

MORGAN HILL HOUSING PROJECT
760 TENNANT AVENUE, MORGAN HILL, CA.

PROJECT DESCRIPTION:

A FOUR STORY, 68 UNIT APARTMENT BUILDING. PARKING ON THE GRADE. TYPE V-A CONSTRUTION W/ FULL NFPA-13 AUTOMATIC SPRINKLER SYSTEM.

TOTAL UNITS:		68	UNITS
TOTAL BUILDING AREA			
FIRST FLOOR		23478	
SECOND FLOOR		22035	
THIRD FLOOR		22132	
FOURTH FLOOR		22132	
ROOF MECH.		756	
	TOTAL:	90533	SF

EXISTING/ PROPOSED USES

EXISTING USE:	AGRICULTURAL	
PROPOSED USE:	RESIDENTIAL (68 UNITS)	

CODE SUMMARY

CODE	YEAR	TITLE
BUILDING CODE	2022	CALIFORNIA BUILDING CODE 1 & 2
FIRE CODE	2022	CALIFORNIA FIRE CODE
ENERGY CODE	2022	BUILDING EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS
MECHANICAL CODE	2022	CALIFORNIA MECHANICAL CODE
PLUMBING CODE	2022	CALIFORNIA PLUMBING CODE
ELECTRICAL CODE	2022	CALIFORNIA ELECTRICAL CODE
GREEN STANDARD	2022	CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)
CALIFORNIA CODE OF REGULATIONS	TITLE 24	

RESIDENTIAL UNIT SUMMARY

ONE BEDROOM UNIT TYPES	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	%
1-01	8	8	8	8	32	47.1%
TWO BEDROOM UNIT TYPES						
2-01	9	9	9	9	36	52.9%
TOTAL	17	17	17	17	68	100.0%

68 UNIT - MID-RISE BUILDING AREAS (SF)							
BUILDING LEVEL	UNCONDITIONED SPACE (PATIOS/ BALCONY)	COVERED BIKE STORAGE	INTERIOR COMMON SPACE	APARTMENTS (R-2)	UTILITY	FLOOR (NET)	FLOOR (GROSS)
1	1059	259	4824	16381	955	-	23478
2	1059		4361	16381	234	-	22035
3	1059		4361	16478	234	-	22132
4	1059		4361	16478	234	-	22132
ROOF	-		-	-	756	-	756
SUBTOTALS	4236	259	17907	65718	2413	-	
TOTAL BLDG AREA							90533

TABLE 504.3 ALLOWABLE / ACTUAL BUILDING HEIGHT ABOVE GRADE PLANE			
OCCUPANCY CLASSIFICATION	FOOTNOTES	TYPE V - A	
R-2	S (WITHOUT AREA INCREASE)	70' ALLOWABLE	60' ACTUAL
SEE CHAPTERS 4 & 5 FOR SPECIFIC EXCEPTIONS TO THE ALLOWABLE HEIGHT IN THIS CHAPTER SEE SECTION 903.2 FOR THE MINIMUM THRESHOLDS FOR PROTECTION BY AN AUTOMTIC SPRINKLER SYSTEM S = BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMACTIC SPRINKLER SYSTEM INSTALLED IN ACCORDANC WITH SECTION 903.3.1.1			

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE			
OCCUPANCY CLASSIFICATION	FOOTNOTES	TYPE V - A	
R-2	S (WITHOUT AREA INCREASE)	4 ALLOWABLE	4 ACTUAL
SEE SECTION 903.2 FOR THE MINIMUM THRESHOLDS FOR PROTECTION BY AN AUTOMTIC SPRINKLER SYSTEM S = BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMACTIC SPRINKLER SYSTEM INSTALLED IN ACCORDANC WITH SECTION 903.3.1.1			

TABLE 506.2 ALLOWABLE AREA PER STORY IN SQUARE FEET			
OCCUPANCY CLASSIFICATION	FOOTNOTES	TYPE V - A	
R-2	SM (WITHOUT HEIGHT INCREASE)	36,000 ALLOWABLE	23,478 (1ST FL) ACTUAL
SEE SECTION 903.2 FOR THE MINIMUM THRESHOLDS FOR PROTECTION BY AN AUTOMTIC SPRINKLER SYSTEM SM = BUILDINGS TWO OR MORE STORIES ABOVE GRADE PLAN EQUIPPED THROUGHOUT WITH AN AUTOMACTIC SPRINKLER SYSTEM INSTALLED IN ACCORDANC WITH SECTION 903.3.1.1			

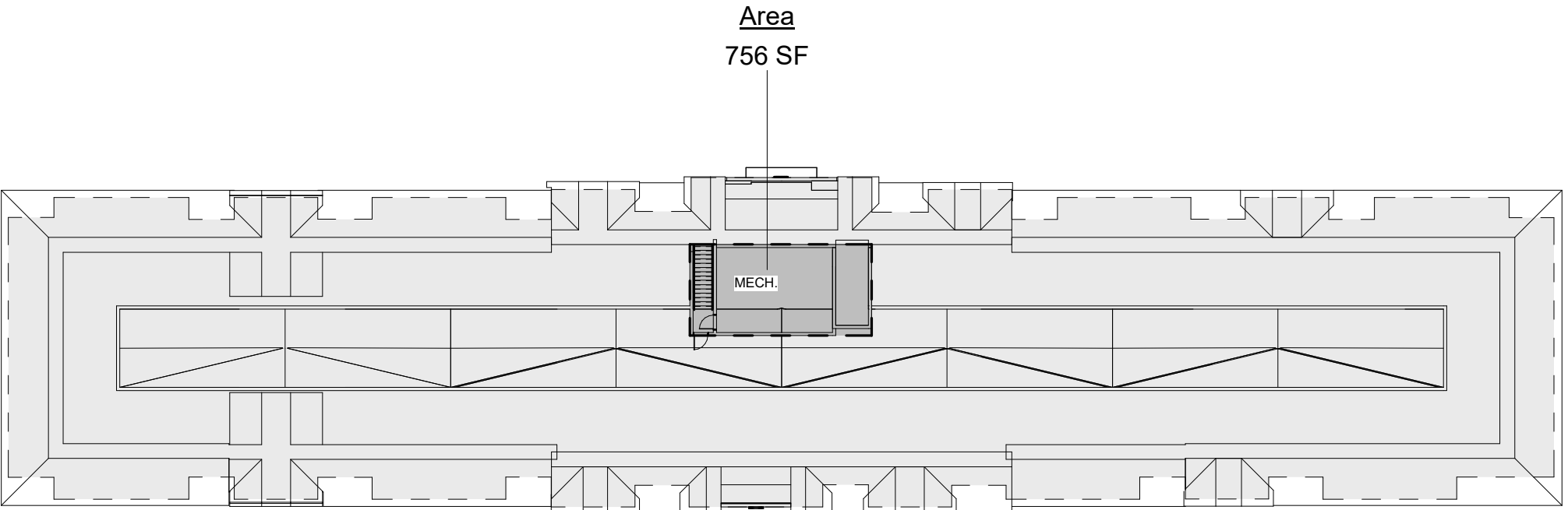
506.2.1 SINGLE OCCUPANCY MULTISTORY BUILDINGS - AREA RATIO CALCULATION MID-RISE BUILDING : WITH NAPA 13 SPRINKLER R-2 OCCUPANCY / V-A CONSTRUCTION TYPE				
	ALLOWABLE AREA WITHOUT AREA INCREASE : (If=0)		ACTUAL AREA (SF)	AREA RATIO (ACTUAL AREA / ALLOWABLE AREA)
LOCATION	DESIGN OPTION	ALLOWABLE AREAS PER FLOOR Aa = [At + (NS x If)] (If=0)		
LEVEL 1	SINGLE OCCUPANCY PER SECTION 506.2.1	36,000	23,478	0.65
LEVEL 2	SINGLE OCCUPANCY PER SECTION 506.2.1	36,000	22,035	0.61
LEVEL 3	SINGLE OCCUPANCY PER SECTION 506.2.1	36,000	22,132	0.61
LEVEL 4	SINGLE OCCUPANCY PER SECTION 506.2.1	36,000	22,132	0.61
ROOF MECH.	SINGLE OCCUPANCY PER SECTION 506.2.1		756	0.02
		TOTAL ALLOWABLE AREA (SF)	TOTAL ACTUAL AREA	TOTAL AREA RATIO
		144,000 SF (=36,000x4) See [Equation 5-2] Below	90,533	2.51
		TOTAL ALLOWABLE AREA (SF) Aa = [At + (NS x If)] x Sa (At=36000, Sa = 4. with Automatic Sprinkler system Per Section 506.2.1)	TOTAL ACTUAL AREA DOES NOT EXCEED 144,000 SF, TOTAL ALLOWABLE AREA	NOT EXCEED 4

NFPA-13 SPRINKLER SYSTEM TO BE USED.

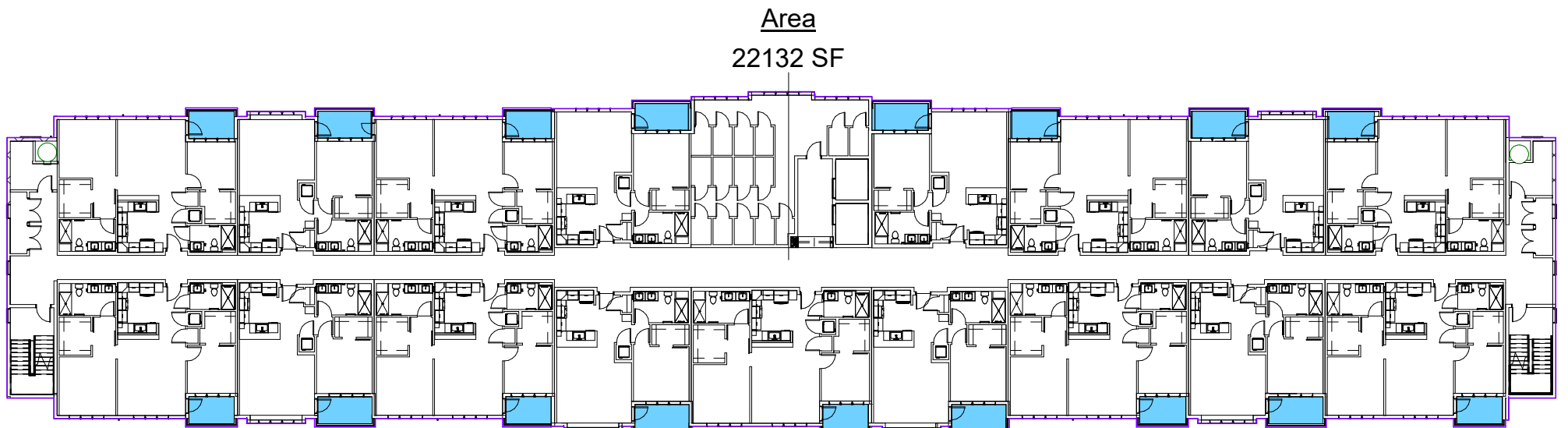
"PENETRATIONS OF FIRE WALLS SHALL BE PROTECTED WITH THROUGH-
PENETRATION FIRE STOPS AND MEMBRANE-PENETRATION FIRE STOPS IN
ACCORDANCE WITH CBC SECTION 714."

LEGEND

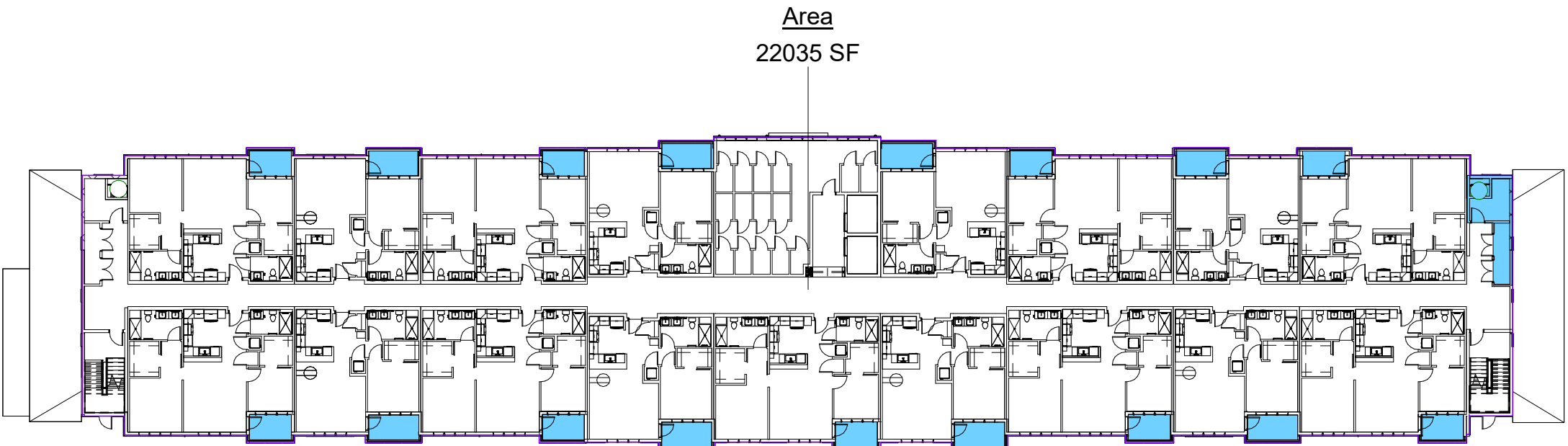
PRIVATE PATIO/ BALCONY



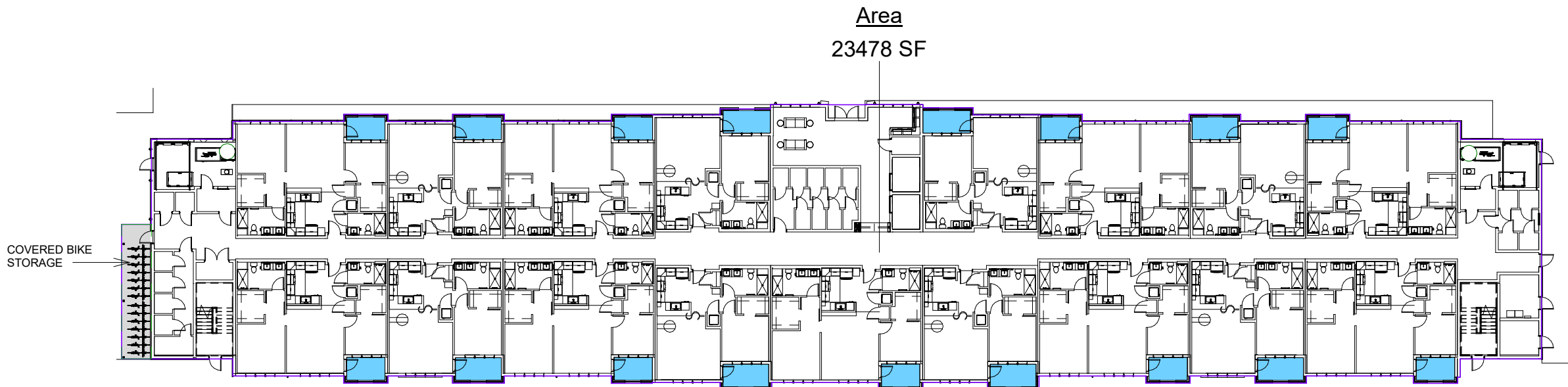
④ ROOF LEVEL
1/32" = 1'-0"



③ 3RD-4TH. FLOOR AREA PLAN
1/32" = 1'-0"



② 2ND FLOOR AREA PLAN
1/32" = 1'-0"



① 1ST FLOOR AREA PLAN
1/32" = 1'-0"

PROGRESSIVE IMAGES IN
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760 TENNANT AVENUE
HOUSING PROJECT
MORGAN HILL, CA

PROJECT

CODE ANALYSIS

CONTENTS

NO. REVISIONS DATE

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DATE: 04/30/24

DRAWN:

JOB NO.

SHEET

OF

A0.1

ARCHITECT-BRUCE W. STEINGRABER

EGRESS WIDTH CALCULATION (1ST FLOOR)

(PER CBC 1005.1)

EXITS REQUIRED: 2 (PER CBC 1006.2.1)
EXITS PROVIDED: 3

MAX ALLOWED EGRESS TRAVEL DISTANCE:
R-2 OCCUPANCY: 250 FEET (PER CBC 1017.2)

MAX COMMON PATH OF TRAVEL - 1 EXIT:
R-2 OCCUPANCY: 125 FEET (PER CBC 1006.2.1)

	1ST FLOOR
OCCUPANT	90
REQUIRED EGRESS WIDTH	90 X 0.2 = 18"
PROVIDED EGRESS WIDTH(DOOR)	36" X 3 = 108"

EGRESS WIDTH CALCULATION (2ND-4TH FLOOR)

(PER CBC 1005.1)

EXITS REQUIRED: 2 (PER CBC 1006.2.1)
EXITS PROVIDED: 2

MAX ALLOWED EGRESS TRAVEL DISTANCE:
R-2 OCCUPANCY: 250 FEET (PER CBC 1017.2)

MAX COMMON PATH OF TRAVEL - 1 EXIT:
R-2 OCCUPANCY: 125 FEET (PER CBC 1006.2.1)

	2ND THRU 3RD FLOOR
OCCUPANT - EACH FLOOR	86
REQUIRED EGRESS WIDTH - DOOR	86 X 0.2" = 17.2"
PROVIDED EGRESS WIDTH - DOOR	36" X 2 = 72"
REQUIRED EGRESS WIDTH - STAIRWAY	86 X 0.3" = 25.8"
PROVIDED EGRESS WIDTH - STAIRWAY	44" X 2 = 88"

EXITING PLAN NOTES

- MEANS OF EGRESS ILLUMINATION:
 - 1.1. PROVIDE MEANS OF EGRESS ILLUMINATION AT ALL TIMES PER SECTION 1008.1
 - 1.2. PROVIDE MEANS OF EGRESS ILLUMINATION LEVELS PER SECTION 1008.2
 - 1.3. PROVIDE ILLUMINATION EMERGENCY POWER PER SECTION 1008.3
- MEANS OF EGRESS IDENTIFICATION:
 - 2.1. PROVIDE EXIT SIGNS, READILY VISIBLE FROM ANY DIRECTION, PER SECTION 1013.1
 - 2.2. EXIT SIGNS, EXCEPT TACTILE EXIT SIGNS, SHALL BE ILLUMINATED AT ALL TIMES PER SECTION 1013.3
 - 2.3. TACTILE EXIT SIGNS SHALL COMPLY WITH SECTION 1013.4
 - 2.4. INTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH SECTION 1013.5
 - 2.5. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH SECTION 1013.6
 - 2.6. IN GROUP R-2, PROVIDE ILLUMINATED PATH MARKING PER SECTION 1013.7
 - 2.7. THE FIRE CODE OFFICAL MAY REQUIRE ADDITIONAL EXIT SIGNS AND/OR RELOCATION OF EXITING SIGNS AT TIME OF INSPECTION.
- PROVIDE EXIT SIGNS HIGH AND LOW ON BOTH SIDES OF DOUBLE ACTING DOORS ON ALL LEVELS. THE SIGNS SHALL BE ABOVE THE DOOR LEAF AND ON THE SIDE OF EXIT TRAVEL DOOR PER CBC SECTION 1013.1
- LOCATION OF EXIT SIGNS FOR ENTRY INTO THE STAIRWAY SHALL BE ABOVE THE STAIRWAY DOOR.
- PROVIDE TACTILE EXIT SIGN AT EACH GRADE LEVEL EXTERIOR DOOR, AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT DOOR BY STAIRWAY OR RAMP, FROM INTERIOR ROOMS OR AREA TO A CORRIDOR OR HALLWAY THAT REQUIRES VISUAL EXIT SIGNS, AND OTHER REQUIRED LOCATIONS WITH MANDATED WORDING PER CBC SECTION 1013.4
- PROVIDE TWO-WAY COMMUNICATION SYSTEM REQUIREMENTS AS REQUIRED PER CBC 1009.8. COORDINATE WITH FIRE ALARM CONTRACTOR UNDER SEPARATE SUBMITTAL.

R-2 RESIDENTIAL EGRESS REQUIREMENTS

PER CBC TABLE 1017.2, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 250 FEET FOR R OCCUPANCIES PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM. THE APPROVED SPRINKLER SYSTEM SHALL BE NFPA 13.

ALL PLANS COMPLY

NOTE:
PER CBC SECTION 1017.3 EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL TRAVEL TO THE ENTRANCE TO AN EXIT.

LEGEND



VERTICAL EXIT ENCLOSURE

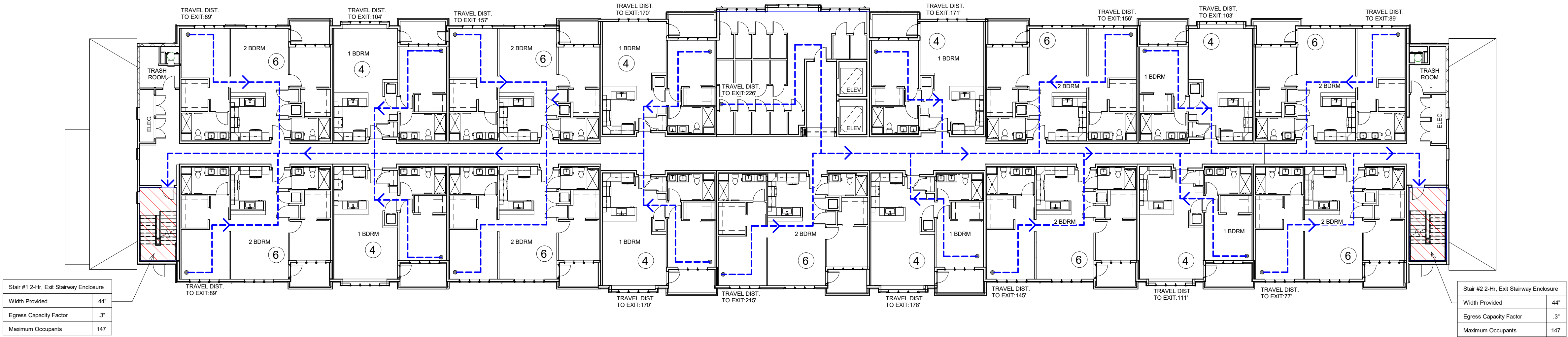


EXIT PATH

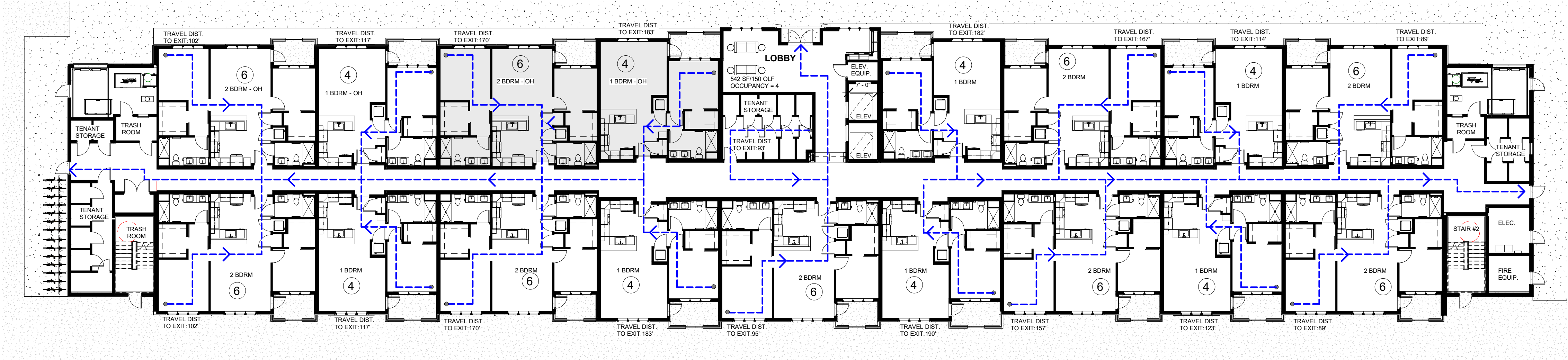
NOTE: MAXIMUM TRAVEL DISTANCE FROM UNIT TO EXIT SHALL NOT EXCEED 250 FEET.

3

OCCUPANCY LOAD



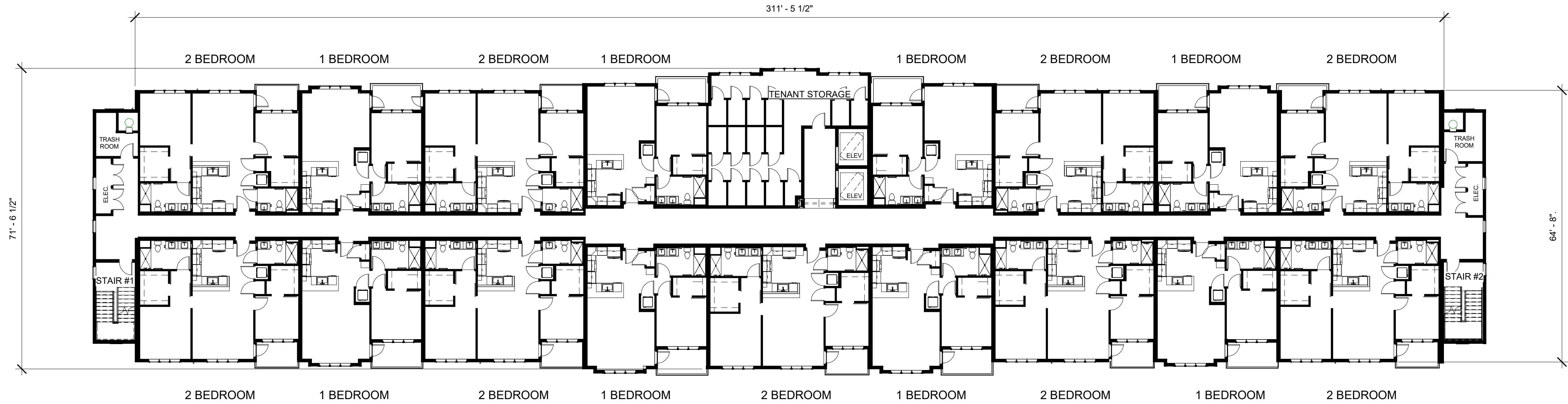
2 EXITING PLAN (2ND- 4TH FL)
1/16" = 1'-0"



1 FIRST FLOOR EXITING PLAN
1/16" = 1'-0"

GENERAL DISCLAIMER

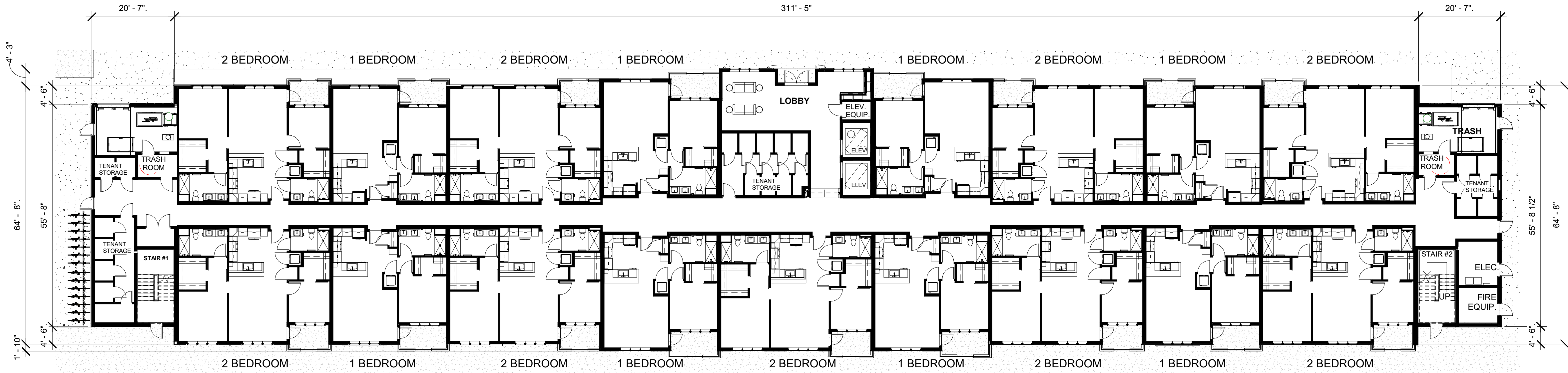
THESE CONCEPTUAL ARCHITECTURAL PLANS ARE FOR PLANNING & DEVELOPMENT PURPOSE ONLY. REVISIONS MAY BE REQUIRED DUE TO FURTHER REQUIREMENTS, INVESTIGATION FROM GOVERNING AGENCIES AND BUILDING CODE ANALYSIS. DIMENSIONS SHOWN ARE APPROXIMATE AND ARE BASED UPON THE INFORMATION AVAILABLE.



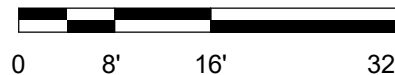
③ THIRD FLOOR PLAN
1/16" = 1'-0"



② SECOND FLOOR PLAN
1/16" = 1'-0"



① FIRST FLOOR PLAN
1/16" = 1'-0"



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760 TENNANT AVENUE
HOUSING PROJECT
MORGAN HILL, CA

1ST, 2ND & 3RD FLOOR
PLANS

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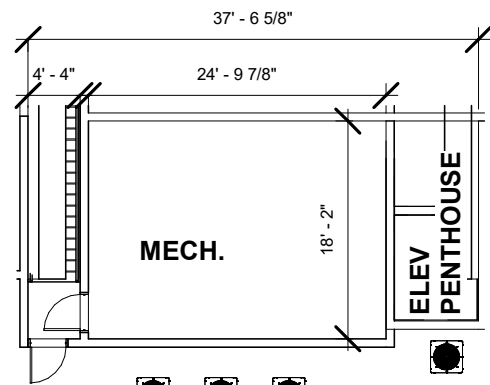
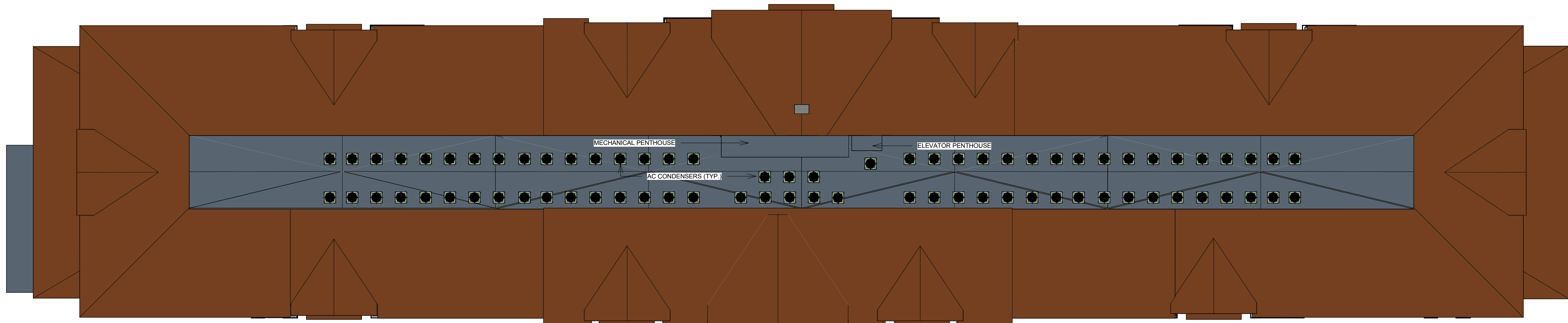


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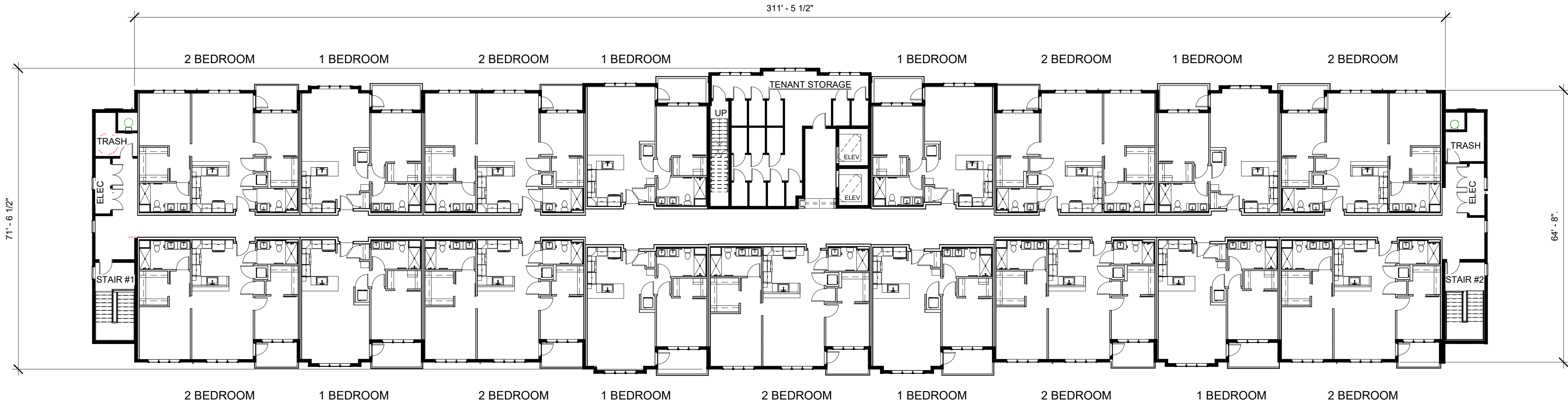
④ NORTH ELEVATION
1/16" = 1'-0"

ROOF LEGEND	
	CONDENSER
	TILED ROOF
	FLAT ROOF

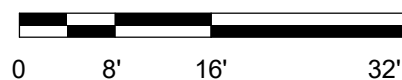


③ ROOF MECHANICAL ROOM PLAN
1/16" = 1'-0"

② ROOF PLAN
1/16" = 1'-0"



① FOURTH FLOOR PLAN
1/16" = 1'-0"



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MORGAN HILL, CA

PROJECT

4TH FLOOR & ROOF
PLAN

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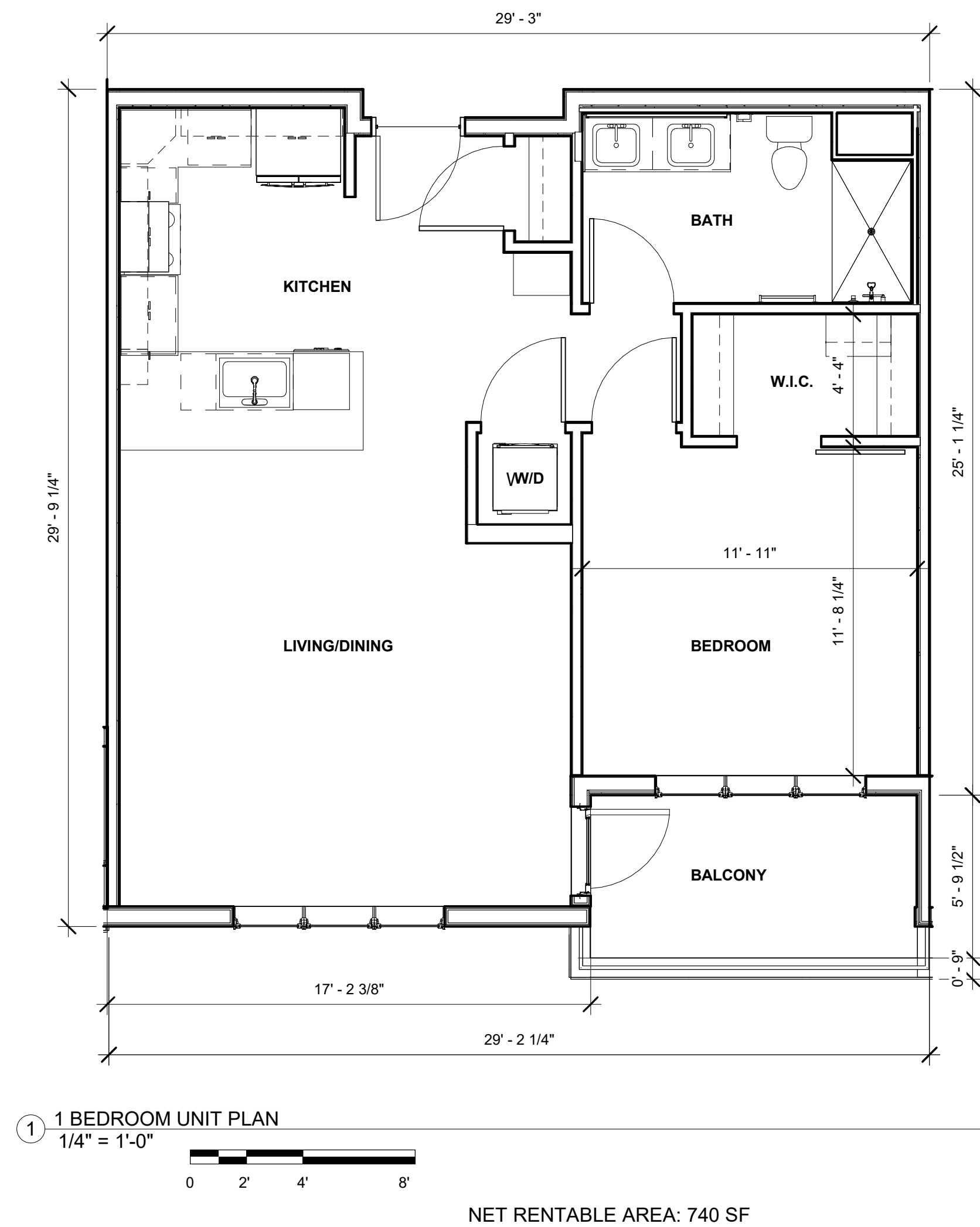
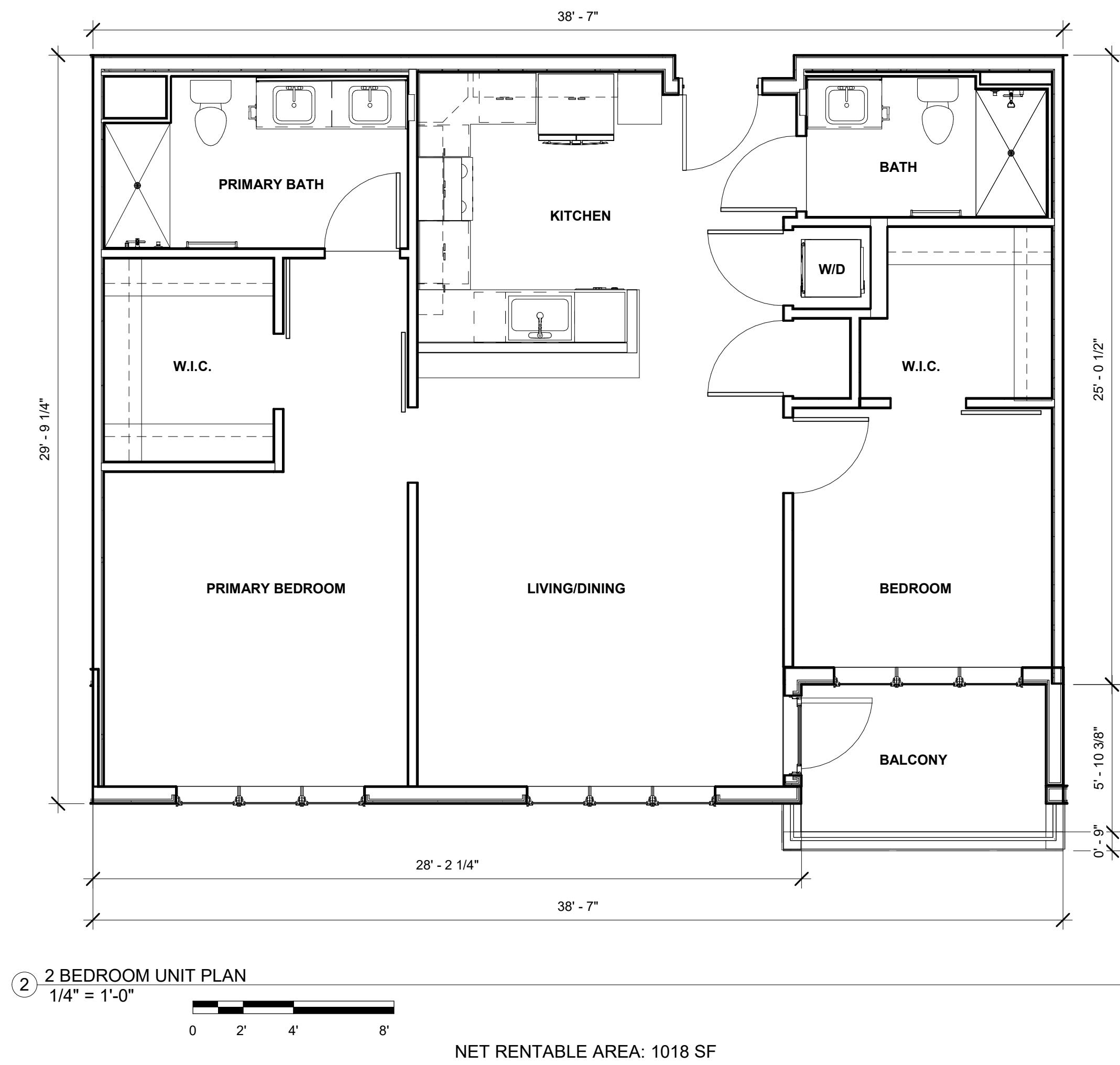
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OF

ARCHITECT-BRUCE W. STEINGRABER



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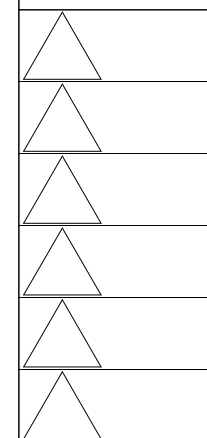
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HOUSING PROJECT
MORGAN HILL, CA

PROJECT

UNIT PLANS

CONTENTS

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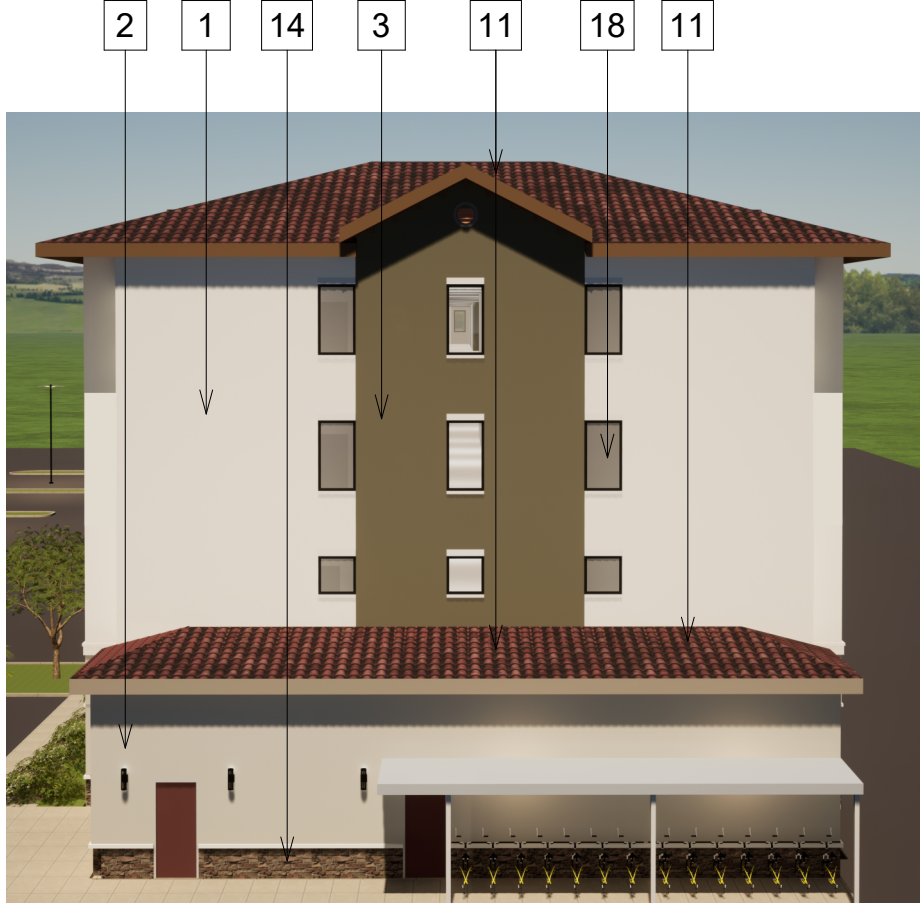
ARCHITECT-BRUCE W. STEINGRABER



5 3D VIEW



4 WEST



3 EAST



2 SOUTH



1 NORTH

COLOR SCHEME	PRIMARY STUCCO BODY	SECONDARY STUCCO BODY	FASCIA/EAVE / GARAGE DOOR	TRIM	ACCENT/ SIDING/ SHUTTERS	DECORATIVE METAL	ROOF	BUILDING MATERIAL	STONE	STUCCO FINISH
MIDRISE	SHERWIN WILLIAMS SW7757 HIGH REFLECTIVE WHITE	A. SHERWIN WILLIAMS SW 7024 SHOU WHITE B. SHERWIN WILLIAMS SW 2851 SAGE GREEN LIGHT	A. SHERWIN WILLIAMS SW 7595 SOMMELIER B. SHERWIN WILLIAMS SW 6146 UMBER	A. SHERWIN WILLIAMS SW 7024 SHOU WHITE B. SHERWIN WILLIAMS SW 7757 HIGH REFLECTIVE WHITE	A. SHERWIN WILLIAMS SW 2801 ROCKWOOD DARK RED B. JAMES HARDIE SIDING MONTEREY TAUPE	SHERWIN WILLIAMS SW 7675 SEAL SKIN	SCC 8829 SANTA FE BLEND	WIRECUT BRICK SPECTRUM	TUSCAN VILLA PRAIRIE MOSS	FINE SAND

MATERIAL / COLOR LEGEND

1	20/30 STUCCO HIGH REFLECTIVE WHITE SW 7757	7	STUCCO FOAM TRIM DEEPEST MAUVE SW 0005	13	SIDING HARDIE - MONTEREY TAUPE	19	GARAGE DOORS SOMELLIER SW 7595
2	20/30 STUCCO SHOJI WHITE SW 7024	8	FOAM CORBELS/ WOOD BEAM UMBER SW 6146	14	STONE TUSCAN VILLA PRAIRIE MOSS	20	GARAGE DOORS ROCKWOOD DARK RED SW 2801
3	20/30 STUCCO SAGE GREEN LIGHT SW 2851	9	BALCONY SW 7675 SEAL SKIN	15	STONE CAP	21	ORNAMENTAL METAL SEAL SKIN SW 7675
4	20/30 STUCCO HAMMERED SILVER SW 2840	10	ROD IRON METAL RAILING SEAL SKIN SW 7675	16	WIRECUT BRICK SPECTRUM		
5	20/30 STUCCO DEEPEST MAUVE SW 0005	11	SPANISH ROOF TILE CAPISTRAND 8829 SANTA FE BLEND	17	WINDOW LOUVRE SW 2801 ROCKWOOD DARK RED/ SW 7675 SEAL SKIN		
6	STUCCO FOAM TRIM HIGH REFLECTIVE WHITE SW 7757	12	SPANISH ROOF TILE CAPISTRAND 3606 VALLEJO RANGE	18	VINYL WINDOWS DARK BRONZE COLOR PER MANUFACTURER'S SPEC.		

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760 TENNANT AVENUE
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MORGAN HILL, CA

MID-RISE BUILDING
ELEVATION FINISHES

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PROFESSIONAL ARCHITECT
BRUCE W. STEINGRABER
CO 12853
REGISTERED
REV. 3-31-20
STATE OF CALIFORNIA

DATE: 04/30/24

DRAWN:

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OF



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760 TENNANT AVENUE
HOUSING PROJECT
MORGAN HILL, CA

RENDERED NIGHT
VIEW FROM
PARKING LOT

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760 TENNANT AVENUE
HOUSING PROJECT
MORGAN HILL, CA

RENDERED NIGHT
VIEW FROM STREET

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A3.2

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