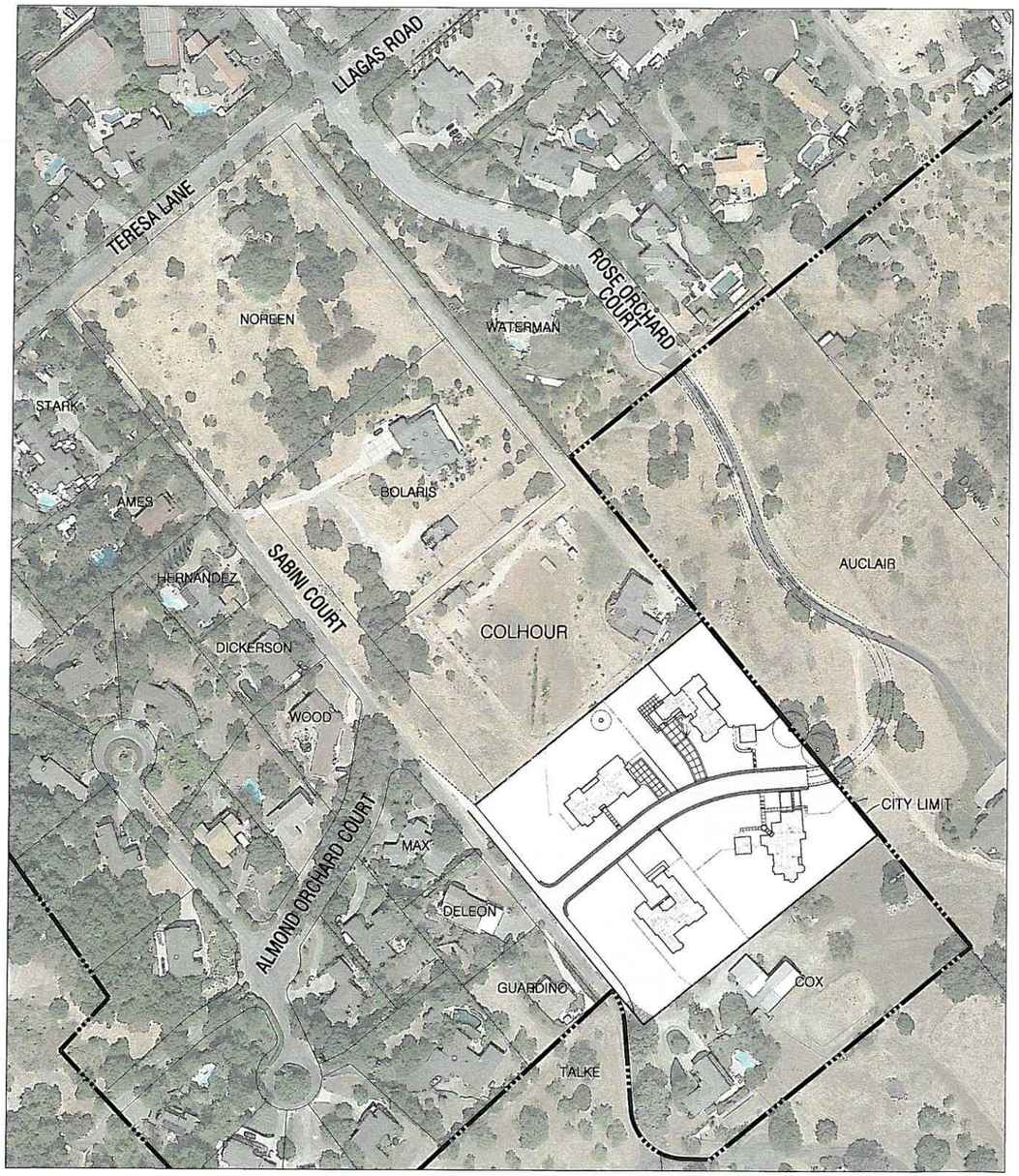
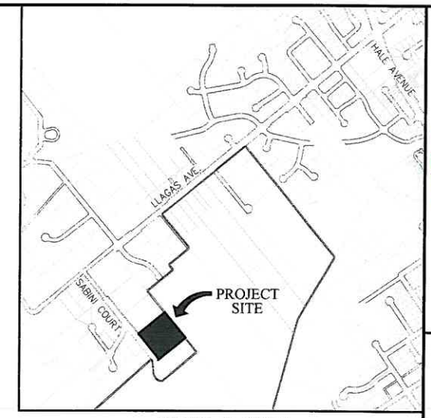
ARCHITECTURE AND SITE REVIEW PERMIT
LANDS OF STROLATA PROPERTIES, LLC
SABINI COURT
MORGAN HILL, SANTA CLARA COUNTY, CALIFORNIA





VICINITY MAP

SITE DATA

- SUBJECT PARCELS: 1110 LLAGAS ROAD (APN 773-32-013)
- CURRENT LAND USE: FALLOW, VACANT
- CURRENT ZONING: RE-40,000
- CURRENT GENERAL PLAN: RESIDENTIAL ESTATE (UP TO 1 DU/AC)
- PROPOSED LAND USE: SINGLE FAMILY RESIDENCES
- BUILDOUT TABULATION

GROSS AREA	4.48 ± AC
RESIDENTIAL SINGLE-FAMILY DETACHED (LOTS 1-4)	4.07 ± AC
PUBLIC RIGHT-OF-WAY DEDICATION (SABINI COURT)	0.41 ± AC

- UTILITIES:

WATER	CITY OF MORGAN HILL
SANITARY SEWER	CITY OF MORGAN HILL
STORM DRAIN	CITY OF MORGAN HILL
GAS & ELECTRIC	PG&E
TELEPHONE	VERIZON

- PRELIMINARY EARTHWORK SUMMARY:

CUT	7,700 CY±
FILL	3,400CY±
NET	4,300 CY± (EXPORT)

SHEET INDEX

AS-01	TITLE SHEET
AS-02	EXISTING CONDITIONS
AS-03	SITE PLAN
AS-04	GRADING AND UTILITY PLAN
AS-05	PRELIMINARY STORMWATER CONTROL PLAN
A3.1	PARCEL 1 EXTERIOR ELEVATIONS
A3.2	PARCEL 2 EXTERIOR ELEVATIONS
A3.3	PARCEL 3 EXTERIOR ELEVATIONS
A3.4	PARCEL 4 EXTERIOR ELEVATIONS
A4.3	PARCEL 3 GUEST HOUSE ELEVATIONS
A4.4	PARCEL 4 GUEST HOUSE ELEVATIONS
L-01	LOT 1 LANDSCAPE PLAN
L-02	LOT 2 LANDSCAPE PLAN
L-03	LOT 3 LANDSCAPE PLAN
L-04	LOT 4 LANDSCAPE PLAN

GENERAL INFORMATION

1. PROPOSED CONTOURS AND GRADES IN THIS PLAN SET ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
2. BOUNDARY SHOWN HEREIN IS BASED ON RECORD DATA. ADDITIONAL SURVEY IS RECOMMENDED.
3. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
4. ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER, THE CITY OF MORGAN HILL STANDARDS AND SPECIFICATIONS, AND APPLICABLE REPORTS REGARDING THIS PROJECT.
5. PROJECT LIES WITHIN FLOOD ZONE D: AREAS OF 0.2% CHANCE OF FLOOD, AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD (FIRM MAP NUMBER 06085C0444H, EFFECTIVE DATE MAY 18, 2009).
6. FINISHED FLOOR ELEVATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN, AS STRUCTURAL SECTIONS OF FOUNDATIONS ARE NOT AVAILABLE AT THIS TIME.
7. THE UTILITY PIPE SIZES AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
8. PROPOSED STORM DRAIN AND RETENTION SYSTEM IS PRELIMINARILY DESIGNED TO ACCOMMODATE STORAGE FOR RUNOFF RETENTION AS REQUIRED BY THE CENTRAL COAST RWQCB.
9. EXISTING TOPOGRAPHY IS BASED ON INFORMATION BY OTHERS AND IS SUBJECT TO FURTHER ANALYSIS.
10. LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORGAN HILL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:
PARCEL 1, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "PARCEL MAP PORTION OF LOT 46 OF THE MORGAN HILL RANCH MAP NO. 3, BOOK G OF MAPS, PAGES 20 AND 21", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON NOVEMBER 10, 1972 IN BOOK 312 OF MAPS, AT PAGE 1.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL ONE, AN UNDIVIDED 4/5 INTEREST IN AND TO THAT PORTION OF SABINI COURT, AS SHOWN UPON THAT CERTAIN PARCEL MAP ABOVE REFERRED TO.

ALSO EXCEPTING FROM THE ABOVE DESCRIBED PARCEL ONE, AN UNDIVIDED 4/5 INTEREST IN AND TO A STRIP OF LAND 16.50 FEET IN WIDTH, THE SOUTHWESTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHWEST LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO ADAH A. WALKER, RECORDED JANUARY 4, 1902, BOOK 249 OF DEEDS, PAGE 288, AT THE MOST WESTERLY CORNER OF SAID WALKER PARCEL IN THE NORTHWEST LINE OF SAID LOT 46; THENCE FROM SAID POINT OF BEGINNING ALONG SAID SOUTHWEST LINE OF THE WALKER PARCEL SOUTH 40° 15' EAST 984.39 FEET TO THE MOST SOUTHERLY CORNER OF SAID WALKER PARCEL.

CONTACT INFORMATION

APPLICANT: LATALA HOMES
1999 SOUTH BASCOM AVENUE, SUITE 700
CAMPBELL, CA 95008
CONTACT: PAUL LATALA
(408) 515-9205, PAUL@LATALAHOMES.COM

ARCHITECT: DZ DESIGN ASSOCIATES, INC.
17705 HALE AVENUE, SUITE H4
MORGAN HILL, CALIFORNIA 95037
CONTACT: DIANA GUTIERREZ
(408) 778-7005, DZDESIGN0011@YAHOO.COM

CIVIL ENGINEER, PLANNER AND LANDSCAPE ARCH: 8055 CAMINO ARROYO
GILROY, CA 95020
ENGINEER: JIM SCHUL (JSCHUL@RJA-GPS.COM)
PLANNER: JOHN MONIZ (JMONIZ@RJA-GPS.COM)
LANDSCAPE ARCH.: LONNIE ROY (LROY@RJA-GPS.COM)
(408) 848-0300

Latala HOMES inc.

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

N

0 100 200 300
SCALE IN FEET: 1"= 100'

DEVELOPMENT SERVICES
DEC 14 2018
CITY OF MORGAN HILL

AS 2018-xxx

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DESIGN REVIEW
TITLE SHEET
SABINI COURT
MORGAN HILL, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

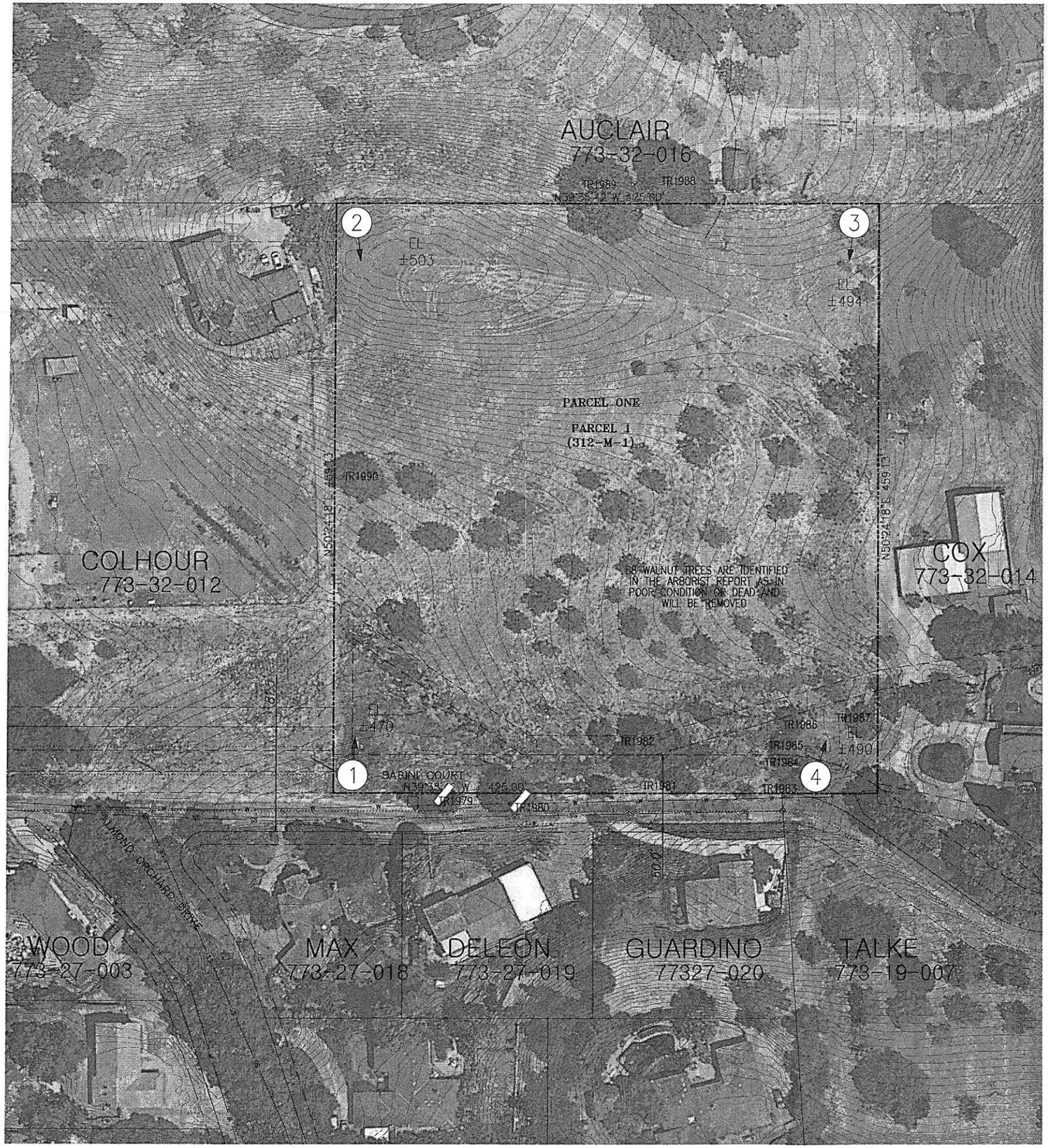
SCALE: AS SHOWN
DATE: DEC. 14, 2018

SHEET
AS-01
OF 15 SHEETS

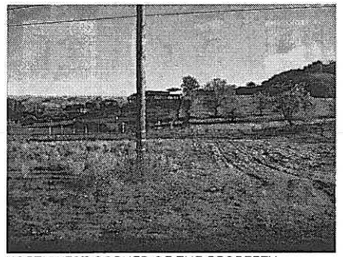
JOB NO.
172024-001

SR2018-0025: SABINI - LATALA

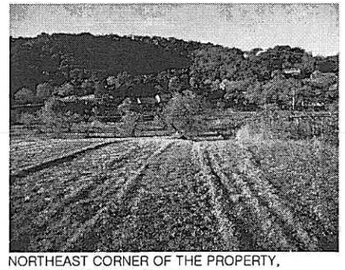
PLOT DATE: December 14, 2018
FILE PATH: W:\Jobs 7\172024\Drawings\Preliminary Applications\Arch Site Permit\AS 01 TITLE SHEET.dwg



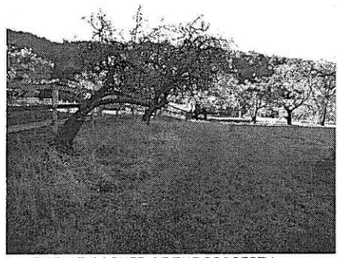
TREE DISPOSITION TABLE						
TREE NO.	COMMON NAME	D.B.H.	HEIGHT	CANOPY	CONDITION	DISPOSITION
11979	VALLEY OAK	17"	32'	31'	GOOD	TO BE MITIGATED
11980	VALLEY OAK	17"	30'	37'	GOOD	TO BE MITIGATED
11981	SYCAMORE	88"	32'	60'	FAIR	TO BE MITIGATED
11982	OLIVE	2"	18'	23'	FAIR	TO BE MITIGATED
11983	OLIVE	4"	12'	15'	GOOD	TO BE MITIGATED
11984	OLIVE	2"	10'	8'	GOOD	TO BE MITIGATED
11985	PERSIMMON	9"	18'	20'	GOOD	TO REMAIN
11986	PERSIMMON	11"	18'	22'	GOOD	TO REMAIN
11987	PERSIMMON	11"	20'	25'	GOOD	TO REMAIN
11989	VALLEY OAK	44"	50'	55'	FAIR	TO REMAIN
11990	VALLEY OAK	17"	32'	31'	FAIR	TO REMAIN
11991	WALNUT	VARIES	VARIES	VARIES	POOR-DEAD	TO BE REMOVED



NORTHWEST CORNER OF THE PROPERTY, LOOKING NORTHERLY.



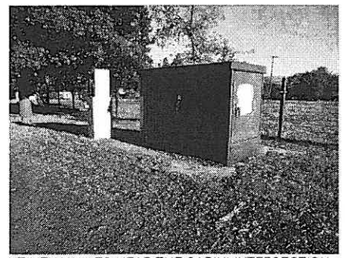
NORTHEAST CORNER OF THE PROPERTY, LOOKING SOUTHWESTERLY.



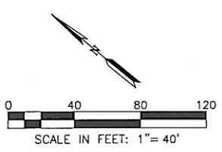
SOUTHEAST CORNER OF THE PROPERTY, LOOKING WESTERLY.

SOUTHWEST CORNER OF THE PROPERTY, LOOKING EASTERLY.

TYPICAL CONDITION OF SABINI COURT.



UTILITY VAULTS NEAR THE SABINI INTERSECTION WITH TERESA LANE.



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DESIGN REVIEW
EXISTING CONDITIONS
SABINI COURT
MORGAN HILL, CALIFORNIA

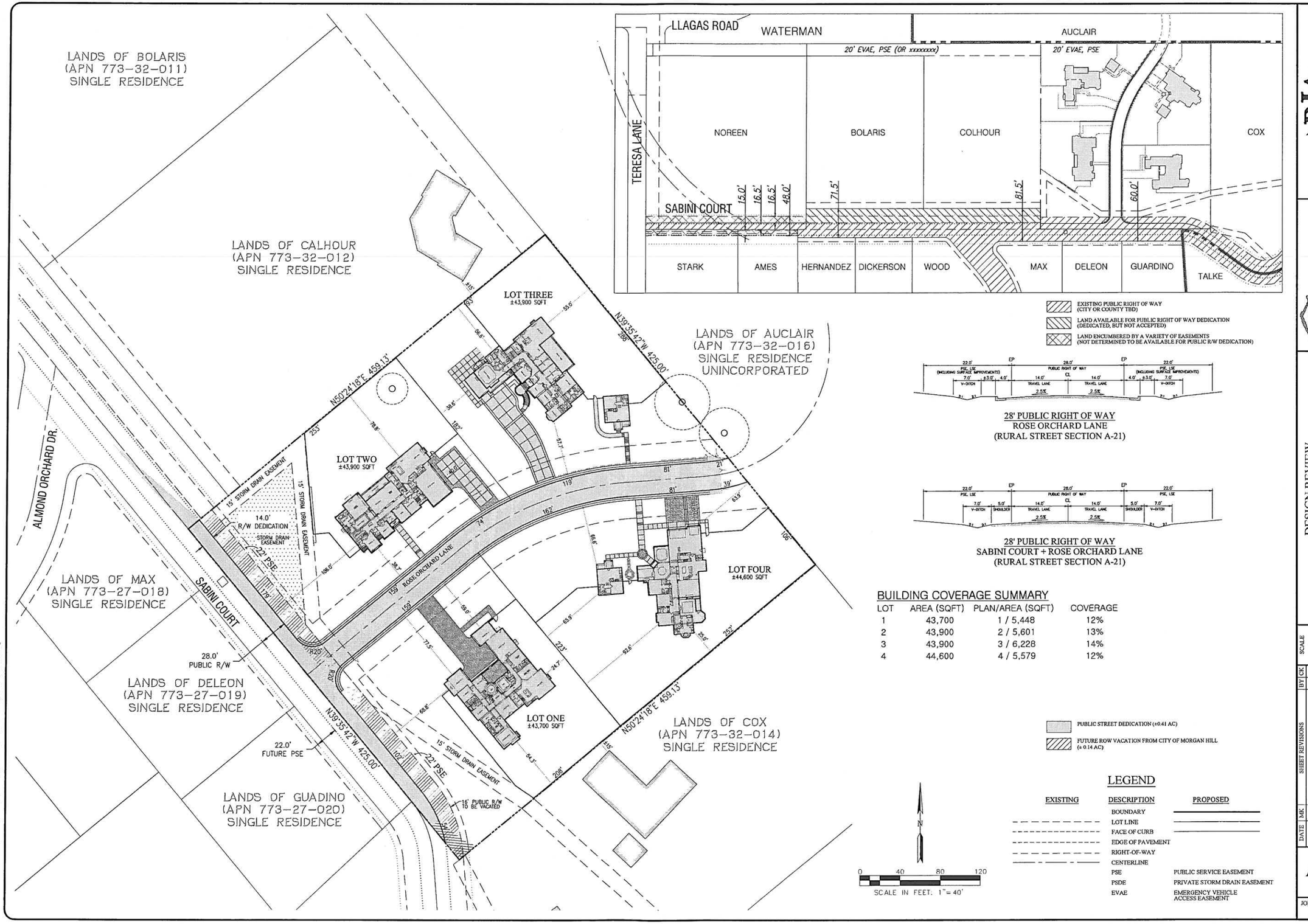
DATE	MK	SHEET REVISIONS	BY	CK

SCALE: AS SHOWN
DATE: DEC. 14, 2018

SHEET
AS-02
OF 15 SHEETS

JOB NO.
172024-001

PLOT DATE: December 14, 2018
FILE PATH: W:\Jobs-17\172024\Drawings\Prelim\Applications\Arch_Site Permit\AS-02 EXISTING CONDITIONS.dwg



BUILDING COVERAGE SUMMARY

LOT	AREA (SQFT)	PLAN/AREA (SQFT)	COVERAGE
1	43,700	1 / 5,448	12%
2	43,900	2 / 5,601	13%
3	43,900	3 / 6,228	14%
4	44,600	4 / 5,579	12%

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY	
	LOT LINE	
	FACE OF CURB	
	EDGE OF PAVEMENT	
	RIGHT-OF-WAY	
	CENTERLINE	
	PSE	PUBLIC SERVICE EASEMENT
	PSDE	PRIVATE STORM DRAIN EASEMENT
	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT

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DESIGN REVIEW
SITE PLAN
SABINI COURT
MORGAN HILL, CALIFORNIA

DATE	BY	CK	SHEET REVISIONS

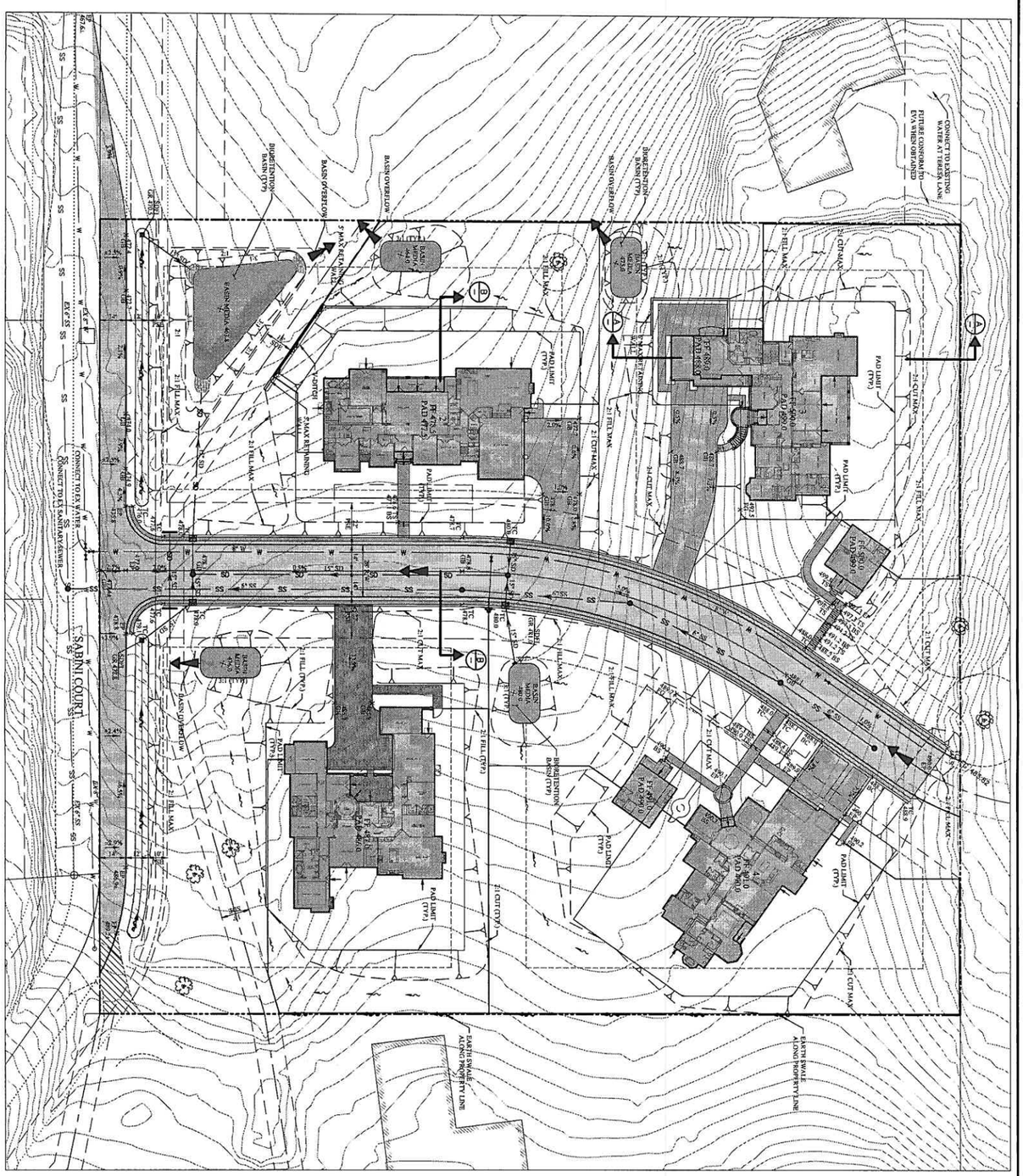
SCALE: AS SHOWN
DATE: DEC. 14, 2018

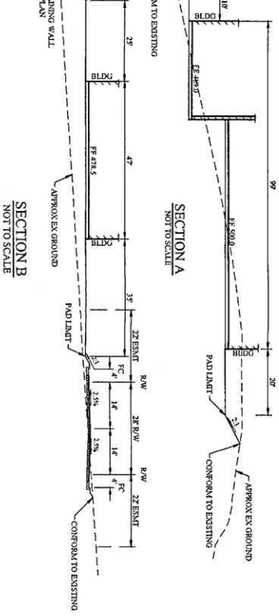
SHEET
AS-03
OF 15 SHEETS

JOB NO.
172024-001

PLOT DATE: December 14, 2018
FILE PATH: N:\Jobs 17\172024\Drawings\Prelim\Applications\Arch_Site Permit\AS-03 SITE PLAN.dwg

PLOT DATE: December 14, 2018
FILE PATH: W:\Jobs 17\172024\Drawings\Prelim\Applications\Arch_Site Permit\AS-04 GRADING AND UTILITY PLAN.dwg





LEGEND

DESCRIPTION	PROPOSED	EXISTING
BOUNDARY		
LOTLINE		
EASEMENT		
EP		
STORM DRAIN	SD	SD
SANITARY SEWER	SS	SS
WATER	W	W
MANHOLE	○	○
FIRE HYDRANT	⊥	⊥
STORM DRAIN INLET	□	□
FINISHED FLOOR ELEVATION	FF 493.0	
PAD ELEVATION	P 492.0	
RETAINING WALL		
SPOT ELEVATION	X 149.3	
STREET SLOPE	4.5%	
OVERLAND RELEASE		
EARTH SWALE		
TREE TO REMAIN		
STORM WATER BMP - SEE DETAILS SHEET TM-05		

SCALE IN FEET: 1" = 30'
0 30 60 90

DATE	MK	SHEET REVISIONS	BY	CK

SCALE: AS SHOWN
DATE: DEC. 14, 2018

SHEET AS-04 OF 15 SHEETS
JOB NO. 172024-001

DESIGN REVIEW
GRADING AND UTILITY PLAN
SABINI COURT
MORGAN HILL, CALIFORNIA

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PHONE: (408) 848-0300 FAX: (408) 848-0302

BUILDING ADDRESSES:
SHALL BE PLACED ON ALL NEW BUILDINGS IN SUCH A POSITION TO BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND & BE MINIMUM OF 4" IN HEIGHT.

EXTERIOR LIGHT FIXTURES, DARK SKY COMPLIANT, TYP. (LED FIX. w/FROSTED GLASS) BRONZE FRAME

front elevation

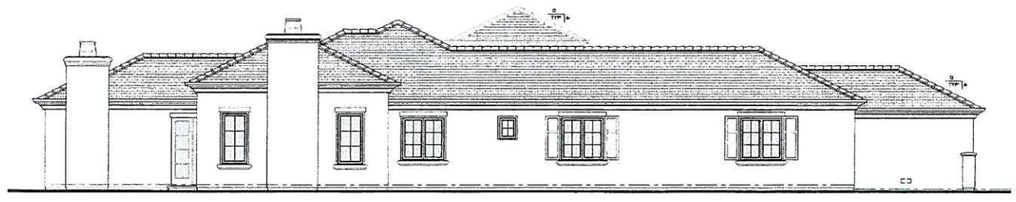
Color Scheme

Roof: Eagle- Bel Air 'Slate Range' 4697
Base: KM5788-2 'Tranquil Taupe', LRV 40
Garage & Front Door: KM5790-5 'Grapevine Canyon'
Shutters: KM5789-3 'Shadow Cliff'
Trim: KM5787-1 'Parisian Cashmere'

All paint to be 'Kelly Moore'
All roofing to be 'Eagle' Roofing
All windows to be 'Milgard' Almond Color or Equal

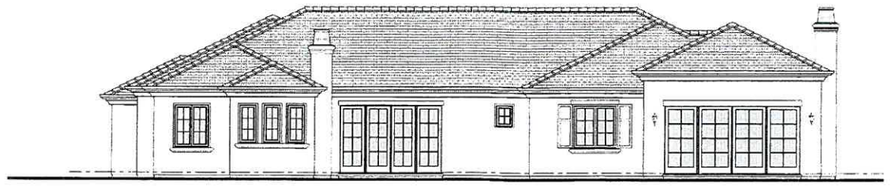
SECTIONAL CARRIAGE STYLE GARAGE DOORS-TRADITIONAL STEEL COLLECTION w/EMBOSSED WOOD GRAIN TEXTURE, TYP.

right side elevation



left side elevation

OUTDOOR LIGHTING BY:
'HINKLEY LIGHTING', 1285VZ
OUTDOOR LIGHT FIXTURE w/AMBER LINEN GLASS OR EQ. FIXTURE



rear elevation

Parcel 1
4060 s.f.

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

NO. / DATE / REVISION

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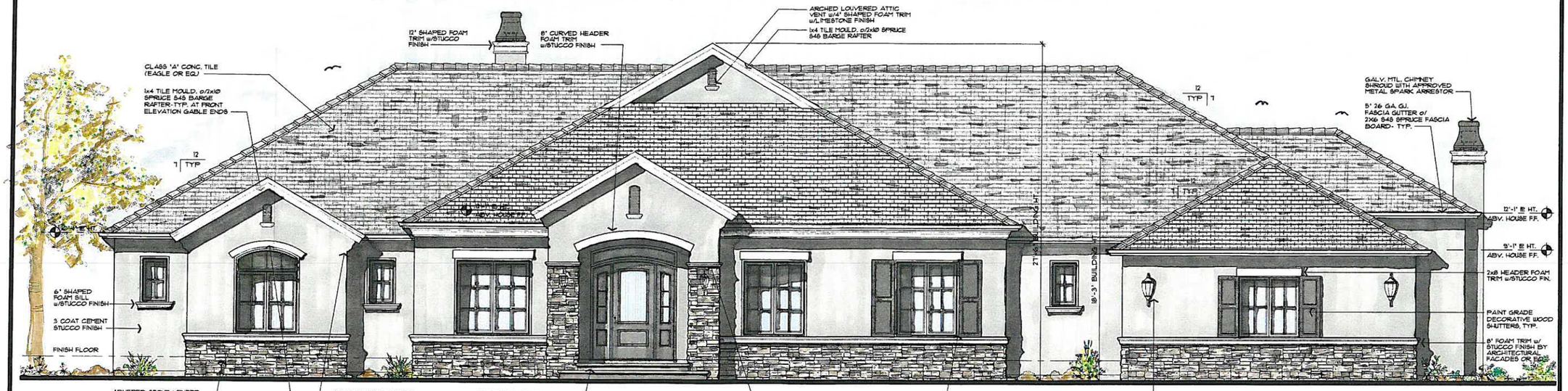
A California Corporation
17705 Hale Avenue, Suite H4
Morgan Hill, California 95037
Phone: (408) 778-7005 Fax: (408) 778-7004
email: dzdesign@garlic.com

DRAWING TITLE: Exterior Elevations
JOB TITLE: Strulata - Sabini Court Residential Subdivision
JOB ADDRESS: Parcel 1, Sabini Court Morgan Hill, California

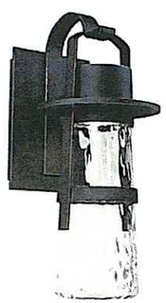
DATE: DEC. 10, 2018
SCALE: 1/4"=1'-0"
PROJECT MANAGER: SCOTT ZAZUETA
DRAWN: SEZ/DG
JOB NO.: DZ2318-1
SHEET: A3.1



front elevation

left side elevation

right side elevation



OUTDOOR LIGHTING BY:
'MODERN FORMS' #S6G21,
'BALTHUS' 16" HIGH BRONZE LED
OUTDOOR DARK SKY LIGHT FIXTURE,
OR EQ., w/HAMMERED TEXTURED GLASS

rear elevation

Color Scheme

Roof: Ponderosa- 'Sierra Madre' 5503
Metal Roof: 'Charcoal Grey' by Berridge Manuf. Co. or eq.
Base: KM694-M 'Peaceful Grotto', LRV 50
Front Door & Shutters: KM708-D 'Hockey Puck'
Garage Doors & Trim: KM572-L 'Magic Stone'
Stone Veneer: 'Fieldledge' Andante by El Dorado Stone or eq.

All paint to be 'Kelly Moore'
All roofing to be 'Eagle' Roofing
All windows to be 'Milgard' Almond Color or Equal

Parcel 2

4433 s.f./858 s.f. garage

4 0 4 8 12

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

NO./ DATE/ REVISION

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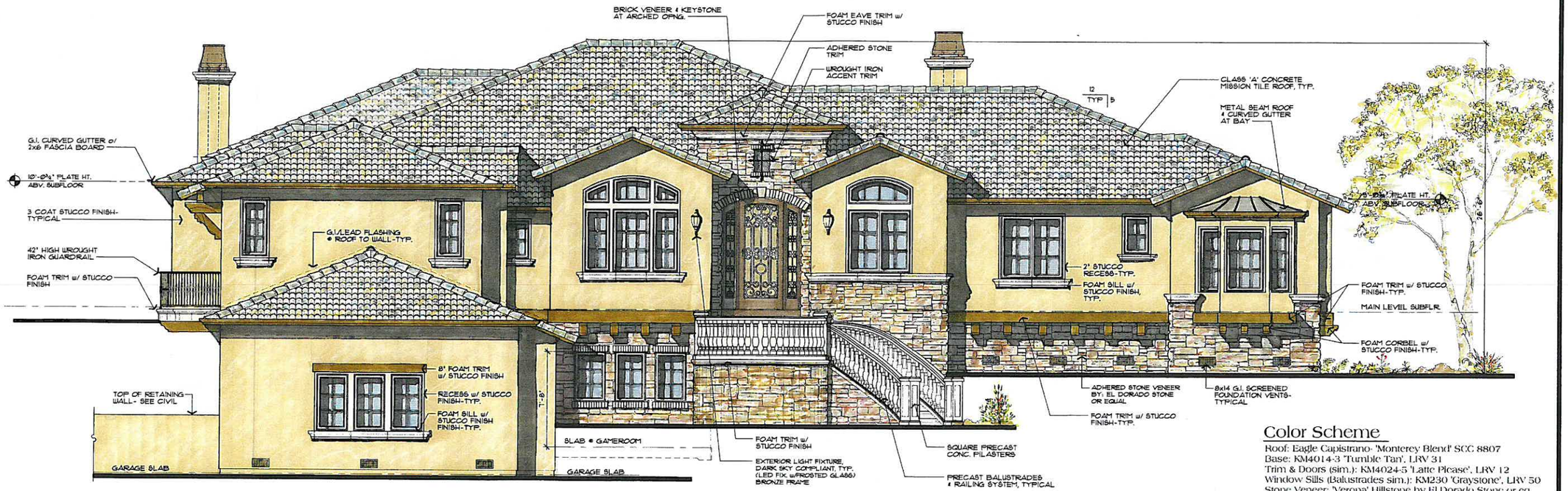
Morgan Hill, California 95037
Phone: (408) 779-7005 Fax: (408) 779-7004
email: dzdesign@garlic.com

DRAWING TITLE: Exterior Elevations
JOB TITLE: Strulata - Sabini Court Residential Subdivision
JOB ADDRESS: Parcel 2, Sabini Court Morgan Hill, California

DATE: DEC. 10, 2018
SCALE: 1/4" = 1'-0"
PROJECT MANAGER: SCOTT ZAZUETA
DRAWN: SEZ/DG
JOB NO.: DZ2318-2
SHEET: A3.2

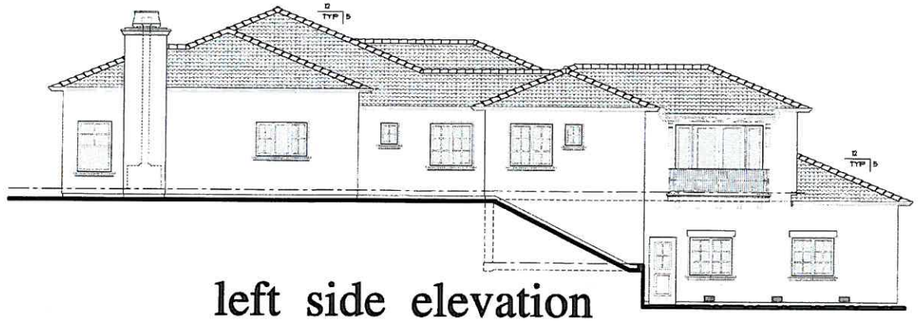


front elevation

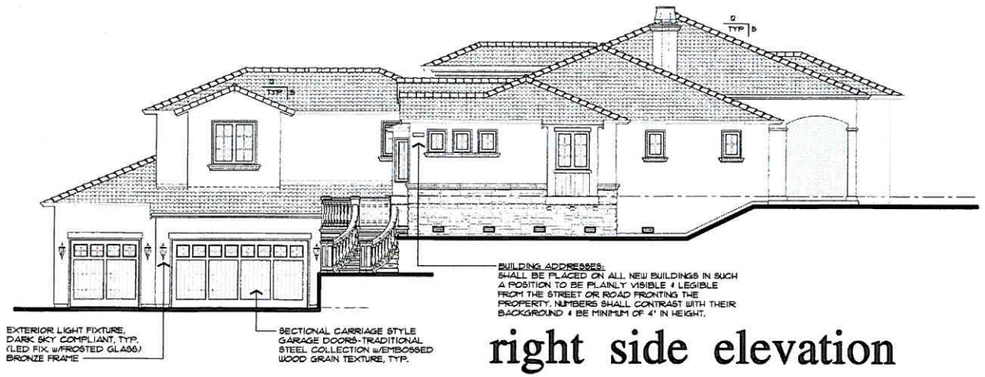
Color Scheme

Roof: Eagle Capistrano- 'Monterey Blend' SCC 8807
Base: KM4014-3 'Tumble Tan', LRV 31
Trim & Doors (sim.): KM4024-5 'Latte Please', LRV 12
Window Sills (Balustrades sim.): KM230 'Graystone', LRV 50
Stone Veneer: 'Verona' Hillstone by El Dorado Stone or eq.

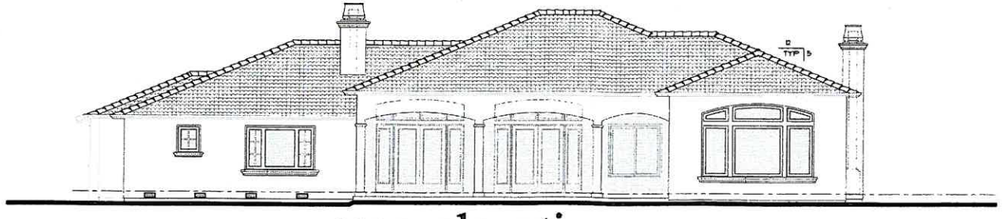
All paint to be 'Kelly Moore'
All roofing to be 'Eagle' Roofing
All windows to be 'Milgard' Almond Color or Equal



left side elevation



right side elevation



rear elevation

OUTDOOR LIGHTING BY:
'HINKLEY LIGHTING' 1614RB-GU24, KEY WEST OUTDOOR LIGHT FIXTURE OR EQ., w/ ANTIQUE VANILLA OPAQUE GLASS

Parcel 3

5159 s.f./1056 s.f. garage

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

NO./ DATE/ REVISION

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DZ Design Associates, Inc.
A California Corporation
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 778-7005 Fax: (408) 778-7004
email: dzdesign@garlic.com

DRAWING TITLE: Exterior Elevations
JOB TITLE: Strulata - Sabini Court Residential Subdivision
JOB ADDRESS: Parcel 3, Sabini Court Morgan Hill, California

DATE: DEC. 10, 2018
SCALE: 1/4"=1'-0"
PROJECT MANAGER: SCOTT ZAZUETA
DRAWN: SEZ
JOB NO.: DZ2318-3
SHEET: A3.3

front elevation

left side elevation

right side elevation

OUTDOOR LIGHTING BY:
'HINKLEY LIGHTING', BOLLA 26350B-LED
OUTDOOR LIGHT FIXTURE w/
LIGHT AMBER SEEDY GLASS OR EQ.

rear elevation

Color Scheme

Roof: Ponderosa 'Oakwood' 5501
Base: KM5714-2 'Dunes Manor', LRV 55
Garage & Front Door: KM5720-5 'Man Cave'
Shutters: KM5713-3 'Mulled Cider'
Trim: KM5715-3 'Tan Oak'
Stone Veneer: 'Warm Springs' Mountain Ledge, by El Dorado Stone or eq.

All paint to be 'Kelly Moore'
All roofing to be 'Eagle' Roofing
All windows to be 'Milgard' Almond Color or Equal

Parcel 4

3763 s.f.

4 0 4 8 12

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

NO./ DATE/ REVISION

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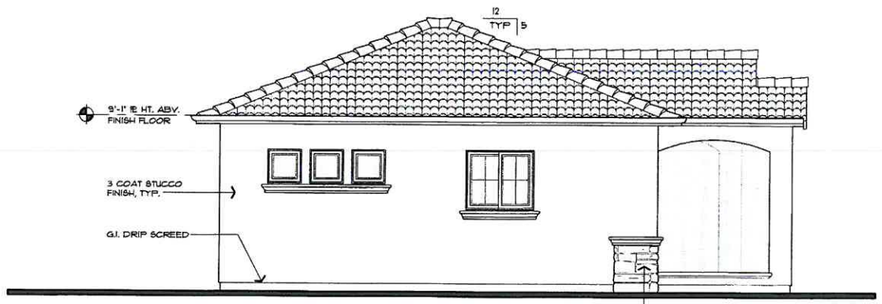
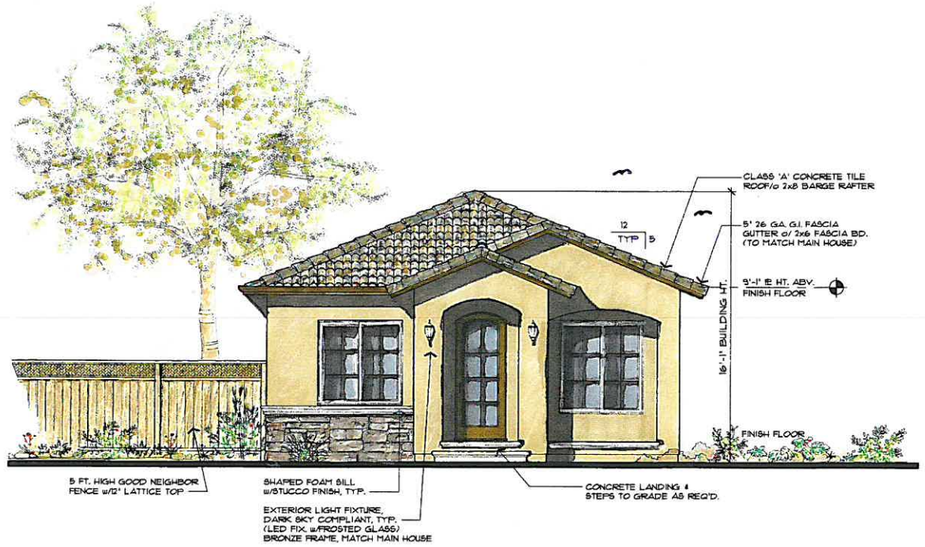
A California Corporation
17705 Hale Avenue, Suite H4
Morgan Hill, California 95037
Phone: (408) 778-7005 Fax: (408) 778-7004
email: dzdesign@garlic.com

DRAWING TITLE: Exterior Elevations
JOB TITLE: Strulata - Sabini Court Residential Subdivision
JOB ADDRESS: Parcel 4, Sabini Court Morgan Hill, California

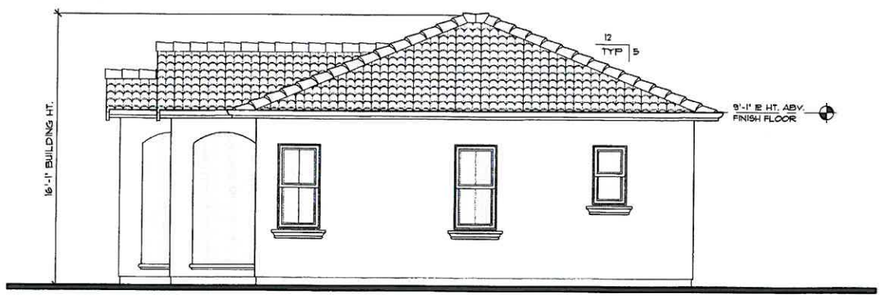
DATE: JULY 30, 2018
SCALE: 1/4"=1'-0"
PROJECT MANAGER: SCOTT ZAZUETA
DRAWN: SEZ
JOB NO.: DZ2318-4
SHEET: A3.4



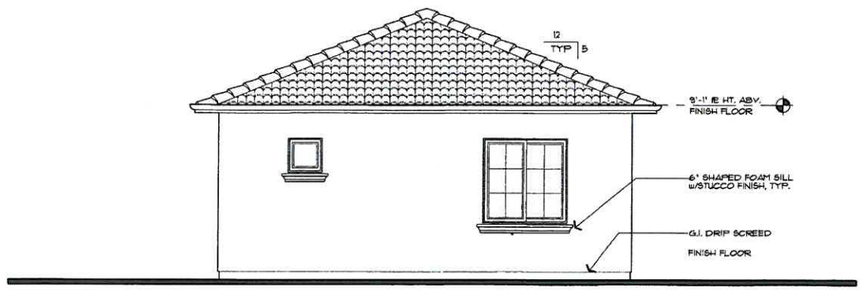
north elevation



west elevation



south elevation



east elevation

Color Scheme

Roof: Eagle Capistrano- 'Monterey Blend' SCC 8807
Base: KM4014-3 'Tumble Tan', LRV 31
Trim: KM4024-5 'Latte Please', LRV 12
Window Sills (Balustrades sim.): KM230 'Graystone', LRV 50
Stone Veneer: 'Verona' Hillstone
by El Dorado Stone or eq.

All paint to be 'Kelly Moore'
All roofing to be 'Eagle' Roofing
All windows to be 'Milgard' Almond Color or Equal

Parcel 3

637 s.f.

4 0 4 8 12

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

NO./ DATE/ REVISION

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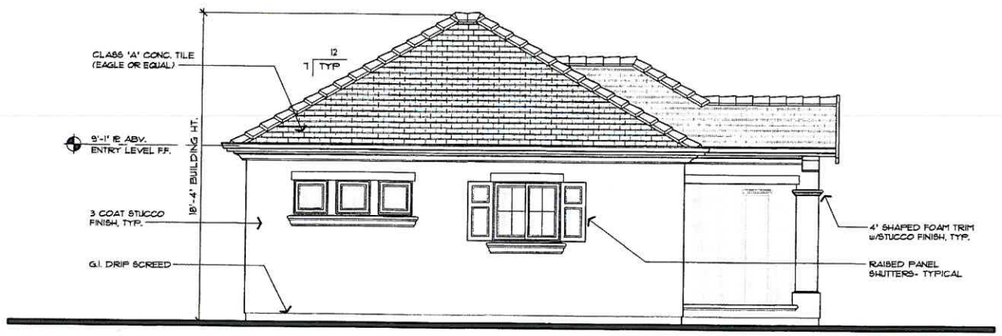
17705 Hale Avenue, Suite H4
Morgan Hill, California 95037
Phone: (408) 778-7005 Fax: (408) 778-7004
email: dzdesign@garlic.com

DRAWING TITLE: Guest House Elevations
JOB TITLE: Strulata - Sabini Court Residential Subdivision
JOB ADDRESS: Parcel 3, Sabini Court Morgan Hill, California

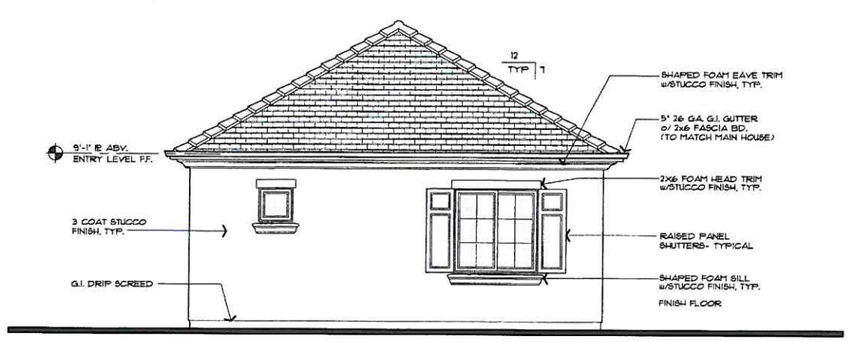
DATE: DEC. 10, 2018
SCALE: 1/4"=1'-0"
PROJECT MANAGER: SCOTT ZAZUETA
DRAWN: SEZ
JOB NO.: DZ2318-3
SHEET: A4.3



left elevation

front elevation

rear elevation



right elevation

Color Scheme

Roof: Ponderosa 'Oakwood' 5501
Base: KM5714-2 'Dunes Manor', LRV 53
Garage & Front Door: KM5720-5 'Man Cave'
Shutters: KM5713-3 'Mulled Cider'
Trim: KM5715-3 'Tan Oak'
Stone Veneer: 'Warm Springs' Mountain Ledge, by El Dorado Stone or eq.

All paint to be 'Kelly Moore'
All roofing to be 'Eagle' Roofing
All windows to be 'Milgard' Almond Color or Equal

Parcel 4

637 s.f.

4 0 4 8 12

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

NO./ DATE/ REVISION

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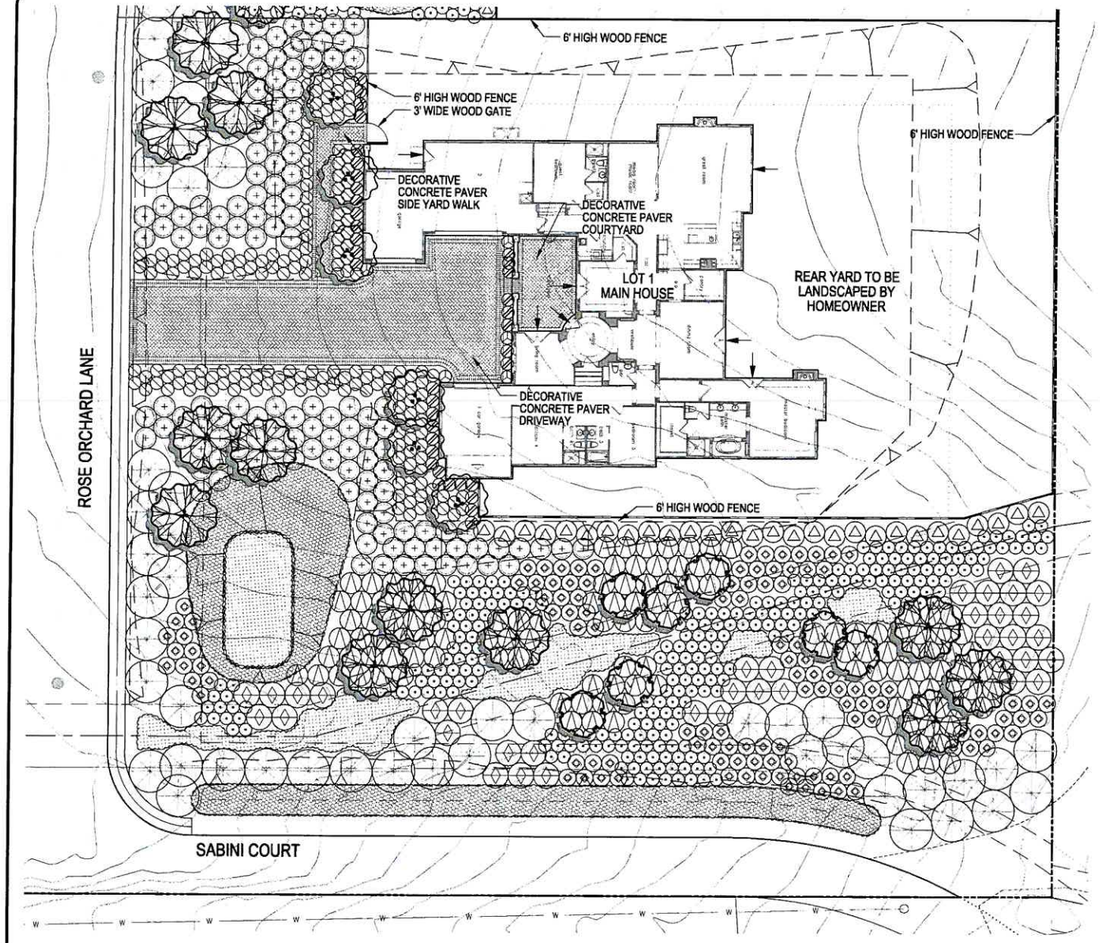
Phone: (408) 778-7005 Fax: (408) 778-7064
email: dzdesign@garlic.com

DRAWING TITLE: Guest House Elevations
JOB TITLE: Strulata - Sabini Court Residential Subdivision
JOB ADDRESS: Parcel 4, Sabini Court Morgan Hill, California

DATE: JULY 30, 2018
SCALE: 1/4"=1'-0"
PROJECT MANAGER: SCOTT ZAZUETA
DRAWN: DEG
JOB NO.: DZ2318-4
SHEET: A4.4



LOT 1 PLANTING LEGEND:

SYMBOL CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QUANTITY
TREES							
QA	Quercus agrifolia	Coast Live Oak	24" Box	As Shown	Standard	L	12
MG	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	24" Box	As Shown	Standard	L	6
HA	Heteromeles arbutifolia	Toyon	24" Box	As Shown	Low Branching	L	7
SHRUBS							
PI RO	Prunus ilicifolia ssp lyonii Rhus ovata	Catalina Cherry Sugar Bush	5 Gal.	60" O.C.	-	L	28
JV	Juniperus virginiana 'Skyrocket'	Skyrocket Juniper	5 Gal.	As Shown	-	L	5
RU	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gal.	36" O.C.	Hedge	L	37
RN	Rosa x 'Noamei'	Flower Carpet Appleblossom Groundcover Rose	1 Gal.	36" O.C.	-	L	166
CS	Cleveland Sage	Salvia clevelandii	1 Gal.	48" O.C.	-	L	115
MR	Muhlenbergia rigens	Deer Grass	1 Gal.	36" O.C.	-	L	257
CD	Ceanothus 'Dark Star'	Dark Star Ceanothus	5 Gal.	72" O.C.	-	L	38
GROUNDCOVER							
RO	Rosmarinus officinalis 'Ken Taylor'	Rosemary	1 Gal.	48" O.C.	-	L	128
BP	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	1 Gal.	120" O.C.	-	L	51
AE	Arctostaphylos 'Emerald Carpet'	Carpet Manzanita	1 Gal.	60" O.C.	-	L	130
AM	Achillea millefolium	White Yarrow	Seed	-	-	L	1,510 SF
CD	Carex divulsa	Berkeley Sedge	1 Gal.	18" O.C.	-	L	1,226

Landscape Water Use Calculations

Project Information
Total square footage of Landscape Area (including Special Landscape Area) LA= 21,980
Total square footage of Special Landscape Area SLA= 0
Hist. ETo for the area ETo= 49.5

Maximum Annual Water Allocation (MAWA)
MAWA is calculated using the following formula: (ETo) (.62) [(0.55 x LA) + (1.0 - 0.55) x SLA)]

MAWA = 371,011 gallons / yr

Estimated Total Water Use (ETWU)
ETWU is calculated using the following formula: (ETo) (.62) [(PF x HA / IE)+ SLA]

Hydrozone # 1 Low Mixed Rotator
Plant Factor PF= 0.3
square footage of hydrozone HA= 21,980 (CALC)
hydrozone irrigation efficiency IE= 0.81
#1 ETWU = 249,839 gallons / yr

Total ETWU = 249,839 gallons / yr

MAWA - ETWU = 121,172 gallons / yr

Estimated Total Water Use must be less than the Maximum Annual Water Allocation

GENERAL NOTES:

1. Tree and shrub layout is conceptual in nature. Final plant locations and species are subject to City review and final design refinement.
2. Additional plant species not listed on the above Plant Palette may be used.
3. Not all plant species listed on the above Plant Palette may be used.
4. All landscape areas will be grouped by hydrozone and receive an automatic underground irrigation system(s) that meets local and UBC code.

PLANTING DESIGN INTENT STATEMENT:

The planting design shall adhere with applicable City of Morgan Hill code and guidelines. The planting design utilizes a variety of plants in a layered composition, creating layers of color and texture to compliment the architecture and outdoor spaces.

MULCH NOTE:

Contractor shall install a 3" layer of "Mahogany Mulch Mini" available from Zanker Landscape Materials in all shrub and groundcover areas unless otherwise noted.

Quercus agrifolia

Magnolia grandiflora 'Little Gem'

Heteromeles arbutifolia

Prunus ilicifolia ssp lyonii

Rhus ovata

Juniperus virginiana 'Skyrocket'

Rhaphiolepis umbellata 'Minor'

Rosa x 'Noamei'

Cleveland Sage

Muhlenbergia rigens

Ceanothus 'Dark Star'

Rosmarinus officinalis 'Ken Taylor'

Baccharis pilularis 'Pigeon Point'

Arctostaphylos 'Emerald Carpet'

Achillea millefolium

Carex divulsa

N

0 16 32 48

SCALE IN FEET: 1"= 16'

FILE NO.XXX

PLOT DATE: December 14, 2018
FILE PATH: W:\Jobs\172024\Drawings\Preliminary Application\Work Site Permit\L-01 LANDSCAPE PLAN.dwg

RJA
RUGGERI-JENSEN-AZAR
ENGINEERING • PLANNING • SURVEYING
4200 Hamilton Avenue San Jose, CA 95130
PH: (408) 866-8000 FAX: (408) 866-3102

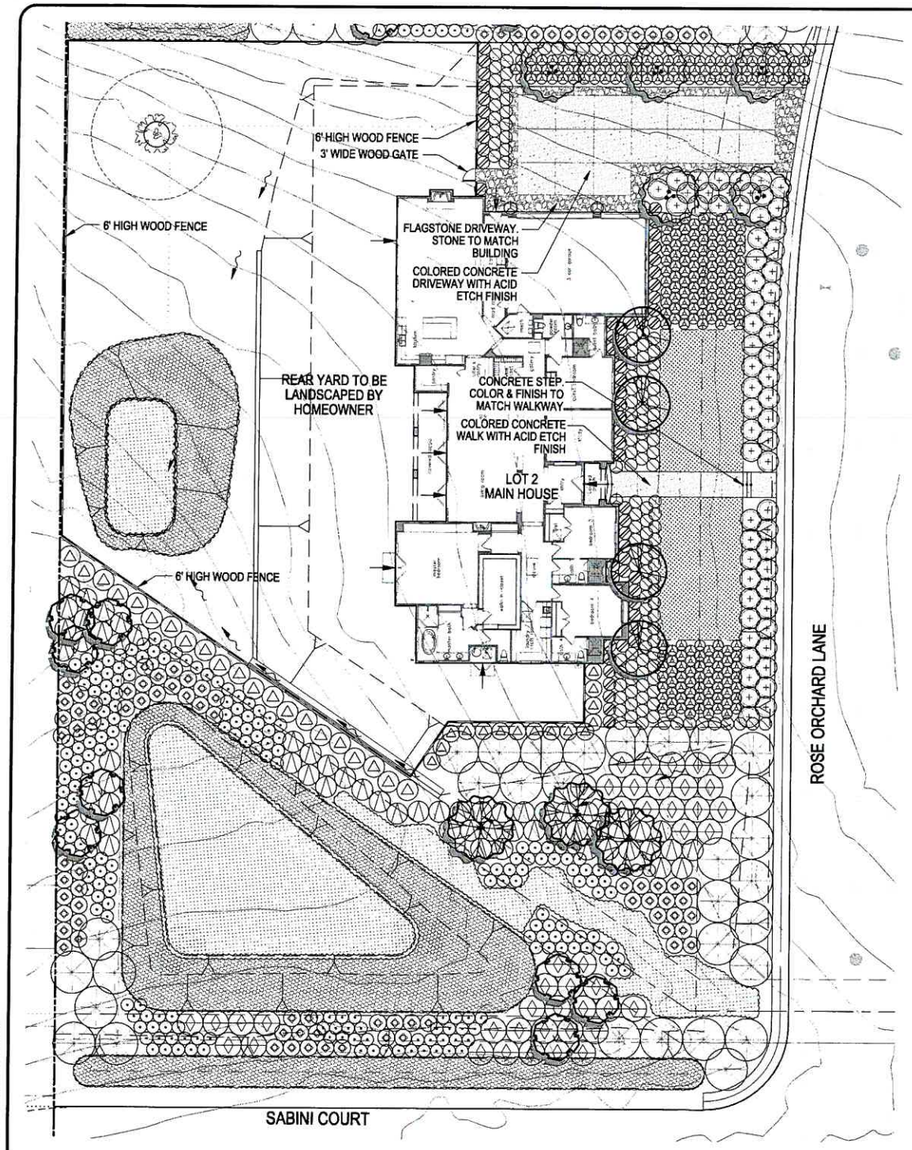
Lafata Homes Inc.
1999 S. Bascom Avenue, Suite 700
Campbell, CA 95008
www.lafatahomes.com

DESIGN REVIEW
LOT 1 LANDSCAPE PLAN
SABINI COURT
MORGAN HILL, CALIFORNIA

DATE	BY	CK	SHEET REVISIONS

SCALE AS SHOWN
DATE DEC. 14, 2018

SHEET L-01
OF 15 SHEETS
JOB NO 172024-001



LOT 2 PLANTING LEGEND:

SYMBOL CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QUANTITY
TREES							
QA	Quercus agrifolia	Coast Live Oak	24" Box	As Shown	Standard	L	3
LI	Lagerstroemia indica x fauriei 'Natchez'	Natchex Crape Myrtle	24" Box	As Shown	Standard	L	5
HA	Heteromeles arbutifolia	Toyon	24" Box	As Shown	Low Branching	L	8
PC	Prunus caroliniana	Carolina Laurel Cherry	24" Box	As Shown	Standard	L	4
SHRUBS							
PI RO	Prunus ilicifolia ssp lyonii Rhus ovata	Catalina Cherry Sugar Bush	5 Gal.	60" O.C.	-	L	36
PM	Podocarpus macrophyllus 'Maki'	Shrubby Yew Podocarpus	5 Gal.	As Shown	-	L	5
CL	Callistemon 'Little John'	Dwarf Callistemon	5 Gal.	36" O.C.	Hedge	L	59
WF	Westringia fruticosa 'Grey Box'	Dwarf Coast Rosemary	1 Gal.	36" O.C.	-	L	139
CS	Cleveland Sage	Salvia clevelandii	1 Gal.	48" O.C.	-	L	67
MR	Muhlenbergia rigens	Deer Grass	1 Gal.	36" O.C.	-	L	212
CD	Ceanothus 'Dark Star'	Dark Star Ceanothus	5 Gal.	72" O.C.	-	L	44
GROUNDCOVER							
LM	Lantana montevidensis 'Alba'	White Trailing Lantana	5 Gal.	60" O.C.	-	L	63
BP	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	1 Gal.	120" O.C.	-	L	30
AE	Arctostaphylos 'Emerald Carpet'	Carpet Manzanita	1 Gal.	60" O.C.	-	L	61
AM	Achillea millefolium	White Yarrow	Seed	-	-	L	3,410 SF
CD	Carex divulsa	Berkeley Sedge	1 Gal.	18" O.C.	-	L	2,473
BD	Buchloe dactyloides 'UC Verde'	Buffalo grass	Plug	12" O.C.	-	L	1,550
FM	Festuca mairei	Atlas Fescue	1 Gal.	30" O.C.	-	L	242

GENERAL NOTES:

1. Tree and shrub layout is conceptual in nature. Final plant locations and species are subject to City review and final design refinement.
2. Additional plant species not listed on the above Plant Palette may be used.
3. Not all plant species listed on the above Plant Palette may be used.
4. All landscape areas will be grouped by hydrozone and receive an automatic underground irrigation system(s) that meets local and UBC code.

PLANTING DESIGN INTENT STATEMENT:

The planting design shall adhere with applicable City of Morgan Hill code and guidelines. The planting design utilizes a variety of plants in a layered composition, creating layers of color and texture to compliment the architecture and outdoor spaces.

MULCH NOTE:

Contractor shall install a 3" layer of "Mahogany Mulch Mini" available from Zanker Landscape Materials in all shrub and groundcover areas unless otherwise noted.

Landscape Water Use Calculations

Project Information

Total square footage of Landscape Area (including Special Landscape Area) **LA=** 21,620
Total square footage of Special Landscape Area **SLA=** 0
Hist. ETo for the area **ETo=** 49.5

Maximum Annual Water Allocation (MAWA)

MAWA is calculated using the following formula: (Eto) (.62) [(0.55 x LA) + (1.0 - 0.55) x SLA)]

MAWA = 364,935 gallons / yr

Estimated Total Water Use (ETWU)

ETWU is calculated using the following formula: (Eto) (.62) [(PF x HA / IE)+ SLA]

Hydrozone # 1 Low Mixed Rotator
Plant Factor **PF=** 0.3
square footage of hydrozone **HA=** 21,620
hydrozone irrigation efficiency **IE=** 0.81
#1 ETWU = 245,747 gallons / yr

Total ETWU = 245,747 gallons / yr

MAWA - ETWU = 119,187 gallons / yr

Estimated Total Water Use must be less than the Maximum Annual Water Allocation

Quercus agrifolia

Lagerstroemia indica x fauriei 'Natchez'

Heteromeles arbutifolia

Prunus caroliniana

Prunus ilicifolia ssp lyonii

Rhus ovata

Podocarpus macrophyllus 'Maki'

Callistemon 'Little John'

Westringia fruticosa 'Grey Box'

Lantana montevidensis 'Alba'

Cleveland Sage

Muhlenbergia rigens

Ceanothus 'Dark Star'

Baccharis pilularis 'Pigeon Point'

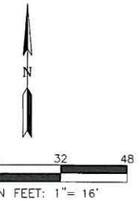
Arctostaphylos 'Emerald Carpet'

Achillea millefolium

Carex divulsa

Buchloe dactyloides 'UC Verde'

Festuca mairei



FILE NO.XXX

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8050 CAMINO ARROYO GILROY, CA 95020
(408) 848-3302 FAX (408) 848-3307

Lafala HOMES Inc.
1999 S. Bascom Avenue, Suite 700
Campbell, CA 95008
www.lafalahomes.com

DESIGN REVIEW
LOT 2 LANDSCAPE PLAN
SABINI COURT
MORGAN HILL, CALIFORNIA

DATE	BY	CK
MK		

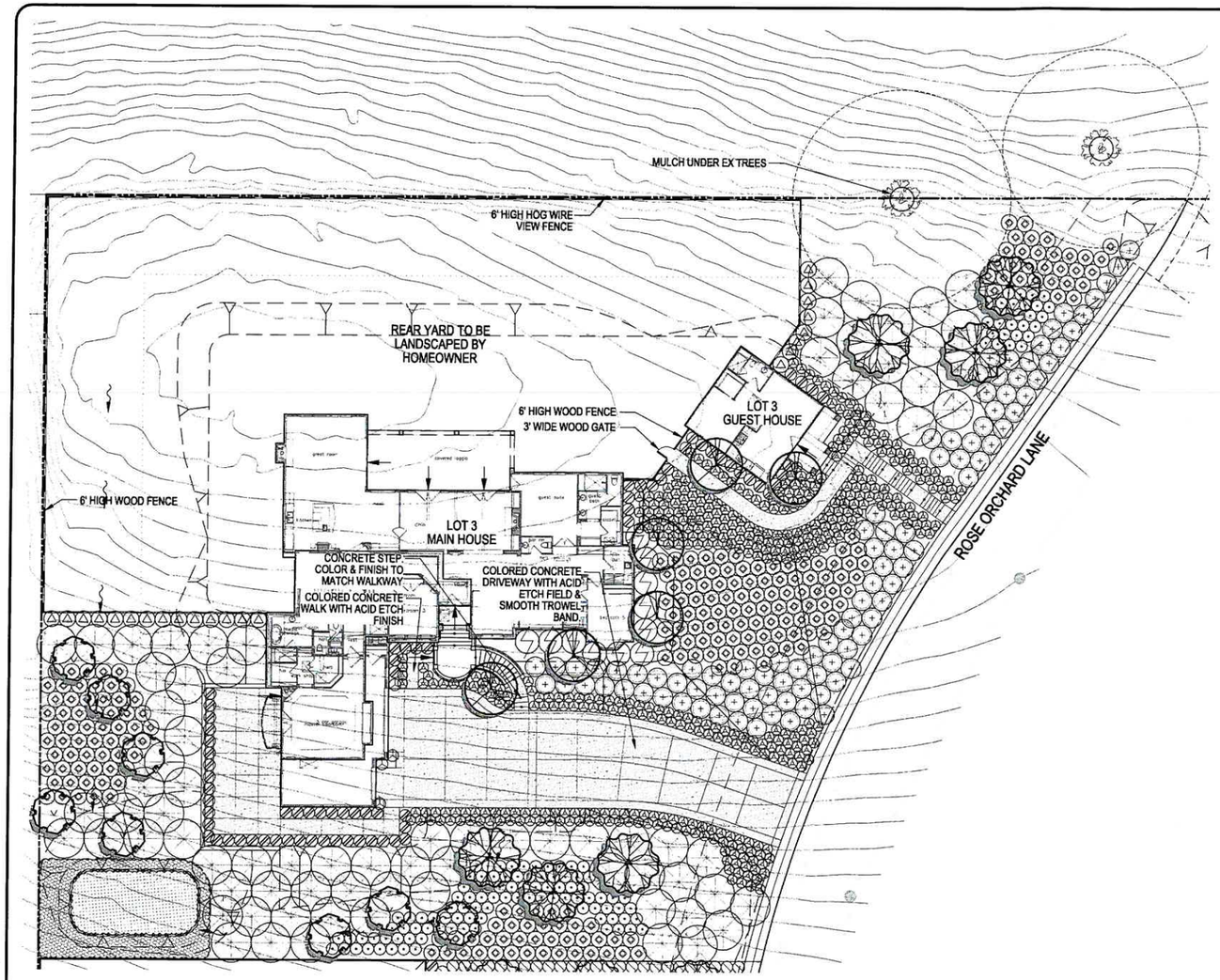
SHEET REVISIONS

SCALE: AS SHOWN
DATE: DEC. 14, 2018

SHEET
L-02
OF 15 SHEETS

JOB NO.
172024-001

PLOT DATE: December 14, 2018
FILE PATH: W:\Jobs 172\172024\Drawings\Prelim\Applications\Arch. Site Permit\L-02 LOT 2 - LANDSCAPE PLAN.dwg



LOT 3 PLANTING LEGEND:

SYMBOL CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QUANTITY
TREES							
QA	Quercus agrifolia	Coast Live Oak	24" Box	As Shown	Standard	L	6
HA	Heteromeles arbutifolia	Toyon	24" Box	As Shown	Low Branching	L	8
LC	Lophostemon confertus	Brisbane Box	24" Box	As Shown	Standard	L	6
SHRUBS							
PI RO	Prunus ilicifolia ssp lyonii Rhus ovata	Catalina Cherry Sugar Bush	5 Gal.	60" O.C.	-	L	22
IC	Cupressus sempervirens 'Monshel'	Tiny Tower Italian Cypress	5 Gal.	As Shown	-	L	4
MC	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal.	36" O.C.	Hedge	L	72
CS	Cleveland Sage	Salvia clevelandii	1 Gal.	48" O.C.	-	L	227
MR	Muhlenbergia rigens	Deer Grass	1 Gal.	36" O.C.	-	L	123
LI	Lavandula x intermedia 'Provence'	Blue Lavender	1 Gal.	30" O.C.	-	L	431
AC	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	5 Gal.	72" O.C.	-	L	11
GROUNDCOVER							
CP	Cistus x purpureus	Orchid Rockrose	5 Gal.	60" O.C.	-	L	98
BP	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	1 Gal.	120" O.C.	-	L	77
AM	Achillea millefolium	White Yarrow	Seed	-	-	L	480 SF
CD	Carex divulsa	Berkeley Sedge	1 Gal.	18" O.C.	-	L	270

Landscape Water Use Calculations

Project Information

Total square footage of Landscape Area (including Special Landscape Area) **LA=** 17,310

Total square footage of Special Landscape Area **SLA=** 0

Hist. ETo for the area **ETo=** 49.5

Maximum Annual Water Allocation (MAWA)

MAWA is calculated using the following formula: (Eto) (.62) [(0.55 x LA) + (1.0 - 0.55) x SLA)]

MAWA = 292,184 gallons / yr

Estimated Total Water Use (ETWU)

ETWU is calculated using the following formula: (Eto) (.62) [(PF x HA / IE)+ SLA]

Hydrozone # 1 Low Mixed Rotator Plant Factor **PF=** 0.3

square footage of hydrozone **HA=** 17,310

hydrozone irrigation efficiency **IE=** 0.81

#1 ETWU = 196,757 gallons / yr

Total ETWU = 196,757 gallons / yr

MAWA - ETWU = 95,427 gallons / yr

Estimated Total Water Use must be less than the Maximum Annual Water Allocation

GENERAL NOTES:

1. Tree and shrub layout is conceptual in nature. Final plant locations and species are subject to City review and final design refinement.
2. Additional plant species not listed on the above Plant Palette may be used.
3. Not all plant species listed on the above Plant Palette may be used.
4. All landscape areas will be grouped by hydrozone and receive an automatic underground irrigation system(s) that meets local and UBC code.

PLANTING DESIGN INTENT STATEMENT:

The planting design shall adhere with applicable City of Morgan Hill code and guidelines. The planting design utilizes a variety of plants in a layered composition, creating layers of color and texture to compliment the architecture and outdoor spaces.

MULCH NOTE:

Contractor shall install a 3" layer of "Mahogany Mulch Mini" available from Zanker Landscape Materials in all shrub and groundcover areas unless otherwise noted.

Quercus agrifolia

Heteromeles arbutifolia

Lophostemon confertus

Prunus ilicifolia ssp lyonii

Rhus ovata

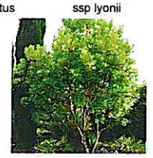
Cupressus sempervirens 'Monshel'

Myrtus communis 'Compacta'

Cleveland Sage

Muhlenbergia rigens

Lavandula x intermedia 'Provence'


Arbutus unedo 'Compacta'

Baccharis pilularis 'Pigeon Point'

Cistus x purpureus

Achillea millefolium

Carex divulsa

FILE NO.XXX

RUGGERI-JENSEN-AZAR
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DESIGN REVIEW

LOT 3 LANDSCAPE PLAN

SABINI COURT

MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
DATE: DEC. 14, 2018

BY	CK						

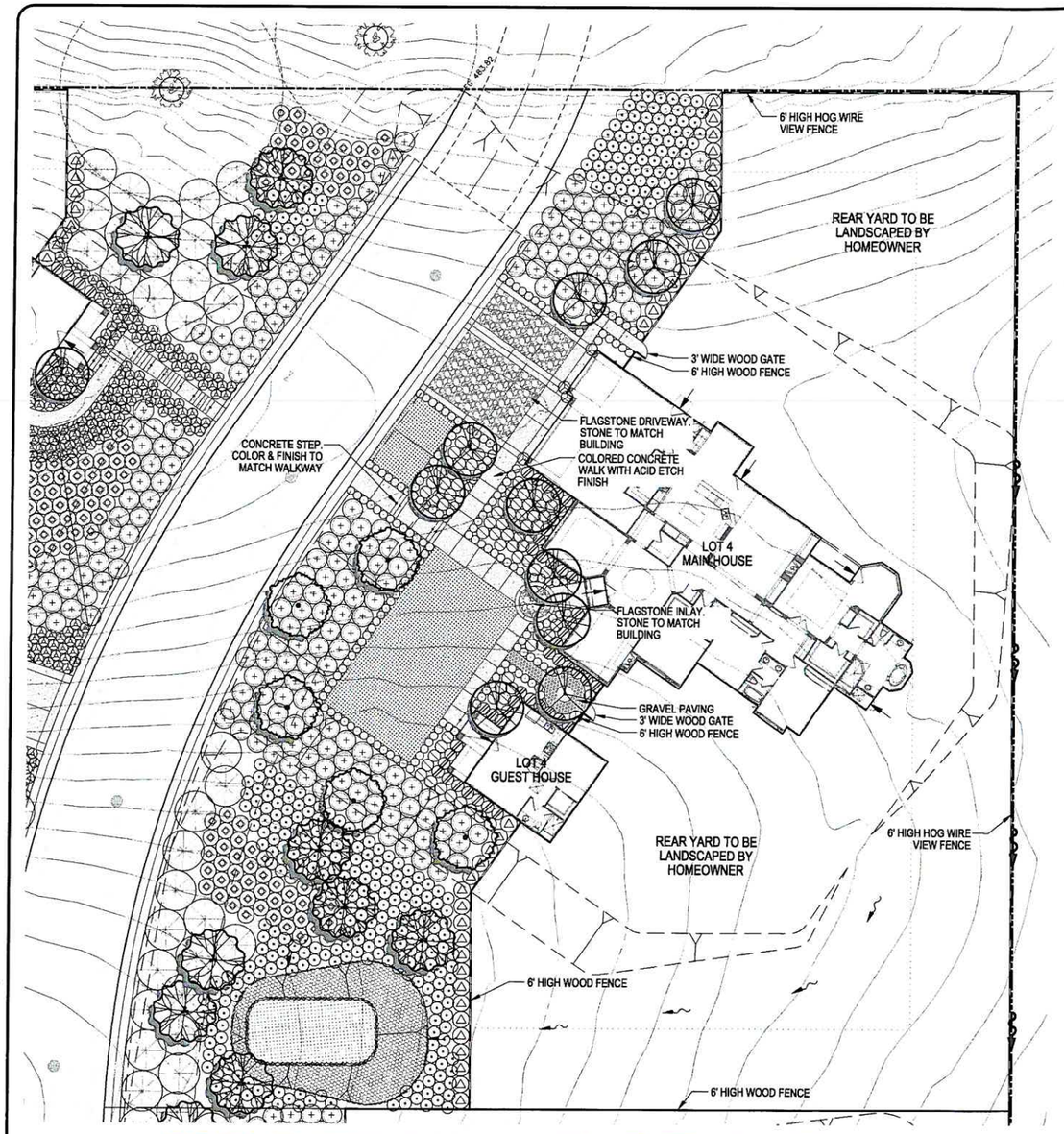
SHEET REVISIONS

DATE	MK						

SHEET
L-03
OF 15 SHEETS

JOB NO.
172024-001

PLOT DATE: December 14, 2018
FILE PATH: W:\Jobs 17\172024\Drawings\Prelim\Application\Lot 3 LANDSCAPE PLANS Site Permit\ 03 LOT 3 LANDSCAPE PLANS.dwg



LOT 4 PLANTING LEGEND:

SYMBOL CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QUANTITY
TREES							
AU	Arbutus unedo	Strawberry Madrone	24" Box	As Shown	Standard	L	10
QL	Quercus lobata	Valley Oak	24" Box	As Shown	Standard	L	5
QA	Quercus agrifolia	Coast Live Oak	24" Box	As Shown	Standard	L	6
SHRUBS							
LJ	Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 Gal.	48" O.C.	Hedge	L	32
LN	Laurus nobilis 'MonRik'	Little Ragu Sweet Bay	5 Gal.	As Shown	-	L	6
MC	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal.	36" O.C.	Hedge	L	45
DJ	Dietes 'Jack Catlin'	Jack Catlin's Fortnight Lily	1 Gal.	36" O.C.	-	L	73
CS	Cleveland Sage	Salvia clevelandii	1 Gal.	48" O.C.	-	L	43
MR	Muhlenbergia rigens	Deer Grass	1 Gal.	36" O.C.	-	L	355
LA	Lavandula x allardii 'Meerlo'	Variegated Allard's Lavender	1 Gal.	24" O.C.	-	L	188
GROUNDCOVER							
CG	Ceanothus gloriosus 'Anchor Bay'	Pt. Reyes Ceanothus	1 Gal.	48" O.C.	-	L	155
BP	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	1 Gal.	120" O.C.	-	L	16
AM	Achillea millefolium	White Yarrow	Seed	-	-	L	530 SF
CD	Carex divulsa	Berkeley Sedge	1 Gal.	18" O.C.	-	L	500
BD	Buchloe dactyloides 'UC Verde'	Buffalo grass	Plug	12" O.C.	-	L	1,690

Landscape Water Use Calculations

Project Information

Total square footage of Landscape Area (including Special Landscape Area) **LA=** 13,822
Total square footage of Special Landscape Area **SLA=** 0
Hist. ETo for the area **ETo=** 49.5

Maximum Annual Water Allocation (MAWA)

MAWA is calculated using the following formula: (Eto) (.62) [(0.55 x LA) + (1.0 - 0.55) x SLA)]

MAWA = 233,308 gallons / yr

Estimated Total Water Use (ETWU)

ETWU is calculated using the following formula: (Eto) (.62) [(PF x HA / IE)+ SLA]

Hydrozone # 1 Low Mixed **Rotator** Plant Factor **PF=** 0.3
square footage of hydrozone **HA=** 13,822 (LANDSCAPE)
hydrozone irrigation efficiency **IE=** 0.81
#1 ETWU = 157,110 gallons / yr

Total ETWU = 157,110 gallons / yr

MAWA - ETWU = 76,198 gallons / yr

Estimated Total Water Use must be less than the Maximum Annual Water Allocation

GENERAL NOTES:

1. Tree and shrub layout is conceptual in nature. Final plant locations and species are subject to City review and final design refinement.
2. Additional plant species not listed on the above Plant Palette may be used.
3. Not all plant species listed on the above Plant Palette may be used.
4. All landscape areas will be grouped by hydrozone and receive an automatic underground irrigation system(s) that meets local and UBC code.

PLANTING DESIGN INTENT STATEMENT:

The planting design shall adhere with applicable City of Morgan Hill code and guidelines. The planting design utilizes a variety of plants in a layered composition, creating layers of color and texture to compliment the architecture and outdoor spaces.

MULCH NOTE:

Contractor shall install a 3" layer of "Mahogany Mulch Mini" available from Zanker Landscape Materials in all shrub and groundcover areas unless otherwise noted.

Arbutus unedo

Quercus lobata

Quercus agrifolia

Ligustrum japonicum 'Texanum'

Laurus nobilis 'MonRik'

Myrtus communis 'Compacta'

Dietes 'Jack Catlin'

Cleveland Sage

Muhlenbergia rigens

Lavandula x allardii 'Meerlo'

Ceanothus gloriosus 'Anchor Bay'

Baccharis pilularis 'Pigeon Point'

Achillea millefolium

Carex divulsa

Buchloe dactyloides 'UC Verde'

FILE NO.XXX

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