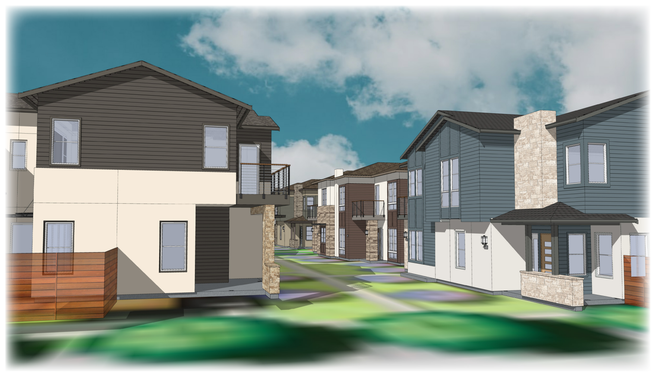








PROJECT TEAM INFO:

PROJECT APPLICANT
The Crosswinds at Morgan Hill LLC
c/o Dividend Homes Inc.
385 Woodview Ave.
Suite 100
Morgan Hill, CA 95037
408 779 5900
Contacts:
Josh Vrotsos
JVrotsos@dividendhomes.com
Dick Oliver
roliver@dividendhomes.com

ARCHITECT
DAHLIN Group
Architecture Planning
5865 Owens Drive
Pleasanton, CA 94588
925.251.7200
Contacts:
Don Ricci, Director of Neighborhood Residential
don.ricci@dahlingroup.com
Darian Rauschendorfer, Project Manager
Darian.Rauschendorfer@dahlingroup.com

CIVIL ENGINEER
RJA
8055 Camino Arroyo,
408 848 0300
Contact:
Ross Doyle, Senior Planning Project Manager
Rdoyle@rja-gps.com

LANDSCAPE ARCHITECT
RJA
8055 Camino Arroyo,
408 848 0300
Contact:
Ross Doyle, Senior Planning Project Manager
Rdoyle@rja-gps.com

SHEET INDEX:

ARCHITECTURAL DRAWINGS
T1.1 Cover Sheet
T1.2 Site Illustrative
T1.3 Lot & Unit Matrix with BMR's

SINGLE FAMILY DETACHED
A1.1.1 Single Family Detached, Perspectives
A1.1.2 Plan C-1, Floor Plans
A1.1.3 Plan C-1, Partial Plans
A1.1.4 Plan C-1, Elevations and Roof Plan, Elevation Style A
A1.1.5 Plan C-1, Elevations and Roof Plan, Elevation Style B
A1.1.6 Plan C-1, Elevations and Roof Plan, Elevation Style C
A1.2.1 Plan C-2, Floor Plans
A1.2.2 Plan C-2, Partial Plans
A1.2.3 Plan C-2, Elevations and Roof Plan, Elevation Style A
A1.2.4 Plan C-2, Elevations and Roof Plan, Elevation Style B
A1.2.5 Plan C-2, Elevations and Roof Plan, Elevation Style C
A1.3.1 Plan C-3, Floor Plans
A1.3.2 Plan C-3, Partial Plans
A1.3.3 Plan C-3, Partial Plans
A1.3.4 Plan C-3, Elevations and Roof Plan, Elevation Style A
A1.3.5 Plan C-3, Elevations and Roof Plan, Elevation Style B
A1.3.6 Plan C-3, Elevations and Roof Plan, Elevation Style C
A1.3.7 Enhanced Elevations at Entrance at Mission View Dr.

ATTACHED DUETS
A2.1.1 Attached Duets, Perspectives
A2.1.2 Building 201, First Floor Plan
A2.1.3 Building 201, Second Floor Plan and Roof Plan
A2.1.4 Building 201, Partial Plans & Roof Plan
A2.1.5 Building 201, Elevation Style D
A2.1.6 Building 201, Elevation Style E
A2.2.1 Building 202, First Floor Plan
A2.2.2 Building 202, Second Floor Plan and Roof Plan
A2.2.3 Building 202, Partial Plans & Roof Plan
A2.2.4 Building 202, Elevation Style D
A2.2.5 Building 202, Elevation Style E

CONDOMINIUMS
A3.1.1 Condominiums, Perspectives
A3.1.2 Building 601, Floor Plans
A3.1.3 Building 601, Floor Plans & Roof Plan
A3.1.4 Building 602, Floor Plans
A3.1.5 Building 602, Floor Plans & Roof Plan
A3.1.6 Building 601, Elevation Style F
A3.1.7 Building 602, Elevation Style F
A3.2.1 Building 701, Floor Plans
A3.2.2 Building 701, Floor Plans & Roof Plan
A3.2.3 Building 702, Floor Plans
A3.2.4 Building 702, Floor Plans & Roof Plan
A3.2.5 Building 701, Elevation Style F
A3.2.6 Building 702, Elevation Style F

CLUBHOUSE
A4.1.1 Clubhouse, Perspectives
A4.1.2 Clubhouse, Floor Plans & Roof Plan
A4.1.3 Clubhouse, Elevations
A4.1.4 Clubhouse, Elevations

B1.1 Color & Material Boards (1 of 3)
B1.2 Color & Matezrial Boards (2 of 3)
B1.3 Color & Material Boards (3 of 3)

CIVIL & LANDSCAPE DRAWINGS
DR-01 Title Sheet
DR-02 Existing Conditions
DR-03 Compliance Exhibit (NE)
DR-04 Compliance Exhibit (SE)
DR-05 Compliance Exhibit (SW)
DR-06 Compliance Exhibit (NW)
DR-07 Development Standards
DR-08 Development Standards
DR-09 Development Standards
DR-10 Parking Compliance Exhibit

L-01 Preliminary Landscape Index Sheet
L-02 Preliminary Landscape Plan 1
L-03 -10 Preliminary Landscape Plan
L-11 Preliminary Landscape Details
L-12 Preliminary Irrigation Plan
L-13 Preliminary Irrigation Plan
L-14 Preliminary Irrigation Plan
L-15 Preliminary Irrigation Plan
L-16 Preliminary Irrigation Plan
L-17 Preliminary Irrigation Plan
L-18 Preliminary Irrigation Plan
L-19 Preliminary Irrigation Plan
L-20 Preliminary Irrigation Plan
L-21 Preliminary Irrigation Details

P-1 Photometrics
P-2 Photometrics

PROJECT SUMMARY:

SINGLE FAMILY DETACHED:

CONSTRUCTION TYPE : VB
OCCUPANCY : R3 - RESIDENTIAL

ATTACHED DUETS

CONSTRUCTION TYPE : VB
OCCUPANCY : R3 - RESIDENTIAL

CONDOMINIUMS (TOWNHOME STANDARDS)

CONSTRUCTION TYPE : VB
OCCUPANCY : R2 - RESIDENTIAL

CLUBHOUSE:

CONSTRUCTION TYPE :VB
OCCUPANY: A-3-ASSEMBLY

CONDOMINIUMS (TOWNHOME STANDARDS)

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-1 - 2 BR / 2.5 BA	
Name	Area (SF)
FIRST FLOOR	66
SECOND FLOOR	628
THIRD FLOOR	554
TOTAL LIVING AREA	1248

2 - CAR GARAGE	551
ENTRY PORCH	46
DECK	44

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-2B - 4 BR +DEN/ 3 BA	
Name	Area (SF)
FIRST FLOOR	245
SECOND FLOOR	719
THIRD FLOOR	683
TOTAL LIVING AREA	1647

2 - CAR GARAGE	470
ENTRY PORCH	67
DECK	62

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-3B - 3 BR / 3.5 BA	
Name	Area (SF)
FIRST FLOOR	401
SECOND FLOOR	767
THIRD FLOOR	670
TOTAL LIVING AREA	1838

2 - CAR GARAGE	431
ENTRY PORCH	22
DECK	94

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-2A - 3 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	245
SECOND FLOOR	719
THIRD FLOOR	683
TOTAL LIVING AREA	1647

2 - CAR GARAGE	470
ENTRY PORCH	67
DECK	62

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-3A - 3 BR / 3.5 BA	
Name	Area (SF)
FIRST FLOOR	342
SECOND FLOOR	767
THIRD FLOOR	670
TOTAL LIVING AREA	1779

2 - CAR GARAGE	431
ENTRY PORCH	58
DECK	94

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-4 - 3 BR / 3.5 BA	
Name	Area (SF)
FIRST FLOOR	315
SECOND FLOOR	719
THIRD FLOOR	662
TOTAL LIVING AREA	1696

2 - CAR GARAGE	453
ENTRY PORCH	65
DECK	100

GROSS SQUARE FOOTAGE:
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-1 - 2 BR / 2.5 BA	
Name	Area (SF)
FIRST FLOOR	78
SECOND FLOOR	687
THIRD FLOOR	602
TOTAL LIVING AREA	1367

2 - CAR GARAGE	600
ENTRY PORCH	46
DECK	44

GROSS SQUARE FOOTAGE
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-2B - 4 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	266
SECOND FLOOR	775
THIRD FLOOR	733
TOTAL LIVING AREA	1774

2 - CAR GARAGE	508
ENTRY PORCH	67
DECK	62

GROSS SQUARE FOOTAGE
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-3B - 3 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	432
SECOND FLOOR	824
THIRD FLOOR	722
TOTAL LIVING AREA	1978

2 - CAR GARAGE	465
ENTRY PORCH	22
DECK	94

GROSS SQUARE FOOTAGE
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-2A - 3 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	266
SECOND FLOOR	775
THIRD FLOOR	733
TOTAL LIVING AREA	1774

2 - CAR GARAGE	508
ENTRY PORCH	67
DECK	62

GROSS SQUARE FOOTAGE:
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-3A - 3 BR / 3.5 BA	
Name	Area (SF)
FIRST FLOOR	375
SECOND FLOOR	824
THIRD FLOOR	722
TOTAL LIVING AREA	1921

2 - CAR GARAGE	465
ENTRY PORCH	58
DECK	94

GROSS SQUARE FOOTAGE:
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-4 - 3 BR / 3.5 BA	
Name	Area (SF)
FIRST FLOOR	340
SECOND FLOOR	773
THIRD FLOOR	708
TOTAL LIVING AREA	1821

2 - CAR GARAGE	488
ENTRY PORCH	65
DECK	100

SINGLE FAMILY DETACHED:
GROSS AREA - MEASURED FROM OUTSIDE FACE OF STUD WALL

Plan C-1 - 3 BR/ 3 BA, DEN + OPT. LOFT & OPT. BR 4

Name	Area (SF)
FIRST FLOOR	851
SECOND FLOOR	1145
TOTAL LIVING AREA	1996
2-CAR GARAGE	432
DECK	44
ENTRY PORCH - ELEV. A	76
ENTRY PORCH - ELEV. B	85
ENTRY PORCH - ELEV. C	86

Plan C-2A- 3 BR/ 3 BA, DEN + OPT. BR 4
Plan C-2B - 4 BR/ 3 BA

Name	Area (SF)
FIRST FLOOR	895
SECOND FLOOR	1155
TOTAL LIVING AREA	2050
2-CAR GARAGE	409
DECK	64
ENTRY PORCH - ELEV. A	45
ENTRY PORCH - ELEV. B	18
ENTRY PORCH - ELEV. C	18

Plan C-3 - 3 BR/ 3 BA, DEN & LOFT + OPT. BR 4 & BR 5

Name	Area (SF)
FIRST FLOOR	850
SECOND FLOOR	1261
TOTAL LIVING AREA	2111
2-CAR GARAGE	434
DECK	63
ENTRY PORCH - ELEV. A	39
ENTRY PORCH - ELEV. B	39
ENTRY PORCH - ELEV. C	39

ATTACHED DUETS:
GROSS AREA - MEASURED FROM OUTSIDE FACE OF STUD WALL

Plan D-1 - 3 BR / 3 BA, DEN & LOFT + OPT. BR 4

Name	Area (SF)
FIRST FLOOR	1028
SECOND FLOOR	1325
TOTAL LIVING AREA	2353
2-CAR GARAGE	433
DECK	43
ENTRY PORCH - ELEV. D	45
ENTRY PORCH - ELEV. E	45

Plan D-2A- 3 BR/ 2.5 BA, LOFT + OPT. BR 4
Plan D-2B - 4 BR/ 2.5 BA

Name	Area (SF)
FIRST FLOOR	936
SECOND FLOOR	1373
TOTAL LIVING AREA	2309
2-CAR GARAGE	446
DECK	109
ENTRY PORCH - ELEV. D	129
ENTRY PORCH - ELEV. E	132

PLAN D-3 - 3 BR / 3 BA, LOFT + OPT. BR 4 & SUITE

Name	Area (SF)
FIRST FLOOR	983
SECOND FLOOR	1028
TOTAL LIVING AREA	2011
ADU FIRST FLOOR	67
ADU SECOND FLOOR	450
TOTAL ADU LIVING AREA	517
2-CAR GARAGE	428
ADU DECK	48
ENTRY PORCH - ELEV. D	91
ENTRY PORCH - ELEV. E	94



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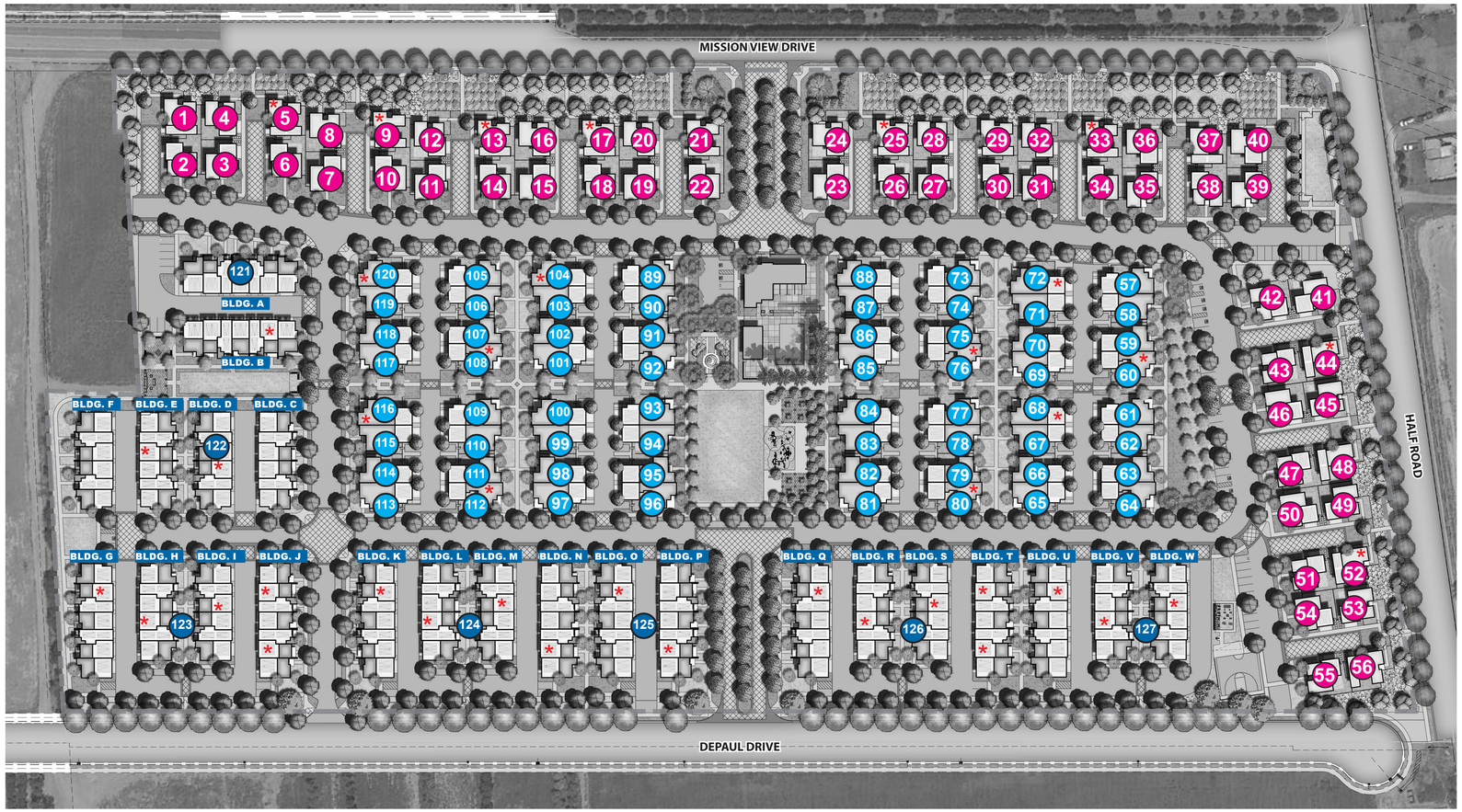
SITE ILLUSTRATIVE

JOB NO. 297.084
DATE 08-25-2020

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

T1.2

CROSSWINDS BY DIVIDEND HOMES · DIVIDEND · RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS · DAHLIN



SINGLE FAMILY DETACHED

LOT NO	BUILDING TYPE	PLAN TYPES	ELEV STYLE	COLOR SCHEME
1	N/A	PLAN C-2	A	3A
2	N/A	PLAN C-3	A	2A
3	N/A	PLAN C-1	B	1B
4	N/A	PLAN C-3	B	2B
5	N/A	PLAN C-2	B	1B
6	N/A	PLAN C-3	B	3B
7	N/A	PLAN C-1	C	1C
8	N/A	PLAN C-3	C	2C
9	N/A	PLAN C-2	C	1C
10	N/A	PLAN C-3	C	3C
11	N/A	PLAN C-1	A	3A
12	N/A	PLAN C-3	A	1A
13	N/A	PLAN C-2	A	3A
14	N/A	PLAN C-3	A	2A
15	N/A	PLAN C-1	B	3B
16	N/A	PLAN C-3	B	1B
17	N/A	PLAN C-2	B	3B
18	N/A	PLAN C-3	B	2B
19	N/A	PLAN C-1	C	2C
20	N/A	PLAN C-3	C	3C
21	N/A	PLAN C-2	C	2C
22	N/A	PLAN C-3	C	1C
23	N/A	PLAN C-1	A	1A
24	N/A	PLAN C-3	A	2A
25	N/A	PLAN C-2	A	1A
26	N/A	PLAN C-3	A	3A
27	N/A	PLAN C-1	B	2B
28	N/A	PLAN C-3	B	1B
29	N/A	PLAN C-2	B	3B
30	N/A	PLAN C-3	B	2B
31	N/A	PLAN C-1	C	3C
32	N/A	PLAN C-3	C	2C
33	N/A	PLAN C-2	C	1C
34	N/A	PLAN C-3	C	3C
35	N/A	PLAN C-1	A	1A
36	N/A	PLAN C-3	A	2A
37	N/A	PLAN C-2	A	1A
38	N/A	PLAN C-3	A	3A
39	N/A	PLAN C-1	B	1B
40	N/A	PLAN C-3	B	2B
41	N/A	PLAN C-3	A	3A
42	N/A	PLAN C-1	A	1A
43	N/A	PLAN C-3	A	3A
44	N/A	PLAN C-2	A	2A
45	N/A	PLAN C-3	B	3B
46	N/A	PLAN C-1	B	1B
47	N/A	PLAN C-3	B	3B
48	N/A	PLAN C-2	B	2B
49	N/A	PLAN C-3	C	2C
50	N/A	PLAN C-1	C	3C
51	N/A	PLAN C-3	C	2C
52	N/A	PLAN C-2	C	1C
53	N/A	PLAN C-3	A	1A
54	N/A	PLAN C-1	A	2A
55	N/A	PLAN C-3	A	1A
56	N/A	PLAN C-2	A	3A

ATTACHED DUETS

57	BLDG. 202	PLAN D-3	D	1D
58		PLAN D-1	D	1D
59	BLDG. 201	PLAN D-1	E	1E
60		PLAN D-2	E	1E
61	BLDG. 202	PLAN D-3	E	2E
62		PLAN D-1	E	2E
63	BLDG. 201	PLAN D-1	D	2D
64		PLAN D-2	D	2D
65	BLDG. 202	PLAN D-3	E	1E
66		PLAN D-1	E	1E
67	BLDG. 201	PLAN D-1	D	1D
68		PLAN D-2	D	1D
69	BLDG. 202	PLAN D-3	D	2D
70		PLAN D-1	D	2D
71	BLDG. 201	PLAN D-1	E	1E
72		PLAN D-2	E	1E
73	BLDG. 202	PLAN D-3	E	2E
74		PLAN D-1	E	2E
75	BLDG. 201	PLAN D-1	D	2D
76		PLAN D-2	D	2D
77	BLDG. 202	PLAN D-3	E	1E
78		PLAN D-1	E	1E
79	BLDG. 201	PLAN D-1	E	2E
80		PLAN D-2	E	2E
81	BLDG. 202	PLAN D-3	D	1D
82		PLAN D-1	D	1D
83	BLDG. 201	PLAN D-1	E	2E
84		PLAN D-2	E	2E
85	BLDG. 202	PLAN D-3	E	1E
86		PLAN D-1	E	1E
87	BLDG. 201	PLAN D-1	D	2D
88		PLAN D-2	D	2D
89	BLDG. 202	PLAN D-3	D	1D
90		PLAN D-1	D	1D
91	BLDG. 201	PLAN D-1	E	1E
92		PLAN D-2	E	1E
93	BLDG. 202	PLAN D-3	E	2E
94		PLAN D-1	E	2E
95	BLDG. 201	PLAN D-1	D	2D
96		PLAN D-2	D	2D
97	BLDG. 202	PLAN D-3	E	1E
98		PLAN D-1	E	1E
99	BLDG. 201	PLAN D-1	D	1D
100		PLAN D-2	D	1D
101	BLDG. 202	PLAN D-3	D	2D
102		PLAN D-1	D	2D
103	BLDG. 201	PLAN D-1	E	2E
104		PLAN D-2	E	2E
105	BLDG. 202	PLAN D-3	E	1E
106		PLAN D-1	E	1E
107	BLDG. 201	PLAN D-1	D	1D
108		PLAN D-2	D	1D
109	BLDG. 202	PLAN D-3	E	1E
110		PLAN D-1	E	1E
111	BLDG. 201	PLAN D-1	E	2E
112		PLAN D-2	E	2E
113	BLDG. 202	PLAN D-3	D	1D
114		PLAN D-1	D	1D
115	BLDG. 201	PLAN D-1	E	2E
116		PLAN D-2	E	2E
117	BLDG. 202	PLAN D-3	E	1E
118		PLAN D-1	E	1E
119	BLDG. 201	PLAN D-1	D	2D
120		PLAN D-2	D	2D

ATTACHED CONDOMINIUMS

LOT NO	BUILDING TYPE	PLAN TYPES	ELEV STYLE	COLOR SCHEME		
121	PLAN 2 BLDG.A- 701	PLAN 2 TH-3B,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3B(R)	C-2 F	14 1F	2050	3BR + DE
	BLDG.B- 701	TH-3B,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3B(R)	F	2F		UNIT A
122	BLDG.C- 602	TH-3A,TH-1(R),TH-2A/2B,TH-2A/2B (R),TH-1,TH-3A (R)	F	3F		UNIT B1
	BLDG.D- 601	TH-3B,TH-1(R),TH-2A/2B,TH-2A/2B (R),TH-1,TH-3B (R)	F	4F		UNIT B2
	BLDG.E- 601	TH-3B,TH-1(R),TH-2A/2B,TH-2A/2B (R),TH-1,TH-3B (R)	F	1F		UNIT C-1
	BLDG.F- 601	TH-3B,TH-1(R),TH-2A/2B,TH-2A/2B (R),TH-1,TH-3B (R)	F	2F		UNIT C-2
123	BLDG.G- 701	TH-3B,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3B(R)	F	3F		UNIT D
	BLDG.H- 601	TH-3B,TH-1(R),TH-2A/2B,TH-2A/2B(R),TH-1,TH-3B (R)	F	4F		
	BLDG.I- 601	TH-3B,TH-1(R),TH-2A,TH-2A (R),TH-1,TH-3B (R)	F	1F		
	BLDG.J- 702	TH-3A,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3A(R)	F	2F		
124	BLDG.K- 702	TH-3A,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3A(R)	F	3F		
	BLDG.L- 601	TH-3B,TH-1(R),TH-2A/2B,TH-2A/2B (R),TH-1,TH-3B (R)	F	4F		
	BLDG.M- 601	TH-3B,TH-1(R),TH-2A/2B,TH-2A/2B(R),TH-1,TH-3B (R)	F	1F		
	BLDG.N- 701	TH-3B,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3B(R)	F	2F		
125	BLDG.O- 701	TH-3B,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3B(R)	F	3F		
	BLDG.P- 702	TH-3A,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3A(R)	F	4F		
126	BLDG.Q- 702	TH-3A,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3A(R)	F	1F		
	PLAN 1 PLAN 2 PLAN 3 BLDG.R- 601	PLAN 1 TH-3B,TH-1(R),TH-2A/2B, TH-PLAN 2 2A/2B(R),TH-1,TH-PLAN 3 3B (R)	F	2F		
	BLDG.S- 601	TH-3B,TH-1(R),TH-2A/2B,TH-2A/2B (R),TH-1,TH-3B (R)	F	3F		
	BLDG.T- 701	TH-3A,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3A(R)	F	4F		
127	BLDG.U- 701	TH-3A,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3A(R)	F	1F		
	BLDG.V- 601	TH-3B,TH-1(R),TH-2A,TH-2A (R),TH-1,TH-3B (R)	F	2F		
	BLDG.W- 601	TH-3B,TH-1(R),TH-2A,TH-2A (R),TH-1,TH-3B (R)	F	3F		

BMR UNIT LOCATIONS - 40 UNITS - *

SINGLE FAMILY DETACHED - 56 UNITS

ATTACHED DUETS - 64 UNITS

ATTACHED CONDOMINIUMS - 149 UNITS

CROSSWINDS BY DIVIDEND HOMES

DIVIDEND

RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS

DAHLIN

LOT AND UNIT MATRIX WITH BMR'S

JOB NO. 297.084
DATE 08-25-2020

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



SINGLE FAMILY DETACHED

CROSSWINDS BY DIVIDEND HOMES

DIVIDEND

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SINGLE FAMILY DETACHED, PERSPECTIVE

JOB NO. 297.084

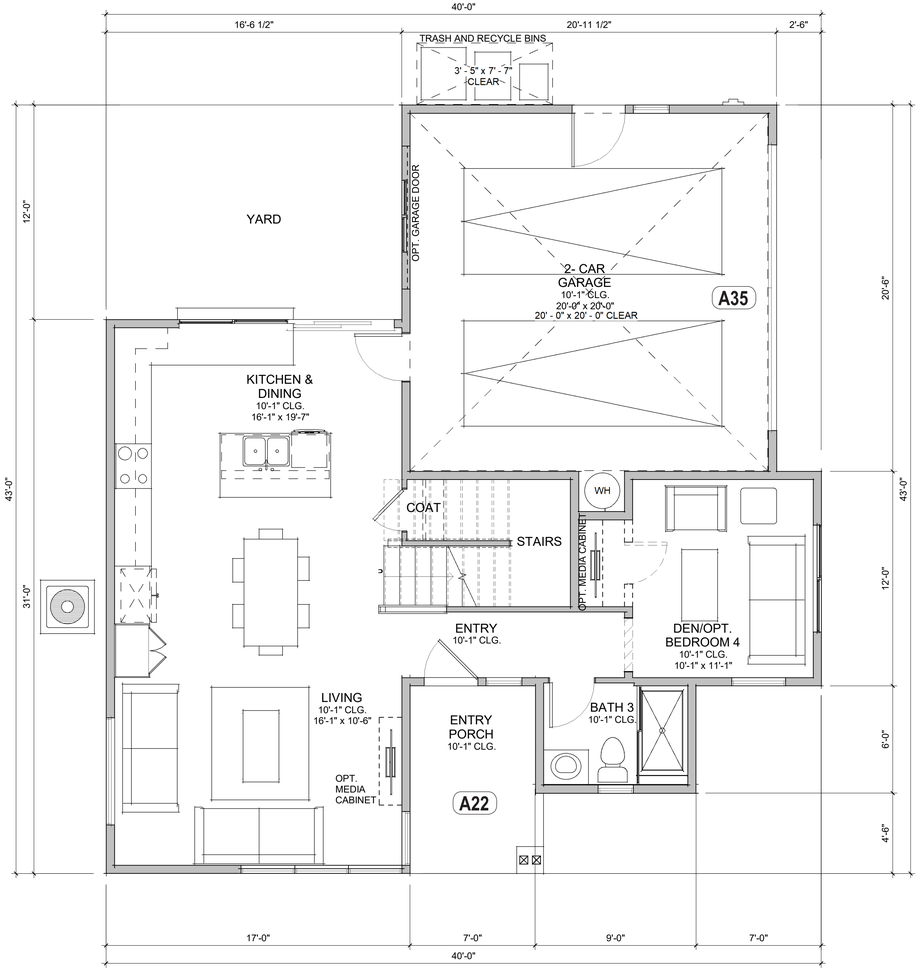
DATE 08-25-2020

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

A1.1.1



PLAN C-1, SECOND FLOOR PLAN, ELEVATION STYLE A
SCALE 1/4" = 1'-0"



PLAN C-1, FIRST FLOOR PLAN, ELEVATION STYLE A
SCALE 1/4" = 1'-0"

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST

Plan C-1 - 3 BR/ 3 BA, DEN + OPT. LOFT & OPT. BR 4

Name	Area (SF)
FIRST FLOOR	851
SECOND FLOOR	1145
TOTAL LIVING AREA	1996
2-CAR GARAGE	432
DECK	44
ENTRY PORCH - ELEV. A	76
ENTRY PORCH - ELEV. B	85
ENTRY PORCH - ELEV. C	86



Scale: 1/4"=1'-0"

NOTE:
ONE 220V OUTLET PROVIDED IN THE GARAGE FOR FUTURE EV CHARGING OUTLET

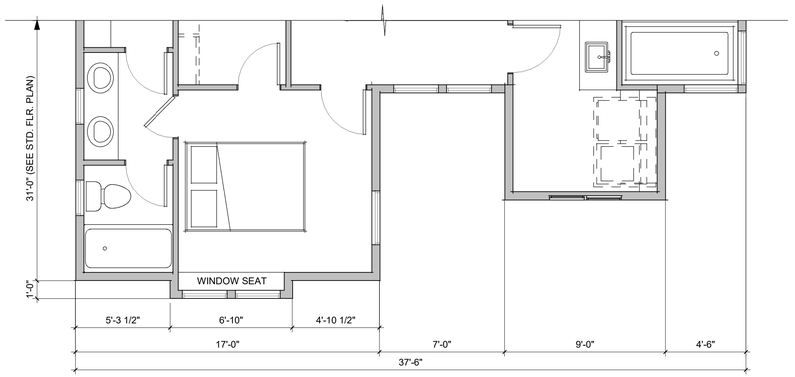
CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
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PLAN C-1, FLOOR PLANS

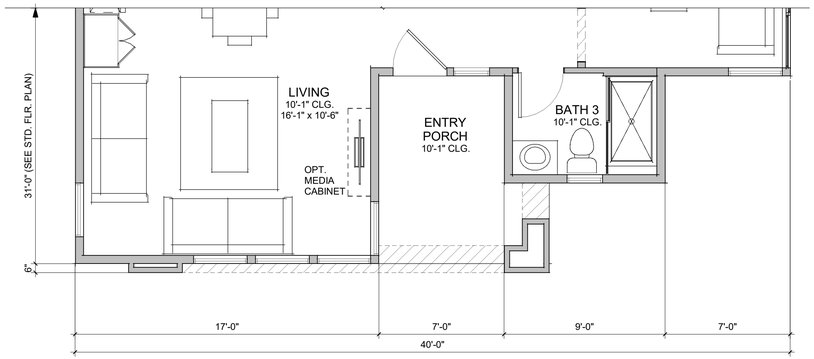
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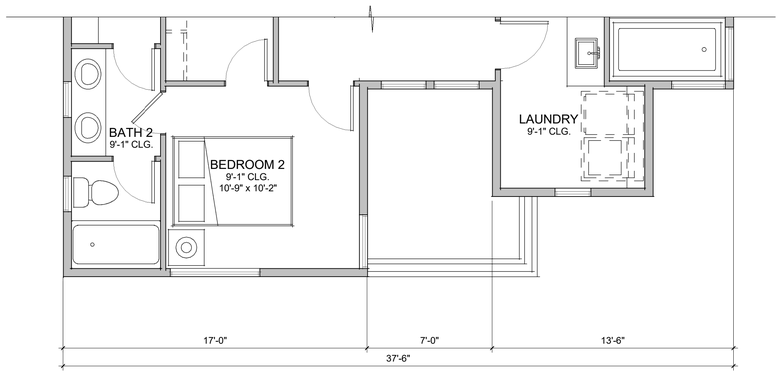
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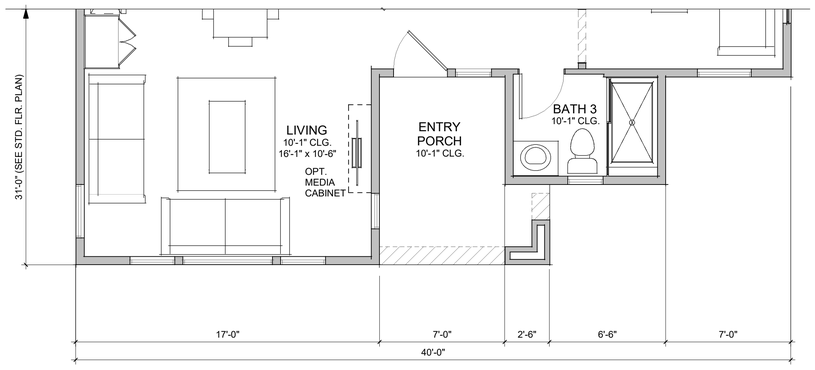
PLAN C-1, PARTIAL SECOND FLOOR PLAN, ELEVATION STYLE C
SCALE 1/4" = 1'-0"



PLAN C-1, PARTIAL FIRST FLOOR PLAN, ELEVATION STYLE C
SCALE 1/4" = 1'-0"



PLAN C-1, PARTIAL SECOND FLOOR PLAN, ELEVATION STYLE B
SCALE 1/4" = 1'-0"



PLAN C-1, PARTIAL FIRST FLOOR PLAN, ELEVATION STYLE B
SCALE 1/4" = 1'-0"

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST

Plan C-1 - 3 BR/ 3 BA, DEN + OPT. LOFT & OPT. BR 4

Name	Area (SF)
FIRST FLOOR	851
SECOND FLOOR	1145
TOTAL LIVING AREA	1996
2-CAR GARAGE	432
DECK	44
ENTRY PORCH - ELEV. A	76
ENTRY PORCH - ELEV. B	85
ENTRY PORCH - ELEV. C	86

0 2 4 6 8
Scale: 1/4"=1'-0"

PLAN C-1, PARTIAL PLANS

JOB NO. 297.084
DATE 08-25-2020

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925-251-7200

A1.1.3

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

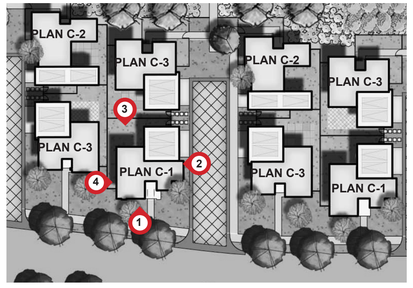
FINISH SCHEDULE - ELEV. A

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

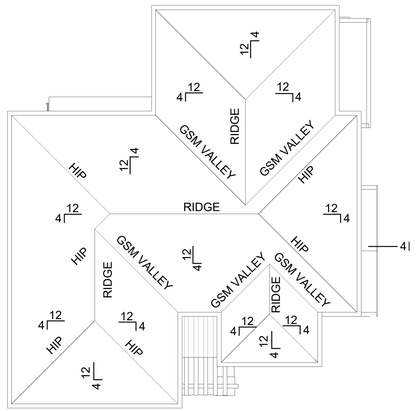
EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·SMOOTH CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

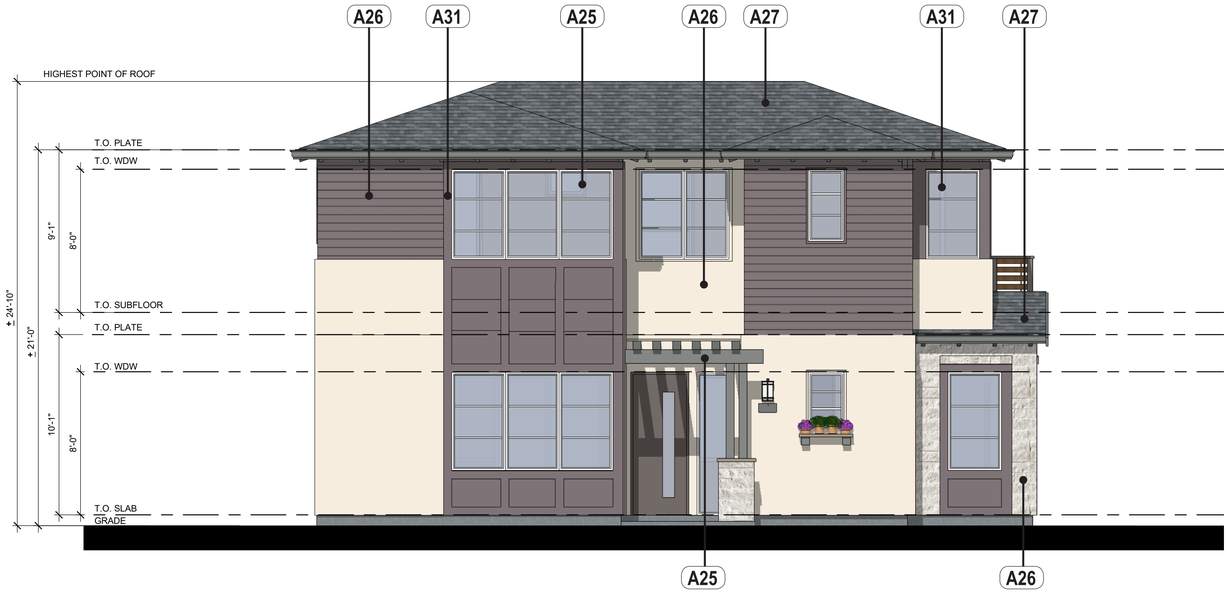
TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·WEATHERED WOOD DECK RAILINGS
·WOOD TRELLIS WITH (2) 6" WOOD POSTS OVER CULTURED STONE BASE COLUMN
·2x RAFTER TAILS



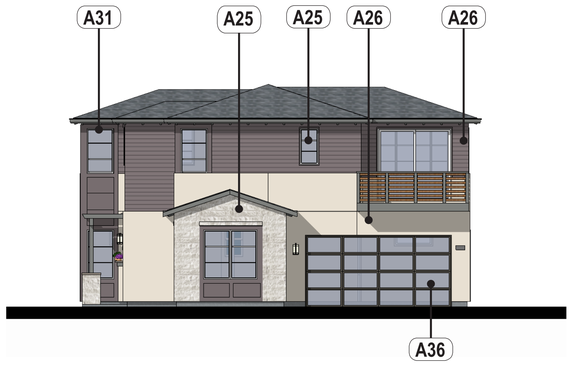
TYPICAL CLUSTER LAYOUT



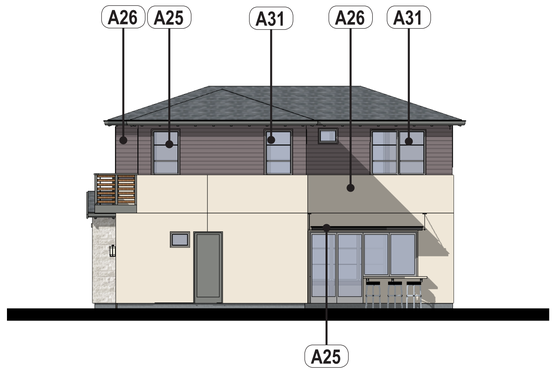
ROOF PLAN, ELEVATION STYLE A
SCALE 1/8" = 1'-0"



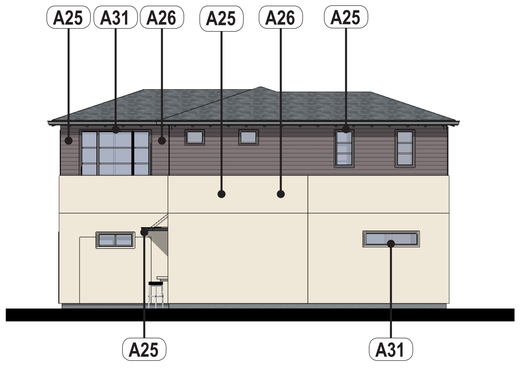
① PLAN C-1, ELEVATION STYLE A, FRONT ELEVATION - COLOR SCHEME 1A
SCALE 1/4" = 1'-0"



② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



③ REAR ELEVATION
SCALE 1/8" = 1'-0"



④ LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

Scale: 1/4"=1'-0"
Scale: 1/8"=1'-0"

PLAN C-1, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE A

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JOB NO. 297.084
DATE 08-25-2020

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Pleasanton, CA 94588
925-251-7200

A1.1.4

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

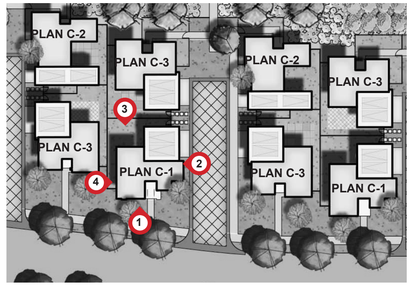
FINISH SCHEDULE - ELEV. B

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

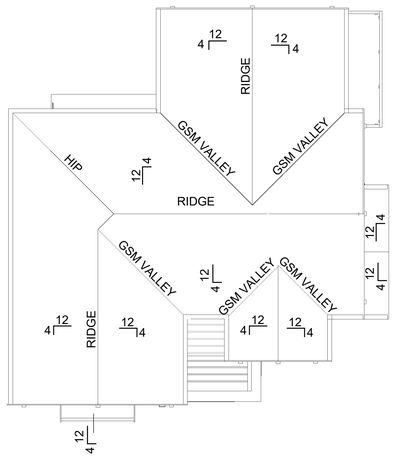
EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·THIN-BRICK MASONRY VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
2x3 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·FACE-MOUNTED FLAT METAL DECK RAILINGS



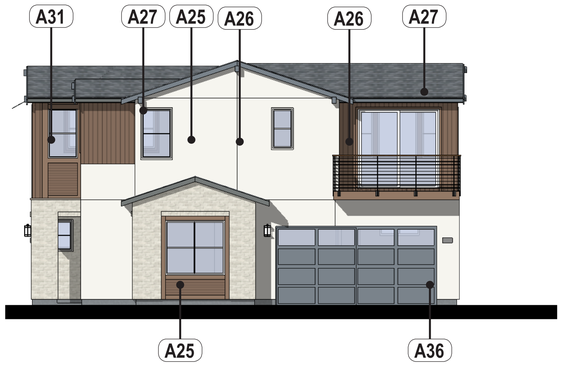
TYPICAL CLUSTER LAYOUT



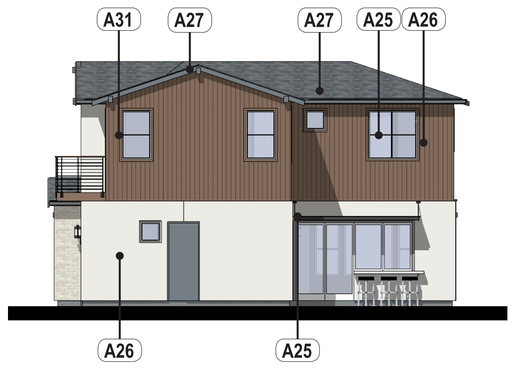
ROOF PLAN, ELEVATION STYLE B
SCALE 1/8" = 1'-0"



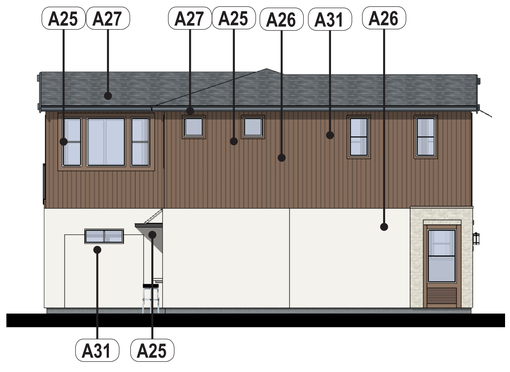
① PLAN C-1, ELEVATION STYLE B, FRONT ELEVATION - COLOR SCHEME 1B
SCALE 1/4" = 1'-0"



② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



③ REAR ELEVATION
SCALE 1/8" = 1'-0"



④ LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

0 2 4 6 8
Scale: 1/4"=1'-0"

0 4 8 12 16
Scale: 1/8"=1'-0"

PLAN C-1, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE B

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
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JOB NO. 297.084
DATE 08-25-2020

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A1.1.5

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
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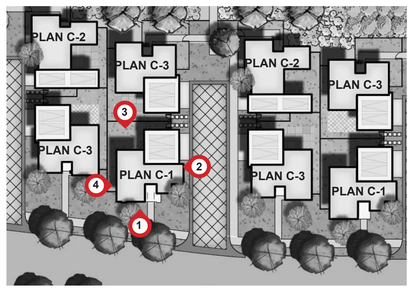
FINISH SCHEDULE - ELEV. C

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

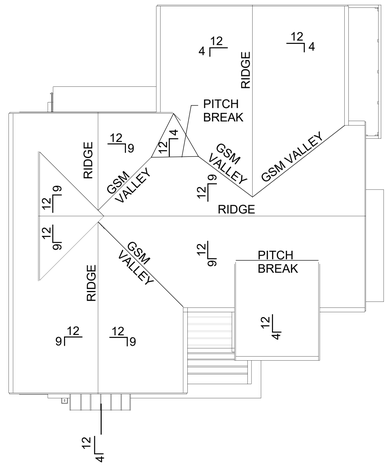
EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·1x3 VERTICAL BATTENS @ 12" O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 5.25" AND 4" EXPOSURE
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ BOARD & BATTEN FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ BOARD & BATTEN FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ BOARD & BATTEN FINISHES
·FACE-MOUNTED METAL CABLE RAILINGS
·2x RAFTER TAILS



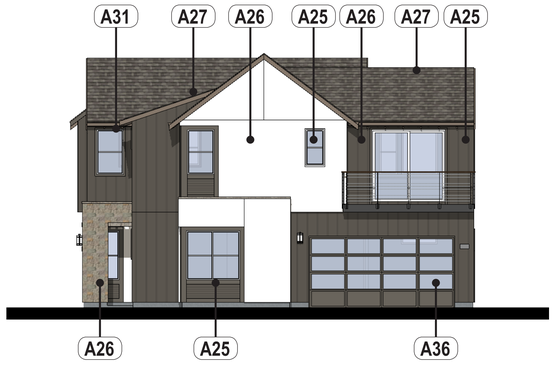
TYPICAL CLUSTER LAYOUT



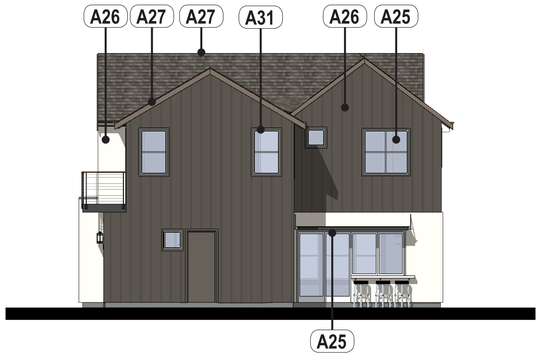
ROOF PLAN, ELEVATION STYLE C
SCALE 1/8" = 1'-0"



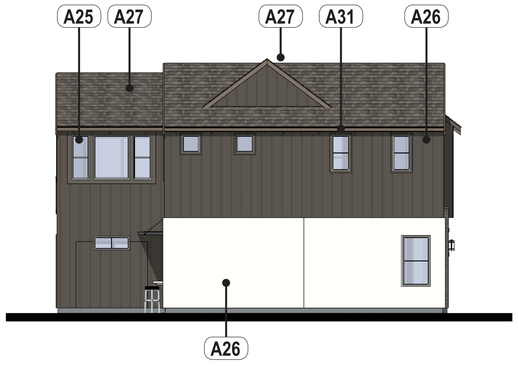
① PLAN C-1, ELEVATION STYLE C, FRONT ELEVATION - COLOR SCHEME 1C
SCALE 1/4" = 1'-0"



② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



③ REAR ELEVATION
SCALE 1/8" = 1'-0"



④ LEFT ELEVATION
SCALE 1/8" = 1'-0"

Scale: 1/4"=1'-0"

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

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

PLAN C-1, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE C

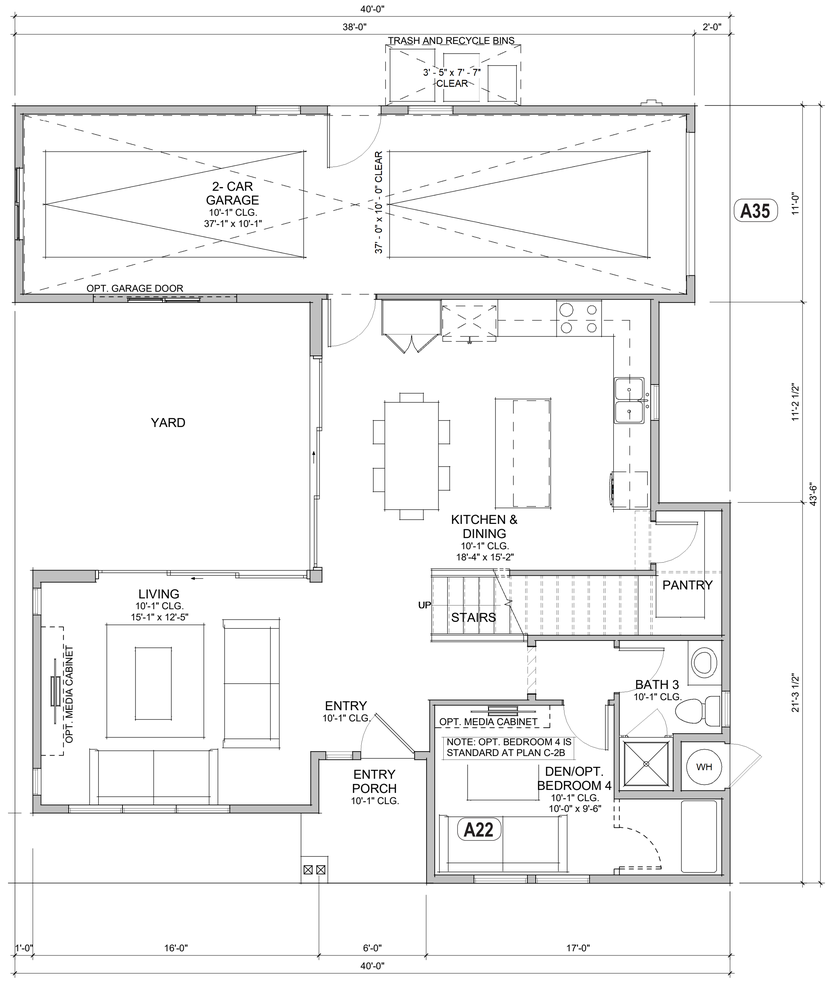
CROSSWINDS BY DIVIDEND HOMES · DIVIDEND · RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS · DAHLIN

JOB NO. 297.084
DATE 08-25-2020

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Pleasanton, CA 94588
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PLAN C-2A/ C-2B, SECOND FLOOR PLAN, ELEVATION STYLE A



PLAN C-2A/C-2B, FIRST FLOOR PLAN, ELEVATION STYLE A
SCALE 1/4" = 1'-0"

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST

Plan C-2A - 3 BR/ 3 BA, DEN + OPT. BR 4

Name	Area (SF)
FIRST FLOOR	895
SECOND FLOOR	1155
TOTAL LIVING AREA	2050
2-CAR GARAGE	409
DECK	64
ENTRY PORCH - ELEV. A	45
ENTRY PORCH - ELEV. B	18
ENTRY PORCH - ELEV. C	18

Plan C-2B - 4 BR/ 3 BA

Name	Area (SF)
FIRST FLOOR	895
SECOND FLOOR	1155
TOTAL LIVING AREA	2050
2-CAR GARAGE	409
DECK	64
ENTRY PORCH - ELEV. A	45
ENTRY PORCH - ELEV. B	18
ENTRY PORCH - ELEV. C	18

NOTE:
ONE 220V OUTLET PROVIDED IN THE GARAGE FOR FUTURE EV CHARGING OUTLET

0 2 4 6 8
Scale: 1/4"=1'-0"

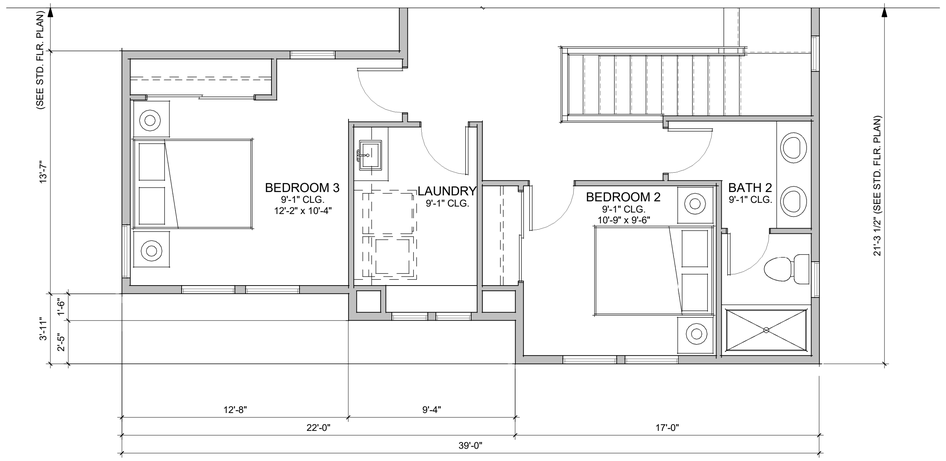
PLAN C-2, FLOOR PLANS

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

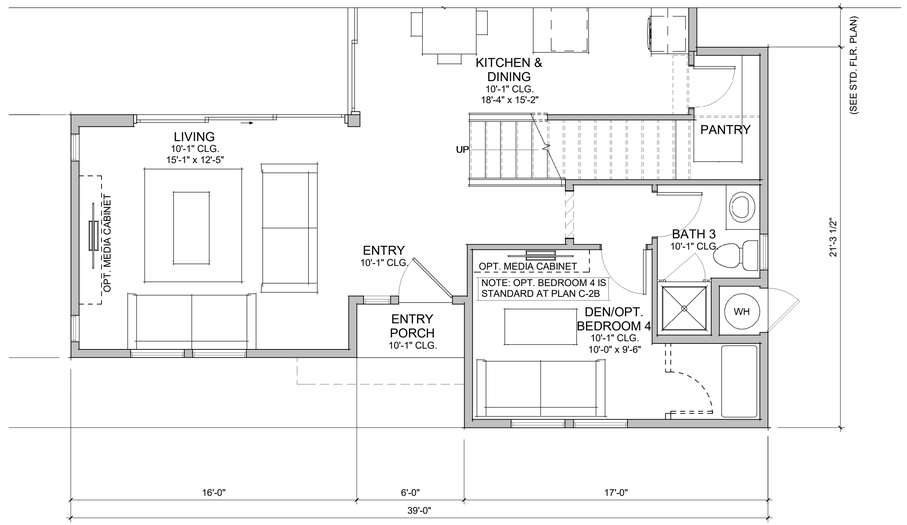
JOB NO. 297.084
DATE 08-25-2020

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Pleasanton, CA 94588
925-251-7200

A1.2.1



PLAN C-2A/ C-2B, PARTIAL SECOND FLOOR PLAN, ELEVATION STYLE C
SCALE 1/4" = 1'-0"



PLAN C-2A/ C-2B, PARTIAL FIRST FLOOR PLAN, ELEVATION STYLE C
SCALE 1/4" = 1'-0"

PLAN C-2A/ C-2B, PARTIAL SECOND FLOOR PLAN, ELEVATION STYLE B
SCALE 1/4" = 1'-0"

PLAN C-2A/ C-2B, PARTIAL FIRST FLOOR PLAN, ELEVATION STYLE B
SCALE 1/4" = 1'-0"

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST

Plan C-2A - 3 BR/ 3 BA, DEN + OPT. BR 4

Name	Area (SF)
FIRST FLOOR	895
SECOND FLOOR	1155
TOTAL LIVING AREA	2050
2-CAR GARAGE	409
DECK	64
ENTRY PORCH - ELEV. A	45
ENTRY PORCH - ELEV. B	18
ENTRY PORCH - ELEV. C	18

Plan C-2B - 4 BR/ 3 BA

Name	Area (SF)
FIRST FLOOR	895
SECOND FLOOR	1155
TOTAL LIVING AREA	2050
2-CAR GARAGE	409
DECK	64
ENTRY PORCH - ELEV. A	45
ENTRY PORCH - ELEV. B	18
ENTRY PORCH - ELEV. C	18

0 2 4 6 8
Scale: 1/4"=1'-0"

PLAN C-2, PARTIAL PLANS

CROSSWINDS BY DIVIDEND HOMES | DIVIDEND | RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS | DAHLIN

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DATE 08-25-2020

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A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

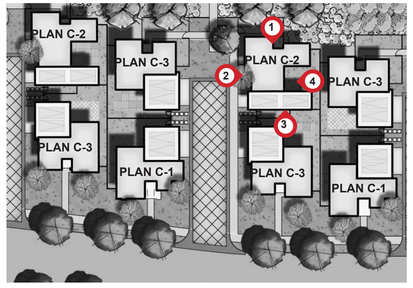
FINISH SCHEDULE - ELEV. A

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

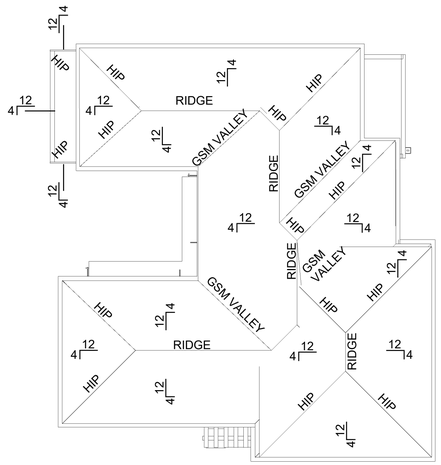
EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·SMOOTH CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

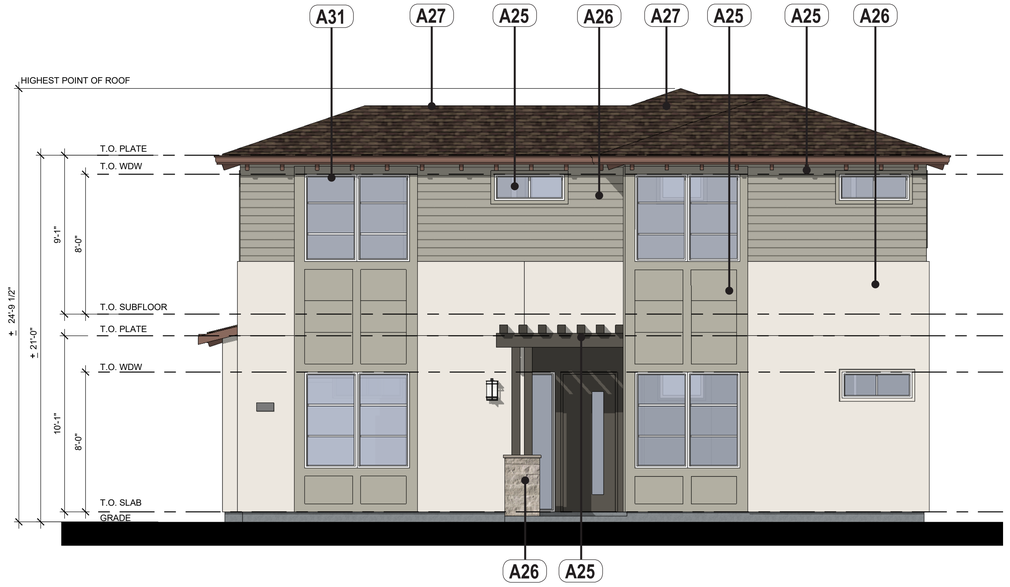
TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·WEATHERED WOOD DECK RAILINGS
·WOOD TRELLIS WITH (2) 6" WOOD POSTS OVER CULTURED STONE BASE COLUMN
·2x RAFTER TAILS



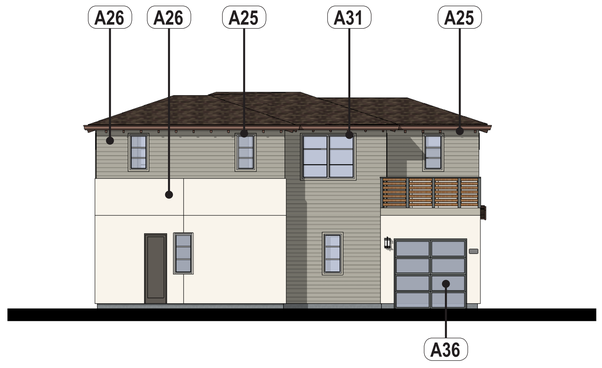
TYPICAL CLUSTER LAYOUT



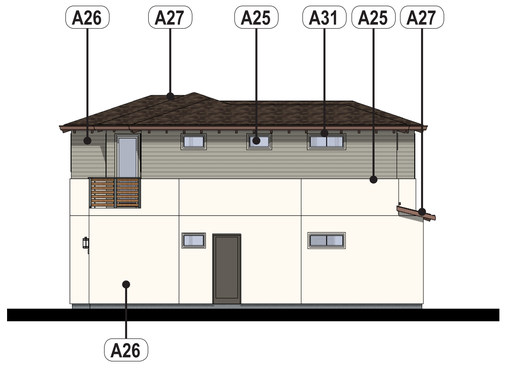
ROOF PLAN, ELEVATION STYLE A
SCALE 1/8" = 1'-0"



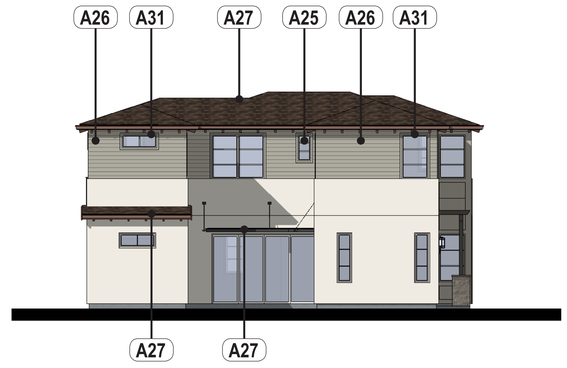
① PLAN C-2A/ C-2B, ELEVATION STYLE A, FRONT ELEVATION - COLOR SCHEME 2A
SCALE 1/4" = 1'-0"



② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



③ REAR ELEVATION
SCALE 1/8" = 1'-0"



④ LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

0 2 4 6 8
Scale: 1/4"=1'-0"

0 4 8 12 16
Scale: 1/8"=1'-0"

PLAN C-2, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE A

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

JOB NO. 297.084
DATE 08-25-2020

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A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
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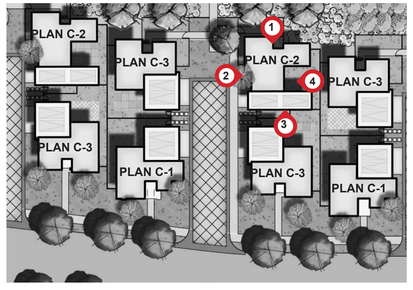
FINISH SCHEDULE - ELEV. B

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

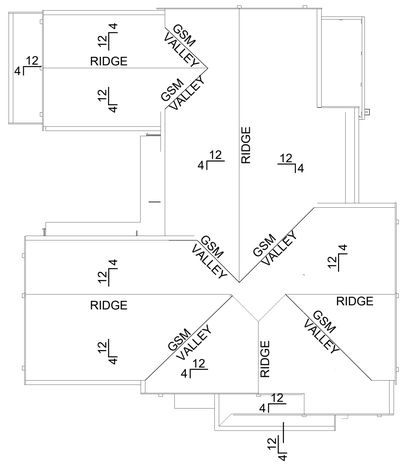
EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·THIN-BRICK MASONRY VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

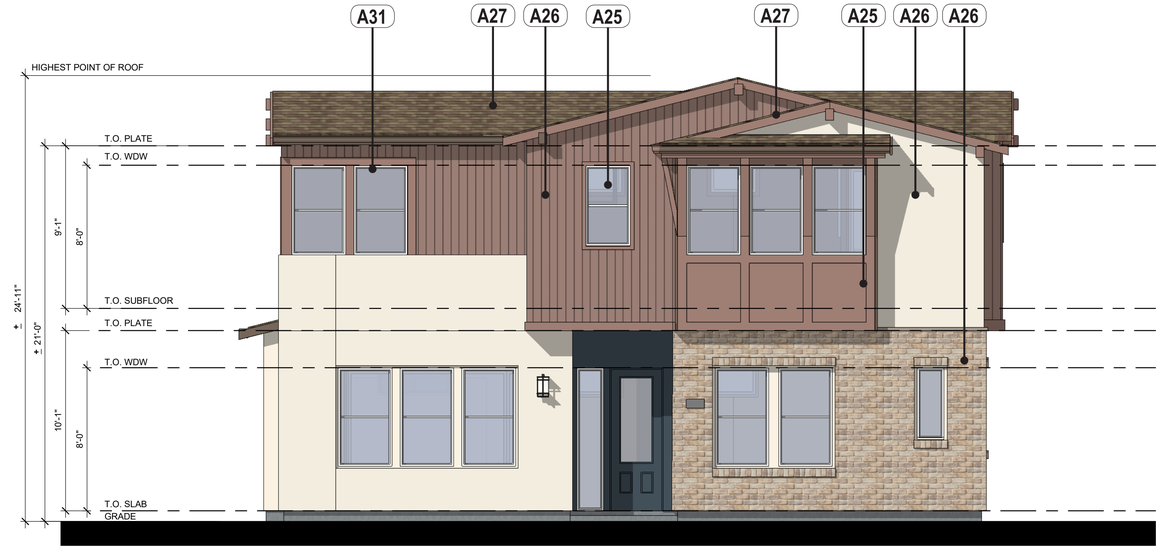
TRIM/ACCENT:
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·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·FACE-MOUNTED FLAT METAL DECK RAILINGS



TYPICAL CLUSTER LAYOUT



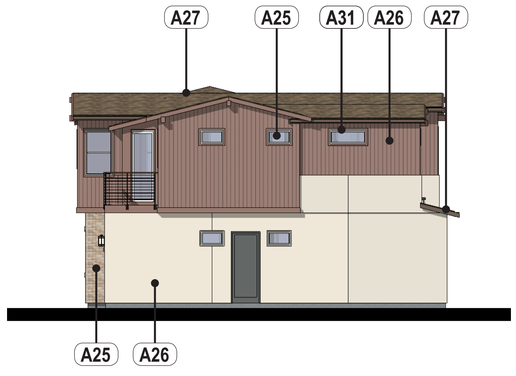
ROOF PLAN, ELEVATION STYLE B
SCALE 1/8" = 1'-0"



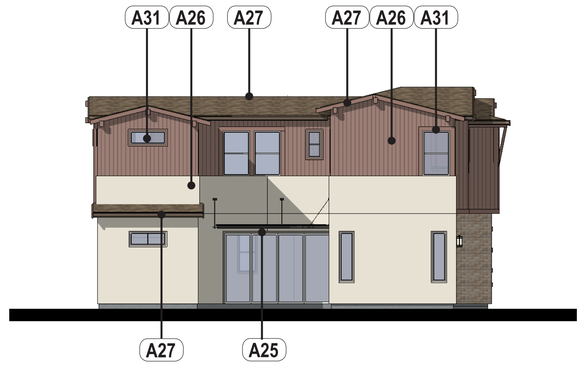
① PLAN C-2A/ C-2B, ELEVATION STYLE B, FRONT ELEVATION - COLOR SCHEME 2B
SCALE 1/4" = 1'-0"



② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



③ REAR ELEVATION
SCALE 1/8" = 1'-0"



④ LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

0 2 4 6 8
Scale: 1/4"=1'-0"

0 4 8 12 16
Scale: 1/8"=1'-0"

PLAN C-2, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE B

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DATE 08-25-2020

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A1.2.4

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
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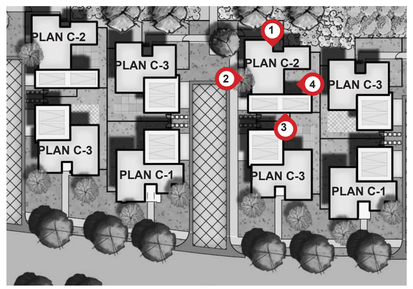
FINISH SCHEDULE - ELEV. C

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

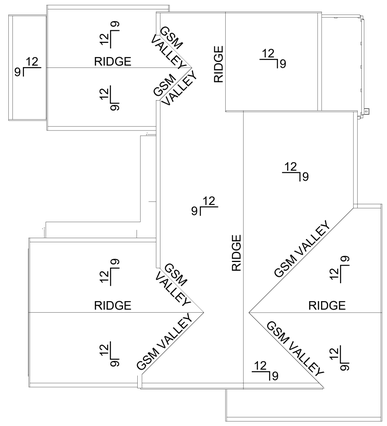
EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·1x3 VERTICAL BATTENS @ 12" O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 5.25" AND 4" EXPOSURE
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ BOARD & BATTEN FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ BOARD & BATTEN FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ BOARD & BATTEN FINISHES
·FACE-MOUNTED METAL CABLE RAILINGS
·2x RAFTER TAILS



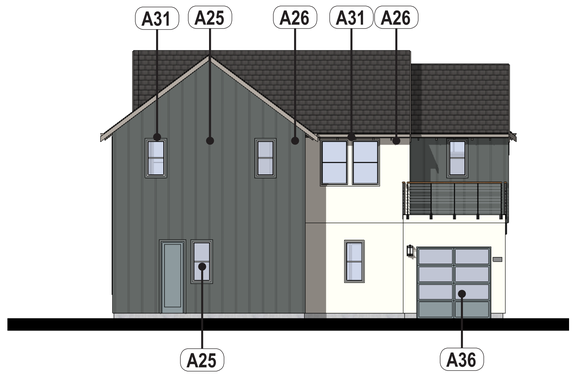
TYPICAL CLUSTER LAYOUT



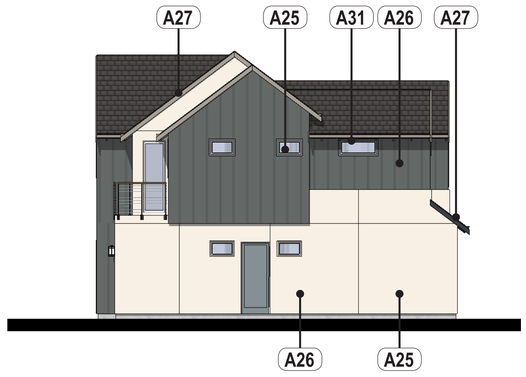
ROOF PLAN, ELEVATION STYLE C
SCALE 1/8" = 1'-0"



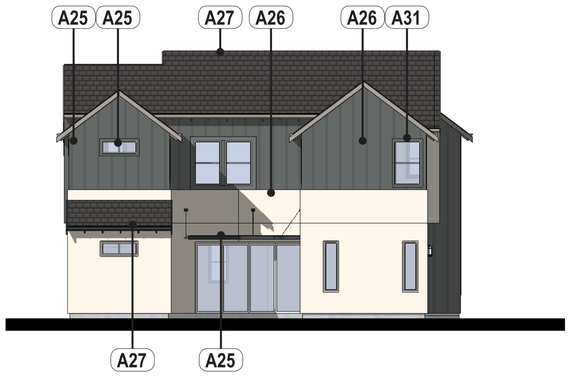
① PLAN C-2A/ C-2B, ELEVATION STYLE C, FRONT ELEVATION - COLOR SCHEME 2C
SCALE 1/4" = 1'-0"



② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



③ REAR ELEVATION
SCALE 1/8" = 1'-0"



④ LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

0 2 4 6 8
Scale: 1/4"=1'-0"

0 4 8 12 16
Scale: 1/8"=1'-0"

PLAN C-2, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE C

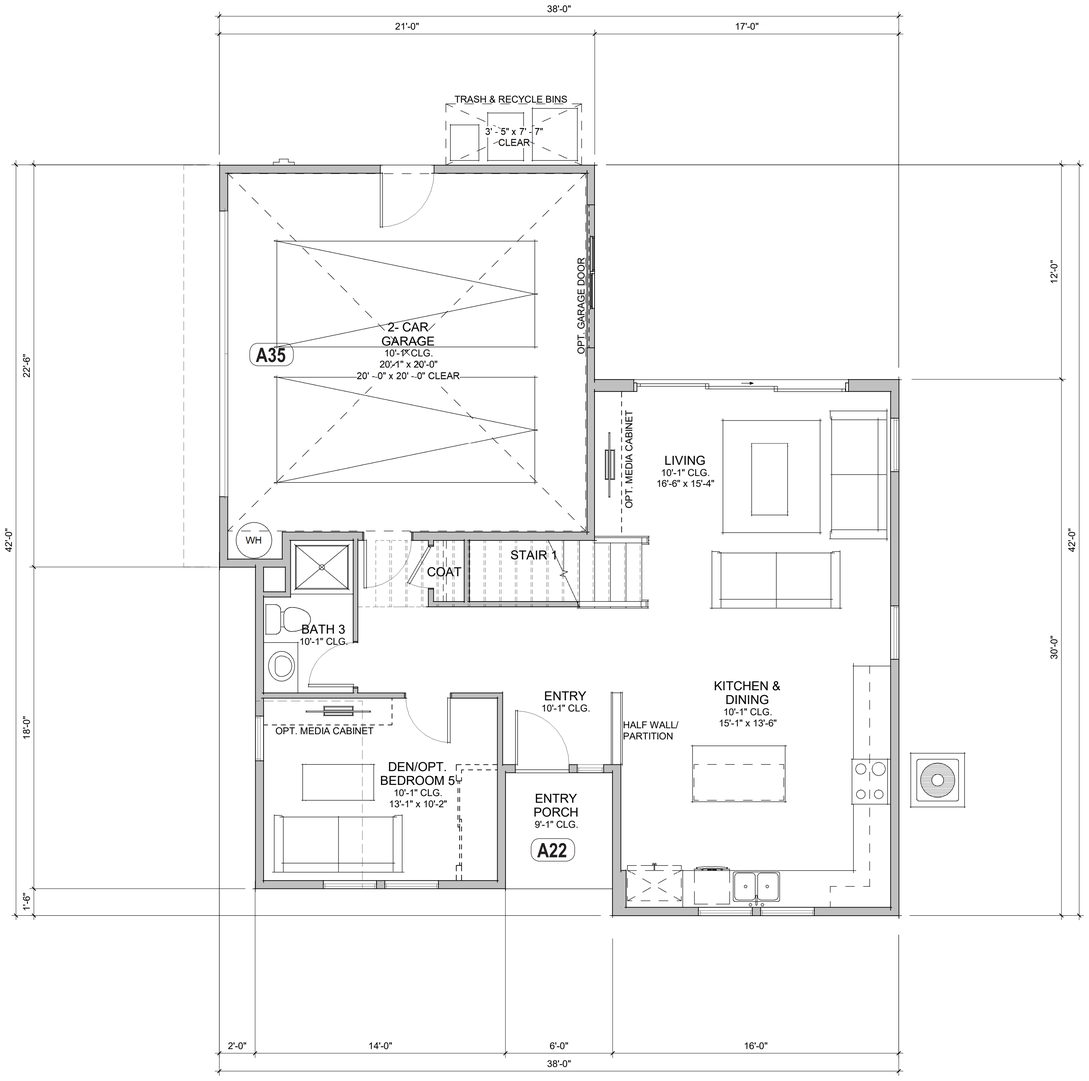
CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

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DATE 08-25-2020

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PLAN C-3, SECOND FLOOR PLAN, ELEVATION STYLE A
SCALE 1/4" = 1'-0"



PLAN C-3, FIRST FLOOR PLAN, ELEVATION STYLE A
SCALE 1/4" = 1'-0"

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST

NOTE:
ONE 220V OUTLET PROVIDED IN THE GARAGE FOR FUTURE EV CHARGING OUTLET

Plan C-3 - 3 BR/ 3 BA, DEN & LOFT + OPT. BR 4 & BR 5

Name	Area (SF)
FIRST FLOOR	850
SECOND FLOOR	1261
TOTAL LIVING AREA	2111
2-CAR GARAGE	434
DECK	63
ENTRY PORCH - ELEV. A	39
ENTRY PORCH - ELEV. B	39
ENTRY PORCH - ELEV. C	39

0 2 4 6 8
Scale: 1/4"=1'-0"

PLAN C-3, FLOOR PLANS

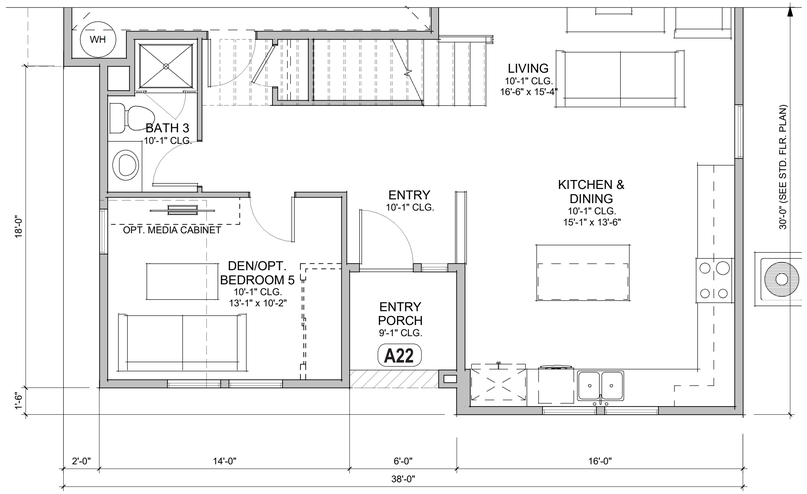
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PLAN C-3, PARTIAL SECOND FLOOR PLAN, ELEVATION B
SCALE 1/4" = 1'-0"



PLAN C-3, PARTIAL FIRST FLOOR PLAN, ELEVATION B
SCALE 1/4" = 1'-0"

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST

Plan C-3 - 3 BR/ 3 BA, DEN & LOFT + OPT. BR 4 & BR 5

Name	Area (SF)
FIRST FLOOR	850
SECOND FLOOR	1261
TOTAL LIVING AREA	2111
2-CAR GARAGE	434
DECK	63
ENTRY PORCH - ELEV. A	39
ENTRY PORCH - ELEV. B	39
ENTRY PORCH - ELEV. C	39

0 2 4 6 8
Scale: 1/4"=1'-0"

PLAN C-3, PARTIAL PLANS

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

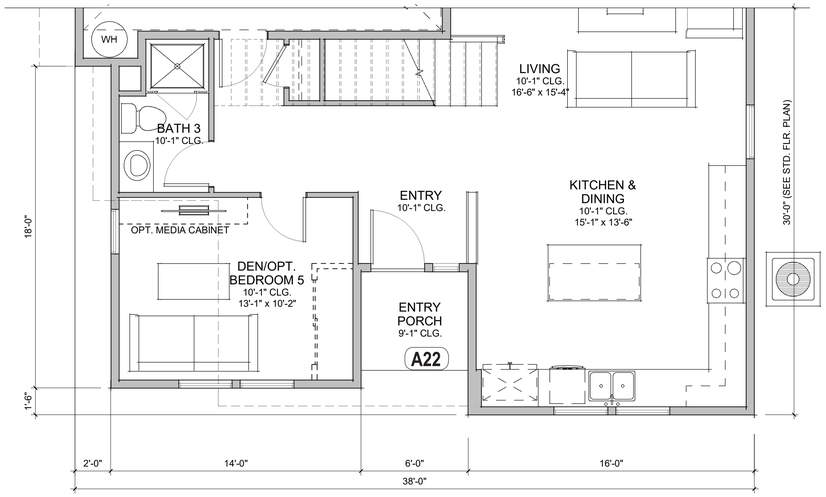
JOB NO. 297.084
DATE 08-25-2020

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

A1.3.2



PLAN C-3, PARTIAL SECOND FLOOR PLAN, ELEVATION C
SCALE 1/4" = 1'-0"



PLAN C-3, PARTIAL FIRST FLOOR PLAN, ELEVATION C
SCALE 1/4" = 1'-0"

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
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0 2 4 6 8
Scale: 1/4"=1'-0"

PLAN C-3, PARTIAL PLANS

CROSSWINDS BY DIVIDEND HOMES · DIVIDEND · RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS · DAHLIN

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A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

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A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
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A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

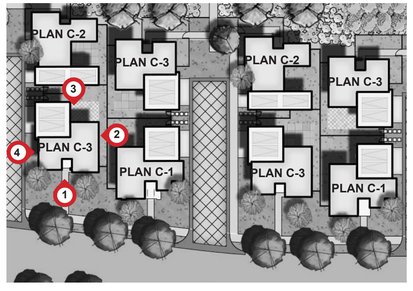
FINISH SCHEDULE - ELEV. A

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

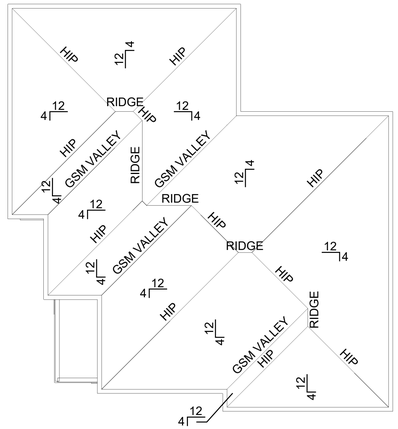
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·MEDIUM SAND 1-COAT STUCCO FINISH
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·SMOOTH CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
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·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

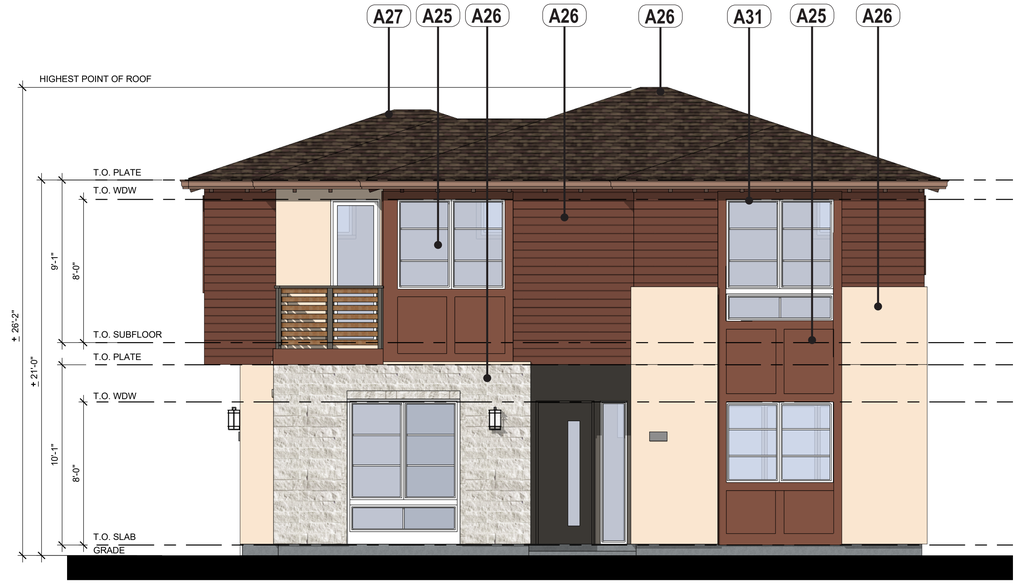
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·2x3 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·WEATHERED WOOD DECK RAILINGS
·WOOD TRELLIS WITH (2) 6" WOOD POSTS OVER CULTURED STONE BASE COLUMN
·2x RAFTER TAILS



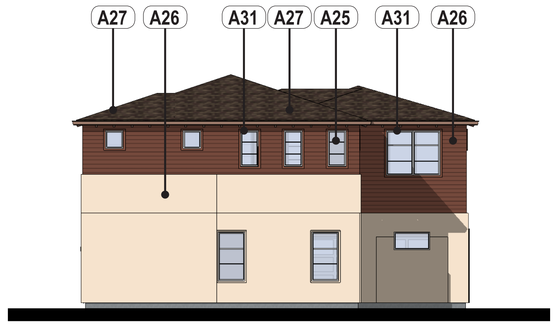
TYPICAL CLUSTER LAYOUT



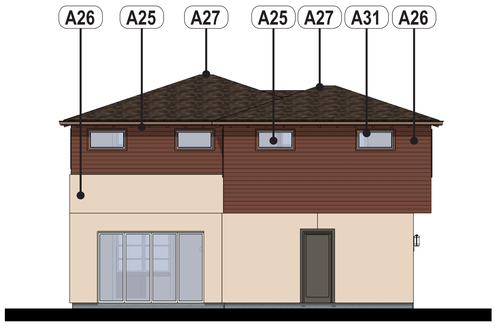
ROOF PLAN, ELEVATION STYLE A
SCALE 1/8" = 1'-0"



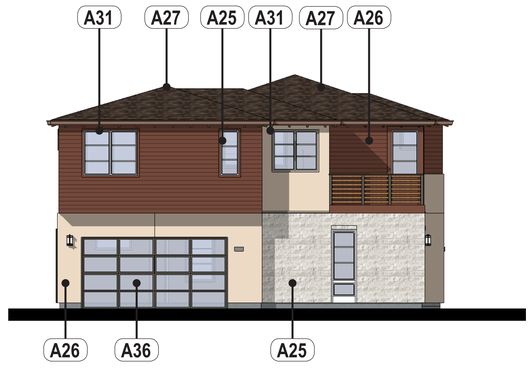
① PLAN C-3, ELEVATION STYLE A, FRONT ELEVATION - COLOR SCHEME 3A
SCALE 1/4" = 1'-0"



② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



③ REAR ELEVATION
SCALE 1/8" = 1'-0"



④ LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

Scale: 1/4"=1'-0"

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

PLAN C-3, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE A

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

JOB NO. 297.084
DATE 08-25-2020

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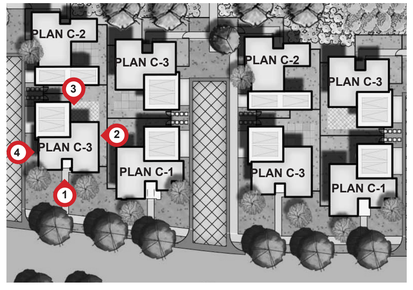
FINISH SCHEDULE - ELEV. B

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

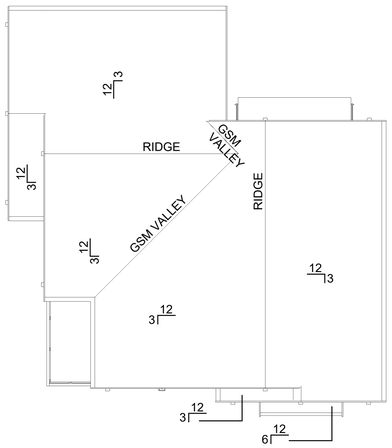
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·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·FACE-MOUNTED FLAT METAL DECK RAILINGS



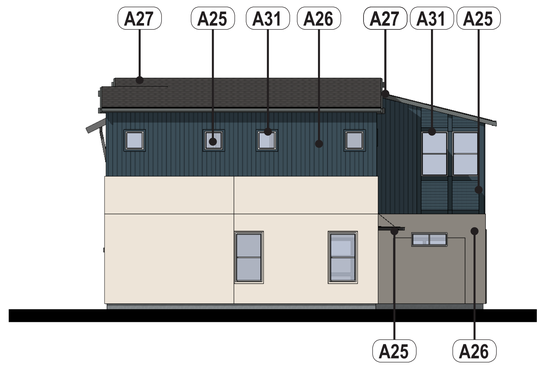
TYPICAL CLUSTER LAYOUT



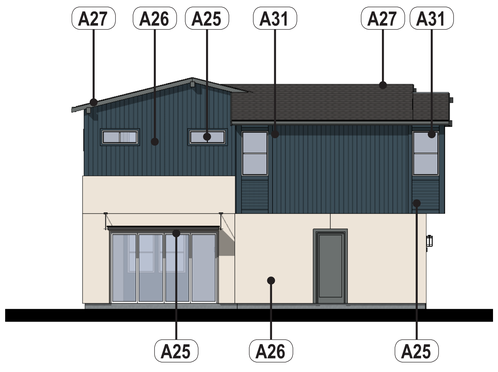
ROOF PLAN, ELEVATION STYLE B
SCALE 1/8" = 1'-0"



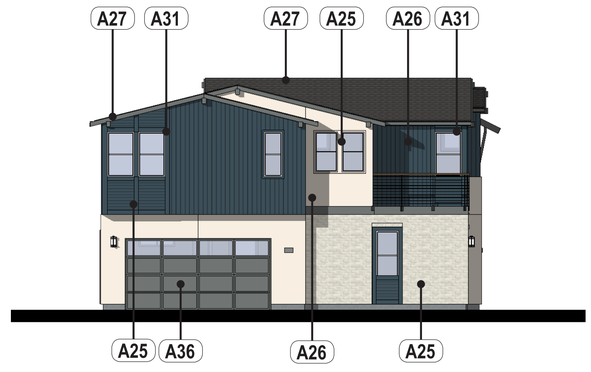
① PLAN C-3, ELEVATION STYLE B, FRONT ELEVATION - COLOR SCHEME 3B
SCALE 1/4" = 1'-0"



② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



③ REAR ELEVATION
SCALE 1/8" = 1'-0"



④ LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

0 2 4 6 8
Scale: 1/4"=1'-0"

0 4 8 12 16
Scale: 1/8"=1'-0"

PLAN C-3, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE B

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JOB NO. 297.084
DATE 08-25-2020

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

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

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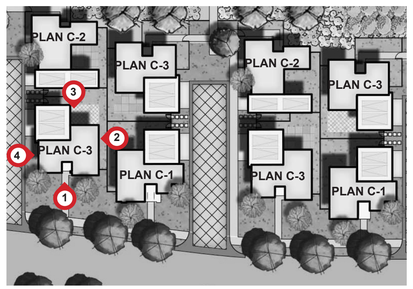
FINISH SCHEDULE - ELEV. C

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

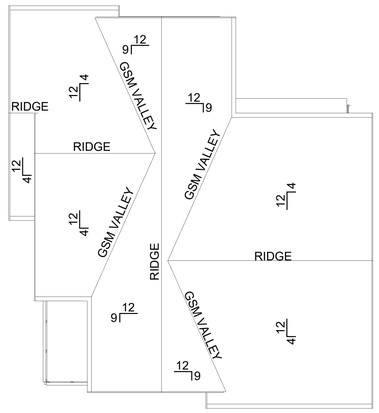
EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·1x3 VERTICAL BATTENS @ 12" O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 5.25" AND 4" EXPOSURE
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WINDOWS & DOORS:
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·FIBERGLASS FRONT DOORS W/ LITES
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·FACE-MOUNTED METAL CABLE RAILINGS
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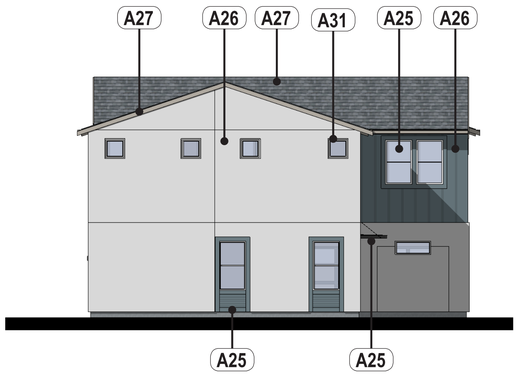
TYPICAL CLUSTER LAYOUT



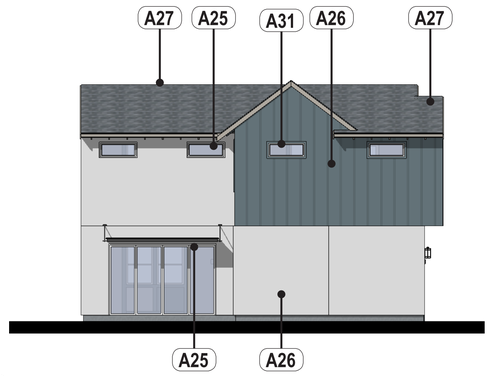
ROOF PLAN, ELEVATION STYLE C
SCALE 1/8" = 1'-0"



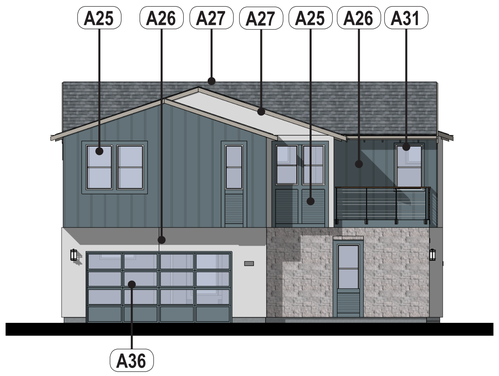
① PLAN C-3 ELEVATION STYLE C, FRONT ELEVATION - COLOR SCHEME 3C
SCALE 1/4" = 1'-0"



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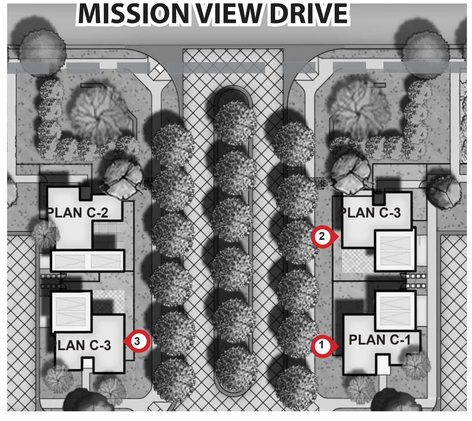
CROSSWINDS BY DIVIDEND HOMES · DIVIDEND · RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS · DAHLIN

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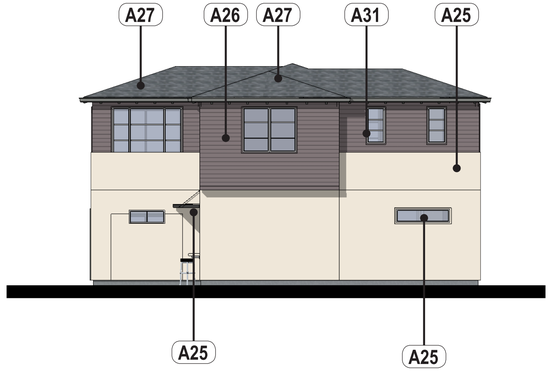
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A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

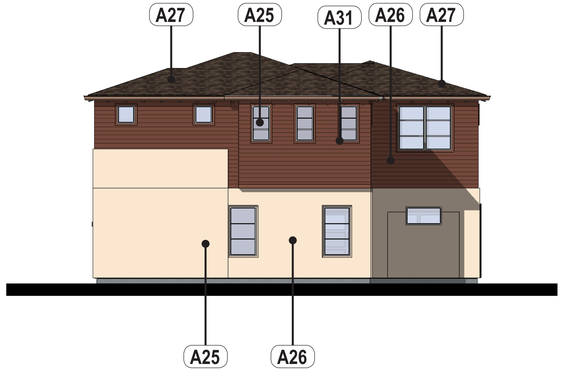
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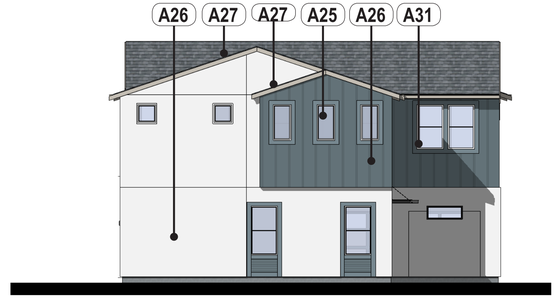
AT ENTRANCE FROM MISSION VIEW DRIVE



① PLAN C-1 - ENHANCED LEFT ELEVATION A
SCALE 1/8" = 1'-0"



② PLAN C-3 - ENHANCED RIGHT ELEVATION A
SCALE 1/8" = 1'-0"



③ PLAN C-3 - ENHANCED RIGHT ELEVATION C
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

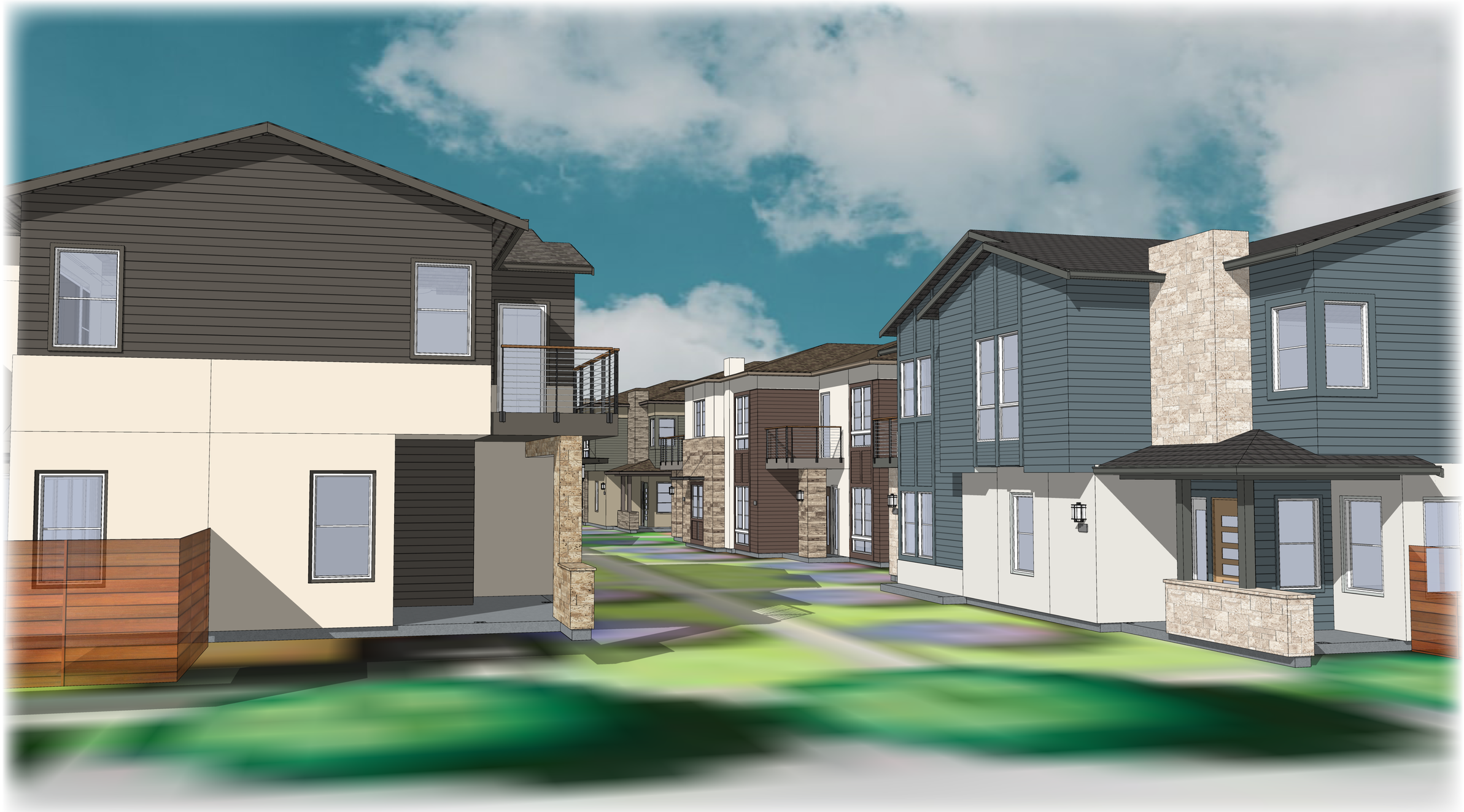
0 4 8 12 16
Scale: 1/8"=1'-0"

ENHANCED ELEVATIONS AT ENTRANCE AT MISSION VIEW

CROSSWINDS BY DIVIDEND HOMES · DIVIDEND · RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS · DAHLIN

JOB NO. 297.084
DATE 06-08-2020

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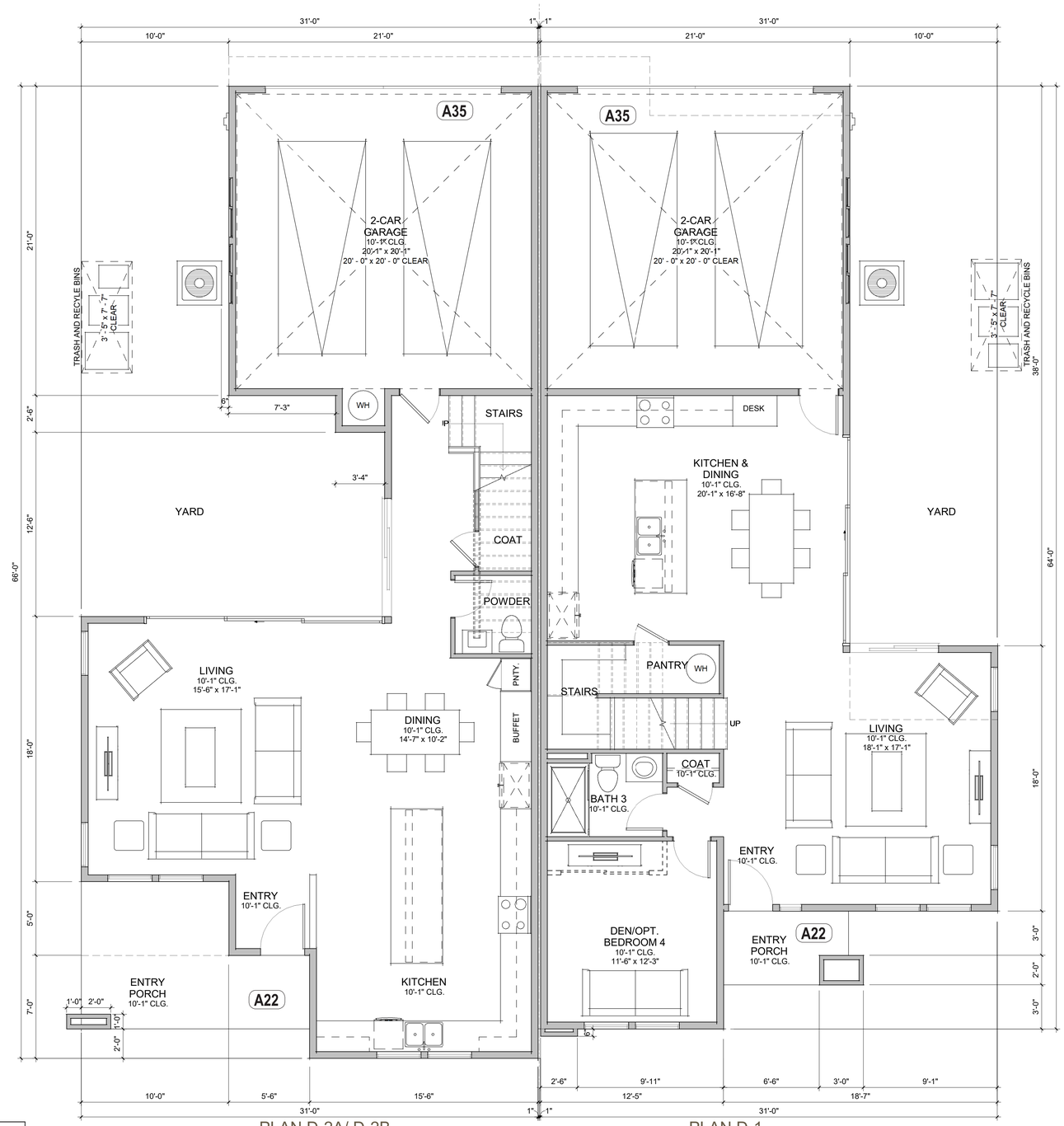
ATTACHED DUETS

ATTACHED DUETS
PERSPECTIVE

JOB NO. 297.084
DATE 08-25-2020

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Pleasanton, CA 94588
925-251-7200

A2.1.1



PLAN D-2A/ D-2B PLAN D-1

BUILDING 201, FIRST FLOOR PLAN, ELEVATION STYLE D

SCALE 1/4" = 1'-0"

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST

NOTE:
ONE 220V OUTLET PROVIDED IN THE GARAGE FOR FUTURE EV CHARGING OUTLET

Plan D-1 - 3 BR / 3 BA, DEN & LOFT + OPT. BR 4

Name	Area (SF)
FIRST FLOOR	1028
SECOND FLOOR	1325
TOTAL LIVING AREA	2353
2-CAR GARAGE	433
DECK	43
ENTRY PORCH - ELEV. D	45
ENTRY PORCH - ELEV. E	45

Plan D-2A - 3 BR / 2.5 BA, LOFT + OPT. BR 4

Name	Area (SF)
FIRST FLOOR	936
SECOND FLOOR	1373
TOTAL LIVING AREA	2309
2-CAR GARAGE	446
DECK	109
ENTRY PORCH - ELEV. D	129
ENTRY PORCH - ELEV. E	132

Plan D-2B - 4 BR / 2.5 BA

Name	Area (SF)
FIRST FLOOR	936
SECOND FLOOR	1373
TOTAL LIVING AREA	2309
2-CAR GARAGE	446
DECK	109
ENTRY PORCH - ELEV. D	129
ENTRY PORCH - ELEV. E	132

0 2 4 6 8
Scale: 1/4"=1'-0"

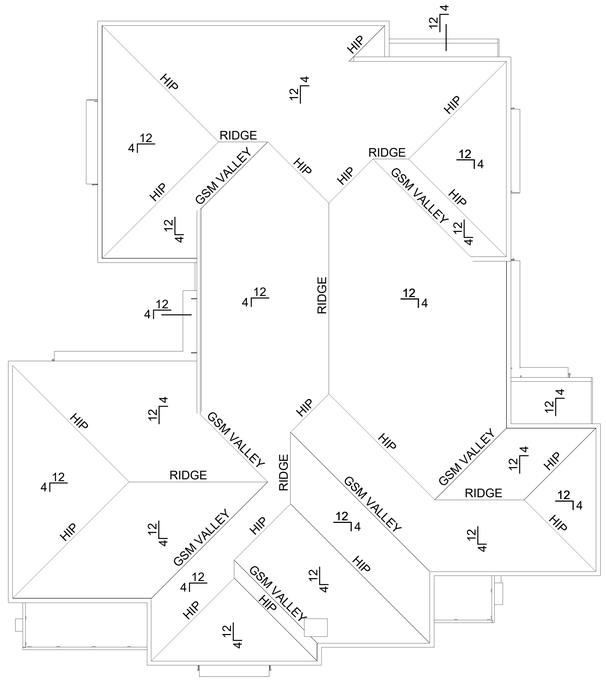
CROSSWINDS BY DIVIDEND HOMES · DIVIDEND · RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS · DAHLIN

BUILDING 201, FIRST FLOOR PLAN

JOB NO. 297.084
DATE 08-25-2020

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A2.1.2



PLAN D-2A/ D-2B PLAN D-1

ROOF PLAN, ELEVATION STYLE D

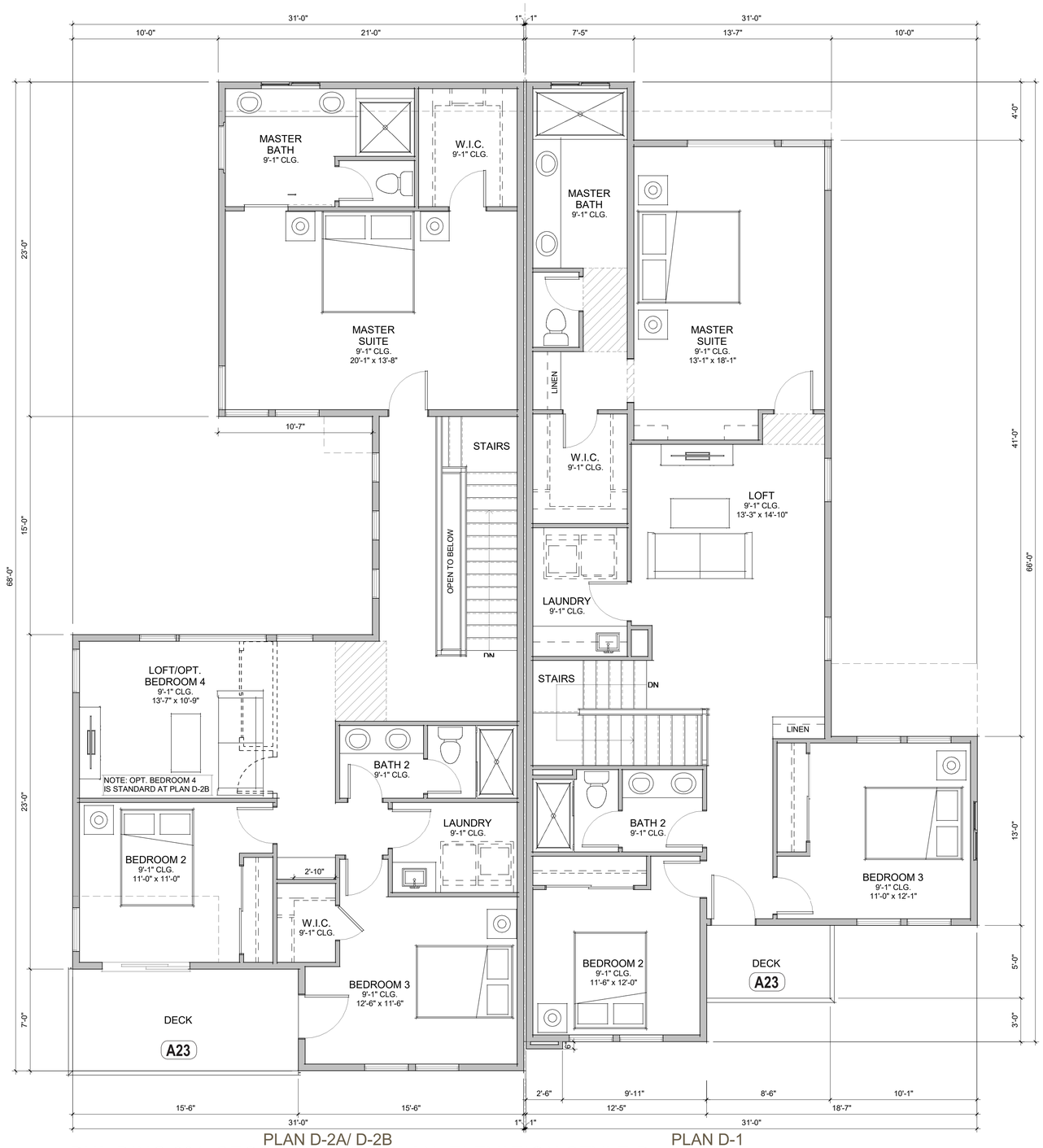
SCALE 1/8” = 1’-0”

0 4 8 12 16

Scale: 1/8”=1’-0”

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST



PLAN D-2A/ D-2B PLAN D-1

BUILDING 201, SECOND FLOOR PLAN, ELEVATION STYLE D

SCALE 1/4” = 1’-0”

Plan D-1 - 3 BR / 3 BA, DEN & LOFT + OPT. BR 4

Name	Area (SF)
FIRST FLOOR	1028
SECOND FLOOR	1325
TOTAL LIVING AREA	2353
2-CAR GARAGE	433
DECK	43
ENTRY PORCH - ELEV. D	45
ENTRY PORCH - ELEV. E	45

Plan D-2A - 3 BR / 2.5 BA, LOFT + OPT. BR 4

Name	Area (SF)
FIRST FLOOR	936
SECOND FLOOR	1373
TOTAL LIVING AREA	2309
2-CAR GARAGE	446
DECK	109
ENTRY PORCH - ELEV. D	129
ENTRY PORCH - ELEV. E	132

Plan D-2B - 4 BR / 2.5 BA

Name	Area (SF)
FIRST FLOOR	936
SECOND FLOOR	1373
TOTAL LIVING AREA	2309
2-CAR GARAGE	446
DECK	109
ENTRY PORCH - ELEV. D	129
ENTRY PORCH - ELEV. E	132

0 2 4 6 8

Scale: 1/4”=1’-0”

BUILDING 201, SECOND FLOOR PLAN AND ROOF PLAN

CROSSWINDS BY DIVIDEND HOMES

DIVIDEND

RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS

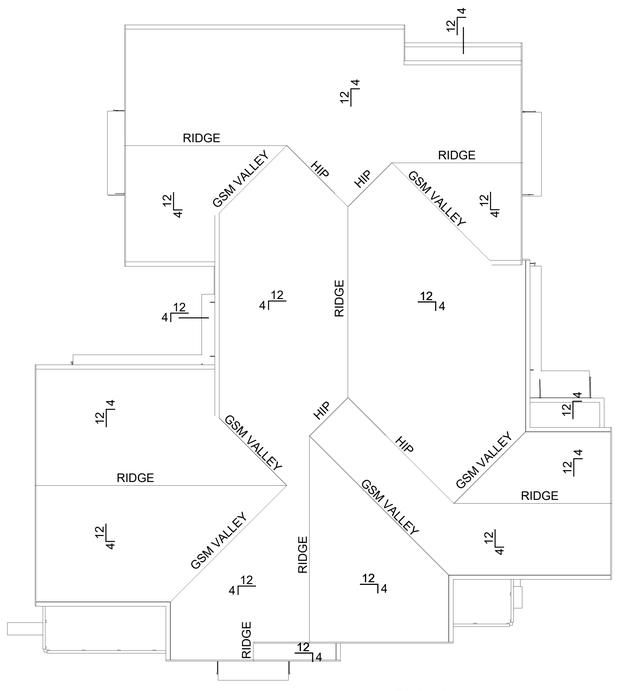
DAHLIN

JOB NO. 297.084

DATE 08-25-2020

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925-251-7200

A2.1.3



PLAN D-2A/ D-2B PLAN D-1

ROOF PLAN, ELEVATION STYLE E

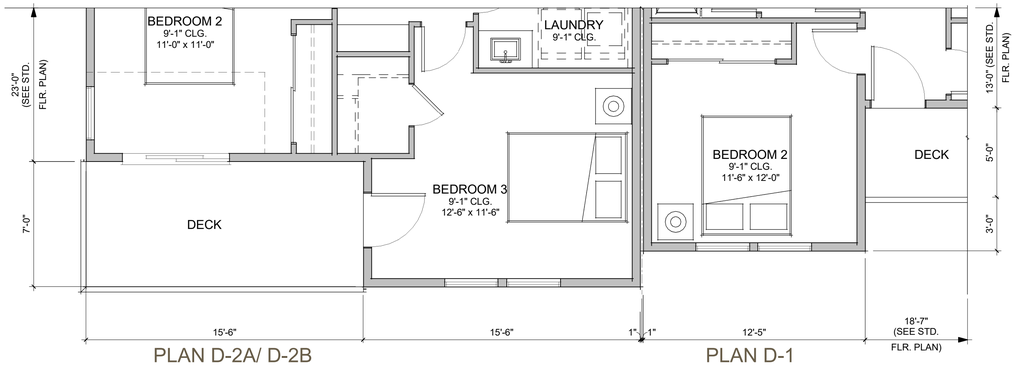
SCALE 1/8” = 1’-0”

0 4 8 12 16

Scale: 1/8”=1’-0”

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

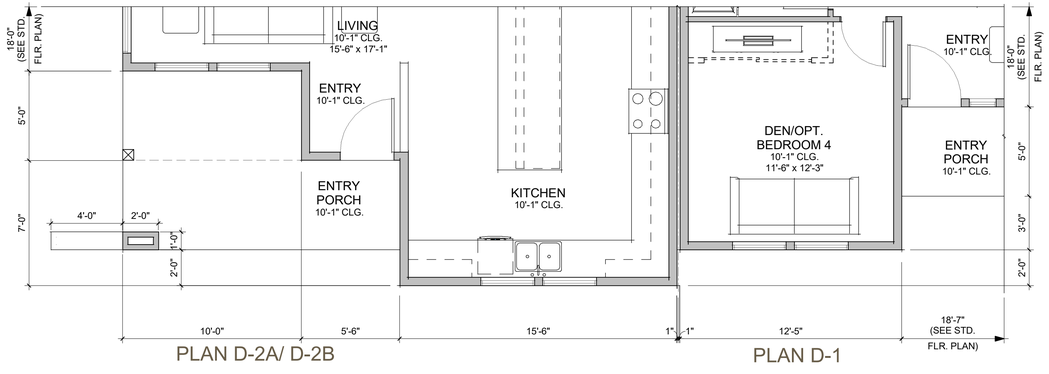
	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST



PLAN D-2A/ D-2B PLAN D-1

BUILDING 201, PARTIAL SECOND FLOOR PLAN, ELEVATION STYLE E

SCALE 1/4” = 1’-0”



PLAN D-2A/ D-2B PLAN D-1

BUILDING 201, PARTIAL FIRST FLOOR PLAN, ELEVATION STYLE E

SCALE 1/4” = 1’-0”

Plan D-1 - 3 BR / 3 BA, DEN & LOFT + OPT. BR 4

Name	Area (SF)
FIRST FLOOR	1028
SECOND FLOOR	1325
TOTAL LIVING AREA	2353
2-CAR GARAGE	433
DECK	43
ENTRY PORCH - ELEV. D	45
ENTRY PORCH - ELEV. E	45

Plan D-2A - 3 BR / 2.5 BA, LOFT + OPT. BR 4

Name	Area (SF)
FIRST FLOOR	936
SECOND FLOOR	1373
TOTAL LIVING AREA	2309
2-CAR GARAGE	446
DECK	109
ENTRY PORCH - ELEV. D	129
ENTRY PORCH - ELEV. E	132

Plan D-2B - 4 BR / 2.5 BA

Name	Area (SF)
FIRST FLOOR	936
SECOND FLOOR	1373
TOTAL LIVING AREA	2309
2-CAR GARAGE	446
DECK	109
ENTRY PORCH - ELEV. D	129
ENTRY PORCH - ELEV. E	132

0 2 4 6 8

Scale: 1/4”=1’-0”

CROSSWINDS BY DIVIDEND HOMES

DIVIDEND

RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS

DAHLIN

BUILDING 201, PARTIAL PLANS & ROOF PLAN

JOB NO. 297.084

DATE 08-25-2020

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Pleasanton, CA 94588
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A2.1.4

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

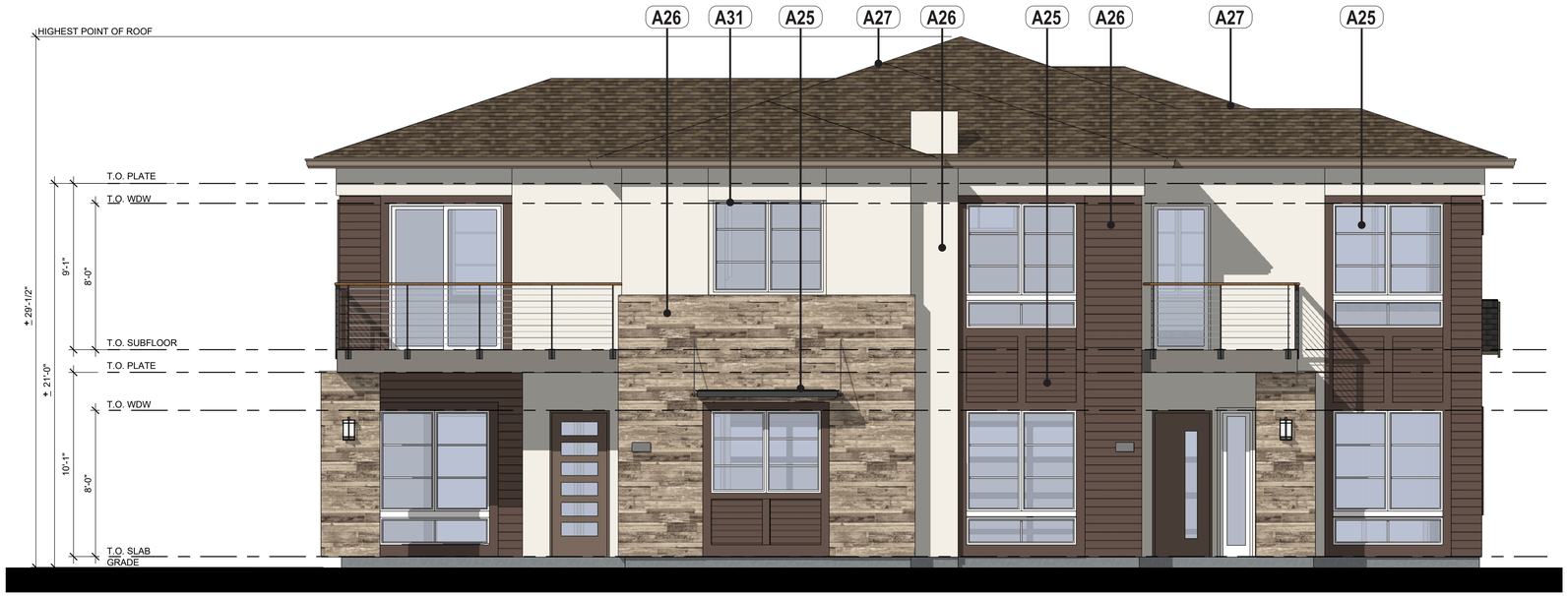
FINISH SCHEDULE - ELEV. D

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 5.25" AND 4" EXPOSURE
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

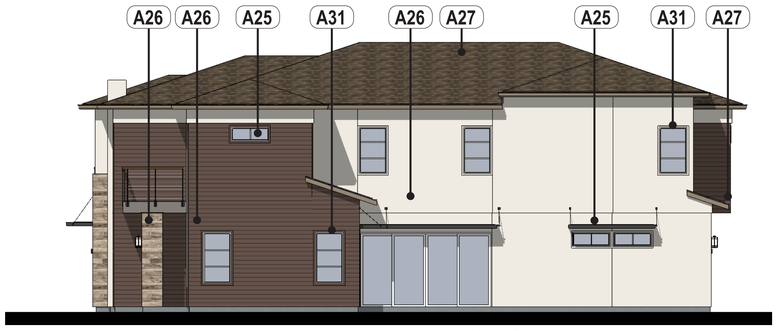
TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·FACE-MOUNTED METAL CABLE RAILINGS
·8x8 WOOD POSTS
·METAL AWNING



PLAN D-2A/ D-2B PLAN D-1

BUILDING 201, ELEVATION STYLE D, FRONT ELEVATION - COLOR SCHEME 1D

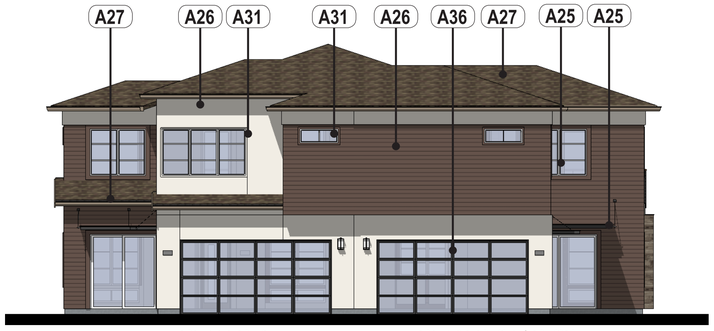
SCALE 1/4" = 1'-0"



PLAN D-1

RIGHT ELEVATION

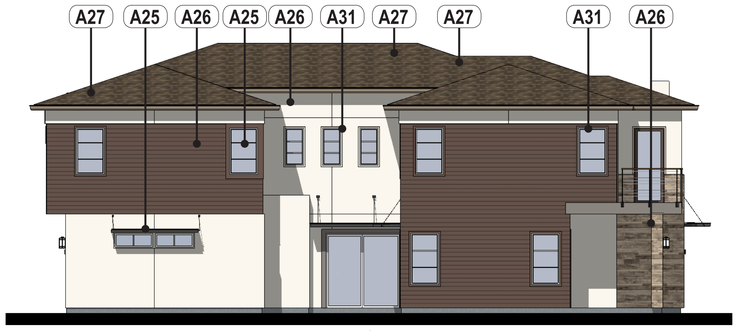
SCALE 1/8" = 1'-0"



PLAN D-1 PLAN D-2A/ D-2B

REAR ELEVATION

SCALE 1/8" = 1'-0"



PLAN D-2A/ D-2B

LEFT ELEVATION

SCALE 1/8" = 1'-0"

0 2 4 6 8
Scale: 1/4"=1'-0"

0 4 8 12 16
Scale: 1/8"=1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

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BUILDING 201, ELEVATION STYLE D

JOB NO. 297.084
DATE 08-25-2020

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

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
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A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

FINISH SCHEDULE - ELEV. E

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 5.25" AND 4" EXPOSURE
·CULTURED STONE VENEER OR APPROVED EQUAL

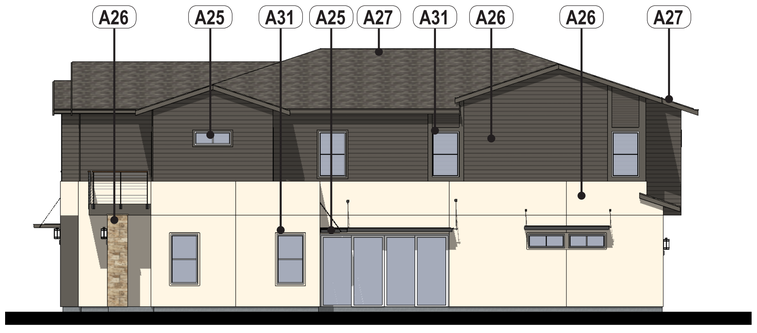
WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·FACE-MOUNTED METAL CABLE RAILINGS
·8x8 WOOD POSTS
·METAL AWNING



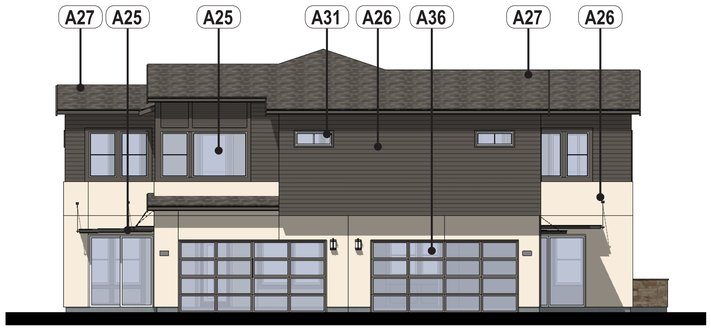
PLAN D-2A/ D-2B PLAN D-1

BUILDING 201, ELEVATION STYLE E, FRONT ELEVATION - COLOR SCHEME 1E
SCALE 1/4" = 1'-0"



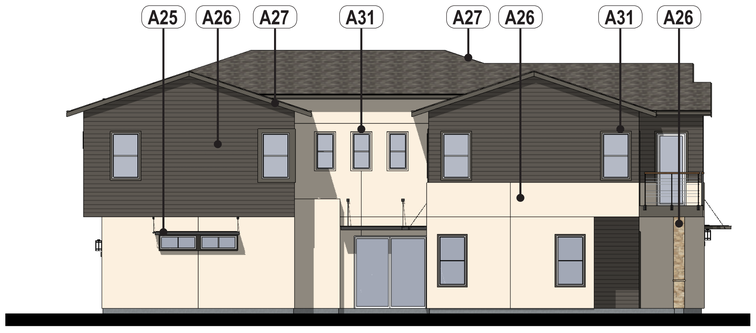
PLAN D-1

RIGHT ELEVATION
SCALE 1/8" = 1'-0"



PLAN D-1 PLAN D-2A/ D-2B

REAR ELEVATION
SCALE 1/8" = 1'-0"



PLAN D-2A/ D-2B

LEFT ELEVATION
SCALE 1/8" = 1'-0"

0 2 4 6 8
Scale: 1/4"=1'-0"

0 4 8 12 16
Scale: 1/8"=1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

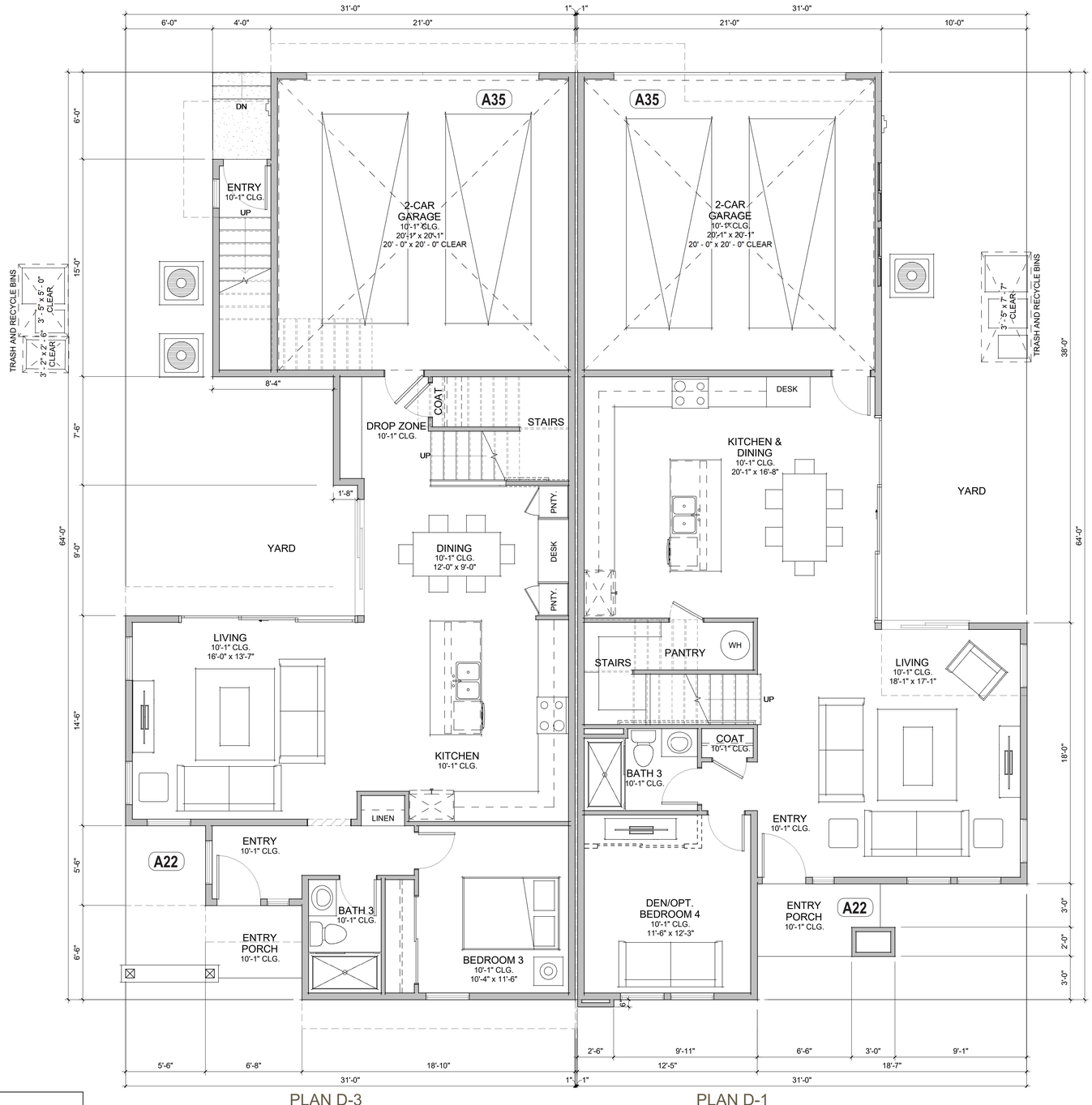
GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

BUILDING 201, ELEVATION STYLE E

JOB NO. 297.084
DATE 08-25-2020

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PLAN D-3 PLAN D-1

BUILDING 202, FIRST FLOOR PLAN, ELEVATION STYLE D
SCALE 1/4" = 1'-0"

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST

NOTE:
ONE 220V OUTLET PROVIDED IN THE GARAGE FOR FUTURE EV CHARGING OUTLET

Plan D-1 - 3 BR / 3 BA, DEN & LOFT + OPT. BR 4

Name	Area (SF)
FIRST FLOOR	1028
SECOND FLOOR	1325
TOTAL LIVING AREA	2353
2-CAR GARAGE	433
DECK	43
ENTRY PORCH - ELEV. D	45
ENTRY PORCH - ELEV. E	45

PLAN D-3 - 3 BR / 3 BA, LOFT + OPT. BR 4 & SUITE

Name	Area (SF)
FIRST FLOOR	983
SECOND FLOOR	1028
TOTAL LIVING AREA	2011
ADU FIRST FLOOR	67
ADU SECOND FLOOR	450
TOTAL ADU LIVING AREA	517
2-CAR GARAGE	428
ADU DECK	48
ENTRY PORCH - ELEV. D	91
ENTRY PORCH - ELEV. E	94

0 2 4 6 8
Scale: 1/4"=1'-0"

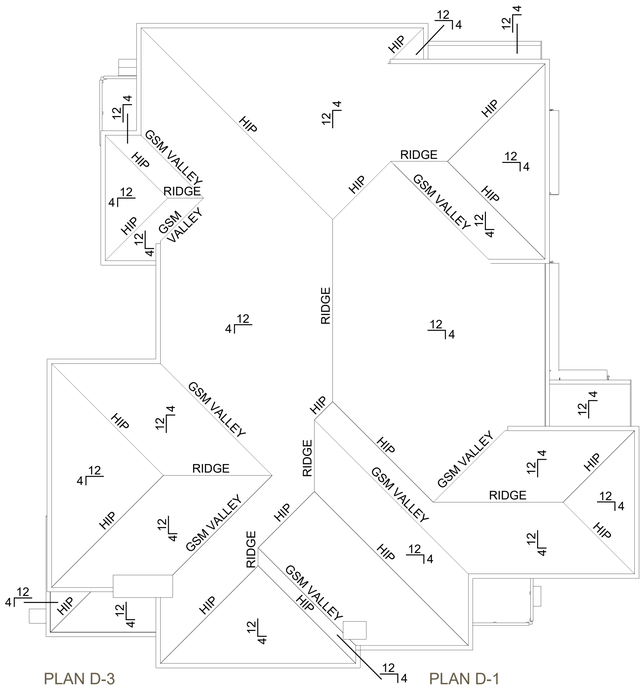
CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

BUILDING 202, FIRST FLOOR PLAN

JOB NO. 297.084
DATE 08-25-2020

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

A2.2.1



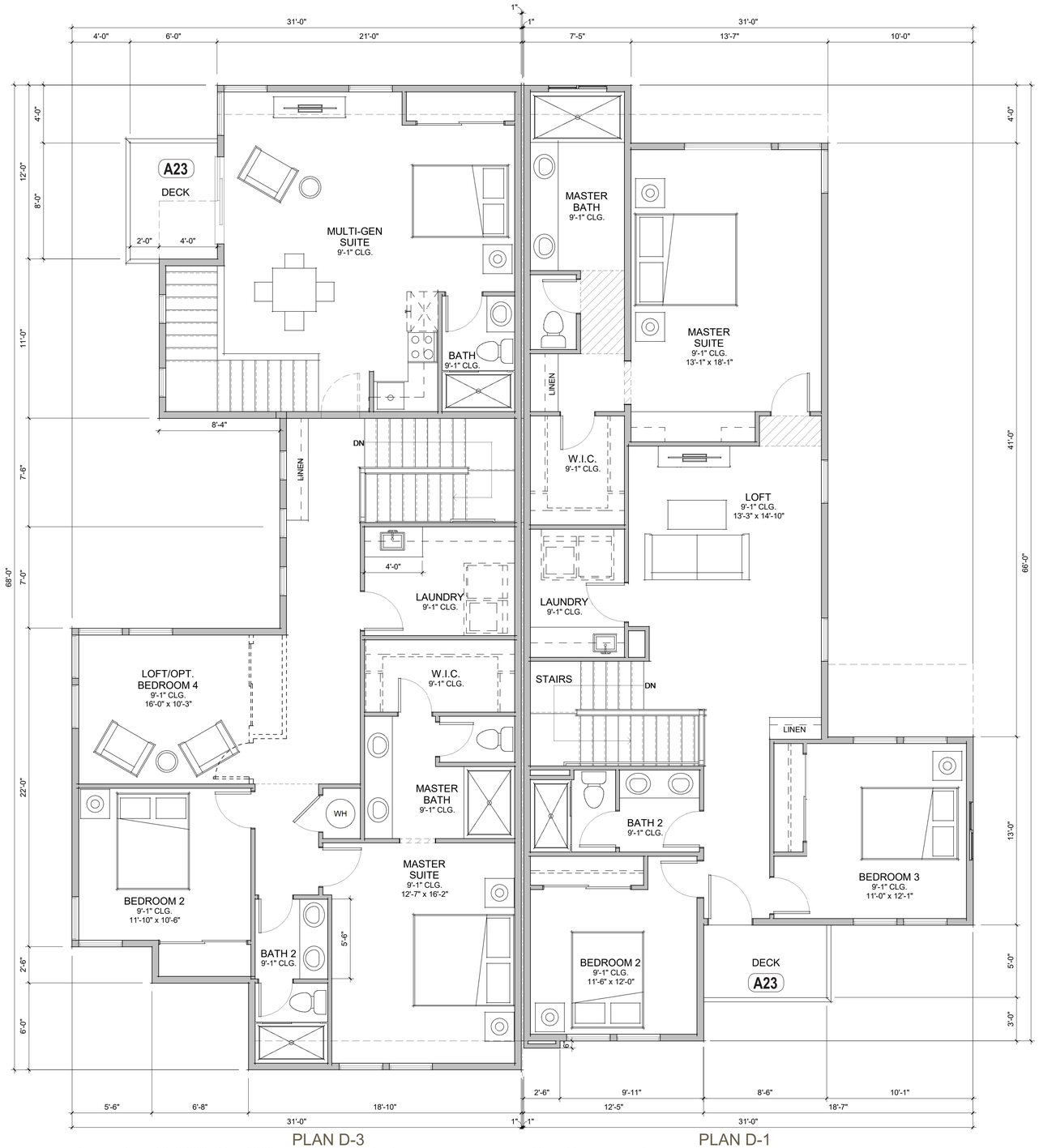
ROOF PLAN, ELEVATION STYLE D
SCALE 1/8” = 1’-0”

0 4 8 12 16

Scale: 1/8”=1’-0”

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5’X6’ MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4’X6’ MIN)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST



BUILDING 202, SECOND FLOOR PLAN, ELEVATION STYLE D
SCALE 1/4” = 1’-0”

Plan D-1 - 3 BR / 3 BA, DEN & LOFT + OPT. BR 4

Name	Area (SF)
FIRST FLOOR	1028
SECOND FLOOR	1325
TOTAL LIVING AREA	2353
2-CAR GARAGE	433
DECK	43
ENTRY PORCH - ELEV. D	45
ENTRY PORCH - ELEV. E	45

PLAN D-3 - 3 BR / 3 BA, LOFT + OPT. BR 4 & SUITE

Name	Area (SF)
FIRST FLOOR	983
SECOND FLOOR	1028
TOTAL LIVING AREA	2011
ADU FIRST FLOOR	67
ADU SECOND FLOOR	450
TOTAL ADU LIVING AREA	517
2-CAR GARAGE	428
ADU DECK	48
ENTRY PORCH - ELEV. D	91
ENTRY PORCH - ELEV. E	94

0 2 4 6 8

Scale: 1/4”=1’-0”

BUILDING 202, SECOND FLOOR PLAN AND ROOF PLAN

CROSSWINDS BY DIVIDEND HOMES

DIVIDEND

RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS

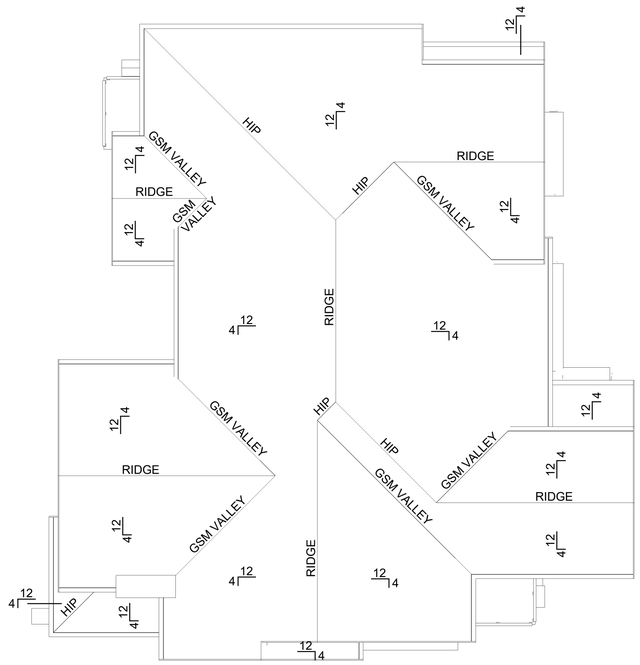
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DATE 08-25-2020

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A2.2.2



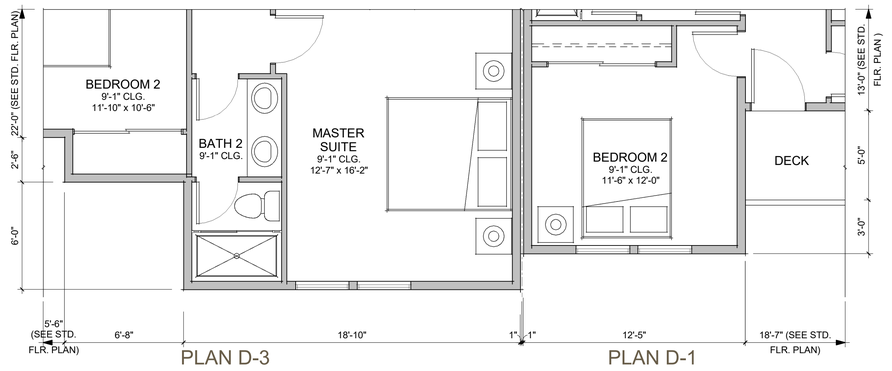
ROOF PLAN, ELEVATION STYLE E

SCALE 1/8” = 1’-0”

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

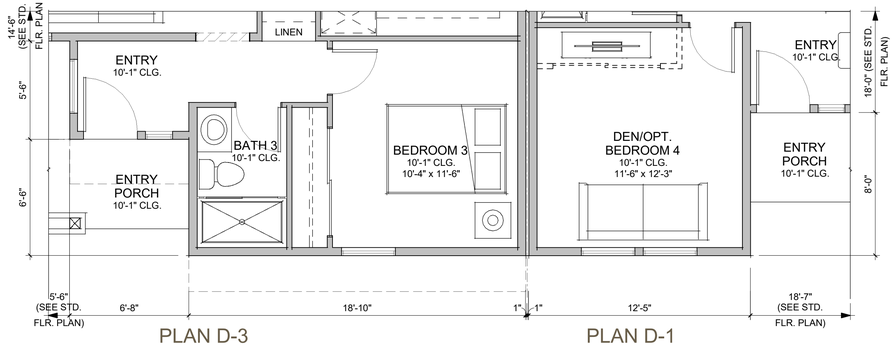
A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST



BUILDING 202, PARTIAL SECOND FLOOR PLAN, ELEVATION STYLE E

SCALE 1/4” = 1’-0”



BUILDING 202, PARTIAL FIRST FLOOR PLAN, ELEVATION STYLE E

SCALE 1/4” = 1’-0”

Plan D-1 - 3 BR / 3 BA, DEN & LOFT + OPT. BR 4

Name	Area (SF)
FIRST FLOOR	1028
SECOND FLOOR	1325
TOTAL LIVING AREA	2353
2-CAR GARAGE	433
DECK	43
ENTRY PORCH - ELEV. D	45
ENTRY PORCH - ELEV. E	45

PLAN D-3 - 3 BR / 3 BA, LOFT + OPT. BR 4 & SUITE

Name	Area (SF)
FIRST FLOOR	983
SECOND FLOOR	1028
TOTAL LIVING AREA	2011
ADU FIRST FLOOR	67
ADU SECOND FLOOR	450
TOTAL ADU LIVING AREA	517
2-CAR GARAGE	428
ADU DECK	48
ENTRY PORCH - ELEV. D	91
ENTRY PORCH - ELEV. E	94

Scale: 1/4"=1'-0"

CROSSWINDS BY DIVIDEND HOMES

DIVIDEND

RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS

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BUILDING 202, PARTIAL PLANS AND ROOF PLAN

JOB NO. 297.084

DATE 08-25-2020

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A2.2.3

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

FINISH SCHEDULE - ELEV. D

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 5.25" AND 4" EXPOSURE
·CULTURED STONE VENEER OR APPROVED EQUAL

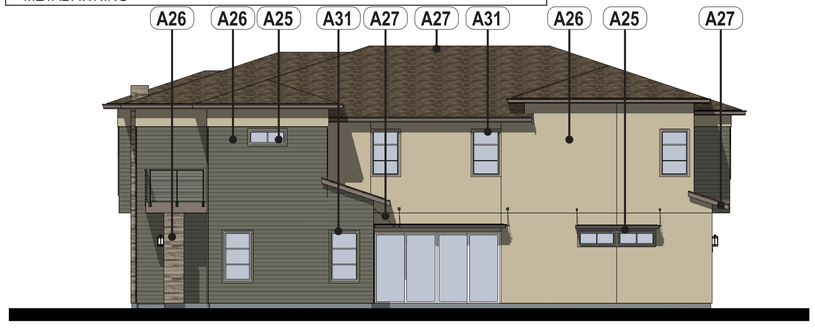
WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·FACE-MOUNTED METAL CABLE RAILINGS
·8x8 WOOD POSTS
·METAL AWNING



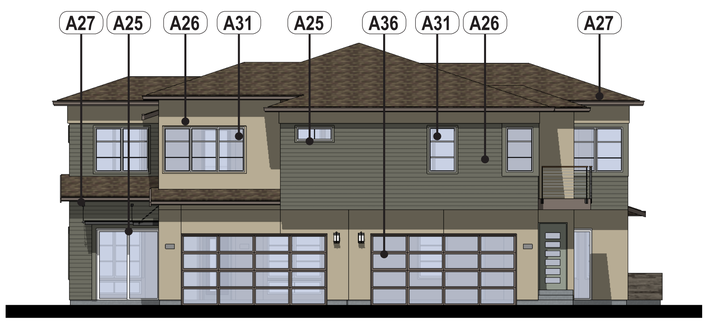
PLAN D-3 PLAN D-1

BUILDING 202, ELEVATION STYLE D, FRONT ELEVATION - COLOR SCHEME 2D
SCALE 1/4" = 1'-0"



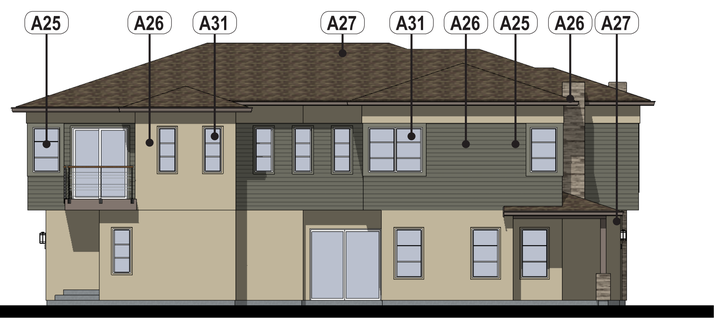
PLAN D-1

RIGHT ELEVATION
SCALE 1/8" = 1'-0"



PLAN D-1 PLAN D-3

REAR ELEVATION
SCALE 1/8" = 1'-0"



PLAN D-3

LEFT ELEVATION
SCALE 1/8" = 1'-0"

0 2 4 6 8
Scale: 1/4"=1'-0"
0 4 8 12 16
Scale: 1/8"=1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES
GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
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BUILDING 202, ELEVATION STYLE D

JOB NO. 297.084
DATE 08-25-2020

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

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

FINISH SCHEDULE - ELEV. E

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 5.25" AND 4" EXPOSURE
·CULTURED STONE VENEER OR APPROVED EQUAL

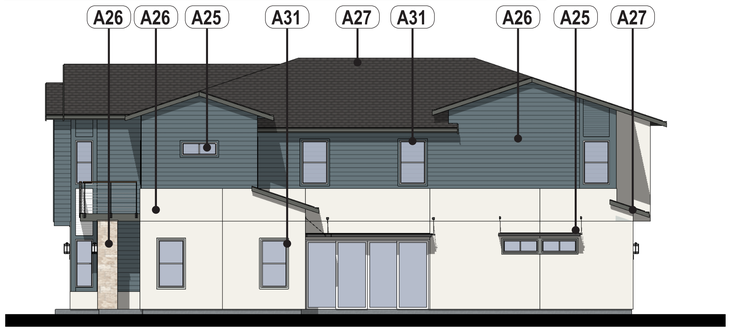
WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·FACE-MOUNTED METAL CABLE RAILINGS
·8x8 WOOD POSTS
·METAL AWNING



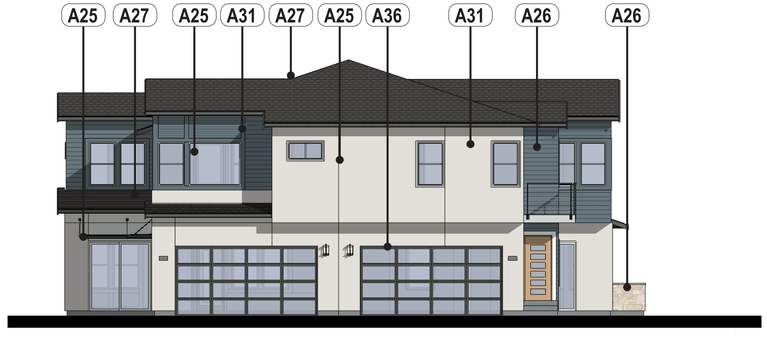
PLAN D-3 PLAN D-1

BUILDING 202, ELEVATION STYLE E, FRONT ELEVATION - COLOR SCHEME 2E
SCALE 1/4" = 1'-0"



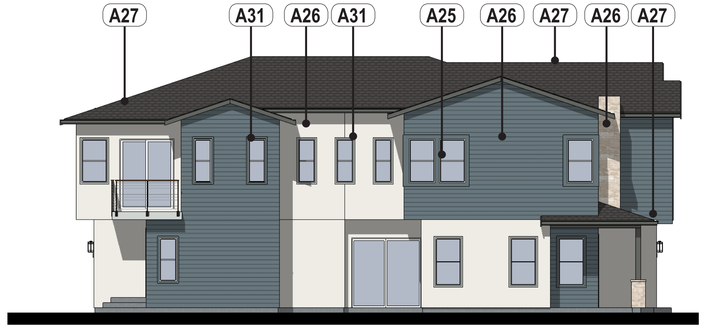
PLAN D-1

RIGHT ELEVATION
SCALE 1/8" = 1'-0"



PLAN D-1 PLAN D-3

REAR ELEVATION
SCALE 1/8" = 1'-0"



PLAN D-3

LEFT ELEVATION
SCALE 1/8" = 1'-0"

0 2 4 6 8
Scale: 1/4"=1'-0"

0 4 8 12 16
Scale: 1/8"=1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
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BUILDING 202, ELEVATION STYLE E

JOB NO. 297.084
DATE 08-25-2020

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CONDOMINIUMS (TOWNHOME STANDARDS)

CONDOMINIUMS,
PERSPECTIVE

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
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DATE 08-25-2020
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BUILDING 601,, SECOND FLOOR PLAN, ELEVATION STYLE F

SCALE 1/8" = 1'-0"

GROSS SQUARE FOOTAGE:
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-3B - 3 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	432
SECOND FLOOR	824
THIRD FLOOR	722
TOTAL LIVING AREA	1978

2 - CAR GARAGE	465
ENTRY PORCH	22
DECK	94

GROSS SQUARE FOOTAGE:
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-1 - 2 BR / 2.5 BA	
Name	Area (SF)
FIRST FLOOR	78
SECOND FLOOR	687
THIRD FLOOR	602
TOTAL LIVING AREA	1367

2 - CAR GARAGE	600
ENTRY PORCH	46
DECK	44

GROSS SQUARE FOOTAGE
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-2A - 3 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	266
SECOND FLOOR	775
THIRD FLOOR	733
TOTAL LIVING AREA	1774

2 - CAR GARAGE	508
ENTRY PORCH	67
DECK	62

GROSS SQUARE FOOTAGE
MEASURED FROM EXTERIOR FACE OF STUD WALL

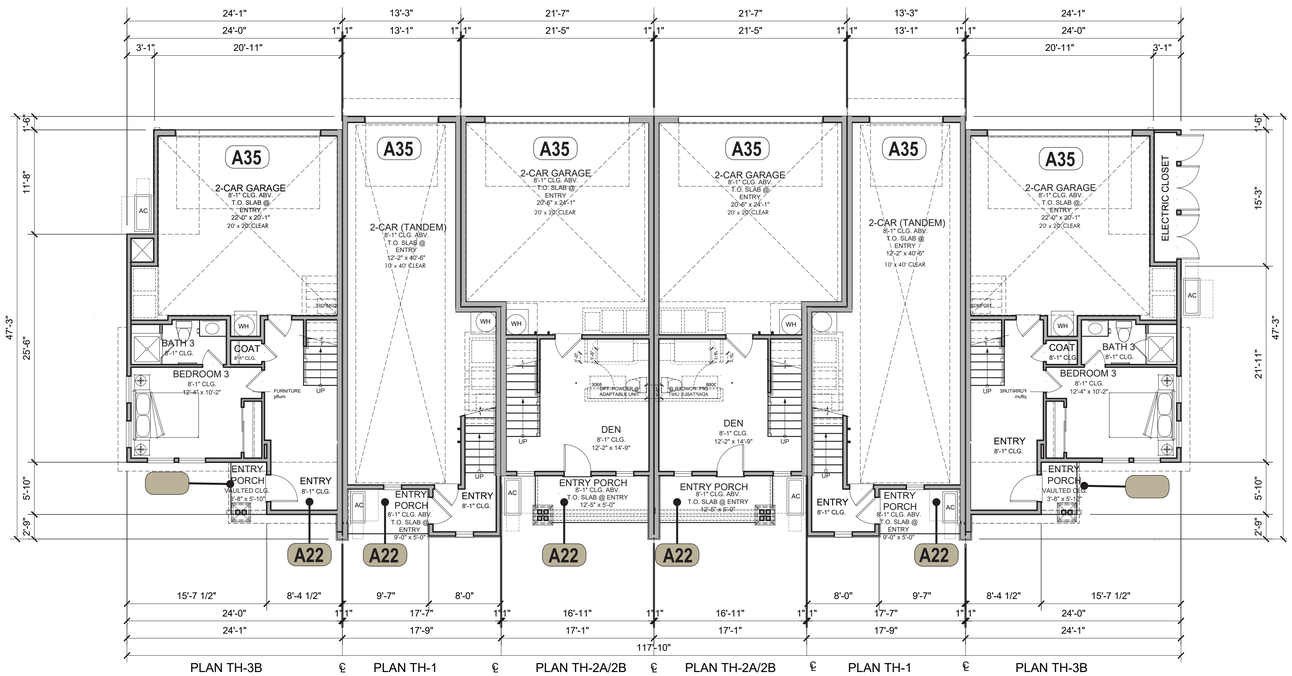
PLAN TH-2B - 4 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	266
SECOND FLOOR	775
THIRD FLOOR	733
TOTAL LIVING AREA	1774

2 - CAR GARAGE	508
ENTRY PORCH	67
DECK	62

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-1 - 2 BR / 2.5 BA	
Name	Area (SF)
FIRST FLOOR	66
SECOND FLOOR	628
THIRD FLOOR	554
TOTAL LIVING AREA	1248

2 - CAR GARAGE	551
ENTRY PORCH	46
DECK	44



BUILDING 601, FIRST FLOOR PLAN, ELEVATION STYLE F

SCALE 1/8" = 1'-0"

NOTE: SEE SHEET T1.3 FOR LOCATIONS OF BMR UNITS

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-2A - 3 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	245
SECOND FLOOR	719
THIRD FLOOR	683
TOTAL LIVING AREA	1647

2 - CAR GARAGE	470
ENTRY PORCH	67
DECK	62

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-2B - 4 BR +DEN/ 3 BA	
Name	Area (SF)
FIRST FLOOR	245
SECOND FLOOR	719
THIRD FLOOR	683
TOTAL LIVING AREA	1647

2 - CAR GARAGE	470
ENTRY PORCH	67
DECK	62

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-3B - 3 BR / 3.5 BA	
Name	Area (SF)
FIRST FLOOR	401
SECOND FLOOR	767
THIRD FLOOR	670
TOTAL LIVING AREA	1838

2 - CAR GARAGE	431
ENTRY PORCH	22
DECK	94

0 4 8 12 16

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

LEGEND:

- PRIVATE OPEN SPACE

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST

NOTE:
ONE 220V OUTLET PROVIDED IN THE GARAGE FOR FUTURE EV CHARGING OUTLET

CROSSWINDS BY DIVIDEND HOMES

DIVIDEND

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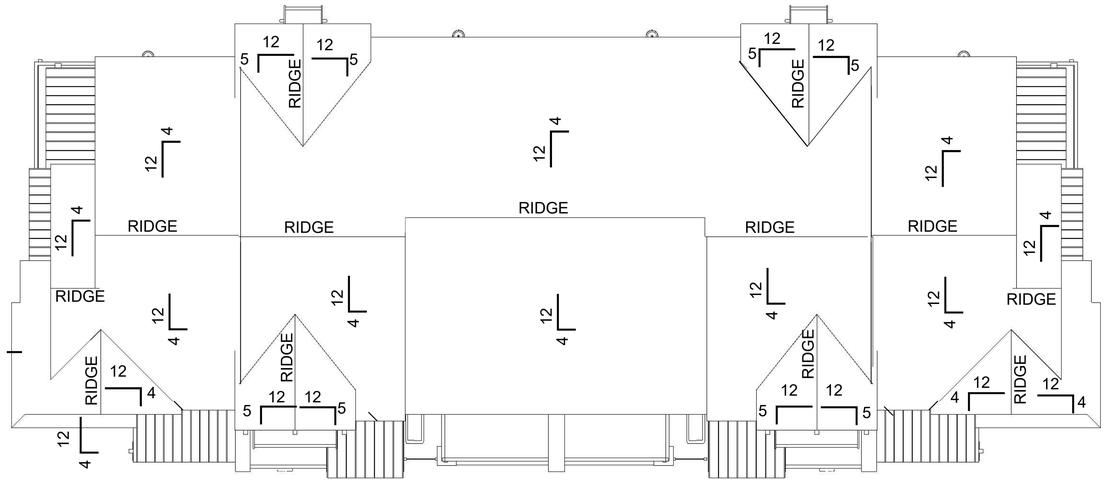
BUILDING 601, FLOOR PLANS

JOB NO. 297.084

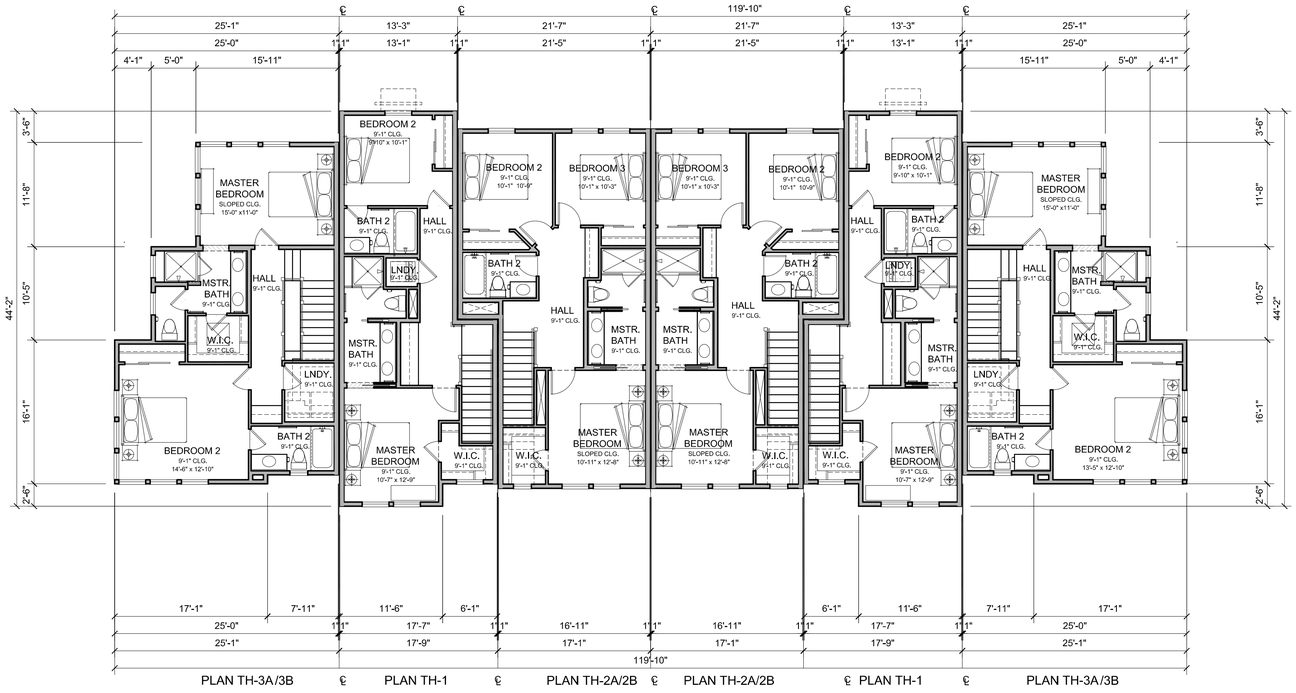
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A3.1.2



ROOF PLAN, ELEVATION STYLE F
SCALE 1/8” = 1’-0”



BUILDING 601, THIRD FLOOR PLAN, ELEVATION STYLE F
SCALE 1/8” = 1’-0”

0 4 8 12 16
Scale: 1/8"=1'-0"

NOTE: SEE SHEET T1.3 FOR LOCATIONS OF BMR UNITS

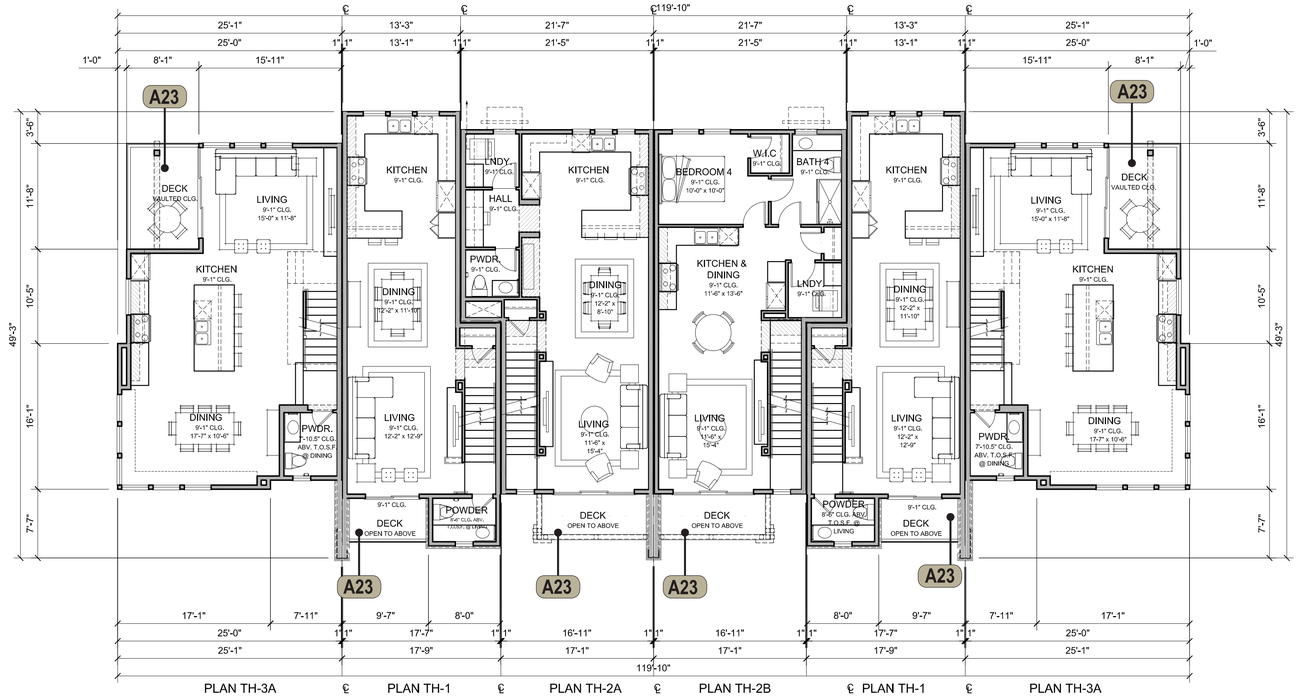
CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

BUILDING 601, FLOOR PLANS AND ROOF PLAN

JOB NO. 297.084
DATE 08-25-2020

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

A3.1.3



BUILDING 602, SECOND FLOOR PLAN, ELEVATION STYLE F

SCALE 1/8" = 1'-0"

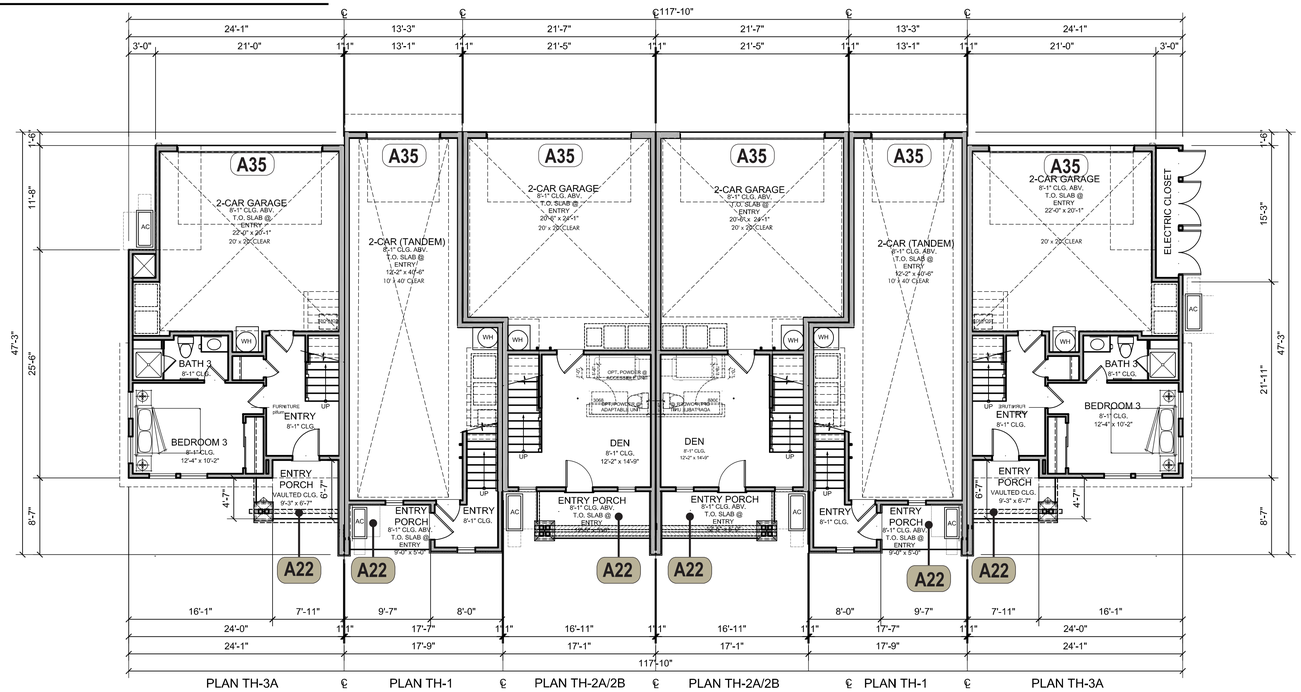
LEGEND:

- PRIVATE OPEN SPACE

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST

NOTE:
ONE 220V OUTLET PROVIDED IN THE GARAGE FOR FUTURE EV CHARGING OUTLET



BUILDING 602, FIRST FLOOR PLAN, ELEVATION STYLE F

SCALE 1/8" = 1'-0"

NOTE: SEE SHEET T1.3 FOR LOCATIONS OF BMR UNITS

GROSS SQUARE FOOTAGE:
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-3A - 3 BR / 3.5 BA	
Name	Area (SF)
FIRST FLOOR	375
SECOND FLOOR	824
THIRD FLOOR	722
TOTAL LIVING AREA	1921

2 - CAR GARAGE	465
ENTRY PORCH	58
DECK	94

GROSS SQUARE FOOTAGE:
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-1 - 2 BR / 2.5 BA	
Name	Area (SF)
FIRST FLOOR	78
SECOND FLOOR	687
THIRD FLOOR	602
TOTAL LIVING AREA	1367

2 - CAR GARAGE	600
ENTRY PORCH	46
DECK	44

GROSS SQUARE FOOTAGE
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-2A - 3 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	266
SECOND FLOOR	775
THIRD FLOOR	733
TOTAL LIVING AREA	1774

2 - CAR GARAGE	508
ENTRY PORCH	67
DECK	62

GROSS SQUARE FOOTAGE
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-2B - 4 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	266
SECOND FLOOR	775
THIRD FLOOR	733
TOTAL LIVING AREA	1774

2 - CAR GARAGE	508
ENTRY PORCH	67
DECK	62

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-1 - 2 BR / 2.5 BA	
Name	Area (SF)
FIRST FLOOR	66
SECOND FLOOR	628
THIRD FLOOR	554
TOTAL LIVING AREA	1248

2 - CAR GARAGE	551
ENTRY PORCH	46
DECK	44

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-2A - 3 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	245
SECOND FLOOR	719
THIRD FLOOR	683
TOTAL LIVING AREA	1647

2 - CAR GARAGE	470
ENTRY PORCH	67
DECK	62

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-2B - 4 BR +DEN/ 3 BA	
Name	Area (SF)
FIRST FLOOR	245
SECOND FLOOR	719
THIRD FLOOR	683
TOTAL LIVING AREA	1647

2 - CAR GARAGE	470
ENTRY PORCH	67
DECK	62

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-3A - 3 BR / 3.5 BA	
Name	Area (SF)
FIRST FLOOR	342
SECOND FLOOR	767
THIRD FLOOR	670
TOTAL LIVING AREA	1779

2 - CAR GARAGE	431
ENTRY PORCH	58
DECK	94

0 4 8 12 16

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

CROSSWINDS BY DIVIDEND HOMES

DIVIDEND

RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS

DAHLIN

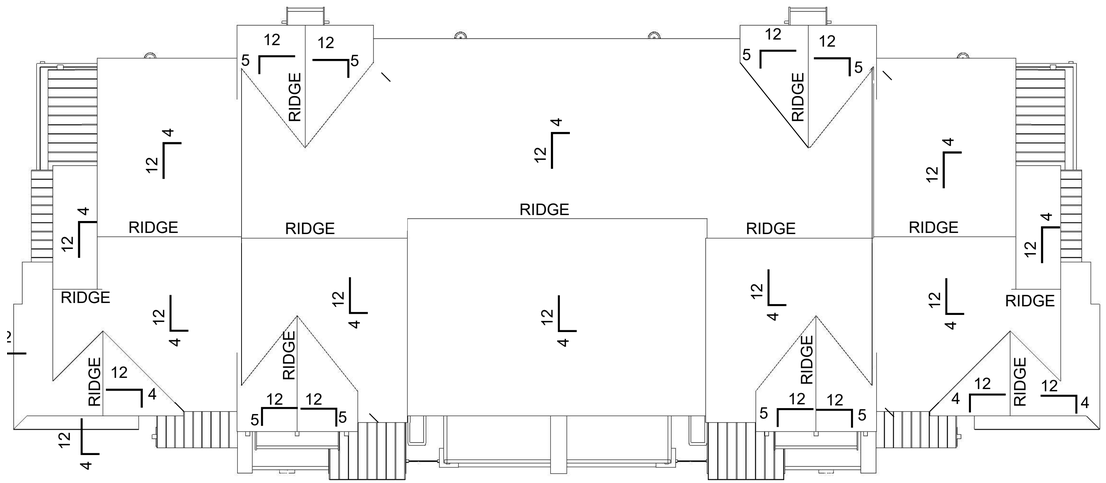
BUILDING 602, FLOOR PLANS

JOB NO. 297.084

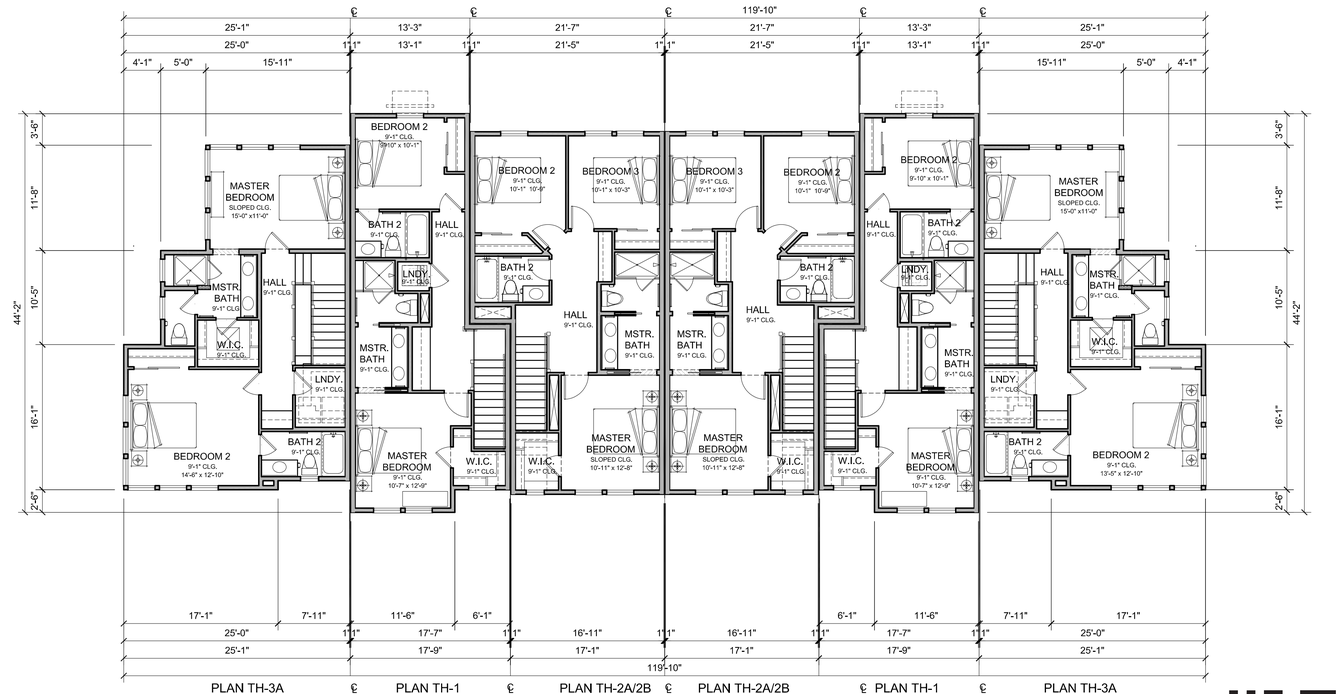
DATE 08-25-2020

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

A3.1.4



ROOF PLAN, ELEVATION STYLE F
SCALE 1/8” = 1’-0”



BUILDING 602, THIRD FLOOR PLAN, ELEVATION STYLE F
SCALE 1/8” = 1’-0”

NOTE: SEE SHEET T1.3 FOR LOCATIONS OF BMR UNITS

0 4 8 12 16
Scale: 1/8"=1'-0"

BUILDING 602, FLOOR PLANS AND ROOF PLAN

JOB NO. 297.084
DATE 08-25-2020

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

A3.1.5

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

FINISH SCHEDULE - ELEV. F

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF
·RAISED SEAM METAL ROOF

EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·1x3 VERTICAL BATTENS @ 12" O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·SMOOTH CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
·CULTURED STONE VENEER OR APPROVED EQUAL

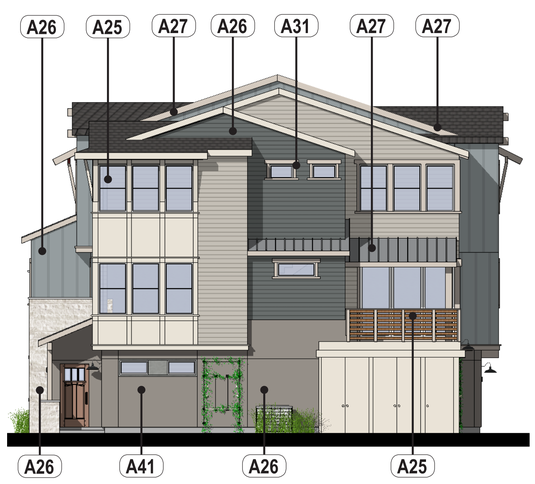
WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·CARRIAGE-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP RECESSED WINDOWS @ STUCCO FINISHES
·WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES:
a.2x6 TOP TRIM
b.2x4 SIDE TRIMS
c.2x4 BOTTOM TRIM
·WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES:
a.2x6 TOP TRIM
b.2x4 SIDE TRIMS
·WEATHERED WOOD DECK RAILINGS
·6x6 WOOD POSTS OVER CULTURED STONE BASE COLUMN
·6x10 WOOD CORBELS
·WINDOW AWNING WITH WOOD BRACKETS
·2X RAFTER TAILS
·2x3 (FLAT) O/ 2x6 WOOD OR CEMENTITIOUS TRIM @ CANTILEVERS



PLAN TH-3B PLAN TH-1 PLAN TH-2A/2B PLAN TH-2A/2B PLAN TH-1 PLAN TH-3B

BUILDING 601, ELEVATION STYLE F, FRONT ELEVATION - COLOR SCHEME 2F
SCALE 1/8" = 1'-0"



PLAN TH-3B

LEFT ELEVATION
SCALE 1/8" = 1'-0"



PLAN TH-3B PLAN TH-1 PLAN TH-2A/2B PLAN TH-2A/2B PLAN TH-1 PLAN TH-3B

REAR ELEVATION
SCALE 1/8" = 1'-0"



PLAN TH-3B

RIGHT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

0 4 8 12 16
Scale: 1/8"=1'-0"

BUILDING 601, ELEVATION STYLE F

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

JOB NO. 297.084
DATE 08-25-2020

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

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
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A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

FINISH SCHEDULE - ELEV. F

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF
·RAISED SEAM METAL ROOF

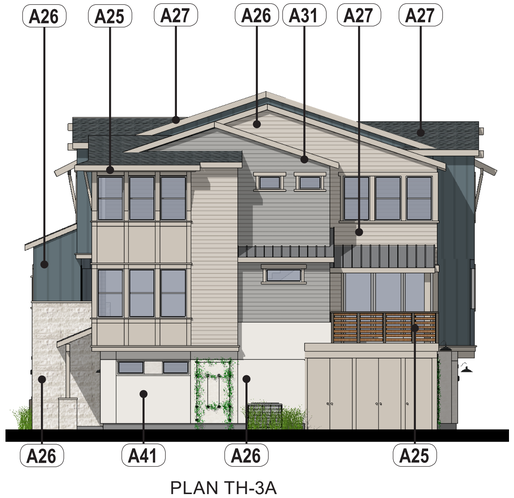
EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·1x3 VERTICAL BATTENS @ 12" O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·SMOOTH CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·CARRIAGE-STYLE GARAGE DOORS W/ LITES

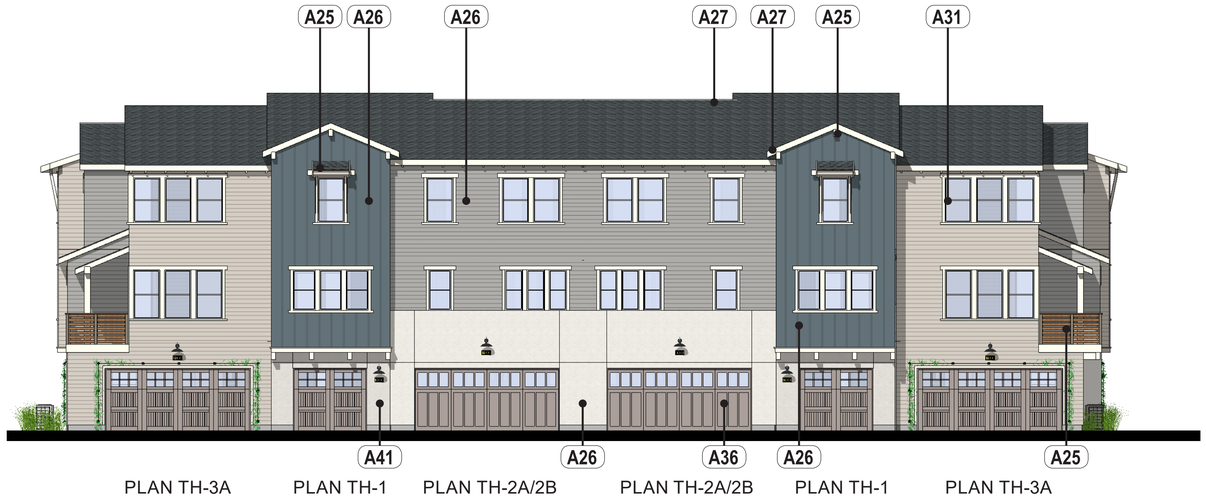
TRIM/ACCENT:
·2" DEEP RECESSED WINDOWS @ STUCCO FINISHES
·WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES:
a.2x6 TOP TRIM
b.2x4 SIDE TRIMS
c.2x4 BOTTOM TRIM
·WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES:
a.2x6 TOP TRIM
b.2x4 SIDE TRIMS
·WEATHERED WOOD DECK RAILINGS
·6x6 WOOD POSTS OVER CULTURED STONE BASE COLUMN
·6x10 WOOD CORBELS
·WINDOW AWNING WITH WOOD BRACKETS
·2X RAFTER TAILS
·2x3 (FLAT) O/ 2x6 WOOD OR CEMENTITIOUS TRIM @ CANTILEVERS



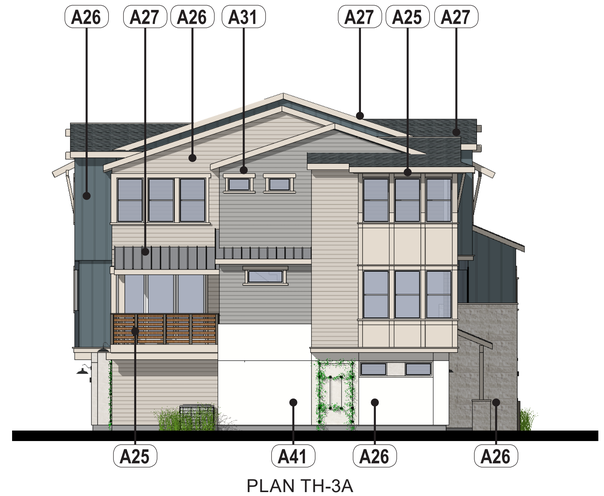
BUILDING 602, ELEVATION STYLE F, FRONT ELEVATION - COLOR SCHEME 1F
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

0 4 8 12 16
Scale: 1/8"=1'-0"

BUILDING 602, ELEVATION STYLE F

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

JOB NO. 297.084
DATE 08-25-2020

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

A3.1.7



BUILDING 701, SECOND FLOOR PLAN, ELEVATION STYLE F

SCALE 1/8” = 1’-0”

GROSS SQUARE FOOTAGE:
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-3B - 3 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	432
SECOND FLOOR	824
THIRD FLOOR	722
TOTAL LIVING AREA	1978

2 - CAR GARAGE	465
ENTRY PORCH	22
DECK	94

GROSS SQUARE FOOTAGE:
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-4 - 3 BR / 3.5 BA	
Name	Area (SF)
FIRST FLOOR	340
SECOND FLOOR	773
THIRD FLOOR	708
TOTAL LIVING AREA	1821

2 - CAR GARAGE	488
ENTRY PORCH	65
DECK	100

GROSS SQUARE FOOTAGE:
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-1 - 2 BR / 2.5 BA	
Name	Area (SF)
FIRST FLOOR	78
SECOND FLOOR	687
THIRD FLOOR	602
TOTAL LIVING AREA	1367

2 - CAR GARAGE	600
ENTRY PORCH	46
DECK	44

GROSS SQUARE FOOTAGE
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-2A - 3 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	266
SECOND FLOOR	775
THIRD FLOOR	733
TOTAL LIVING AREA	1774

2 - CAR GARAGE	508
ENTRY PORCH	67
DECK	62

GROSS SQUARE FOOTAGE
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-2B - 4 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	266
SECOND FLOOR	775
THIRD FLOOR	733
TOTAL LIVING AREA	1774

2 - CAR GARAGE	508
ENTRY PORCH	67
DECK	62

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-1 - 2 BR / 2.5 BA	
Name	Area (SF)
FIRST FLOOR	66
SECOND FLOOR	628
THIRD FLOOR	554
TOTAL LIVING AREA	1248

2 - CAR GARAGE	551
ENTRY PORCH	46
DECK	44

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-2A - 3 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	245
SECOND FLOOR	719
THIRD FLOOR	683
TOTAL LIVING AREA	1647

2 - CAR GARAGE	470
ENTRY PORCH	67
DECK	62

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-2B - 4 BR +DEN/ 3 BA	
Name	Area (SF)
FIRST FLOOR	245
SECOND FLOOR	719
THIRD FLOOR	683
TOTAL LIVING AREA	1647

2 - CAR GARAGE	470
ENTRY PORCH	67
DECK	62

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

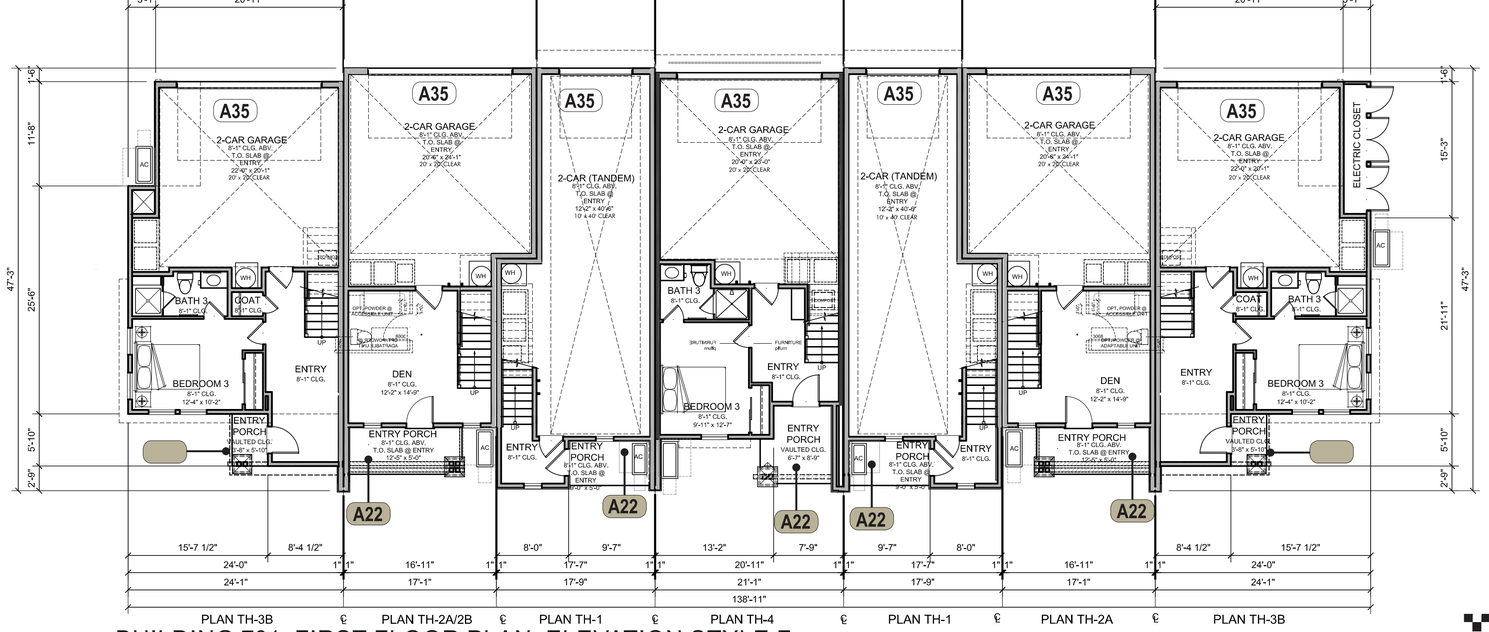
PLAN TH-3B - 3 BR / 3.5 BA	
Name	Area (SF)
FIRST FLOOR	401
SECOND FLOOR	767
THIRD FLOOR	670
TOTAL LIVING AREA	1838

2 - CAR GARAGE	431
ENTRY PORCH	22
DECK	94

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-4 - 3 BR / 3.5 BA	
Name	Area (SF)
FIRST FLOOR	315
SECOND FLOOR	719
THIRD FLOOR	662
TOTAL LIVING AREA	1696

2 - CAR GARAGE	453
ENTRY PORCH	65
DECK	100



BUILDING 701, FIRST FLOOR PLAN, ELEVATION STYLE F

SCALE 1/8” = 1’-0”

LEGEND:

- PRIVATE OPEN SPACE

NOTE:
ONE 220V OUTLET PROVIDED IN THE GARAGE FOR FUTURE EV CHARGING OUTLET

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5’X6’ MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4’X6’ MIN)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST

NOTE: SEE SHEET T1.3 FOR LOCATIONS OF BMR UNITS

0 4 8 12 16

Scale: 1/8”=1’-0”

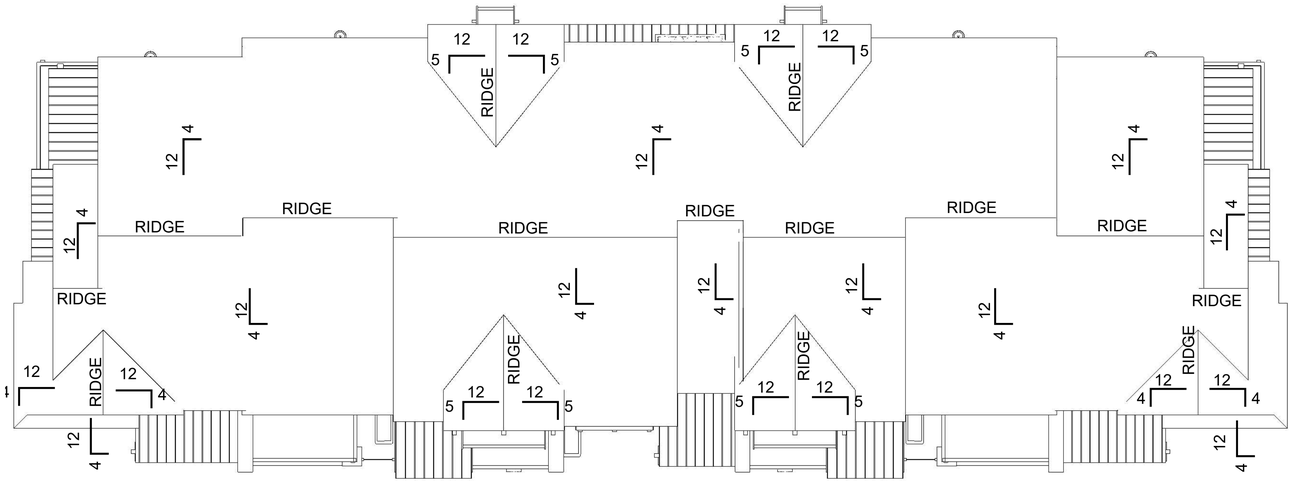
BUILDING 701, FLOOR PLANS

JOB NO. 297.084

DATE 08-25-2020

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

A3.1.8



ROOF PLAN, ELEVATION STYLE F
SCALE 1/8” = 1’-0”



BUILDING 701, THIRD FLOOR PLAN, ELEVATION STYLE F
SCALE 1/8” = 1’-0”

NOTE: SEE SHEET T1.3 FOR LOCATIONS OF BMR UNITS

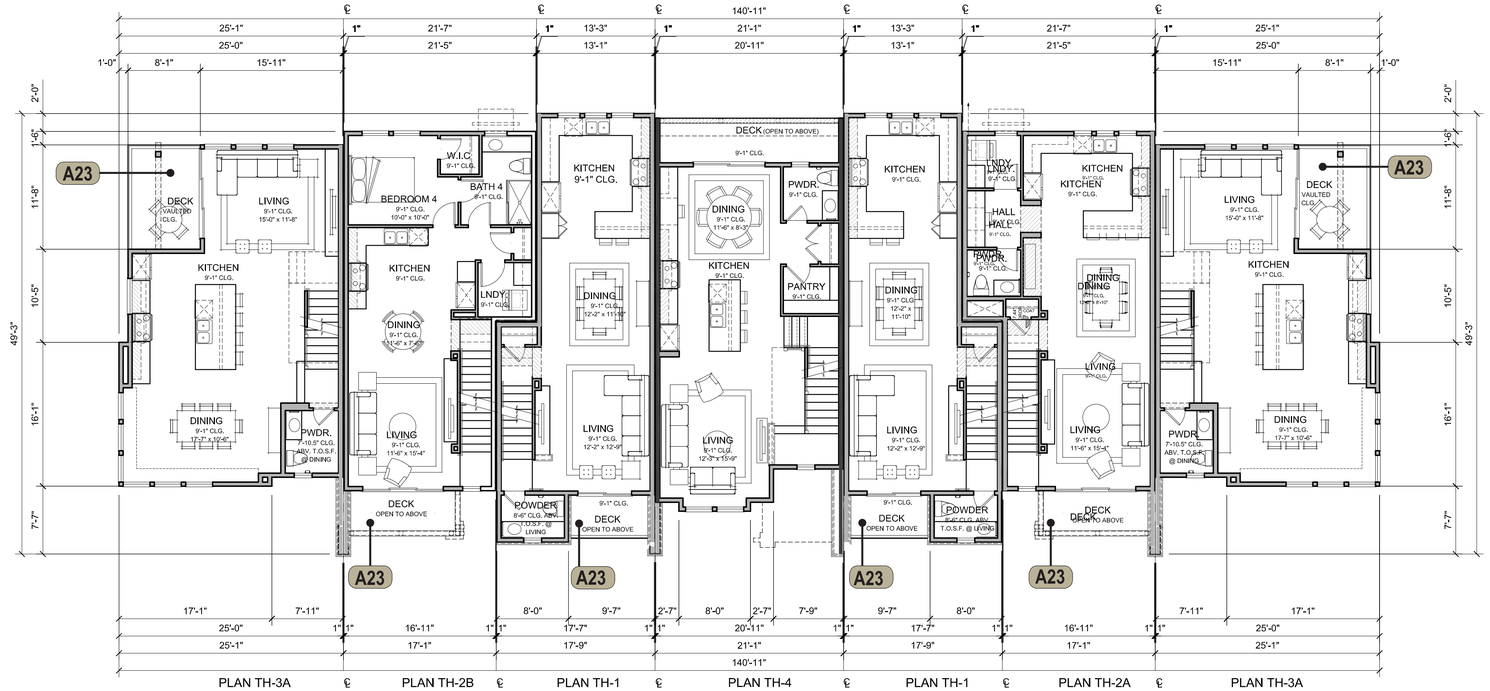
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Scale: 1/8"=1'-0"

BUILDING 701, FLOOR PLANS AND ROOF PLAN

JOB NO. 297.084
DATE 08-25-2020

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

A3.1.9



BUILDING 702, SECOND FLOOR PLAN, ELEVATION STYLE F

SCALE 1/8" = 1'-0"

GROSS SQUARE FOOTAGE:
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-3A - 3 BR / 3.5 BA	
Name	Area (SF)
FIRST FLOOR	375
SECOND FLOOR	824
THIRD FLOOR	722
TOTAL LIVING AREA	1921
2 - CAR GARAGE	465
ENTRY PORCH	58
DECK	94

GROSS SQUARE FOOTAGE:
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-4 - 3 BR / 3.5 BA	
Name	Area (SF)
FIRST FLOOR	340
SECOND FLOOR	773
THIRD FLOOR	708
TOTAL LIVING AREA	1821
2 - CAR GARAGE	488
ENTRY PORCH	65
DECK	100

GROSS SQUARE FOOTAGE:
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-1 - 2 BR / 2.5 BA	
Name	Area (SF)
FIRST FLOOR	78
SECOND FLOOR	687
THIRD FLOOR	602
TOTAL LIVING AREA	1367
2 - CAR GARAGE	600
ENTRY PORCH	46
DECK	44

GROSS SQUARE FOOTAGE
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-2A - 3 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	266
SECOND FLOOR	775
THIRD FLOOR	733
TOTAL LIVING AREA	1774
2 - CAR GARAGE	508
ENTRY PORCH	67
DECK	62

GROSS SQUARE FOOTAGE
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-2B - 4 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	266
SECOND FLOOR	775
THIRD FLOOR	733
TOTAL LIVING AREA	1774
2 - CAR GARAGE	508
ENTRY PORCH	67
DECK	62

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-1 - 2 BR / 2.5 BA	
Name	Area (SF)
FIRST FLOOR	66
SECOND FLOOR	628
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DECK	44

NET SQUARE FOOTAGE:
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PLAN TH-2A - 3 BR +DEN/ 2.5 BA	
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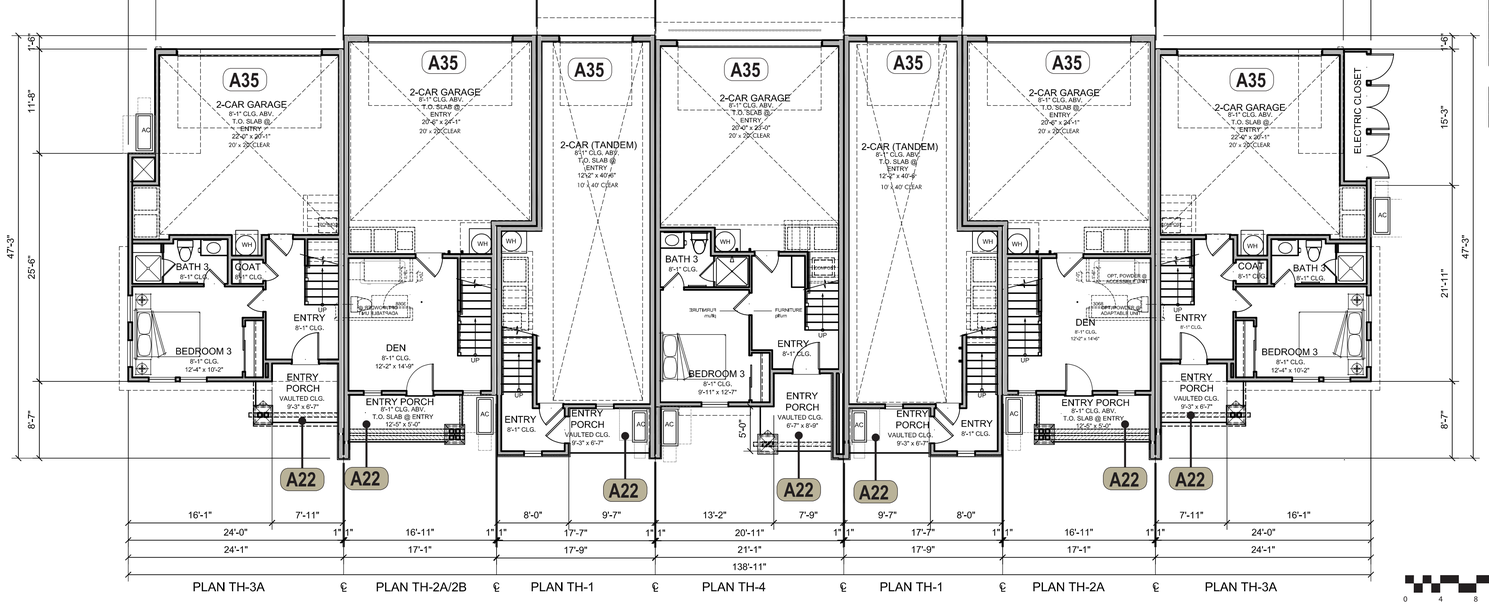
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DECK	94

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-4 - 3 BR / 3.5 BA	
Name	Area (SF)
FIRST FLOOR	315
SECOND FLOOR	719
THIRD FLOOR	662
TOTAL LIVING AREA	1696
2 - CAR GARAGE	453
ENTRY PORCH	65
DECK	100



BUILDING 702, FIRST FLOOR PLAN, ELEVATION STYLE F

SCALE 1/8" = 1'-0"

LEGEND:

- PRIVATE OPEN SPACE

NOTE:
ONE 220V OUTLET PROVIDED IN THE GARAGE FOR FUTURE EV CHARGING OUTLET

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST

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

NOTE: SEE SHEET T1.3 FOR LOCATIONS OF BMR UNITS

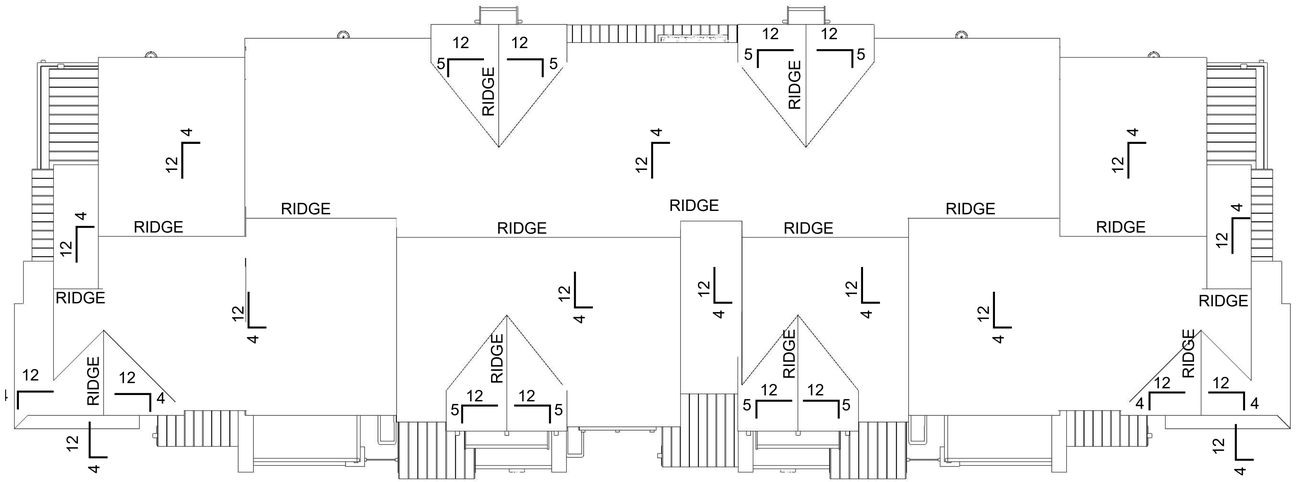
CROSSWINDS BY DIVIDEND HOMES · DIVIDEND · RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS · DAHLIN

BUILDING 702, FLOOR PLANS

JOB NO. 297.084
DATE 08-25-2020

5865 Owens Drive
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A3.2.1



ROOF PLAN ELEVATION STYLE F
SCALE 1/8” = 1’-0”



BUILDING 702, THIRD FLOOR PLAN, ELEVATION STYLE F
SCALE 1/8” = 1’-0”

NOTE: SEE SHEET T1.3 FOR LOCATIONS OF BMR UNITS

0 4 8 12 16
Scale: 1/8"=1'-0"

BUILDING 702, FLOOR PLANS & ROOF PLAN

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

JOB NO. 297.084
DATE 08-25-2020

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

A3.2.2

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

FINISH SCHEDULE - ELEV. F

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF
·RAISED SEAM METAL ROOF

EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·1x3 VERTICAL BATTENS @ 12" O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·SMOOTH CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
·CULTURED STONE VENEER OR APPROVED EQUAL

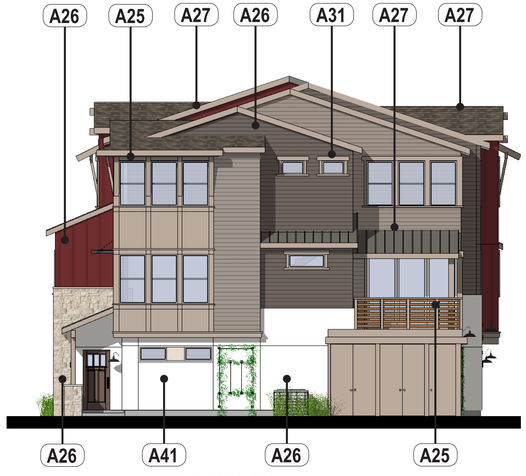
WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·CARRIAGE-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP RECESSED WINDOWS @ STUCCO FINISHES
·WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES:
a.2x6 TOP TRIM
b.2x4 SIDE TRIMS
c.2x4 BOTTOM TRIM
·WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES:
a.2x6 TOP TRIM
b.2x4 SIDE TRIMS
·WEATHERED WOOD DECK RAILINGS
·6x6 WOOD POSTS OVER CULTURED STONE BASE COLUMN
·6x10 WOOD CORBELS
·WINDOW AWNING WITH WOOD BRACKETS
·2X RAFTER TAILS
·2x3 (FLAT) O/ 2x6 WOOD OR CEMENTITIOUS TRIM @ CANTILEVERS



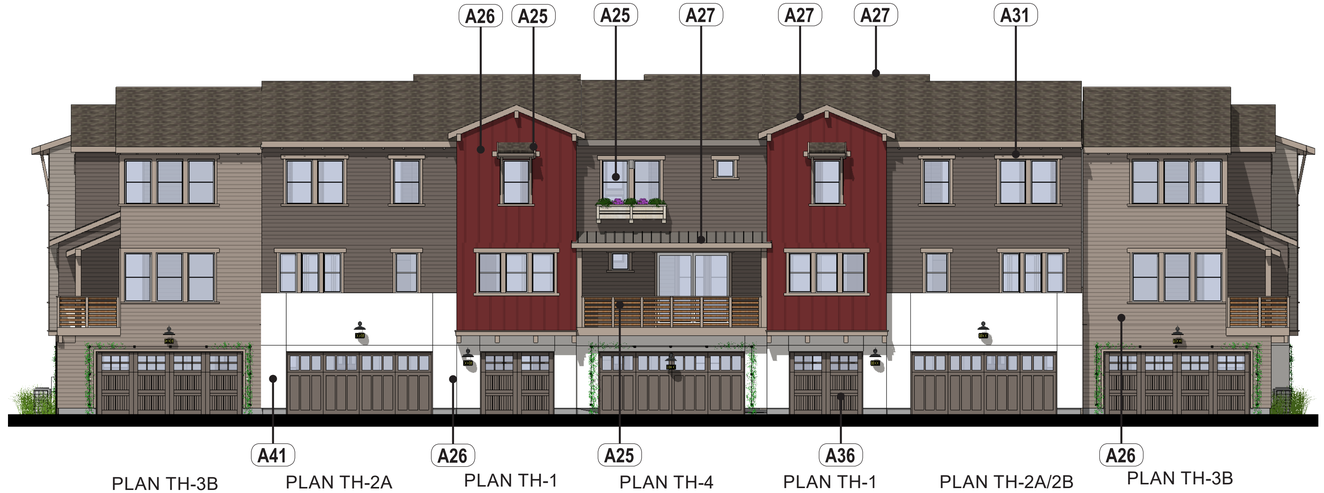
PLAN TH-3B | PLAN TH-2A/2B | PLAN TH-1 | PLAN TH-4 | PLAN TH-1 | PLAN TH-2A | PLAN TH-3B

BUILDING 701, ELEVATION STYLE F, FRONT ELEVATION - COLOR SCHEME 4F
SCALE 1/8" = 1'-0"



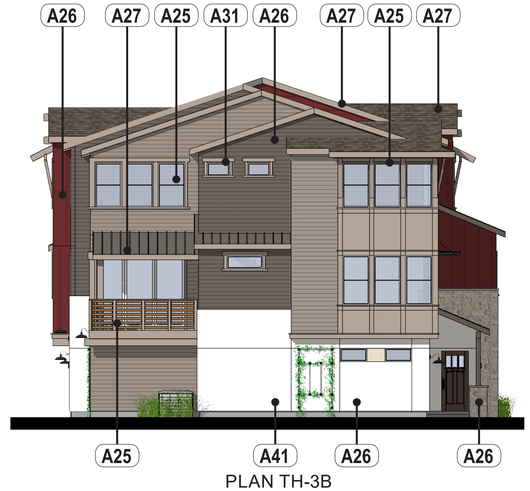
PLAN TH-3B

LEFT ELEVATION
SCALE 1/8" = 1'-0"



PLAN TH-3B | PLAN TH-2A | PLAN TH-1 | PLAN TH-4 | PLAN TH-1 | PLAN TH-2A/2B | PLAN TH-3B

REAR ELEVATION
SCALE 1/8" = 1'-0"



PLAN TH-3B

RIGHT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

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

BUILDING 701, ELEVATION STYLE F

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DATE 08-25-2020

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A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
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A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
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FINISH SCHEDULE - ELEV. F

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF
·RAISED SEAM METAL ROOF

EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·1x3 VERTICAL BATTENS @ 12" O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·SMOOTH CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·CARRIAGE-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP RECESSED WINDOWS @ STUCCO FINISHES
·WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES:
a.2x6 TOP TRIM
b.2x4 SIDE TRIMS
c.2x4 BOTTOM TRIM
·WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES:
a.2x6 TOP TRIM
b.2x4 SIDE TRIMS
·WEATHERED WOOD DECK RAILINGS
·6x6 WOOD POSTS OVER CULTURED STONE BASE COLUMN
·6x10 WOOD CORBELS
·WINDOW AWNING WITH WOOD BRACKETS
·2X RAFTER TAILS
·2x3 (FLAT) O/ 2x6 WOOD OR CEMENTITIOUS TRIM @ CANTILEVERS



BUILDING 702, ELEVATION STYLE F, FRONT ELEVATION - COLOR SCHEME 3F
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

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

BUILDING 702, ELEVATION STYLE F

JOB NO. 297.084
DATE 08-25-2020

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A3.2.4



CLUBHOUSE

CROSSWINDS BY DIVIDEND HOMES

DIVIDEND

RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS

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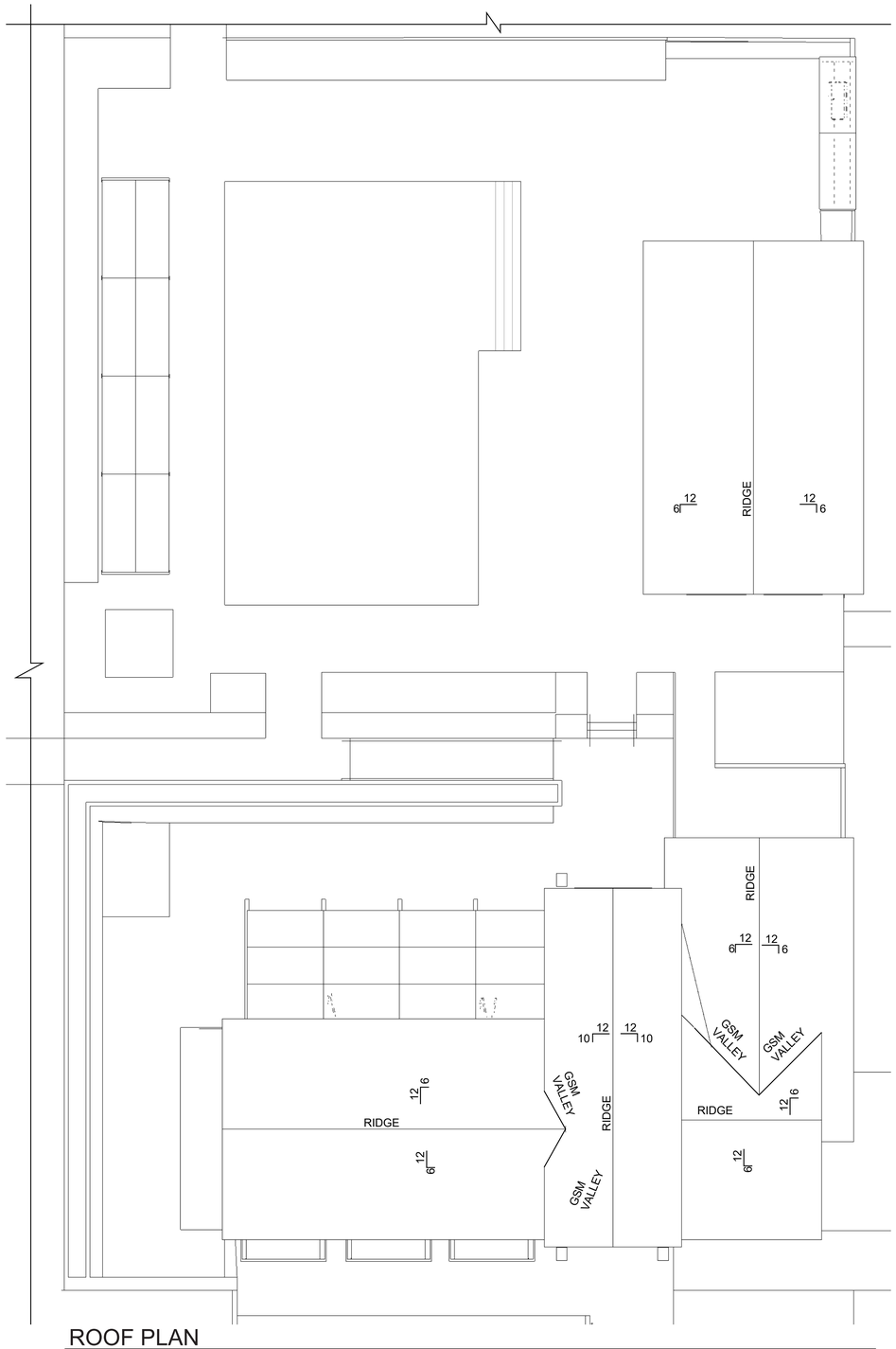
CLUBHOUSE, PERSPECTIVE

JOB NO. 297.084

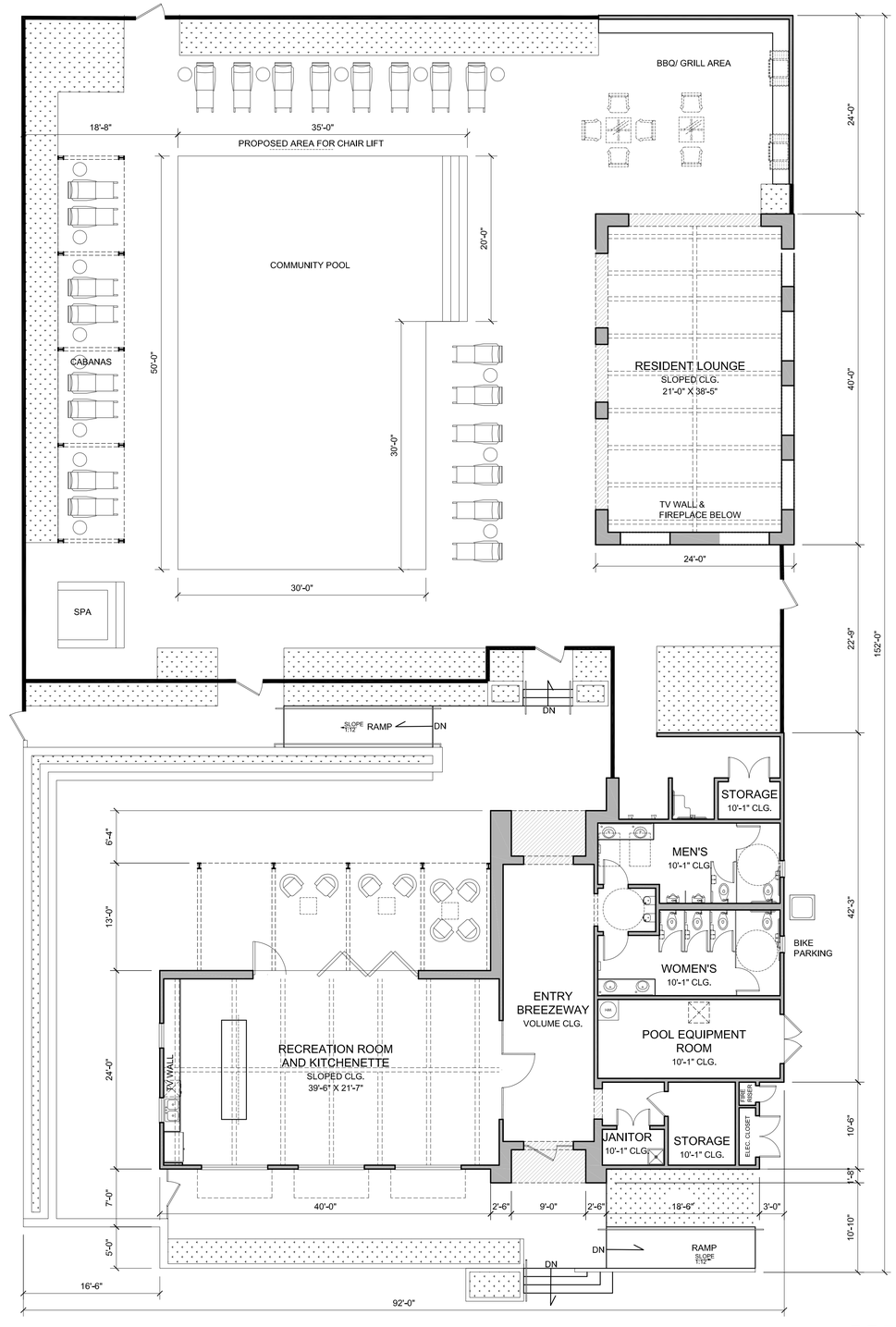
DATE 08-25-2020

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925-251-7200

A4.1.1



ROOF PLAN
SCALE 1/8” = 1’-0”



CLUBHOUSE, FIRST FLOOR PLAN
SCALE 1/8” = 1’-0”

LANDSCAPED AREA/ PLANTER

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

NET AREAS

CONDITIONED SPACES:	
REC. ROOM AND KITCHENETTE	915 SF
RESTROOMS	403 SF
POOL EQUIPMENT ROOM	210 SF
STORAGE	82 SF
JANITOR	32 SF
UNCONDITIONED SPACES:	
RESIDENT LOUNGE	777 SF
ENTRY BREEZEWAY	450 SF

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CLUBHOUSE, FLOOR PLANS AND ROOF PLAN

JOB NO. 297.084
DATE 08-25-2020

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A4.1.2



CLUBHOUSE, FRONT ELEVATION
SCALE 1/4” = 1’-0”

FINISH SCHEDULE - CLUBHOUSE

ROOF MATERIAL:
·RAISED SEAM METAL ROOF

EXTERIOR FINISHES:
·1x3 VERTICAL BATTENS @ 12” O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL/ALUMINIUM FRAMED WINDOWS AND DOORS
·METAL GATES

TRIM/ACCENT:
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ BOARD & BATTEN FINISHES
·METAL AWNING AND METAL TRELLIS



CLUBHOUSE, LEFT ELEVATION
SCALE 1/8” = 1’-0”

0 2 4 6 8
Scale: 1/4"=1'-0"

0 4 8 12 16
Scale: 1/8"=1'-0"

NOTE: SEE SHEETS B1.1- B1.3 FOR COLOR SCHEMES

CROSSWINDS BY DIVIDEND HOMES · DIVIDEND · RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS · DAHLIN

CLUBHOUSE, ELEVATIONS

JOB NO. 297.084
DATE 08-25-2020

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A4.1.3

FINISH SCHEDULE - CLUBHOUSE

ROOF MATERIAL:
·RAISED SEAM METAL ROOF

EXTERIOR FINISHES:
·1x3 VERTICAL BATTENS @ 12” O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL/ALUMINIUM FRAMED WINDOWS AND DOORS
·METAL GATES

TRIM/ACCENT:
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ BOARD & BATTEN FINISHES
·METAL AWNING AND METAL TRELLIS



CLUBHOUSE, REAR ELEVATION
SCALE 1/8” = 1’-0”



CLUBHOUSE, RIGHT ELEVATION
SCALE 1/8” = 1’-0”

0 4 8 12 16
Scale: 1/8"=1'-0"

NOTE: SEE SHEETS B1.1- B1.3 FOR COLOR SCHEMES

CROSSWINDS BY DIVIDEND HOMES · DIVIDEND · RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS · DAHLIN

CLUBHOUSE, ELEVATIONS

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A4.1.4

SINGLE FAMILY DETACHED - COLOR SCHEME 1A

	GAF OR APPROVED EQUAL TIMBERLINE Pewter Gray	**ROOFING**
	SHERWIN WILLIAMS OR APPROVED EQUAL SW6147 Panda White	**BODY COLOR 1**
	SHERWIN WILLIAMS OR APPROVED EQUAL SW7629 Grapy	**BODY COLOR 2**
	SHERWIN WILLIAMS OR APPROVED EQUAL SW7067 Cityscaper	**BODY COLOR 3**
	SHERWIN WILLIAMS OR APPROVED EQUAL SW6005 Folkstone	**ACCENT**
	ELDORADO STONE OR APPROVED EQUAL Vantage 30 White Elm	**STONE**

WINDOW FRAMES SHALL BE WHITE.

SINGLE FAMILY DETACHED- COLOR SCHEME 2A

	GAF TIMBERLINE Barkwood	**ROOFING**
	SHERWIN WILLIAMS SW9166 Drift Of Mist	**BODY COLOR 1**
	SHERWIN WILLIAMS SW2821 Downing Stone	**BODY COLOR 2**
	SHERWIN WILLIAMS SW6047 Hot Cocoa	**BODY COLOR 3**
	SHERWIN WILLIAMS SW7048 Urbane Bronze	**ACCENT**
	ELDORADO STONE OR APPROVED EQUAL Vantage 30 Southern Peak	**STONE**

WINDOW FRAMES SHALL BE WHITE

SINGLE FAMILY DETACHED - COLOR SCHEME 3A

	GAF TIMBERLINE Barkwood	**ROOFING**
	SHERWIN WILLIAMS SW7524 Dhurrie Beige	**BODY COLOR 1**
	SHERWIN WILLIAMS SW6062 Rugged Brown	**BODY COLOR 2**
	SHERWIN WILLIAMS SW2836 Quartersawn oak	**BODY COLOR 3**
	SHERWIN WILLIAMS SW7048 Urbane Bronze	**ACCENT**
	ELDORADO STONE OR APPROVED EQUAL Vantage 30 White Elm	**STONE**

WINDOW FRAMES SHALL BE WHITE.

PROPOSED LIGHT FIXTURE FOR ELEVATION A (PROGRESS LIGHTING OR APPROVED EQUAL)



PROPOSED LIGHTED ADDRESS SIGN ELEVATION A (SEAGULL LIGHTING OR APPROVED EQUAL)



SINGLE FAMILY DETACHED - COLOR SCHEME 1B

	GAF OR APPROVED EQUAL TIMBERLINE Pewter Gray	**ROOFING**
	SHERWIN WILLIAMS OR APPROVED EQUAL SW7646 First Star	**BODY COLOR 1**
	SHERWIN WILLIAMS OR APPROVED EQUAL SW6082 Cobble Brown	**BODY COLOR 2**
	SHERWIN WILLIAMS OR APPROVED EQUAL SW7665 Wall Street	**BODY COLOR 3**
	SHERWIN WILLIAMS OR APPROVED EQUAL SW6128 Blonde	**ACCENT**
	ELDORADO OR APPROVED EQUAL Tundra Brick Chalk Dust	**STONE**

WINDOW FRAMES SHALL BE WHITE

SINGLE FAMILY DETACHED - COLOR SCHEME 2B

	GAF TIMBERLINE Weathered Wood	**ROOFING**
	SHERWIN WILLIAMS SW7637 Oyster White	**BODY COLOR 1**
	SHERWIN WILLIAMS SW0001 Mulberry Silk	**BODY COLOR 2**
	SHERWIN WILLIAMS SW7025 Backdrop	**BODY COLOR 3**
	SHERWIN WILLIAMS SW7615 Sea Serpent	**ACCENT**
	ELDORADO Tundra Brick Latigo	**STONE**

WINDOW FRAMES SHALL BE WHITE

SINGLE FAMILY DETACHED - COLOR SCHEME 3B

	GAF TIMBERLINE Charcoal	**ROOFING**
	SHERWIN WILLIAMS SW7632 Modern Gray	**BODY COLOR 1**
	SHERWIN WILLIAMS SW2739 Charcoal Blue	**BODY COLOR 2**
	SHERWIN WILLIAMS SW2848 Roycroft Pewter	**BODY COLOR 3**
	SHERWIN WILLIAMS SW2838 Polished Mahogany	**ACCENT**
	ELDORADO Tundra Brick Chalk Dust	**STONE**

WINDOW FRAMES SHALL BE WHITE

PROPOSED LIGHT FIXTURE FOR ELEVATION B (PROGRESS LIGHTING OR APPROVED EQUAL)



PROPOSED LIGHTED ADDRESS SIGN ELEVATION B (SEAGULL LIGHTING OR APPROVED EQUAL)



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COLOR & MATERIAL BOARDS (1 OF 3)

JOB NO. 297.084
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SINGLE FAMILY DETACHED - COLOR SCHEME 1C

GAF TIMBERLINE Weathered Wood	**ROOFING**
SHERWIN WILLIAMS SW6147 Panda White	**BODY COLOR 1**
SHERWIN WILLIAMS SW7645 Thunder Gray	**BODY COLOR 2**
SHERWIN WILLIAMS SW7026 Griffin	**BODY COLOR 3**
SHERWIN WILLIAMS SW7705 Wheat Penny	**ACCENT**
ELDORADO Cut Coarse Stone Madrona	**STONE**

WINDOW FRAMES SHALL BE WHITE.

SINGLE FAMILY DETACHED - COLOR SCHEME 2C

GAF TIMBERLINE Charcoal	**ROOFING**
SHERWIN WILLIAMS SW7632 Modern Gray	**BODY COLOR 1**
SHERWIN WILLIAMS SW2848 Roycroft Pewter	**BODY COLOR 2**
SHERWIN WILLIAMS SW7018 Dovetail	**BODY COLOR 3**
SHERWIN WILLIAMS SW6235 Foggy Day	**ACCENT**
ELDORADO Cut Coarse Stone Cannonade	**STONE**

WINDOW FRAMES SHALL BE WHITE.

SINGLE FAMILY DETACHED - COLOR SCHEME 3C

GAF TIMBERLINE Pewter Gray	**ROOFING**
SHERWIN WILLIAMS SW6254 Lazy Gray	**BODY COLOR 1**
SHERWIN WILLIAMS SW7624 Slate Tile	**BODY COLOR 2**
SHERWIN WILLIAMS SW9170 Acier	**BODY COLOR 2**
SHERWIN WILLIAMS SW6222 Riverway	**ACCENT**
ELDORADO Cut Coarse Stone Cannonade	**STONE**

WINDOW FRAMES SHALL BE WHITE.

PROPOSED LIGHT FIXTURE FOR ELEVATION C (PROGRESS LIGHTING OR APPROVED EQUAL)



PROPOSED LIGHTED ADDRESS SIGN ELEVATION C (SEAGULL LIGHTING OR APPROVED EQUAL)



CLUBHOUSE- COLOR SCHEME

AEP SPAN DURA TECH 5000 Cool Zinc Gray	**STANDING SEAM METAL ROOF**
SHERWIN WILLIAMS SW7008 Alabaster	**BODY COLOR 1**
ELDORADO Limestone Grand Banks	**STONE**
ELDORADO Vintage Ranch Parchwood	**STONE**

ALL METAL RAILINGS, AWNINGS AND WINDOW FRAMES SHALL BE BLACK.

ATTACHED DUETS - COLOR SCHEME 1D

GAF TIMBERLINE Barkwood	**ROOFING**
SHERWIN WILLIAMS SW9166 Drift of Mist	**BODY COLOR 1**
SHERWIN WILLIAMS SW7510 Chateau Brown	**BODY COLOR 2**
SHERWIN WILLIAMS SW7032 Warm Stone	**BODY COLOR 3**
SHERWIN WILLIAMS SW7515 Hometead Brown	**ACCENT**
ELDORADO Vintage Ranch Saddlewood	**STONE**

WINDOW FRAMES SHALL BE WHITE.

ATTACHED DUETS - COLOR SCHEME 2D

GAF TIMBERLINE Charcoal	**ROOFING**
SHERWIN WILLIAMS SW2845 Bunglehouse Gray	**BODY COLOR 1**
SHERWIN WILLIAMS SW6202 Cast Iron	**BODY COLOR 2**
SHERWIN WILLIAMS SW7505 Manor House	**BODY COLOR 3**
SHERWIN WILLIAMS SW6207 Retreat	**ACCENT**
ELDORADO Vintage Ranch Parchwood	**STONE**

WINDOW FRAMES SHALL BE WHITE.

PROPOSED LIGHT FIXTURE FOR ELEVATION D (PROGRESS LIGHTING OR APPROVED EQUAL)



PROPOSED LIGHTED ADDRESS SIGN ELEVATION D (SEAGULL LIGHTING OR APPROVED EQUAL)



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COLOR & MATERIAL BOARDS (2 OF 3)

JOB NO. 297.084
DATE 08-25-2020

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B1.2

ATTACHED DUETS - COLOR SCHEME 1E

GAF TIMBERLINE Weathered Wood	**ROOFING**
SHERWIN WILLIAMS SW7567 Natural Tan	**BODY COLOR 1**
SHERWIN WILLIAMS SW7048 Urbane Bronze	**BODY COLOR 2**
SHERWIN WILLIAMS SW7046 Anonymous	**BODY COLOR 3**
SHERWIN WILLIAMS SW6034 Arresting Auburn	**ACCENT**
ELDORADO Coastal Relief Sanibel	**STONE**

WINDOW FRAMES SHALL BE WHITE.

PROPOSED LIGHT FIXTURE FOR ELEVATION E (PROGRESS LIGHTING OR APPROVED EQUAL)



PROPOSED LIGHTED ADDRESS SIGN ELEVATION E (SEAGULL LIGHTING OR APPROVED EQUAL)



ATTACHED TOWNHOMES - COLOR SCHEME 1F

GAF TIMBERLINE Pewter Gray	**ROOFING**
AEP SPAN DURA TECH 5000 Cool Slate Gray	**STANDING SEAM METAL ROOF**
SHERWIN WILLIAMS SW7004 Snowbound	**BODY COLOR 1**
SHERWIN WILLIAMS SW7043 Wordly Gray	**BODY COLOR 2**
SHERWIN WILLIAMS SW7066 Gray Matters	**BODY COLOR 3**
SHERWIN WILLIAMS SW7624 Slate Tile	**BODY COLOR 4**
SHERWIN WILLIAMS SW6004 Mink	**ACCENT**
ELDORADO Vantage 30 White Elm	**STONE**

WINDOW FRAMES SHALL BE WHITE

ATTACHED TOWNHOMES - COLOR SCHEME 3F

GAF TIMBERLINE Barkwood	**ROOFING**
AEP SPAN DURA TECH 5000 Cool Weathered Copper	**STANDING SEAM METAL ROOF**
SHERWIN WILLIAMS SW7004 Snowbound	**BODY COLOR 1**
SHERWIN WILLIAMS SW7622 Homburg Gray	**BODY COLOR 2**
SHERWIN WILLIAMS SW6040 Less Brown	**BODY COLOR 3**
SHERWIN WILLIAMS SW6041 Otter	**BODY COLOR 4**
SHERWIN WILLIAMS SW7068 Grizzle Gray	**ACCENT**
ELDORADO Ridgetop 18 Whisper White	**STONE**

WINDOW FRAMES SHALL BE WHITE.

PROPOSED LIGHT FIXTURE FOR ELEVATION F (PROGRESS LIGHTING OR APPROVED EQUAL)



PROPOSED LIGHTED ADDRESS SIGN ELEVATION F (SEAGULL LIGHTING OR APPROVED EQUAL)



ATTACHED DUETS - COLOR SCHEME 2E

GAF TIMBERLINE Charcoal	**ROOFING**
SHERWIN WILLIAMS SW7671 On the Rocks	**BODY COLOR 1**
SHERWIN WILLIAMS SW7624 Slate Tile	**BODY COLOR 2**
SHERWIN WILLIAMS SW7068 Grizzle Gray	**BODY COLOR 3**
SHERWIN WILLIAMS SW7695 Mesa Tan	**ACCENT**
ELDORADO Coastal Reef Pearl White	**STONE**

WINDOW FRAMES SHALL BE WHITE.

ATTACHED TOWNHOMES - COLOR SCHEME 2F

GAF TIMBERLINE Charcoal	**ROOFING**
AEP SPAN DURA TECH 5000 Cool Old Town Gray	**STANDING SEAM METAL ROOF**
SHERWIN WILLIAMS SW7019 Gauntlet Gray	**BODY COLOR 1**
SHERWIN WILLIAMS SW2848 Roycroft Pewter	**BODY COLOR 2**
SHERWIN WILLIAMS SW7016 Mindful Gray	**BODY COLOR 3**
SHERWIN WILLIAMS SW9143 Cadet	**BODY COLOR 4**
SHERWIN WILLIAMS SW2836 Quartersawn Oak	**ACCENT**
ELDORADO Vantage 30 White Elm	**STONE**

WINDOW FRAMES SHALL BE WHITE.

ATTACHED TOWNHOMES - COLOR SCHEME 4F

GAF TIMBERLINE Barkwood	**ROOFING**
AEP SPAN DURA TECH 5000 Vintage	**STANDING SEAM METAL ROOF**
SHERWIN WILLIAMS SW7004 Snowbound	**BODY COLOR 1**
SHERWIN WILLIAMS SW7640 Fawn Brindle	**BODY COLOR 2**
SHERWIN WILLIAMS SW9168 Elephant Ear	**BODY COLOR 3**
SHERWIN WILLIAMS SW7585 Sun Dried Tomato	**BODY COLOR 4**
SHERWIN WILLIAMS SW7505 Manor House	**ACCENT**
ELDORADO Cut Coarse Stone Seashell	**STONE**

WINDOW FRAMES SHALL BE WHITE.

CROSSWINDS BY DIVIDEND HOMES

DIVIDEND

RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS

DAHLIN

COLOR & MATERIAL BOARDS (3 OF 3)

JOB NO. 297.084
DATE 08-25-2020

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

DESIGN REVIEW PERMIT
THE CROSSWINDS AT MORGAN HILL

CROSSWINDS
BY DIVIDEND HOMES

MORGAN HILL, DISTRICT D, SANTA CLARA COUNTY, CALIFORNIA

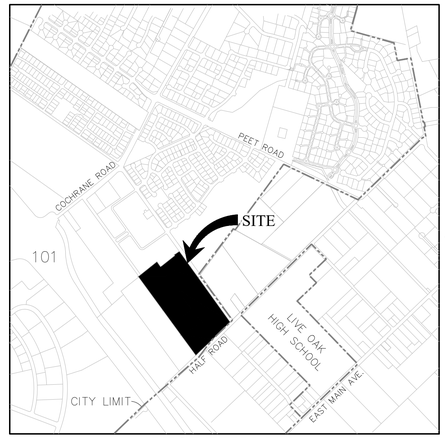
CONTACT INFORMATION

APPLICANT/OWNER: THE CROSSWINDS AT MORGAN HILL, LLC
C/O DIVIDEND HOMES
385 WOODVIEW AVENUE, SUITE 100
MORGAN HILL, CA 95037
ATTN: DICK OLIVER, JOSH VROTSOS
(408) 779-5900
ROLIVER@DIVIDENDHOMES.COM
JVROTSOS@DIVIDENDHOMES.COM

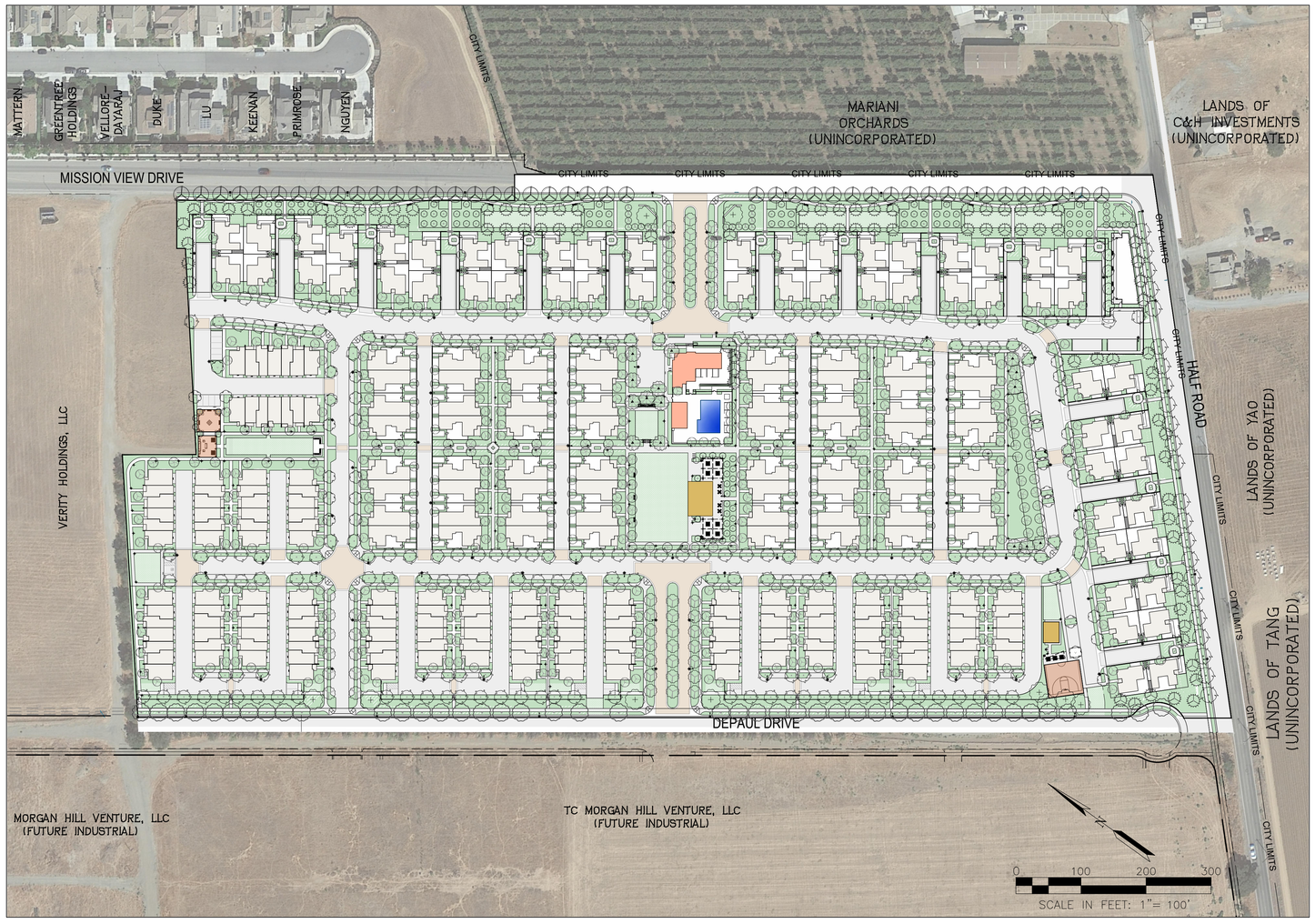
ARCHITECT: THE DAHLIN GROUP
5865 OWENS DRIVE
PLEASANTON, CA 94588
ATTN: DON RICCI (DRICCI@DAHLINGROUP.COM)
(925) 251-7200

CIVIL ENGINEER:
LANDSCAPE ARCH.
AND PLANNER: RJA
8055 CAMINO ARROYO
GILROY, CA 95020
ENGINEER: LUIS SANTIAGO (LSANTIAGO@RJA-GPS.COM)
PLANNER: ROSS DOYLE (RDOYLE@RJA-GPS.COM)
(408) 848-0300

Sheet List Table	
Sheet Number	Sheet Title
DR-01	TITLE SHEET
DR-02	EXISTING CONDITIONS
DR-03	COMPLIANCE EXHIBIT (NE)
DR-04	COMPLIANCE EXHIBIT (SE)
DR-05	COMPLIANCE EXHIBIT (SW)
DR-06	COMPLIANCE EXHIBIT (NW)
DR-07 - DR-09	DEVELOPMENT STANDARDS
L-01	PRELIMINARY LANDSCAPE INDEX SHEET
L-02 - L-10	PRELIMINARY LANDSCAPE PLAN
L-11	PRELIMINARY LANDSCAPE DETAILS
L-12 - L-20	PRELIMINARY IRRIGATION PLAN
L-21	PRELIMINARY IRRIGATION DETAILS
P-1	PHOTOMETRICS PLAN
P-2	PHOTOMETRICS PLAN



VICINITY MAP
NO SCALE



GENERAL INFORMATION

1. PROPOSED CONTOURS, GRADES, AND PAD ELEVATIONS IN THIS PLAN SET ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. BOUNDARY SHOWN HEREIN IS BASED ON RECORD DATA. ADDITIONAL SURVEY IS RECOMMENDED.
3. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
4. ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER, THE CITY OF MORGAN HILL STANDARDS AND SPECIFICATIONS, AND APPLICABLE REPORTS REGARDING THIS PROJECT.
5. PROJECT LIES WITHIN FLOOD ZONE D AND X, AREA X DEFINED AS, "AREAS OF 0.2% CHANCE OF FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD"; AREA D DEFINED AS, "AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE" (FIRM MAP NUMBER 06085C0444H, EFFECTIVE DATE MAY 18, 2009).
6. PROPOSED CONTOURS, GRADES, AND PAD ELEVATIONS IN THIS PLAN SET ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
7. THE UTILITY PIPE SIZES AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
8. PROPOSED STORM DRAIN AND RETENTION SYSTEM IS PRELIMINARILY DESIGNED TO ACCOMMODATE STORAGE FOR RUNOFF RETENTION AS REQUIRED BY THE CENTRAL COAST RWQCB.
9. EXISTING TOPOGRAPHY IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY BY TETRATECH, DATED DECEMBER 23, 2019.
10. WHERE SHOWN IN THIS PLAN SET, THE 100-FOOT AGRICULTURAL BUFFER IS MEASURED FROM EXISTING RIGHT OF WAY ADJACENT TO NEIGHBORING PARCELS ON HALF ROAD AND MISSION VIEW DRIVE.
11. ALL EXISTING WELLS ON-SITE TO BE REMOVED UNLESS APPROVED FOR COMMON AREA USE.
12. CONDOMINIUMS IMPLEMENT TOWN HOME STANDARDS SHOWN IN CODE SECTION 18.40, TABLE 18.40-2. LOTTING SCHEME SHOWN IS PRELIMINARY AND MAY BE REFINED IN THE FUTURE.
13. ALL ABOVE-GROUND ON-SITE DRY UTILITIES TO REMAIN SHALL BE PLACED UNDERGROUND.
14. INDIVIDUAL RESIDENTIAL UNITS IN THIS PLAN SET ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
15. PLEASE SEE THE CROSSWINDS TENTATIVE TRACT MAP FOR INDIVIDUAL LOT ANNOTATION, UTILITIES, GRADING, ETC.

SITE DATA

- SUBJECT PARCELS: 728-30-001, 002, 003, & 004
- CURRENT LAND USE: FALLOW, VACANT
- ZONING: RESIDENTIAL ATTACHED LOW DENSITY (RAL 3,000)
- GENERAL PLAN: RESIDENTIAL ATTACHED LOW (6-16 DU/AC)
- PROPOSED LAND USE: RESIDENTIAL
- BUILDOUT TABULATION

GROSS AREA	29.9 ± AC
PRIVATE RIGHT OF WAY	9.2 ± AC
PUBLIC RIGHT-OF-WAY DEDICATION	2.1 ± AC
NET AREA	18.6 ± AC
	(269 / 18.6 = 14.5 DU/AC)

- UTILITIES:

WATER	CITY OF MORGAN HILL
SANITARY SEWER	CITY OF MORGAN HILL
STORM DRAIN	CITY OF MORGAN HILL
GAS & ELECTRIC	PG&E
TELEPHONE	VERIZON

- PRELIMINARY EARTHWORK SUMMARY (APPROX.):

CUT	46,000 CY±
FILL	46,000 CY±
NET	0 CY± (EXPORT)

PROJECT DATA

THIS IS A RESIDENTIAL PROJECT CONSISTING OF 269 NEW HOMES OF THREE OWNERSHIP HOUSING TYPES:
- 56 COURTYARD SINGLE FAMILY DETACHED
- 64 DUETS
- 149 CONDOMINIUMS USING TOWNHOME STANDARDS

IN-TRACT IMPROVEMENTS CONSIST OF THE FOLLOWING ELEMENTS:
- PRIVATE CIRCULATION NETWORK INCLUDING STREETS, COURTS AND ALLEYS
- ACTIVE AND PASSIVE OPEN SPACE AND AMENITIES, FEATURING A CENTRALLY-LOCATED CLUBHOUSE, POOL AND TOT LOT
- CURB-SIDE AND BAY SHARED PARKING

OFF-SITE IMPROVEMENTS CONSIST OF THE FOLLOWING:
- MISSION VIEW R/W DEDICATION AND RE-ALIGNMENT
- HALF ROAD R/W DEDICATION AND IMPROVEMENT
- EXTENSION OF DE PAUL DRIVE FROM THE EXISTING STUB TO A CUL DE SAC DAYLIGHTING AT HALF ROAD (POTENTIALLY BY OTHERS).
- SANITARY SEWER MAIN EXTENSION FROM THE SITE TO THE EXISTING MAIN LOCATED AT THE INTERSECTION OF CONDIT ROAD AND MAIN AVENUE. (POTENTIALLY BY OTHERS)

SR 2020-0020

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS PLANNERS SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
385 WOODVIEW AVE, SUITE 100
MORGAN HILL, CA 95037

DESIGN REVIEW PERMIT
TITLE SHEET
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

DATE	BY	CK
4-28-2021	MK	JAM
SHEET REVISIONS	MISC. REVISIONS PER CITY COMMENTS	JAM RD

SCALE: AS SHOWN
DATE: AUG. 25, 2020

SHEET
DR-01
OF 33 SHEETS

JOB NO.
182032-2001



PHOTO 1: AERIAL VIEW, NORTHEASTERLY PERSPECTIVE



PHOTO 2: AERIAL VIEW NORTHERLY PERSPECTIVE

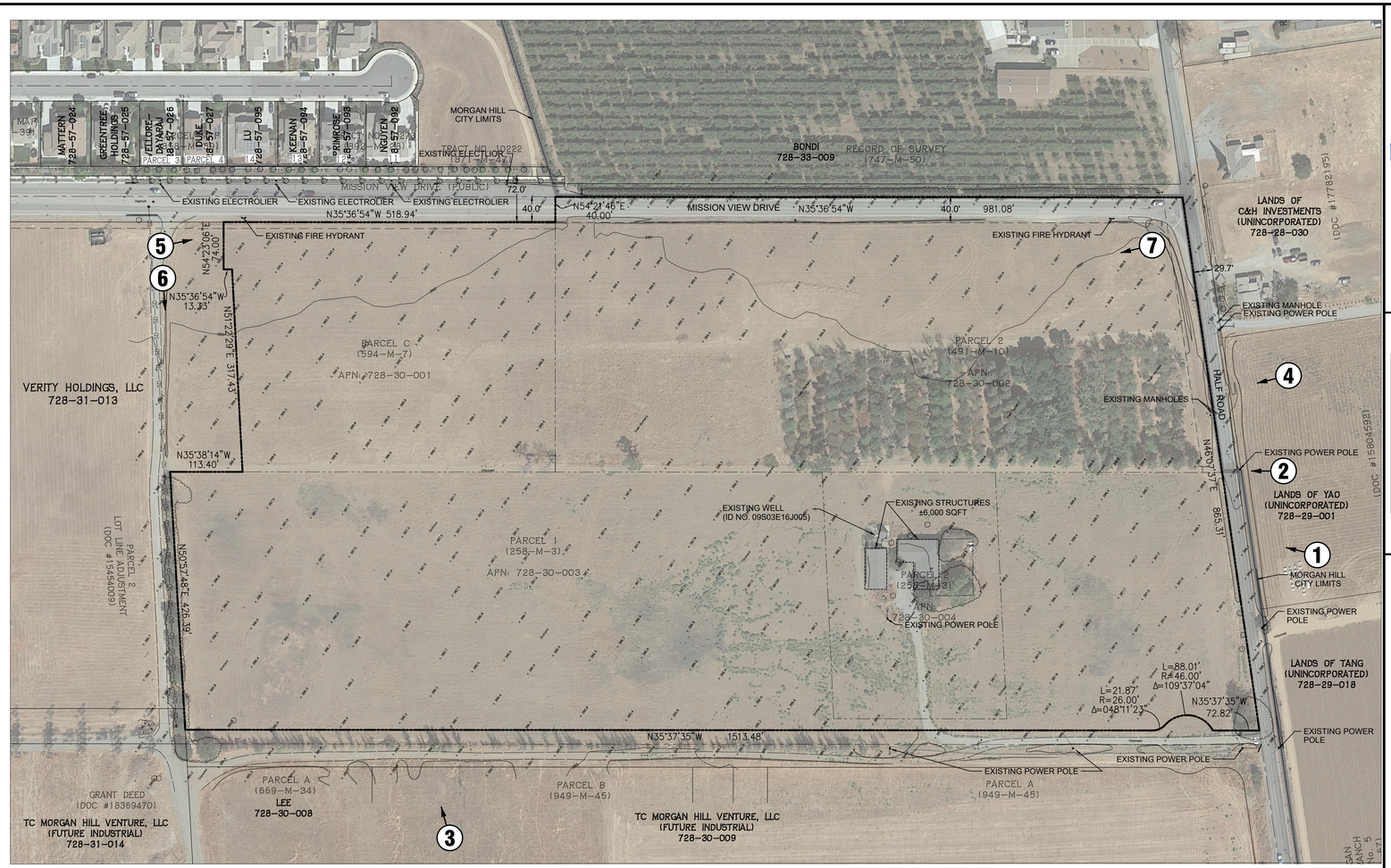




PHOTO 3: AERIAL VIEW, EASTERLY PERSPECTIVE



PHOTO 4: AERIAL VIEW, NORTHWESTERLY PERSPECTIVE



PHOTO 5: NORTHEAST PROPERTY CORNER, SOUTHERLY PERSPECTIVE



PHOTO 6: NORTHEAST PROPERTY CORNER, SOUTHWESTERLY PERSPECTIVE

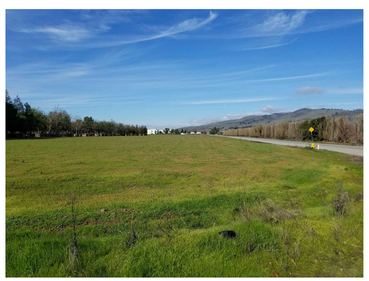


PHOTO 7: SOUTHEAST PROPERTY CORNER, NORTHERLY PERSPECTIVE

NOTES:
1. ALL TREES LOCATED ON-SITE ARE PROPOSED TO BE REMOVED.
2. A COMPANION TREE REMOVAL PERMIT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL.
3. AERIAL IMAGES CIRCA JANUARY, 2019, AND MAY NOT REPRESENT CURRENT SITE CONDITIONS.
4. BOUNDARY REFLECTS A PUBLIC RIGHT-OF-WAY DEDICATION OF DEPAUL DRIVE.

0 100 200 300
SCALE IN FEET: 1"= 100'

SR 2020-0020

RUGGERI-JENSEN-AZAR
ENGINEERS PLANNERS SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
385 WOODVIEW AVE, SUITE 100
MORGAN HILL, CA 95037

DESIGN REVIEW PERMIT
EXISTING CONDITIONS

THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

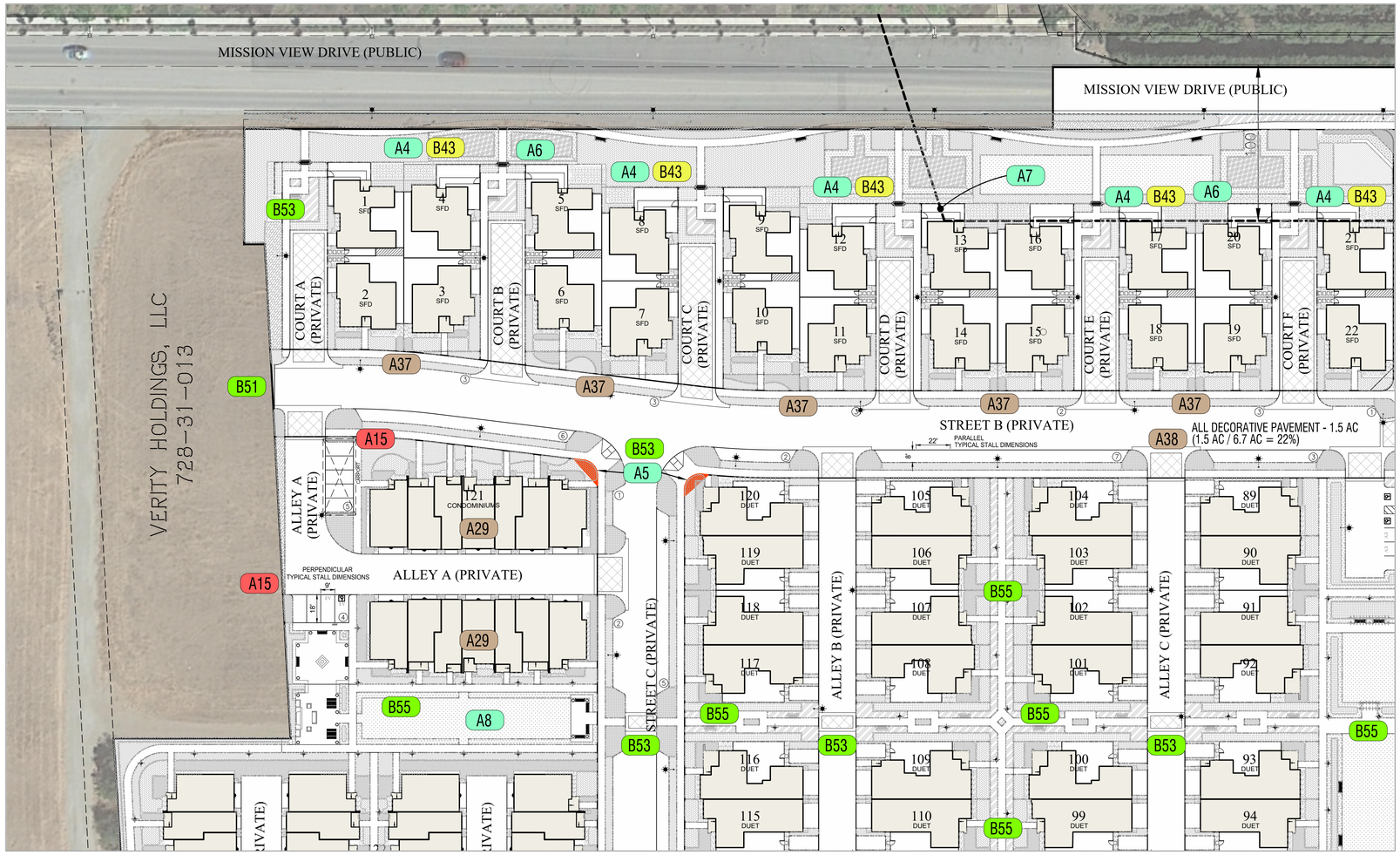
DATE	BY	CK
4-28-2023	JAM	RD

SHEET REVISIONS
MISC. REVISIONS PER CITY COMMENTS

SCALE: AS SHOWN
DATE: AUG. 25, 2020

SHEET
DR-02
OF 33 SHEETS

JOB NO.
182032-2001



PARKING SUMMARY A14

REQUIRED PARKING - OCCUPANT

HOUSING TYPE	COUNT	COVERED/UNIT	TOTAL	UNCOVERED/UNIT	TOTAL
DUETS	64	2.0 SPACES	128	N/A	0
CONDOMINIUM	149	2.0 SPACES	298	N/A	0
SINGLE FAMILY	56	2.0 SPACES	112	N/A	0
	269		538		0

REQUIRED PARKING - GUEST

DUETS/CONDOMINIUM/SINGLE FAMILY 1 SPACE/4 UNITS 269/4 = 68

TOTAL REQUIRED PARKING 538 COVERED SPACES
68 UNCOVERED SPACES
606 TOTAL SPACES

PROVIDED PARKING

COVERED PARKING	538 (GARAGE + CARPORT)
CURB-SIDE/BAY/HEAD-IN	166
BAY/HEAD-IN ADA	9
BAY/HEAD-IN EV	15
BAY/HEAD-IN EV/ADA	3
DUET HEAD-IN	64
	795 TOTAL SPACES

0 40 80 120
SCALE IN FEET: 1"= 40'

A. DEVELOPMENT SERVICES REQUIREMENTS

	AFFORDABLE HOUSING AND ACCESSORY DWELLING UNITS
A1	COMPLIANCE WITH INCLUSIONARY HOUSING ORDINANCE
A2	ACCESSORY DWELLING UNITS COMPLY WITH MHMC CHAPTER 18.84

	SITE PLANNING
A3	COMPLIES WITH APPLICABLE ZONING
A4	ORIENTATION TO AN EXISTING STREET (COLLECTOR OR ARTERIAL)
A5	INTERSECTION SIGHT DISTANCE/CLEAR VISION TRIANGLE
A6	SOUND WALLS INCORPORATED INTO PROJECT DESIGN PER ACOUSTICAL REPORT
A7	PROJECT COMPLIES WITH AGRICULTURAL BUFFER CRITERIA
A8	ON-SITE RECREATIONAL AMENITIES ARE PROVIDED PER SIZE/TIER TABLE
A9	LANDSCAPING AND IRRIGATION PLANS COMPLY WITH MHMC CHAPTER 18.148
A10	LANDSCAPING PLAN COMPLIES WITH MHMC SECTION 18.64.040
A11	COMPLIANCE WITH WILDLAND-URBAN INTERFACE FIRE AREA GUIDELINES
A12	TREES TO BE REMOVED (MHMC CHAPTER 12.32) ARE IDENTIFIED FOR MITIGATION + APPLICATION IS MADE FOR TREE REMOVAL PERMIT
A13	USEABLE PRIVATE AND COMMON OPEN SPACE MEET BY-UNIT TYPE MINIMUM AREA

	PARKING IMPROVEMENTS
A14	ON-SITE PARKING PROVIDED PER MHMC 18.72.030
A15	PARKING DESIGN/STANDARDS COMPLY WITH MHMC 18.72.060
A16	MULTI-FAMILY PARKING DISPERSED THROUGHOUT PROJECT AND SCREENED FROM STREETS
A17	MULTI-FAMILY PROJECTS (5+ UNITS) PROVIDE BICYCLE PARKING PER MHMC 18.72.080
A18	PROJECTS WITH 6+ SPACES, LIGHTING INFORMATION IS PROVIDED PER MHMC 18.72.060.G
A19	PROJECTS WITH 6+ SPACES DEMONSTRATE PARKING LOT SCREENING AND LANDSCAPING PER MHMC SECTIONS 18.72.060.I AND 18.72.070
A20	PARKING LOTS WITH 99+ SPACES INCLUDE A PEDESTRIAN WALKWAY PER MHMC 18.72.060.H
A21	PARKING LOTS WITH 25+ SPACES INCLUDE EV SPACES PER MHMC SECTION 18.72.040.C

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A24	ALL FENCES AND WALLS DESIGNED FOR SCREENING PURPOSES SHALL BE OF SOLID MATERIAL
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST

COMPLIANCE NOTES

A3	SEE SHEETS 7-9 FOR ZONING COMPLIANCE
A9 A10 A13	SEE SHEETS L1-22 FOR CODE COMPLIANCE
A33 A18	SEE SHEETS P-1 & P-2 FOR CODE COMPLIANCE
B56 B44 B49	SEE SHEETS TM-9, TM-10 FOR STREET SECTIONS
B62 B45 B46	SEE SHEETS TM-13, NOTE 13 FOR CODE COMPLIANCE
B47	SEE SHEETS TM-06, TM-11 FOR CODE COMPLIANCE
A34	SEE LANDSCAPE ARCH. SHEETS FOR CODE COMPLIANCE
B57-60	SEE SHEETS TM-11 TO 14 FOR CODE COMPLIANCE

B. ENGINEERING - LAND DEVELOPMENT REQUIREMENTS

	SITE PLANNING
B43	PROJECTS ADJACENT TO ARTERIAL STREETS DO NOT INCLUDE WALLS OR FENCES UNLESS REQUIRED BY ACOUSTICAL ANALYSIS +MEDIAN LANDSCAPING
B44	PUBLIC AND PRIVATE STREETS ARE CONSISTENT WITH GP TRANSPORTATION ELEMENT AND STANDARD DETAILS
B45	UTILITY TRANSFORMERS ARE INSTALLED UNDERGROUND UNLESS PRECLUDED BY PHYSICAL LIMITATIONS + P.S.E.'S ARE PROVIDED
B46	UTILITY DISTRIBUTION AND SERVICE CONNECTIONS ARE PLACED UNDERGROUND
B47	WATER METERS ARE LOCATED IN A PUBLIC RIGHT OF WAY OR P.S.E.
B48	CATEGORY 1 OR 2 STREAM SETBACKS ARE INCLUDED IN THE PROJECT
B49	A 5' PLANTING STRIP (WITH IRRIGATION) IS PROVIDED BETWEEN CURB AND SIDEWALK

	PEDESTRIAN, BICYCLE AND TRANSIT IMPROVEMENTS
B50	NEW STREET ALIGNS AND CONNECTS TO EXISTING STREETS INTERSECTING WITH PROJECT BOUNDARY
B51	NEW STREETS EXTEND TO ADJOINING UNDEVELOPED LAND + PUBLIC ACCESS EASEMENTS ARE PROVIDED
B52	PROJECT PROVIDES OFF-STREET BICYCLE AND PEDESTRIAN CONNECTIONS IN ACCORDANCE WITH THE BIKEWAYS, TRAILS, PARKS AND RECREATION MASTER PLAN.
B53	STREETS INCLUDE DESIGN ELEMENTS FROM THREE DIFFERENT CATEGORIES OF "COMPLETE STREET DESIGN ELEMENTS"
B54	MULTI-FAMILY PROJECT INCLUDES AT LEAST TWO ENHANCED BICYCLE AND PEDESTRIAN IMPROVEMENTS CONSISTENT WITH OBJECTIVE CRITERIA CHECKLIST
B55	INTERNAL PEDESTRIAN CONNECTIONS ARE PROVIDED
B56	CONTINUOUS SIDEWALKS ARE PROVIDED ON BOTH SIDES OF STREETS

	MUNICIPAL INFRASTRUCTURE
B57	WATER SYSTEM PROVIDES LOCAL DISTRIBUTION AND COMPLIES WITH STANDARD DETAILS AND DESIGN STANDARDS
B58	WASTEWATER SYSTEM PROVIDES LOCAL DISTRIBUTION AND COMPLIES WITH STANDARD DETAILS AND DESIGN STANDARDS
B59	STORM DRAIN SYSTEM DESIGNED TO MEET THE NEEDS OF A 10-YEAR EVENT; DETENTION SIZED FOR A 25-YEAR EVENT; STREETS FOR A 100-YEAR EVENT
B60	PROJECT COMPLIES WITH CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CENTRAL COAST REGION REQUIREMENTS
B61	PROJECTS IN A FLOOD PLAIN COMPLY WITH MHMC CHAPTER 15.80
B62	BROADBAND CONNECTIVITY IS INSTALLED PER OBJECTIVE STANDARDS CHECKLIST

	ARCHITECTURAL DESIGN FEATURES
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A32	MIRRORED GLAZING NOT INCLUDED IN PROJECT
A33	PHOTOMETRIC PLAN COMPLIES WITH EXTERIOR LIGHTING AND ILLUMINATION STANDARDS
A34	EXTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED OR INCORPORATED INTO SITE/BUILDING DESIGN
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A38	DECORATIVE PAVEMENT DESIGN TOTALS AT LEAST 10% OF THE PAVED AND/OR LANDSCAPED AREA
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA
A42	DETAILED TRASH ENCLOSURE PLANS PROVIDED FOR MULTI-FAMILY PROJECTS THAT COMPLY WITH OBJECTIVE STANDARDS CRITERIA

RUGGERI-JENSEN-AZAR
ENGINEERING PLANNING SURVEYING
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
385 WOODVIEW AVE, SUITE 100
MORGAN HILL, CA 95037

DESIGN REVIEW PERMIT
COMPLIANCE EXHIBIT (NE)

THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SHEET REVISIONS	BY	CK
MISC. REVISIONS PER CITY COMMENTS	JAM	RD

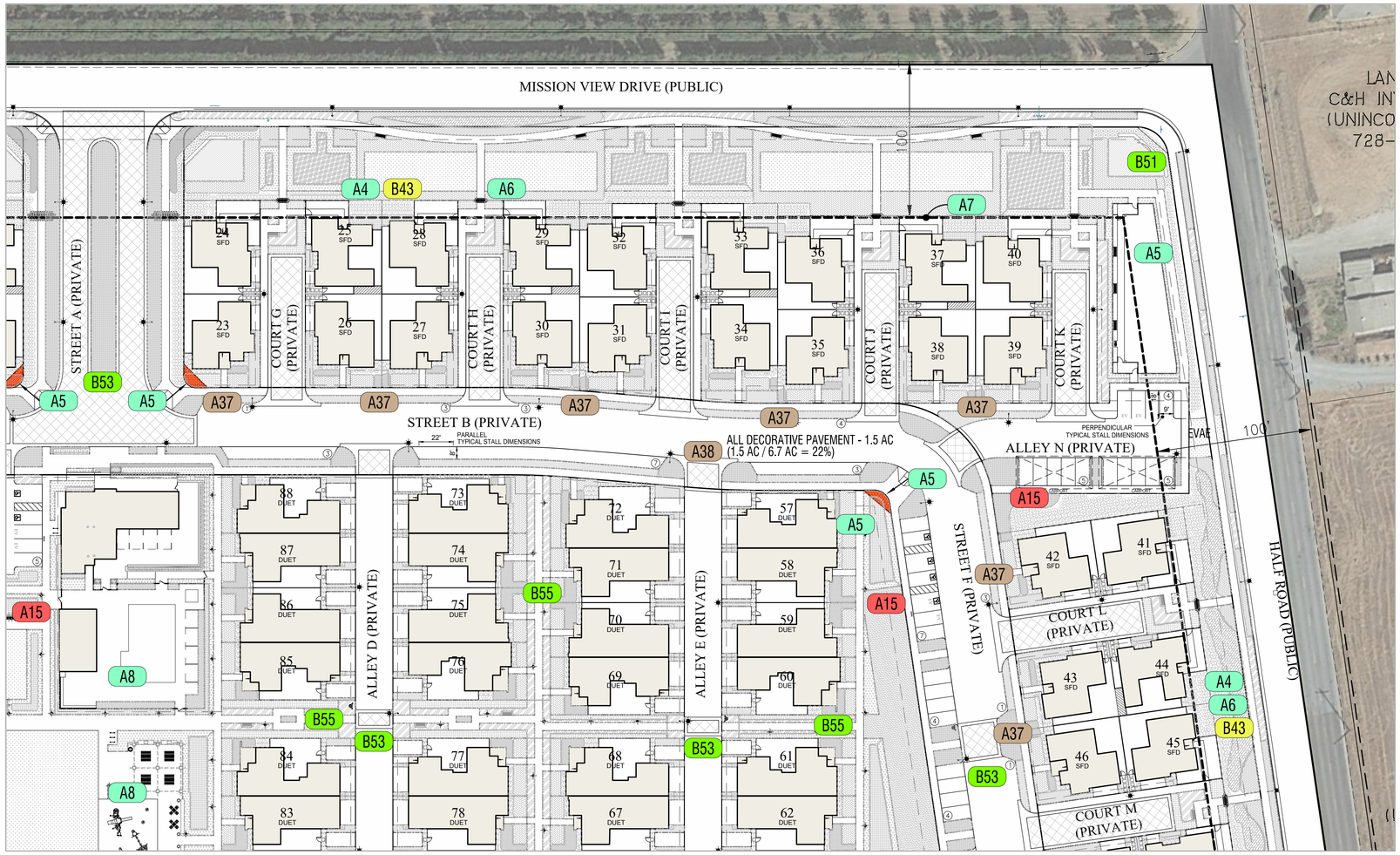
DATE	MK
4-28-2023	JAM

SCALE AS SHOWN
DATE AUG. 25, 2020

SHEET
DR-03
OF 33 SHEETS

JOB NO.
182032-2001

PLOT DATE: April 24, 2023
FILE PATH: W:\Jobs 18\182032 Depaul_Cochrane\Drawings\Prelim\Applications\2023 Design Review\DR-03 COMPLIANCE EXHIBIT (NE).dwg



PARKING SUMMARY A14

REQUIRED PARKING - OCCUPANT

HOUSING TYPE	COUNT	COVERED/UNIT	TOTAL	UNCOVERED/UNIT	TOTAL
DUETS	64	2.0 SPACES	128	N/A	0
CONDOMINIUM	149	2.0 SPACES	298	N/A	0
SINGLE FAMILY	56	2.0 SPACES	112	N/A	0
	269		538		0

REQUIRED PARKING - GUEST

DUETS/CONDOMINIUM/SINGLE FAMILY 1 SPACE/4 UNITS 269/4 = 68

TOTAL REQUIRED PARKING
538 COVERED SPACES
68 UNCOVERED SPACES
606 TOTAL SPACES

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COVERED PARKING	538 (GARAGE + CARPORT)
CURB-SIDE/BAY/HEAD-IN	166
BAY/HEAD-IN ADA	9
BAY/HEAD-IN EV	15
BAY/HEAD-IN EV/ADA	3
DUET HEAD-IN	64
	795 TOTAL SPACES

0 40 80 120
SCALE IN FEET: 1"= 40'

PLOT DATE: April 25, 2023
FILE PATH: W:\Jobs 18\182032 Depaul_Cochrane\Drawings\Prelim\Applications\2023 Design Review\DR-04 COMPLIANCE EXHIBIT (SE).dwg

COMPLIANCE NOTES

A3 SEE SHEETS 7-9 FOR ZONING COMPLIANCE
A9 A10 A13 SEE SHEETS L1-22 FOR CODE COMPLIANCE
A33 A18 SEE SHEETS P-1 & P-2 FOR CODE COMPLIANCE
B56 B44 B49 SEE SHEETS TM-9, TM-10 FOR STREET SECTIONS
B62 B45 B46 SEE SHEETS TM-13, NOTE 13 FOR CODE COMPLIANCE
B47 SEE SHEETS TM-06, TM-11 FOR CODE COMPLIANCE
A34 SEE LANDSCAPE ARCH. SHEETS FOR CODE COMPLIANCE
B57-60 SEE SHEETS TM-11 TO 14 FOR CODE COMPLIANCE

B. ENGINEERING - LAND DEVELOPMENT REQUIREMENTS

	SITE PLANNING
B43	PROJECTS ADJACENT TO ARTERIAL STREETS DO NOT INCLUDE WALLS OR FENCES UNLESS REQUIRED BY ACOUSTICAL ANALYSIS +MEDIAN LANDSCAPING
B44	PUBLIC AND PRIVATE STREETS ARE CONSISTENT WITH GP TRANSPORTATION ELEMENT AND STANDARD DETAILS
B45	UTILITY TRANSFORMERS ARE INSTALLED UNDERGROUND UNLESS PRECLUDED BY PHYSICAL LIMITATIONS + P.S.E.'S ARE PROVIDED
B46	UTILITY DISTRIBUTION AND SERVICE CONNECTIONS ARE PLACED UNDERGROUND
B47	WATER METERS ARE LOCATED IN A PUBLIC RIGHT OF WAY OR P.S.E.
B48	CATEGORY 1 OR 2 STREAM SETBACKS ARE INCLUDED IN THE PROJECT
B49	A 5' PLANTING STRIP (WITH IRRIGATION) IS PROVIDED BETWEEN CURB AND SIDEWALK

	PEDESTRIAN, BICYCLE AND TRANSIT IMPROVEMENTS
B50	NEW STREET ALIGNS AND CONNECTS TO EXISTING STREETS INTERSECTING WITH PROJECT BOUNDARY
B51	NEW STREETS EXTEND TO ADJOINING UNDEVELOPED LAND + PUBLIC ACCESS EASEMENTS ARE PROVIDED
B52	PROJECT PROVIDES OFF-STREET BICYCLE AND PEDESTRIAN CONNECTIONS IN ACCORDANCE WITH THE BIKEWAYS, TRAILS, PARKS AND RECREATION MASTER PLAN.
B53	STREETS INCLUDE DESIGN ELEMENTS FROM THREE DIFFERENT CATEGORIES OF "COMPLETE STREET DESIGN ELEMENTS"
B54	MULTI-FAMILY PROJECT INCLUDES AT LEAST TWO ENHANCED BICYCLE AND PEDESTRIAN IMPROVEMENTS CONSISTENT WITH OBJECTIVE CRITERIA CHECKLIST
B55	INTERNAL PEDESTRIAN CONNECTIONS ARE PROVIDED
B56	CONTINUOUS SIDEWALKS ARE PROVIDED ON BOTH SIDES OF STREETS

	MUNICIPAL INFRASTRUCTURE
B57	WATER SYSTEM PROVIDES LOCAL DISTRIBUTION AND COMPLIES WITH STANDARD DETAILS AND DESIGN STANDARDS
B58	WASTEWATER SYSTEM PROVIDES LOCAL DISTRIBUTION AND COMPLIES WITH STANDARD DETAILS AND DESIGN STANDARDS
B59	STORM DRAIN SYSTEM DESIGNED TO MEET THE NEEDS OF A 10-YEAR EVENT; DETENTION SIZED FOR A 25-YEAR EVENT; STREETS FOR A 100-YEAR EVENT
B60	PROJECT COMPLIES WITH CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CENTRAL COAST REGION REQUIREMENTS
B61	PROJECTS IN A FLOOD PLAIN COMPLY WITH MHMC CHAPTER 15.80
B62	BROADBAND CONNECTIVITY IS INSTALLED PER OBJECTIVE STANDARDS CHECKLIST

A. DEVELOPMENT SERVICES REQUIREMENTS

	AFFORDABLE HOUSING AND ACCESSORY DWELLING UNITS
A1	COMPLIANCE WITH INCLUSIONARY HOUSING ORDINANCE
A2	ACCESSORY DWELLING UNITS COMPLY WITH MHMC CHAPTER 18.84

	SITE PLANNING
A3	COMPLIES WITH APPLICABLE ZONING
A4	ORIENTATION TO AN EXISTING STREET (COLLECTOR OR ARTERIAL)
A5	INTERSECTION SIGHT DISTANCE/CLEAR VISION TRIANGLE
A6	SOUND WALLS INCORPORATED INTO PROJECT DESIGN PER ACOUSTICAL REPORT
A7	PROJECT COMPLIES WITH AGRICULTURAL BUFFER CRITERIA
A8	ON-SITE RECREATIONAL AMENITIES ARE PROVIDED PER SIZE/TIER TABLE
A9	LANDSCAPING AND IRRIGATION PLANS COMPLY WITH MHMC CHAPTER 18.148
A10	LANDSCAPING PLAN COMPLIES WITH MHMC SECTION 18.64.040
A11	COMPLIANCE WITH WILDLAND-URBAN INTERFACE FIRE AREA GUIDELINES
A12	TREES TO BE REMOVED (MHMC CHAPTER 12.32) ARE IDENTIFIED FOR MITIGATION + APPLICATION IS MADE FOR TREE REMOVAL PERMIT
A13	USEABLE PRIVATE AND COMMON OPEN SPACE MEET BY-UNIT TYPE MINIMUM AREA

	PARKING IMPROVEMENTS
A14	ON-SITE PARKING PROVIDED PER MHMC 18.72.030
A15	PARKING DESIGN/STANDARDS COMPLY WITH MHMC 18.72.060
A16	MULTI-FAMILY PARKING DISPERSED THROUGHOUT PROJECT AND SCREENED FROM STREETS
A17	MULTI-FAMILY PROJECTS (5+ UNITS) PROVIDE BICYCLE PARKING PER MHMC 18.72.080
A18	PROJECTS WITH 6+ SPACES, LIGHTING INFORMATION IS PROVIDED PER MHMC 18.72.060.G
A19	PROJECTS WITH 6+ SPACES DEMONSTRATE PARKING LOT SCREENING AND LANDSCAPING PER MHMC SECTIONS 18.72.060.I AND 18.72.070
A20	PARKING LOTS WITH 99+ SPACES INCLUDE A PEDESTRIAN WALKWAY PER MHMC 18.72.060.H
A21	PARKING LOTS WITH 25+ SPACES INCLUDE EV SPACES PER MHMC SECTION 18.72.040.C

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A24	ALL FENCES AND WALLS DESIGNED FOR SCREENING PURPOSES SHALL BE OF SOLID MATERIAL
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST

	ARCHITECTURAL DESIGN FEATURES
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A32	MIRRORED GLAZING NOT INCLUDED IN PROJECT
A33	PHOTOMETRIC PLAN COMPLIES WITH EXTERIOR LIGHTING AND ILLUMINATION STANDARDS
A34	EXTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED OR INCORPORATED INTO SITE/BUILDING DESIGN
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A38	DECORATIVE PAVEMENT DESIGN TOTALS AT LEAST 10% OF THE PAVED AND/OR LANDSCAPED AREA
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA
A42	DETAILED TRASH ENCLOSURE PLANS PROVIDED FOR MULTI-FAMILY PROJECTS THAT COMPLY WITH OBJECTIVE STANDARDS CRITERIA

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
385 WOODVIEW AVE, SUITE 100
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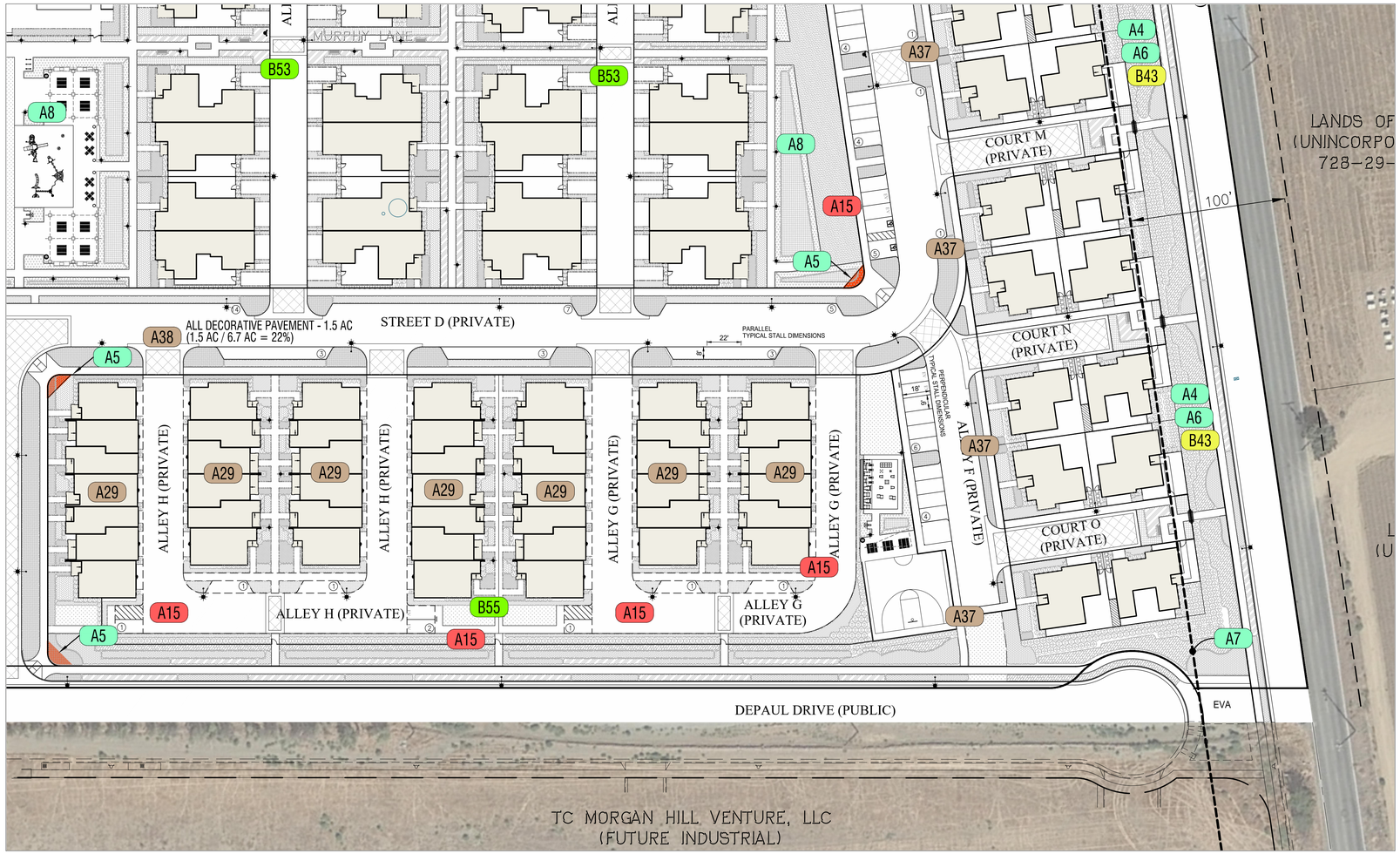
DESIGN REVIEW PERMIT
COMPLIANCE EXHIBIT (SE)
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	AUG. 25, 2020

DATE	BY	CK	SHEET REVISIONS
4-28-2023	JAM	JAM RD	MISC. REVISIONS PER CITY COMMENTS

SHEET
DR-04
OF 33 SHEETS

JOB NO.
182032-2001



PARKING SUMMARY A14

REQUIRED PARKING - OCCUPANT

HOUSING TYPE	COUNT	COVERED/UNIT	TOTAL	UNCOVERED/UNIT	TOTAL
DUETS	64	2.0 SPACES	128	N/A	0
CONDOMINIUM	149	2.0 SPACES	298	N/A	0
SINGLE FAMILY	56	2.0 SPACES	112	N/A	0
	269		538		0

REQUIRED PARKING - GUEST
DUETS/CONDOMINIUM/SINGLE FAMILY 1 SPACE/4 UNITS 269/4 = 68

TOTAL REQUIRED PARKING	538 COVERED SPACES
	68 UNCOVERED SPACES
	606 TOTAL SPACES
PROVIDED PARKING	
COVERED PARKING	538 (GARAGE + CARPORT)
CURB-SIDE/BAY/HEAD-IN	166
BAY/HEAD-IN ADA	9
BAY/HEAD-IN EV	15
BAY/HEAD-IN EV/ADA	3
DUET HEAD-IN	64
	795 TOTAL SPACES

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SCALE IN FEET: 1"= 40'

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COMPLIANCE NOTES

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- A9, A10, A13 — SEE SHEETS L1-22 FOR CODE COMPLIANCE
- A33, A18 — SEE SHEETS P-1 & P-2 FOR CODE COMPLIANCE
- B56, B44, B49 — SEE SHEETS TM-9, TM-10 FOR STREET SECTIONS
- B62, B45, B46 — SEE SHEETS TM-13, NOTE 13 FOR CODE COMPLIANCE
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ENGINEERS • PLANNERS • SURVEYORS
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DIVIDEND
385 WOODVIEW AVE, SUITE 100
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COMPLIANCE EXHIBIT (SW)
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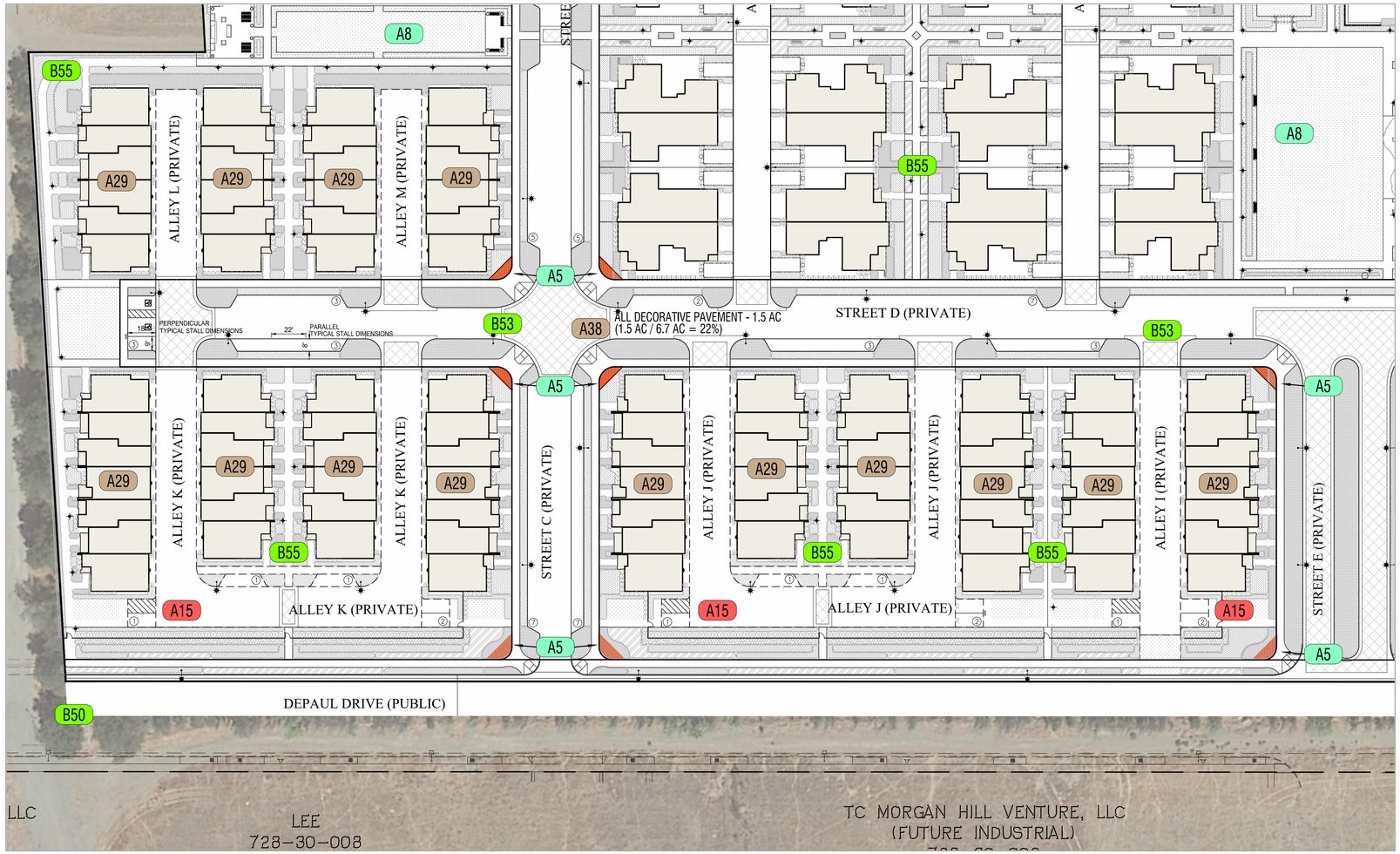
SHEET REVISIONS	BY	CK	DATE
MISC. REVISIONS PER CITY COMMENTS	JAM	RD	4-28-2023

SCALE AS SHOWN
DATE AUG. 25, 2020

SHEET
DR-05
OF 33 SHEETS

JOB NO.
182032-2001

PLOT DATE: April 28, 2023
FILE PATH: W:\Jobs 18\182032 Depaul_Cochrane\Drawings\Prelim\Applications\2023 Design Review\DR-05 COMPLIANCE EXHIBIT (SW).dwg



PARKING SUMMARY A14

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PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
385 WOODVIEW AVE, SUITE 100
MORGAN HILL, CA 95037

DESIGN REVIEW PERMIT
COMPLIANCE EXHIBIT (NW)

THE CROSSWINDS AT MORGAN HILL

MORGAN HILL, CALIFORNIA

SHEET REVISIONS	BY	CK	DATE
MISC. REVISIONS PER CITY COMMENTS	JAM	RD	4-26-2023

SCALE	DATE
AS SHOWN	AUG. 25, 2020

SHEET
DR-06
OF 33 SHEETS

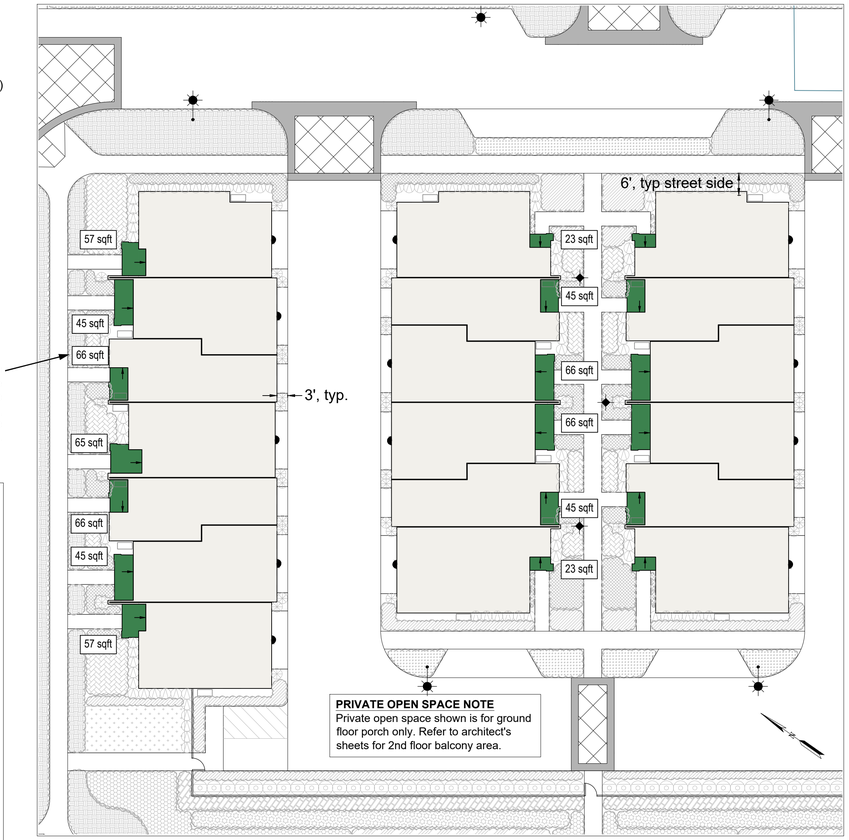
JOB NO.
182032-2001

PLOT DATE: April 28, 2023
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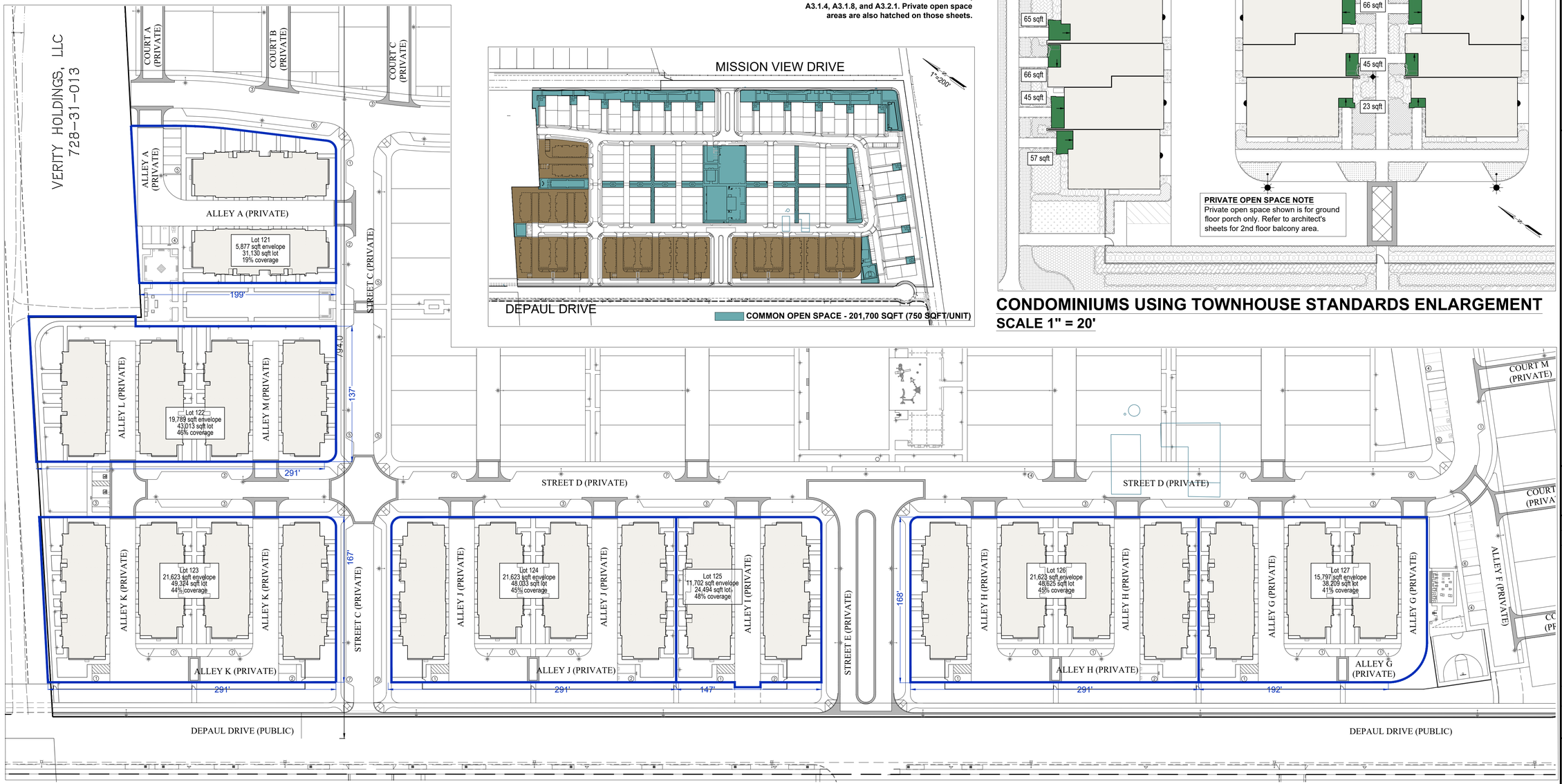
CONDOMINIUMS USING TOWNHOUSE STANDARDS (LOTS 121-127)
Alternative Standards for Medium Density Residential Development (18.40-2)

Metric	Standard	Compliance
Lot Area (sqft)	1,440-3,999	n/a
Lot Width (min)	24'	yes
Lot Lot Depth (min)	60'	yes
Lot Coverage (max)	55%	yes
FAR (max)	n/a	n/a
Height (max)	30'	yes
Setbacks (min)		
Front	n/a	n/a
Interior Side	n/a	n/a
Street Side	5'	yes
Rear	n/a	n/a
Private Open Space	60 sqft	yes
Common Open Space	140 sqft	yes

Porch areas noted here represent on-grade open space. For a complete tabulation of all private open space areas for individual units, please see architectural sheets A3.1.2, A3.1.4, A3.1.8, and A3.2.1. Private open space areas are also hatched on those sheets.



CONDOMINIUMS USING TOWNHOUSE STANDARDS ENLARGEMENT
SCALE 1" = 20'



CONDOMINIUMS USING TOWNHOUSE STANDARDS LOTTING PLAN
SCALE 1" = 50'

RUGGERI-JENSEN-AZAR
ENGINEERS PLANNERS SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
385 WOODVIEW AVE, SUITE 100
MORGAN HILL, CA 95037

DESIGN REVIEW PERMIT
DEVELOPMENT STANDARDS

THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SHEET REVISIONS	BY	CK
MISC. REVISIONS PER CITY COMMENTS	JAM	RD

DATE	MK
4-28-2023	JAM

SCALE: AS SHOWN
DATE: AUG. 25, 2020

SHEET
DR-07
OF 33 SHEETS

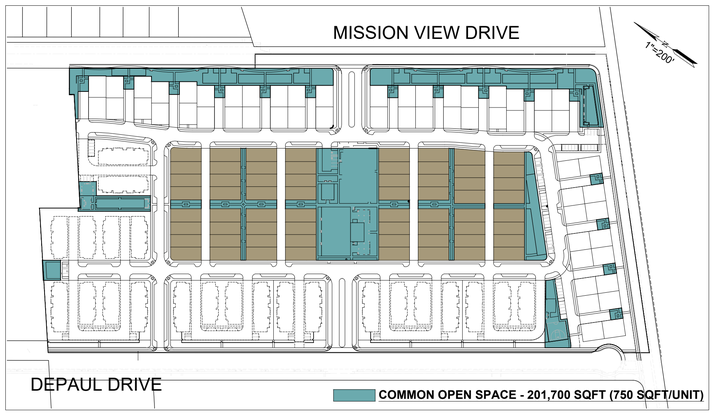
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182032-2001

PLOT DATE: April 28, 2023
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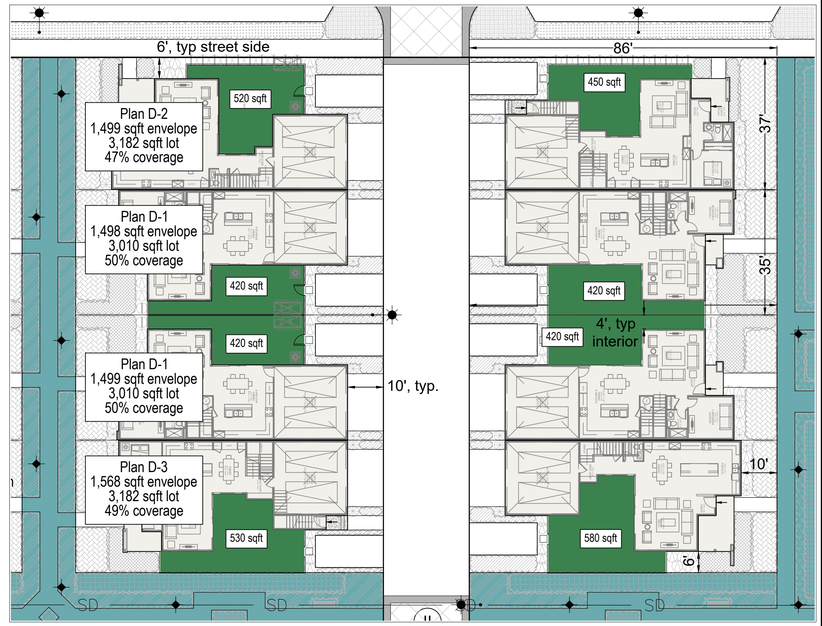
DUET LOTTING PLAN

SCALE 1" = 50'



DUETS (LOTS 57-120)
Alternative Standards for Medium Density Residential Development (18.40-2)

Metric	Standard	Compliance
Lot Area (sqft)	3,000	yes
Lot Width (min)	30'	yes
Lot Lot Depth (min)	85'	yes
Lot Coverage (max)	50%	yes
FAR (max)	n/a	n/a
Height (max)	30'	yes
Setbacks (min)		
Front	10'	yes
Interior Side	3'	yes
Street Side	6'	yes
Rear	10'	yes
Private Open Space	300 sqft	yes
Common Open Space	175 sqft	yes



DUET ENLARGEMENT

SCALE 1" = 20'

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ENGINEERS • PLANNERS • SURVEYORS
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THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

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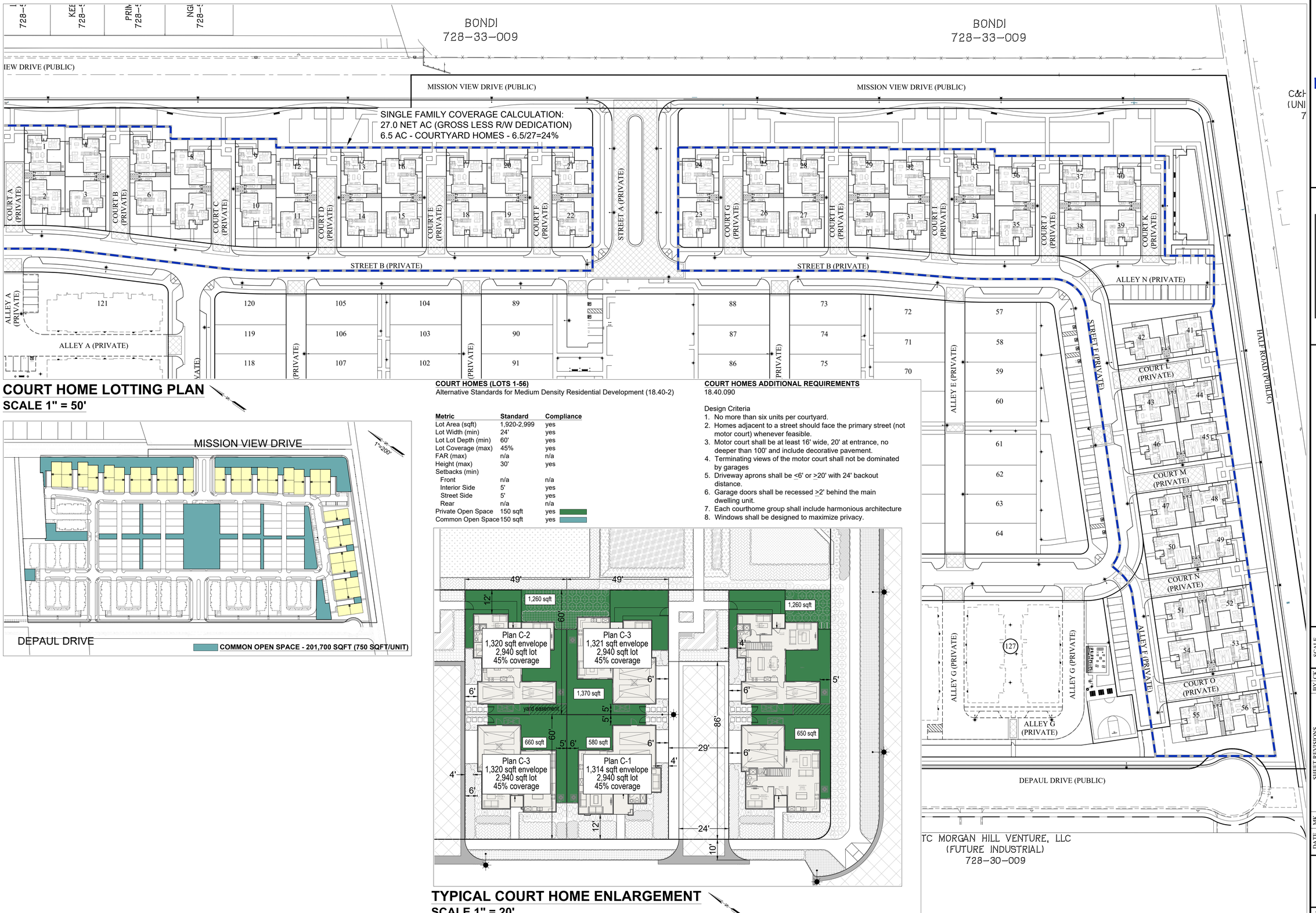
SHEET REVISIONS

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DATE: AUG. 25, 2020

SHEET
DR-08
OF 33 SHEETS

JOB NO.
182032-2001

PLOT DATE: April 28, 2023
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COURT HOME LOTTING PLAN
SCALE 1" = 50'

COURT HOMES (LOTS 1-56)
Alternative Standards for Medium Density Residential Development (18.40-2)

Metric	Standard	Compliance
Lot Area (sqft)	1,920-2,999	yes
Lot Width (min)	24'	yes
Lot Lot Depth (min)	60'	yes
Lot Coverage (max)	45%	yes
FAR (max)	n/a	n/a
Height (max)	30'	yes
Setbacks (min)		
Front	n/a	n/a
Interior Side	5'	yes
Street Side	5'	yes
Rear	n/a	n/a
Private Open Space	150 sqft	yes
Common Open Space	150 sqft	yes

COURT HOMES ADDITIONAL REQUIREMENTS
18.40.090

Design Criteria
1. No more than six units per courtyard.
2. Homes adjacent to a street should face the primary street (not motor court) whenever feasible.
3. Motor court shall be at least 16' wide, 20' at entrance, no deeper than 100' and include decorative pavement.
4. Terminating views of the motor court shall not be dominated by garages
5. Driveway aprons shall be ≤6' or ≥20' with 24' backout distance.
6. Garage doors shall be recessed ≥2' behind the main dwelling unit.
7. Each courthome group shall include harmonious architecture
8. Windows shall be designed to maximize privacy.

TYPICAL COURT HOME ENLARGEMENT
SCALE 1" = 20'

PLOT DATE: April 28, 2023
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RUGGERI-JENSEN-AZAR
ENGINEERS PLANNERS SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
385 WOODVIEW AVE, SUITE 100
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DESIGN REVIEW PERMIT
DEVELOPMENT STANDARDS
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

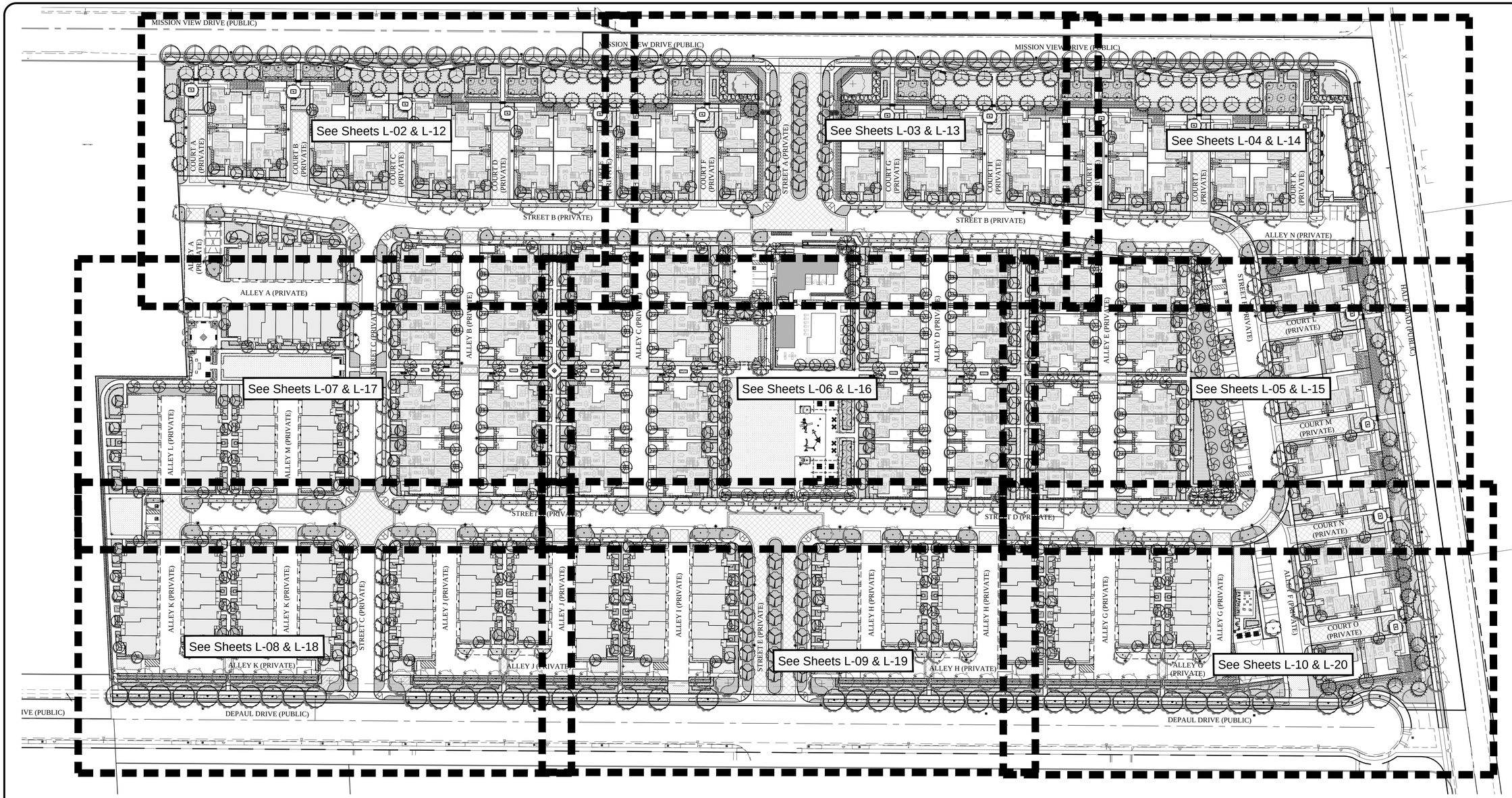
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4-28-2023	JAM	MISC. REVISIONS PER CITY COMMENTS	JAM	RD

SCALE AS SHOWN
DATE AUG. 25, 2020

SHEET
DR-09
OF 33 SHEETS

JOB NO.
182032-2001


MISSION VIEW DRIVE (PUBLIC)
MISSION VIEW DRIVE (PUBLIC)
MISSION VIEW DRIVE (PUBLIC)
STREET A (PRIVATE)
STREET B (PRIVATE)
STREET B (PRIVATE)
COURT A (PRIVATE)
COURT B (PRIVATE)
COURT C (PRIVATE)
COURT D (PRIVATE)
COURT E (PRIVATE)
COURT F (PRIVATE)
COURT G (PRIVATE)
COURT H (PRIVATE)
COURT I (PRIVATE)
COURT J (PRIVATE)
COURT K (PRIVATE)
ALLEY N (PRIVATE)
HALE ROAD (PUBLIC)
ALLEY A (PRIVATE)
ALLEY B (PRIVATE)
ALLEY C (PRIVATE)
ALLEY D (PRIVATE)
ALLEY E (PRIVATE)
STREET F (PRIVATE)
COURT L (PRIVATE)
COURT M (PRIVATE)
COURT N (PRIVATE)
COURT O (PRIVATE)
ALLEY F (PRIVATE)
ALLEY G (PRIVATE)
ALLEY H (PRIVATE)
ALLEY I (PRIVATE)
ALLEY J (PRIVATE)
ALLEY K (PRIVATE)
ALLEY L (PRIVATE)
ALLEY M (PRIVATE)
STREET C (PRIVATE)
STREET D (PRIVATE)
STREET D (PRIVATE)
STREET E (PRIVATE)
121 CONDOMINIUMS
122 CONDOMINIUMS
123 CONDOMINIUMS
124 CONDOMINIUMS
125 CONDOMINIUMS
126 CONDOMINIUMS
127 CONDOMINIUMS
CARPORT
CARPORT
TRELLIS
TYPICAL STALL DIMENSIONS
PERPENDICULAR
TYPICAL STALL DIMENSIONS
TRELLIS
TYPICAL STALL DIMENSIONS
TRELLIS
TYPICAL STALL DIMENSIONS
TRELLIS



PLANTING LEGEND:

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
TREES							
		Acer rubrum 'Columnare'	Columnar Red Maple	24" Box	30' O.C.	Mission View Drive Street Tree	M
		Celtis sinensis	Chinese Hackberry	24" Box	30' O.C.	Standard	M
		Acer rubrum 'Columnare'	Columnar Red Maple	24" Box	30' O.C.	Depaul Drive Street Tree. Final tree to match industrial plans.	M
		Lophostemon confertus	Brisbane Box	24" Box	As shown	Standard	L
		Ginkgo biloba	Maidenhair Tree	24" Box	As shown	Standard, males only	M
		Acer x freemanii 'Jeffersed'	Autumn Blaze Red Maple	24" Box	As shown	Standard	M
		Platanus acerifolia 'Columbia'	London Plane Tree	24" Box	As shown	Standard	M
		Tristania laurina	Water Gum	24" Box	As shown	Standard	L
		Arbutus 'Marina'	Marina Madrone	24" Box	As shown	Standard	L
		Olea europaea 'Swan Hill'	Swan Hill Olive	24" Box	As shown	Multi-trunk	L
		Lyonothamnus floribunduss ssp. asplenifolius	Catalina Ironwood	24" Box	As shown	Standard, Planting Scheme A	L
		Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	24" Box	As shown	Standard, Planting Scheme B	M
		Laurus 'Saratoga'	Saratoga Laurel	24" Box	As shown	Standard, Planting Scheme C	L
		Pistacia chinensis	Chinese Pistache	24" Box	As shown	Standard	L
		Quercus suber	Cork Oak	24" Box	As shown	Standard	L
		Lagerstroemia indica	Crape Myrtle	24" Box	As shown	Standard	L

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
SHRUBS & GROUNDCOVERS							
		Westringia 'Wynyabie Gem'	Coast Rosemary	5 Gal	48" O.C.	-	L
		Cistus x pulverulentus 'Sunset'	Magenta Rockrose	5 Gal	48" O.C.	-	L
		Muhlenbergia rigens	Deer Grass	5 Gal	36" O.C.	-	L
		Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 Gal	60" O.C.	-	L
		Cotoneaster Lowfast	Bearberry	1 Gal	48" O.C.	-	L
		Cistus x hybridus	White Rockrose	1 Gal	48" O.C.	-	L
		Rhamnus californica 'Eve Case'	Coffeeberry	5 Gal	48" O.C.	-	L
		Lavandula x ginginsii 'Goodwin Creek Gray'	Goodwin Creek Gray Lavender	1 Gal	36" O.C.	-	L
		Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal	36" O.C.	-	L
		Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	M/L
		Podocarpus macrophyllus 'Maki'	Shrubby yew Podocarpus	5 Gal	As shown	Planting Scheme B	M/L
		Cupressus sempervirens 'Monshel'	Tiny Tower Italian Cypress	5 Gal	As shown	Planting Scheme C	L
		Callistemon 'Little John'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	L
		Rhaphiolepis indica 'Clara'	Indian Hawthorn	5 Gal	36" O.C.	Planting Scheme B	L
		Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal	36" O.C.	Planting Scheme C	L
		Salvia leucantha	Purple Mexican Sage	5 Gal	48" O.C.	-	L
		Phormium tenax 'Jack Spratt'	Jack Spratt New Zealand Flax	1 Gal	18" O.C.	-	L

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
SHRUBS & GROUNDCOVERS							
		Gazania Red	Red Gazania	1 Gal	24" O.C.	Planting Scheme A	L
		Ceanothus 'Centennial'	Centennial Ceanothus	1 Gal	60" O.C.	Planting Scheme B	L
		Geranium incanum	Cranesbill	1 Gal	24" O.C.	Planting Scheme C	L
		Phormium 'Duet'	Dwarf Variegated Flax	1 Gal	36" O.C.	Planting Scheme A	L
		Dietes bicolor	Fortnight Lily	1 Gal	36" O.C.	Planting Scheme B	L
		Festuca mairei	Atlas Fescue	1 Gal	36" O.C.	Planting Scheme C	L
		Lantana montevidensis 'Alba'	White Trailing Lantana	1 Gal	60" O.C.	Planting Scheme A	L
		Nandina domestica 'Harbour Dwarf'	Harbour Dward Heavenly Bamboo	1 Gal	36" O.C.	Planting Scheme B	L
		Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 Gal	60" O.C.	Planting Scheme C	L
		Bolero Plus available from Delta Bluegrass Co		Sod	-	-	H/M
		Nandina domestica	Heavenly Bamboo	5 Gal	36" O.C.	-	L
		Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	5 Gal	30" O.C.	-	L
		Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gal	36" O.C.	-	L
		Carex pansa	Dune Sedge	1 Gal	12" O.C.	-	L
		Agave 'Blue Glow'	Blue Glow Agave	5 Gal	36" O.C.	-	L
		Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 Gal	12" O.C.	-	L

GENERAL NOTES:

1. Tree and shrub layout is conceptual in nature. Final plant locations and species are subject to City review and final design refinement.
2. Additional plant species not listed on the above Plant Palette may be used.
3. Not all plant species listed on the above Plant Palette may be used.
4. All landscape areas will be grouped by hydrozone and receive an automatic underground irrigation system(s) that meets local and UBC code.

0 60 120 180

SCALE IN FEET: 1"= 60'

SR 2020-0020

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
805 E. ALAMO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

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DESIGN REVIEW PERMIT
PRELIMINARY LANDSCAPE INDEX SHEET
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

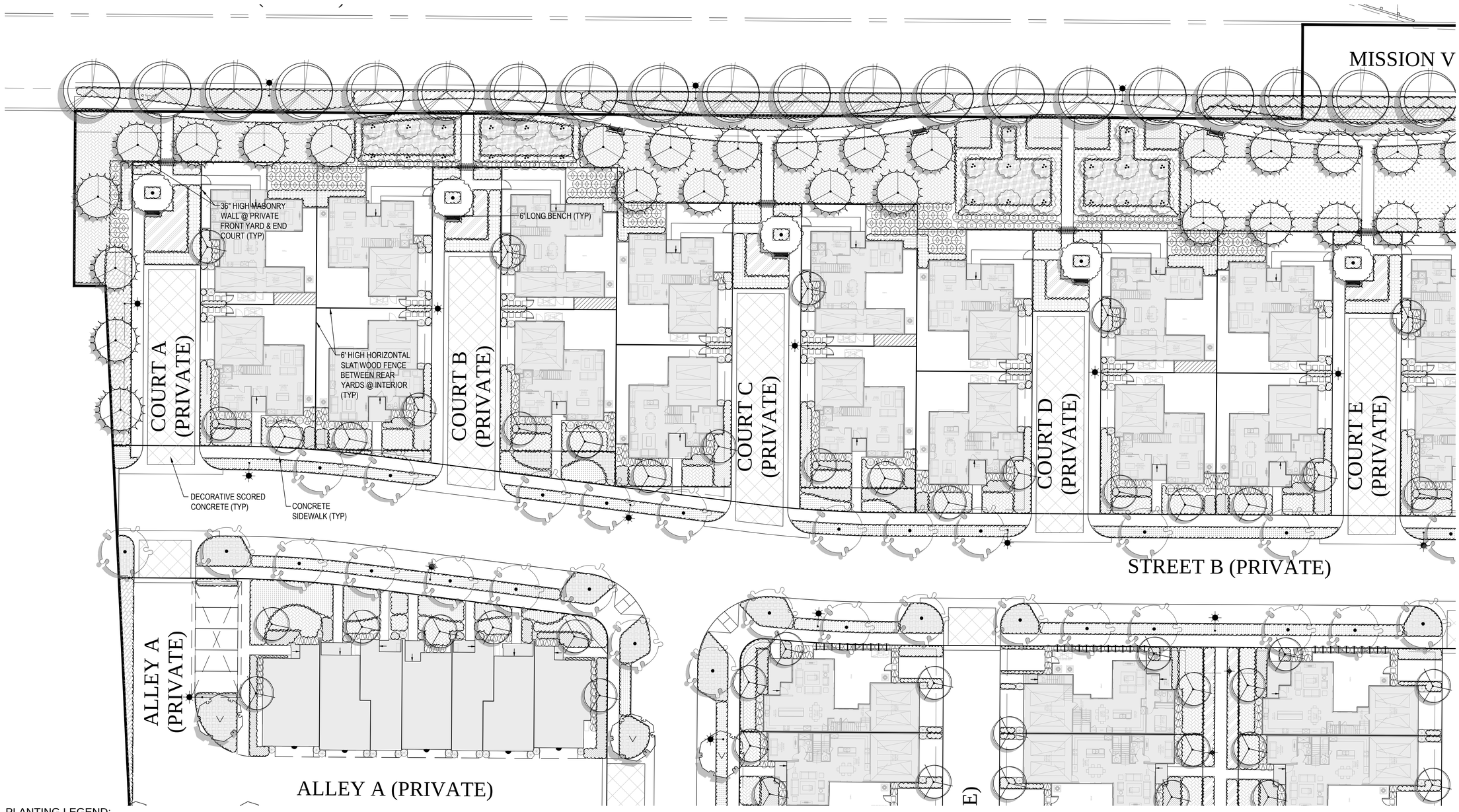
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4-28-2023	JAM	RD

SHEET REVISIONS
MISC. REVISIONS PER CITY COMMENTS

SHEET
L-01
OF 33 SHEETS

JOB NO.
182032-2001



PLANTING LEGEND:

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
TREES							
		Acer rubrum 'Columnare'	Columnar Red Maple	24" Box	30' O.C.	Mission View Drive Street Tree	M
		Celtis sinensis	Chinese Hackberry	24" Box	30' O.C.	Standard	M
		Acer rubrum 'Columnare'	Columnar Red Maple	24" Box	30' O.C.	Depaul Drive Street Tree. Final tree to match industrial plans.	M
		Lophostemon confertus	Brisbane Box	24" Box	As shown	Standard	L
		Ginkgo biloba	Maidenhair Tree	24" Box	As shown	Standard, males only	M
		Acer x freemanii 'Jeffersed'	Autumn Blaze Red Maple	24" Box	As shown	Standard	M
		Platanus acerifolia 'Columbia'	London Plane Tree	24" Box	As shown	Standard	M
		Tristania laurina	Water Gum	24" Box	As shown	Standard	L
		Arbutus 'Marina'	Marina Madrone	24" Box	As shown	Standard	L
		Olea europaea 'Swan Hill'	Swan Hill Olive	24" Box	As shown	Multi-trunk	L
		Lyonothamnus floribundus ssp. asplenifolius	Catalina Ironwood	24" Box	As shown	Standard, Planting Scheme A	L
		Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	24" Box	As shown	Standard, Planting Scheme B	M
		Laurus 'Saratoga'	Saratoga Laurel	24" Box	As shown	Standard, Planting Scheme C	L
		Pistacia chinensis	Chinese Pistache	24" Box	As shown	Standard	L
		Quercus suber	Cork Oak	24" Box	As shown	Standard	L
		Lagerstroemia indica	Crape Myrtle	24" Box	As shown	Standard	L

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
SHRUBS & GROUNDCOVERS							
		Westringia 'Wynyabie Gem'	Coast Rosemary	5 Gal	48" O.C.	-	L
		Cistus x pulverulentus 'Sunset'	Magenta Rockrose	5 Gal	48" O.C.	-	L
		Muhlenbergia rigens	Deer Grass	5 Gal	36" O.C.	-	L
		Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 Gal	60" O.C.	-	L
		Cotoneaster Lowfast	Bearberry	1 Gal	48" O.C.	-	L
		Cistus x hybridus	White Rockrose	1 Gal	48" O.C.	-	L
		Rhamnus californica 'Eve Case'	Coffeeberry	5 Gal	48" O.C.	-	L
		Lavandula x ginginsii 'Goodwin Creek Gray'	Goodwin Creek Gray Lavender	1 Gal	36" O.C.	-	L
		Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal	36" O.C.	-	L
		Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	M/L
		Podocarpus macrophyllus 'Maki'	Shrubby yew Podocarpus	5 Gal	As shown	Planting Scheme B	M/L
		Cupressus sempervirens 'Monshel'	Tiny Tower Italian Cypress	5 Gal	As shown	Planting Scheme C	L
		Callistemon 'Little John'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	L
		Rhaphiolepis indica 'Clara'	Indian Hawthorn	5 Gal	36" O.C.	Planting Scheme B	L
		Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal	36" O.C.	Planting Scheme C	L
		Salvia leucantha	Purple Mexican Sage	5 Gal	48" O.C.	-	L
		Phormium tenax 'Jack Spratt'	Jack Spratt New Zealand Flax	1 Gal	18" O.C.	-	L

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
SHRUBS & GROUNDCOVERS							
		Gazania Red	Red Gazania	1 Gal	24" O.C.	Planting Scheme A	L
		Ceanothus 'Centennial'	Centennial Ceanothus	1 Gal	60" O.C.	Planting Scheme B	L
		Geranium incanum	Cranesbill	1 Gal	24" O.C.	Planting Scheme C	L
		Phormium 'Duet'	Dwarf Variegated Flax	1 Gal	36" O.C.	Planting Scheme A	L
		Dietes bicolor	Fortnight Lily	1 Gal	36" O.C.	Planting Scheme B	L
		Festuca mairei	Atlas Fescue	1 Gal	36" O.C.	Planting Scheme C	L
		Lantana montevidensis 'Alba'	White Trailing Lantana	1 Gal	60" O.C.	Planting Scheme A	L
		Nandina domestica 'Harbour Dwarf'	Harbour Dward Heavenly Bamboo	1 Gal	36" O.C.	Planting Scheme B	L
		Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 Gal	60" O.C.	Planting Scheme C	L
		Bolero Plus available from Delta Bluegrass Co		Sod	-	-	H/M
		Nandina domestica	Heavenly Bamboo	5 Gal	36" O.C.	-	L
		Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	5 Gal	30" O.C.	-	L
		Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gal	36" O.C.	-	L
		Carex pansa	Dune Sedge	1 Gal	12" O.C.	-	L
		Agave 'Blue Glow'	Blue Glow Agave	5 Gal	36" O.C.	-	L
		Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 Gal	12" O.C.	-	L

GENERAL NOTES:

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0 20 40 60

SCALE IN FEET: 1"= 20'



DECORATIVE SCORED CONCRETE PAVEMENT

VEHICULAR PAVEMENT



BROOM FINISH CONCRETE PAVEMENT

PEDESTRIAN PAVEMENT

SR 2020-0020

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
815 E. ALAMO, ARGYO GLORY, CA 95021
PHONE: (408) 848-0300 FAX: (408) 848-0302

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MORGAN HILL, CA 95037

DESIGN REVIEW PERMIT
PRELIMINARY LANDSCAPE PLAN

THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
DATE: AUG. 25, 2020

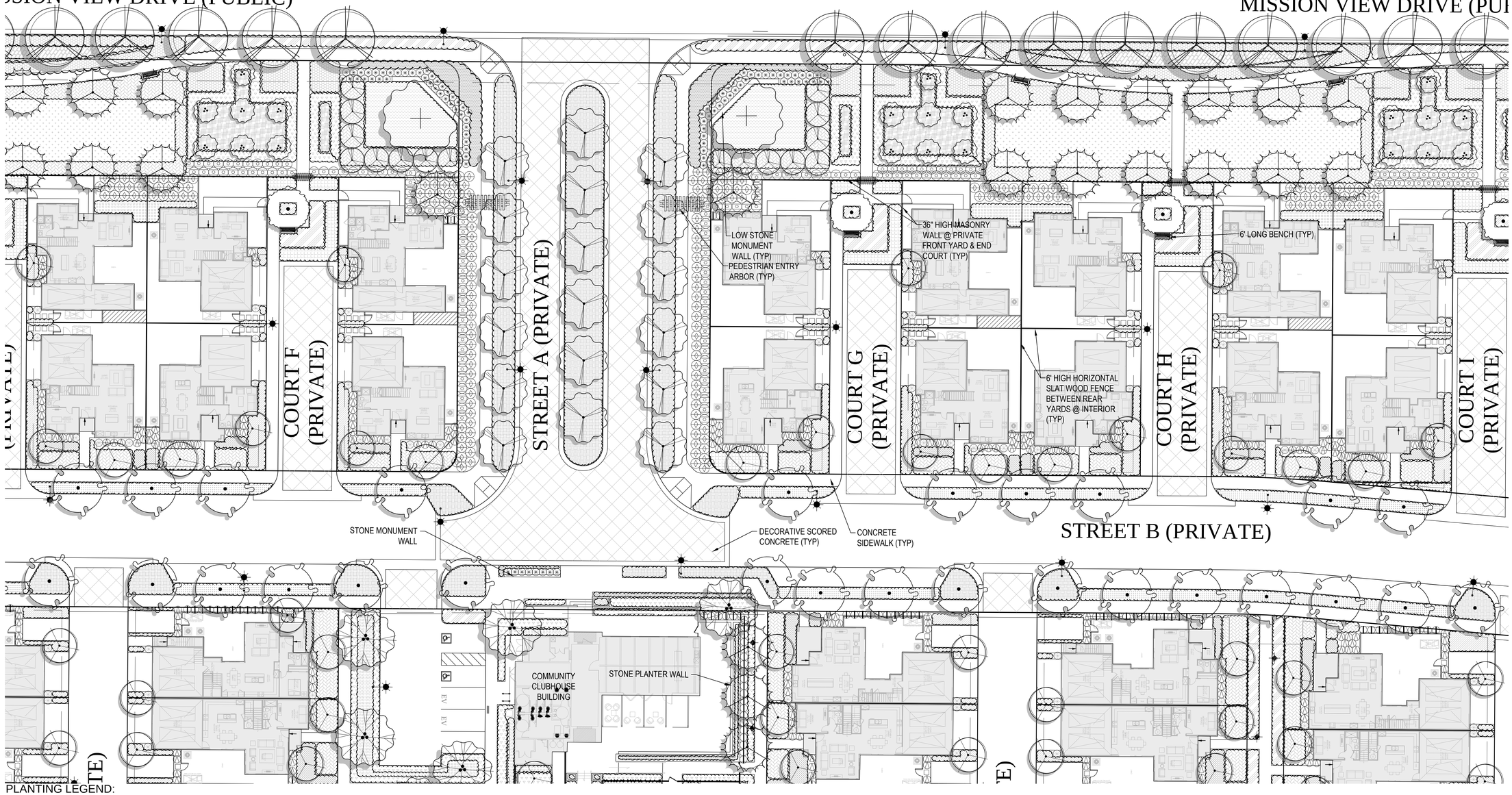
DATE	BY	CK

SHEET REVISIONS

MK

SHEET
L-02
OF 33 SHEETS

JOB NO.
182032-2001



PLANTING LEGEND:

SYMBOL / CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
TREES						
	Acer rubrum 'Columnare'	Columnar Red Maple	24" Box	30' O.C.	Mission View Drive Street Tree	M
	Celtis sinensis	Chinese Hackberry	24" Box	30' O.C.	Standard	M
	Acer rubrum 'Columnare'	Columnar Red Maple	24" Box	30' O.C.	Depaul Drive Street Tree. Final tree to match industrial plans.	M
	Lophostemon confertus	Brisbane Box	24" Box	As shown	Standard	L
	Ginkgo biloba	Maidenhair Tree	24" Box	As shown	Standard, males only	M
	Acer x freemanii 'Jeffersed'	Autumn Blaze Red Maple	24" Box	As shown	Standard	M
	Platanus acerifolia 'Columbia'	London Plane Tree	24" Box	As shown	Standard	M
	Tristania laurina	Water Gum	24" Box	As shown	Standard	L
	Arbutus 'Marina'	Marina Madrone	24" Box	As shown	Standard	L
	Olea europaea 'Swan Hill'	Swan Hill Olive	24" Box	As shown	Multi-trunk	L
	Lyonothamnus floribundus ssp. asplenifolius	Catalina Ironwood	24" Box	As shown	Standard, Planting Scheme A	L
	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	24" Box	As shown	Standard, Planting Scheme B	M
	Laurus 'Saratoga'	Saratoga Laurel	24" Box	As shown	Standard, Planting Scheme C	L
	Pistacia chinensis	Chinese Pistache	24" Box	As shown	Standard	L
	Quercus suber	Cork Oak	24" Box	As shown	Standard	L
	Lagerstroemia indica	Crape Myrtle	24" Box	As shown	Standard	L

SYMBOL / CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
SHRUBS & GROUNDCOVERS						
	Westringia 'Wynyabie Gem'	Coast Rosemary	5 Gal	48" O.C.	-	L
	Cistus x pulverulentus 'Sunset'	Magenta Rockrose	5 Gal	48" O.C.	-	L
	Muhlenbergia rigens	Deer Grass	5 Gal	36" O.C.	-	L
	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 Gal	60" O.C.	-	L
	Cotoneaster Lowfast	Bearberry	1 Gal	48" O.C.	-	L
	Cistus x hybridus	White Rockrose	1 Gal	48" O.C.	-	L
	Rhamnus californica 'Eve Case'	Coffeeberry	5 Gal	48" O.C.	-	L
	Lavandula x ginginsii 'Goodwin Creek Gray'	Goodwin Creek Gray Lavender	1 Gal	36" O.C.	-	L
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal	36" O.C.	-	L
	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	M/L
	Podocarpus macrophyllus 'Maki'	Shrubby yew Podocarpus	5 Gal	As shown	Planting Scheme B	M/L
	Cupressus sempervirens 'Monshel'	Tiny Tower Italian Cypress	5 Gal	As shown	Planting Scheme C	L
	Callistemon 'Little John'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	L
	Rhaphiolepis indica 'Clara'	Indian Hawthorn	5 Gal	36" O.C.	Planting Scheme B	L
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal	36" O.C.	Planting Scheme C	L
	Salvia leucantha	Purple Mexican Sage	5 Gal	48" O.C.	-	L
	Phormium tenax 'Jack Spratt'	Jack Spratt New Zealand Flax	1 Gal	18" O.C.	-	L

SYMBOL / CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
SHRUBS & GROUNDCOVERS						
	Gazania Red	Red Gazania	1 Gal	24" O.C.	Planting Scheme A	L
	Ceanothus 'Centennial'	Centennial Ceanothus	1 Gal	60" O.C.	Planting Scheme B	L
	Geranium incanum	Cranesbill	1 Gal	24" O.C.	Planting Scheme C	L
	Phormium 'Duet'	Dwarf Variegated Flax	1 Gal	36" O.C.	Planting Scheme A	L
	Dietes bicolor	Fortnight Lily	1 Gal	36" O.C.	Planting Scheme B	L
	Festuca mairei	Atlas Fescue	1 Gal	36" O.C.	Planting Scheme C	L
	Lantana montevidensis 'Alba'	White Trailing Lantana	1 Gal	60" O.C.	Planting Scheme A	L
	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	1 Gal	36" O.C.	Planting Scheme B	L
	Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 Gal	60" O.C.	Planting Scheme C	L
	Bolero Plus available from Delta Bluegrass Co		Sod	-	-	H/M
	Nandina domestica	Heavenly Bamboo	5 Gal	36" O.C.	-	L
	Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	5 Gal	30" O.C.	-	L
	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gal	36" O.C.	-	L
	Carex pansa	Dune Sedge	1 Gal	12" O.C.	-	L
	Agave 'Blue Glow'	Blue Glow Agave	5 Gal	36" O.C.	-	L
	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 Gal	12" O.C.	-	L

GENERAL NOTES:

1. Tree and shrub layout is conceptual in nature. Final plant locations and species are subject to City review and final design refinement.
2. Additional plant species not listed on the above Plant Palette may be used.
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0 20 40 60

SCALE IN FEET: 1"= 20'

SR 2020-0020

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
835 E. MAIN AVENUE, SUITE 101 MORGAN HILL, CA 95037
PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
385 WOODVIEW AVE, SUITE 100
MORGAN HILL, CA 95037

DESIGN REVIEW PERMIT
PRELIMINARY LANDSCAPE PLAN

THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

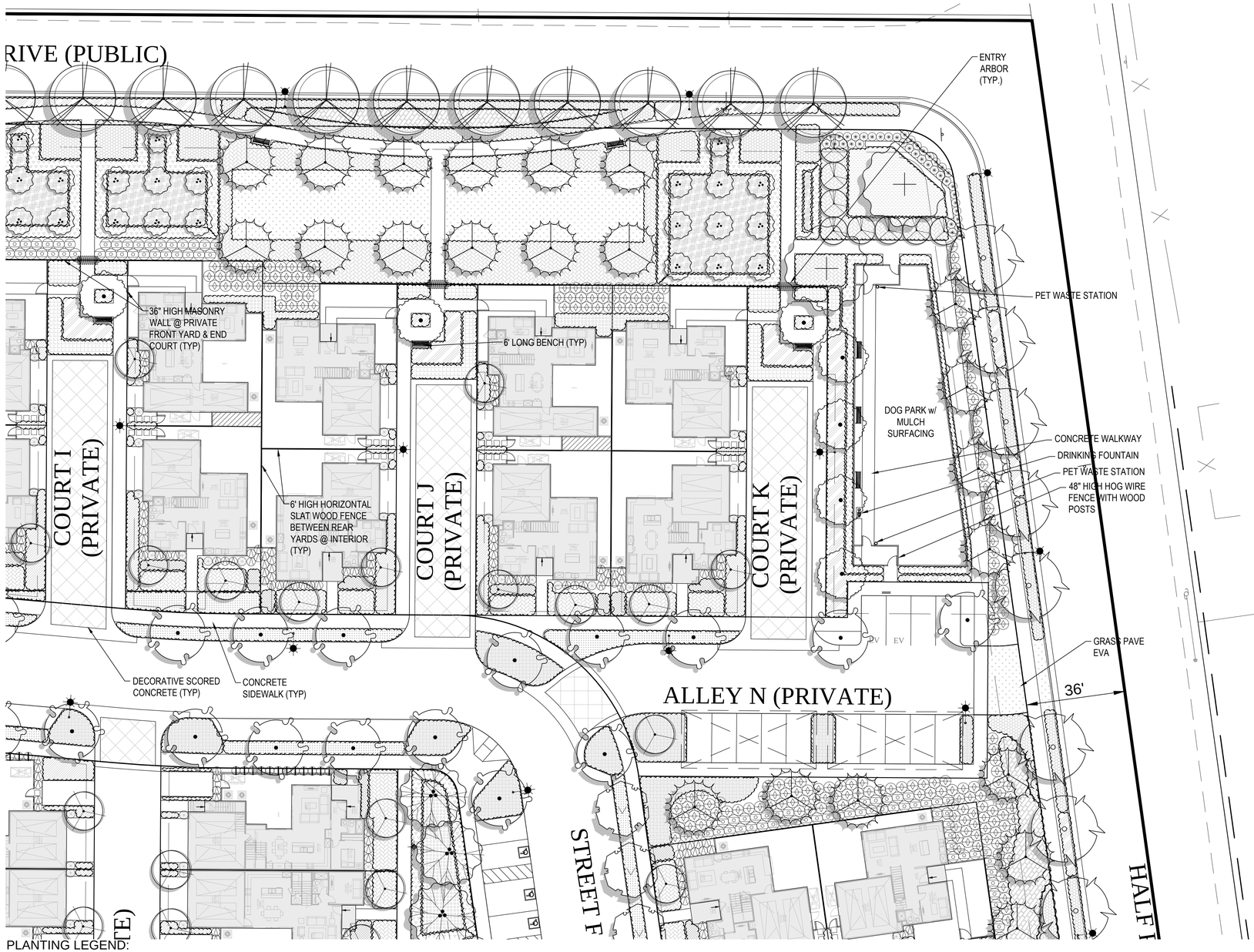
DATE	BY	CK
4-28-2023	MK	JAM

SHEET REVISIONS
MISC. REVISIONS PER CITY COMMENTS JAM RD

SCALE: AS SHOWN
DATE: AUG. 25, 2020

SHEET
L-03
OF 33 SHEETS

JOB NO.
182032-2001





ENTRY ARBOR CONCEPT (AT LOTS FACING MISSION VIEW DRIVE AND HALF ROAD)

ENTRY ARBOR CONCEPT (AT STREET A)



CARPORT CONCEPT

PLANTING LEGEND:

SYMBOL / CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
TREES						
	Acer rubrum 'Columnare'	Columnar Red Maple	24" Box	30' O.C.	Mission View Drive Street Tree	M
	Celtis sinensis	Chinese Hackberry	24" Box	30' O.C.	Standard	M
	Acer rubrum 'Columnare'	Columnar Red Maple	24" Box	30' O.C.	Depaul Drive Street Tree. Final tree to match industrial plans.	M
	Lophostemon confertus	Brisbane Box	24" Box	As shown	Standard	L
	Ginkgo biloba	Maidenhair Tree	24" Box	As shown	Standard, males only	M
	Acer x freemanii 'Jeffersed'	Autumn Blaze Red Maple	24" Box	As shown	Standard	M
	Platanus acerifolia 'Columbia'	London Plane Tree	24" Box	As shown	Standard	M
	Tristania laurina	Water Gum	24" Box	As shown	Standard	L
	Arbutus 'Marina'	Marina Madrone	24" Box	As shown	Standard	L
	Olea europaea 'Swan Hill'	Swan Hill Olive	24" Box	As shown	Multi-trunk	L
	Lyonothamnus floribundus ssp. asplenifolius	Catalina Ironwood	24" Box	As shown	Standard, Planting Scheme A	L
	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	24" Box	As shown	Standard, Planting Scheme B	M
	Laurus 'Saratoga'	Saratoga Laurel	24" Box	As shown	Standard, Planting Scheme C	L
	Pistacia chinensis	Chinese Pistache	24" Box	As shown	Standard	L
	Quercus suber	Cork Oak	24" Box	As shown	Standard	L
	Lagerstroemia indica	Crape Myrtle	24" Box	As shown	Standard	L

SYMBOL / CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
SHRUBS & GROUNDCOVERS						
	Westringia 'Wynyabie Gem'	Coast Rosemary	5 Gal	48" O.C.	-	L
	Cistus x pulverulentus 'Sunset'	Magenta Rockrose	5 Gal	48" O.C.	-	L
	Muhlenbergia rigens	Deer Grass	5 Gal	36" O.C.	-	L
	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 Gal	60" O.C.	-	L
	Cotoneaster Lowfast	Bearberry	1 Gal	48" O.C.	-	L
	Cistus x hybridus	White Rockrose	1 Gal	48" O.C.	-	L
	Rhamnus californica 'Eve Case'	Coffeeberry	5 Gal	48" O.C.	-	L
	Lavandula x ginginsii 'Goodwin Creek Gray'	Goodwin Creek Gray Lavender	1 Gal	36" O.C.	-	L
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal	36" O.C.	-	L
	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	M/L
	Podocarpus macrophyllus 'Maki'	Shrubby yew Podocarpus	5 Gal	As shown	Planting Scheme B	M/L
	Cupressus sempervirens 'Monshel'	Tiny Tower Italian Cypress	5 Gal	As shown	Planting Scheme C	L
	Callistemon 'Little John'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	L
	Rhaphiolepis indica 'Clara'	Indian Hawthorn	5 Gal	36" O.C.	Planting Scheme B	L
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal	36" O.C.	Planting Scheme C	L
	Salvia leucantha	Purple Mexican Sage	5 Gal	48" O.C.	-	L
	Phormium tenax 'Jack Spratt'	Jack Spratt New Zealand Flax	1 Gal	18" O.C.	-	L

SYMBOL / CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
SHRUBS & GROUNDCOVERS						
	Gazania Red	Red Gazania	1 Gal	24" O.C.	Planting Scheme A	L
	Ceanothus 'Centennial'	Centennial Ceanothus	1 Gal	60" O.C.	Planting Scheme B	L
	Geranium incanum	Cranesbill	1 Gal	24" O.C.	Planting Scheme C	L
	Phormium 'Duet'	Dwarf Variegated Flax	1 Gal	36" O.C.	Planting Scheme A	L
	Dietes bicolor	Fortnight Lily	1 Gal	36" O.C.	Planting Scheme B	L
	Festuca mairei	Atlas Fescue	1 Gal	36" O.C.	Planting Scheme C	L
	Lantana montevidensis 'Alba'	White Trailing Lantana	1 Gal	60" O.C.	Planting Scheme A	L
	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	1 Gal	36" O.C.	Planting Scheme B	L
	Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 Gal	60" O.C.	Planting Scheme C	L
	Bolero Plus available from Delta Bluegrass Co		Sod	-	-	H/M
	Nandina domestica	Heavenly Bamboo	5 Gal	36" O.C.	-	L
	Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	5 Gal	30" O.C.	-	L
	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gal	36" O.C.	-	L
	Carex pansa	Dune Sedge	1 Gal	12" O.C.	-	L
	Agave 'Blue Glow'	Blue Glow Agave	5 Gal	36" O.C.	-	L
	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 Gal	12" O.C.	-	L

GENERAL NOTES:

1. Tree and shrub layout is conceptual in nature. Final plant locations and species are subject to City review and final design refinement.
2. Additional plant species not listed on the above Plant Palette may be used.
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4. All landscape areas will be grouped by hydrozone and receive an automatic underground irrigation system(s) that meets local and UBC code.

0 20 40 60

SCALE IN FEET: 1"= 20'

SR 2020-0020

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
805 E. ALAMO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
385 WOODVIEW AVE, SUITE 100
MORGAN HILL, CA 95037

DESIGN REVIEW PERMIT
PRELIMINARY LANDSCAPE PLAN

THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

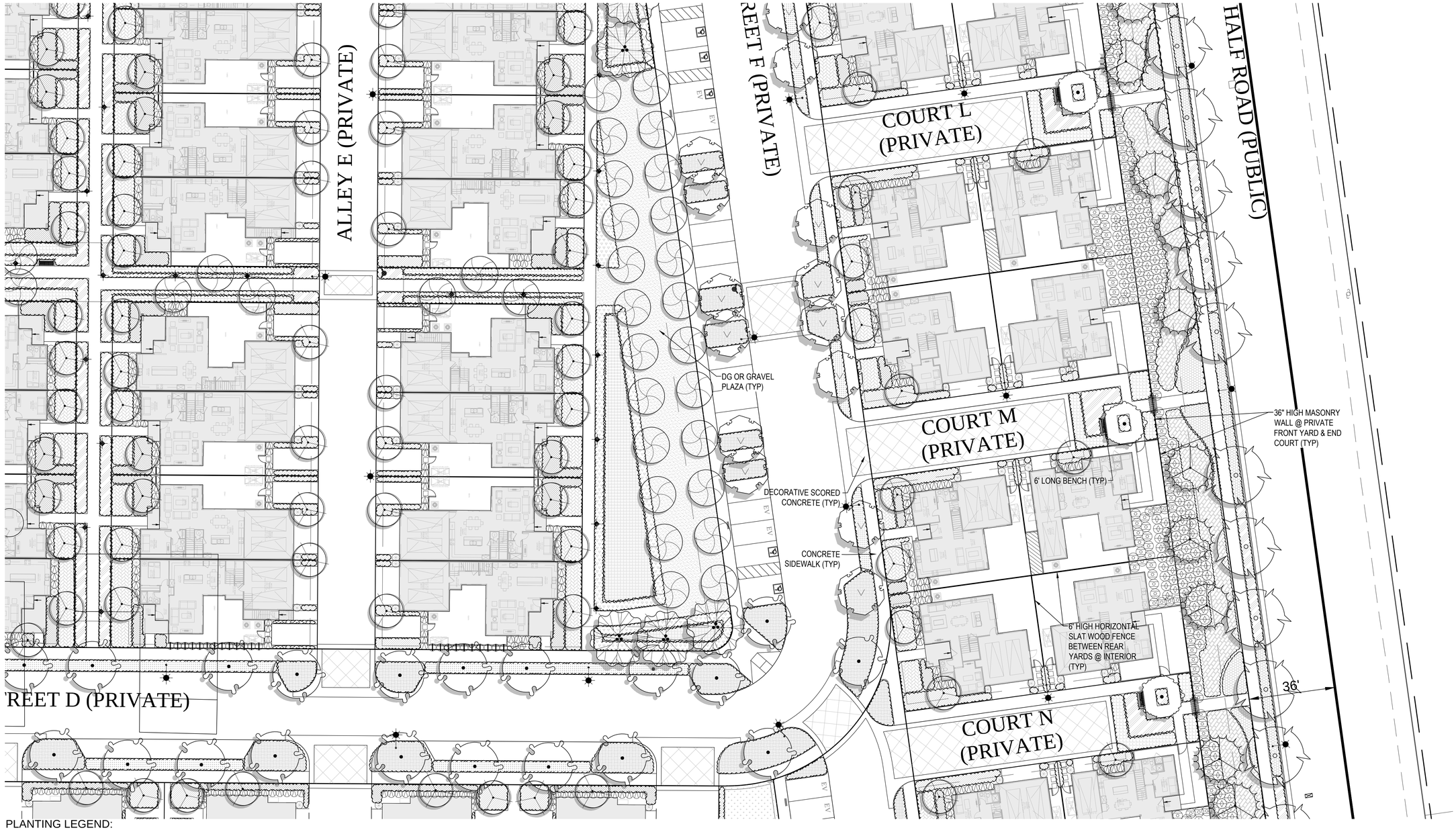
DATE	BY	CK
4-28-2023	JAM	RD

SHEET REVISIONS
MISC. REVISIONS PER CITY COMMENTS

SCALE: AS SHOWN
DATE: AUG. 25, 2020

SHEET
L-04
OF 33 SHEETS

JOB NO.
182032-2001



PLANTING LEGEND:

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
		TREES					
		Acer rubrum 'Columnare'	Columnar Red Maple	24" Box	30' O.C.	Mission View Drive Street Tree	M
		Celtis sinensis	Chinese Hackberry	24" Box	30' O.C.	Standard	M
		Acer rubrum 'Columnare'	Columnar Red Maple	24" Box	30' O.C.	Depaul Drive Street Tree. Final tree to match industrial plans.	M
		Lophostemon confertus	Brisbane Box	24" Box	As shown	Standard	L
		Ginkgo biloba	Maidenhair Tree	24" Box	As shown	Standard, males only	M
		Acer x freemanii 'Jeffersed'	Autumn Blaze Red Maple	24" Box	As shown	Standard	M
		Platanus acerifolia 'Columbia'	London Plane Tree	24" Box	As shown	Standard	M
		Tristania laurina	Water Gum	24" Box	As shown	Standard	L
		Arbutus 'Marina'	Marina Madrone	24" Box	As shown	Standard	L
		Olea europaea 'Swan Hill'	Swan Hill Olive	24" Box	As shown	Multi-trunk	L
		Lyonothamnus floribundus ssp. asplenifolius	Catalina Ironwood	24" Box	As shown	Standard, Planting Scheme A	L
		Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	24" Box	As shown	Standard, Planting Scheme B	M
		Laurus 'Saratoga'	Saratoga Laurel	24" Box	As shown	Standard, Planting Scheme C	L
		Pistacia chinensis	Chinese Pistache	24" Box	As shown	Standard	L
		Quercus suber	Cork Oak	24" Box	As shown	Standard	L
		Lagerstroemia indica	Crape Myrtle	24" Box	As shown	Standard	L

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
		SHRUBS & GROUNDCOVERS					
		Westringia 'Wynyabie Gem'	Coast Rosemary	5 Gal	48" O.C.	-	L
		Cistus x pulverulentus 'Sunset'	Magenta Rockrose	5 Gal	48" O.C.	-	L
		Muhlenbergia rigens	Deer Grass	5 Gal	36" O.C.	-	L
		Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 Gal	60" O.C.	-	L
		Cotoneaster Lowfast	Bearberry	1 Gal	48" O.C.	-	L
		Cistus x hybridus	White Rockrose	1 Gal	48" O.C.	-	L
		Rhamnus californica 'Eve Case'	Coffeeberry	5 Gal	48" O.C.	-	L
		Lavandula x ginginsii 'Goodwin Creek Gray'	Goodwin Creek Gray Lavender	1 Gal	36" O.C.	-	L
		Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal	36" O.C.	-	L
		Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	M/L
		Podocarpus macrophyllus 'Maki'	Shrubby yew Podocarpus	5 Gal	As shown	Planting Scheme B	M/L
		Cupressus sempervirens 'Monshel'	Tiny Tower Italian Cypress	5 Gal	As shown	Planting Scheme C	L
		Callistemon 'Little John'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	L
		Rhaphiolepis indica 'Clara'	Indian Hawthorn	5 Gal	36" O.C.	Planting Scheme B	L
		Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal	36" O.C.	Planting Scheme C	L
		Salvia leucantha	Purple Mexican Sage	5 Gal	48" O.C.	-	L
		Phormium tenax 'Jack Spratt'	Jack Spratt New Zealand Flax	1 Gal	18" O.C.	-	L

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
		SHRUBS & GROUNDCOVERS					
		Gazania Red	Red Gazania	1 Gal	24" O.C.	Planting Scheme A	L
		Ceanothus 'Centennial'	Centennial Ceanothus	1 Gal	60" O.C.	Planting Scheme B	L
		Geranium incanum	Cranesbill	1 Gal	24" O.C.	Planting Scheme C	L
		Phormium 'Duet'	Dwarf Variegated Flax	1 Gal	36" O.C.	Planting Scheme A	L
		Dietes bicolor	Fortnight Lily	1 Gal	36" O.C.	Planting Scheme B	L
		Festuca mairei	Atlas Fescue	1 Gal	36" O.C.	Planting Scheme C	L
		Lantana montevidensis 'Alba'	White Trailing Lantana	1 Gal	60" O.C.	Planting Scheme A	L
		Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	1 Gal	36" O.C.	Planting Scheme B	L
		Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 Gal	60" O.C.	Planting Scheme C	L
		Bolero Plus available from Delta Bluegrass Co		Sod	-	-	H/M
		Nandina domestica	Heavenly Bamboo	5 Gal	36" O.C.	-	L
		Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	5 Gal	30" O.C.	-	L
		Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gal	36" O.C.	-	L
		Carex pansa	Dune Sedge	1 Gal	12" O.C.	-	L
		Agave 'Blue Glow'	Blue Glow Agave	5 Gal	36" O.C.	-	L
		Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 Gal	12" O.C.	-	L

GENERAL NOTES:

1. Tree and shrub layout is conceptual in nature. Final plant locations and species are subject to City review and final design refinement.
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PLAZA CONCEPT IMAGE

0 20 40 60

SCALE IN FEET: 1"= 20'

SR 2020-0020

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
835 E. ALMO AVENUE GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
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MORGAN HILL, CA 95037

DESIGN REVIEW PERMIT
PRELIMINARY LANDSCAPE PLAN

THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

DATE	BY	CK
4-28-2023	JAM	RD
	MISC. REVISIONS PER CITY COMMENTS	

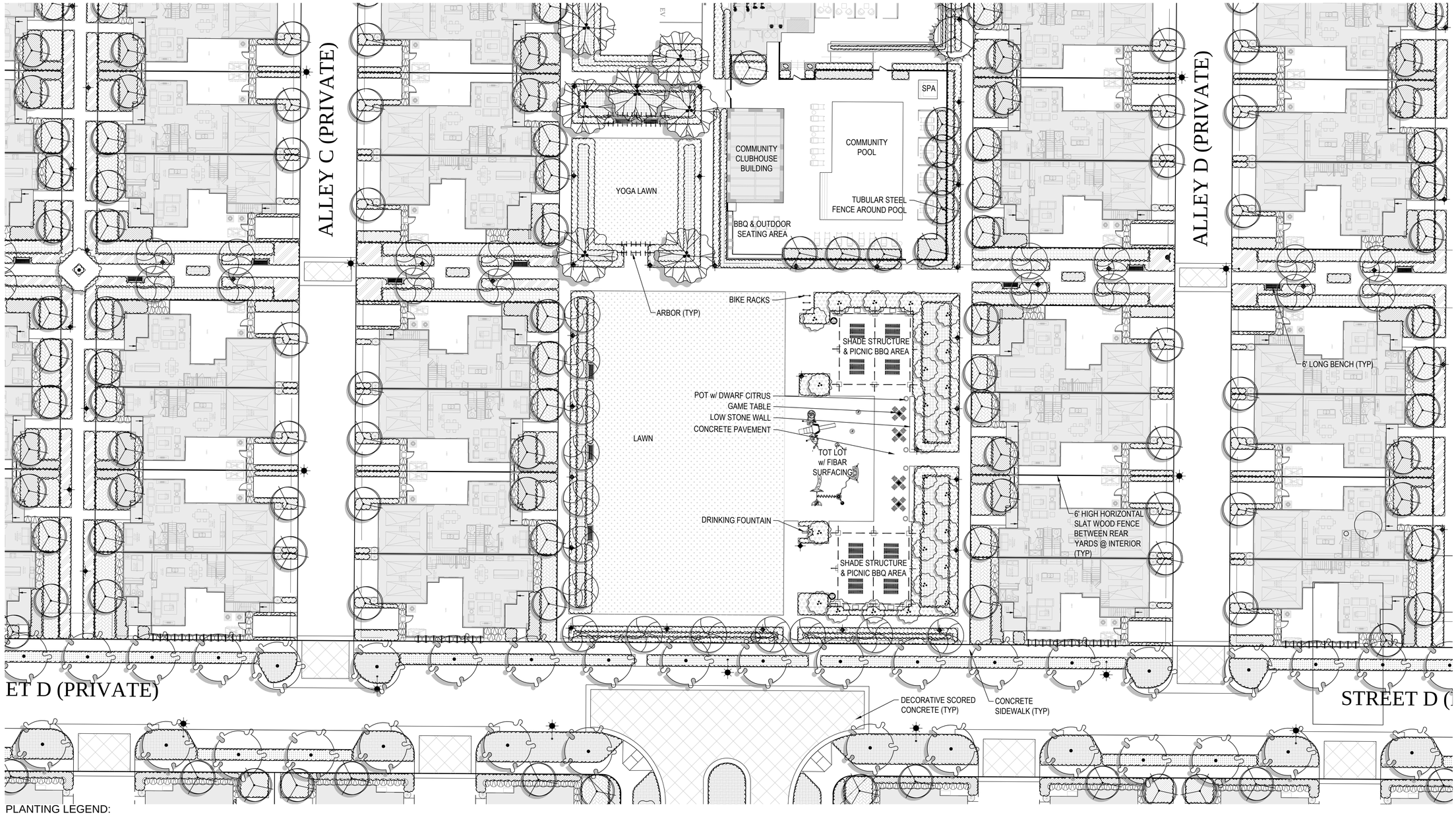
SHEET REVISIONS

SCALE: AS SHOWN

DATE: AUG. 25, 2020

SHEET
L-05
OF 33 SHEETS

JOB NO.
182032-2001



PLANTING LEGEND:

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
		TREES					
		Acer rubrum 'Columnare'	Columnar Red Maple	24" Box	30' O.C.	Mission View Drive Street Tree	M
		Celtis sinensis	Chinese Hackberry	24" Box	30' O.C.	Standard	M
		Acer rubrum 'Columnare'	Columnar Red Maple	24" Box	30' O.C.	Depaul Drive Street Tree. Final tree to match industrial plans.	M
		Lophostemon confertus	Brisbane Box	24" Box	As shown	Standard	L
		Ginkgo biloba	Maidenhair Tree	24" Box	As shown	Standard, males only	M
		Acer x freemanii 'Jeffersed'	Autumn Blaze Red Maple	24" Box	As shown	Standard	M
		Platanus acerifolia 'Columbia'	London Plane Tree	24" Box	As shown	Standard	M
		Tristania laurina	Water Gum	24" Box	As shown	Standard	L
		Arbutus 'Marina'	Marina Madrone	24" Box	As shown	Standard	L
		Olea europaea 'Swan Hill'	Swan Hill Olive	24" Box	As shown	Multi-trunk	L
		Lyonothamnus floribundus ssp. asplenifolius	Catalina Ironwood	24" Box	As shown	Standard, Planting Scheme A	L
		Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	24" Box	As shown	Standard, Planting Scheme B	M
		Laurus 'Saratoga'	Saratoga Laurel	24" Box	As shown	Standard, Planting Scheme C	L
		Pistacia chinensis	Chinese Pistache	24" Box	As shown	Standard	L
		Quercus suber	Cork Oak	24" Box	As shown	Standard	L
		Lagerstroemia indica	Crape Myrtle	24" Box	As shown	Standard	L

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
		SHRUBS & GROUNDCOVERS					
		Westringia 'Wynyabie Gem'	Coast Rosemary	5 Gal	48" O.C.	-	L
		Cistus x pulverulentus 'Sunset'	Magenta Rockrose	5 Gal	48" O.C.	-	L
		Muhlenbergia rigens	Deer Grass	5 Gal	36" O.C.	-	L
		Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 Gal	60" O.C.	-	L
		Cotoneaster Lowfast	Bearberry	1 Gal	48" O.C.	-	L
		Cistus x hybridus	White Rockrose	1 Gal	48" O.C.	-	L
		Rhamnus californica 'Eve Case'	Coffeeberry	5 Gal	48" O.C.	-	L
		Lavandula x ginginsii 'Goodwin Creek Gray'	Goodwin Creek Gray Lavender	1 Gal	36" O.C.	-	L
		Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal	36" O.C.	-	L
		Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	M/L
		Podocarpus macrophyllus 'Maki'	Shrubby yew Podocarpus	5 Gal	As shown	Planting Scheme B	M/L
		Cupressus sempervirens 'Monshel'	Tiny Tower Italian Cypress	5 Gal	As shown	Planting Scheme C	L
		Callistemon 'Little John'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	L
		Rhaphiolepis indica 'Clara'	Indian Hawthorn	5 Gal	36" O.C.	Planting Scheme B	L
		Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal	36" O.C.	Planting Scheme C	L
		Salvia leucantha	Purple Mexican Sage	5 Gal	48" O.C.	-	L
		Phormium tenax 'Jack Spratt'	Jack Spratt New Zealand Flax	1 Gal	18" O.C.	-	L

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
		SHRUBS & GROUNDCOVERS					
		Gazania Red	Red Gazania	1 Gal	24" O.C.	Planting Scheme A	L
		Ceanothus 'Centennial'	Centennial Ceanothus	1 Gal	60" O.C.	Planting Scheme B	L
		Geranium incanum	Cranesbill	1 Gal	24" O.C.	Planting Scheme C	L
		Phormium 'Duet'	Dwarf Variegated Flax	1 Gal	36" O.C.	Planting Scheme A	L
		Dietes bicolor	Fortnight Lily	1 Gal	36" O.C.	Planting Scheme B	L
		Festuca mairei	Atlas Fescue	1 Gal	36" O.C.	Planting Scheme C	L
		Lantana montevidensis 'Alba'	White Trailing Lantana	1 Gal	60" O.C.	Planting Scheme A	L
		Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	1 Gal	36" O.C.	Planting Scheme B	L
		Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 Gal	60" O.C.	Planting Scheme C	L
		Bolero Plus available from Delta Bluegrass Co		Sod	-	-	H/M
		Nandina domestica	Heavenly Bamboo	5 Gal	36" O.C.	-	L
		Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	5 Gal	30" O.C.	-	L
		Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gal	36" O.C.	-	L
		Carex pansa	Dune Sedge	1 Gal	12" O.C.	-	L
		Agave 'Blue Glow'	Blue Glow Agave	5 Gal	36" O.C.	-	L
		Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 Gal	12" O.C.	-	L

GENERAL NOTES:

1. Tree and shrub layout is conceptual in nature. Final plant locations and species are subject to City review and final design refinement.
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0 20 40 60

SCALE IN FEET: 1"= 20'

SR 2020-0020

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
805 E. MIRAMONTE AVENUE, SUITE 100 GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
385 WOODVIEW AVE, SUITE 100
MORGAN HILL, CA 95037

DESIGN REVIEW PERMIT
PRELIMINARY LANDSCAPE PLAN

THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

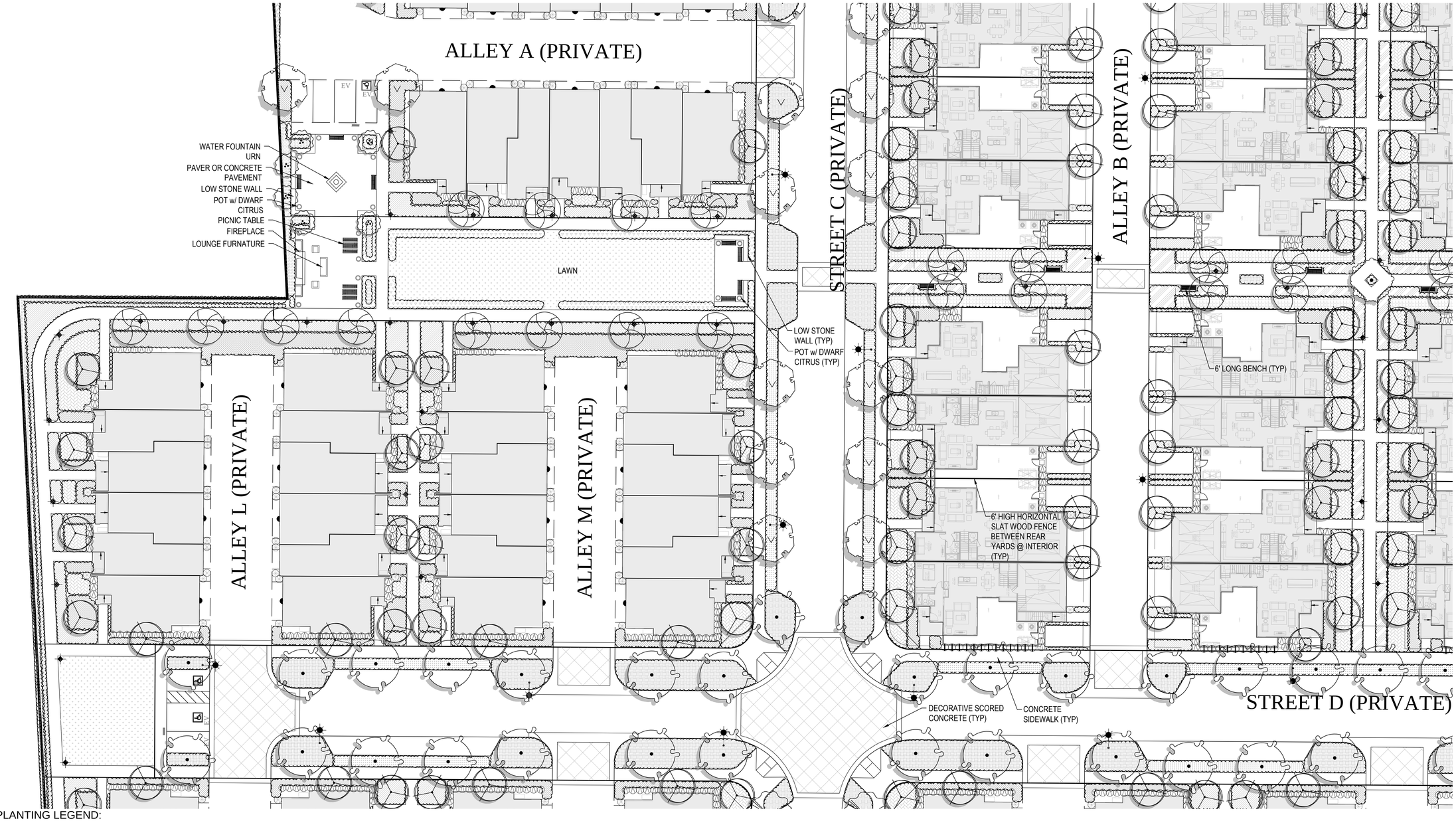
DATE	BY	CK
4-28-2023	JAM	RD

SHEET REVISIONS
MISC. REVISIONS PER CITY COMMENTS

SCALE: AS SHOWN
DATE: AUG. 25, 2020

SHEET
L-06
OF 33 SHEETS

JOB NO.
182032-2001



PLANTING LEGEND:

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
TREES							
		Acer rubrum 'Columnare'	Columnar Red Maple	24" Box	30' O.C.	Mission View Drive Street Tree	M
		Celtis sinensis	Chinese Hackberry	24" Box	30' O.C.	Standard	M
		Acer rubrum 'Columnare'	Columnar Red Maple	24" Box	30' O.C.	Depaul Drive Street Tree. Final tree to match industrial plans.	M
		Lophostemon confertus	Brisbane Box	24" Box	As shown	Standard	L
		Ginkgo biloba	Maidenhair Tree	24" Box	As shown	Standard, males only	M
		Acer x freemanii 'Jeffersed'	Autumn Blaze Red Maple	24" Box	As shown	Standard	M
		Platanus acerifolia 'Columbia'	London Plane Tree	24" Box	As shown	Standard	M
		Tristania laurina	Water Gum	24" Box	As shown	Standard	L
		Arbutus 'Marina'	Marina Madrone	24" Box	As shown	Standard	L
		Olea europaea 'Swan Hill'	Swan Hill Olive	24" Box	As shown	Multi-trunk	L
		Lyonothamnus floribundus ssp. asplenifolius	Catalina Ironwood	24" Box	As shown	Standard, Planting Scheme A	L
		Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	24" Box	As shown	Standard, Planting Scheme B	M
		Laurus 'Saratoga'	Saratoga Laurel	24" Box	As shown	Standard, Planting Scheme C	L
		Pistacia chinensis	Chinese Pistache	24" Box	As shown	Standard	L
		Quercus suber	Cork Oak	24" Box	As shown	Standard	L
		Lagerstroemia indica	Crape Myrtle	24" Box	As shown	Standard	L

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
SHRUBS & GROUNDCOVERS							
		Westringia 'Wynyabie Gem'	Coast Rosemary	5 Gal	48" O.C.	-	L
		Cistus x pulverulentus 'Sunset'	Magenta Rockrose	5 Gal	48" O.C.	-	L
		Muhlenbergia rigens	Deer Grass	5 Gal	36" O.C.	-	L
		Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 Gal	60" O.C.	-	L
		Cotoneaster Lowfast	Bearberry	1 Gal	48" O.C.	-	L
		Cistus x hybridus	White Rockrose	1 Gal	48" O.C.	-	L
		Rhamnus californica 'Eve Case'	Coffeeberry	5 Gal	48" O.C.	-	L
		Lavandula x ginginsii 'Goodwin Creek Gray'	Goodwin Creek Gray Lavender	1 Gal	36" O.C.	-	L
		Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal	36" O.C.	-	L
		Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	M/L
		Podocarpus macrophyllus 'Maki'	Shrubby yew Podocarpus	5 Gal	As shown	Planting Scheme B	M/L
		Cupressus sempervirens 'Monshel'	Tiny Tower Italian Cypress	5 Gal	As shown	Planting Scheme C	L
		Callistemon 'Little John'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	L
		Rhaphiolepis indica 'Clara'	Indian Hawthorn	5 Gal	36" O.C.	Planting Scheme B	L
		Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal	36" O.C.	Planting Scheme C	L
		Salvia leucantha	Purple Mexican Sage	5 Gal	48" O.C.	-	L
		Phormium tenax 'Jack Spratt'	Jack Spratt New Zealand Flax	1 Gal	18" O.C.	-	L

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
SHRUBS & GROUNDCOVERS							
		Gazania Red	Red Gazania	1 Gal	24" O.C.	Planting Scheme A	L
		Ceanothus 'Centennial'	Centennial Ceanothus	1 Gal	60" O.C.	Planting Scheme B	L
		Geranium incanum	Cranesbill	1 Gal	24" O.C.	Planting Scheme C	L
		Phormium 'Duet'	Dwarf Variegated Flax	1 Gal	36" O.C.	Planting Scheme A	L
		Dietes bicolor	Fortnight Lily	1 Gal	36" O.C.	Planting Scheme B	L
		Festuca mairei	Atlas Fescue	1 Gal	36" O.C.	Planting Scheme C	L
		Lantana montevidensis 'Alba'	White Trailing Lantana	1 Gal	60" O.C.	Planting Scheme A	L
		Nandina domestica 'Harbour Dwarf'	Harbour Dward Heavenly Bamboo	1 Gal	36" O.C.	Planting Scheme B	L
		Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 Gal	60" O.C.	Planting Scheme C	L
		Bolero Plus available from Delta Bluegrass Co		Sod	-	-	H/M
		Nandina domestica	Heavenly Bamboo	5 Gal	36" O.C.	-	L
		Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	5 Gal	30" O.C.	-	L
		Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gal	36" O.C.	-	L
		Carex pansa	Dune Sedge	1 Gal	12" O.C.	-	L
		Agave 'Blue Glow'	Blue Glow Agave	5 Gal	36" O.C.	-	L
		Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 Gal	12" O.C.	-	L

GENERAL NOTES:

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CONCRETE PAVER PAVEMENT

0 20 40 60

SCALE IN FEET: 1"= 20'

SR 2020-0020

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
915 E. HAMILTON AVENUE, SUITE 201
CAMPBELL, CA 95008
PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
385 WOODVIEW AVE, SUITE 100
MORGAN HILL, CA 95037

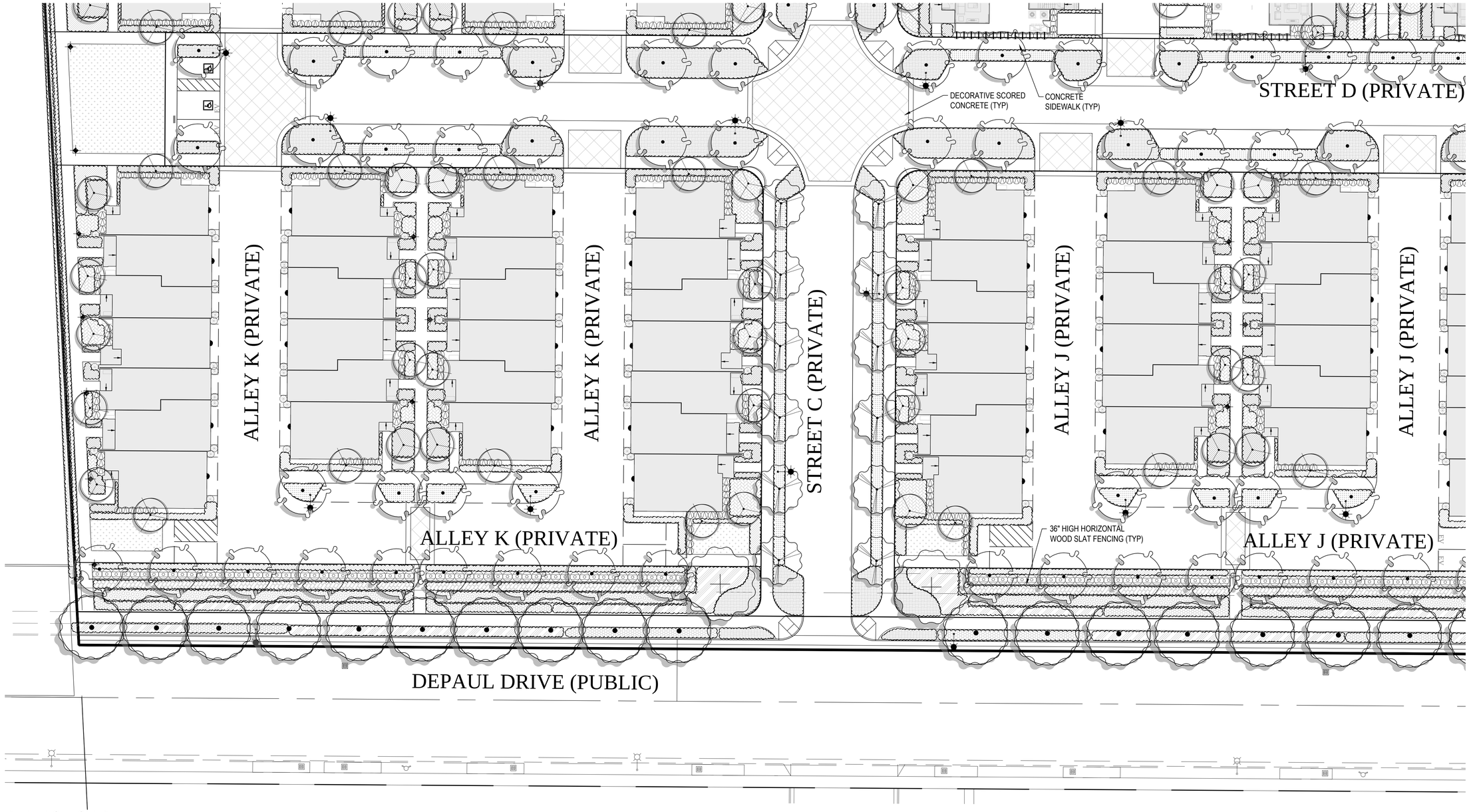
DESIGN REVIEW PERMIT
PRELIMINARY LANDSCAPE PLAN
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

DATE	BY	CK
4-28-2023	MK	JAM
SHEET REVISIONS		
MISC. REVISIONS PER CITY COMMENTS	JAM	RD

SCALE: AS SHOWN
DATE: AUG. 25, 2020

SHEET
L-07
OF 33 SHEETS

JOB NO.
182032-2001



PLANTING LEGEND:

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
		TREES					
		Acer rubrum 'Columnare'	Columnar Red Maple	24" Box	30' O.C.	Mission View Drive Street Tree	M
		Celtis sinensis	Chinese Hackberry	24" Box	30' O.C.	Standard	M
		Acer rubrum 'Columnare'	Columnar Red Maple	24" Box	30' O.C.	Depaul Drive Street Tree. Final tree to match industrial plans.	M
		Lophostemon confertus	Brisbane Box	24" Box	As shown	Standard	L
		Ginkgo biloba	Maidenhair Tree	24" Box	As shown	Standard, males only	M
		Acer x freemanii 'Jeffersed'	Autumn Blaze Red Maple	24" Box	As shown	Standard	M
		Platanus acerifolia 'Columbia'	London Plane Tree	24" Box	As shown	Standard	M
		Tristania laurina	Water Gum	24" Box	As shown	Standard	L
		Arbutus 'Marina'	Marina Madrone	24" Box	As shown	Standard	L
		Olea europaea 'Swan Hill'	Swan Hill Olive	24" Box	As shown	Multi-trunk	L
		Lyonothamnus floribundus ssp. asplenifolius	Catalina Ironwood	24" Box	As shown	Standard, Planting Scheme A	L
		Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	24" Box	As shown	Standard, Planting Scheme B	M
		Laurus 'Saratoga'	Saratoga Laurel	24" Box	As shown	Standard, Planting Scheme C	L
		Pistacia chinensis	Chinese Pistache	24" Box	As shown	Standard	L
		Quercus suber	Cork Oak	24" Box	As shown	Standard	L
		Lagerstroemia indica	Crape Myrtle	24" Box	As shown	Standard	L

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
		SHRUBS & GROUNDCOVERS					
		Westringia 'Wynyabie Gem'	Coast Rosemary	5 Gal	48" O.C.	-	L
		Cistus x pulverulentus 'Sunset'	Magenta Rockrose	5 Gal	48" O.C.	-	L
		Muhlenbergia rigens	Deer Grass	5 Gal	36" O.C.	-	L
		Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 Gal	60" O.C.	-	L
		Cotoneaster Lowfast	Bearberry	1 Gal	48" O.C.	-	L
		Cistus x hybridus	White Rockrose	1 Gal	48" O.C.	-	L
		Rhamnus californica 'Eve Case'	Coffeeberry	5 Gal	48" O.C.	-	L
		Lavandula x ginginsii 'Goodwin Creek Gray'	Goodwin Creek Gray Lavender	1 Gal	36" O.C.	-	L
		Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal	36" O.C.	-	L
		Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	M/L
		Podocarpus macrophyllus 'Maki'	Shrubby yew Podocarpus	5 Gal	As shown	Planting Scheme B	M/L
		Cupressus sempervirens 'Monshel'	Tiny Tower Italian Cypress	5 Gal	As shown	Planting Scheme C	L
		Callistemon 'Little John'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	L
		Rhaphiolepis indica 'Clara'	Indian Hawthorn	5 Gal	36" O.C.	Planting Scheme B	L
		Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal	36" O.C.	Planting Scheme C	L
		Salvia leucantha	Purple Mexican Sage	5 Gal	48" O.C.	-	L
		Phormium tenax 'Jack Spratt'	Jack Spratt New Zealand Flax	1 Gal	18" O.C.	-	L

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
		SHRUBS & GROUNDCOVERS					
		Gazania Red	Red Gazania	1 Gal	24" O.C.	Planting Scheme A	L
		Ceanothus 'Centennial'	Centennial Ceanothus	1 Gal	60" O.C.	Planting Scheme B	L
		Geranium incanum	Cranesbill	1 Gal	24" O.C.	Planting Scheme C	L
		Phormium 'Duet'	Dwarf Variegated Flax	1 Gal	36" O.C.	Planting Scheme A	L
		Dietes bicolor	Fortnight Lily	1 Gal	36" O.C.	Planting Scheme B	L
		Festuca mairei	Atlas Fescue	1 Gal	36" O.C.	Planting Scheme C	L
		Lantana montevidensis 'Alba'	White Trailing Lantana	1 Gal	60" O.C.	Planting Scheme A	L
		Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	1 Gal	36" O.C.	Planting Scheme B	L
		Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 Gal	60" O.C.	Planting Scheme C	L
		Bolero Plus available from Delta Bluegrass Co		Sod	-	-	H/M
		Nandina domestica	Heavenly Bamboo	5 Gal	36" O.C.	-	L
		Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	5 Gal	30" O.C.	-	L
		Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gal	36" O.C.	-	L
		Carex pansa	Dune Sedge	1 Gal	12" O.C.	-	L
		Agave 'Blue Glow'	Blue Glow Agave	5 Gal	36" O.C.	-	L
		Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 Gal	12" O.C.	-	L

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0 20 40 60

SCALE IN FEET: 1"= 20'

SR 2020-0020

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RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
805 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
385 WOODVIEW AVE, SUITE 100
MORGAN HILL, CA 95037

DESIGN REVIEW PERMIT
PRELIMINARY LANDSCAPE PLAN
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

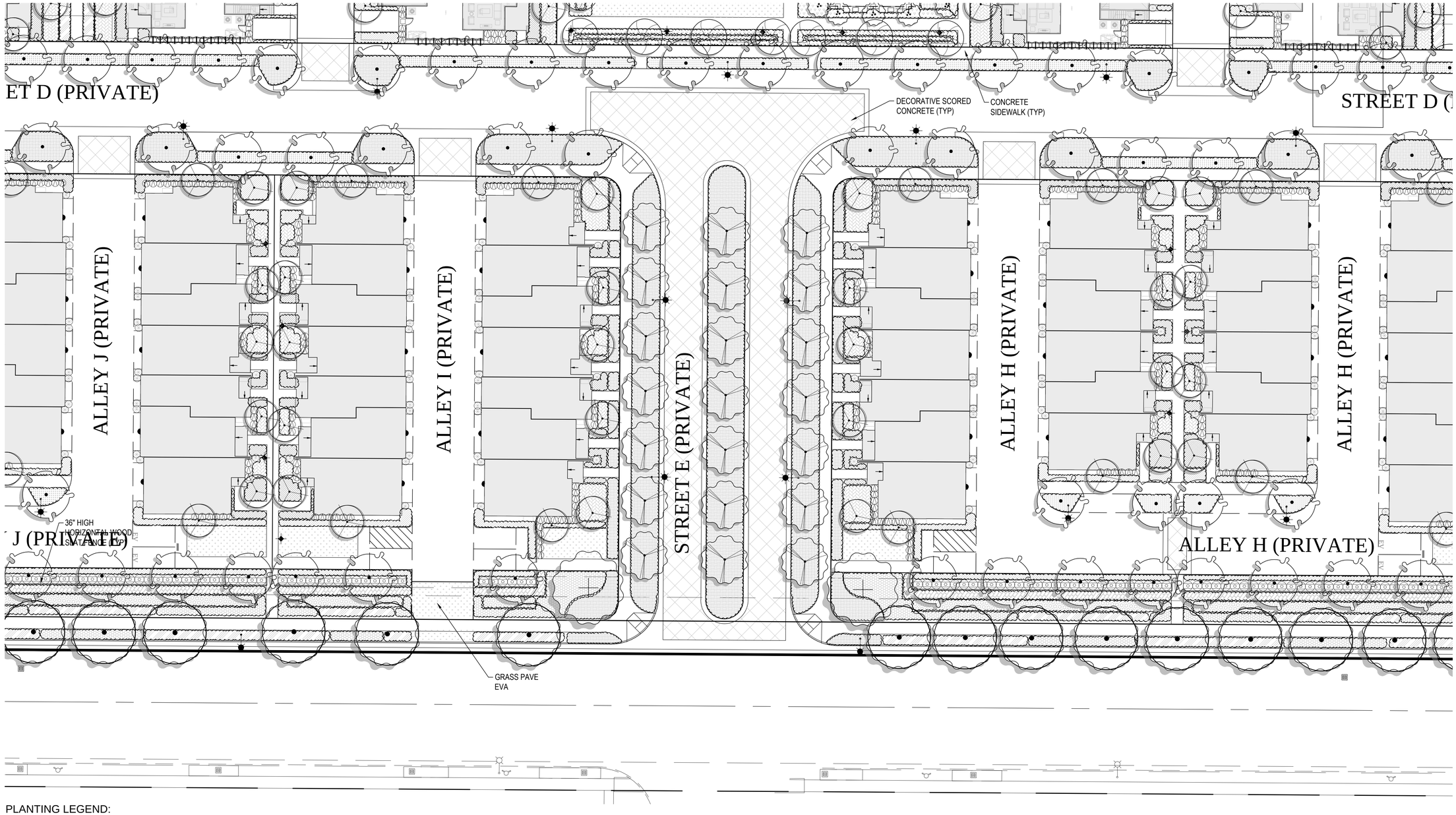
SCALE: AS SHOWN
DATE: AUG. 25, 2020

DATE	BY	CK
4-28-2021	JAM	RD

SHEET REVISIONS
MISC. REVISIONS PER CITY COMMENTS

SHEET
L-08
OF 33 SHEETS

JOB NO.
182032-2001



PLANTING LEGEND:

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
TREES							
		Acer rubrum 'Columnare'	Columnar Red Maple	24" Box	30' O.C.	Mission View Drive Street Tree	M
		Celtis sinensis	Chinese Hackberry	24" Box	30' O.C.	Standard	M
		Acer rubrum 'Columnare'	Columnar Red Maple	24" Box	30' O.C.	Depaul Drive Street Tree. Final tree to match industrial plans.	M
		Lophostemon confertus	Brisbane Box	24" Box	As shown	Standard	L
		Ginkgo biloba	Maidenhair Tree	24" Box	As shown	Standard, males only	M
		Acer x freemanii 'Jeffersed'	Autumn Blaze Red Maple	24" Box	As shown	Standard	M
		Platanus acerifolia 'Columbia'	London Plane Tree	24" Box	As shown	Standard	M
		Tristania laurina	Water Gum	24" Box	As shown	Standard	L
		Arbutus 'Marina'	Marina Madrone	24" Box	As shown	Standard	L
		Olea europaea 'Swan Hill'	Swan Hill Olive	24" Box	As shown	Multi-trunk	L
		Lyonothamnus floribunduss ssp. asplenifolius	Catalina Ironwood	24" Box	As shown	Standard, Planting Scheme A	L
		Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	24" Box	As shown	Standard, Planting Scheme B	M
		Laurus 'Saratoga'	Saratoga Laurel	24" Box	As shown	Standard, Planting Scheme C	L
		Pistacia chinensis	Chinese Pistache	24" Box	As shown	Standard	L
		Quercus suber	Cork Oak	24" Box	As shown	Standard	L
		Lagerstroemia indica	Crape Myrtle	24" Box	As shown	Standard	L

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
SHRUBS & GROUNDCOVERS							
		Westringia 'Wynyabie Gem'	Coast Rosemary	5 Gal	48" O.C.	-	L
		Cistus x pulverulentus 'Sunset'	Magenta Rockrose	5 Gal	48" O.C.	-	L
		Muhlenbergia rigens	Deer Grass	5 Gal	36" O.C.	-	L
		Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 Gal	60" O.C.	-	L
		Cotoneaster Lowfast	Bearberry	1 Gal	48" O.C.	-	L
		Cistus x hybridus	White Rockrose	1 Gal	48" O.C.	-	L
		Rhamnus californica 'Eve Case'	Coffeeberry	5 Gal	48" O.C.	-	L
		Lavandula x ginginsii 'Goodwin Creek Gray'	Goodwin Creek Gray Lavender	1 Gal	36" O.C.	-	L
		Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal	36" O.C.	-	L
		Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	M/L
		Podocarpus macrophyllus 'Maki'	Shrubby yew Podocarpus	5 Gal	As shown	Planting Scheme B	M/L
		Cupressus sempervirens 'Monshel'	Tiny Tower Italian Cypress	5 Gal	As shown	Planting Scheme C	L
		Callistemon 'Little John'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	L
		Rhaphiolepis indica 'Clara'	Indian Hawthorn	5 Gal	36" O.C.	Planting Scheme B	L
		Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal	36" O.C.	Planting Scheme C	L
		Salvia leucantha	Purple Mexican Sage	5 Gal	48" O.C.	-	L
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SHRUBS & GROUNDCOVERS							
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		Geranium incanum	Cranesbill	1 Gal	24" O.C.	Planting Scheme C	L
		Phormium 'Duet'	Dwarf Variegated Flax	1 Gal	36" O.C.	Planting Scheme A	L
		Dietes bicolor	Fortnight Lily	1 Gal	36" O.C.	Planting Scheme B	L
		Festuca mairei	Atlas Fescue	1 Gal	36" O.C.	Planting Scheme C	L
		Lantana montevidensis 'Alba'	White Trailing Lantana	1 Gal	60" O.C.	Planting Scheme A	L
		Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	1 Gal	36" O.C.	Planting Scheme B	L
		Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 Gal	60" O.C.	Planting Scheme C	L
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		Nandina domestica	Heavenly Bamboo	5 Gal	36" O.C.	-	L
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		Agave 'Blue Glow'	Blue Glow Agave	5 Gal	36" O.C.	-	L
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0 20 40 60

SCALE IN FEET: 1"= 20'

SR 2020-0020

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
835 E. EMBARCADERO ROAD, SUITE 201
PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
385 WOODVIEW AVE, SUITE 100
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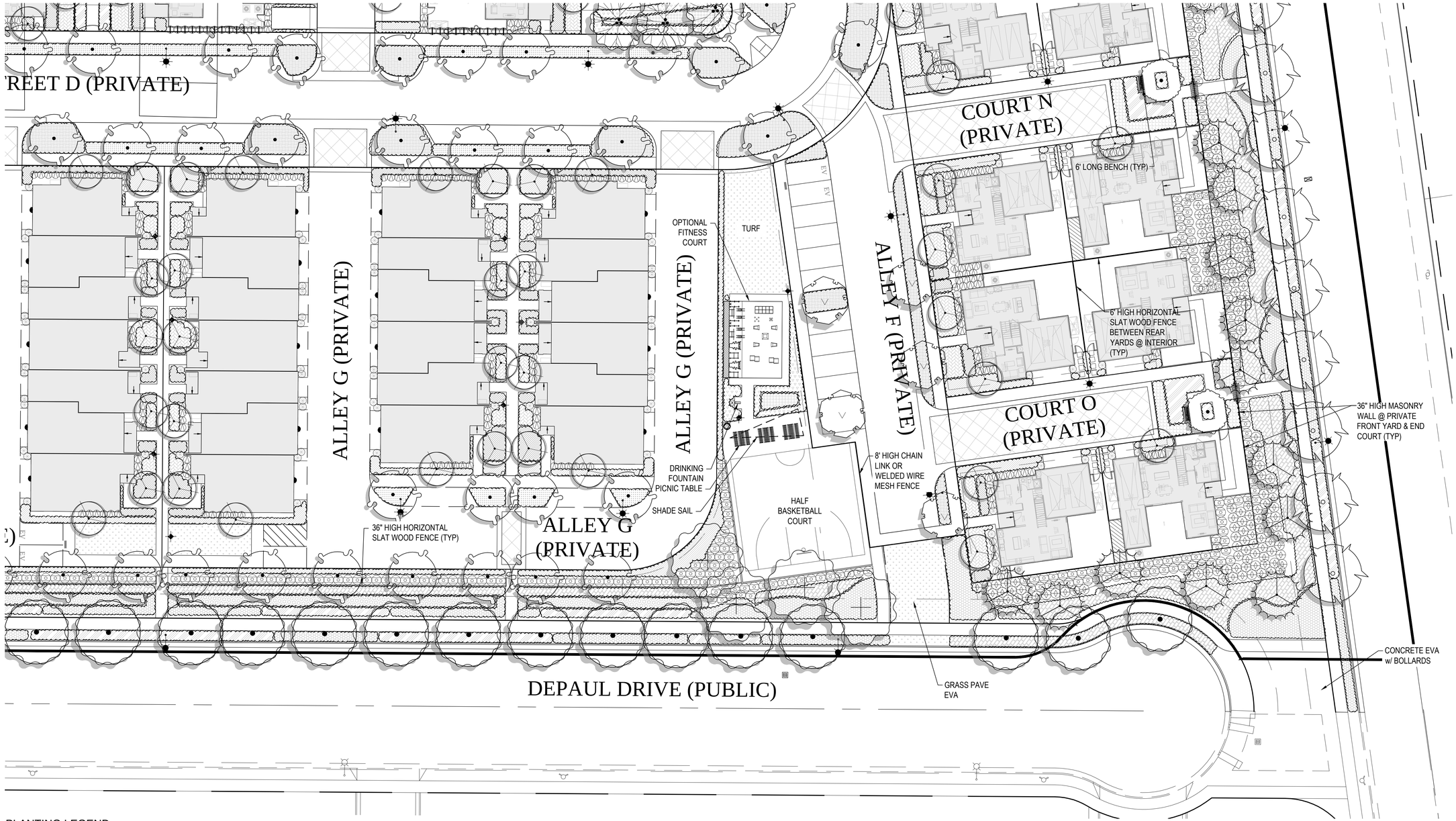
DESIGN REVIEW PERMIT
PRELIMINARY LANDSCAPE PLAN
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

DATE	BY	SHEET REVISIONS
4-28-2023	MK JAM	MISC. REVISIONS PER CITY COMMENTS

SCALE: AS SHOWN
DATE: AUG. 25, 2020

SHEET
L-09
OF 33 SHEETS

JOB NO.
182032-2001



PLANTING LEGEND:

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
		TREES					
		Acer rubrum 'Columnare'	Columnar Red Maple	24" Box	30' O.C.	Mission View Drive Street Tree	M
		Celtis sinensis	Chinese Hackberry	24" Box	30' O.C.	Standard	M
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		Laurus 'Saratoga'	Saratoga Laurel	24" Box	As shown	Standard, Planting Scheme C	L
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SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
		SHRUBS & GROUNDCOVERS					
		Westringia 'Wynyabie Gem'	Coast Rosemary	5 Gal	48" O.C.	-	L
		Cistus x pulverulentus 'Sunset'	Magenta Rockrose	5 Gal	48" O.C.	-	L
		Muhlenbergia rigens	Deer Grass	5 Gal	36" O.C.	-	L
		Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 Gal	60" O.C.	-	L
		Cotoneaster Lowfast	Bearberry	1 Gal	48" O.C.	-	L
		Cistus x hybridus	White Rockrose	1 Gal	48" O.C.	-	L
		Rhamnus californica 'Eve Case'	Coffeeberry	5 Gal	48" O.C.	-	L
		Lavandula x ginginsii 'Goodwin Creek Gray'	Goodwin Creek Gray Lavender	1 Gal	36" O.C.	-	L
		Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal	36" O.C.	-	L
		Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	M/L
		Podocarpus macrophyllus 'Maki'	Shrubby yew Podocarpus	5 Gal	As shown	Planting Scheme B	M/L
		Cupressus sempervirens 'Monshel'	Tiny Tower Italian Cypress	5 Gal	As shown	Planting Scheme C	L
		Callistemon 'Little John'	Sky Pencil Japanese Holly	5 Gal	As shown	Planting Scheme A	L
		Rhaphiolepis indica 'Clara'	Indian Hawthorn	5 Gal	36" O.C.	Planting Scheme B	L
		Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal	36" O.C.	Planting Scheme C	L
		Salvia leucantha	Purple Mexican Sage	5 Gal	48" O.C.	-	L
		Phormium tenax 'Jack Spratt'	Jack Spratt New Zealand Flax	1 Gal	18" O.C.	-	L

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
		SHRUBS & GROUNDCOVERS					
		Gazania Red	Red Gazania	1 Gal	24" O.C.	Planting Scheme A	L
		Ceanothus 'Centennial'	Centennial Ceanothus	1 Gal	60" O.C.	Planting Scheme B	L
		Geranium incanum	Cranesbill	1 Gal	24" O.C.	Planting Scheme C	L
		Phormium 'Duet'	Dwarf Variegated Flax	1 Gal	36" O.C.	Planting Scheme A	L
		Dietes bicolor	Fortnight Lily	1 Gal	36" O.C.	Planting Scheme B	L
		Festuca mairei	Atlas Fescue	1 Gal	36" O.C.	Planting Scheme C	L
		Lantana montevidensis 'Alba'	White Trailing Lantana	1 Gal	60" O.C.	Planting Scheme A	L
		Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	1 Gal	36" O.C.	Planting Scheme B	L
		Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 Gal	60" O.C.	Planting Scheme C	L
		Bolero Plus available from Delta Bluegrass Co		Sod	-	-	H/M
		Nandina domestica	Heavenly Bamboo	5 Gal	36" O.C.	-	L
		Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	5 Gal	30" O.C.	-	L
		Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gal	36" O.C.	-	L
		Carex pansa	Dune Sedge	1 Gal	12" O.C.	-	L
		Agave 'Blue Glow'	Blue Glow Agave	5 Gal	36" O.C.	-	L
		Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 Gal	12" O.C.	-	L

GENERAL NOTES:

1. Tree and shrub layout is conceptual in nature. Final plant locations and species are subject to City review and final design refinement.
2. Additional plant species not listed on the above Plant Palette may be used.
3. Not all plant species listed on the above Plant Palette may be used.
4. All landscape areas will be grouped by hydrozone and receive an automatic underground irrigation system(s) that meets local and UBC code.

0 20 40 60

SCALE IN FEET: 1"= 20'

SR 2020-0020

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
805 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
385 WOODVIEW AVE, SUITE 100
MORGAN HILL, CA 95037

DESIGN REVIEW PERMIT
PRELIMINARY LANDSCAPE PLAN
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

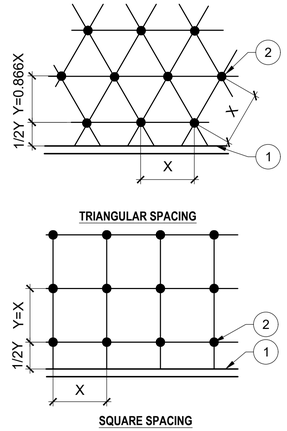
SCALE: AS SHOWN
DATE: AUG. 25, 2020

DATE	BY	CK
4-28-2021	JAM	RD

SHEET REVISIONS
MISC. REVISIONS PER CITY COMMENTS

SHEET
L-10
OF 33 SHEETS

JOB NO.
182032-2001



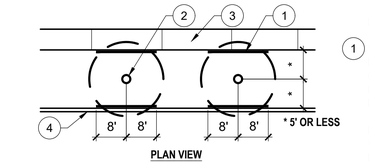
LEGEND

1. BACK OF CURB OR EDGE OF PAVING
2. PLANT LOCATION

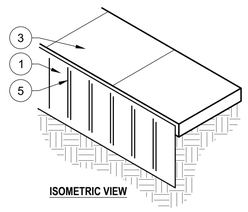
NOTE:

A. ALL SHRUB/GROUND COVER TO BE TRIANGULAR SPACING UNLESS OTHERWISE INDICATED ON THE PLANTING PLANS.

A SHRUB & GROUNDCOVER SPACING
SCALE: N.T.S.



PLAN VIEW



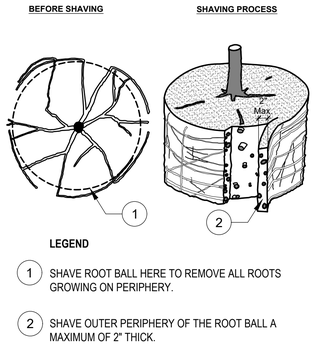
ISOMETRIC VIEW

LEGEND

1. 18" DEEP LINEAR STYLE ROOT BARRIER AS MADE BY CENTURY ROOT BARRIER MODEL# CP18-2 OR APPROVED EQUAL.

   PLACE BARRIER IN TRENCH WITH THE VERTICAL RIBS FACING TOWARD THE TREE & ALIGN IN A STRAIGHT FASHION. USE HARDSCAPE EDGE AS A GUIDE AND BACKFILL AGAINST THE BARRIERS TO PROVIDE CLEAN FIT. TOP OF BARRIER TO EXTEND 1" BELOW TOP OF CURB OR WALK.
2. TREE TRUNK LOCATION (CANOPY SHOWN DASHED IN)
3. CONCRETE SIDEWALK OR SLAB
4. CONCRETE CURB OR SITE WALL
5. VERTICAL RIBS

B LINEAR ROOT BARRIER
SCALE: N.T.S.



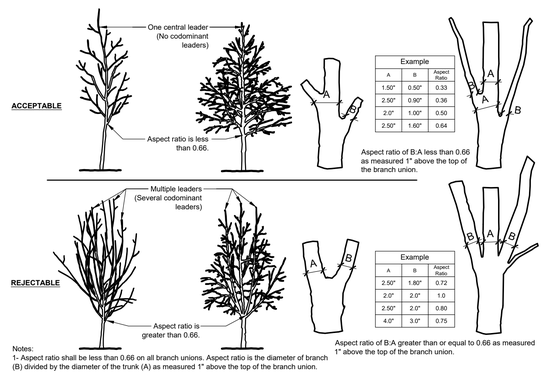
LEGEND

1. SHAVE ROOT BALL HERE TO REMOVE ALL ROOTS GROWING ON PERIPHERY.
2. SHAVE OUTER PERIPHERY OF THE ROOT BALL A MAXIMUM OF 2" THICK.
3. ROOT TIPS EXPOSED AT PERIPHERY OF ROOT BALL. ALL ROOTS GROWING AROUND PERIPHERY ARE REMOVED.

NOTES

1. SHAVING TO BE CONDUCTED USING A SHARP BLADE OR HAND SAW ELIMINATING NO MORE THAN NEEDED TO REMOVE ALL ROOTS ON THE PERIPHERY OF ROOT BALL.
2. SHAVING CAN BE PERFORMED JUST PRIOR TO PLANTING OR AFTER PLACING IN THE HOLE.

C ROOT BALL SHAVING
SCALE: N.T.S.



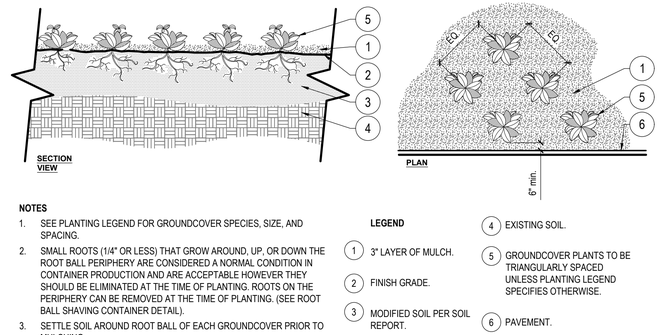
Example		
A	B	Aspect Ratio
1.50"	0.50"	0.33
2.50"	0.90"	0.36
2.0"	1.00"	0.50
2.50"	1.60"	0.64

Example		
A	B	Aspect Ratio
2.50"	1.80"	0.72
2.0"	2.0"	1.0
2.50"	2.0"	0.80
4.0"	3.0"	0.75

Notes:
1- Aspect ratio shall be less than 0.66 on all branch unions. Aspect ratio is the diameter of branch (B) divided by the diameter of the trunk (A) as measured 1" above the top of the branch union.

2- Any tree not meeting the crown observations detail may be rejected.

D CROWN OBSERVATION
SCALE: N.T.S.



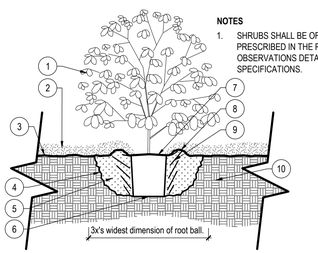
NOTES

1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING.
2. SMALL ROOTS (1/4" 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 PERIPHERY 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.

LEGEND

1. 3" LAYER OF MULCH.
2. FINISH GRADE.
3. MODIFIED SOIL PER SOIL REPORT.
4. EXISTING SOIL.
5. GROUNDCOVER PLANTS TO BE TRIANGULARLY SPACED UNLESS PLANTING LEGEND SPECIFIES OTHERWISE.
6. PAVEMENT.

E GROUNDCOVER INSTALLATION
SCALE: N.T.S.



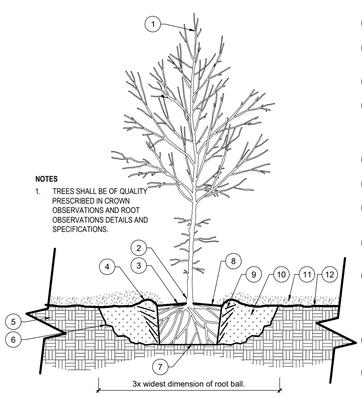
NOTES

1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.

LEGEND

1. SHRUB.
2. 3" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL.
3. FINISH GRADE.
4. SLOPE SIDES OF LOOSENED SOIL.
5. LOOSENED SOIL. DIG & TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN.
6. ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
7. TOP OF ROOT BALL SHALL BE FLUSH WITH FINISHED GRADE.
8. 4" HIGH x 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
9. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
10. EXISTING SOIL.

F SHRUB INSTALLATION
SCALE: N.T.S.



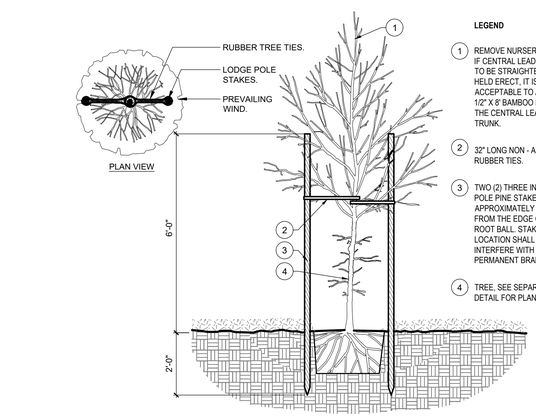
NOTES

1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

LEGEND

1. CENTRAL LEADER. (SEE CROWN OBSERVATION DETAIL).
2. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
3. ROOT BALL MODIFIED AS REQUIRED.
4. ROUND-TOPPED SOIL BERM 4" HIGH x 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
5. EXISTING SOIL.
6. SLOPE SIDES OF LOOSENED SOIL.
7. BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
8. TOP OF ROOT BALL SHALL BE FLUSH WITH FINISHED GRADE.
9. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
10. LOOSENED SOIL. DIG AND TURN THE SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN.
11. 3" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL.
12. FINISH GRADE.

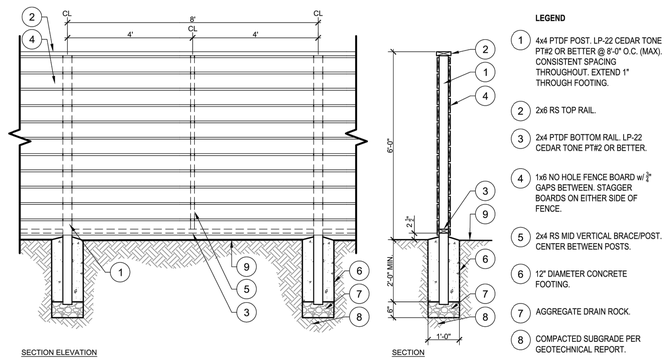
G TREE INSTALLATION
SCALE: N.T.S.



LEGEND

1. REMOVE NURSERY STAKE. IF CENTRAL LEADER NEEDS TO BE STRAIGHTENED OR HELD ERECT, IT IS ACCEPTABLE TO ATTACH A 1/2" X 8' BAMBOO POLE TO THE CENTRAL LEADER AND TRUNK.
2. 32" LONG NON - ABRASIVE RUBBER TIES.
3. TWO (2) THREE INCH LODGE POLE PINE STAKES. INSTALL APPROXIMATELY 2' AWAY FROM THE EDGE OF THE ROOT BALL. STAKE LOCATION SHALL NOT INTERFERE WITH PERMANENT BRANCHES.
4. TREE, SEE SEPARATE DETAIL FOR PLANTING.

H TREE STAKING
SCALE: N.T.S.



LEGEND

1. 4x4 PTDF POST. LP-22 CEDAR TONE PT#2 OR BETTER @ 8'-0" O.C. (MAX). CONSISTENT SPACING THROUGHOUT. EXTEND 1" THROUGH FOOTING.
2. 2x6 RS TOP RAIL.
3. 2x4 PTDF BOTTOM RAIL. LP-22 CEDAR TONE PT#2 OR BETTER.
4. 1x6 NO HOLE FENCE BOARD w/ 1" GAPS BETWEEN. STAGGER BOARDS ON EITHER SIDE OF FENCE.
5. 2x4 RS MID VERTICAL BRACE/POST. CENTER BETWEEN POSTS.
6. 12" DIAMETER CONCRETE FOOTING.
7. AGGREGATE DRAIN ROCK.
8. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
9. FINISH GRADE.

NOTE

1) ALL WOOD SHALL BE CEDAR UNLESS OTHERWISE SPECIFIED.

2) ALL NAILS SHALL BE HOT DIPPED GALVANIZED.

I GOOD NEIGHBOR FENCE
SCALE: 1/2" = 1'-0"

PLANTING NOTES:

1. Shrub layout as shown on plan indicates "shrub masses." Quantities are as shown on legend, on-center spacing as shown on legend. Contractor to verify quantities based on spacing and add additional plant material (at no additional cost to the owner) required to maintain design intent due to existing site conditions not anticipated during design. Layout/spacing shall be as shown on plan or legend. Landscape architect to approve final layout in field prior to installation.
2. Contractors shall notify the landscape architect of site conditions which prevent installation per plans and specifications.
3. Contractor shall be liable for removing and re-installing irrigation equipment, and replanting areas which are not installed per plan and specifications.
4. Refer to planting specifications for inspection/certification schedule.
5. Irrigation system shall be installed and operational prior to installation of plant materials.
6. Trees and shrubs shall be planted after concrete placement, but not before irrigation coverage test no. 1 has been approved. (see specifications).
7. Place trees between irrigation heads wherever possible.
8. Shredded mulch installation: Install shredded mulch in all shrub and groundcover areas per specifications unless otherwise indicated on plans.
9. Contractor is responsible for all repairs and/or replacement of any damaged landscape areas beyond the limit of work, including repairing any irrigation lines/sprinkler heads, that is a direct result of the landscape construction and/or his sub-contractor. Replacement items shall be exact duplication of original work or plants, unless otherwise approved by the landscape architect.
10. Clean-up shall take place on a daily basis unless otherwise approved by the owner's representative.
11. It is the contractor's responsibility to maintain all grades and flow lines as shown on the grading plan. Where sod is to be installed on a swale, the finish grade must be adjusted so the sod does not restrict the flow.
12. Landscape contractor shall take additional soil samples from the site. The samples shall be taken at a depth of 12" after rough grading and submitted to an approved soil and plant laboratory for agricultural suitability testing. The cost of testing shall be included in the contractor's bid.
13. The recommendations of the soil report shall supersede the soil preparation and backfill mix specifications (see specifications). The contractor shall submit a copy of all soils reports to the landscape architect prior to modification of these specifications.

SOILS REPORT AND RECOMMENDATIONS:

the soil management report and soil amendment recommendations shall be prepared and submitted with construction documents as permitted by code.

MULCH NOTE:

Contractor shall install a 3" layer of "Mahogany Mulch Mini" available from Zanker Landscape Materials in all shrub and groundcover areas unless otherwise noted.

SOIL AMENDMENT NOTE:

Regardless of the recommendations as a result of the required soils testing, the soil amendment "Tri-C Humate" available from TRI-C Enterprises and distributors or approved equal shall be top dressed and incorporated into the soil at a rate of 10 LBS./1,000SF

J PLANTING NOTES
SCALE: N.T.S.

SR 2020-0020

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
855 EL CAMINO REAL, SUITE 320 GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

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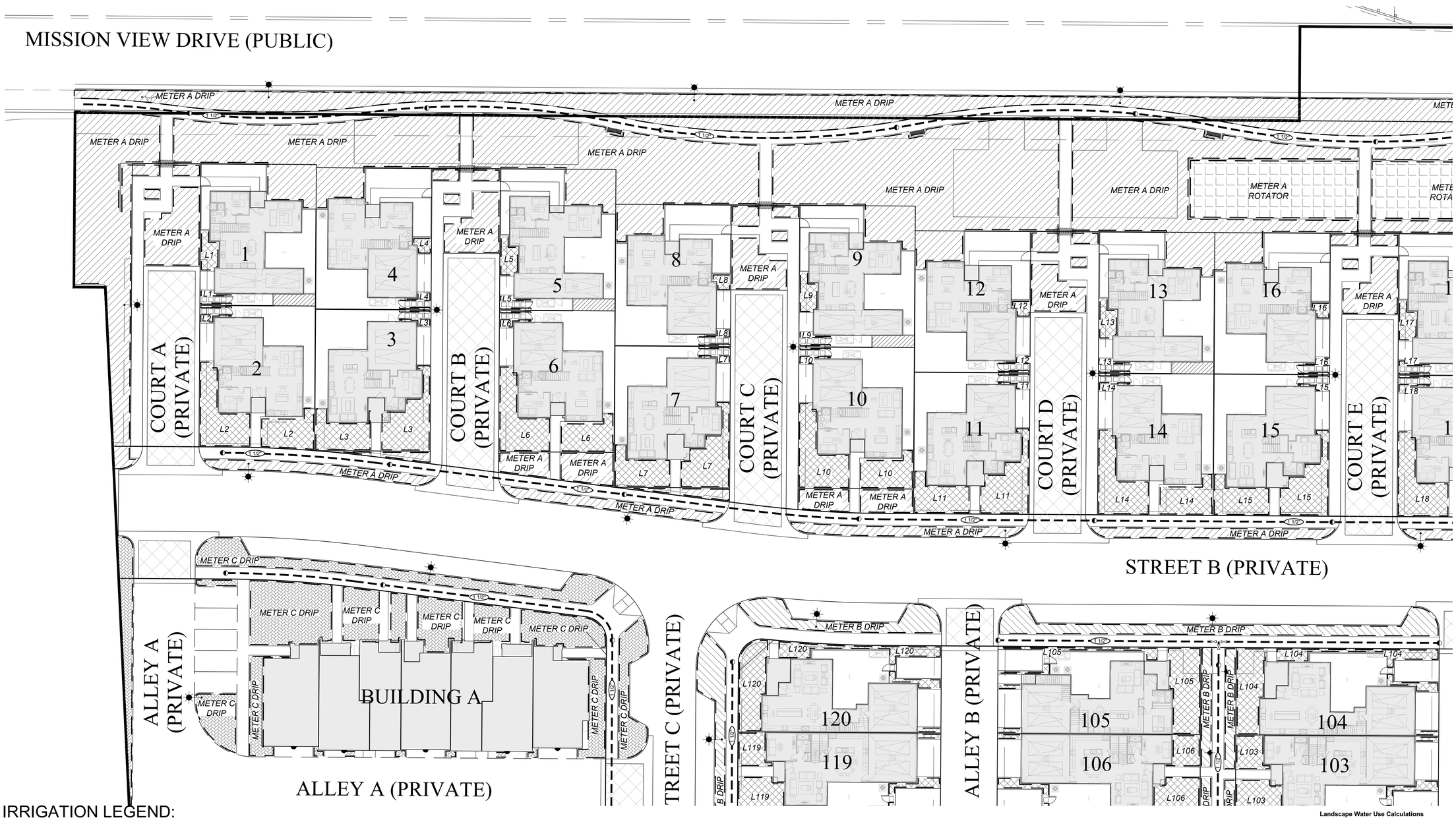
DESIGN REVIEW PERMIT
PRELIMINARY LANDSCAPE DETAILS
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

DATE	BY	SHEET REVISIONS	BY	CK
4-28-2021	JAM	MISC. REVISIONS PER CITY COMMENTS	JAM	RD

SCALE: AS SHOWN
DATE: AUG. 25, 2020

SHEET
L-11
OF 33 SHEETS

JOB NO.
182032-2001



IRRIGATION LEGEND:

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	RADIUS	GPM	IN/HR	PSI	COMMENTS
Meter A, Meter B, Meter C, Meter D, Res Lot	Rainbird	XBS-700-500	1/2" Black distribution drip tubing w/ flush valve	Drip	-	-	0-60	Install lines on surface
		XQ-1000-B	1/4" Distribution tubing	Drip	-	-	0-60	
		XB-10PC	1.0 barb inlet x barb outlet drip emitter	Drip	0.002	3.79	15-50	Install 2 emitter per shrub.
		OPERIND	Drip operation indicator	Drip	-	-	15-60	Install 6" from edge of pavement/curb. Install at ends of drip zones.
	Hunter	PCN-25	Tree bubbler	Bubbler	0.25	0.7	10-60	Install (2) two per tree.
Meter A, Meter B, Meter C, Meter D	Rainbird	1806-SAM-R-VANSeries	Pop-up rotator spray	17'-24'	Varies	1.58	40	Adjust arc & radius to prevent over spray.

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION
	Nibco	T-585-70	Line size full port bronze ball valve in valve box.
	Hunter	ICV Series - 50	Electronic remote control valve, 50 PSI regulator, size as shown.
	Hunter	ICZ-101-25	Drip remote control medium/high flow valve.
	Hunter	HQ-44LRC	1" quick coupler in round valve box.
MV	Superior	3000150	1 1/2" normally closed master valve.
	Hunter	HFS-FCT-158	Flow sensor.
	Febco	LF825YA-QT RP	Line size reduced pressure backflow device.
	GuardShack	Econo-cage (Size as needed)	Green backflow device cage.
	GuardShack	FrostGuard (Size as needed)	Green backflow device frost blanket.
ET	Hunter	WSS-SEN	ET, Rain, and freeze sensor. Mount on building eave.
C	Hunter	ACC-1200-ACM-600	Pedestal mount mount modular controller w/ expansion module.
	Approved	SCH. 40 PVC	Mainline, size as shown, minimum 24" cover.
	Approved	SCH. 40 PVC	Lateral line, size as shown, minimum 18" cover
	Approved	SCH. 40 PVC	Sleeves, sized 2X larger than pipe to be inserted, unless otherwise noted. Wire sleeves sized as needed.
M	New 1 1/2" water meter		

Landscape Water Use Calculations

Project Information
Total square footage of Landscape Area (including Special Landscape Area) **LA=** 355,573
Total square footage of Special Landscape Area **SLA=** 33,750
Hist. ETo for the area **ETo=** 49.5

Maximum Annual Water Allocation (MAWA)
MAWA is calculated using the following formula: {(Eto) (.62) [(0.55 x LA) + (1.0 - 0.55) x SLA)]

MAWA = 6,467,995

Estimated Total Water Use (ETWU)
ETWU is calculated using the following formula: {Eto) (.62) [(PF x HA / IE)+ SLA]

Hydrozone # 1 Medium Trees Bubbler — Plant Factor **PF=** 0.5
square footage of hydrozone **HA=** 4,060 (SLA=0)
hydrozone irrigation efficiency **IE=** 0.81
#1 ETWU = 76,914 gallons / yr

Hydrozone # 2 Turf Grass Rotator — Plant Factor **PF=** 1
square footage of hydrozone **HA=** 39,373 (SLA=0)
hydrozone irrigation efficiency **IE=** 0.75
#2 ETWU = 1,611,143 gallons / yr

Hydrozone # 3 Low Shrubs/GC Drip — Plant Factor **PF=** 0.3
square footage of hydrozone **HA=** 316,200 (SLA=0)
hydrozone irrigation efficiency **IE=** 0.81
#3 ETWU = 3,594,137 gallons / yr

Total ETWU = 5,282,195

MAWA - ETWU = 1,185,800
Estimated Total Water Use must be less than the Maximum Annual W

0 20 40 60
SCALE IN FEET: 1"= 20'

SR 2020-0020

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
805 E. ALAMO, ARGYO GRDY, CA 95021
PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
385 WOODVIEW AVE, SUITE 100
MORGAN HILL, CA 95037

DESIGN REVIEW PERMIT
PRELIMINARY IRRIGATION PLAN
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

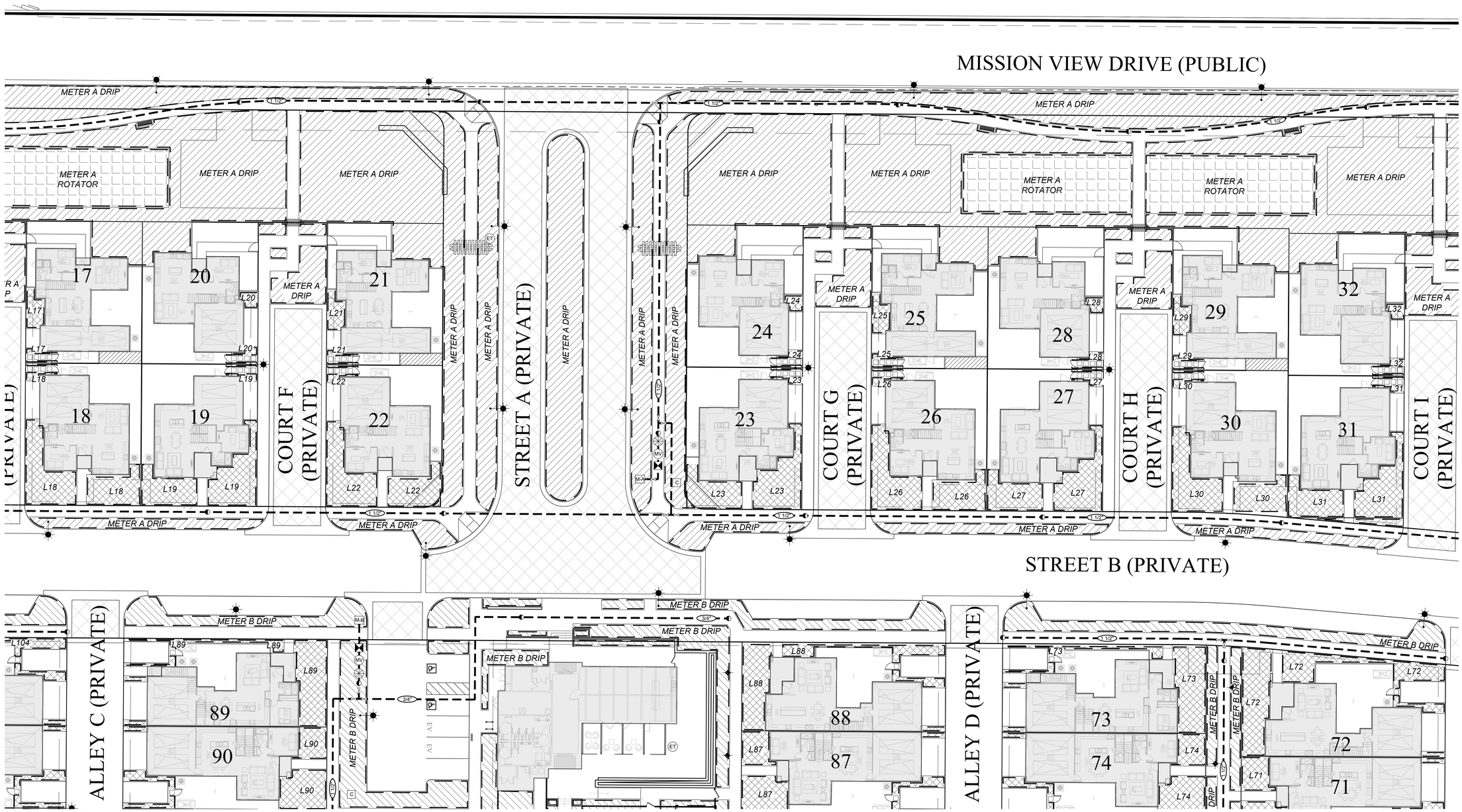
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DATE: AUG. 25, 2020

DATE	BY	CK
4-26-2023	JAM	RD

SHEET REVISIONS
MISC. REVISIONS PER CITY COMMENTS

SHEET
L-12
OF 33 SHEETS

JOB NO.
182032-2001



IRRIGATION LEGEND:

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Meter A Meter B Meter C Meter D	Rainbird	1806-SAM-R-VANSeries	Pop-up rotator spray	17'-24'	Varies	1.58	40	Adjust arc & radius to prevent over spray.

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION
	Nibco	T-585-70	Line size full port bronze ball valve in valve box.
	Hunter	ICV Series - 50	Electronic remote control valve, 50 PSI regulator, size as shown.
	Hunter	ICZ-101-25	Drip remote control medium/high flow valve.
	Hunter	HQ-44LRC	1" quick coupler in round valve box.
MV	Superior	3000150	1 1/2" normally closed master valve.
	Hunter	HFS-FCT-158	Flow sensor.
	Febco	LF825YA-QT RP	Line size reduced pressure backflow device.
	GuardShack	Econo-cage (Size as needed)	Green backflow device cage.
	GuardShack	FrostGuard (Size as needed)	Green backflow device frost blanket.
ET	Hunter	WSS-SEN	ET, Rain, and freeze sensor. Mount on building eave.
C	Hunter	ACC-1200-ACM-600	Pedestal mount mount modular controller w/ expansion module.
	Approved	SCH. 40 PVC	Mainline, size as shown, minimum 24" cover.
	Approved	SCH. 40 PVC	Lateral line, size as shown, minimum 18" cover
	Approved	SCH. 40 PVC	Sleeves, sized 2X larger than pipe to be inserted, unless otherwise noted. Wire sleeves sized as needed.
M	New 1 1/2" water meter		

DRIPLINE INSTALLATION NOTES:

1. Dripline emitters and spacing between lines as per Irrigation Legend.
2. Locate flush valve at lowest and furthest points of system. Install in planter area. See flush valve detail for installation. Locate air relief valve near system high point, if needed.
3. Connect dripline to supply tubing with PLD-Loc fittings.

MAINLINE & LATERAL LINE NOTE:

Mainline & lateral lines shown for clarity only. Place pipe in adjacent planter. Do not install any piping under wall footings (exception when crossing & sleeved) fence posts or lighting footings. Maintain a minimum of 12" clearance from above items.

CONTROLLER NOTE:

Automatic irrigation controller shall be pedestal mounted where shown. Final location to be approved by owner. Make and model as specified on irrigation legend. Installation location approximate. 120 volt power provided by owner.

PIPE SIZING CHART

A	3/4"	0-8 GPM
B	1"	8-15 GPM
C	1 1/4"	15-24 GPM
D	1 1/2"	24-32 GPM
E	2"	32-50 GPM

0 20 40 60

SCALE IN FEET: 1"= 20'

THIS IS A POTABLE IRRIGATION SYSTEM

SLEEVING NOTE:

Sleeve all hardscape crossing prior to hardscape placement.

SOLAR SYNC SENSOR NOTE:

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PRELIMINARY PLAN NOTE:

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SR 2020-0020

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
825 SAN MATEO AVENUE, SUITE 100 SAN MATEO, CA 94402
PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
385 WOODVIEW AVE, SUITE 100
MORGAN HILL, CA 95037

DESIGN REVIEW PERMIT
PRELIMINARY IRRIGATION PLAN

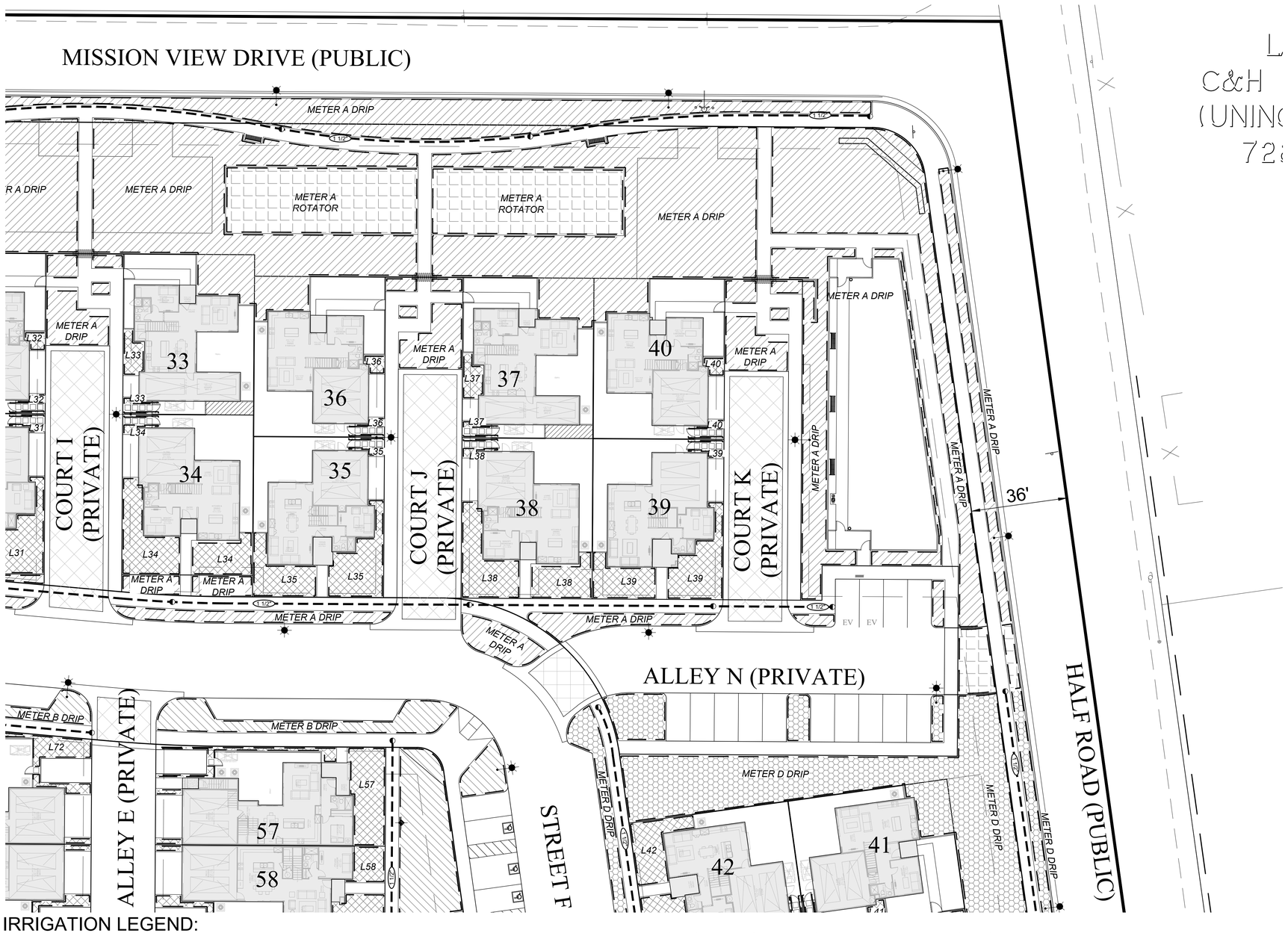
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	AUG. 25, 2020

DATE	BY	CK	SHEET REVISIONS
4-28-2023	MK	JAM	MISC. REVISIONS PER CITY COMMENTS
		JAM	RD

SHEET
L-13
OF 33 SHEETS

JOB NO.
182032-2001



IRRIGATION LEGEND:

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	RADIUS	GPM	IN/HR	PSI	COMMENTS
Meter A, Meter B, Meter C, Meter D, Res Lot	Rainbird	XBS-700-500	1/2" Black distribution drip tubing w/ flush valve	Drip	-	-	0-60	Install lines on surface
		XQ-1000-B	1/4" Distribution tubing	Drip	-	-	0-60	
		XB-10PC	1.0 barb inlet x barb outlet drip emitter	Drip	0.002	3.79	15-50	Install 2 emitter per shrub.
		OPERIND	Drip operation indicator	Drip	-	-	15-60	Install 6" from edge of pavement/curb. Install at ends of drip zones.
	Hunter	PCN-25	Tree bubbler	Bubbler	0.25	0.7	10-60	Install (2) two per tree.
Meter A, Meter B, Meter C, Meter D	Rainbird	1806-SAM-R-VANSeries	Pop-up rotator spray	17'-24'	Varies	1.58	40	Adjust arc & radius to prevent over spray.

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION
	Nibco	T-585-70	Line size full port bronze ball valve in valve box.
	Hunter	ICV Series - 50	Electronic remote control valve, 50 PSI regulator, size as shown.
	Hunter	ICZ-101-25	Drip remote control medium/high flow valve.
	Hunter	HQ-44LRC	1" quick coupler in round valve box.
MV	Superior	3000150	1 1/2" normally closed master valve.
	Hunter	HFS-FCT-158	Flow sensor.
	Febco	LF825YA-QT RP	Line size reduced pressure backflow device.
	GuardShack	Econo-cage (Size as needed)	Green backflow device cage.
	GuardShack	FrostGuard (Size as needed)	Green backflow device frost blanket.
ET	Hunter	WSS-SEN	ET, Rain, and freeze sensor. Mount on building eave.
C	Hunter	ACC-1200-ACM-600	Pedestal mount mount modular controller w/ expansion module.
	Approved	SCH. 40 PVC	Mainline, size as shown, minimum 24" cover.
	Approved	SCH. 40 PVC	Lateral line, size as shown, minimum 18" cover
	Approved	SCH. 40 PVC	Sleeves, sized 2X larger than pipe to be inserted, unless otherwise noted. Wire sleeves sized as needed.
M	New 1 1/2" water meter		

DRIPLINE INSTALLATION NOTES:

1. Dripline emitters and spacing between lines as per Irrigation Legend.
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PIPE SIZING CHART

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0 20 40 60

SCALE IN FEET: 1"= 20'

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SR 2020-0020

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855 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
385 WOODVIEW AVE, SUITE 100
MORGAN HILL, CA 95037

DESIGN REVIEW PERMIT
PRELIMINARY IRRIGATION PLAN

THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

DATE	BY	SHEET REVISIONS
4-28-2023	MK	MISC. REVISIONS PER CITY COMMENTS
	JAM	
	RD	

SCALE: AS SHOWN
DATE: AUG. 25, 2020
CK: JAM

SHEET
L-14
OF 33 SHEETS

JOB NO.
182032-2001



IRRIGATION LEGEND:

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	RADIUS	GPM	IN/HR	PSI	COMMENTS
Meter A Meter B Meter C Meter D Res Lot	Rainbird	XBS-700-500	1/2" Black distribution drip tubing w/ flush valve	Drip	-	-	0-60	Install lines on surface
		XQ-1000-B	1/4" Distribution tubing	Drip	-	-	0-60	
		XB-10PC	1.0 barb inlet x barb outlet drip emitter	Drip	0.002	3.79	15-50	Install 2 emitter per shrub.
		OPERIND	Drip operation indicator	Drip	-	-	15-60	Install 6" from edge of pavement/curb. Install at ends of drip zones.
	Hunter	PCN-25	Tree bubbler	Bubbler	0.25	0.7	10-60	Install (2) two per tree.
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ET	Hunter	WSS-SEN	ET, Rain, and freeze sensor. Mount on building eave.
C	Hunter	ACC-1200-ACM-600	Pedestal mount mount modular controller w/ expansion module.
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SR 2020-0020

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ENGINEERS • PLANNERS • SURVEYORS
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PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
385 WOODVIEW AVE, SUITE 100
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DESIGN REVIEW PERMIT
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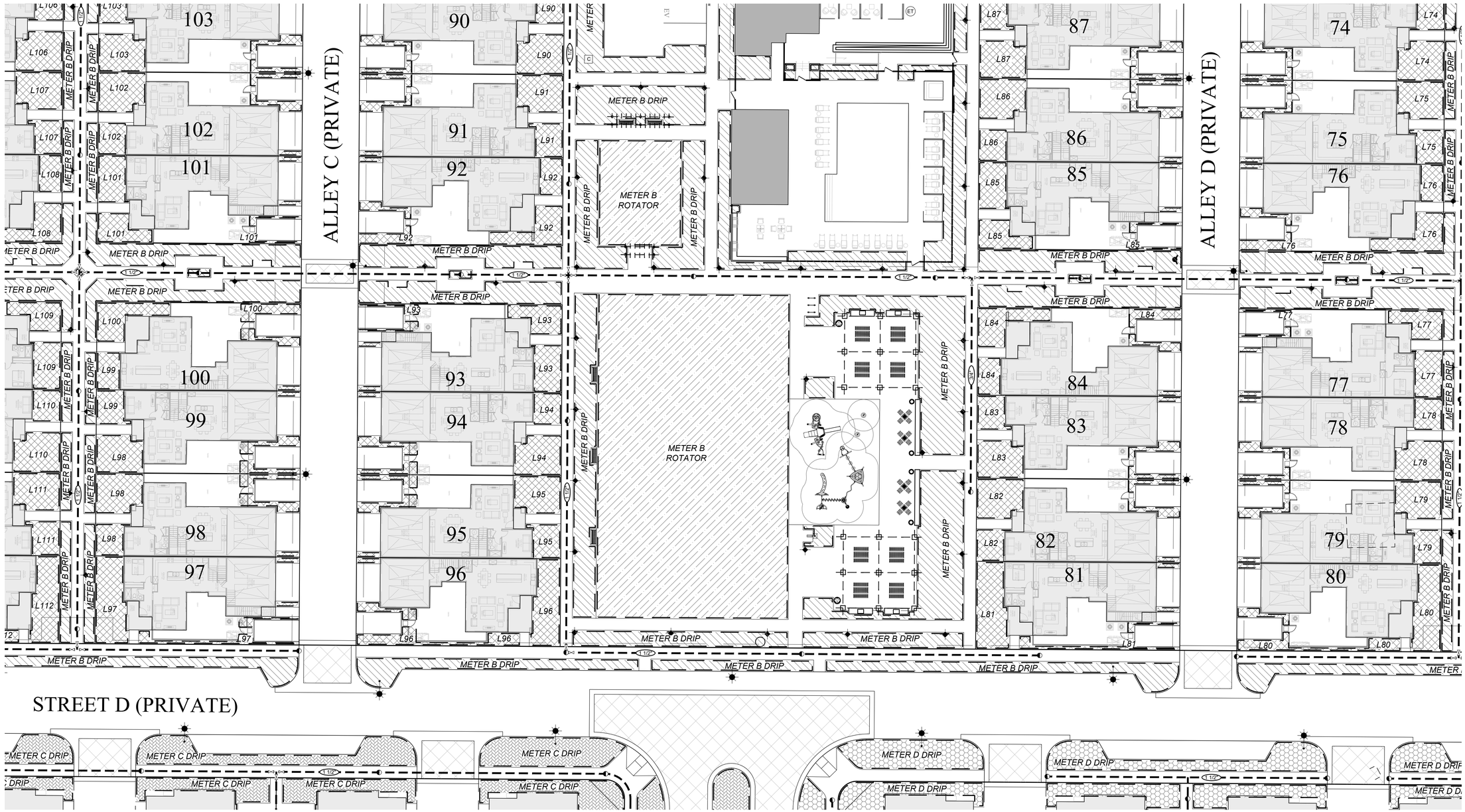
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

DATE	BY	CK
4-28-2023	JAM	MK
MISC. REVISIONS PER CITY COMMENTS	JAM	RD

SCALE: AS SHOWN
DATE: AUG. 25, 2020

SHEET
L-15
OF 33 SHEETS

JOB NO.
182032-2001



IRRIGATION LEGEND:

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	RADIUS	GPM	IN/HR	PSI	COMMENTS
Meter A Meter B Meter C Meter D Res Lot	Rainbird	XBS-700-500	1/2" Black distribution drip tubing w/ flush valve	Drip	-	-	0-60	Install lines on surface
		XQ-1000-B	1/4" Distribution tubing	Drip	-	-	0-60	
		XB-10PC	1.0 barb inlet x barb outlet drip emitter	Drip	0.002	3.79	15-50	Install 2 emitter per shrub.
		OPERIND	Drip operation indicator	Drip	-	-	15-60	Install 6" from edge of pavement/curb. Install at ends of drip zones.
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DRIPLINE INSTALLATION NOTES:

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0 20 40 60

SCALE IN FEET: 1"= 20'

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SR 2020-0020

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DIVIDEND
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DESIGN REVIEW PERMIT
PRELIMINARY IRRIGATION PLAN

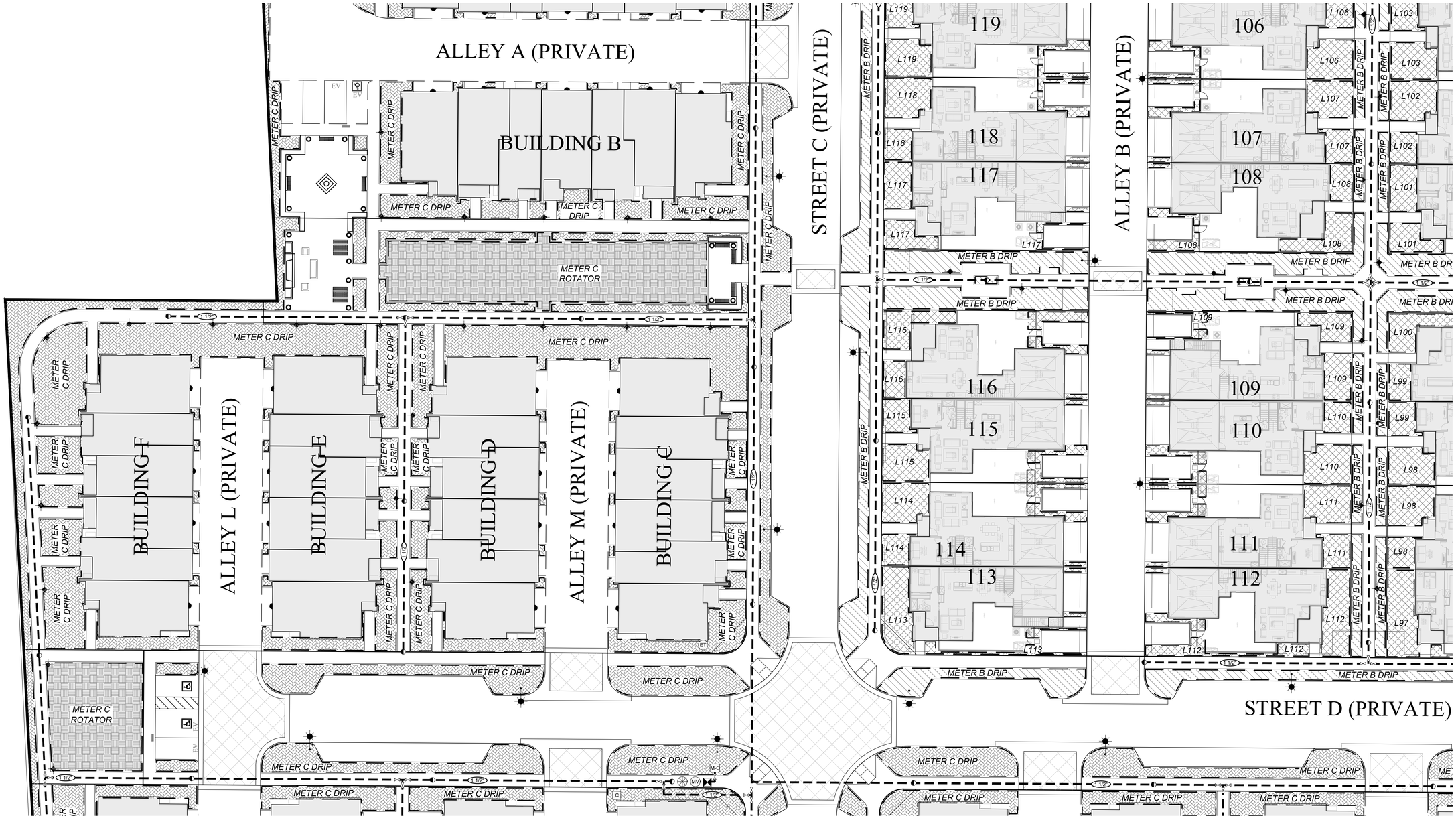
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

DATE	BY	SHEET REVISIONS	BY	CK
4-28-2023	JAM	MISC. REVISIONS PER CITY COMMENTS	JAM	RD

SCALE: AS SHOWN
DATE: AUG. 25, 2020

SHEET
L-16
OF 33 SHEETS

JOB NO.
182032-2001



IRRIGATION LEGEND:

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	RADIUS	GPM	IN/HR	PSI	COMMENTS
Meter A, Meter B, Meter C, Meter D, Res Lot	Rainbird	XBS-700-500	1/2" Black distribution drip tubing w/ flush valve	Drip	-	-	0-60	Install lines on surface
		XQ-1000-B	1/4" Distribution tubing	Drip	-	-	0-60	
		XB-10PC	1.0 barb inlet x barb outlet drip emitter	Drip	0.002	3.79	15-50	Install 2 emitter per shrub.
		OPERIND	Drip operation indicator	Drip	-	-	15-60	Install 6" from edge of pavement/curb. Install at ends of drip zones.
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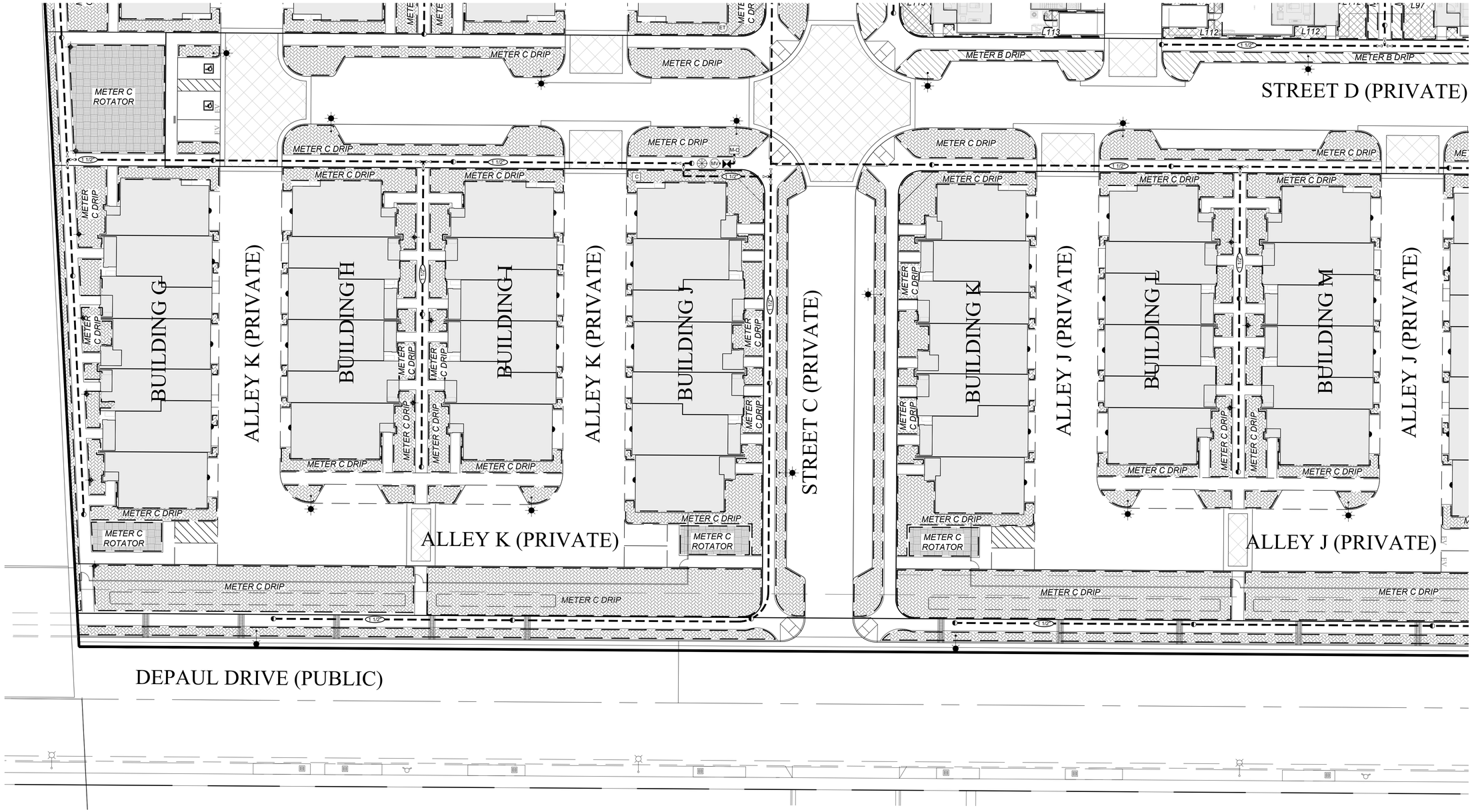
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	AUG. 25, 2020

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4-28-2023	JAM	RD	MISC. REVISIONS PER CITY COMMENTS

SHEET
L-17
OF 33 SHEETS

JOB NO.
182032-2001



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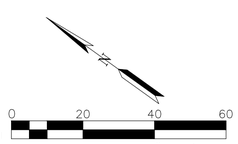
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PIPE SIZING CHART

A	3/4"	0-8 GPM
B	1"	8-15 GPM
C	1 1/4"	15-24 GPM
D	1 1/2"	24-32 GPM
E	2"	32-50 GPM



SR 2020-0020

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ENGINEERS • PLANNERS • SURVEYORS
815 E. CAMINO ARROYO GILROY, CA. 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

DIVIDEND
385 WOODVIEW AVE, SUITE 100
MORGAN HILL, CA 95037

DESIGN REVIEW PERMIT
PRELIMINARY IRRIGATION PLAN

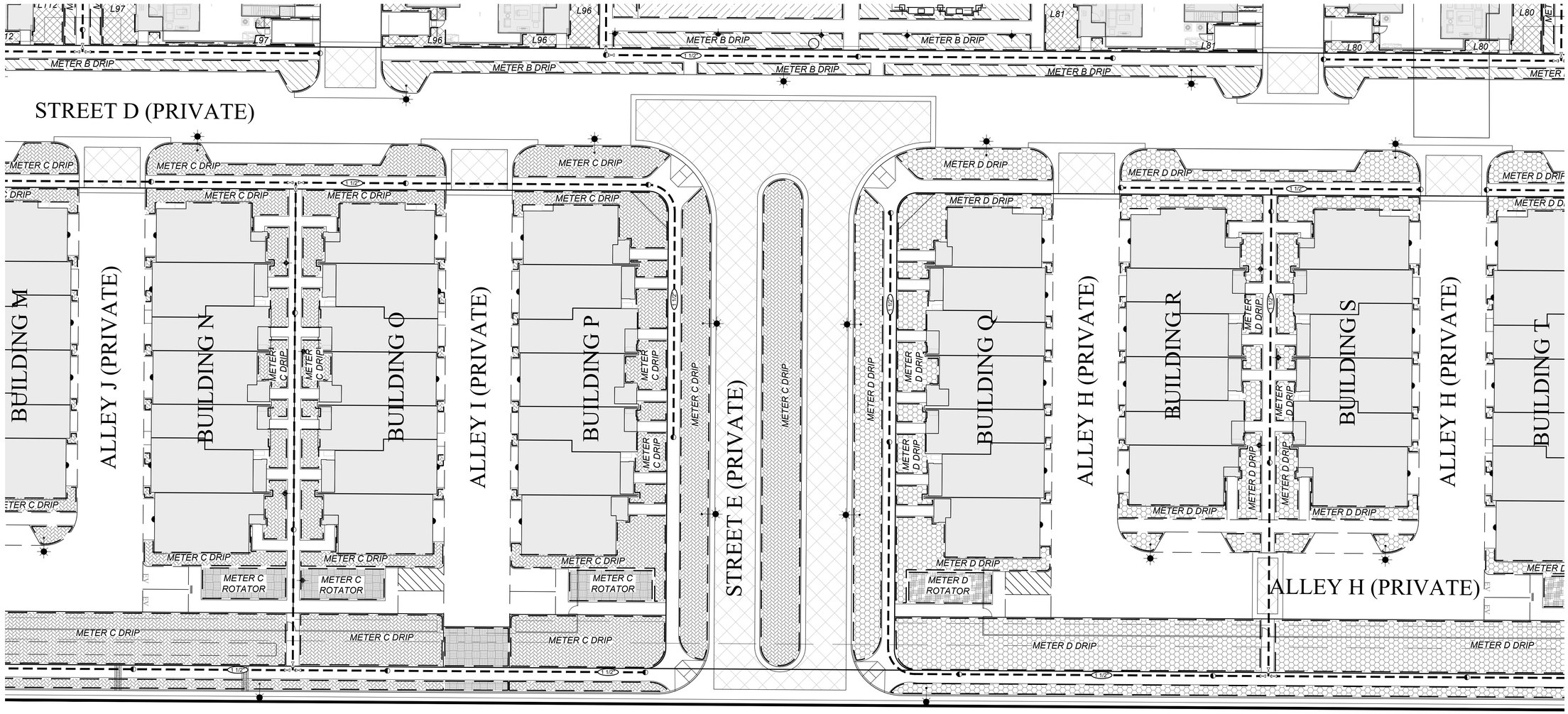
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK
4-28-2023	JAM	MISC. REVISIONS PER CITY COMMENTS	JAM	RD

SCALE: AS SHOWN
DATE: AUG. 25, 2020

SHEET
L-18
OF 33 SHEETS

JOB NO.
182032-2001



IRRIGATION LEGEND:

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	RADIUS	GPM	IN/HR	PSI	COMMENTS
Meter A Meter B Meter C Meter D Res Lot	Rainbird	XBS-700-500	1/2" Black distribution drip tubing w/ flush valve	Drip	-	-	0-60	Install lines on surface
		XQ-1000-B	1/4" Distribution tubing	Drip	-	-	0-60	
		XB-10PC	1.0 barb inlet x barb outlet drip emitter	Drip	0.002	3.79	15-50	Install 2 emitter per shrub.
		OPERIND	Drip operation indicator	Drip	-	-	15-60	Install 6" from edge of pavement/curb. Install at ends of drip zones.
	Hunter	PCN-25	Tree bubbler	Bubbler	0.25	0.7	10-60	Install (2) two per tree.
Meter A Meter B Meter C Meter D	Rainbird	1806-SAM-R-VANSeries	Pop-up rotator spray	17'-24'	Varies	1.58	40	Adjust arc & radius to prevent over spray.

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION
	Nibco	T-585-70	Line size full port bronze ball valve in valve box.
	Hunter	ICV Series - 50	Electronic remote control valve, 50 PSI regulator, size as shown.
	Hunter	ICZ-101-25	Drip remote control medium/high flow valve.
	Hunter	HQ-44LRC	1" quick coupler in round valve box.
MV	Superior	3000150	1 1/2" normally closed master valve.
	Hunter	HFS-FCT-158	Flow sensor.
	Febco	LF825YA-QT RP	Line size reduced pressure backflow device.
	GuardShack	Econo-cage (Size as needed)	Green backflow device cage.
	GuardShack	FrostGuard (Size as needed)	Green backflow device frost blanket.
ET	Hunter	WSS-SEN	ET, Rain, and freeze sensor. Mount on building eave.
C	Hunter	ACC-1200-ACM-600	Pedestal mount mount modular controller w/ expansion module.
	Approved	SCH. 40 PVC	Mainline, size as shown, minimum 24" cover.
	Approved	SCH. 40 PVC	Lateral line, size as shown, minimum 18" cover
= = = =	Approved	SCH. 40 PVC	Sleeves, sized 2X larger than pipe to be inserted, unless otherwise noted. Wire sleeves sized as needed.
M	New 1 1/2" water meter		

DRIPLINE INSTALLATION NOTES:

1. Dripline emitters and spacing between lines as per Irrigation Legend.
2. Locate flush valve at lowest and furthest points of system. Install in planter area. See flush valve detail for installation. Locate air relief valve near system high point, if needed.
3. Connect dripline to supply tubing with PLD-Loc fittings.

MAINLINE & LATERAL LINE NOTE:

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0 20 40 60

SCALE IN FEET: 1"= 20'

THIS IS A POTABLE IRRIGATION SYSTEM

SLEEVING NOTE:

Sleeve all hardscape crossing prior to hardscape placement.

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Contractor to install a wireless solar sync sensor on wall pilaster in an open area to collect solar and rain water.

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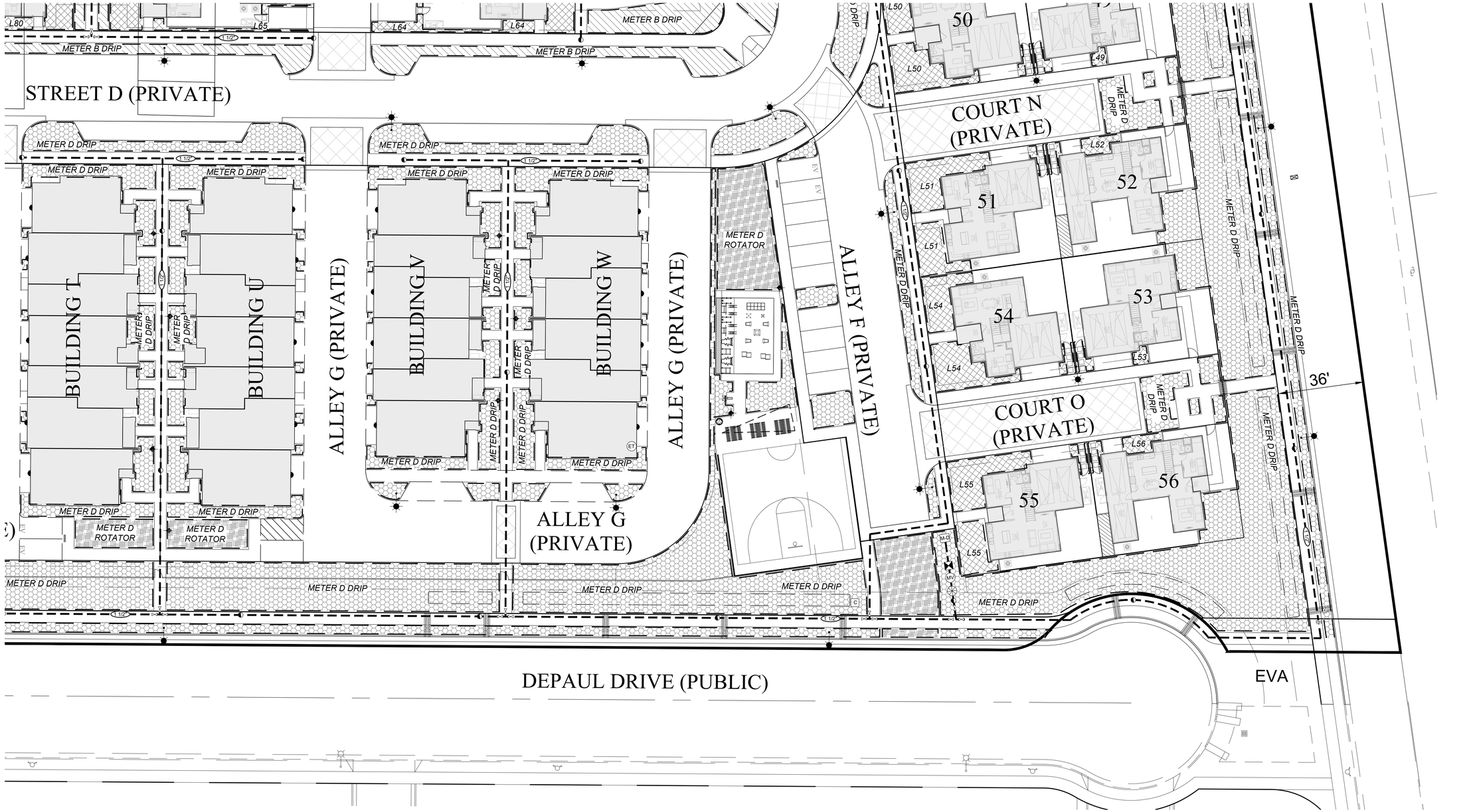
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DATE	BY	CK
4-28-2023	MK	JAM
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MISC. REVISIONS PER CITY COMMENTS	JAM	RD

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SHEET
L-19
OF 33 SHEETS

JOB NO.
182032-2001



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SCALE: AS SHOWN
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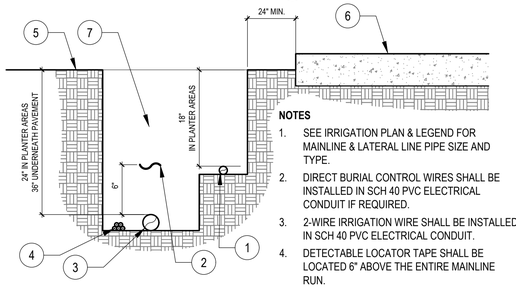
DATE	BY	CK	SHEET REVISIONS
4-28-2023	MK	JAM	MISC. REVISIONS PER CITY COMMENTS
		RD	

SHEET
L-20
OF 33 SHEETS

JOB NO.
182032-2001

LEGEND

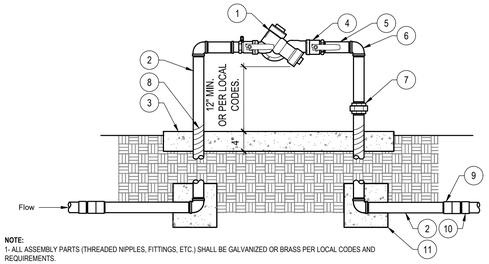
1. NON-PRESSURIZED LINE (LATERAL LINE).
2. DETECTABLE LOCATOR TAPE.
3. PRESSURIZED LINE (MAINLINE).
4. DIRECT BURIAL LOW VOLTAGE CONTROL WIRES.
5. FINISH GRADE.
6. PAVEMENT
7. CLEAN BACKFILL, 90% COMPACTION.



NOTES

1. SEE IRRIGATION PLAN & LEGEND FOR MAINLINE & 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 6" ABOVE THE ENTIRE MAINLINE RUN.

A TRENCHING
SCALE: N.T.S.



NOTE:
1- ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.

2- GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.

3- SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.

4- BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.

5- BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.

6- SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.

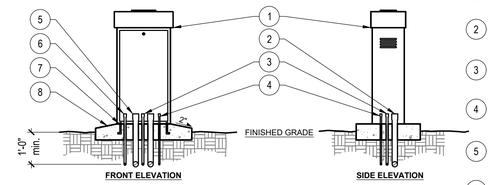
7- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.

8- ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

LEGEND

1. BACKFLOW PREVENTION DEVICE PER LEGEND.
2. GALVANIZED NIPPLE
3. 4" THICK CONCRETE PAD. 1" ABOVE FINISHED GRADE. SEE BACKFLOW CAGE DETAIL
4. BRASS BALL VALVE
5. THREADED GALVANIZED NIPPLE
6. GALVANIZED NINETY DEGREE ELBOW
7. GALVANIZED UNION
8. WRAP 20 MIL TAPE TWICE AROUND ALL GALVANIZED PIPE UNDER FINISHED GRADE AND THROUGH THE CONCRETE.
9. GALVANIZED COUPLING
10. SCH. 80 PVC MALE ADAPTER
11. CONCRETE THRUST BLOCKS REQUIRED ON BACKFLOW DEVICES 2.5" AND LARGER.

B BACKFLOW DEVICE
SCALE: N.T.S.



FRONT ELEVATION **SIDE ELEVATION**

NOTES:
1- COMMON AND CONTROLLER WIRE TO BE BUNDLED USING ELECTRICAL TAPE AT 10'-0" ON CENTER.

2- GROUNDING RODS SHALL BE LOCATED BETWEEN 8'-0" AND 12'-0" AWAY FROM THE CONTROLLER. GROUNDING RODS SHALL BE ¾" IN DIAMETER X 8' IN LENGTH. CONNECT THE GROUNDING ROD TO THE CONTROLLER USING 6 GAUGE BARE COPPER WIRE OR PER THE MANUFACTURER'S SPECIFICATIONS. SEE GROUNDING ROD DETAIL.

3- ET STATION TO BE INSTALLED NO FURTHER THAN 90' AWAY FROM THE CONTROLLER AND A MINIMUM OF 15' OFF OF THE GROUND, OUT FROM UNDER ANY OVERHEAD OBSTRUCTIONS SUCH AS, BUT NOT LIMITED TO BUILDING OVERHANGS, TREES, OR UTILITIES.

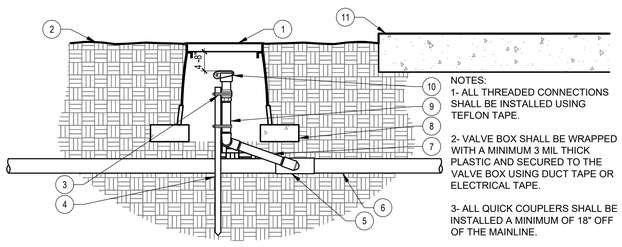
LEGEND

1. PEDESTAL MOUNTED CONTROLLER PER IRRIGATION LEGEND
2. OPTIONAL 2" ELECTRICAL CONDUIT FOR ADDITIONAL STATIONS
3. 1" PVC ELECTRICAL CONDUIT FOR GROUNDING ROD WIRE.
4. 1" PVC ELECTRICAL CONDUIT FOR SENSOR WIRES.
5. 2" PVC ELECTRICAL CONDUIT FOR REMOTE CONTROL WIRES UP TO 24 STATIONS.
6. 1" PVC ELECTRICAL CONDUIT FOR INPUT POWER PER LOCAL AND NATIONAL.
7. 1/2" DIA. x 4" LONG CADIUM PLATED J ANCHOR BOLTS AT 4 LOCATIONS
8. CONCRETE FOOTING (INSTALL PER MANUFACTURE'S SPECIFICATIONS)

C PEDESTAL MOUNT CONTROLLER
SCALE: N.T.S.

LEGEND

1. ROUND VALVE BOX
2. FINISHED GRADE
3. STAINLESS STEEL SCREW CLAMP
4. #6 x 48" REBAR
5. SCH. 80 PVC TEE OR ELBOW
6. MAINLINE.
7. SCH. 80 PVC SWING JOINT PER SEPARATE DETAIL.
8. THREE BRICKS
9. SCH. 80 PVC NIPPLE
10. QUICK COUPLER VALVE PER LEGEND
11. PAVEMENT



NOTES:
1- ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.

2- VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.

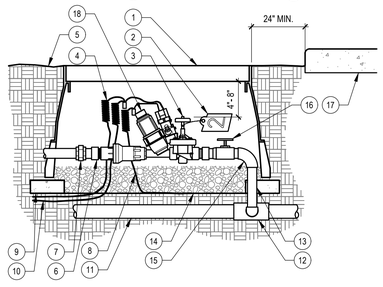
3- ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.

4- VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

D QUICK COUPLER VALVE
SCALE: N.T.S.

LEGEND

1. RECTANGULAR VALVE BOX w/ LOCKING LID
2. PLASTIC TAG w/ VALVE STATION NUMBER ID
3. REMOTE CONTROL IRRIGATION VALVE PER IRRIGATION LEGEND
4. CONTROLLER WIRES w/ 12" MIN. EXPANSION CURLS
5. FINISHED GRADE
6. SCH 80 PVC MALE ADAPTER
7. SCH 80 PVC MALE UNION
8. VALVE WIRE.
9. FOUR (4) 4"X8" BRICKS.
10. COMMON WIRES
11. MAINLINE PER PLAN
12. SCH 80 PVC TEE OR ELBOW.
13. SCH 40 PVC PIPE
14. 3/8" WELDED WIRE MESH
15. SCH 40 PVC 90° ELBOW
16. SCH 80 PVC BALL VALVE.
17. PAVEMENT
18. DRIP ZONE KIT

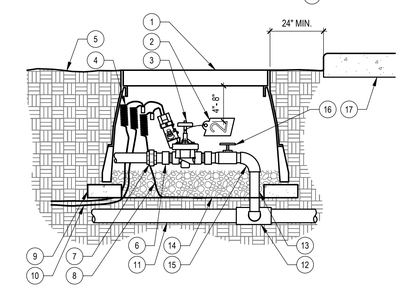


Note:
1- Locate valve box within 24" of pavement edge in planting area where easily accessible whenever possible.
2- Common wire and controller wire shall be direct burial 14 AWG or larger. Color: Common (white), controller wire for turf (blue), and controller wire for shrubs (red).
3- All wire runs shall be continuous without any splices unless approved by the Owner's Representative. See splice box detail. Wire connections shall be made using DBR/Y-6 connectors or approved equal.
4-Valve box shall be wrapped with min. 3 mil thick plastic and secure it using duct tape or electrical tape.
5- Mainlines 4" or larger shall use saddles at the connections points to the irrigation valve. (See specifications for irrigations saddles).
6- All Sch. 80 PVC to Sch. 40 PVC threaded connections shall be made using teflon tape.
7- Valve boxes shall be located in planting areas.

E REMOTE CONTROL VALVE w/ DRIP KIT
SCALE: N.T.S.

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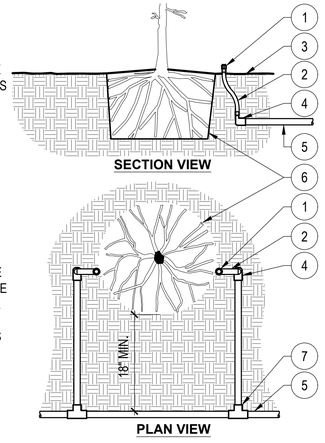


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F REMOTE CONTROL VALVE
SCALE: N.T.S.

NOTES

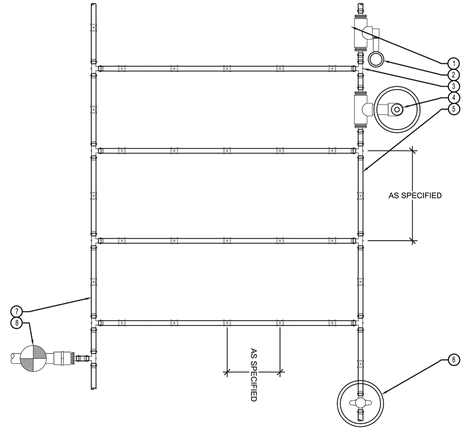
1. ALL IRRIGATION FITTINGS SHALL BE SCH 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTIONS FROM SCH 40 TO SCH 80 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.



LEGEND

1. BUBBLER NOZZLE PER IRRIGATION LEGEND
2. 24" FLEXIBLE RISER PER IRRIGATION LEGEND
3. FINISH GRADE.
4. SCH 40 PVC 90° ELBOW SLIP TO 1/2" FPT THREAD.
5. LATERAL LINE IRRIGATION. (SEE IRRIGATION PLAN FOR SIZING).
6. EDGE OF ROOT BALL. SETTLE BACKFILL SO THAT IRRIGATION FLOWS THROUGH THE ROOT BALL.
7. SCH 40 PVC TEE OR 90° ELBOW.

G TREE BUBBLER
SCALE: N.T.S.



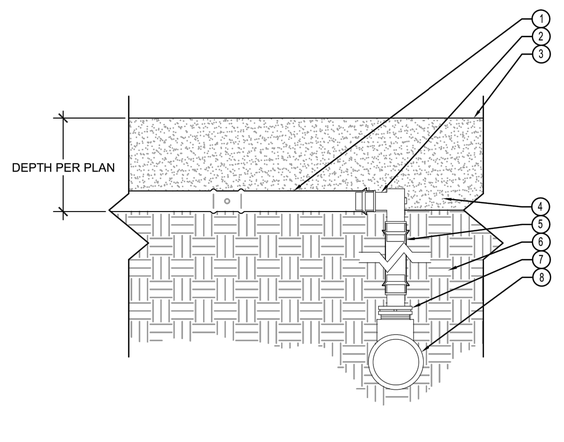
LEGEND:
1. HUNTER DRIPLINE (HDL) PER PLAN
2. ECO-INDICATOR ON SWING ARM
3. PLD OR PLD-LOC FITTINGS TYP.
4. AIR RELIEF VALVE IN VALVE BOX
5. HDL TUBING EXHAUST HEADER
6. FLUSH POINT (PLD-BV) IN SUBTERRANEAN BOX PER PLAN
7. HDL TUBING SUPPLY HEADER
8. DRIP CONTROL ZONE KIT PER PLAN

NOTES
AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

H DRIPLINE
SCALE: N.T.S.



LEGEND:
1. HUNTER DRIPLINE (HDL) PER PLAN
2. PLD OR PLD-LOC FITTING
3. FINISHED GRADE
4. MULCH (AS SPECIFIED)
5. HDL RISER - LENGTH AS REQUIRED
6. SOIL
7. PLD OR PLD-LOC FITTING
8. PVC SUPPLY HEADER - SIZE PER PLAN

I DRIPLINE CONNECTION
SCALE: N.T.S.

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THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

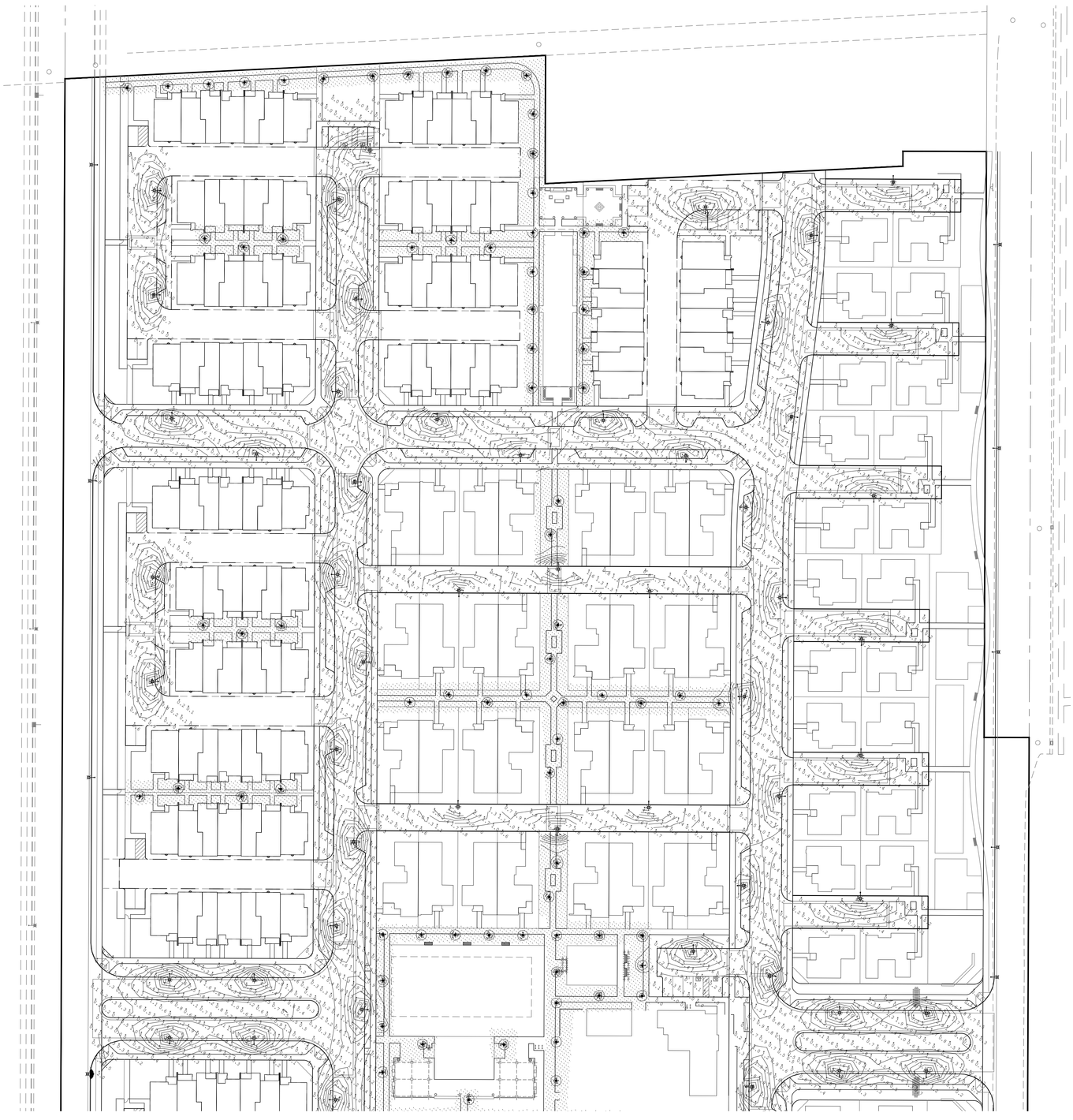
DATE	BY	SHEET REVISIONS	BY	CK
4-28-2023	MK	MISC. REVISIONS PER CITY COMMENTS	JAM	RD
	JAM			

SCALE: AS SHOWN
DATE: AUG. 25, 2020

SHEET
L-21
OF 33 SHEETS

JOB NO.
182032-2001

W:\JOBS 18\182032 DEPAUL_COCHRANE\DRAWINGS\PRELIM\APPLICATIONS\2023 DESIGN REVIEW\P-01_P-02 LIGHTING PLANS.DWG

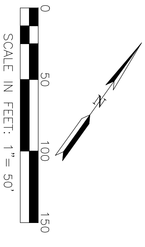


Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts
	113	42X	SINGLE	0.910	DSX0LED40K T3M MVOLT	52
		cx4x48-q2-2n3-16	SINGLE	0.910	DSX0LED40K T3M MVOLT	52

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALLEY A PARKING	Illuminance	Fc	0.80	4.2	0.0	N.A.	N.A.
ALLEY B	Illuminance	Fc	1.33	4.5	0.1	13.30	45.00
ALLEY B WALK	Illuminance	Fc	0.46	2.6	0.0	N.A.	N.A.
ALLEY C - WALK	Illuminance	Fc	1.35	4.7	0.1	13.50	47.00
ALLEY D	Illuminance	Fc	1.37	4.3	0.1	13.70	43.00
ALLEY E	Illuminance	Fc	0.97	4.6	0.0	N.A.	N.A.
ALLEY E PARKING	Illuminance	Fc	1.16	4.7	0.0	N.A.	N.A.
ALLEY F PARKING	Illuminance	Fc	0.97	4.6	0.0	N.A.	N.A.
ALLEY G PARKING	Illuminance	Fc	1.16	4.7	0.0	N.A.	N.A.
ALLEY G WALK 2	Illuminance	Fc	0.10	1.3	0.0	N.A.	N.A.
ALLEY G WALKS	Illuminance	Fc	0.18	4.2	0.0	N.A.	N.A.
ALLEY H WALK	Illuminance	Fc	0.11	1.2	0.0	N.A.	N.A.
ALLEY I	Illuminance	Fc	0.10	1.2	0.0	N.A.	N.A.
ALLEY J PARKING	Illuminance	Fc	1.22	4.7	0.0	N.A.	N.A.
ALLEY K PARKING	Illuminance	Fc	1.40	4.7	0.0	14.00	47.00
ALLEY K WALK	Illuminance	Fc	0.10	1.2	0.0	N.A.	N.A.
ALLEY M WALK	Illuminance	Fc	0.13	1.3	0.0	N.A.	N.A.
ALLEY N PARKING	Illuminance	Fc	0.88	4.4	0.0	N.A.	N.A.
COURT B	Illuminance	Fc	1.02	4.7	0.1	10.20	47.00
COURT C	Illuminance	Fc	0.94	4.3	0.1	9.40	43.00
COURT D	Illuminance	Fc	1.07	4.7	0.1	10.70	47.00
COURT E	Illuminance	Fc	1.07	4.7	0.1	10.70	47.00
COURT F	Illuminance	Fc	1.05	4.7	0.1	10.50	47.00
COURT G	Illuminance	Fc	1.10	4.7	0.1	11.00	47.00
COURT H	Illuminance	Fc	1.07	4.7	0.1	10.70	47.00
COURT I	Illuminance	Fc	0.99	4.2	0.1	9.90	42.00
COURT J	Illuminance	Fc	1.05	4.7	0.1	10.50	47.00
COURT K	Illuminance	Fc	1.07	4.7	0.1	10.70	47.00
COURT L	Illuminance	Fc	1.10	4.3	0.2	5.50	21.50
COURT M	Illuminance	Fc	1.10	4.3	0.2	5.50	21.50
COURT N	Illuminance	Fc	1.09	4.3	0.2	5.45	21.50
COURT O	Illuminance	Fc	1.10	4.3	0.2	5.50	21.50
INNER WALKS	Illuminance	Fc	0.19	4.4	0.0	N.A.	N.A.
NORTH WALKWAY	Illuminance	Fc	0.11	1.2	0.0	N.A.	N.A.
PARKING MID	Illuminance	Fc	1.00	4.5	0.0	N.A.	N.A.
STREET B	Illuminance	Fc	1.18	4.8	0.0	N.A.	N.A.
STREET C	Illuminance	Fc	1.04	4.5	0.0	N.A.	N.A.
STREET D_ST C-ST F	Illuminance	Fc	1.10	4.8	0.0	N.A.	N.A.
STREET D_TO ST C	Illuminance	Fc	1.21	4.5	0.0	N.A.	N.A.
STREET F	Illuminance	Fc	1.11	4.8	0.0	N.A.	N.A.
STREET F WALK	Illuminance	Fc	0.14	1.2	0.0	N.A.	N.A.



DATE	MK	SHEET REVISIONS	BY	CK
4-28-2023	JAM	MISC. REVISIONS PER CITY COMMENTS	JAM	RD

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SHEET P-01 OF 33 SHEETS

JOB NO. 182032-2001

DESIGN REVIEW PERMIT

LIGHTING PLAN

THE CROSSWINDS AT MORGAN HILL

MORGAN HILL, CALIFORNIA

DIVIDEND

385 WOODVIEW AVE, SUITE 100

MORGAN HILL, CA 95037

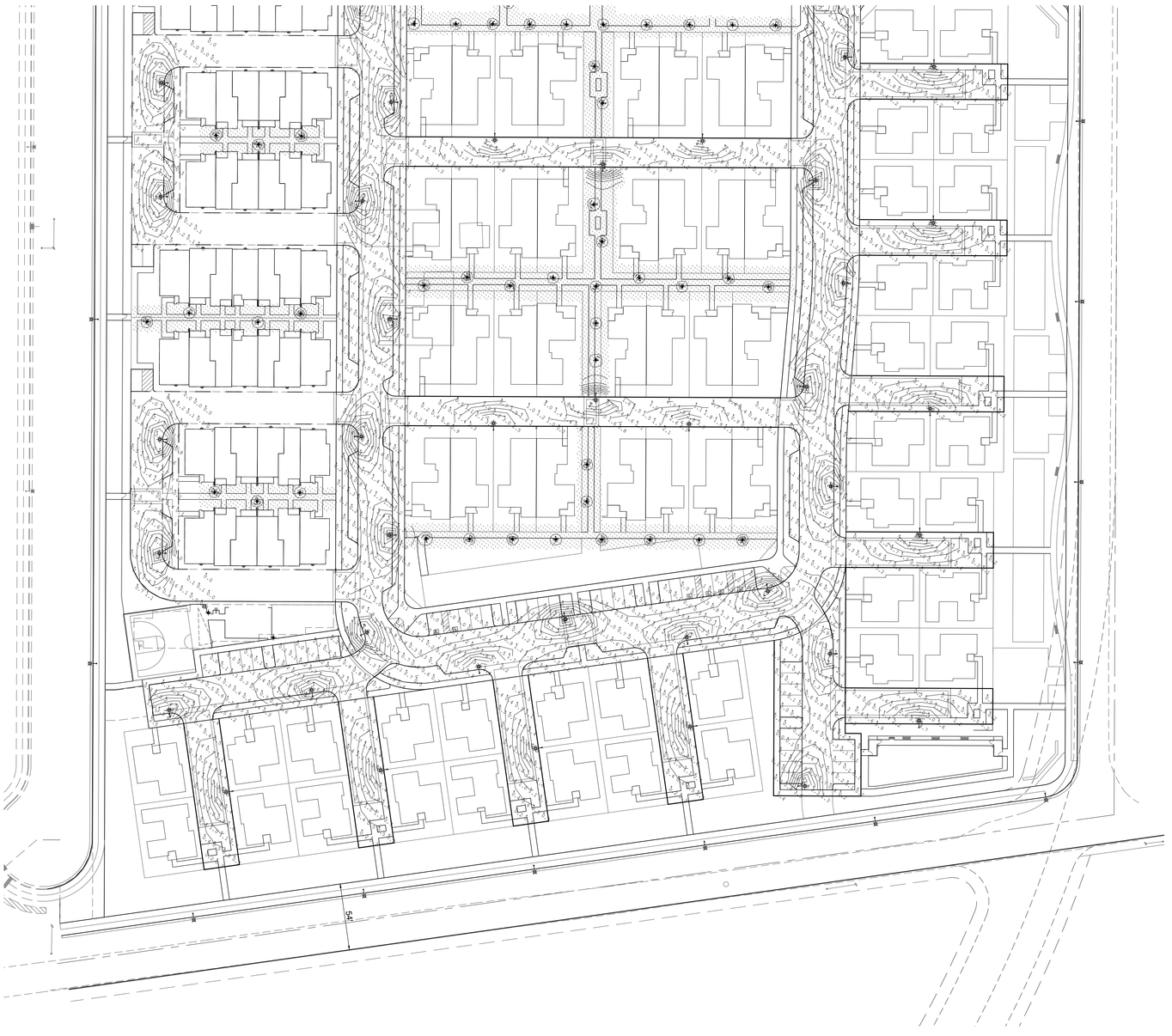
RUGGERI-JENSEN-AZAR

ENGINEERS ▪ PLANNERS ▪ SURVEYORS

8055 CAMINO ARROYO GILROY, CA 95020

PHONE: (408) 848-0300 FAX: (408) 848-0302

W:\JOBS 18\182032 DEPAUL_COCHRANE\DRAWINGS\PRELIM\APPLICATIONS\2023 DESIGN REVIEW\P-01_P-02 LIGHTING PLANS.DWG

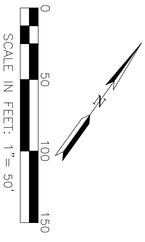


Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts
☼	123	4027-dbl30-125-11	SINGLE	0.910	DBL30A40-100-E	127
☼	113	cdx+x48-sq-2t3-16	SINGLE	0.910	CDX+X48-SQ-2T3-16	54

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALLEY A PARKING	Illuminance	Fc	0.80	4.2	0.0	N.A.	N.A.
ALLEY B	Illuminance	Fc	1.33	4.5	0.1	13.30	45.00
ALLEY B WALK	Illuminance	Fc	0.46	2.6	0.0	N.A.	N.A.
ALLEY C - WALK	Illuminance	Fc	1.35	4.7	0.1	13.50	47.00
ALLEY D	Illuminance	Fc	1.35	4.7	0.1	13.50	47.00
ALLEY E	Illuminance	Fc	1.37	4.3	0.1	13.70	43.00
ALLEY F PARKING	Illuminance	Fc	0.97	4.6	0.0	N.A.	N.A.
ALLEY G PARKING	Illuminance	Fc	1.16	4.7	0.0	N.A.	N.A.
ALLEY G WALK 2	Illuminance	Fc	0.10	1.3	0.0	N.A.	N.A.
ALLEY G WALKS	Illuminance	Fc	0.18	1.2	0.0	N.A.	N.A.
ALLEY H WALK	Illuminance	Fc	0.11	1.2	0.0	N.A.	N.A.
ALLEY I	Illuminance	Fc	0.10	1.2	0.0	N.A.	N.A.
ALLEY J PARKING	Illuminance	Fc	1.22	4.7	0.0	N.A.	N.A.
ALLEY K WALK	Illuminance	Fc	0.10	1.2	0.0	N.A.	N.A.
ALLEY L PARKING	Illuminance	Fc	1.40	4.7	0.1	14.00	47.00
ALLEY M WALK	Illuminance	Fc	0.13	1.3	0.0	N.A.	N.A.
ALLEY N PARKING	Illuminance	Fc	0.88	4.4	0.0	N.A.	N.A.
COURT B	Illuminance	Fc	1.02	4.7	0.1	10.20	47.00
COURT C	Illuminance	Fc	0.94	4.3	0.1	9.40	43.00
COURT D	Illuminance	Fc	1.07	4.7	0.1	10.70	47.00
COURT E	Illuminance	Fc	1.07	4.7	0.1	10.70	47.00
COURT F	Illuminance	Fc	1.06	4.7	0.1	10.60	47.00
COURT G	Illuminance	Fc	1.10	4.7	0.1	11.00	47.00
COURT H	Illuminance	Fc	1.07	4.7	0.1	10.70	47.00
COURT I	Illuminance	Fc	0.99	4.2	0.1	9.90	42.00
COURT J	Illuminance	Fc	1.07	4.7	0.1	10.70	47.00
COURT K	Illuminance	Fc	1.07	4.7	0.1	10.70	47.00
COURT L	Illuminance	Fc	1.10	4.3	0.2	5.50	21.50
COURT M	Illuminance	Fc	1.10	4.3	0.2	5.50	21.50
COURT N	Illuminance	Fc	1.09	4.3	0.2	5.45	21.50
COURT O	Illuminance	Fc	1.10	4.3	0.2	5.50	21.50
INNER WALKS	Illuminance	Fc	0.19	4.4	0.0	N.A.	N.A.
NORTH WALKWAY	Illuminance	Fc	0.11	1.2	0.0	N.A.	N.A.
PARKING MID	Illuminance	Fc	1.00	4.5	0.0	N.A.	N.A.
PARK	Illuminance	Fc	1.18	4.8	0.0	N.A.	N.A.
STREET B	Illuminance	Fc	1.18	4.8	0.0	N.A.	N.A.
STREET C	Illuminance	Fc	1.04	4.5	0.0	N.A.	N.A.
STREET D_ST C-ST F	Illuminance	Fc	1.10	4.8	0.0	N.A.	N.A.
STREET D_TO ST C	Illuminance	Fc	1.21	4.5	0.0	N.A.	N.A.
STREET F	Illuminance	Fc	1.11	4.8	0.0	N.A.	N.A.
STREET F WALK	Illuminance	Fc	0.14	1.2	0.0	N.A.	N.A.



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SCALE: AS SHOWN

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SHEET P-02 OF 33 SHEETS

JOB NO. 182032-2001

DESIGN REVIEW PERMIT

LIGHTING PLAN

THE CROSSWINDS AT MORGAN HILL

MORGAN HILL, CALIFORNIA

DIVIDEND

385 WOODVIEW AVE, SUITE 100

MORGAN HILL, CA 95037

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