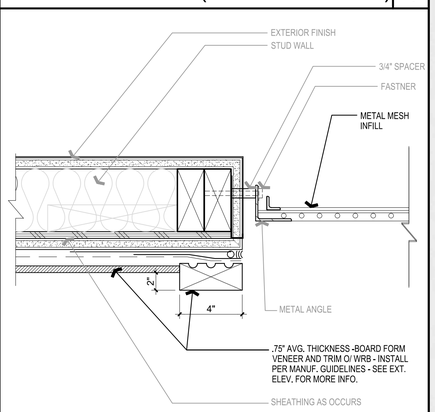
WINDOW HEAD (BOARD FORM) | 4



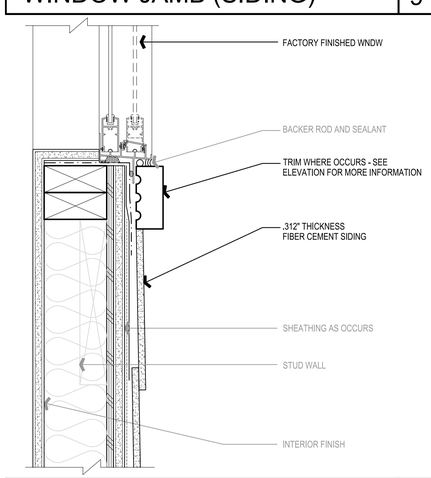
WINDOW JAMB (SIDING) | 9



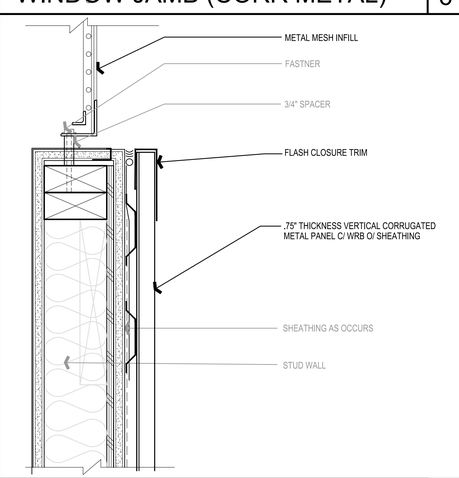
WINDOW JAMB (CORR METAL) | 6



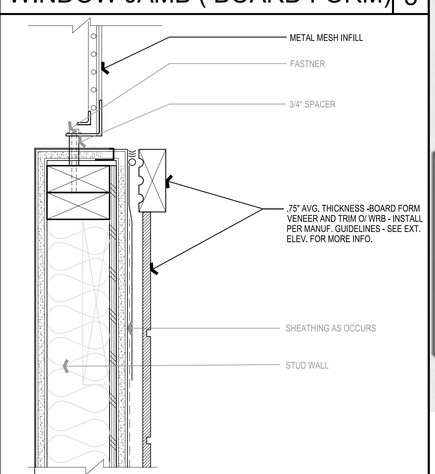
WINDOW JAMB (BOARD FORM) | 3



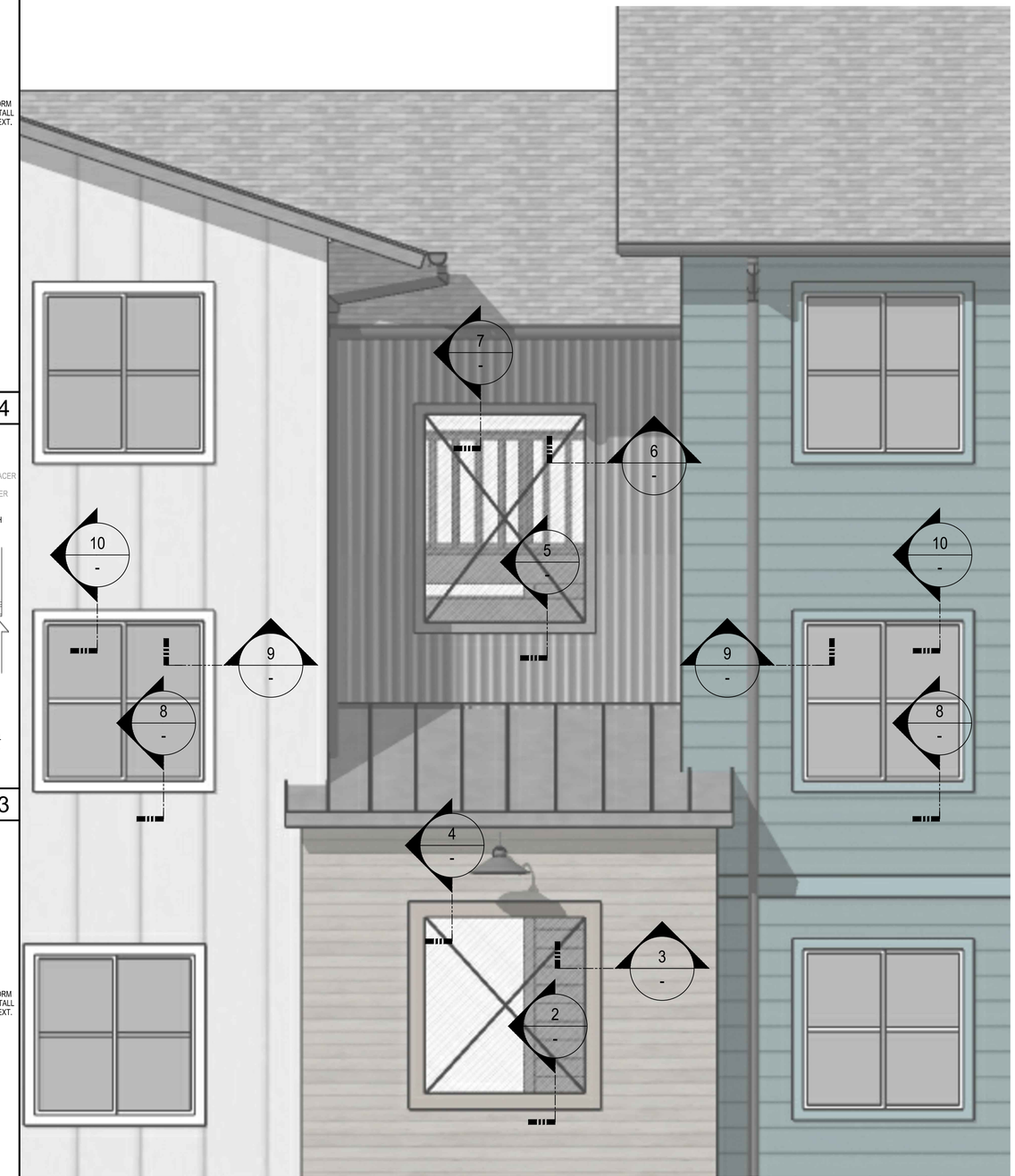
WINDOW SILL (SIDING) | 8



WINDOW SILL (CORR METAL) | 5



WINDOW SILL (BOARD FORM) | 2



1/2 " = 1'-0"

TYPICAL WINDOW AND FINISH DETAILS | 1

ktgy
Architecture + Planning
888.456.5849
ktgy.com

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

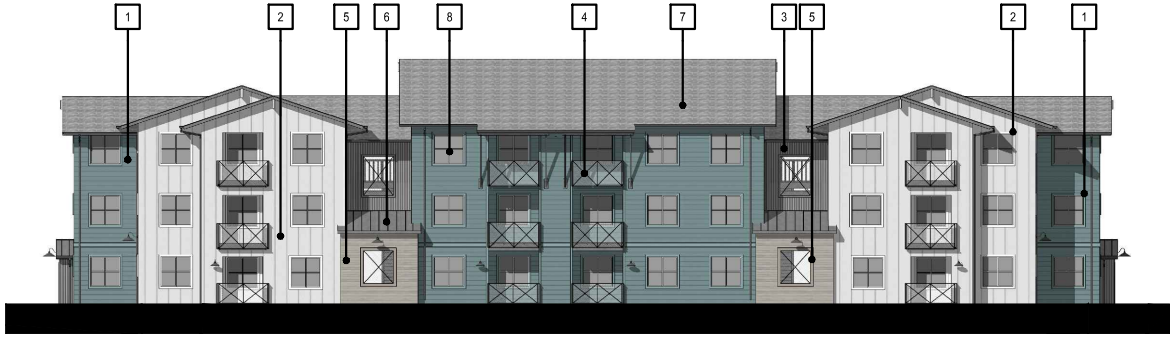
CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

FIRST SUBMITTAL
October 05, 2020

0 3 6 9

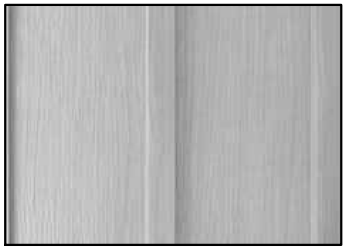
DETAILS

A7.0

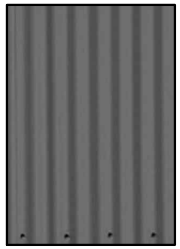


Key Elevation

1. Horizontal Siding (Trims Match Body Color):
James Hardie Lap Siding or Similar
Color: SW 0019 Festoon Aqua or Similar

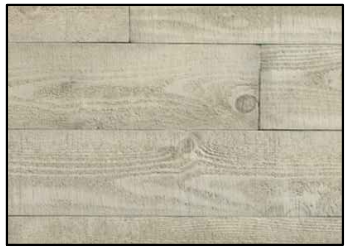


2. Board and Batten Siding(Trims Match Body Color):
James Hardie Vertical Siding Arctic White or Similar

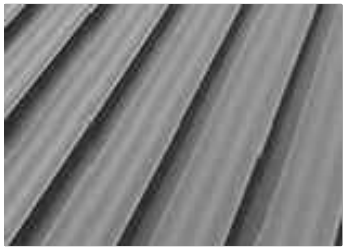


3. Corrugated Metal Siding
(Trims Match Body Color):
Centria Econolap ¾"

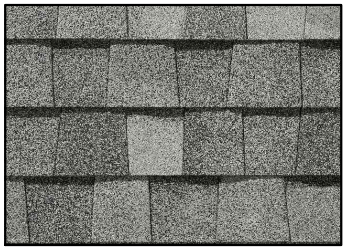
4. Metal Railing:
Color: SW 7069 Iron Ore
or similar



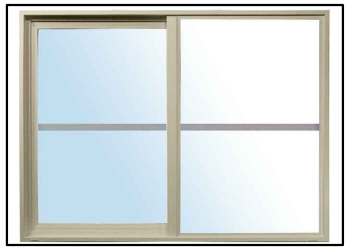
5. Veneer (Trims Match Body Color):
Creative Mines
Style: Craft Board Form
Color: Monsoon



6. Standing Seam Metal Roof:
Centria SDP 200



7. Roofing : Certainteed
Style: Landmark Solaris
Color: Birchwood or similar



8 Trim: AMSCO
Style: Studio Series Vinyl
Color: White or Almond

Site Lighting Wall/Post Lamp (Black Color) :
DSAP25 or Similar

ktgy

A0702 Morgan Hill, L.P.
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

CROSSING ON WATSONVILLE ROAD
MORGAN HILL, CA # 2020-0148

MATERIAL BOARD
OCTOBER 05, 2020

A8.0