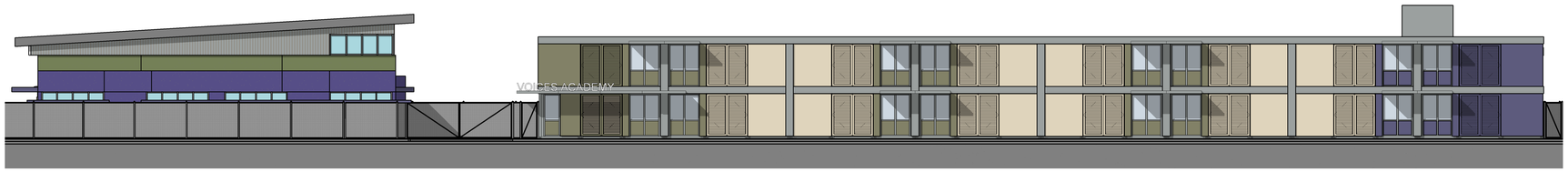
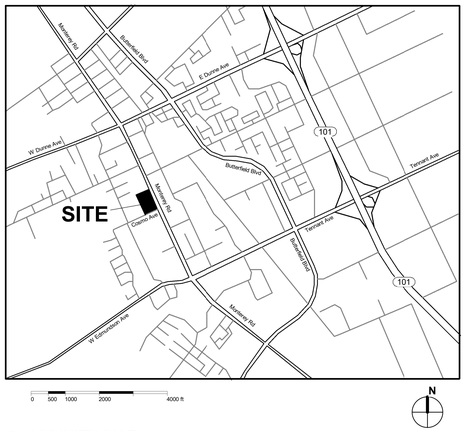
VOICES MORGAN HILL

NEW K-8 SCHOOL CAMPUS
MONTEREY RD. & COSMO AVE., MORGAN HILL, CA 95037

DESIGN REVIEW RESUBMITTAL - RESPONSE TO COMMENTS - AUGUST 13, 2020





2 VICINITY MAP

PROJECT DESCRIPTION

NEW CAMPUS FOR A K-8 PUBLIC CHARTER SCHOOL:

- PHASE I: NEW 2 STOREY BUILDING WITH 18 CLASSROOMS AND RELATED ADMINISTRATIVE AREAS. LUNCH SHELTER.
- PHASE II: NEW 1 STOREY MULTIPURPOSE AND LUNCH BUILDING, INCLUDING 2 SPECIAL PROGRAM SPACES.
- LANDSCAPE AND PLAYGROUND AREAS.

PROJECT LOCATION

MONTEREY RD. & COSMO AVE.
MORGAN HILL, CA 95037

PROJECT OCCUPANCY

PHASE I: E OCCUPANCY
PHASE II: E, A2 OCCUPANCIES

3 PROJECT INFORMATION

DEVELOPER
PACIFIC CHARTER SCHOOL DEVELOPMENT
600 Wilshire Blvd., Suite 200
Los Angeles, CA 90017
Ph: (718) 300-0482
Contact: Janelle Bosek

ARCHITECT
K2A ARCHITECTURE + INTERIORS
555 De Haro St., Suite 380
San Francisco, CA 94107
Ph: (415) 487-6900
Contact: Steve Kolm

MODULAR BUILDING COMPANY
IMOD STRUCTURES
251 Bagley Street
Mare Island, CA 94592
Ph: (415) 887-2211
Contact: Craig Severance

GEOTECHNICAL ENGINEER
KRAZAN AND ASSOCIATES
1061 Serpentine Lane, Suite F
Pleasanton, CA 94566
Ph: (925) 307-1160
Contact: David R. Jarosz

CIVIL ENGINEER
BELLECCI & ASSOCIATES
2290 Diamon Blvd., Suite 100
Concord, CA 94520
Ph: (925) 685-4569
Contact: Frank Bellecci

LANDSCAPE ARCHITECT
THOMAS H. PHELPS LANDSCAPE ARCH.
P.O. Box 8328
Chico, CA 95927
Ph: (530) 892-8897
Contact: Thomas H. Phelps

SITE CONTRACTOR
BEALS MARTIN
2596 Bay Road
Redwood City, CA 94063
Ph: (650) 556-5887
Contact: Brandon A. Ortmann

SITE ELECTRICAL ENGINEER
INTERMOUNTAIN ELECTRIC COMPANY
947 Washington Street
San Carlos, CA 94070
Ph: (650) 591-7123
Contact: David Signorello

HYDROLOGY CONSULTANT
BALANCE HYDROLOGICS
800 Bancroft Way, Suite 101
Berkeley, CA 94710
Ph: (516) 704-1000
Contact: Edward Ballman

ECOLOGICAL CONSULTANT
LIVE OAK ASSOCIATES
6840 Via del Oro, Suite 220
San Jose, CA 95119
Ph: (408) 281-5889
Contact: Katrina Krakow

4 PROJECT DIRECTORY

Zoning Code	Voices Morgan Hill - New K-8 School Campus	
Project Address	Cosmo Ave. & Monterey Rd. Morgan Hill, California 95037	
APN	767-17-047 - Parcel 2	
Site Area	88,410 s.f. (2.02 Acres)	
City of Morgan Hill Zoning	MU-F (Mixed Use - Flex)	
Land Use Regulations	Table 18.22-1	Conditional Use Permit Required
Development Standards	Table 18.22-2	Project Site
Lot Area	6,000 sf min.	88,410 sf
Lot Width	60 ft min.	267 ft
Lot Depth	100 ft min.	331 ft
Area Calculations (sq. ft.)	**Lot Area**	**88,410**
	Phase 1	Proposed
	Classroom Building - 1st. floor	14,141
	Classroom Building - 2nd. floor	14,406
	Utilities & Trash Encl	564
	Area Proposed - Phase 1	**29,111**
Building Standards	Required / Allowed	Proposed
Floor Area Ratio - max. *Total Area Proposed / Lot Area*	0.5	**0.33**
Building Coverage	50%	**17%**
	Phase 2	Proposed
	Multipurpose Building	7,273
	Area Proposed Phase 2	**7,273**
	Total Proposed - Phases 1 + 2	**36,384**
Building Standards	Required / Allowed	Proposed
Floor Area Ratio - max. *Total Area Proposed / Lot Area*	0.5	**0.41**
Building Coverage	50%	**25%**
Height	35 ft	**19 ft**
Setbacks		
Front Setback	10 ft	**10 ft**
Street Side	10 ft	**10 ft**
Interior Setback	15 ft	**24 ft**
Rear Setback	20 ft	**69 ft** (incl Creek Easement & Riparian setback)
Riparian Setback	35 ft	**35 ft min**
Parking	Required	Proposed total
1 per classroom	20	
1 per 250 sf office	10	
	30	**33**

5 ZONING CODE ANALYSIS

REFER TO SANTA CLARA VALLEY HABITAT PLAN APPLICATION DOCUMENTS FOR IMPACT AREA CALCULATION.

6 HABITAT AREA CALCULATION

1 : 1

1. A CONDITIONAL USE PERMIT WAS APPROVED FOR THIS PROJECT - APPLICATION UP2018-0015.
2. PER THE APPROVED CONDITIONAL USE PERMIT, THE SCHOOL SHALL IMPLEMENT DROP-OFF AND PICK-UP PROVISIONS SPECIFIED IN THE MITIGATION MONITORING REPORTING PROGRAM.
3. PER THE APPROVED CONDITIONAL USE PERMIT, THE SCHOOL SHALL IMPLEMENT 30-MINUTE STAGGERED START TIMES; SPECIFICALLY, A START TIME OF 8:00 AM FOR UPPER GRADE LEVELS (SIXTH THROUGH EIGHTH GRADES) AND 8:30 AM FOR LOWER GRADE LEVELS (KINDERGARTEN THROUGH FIFTH GRADES).
4. SAFE DISPERSAL AREA AS REQUIRED, 2019 CALIFORNIA FIRE CODE. NO OTHER USE, LANDSCAPE FEATURE OR PLAYGROUND EQUIPMENT IN THIS AREA

7 DR- GENERAL NOTES

THIS REVISION SUPERSEDES THE ARCHITECTURAL PLANS PREVIOUSLY SUBMITTED FOR DESIGN REVIEW OF THE PROJECT, AND BECOMES PART OF THE RESUBMITTAL PACKAGE DATED JUNE 29, 2020.

8 DR- BUILDING REVISION NOTES

DRAWING LIST - DESIGN REVIEW

DR A001	COVER SHEET - PROJECT SUMMARY - ZONING CODE ANALYSIS - DRAWING INDEX
DR A102a	SITE PLAN - PHASE I
DR A102b	SITE PLAN - PHASE II (FOR REFERENCE)
DR A103a	SITE PLAN - FIRE DEPARTMENT ACCESS - PHASE I
DR A201	CLASSROOM BUILDING 1st Flr. PLAN - PHASE I
DR A202	CLASSROOM BUILDING 2nd Flr. PLAN - PHASE I
DR A221	PHASE I - PLANS - LUNCH SHELTER - TRASH & UTILITIES ENCLOSURES
DR A301	STREET ELEVATIONS - PHASE I
DR A302	STREET ELEVATIONS - PHASE II
DR A303	BUILDING ELEVATIONS
DR A304	BUILDING ELEVATIONS
DR A321	RENDERINGS
DR A801	EXTERIOR DETAILS
DR C1	DIMENSIONED SITE PLAN
DR C2	PRELIMINARY GRADING AND DRAINAGE
DR C3	CROSS SECTION
DR C4	PRELIMINARY UTILITY PLAN
DR C5	PRELIMINARY STORMWATER CONTROL PLAN
DR L1	PHASE I - LANDSCAPE DEVELOPMENT PLAN
DR L2	PHASE I - LANDSCAPE IRRIGATION PLAN
DR L3	PHASE I - LANDSCAPE DEVELOPMENT DETAILS
E1814BUT	SITE LIGHTING LAYOUT

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■ Client
Voices College Bound Language Academies

■ Project Name
Voices Morgan Hill

Cosmo Ave. & Monterey Rd.
Morgan Hill, CA 95037

■ Consultants

■ Sheet Name
COVER SHEET - PROJECT SUMMARY - ZONING CODE ANALYSIS - DRAWING INDEX

■ Approval Stamp

■ Revisions

■ Sheet Information
Drawing Scale: As indicated
Drawn By: Author

■ Project Information
Date: 8/13/2020
Status: Dsgn. Rvw. Resubm.
Project Number: 1938

■ Sheet
DR A001

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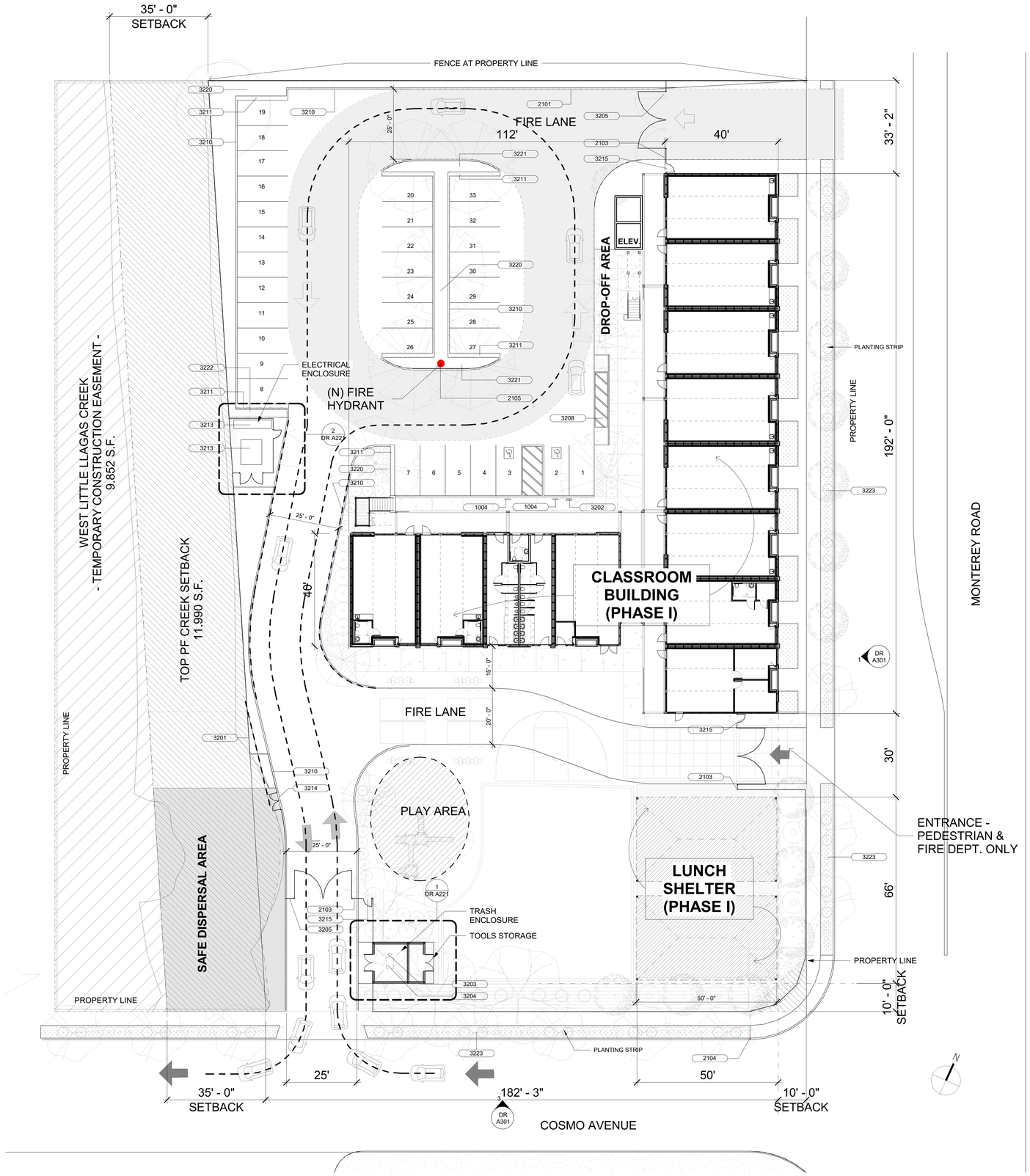

1 SITE PLAN -PHASE I
1/16" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	DESCRIPTION
1004	SIGNAGE "ACCESSIBLE PARKING"
2101	FIRE LANE RED CURB WITH THE WORDS "NO PARKING - FIRE LANE" PAINTED WHITE ON HORIZONTAL AND VERTICAL SURFACES, SPACED 25 FT O.C. PER CFC SECTION 503
2103	FIRE DEPARTMENT KEY BOX AT GATED ENTRIES TO SITE
2104	EXISTING FIRE HYDRANT, S.C.D. FOR LOCATION
2105	NEW FIRE HYDRANT, S.C.D. FOR LOCATION AND DETAILS
3201	PERIMETER FENCE
3202	ELECTRIC VEHICLE CHARGING STATION, S.E.D.
3203	VANDAL PROOF AREA DRAIN, S.C.D.
3204	40 lb. GREASE INTERCEPTOR, S.C.D.
3205	FENCE AND GATE
3208	ACCESSIBLE PASSENGER DROP OFF
3210	CONCRETE CURB, 6", TYP.
3211	CONCRETE STRIP, 18" END PARKING STALL, TYP.
3213	HOUSEKEEPING PAD
3214	6'-0" GATE
3215	PEDESTRIAN GATE
3220	LANDSCAPE, 5'-0" MIN. WIDTH
3221	LANDSCAPE AREA
3222	LANDSCAPE, 3'-0" MIN. WIDTH BY UTILITY ENCL.
3223	LANDSCAPE, PUBLIC WAY 5'-0" PLANTING STRIP, TYP.

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2. PER THE APPROVED CONDITIONAL USE PERMIT, THE SCHOOL SHALL IMPLEMENT 30-MINUTE STAGGERED START TIMES; SPECIFICALLY, A START TIME OF 8:00 AM FOR UPPER GRADE LEVELS (SIXTH THROUGH EIGHTH GRADES) AND 8:30 AM FOR LOWER GRADE LEVELS (KINDERGARTEN THROUGH FIFTH GRADES).
3. SAFE DISPERSAL AREA AS REQUIRED, 2019 CALIFORNIA FIRE CODE.
NO OTHER USE, LANDSCAPE FEATURE OR PLAYGROUND EQUIPMENT IN THIS AREA

2 SITE PLAN NOTES
1 : 1

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Voices College Bound Language Academies

■ Project Name
Voices Morgan Hill

Cosmo Ave. & Monterey Rd.
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■ Consultants

■ Sheet Name
SITE PLAN - PHASE I

■ Approval Stamp

■ Revisions

■ Sheet Information
Drawing Scale: As indicated
Drawn By: Author

■ Project Information
Date: 8/13/2020
Status: Dsgn. Rvw. Resubm.
Project Number: 1938

■ Sheet
DR A102a

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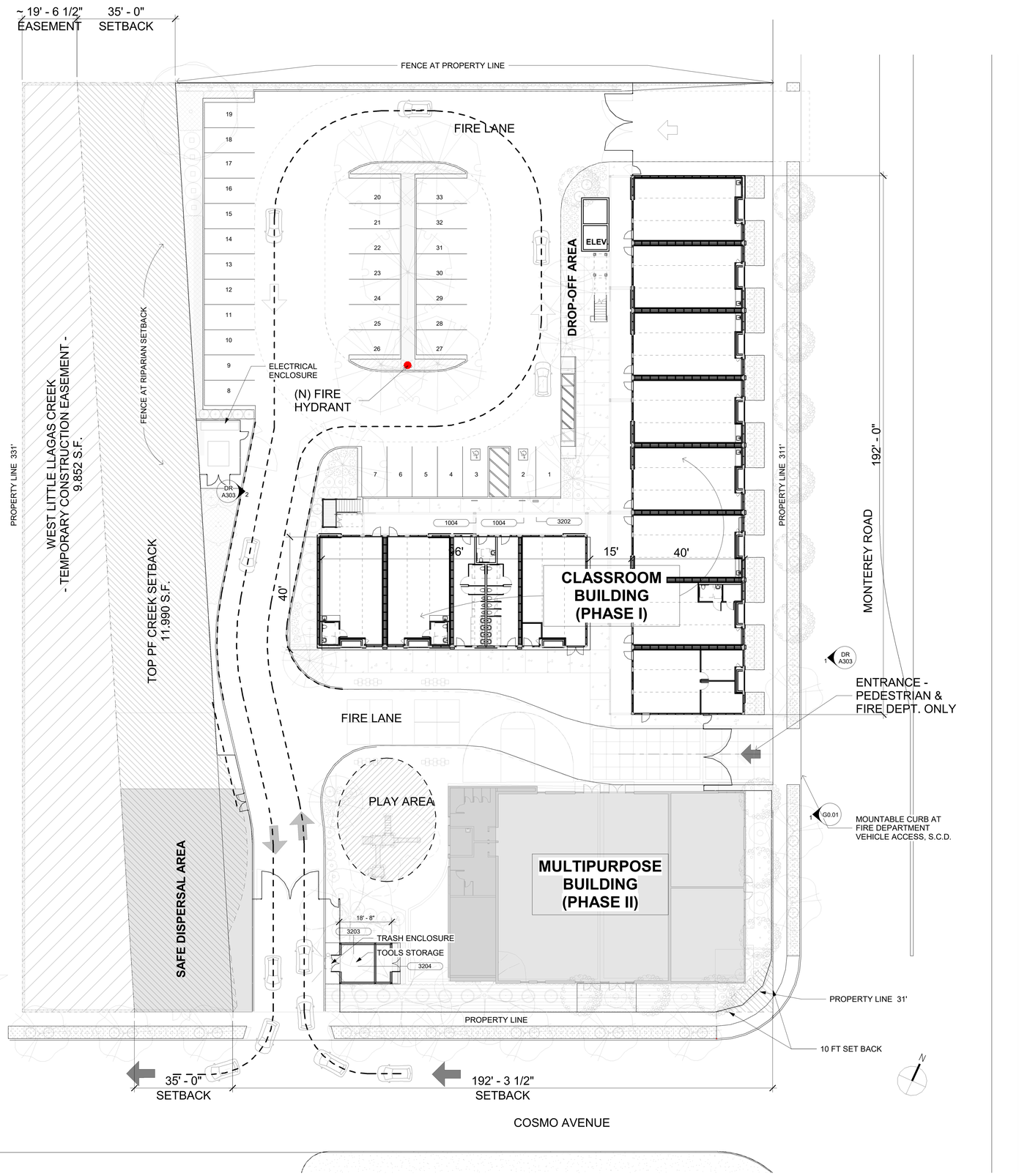

1 SITE PLAN -PHASE II
1/16" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	DESCRIPTION
1004	SIGNAGE "ACCESSIBLE PARKING"
3202	ELECTRIC VEHICLE CHARGING STATION, S.E.D.
3203	VANDAL PROOF AREA DRAIN, S.C.D.
3204	40 lb. GREASE INTERCEPTOR, S.C.D.

SEE DR A102a FOR ADDITIONAL SITE KEY NOTES

PHASE II SITE PLAN INCLUDED FOR REFERENCE ONLY

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■ Sheet Name
SITE PLAN - PHASE II (FOR REFERENCE)

■ Approval Stamp

■ Revisions

■ Sheet Information
Drawing Scale: 1/16" = 1'-0"
Drawn By: Author

■ Project Information
Date: 8/13/2020
Status: Dsgn. Rvw. Resubm.
Project Number: 1938

■ Sheet
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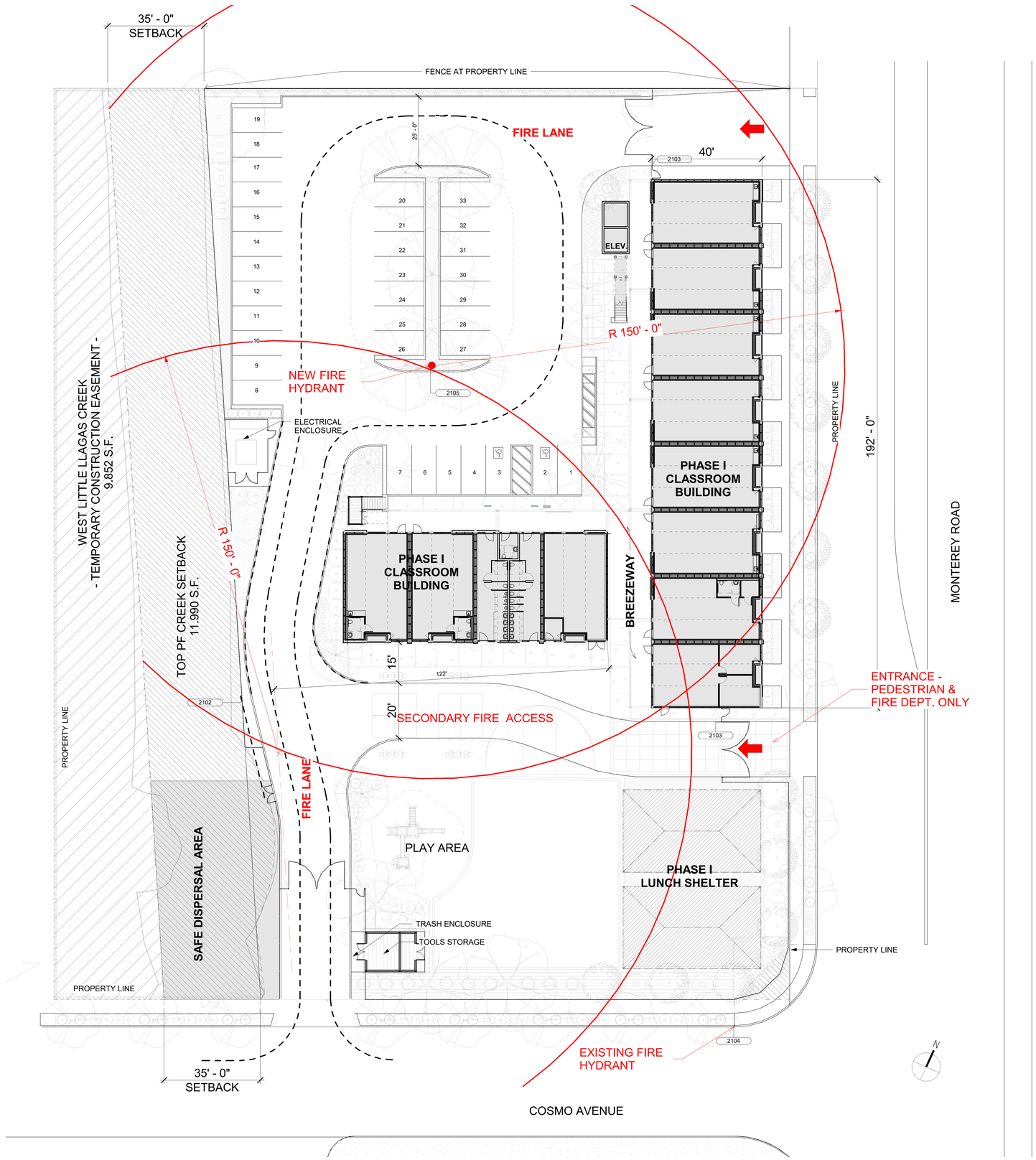

1 SITE PLAN -PHASE I
1/16" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	DESCRIPTION
2102	SIGNAGE "NO PARKING - FIRE LANE"
2103	FIRE DEPARTMENT KEY BOX AT GATED ENTRIES TO SITE
2104	EXISTING FIRE HYDRANT, S.C.D. FOR LOCATION
2105	NEW FIRE HYDRANT, S.C.D. FOR LOCATION AND DETAILS

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■ Sheet Name
SITE PLAN - FIRE DEPARTMENT ACCESS - PHASE I

■ Approval Stamp

■ Revisions

■ Sheet Information
Drawing Scale: 1/16" = 1'-0"
Drawn By: Author

■ Project Information
Date: 8/13/2020
Status: Dsgn. Rvw. Resubm.
Project Number: 1938

■ Sheet
DR A103a

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KEYNOTE LEGEND	
KEY VALUE	DESCRIPTION
1004	SIGNAGE "ACCESSIBLE PARKING"
2105	NEW FIRE HYDRANT, S.C.D. FOR LOCATION AND DETAILS
3202	ELECTRIC VEHICLE CHARGING STATION, S.E.D.
3208	ACCESSIBLE PASSENGER DROP OFF

1 CLASSROOM BUILDING 1st FLOOR PLAN
1/8" = 1'-0"

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■ Consultants

■ Sheet Name
CLASSROOM BUILDING
1st Flr. PLAN - PHASE I

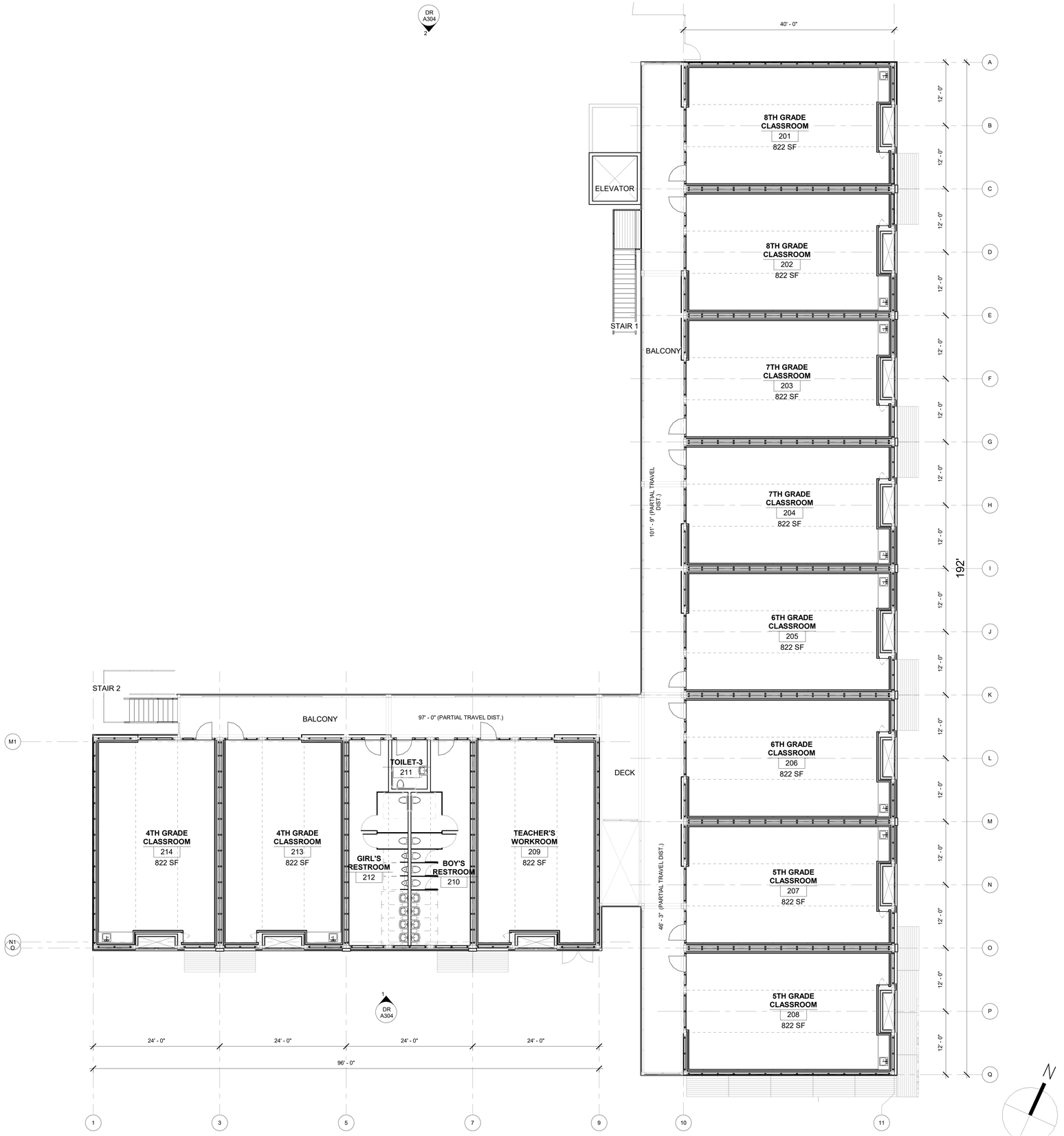
■ Approval Stamp

■ Revisions

■ Sheet Information
Drawing Scale: 1/8" = 1'-0"
Drawn By: Author

■ Project Information
Date: 8/13/2020
Status: Dsgn. Rvw. Resubm.
Project Number: 1938

■ Sheet
DR A201



1 CLASSROOM BUILDING 2nd FLOOR PLAN
1/8" = 1'-0"

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Morgan Hill, CA 95037

■ Consultants

■ Sheet Name
CLASSROOM BUILDING 2nd Flr. PLAN - PHASE I

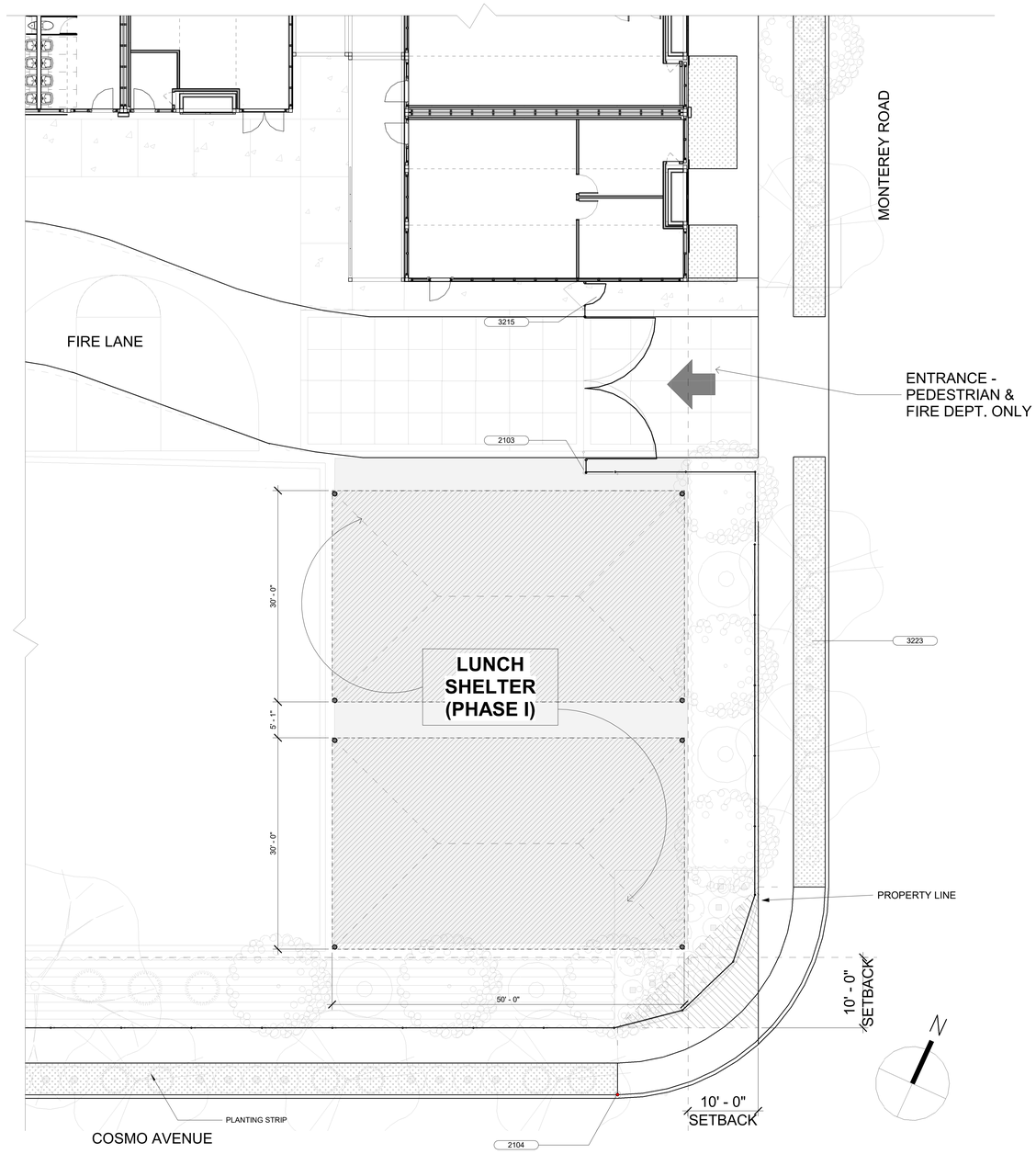
■ Approval Stamp

■ Revisions

■ Sheet Information
Drawing Scale: 1/8" = 1'-0"
Drawn By: Author

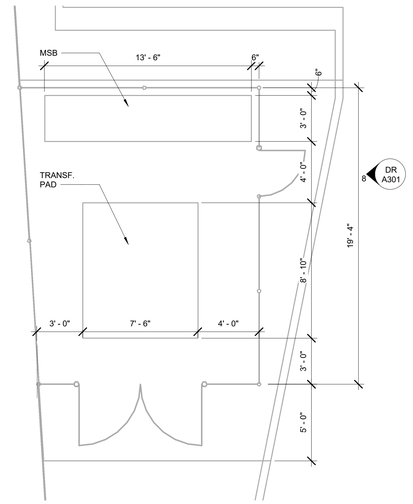
■ Project Information
Date: 8/13/2020
Status: Dsgn. Rvw. Resubm.
Project Number: 1938

■ Sheet
DR A202

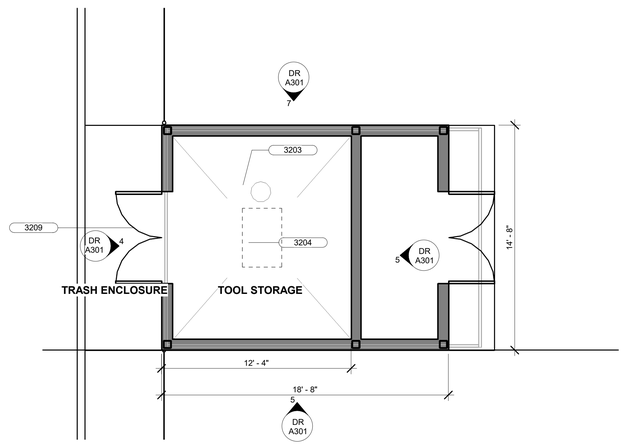


3 LUNCH SHELTER
1/8" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	DESCRIPTION
2103	FIRE DEPARTMENT KEY BOX AT GATED ENTRIES TO SITE
2104	EXISTING FIRE HYDRANT, S.C.D. FOR LOCATION
3203	VANDAL PROOF AREA DRAIN, S.C.D.
3204	40 lb. GREASE INTERCEPTOR, S.C.D.
3209	LOCKABLE METAL GATE
3215	PEDESTRIAN GATE
3223	LANDSCAPE. PUBLIC WAY 5'-0" PLANTING STRIP, TYP.



2 ELECTRICAL ENCLOSURE
1/4" = 1'-0"



1 TRASH & TOOL STORAGE ENCLOSURE PLAN
1/4" = 1'-0"

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+ INTERIORS

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■ Client
Voices College Bound Language Academies

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Voices Morgan Hill

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■ Consultants

■ Sheet Name
PHASE I - PLANS - LUNCH SHELTER - TRASH & UTILITIES ENCLOSURES

■ Approval Stamp

■ Revisions

■ Sheet Information
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■ Project Information
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■ Sheet
DR A221

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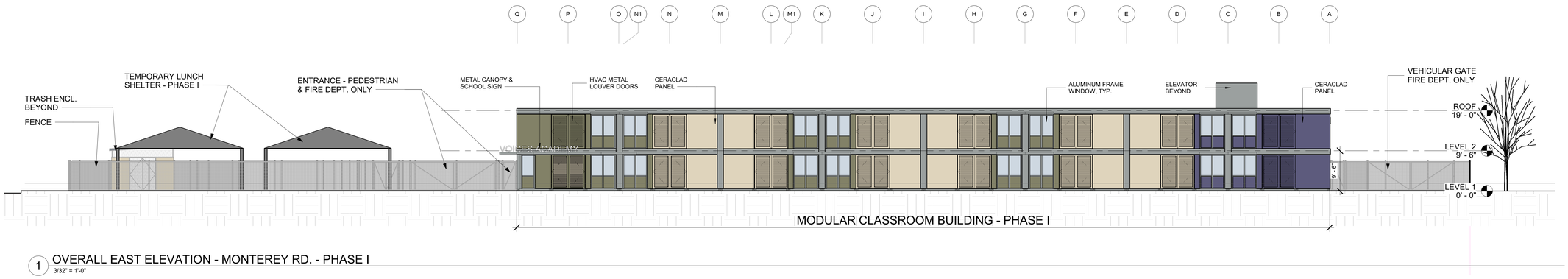
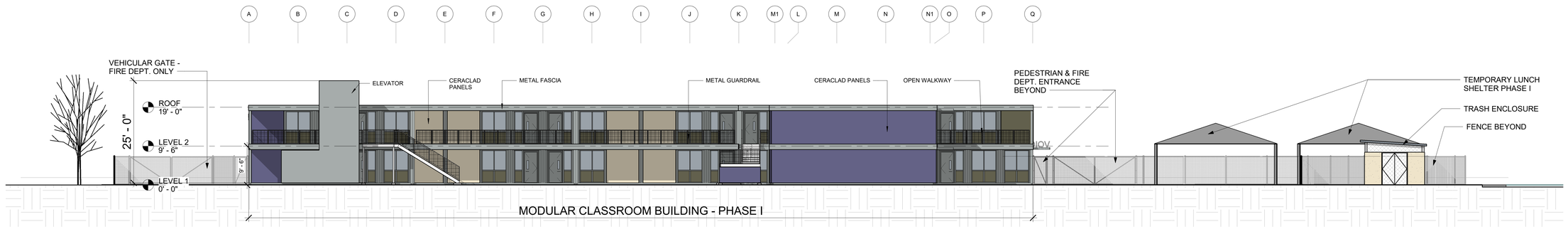
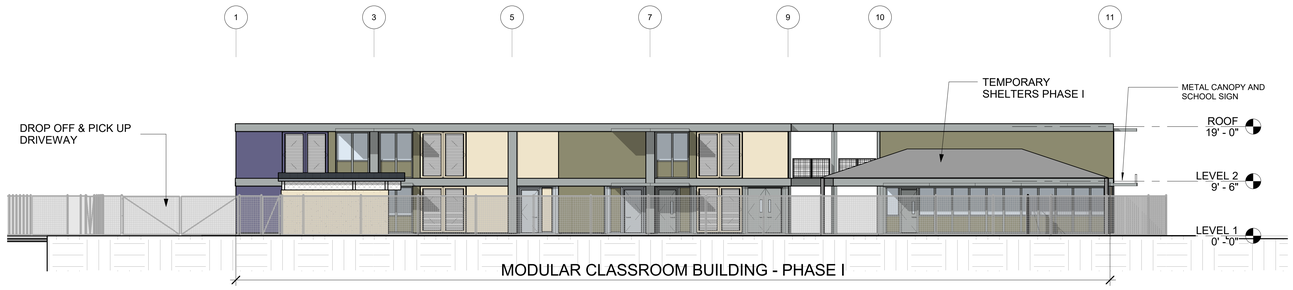


1 OVERALL EAST ELEVATION - MONTEREY RD. - PHASE I
3/32" = 1'-0"



2 OVERALL WEST ELEVATION- PHASE I
3/32" = 1'-0"



3 OVERALL SOUTH ELEVATION - COSMO AVE. - PHASE I
3/32" = 1'-0"

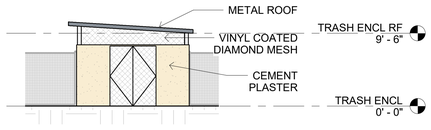
Timber Wolf
1600

Darkest Grape
2069-30

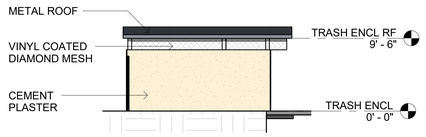
Tate Olive
HC-112

Cream Fleece
233

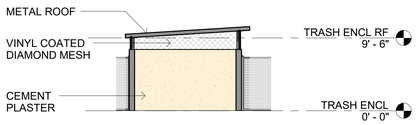
COLOR LEGEND
1/8" = 1'-0"



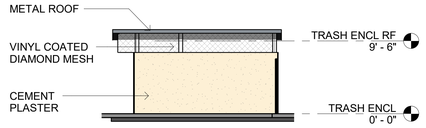
4 TRASH / UTILITY ENCLOSURE - FRONT ELEVATION
1/8" = 1'-0"



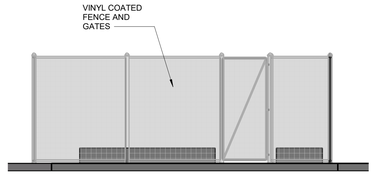
5 TRASH / UTILITY ENCLOSURE - SIDE ELEVATION 1
1/8" = 1'-0"



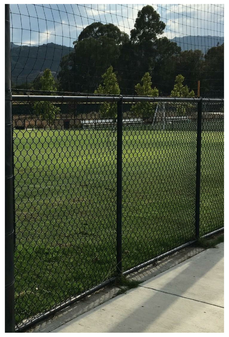
6 TRASH / UTILITY ENCLOSURE - BACK ELEVATION
1/8" = 1'-0"



7 TRASH / UTILITY ENCLOSURE - SIDE ELEVATION 2
1/8" = 1'-0"



8 ELECTRICAL ENCLOSURE ELEVATION
1/4" = 1'-0"



9 ELECTRICAL ENCLOSURE MATERIAL
1/4" = 1'-0"

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■ Client
Voices College Bound Language Academies

■ Project Name
Voices Morgan Hill

Cosmo Ave. & Monterey Rd.
Morgan Hill, CA 95037

■ Consultants

■ Sheet Name
STREET ELEVATIONS - PHASE I

■ Approval Stamp

■ Revisions

■ Sheet Information
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Drawn By: Author

■ Project Information
Date: 8/13/2020
Status: Dsgn. Rvw. Resubm.
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■ Sheet
DR A301

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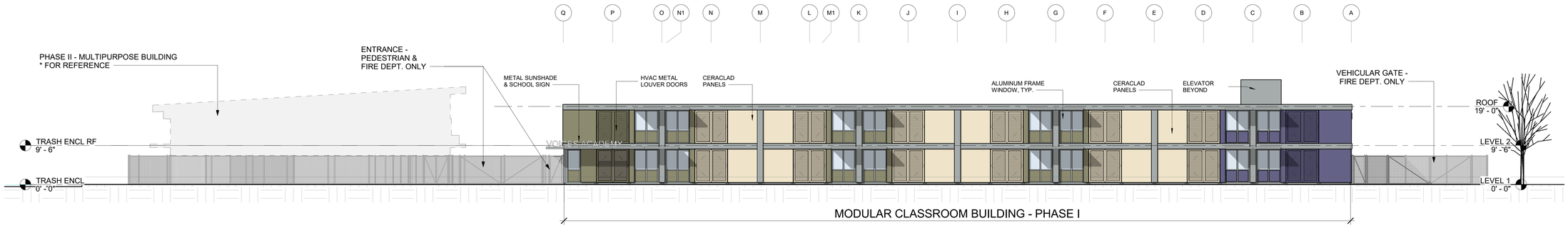
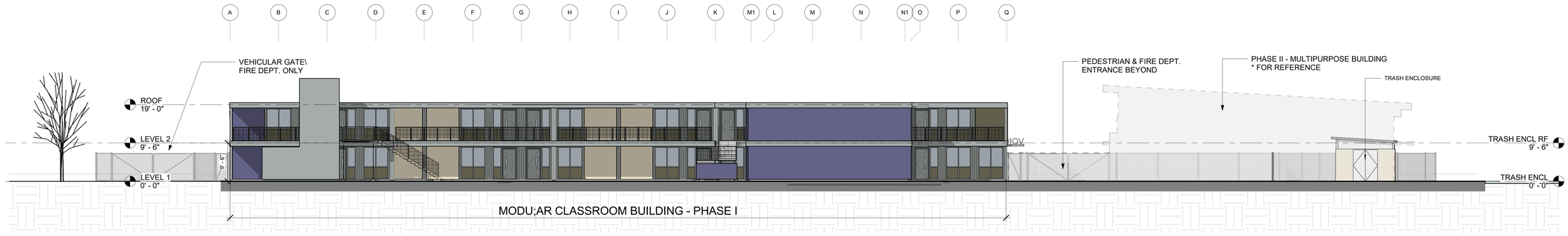
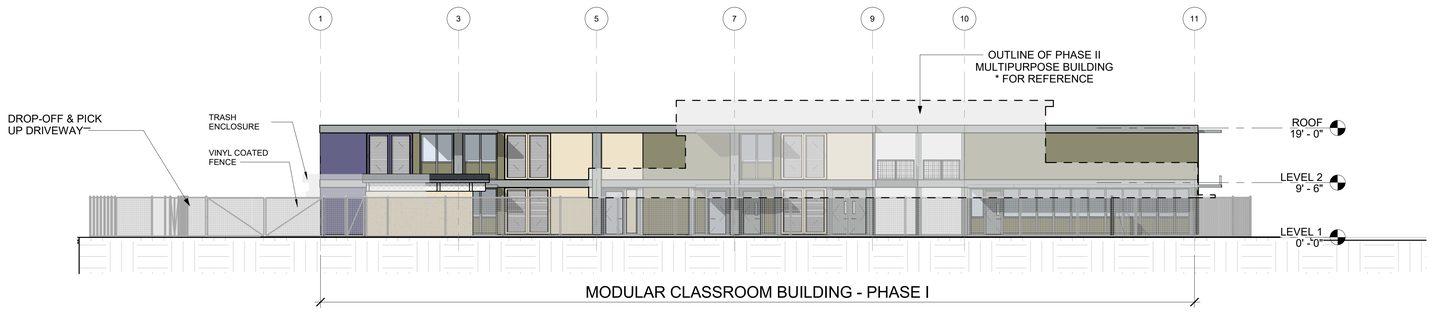


1 OVERALL EAST ELEVATION - MONTEREY RD.
3/32" = 1'-0"



2 OVERALL WEST ELEVATION
3/32" = 1'-0"



3 OVERALL SOUTH ELEVATION - COSMO AVE.
3/32" = 1'-0"

Timber Wolf
1600

Darkest Grape
2069-30

Tate Olive
HC-112

Cream Fleece
233

COLOR LEGEND
1/8" = 1'-0"

8/14/2020 2:40:11 PM

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■ Project Name
Voices Morgan Hill

Cosmo Ave. & Monterey Rd.
Morgan Hill, CA 95037

■ Consultants

■ Sheet Name
STREET ELEVATIONS - PHASE II

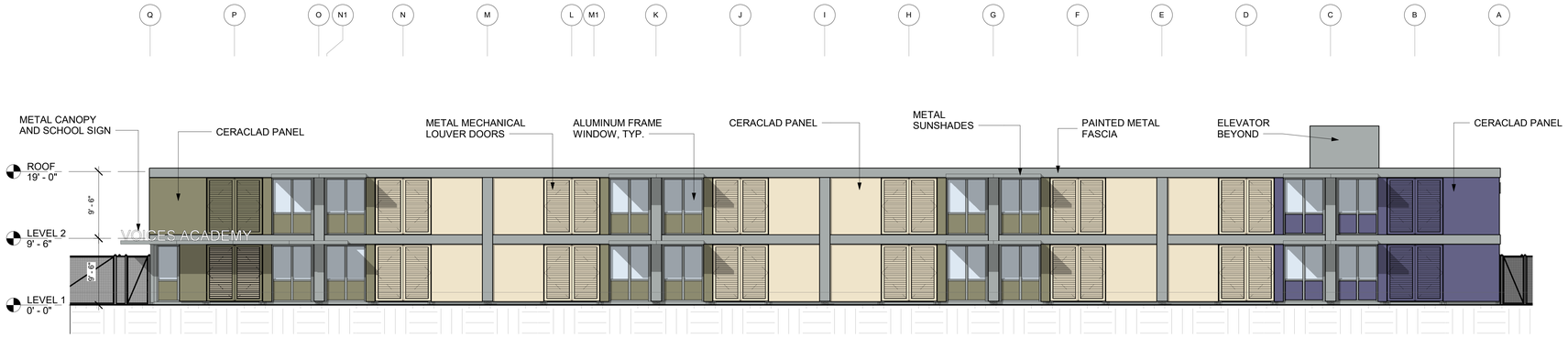
■ Approval Stamp

■ Revisions

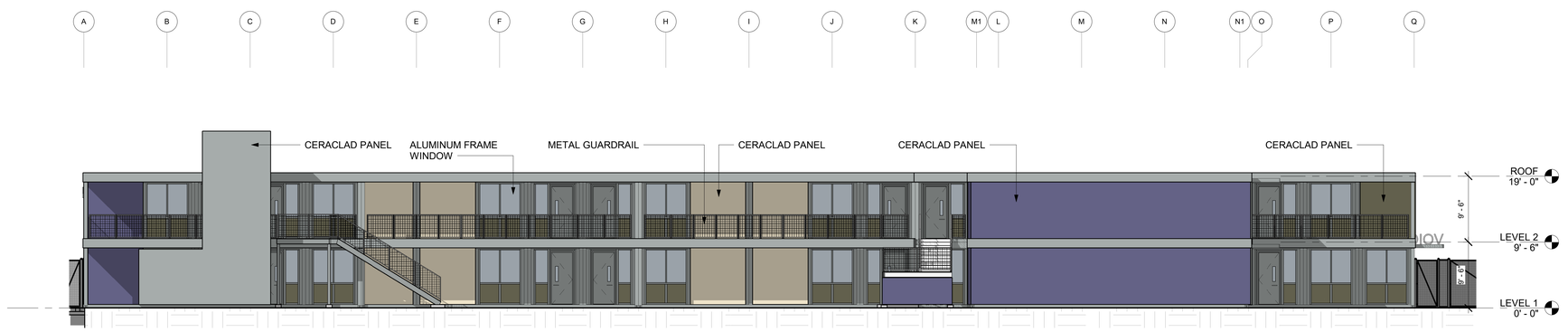
■ Sheet Information
Drawing Scale: As indicated
Drawn By: Author

■ Project Information
Date: 8/13/2020
Status: Dsgn. Rvw. Resubm.
Project Number: 1938

■ Sheet
DR A302



1 CLASSROOM BUILDING EAST ELEVATION - MONTEREY RD.
1/8" = 1'-0"



2 CLASSROOM BUILDING WEST ELEVATION
1/8" = 1'-0"

Timber Wolf
1600

Darkest Grape
2069-30

Tate Olive
HC-112

Cream Fleece
233

COLOR LEGEND
1/8" = 1'-0"

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■ Consultants

■ Sheet Name
BUILDING ELEVATIONS

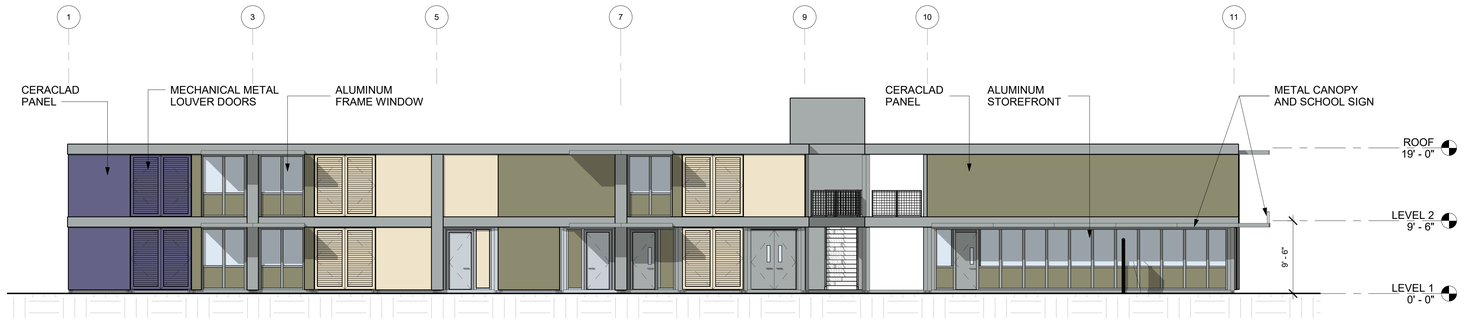
■ Approval Stamp

■ Revisions

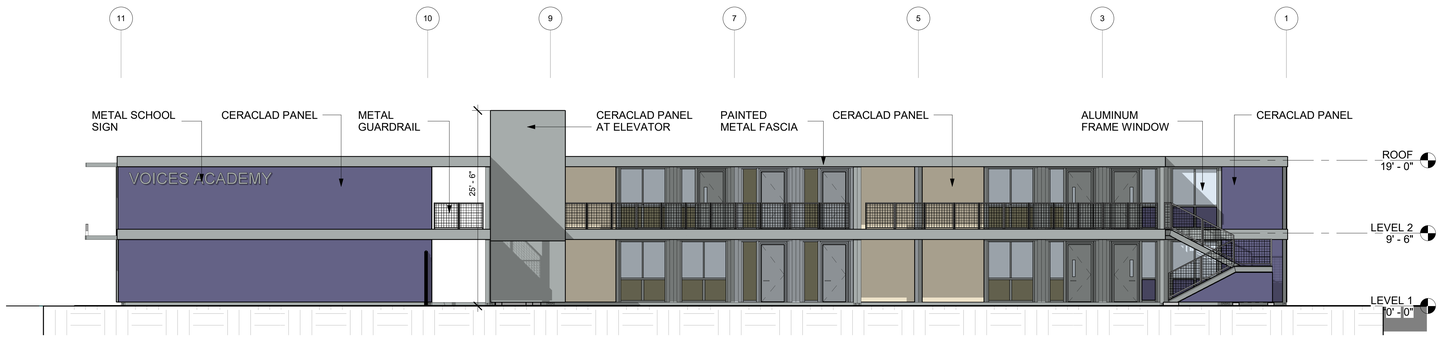
■ Sheet Information
Drawing Scale: 1/8" = 1'-0"
Drawn By: Author

■ Project Information
Date: 8/13/2020
Status: Dsgn. Rvw. Resubm.
Project Number: 1938

■ Sheet
DR A303



1 CLASSROOM BUILDING SOUTH ELEVATION - COSMO AVE.
1/8" = 1'-0"



2 CLASSROOM BUILDING NORTH ELEVATION
1/8" = 1'-0"

Timber Wolf
1600

Darkest Grape
2069-30

Tate Olive
HC-112

Cream Fleece
233

COLOR LEGEND
1/8" = 1'-0"

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■ Consultants

■ Sheet Name
BUILDING ELEVATIONS

■ Approval Stamp

■ Revisions

■ Sheet Information
Drawing Scale: 1/8" = 1'-0"
Drawn By: Author

■ Project Information
Date: 8/13/2020
Status: Dsgn. Rvw. Resubm.
Project Number: 1938

■ Sheet
DR A304

8/14/2020 2:41:18 PM

PHASE I - CLASSROOM BUILDING FROM MONTEREY ROAD

PHASE I & II - WEST VIEW TO CLASSROOM BUILDING

PHASE I - CLASSROOM BUILDING FROM COSMO AVE.

PHASE I - CLASSROOM BUILDING FROM ENTRANCE ON MONTEREY ROAD

7/27/2020 1:33:11 PM

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■ Sheet Name
RENDERINGS

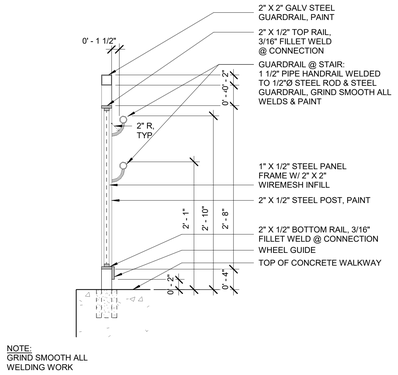
■ Approval Stamp

■ Revisions

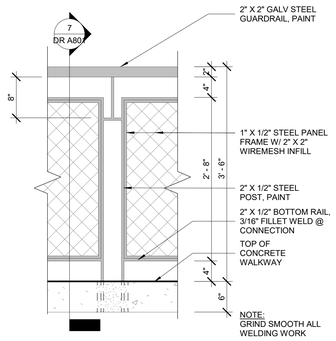
■ Sheet Information
Drawing Scale:
Drawn By: Author

■ Project Information
Date: 7/22/2020
Status: Dsgn. Rvw. Revision
Project Number: 1938

■ Sheet
DR A321

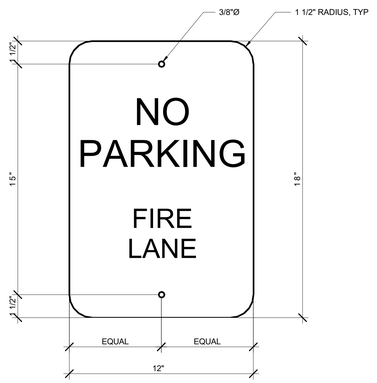


7 DR - SECTION @ GUARDRAIL/HANDRAIL - PRELIM.
1" = 1'-0"

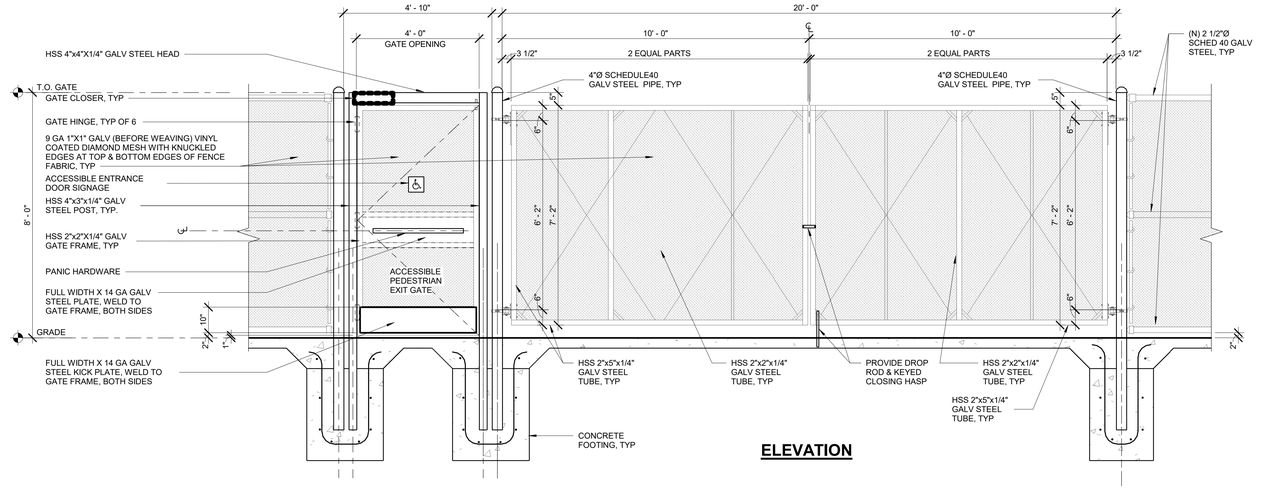


3 DR - ELEVATION @ GUARDRAIL/HANDRAIL - PRELIM.
1" = 1'-0"

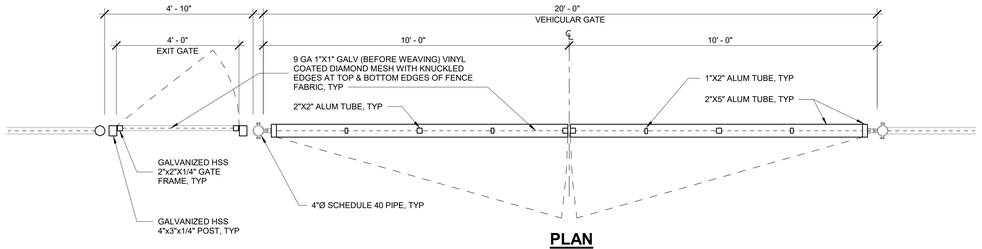
8 ADA PARKING SIGN
3" = 1'-0"



4 FIRE LANE SIGN
3" = 1'-0"

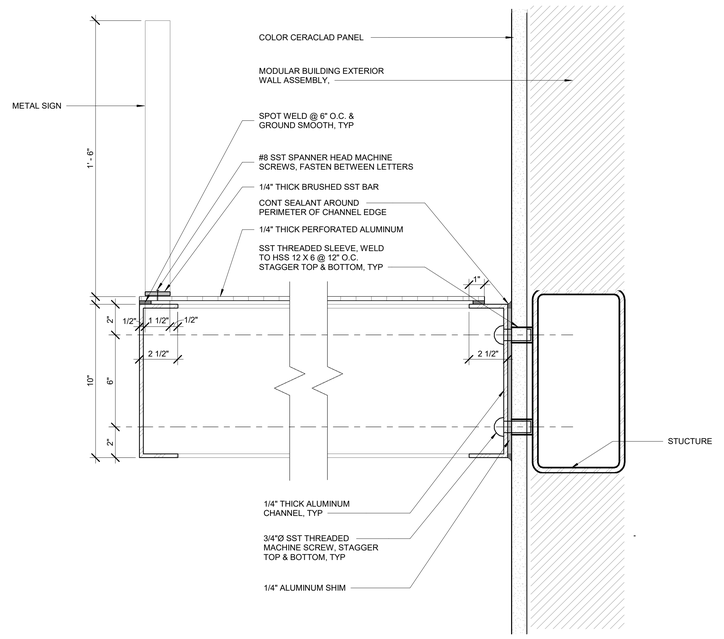


ELEVATION



PLAN

1 DR - VEHICULAR/PEDESTRIAN GATE - PRELIM.
1/2" = 1'-0"



5 ENTRY CANOPY AND SCHOOL SIGN - SECTION
3" = 1'-0"

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■ Consultants

■ Sheet Name
EXTERIOR DETAILS

■ Approval Stamp

■ Revisions

■ Sheet Information
Drawing Scale: As indicated
Drawn By: Author

■ Project Information
Date: 8/13/2020
Status: Dsgn. Rvw. Resubm.
Project Number: 1938

■ Sheet
DR A801