MANZANITA PARK

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

December 14, 2020

MANZANITA PARK

SHEET INDEX	
	COVER SHEET
ARCHITECTURAL SHEETS	
A.01	ARCHITECTURAL SITE PLAN
A.02	PARKING COMPLIANCE
A.03	UNIT A FLOOR PLANS
A.04	UNIT B FLOOR PLANS
A.05	UNIT C FLOOR PLANS
A.06	UNIT CX FLOOR PLANS
A.07	UNIT D FLOOR PLANS
A.08	4-PLEX FLOOR PLANS
A.09	4-PLEX ELEVATIONS
A.10	4-PLEX ELEVATIONS
A.11	4-PLEX ELEVATIONS
A.12	5-PLEX FLOOR PLANS
A.13	5-PLEX ROOF PLAN
A.14	5-PLEX ELEVATIONS
A.15	5-PLEX ELEVATIONS
A.16	5-PLEX ELEVATIONS
A.17	6-PLEX_1 FLOOR PLANS
A.18	6-PLEX_1 ROOF PLANS
A.19	6-PLEX_1 ELEVATIONS
A.20	6-PLEX_1 ELEVATIONS
A.21	6-PLEX_1 ELEVATIONS
A.22	6-PLEX_2 FLOOR PLANS
A.23	6-PLEX_2-X & 6-PLEX_2 ROOF PLANS
A.24	6-PLEX_2 ELEVATIONS
A.25	6-PLEX_2 ELEVATIONS
A.26	6-PLEX_2 ELEVATIONS
A.27	REC BUILDING - FLOOR PLAN
A.28	REC BUILDING - ELEVATIONS
A.29	TRASH ENCLOSURES
A.30	SAMPLE DETAILS
A.31	STREETSCAPE
A.32	SITE PERSPECTIVE
A.33	SITE PERSPECTIVE
A.34	SITE PERSPECTIVE
A.35	SITE PERSPECTIVE
A.36	SITE PERSPECTIVE
A.37	COLORS AND MATERIALS
LANDSCAPE SHEETS	
L-1.0	LANDSCAPE AMENITIES
L-1.1	SITE FURNISHINGS
L-2.0	PLANTING PLAN BUILDINGS 1 - 4
L-2.1	PLANTING PLAN BUILDINGS 9 & 10
L-2.2	PLANTING PLAN BUILDINGS 5 - 8
L-2.3	PLANTING PLAN BUILDINGS 11 & 12
L-2.4	TREE IMAGES
L-2.5	MASTER PLANT LIST & IMAGES
L-2.6	PLANTING DETAILS & NOTES
L-3.0	IRRIGATION PLAN BUILDINGS 1 - 4
L-3.1	IRRIGATION PLAN BUILDINGS 9 & 10
L-3.2	IRRIGATION PLAN BUILDINGS 5 - 8
L-3.3	IRRIGATION PLAN BUILDINGS 11 & 12
L-3.4	IRRIGATION DETAILS
L-3.5	HYDROZONE MAP WATER USE CALCULATIONS
CIVIL SHEETS	
1	SITE DEVELOPMENT PLAN
2	TENTATIVE MAP
3	PRELIMINARY GRADING PLAN
4	PRELIMINARY GRADING SECTIONS
5	PRELIMINARY STORMWATER MANAGEMENT PLAN
JOINT TRENCH SHEETS	
INT1	JOINT TRENCH INTENT TITLE SHEET
INT2	JOINT TRENCH INTENT
1 OF 1	LIGHTING ANALYSIS
-	FOOTCANDLES CALCULATED AT GRADE

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:
DAHLIN
5865 OWENS DRIVE, PLEASANTON , CA 94588
(925)251-7200
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JOB NUMBER: 297-081

CIVIL ENGINEER:
MH ENGINEERING CO.
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LANDSCAPE ARCHITECT:
MICHAEL ARNONE + ASSOCIATES - LANDSCAPE ARCHITECTURE
3370 SAMUEL PL., SANTA CRUZ, CA 95062
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CONTACT: MICHAEL ARNONE

DAHLIN

DATE	12-14-2020
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 ameneties 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 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 greenwith 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
½ 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
• ½ 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)	1,440-1920	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	4	167	0	80	988	531	1,363	5,452
B	3 + Den	4	124	94	85	1,212	560	1,843	7,372
C	3 + Den	35	125	159	84	12,880	476	1,999	69,965
CX	3 + Den	12	130	168	99	4,764	476	2,052	24,624
D	3 + Den	8	222	70	73	2,920	514	2,036	16,288
DX	3 + Den	4	222	24	73	1,276	485	2,112	8,448
Total		67				24,040			132,149

OPEN SPACE CALCULATIONS:
PRIVATE OPEN SPACE REQUIRED: (MINIMUM 48 SQ. FT. PER UNIT x 50% OF UNITS)
PRIVATE OPEN SPACE PROVIDED: 254 - 397 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 365 SQ. FT.
UNIT DX 319 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%

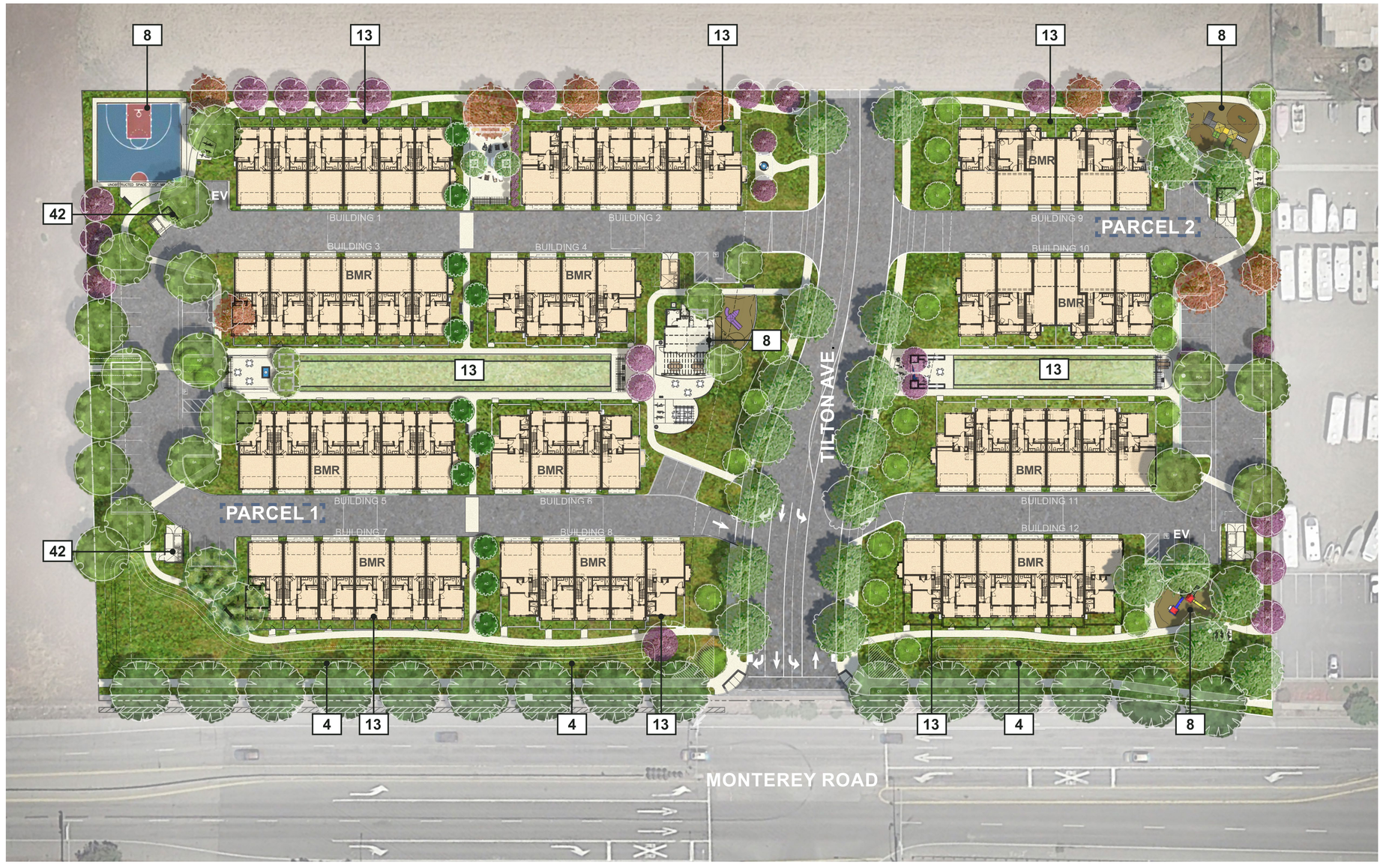
Zoning Compliance Summary

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)			3,153	3,207
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)			43	24
Min. Density (DU/Ac)	7		13.8	13.6
Max. Density (DU/Ac)	24		13.8	13.6
Max. Height (Stories)	3		3	3
Max. Height (Ft) [1]	35' (45' with 10' roof element)		38' to top of roof ridge	38' to top of roof ridge

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

PARCEL 1 6 UNITS PROVIDED
2 PLAN C UNITS (3 BEDROOM UNITS - 1,999 SF EACH)

PARCEL 2 4 UNITS PROVIDED
2 PLAN A UNITS (2 BEDROOM UNITS - 1,363 SF EACH)
2 PLAN C UNITS (3 BEDROOM UNITS - 1,999 SF EACH)



MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

ARCHITECTURAL SITE PLAN

0 4 8 16

NORTH

DATE	12-14-2020
JOB NO.	297.081

DAHLIN

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

A.01

18.72.060 - Parking design and development standards.

A. Conformance with City Standards. All parking spaces, lots, driveways and other improvements intended and used for vehicle parking and circulation shall comply with the design standards and standard details for construction as maintained by the city of Morgan Hill engineering division.

B. Parking Space and Lot Dimensions.

1. General. The dimensions of parking spaces, maneuvering aisles, and access ways within a parking lot shall conform to the city's official parking space standard specifications maintained by the engineering division and as shown in Figure 18.72-1. All required parking spaces shall be full size parking spaces. Alternatively, with the issuance of a design permit, up to thirty percent of the required parking spaces may be compact spaces.
2. Garage Spaces. All parking spaces within a structure shall be a minimum of ten feet in width and twenty feet in length.
3. Access to Spaces. All access to spaces in a parking lot shall be from the lot.
4. Driveway Width. The minimum required driveway with at the street entrance shall be as shown in Table 18.72-4.

Figure 18.72-1: Parking Lot Dimensions

FULL SIZE			
A Angle	Depth	Aisle	Width [1]
0°	22 ft.	12 ft.	8 ft.
45°	18.7 ft.	15 ft.	9 ft.
60°	19.8 ft.	16 ft.	9 ft.
90°	18 ft.	25 ft.	9 ft.

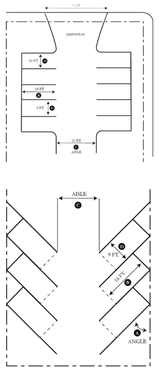
COMPACT			
A Angle	Depth	Aisle	Width [1]
0°	22 ft.	12 ft.	8 ft.
45°	16.6 ft.	15 ft.	8 ft.
60°	17.6 ft.	16 ft.	9 ft.
90°	16 ft.	25 ft.	9 ft.

A = Angle parking spaces makes with wall, curb, or fences

B = Minimum distance measured at right angles from wall, curb, or fence to nearest edge of aisle, except zero-degree parking where B equals the length of the stall parallel to the curb, aisle, or street

C = Minimum width of one-way aisle

D = Minimum width of the parking space measured at right angles from the side boundaries of the space



Notes:

[1] Minimum ten-foot width for spaces with one or two sides adjacent to a landscaped area.

Table 18.72-4: Minimum Driveway Widths

Land Use Served by Driveway	Minimum Width at Street Entrance
~~Commercial Uses~~	
~~One-Way Driveway~~	~~25 ft.~~
~~Two-Way driveway~~	~~35 ft.~~
Residential Uses	
One-way Driveways	12 ft. at street entrance
Two-way Driveways	18 ft. at street entrance

~~5. Circulation Drive Aisle Width. Main circulation drive aisles within a shopping center or other commercial development shall be a minimum of thirty feet in width.~~

6. Stacking Area. All parking lots shall provide a minimum forty-foot stacking from the travel lane of the adjoining street.

C. Surfacing.

1. All parking spaces, maneuvering aisles, and access ways shall be paved with asphalt, concrete, or other all-weather surface.
2. Permeable paving materials, such as porous concrete/asphalt, open-jointed pavers, and turf grids, are a permitted surface material, subject to approval by the development services department.

D. Tandem Parking Spaces. Tandem parking spaces are permitted for all residential land uses, provided that they comply with the following standards:

1. Parking spaces in a tandem configuration shall be reserved for and assigned to a single dwelling unit. All required guest parking shall be provided as single, non-tandem parking spaces.
2. Tandem parking spaces shall not block the use of the driveway to access other parking spaces located within the parking area.
3. Tandem parking spaces shall be used to accommodate passenger vehicles only.

E. Forward Entrance and Exit. For parking areas adjacent to an arterial or collector roadway, sufficient maneuvering area shall be provided so that vehicles may enter and exit an abutting street in a forward direction.

~~F. Parking Lifts. Required parking may be provided using elevator-like mechanical parking systems ("lifts") provided the lifts are located within an enclosed structure or otherwise screened from public view.~~

G. Lighting.

1. A parking area with six or more parking spaces shall include outdoor lighting that provides a minimum illumination of 1.0 foot-candles over the entire parking area.
2. Outdoor lighting as required above shall be provided during nighttime business hours.
3. All parking space area lighting shall be energy efficient and designed so that any glare or spillage is directed away from residential properties.
4. All fixtures shall be hooded and downward facing.
5. Parking structures shall provide indoor lighting as required by the California Building Code.

H. Pedestrian Access.

1. Parking lots with more than thirty parking spaces shall include a pedestrian walkway in compliance with ADA requirements.
2. The design of the pedestrian walkway shall be clearly visible and distinguished from parking and circulation areas through striping, contrasting paving material, or other similar method as approved by the community development director.

~~I. Screening. Parking lots of six spaces or more shall comply with the following screening standards.~~

~~1. Location. Screening shall be provided along the perimeter of parking lots fronting a street or abutting a residential zoning district.~~

~~2. Height.~~

~~a. Screening adjacent to streets shall have a minimum height of three feet.~~

~~b. For parking lots within ten feet of a residential zoning district, screening shall have a minimum height of six feet.~~

~~3. Materials. Required screening may consist of one or more of the following materials:~~

~~a. Low-profile walls constructed of brick, stone, stucco or other durable and graffiti-proof coating material.~~

~~b. Evergreen plants that form an opaque screen.~~

~~c. An open fence combined with landscaping to form an opaque screen.~~

~~d. A berm landscaped with ground cover, shrubs, or trees.~~

~~e. Parking lots within ten feet of a residential zoning district shall be screened by a six-foot masonry wall.~~

J. Driveway Spacing.

1. Driveways shall be setback from street intersections as shown in Table 18.72-5:

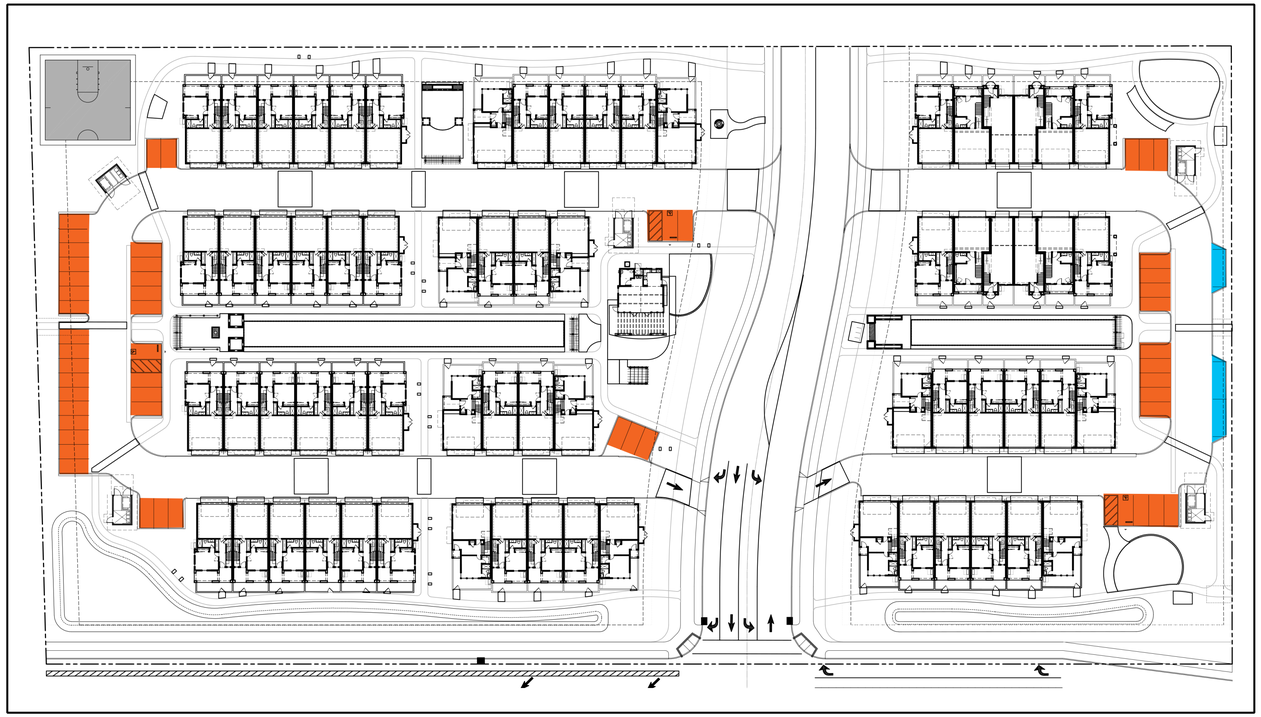
Table 18.72-5: Driveway Setbacks from Intersections

Use Served by Driveway	Minimum Distance from Intersection
Residential	10 ft.
~~Commercial~~	~~25 ft.~~
~~Industrial~~	~~30 ft.~~
~~Other Uses~~	~~As required by the City Engineer~~

2. Setbacks shall be measured from corner radius or t feet, whichever is greater. The corner radius shall be the arc length measured between the linear distance of the adjoining street.

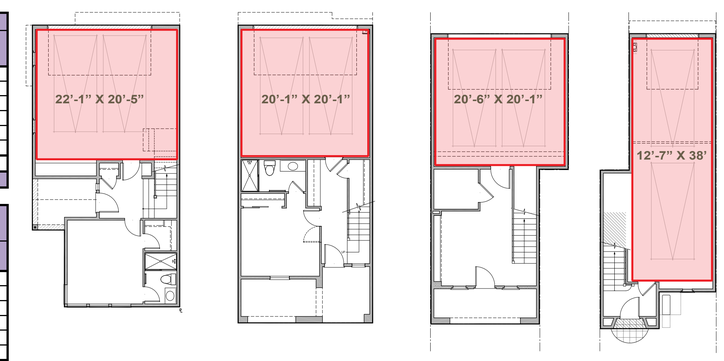
K. Adjustments to Parking Design and Development Standards. The Planning Commission may allow adjustments to parking design and development standards in this section through the approval of a Minor Exception as described in Chapter 18.108.070 (Minor Exceptions).

(Ord. No. 2277 N.S., § 5(Exh. A), 6-6-2018)



Parcel 1 Parking Summary			Required (Tables 18.72-2 & 18.72-3)			Provided	
Plan	Unit Count	Bedroom Count	Resident Parking / Unit	Resident Parking	Guest Parking	Garage Parking	Surface Parking
A	0	2	2	0.0	0.0	0	
B	0	3 + Den	2.5	0.0	0.0	0	
C	27	3 + Den	2.5	67.5	9.0	54	
CX	8	3 + Den	2.5	20.0	2.7	16	
D	6	3 + Den	2.5	15.0	2.0	12	
DX	2	3 + Den	2.5	5.0	0.7	4	
Sub-Total	**43**			**107.5**	**14.3**	**86**	**36**
Total				**121.8**		**122**	

Parcel 2 Parking Summary			Required (Tables 18.72-2 & 18.72-3)			Provided	
Plan	Unit Count	Bedroom Count	Resident Parking / Unit	Resident Parking	Guest Parking	Garage Parking	Surface Parking
A	4	2	2	8.0	1.3	8	
B	4	3 + Den	2.5	10.0	1.3	8	
C	8	3 + Den	2.5	20.0	2.7	16	
CX	4	3 + Den	2.5	10.0	1.3	8	
D	2	3 + Den	2.5	5.0	0.7	4	
DX	2	3 + Den	2.5	5.0	0.7	4	
Sub-Total	**24**			**58.0**	**8.0**	**48**	**19**
Total				**66.0**		**67**	



UNIT D UNIT C UNIT B UNIT A

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

PARKING COMPLIANCE

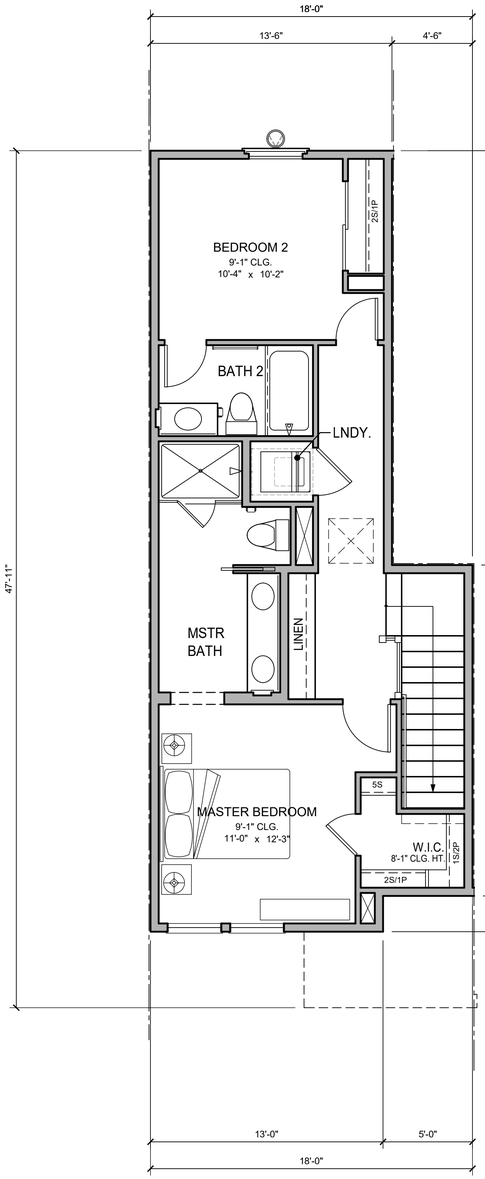
DAHLIN

DATE 12-14-2020
JOB NO. 297.081

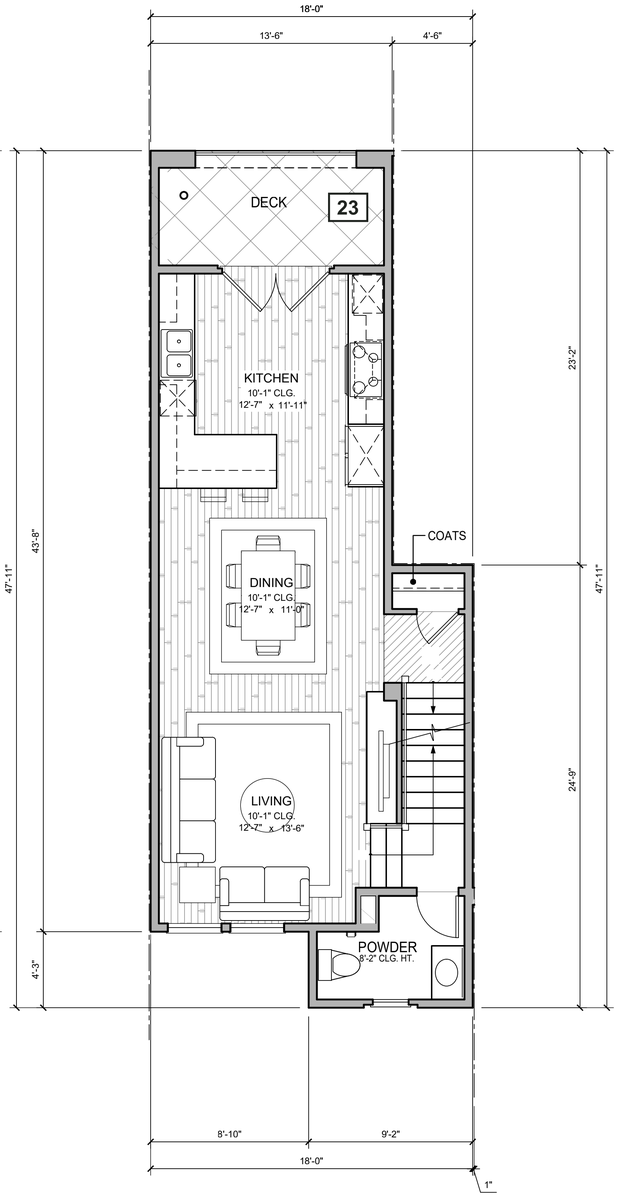
NORTH

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

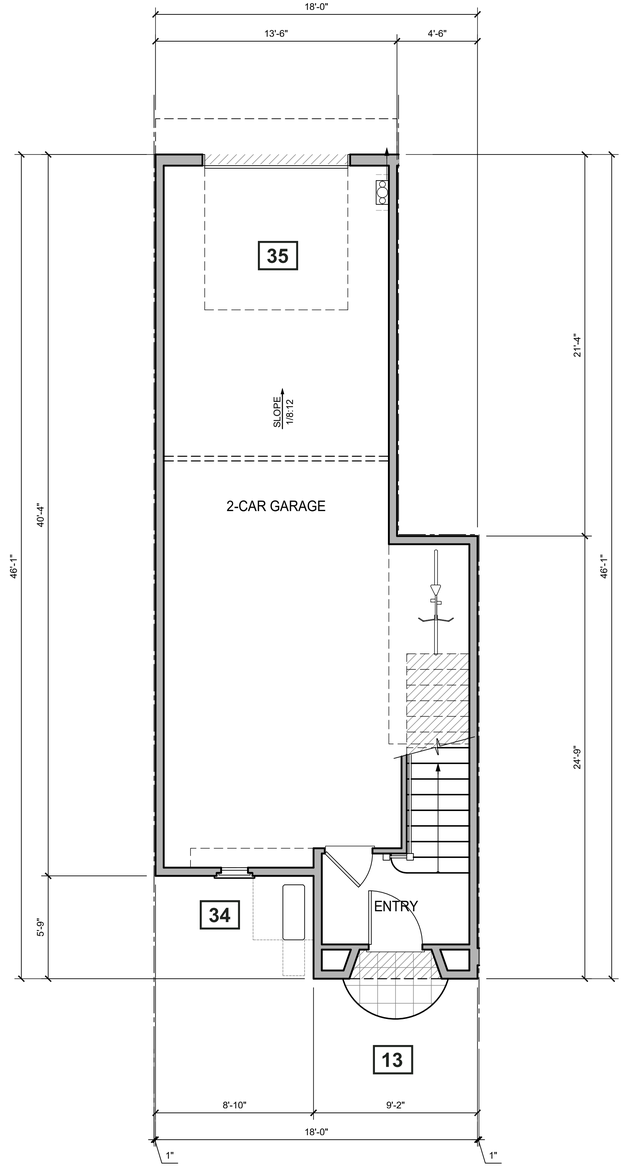
A.02



UNIT A: THIRD FLOOR PLAN



UNIT A: SECOND FLOOR PLAN



UNIT A: 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)	1,440-1920	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-tandem 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.)

0 4 8 16

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

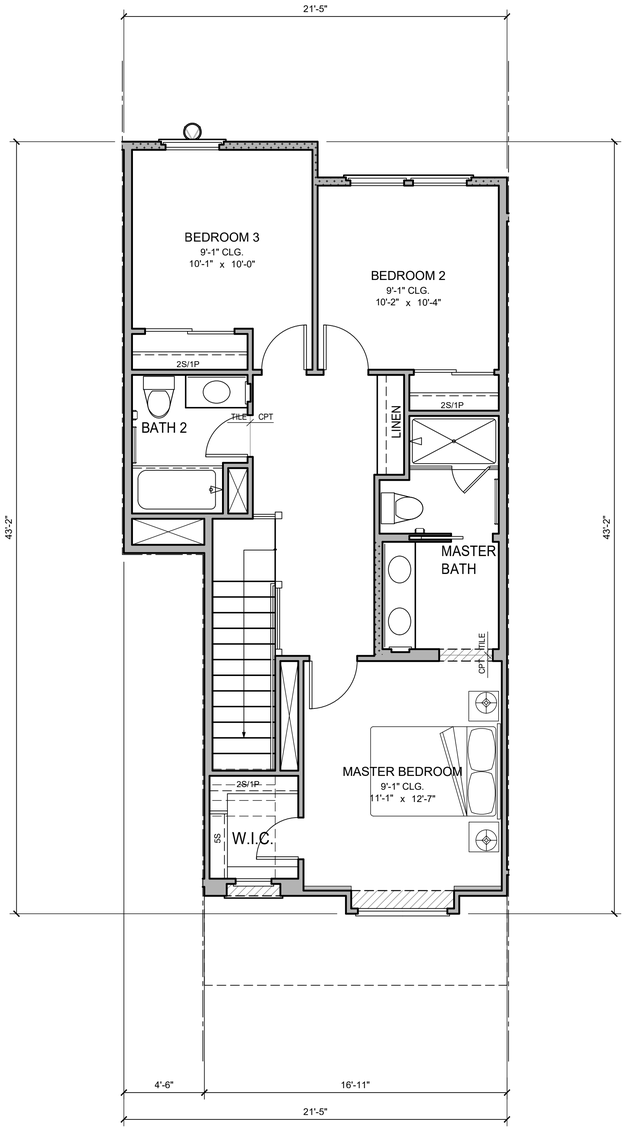
UNIT A: FLOOR PLANS

DAHLIN

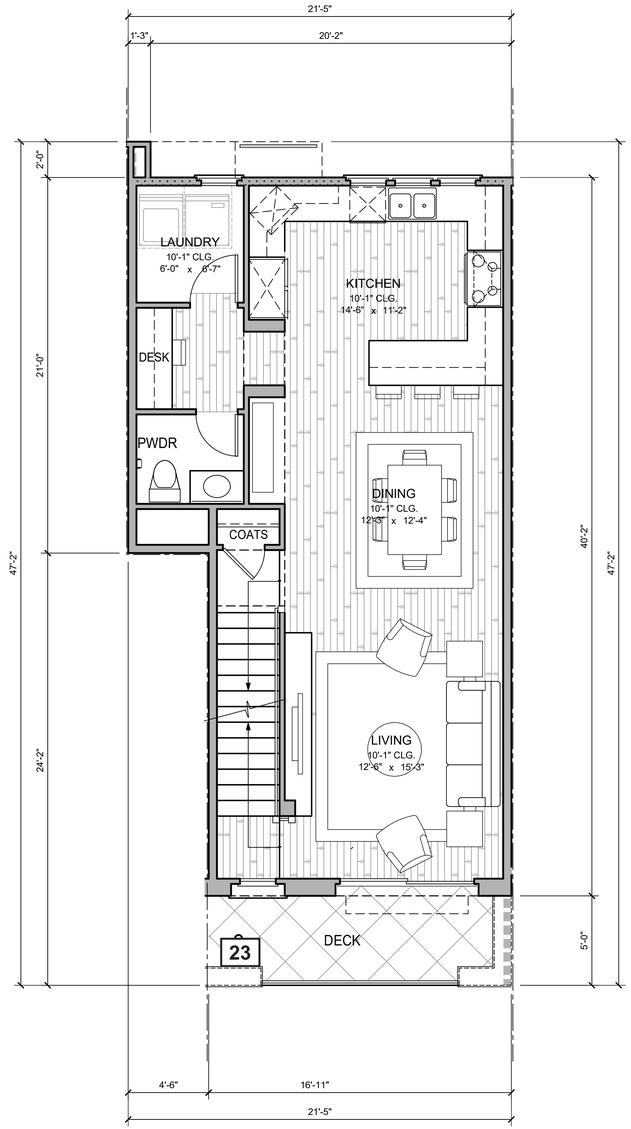
DATE	12-14-2020
JOB NO.	297.081

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

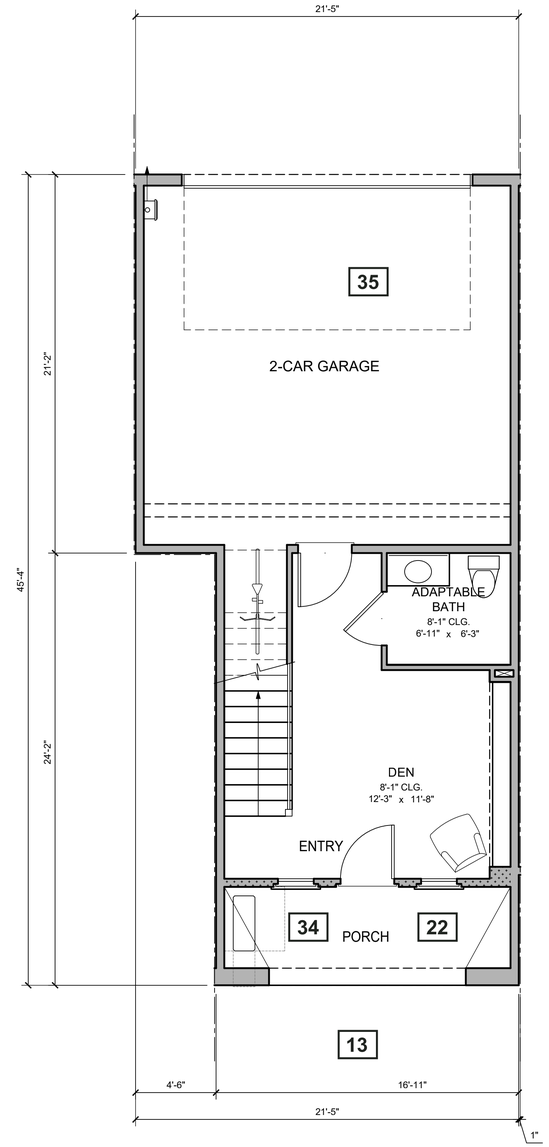
A.03



UNIT B: THIRD FLOOR PLAN



UNIT B: SECOND FLOOR PLAN



UNIT B: 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)	1,440-1920	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-tandem 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 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.)

0 4 8 16

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

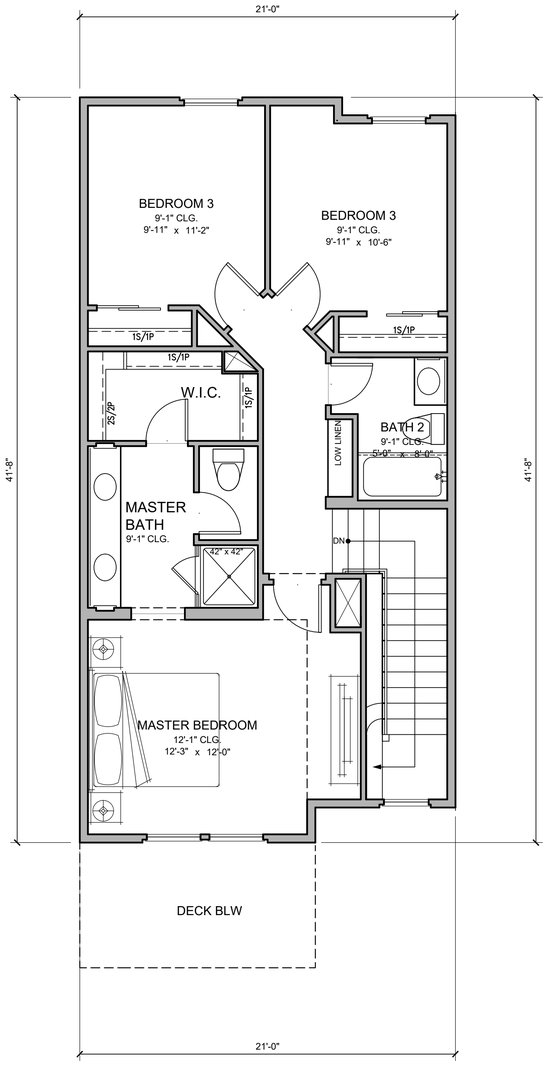
UNIT B: FLOOR PLANS

DAHLIN

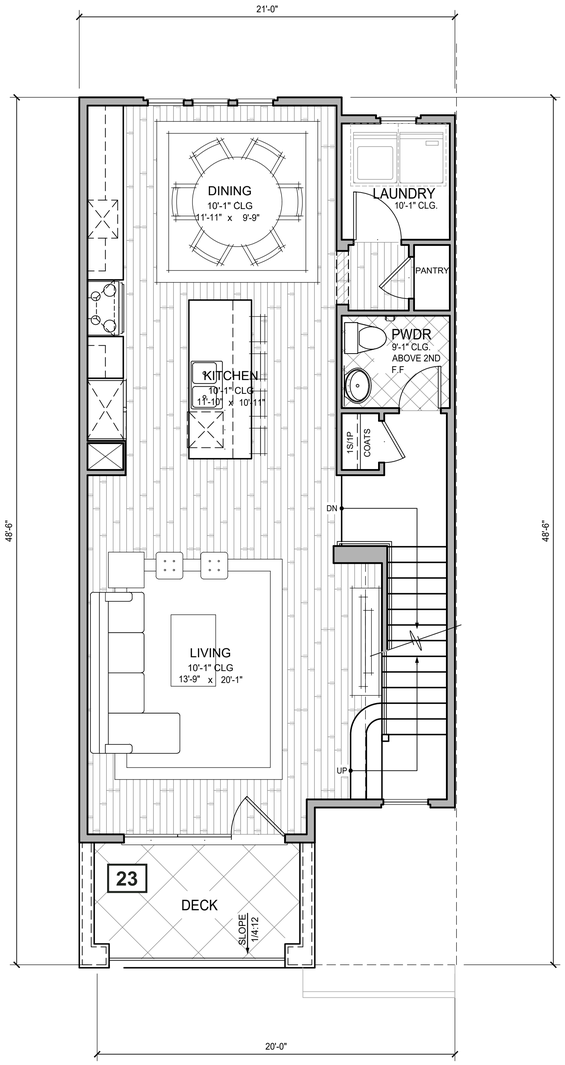
DATE	12-14-2020
JOB NO.	297.081

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

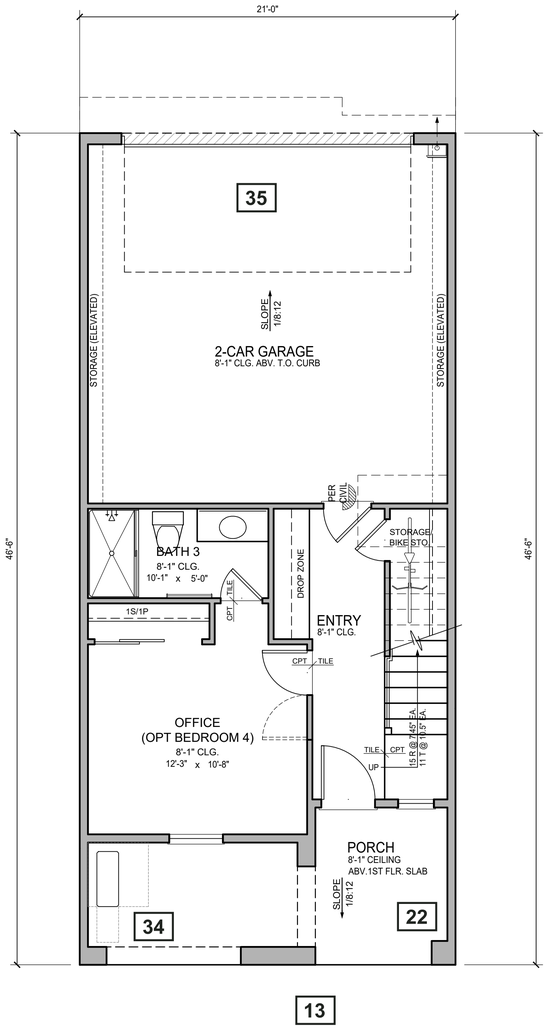
A.04



UNIT C: THIRD FLOOR PLAN



UNIT C: SECOND FLOOR PLAN



UNIT C: 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)	1,440-1920	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-tandem 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
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.)

0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

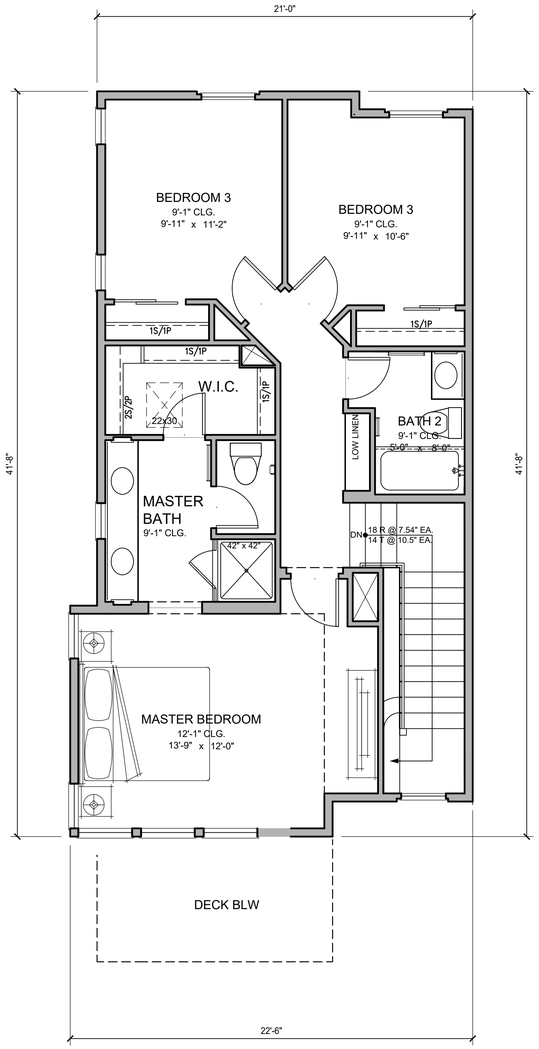
MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

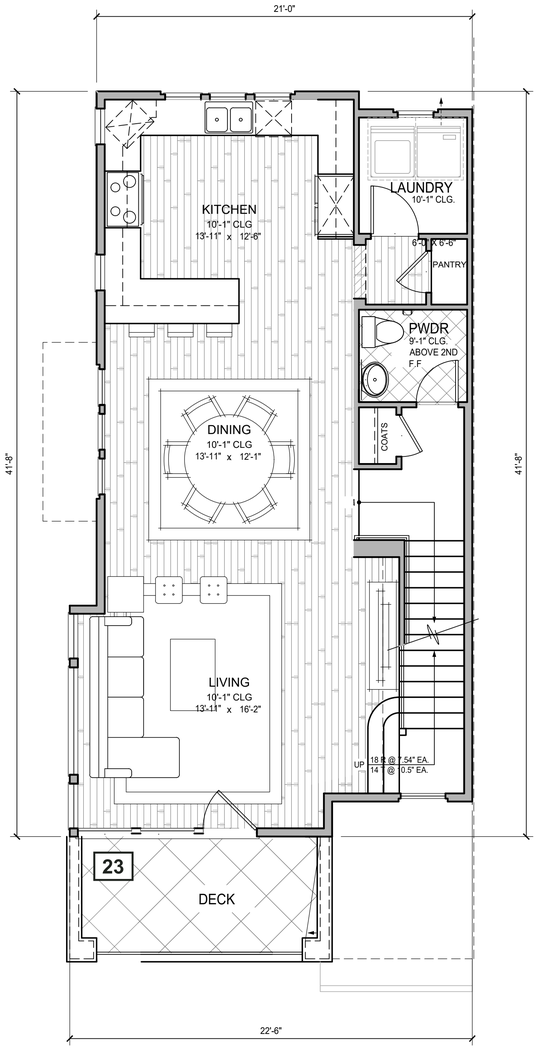
UNIT C: FLOOR PLANS

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

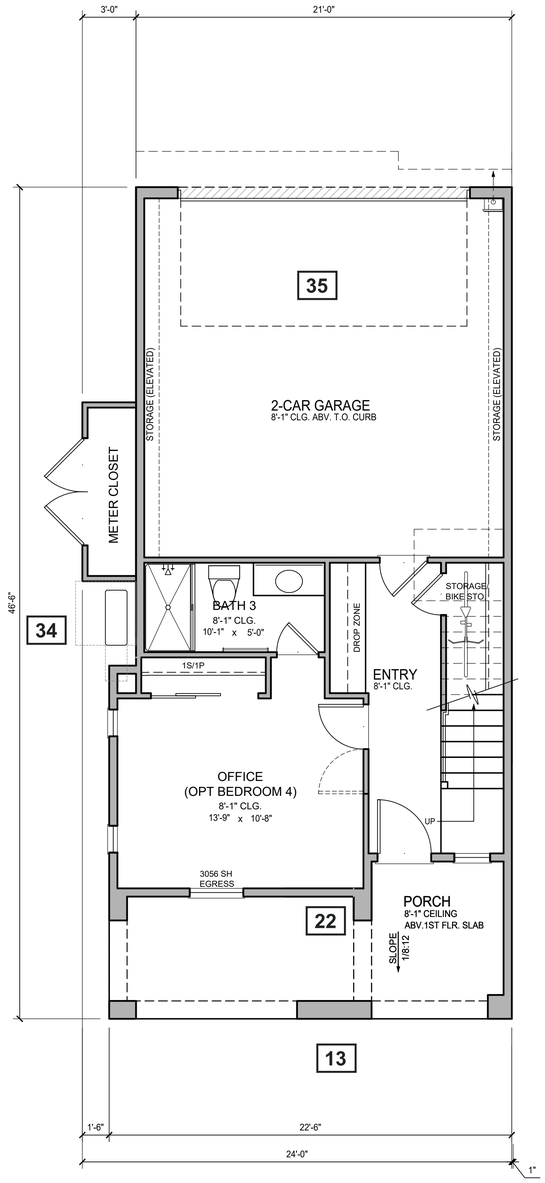
A.05



UNIT C-X: THIRD FLOOR PLAN



UNIT C-X: SECOND FLOOR PLAN



UNIT C-X: 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)	1,440-1920	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-tandem 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 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.)

0 4 8 16

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

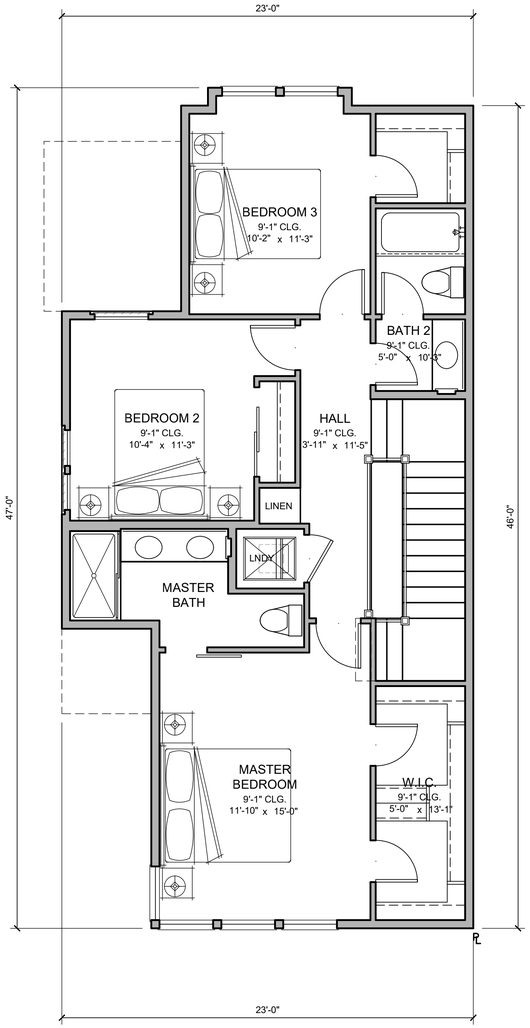
UNIT CX: FLOOR PLANS

DAHLIN

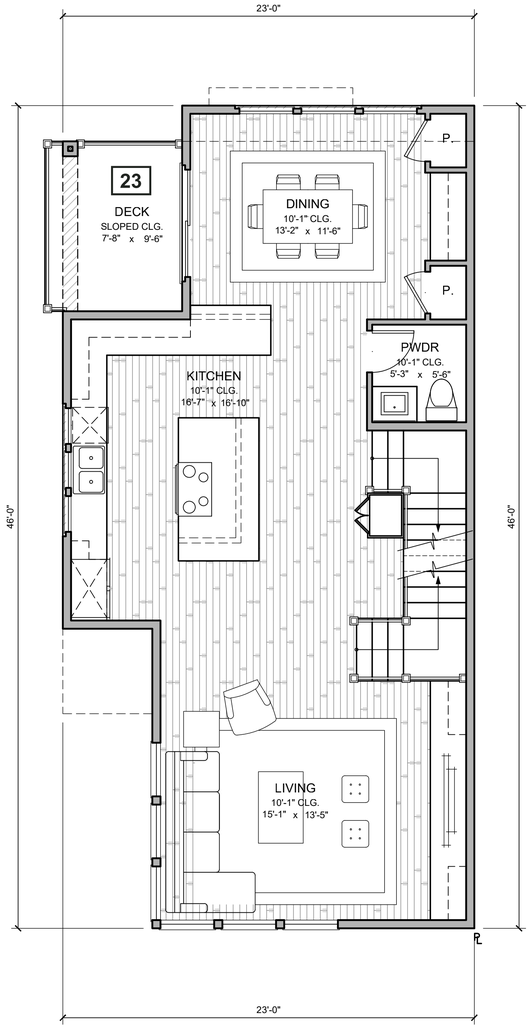
DATE	12-14-2020
JOB NO.	297.081

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

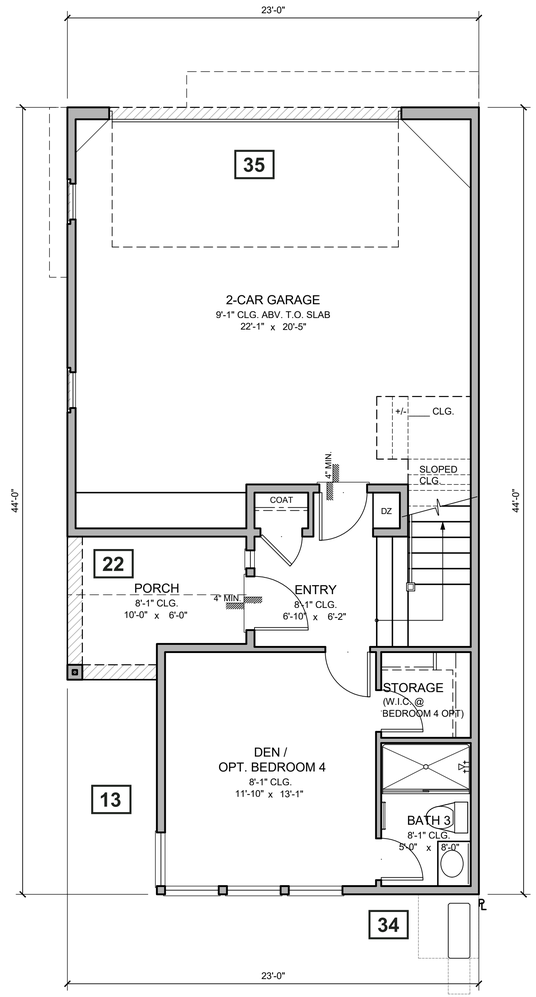
A.06



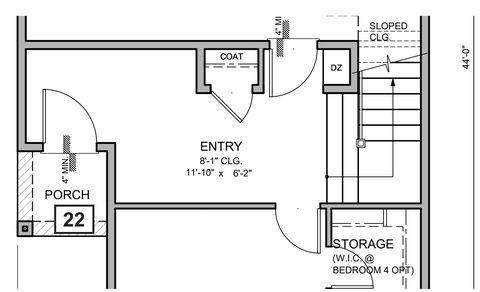
UNIT D: THIRD FLOOR PLAN



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:

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)	1,440-1920	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-tandem 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

3 BEDROOMS + DEN (4 BEDROOM OPT) / 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.
COURTYARD:	222 SQ. FT.
TOTAL OPEN SPACE:	365 SQ. FT.

UNIT D-X

3 BEDROOMS + DEN (4 BEDROOM OPT / 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:	222 SQ. FT.
TOTAL OPEN SPACE:	319 SQ. FT.

0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

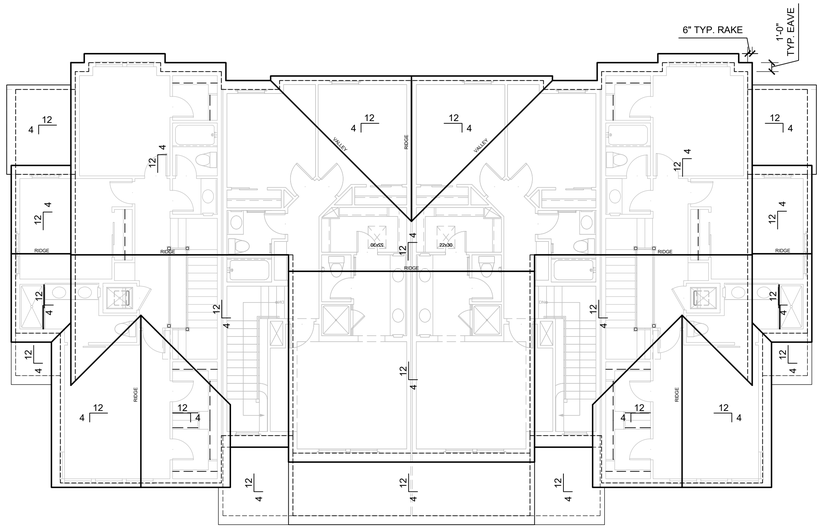
MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

UNIT D: FLOOR PLANS

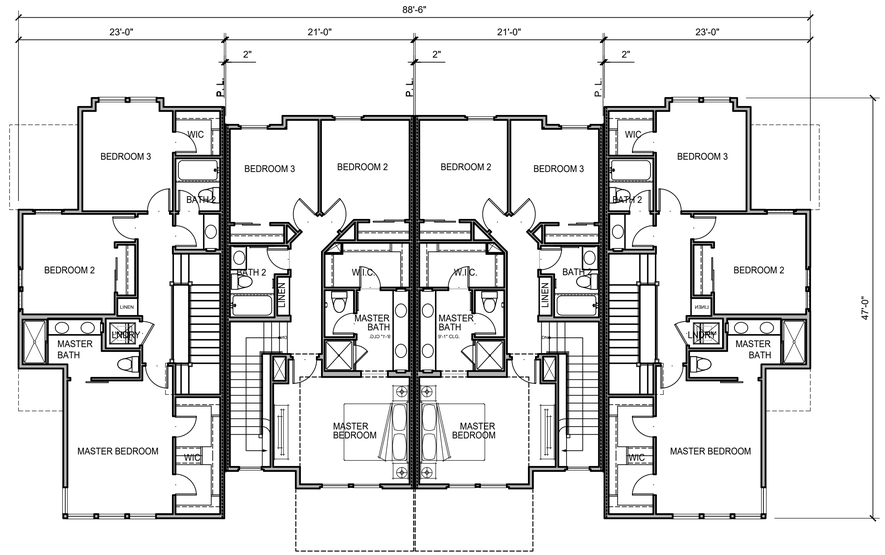
DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.07



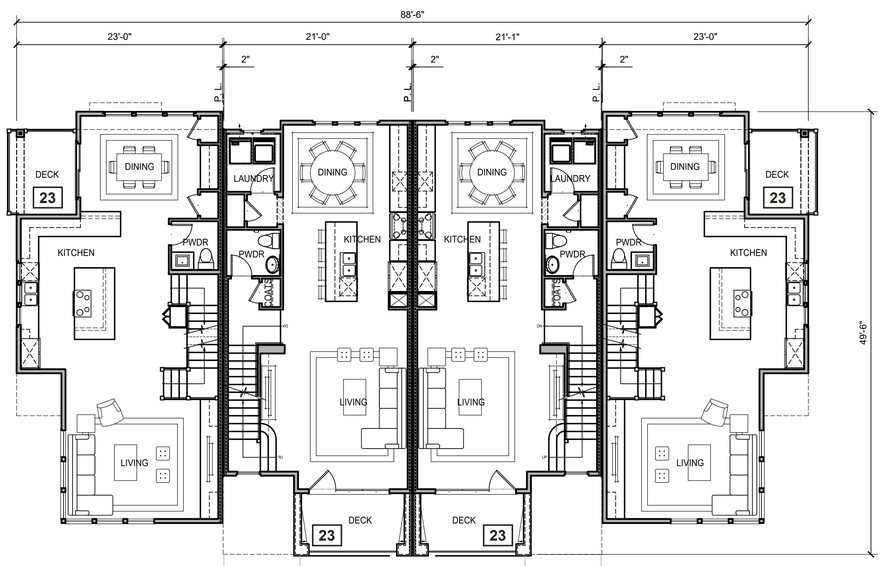
UNIT D UNIT C UNIT C UNIT D

4-PLEX: ROOF PLAN



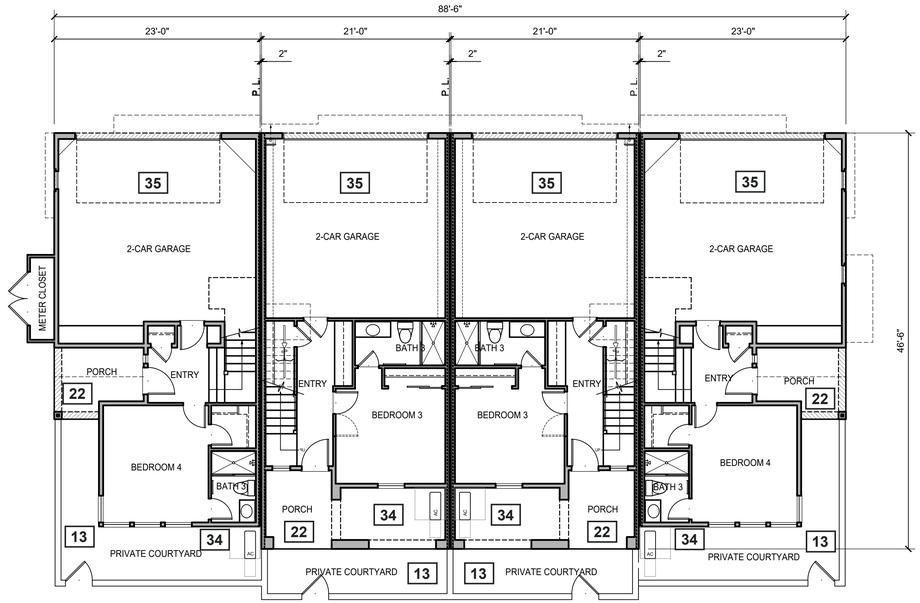
UNIT D UNIT C UNIT C UNIT D

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

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)	1,440-1920	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-tandem 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)

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

4-PLEX: FLOOR PLANS

0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

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

A.08

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 ¼ 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 architecural design featres consistent with the main dwelling, approved by the Development Servises Director or desginee

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 ot 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 façade 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

4-PLEX: ELEVATIONS

0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

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

A.09

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

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 ¼ 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 architecural design featres consistent with the main dwelling, approved by the Development Servises Director or desginee

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 ot 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*

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

4-PLEX: ELEVATIONS

0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

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

A.10

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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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)

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The use of fluorescent or neon colors is prohibited.

31. Window Design:
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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.

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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 architecural design featres consistent with the main dwelling, approved by the Development Servises Director or desginee

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 ot 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 façade 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

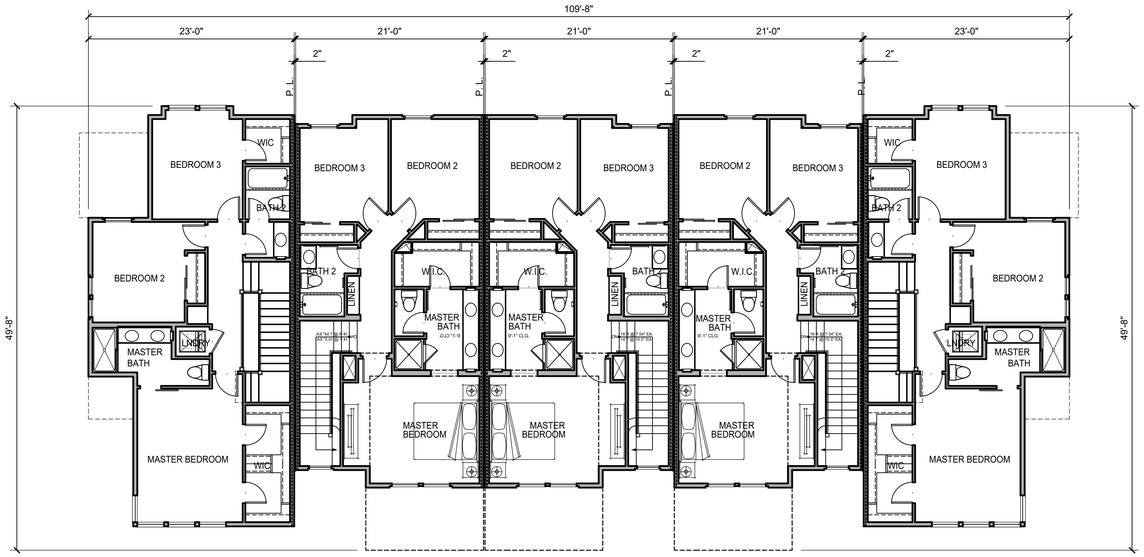
4-PLEX: ELEVATIONS

0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

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

A.11



UNIT D UNIT C UNIT C UNIT C UNIT D

5-PLEX: THIRD 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)	1,440-1920	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

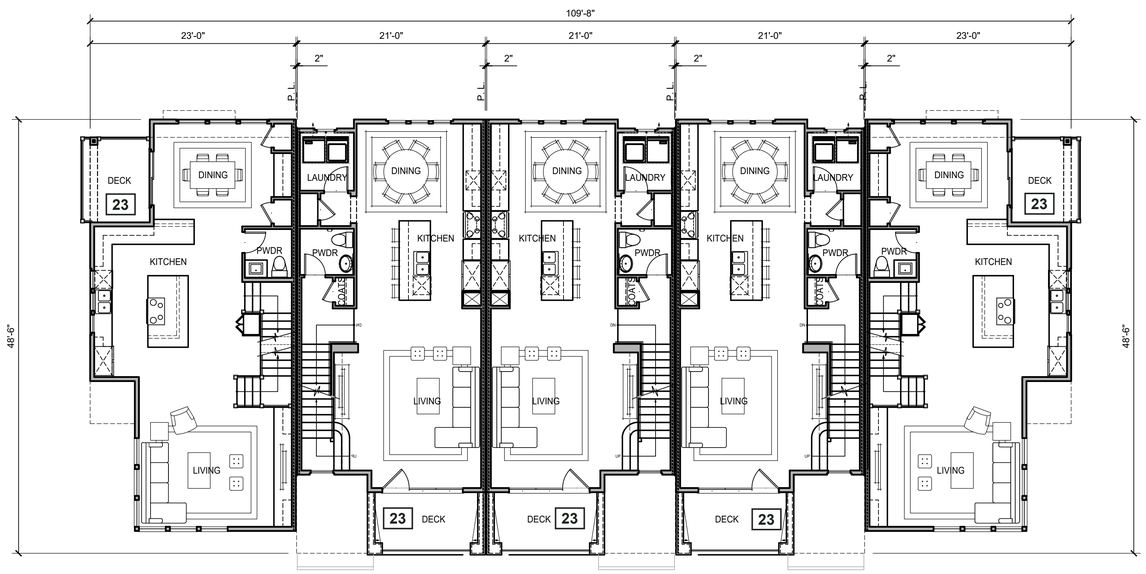
35. Residential Parking Garage:
The project is designed to reduce the prominence of garage doors through one or more of the following strategies:

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

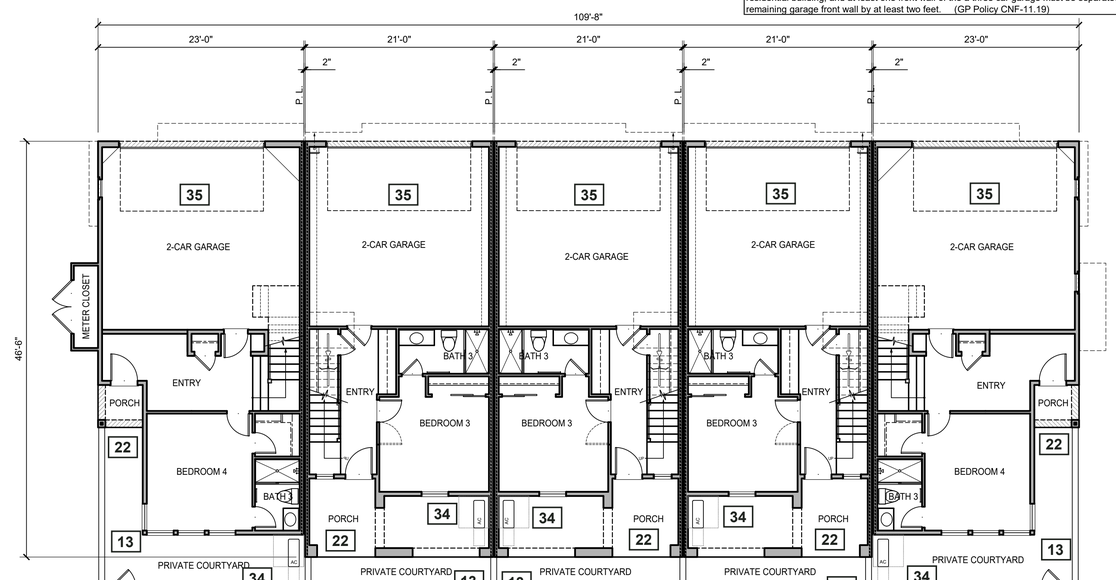
c. Locate the garage to the side or rear of building rather than at the center; or

d. For garages with three or more non-tandem 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 C UNIT D

5-PLEX: SECOND FLOOR PLAN



UNIT D UNIT C UNIT C UNIT C UNIT D

5-PLEX: FIRST FLOOR PLAN

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

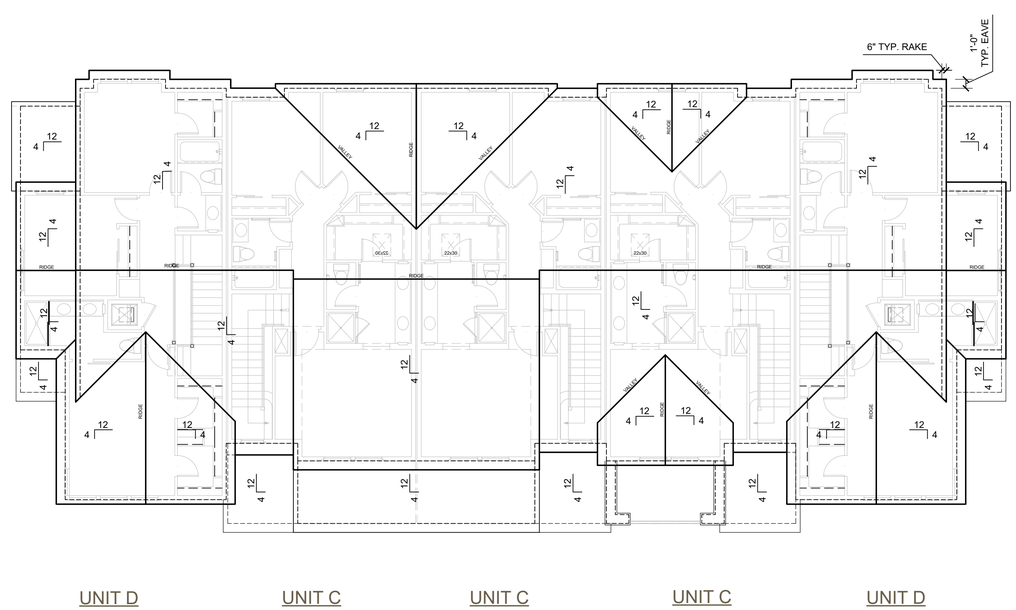
5-PLEX: FLOOR PLANS

0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

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

A.12



5-PLEX: ROOF 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:

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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.

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(GP Policy CNF-11.29)

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

DESIGN STANDARDS:

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23. Balconies:
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(GP Policy CNF-11.22)

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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 façade 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

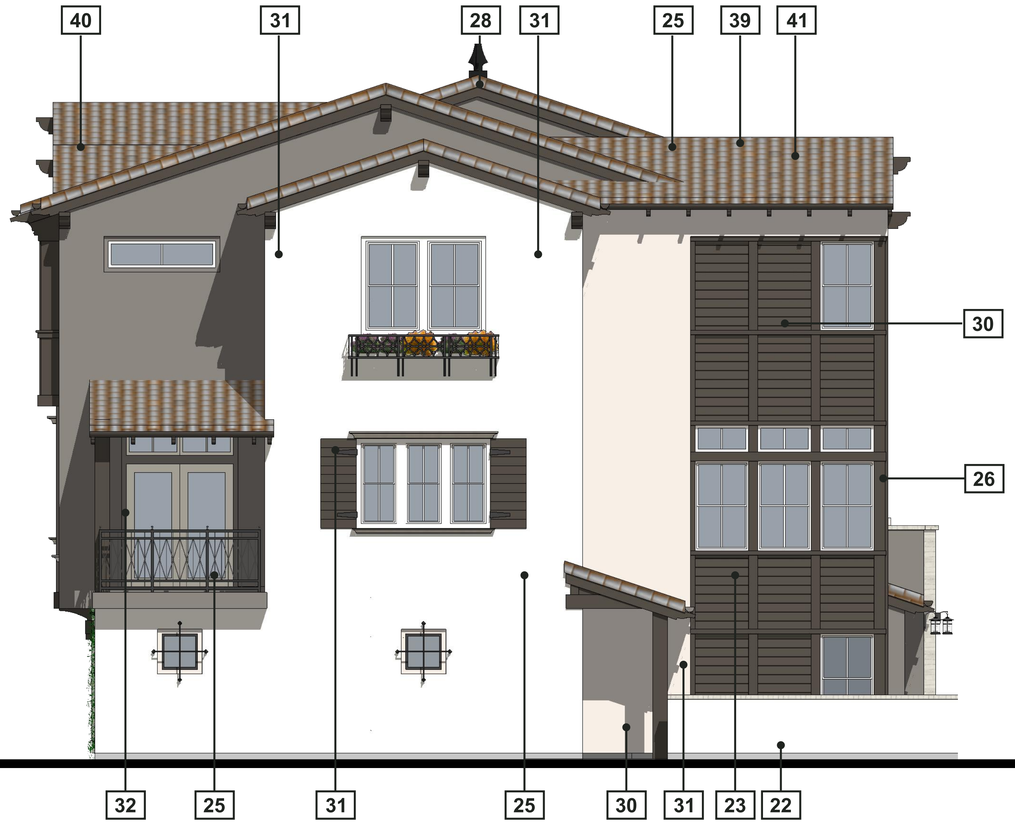
5-PLEX: ELEVATIONS

0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

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

A.14



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

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 ¼ 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 architecural design featres consistent with the main dwelling, approved by the Development Servises Director or desginee

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.
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*SEE SHEET **A.36** FOR COLOR AND MATERIAL BOARDS*

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

5-PLEX: ELEVATIONS

0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

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

A.15

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.

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

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All facades (sides and rear) must have the level of detail, and materials
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36. Garage Door Design:
The garage doors proposed within the project feature windows or other architecural design featres consistent with the main dwelling, approved by the Development Servises Director or desginee

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)

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*SEE SHEET **A.36** FOR COLOR AND MATERIAL BOARDS*

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

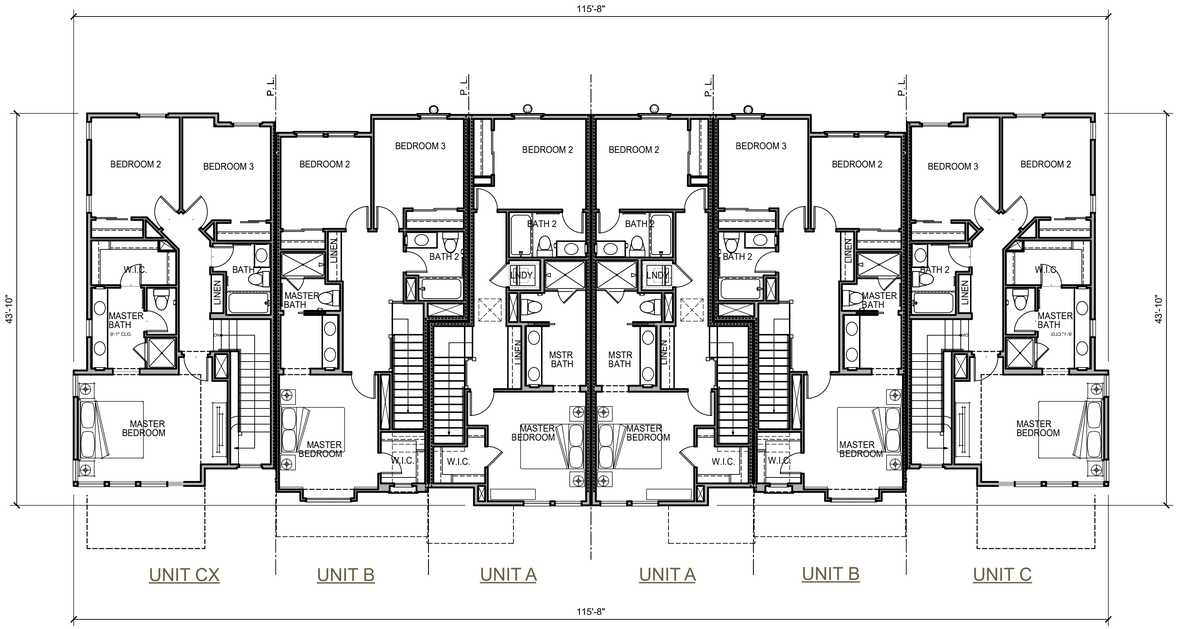
5-PLEX: ELEVATIONS

0 4 8 16

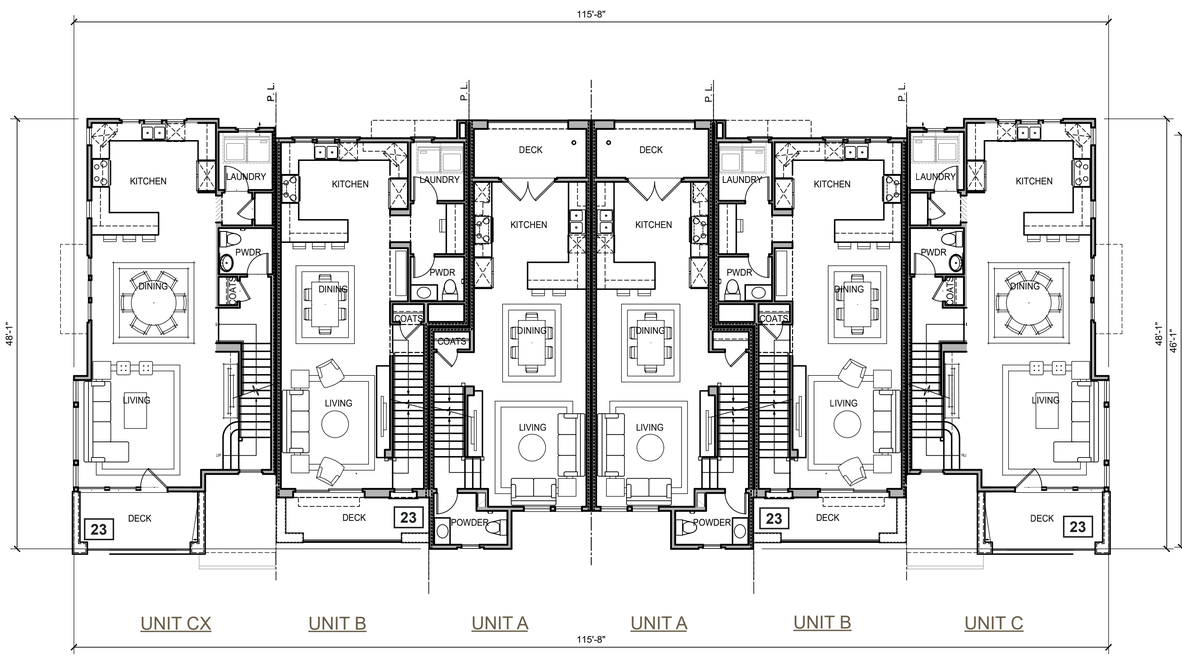
DATE	12-14-2020
JOB NO.	297.081

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

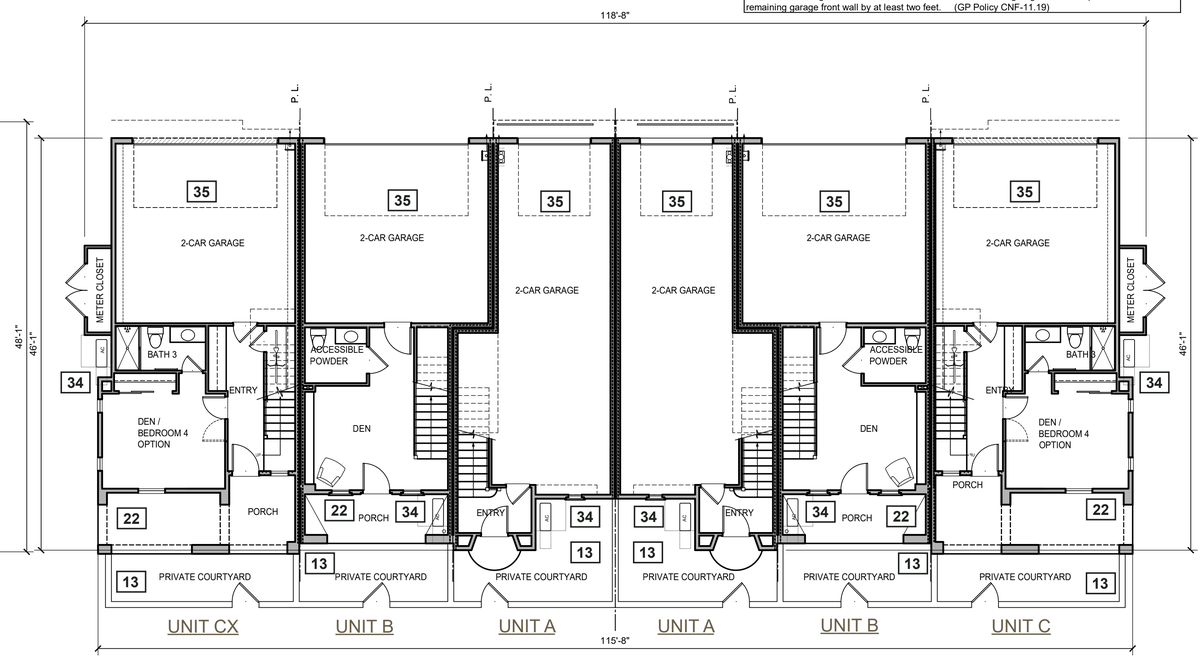
A.16



6-PLEX_1: THIRD FLOOR PLAN



6-PLEX_1: SECOND FLOOR PLAN



6-PLEX_1: 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)	1,440-1920	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-tandem 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)

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_1: FLOOR PLANS

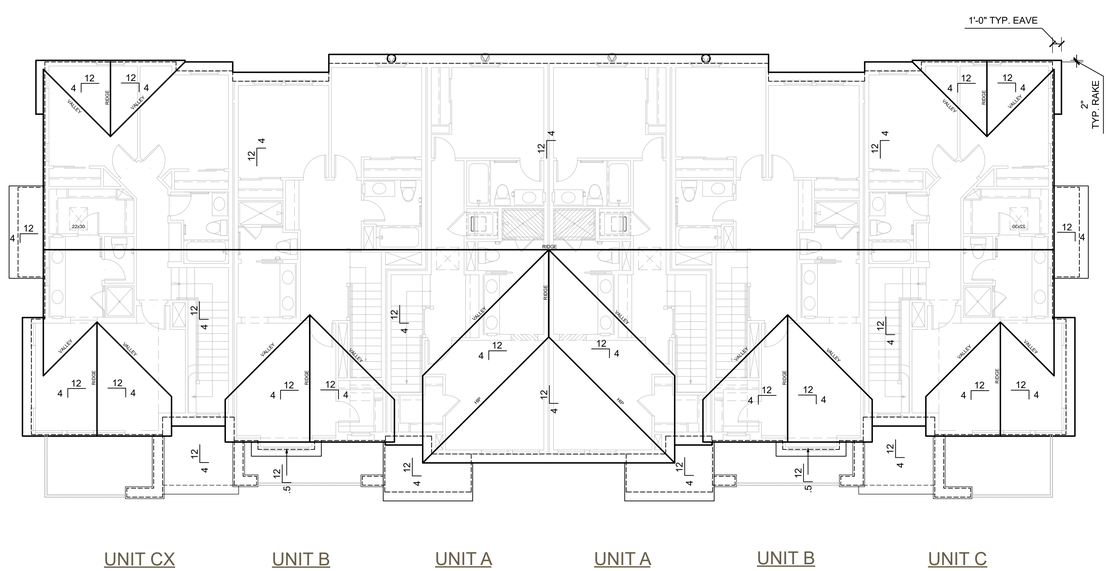
0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

DAHLIN

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

A.17



6-PLEX _1: ROOF 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)	1,440-1920	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:
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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.

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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-tandem 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)

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_1: ROOF PLANS

0 4 8 16

DATE 12-14-2020
JOB NO. 297.081

DAHLIN

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

A.18

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:
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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.

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All facades (sides and rear) must have the level of detail, and materials
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26. Exterior Treatments and Materials:
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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 ¼ 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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Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.)

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*SEE SHEET **A.36** FOR COLOR AND MATERIAL BOARDS*

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_1: ELEVATIONS

0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

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

A.19

UNIT CX

LEFT ELEVATION - 1/4” = 1’-0”

UNIT C

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 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 architecural design featres consistent with the main dwelling, approved by the Development Servises Director or desginee

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 ot 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 façade 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_1: ELEVATIONS

0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

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

A.20

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 ¼ 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:
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36. Garage Door Design:
The garage doors proposed within the project feature windows or other architecural design featres consistent with the main dwelling, approved by the Development Servises Director or desginee

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 ot 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*

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

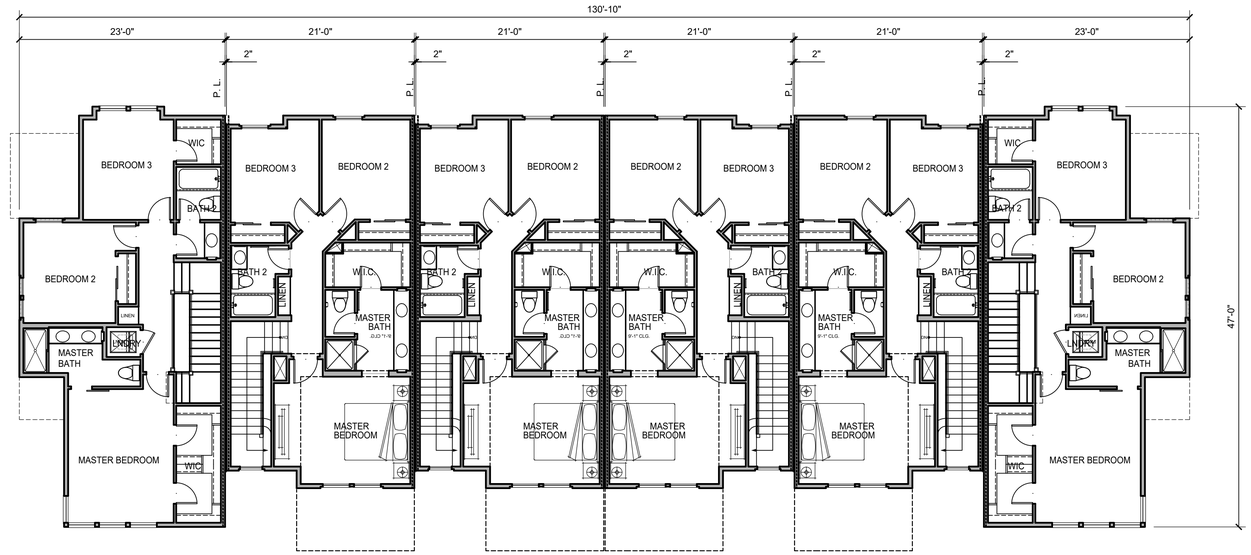
6-PLEX_1: ELEVATIONS

0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

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

A.21



UNIT D UNIT C UNIT C UNIT C UNIT C UNIT D

6-PLEX_2: THIRD 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)	1,440-1920	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

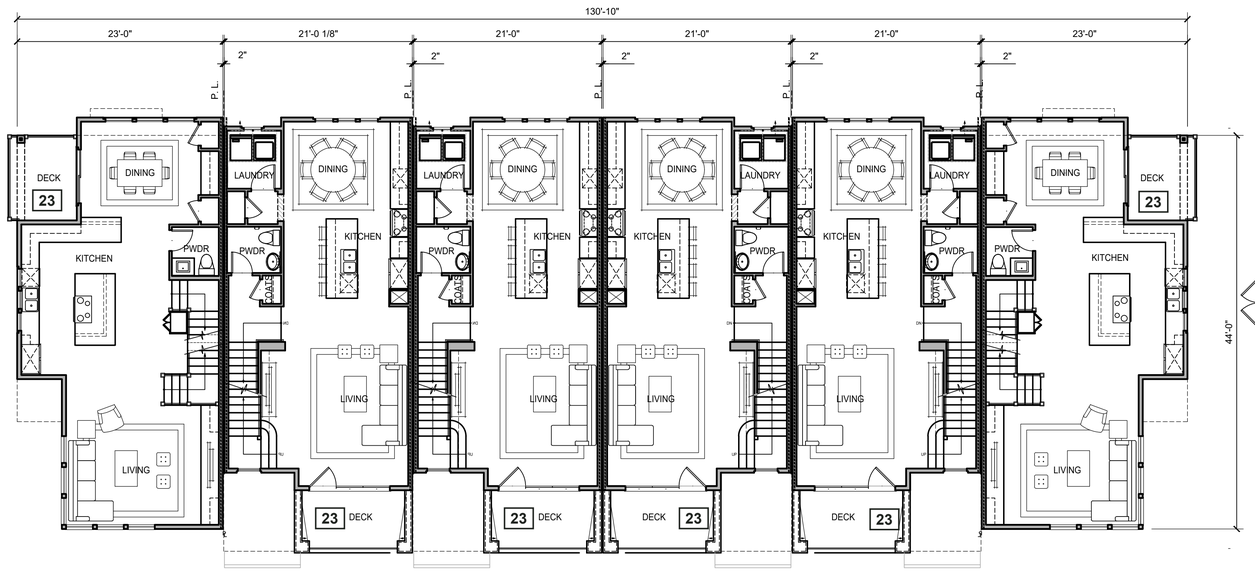
35. Residential Parking Garage:
The project is designed to reduce the prominence of garage doors through one or more of the following strategies:

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

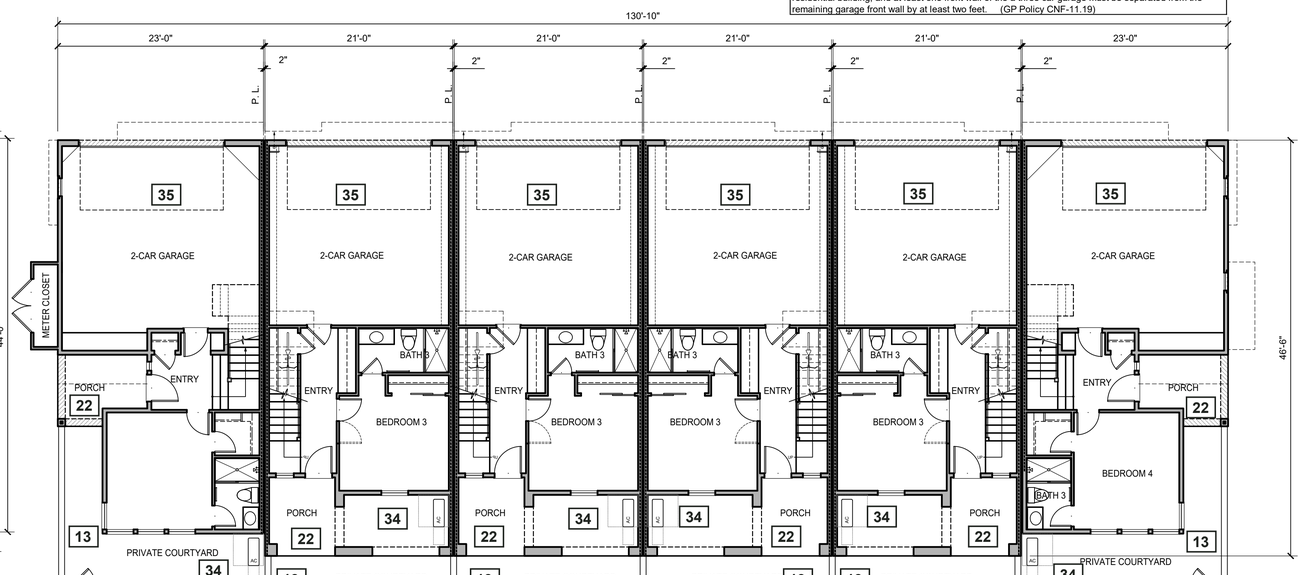
c. Locate the garage to the side or rear of building rather than at the center; or

d. For garages with three or more non-tandem 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 C UNIT C UNIT D

6-PLEX_2: SECOND FLOOR PLAN



UNIT D UNIT C UNIT C UNIT C UNIT C UNIT D

6-PLEX_2: FIRST FLOOR PLAN

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_2: FLOOR PLANS

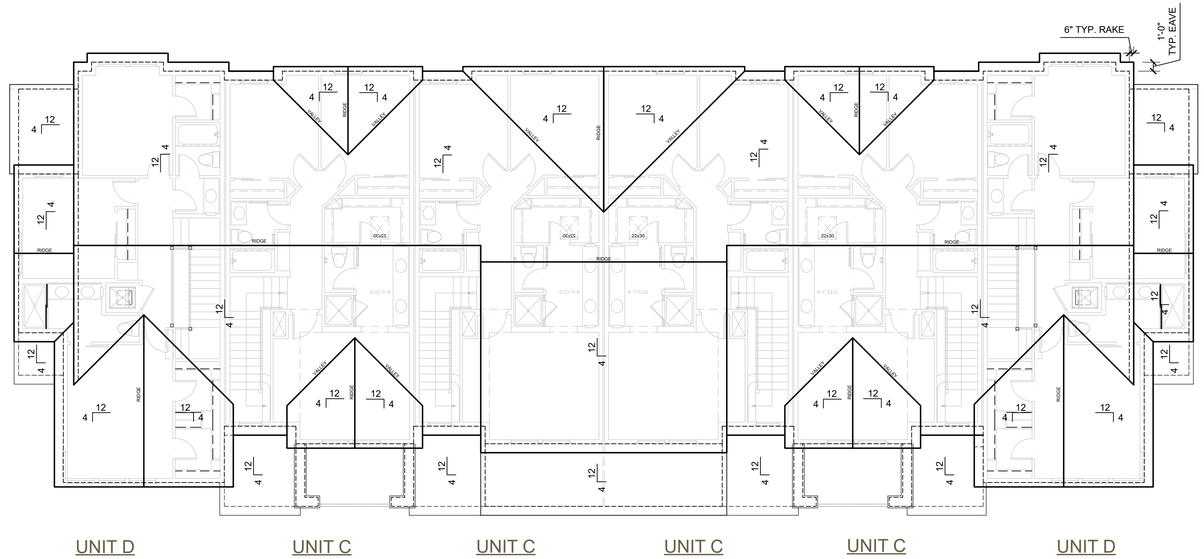
0 4 8 16

DAHLIN

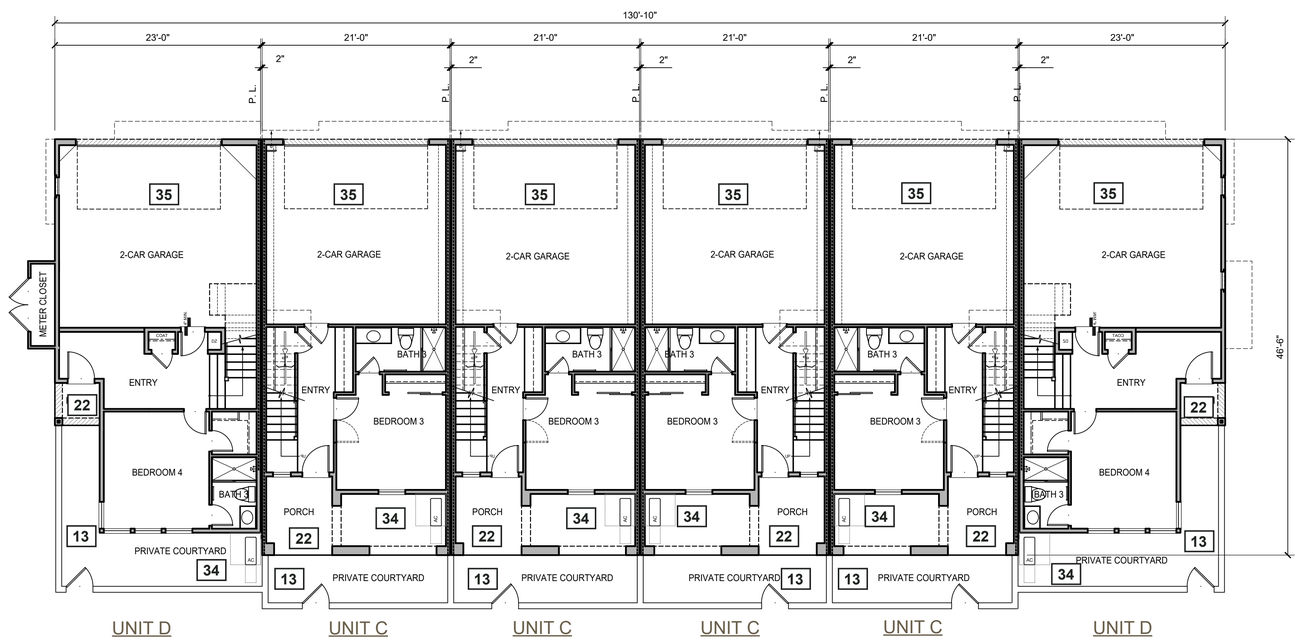
DATE	12-14-2020
JOB NO.	297.081

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

A.22



6-PLEX_2: ROOF PLAN



6-PLEX_2-X - 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:

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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-tandem 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)

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_2: ROOF PLANS
6-PLEX_2-X: FLOOR PLAN

0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

DAHLIN

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

A.23

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 ¼ 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
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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.

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

33. Exterior Lighting and Illumination:
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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.
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*SEE SHEET **A.36** FOR COLOR AND MATERIAL BOARDS*

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_2: ELEVATIONS

0 4 8 16

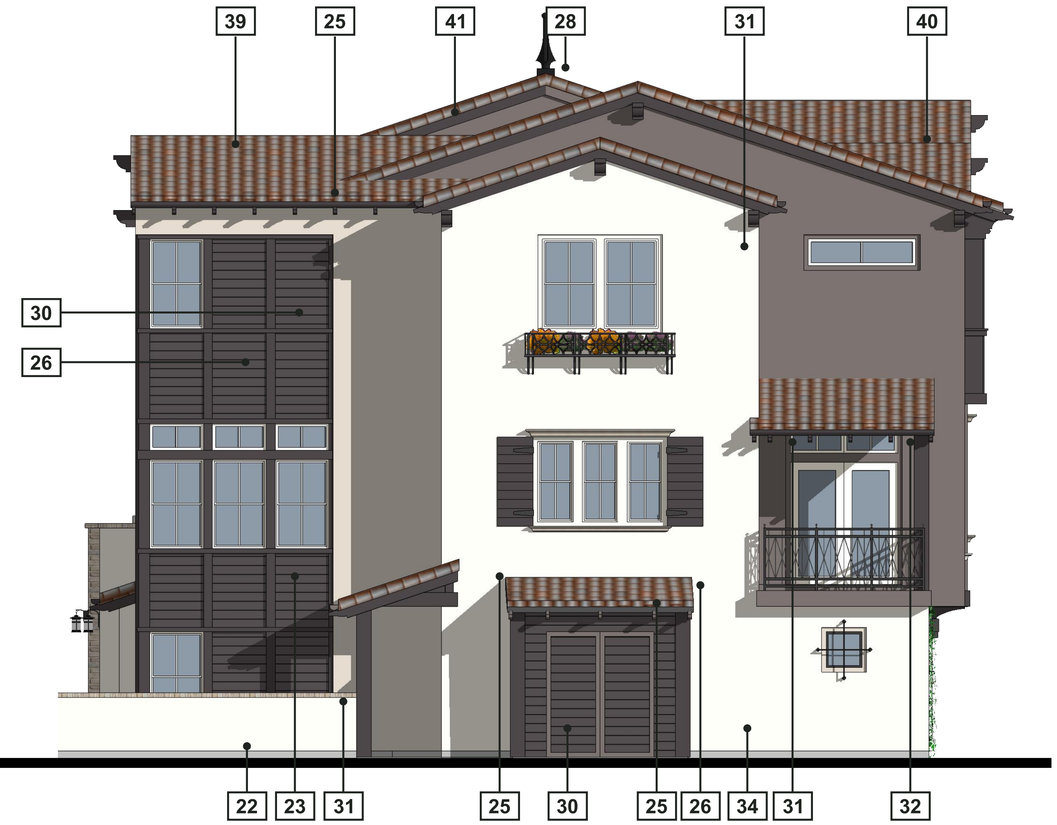
DATE	12-14-2020
JOB NO.	297.081

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

A.24

UNIT D

LEFT ELEVATION - 1/4” = 1’-0”



UNIT D

RIGHT ELEVATION - 1/4” = 1’-0”

DESIGN STANDARDS:

22. Front Porches:
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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 façade 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

0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

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

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 ¼ 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 architecural design featres consistent with the main dwelling, approved by the Development Servises Director or desginee

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 ot 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 façade 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

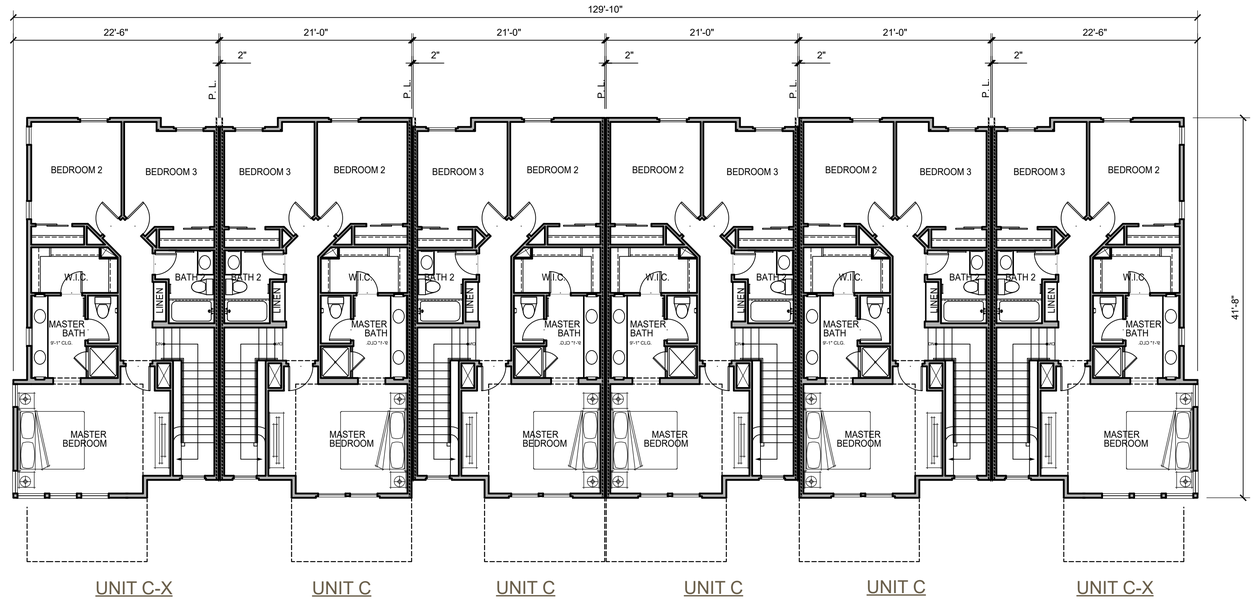
6-PLEX_2: ELEVATIONS

0 4 8 16

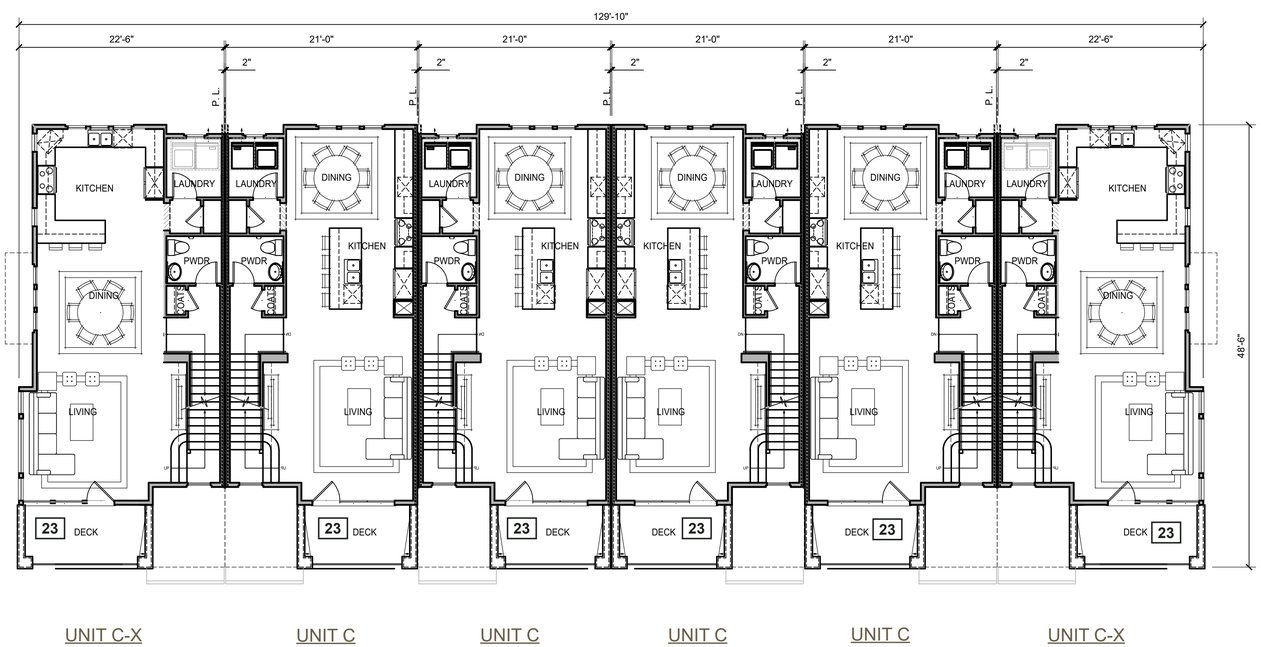
DATE	12-14-2020
JOB NO.	297.081

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

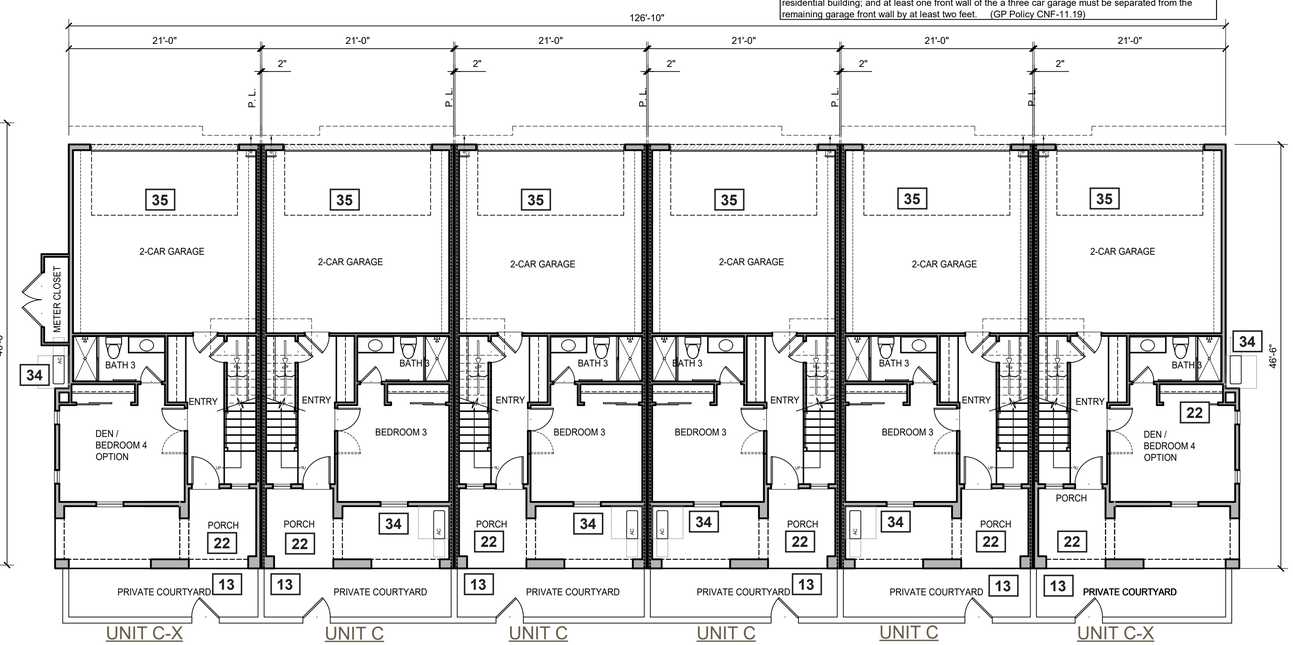
A.26



6-PLEX_3: THIRD FLOOR PLAN



6-PLEX_3: SECOND FLOOR PLAN



6-PLEX_3: 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)	1,440-1920	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-tandem 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)

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

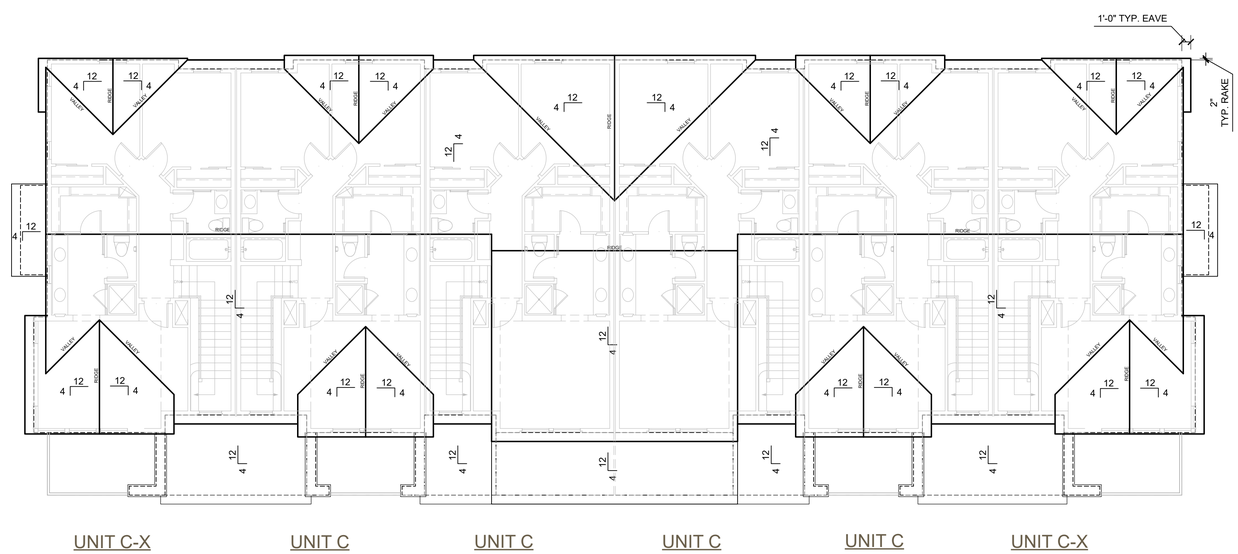
6-PLEX_3: FLOOR PLANS

0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

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

A.27



6-PLEX _1: ROOF 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)	1,440-1920	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:
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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-tandem 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)

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_3: ROOF PLANS

0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

DAHLIN

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

A.28

DESIGN STANDARDS:

#

8. On-Site Recreational Amenities

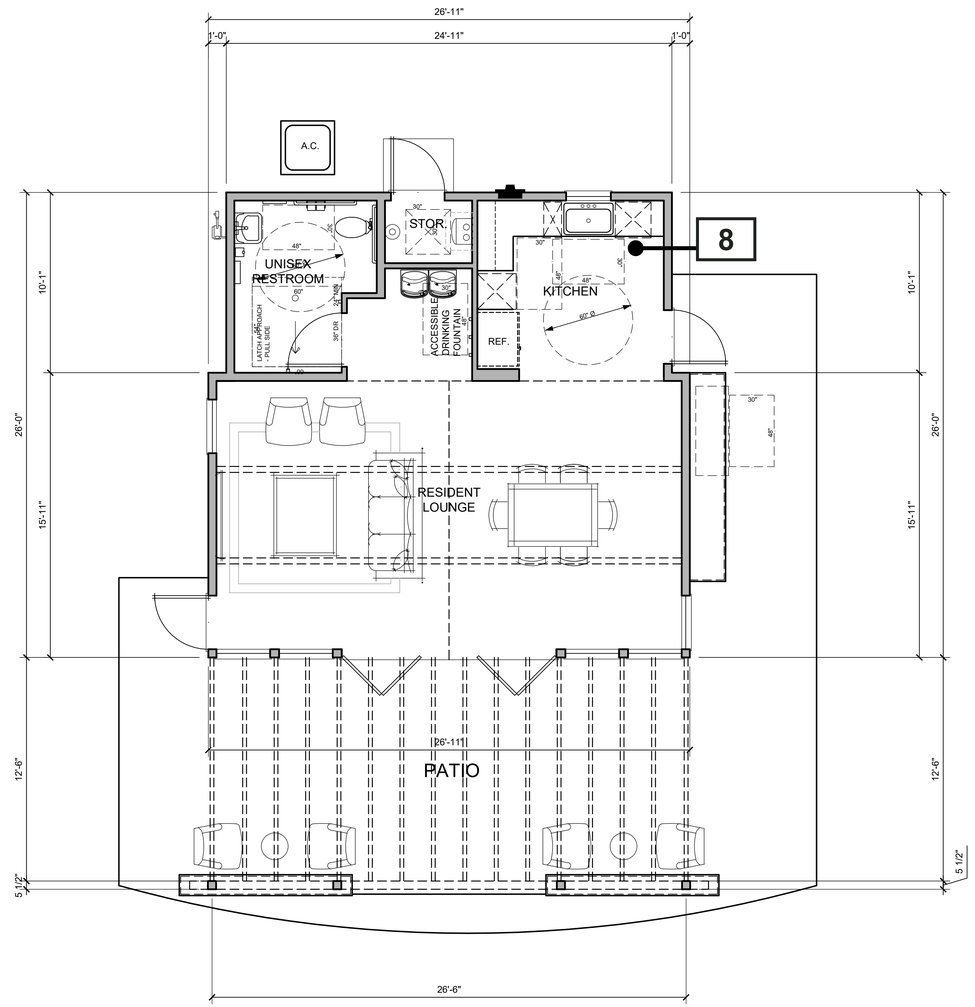
The project has provided on-site recreational ameneties to serve residences based on the following table:

16 - 50 units	Tier 1:2	Tier 2:2	
51-100 units	Tier 1:2	Tier 2:2	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 greenwith 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
½ 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
• ½ 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

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

REC BUILDING - FLOOR PLAN

0 4 8 16

DAHLIN

DATE	12-14-2020
JOB NO.	297.081

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

A.29

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 ¼ 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 architecural design featres consistent with the main dwelling, approved by the Development Servises Director or desginee

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 ot 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*

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_3: ELEVATIONS

0 4 8 16

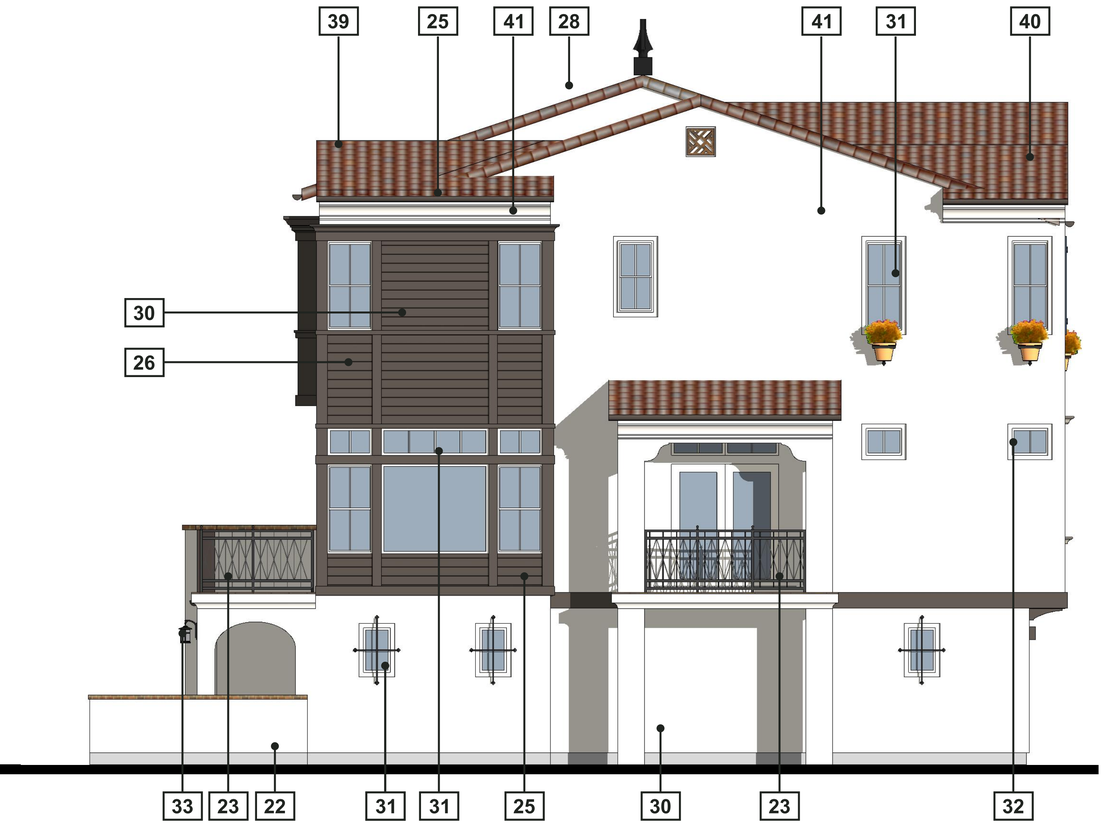
DATE	12-14-2020
JOB NO.	297.081

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

A.30

UNIT CX

LEFT ELEVATION - 1/4” = 1’-0”



UNIT CX

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

23. Balconies:
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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 façade 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_3: ELEVATIONS

0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

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

A.31

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 ¼ 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 architecural design featres consistent with the main dwelling, approved by the Development Servises Director or desginee

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 ot 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 façade 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

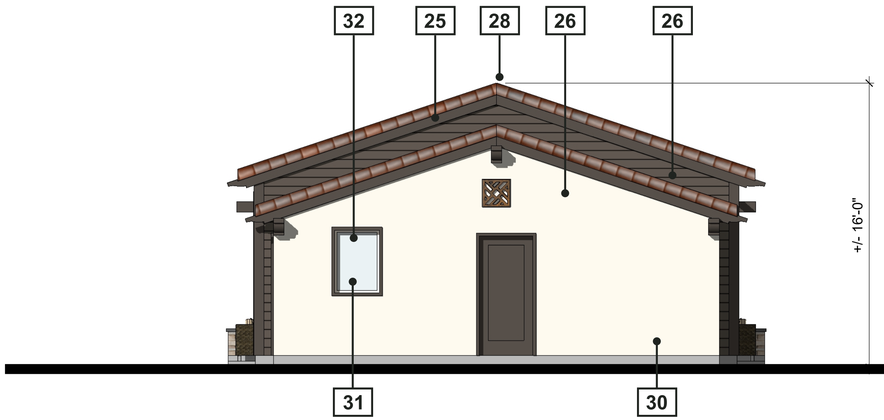
6-PLEX_3: ELEVATIONS

0 4 8 16

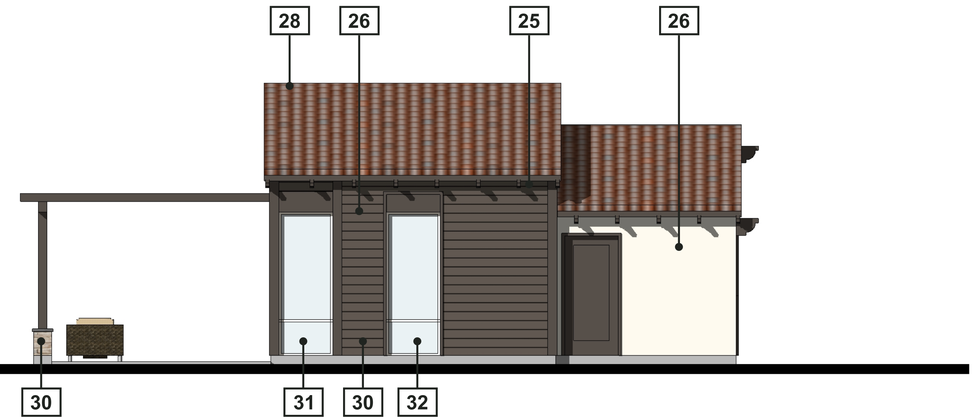
DATE	12-14-2020
JOB NO.	297.081

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

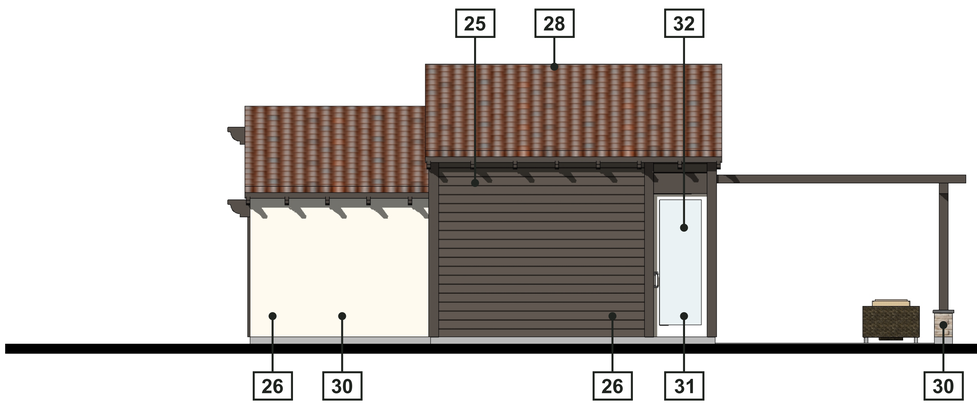
A.32



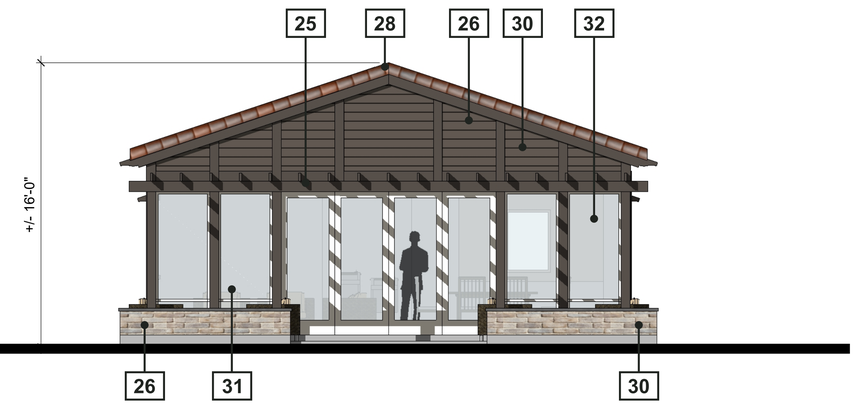
REAR ELEVATION - 1/4” = 1’-0”



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 ¼ 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: 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)

	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*

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

REC BUILDING - ELEVATIONS

0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

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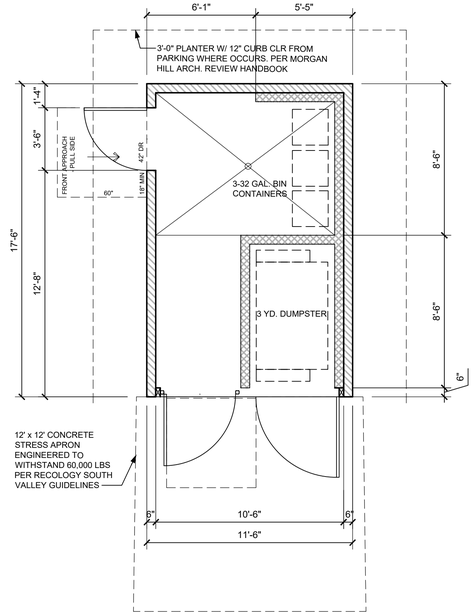
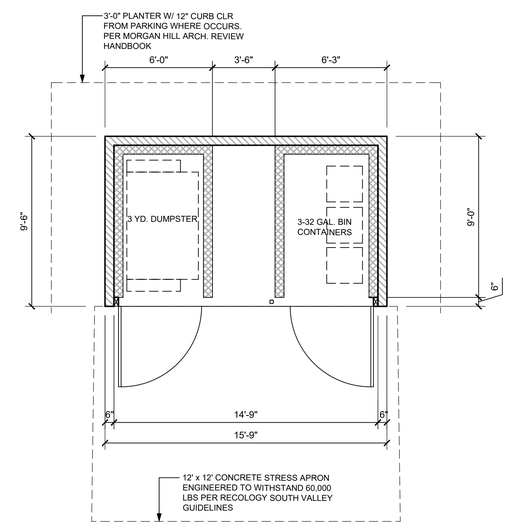
925-251-7200

A.33





*SEE SHEET **A.36** FOR COLOR AND MATERIAL BOARDS*

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

TRASH ENCLOSURES

0 4 8 16

DATE	12-14-2020
JOB NO.	297.081

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5865 Owens Drive
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925-251-7200

A.34

LIGHTING FIXTURE CUT SHEET

Callaway 14 1/2" High Bronze LED Outdoor Wall Light

The Callaway collection of outdoor lighting offers a modern update on traditional lantern-style fixtures. This outdoor wall light comes in a rustic bronze finish steel frame, with clear seedy glass for a charming rain-flecked look. An energy-efficient LED module is built directly into the design, providing bright lighting for your entryway, porch, or patio space.

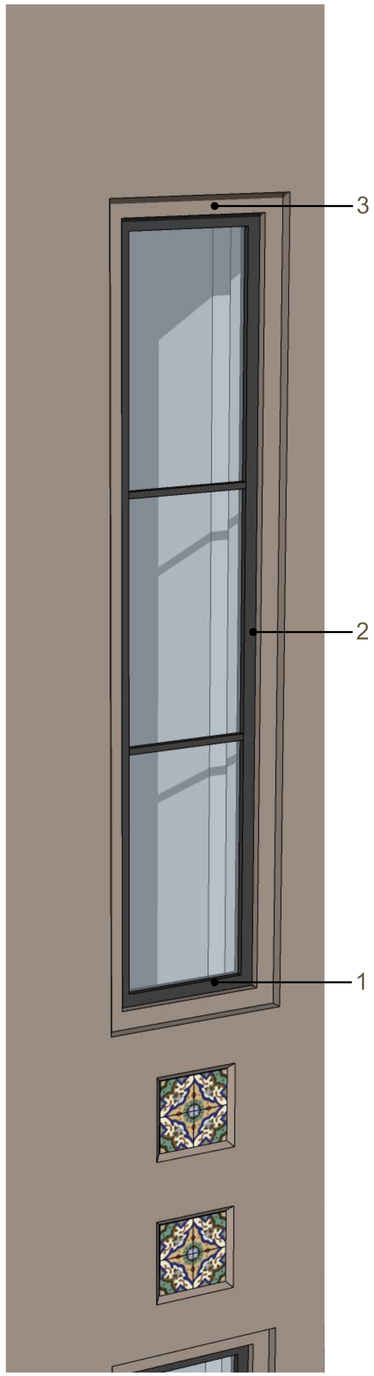
Update your porch or patio with this energy-efficient LED outdoor wall light in rustic bronze.

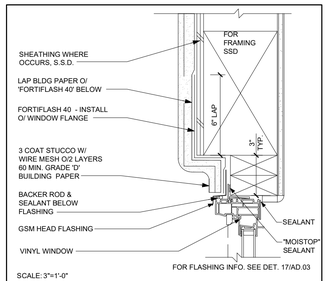
SIZE

- 14 1/2" high x 8 1/2" wide.
- Extends 10 3/4" from the wall.
- Rectangular backplate is 6" high x 4 1/2" wide x 3/4" deep.
- Weighs 4.4 lbs.

DETAILS

- Built-in 14 watt LED module: 1120 lumens, comparable to a 75 watt incandescent. 2700K color temperature. 80 CRI.
- Outdoor wall light from the Callaway collection by Franklin Iron Works. Wet location outdoor rated.
- Rustic bronze finish over steel construction. Clear seedy glass.
- A mission design outdoor wall light.
- Country - cottage style.





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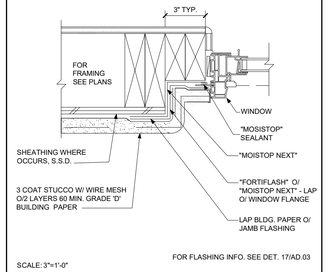

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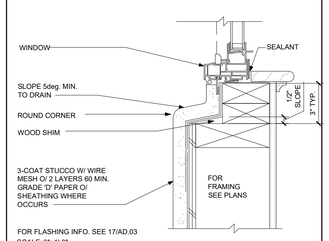

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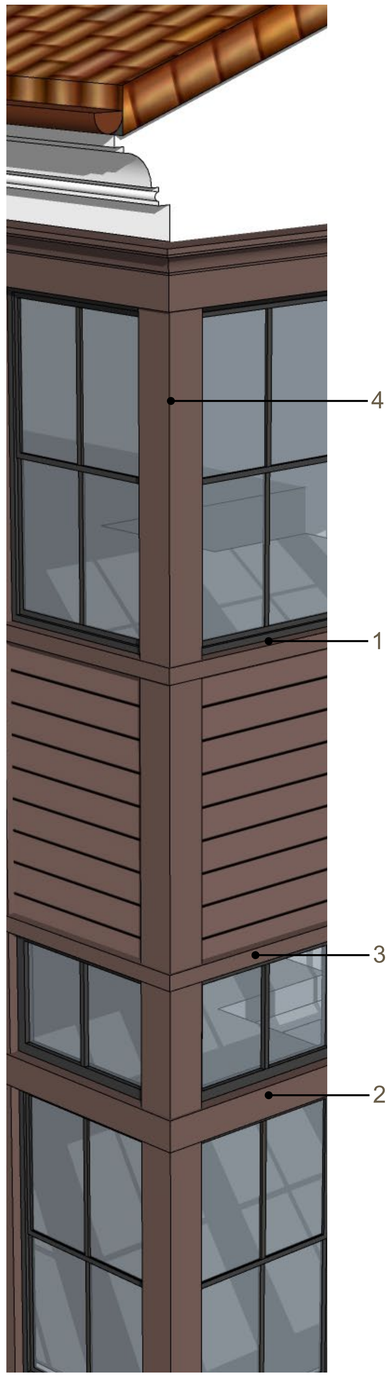

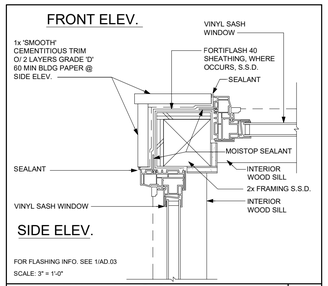

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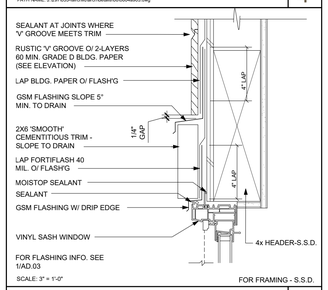

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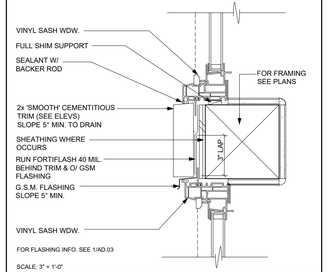

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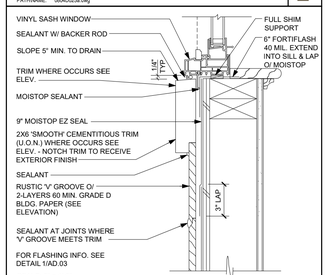

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MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

SAMPLE DETAILS

DAHLIN

DATE	12-14-2020
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5865 Owens Drive
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925-251-7200

A.35

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

DAHLIN

DATE	12-14-2020
JOB NO.	297.081

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925-251-7200

A.36

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

SITE PERSPECTIVE

DAHLIN

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Pleasanton, CA 94588
925-251-7200

A.37

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

SITE PERSPECTIVE

DAHLIN

DATE	12-14-2020
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A.38

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

SITE PERSPECTIVE

DAHLIN

DATE	12-14-2020
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5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.39

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

SITE PERSPECTIVE

DAHLIN

DATE	12-14-2020
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5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.40

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

SITE PERSPECTIVE

DAHLIN

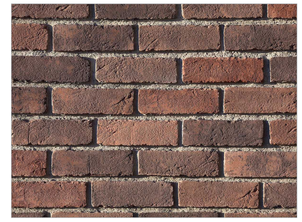
DATE	12-14-2020
JOB NO.	297.081

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

A.41

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
BODY / LOW WALL CAP
TundraBrick - Chalk Dust
Eldorado Stone

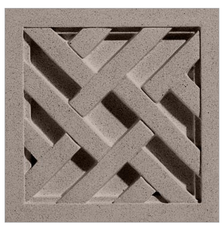
BODY COLOR 1
BODY STUCCO / LOW WALLS
Pearly White SW 7009
Sherwin Williams

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

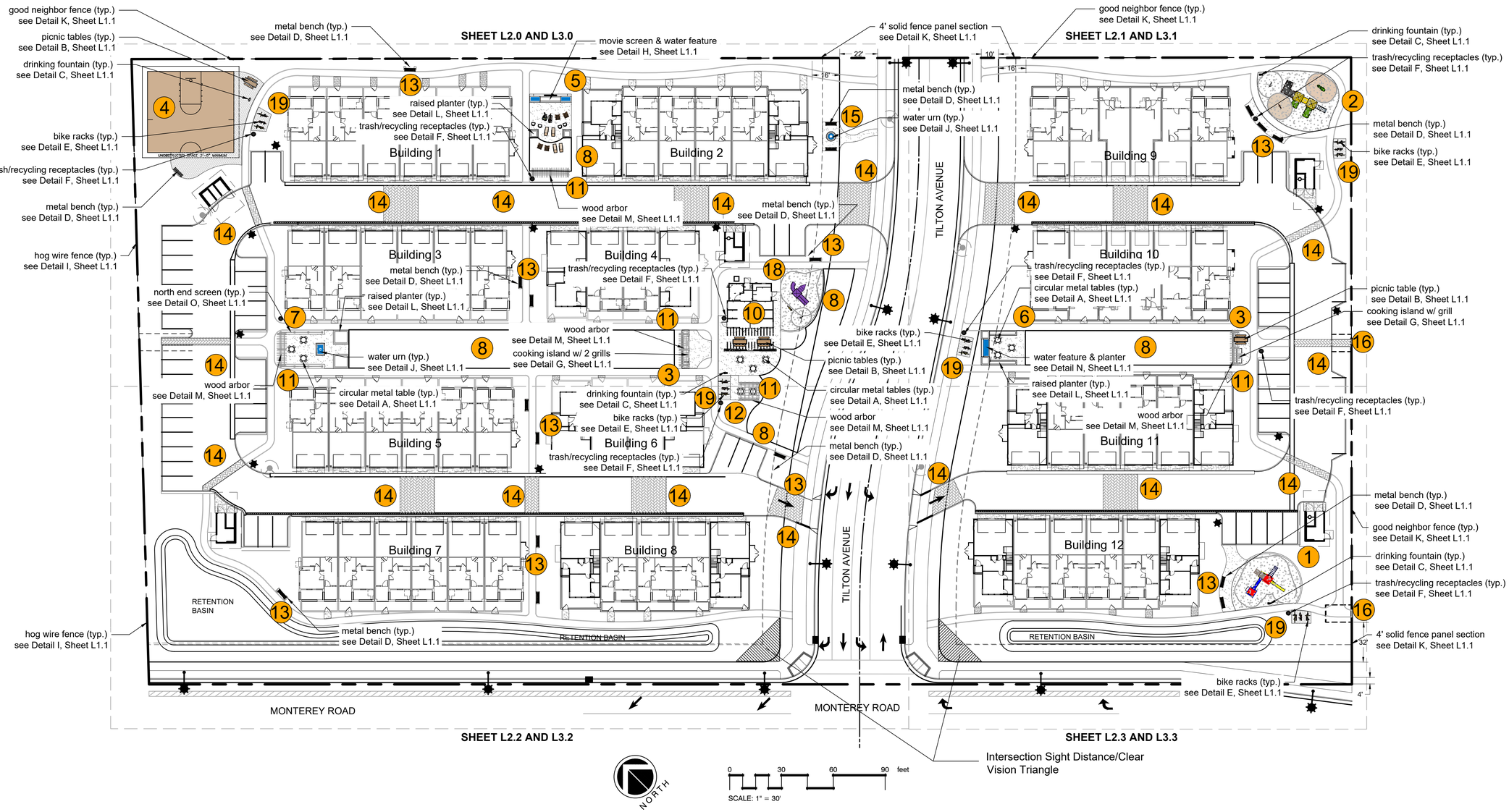
MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

COLORS AND MATERIALS

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

DATE	12-14-2020
JOB NO.	297.081



AMENITY LOCATION AND DESCRIPTION

1. tot lot for 6-12 year olds with seating area
2. tot lot for 2 - 6 year olds with seating area
3. two BBQ Islands w/ drop in electric grill(s) (Tier 2)
4. basketball half court w/ picnic table and bench (Tier 2)
5. outdoor movie screen/water element w/ seating area
6. water element or electric fireplace with seating area
7. water element with seating area (Tier 1)
8. open play lawn
9. not used
10. community building with seating area and arbor (Tier 3)
11. shade structure (Tier 2)
12. game table w/ shade structure (Tier 2)
13. bench nodes @ paseo, trail and tot lots (Tier 1)
14. enhanced paving for crosswalks and access streets
15. meditation garden w/ water element (Tier 1)
16. easement for future public access to commercial use
17. not used
18. tot lot w/ play lawn
19. bike parking

AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY	manufacturer	color/finish	size	model #
	SITESCAPES TALL GRASS 6` BENCH w/ back	18	SITESCAPES	bronze powder coat	26" x 34" x 72"	TG1-1000
	SITESCAPES TALL GRASS 4` DIAMETER TABLE	11	SITESCAPES	bronze powder coat	4` DIAMETER	TG6-3120
	MEMPHIS GRILLS 28" DROP IN ELECTRIC GRILL	3	MEMPHIS GRILLS	stainless steel	28"	VGB0001S
	HAWS FOUNTAIN DRINKING FOUNTAIN	4	HAWS	bronze mist powder coat	n/a	3500
	SITESCAPES NEW YORK 8` PICNIC TABLE	4	SITESCAPES	bronze powder coat	8`	NY6-2500-ADA
	SITESCAPES CIRCLE BIKE RACK	15	SITESCAPES	stainless steel	40"	CR2-02-SM-SF
	SITESCAPES TALL GRASS RECEPTACLE	9	SITESCAPES	bronze powder coat finish	32 gallon	TG2-3001

MANZANITA PARK

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

MANZANITA PARK
NORTH CORRIDOR INVESTORS, LLC
MONTEREY ROAD MORGAN HILL, CA

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OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL EASEMENTS, SETBACK REQUIREMENTS AND PROPERTY LINES. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK SHOWN ON PLANS. BASE INFORMATION HAS BEEN PROVIDED BY THE OWNER. MICHAEL ARNONE LANDSCAPE ARCHITECTURE ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID PROPERTY LINE BOUNDARIES, FENCE LINES OR PROPERTY CORNERS.

REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

LANDSCAPE AMENITIES BUILDINGS 1-4

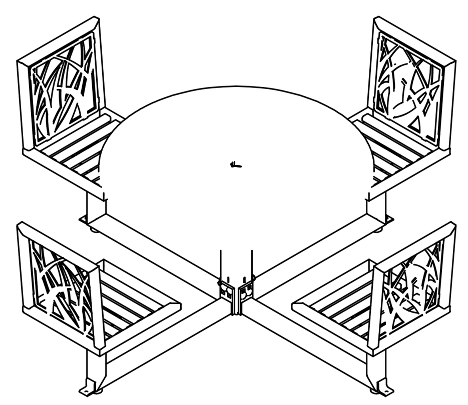
JOB NO. 201836
SCALE 1" = 30' - 0"
DRAWN MA
CHECK JC/MA
DATE 12.14.2020

SHEET **L-1.0**

SITESCAPES P.O. Box 22326 Lincoln, NE 68542 | PF: 402/421-9464 FX: 402/421-9479 | WEBSITE: www.sitescapesonline.com E-MAIL: info@sitescapesonline.com

TITLE: TALLGRASS CAROUSEL TABLE — PRODUCT NO.: TG6-3120

*Available in powder coat and DuraCoat finishes



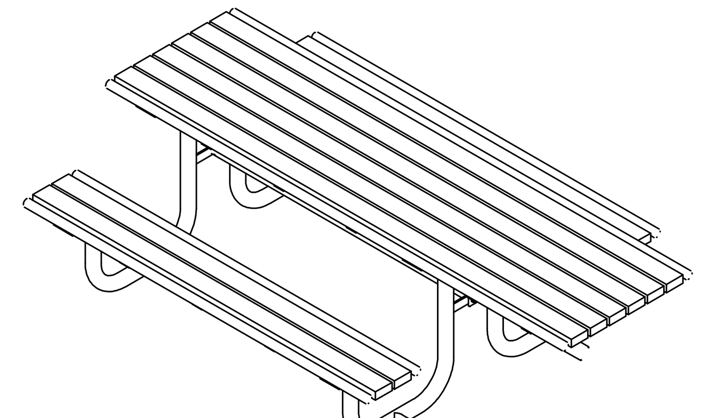
A **circular metal table**
not to scale

with Bronze powder coat finish

SITESCAPES P.O. Box 22326 Lincoln, NE 68542 | PF: 402/421-9464 FX: 402/421-9479 | WEBSITE: www.sitescapesonline.com E-MAIL: info@sitescapesonline.com

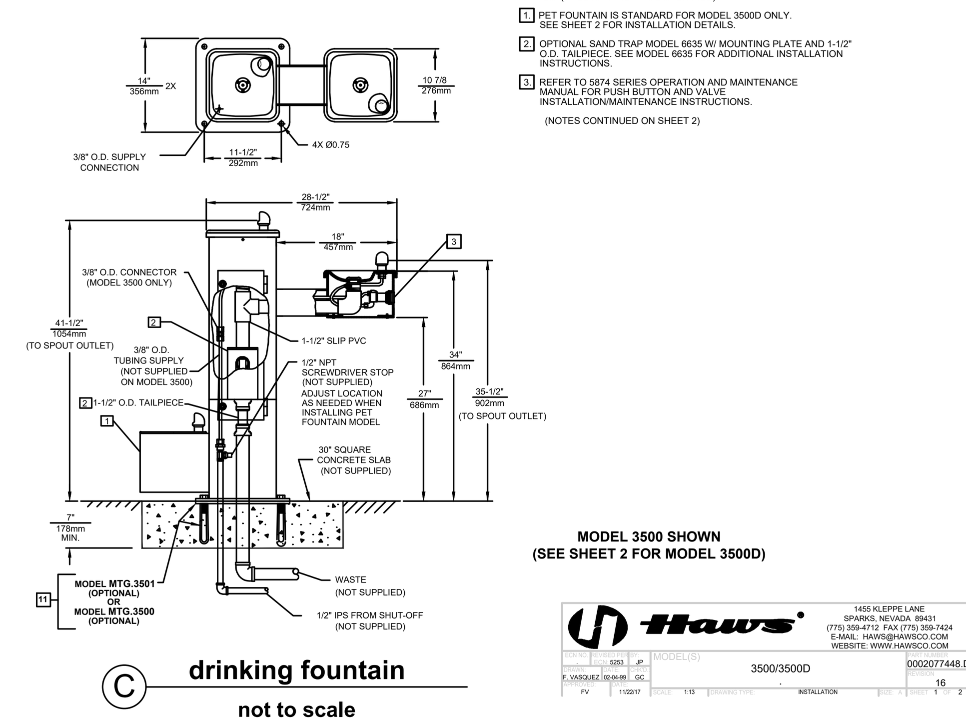
TITLE: TALLGRASS CAROUSEL TABLE — PRODUCT NO.: NY6-2500-ADA

*Available in powder coat and DuraCoat finishes



B **metal picnic table**
not to scale

as shown with Bronze powder coat finish



C **drinking fountain**
not to scale

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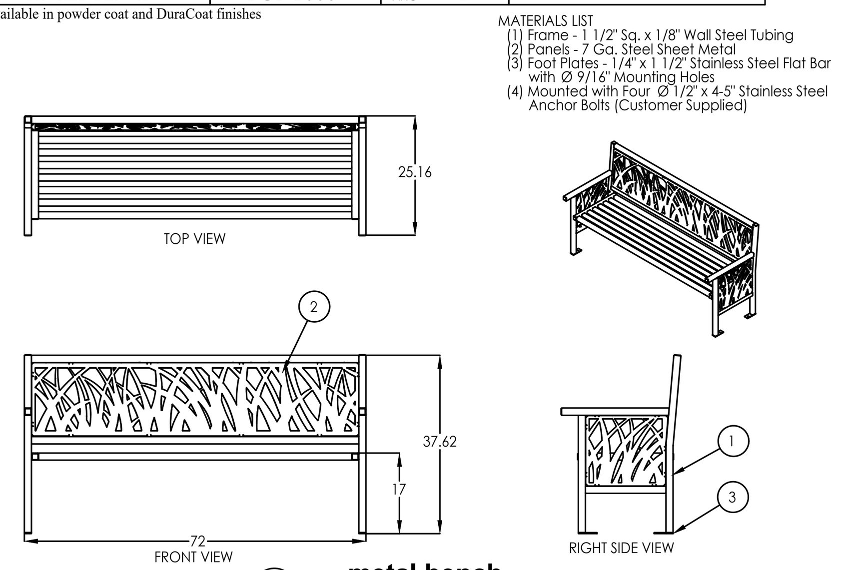
TITLE: TALLGRASS BACKED BENCH — PRODUCT NO.: TG1-1000

*Available in powder coat and DuraCoat finishes



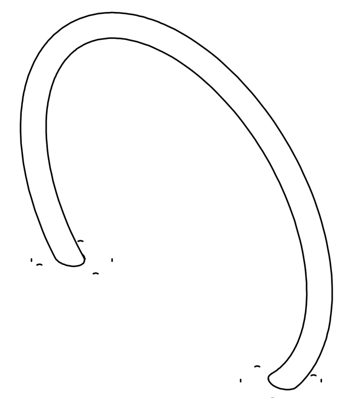
D **metal bench**
not to scale

as shown with Bronze powder coat finish

SITESCAPES P.O. Box 22326 Lincoln, NE 68542 | PF: 402/421-9464 FX: 402/421-9479 | WEBSITE: www.sitescapesonline.com E-MAIL: info@sitescapesonline.com

TITLE: CIRCLE BIKE RACK — PRODUCT NO.: CR2-02-SM-SF

*Stainless Steel Finish



E **bike rack**
not to scale

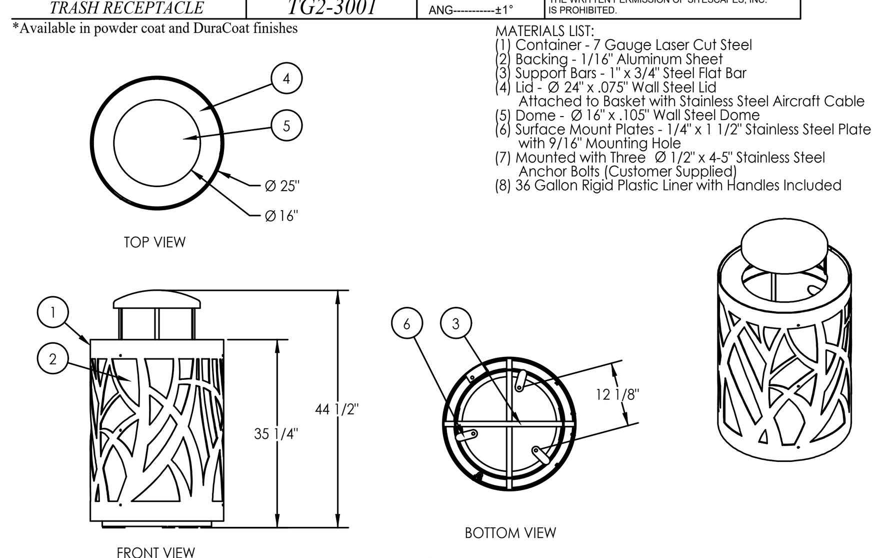
as shown with stainless steel finish

with Bronze Mist powder coat finish

SITESCAPES P.O. Box 22326 Lincoln, NE 68542 | PF: 402/421-9464 FX: 402/421-9479 | WEBSITE: www.sitescapesonline.com E-MAIL: info@sitescapesonline.com

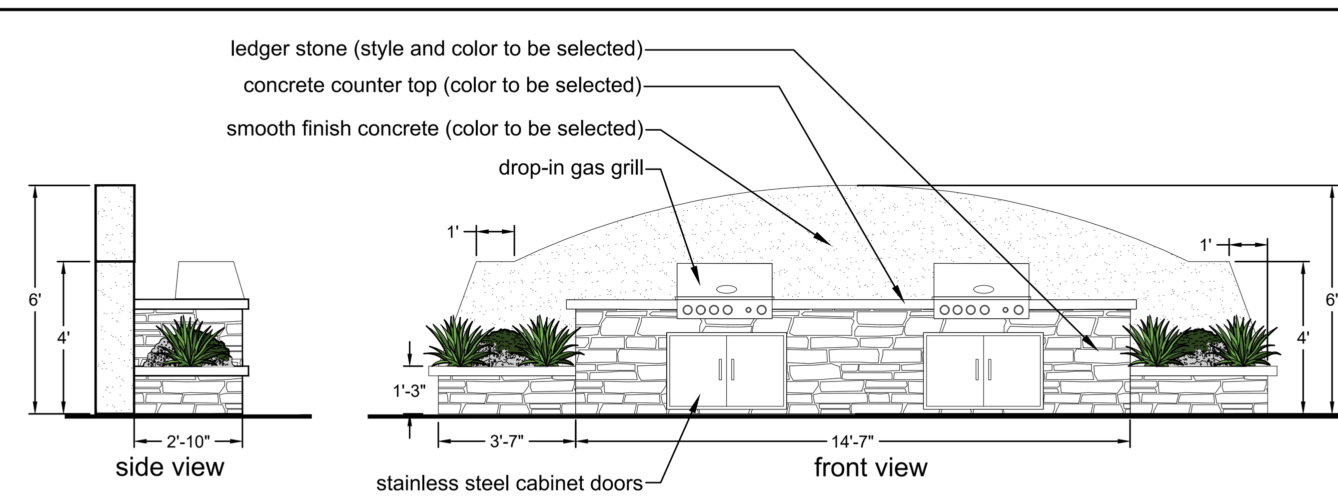
TITLE: TALLGRASS TRASH RECEPTACLE — PRODUCT NO.: TG2-3001

*Available in powder coat and DuraCoat finishes

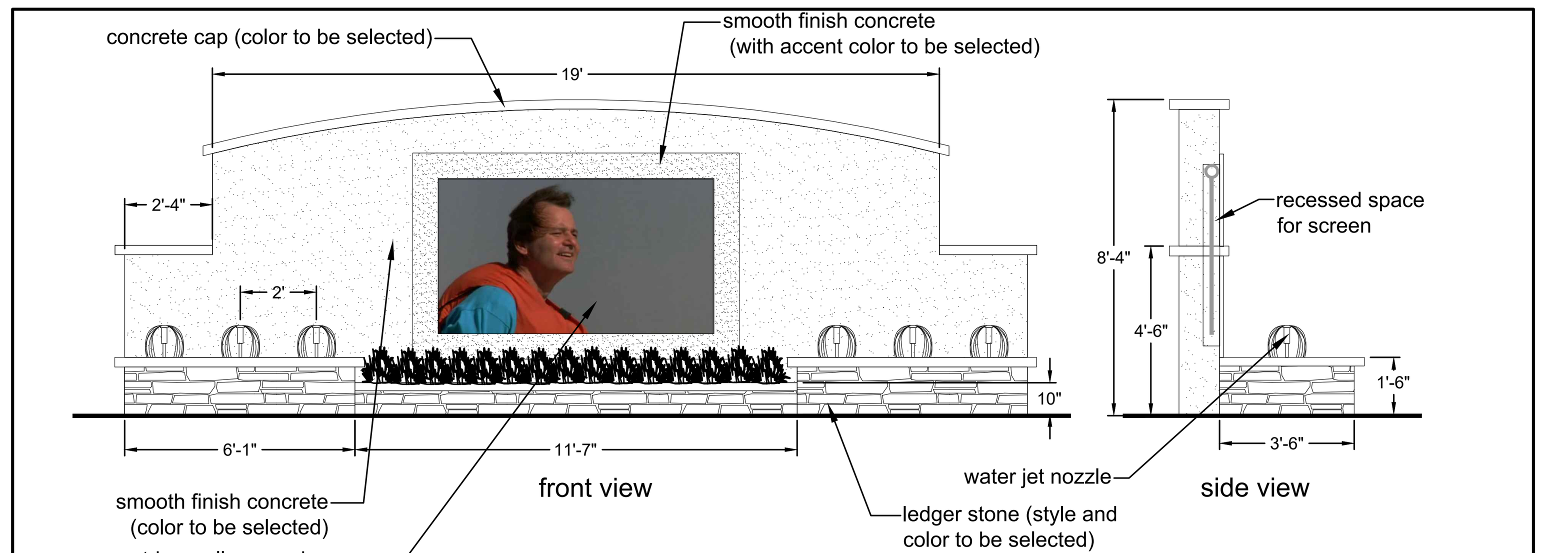


F **trash/recycling receptacle**
not to scale

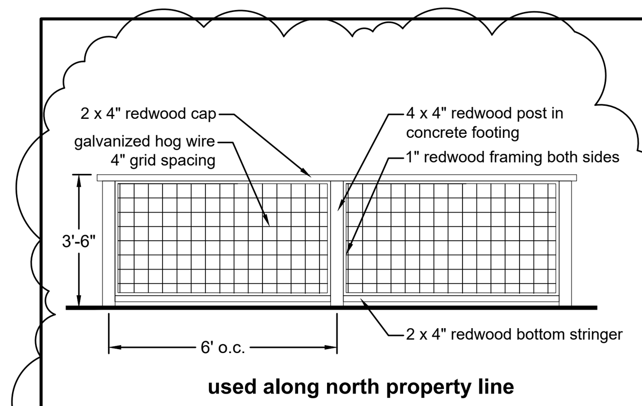
with Bronze powder coat finish



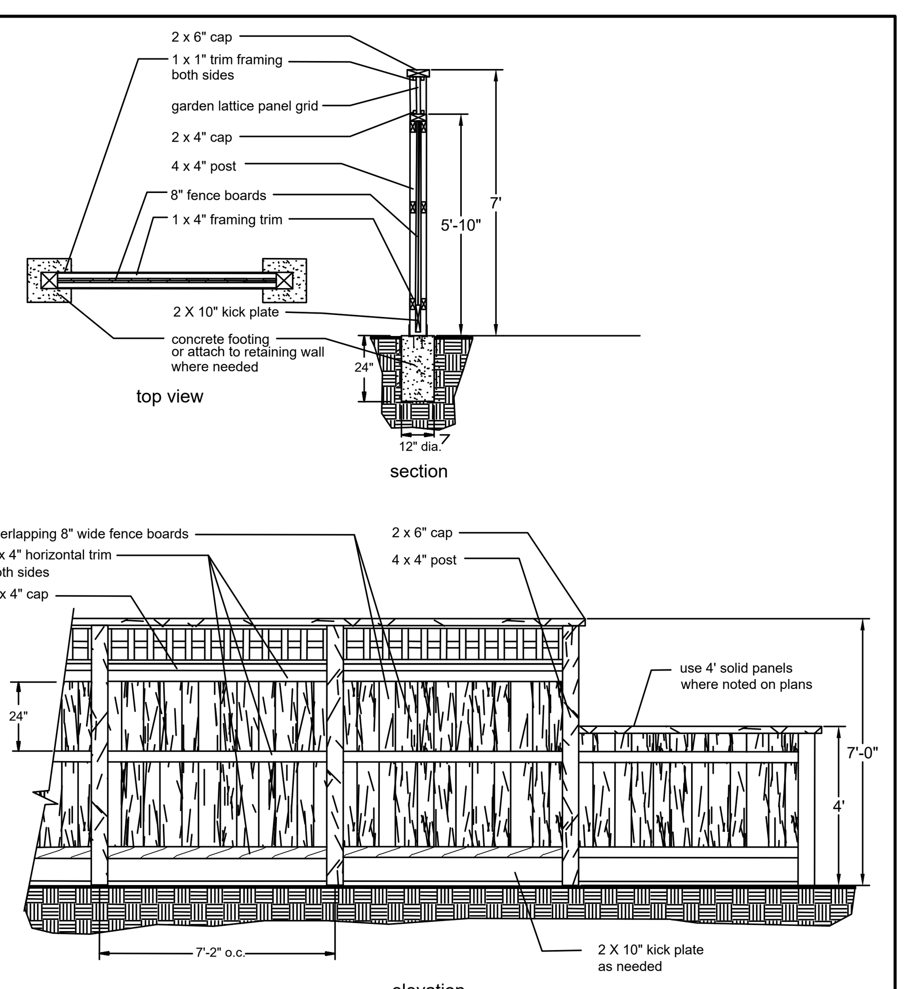
G **cooking island**
scale 1/4" = 1' - 0"



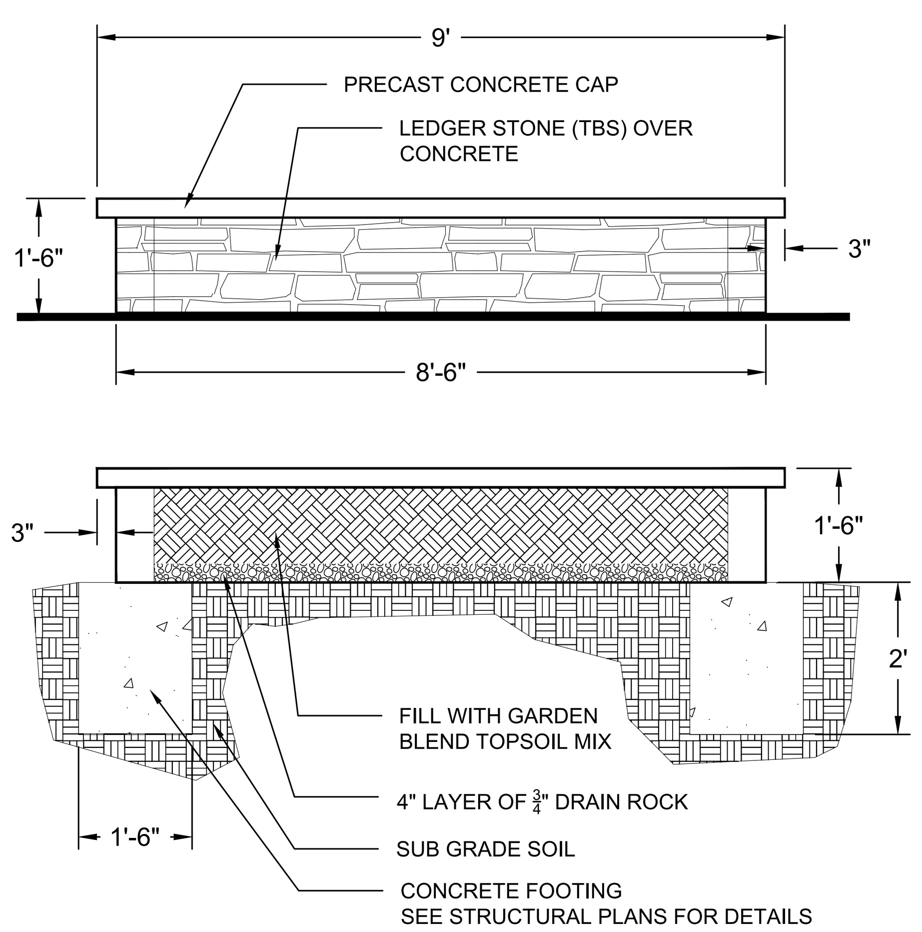
H **movie screen and water feature**
scale 1/4" = 1' - 0"



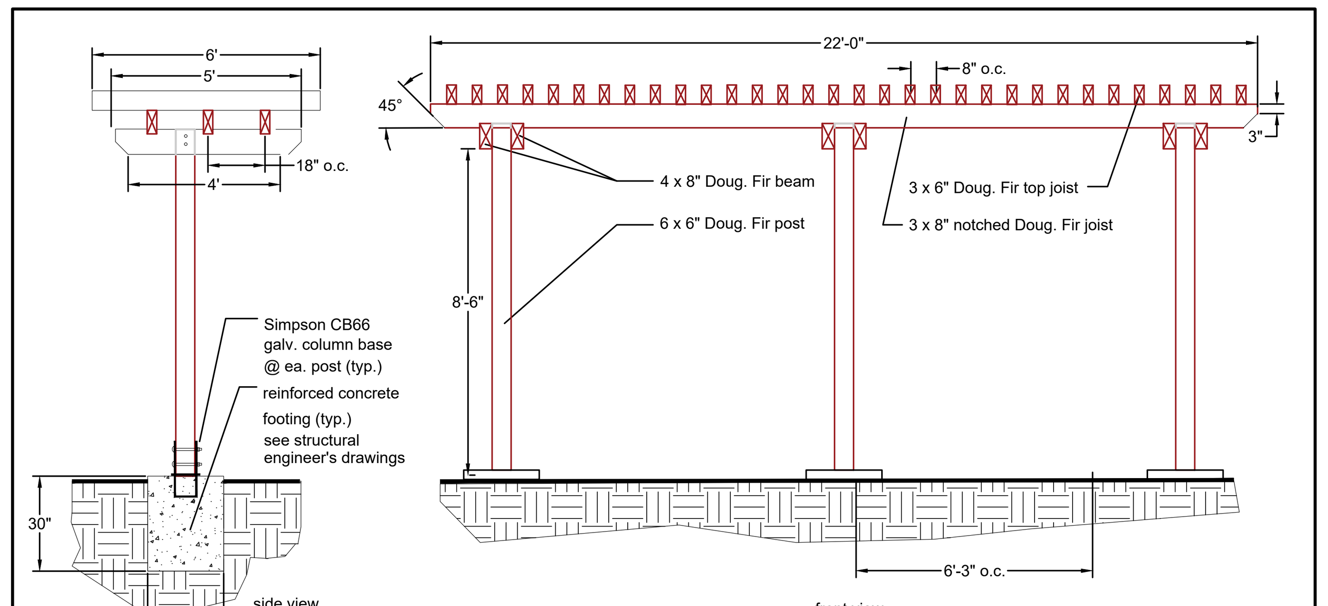
I **hog wire fence**
scale 1/4" = 1' - 0"



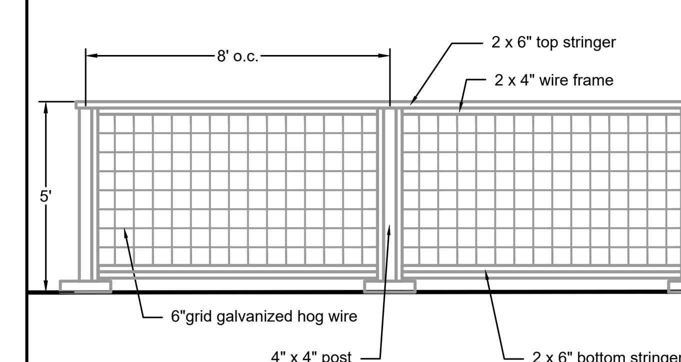
K **good neighbor fence**
scale 1/4" = 1' - 0"



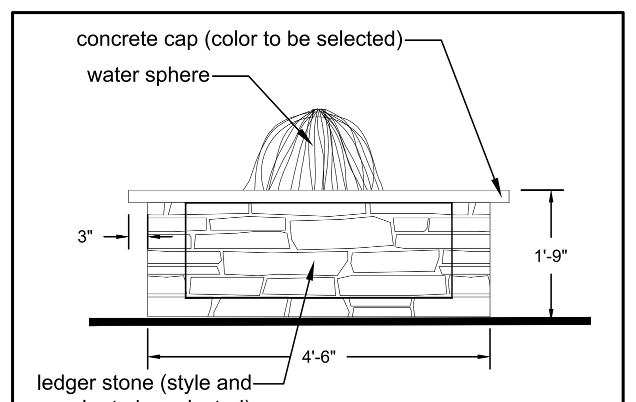
L **typical raised planter**
scale 1/2" = 1' - 0"



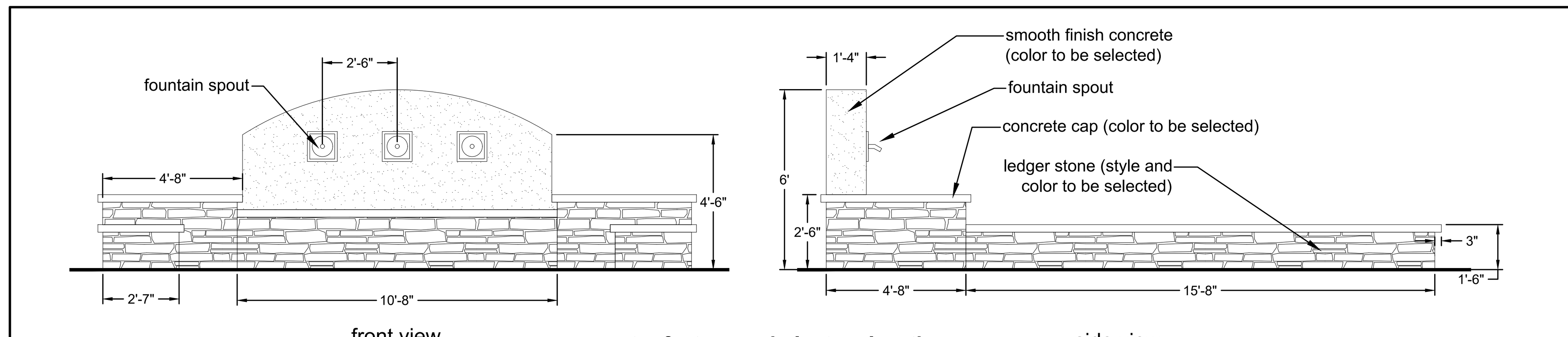
M **typical arbor elevation**
scale 1/4" = 1' - 0"



O **north end screen elevation**
scale 1/4" = 1' - 0"



J **water urn**
scale 1/2" = 1' - 0"



N **water feature and planter elevation**
scale 1/4" = 1' - 0"

MANZANITA PARK

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

MANZANITA PARK
NORTH CORRIDOR INVESTORS, LLC
MONTEREY ROAD MORGAN HILL, CA

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REVISIONS

1 7.1.2020 dog park fence

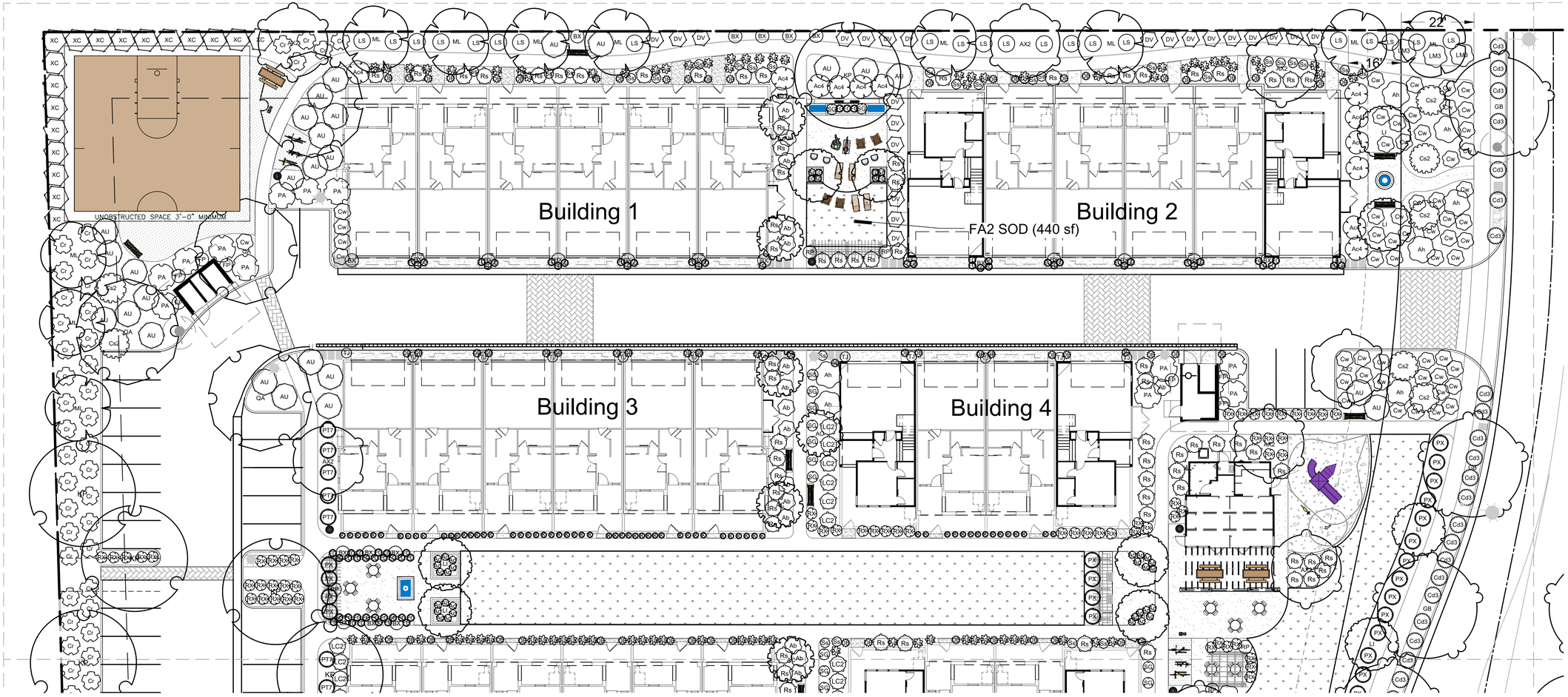
LICENSED LANDSCAPE ARCHITECT — MICHAEL A. ARNONE — No. 3347 (Exp 7/31/22) — STATE OF CALIFORNIA

SITE FURNISHINGS

JOB NO. 201836
SCALE as noted
DRAWN MA
CHECK JC/MA
DATE 12.14.2020

SHEET **L-1.1**

SHEET 2 OF 15



0 16 32 48 feet

SCALE: 1" = 16'

NORTH

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
AC	Acer circinatum / Vine Maple	24" box	11
AX2	Arbutus x `Marina` / Arbutus Standard	24" box	10
CS	Celtis sinensis / Chinese Hackberry	24" box	15
GB	Ginkgo biloba `Autumn Gold` TM / Autumn Gold Maidenhair Tree	24" box	12
KP	Koelreuteria paniculata / Golden Rain Tree	24" box	12
LI	Lagerstroemia indica / Crape Myrtle	24" box	31
ML	Melaleuca linariifolia / Flaxleaf Paperbark	24" box	16
PC4	Pistacia chinensis `Red Push` / Red Push Chinese Pistache	24" box	4
QA	Quercus agrifolia / Coast Live Oak	24" box	14
SHRUBS	**BOTANICAL / COMMON NAME**	**CONT**	**QTY**
Ab	Abelia x grandiflora `Confetti` / Variegated Abelia	5 gal	46
Ag	Achillea x `Sassy Summer Sangria` / Sassy Summer Sangria Yarrow	1 GAL	65
Ac4	Arbutus unedo `Compacta` / Dwarf Strawberry Tree	5 gal	26
Ah	Arctostaphylos densiflora `Howard McMinn` / Howard McMinn Manzanita	5 gal	35
AE	Arctostaphylos edmundsii `Carmel Sur` / Carmel Sur Manzanita	5 gal	105
AU	Arctostaphylos uva-ursi `Emerald Carpet` / Emerald Carpet Manzanita	5 gal	79
Aa	Asparagus densiflorus `Sprengeri` / Sprenger Asparagus	5 gal	89
Cd3	Ceanothus maritimus `Frosty Dawn` / Maritime Ceanothus	5 gal	68
Cs2	Ceanothus x `Sierra Blue` / Sierra Blue Ceanothus	5 gal	29
Cr	Cistus ladanifer `Blanche` / Crimson-Spot Rockrose	5 gal	76
Cw	Cistus x hybridus / White Rockrose	5 gal	174
DB	Dietes bicolor / Fortnight Lily	1 gal	138
DV	Dodonaea viscosa `Purpurea` / Purple Leafed Hopseed Bush	5 gal	32
LM3	Lantana montevidensis `Yellow` / Trailing Lantana	5 gal	135
LS	Leptospermum scoparium `Ruby Glow` / Red New Zealand Tea Tree	5 gal	81
LC	Loropetalum chinense / Green Loropetalum	5 gal	20
LC2	Loropetalum chinense rubrum `Burgundy` / Burgundy Loropetalum	5 gal	45
ND	Nandina domestica / Heavenly Bamboo	5 gal	14
Ng	Nandina domestica `Gulf Stream` TM / Gulf Stream Heavenly Bamboo	5 gal	33
PA	Plumbago auriculata / Blue Plumbago	5 gal	31
Rs	Rhaphiolepis indica `Springtime` TM / Springtime Indian Hawthorne	5 gal	109
RX	Rosa x `Flower Carpet White` / Rose	1 gal	132
SG	Salvia greggii `Hot Lips` / Autumn Sage	5 gal	34
Ss	Salvia spathacea / Hummingbird Sage	1 gal	39
XC	Xylosma congestum / Shiny Xylosma	5 gal	26
GRASSES	**BOTANICAL / COMMON NAME**	**CONT**	**QTY**
FG	Festuca glauca `Elijah Blue` / Blue Fescue	1 gal	146
K	Koeleria glauca / Large Blue Hair Grass	1 gal	124
Lp	Lomandra longifolia Platinum Beauty / Variegated Mat Rush	1 GAL	44
PT7	Phormium tenax `Wings of Gold` / New Zealand Flax	5 gal	23
PX	Phormium x `Sunset` / New Zealand Flax	5 gal	30
VINES	**BOTANICAL / COMMON NAME**	**CONT**	**QTY**
BX	Bougainvillea x `San Diego Red` / Bougainvillea	15 gal	56
FP	Ficus pumila / Creeping Fig	5 gal	19
RP	Rosa polyantha `Cecile Brunner` / Cecile Brunner Rose	15 gal	5
TJ	Trachelospermum jasminoides / Star Jasmine Trellis	15 gal	38

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
FA2	Festuca arundinacea `Medallion` / Tall Fescue	sod		9,451 sf
	RETENTION HYDROSEED MIX			10,156 sf
	Mix of sedges and rushes			
	Carex barberae / Santa Barbara Sedge			2,539 sf
	Carex divulsa / Berkeley Sedge			2,539 sf
	Juncus occidentalis / Western Rush			2,539 sf
	Juncus patens / California Gray Rush			2,539 sf

MANZANITA PARK

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

MANZANITA PARK
NORTH CORRIDOR INVESTORS, LLC
MONTEREY ROAD MORGAN HILL, CA

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REVISIONS

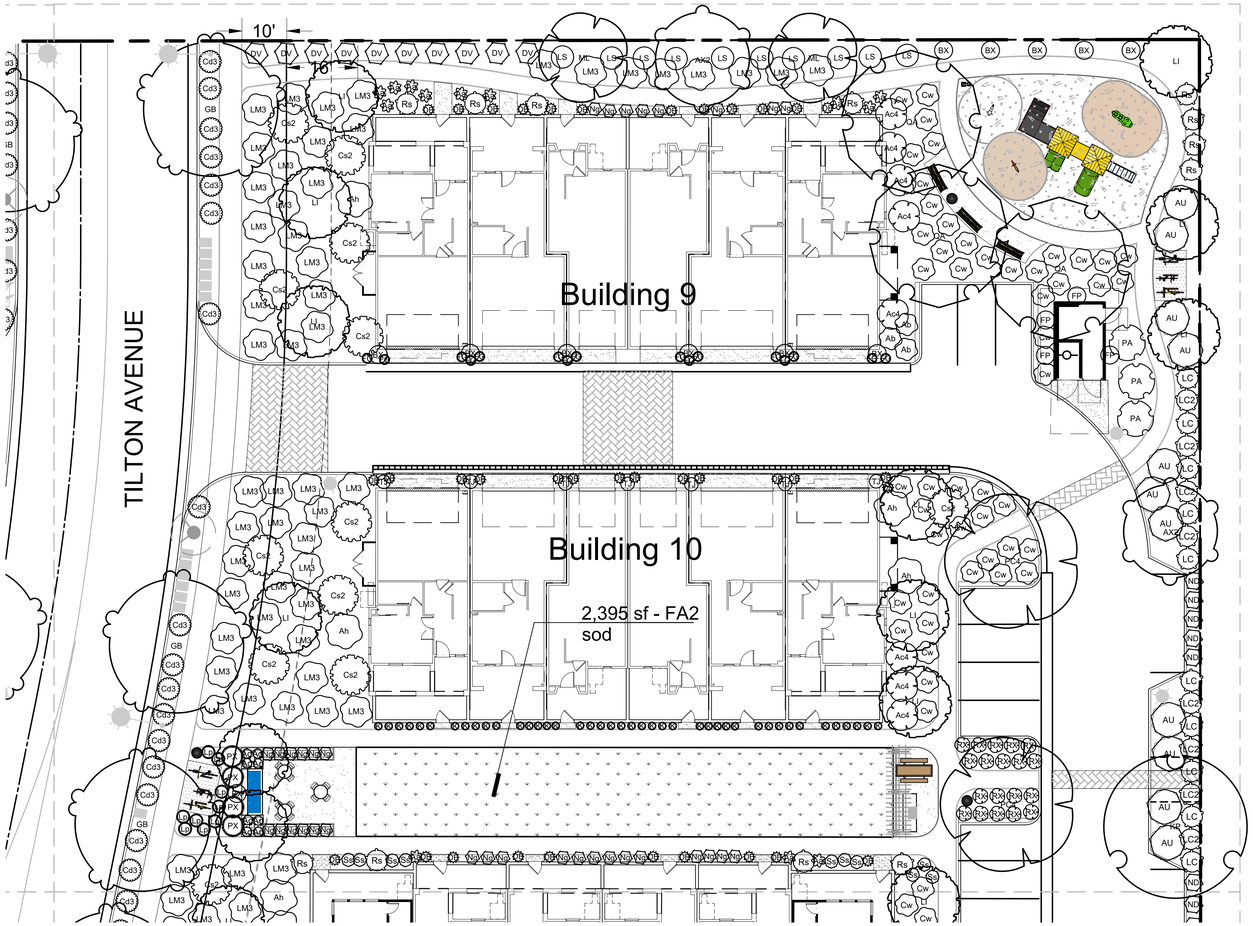
LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

PLANTING PLAN BUILDINGS 1-4

JOB NO. 201836
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK JC/MA
DATE 12.14.2020

SHEET **L-2.0**

SHEET 3 OF 15



0 16 32 48 feet

SCALE: 1" = 16'

NORTH

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Ng	Nandina domestica `Gulf Stream` TM / Gulf Stream Heavenly Bamboo	5 gal	33
PA	Plumbago auriculata / Blue Plumbago	5 gal	31
Rs	Rhaphiolepis indica `Springtime` TM / Springtime Indian Hawthorne	5 gal	109
RX	Rosa x `Flower Carpet White` / Rose	1 gal	132
SG	Salvia greggii `Hot Lips` / Autumn Sage	5 gal	34
Ss	Salvia spathacea / Hummingbird Sage	1 gal	39
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TJ	Trachelospermum jasminoides / Star Jasmine Trellis	15 gal	38

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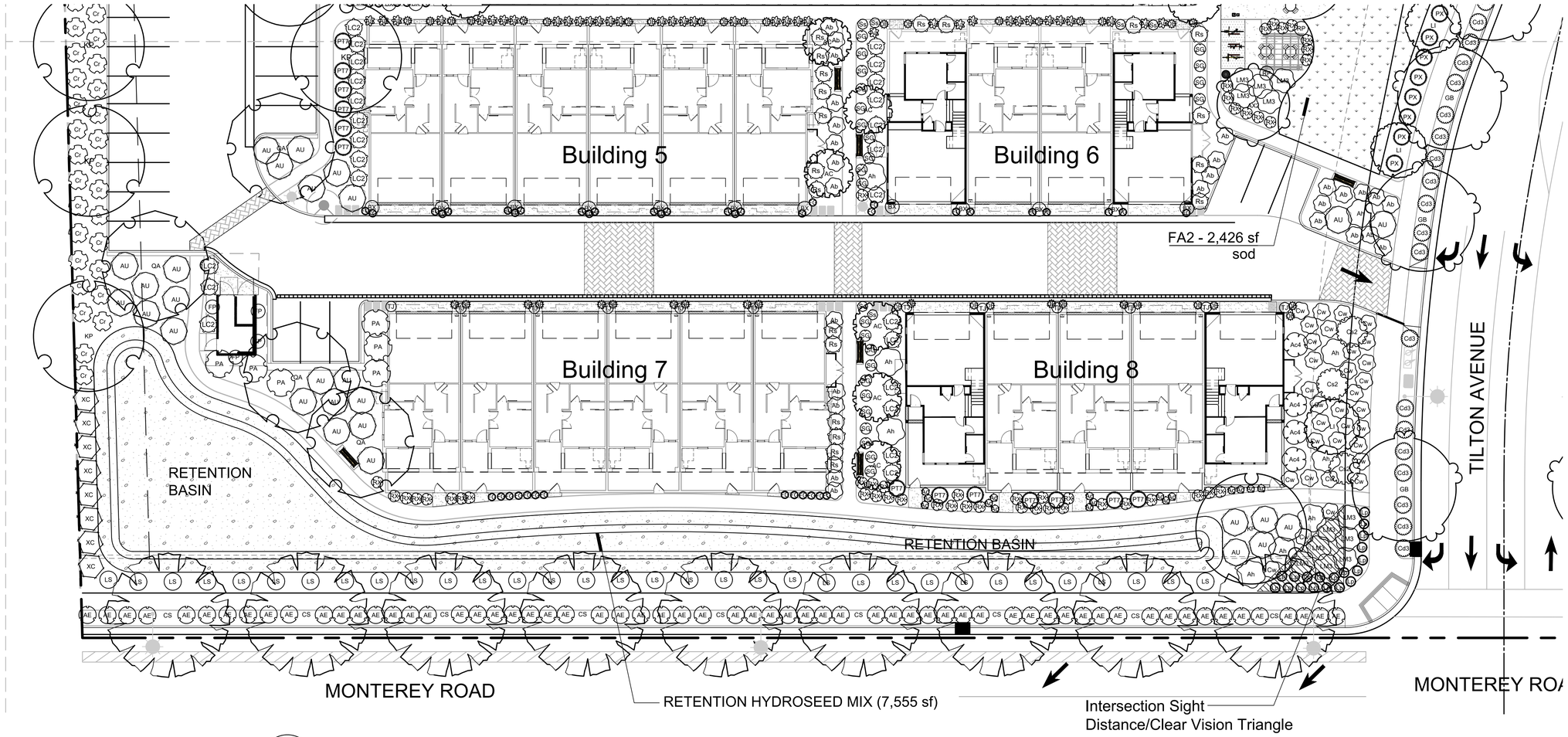
REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

PLANTING PLAN BUILDINGS 9 & 10

JOB NO. 201836
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK JC/MA
DATE 12.14.2020

SHEET **L-2.1**



0 16 32 48 feet

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TJ	Trachelospermum jasminoides / Star Jasmine Trellis	15 gal	38

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
FA2	Festuca arundinacea `Medallion` / Tall Fescue	sod		9,451 sf
	RETENTION HYDROSEED MIX			10,156 sf
	Mix of sedges and rushes			
	Carex barberae / Santa Barbara Sedge			2,539 sf
	Carex divulsa / Berkeley Sedge			2,539 sf
	Juncus occidentalis / Western Rush			2,539 sf
	Juncus patens / California Gray Rush			2,539 sf

MANZANITA PARK

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

MANZANITA PARK
NORTH CORRIDOR INVESTORS, LLC
MONTEREY ROAD MORGAN HILL, CA

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REVISIONS

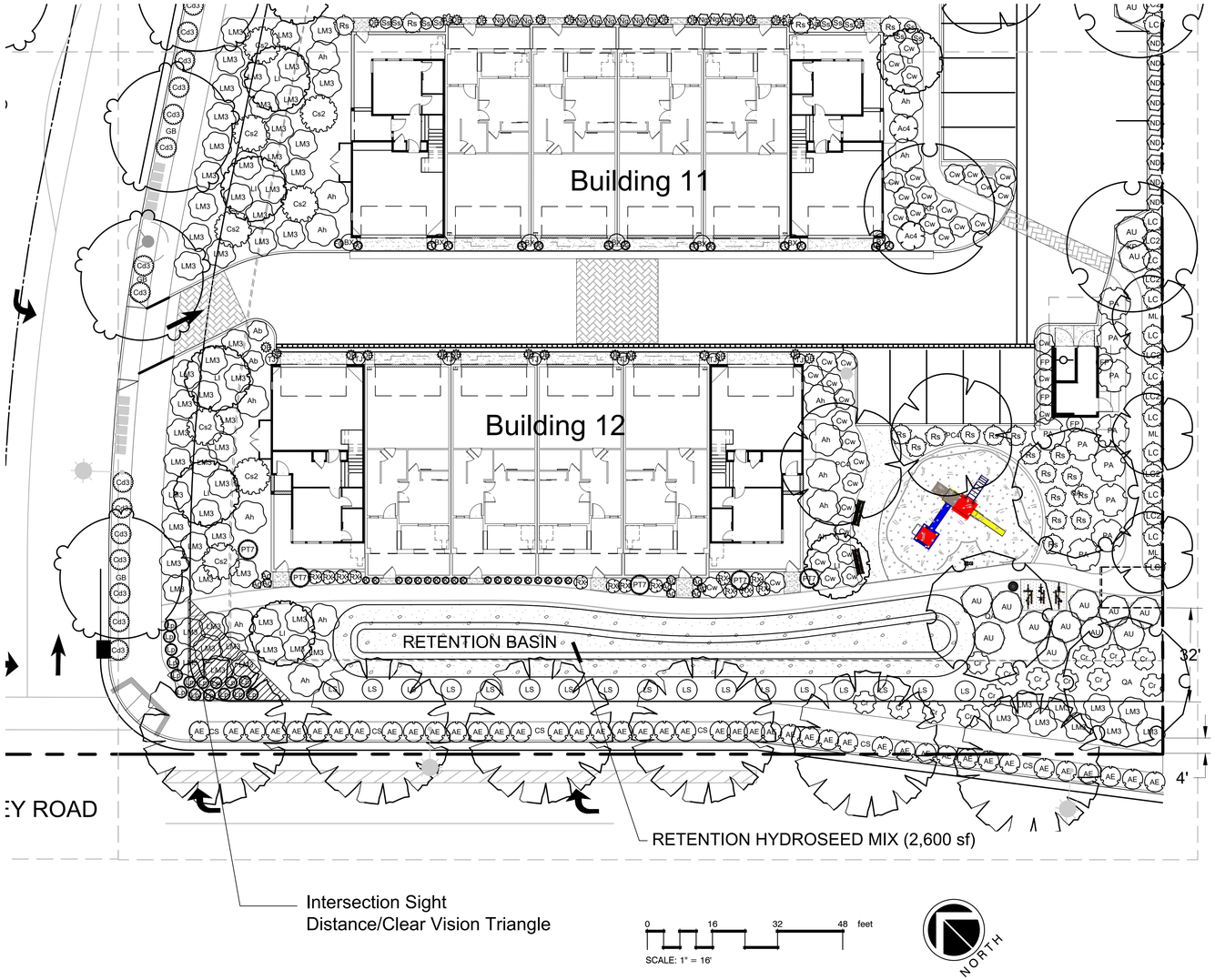
LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

PLANTING PLAN
BUILDINGS 5 - 8

JOB NO. 201836
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK JC/MA
DATE 12.14.2020

SHEET **L-2.2**

SHEET 5 OF 15



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
AC	Acer circinatum / Vine Maple	24" box	11
AX2	Arbutus x `Marina` / Arbutus Standard	24" box	10
CS	Celtis sinensis / Chinese Hackberry	24" box	15
GB	Ginkgo biloba `Autumn Gold` TM / Autumn Gold Maidenhair Tree	24" box	12
KP	Koelreuteria paniculata / Golden Rain Tree	24" box	12
LI	Lagerstroemia indica / Crape Myrtle	24" box	31
ML	Melaleuca linariifolia / Flaxleaf Paperbark	24" box	16
PC4	Pistacia chinensis `Red Push` / Red Push Chinese Pistache	24" box	4
QA	Quercus agrifolia / Coast Live Oak	24" box	14

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
Ab	Abelia x grandiflora `Confetti` / Variegated Abelia	5 gal	46
Ag	Achillea x `Sassy Summer Sangria` / Sassy Summer Sangria Yarrow	1 GAL	65
Ac4	Arbutus unedo `Compacta` / Dwarf Strawberry Tree	5 gal	26
Ah	Arctostaphylos densiflora `Howard McMinn` / Howard McMinn Manzanita	5 gal	35
AE	Arctostaphylos edmundsii `Carmel Sur` / Carmel Sur Manzanita	5 gal	105
AU	Arctostaphylos uva-ursi `Emerald Carpet` / Emerald Carpet Manzanita	5 gal	79
Aa	Asparagus densiflorus `Sprengeri` / Sprenger Asparagus	5 gal	89
Cd3	Ceanothus maritimus `Frosty Dawn` / Maritime Ceanothus	5 gal	68
Cs2	Ceanothus x `Sierra Blue` / Sierra Blue Ceanothus	5 gal	29
Cr	Cistus ladanifer `Blanche` / Crimson-Spot Rockrose	5 gal	76
Cw	Cistus x hybridus / White Rockrose	5 gal	174
DB	Dietes bicolor / Fortnight Lily	1 gal	138
DV	Dodonaea viscosa `Purpurea` / Purple Leafed Hopseed Bush	5 gal	32
LM3	Lantana montevidensis `Yellow` / Trailing Lantana	5 gal	135
LS	Leptospermum scoparium `Ruby Glow` / Red New Zealand Tea Tree	5 gal	81
LC	Loropetalum chinense / Green Loropetalum	5 gal	20
LC2	Loropetalum chinense rubrum `Burgundy` / Burgundy Loropetalum	5 gal	45
ND	Nandina domestica / Heavenly Bamboo	5 gal	14
Ng	Nandina domestica `Gulf Stream` TM / Gulf Stream Heavenly Bamboo	5 gal	33
PA	Plumbago auriculata / Blue Plumbago	5 gal	31
Rs	Rhaphiolepis indica `Springtime` TM / Springtime Indian Hawthorne	5 gal	109
RX	Rosa x `Flower Carpet White` / Rose	1 gal	132
SG	Salvia greggii `Hot Lips` / Autumn Sage	5 gal	34
Ss	Salvia spathacea / Hummingbird Sage	1 gal	39
XC	Xylosma congestum / Shiny Xylosma	5 gal	26

GRASSES	BOTANICAL / COMMON NAME	CONT	QTY
FG	Festuca glauca `Elijah Blue` / Blue Fescue	1 gal	146
K	Koeleria glauca / Large Blue Hair Grass	1 gal	124
Lp	Lomandra longifolia Platinum Beauty / Variegated Mat Rush	1 GAL	44
PT7	Phormium tenax `Wings of Gold` / New Zealand Flax	5 gal	23
PX	Phormium x `Sunset` / New Zealand Flax	5 gal	30

VINES	BOTANICAL / COMMON NAME	CONT	QTY
BX	Bougainvillea x `San Diego Red` / Bougainvillea	15 gal	56
FP	Ficus pumila / Creeping Fig	5 gal	19
RP	Rosa polyantha `Cecile Brunner` / Cecile Brunner Rose	15 gal	5
TJ	Trachelospermum jasminoides / Star Jasmine Trellis	15 gal	38

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
FA2	Festuca arundinacea `Medallion` / Tall Fescue	sod		9,451 sf
	RETENTION HYDROSEED MIX			10,156 sf
	Mix of sedges and rushes			
	Carex barberae / Santa Barbara Sedge			2,539 sf
	Carex divulsa / Berkeley Sedge			2,539 sf
	Juncus occidentalis / Western Rush			2,539 sf
	Juncus patens / California Gray Rush			2,539 sf

MANZANITA PARK

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LANDSCAPE ARCHITECTURE

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MONTEREY ROAD MORGAN HILL, CA

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REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

PLANTING PLAN BUILDINGS 11 & 12

JOB NO. 201836
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK JC/MA
DATE 12.14.2020

SHEET **L-2.3**

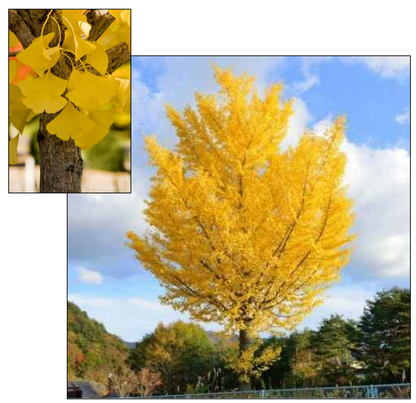
Acer circinatum / Vine Maple

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
AC	Acer circinatum / Vine Maple	24" box	11
AX2	Arbutus x `Marina` / Arbutus Standard	24" box	10
CS	Celtis sinensis / Chinese Hackberry	24" box	15
GB	Ginkgo biloba `Autumn Gold` TM / Autumn Gold Maidenhair Tree	24" box	12
KP	Koelreuteria paniculata / Golden Rain Tree	24" box	12
LI	Lagerstroemia indica / Crape Myrtle	24" box	31
ML	Melaleuca linariifolia / Flaxleaf Paperbark	24" box	16
PC4	Pistacia chinensis `Red Push` / Red Push Chinese Pistache	24" box	4
QA	Quercus agrifolia / Coast Live Oak	24" box	14

Arbutus x `Marina` / Arbutus Standard

Celtis sinensis / Chinese Hackberry



Ginkgo biloba `Autumn Gold` TM
Autumn Gold Maidenhair Tree

Koelereuteria paniculata / Golden Rain Tree

Lagerstroemia indica / Crape Myrtle

Laurus nobilis `Saratoga` / Sweet Bay

Pistacia chinensis 'Red Push' / Red Push Chinese Pistache

Quercus agrifolia / Coast Live Oak

MANZANITA PARK

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

MANZANITA PARK
NORTH CORRIDOR INVESTORS, LLC
MONTEREY ROAD MORGAN HILL, CA

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MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

TREE IMAGES

JOB NO. 201836
SCALE not to scale
DRAWN MA
CHECK JC/MA
DATE 12.14.2020

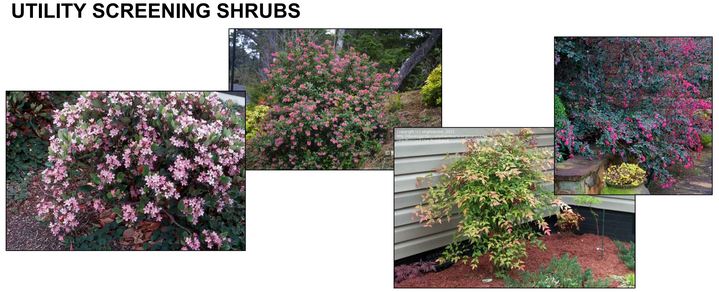
SHEET
L-2.4

PRIVACY HEDGE

MEDIUM SHRUBS

LARGE ORNAMENTAL GRASSES

UTILITY SCREENING SHRUBS



PLANT SCHEDULE

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ML	Melaleuca linariifolia / Flaxleaf Paperbark
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Cs2	Ceanothus x `Sierra Blue` / Sierra Blue Ceanothus
Cr	Cistus ladanifer `Blanche` / Crimson-Spot Rockrose
Cw	Cistus x hybridus / White Rockrose
DB	Dietes bicolor / Fortnight Lily
DV	Dodonaea viscosa `Purpurea` / Purple Leafed Hopseed Bush
LM3	Lantana montevidensis `Yellow` / Trailing Lantana
LS	Leptospermum scoparium `Ruby Glow` / Red New Zealand Tea Tree
LC	Loropetalum chinense / Green Loropetalum
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ND	Nandina domestica / Heavenly Bamboo
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PT7	Phormium tenax `Wings of Gold` / New Zealand Flax
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VINES	**BOTANICAL / COMMON NAME**
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FP	Ficus pumila / Creeping Fig
RP	Rosa polyantha `Cecile Brunner` / Cecile Brunner Rose
TJ	Trachelospermum jasminoides / Star Jasmine Trellis
GROUND COVERS	**BOTANICAL / COMMON NAME**
FA2	Festuca arundinacea `Medallion` / Tall Fescue

RETENTION HYDROSEED MIX
Mix of sedges and rushes
Carex barberae / Santa Barbara Sedge
Carex divulsa / Berkeley Sedge
Juncus occidentalis / Western Rush
Juncus patens / California Gray Rush

LOW SPREADING SHRUBS

LARGE SHRUBS

SMALL SHRUBS

SMALL ORNAMENTAL GRASSES

VINES

RETENTION BASIN

MANZANITA PARK

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

MANZANITA PARK
NORTH CORRIDOR INVESTORS, LLC
MONTEREY ROAD MORGAN HILL, CA

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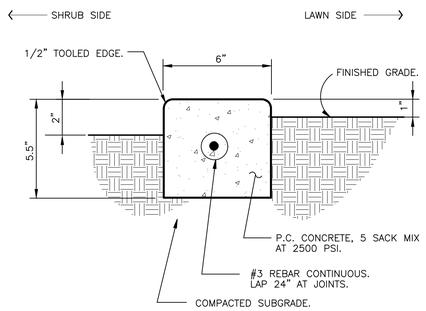
REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

MASTER PLANT LIST & IMAGES

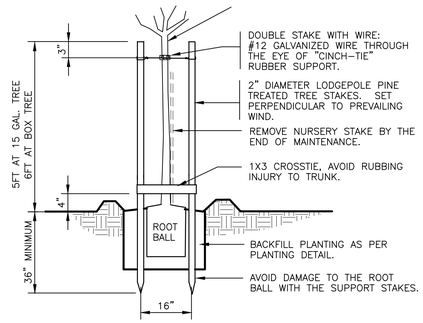
JOB NO. 201836
SCALE not to scale
DRAWN MA
CHECK JC/MA
DATE 12.14.2020

SHEET **L-2.5**

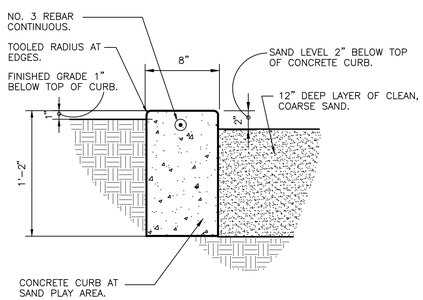


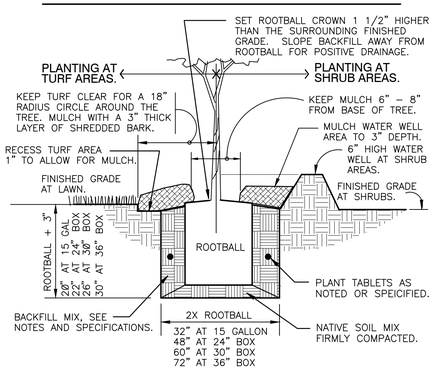
1 6" CONCRETE MOW STRIP

3" = 1'-0" FX-PL-FX-EDG-05



STAKING DETAIL





PLANT PIT DETAIL

2 CONCRETE CURB AT SAND PLAY

1 1/2" = 1'-0" FX-SI-CUR-08

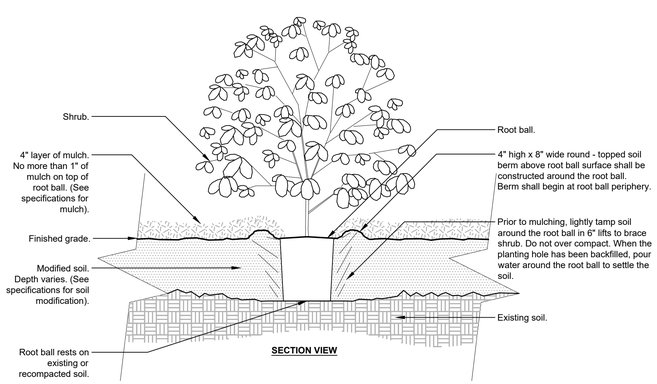
3 TREE PLANTING DOUBLE STAKE

1" = 1'-0" FX-PL-FX-TREE-10

PLANTING NOTES

1. All existing trees, shrubs and ground covers to remain shall be protected. Any damage caused by Contractor's work shall be repaired or replaced at the Contractor's expense and be approved by the Landscape Architect.
2. Pre-planting should consist of adding the following fertilizer materials per 1000 sq ft of bed area:
   - Low salinity compost 6 cubic yards
   - Gypsum 75.0 lbs
   - Feather meal (12-0-0) 15.0 lbs
   - Bone Meal (3-15-0) 30.0 lbs
   - Potassium sulfate (0-0-50) 5.0 lbs

   The above amendments should be thoroughly incorporated into the upper 6-8" of the soil profile.
3. After amending soil, grade all areas smooth with no localized depressions exceeding .5 inch. All areas shall surface drain with 1.5 percent minimum slope away from all buildings, paving or other structures.
4. Quantities are for aiding in bidding only. Contractor shall verify all quantities.
5. Contractor shall lay out plant material as per plan and receive approval from Landscape Architect prior to installation.
6. No plants shall be planted with root balls or new pits in a dry condition.
7. Plant all plants as per planting details in square pits with sides and bottoms thoroughly scarified. Do not amend backfill mix beyond initial topsoil amending unless noted.
8. All newly planted material shall be watered by deep soaking within 3 hours of planting.
9. All planting areas shall receive 3 inches of chipped wood bark top dressing (mulch).
10. Contractor shall be responsible for irrigating all new plant material until the entire project as been approved and accepted by Owner.
11. Thirty days after planting Contractor shall re-stake and straighten all trees as necessary to be approved by Landscape Architect.
12. Trees planted within 4' of paving shall have a root barrier installed as per manufacturer's specifications.



Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

4 SHRUB - MODIFIED SOIL

3/4" = 1'-0"

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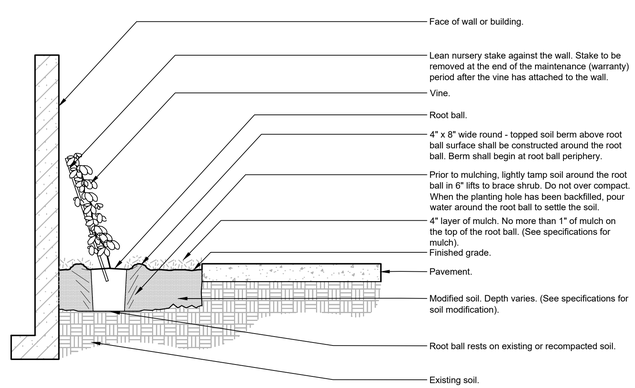
FX-PL-FX-SHRB-03



Notes:
1- Vines shall be of quality as prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

5 VINE - MODIFIED SOIL

1/2" = 1'-0"

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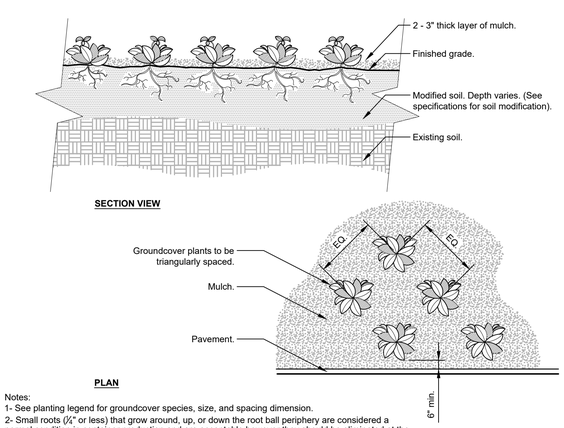
FX-PL-FX-SHRB-06



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

6 GROUNDCOVER

3/4" = 1'-0"

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FX-PL-FX-GROU-01

MANZANITA PARK

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

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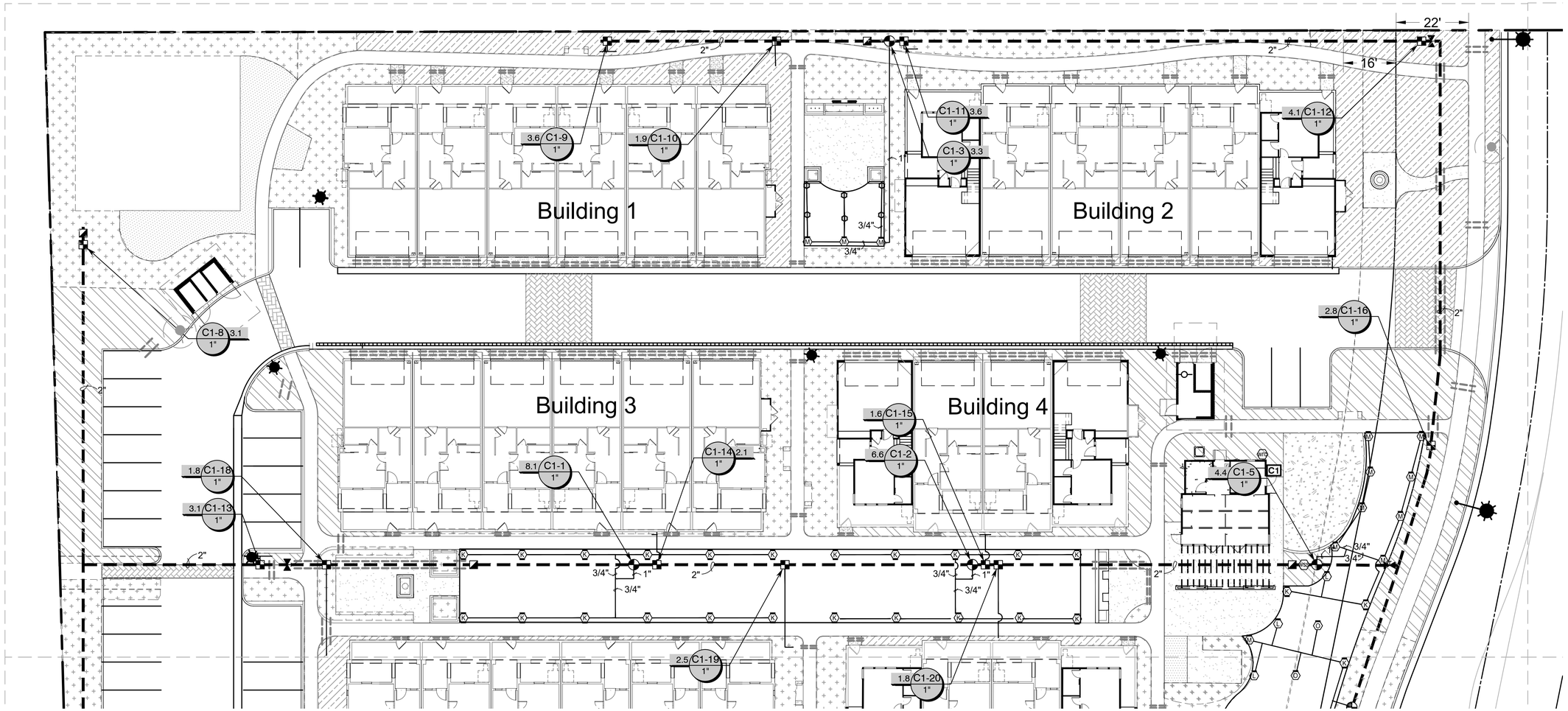
REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

PLANTING DETAILS & NOTES

JOB NO. 201836
SCALE not to scale
DRAWN MA
CHECK JC/MA
DATE 12.14.2020

SHEET **L-2.6**



0 16 32 48 feet

SCALE: 1" = 16'

NORTH

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
M L O	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	52	40
K G R	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	45	40
B Y A	Hunter MP3000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	5	40
ADJ. 360	Hunter MP800SR PROS-06-PRS40-CV Turf Rotator, 6.0" pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	6	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	29
	Area to Receive Drip Emitters Rain Bird XB-PC (2) Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 2.0 GPH emitters (4 assigned to each 15 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant)	62,952 s.f. 1,164 444 2,820

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PGV-101-MM 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male x Male (NPT Thread) Inlet/Outlet. Globe Configuration, With Flow Control.	9
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	8
	HIT (Rain-Pro) BVS PVC Ball Valve, Slip Socket Connection, 1/2" (1,27cm) - 4" (10,16cm), same size as pipe.	5
BF	Febco 825Y 2" Reduced Pressure Backflow Preventer	1
C2	Hunter HCC-1600-SS 16 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & one ICM-800 Module. Commercial Use. Stainless Steel Cabinet.	1
C1	Hunter HCC-3200-SS 32 Station OutdoorWi-Fi enabled, full-functioning controller with touchscreen & three ICM-800 Module. Commercial Use. Stainless Steel Cabinet.	1
WR2	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	2
WSS	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	2
	Irrigation Lateral Line: PVC Class 315	2,740 l.f.
	Irrigation Mainline: PVC Schedule 40	2,660 l.f.
	Pipe Sleeve: CPVC Schedule 80	2,020 l.f.

Valve Callout

Valve Number
Valve Flow
#" Valve Size

MANZANITA PARK

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

MANZANITA PARK
NORTH CORRIDOR INVESTORS, LLC
MONTEREY ROAD MORGAN HILL, CA

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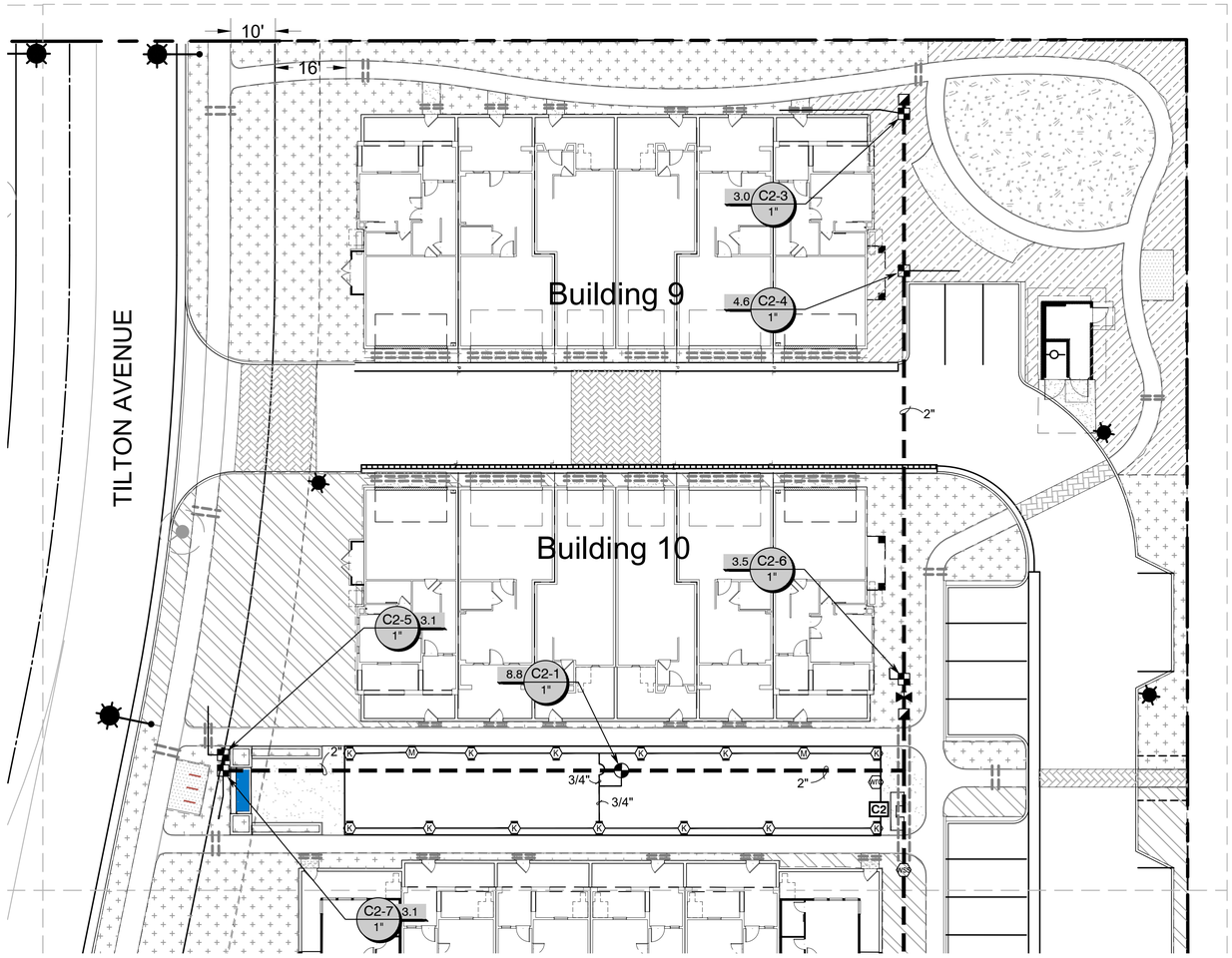
REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

IRRIGATION PLAN BUILDINGS 1-4

JOB NO. 201836
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK JC/MA
DATE 12.14.2020

SHEET **L-3.0**



0 16 32 48 feet

SCALE: 1" = 16'

NORTH

Valve Callout

Valve Number

Valve Flow

Valve Size

IRRIGATION NOTES

1. Contractor shall notify U.S.A. (Underground Service Alert) at 811, prior to start of any excavation or trenching.
2. Contractor shall review all plans and documents pertaining to the project prior to the start of work to coordinate work with other trades. Contractor shall install irrigation system in accordance with all local codes and ordinances.
3. Water service for irrigation will be taken from the new landscape irrigation meter. Verify location of meter in field prior to start of work. Contractor shall tee off the service line and install the mainline, remote control valves, drip valve assemblies, quick coupler valves, and drip tubing as shown.
4. Contractor shall install a manual shutoff valve at location shown for maintenance and repair.
5. Overhead spray valves have been designed to operate at a maximum of 10 gallons per minute at 40 p. s. i.. Drip valves have been designed to operate at a maximum of 5 gallons per minute at 20 p. s. i.. Irrigation contractor shall verify a static pressure of at least 75 p.s.i. at the point of connection prior to the installation of the irrigation system. Should the p.s.i. or the g.p.m. be insufficient to operate either system, contractor shall notify landscape architect and request review of design. Extra stations are available on both of the controllers if needed.
6. Contractor shall install two wall mount controllers to be located at a power source to be provide. Controller 1 is in the garage or each home as shown. Contractor shall verify location of power and coordinate the controller located on the side of the community building. Controller 2 is located on the arbor near building 11.
7. All electrical connections for the controller shall be installed by a licensed electrical contractor. All work shall comply with the most current standards and codes at the time of installation.
8. The Wireless solar sync rain sensors should be mounted as per manufacturer's instructions in an open area. The soil moisture sensors shall be installed as per manufacturer's instructions in a planting area adjacent to the irrigation mainline.
9. Irrigation design is diagrammatic. Mainline, valves, laterals and other irrigation equipment may be shown outside of planting beds for graphic clarity. All irrigation equipment shall be located in adjacent planting beds.
10. Irrigation pipe depths: Mainlines under paving shall have 24" cover over pipes. Lateral lines under paving shall have 18" cover over pipes. Sleeves shall be located as per plan. Mainlines in planting beds shall have 12" of cover over pipes. Laterals in planting beds shall have 12" cover over pipes.
11. Lateral lines (non pressure lines) sizing guidelines shall be as follows: 3/4" O.D. - 0 to 10 GPM; 1" O.D. - 11 to 15 GPM; 1 1/4" O.D. - 16 to 25 GPM; 1 1/2" O.D. 26 to 30 GPM; 2" O.D. 31 to 55 GPM. Refer to Irrigation Legend and plan sheets for further data.
12. Control wires shall be 14 gauge UF direct burial wire. Use red for control wire and white for common wire. Contractor shall run one spare common and one spare control wire to each of the end valves. All low voltage wire connections shall be made only at remote control boxes. All connections shall be made with a 2' coil of wire for service. Connections shall be made with RainBird 'Snap-Tite' connectors or equal.
13. Contractor shall determine the number and location of emitters based on the plant counts and actual plant locations in the field. Contractor shall adjust all drip distribution tubing to effectively irrigate all plant material.
14. Contractor shall provide a minimum of one drip end cap assembly per drip zone for ease of flushing system.
15. All mainline shall be 2" Sch. 40 PVC. All laterals shall be $\frac{3}{4}$" Class 315 PVC unless noted as 1".

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
M L O	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	52	40
K G R	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	45	40
B Y A	Hunter MP3000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	5	40
ADJ. 360	Hunter MP800SR PROS-06-PRS40-CV Turf Rotator, 6.0" pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	6	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
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C2	Hunter HCC-1600-SS 16 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & one ICM-800 Module. Commercial Use. Stainless Steel Cabinet.	1
C1	Hunter HCC-3200-SS 32 Station OutdoorWi-Fi enabled, full-functioning controller with touchscreen & three ICM-800 Module. Commercial Use. Stainless Steel Cabinet.	1
WTO	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	2
WSS	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	2
	Irrigation Lateral Line: PVC Class 315	2,740 l.f.
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	Pipe Sleeve: CPVC Schedule 80	2,020 l.f.

MANZANITA PARK

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

MANZANITA PARK
NORTH CORRIDOR INVESTORS, LLC
MONTEREY ROAD MORGAN HILL, CA

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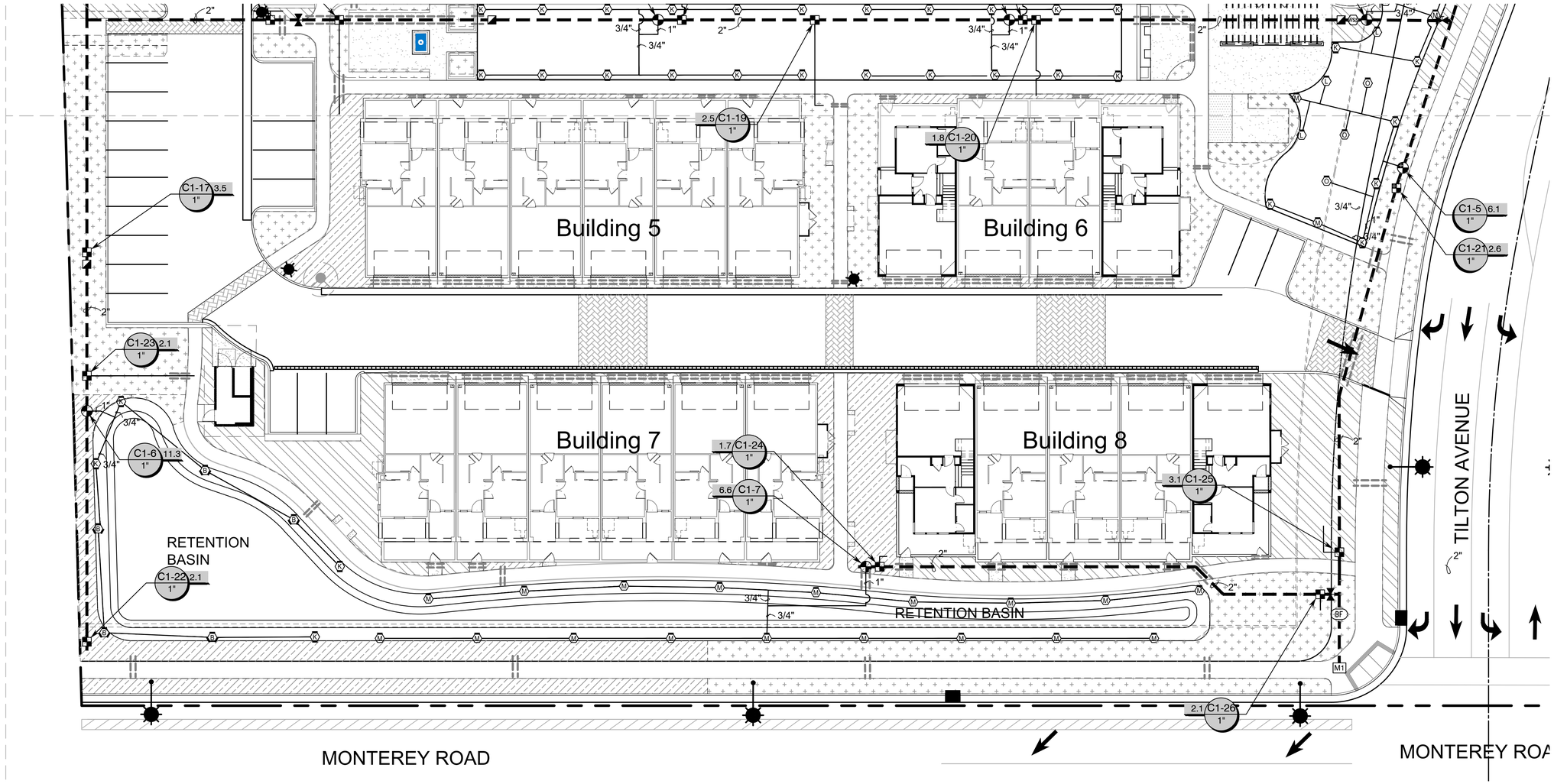
REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

IRRIGATION PLAN
BUILDINGS 9 & 10

JOB NO. 201836
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK JC/MA
DATE 12.14.2020

SHEET **L-3.1**



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	HIT (Rain-Pro) BVS PVC Ball Valve, Slip Socket Connection, 1/2" (1,27cm) - 4" (10,16cm), same size as pipe.	5
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WSS	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	2
	Irrigation Lateral Line: PVC Class 315	2,740 l.f.
	Irrigation Mainline: PVC Schedule 40	2,660 l.f.
	Pipe Sleeve: CPVC Schedule 80	2,020 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

MANZANITA PARK

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

MANZANITA PARK
NORTH CORRIDOR INVESTORS, LLC
MONTEREY ROAD MORGAN HILL, CA

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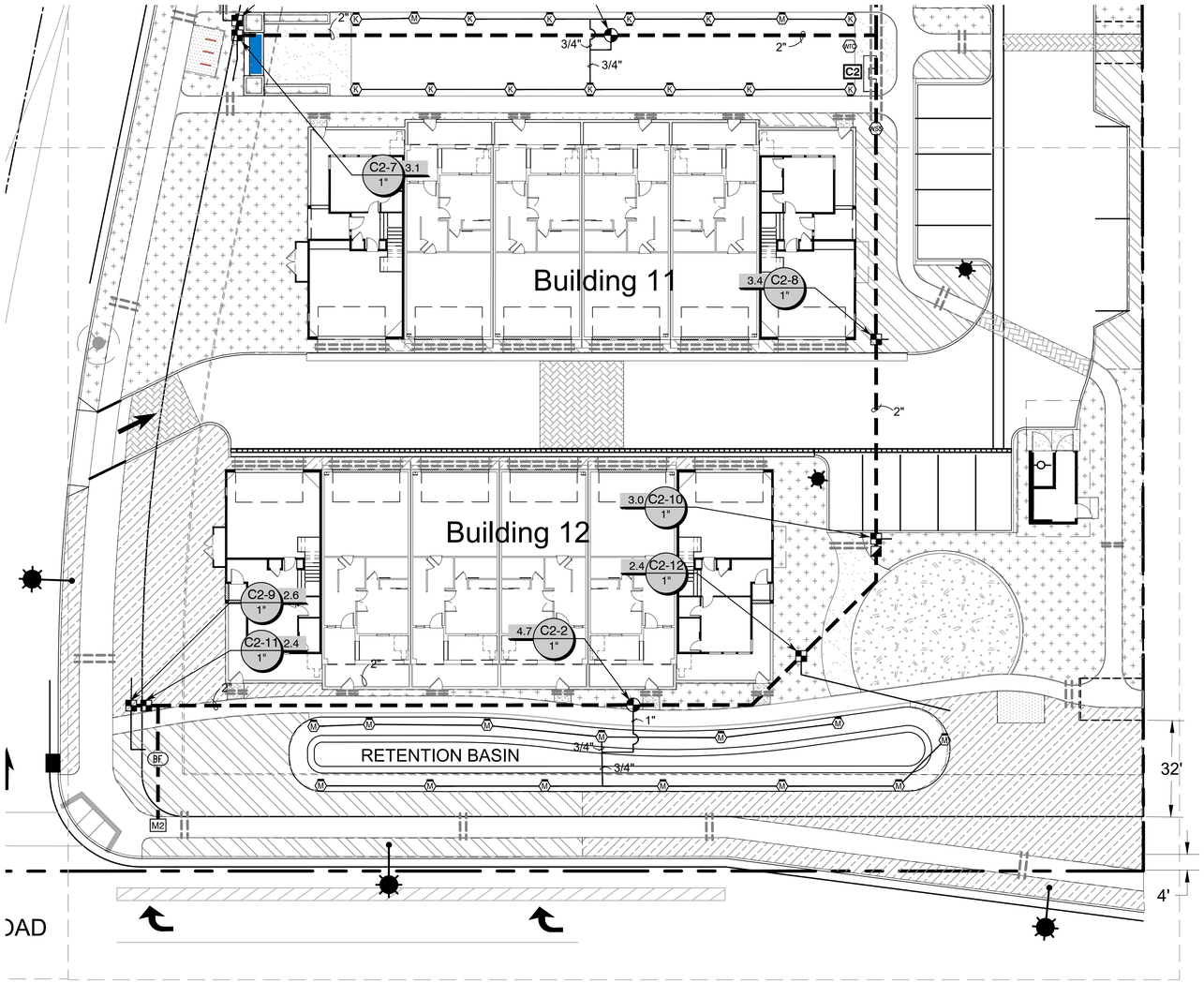
REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

IRRIGATION PLAN BUILDINGS 5 - 8

JOB NO. 201836
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK JC/MA
DATE 12.14.2020

SHEET **L-3.2**



0 16 32 48 feet

SCALE: 1" = 16'

NORTH

Valve Callout

Valve Number

Valve Flow

Valve Size

IRRIGATION SCHEDULE

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REVISIONS

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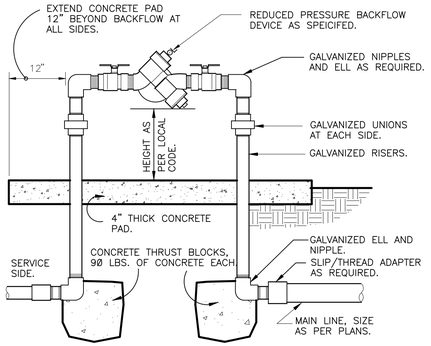
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

IRRIGATION PLAN BUILDINGS 11 & 12

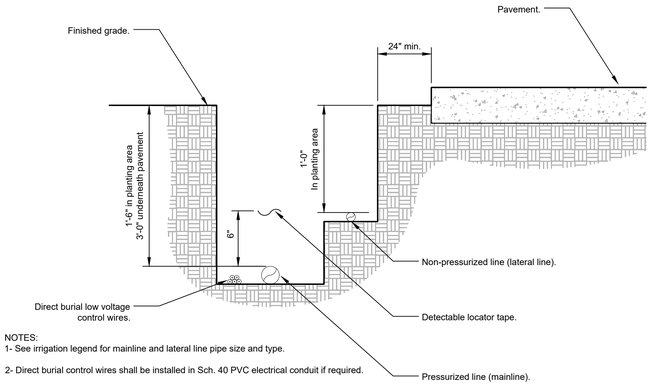
JOB NO. 201836
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK JC/MA
DATE 12.14.2020

SHEET **L-3.3**



1 REDUCED PRESSURE BACKFLOW

1 1/2" = 1'-0" FX-IR-FX-BACK-04



NOTES:
1- See irrigation legend for mainline and lateral line pipe size and type.

2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required.

3- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.

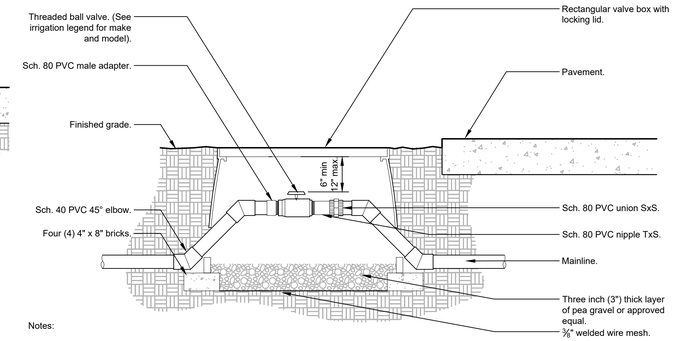
4- Detectable locator tape shall be located six inches (6") above the entire mainline run.

2 IRRIGATION TRENCHING

1 1/2" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

FX-IR-FX-AUXEQ-08



Notes:

1- Locate valve boxes in planting areas.

2- Wrap valve box with a minimum of 3 mil thick plastic and secure it using duct tape or electrical tape.

3- All threaded connection to be made using teflon tape.

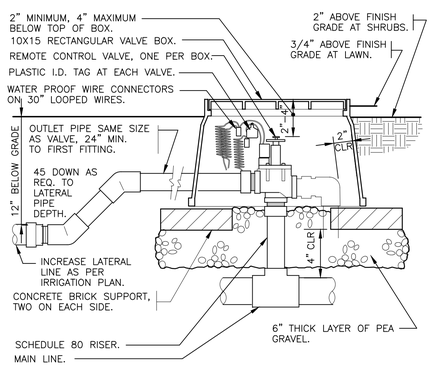
4- All changes in elevation shall be made using Sch. 40 PVC 45° elbows.

3 BALL VALVE - 3" AND SMALLER

1 1/2" = 1'-0"

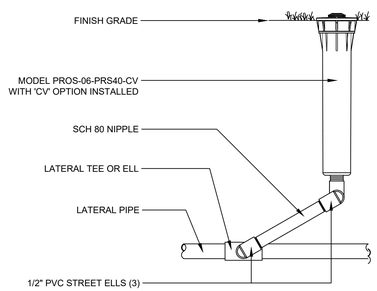
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

FX-IR-FX-SHUT-01



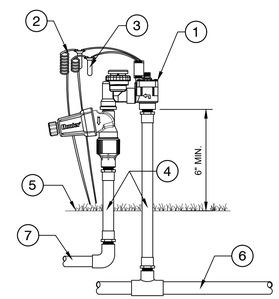
4 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0" FX-IR-FX-RCV-04



5 PROS-06-PRS40-CV MP ROTATOR SPRINKLER (1)

3" = 1'-0" FX-IR-HUNT-SPRA-77

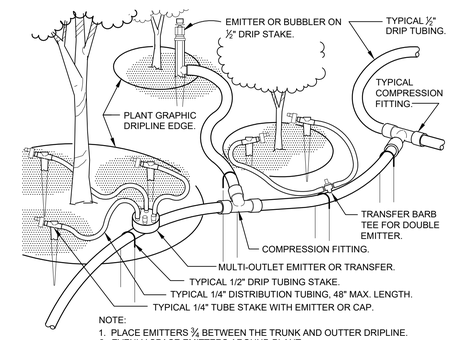


1. DRIP ZONE KIT: MODEL ACZ-075-3 FILTER/REGULATOR, 25 OR 40 PSI
2. 18-24" COILED WIRE
3. WATERPROOF CONNECTORS (2)
4. COPPER PIPE & FITTINGS
5. FINISH GRADE
6. MAIN LINE PIPE & FITTINGS
7. LATERAL PIPE & FITTINGS

NOTE
ANTI-SIPHON VALVES SHOULD BE INSTALLED 6-12" ABOVE THE HIGHEST SPRINKLER HEAD WITHIN THE ZONE, OR, ACCORDING TO LOCAL CODE.

6 ACZ-075-3 DRIP ZONE KIT

1 1/2" = 1'-0" FX-IR-HUNT-DRIP-03

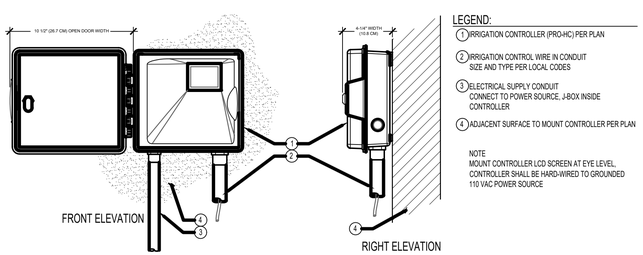


NOTE:
1. PLACE EMITTERS ¾ BETWEEN THE TRUNK AND OUTTER DRIPLINE.
2. EVENLY SPACE EMITTERS AROUND PLANT.
3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

USE BUBBLERS FOR TREES AS NOTED IN LEGEND; USE TUBING FOR ALL SHRUBS

7 TYPICAL DRIP TUBING

1 1/2" = 1'-0" FX-IR-FX-DRIP-01

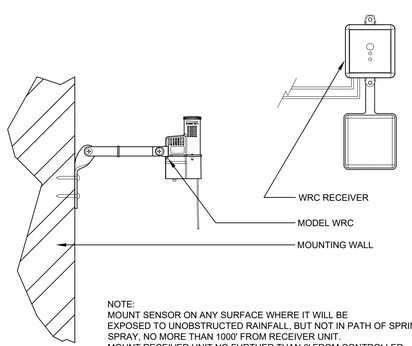


LEGEND:
1. IRRIGATION CONTROLLER (PRO-HC) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE. J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL.
CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

8 IRRIGATION CONTROLLER (PRO-HC)

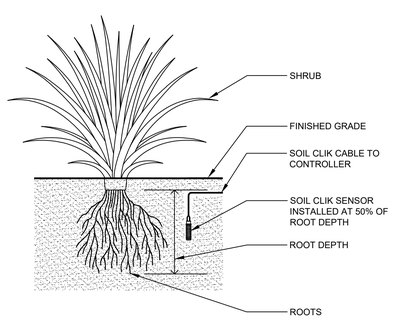
Hunter® NOT TO SCALE



NOTE:
MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY, NO MORE THAN 1000' FROM RECEIVER UNIT.
MOUNT RECEIVER UNIT NO FURTHER THAN 6' FROM CONTROLLER.

9 WIRELESS RAIN-CLIK

3" = 1'-0" FX-IR-HUNT-SENS-17



10 SOIL CLIK SENSOR INSTALLED IN SHRUB AREA

NOT TO SCALE FX-IR-HUNT-SENS-09

MANZANITA PARK

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

MANZANITA PARK
NORTH CORRIDOR INVESTORS, LLC
MONTEREY ROAD MORGAN HILL, CA

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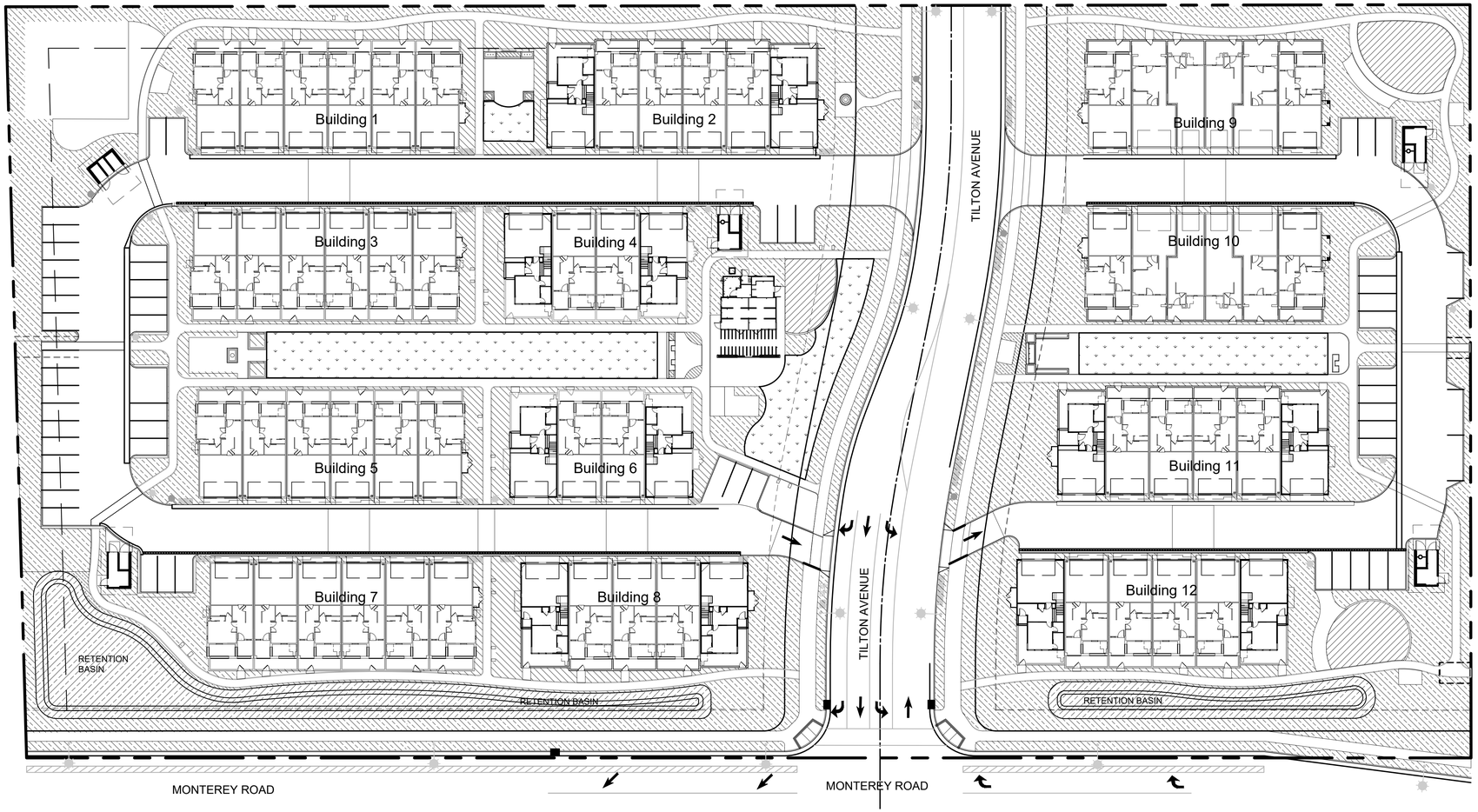
REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

IRRIGATION DETAILS

JOB NO.	201836	
SCALE	AS NOTED	
DRAWN	MA	**SHEET**
CHECK	JC/MA	
DATE	12.14.2020	**L-3.4**



0 30 60 90 feet

SCALE: 1" = 30'

NORTH

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name	**Morgan Hill**	**Name of City**
ETo of City from Appendix A	**49.50 ETo (inches/year)**	
	19600 Overhead Landscape Area (ft2)	
	62952 Drip Landscape Area (ft2)	
	0 SLA (ft2)	
Total Landscape Area	**82,552.00**	

Results:

(ETo) x (0.62) x [(0.55 xLA) + (1.0 - 0.55) X SLA)]	1,393,436.48 Gallons
	186,275.98 Cubic Feet
	1,862.76 HCF
	4.28 Acre-feet
	1.39 Millions of Gallons

MAWA calculation incorporating Effective Precipitation (Optional)
Precipitation (Optional)

ETo of City from Appendix A	49.50 ETo (inches/year)
Total Landscape Area	82,552.00 LA (ft2)
Special Landscape Area	0.00 SLA (ft2)
	Total annual precipitiation (inches/year)
Enter Effective Precipitation	0.00 Eppt (in/yr)(25% of total annual precipitation)

Results:

MAWA = [(ETo - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]	- Gallons
	- Cubic Feet
	- HCF
	- Acre-feet
	- Millions of Gallons

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	**Plant Factor**
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	**Select System From the Dropdown List click on cell below**	**Plant Water Use Type (s) (low, medium, high)**	**Plant Factor (PF)**	**Hydrozone Area (HA) (ft2) Without SLA**	**Irrigation Efficiency (IE)**	**(PF x HA (ft2))/IE**
Zone 1	Overhead Spray High		0.70	10,149	0.75	**9,472**
Zone 2	Drip	Low	0.30	50,829	0.81	**18,826**
Zone 3	Drip	Medium	0.40	8,992	0.81	**4,440**
Zone 4			0.00	3,131		
Zone 5	Overhead Spray High		0.91	9,451	0.75	**11,467**
Zone 6						
						44,206
		SLA		0		**0**
		Sum		82,552		

Results

MAWA = 1,393,436

ETWU=	1,356,672	Gallons
	181,361	Cubic Feet
	1,814	HCF
	4	Acre-feet
	1	Millions of Gallons

ETWU complies with MAWA

HYDROZONE MAP

SYMBOL	DESCRIPTION	QTY
	BIO RETENTION AREA OVERHEAD SPRAY	10,149 s.f.
	DRIP LOW WATER USE	50,829 s.f.
	DRIP MODERATE WATER USE	8,992 s.f.
	NON IRRIGATED BARK CHIP PLAY AREA	3,131 s.f.
	TURF GRASS OVERHEAD SPRAY	9,451 s.f.
	TOTAL LANDSCAPE AREA	82,552 s.f.

MANZANITA PARK

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

MANZANITA PARK
NORTH CORRIDOR INVESTORS, LLC
MONTEREY ROAD MORGAN HILL, CA

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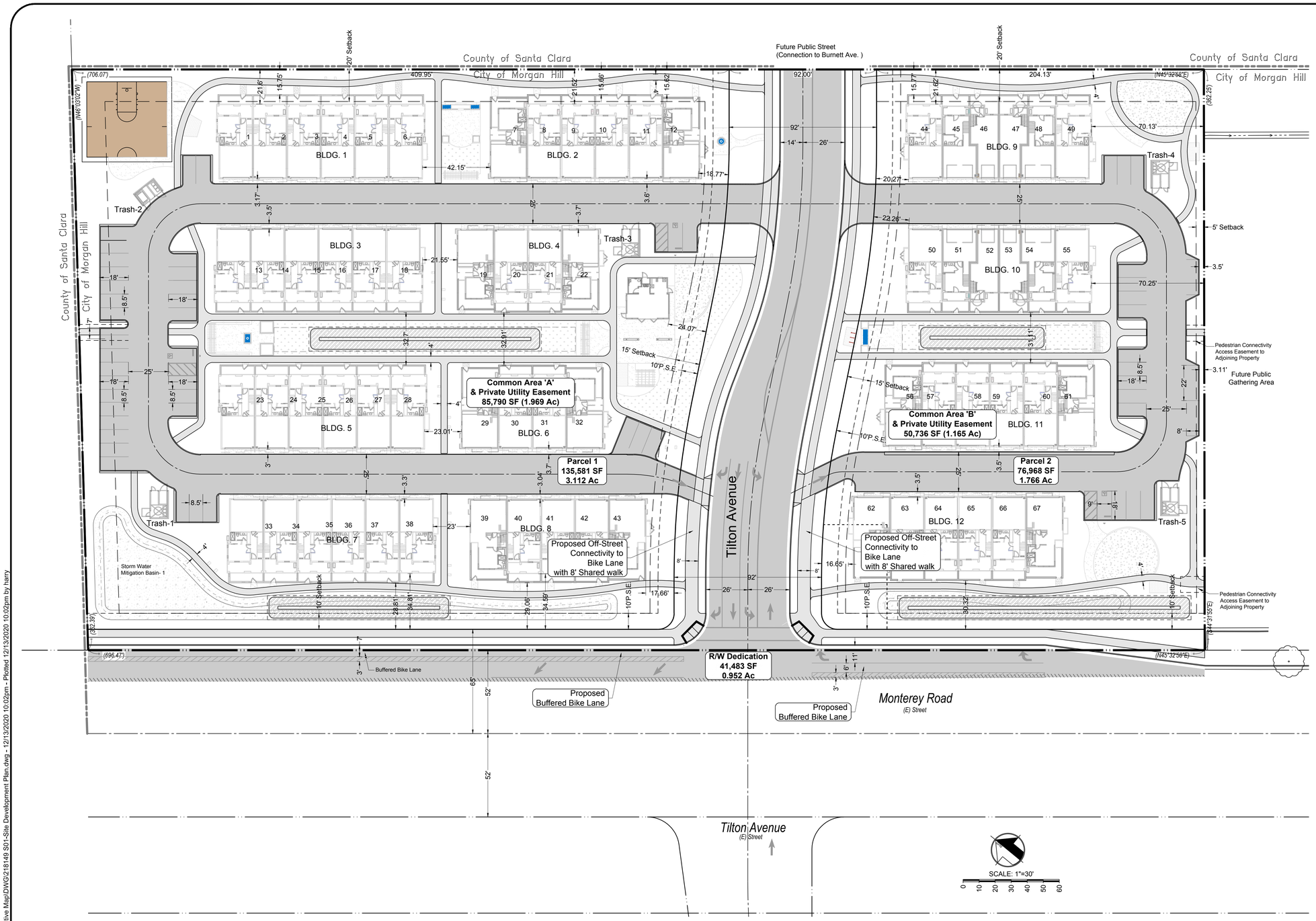
REVISIONS

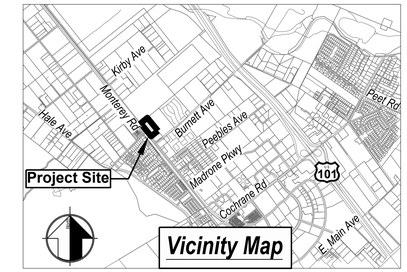
LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

HYDROZONE MAP
WATER USE CALCULATIONS

JOB NO. 201836
SCALE 1" = 30' - 0"
DRAWN MA
CHECK JC/MA
DATE 12.14.2020

SHEET
L-3.5





building coverage calcs:

TOTAL PROJECT AREA	5.8318 ACRES
PUBLIC RIGHT-OF WAY AREA	0.9523 ACRES
PROJECT NET AREA:	4.8795 ACRES
PRIVATE STREET COVERAGE:	1.0000 ACRES
BUILDING COVERAGE:	1.7000 ACRES
WALKWAY COVERAGE	1.4100 ACRES
BUILDING COVERAGE:	0.3200 ACRES
%BUILDING COVERAGE:	34.84%

density calcs:

TOTAL PROJECT AREA:	5.8318 ACRES
SITE NET AREA	4.8795 ACRES
NO. UNITS ALLOWED:	67 UNITS
NO. UNITS PROPOSED:	67 UNITS
OPEN SPACE AREA:	2.6160 ACRES

notes:

ASSESSOR'S PARCEL NO:	725-01-018
PRESENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	PUD-559
PROPOSED ZONING:	MU-F
SANITARY SEWER:	CITY OF MORGAN HILL
GAS and ELECTRIC:	PG&E
WATER:	CITY OF MORGAN HILL
TELEPHONE:	VERIZON
EXISTING IMPROVEMENTS:	AS SHOWN
GENERAL PLAN:	MIXED USE FLEX (7-24 DU/AC)

building setbacks

(REFER ALSO TO PD PLAN)

FRONT	15' MINIMUM
SIDE	5' MINIMUM
REAR	20' MINIMUM

Parcel 1 Parking Summary			Required (Tables 18.72-2 & 18.72-3)			Provided	
Plan	Unit Count	Bedroom Count	Resident Parking / Unit	Resident Parking	Guest Parking	Garage Parking	Surface Parking
A	0	2	2	0.0	0.0	0	
B	0	3 + Den	2.5	0.0	0.0	0	
C	27	3 + Den	2.5	67.5	9.0	54	
CX	8	3 + Den	2.5	20.0	2.7	16	
D	6	4	2.5	15.0	2.0	12	
DX	2	4	2.5	5.0	0.7	4	
Sub-Total	**43**			**107.5**	**14.3**	**86**	**36**
Total				**121.8**		**122**	

Parcel 2 Parking Summary			Required (Tables 18.72-2 & 18.72-3)			Provided	
Plan	Unit Count	Bedroom Count	Resident Parking / Unit	Resident Parking	Guest Parking	Garage Parking	Surface Parking
A	4	2	2	8.0	1.3	8	
B	4	3 + Den	2.5	10.0	1.3	8	
C	8	3 + Den	2.5	20.0	2.7	16	
CX	4	3 + Den	2.5	10.0	1.3	8	
D	2	4	2.5	5.0	0.7	4	
DX	2	4	2.5	5.0	0.7	4	
Sub-Total	**24**			**58.0**	**8.0**	**48**	**19**
Total				**66.0**		**67**	

manzanita park

site development plan

MANZANITA PARK

applicant:

NORTH CORRIDOR INVESTORS, LLC
385 WOODVIEW AVENUE
MORGAN HILL, CA 95037
(408) 779-5900

engineer:

MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

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

DATE: 12/20 DRAWN:RS CHECKED: HS

Sheet **1** of **06**

218149

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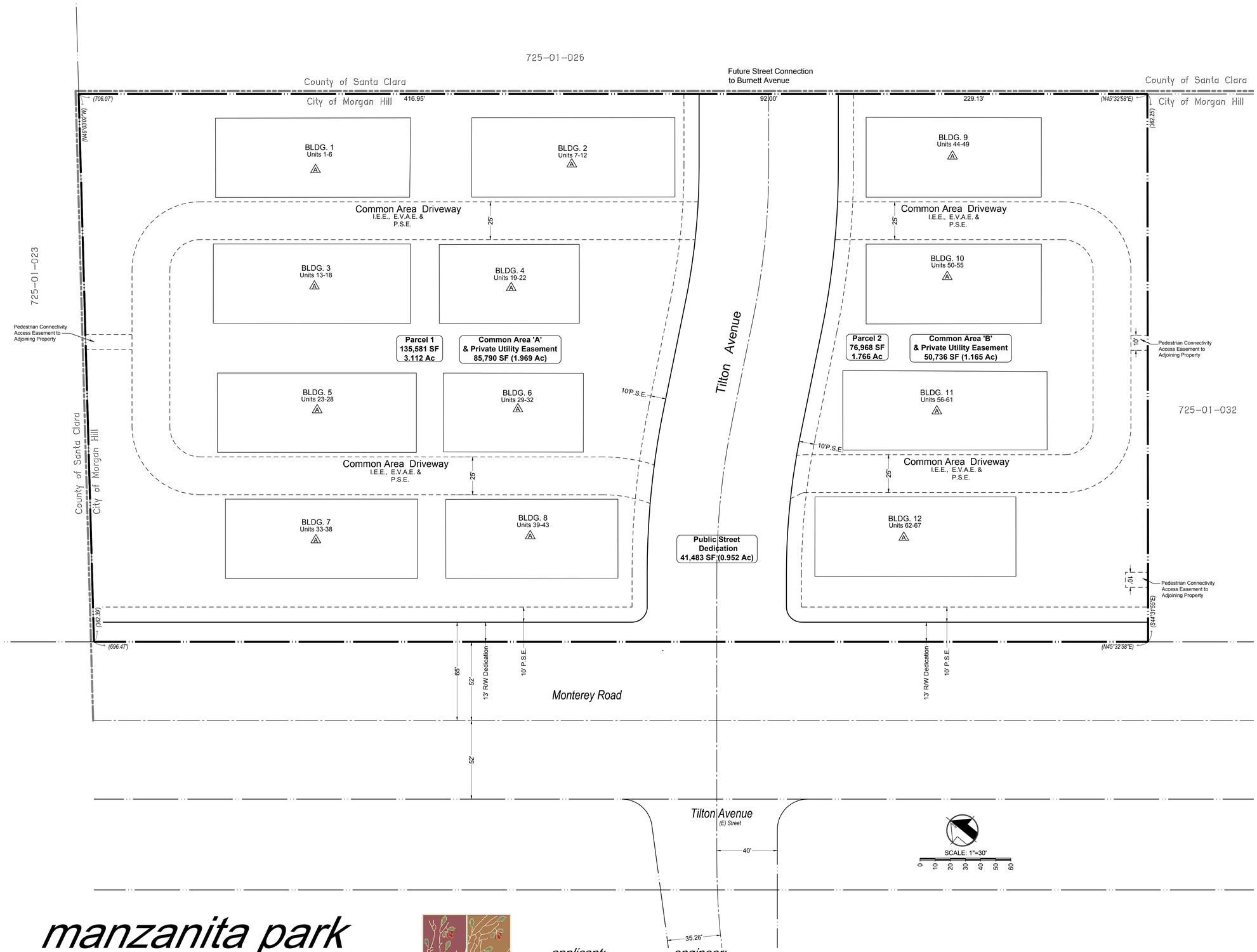

NOTES:

ASSESSOR'S PARCEL NO:	725-01-018
PRESENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	PUD-559
PROPOSED ZONING:	MU-F
SANITARY SEWER:	CITY OF MORGAN HILL
GAS and ELECTRIC:	PG&E
WATER:	CITY OF MORGAN HILL
TELEPHONE:	VERIZON
EXISTING IMPROVEMENTS:	AS SHOWN
GENERAL PLAN:	MIXED USE FLEX (7-24 DU/AC)

LEGEND

E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
I.E.E.	INGRESS AND EGRESS EASEMENT
Pr.U.E.	PRIVATE UTILITY EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT

Building containing multiple condominium units with individual ownership shall be an exception to the Common Area & Private Utility Easement.

manzanita park

tentative map

MANZANITA PARK

applicant:

NORTH CORRIDOR INVESTORS, LLC
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engineer:

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Sheet **2** of **06**

218149

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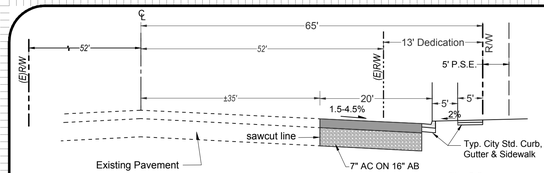
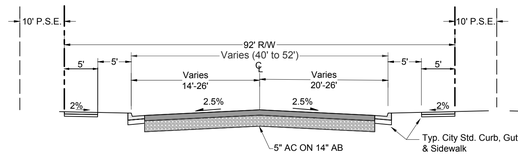
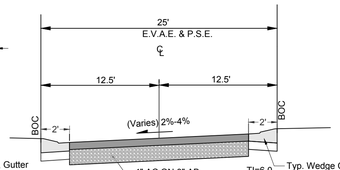


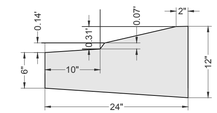
Typical Street Section-Monterey Road Widening
Looking North Not to Scale



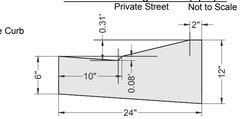
Tilton Avenue Street Section
Not to Scale



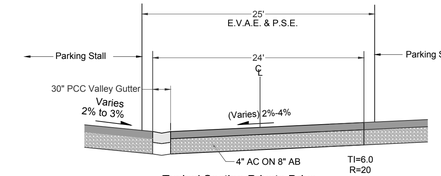
Typical Section-Private Drive
Fronting Buildings Not to Scale



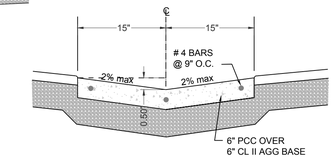
Modified Wedge Curb (spill)
Private Street Not to Scale



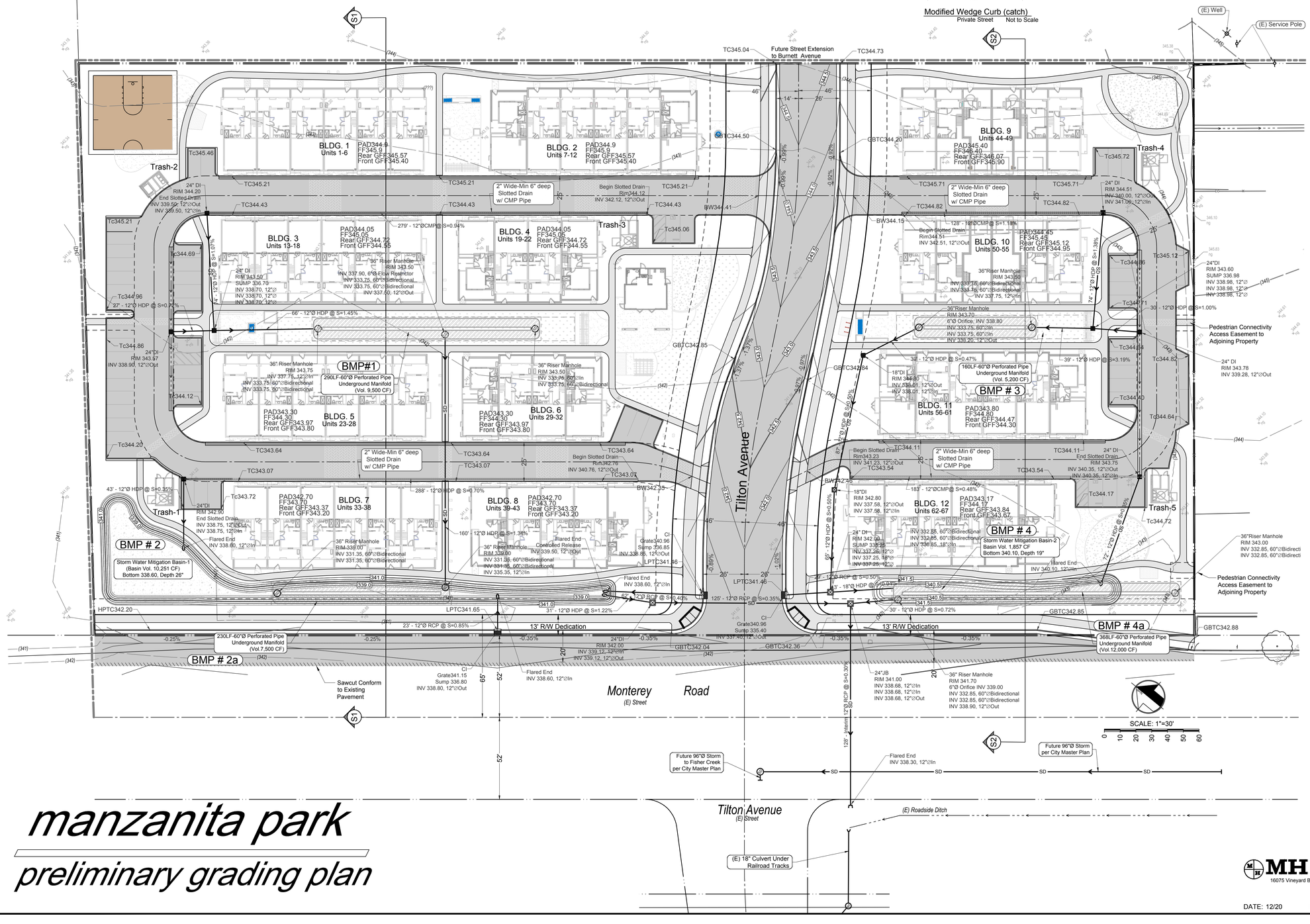
Modified Wedge Curb (catch)
Private Street Not to Scale



Typical Section-Private Drive
through Parking Areas Not to Scale



Detail-Typical PCC Valley Gutter
Not to Scale



grading quantities:

Max. Cut height 3.0'
Max. Fill height 2.2'

Description	Cut	Fill
Strippings Loss (2" depth) (5.83 ac)	Typically Absorbed Onsite	
Streets & Site Grading incl. basin excavation (w/ 10% compaction)	1,800	6,219
Underground Storage pipe manifold excavation spoils	4,366	
Trench spoils (wet & dry)	3,000	
Hardscape & fine grading	800	
Net volume	9,966	6,219
Excess Material Haul-off	3,747	

FEMA FLOOD NOTE :
Property is located in Flood Zone X with 0.2% Annual Chance Flood Hazard, 1% Annual Chancd Flood with average depth less than one foot. Therefore, all building pads are elevated at or above flood elevations at a minimum of one foot or higher above natural ground.

Bench Mark
Valley Water BM086 (NAVD88) Elev. 357.72
Bench mark brass disk (N1884624 E6220375) is located in the area of Kirby Avenue and Nicholas Avenue

applicant:

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MORGAN HILL, CA 95037
(408) 779-5900

MANZANITA PARK

manzanita park

preliminary grading plan

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

DATE: 12/20 DRAWN:RS CHECKED: HS

Sheet **3** of **06**
218149

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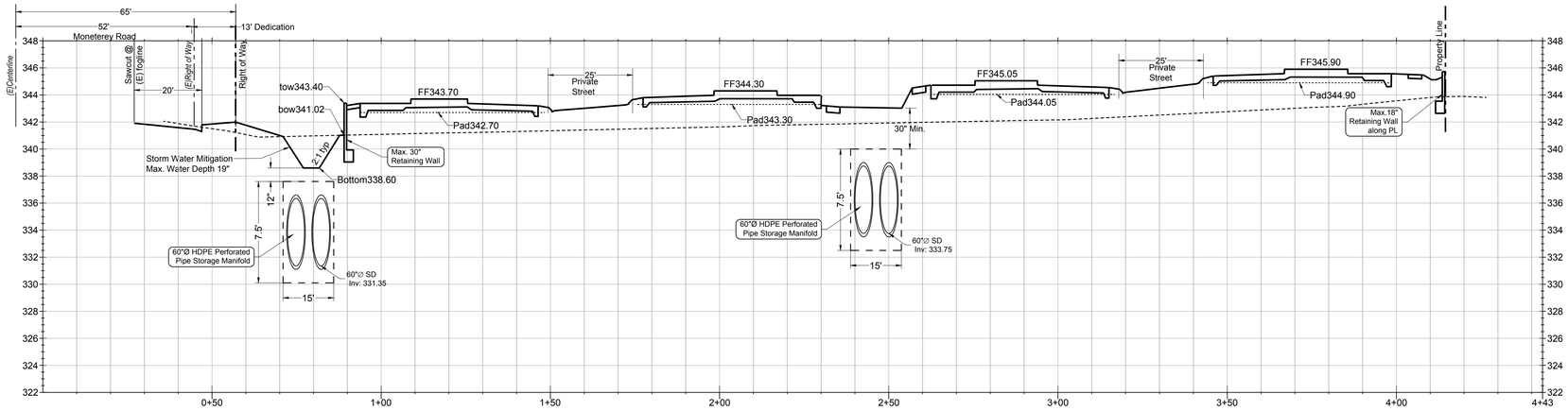
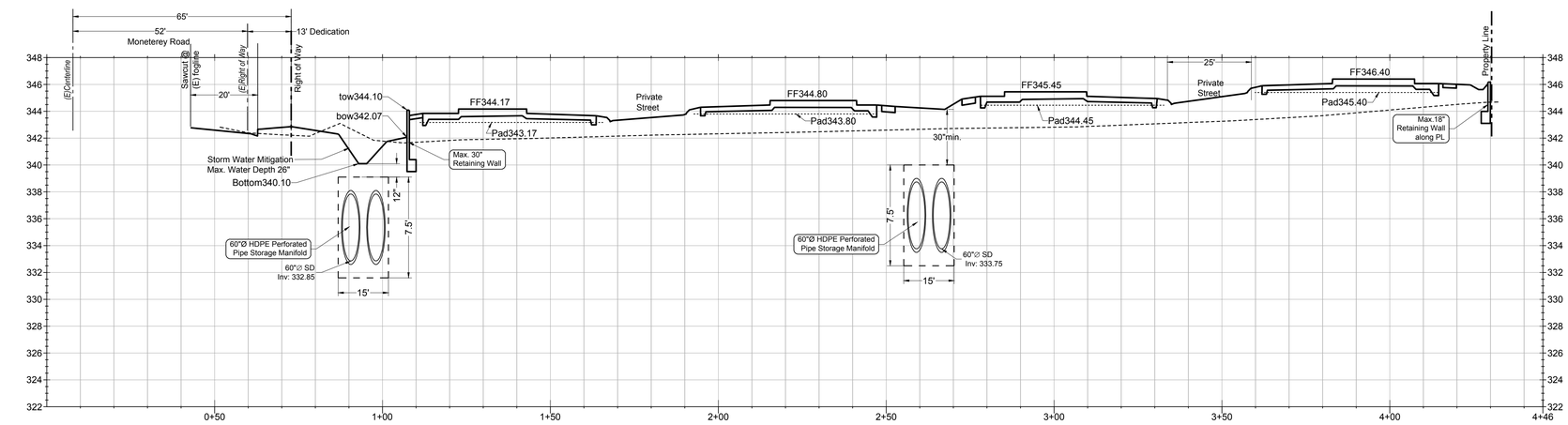


PROFILE: Grading Section S1
SCALE H: 1"=20' SCALE V: 1"=5'



PROFILE: Grading Section S2
SCALE H: 1"=20' SCALE V: 1"=5'

manzanita park

preliminary grading sections

MANZANITA PARK

applicant:

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385 WOODVIEW AVENUE
MORGAN HILL, CA 95037
(408) 779-5900

engineer:

MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

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

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Sheet **4** of **06**
218149

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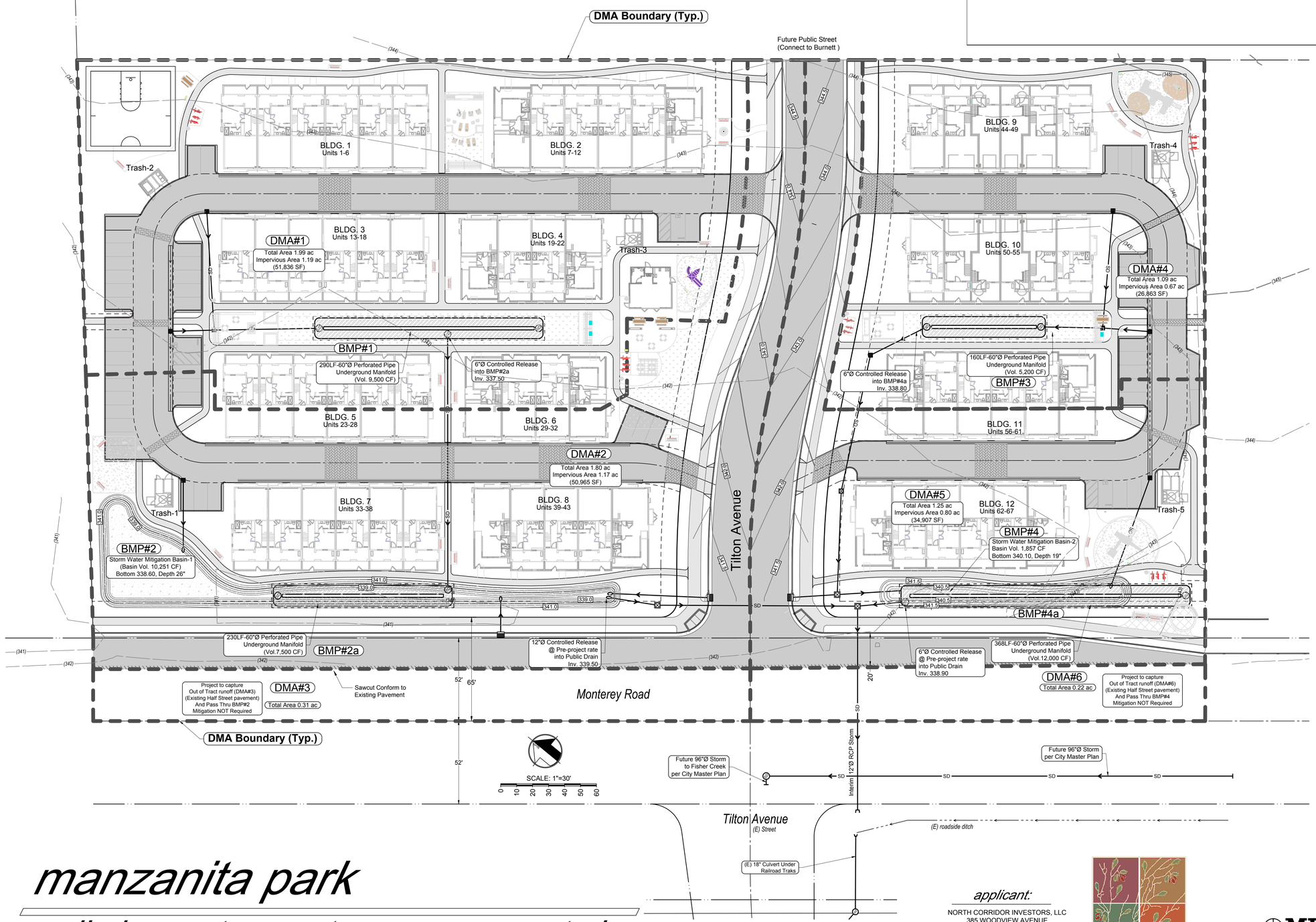
C.3 LID Calculations for Region 2 (SF Bay)
Manzanita Park

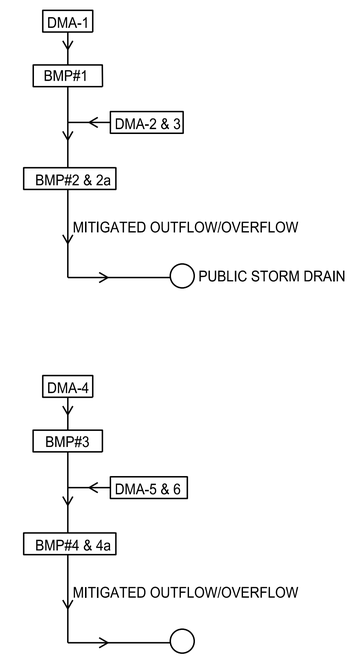
DMA	STEP 1 total Area (AC)	STEP 2a Imper. (AC)	STEP 2b Imper. Ratio (i)	STEP 3 C_w	STEP 5 Map (page (in)	P_6	STEP 6 P_6 site	STEP 7 a	STEP 8 P_0	STEP 9 Volume (ac-ft)	LID Vol. Req. ft^3	BMP ID	BMP Vol Proposed ft^3	BMP Loading Depth (in)	Native Soil Infiltration Avg Rate	BMP Infiltration Duration (hrs)
1	1.99	1.19	0.598	0.407	19.5	0.760	0.818	1.963	0.655	0.109	4,728	#1	9,500	40	10.50	3.81
2	1.80	1.17	0.650	0.449	19.5	0.760	0.818	1.963	0.722	0.108	4,715	#2	10,251	N/A		
3	0.31	Monterey Road Existing Offsite Pavement-Mitigation NOT Proposed										#2a	7,500	56	10.75	5.21
4	1.09	0.67	0.615	0.420	19.5	0.760	0.818	1.963	0.675	0.061	2,672	#3	5,200	50	10.75	4.65
5	1.25	0.80	0.640	0.441	19.5	0.760	0.818	1.963	0.708	0.074	3,213	#4	1,857	N/A		
6	0.22	Monterey Road Existing Offsite Pavement-Mitigation NOT Proposed										#4a	12,000	32	11.00	2.91
										Total	15,329	Total	46,308			

Table above is created to follow URQM Approach volume sizing method steps shown below (Section II.A.)

BMP Description

#1(60"Ø pipe manifold)
#2 (above ground basin)
#2a (60"Ø pipe manifold)
#3(60"Ø pipe manifold)
#4 (above ground basin)
#4a(60"Ø pipe manifold)





manzanita park

preliminary stormwater management plan

applicant:

NORTH CORRIDOR INVESTORS, LLC
385 WOODVIEW AVENUE
MORGAN HILL, CA 95037
(408) 779-5900

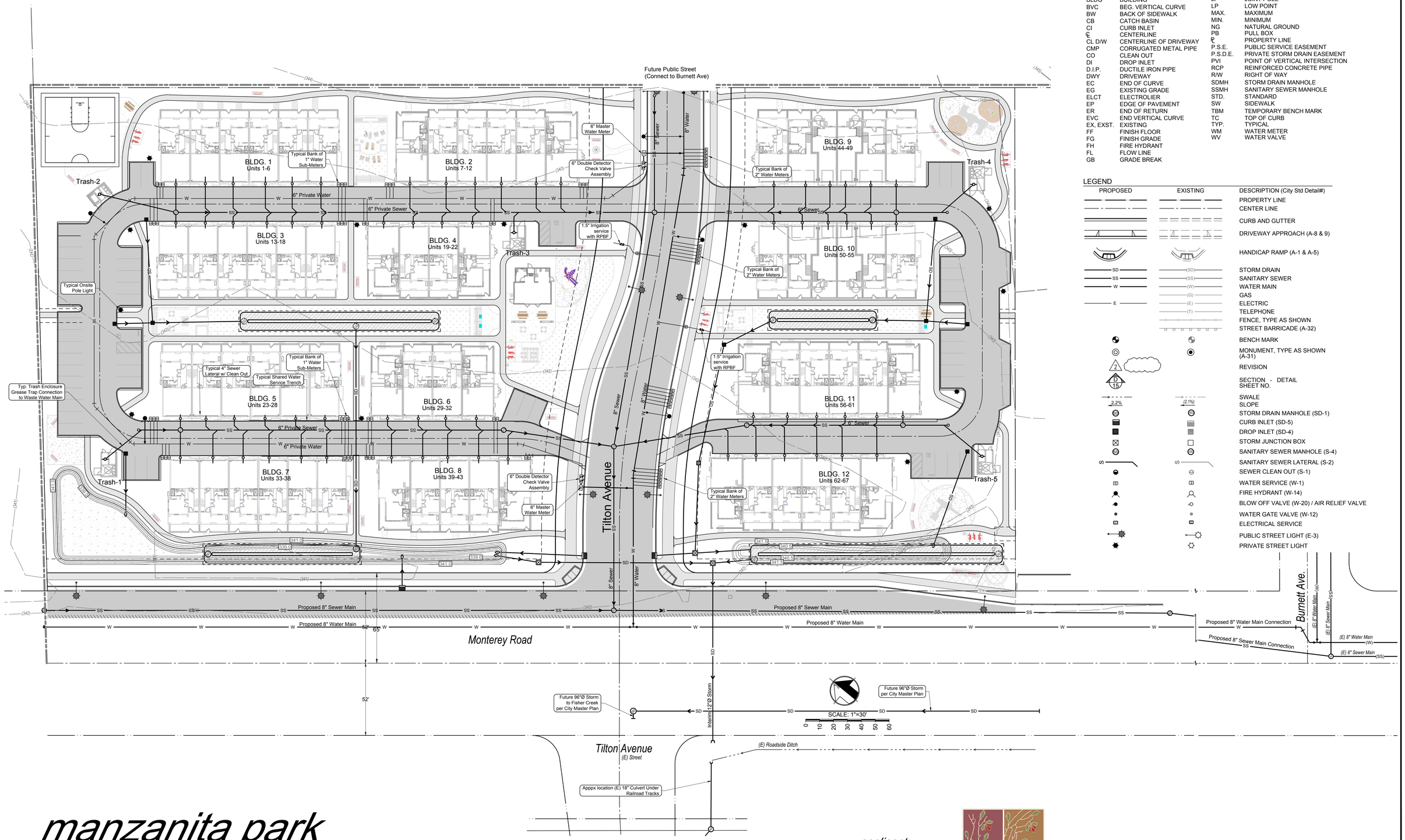
MANZANITA PARK

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

DATE: 12/20 DRAWN:RS CHECKED: HS

Sheet **5** of **06**
218149

C:\Users\harry\AppData\Local\Temp\AcPublish_11292\218149 S05-Prelim Stormwater Management Plan.dwg - 12/13/2020 6:19pm - Plotted 12/13/2020 6:23pm by harry



ABBREVIATIONS:

AC	ASPHALT CONCRETE	GV	GATE VALVE
BC	BEGINNING OF CURVE	HP	HIGH POINT
BFE	BASE FLOOD ELEVATION	INV.	INVERT
BLDG	BUILDING	JP	JOINT POLE
BVC	BEG. VERTICAL CURVE	LP	LOW POINT
BW	BACK OF SIDEWALK	MAX.	MAXIMUM
CB	CATCH BASIN	MIN.	MINIMUM
CI	CURB INLET	NG	NATURAL GROUND
℄	CENTERLINE	PB	PULL BOX
CL D/W	CENTERLINE OF DRIVEWAY	⅊	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	P.S.E.	PUBLIC SERVICE EASEMENT
CO	CLEAN OUT	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
DI	DROP INLET	PVI	POINT OF VERTICAL INTERSECTION
D.I.P.	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	R/W	RIGHT OF WAY
EC	END OF CURVE	SDMH	STORM DRAIN MANHOLE
EG	EXISTING GRADE	SSMH	SANITARY SEWER MANHOLE
ELCT	ELECTROLIER	STD.	STANDARD
EP	EDGE OF PAVEMENT	SW	SIDEWALK
ER	END OF RETURN	TBM	TEMPORARY BENCH MARK
EVC	END VERTICAL CURVE	TC	TOP OF CURB
EX, EXST.	EXISTING	TYP.	TYPICAL
FF	FINISH FLOOR	WM	WATER METER
FG	FINISH GRADE	WV	WATER VALVE
FH	FIRE HYDRANT		
FL	FLOW LINE		
GB	GRADE BREAK		

LEGEND

PROPOSED	EXISTING	DESCRIPTION (City Std Detail#)
		PROPERTY LINE
		CENTER LINE
		CURB AND GUTTER
		DRIVEWAY APPROACH (A-8 & 9)
		HANDICAP RAMP (A-1 & A-5)
SD	(SD)	STORM DRAIN
SS	(SS)	SANITARY SEWER
W	(W)	WATER MAIN
	(G)	GAS
E	(E)	ELECTRIC
	(T)	TELEPHONE
		FENCE, TYPE AS SHOWN
		STREET BARRICADE (A-32)
		BENCH MARK
		MONUMENT, TYPE AS SHOWN (A-31)
2		REVISION
D 15		SECTION - DETAIL SHEET NO.
2.2%	(2.1%)	SWALE SLOPE
		STORM DRAIN MANHOLE (SD-1)
		CURB INLET (SD-5)
		DROP INLET (SD-4)
		STORM JUNCTION BOX
		SANITARY SEWER MANHOLE (S-4)
S	S	SANITARY SEWER LATERAL (S-2)
		SEWER CLEAN OUT (S-1)
		WATER SERVICE (W-1)
		FIRE HYDRANT (W-14)
		BLOW OFF VALVE (W-20) / AIR RELIEF VALVE
		WATER GATE VALVE (W-12)
		ELECTRICAL SERVICE
		PUBLIC STREET LIGHT (E-3)
		PRIVATE STREET LIGHT

manzanita park

preliminary utility plan

applicant:

NORTH CORRIDOR INVESTORS, LLC
385 WOODVIEW AVENUE
MORGAN HILL, CA 95037
(408) 779-5900

MANZANITA PARK

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

DATE: 12/20 DRAWN:RS CHECKED: HS

Sheet **6** of **06**
218149

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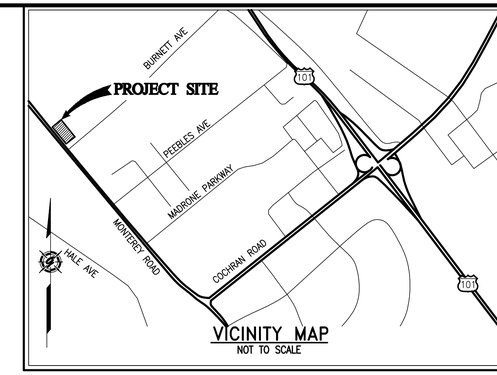
NORTH CORRIDOR INVESTORS, LLC.
MANZANITA PARK
TILTON AVENUE
MORGAN HILL, CALIFORNIA
(JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)



VICINITY MAP
NOT TO SCALE

INDEX MAP

30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

NOTE

PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:

PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE
DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT TITLE SHEET

NORTH CORRIDOR INVESTORS, LLC
MANZANITA PARK
TILTON AVENUE

MORGAN HILL CALIFORNIA

PROJECT MANAGER: B. FULLINGTON
DRAWN BY: M. MATULIS
CHECKED BY: D. CROWFOOT, P.E.
SCALE: 1"=40'
JOB NUMBER: 20-133
DATE LAST MODIFIED: 12-18-20
SHEET INT1 OF 2 SHEETS

PROJECT TEAM CONTACTS

COMPANY:	CONTACT:	PHONE:
DIVIDEND HOMES	MJ FRANKLE	408-762-7123
MH ENGINEERING	HARRY SINGLA	408-779-7381
PG&E		
FRONTIER	GREG WHITING	408-354-6372
CHARTER	DAVID RODRIGUEZ	408-846-3764
MICHAEL ARNONE + ASSOCIATES	MICHAEL ARNONE	831-462-4988
GIACALONE DESIGN SERVICES, INC.	BRETT FULLINGTON	925-467-1740

PG&E PM NO.

ELECTRIC:
RULE 15:
RULE 16:
RULE 20:
RELOC:

GAS:
RULE 15:
RELOC:

LATEST FILES RECEIVED

DESCRIPTION:	BY:	DATE:	STATUS:
GAS DESIGN			
ELECTRIC DESIGN			
TELEPHONE LAYOUT			
CATV LAYOUT			
STREET LIGHT PLANS - PUBLIC			
STREET LIGHT PLANS - PRIVATE			
IMPROVEMENT PLANS (ELECTRONIC FILE)	MH	06-20-20	

A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal

PROJECT DESCRIPTION & SCOPE

- PROVIDE SERVICE TO 67 UNITS
-
-
-
-
-

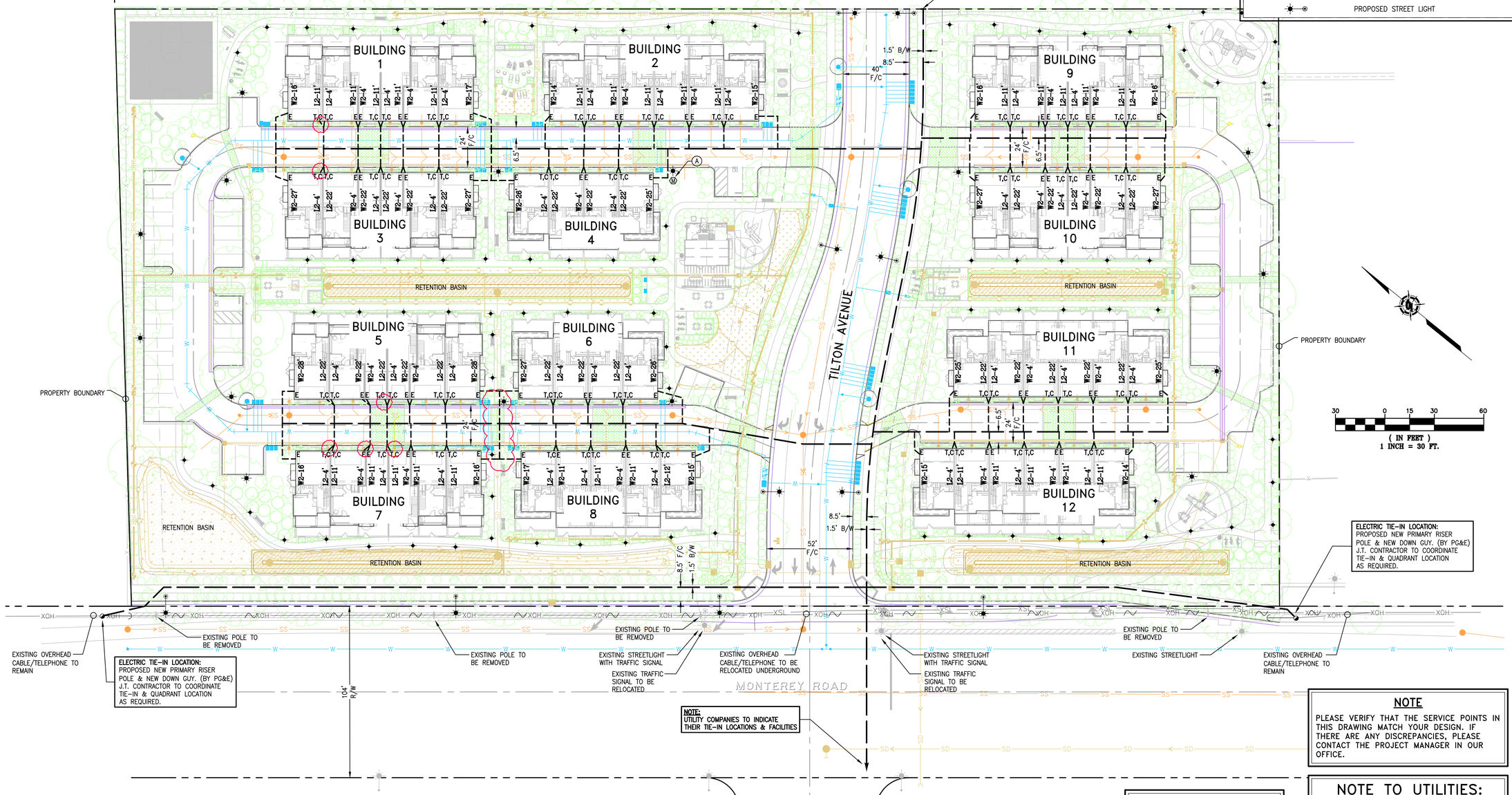
SHEET INDEX

SHEET	DESCRIPTION
INT1	JOINT TRENCH INTENT TITLE SHEET
INT2	JOINT TRENCH INTENT

LEGEND

- EXISTING TRENCH OR UTILITIES
- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED TRENCH (SERVICE)
- PROPOSED STREET LIGHT TRENCH
- EXISTING UTILITY SPLICE BOX
- PROPOSED NEW RISER POLE
- PROPOSED NEW GUY ANCHOR
- METERED SERVICE PEDESTAL
- EXISTING UTILITY POLE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

(A) METERED SERVICE PEDESTAL
–100A, 120/240V, 1ø 3W
SERVICE FEED FOR IRRIGATION CONTROLLER(S)
AND PRIVATE STEETLIGHTS
–J.T. CONTRACTOR TO INSTALL PG&E SERVICE CABLE.



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NOTE TO UTILITIES:

PLEASE INDICATE TIE–IN POINTS ON INTENT RESPONSE

R/W, P.U.E. & P.S.E. ACQUISITION NOTE:

CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISIONS			
SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE
DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.487.1740 | WWW.GIACALONEDESIGN.COM

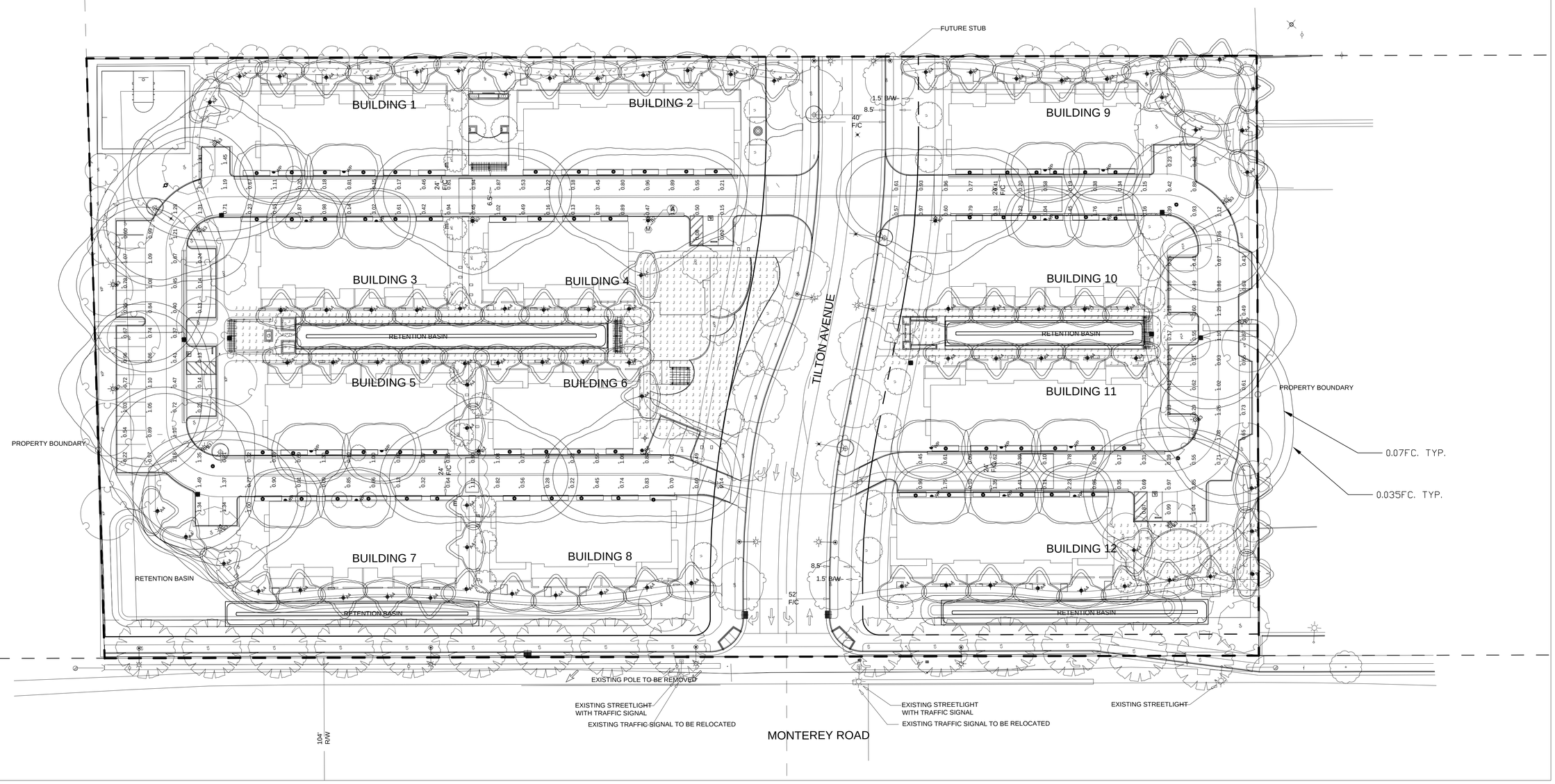
JOINT TRENCH INTENT

NORTH CORRIDOR INVESTORS, LLC.
MANZANITA PARK
TILTON AVENUE

MORGAN HILL CALIFORNIA

PROJECT MANAGER: B. FULLINGTON
DRAWN BY: M. MATULIS
CHECKED BY: D. CROWFOOT, P.E.
SCALE: 1"=30'
JOB NUMBER: 20–133
DATE LAST MODIFIED: 12–18–20

SHEET **INT2** OF 2 SHEETS



Luminaire Schedule - LED											
Project: MANZANITA PARK - MORGAN HILL											
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	LLD	LDD	UDF	Description	Filename
	87	A4	SINGLE	6.1	492	0.900	0.900	1.000	1.000	GARDCO PBL-36-14L-100-NW-G2-3-UNV	PBL-14L-100-NW-G2-3-UNV.ies
	5	B2	SINGLE	35	2691	0.900	0.900	1.000	1.000	LUMEC S56-35W32LED3K-T-LE3W-HS - 12' POLE	S5x-35W32LED3K-T-LE3W-HS.IES
	10	B3	SINGLE	35	2851	0.900	0.900	1.000	1.000	LUMEC S56-35W32LED3K-T-LE4-HS - 12' POLE	S5x-35W32LED3K-T-LE4-HS.IES
	18	WP	SINGLE	13	1247	0.900	0.900	1.000	1.000	WILLIAMS VWMH-L10-740-EDD-INV-UNV @ 8'	VWMH-L10-740.IES

Calculation Summary								
Project: MANZANITA PARK - MORGAN HILL								
Description	CalcType	Units	Grid Z	Avg	Max	Min	Avg/Min	Max/Min
ALLEYS DRIVES AND PARKING AREAS	Illuminance	Fc	0	0.70	5.04	0.02	35.00	252.00
TYPICAL CENTRAL PATHWAYS	Illuminance	Fc	0	0.79	9.54	0.00	N.A.	N.A.
TYPICAL REAR OF BUILDING PATHWAYS	Illuminance	Fc	0	1.82	9.09	0.09	20.22	101.00

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

* *

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

* *

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: GIACALONE DESIGN SERVICES
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; JOHN BENSON

AGI32 VERSION 19.14
AGI (C) 2020 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

MANZANITA PARK
CITY OF MORGAN HILL

DRAWING NO. / INPUT FILE
18170BEN-R1.DWG / 18170BEN-R1..A32

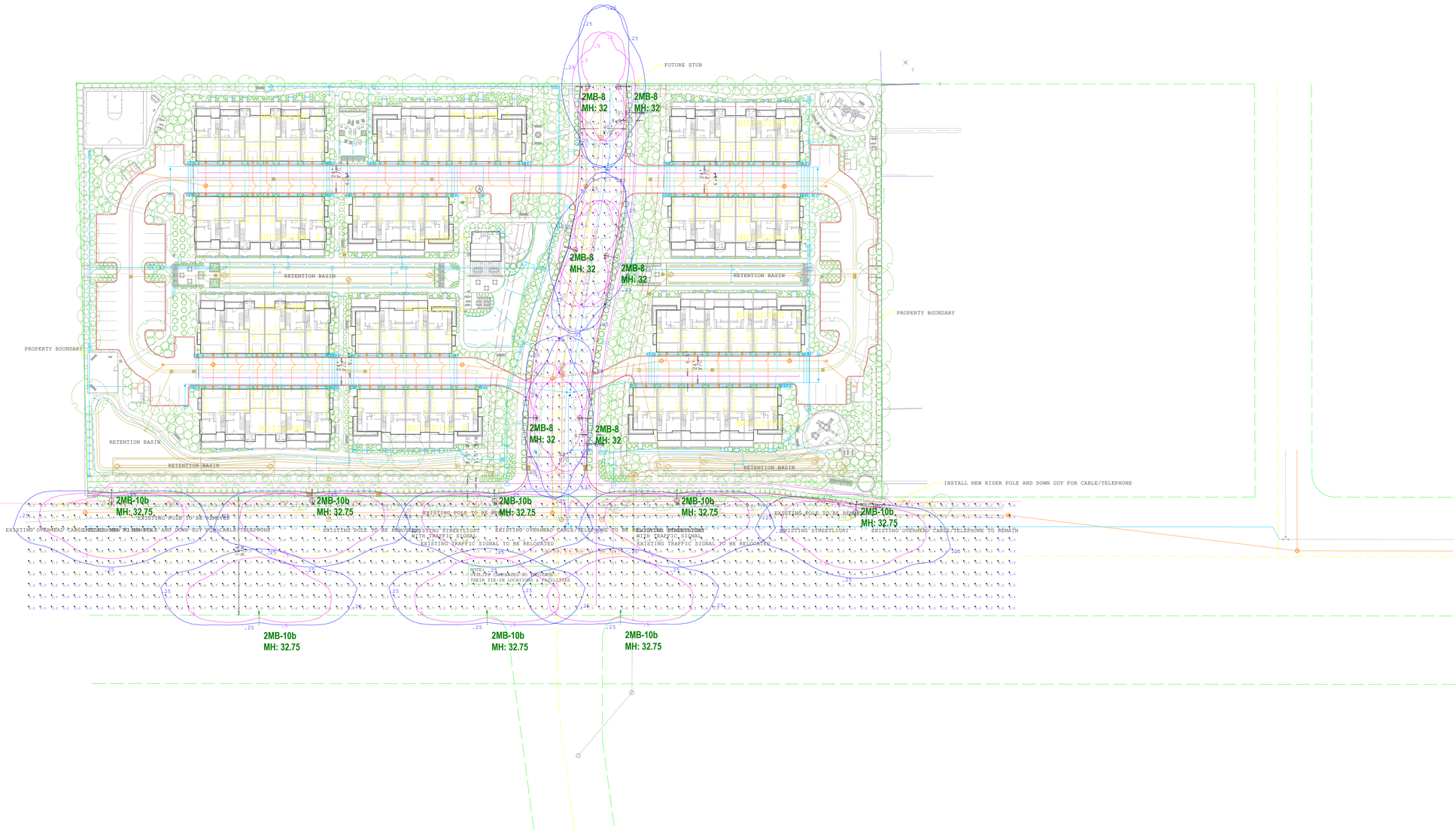
SCALE	SHEET	DATE	REV
1" = 30'	1 OF 1	12.18.2020	1

Luminaire Schedule								
Symbol	Arm	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	8	6	2MB-8	SINGLE	1.000	4725	53	STR-LWY-2MB-HT-03-E-UL-SV-525-40K-R-UTL w/XA-XSLBLSXX
	10	8	2MB-10b	SINGLE	1.000	7839	86	STR-LWY-2MB-HT-05-E-UL-SV-525-40K-R-UTL w/XA-XSLBLSXX

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Monterey	Fc	0.64	1.5	0.0	N.A.	N.A.
Tilton	Fc	1.08	1.8	0.3	3.60	6.00

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

POLES & TENONS BY OTHER
Contractor to verify mounting and voltage prior to placing order.



CREE LIGHTING
A COMPANY OF IDEAL INDUSTRIES, INC.
9201 Washington Ave, Racine, WI 53406 https://creelighting.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting,or energy code.

Project Name: Tilton & Monterey-Morgan Hill, Morgan CA

SR-42599 | Footcandles calculated at grade | Filename: 200713FC1BAFR1.AGI.AGI

Layout By: Ben Foster
Date:8/6/2020

Scale 1" = 50'
0 100 200