



21000 SANTA CLARA ROAD MASTER PLAN
 PROJECT ADDRESS: 21000 SANTA CLARA RD, MIDDLETOWN, CALIFORNIA 95461

MAHÁ

21000 SANTA CLARA RD.

ARCHITECT

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CIVIL

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 2548 Mission Street
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 sherwoodengineers.com
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Project

PROJECT NAME

Owner

OWNER NAME

Project No:
 Planning No:
 Plan Check No:

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PLANNING SUBMISSION

Date: 15 August, 2019

REVISIONS

No.	Description	Date
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COVER PAGE

A.0



6 | LOCAL MAP
NTS



■ SINGLE FAMILY
 ■ MULTI FAMILY
 ■ COMMERCIAL
 ■ CIVIC

5 | EXISTING ZONING MAP
NTS



4 | STREET LEVEL VIEW - MAIN ST (HWY 175) AT SANTA CLARA RD
NTS



3 | STREET LEVEL VIEW - SANTA CLARA RD AT MAIN ST (HWY 175)
NTS



2 | STREET LEVEL VIEW - MAIN ST (HWY 175) AT BARNES ST
NTS



1 | STREET LEVEL VIEW - AT BARNES ST KNOWLES LN
NTS

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SITE CONTEXT

A.1



3 RENDERED STREET PERSPECTIVE
NTS



2 RENDERED SIDEWALK PERSPECTIVE @ SANTA CLARA RD
NTS



1 RENDERED SITE PLAN
SCALE = 1:2500

SITE KEY

- 01. INGRESS AND EGRESS EASEMENT
- 02. PUBLIC UTILITIES AND ROADWAY EASEMENT
- 03. CONNECTION TO EXISTING SANTA CLARA RD.
- 04. CONNECTION TO EXISTING PARK AVE.
- 05. DRY CREEK
- 06. COMMUNITY CENTER
- 07. COMMUNITY CENTER PARKING
- 08. COMMUNITY OPEN SPACE / PARK
- 09. COMMUNITY TENNIS COURT

NOTE:
ALL DESIGNS ARE CONCEPTUAL FOR ILLUSTRATIVE PURPOSES. THE FINAL MASSING, FLOOR PLANS AND ELEVATIONS WILL BE DEVELOPED THROUGH THE STANDARD DESIGN PROCESS.

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PLAN / PERSPECTIVES

A.2

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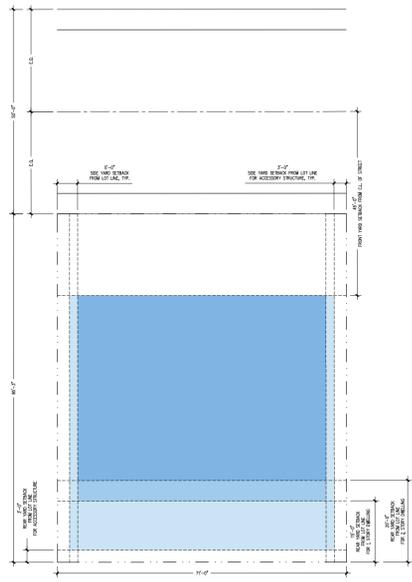
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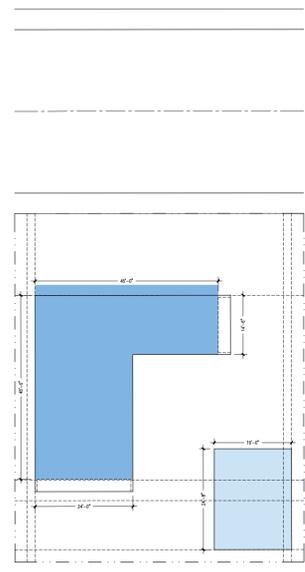
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ZONING

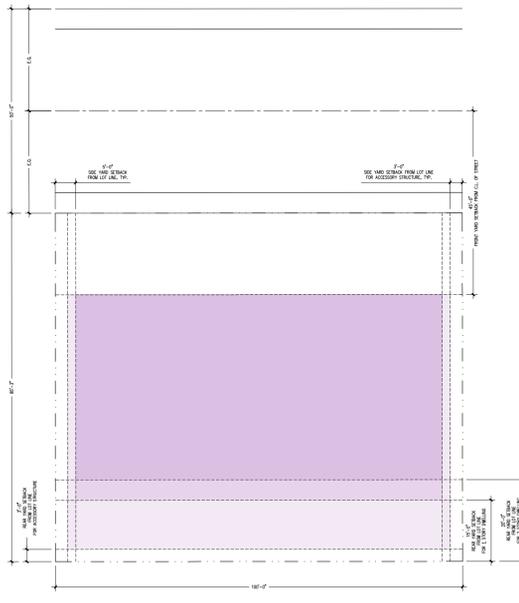
A.3



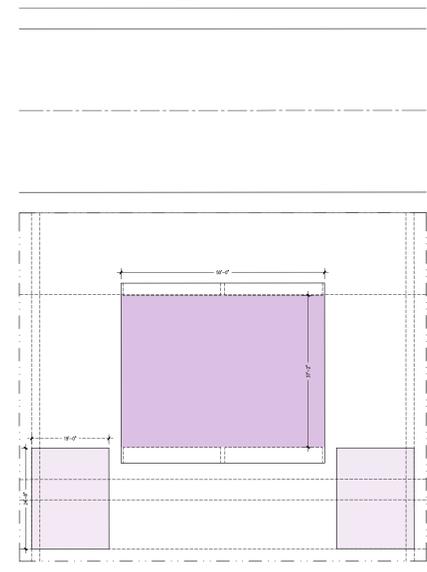
5 TYPICAL SINGLE FAMILY LOT ZONING
 SCALE = 1:250



4 PROPOSED SINGLE FAMILY FOOTPRINT
 SCALE = 1:250



3 TYPICAL DUPLEX LOT ZONING
 SCALE = 1:250



2 PROPOSED DUPLEX FOOTPRINT
 SCALE = 1:250



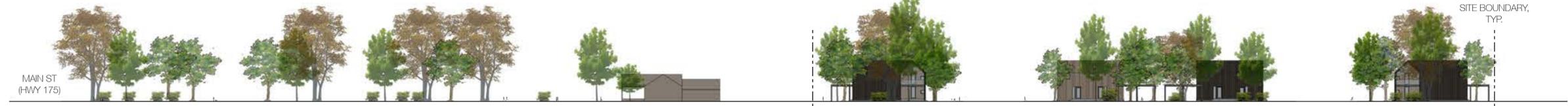
1 SITE ZONING
 SCALE = 1:750

DUPLEX LOT DENSITY - TYPICAL
 DUPLEX LOT = 8,522 SF
 DUPLEX AREA = 1,858 SF
 ALLOWABLE LOT COVERAGE PER 11.15(b) = 35%
 PROPOSED LOT COVERAGE = 22%

EXCEEDS 300 SF OPEN SPACE REQUIREMENT PER 13.24(a)2

SINGLE FAMILY LOT DENSITY - TYPICAL
 SINGLE FAMILY LOT = 6,050 SF
 SINGLE FAMILY AREA = 1,297 SF
 ALLOWABLE LOT COVERAGE PER 10.14(b) = 30%
 PROPOSED LOT COVERAGE = 21%

EXCEEDS 1,000 SF OPEN SPACE REQUIREMENT PER 13.24(a)1



5 | FACADE ELEVATIONS C: SANTA CLARA RD
INTS



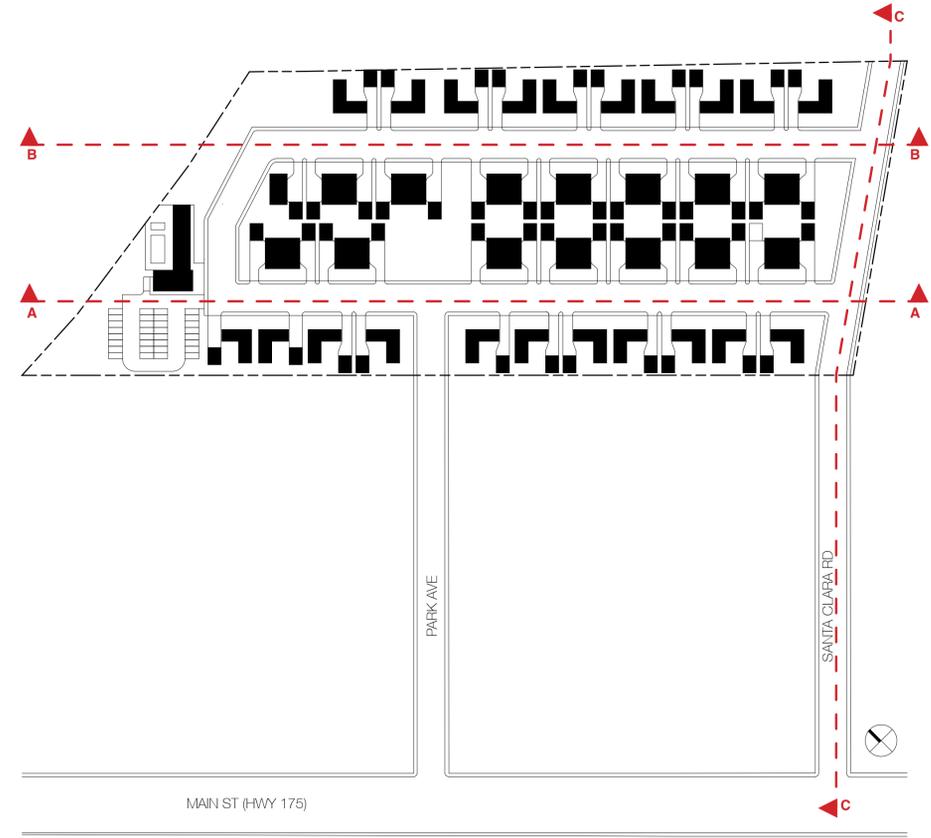
4 | FACADE ELEVATIONS B: SINGLE FAMILY RESIDENCES
INTS



3 | FACADE ELEVATIONS A: DUPLEX RESIDENCES
INTS



2 | ENLARGED ELEVATION OF TYPICAL SINGLE FAMILY RESIDENCES
INTS



1 | KEY PLAN
INTS

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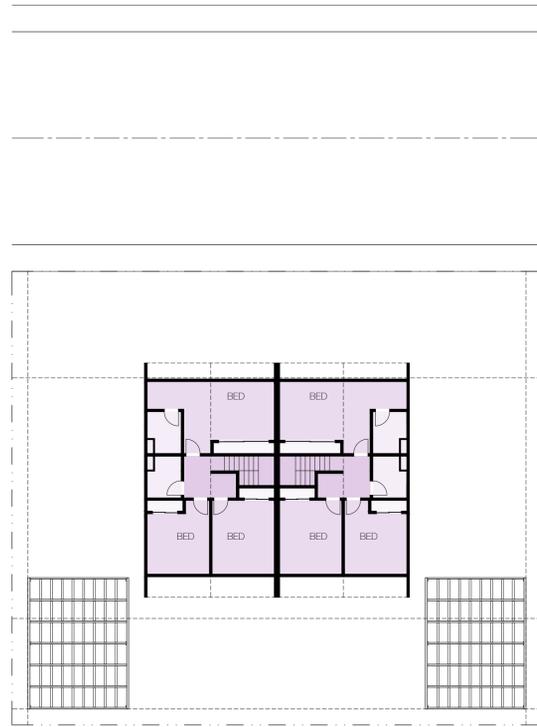
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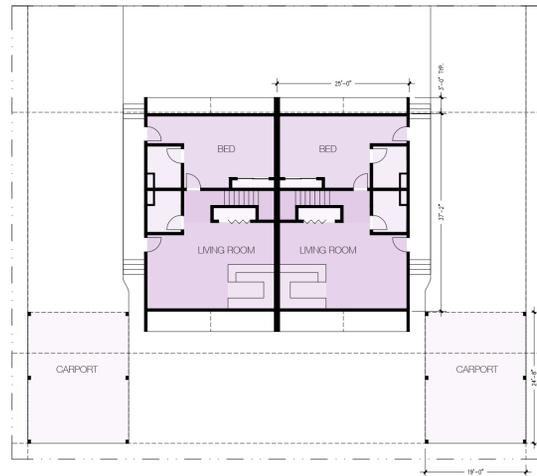
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SITE ELEVATIONS

A.4

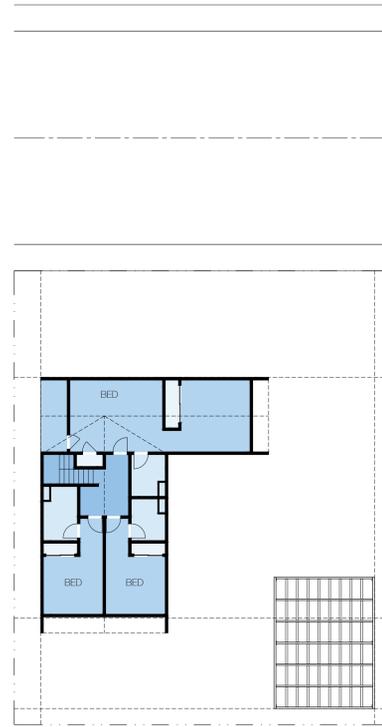


LEVEL 2

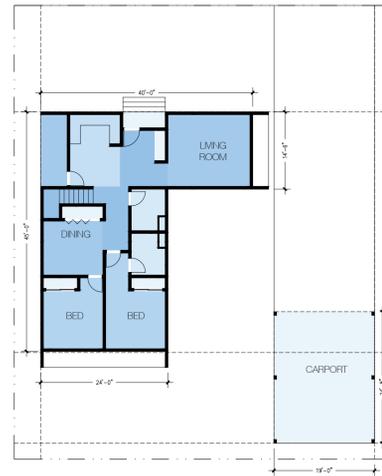


LEVEL 1

3 | DUPLEX (2) 4-BEDROOM
SCALE - 1/16" = 1'-0"

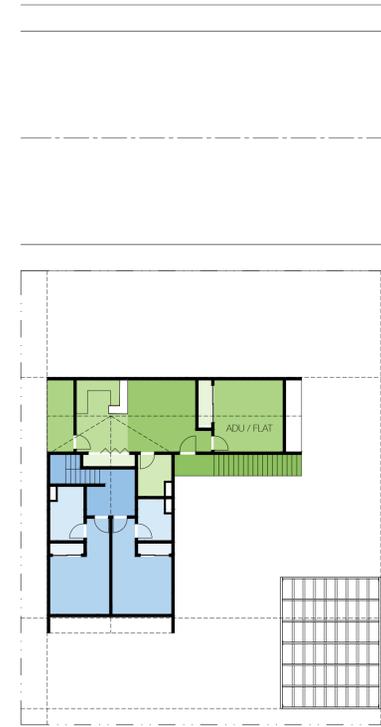


LEVEL 2



LEVEL 1

2 | SINGLE FAMILY 5-BEDROOM
SCALE - 1/16" = 1'-0"



LEVEL 2



LEVEL 1

1 | SINGLE FAMILY 4-BEDROOM + 1 FLAT
SCALE - 1/16" = 1'-0"

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PROPOSED UNIT PLANS

A.5