

270 WEST DUNNE, MORGAN HILL, CA 95037

GENERAL PROJECT DESCRIPTION INCLUDES:

1. DEMOLISH EXISTING RESIDENCE
2. BUILD 10 NEW TOWNHOMES



ARCHITECTURAL	A0.1	TITLE SHEET
CIVIL	C1	TENTATIVE MAP
	C2	SITE TOPO MAP
	C3	PRELIMINARY GRADING & DRAINAGE PLAN
	C4	PRELIMINARY GRADING SECTIONS
	C5	PRELIMINARY STORM WATER MANAGEMENT PLAN
	C6	PRELIMINARY UTILITY PLAN

STRUCTURAL NONE

MECHANICAL	NONE
ELECTRICAL	E1.0 ELECTRICAL COVER SHEET E2.0 PHOTOMETRICS PLAN

LANDSCAPE

- L1.0 LANDSCAPE NOTES
- L1.2 LANDSCAPE PLAN
- L1.3 LANDSCAPE DETAILS
- L2.1 IRRIGATION NOTES AND CALC.
- L2.2 IRRIGATION PLAN
- L2.3 IRRIGATION DETAILS

[illegible]

● ——— DESCRIBES AN "AREA" OR "FIELD"

RM NAME ——— ROOM NAME
 101 ——— ROOM NUMBER

ELEVATION
 1 ——— Elevation Reference Number
 A3.1 ——— Sheet Number when shown

SECTION
 1 ——— Section Reference Number
 A4.1 ——— Sheet Number when shown

ROOM ELEVATION
 1 ——— Detail Reference Number
 A5.1 ——— Elevation Reference Number
 4 ——— Sheet Number where shown
 2 ——— Sheet Number where shown

TYPICAL DETAIL
 1 ——— Detail Reference Number
 A7.1 ——— Sheet Number where shown

PHOTO REFERENCE
 1 ——— Direction Indicator
 A1.1 ——— Detail Reference Number
 1 ——— Sheet Number where shown

TYPICAL COLUMN OR SHEAR LINE
 A ——— Column or Shear Line Designation
 ——— Center Line of Column or Shear Wall

TRUE NORTH
 NORTH REF.
 NORTH ARROW

OWNER

RICARD & BARBARA BORELLO
PO BOX 448
GENOA NV 89411

PHONE: 1 (408) 832-5925
EMAIL: david@drpbuilder.com

BUILDER

DRP BUILDERS, INC.
PO BOX 6644
GENOA, NV 89411

ATTN: DAVID ROBERTSON
PHONE: 1 (408) 683-4221
EMAIL: david@drpbuilder.com

CIVIL

MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037

ATTN: HARRY SINGLA
PHONE: 408-779-7381

**ARCHITECT/
LANDSCAPE**

WESTON MILES ARCHITECTS, INC.
17500 DEPOT STREET, SUITE #200
MORGAN HILL, CA 95037

ATTN: CHARLES WESTON
PHONE: 1-408-779-6686
EMAIL: charles@wmarchitects.com

OCCUPANCY TYPE:	R-3
NUMBER OF STORIES:	2
TYPE OF CONSTRUCTION:	V-B
ZONING	RAE 3-500
APN #	767-12-060
SITE ACREAGE	1.15

SQUARE FOOTAGE:	
<u>LOTS 1, 4, 6, 7 & 9</u>	
FIRST FLOOR	975 SF
SECOND FLOOR	1,136 SF
GARAGE	433 SF
TOTAL	2,544 SF
<u>LOTS 2, 3, 5, 8 & 10</u>	
FIRST FLOOR	975 SF
SECOND FLOOR	1,096 SF
GARAGE	433 SF
TOTAL	2,504 SF

40% MAXIMUM ENTIRE SITE LOT COVERAGE PER MHMC 18.40.060.A3

40% OF <E> LOT SQ FT. 50,094 = 20,037 SF ALLOWABLE LOT COVERAGE:

TOTAL BUILDING COVERAGE 14,080< 20,037 THEREFORE OK

50% MAXIMUM BUILDING COVERAGE PER LOT PER MHMC 18.40.05

LOT 1 AREA:
3,198 SF / 2 = 1,598 > 1,408 BUILDING COVERAGE THERFORE OK

LOT 2 AREA:
3,266 SF / 2 = 1,633 > 1,408 BUILDING COVERAGE THEREFORE OK

LOT 3 AREA:

LOT 4 AREA:

LOT 5 AREA:

LOT 6-9 AREA:

LOT 10 AREA: 1.00

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ALL WORK & MATERIAL SHALL BE PERFORMED & INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE GATHERING JURISDICTION, NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CALIFORNIA CODES.

2012 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 CCR

2022 CALIFORNIA BLDG CODE (CBC), PART 2, TITLE 24, CCR (2018 INTERNATIONAL BLDG CODE VOL. 1-2 AND 2019 CA AMENDMENTS)

2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR (2017 NATIONAL ELECTRICAL CODE AND 2019 CA AMENDMENTS)

2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR (2018 UNIFORM MECHANICAL CODE AND 2019 CA AMENDMENTS)

2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR (2018 UNIFORM PLUMBING CODE AND 2019 CA AMENDMENTS)

2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 CCR

2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR (2018 INTERNATIONAL FIRE CODE AND 2019 CA AMENDMENTS)

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 CCR



1 RESUBMITTAL #1

2 7/3/2023  
RESUBMITTAL #2

3 8/15/2023  
RESUBMITTAL #3

- 2022 NFPA 13, INSTALLATION OF AUTOMATIC SPRINKLER SYST. (CA AMENDED)
- 2019 NFPA 14, INSTALLATION OF STANDPIPE & HOLD SYSTEMS (CA AMENDED)
- 2021 NFPA 17, DRY CHEMICAL EXTINGUISHING SYSTEMS
- 2021 NFPA 17A, WET CHEMICAL EXTINGUISHING SYSTEMS
- 2022 NFPA 20, INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION
- 2023 NFPA 22, WATER TANKS FOR PRIVATE FIRE PROTECTION
- 2022 NFPA 24, INSTALLATION OF PRIVATE FIRE SERVICE MAINS & THEIR APPURTENANCES (CA EDITION)
- 2023 NFPA 25, INSPECTION, TESTING, MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS (CA AMENDED)
- 2019 NFPA 72, NATIONAL FIRE ALARM CODE (CA AMENDED; SEE UL STD 1071 FOR "VISUAL DEVICES")
- 2022 NFPA 80, FIRE DOORS AND OTHER OPENING PROTECTIVES
- 2022 NFPA 110, EMERGENCY AND STANDBY POWER SYSTEMS
- 2021 NFPA 170, STANDARD FOR FIRE SAFETY & EMERGENCY SYMBOLS
- 2022 NFPA 2001 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS
- SFM 12-10-1, POWER OPERATED EXIT DOORS
- SFM 12-10-2, SINGLE POINT LATCHING OR LOCKING DEVICES
- SFM 12-10-3, EMERGENCY EXIT & PANIC HARDWARE
- SFM 13-8, MANUAL OPERATING SIGNAL BOXES (2008 EDITION)
- UL 268, SMOKE DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS (2021 EDITION)
- UL 268A, SMOKE DETECTORS DUCT APPLICATIONS (2008 EDITION)
- UL 300, FIRE TESTING OF FIRE EXTINGUISHING SYST. FOR PROTECTION OF RESTAURANT COOKING AREAS (2019 EDITION)
- UL 305, PANIC HARDWARE (2012 EDITION)
- UL 464, AUDIBLE SIGNAL APPLICATIONS (2016 EDITION)
- UL 521, HEAT DETECTORS FOR FIRE PREVENTING SIGNALING SYSTEM (1999 EDITION)
- UL 864, CONTROL UNITS FOR FIRE PROTECTIVE SIGNALING SYSTEMS (2014 EDITION)
- CCR TITLE 8, DIVISION 1, CHAPTER 4, SUBCHAPTER 6, ELEVATOR SAFETY ORDERS, COMMENCING WITH SECTION 3094.2.
- ASME A17.1 - 2019 (W/A17.1A/CESA B444-08 ADDENDA) SAFETY CODE FOR ELEVATORS AND ESCALATORS.
- ASME A18.1 - 2018, SAFETY STANDARD FOR PLATFORM LIFTS AND STAIRWAY CHAIRLIFTS, COMMENCING WITH SECTION 2.
- ICC 300-2017 STANDARD FOR BLEACHERS, FOLDING AND TELESCOPIC SEATING AND GRANDSTANDS
- COMPLIANCE WITH CFC CHAPTER 33 "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION" WILL BE ENFORCED.
- EMERGENCY VEHICLE ACCESS ROADS AND ON SITE FIRE HYDRANTS SHALL BE MAINTAINED AND OPERABLE PRIOR TO LOADING THE SITE WITH COMBUSTIBLE MATERIALS.

A detailed map of the Morgan Hill area. The project site is marked with a black dot at 370 W Dutton Ave, CA 95037, and labeled 'PROJECT SITE' in a black box. Surrounding landmarks include Morgan Hill Library, United States Postal Service, Park Plaza, and Morgan Hill Dog Park. Commercial areas with businesses like Trader Joe's, Walgreens, and Safeway are also shown. The map includes a compass rose in the bottom left corner indicating North is up, and a Google Maps logo at the bottom.

# TITLE SHEET

270 WEST DUNNE AVE TOWNHOMES

ORP BUILDERS, INC.  
270 WEST DUNNE, MORGAN HILL, CA 95037

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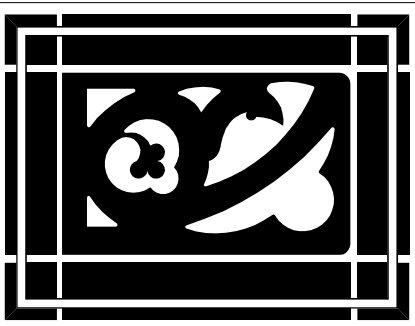
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DATE: 03/07/2023

JOB NO: \_\_\_\_\_

# A0.1





WESTON MILES  
ARCHITECTS

17500 Depot Street, Suite #200  
Morgan Hill, CA 95037  
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REVISIONS

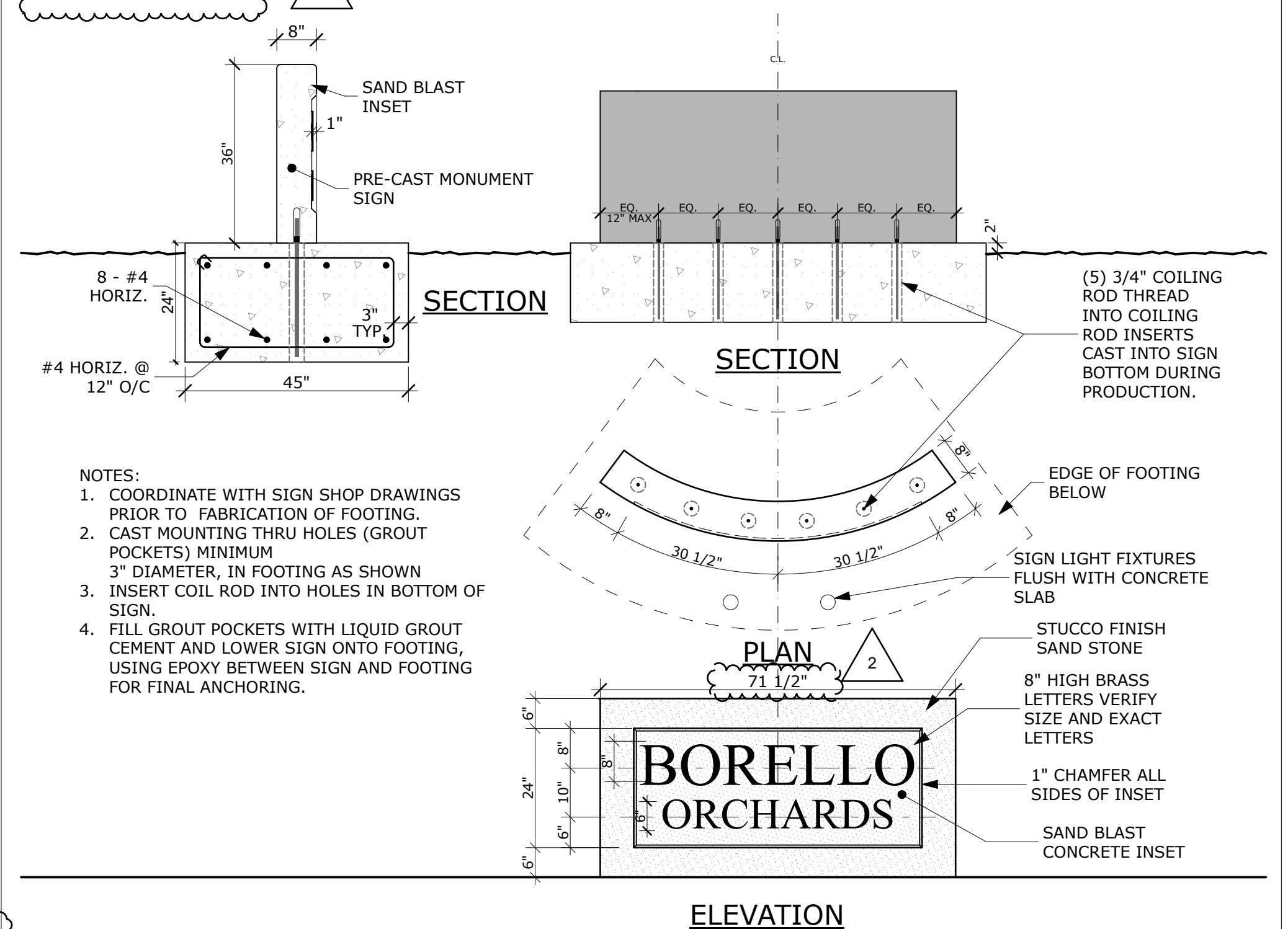
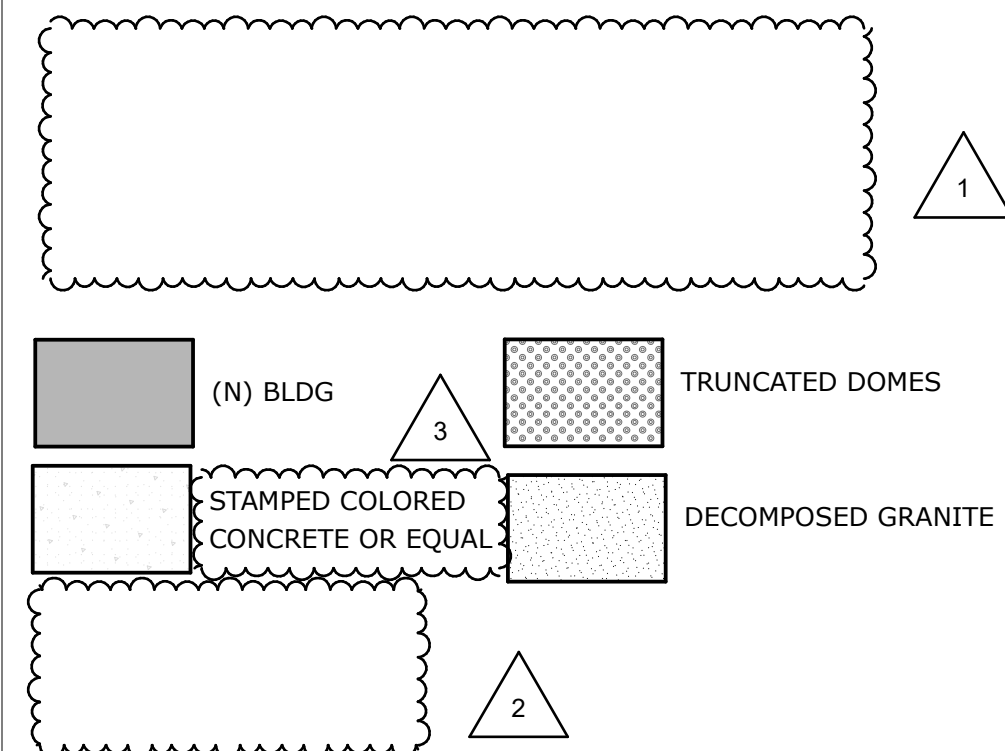
|   |            |                |
|---|------------|----------------|
| 1 | 03/08/2023 | RESUBMITTAL #1 |
| 2 | 7/3/2023   | RESUBMITTAL #2 |
| 3 | 8/15/2023  | RESUBMITTAL #3 |

KEY NOTES

- 01 UNDERGROUND WATER RETENTION SYSTEM SEE CIVIL DRAWINGS
- 02 6' RETAINING WALL- SEE CIVIL DRAWINGS
- 03 AT GRADE SIGNAGE LIGHTING FIXTURES
- 04 PAINT "STOP" IN 8" WHITE LETTERS WITH 1" PAINTED WHITE BAND THAT EXTENDS THE WIDTH OF LANE AT NEW STOP SIGN
- 05 NEW STREET LIGHT
- 06 NEW FIRE HYDRANT SEE CIVIL
- 07 COMBINATION STOP SIGN AND STREET NAME SIGN
- 08 VITAL CLUSTER MAILBOX W/ 12 UNIT MAILBOXES AND 1 PARCEL R W/ SANDSTONE FINISH
- 09 NEW SIGNAGE SEE DETAIL 2/A1.0
- 10 FIRE TRUCK TURNAROUND PER CITY STANDARD 11-E
- 12 NONE
- 13 TREX EQUIPMENT SCREEN
- 14 BIKE RACK
- 15 CLEAR VISION TRIANGLE
- 16 TRASH AND RECYCLING STORAGE AREAS
- 17 PARK BENCH

SYMBOL LEGEND

- PROPERTY LINE
- PROPERTY EASMENT LINE SCD
- >E< FENCE
- (N) FENCE SEE FENCE PLAN ON 1/A1.2



- NOTES:
1. COORDINATE WITH SIGN SHOP DRAWINGS PRIOR TO FABRICATION OF FOOTING.
  2. CAST MOUNTING THRU HOLES (GROUT POCKETS) MINIMUM 3" DIAMETER, IN FOOTING AS SHOWN
  3. INSERT COIL ROD INTO HOLES IN BOTTOM OF SIGN.
  4. FILL GROUT POCKETS WITH LIQUID GROUT CEMENT AND LOWER SIGN ONTO FOOTING, USING EPOXY BETWEEN SIGN AND FOOTING FOR FINAL ANCHORING.

ALTERNATIVE MEDIUM DENSITY  
RESIDENTIAL DEVELOPMENT  
STANDARDS

|                        |                 |
|------------------------|-----------------|
| Space Per Lot          | 3,000—<br>4,356 |
| Private Open Space [1] | 300 sq. ft.     |
| Common Open Space      | 175 sq. ft.     |

TEABLE 18.40-4  
SCALE: 1' = 1'-0"

|                        |           |
|------------------------|-----------|
|                        | Duet      |
| Lot Width (min)        | 30 ft.    |
| Lot Depth (min)        | 85 ft.    |
| Lot Coverage (max) [3] | 50%       |
| Floor Area Ratio (max) | N/A       |
| Height                 |           |
| Setbacks               |           |
| Front [4]              | 10 ft.    |
| Interior Side          | 3 ft. [5] |
| Street Side            | 6 ft.     |
| Rear                   | 10 ft.    |

TABLE 18.40-2  
SCALE: 1' = 1'-0"

OVERALL SITE PLAN  
270 WEST DUNNE AVE TOWNHOMES  
DRP BUILDERS, INC.  
270 WEST DUNNE, MORGAN HILL, CA 95037

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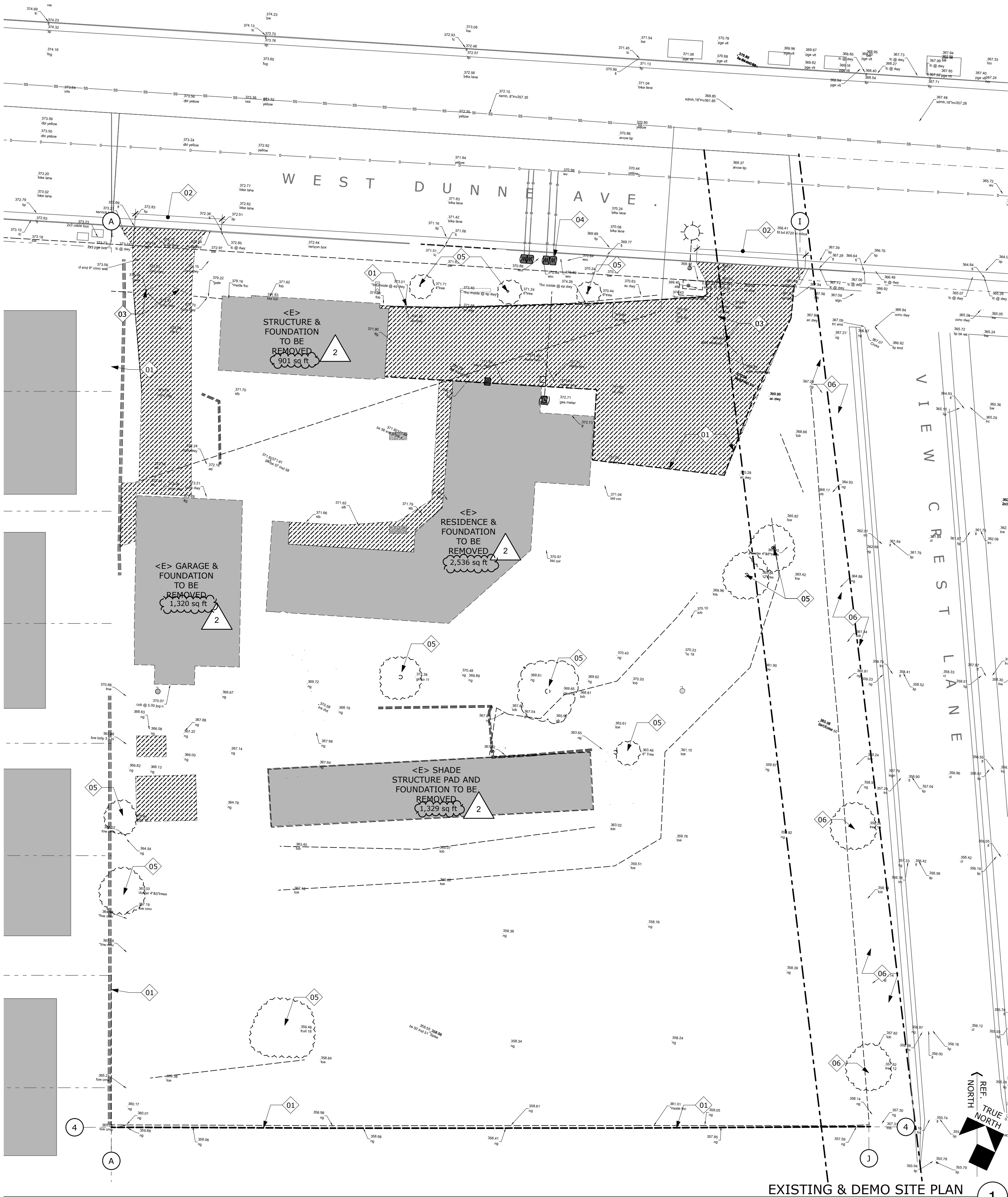
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JOB NO: 21014

A1.0

CONC SIGN WALL  
SCALE: 1/2" = 1'-0"





GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
  - APPLICABLE SECTIONS OF THE STATE OF CALIFORNIA'S DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION, HEREINAFTER CALLED "CALTRANS";
  - CALIFORNIA PLUMBING CODE AND CALIFORNIA BUILDING CODE PROVISIONS;
  - AWWA STANDARD SPECIFICATIONS;
  - CITY/COUNTY DESIGN STANDARDS WHERE APPLICABLE;
  - STANDARDS OF THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, OFFICE OF STANDARDS AND RULES OF THE STATE DIVISION OF INDUSTRIAL SAFETY;
  - THESE PLANS AND DETAILS SHOWN HEREON. WHERE CONFLICTS EXIST BETWEEN ANY OF THE ABOVE LISTED SPECIFICATIONS THE MOST STRINGENT SPECIFICATION SHALL PREVAIL.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL <E> ABOVE GROUND UTILITIES AND PROVIDE FOR THEIR TEMPORARY DISCONNECTION, PROTECTION, REMOVAL AND/ OR STORAGE AS MAY BE REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH THE COUNTY/DISTRICT TO DETERMINE WHETHER TEMPORARY SERVICES ARE NECESSARY.
- ALL SPOILS, DEBRIS, AND INCIDENTAL ITEMS SHALL BE HAULED OFF SITE BY CONTRACTOR AND BE DISPOSED OF IN A LAWFUL MANNER AS IT ACCUMULATES.
- CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE IN ANY WAY, ANY EXISTING ELEMENTS NOT DESIGNATED FOR REMOVAL. SUCH DAMAGE IS THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE COUNTY/DISTRICT.
- COORDINATE SHUT-OFF OF ALL UTILITIES PRIOR TO ANY DEMOLITION.
- CONTRACTOR IS TO PROTECT AND KEEP <E> TREES NOT MARKED FOR RELOCATION OR REMOVAL.
- THE SITE MUST BE CLEANED AT THE END OF EACH BUSINESS DAY.
- CONTRACTOR TO MAINTAIN A SAFE, SECURE SITE.
- THIS DRAWING IS TO OUR BEST KNOWLEDGE AND REFLECTS THE <E> SITE CONDITIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ALL PERMITS NECESSARY TO PERFORM THE WORK, INCLUDING BUT NOT LIMITED TO WORK IN THE PUBLIC RIGHT-OF-WAY, TREE REMOVAL, AND UTILITY MODIFICATIONS.
- ALL KNOWN EXISTING UTILITY LINES ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING UTILITY LINES OR FACILITIES TO REMAIN IN PLACE. WHETHER OR NOT SUCH LINES OR FACILITIES ARE SHOWN ON THESE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO. CONTRACTOR IS ADVISED TO CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 OR A PRIVATE UNDERGROUND LOCATER SERVICE (AT CONTRACTOR'S EXPENSE) AND THE AFFECTED UTILITY COMPANY FOR MARKING UNDERGROUND LINES PRIOR TO BEGINNING WORK.
- TO REDUCE CONSTRUCTION DUST THESE CONTROL MEASURES SHALL BE REQUIRED DURING DEMOLITION/CONSTRUCTION
  - WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY
  - COVER ALL TRUCKS HAULING SOIL, SAND, OR LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
  - SWEEP STREET DAILY ( WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED INTO ADJACENT PUBLIC STREETS.
  - ENCLOSE, COVER, WATER TWICE DAILY OR APPLY NON-TOXIC SOIL BINDERS TO EXPOSED STOCKPILES ( DIRT, SAND, ETC.)

DEMOLITION KEY NOTES

- <E> FENCE & FOOTINGS TO BE REMOVED & DISCARDED
- <E> DRIVEWAY TO BE REMOVED AND REPLACED WITH SIDEWALK/CURB/GUTTER PER CITY STANDARDS
- <E> (4) METERS TO BE REMOVED. SEE CIVIL FOR NEW LOCATIONS AND UNDERGROUNDING
- <E> GATE AND FOOTINGS TO BE REMOVED. GATE OPENER TO BE GIVEN TO ARCHITECT
- <E> TREE AND ROOTBALL TO BE REMOVED
- <E> LANDSCAPING AND TREES TO REMAIN. PROTECT DURING DEMOLITION AND CONSTRUCTION

SYMBOL LEGEND

- PROPERTY LINE
- - - ITEMS TO BE DEMOLISHED
- [Hatched Box] <E> STRUCTURE AND FOUNDATION TO BE REMOVED
- [Solid Box] <E> PAVING TO BE REMOVED

**WESTON MILES**  
ARCHITECTS  
17500 Depot Street, Suite #200  
Morgan Hill, CA 95037  
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- |   |            |                |
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| 1 | 03/08/2023 | RESUBMITTAL #1 |
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EXISTING & DEMO SITE PLAN

270 WEST DUNNE AVE TOWNHOMES

DRP BUILDERS, INC.  
270 WEST DUNNE, MORGAN HILL, CA 95037

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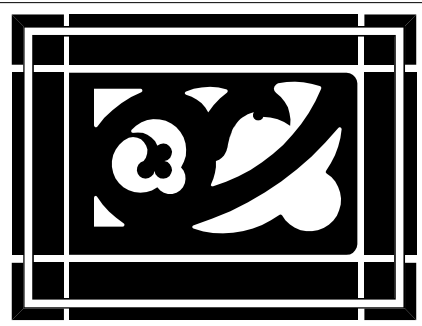
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**A1.1**





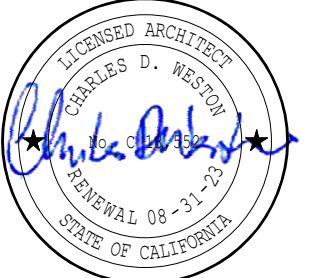
NOTE:  
ALL EXTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED WITHIN FENCE OR INCORPORATED INTO THE DESIGN OF BUILDINGS SO AS NOT TO BE VISIBLE FROM THE PUBLIC-RIGHT-OF-WAY. COMMON AREAS EQUIPMENT TO BE SCREENED INCLUDES, BUT IS NOT LIMITED TO, AIR CONDITIONERS, HEATERS, UTILITY METERS, CABLE EQUIPMENT, TELEPHONE, ENTRY BOXES, BACKFLOW PREVENTIONS, IRRIGATION CONTROL VALVES, ELECTRICAL TRANSFORMERS, PULL BOXES, AND ALL DUCTING FOR AIR CONDITIONING, HEATING, AND BLOWER SYSTEMS. THERE IS TO BE NO ALL ROOF MOUNTED EQUIPMENT ON THIS PROJECT.



WESTON MILES  
ARCHITECTS

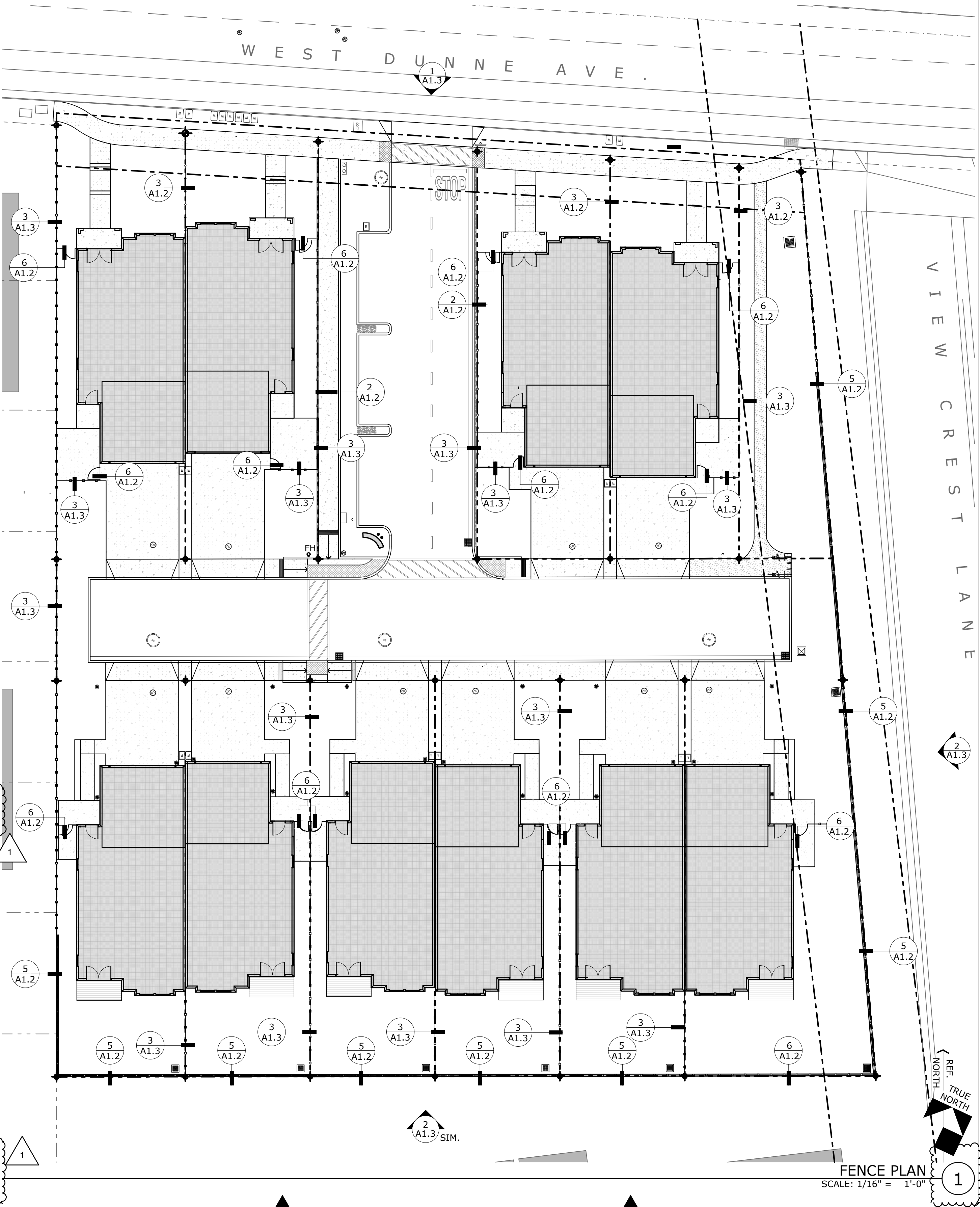
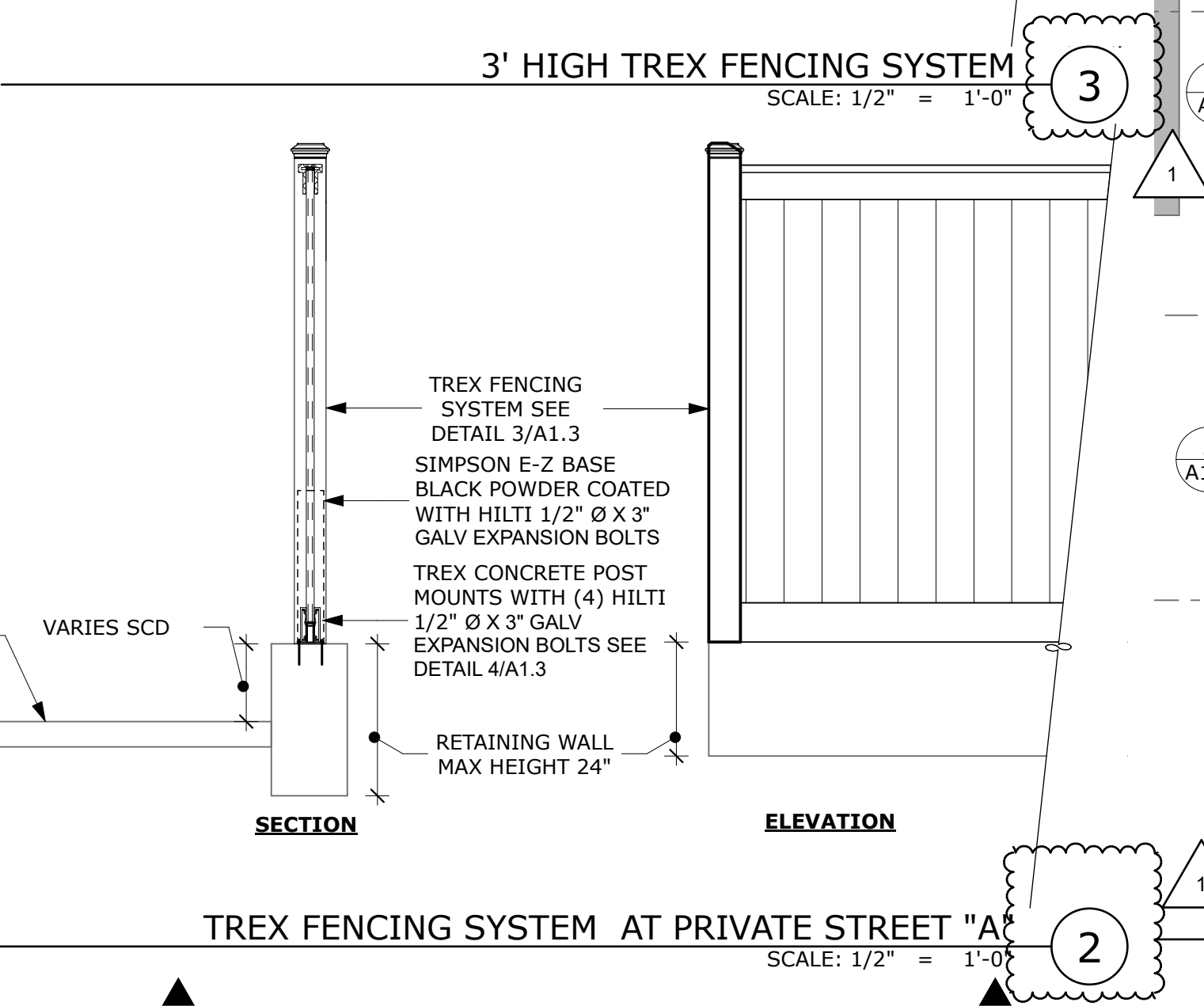
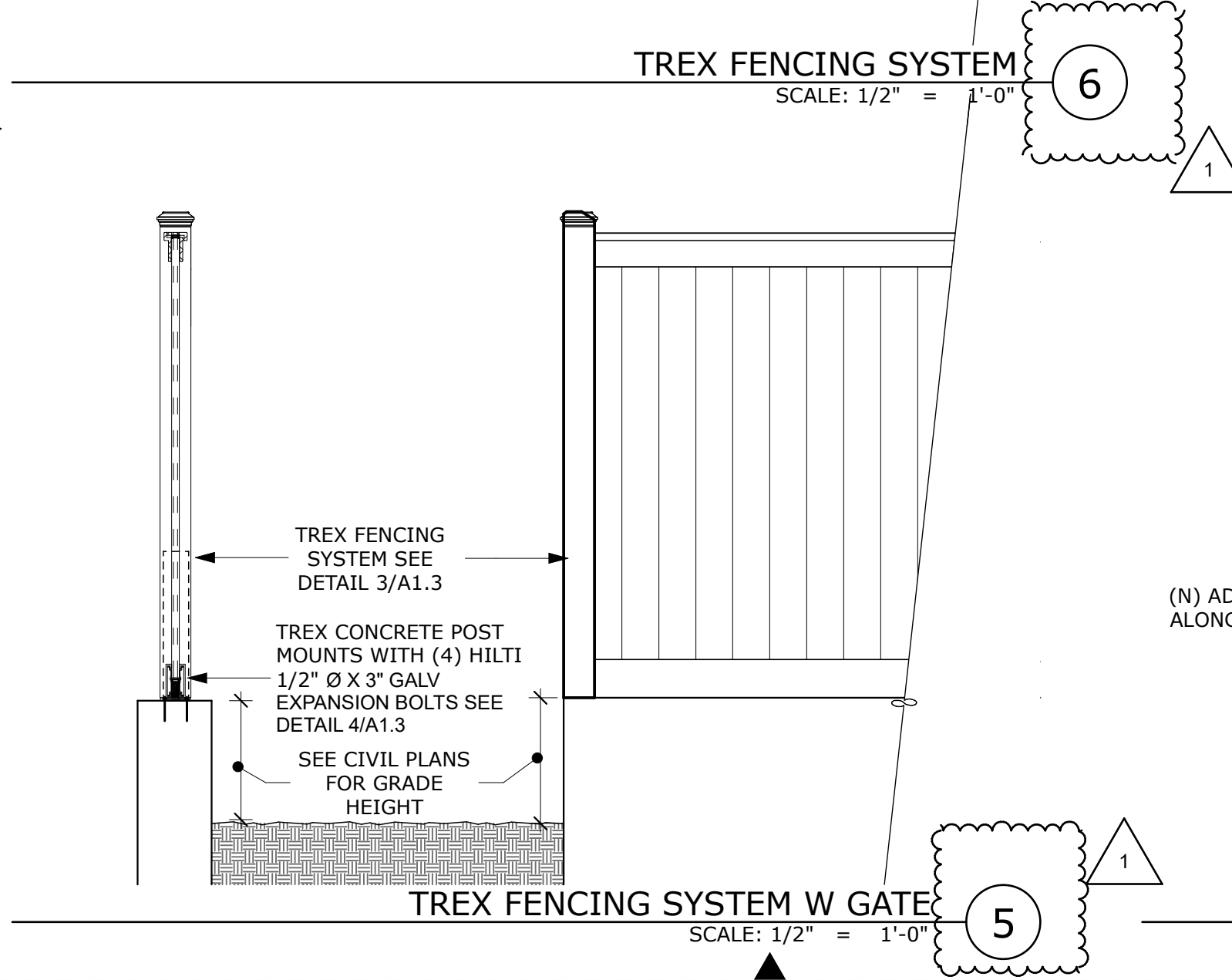
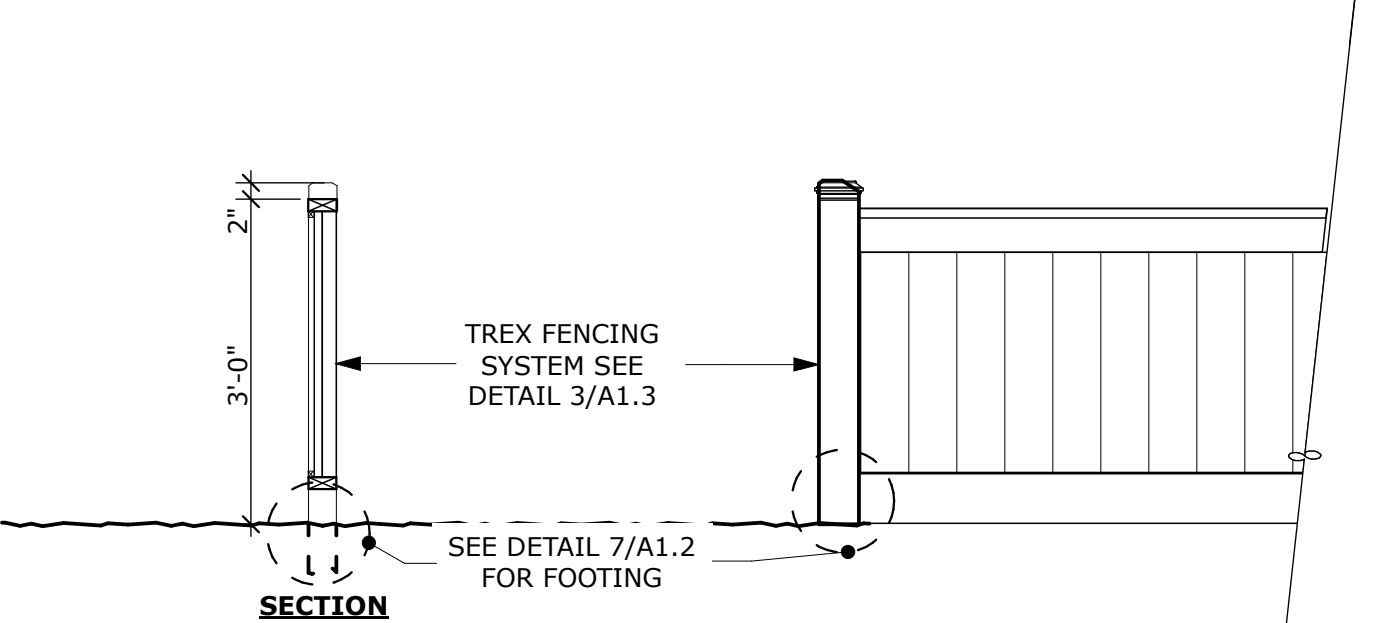
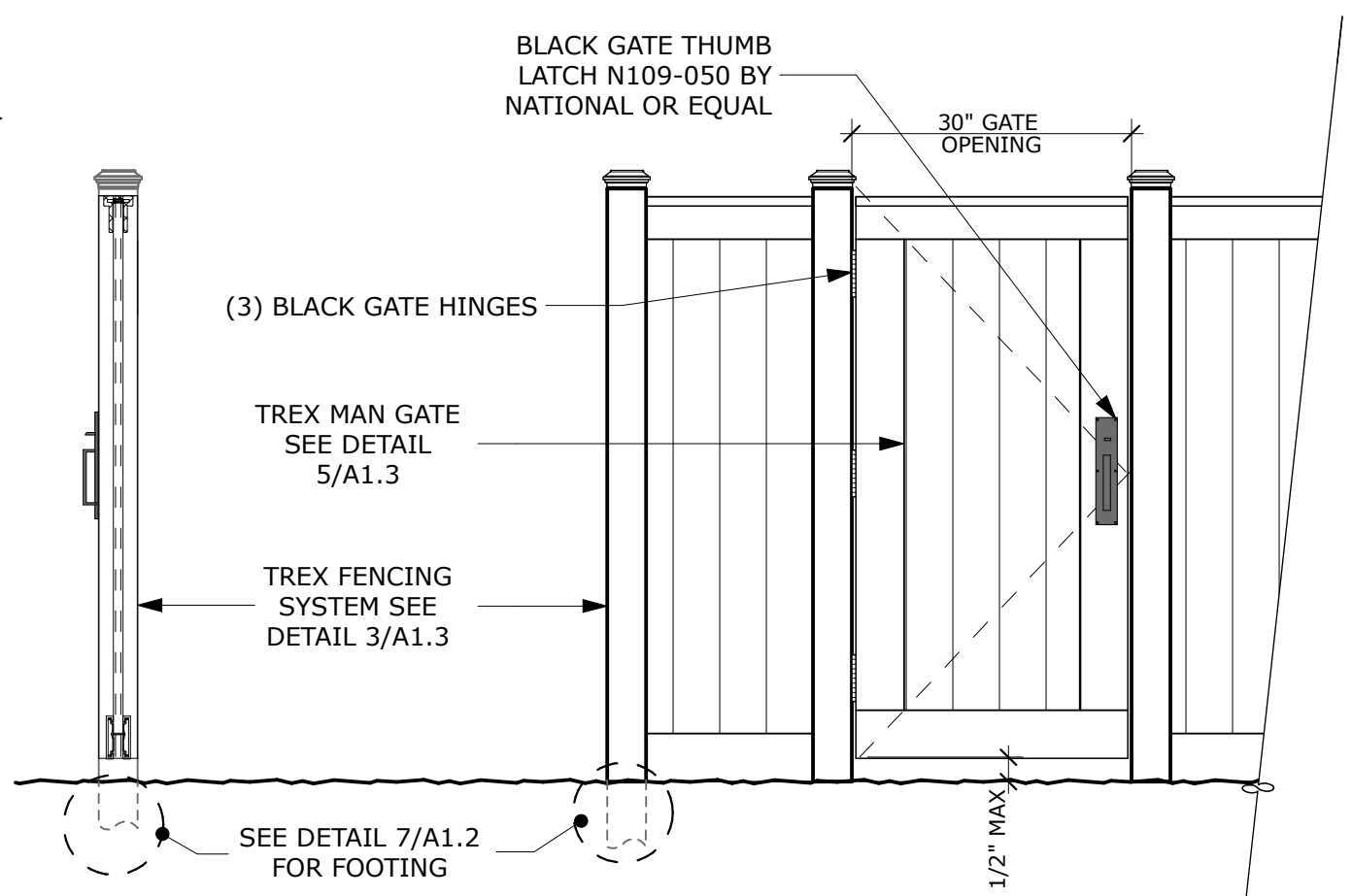
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**FENCE PLAN**  
270 WEST DUNNE AVE TOWNHOMES  
DRP BUILDERS, INC.  
270 WEST DUNNE, MORGAN HILL, CA 95037

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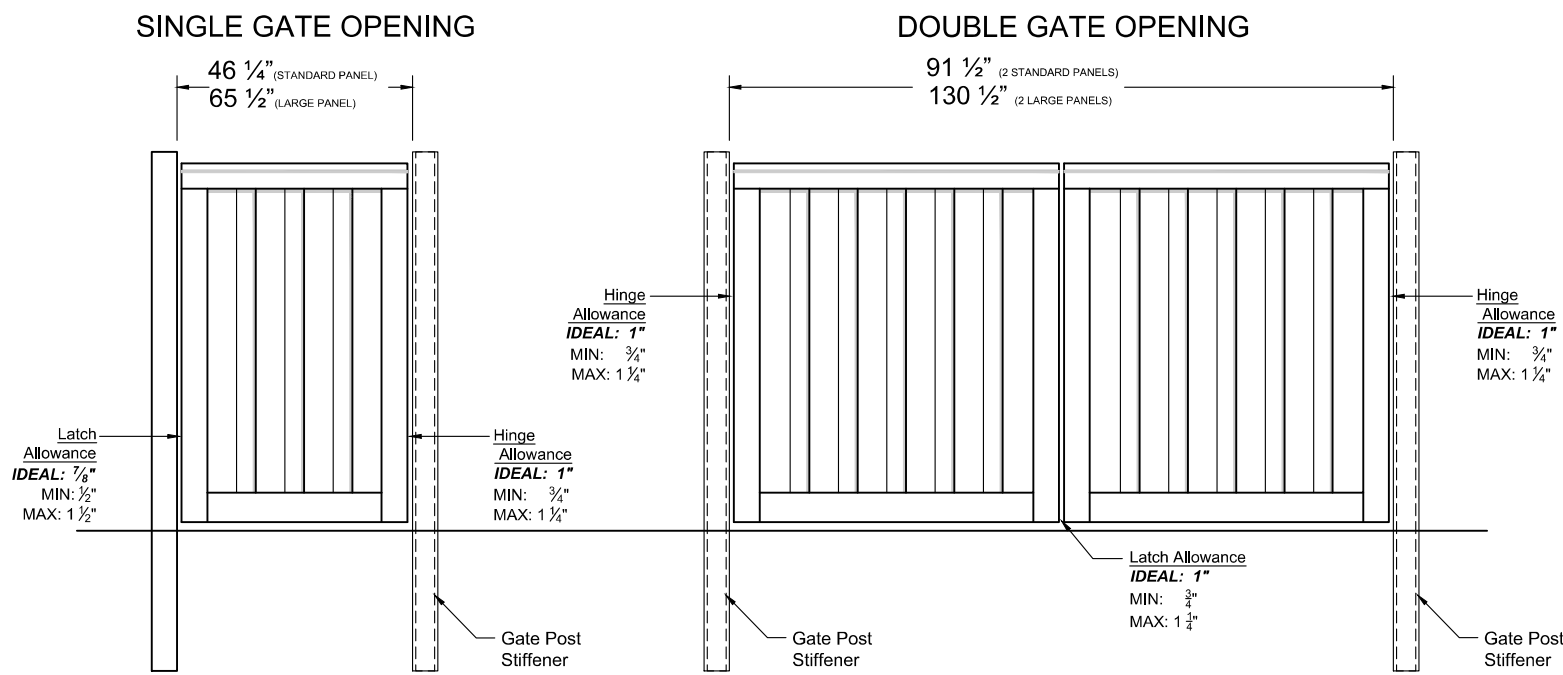
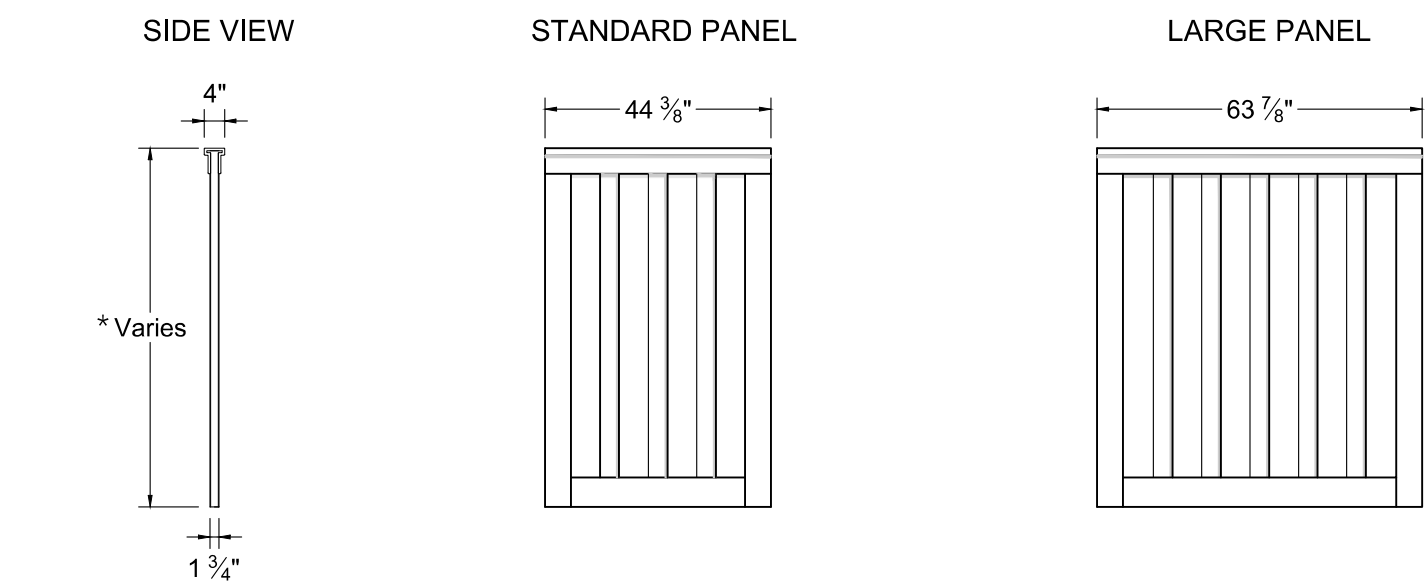
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**A1.2**





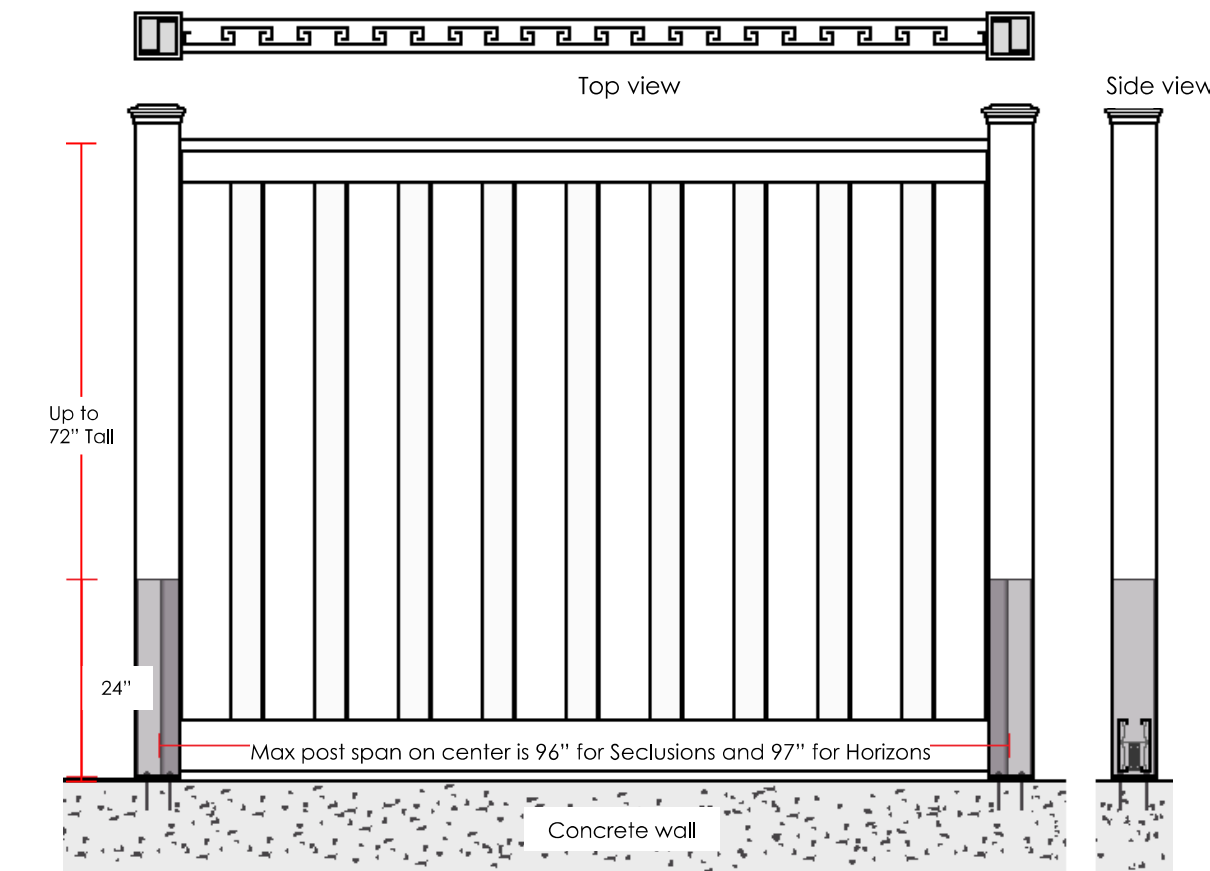
| Fence Height | Gate Height |
|--------------|-------------|
| 3'           | 34 1/2"     |
| 4'           | 46 1/2"     |
| 5'           | 58 1/2"     |
| 6'           | 70 1/2"     |
| 7'           | 82 1/2"     |
| 8'           | 94 1/2"     |

- NOTES:
- GATES ARE BUILT WITH A WELDED INTERNAL 1 1/2" SQUARE (16 GA.) GALVANIZED STEEL FRAME.
  - REFER TO TREX FENCING GATE HARDWARE SHEET FOR HARDWARE SPECIFICATIONS.
  - INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
  - REFER TO [YourNextFence.com](http://YourNextFence.com) FOR CONSTRUCTION DETAILS AND PRODUCT INFORMATION.
  - DRAWING NOT TO SCALE.

TREX MAN GATE

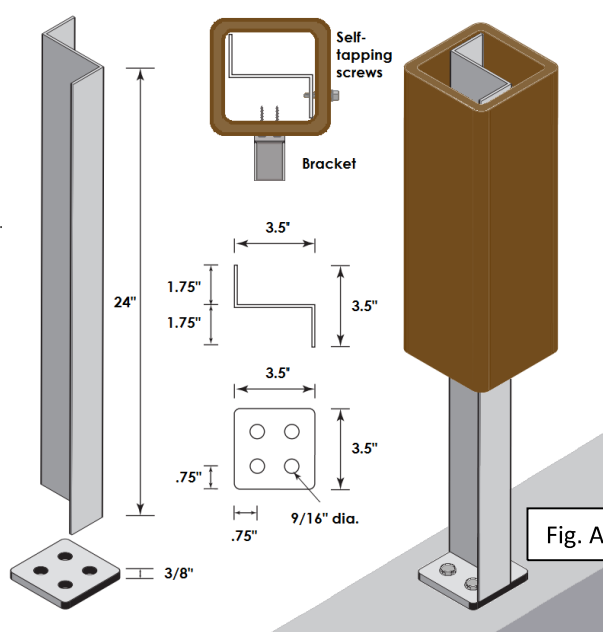
SCALE: 1' = 1'-0"

5



- Drill four holes for concrete anchors.
- Fill holes with epoxy and attach base with 1/2" concrete anchors. (Be sure to attach mount with tabs running parallel to wall. This will allow Trex brackets to be attached without screws striking mount. See Fig A).
- Sleeve Trex post over mount. Plumb post.
- Secure Trex post to steel mount with self-tapping screws to ensure post does not move. (Tip: if desired, paint heads of self-tapping screws to match fence post).

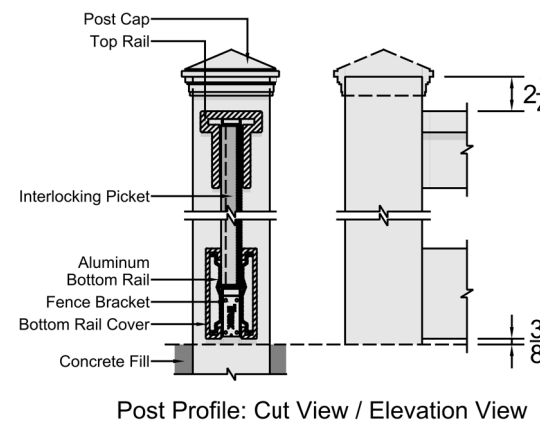
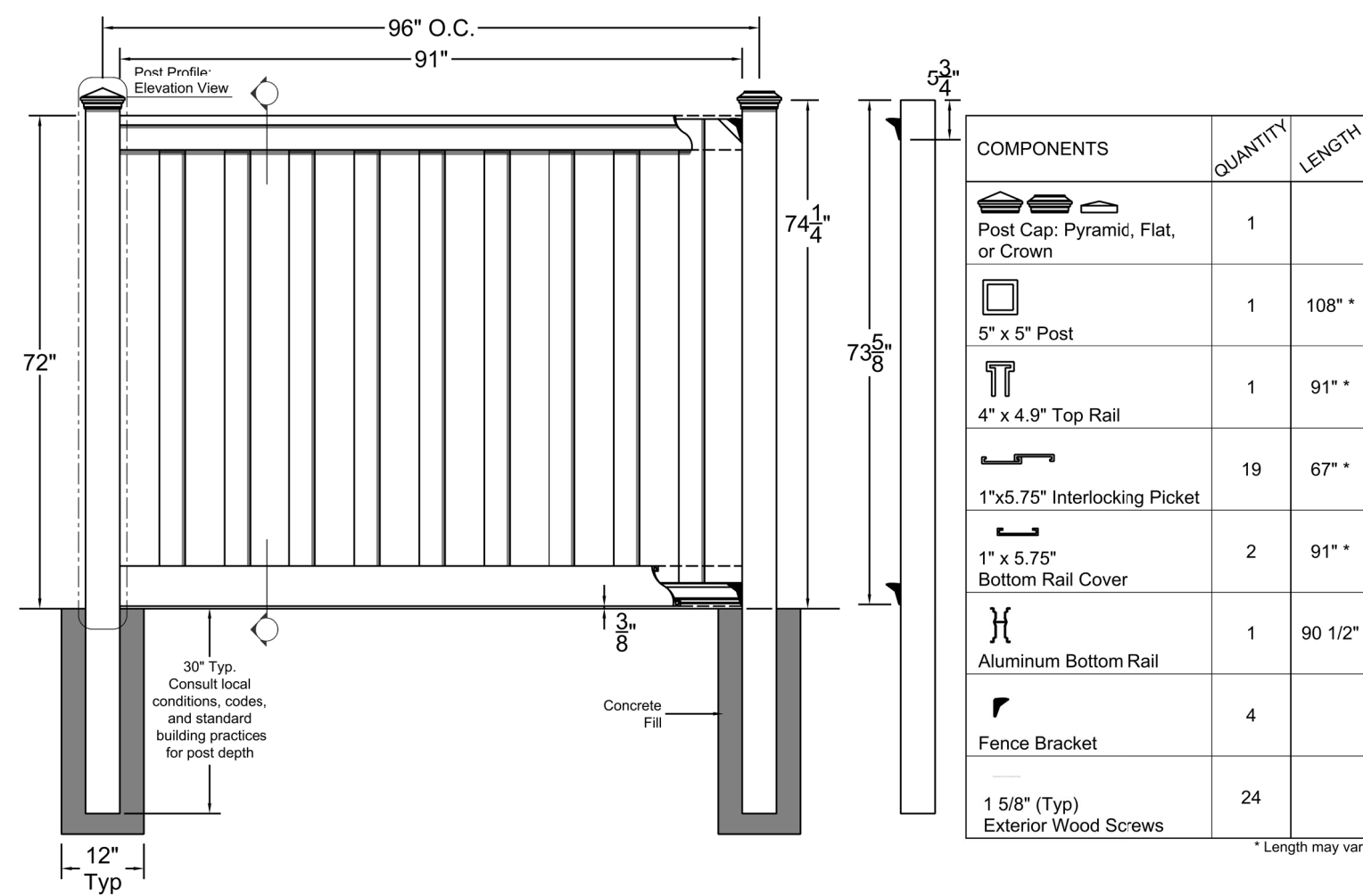
Whenever a post mount is installed, it should be attached in a manner to ensure it will be secure from movement. Evaluate your installation environment to determine beforehand if the mounting surface is sufficiently strong to support the weight of the fence and the force of wind. The wall mount method is offered as a suggestion for securing a fence on top of a wall and is not part of the standard installation process. Wall mounts are not Trex products and are not covered under warranty. Engineering may be necessary to determine if wall mounts will perform properly for your application. We do not recommend using mounts for high wind areas, for walls less than 8" wide and that do not have a footer, for gates, or fences taller than 6'.



TREX CONCRETE POST MOUNT

SCALE: 1' = 1'-0"

4



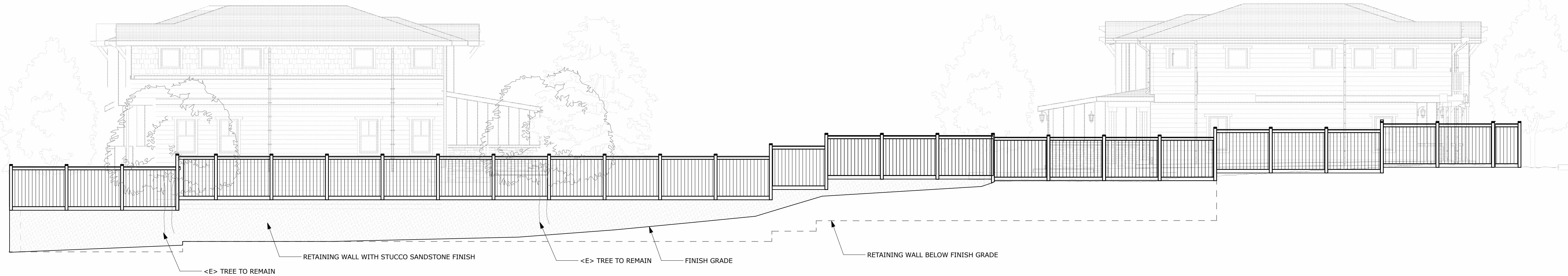
NOTES:

- INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
- THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
- REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
- DRAWING NOT TO SCALE.

TREX FENCING SYSTEM

SCALE: 1/2" = 1'-0"

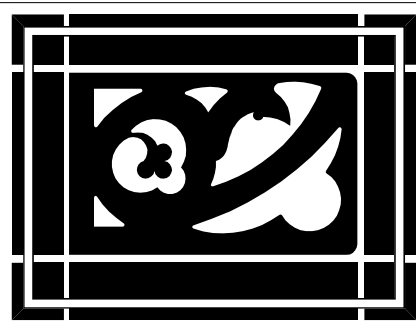
3



VIEW CREST LANE FENCE ELEVATION

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

2



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STREET VIEW ELEVATIONS & DETAILS

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A1.3





PHOTO A



PHOTO B



PHOTO C



PHOTO D

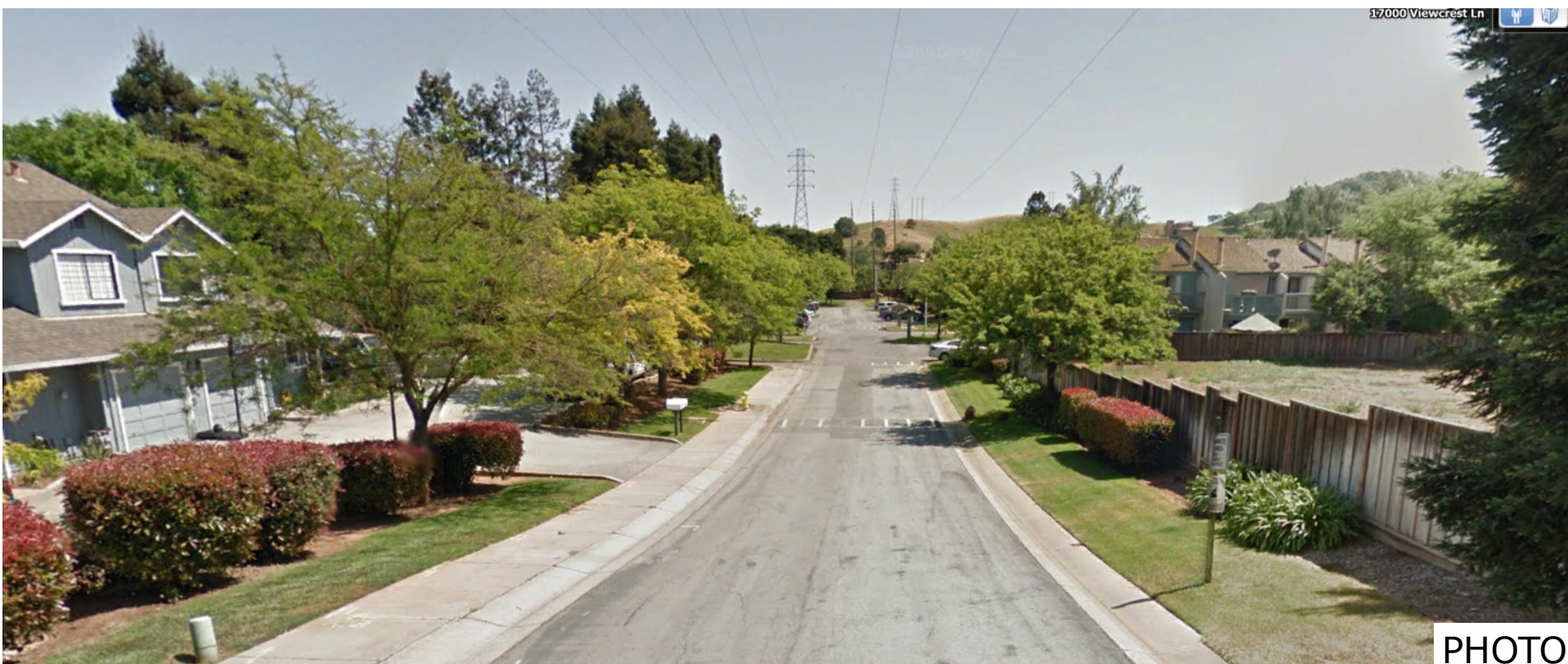


PHOTO E



PHOTO F



PHOTO G



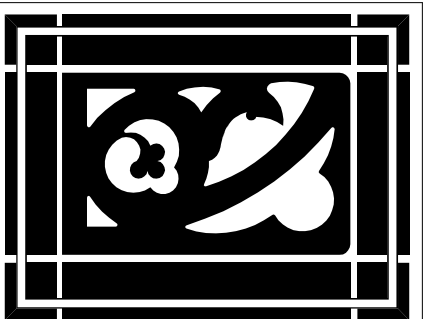
PHOTO H




PHOTO I



PHOTO J



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**ADJACENT SITE PHOTOS**

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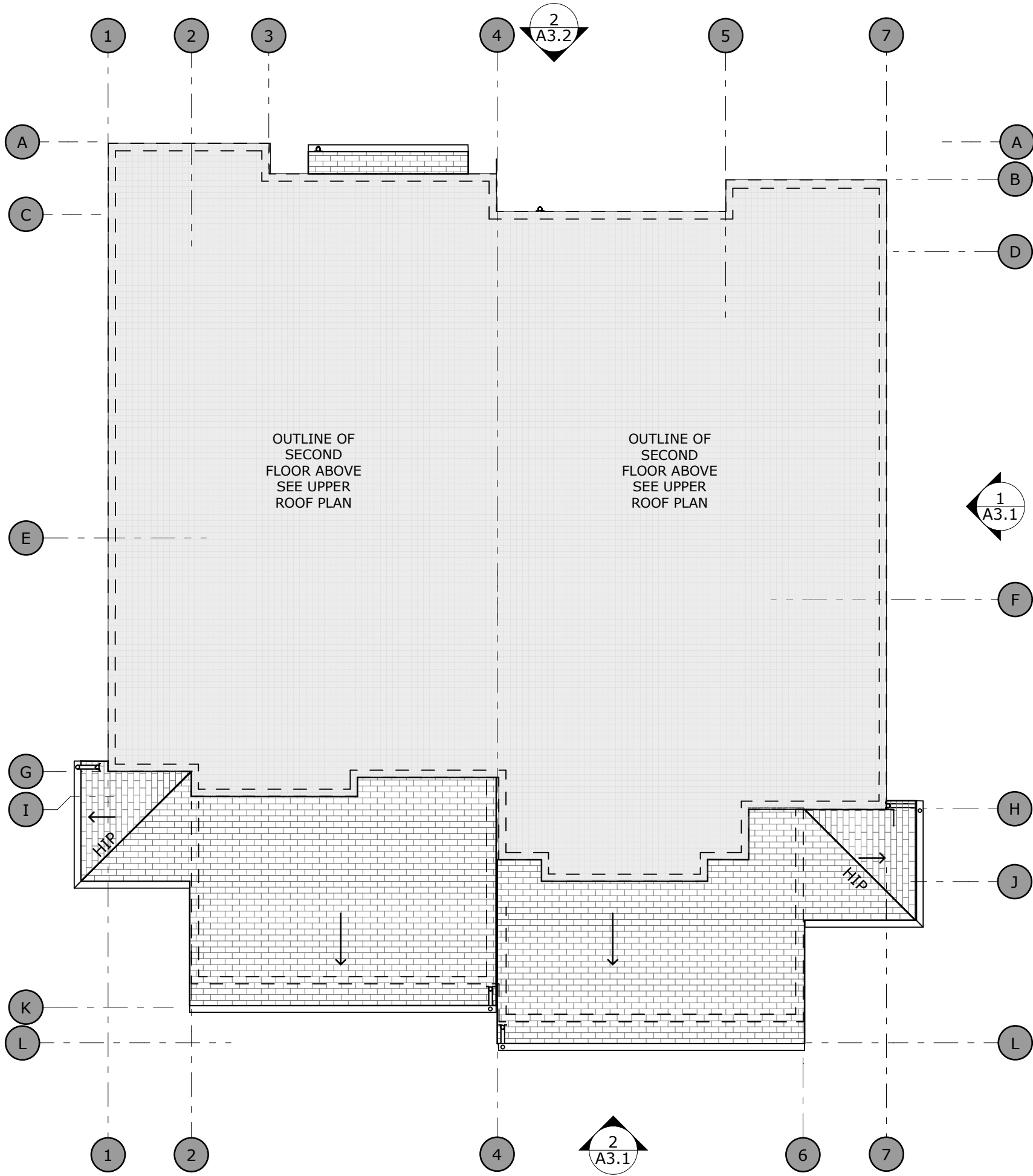
DATE: 03/07/2023

JOB NO: 21014

A1.4

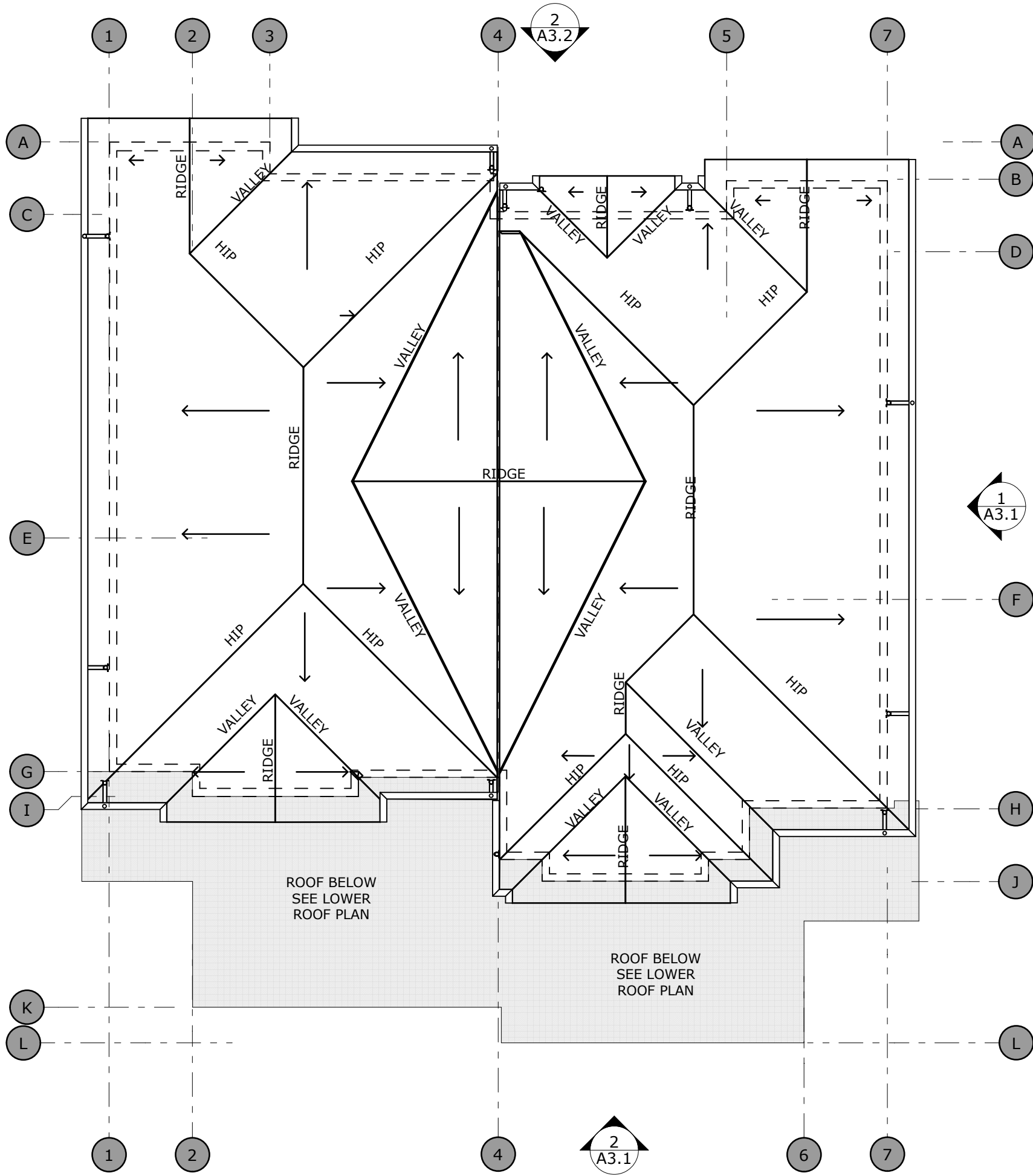
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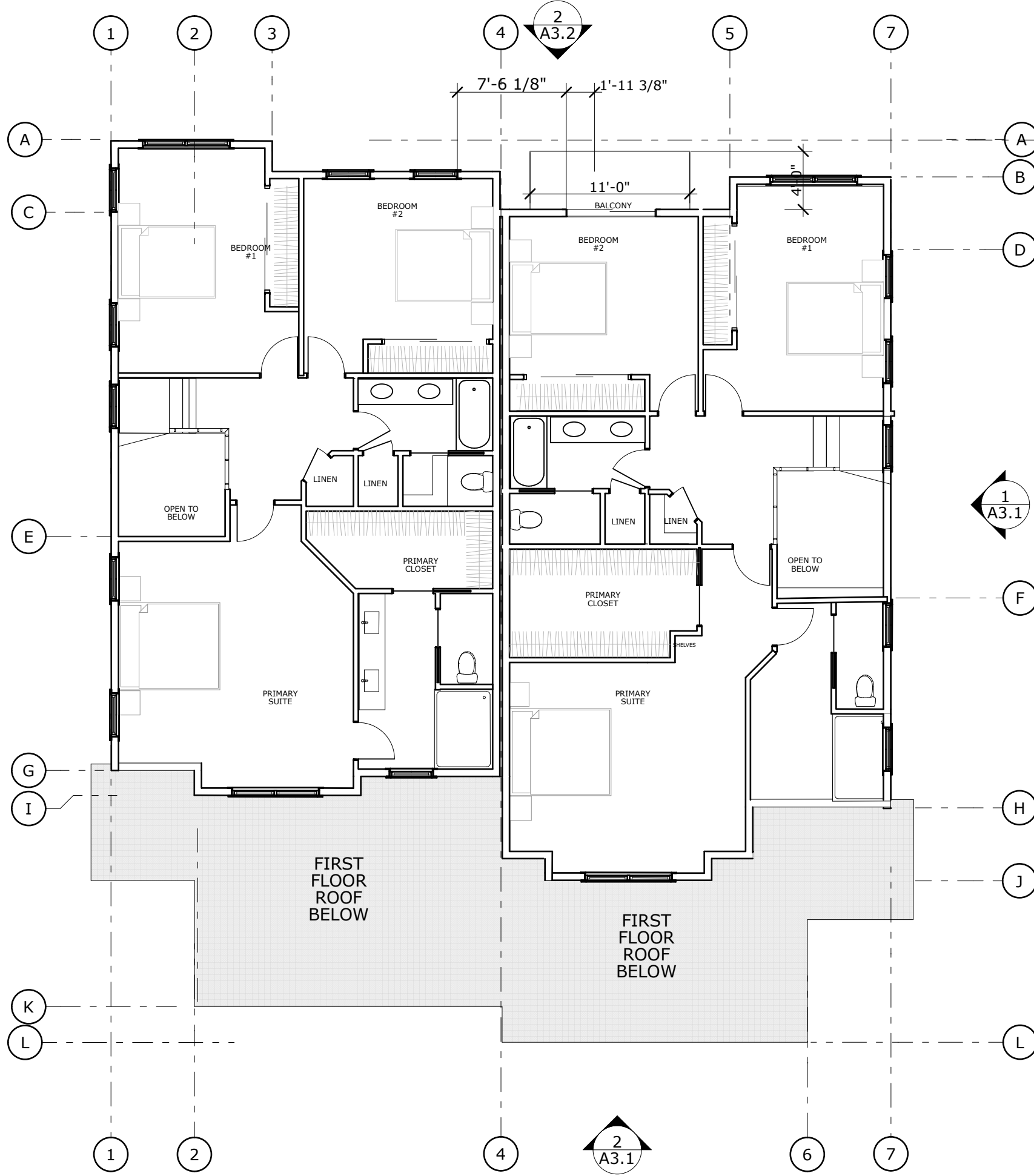
LOWER ROOF PLAN  
SCALE: 1/8" = 1'-0"

1



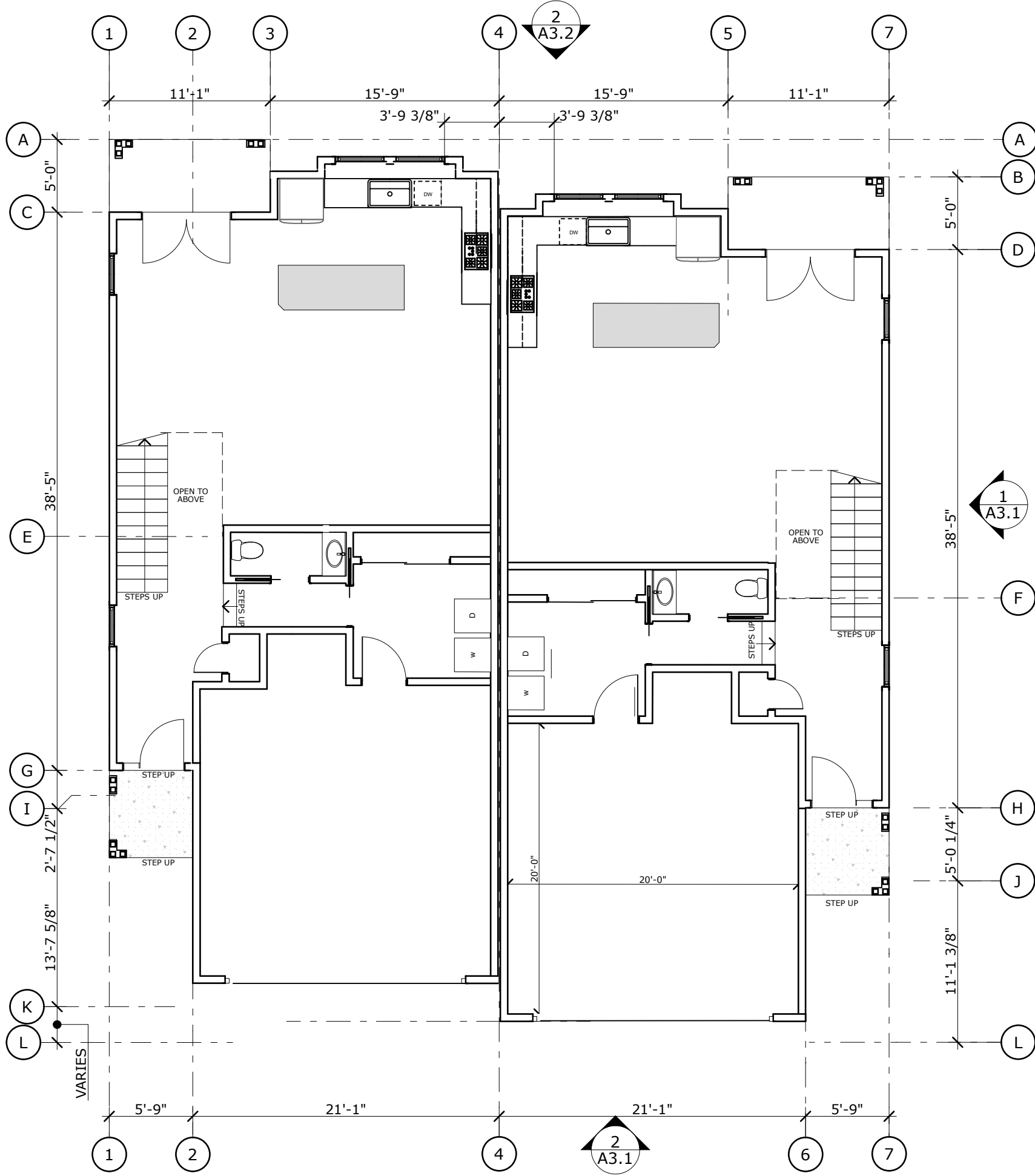
UPPER ROOF PLAN  
SCALE: 1/8" = 1'-0"

1



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

2



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

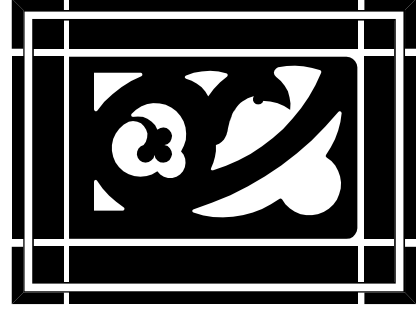
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GENERAL NOTES

1. RWL = RAIN WATER LEADER, SEE DETAIL #DrgID(ref)/#LayID (ref)

KEY NOTES

- 01 CORNER GUARDS INSTALLED 12" OFF THE FF @ EACH OUTSIDE CORNER, SEE SPECS.  
02 DRINKING FOUNTAIN, SEE DETAIL 47/ADA4  
03 WHITE BOARD, SEE SPECS.  
04 CONC FLOOR SCORING PATTERN  
05 FLOOR DRAIN -SEE MECHANICAL



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SYMBOL LEGEND

--- 1-HR RATED WALL SYMBOL

FLOOR & ROOF PLAN (LOTS 1-4)

270 WEST DUNNE AVE TOWNHOMES

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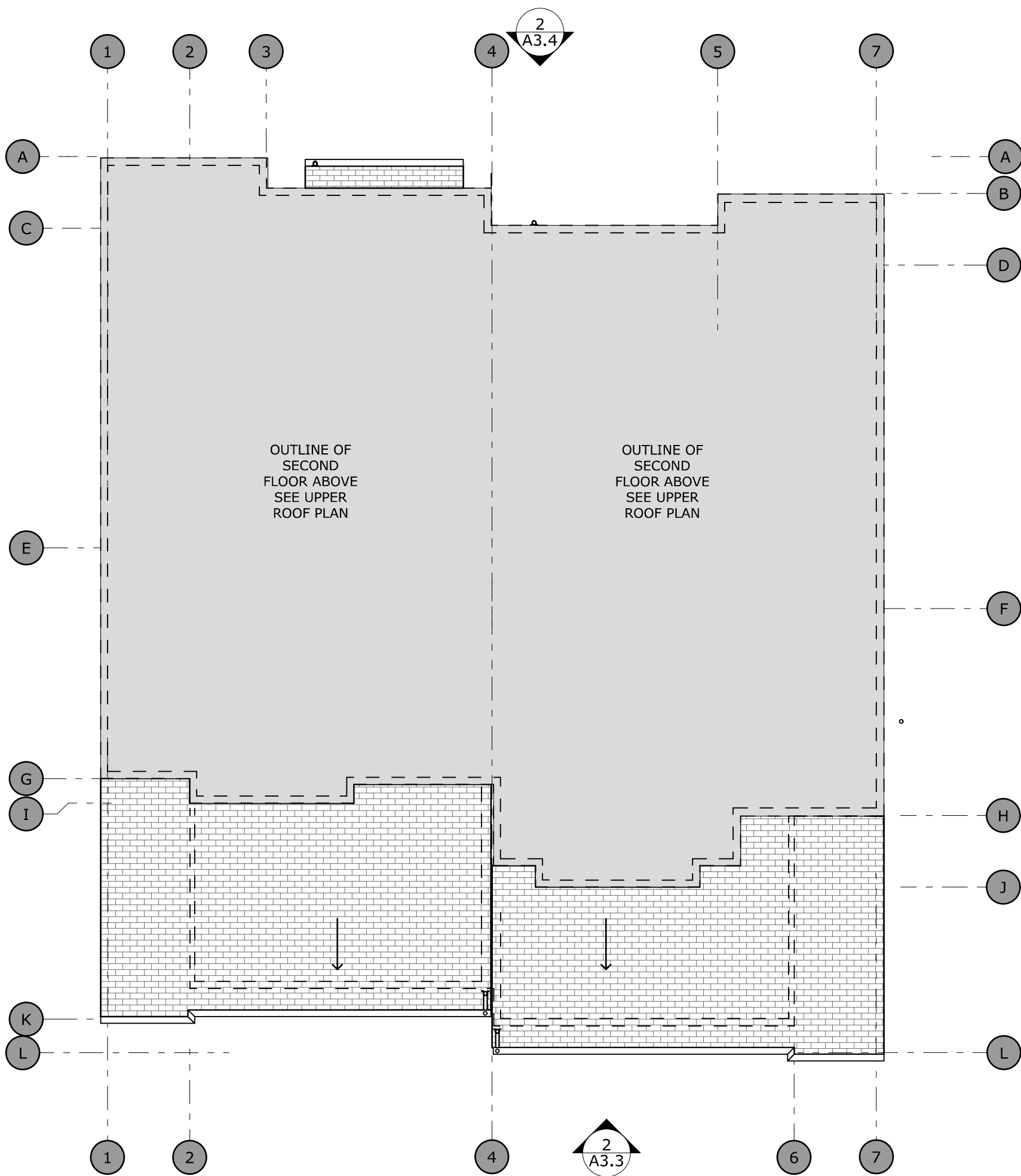
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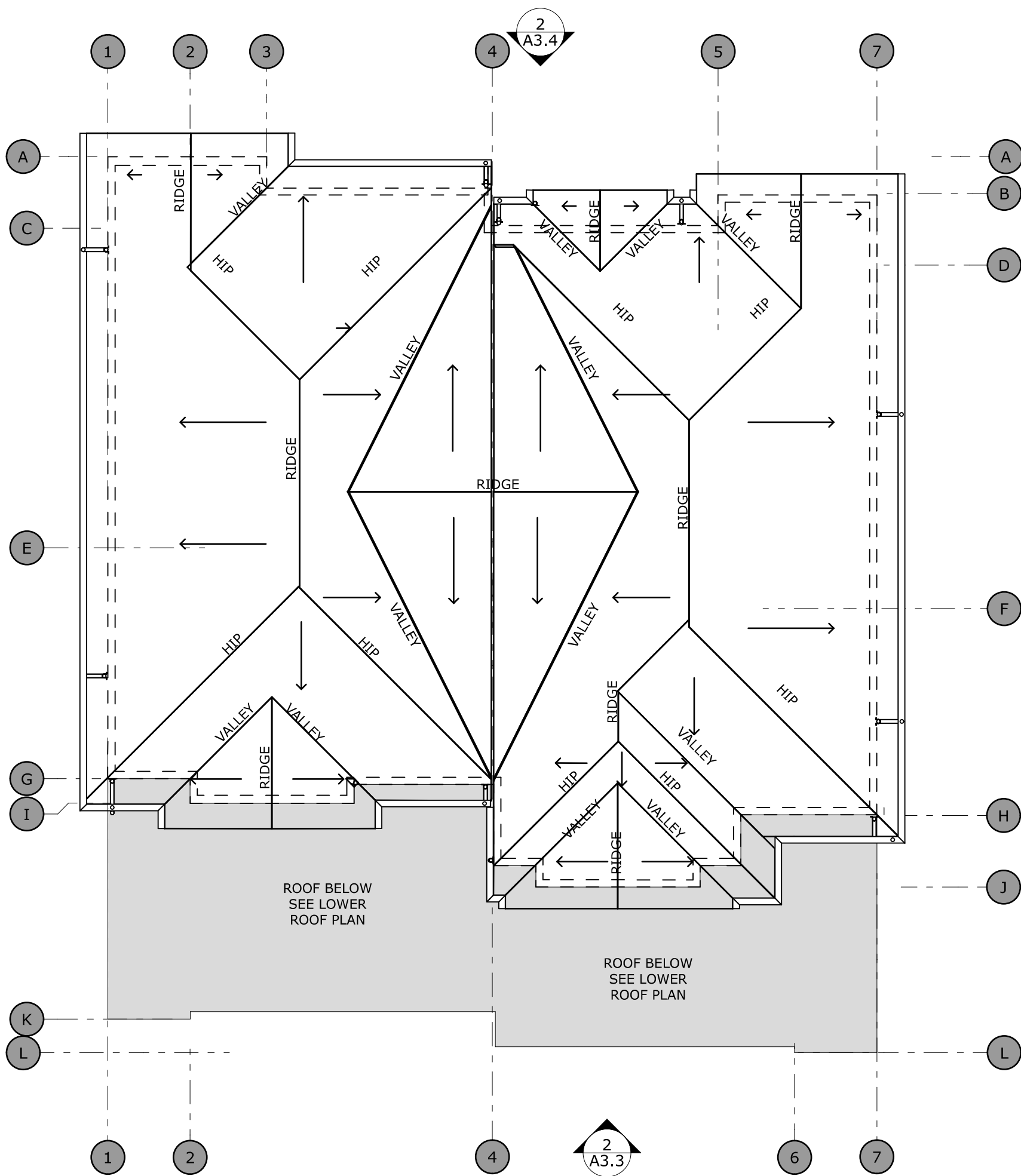
A2.1





LOWER ROOF PLAN  
SCALE: 1/8" = 1'-0"

1



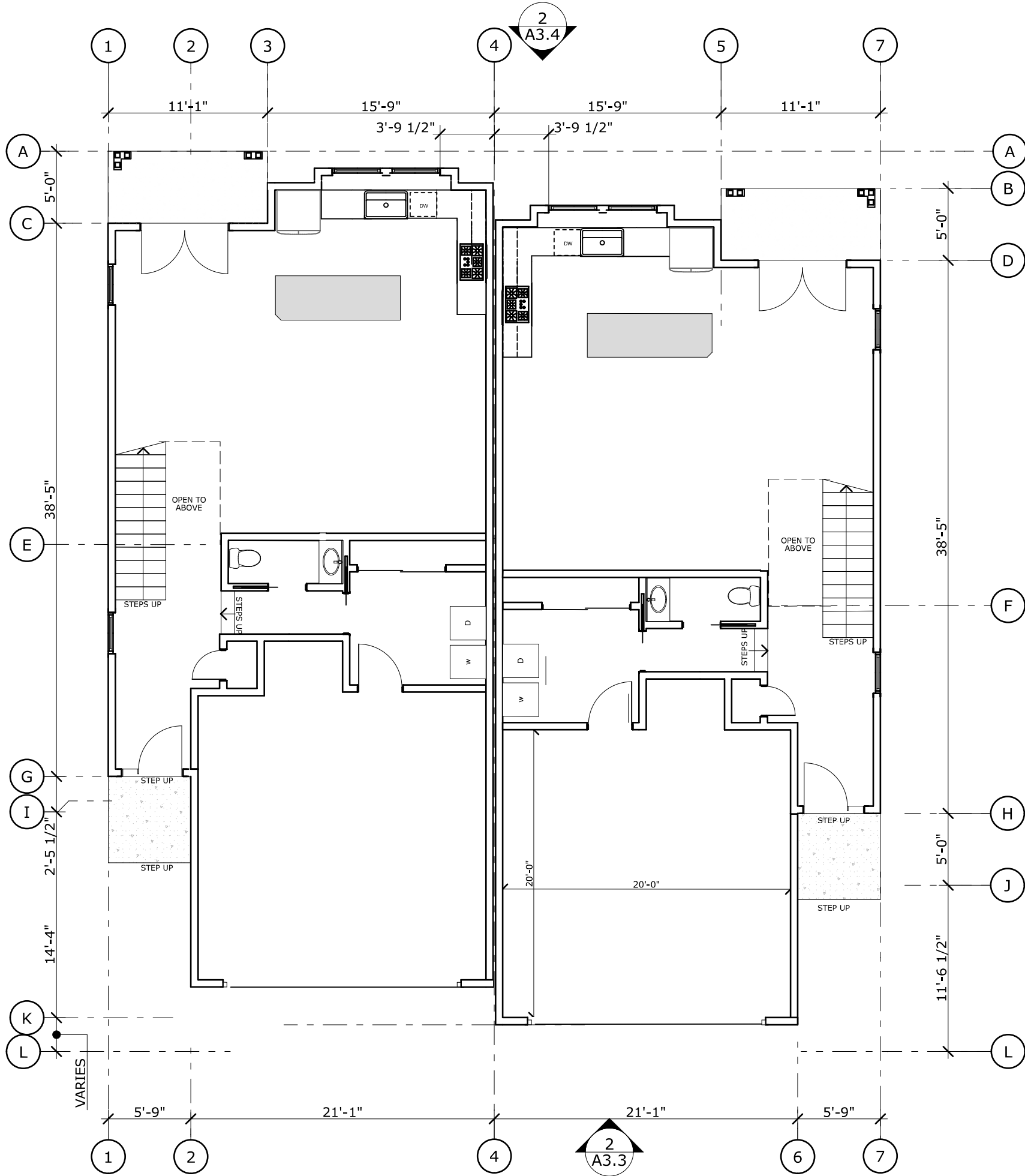
UPPER ROOF PLAN  
SCALE: 1/8" = 1'-0"

1



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

2



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

1

GENERAL NOTES

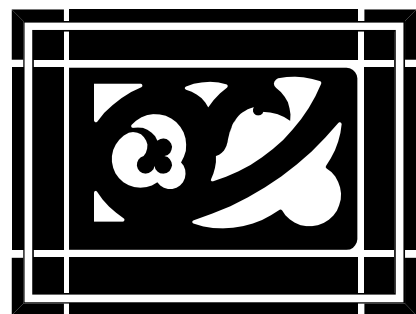
1. RWL = RAIN WATER LEADER, SEE DETAIL #DrgID(ref)/#LayID (ref)

KEY NOTES

- 01 CORNER GUARDS INSTALLED 12" OFF THE FF @ EACH OUTSIDE CORNER, SEE SPECS.  
02 DRINKING FOUNTAIN, SEE DETAIL 47/ADA4  
03 WHITE BOARD, SEE SPECS.  
04 CONC FLOOR SCORING PATTERN  
05 FLOOR DRAIN -SEE MECHANICAL

SYMBOL LEGEND

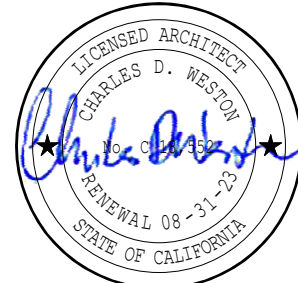
--- 1-HR RATED WALL SYMBOL



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FLOOR & ROOF PLAN (LOTS 5-10)

270 WEST DUNNE AVE TOWNHOMES

DRP BUILDERS, INC.  
270 WEST DUNNE, MORGAN HILL, CA 95037

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A2.2

2





PRODUCT: CERTAINTIED LANDMARK ASPHALT SHINGLES  
COLOR: MOIRE BLACK



PRODUCT: ELDORADO STONE VENEER  
STYLE: CLIFFSTONE  
COLOR: WHITEBARK



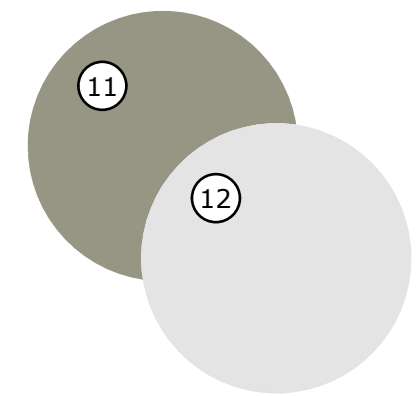
PRODUCT: JOHN TIMBERLAND  
STYLE: CRESSONA 12\"/>



PRODUCT: HARDIE PLANK LAP SIDING  
TEXTURE: SELECT CEDARMILL  
COLOR: MONTEREY TAUPE



PRODUCT: CALSTONE INTERLOCKING PAVERS  
STYLE: ATIQUED COBBLE  
COLOR: CREAM TAN BROWN



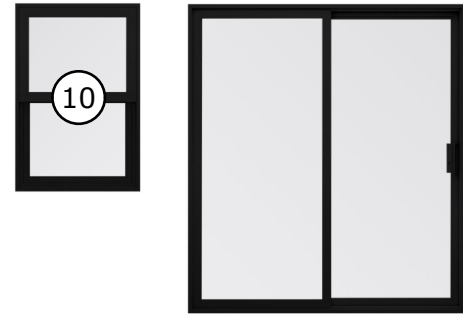
PRODUCT: KELLY MOORE PAINT  
COLOR: MATCH HARDIE MONTEREY TAUPE AND ARCTIC WHITE



PRODUCT: HARDIE PANEL VERTICAL SIDING WITH HARDIE TRIM  
BOARDS BATTEN STRIPS  
TEXTURE: SELECT CEDARMILL  
COLOR: ARCTIC WHITE

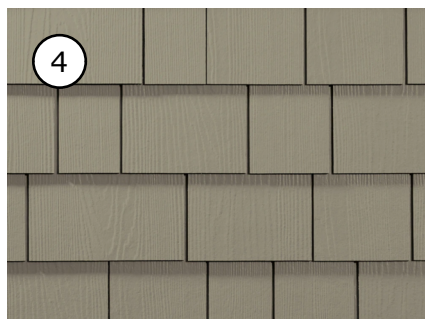


PRODUCT: EXTERIOR WOOD TRIM  
DOUGLAS FIR  
TEXTURE: RESAWN  
COLOR: STAINED (MATCH GARAGE DOOR)



PRODUCT: MILGARD TRINSIC SERIES WINDOWS & SLIDING PATIO DOORS  
COLOR: BLACK

NOTE: MINIMUM DEPTH OF AT LEAST 1 1/2\"/>



PRODUCT: HARDIE SHINGLE SIDING  
TEXTURE: STRAIGHT EDGE PANEL  
COLOR: MONTEREY TAUPE



PRODUCT: CLOPAY RUSTIC PLANKED 3/4 LITE WITH 3/4 SIDELITE  
CLARION SOL GRILLES  
COLOR: DARK FINISH (DARK OAK)



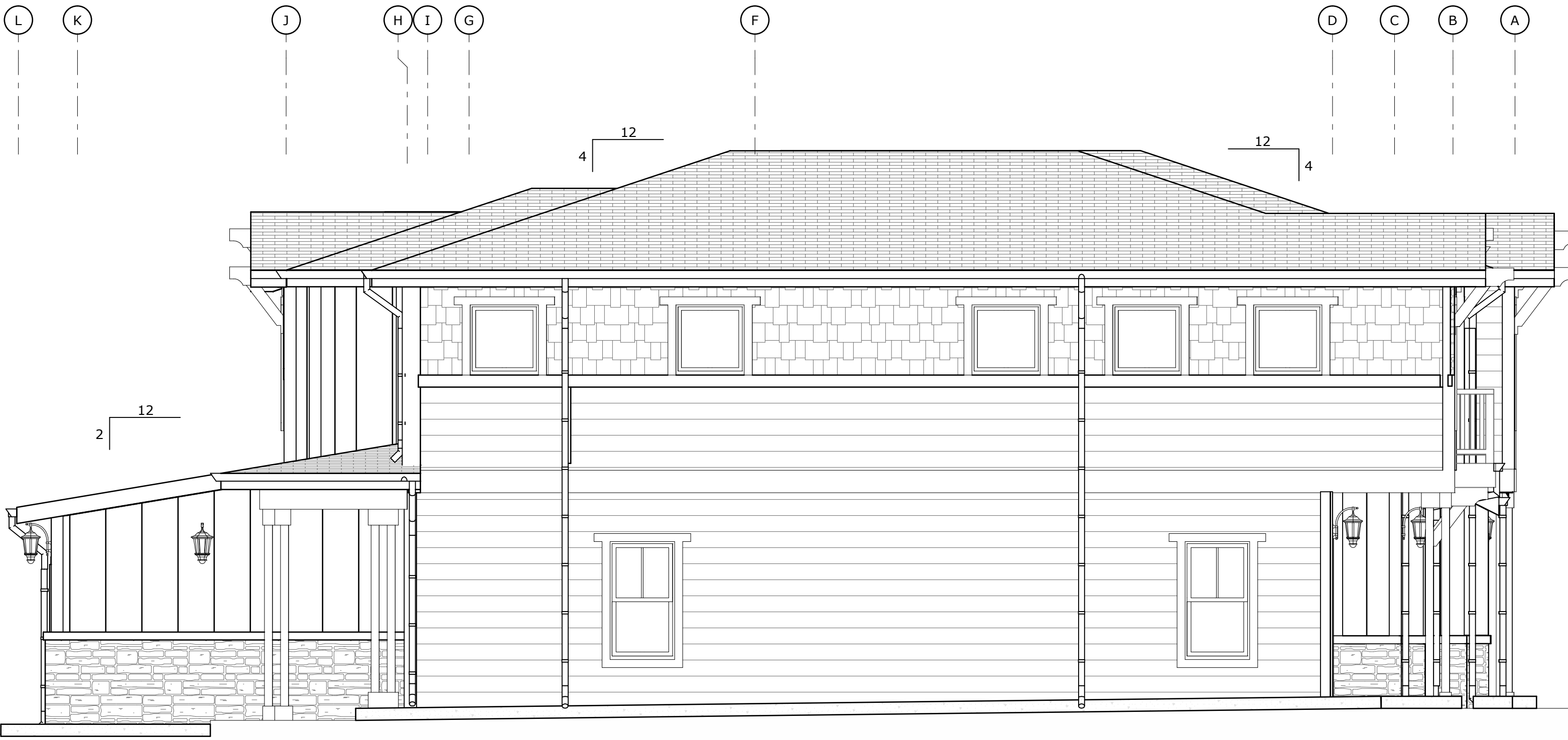
PRODUCT: CLOPAY GALLERY STEEL PREMIUM SERIES GARAGE DOOR  
STYLE: LONG PANEL; WINDOWS LONG WITH RECTANGULAR GRILLES & FROSTED GLASS  
COLOR: ULTRA-GRAIN OAK DARK FINISH

01 CUSTOM BUILT TRIANGULAR WOOD GABLE VENTS



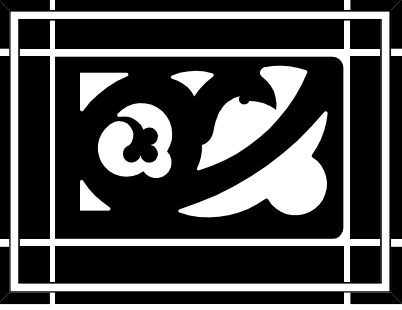
BACK EXTERIOR ELEVATION

SCALE: 1/4\"/>



EXTERIOR ELEVATION

SCALE: 1/4\"/>



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EXT. ELEVATIONS & MATERIALS (LOTS 1-4)

270 WEST DUNNE AVE TOWNHOMES

DRP BUILDERS, INC.  
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A3.1





PRODUCT: CERTAINTEED LANDMARK  
ASPHALT SHINGLES  
COLOR: MOIRE BLACK



PRODUCT: EL Dorado Stone Veneer  
STYLE: CLIFFSTONE  
COLOR: WHITESARK



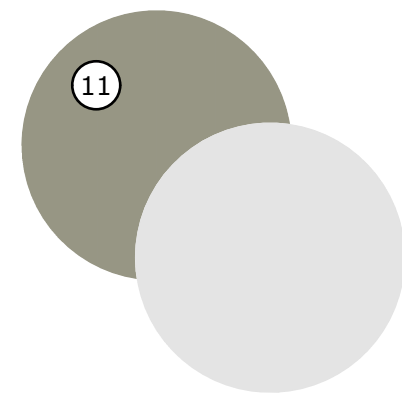
PRODUCT: JOHN TIMBERLAND  
STYLE: CRESSONA 12" WALL LIGHT # 9H828  
COLOR: OIL RUBBED BRONZE



PRODUCT: HARDIE PLANK LAP SIDING  
TEXTURE: SELECT CEDARMILL  
COLOR: MONTEREY TAUPE



PRODUCT: CALSTONE INTERLOCKING  
PAVERS  
STYLE: ATIQUED COBBLE  
COLOR: CREAM TAN BROWN



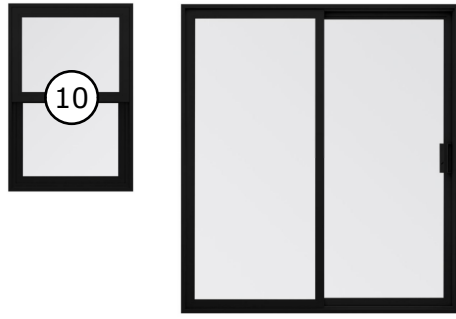
PRODUCT: KELLY MOORE PAINT  
COLOR: MATCH HARDIE MONTEREY  
TAUPE AND ARCTIC WHITE



PRODUCT: HARDIE PANEL VERTICAL  
SIDING WITH HARDIE TRIM  
BOARDS BATTEN STRIPS  
TEXTURE: SELECT CEDARMILL  
COLOR: ARCTIC WHITE

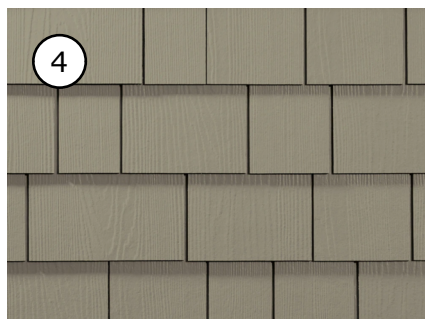


PRODUCT: EXTERIOR WOOD TRIM  
DOUGLAS FIR  
TEXTURE: RESAWN  
COLOR: STAINED (MATCH  
GARAGE DOOR)



PRODUCT: MILGARD TRINISC SERIES  
WINDOWS & SLIDING PATIO  
DOORS  
COLOR: BLACK

NOTE:  
MINIMUM DEPTH OF AT LEAST 1 1/2" FROM GLASS  
TO EXTERIOR 6" TRIM



PRODUCT: HARDIE SHINGLE SIDING  
TEXTURE: STRAIGHT EDGE PANEL  
COLOR: MONTEREY TAUPE

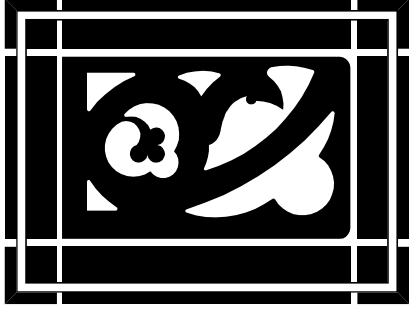


PRODUCT: CLOPAY RUSTIC PLANKED 3/4  
LITE WITH 3/4 SIDELITE  
CLARION SOL GRILLES  
COLOR: DARK FINISH (DARK OAK)



PRODUCT: CLOPAY GALLERY STEEL PREMIUM SERIES GARAGE DOOR  
STYLE: LONG PANEL; WINDOWS LONG WITH RECTANGULAR GRILLES &  
FROSTED GLASS  
COLOR: ULTRA-GRAIN OAK DARK FINISH

01 CUSTOM BUILT TRIANGULAR WOOD GABLE VENTS



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EXT. ELEVATIONS & MATERIALS (LOTS 1-4)

270 WEST DUNNE AVE TOWNHOMES

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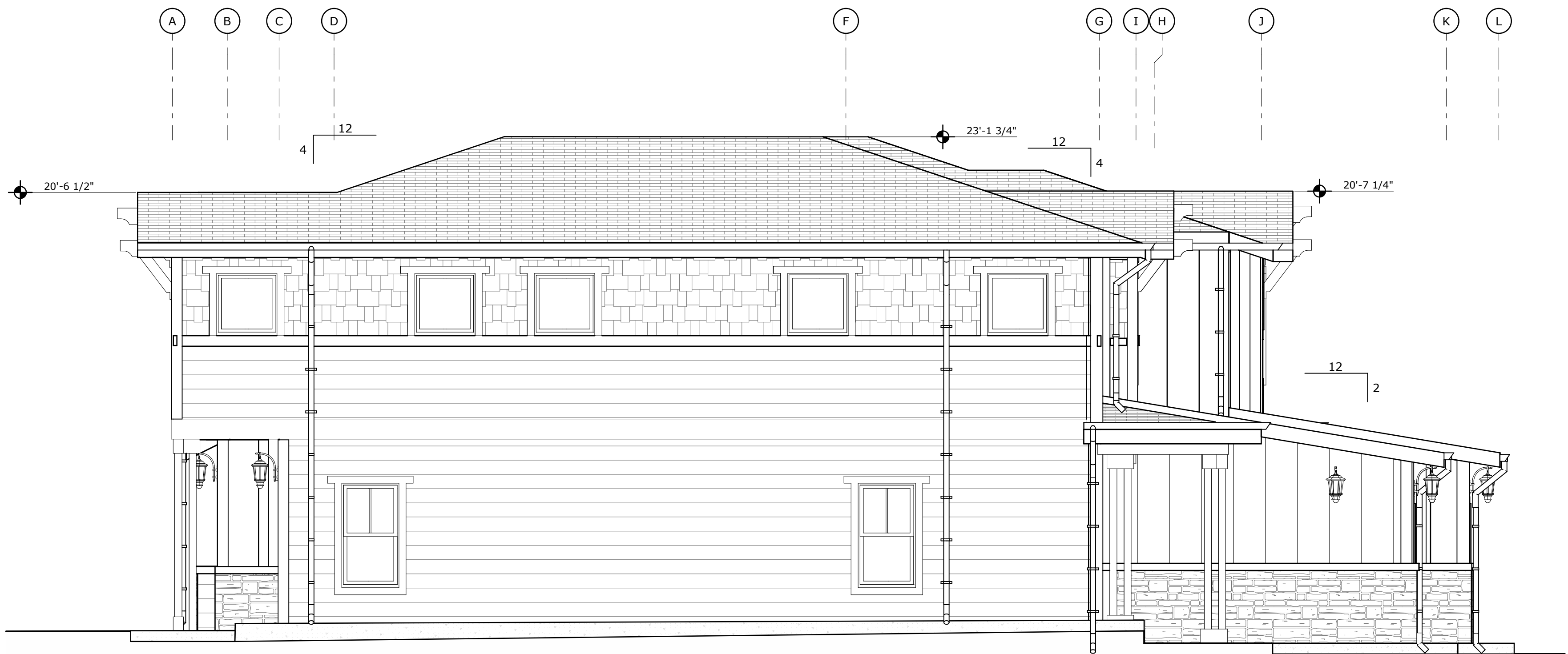
JOB NO: 21014

A3.2



FRONT EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

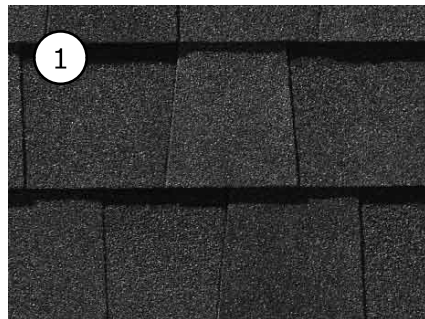
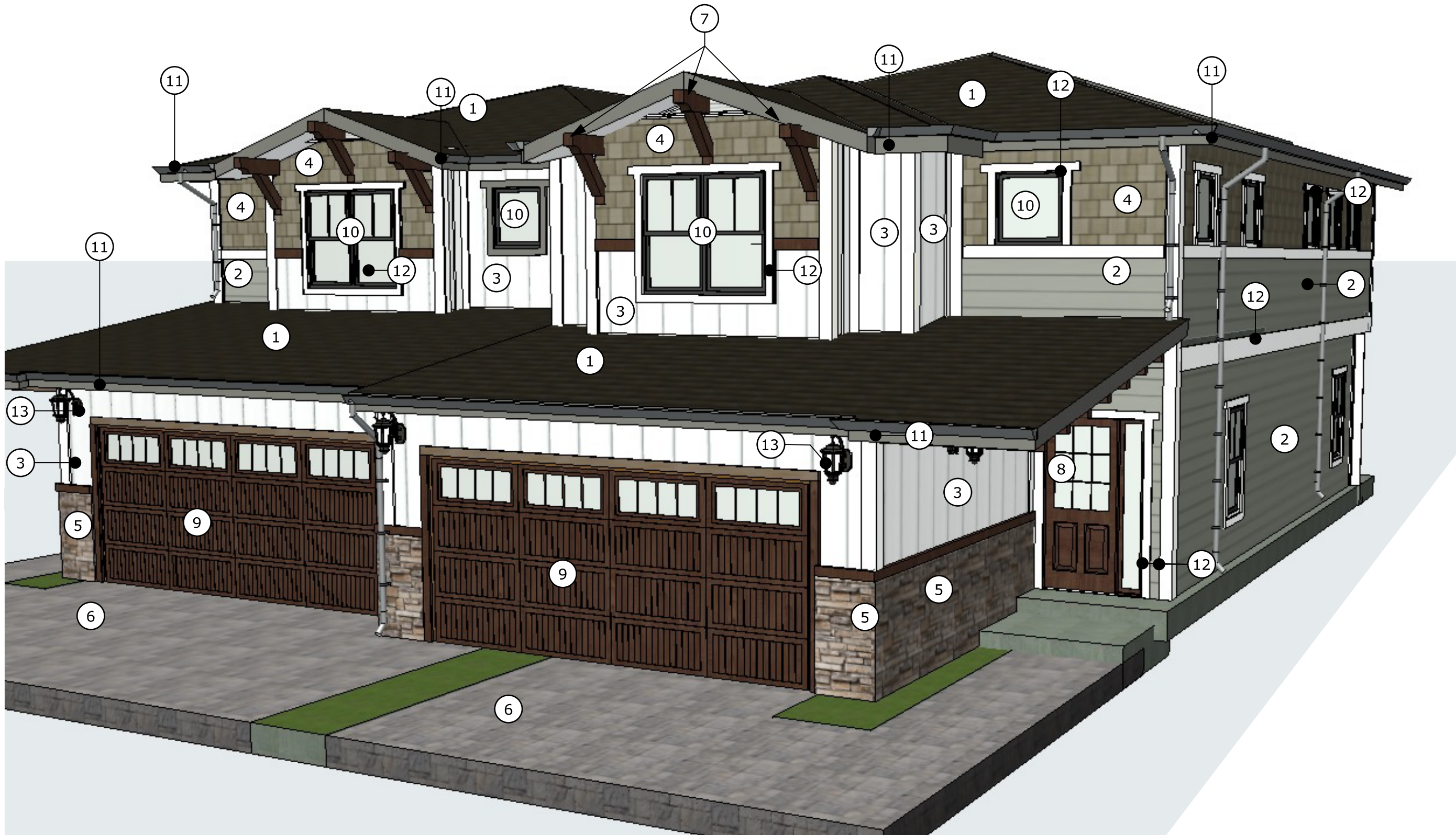
2



EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

1





PRODUCT: CERTAINTED LANDMARK ASPHALT SHINGLES  
COLOR: MOIRE BLACK



PRODUCT: ELDORADO STONE VENEER  
STYLE: CLIFFSTONE  
COLOR: WHITEBARK



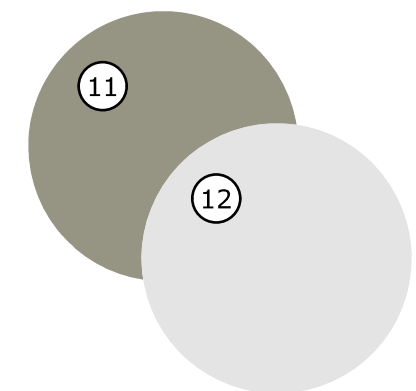
PRODUCT: JOHN TIMBERLAND  
STYLE: CRESSWELL WALL LIGHT # 9H828  
COLOR: OIL RUBED BRONZE



PRODUCT: HARDIE PLANK LAP SIDING  
TEXTURE: SELECT CEDARMILL  
COLOR: MONTEREY TAUPE



PRODUCT: CALSTONE INTERLOCKING PAVERS  
STYLE: ATIQUED COBBLE  
COLOR: CREAM TAN BROWN



PRODUCT: KELLY MOORE PAINT  
COLOR: MATCH HARDIE MONTEREY TAUPE AND ARCTIC WHITE



PRODUCT: HARDIE PANEL VERTICAL SIDING WITH HARDIE TRIM  
BOARDS BATTEN STRIPS  
TEXTURE: SELECT CEDARMILL  
COLOR: ARCTIC WHITE

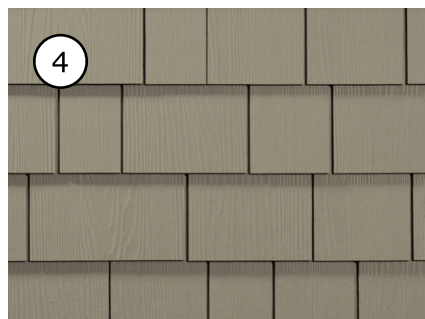


PRODUCT: EXTERIOR WOOD TRIM  
DOUGLAS FIR  
TEXTURE: RESAWN  
COLOR: STAINED (MATCH GARAGE DOOR)



PRODUCT: MILGARD TRINISC SERIES  
WINDOWS & SLIDING PATIO DOORS  
COLOR: BLACK

NOTE: MINIMUM DEPTH OF AT LEAST 1 1/2" FROM GLASS TO EXTERIOR 6" TRIM



PRODUCT: HARDIE SHINGLE SIDING  
TEXTURE: STRAIGHT EDGE PANEL  
COLOR: MONTEREY TAUPE



PRODUCT: CLOPAY RUSTIC PLANKED 3/4 LITE WITH 3/4 SIDELITE  
CLARION SOL GRILLES  
COLOR: DARK FINISH (DARK OAK)

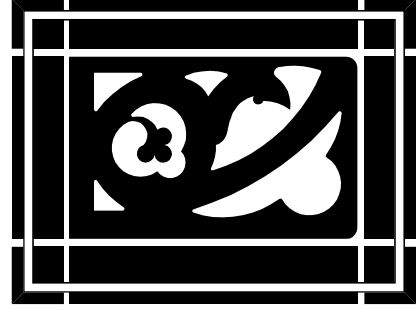


PRODUCT: CLOPAY GALLERY STEEL PREMIUM SERIES GARAGE DOOR  
STYLE: LONG PANEL; WINDOWS LONG WITH RECTANGULAR GRILLES  
CLARION SOL GRILLES  
COLOR: ULTRA-GRAIN OAK DARK FINISH

KEY NOTES

01 CUSTOM BUILT TRIANGULAR WOOD GABLE VENTS

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EXT. ELEVATIONS & MATERIALS (LOTS 5-10)

270 WEST DUNNE AVE TOWNHOMES

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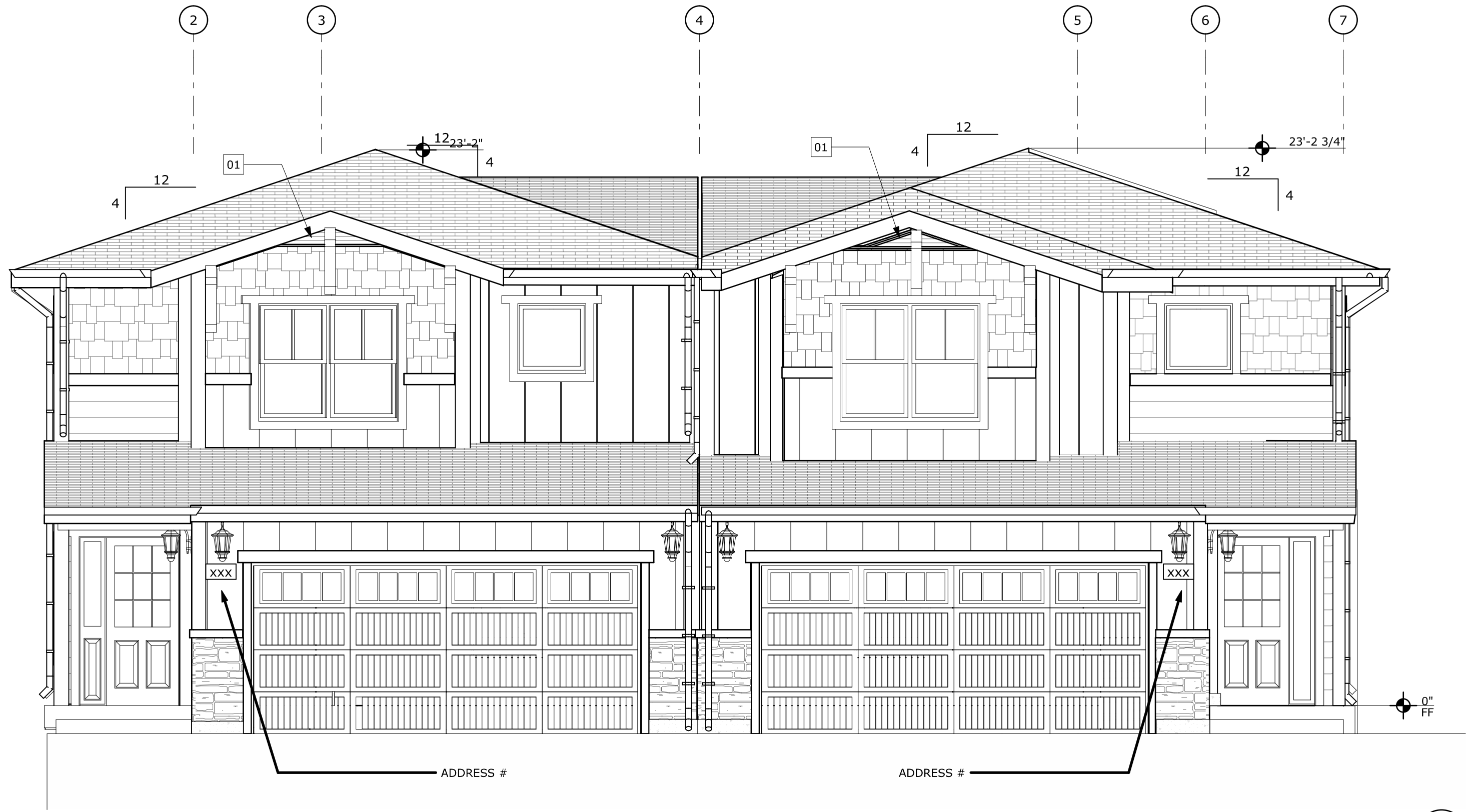
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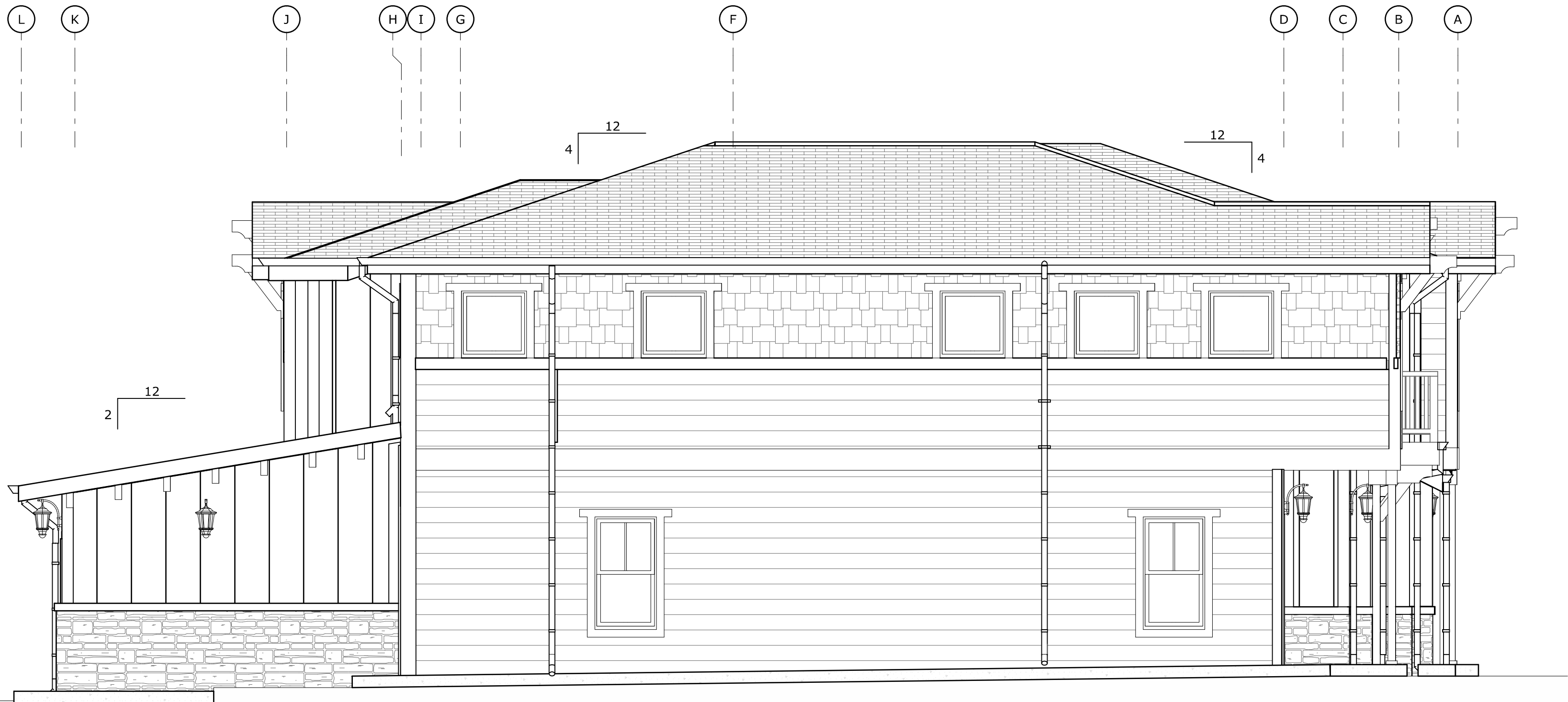
JOB NO: 21014

A3.3



FRONT EXTERIOR ELEVATION

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



EXTERIOR ELEVATION

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





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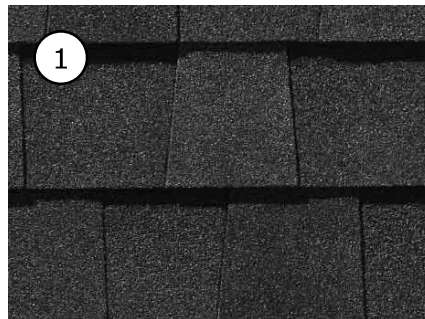
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| 3         | 8/15/2023<br>RESUBMITTAL #3  |



PRODUCT: CERTAINTEED LANDMARK  
ASPHALT SHINGLES  
COLOR: MOIRE BLACK



PRODUCT: ELDERADO STONE VENEER  
STYLE: CLIFFSTONE  
COLOR: WHITEBARK



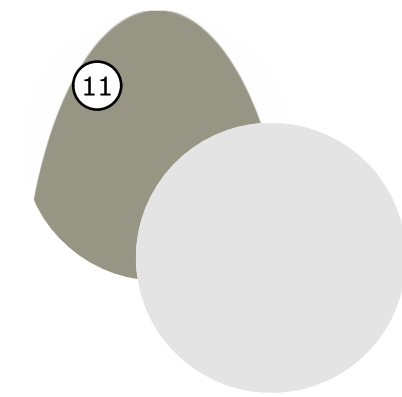
PRODUCT: JOHN TIMBERLAND  
STYLE: CRESSBROOK II  
COLOR: OIL-RUBBED BRONZE



PRODUCT: HARDIE PLANK LAP SIDING  
TEXTURE: SELECT CEDARMILL  
COLOR: MONTEREY TAUPE



PRODUCT: CALSTONE INTERLOCKING  
PAVERS  
STYLE: ATIQUED COBBLE  
COLOR: CREAM TAN BROWN



PRODUCT: KELLY MOORE PAINT  
COLOR: MATCH HARDIE MONTEREY  
TAUPE AND ARCTIC WHITE



PRODUCT: HARDIE PANEL VERTICAL  
SIDING WITH HARDIE TRIM  
BOARDS BATTEN STRIPS  
TEXTURE: SELECT CEDARMILL  
COLOR: ARCTIC WHITE

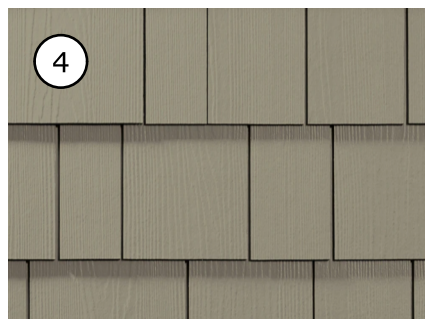


PRODUCT: EXTERIOR WOOD TRIM  
DOUGLAS FIR  
TEXTURE: RESAWN  
COLOR: STAINED (MATCH  
GARAGE DOOR)



PRODUCT: MILGARD TRINISIC SERIES  
WINDOWS & SLIDING PATIO  
DOORS  
COLOR: BLACK

NOTE:  
MINIMUM DEPTH OF AT LEAST 1 1/2" FROM GLASS  
TO EXTERIOR 6" TRIM



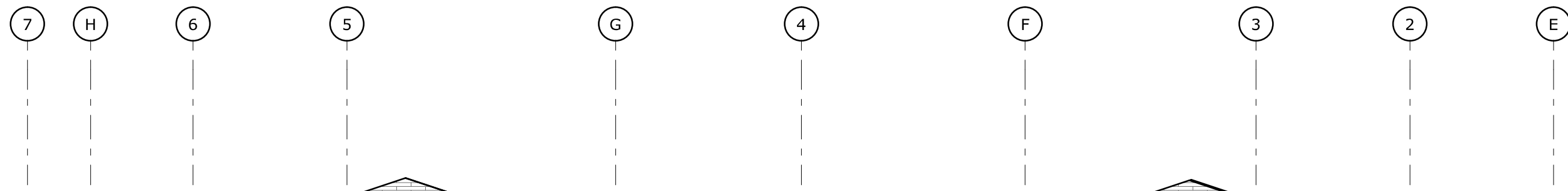
PRODUCT: HARDIE SHINGLE SIDING  
TEXTURE: STRAIGHT EDGE PANEL  
COLOR: MONTEREY TAUPE



PRODUCT: CLOPAY RUSTIC PLANKED 3/4  
LTE WITH 3/4 SIDELITE  
CLARION SOL GRILLES  
COLOR: DARK FINISH (DARK OAK)

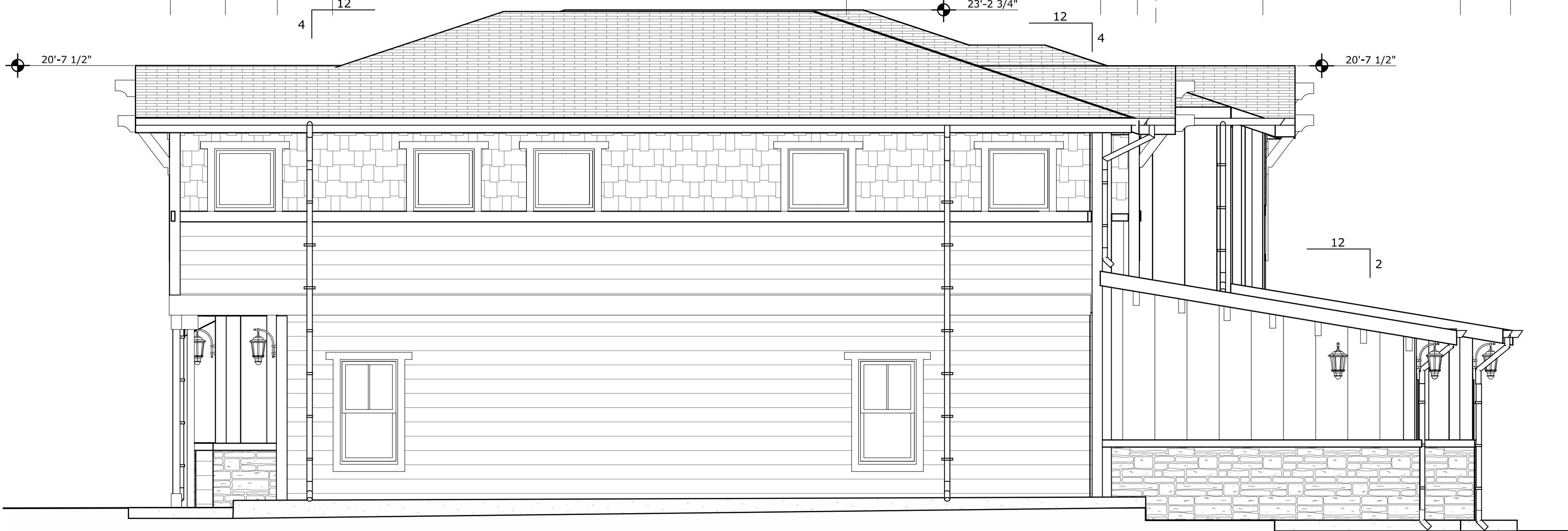
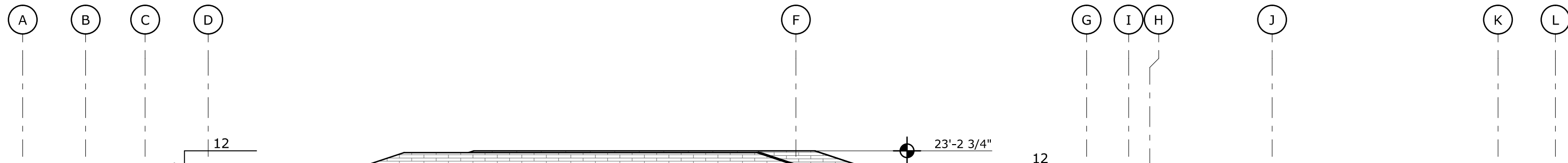


PRODUCT: CLOPAY GALLERY STEEL PREMIUM SERIES GARAGE DOOR  
STYLE: LONG PANEL, WINDOWS LONG WITH RECTANGULAR GRILLES &  
FROSTED GLASS  
COLOR: ULTRA-GRAIN OAK DARK FINISH



BACK EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

2



EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

1

EXT. ELEVATIONS & MATERIALS(LOTS  
5-10)  
270 WEST DUNNE AVE TOWNHOMES

DRP BUILDERS, INC.  
270 WEST DUNNE, MORGAN HILL, CA 95037

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DATE: 03/07/2023

JOB NO: 21014

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