

TTLc EDES COURT

MORGAN HILL, CA | OCTOBER 5, 2022



ARTIST'S INTERPRETIVE RENDERING ONLY

VIEW FROM EDES COURT LOOKING NORTH

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Morgan Hill, CA
October 5, 2022

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COVER SHEET
A00

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AERIAL VIEW LOOKING NORTHEAST
A00.1

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PASEO VIEW LOOKING WEST
A00.1



BUILDING IDENTIFICATION PLAN

BMR NOTE

THREE AFFORDABLE UNITS ARE REASONABLY DISPERSED THROUGHOUT THE PROJECT. THESE ARE ALL FLOOR PLAN ONE AND WILL BE AVAILABLE TO MODERATE INCOME HOUSEHOLDS. AS THESE ARE INTERIOR BUILDING UNITS, THE WILL BE CONSTRUCTED AND SOLD SIMULTANEOUSLY WITH MARKET RATE UNITS.

Building Areas by Occupancy				
Building #	R-2	U	Total Building Area	Private Open Space
Building 1	5,303	1,264	6,567	347
Building 2	5,303	1,264	6,567	347
Building 3	5,303	1,264	6,567	347
Building 4	5,303	1,264	6,567	347
Building 5	5,303	1,264	6,567	347
Building 6	5,303	1,264	6,567	347
Building 7	5,303	1,264	6,567	347
Total Across Site	37,121	8,848	45,969	2,429

Unit & Building Totals			
Building #	Unit 1	Unit 2	Total
Building 1	2	1	3
Building 2	2	1	3
Building 3	2	1	3
Building 4	2	1	3
Building 5	2	1	3
Building 6	2	1	3
Building 7	2	1	3
Total Unit Count	14	7	21
Bedroom Count per Unit	3	3	
Total Bedroom Count	42	21	63
Total Private Open Space	1,512	917	2,429
Total Living Area	24,612	12,509	37,121

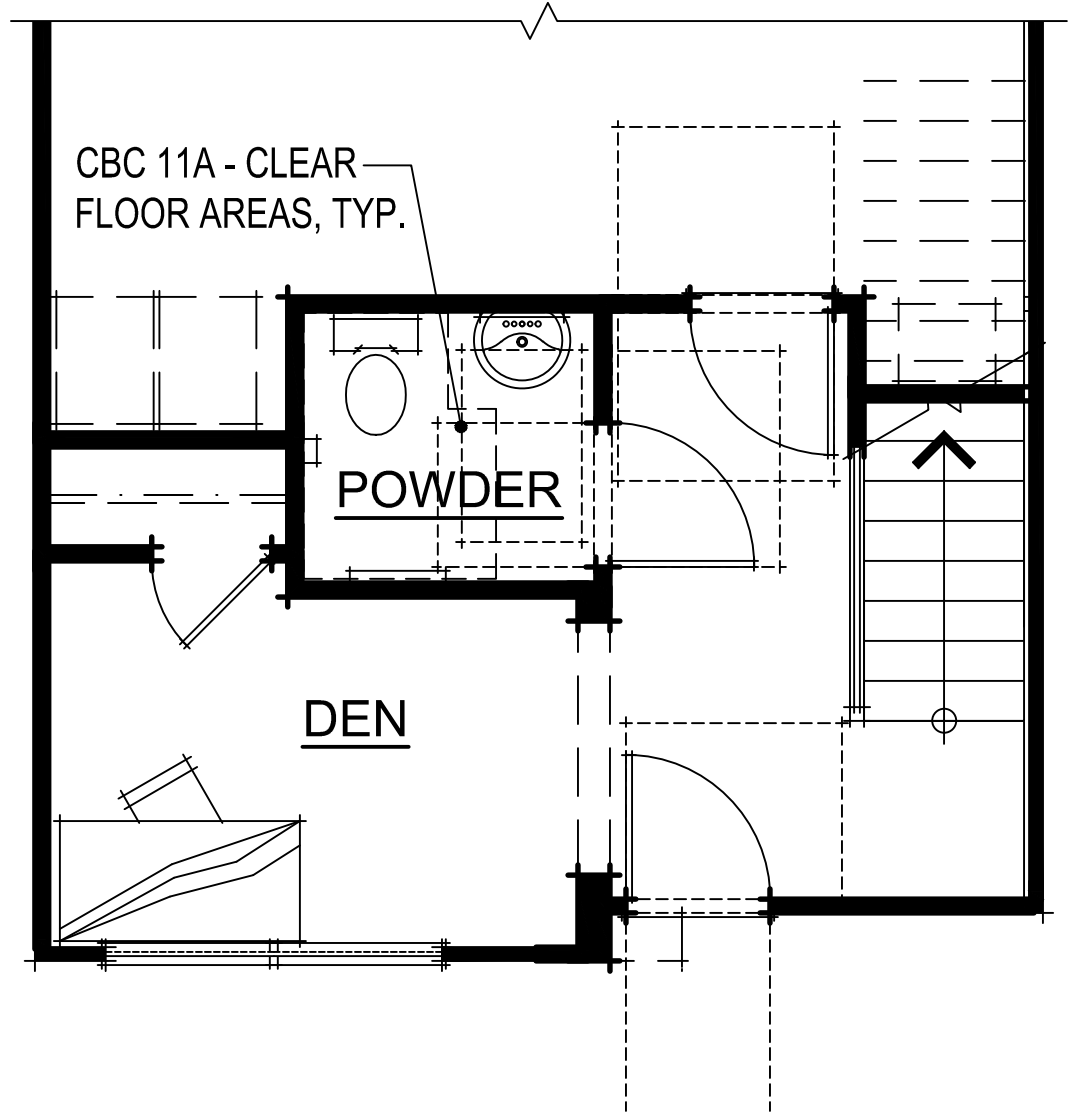
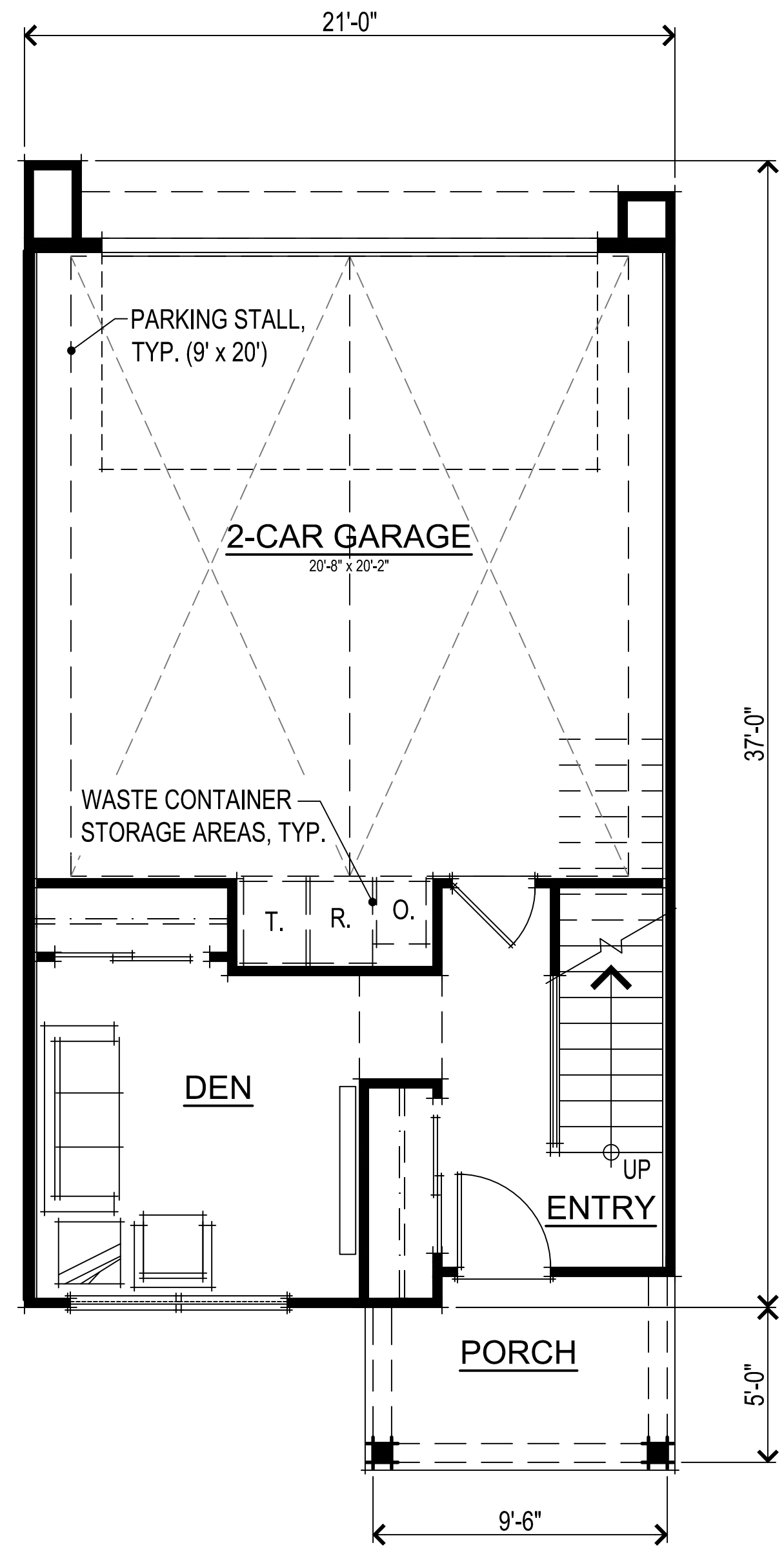
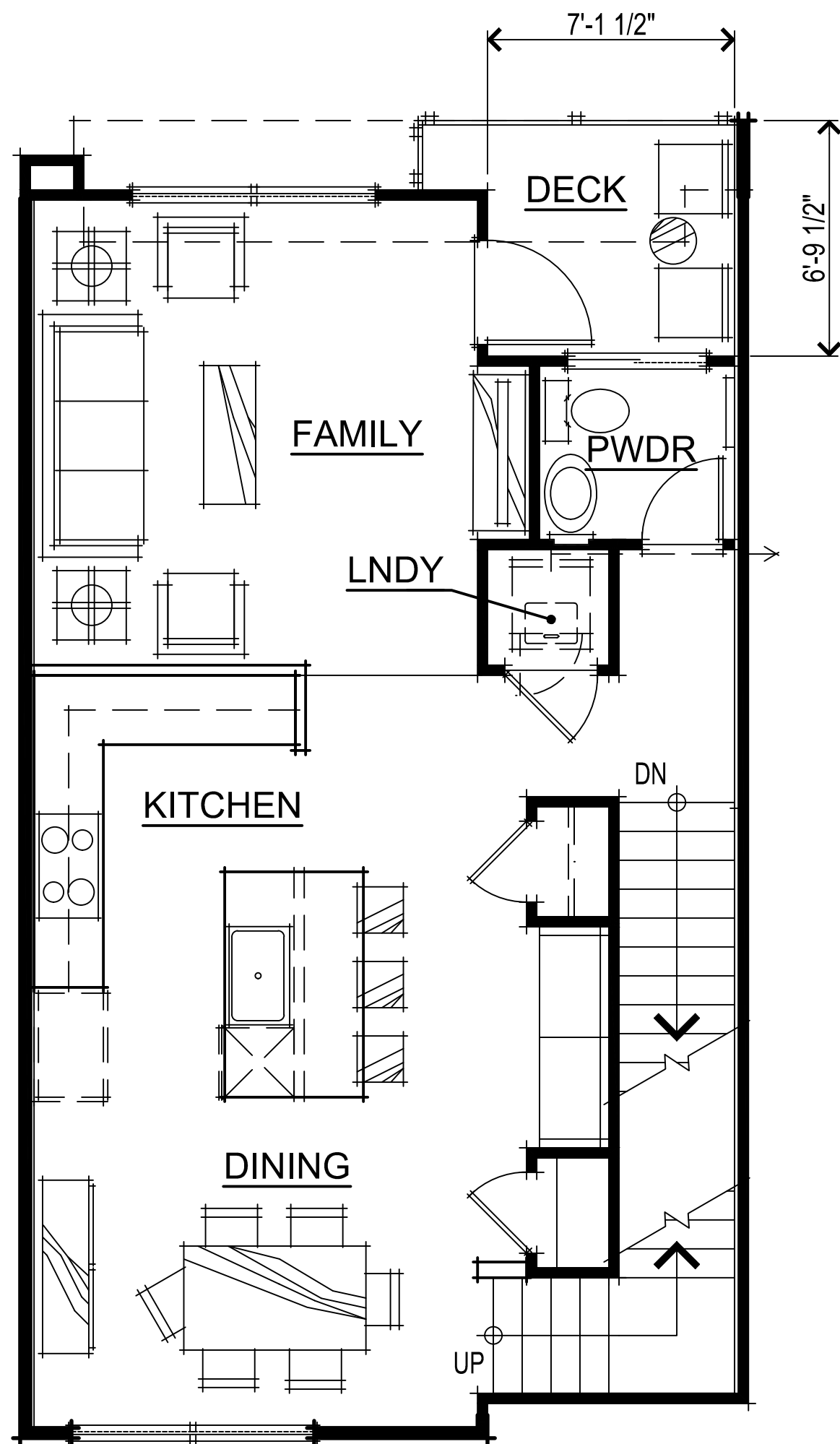
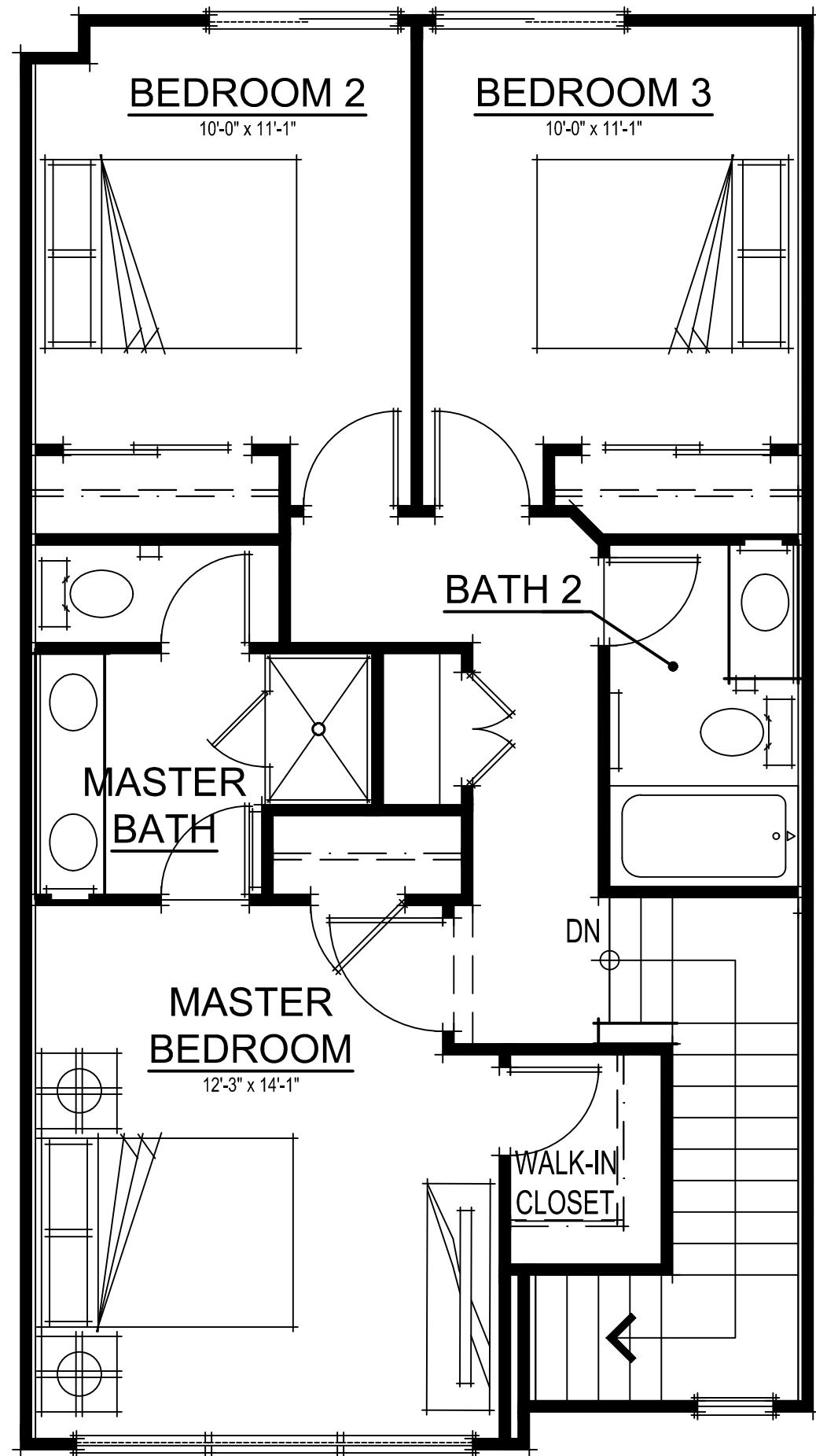
SITE DATA

LOCATION APN 767-18-46
EDES COURT, MORGAN HILL, CA
SITE AREA ± 1.1 AC GROSS
NUMBER OF UNITS 21
DENSITY 19.1 D.U.A.

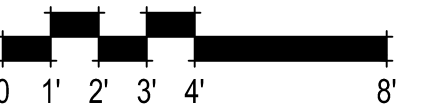
RESIDENTIAL BUILDING INFORMATION

DESCRIPTION: 3-STORY TOWNHOUSES
MAX BUILDING HEIGHT: 35'-0"
BUILDING HEIGHT PROVIDED: 39'-9"
CODE REFERENCE : 2019 CALIFORNIA RESIDENTIAL CODE/ CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2
OCCUPANCY : TOWNHOUSES PER 2019 C.R.C. WITH COMMON 1-HR RATED WALL SEPARATIONS
FIRE SPRINKLER SYSTEM: NFPA13D
ALLOWABLE CONSTRUCTION: VB NON-RATED
ALLOWABLE HEIGHT: 3 STORIES
ALLOWABLE AREA: PER C.R.C.
ACCESSIBILITY: PER 2019 CBC CHAPTER 11A
ADA-ADAPTABLE UNITS REQUIRED: 10%, OR 3 TOWNHOUSES
ADA-ADAPTABLE UNITS PROVIDED: 3 TOWNHOUSES

Townhome Units					
	Total Unit SF	Private Open Space SF	Private Garage SF	Bed Count	Bath Count
1	1,758	108	421	3	2
2	1,787	131	422	3	2



UNIT 1 SQUARE FOOTAGES	
FIRST FLOOR	265 SQ. FT.
SECOND FLOOR	714 SQ. FT.
THIRD FLOOR	748 SQ. FT.
TOTAL LIVING	1727 SQ. FT.
2-CAR GARAGE	452 SQ. FT.
PORCH	55 SQ. FT.
REAR DECK	53 SQ. FT.



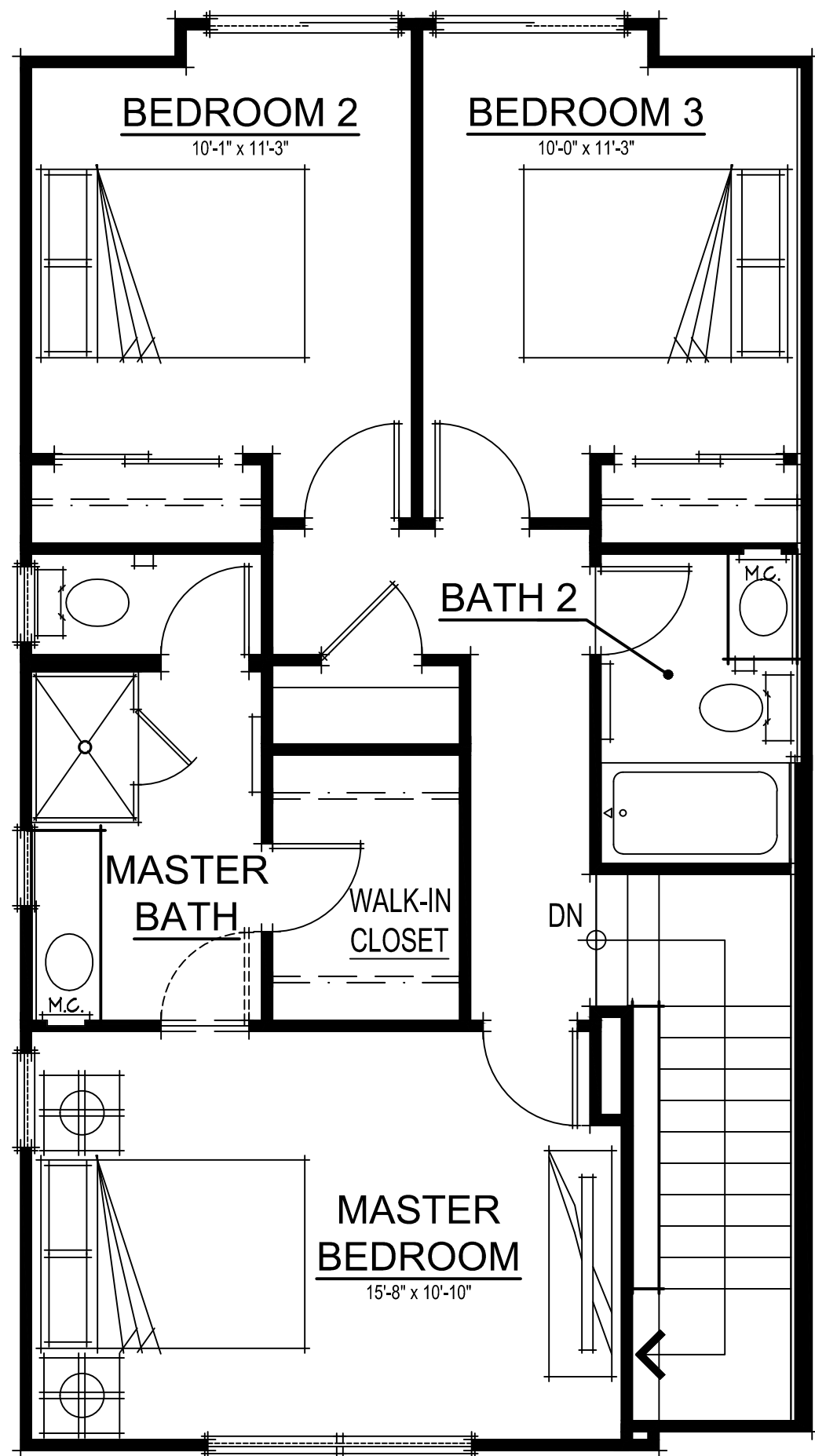
UNIT 1 FLOOR PLANS
A02

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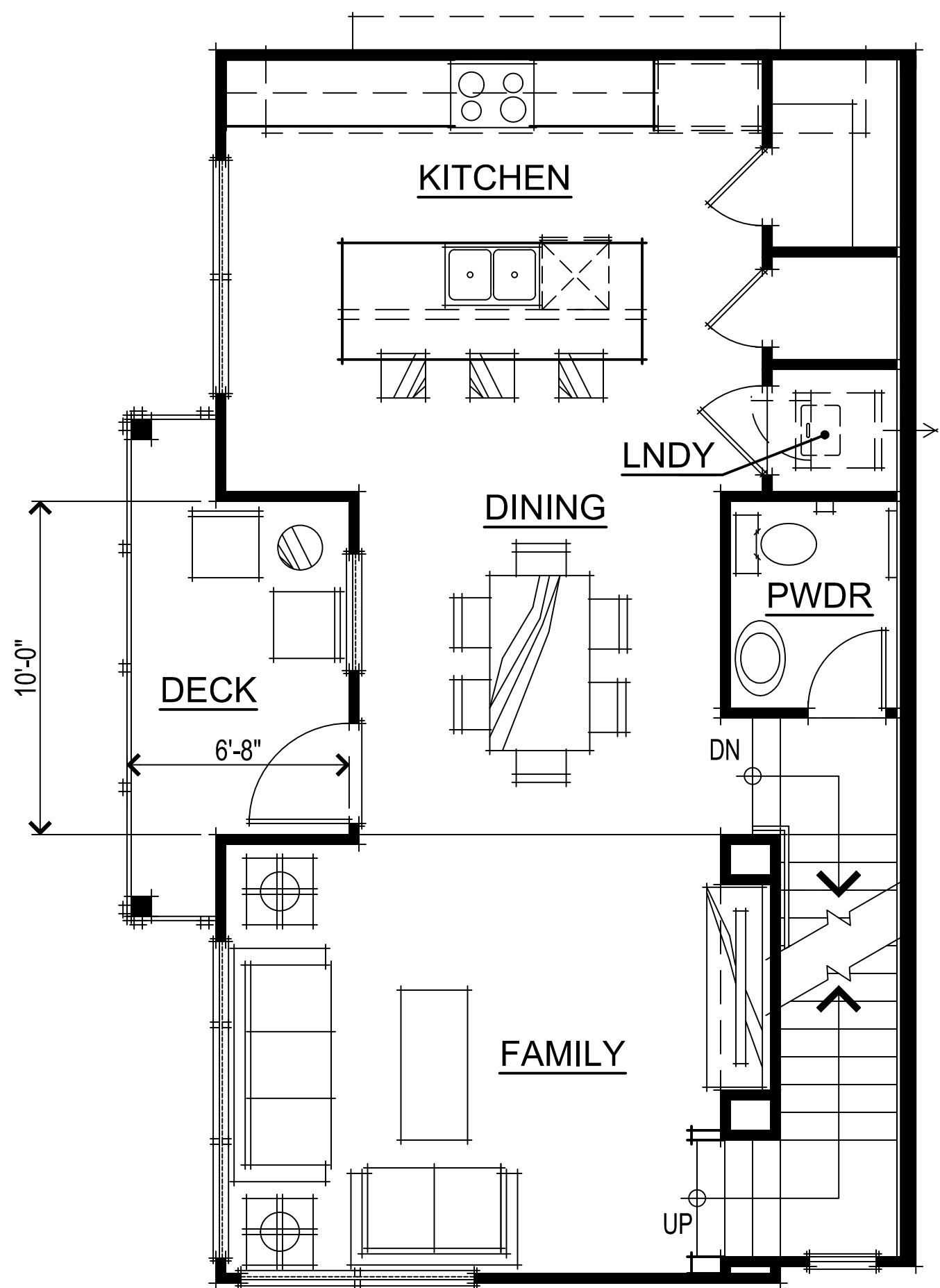
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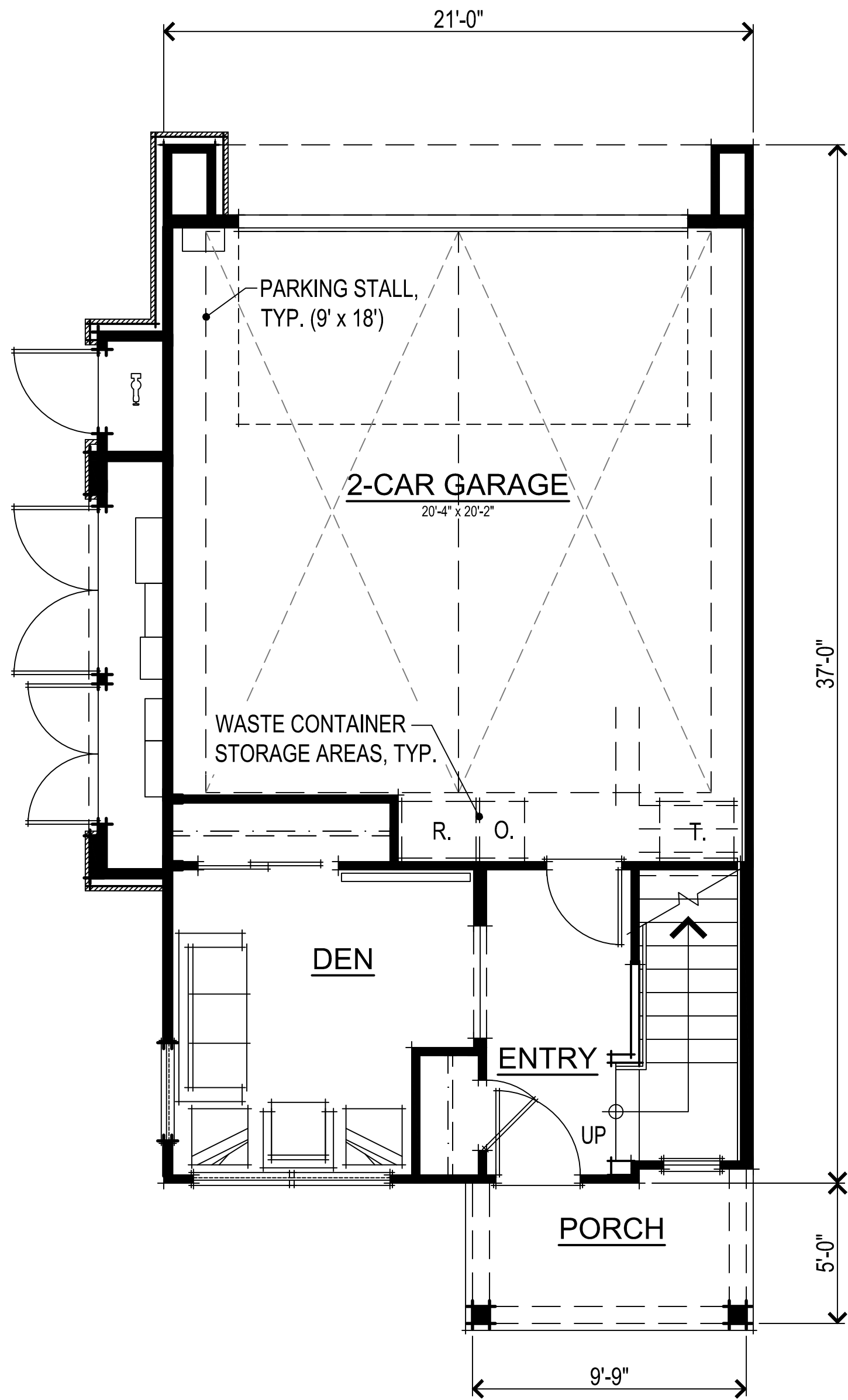




THIRD FLOOR PLAN

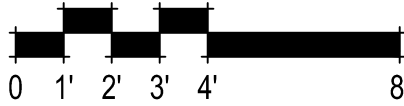


SECOND FLOOR PLAN

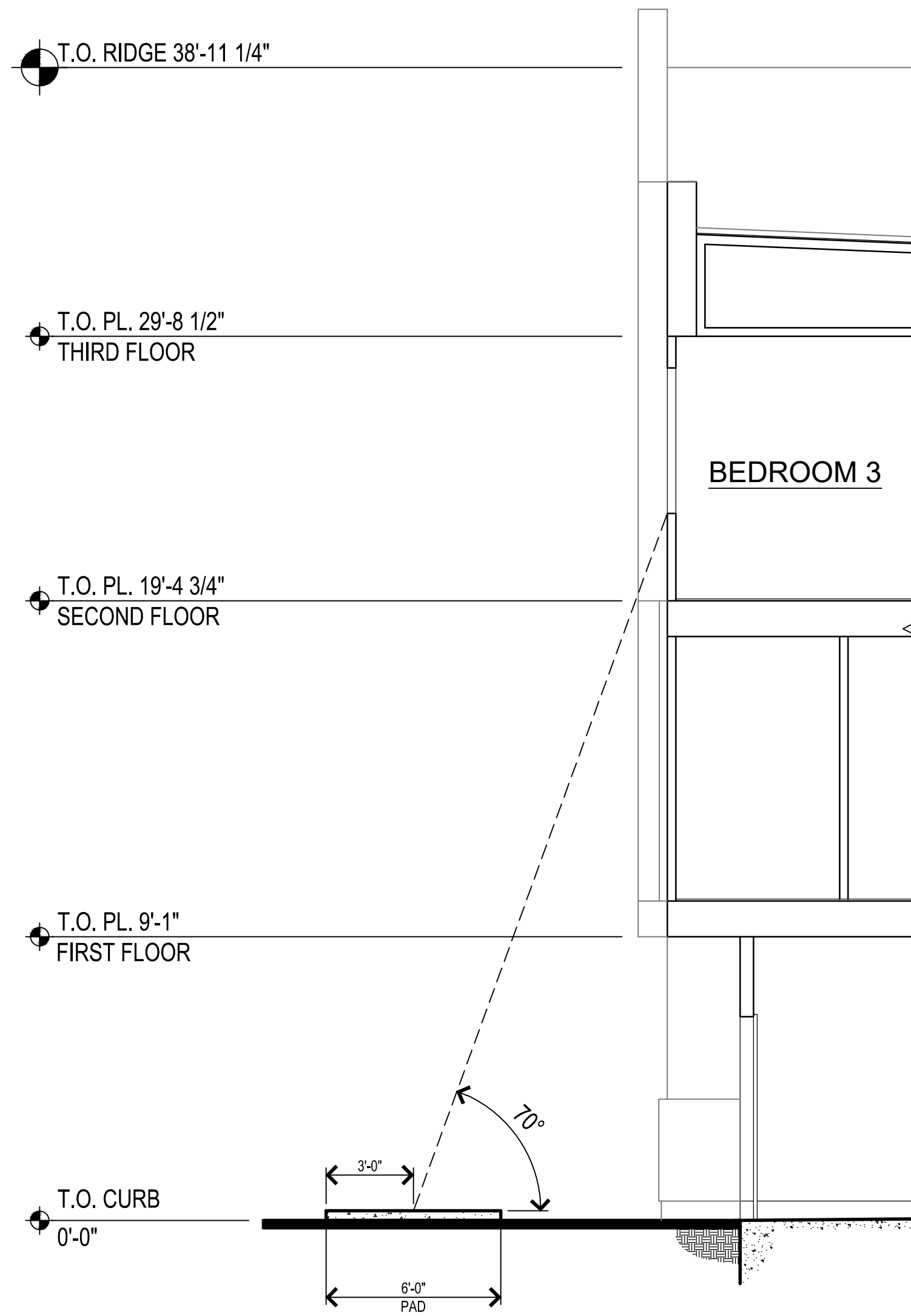


FIRST FLOOR PLAN

UNIT 2 SQUARE FOOTAGES	
FIRST FLOOR	258 SQ. FT.
SECOND FLOOR	735 SQ. FT.
THIRD FLOOR	752 SQ. FT.
TOTAL LIVING	1745 SQ. FT.
2-CAR GARAGE	464 SQ. FT.
PORCH	51 SQ. FT.
DECK 1	80 SQ. FT.

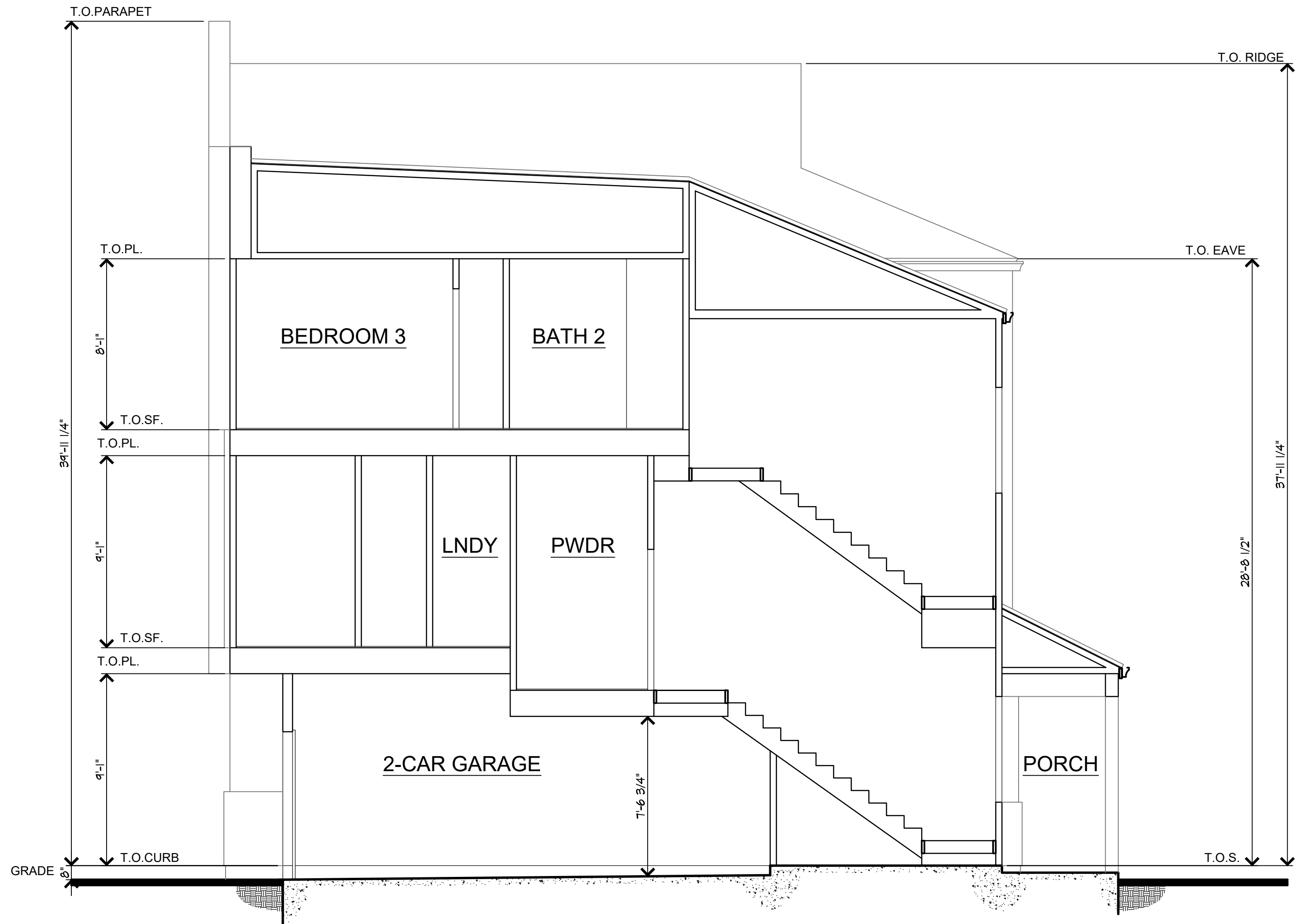


UNIT 2 FLOOR PLANS
A03

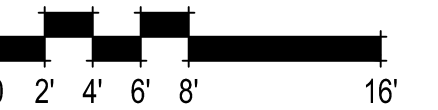


TYP. LADDER ACCESS PAD DIAGRAM

*SEE BUILDING FIRST FLOOR PLANS
& ARCHITECTURAL SITE PLAN FOR
SPECIFIC PAD LOCATIONS



UNIT SECTION



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UNIT SECTION
A04

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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

T.O. PL 29'-5"
3RD FLOOR

T.O. PL 20'-1"
2ND FLOOR

T.O. PL 9'-9"
1ST FLOOR

FINISH GRADE
0'-0"



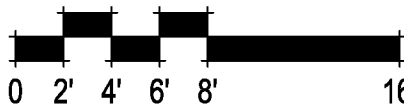
FRONT ELEVATION

BUILDING HT.
+/- 39'-9"

EAVE HT.
+/- 29'-7"

EXTERIOR MATERIALS

- 1 STUCCO W/ LIGHT SAND FINISH
- 2 CULTURED STONE VENEER
- 3 STANDING SEAM METAL SIDING
- 4 STANDING SEAM METAL ROOF
- 5 POST & BEAM PORCH FRAMING
- 6 VINYL FRAME WINDOWS
- 7 METAL WINDOW SHROUDS AT PRIMARY WINDOWS
- 8 CONTEMPORARY RAISED PANEL GARAGE DOOR
- 9 STEEL FRAMED RAILINGS w/ WELDED WIRE FABRIC
- 10 PRE-FINISHED METAL COPING
- 11 ENTRY WALL SCONCE
- 12 FIXTURE OVER GARAGE DOOR
- 13 PANELIZED WOOD ENTRY DOOR



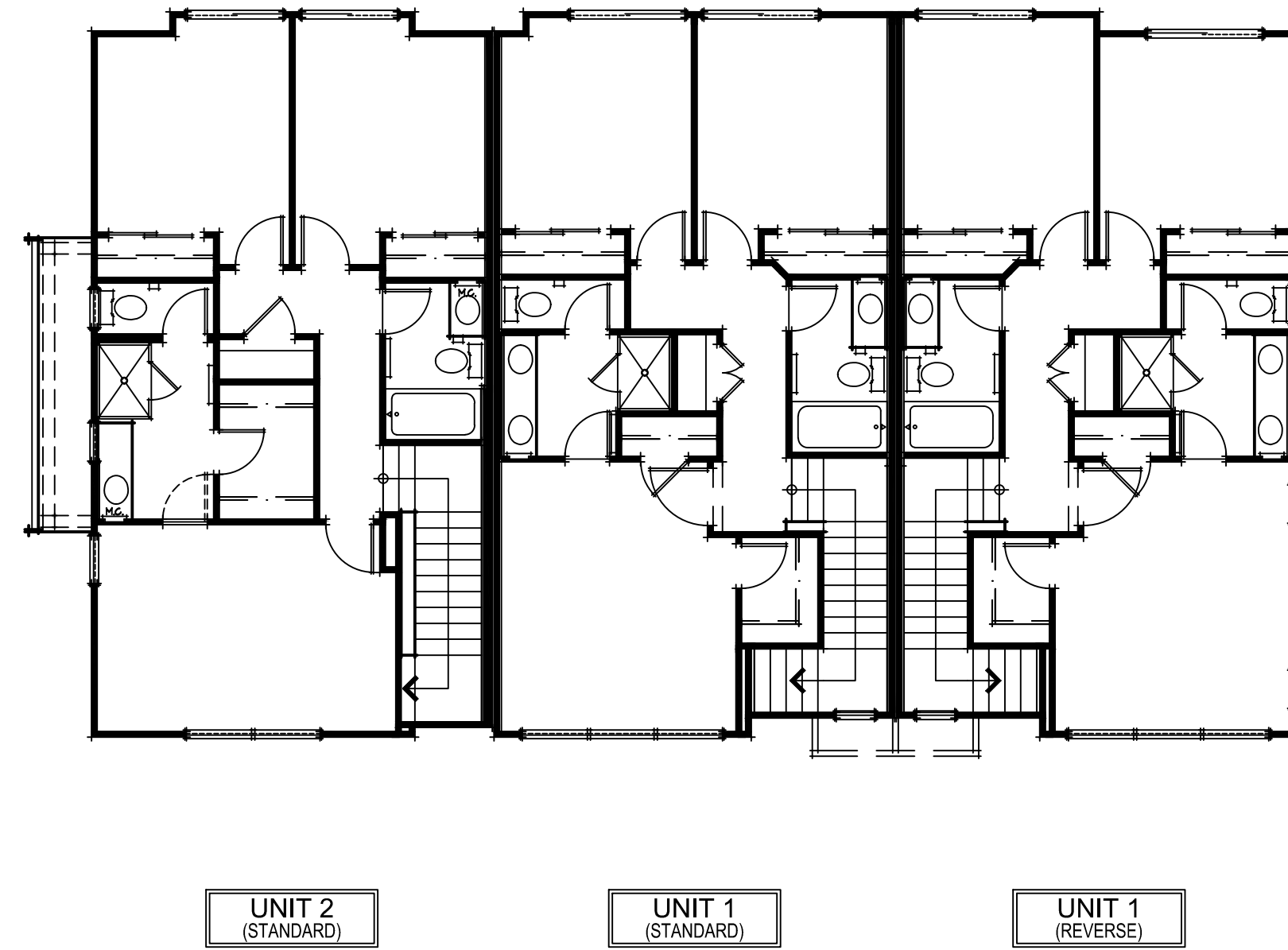
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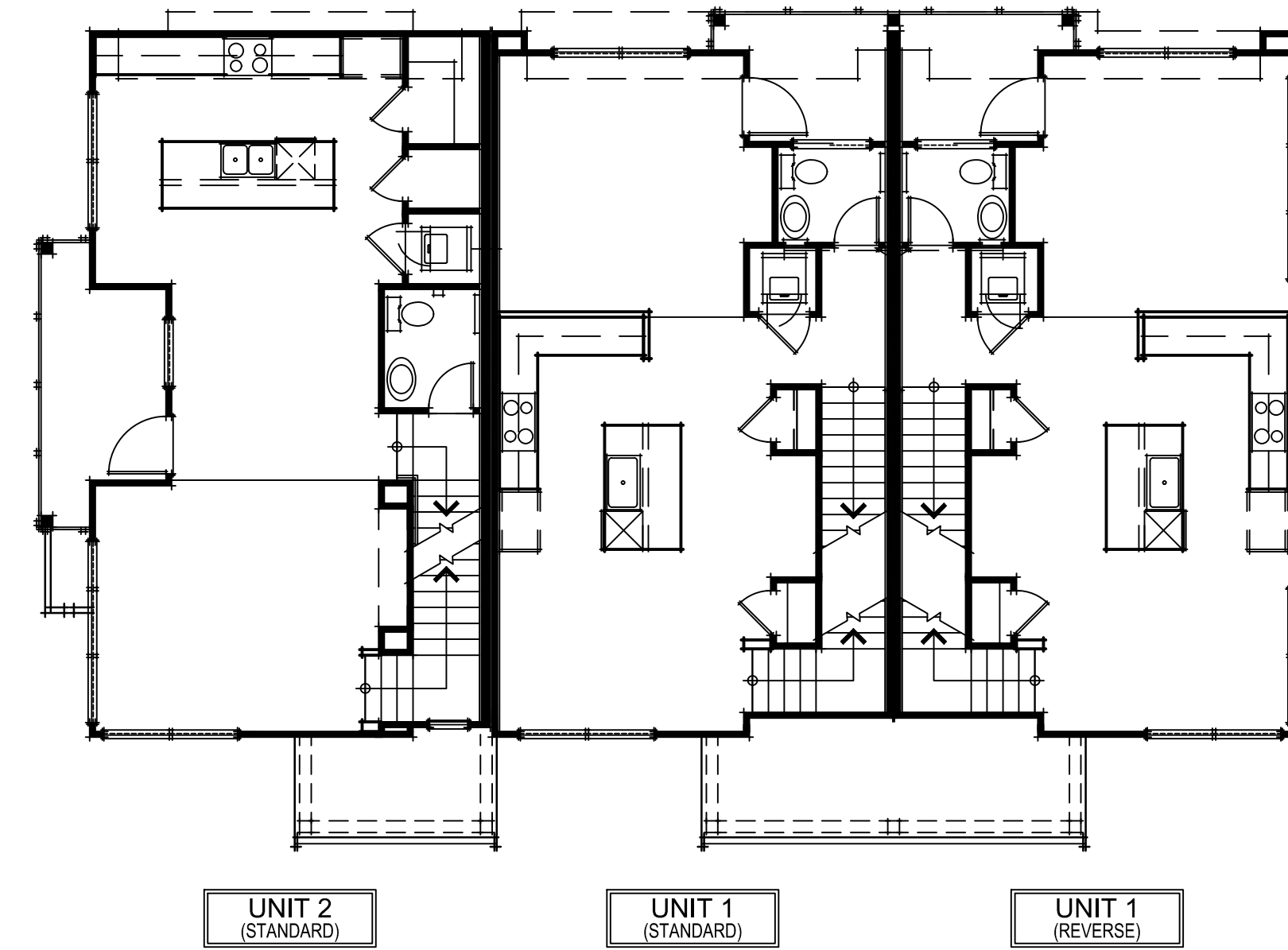
BUILDINGS 1, 3, 5 & 7 ELEVATIONS
(BUILDINGS 2, 4 & 6 MIRRORED) **A05**

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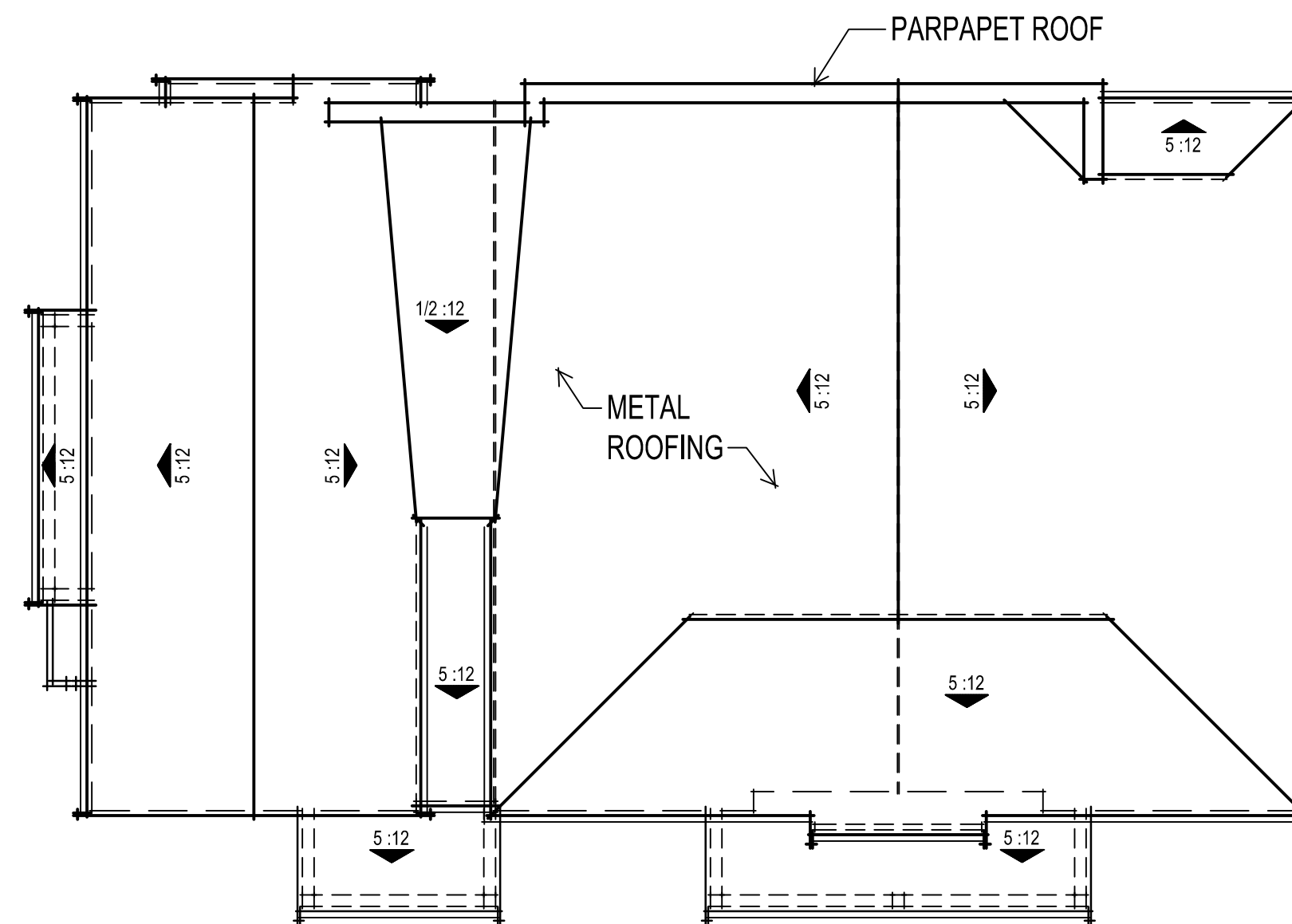




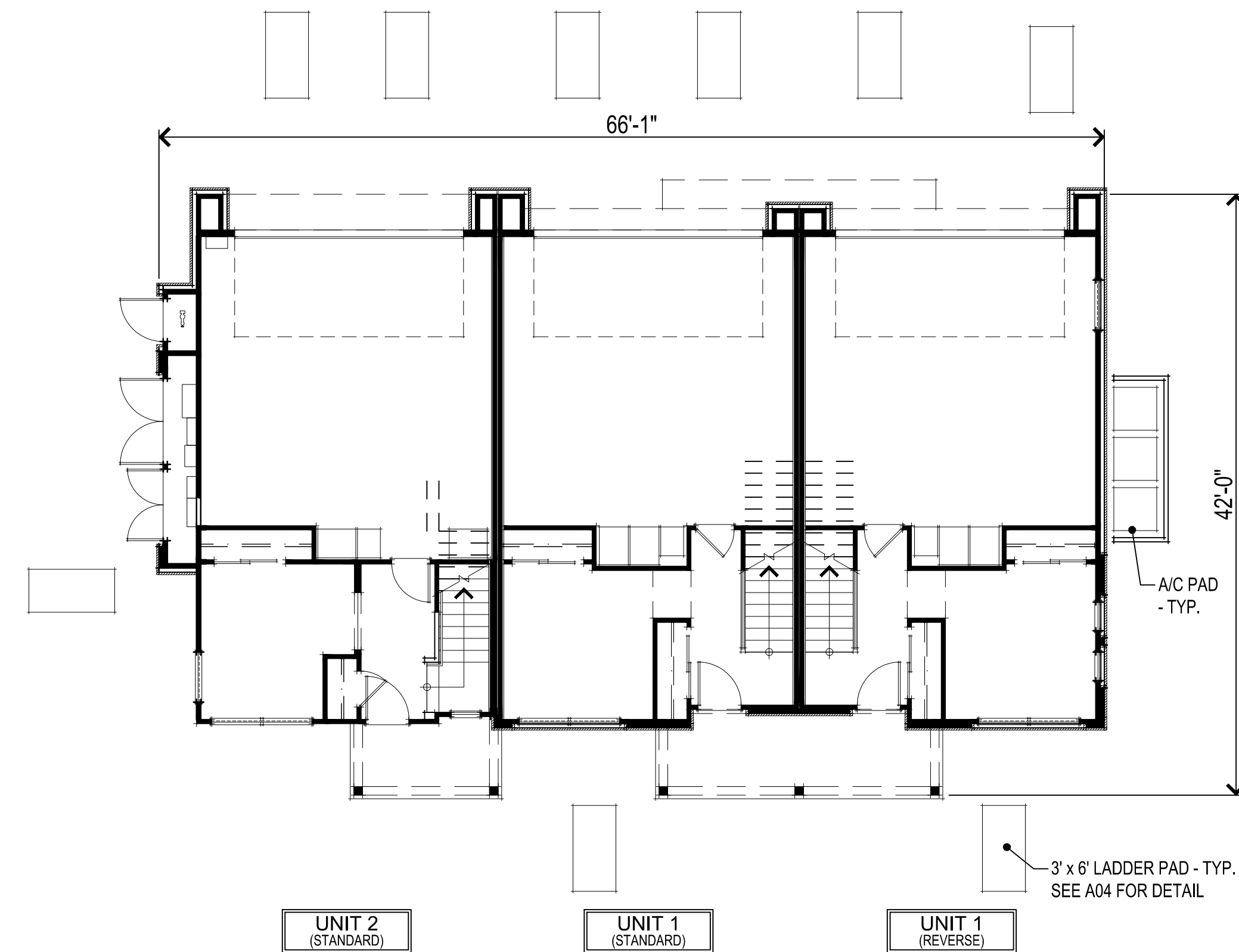
THIRD FLOOR PLAN



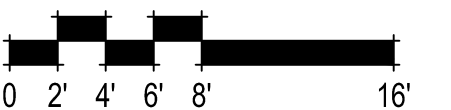
SECOND FLOOR PLAN



ROOF PLAN



FIRST FLOOR PLAN



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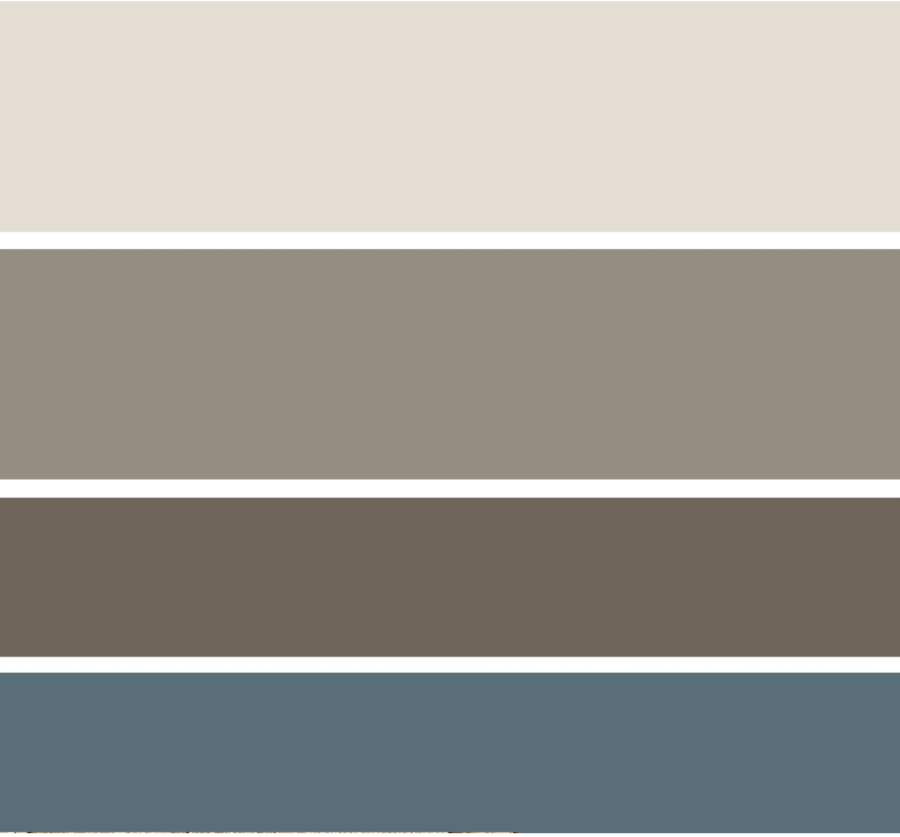
BUILDINGS 1, 3, 5 & 7 FLOOR PLANS
(BUILDINGS 2, 4 & 6 MIRRORED) **A06**

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COLOR SCHEME 1



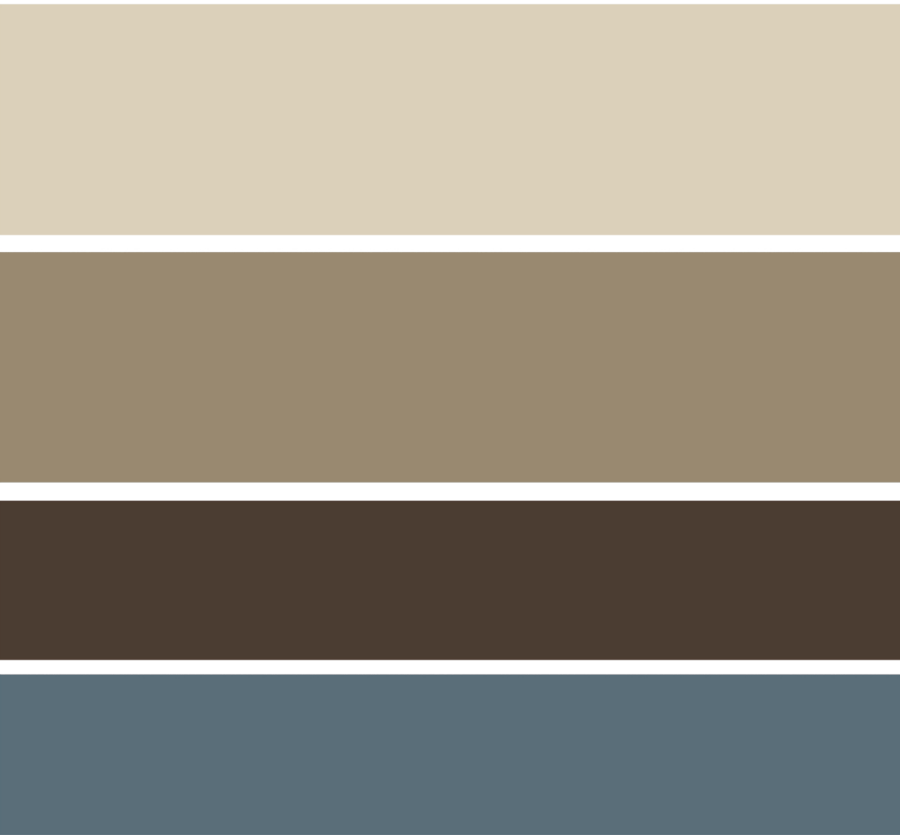
Stucco 1
SW 7035 Aesthetic White

Stucco 2
SW 9172 Studio Clay

Trim
SW 7026 Griffin

Accent & Entry Door
SW 7604 Smoky Blue

COLOR SCHEME 2

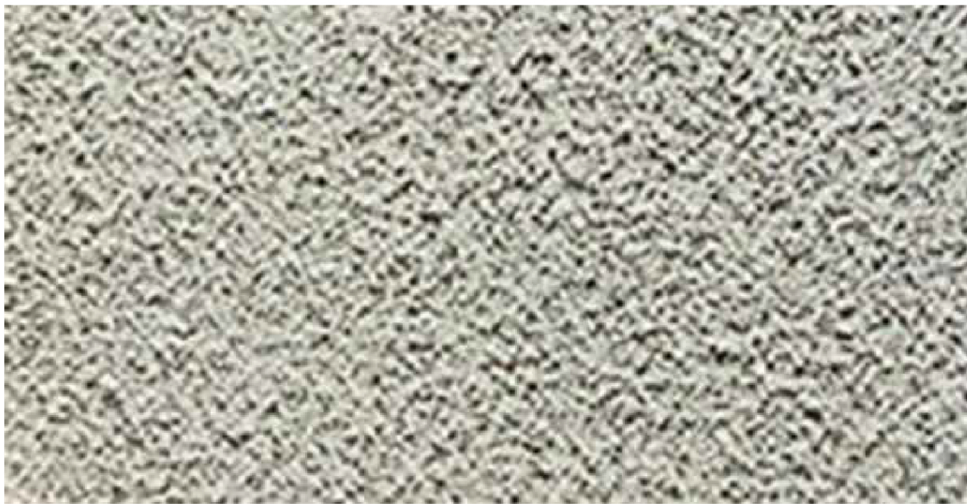


Stucco 1
SW 6155 Rice Grain

Stucco 2
SW 6158 Saw Dust

Trim
SW 9183 Dark Clove

Accent & Entry Door
SW 7604 Smoky Blue



1 STUCCO
LIGHT SAND FINISH
OCCURS WITH STUCCO 1 & STUCCO 2 COLOR



2 STONE TILE VENEER
MFR: CULTURED STONE
STONE: PRO-FIT ALPINE LEDGESTONE SUMMIT PEAK



3 4 STANDING SEAM METAL
MFR: BERRIDGE OR EQUAL
COLOR: ZINC GRAY



5 POST & BEAM PORCH FRAMING



6 VINYL FRAME WINDOWS
MFR: ALPINE OR EQUAL
STYLE: SINGLE HUNG VINYL
FRAME COLOR: SAND



7 METAL WINDOW SHROUDS AT PRIMARY WINDOWS
MFR: AURAE OR EQUAL



8 CONTEMPORARY RAISED PANEL GARAGE DOOR
MFR: CLOPAY
STYLE: CAYON RIDGE LOUVER



9 STEEL FRAMED RAILINGS
MFR: CUSTOM



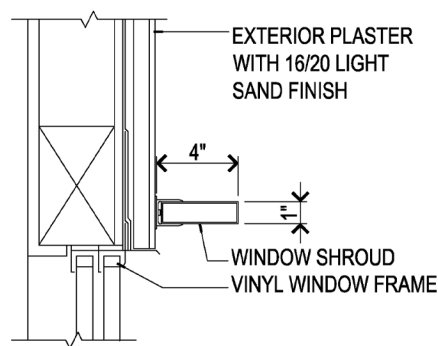
11 ENTRY WALL SCONCE
MFR: MODERN FORMS
STLYE: URBAN SCONCE
SIZE: LARGE



12 FIXTURE OVER THE GARAGE DOOR
MFR: MODERN FORMS
STLYE: URBAN SCONCE
SIZE: SMALL



13 PANELIZED WOOD ENTRY DOOR
MFR: MODERN DOOR
STYLE: DELLA VITRO



14 WINDOW HEAD SHROUD

EXTERIOR MATERIALS

- 1 STUCCO W/ LIGHT SAND FINISH
- 2 CULTURED STONE VENEER
- 3 STANDING SEAM METAL SIDING
FIBER CEMENT PANEL OPTION
MFR: HARDI VERTICAL SIDING
- 4 STANDING SEAM METAL ROOF
COMP. SHINGLE OPTION
- 5 POST & BEAM PORCH FRAMING
- 6 VINYL FRAME WINDOWS
- 7 METAL WINDOW SHROUDS AT
PRIMARY WINDOWS
- 8 CONTEMPORARY RAISED PANEL
GARAGE DOOR
- 9 STEEL FRAMED RAILINGS w/ WELDED
WIRE FABRIC
- 10 PRE-FINISHED METAL COPING
- 11 ENTRY WALL SCONCE
- 12 FIXTURE OVER GARAGE DOOR
- 13 PANELIZED WOOD ENTRY DOOR

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COLOR & MATERIALS
A07

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