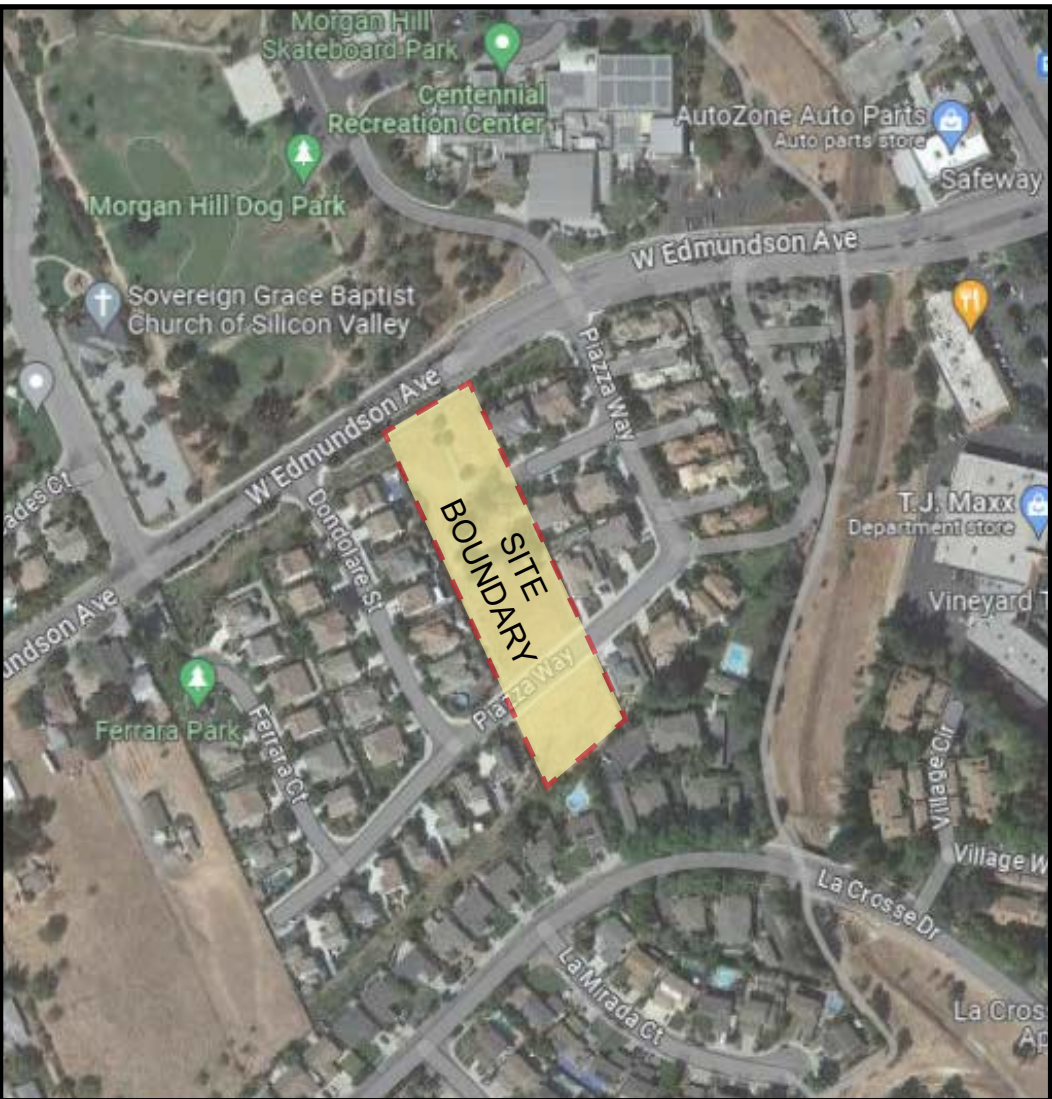




SITE LOCATION



PROJECT TEAM INFO:

PROJECT APPLICANT
PAN CAL CORPORATION
4125 Blackford Ave #200
San Jose, CA 95117
408 248 6600

Contacts:
David Chui
Dschui@pancal.com
Benjamin Chui
Bchui@pancal.com

ARCHITECT
DAHLIN | ARCHITECTURE
5865 Owens Drive
Pleasanton, CA 94588
925.251.7200

Contacts:
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Doug.Cummins@dahlingroup.com

CIVIL ENGINEER
MH ENGINEERING
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408 779 7381

Contact:
Bill McClintock
billm@mhengineering.com

LANDSCAPE ARCHITECT
GREG G. ING & ASSOCIATES
15559 Union Avenue #305
Los Gatos, CA 95032
Contact:
Greg Ing
grging3@gmail.com

SHEET INDEX:

ARCHITECTURAL DRAWINGS

- T1.1 Cover Sheet
- A0.2 Single Family Detached Perspective
- A0.3 Single Family Detached Perspective

SINGLE FAMILY DETACHED

- A1.1 Plan 1 - Floor Plans
- A1.2 Plan 1 - Elevations and Roof Plan - Color Scheme 1
- A1.3 Plan 1 - Elevations and Roof Plan - Color Scheme 2

- A2.1 Plan 2 - Floor Plans
- A2.2 Plan 2 - Elevations and Roof Plan - Color Scheme 3
- A2.3 Plan 2 - Elevations and Roof Plan - Color Scheme 4

- A3.1 Color & Material Boards

LANDSCAPE

- L0.0 Landscape Cover Sheet
- L1.0 Landscape Plan
- L1.1 Landscape Plan
- L1.2 Landscape Schedule
- L2.0 Irrigation Plan
- L2.1 Irrigation Plan

- L2.2 Landscape Schedule
- L3.0 Hydrozone Plan
- L3.1 Water Budget & Water Use Calcs
- L4.0 Landscape Details

CIVIL ENGINEERING

- C1 Site Development Plan
- C2 Preliminary Grading Plan
- C3 Preliminary Grading Cross Sections
- C4 Preliminary Utility Plan
- C4-P Pipe Data
- C5 Preliminary Storm Water Control Plan

PROJECT SUMMARY:

SINGLE FAMILY DETACHED:

CONSTRUCTION TYPE : VB
OCCUPANCY : R3 - RESIDENTIAL
LOTS : 8
MAXIMUM HEIGHT : 27'-6"

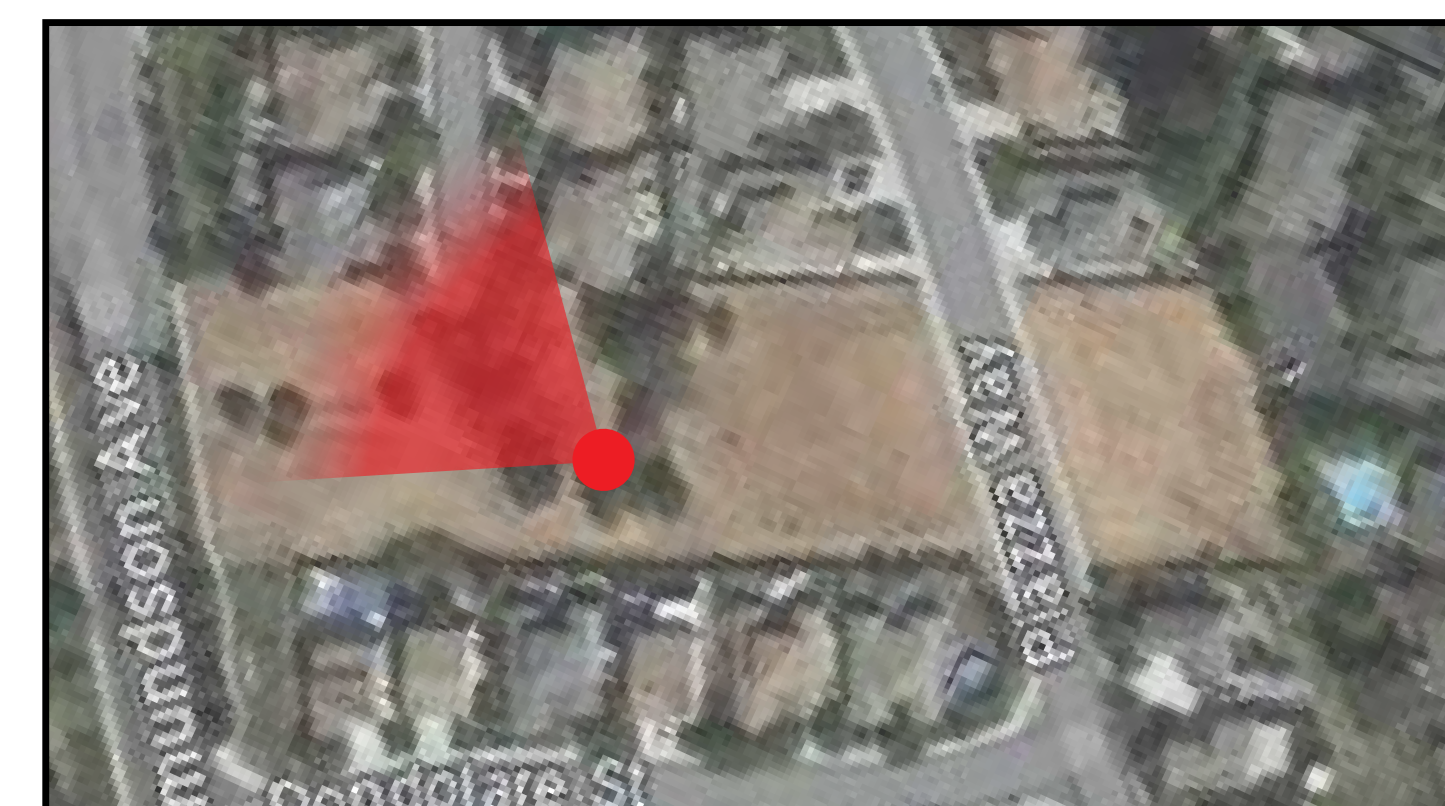
SQUARE FOOTAGE:

FLOOR AREA TABLE - PLAN 1 (2-STORY)		
VB - R3 - SFD - 2022 CRC	NFPA-13D SPRINKLERS	
*GROSS SQ. FOOTAGE		
*SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD AT EXTERIOR WALL		
FIRST FLOOR PLAN	1243	SQ. FT.
SECOND FLOOR PLAN	1551	SQ. FT.
TOTAL	2794	SQ. FT.
2-CAR GARAGE	531	SQ. FT.
1-CAR GARAGE	242	SQ. FT.
FRONT PORCH	118	SQ. FT.
COVERED PATIO	114	SQ. FT.
2ND FLOOR BALCONY	56	SQ. FT.
5 BEDROOM / 4 BATHROOM		

FLOOR AREA TABLE - PLAN 2 (2-STORY)		
VB - R3 - SFD - 2022 CRC	NFPA-13D SPRINKLER ²	
*GROSS SQ. FOOTAGE		
*SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD AT EXTERIOR WALL		
FIRST FLOOR PLAN	1426	SQ. FT.
SECOND FLOOR PLAN	1478	SQ. FT.
TOTAL	2904	SQ. FT.
2-CAR GARAGE	498	SQ. FT.
1-CAR GARAGE	246	SQ. FT.
FRONT PORCH	74	SQ. FT.
2ND FLOOR BALCONY	62	SQ. FT.
5 BEDROOM / 4 BATHROOM / DEN		



WEST EDMUNDSON | Morgan Hill, California



SINGLE FAMILY DETACHED,
PERSPECTIVE

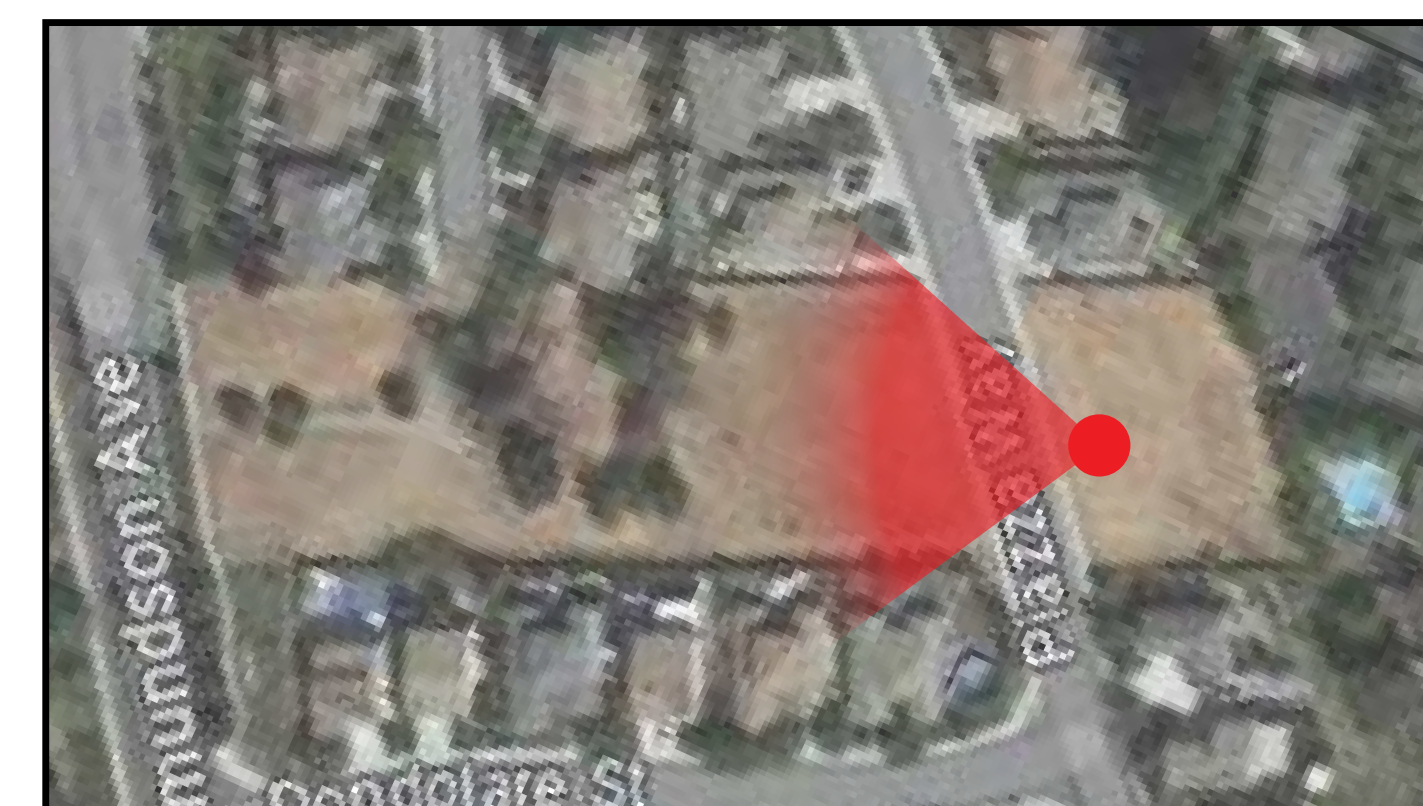
JOB NO. 1257.006
DATE 11-04-24
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

DAHLIN

A0.2



WEST EDMUNDSON | Morgan Hill, California

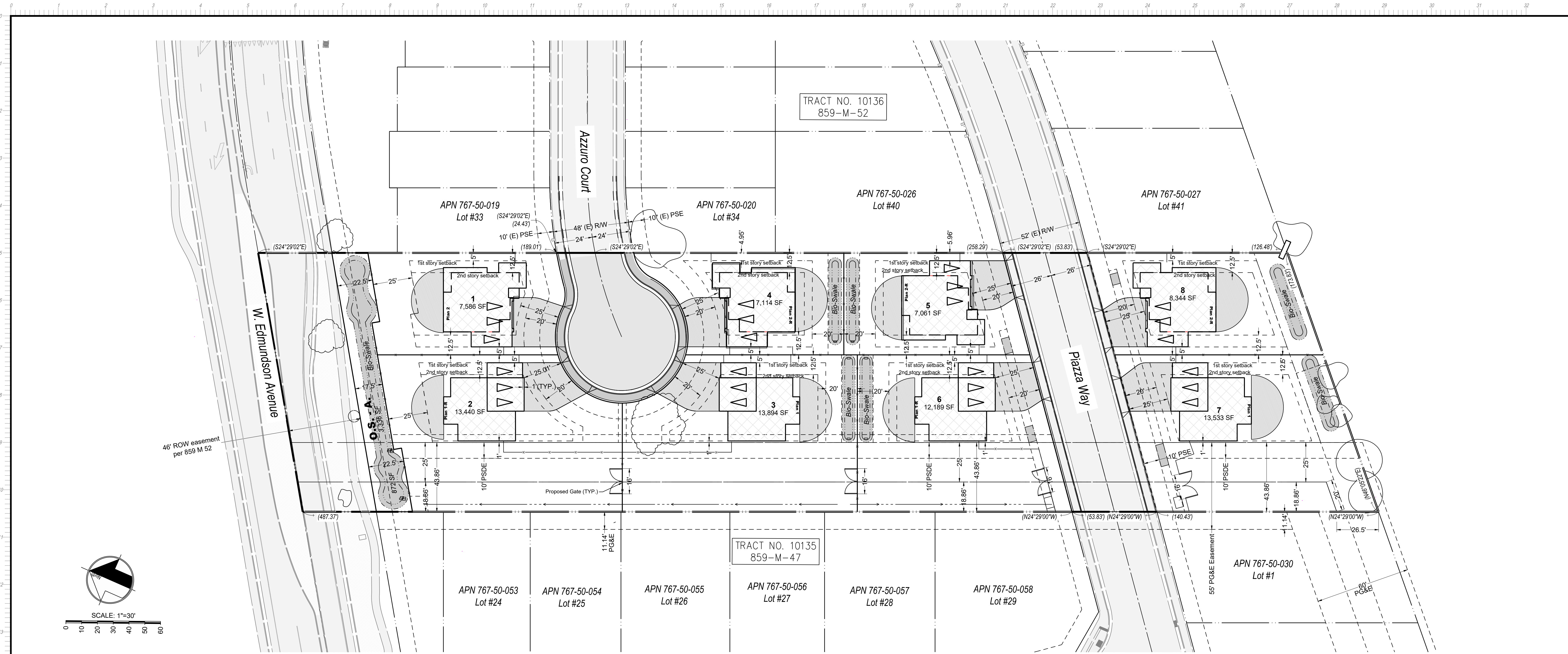


SINGLE FAMILY DETACHED,
PERSPECTIVE

JOB NO. 1257.006
DATE 11-04-24
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

DAHLIN

A0.3



Applicant/Owner:
David Chui
Pan Cal Corporation
4125 Blackford Ave. #200
San Jose, CA 95117
(408) 248-6600
email: dschui@pancal.com

Engineer:
William J. McClintock RCE 24893
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
(408) 779-7381
billm@mhengineering.com

Project Information:

APN: 767-21-015
Present Use: Vacant
Proposed Use: Residential
Present Zoning: Residential Detached Medium Density (RDM-7000) RPD
Proposed Zoning: Residential Detached Medium Density (RDM-7000) RPD
City of Morgan Hill
PG&E
City of Morgan Hill
Verizon
As Shown
Area: 2.508 ac.

Project Areas:

Total Project Area (incl. dedicated streets)...109,312 sf
Street Dedication.....22,522 sf
Total Net Area.....86,790 sf

Building Footprint Area.....16,832 sf
Existing Pavement Area.....9,874 sf
New Pavement Area.....4,422 sf
Existing Sidewalk Area.....1,269 sf
New Sidewalk Area.....1,210 sf
Patio and Driveway Area.....11,179 sf
Yard Areas.....55,059 sf
Existing Public Landscape Area.....1,589 sf
New O.S. Landscape Area.....3,336 sf

Total Pervious.....45,260 sf
Total Impervious.....41,530 sf
Requires Tier 1 (Site Design)
Tier 2 (Treatment @ 4%).....1,661 sf
Tier 3 (Retention @ 95th % tile).....5,547 c.f.
Tier 4 (Hydro Modification).....Post<Pre

Building Coverage Calcs:

PROJECT NET AREA: 1.9924 ACRES
BUILDING COVERAGE: 0.3117 ACRES
% BUILDING COVERAGE: 15.64%

Density Calcs:

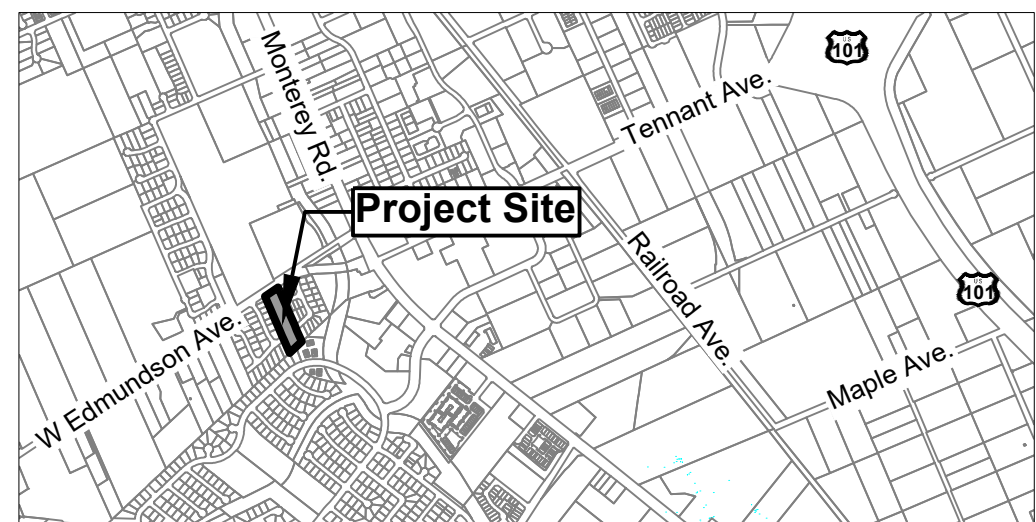
TOTAL PROJECT AREA: 2.5095 ACRES
DEDICATED PUBLIC RIGHT OF WAY: 0.517 ACRES
PRIVATE OPEN SPACE: 0.077 ACRES
PROJECT NET ACREAGE: 1.992 ACRES
NO. UNITS ALLOWED: 13
NO. UNITS PROPOSED: 8
PROJECT DENSITY: 4.01 Units per Net Acre

Building Coverage Calculations									
Lot #	Plan	Lot Area (SF)	Impervious Area (SF)	Building Footprint (SF)	Building Coverage (%)	Stories	Total Living (SF)	BD	BA
1	"2"	7,586	3,748	2,207	29.0931	2-Story	2,904	5	4
2	"1-R"	13,440	3,589	2,001	14.8884	2-Story	2,794	5	4
3	"1"	13,894	3,585	2,001	14.4019	2-Story	2,794	5	4
4	"2-R"	7,114	3,695	2,207	31.0233	2-Story	2,904	5	4
5	"2-R"	7,061	3,615	2,207	31.2562	2-Story	2,904	5	4
6	"1-R"	12,189	3482	2,001	16.4164	2-Story	2,794	5	4
7	"1"	13,533	3,517	2,001	14.7861	2-Story	2,794	5	4
8	"2-R"	8,344	3,601	2,207	26.4501	2-Story	2,904	5	4
		83,161		16,832	20.2403				

Plan	# of Times the Plan Occurs
Plan 1	2
Plan 2	1
Plan 1-R	2
Plan 2-R	3

Abbreviations:

P.S.D.E. Private Storm Drainage Easement
P.S.E. Public Service Easement
R/W Right of Way
S.D.E. Storm Drainage Easement
APN Assessor's Parcel Number
EX Existing
TBR To Be Removed

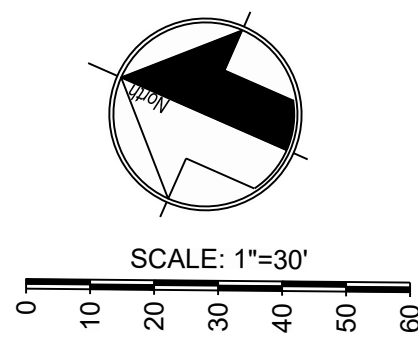
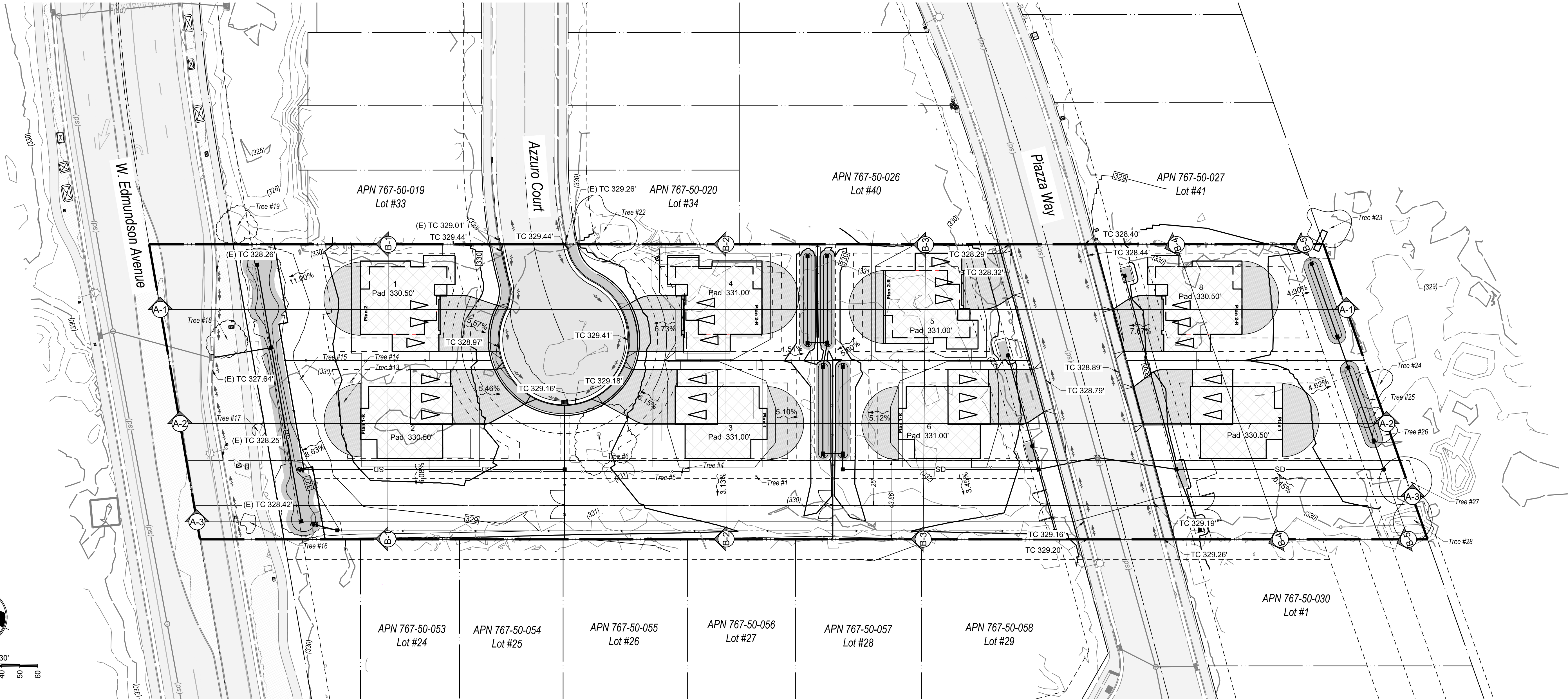


Vicinity Map

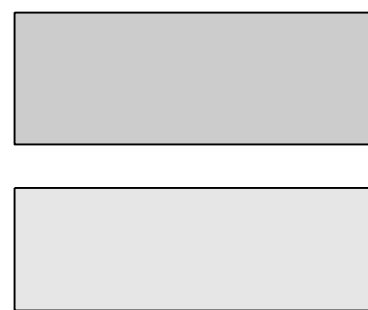
Sheet Index	
#	Sheet Title
C1	Site Development Plan
C2	Preliminary Grading Plan
C3	Preliminary Grading Cross Sections
C4	Preliminary Utility Plan
C4-P	Pipe Data
C5	Preliminary Storm Water Control Plan

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
		FENCE, TYPE AS SHOWN

NO.				DESCRIPTION				DATE	BY	BY	DATE
REVISIONS											
WORK ACCEPTED:										INSPECTOR:	
CITY OF MORGAN HILL										Public Works Department	
17575 PEAK AVE. MORGAN HILL, CA 95037										(408) 776-6480 FAX (408) 779-7236	
DRAWN: CMH				DESIGN: CMH				HOR: As noted		SUPERVISED BY:	
CHECKED: CMH				DATE:				JOB NO: 221087.1		SIGNATURE:	
APPROVED: CMH				DATE:				EXP. DATE: 06-30-2025		DATE:	
CITY ENGINEER: RCE 58879											
REGISTERED PROFESSIONAL ENGINEER: WILLIAM J. MCCLINTOCK, No. 24893, EXP. 12-31-2025, FOR PLANCHHECK ONLY											
MHengineering Co. SUBDIVISIONS - LAND PLANNING - LAND SURVEYS, 16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037, (408) 779-7381 FAX: (408) 226-5712											
Site Development Plan W Edmundson Ave - APN 767-21-015											
MORGAN HILL CALIFORNIA											
CITY FILE NO. PLAN SET: 12/2/24 DRAWING: C1 of 5											



Legend



TCD.....Through Curb Drain per std detail S-10

Grading Quantities

Cut (C.Y.)	Fill (C.Y.)	Net (C.Y.)	Max Cut (ft.)	Max Fill (ft.)
2054	911	1144 (Cut)	3.62'	0.50'

Tree Study						
Tree ID #	Common Name	Species	D.B.H (in.)	Height (ft.)	Canopy (ft.)	Condition
1	Coast Live Oak	Quercus agrifolia	9.80	25.00	15.00	Fair
2	Italian Buckhorn	Rhamnus alaternus	5.80	15.00	8.00	Poor
3	Coast Live Oak	Quercus Agrifolia	9.10	30.00	12.00	Fair
4	Valley Oak	Quercus lobata	7.00	30.00	15.00	Fair
5	Coast Live Oak	Quercus Agrifolia	9.10	25.00	12.00	Fair
6	Coast Live Oak	Quercus Agrifolia	22.70	30.00	30.00	Fair
7	Brazilian Pepper	Schinus terebinthifolia	11.00	25.00	20.00	Poor
8	Blue Gum	Eucalyptus globolus	66.00	40.00	25.00	Very Poor
9	Canary Island Pine	Pinus canariensis	12.80	25.00	12.00	Poor
10	Valley Oak	Quercus lobata	8.80	20.00	15.00	Fair
11	Brazilian Pepper	Schinus terebinthifolia	6.30	20.00	15.00	Poor
12	Coast Live Oak	Quercus Agrifolia	8.80	15.00	15.00	Fair
13	Brazilian Pepper	Schinus terebinthifolia	4.00	15.00	12.00	Fair
14	Brazilian Pepper	Schinus terebinthifolia	4.00	15.00	12.00	Fair
15	Brazilian Pepper	Schinus terebinthifolia	6.00	15.00	12.00	Fair
16	Raywood Ash	Fraxinus angustifolia	9.80	35.00	20.00	Fair
17	Tulip Tree	Linodendron tulipifera	5.40	25.00	12.00	Fair
18	Tulip Tree	Linodendron tulipifera	7.20	20.00	12.00	Fair
19	Raywood Ash	Fraxinus angustifolia	8.00	25.00	20.00	Fair
20	Italian Stone Pine	Pinus pinea	18.00	30.00	40.00	Very Poor
21	Purple-leaf Plum	Prunus cerasifera	4.00	20.00	20.00	Poor
22	Chinese Elm	Ulmus parvifolia	10.00	25.00	35.00	Good
23	Evergreen Pear	Pyrus kawakamii	12.00	35.00	25.00	Fair
24	Evergreen Pear	Pyrus kawakamii	8.00	20.00	25.00	Poor
25	Queen Palm	Syagrus romanzoffiana	10.00	20.00	12.00	Good
26	Queen Palm	Syagrus romanzoffiana	12.00	35.00	20.00	Good
27	Queen Palm	Syagrus romanzoffiana	12.00	20.00	12.00	Good
28	Queen Palm	Syagrus romanzoffiana	14.00	35.00	20.00	Good

Legend

TREE TO REMAIN

Note: Trees ID 16-19 & 22-28 are neighboring trees

NO.	DESCRIPTION	DATE	BY
REVISIONS			

WORK ACCEPTED:	INSPECTOR:



City of Morgan Hill
Public Works Department
17575 PEAK AVE MORGAN HILL, CA 95037
(408) 776-6480 FAX (408) 779-7236

DRAWN: CMH	DESIGN: CMH	HOR: As noted
CHECKED: CMH	DATE:	VERT:
APPROVED:	DATE:	JOB NO: 221087.1
Scott C. Chaff	CITY ENGINEER	
RCE 58879	EXP. DATE 06-30-2025	

SUPERVISED BY:
SIGNATURE: _____ DATE: _____



MH engineering Co.
SUBDIVISIONS - LAND PLANNING - LAND SURVEYS
16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037
(408) 779-7381 FAX: (408) 228-5712

Preliminary Grading Plan
W Edmundson Ave - APN 767-21-015
MORGAN HILL CALIFORNIA

CITY FILE NO.	PLAN SET: 12/2/24
DRAWING: C2 of 5	