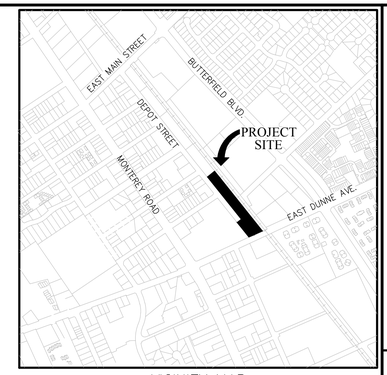
DESIGN REVIEW PERMIT
THE LUMBER YARD (HALE LUMBER)
MORGAN HILL, SANTA CLARA COUNTY, CALIFORNIA



VICINITY MAP

SHEET INDEX

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C-03	SITE PLAN
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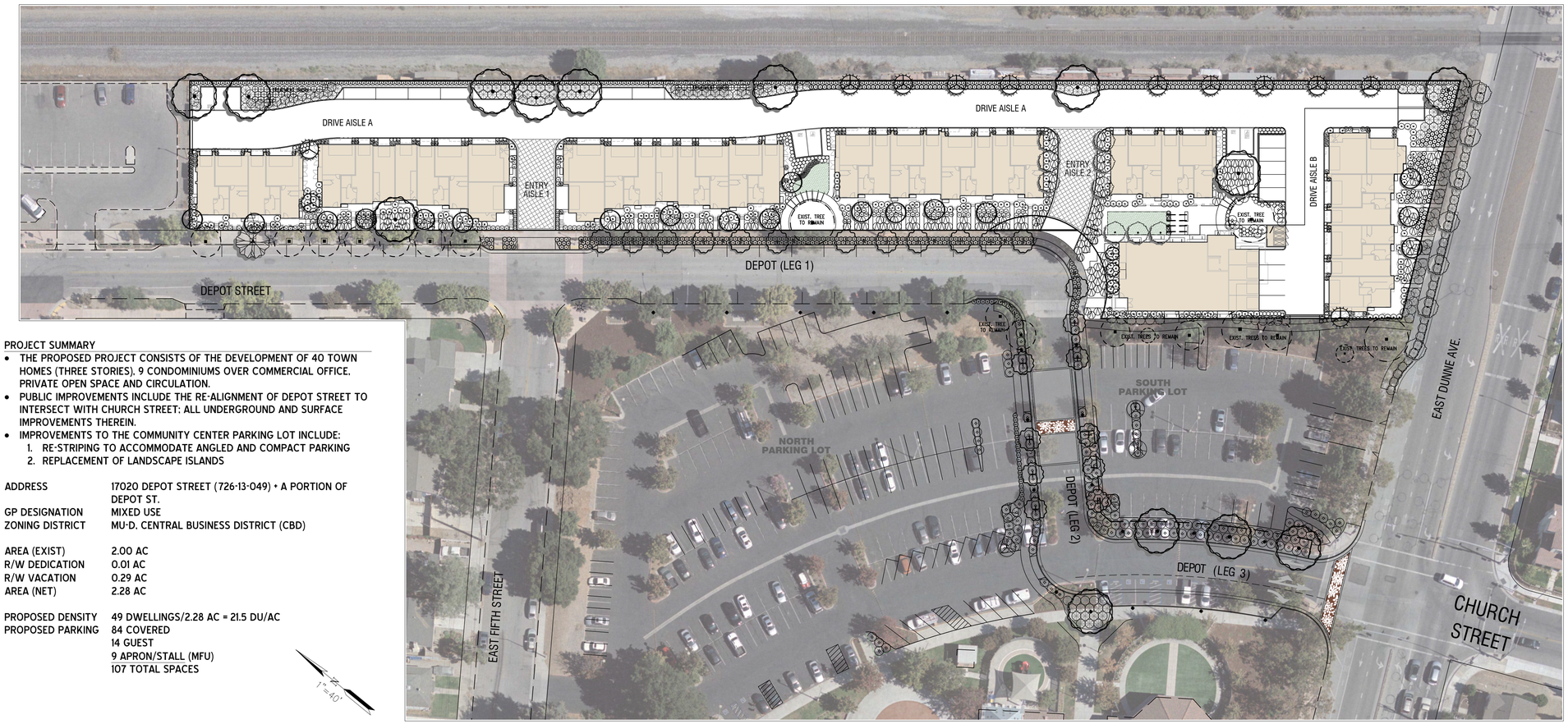
C-05	PRELIMINARY GRADING PLAN
C-06	PRELIMINARY UTILITY PLAN
C-07	SECTIONS
C-08	PRELIMINARY STORMWATER PLAN
A1-A24	ARCHITECTURAL FOOTPRINTS, ELEVATIONS & DETAILS
L1-L7	LANDSCAPE ARCHITECTURE



CONTACT INFORMATION

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

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BRENTWOOD, CA 94513
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(925) 634-7000, JMASTRO@SDGARCHITECTS.COM

CIVIL ENGINEER, PLANNER & LANDSCAPE ARCH.:
RUGGERI-JENSEN-AZAR
8055 CAMINO ARROYO
GILROY, CA 95020
ENGINEER: JIM SCHUL (JSCHUL@RJA-GPS.COM)
PLANNER: JOHN MONIZ (JMONIZ@RJA-GPS.COM)
(408) 848-0300

PROJECT SUMMARY

- THE PROPOSED PROJECT CONSISTS OF THE DEVELOPMENT OF 40 TOWN HOMES (THREE STORIES), 9 CONDOMINIUMS OVER COMMERCIAL OFFICE, PRIVATE OPEN SPACE AND CIRCULATION.
- PUBLIC IMPROVEMENTS INCLUDE THE RE-ALIGNMENT OF DEPOT STREET TO INTERSECT WITH CHURCH STREET; ALL UNDERGROUND AND SURFACE IMPROVEMENTS THEREIN.
- IMPROVEMENTS TO THE COMMUNITY CENTER PARKING LOT INCLUDE:
  1. RE-STRIPING TO ACCOMMODATE ANGLED AND COMPACT PARKING
  2. REPLACEMENT OF LANDSCAPE ISLANDS

ADDRESS	17020 DEPOT STREET (726-13-049) + A PORTION OF DEPOT ST.
GP DESIGNATION	MIXED USE
ZONING DISTRICT	MU-D, CENTRAL BUSINESS DISTRICT (CBD)
AREA (EXIST)	2.00 AC
R/W DEDICATION	0.01 AC
R/W VACATION	0.29 AC
AREA (NET)	2.28 AC
PROPOSED DENSITY	49 DWELLINGS/2.28 AC = 21.5 DU/AC
PROPOSED PARKING	84 COVERED 14 GUEST 9 APRON/STALL (MFU) 107 TOTAL SPACES

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ARCH & SITE PLAN REVIEW/DESIGN REVIEW
TITLE SHEET
HALE LUMBER MIXED USE PROJECT
MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
DATE: MAY 9, 2019

DATE	MK	SHEET REVISIONS	BY	CK
7-22-19	JAM	REVISED PER CITY DETAILED COMMENTS	-	-

SHEET
C-01
OF 39 SHEETS
JOB NO. 162016-1001

EXISTING ON-SITE TREE SUMMARY

TREE	COMMON NAME	D.B.H.	CONDITION
11948	COAST LIVE OAK	32"	POOR
11949	COAST LIVE OAK	19.5"	FAIR
11950	PEPPER	32"	POOR
11951	COAST LIVE OAK	43"	POOR
11952	COAST LIVE OAK	25"	FAIR
11953	BLACK ACACIA	35"	POOR
11954	PEPPER	58"	POOR
11955	COAST LIVE OAK	62"	POOR
11956	COAST LIVE OAK	54"	POOR

NOTES
1. INFORMATION PROVIDED BY SMITH TREE SPECIALISTS, INC. (MAY 12, 2018)

(1) PROJECT SITE, LOOKING SOUTH, NORTH GATE (DEPOT STREET IN FOREGROUND)

(2) PROJECT SITE, LOOKING SOUTH, OPPOSITE FIFTH STREET (DEPOT STREET IN FOREGROUND)

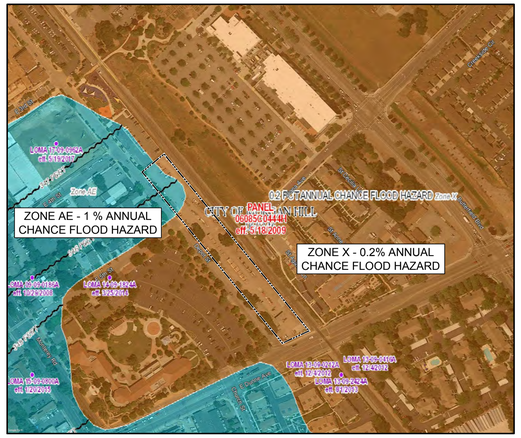
(3) PROJECT SITE, LOOKING EAST (EAST DUNNE/DEPOT STREET IN FOREGROUND)

(4) PROJECT SITE, LOOKING NORTH (EAST DUNNE IN FOREGROUND)

EXISTING OFF-SITET REE SUMMARY

TREE	COMMON NAME	D.B.H.	CONDITION
1	CORK OAK	11.8"	GOOD
2	CORK OAK	11"	GOOD
3	ORNAMENTAL PEAR	9"	FAIR-POOR
4	ORNAMENTAL PEAR	9"	POOR
5	CORK OAK	7.3"	GOOD
6	LONDON PLANE	6.4"	FAIR
7	LONDON PLANE	5.7"	POOR
8	LONDON PLANE	5.8"	POOR
9	CORK OAK	4-4-3"	FAIR
10	VALLEY OAK	12.7"	GOOD
11	VALLEY OAK	12.9"	GOOD
12	ORNAMENTAL PEAR	7.4"	FAIR
13	ORNAMENTAL PEAR	7"	FAIR
14	CORK OAK	17.3"	GOOD
15	CORK OAK	14.8"	GOOD
16	ORNAMENTAL PEAR	8.8"	FAIR
17	ORNAMENTAL PEAR	7.9"	FAIR
18	ORNAMENTAL PEAR	7.7"	FAIR
19	ORNAMENTAL PEAR	8.8"	FAIR
20	ORNAMENTAL PEAR	7.8"	FAIR
21	ORNAMENTAL PEAR	12.5"	FAIR
22	ORNAMENTAL PEAR	8.5"	FAIR
23	ORNAMENTAL PEAR	8.1"	FAIR
24	ORNAMENTAL PEAR	8"	POOR
25	ORNAMENTAL PEAR	7.6"	FAIR
26	ORNAMENTAL PEAR	8.3"	FAIR
27	CORK OAK	11.5"	GOOD
28	CORK OAK	12"	GOOD
29	CORK OAK	10"	FAIR
30	CORK OAK	11"	GOOD
31	CORK OAK	12.2"	GOOD
32	REMOVED (DEAD)		
33	CORK OAK	13.5"	GOOD
34	VALLEY OAK	10"	GOOD
35	VALLEY OAK	9.1"	GOOD
36	CORK OAK	20.6"	GOOD
37	CORK OAK	11.7"	GOOD
38	LONDON PLANE	14.5"	GOOD
39	LONDON PLANE	12.5"	GOOD
40	CORK OAK	7"	GOOD
41	LONDON PLANE	11.4"	FAIR
42	ORNAMENTAL PEAR	9.8"	POOR

NOTES
1. INFORMATION PROVIDED BY KIELTY ARBORIST SERVICES, LLC (DATED JULY 22, 2019)



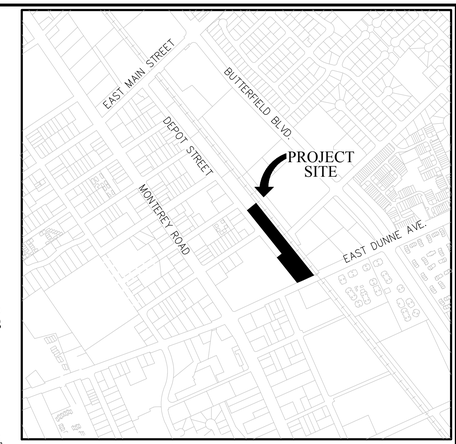
FEMA CONDITIONS

SITE DATA

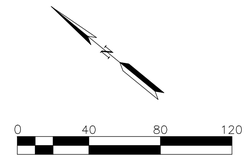
- SUBJECT PARCELS: 17020 DEPOT STREET (APN 726-13-049)
- CURRENT LAND USE: LUMBER YARD
- CURRENT ZONING: DOWNTOWN MIXED USE (MU-D), CBD
- CURRENT GENERAL PLAN: MIXED USE
- UTILITIES:
  - WATER: CITY OF MORGAN HILL
  - SANITARY SEWER: CITY OF MORGAN HILL
  - STORM DRAIN: CITY OF MORGAN HILL
  - GAS & ELECTRIC: PG&E
  - TELEPHONE: VERIZON

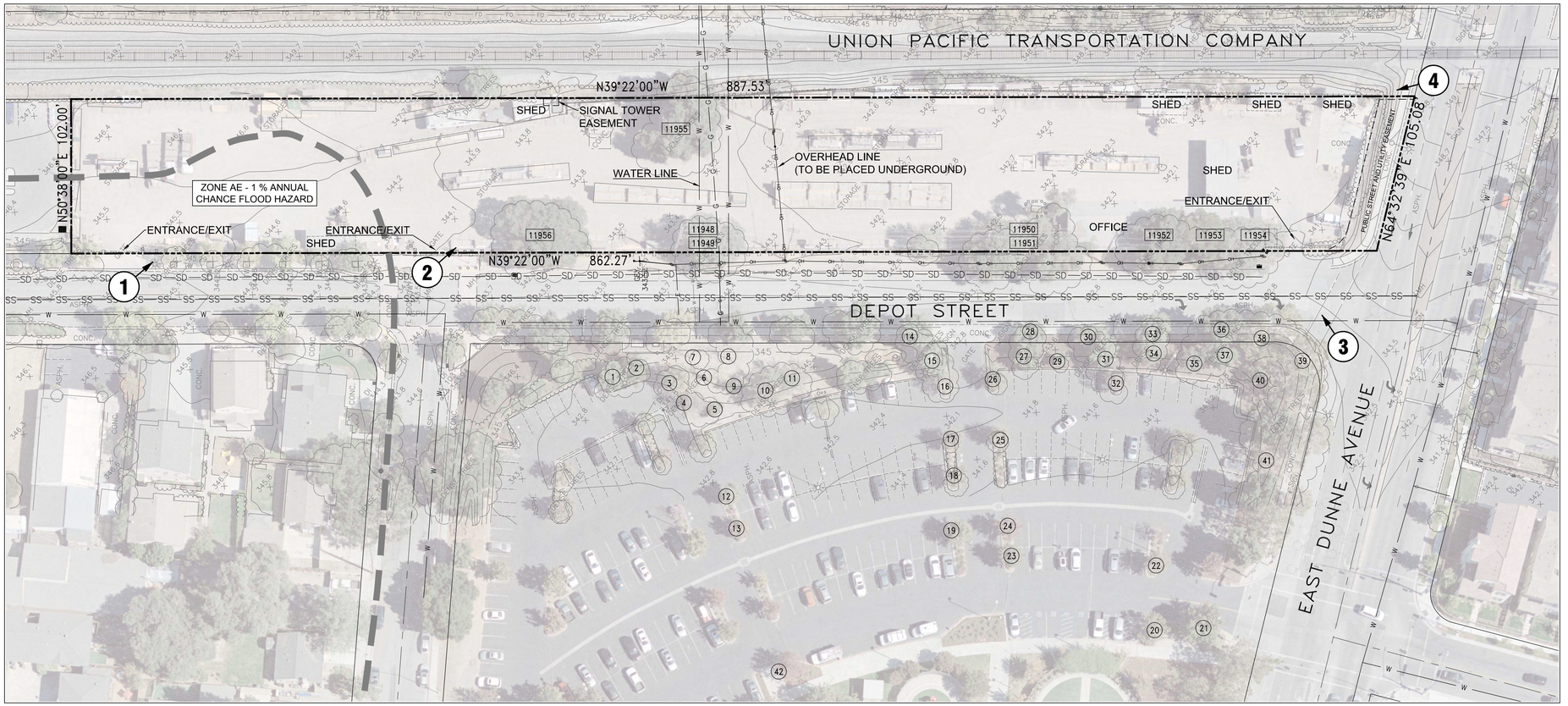
GENERAL INFORMATION

1. BOUNDARY SHOWN HEREIN IS RESOLVED.
2. PROJECT LIES WITHIN FLOOD X AND AE.
3. BASIS OF BEARINGS: THE BEARING OF N39°32'W BETWEEN FOUND MONUMENTS ALONG THE SOUTHWEST LINE OF DEPOT STREET AS SHOWN ON THE PARCEL MAP FILED JULY 5, 1994 IN BOOK 657 OF MAPS, AT PAGE 7, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, WAS TAKEN AS THE BASIS OF BEARINGS.
4. BENCHMARK: SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM002", A BRASS DISK ON TOP OF A CONCRETE CURB, AT BACK OF SIDEWALK OF NORTHWEST CORNER OF INTERSECTION OF MONTEREY ROAD WITH WEST DUNNE AVENUE, 13.4 FEET NORTH OF TRAFFIC SIGNAL #2343, 10.3 FEET FROM FLOW LINE OF GUTTER, 0.55 FEET HIGHER THAN BACK OF SIDEWALK, ELEVATION(NAVD88) = 342.80 FEET.



VICINITY MAP





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ARCH & SITE PLAN REVIEW/DESIGN REVIEW

EXISTING CONDITIONS

HALE LUMBER MIXED USED PROJECT
MORGAN HILL, CALIFORNIA

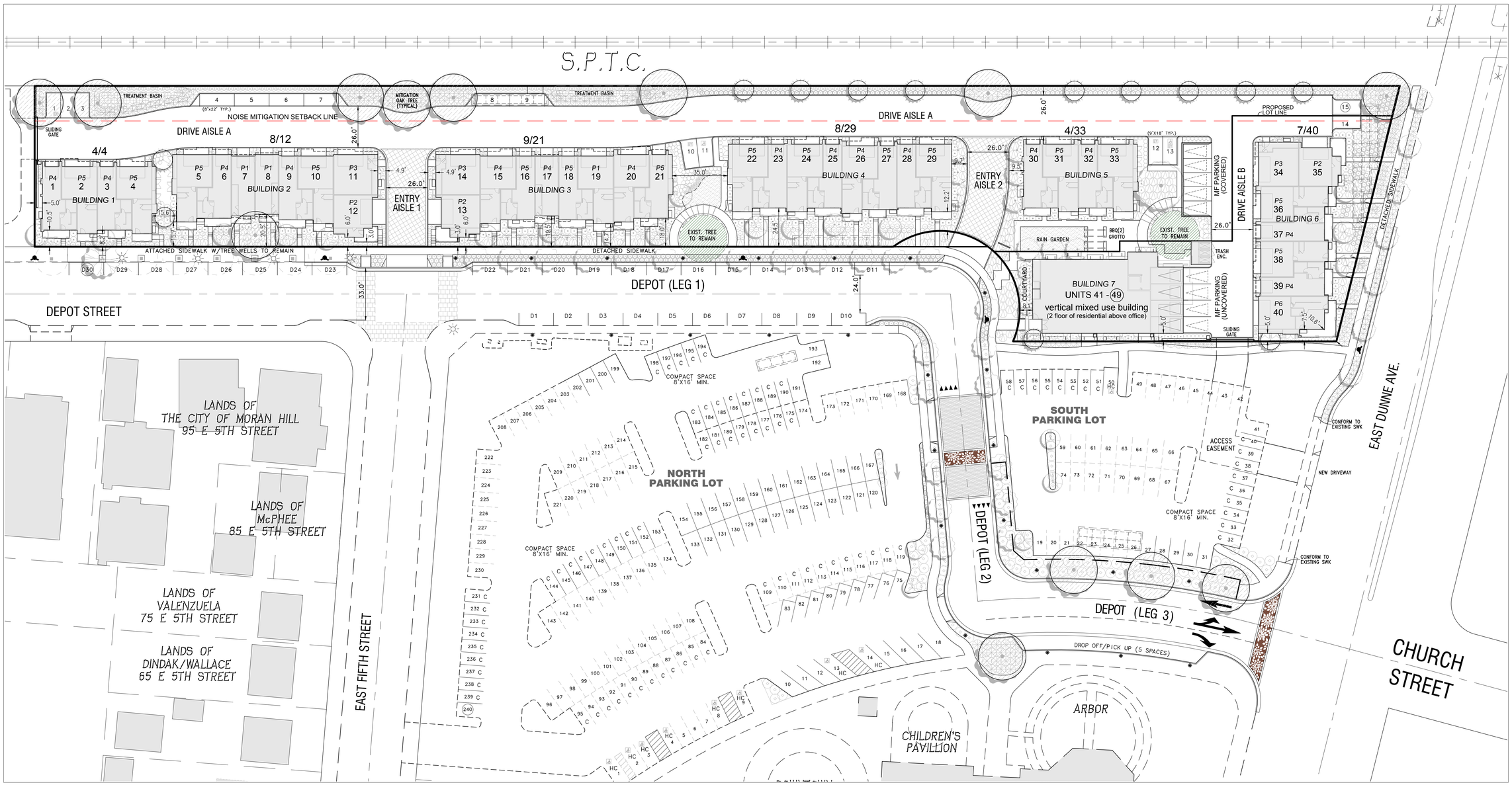
SCALE	DATE
AS SHOWN	MAY 9, 2019

DATE	BY	CK	SHEET REVISIONS
7-22-19	JAM	MK	REVISED PER CITY DETAILED COMMENTS

SHEET
C-02
OF 39 SHEETS

JOB NO.
162016-1001

FILE PATH: W:\JOBS 16\162016\DRAWINGS\PRELIM\APPLICATIONS\DESIGN REVIEW\AS-02 EXISTING CONDITIONS.DWG

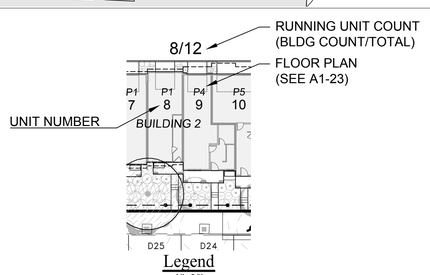


DEVELOPMENT STANDARDS

LOT AREA	LOT 1–±79,100 SQFT
	LOT 2 – ±20,200 SQFT
FLOOR AREA RATIO	107,300 SQFT/99,300 SQFT = 1.08
NO. OF FLOORS	THREE
BUILDING HEIGHT	40.5' (TALLEST POINT)
SETBACKS	
FRONT (DEPOT STREET)	15' AVERAGE
SIDE	5'
REAR	10' @ DUNNE AVE., 25' OTHER
GROUND FLOOR CEILING HEIGHT	14'
PARKING	
RESIDENTIAL	TOWN HOME – 2 COVERED SPACES EACH
	2–BDR FLAT – 1 COVERED SPACES + 1 APRON SPACE EACH
	1–BDR FLAT – 1 COVERED SPACE EACH
	14 GUEST SPACES
OFFICE	SHARED PARKING WITH SOUTH PARKING LOT

COVERAGE SUMMARY

USE	AREA (SQFT)	COVERAGE
RESIDENTIAL	28,700	29%
MIXED USE	4,400	4%
CIRCULATION	31,700	32%
LANDSCAPE/HARDSCAPE	34,500	35%
	99,300	



Legend
1"=30'

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

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ARCH & SITE PLAN REVIEW/DESIGN REVIEW

SITE PLAN

HALE LUMBER MIXED USE PROJECT
MORGAN HILL, CALIFORNIA

DATE	BY	CK	SHEET REVISIONS
7-22-19	JAM	MK	REVISED PER CITY DETAILED COMMENTS

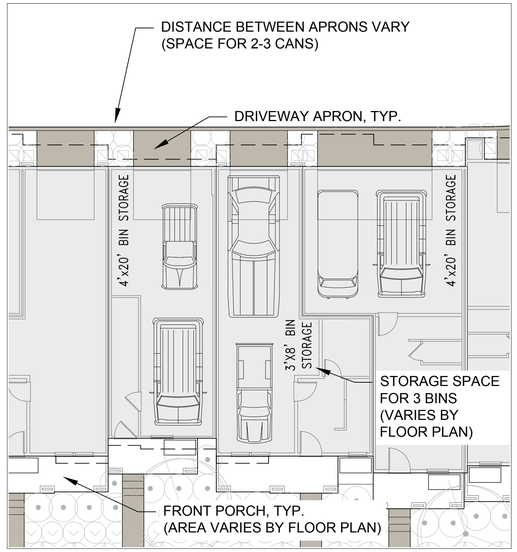
SCALE: AS SHOWN
DATE: MAY 9, 2019

SHEET
C-03
OF 39 SHEETS

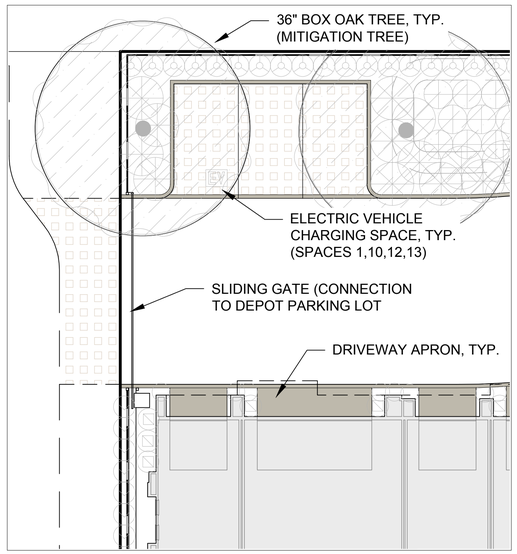
JOB NO.
162016-1001

W:\JOBS\162016\DRAWINGS\PRELIM\ARCH\[162016-C03 SITE PLAN.DWG]C-03 SITE PLAN

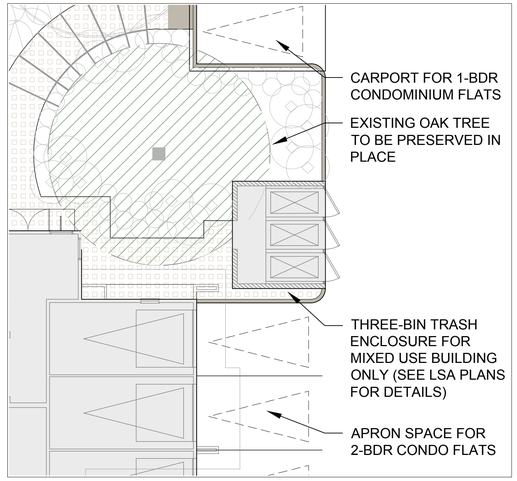
DEPOT STREET MID-BLOCK CROSSING
1"=10'



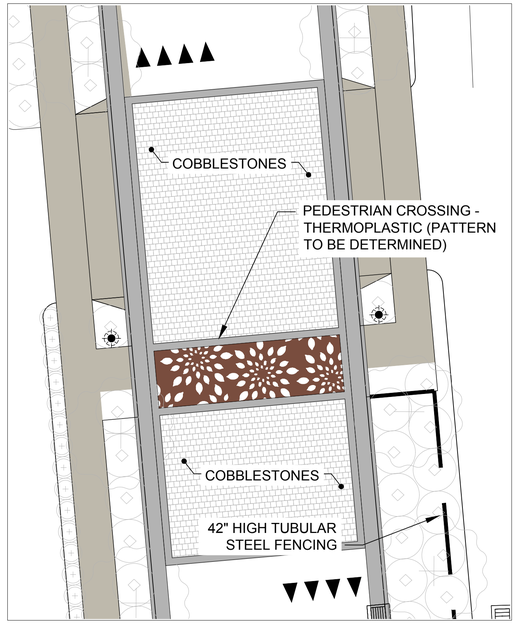
TYPICAL BIN STORAGE (TOWN HOMES)
1"=10'



REMOVABLE BOLLARDS
1"=10'



TRASH ENCLOSURE (MIXED USE BUILDING)
1"=10'



DEPOT STREET MID-BLOCK CROSSING
1"=10'

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ARCH & SITE PLAN REVIEW/DESIGN REVIEW

SITE PLAN

HALE LUMBER MIXED USE PROJECT
MORGAN HILL, CALIFORNIA

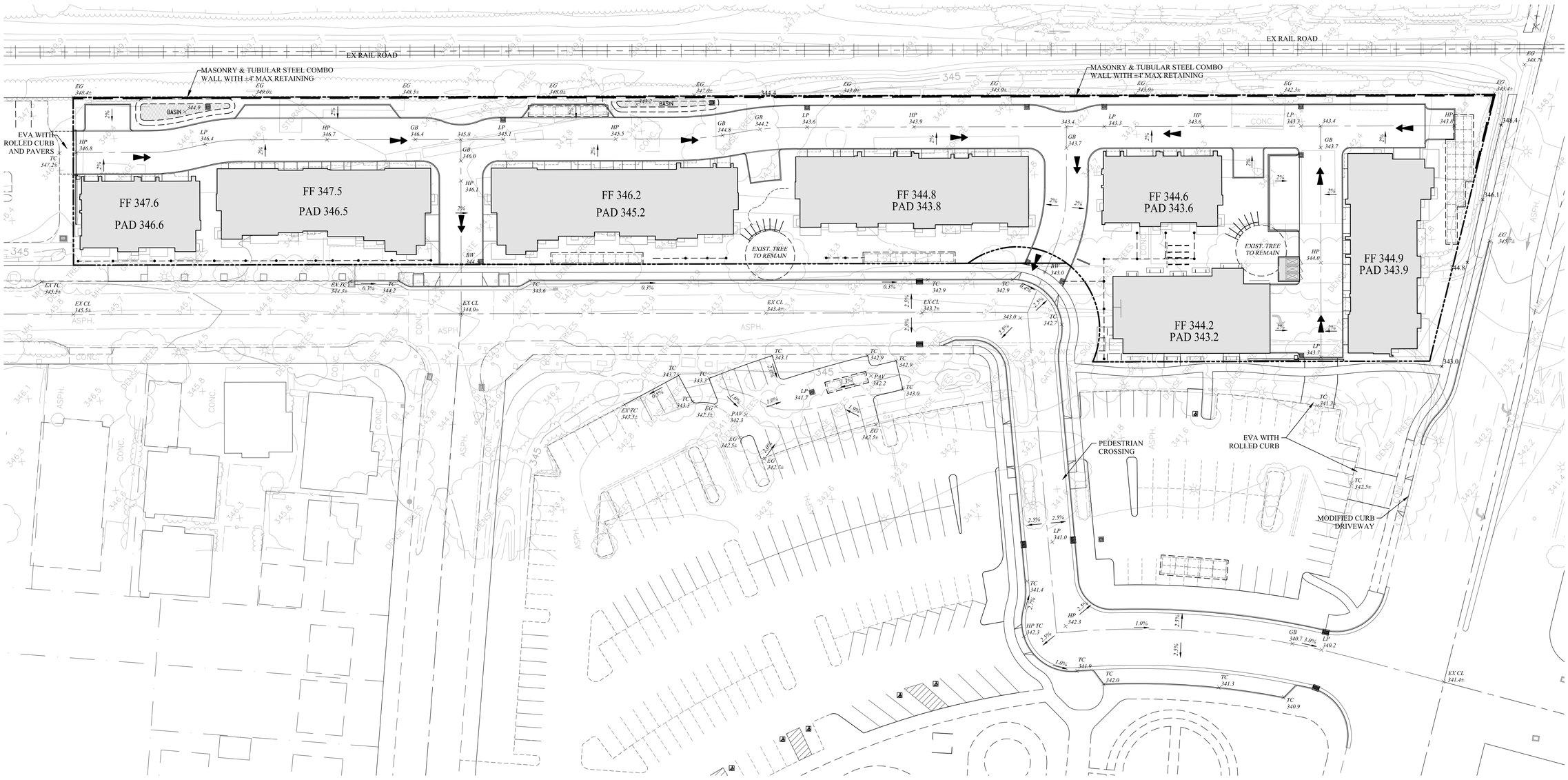
DATE	BY	SHEET REVISIONS	BY	CK
7-22-19	JAM	REVISED PER CITY DETAILED COMMENTS		

SCALE: AS SHOWN
DATE: MAY 9, 2019

SHEET
C-04
OF 39 SHEETS

JOB NO.
162016-1001

FILE PATH: W:\JOBS 16\162016\DRAWINGS\PRELIM\APPLICATIONS\DESIGN REVIEW\AS--04 SITE PLAN DETAILS.DWG



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	PROPERTY LINE	
	FACE OF CURB	
	SIDEWALK	
	STORM DRAIN FIELD INLET	□
	STORM DRAIN CURB INLET	□
	OVERLAND RELEASE	
	BOUNDARY WALL WITH RETAINING	
+ 356.3	SPOT ELEVATION	
PAD 357.0	PAD ELEVATION	
FF 358.0	FINISHED FLOOR ELEVATION	
	STORMWATER TREATMENT BASIN	
	UNDERGROUND RETENTION FACILITY	

0 30 60 90

SCALE IN FEET: 1"= 30'

FILE PATH: W:\JOBS 16\162016\DRAWINGS\PRELIM\APPLICATIONS\DESIGN REVIEW\AS-05 PRELIMINARY GRADING PLAN (HALE).DWG

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ARCH & SITE PLAN REVIEW/DESIGN REVIEW

PRELIMINARY GRADING PLAN

HALE LUMBER MIXED USE PROJECT

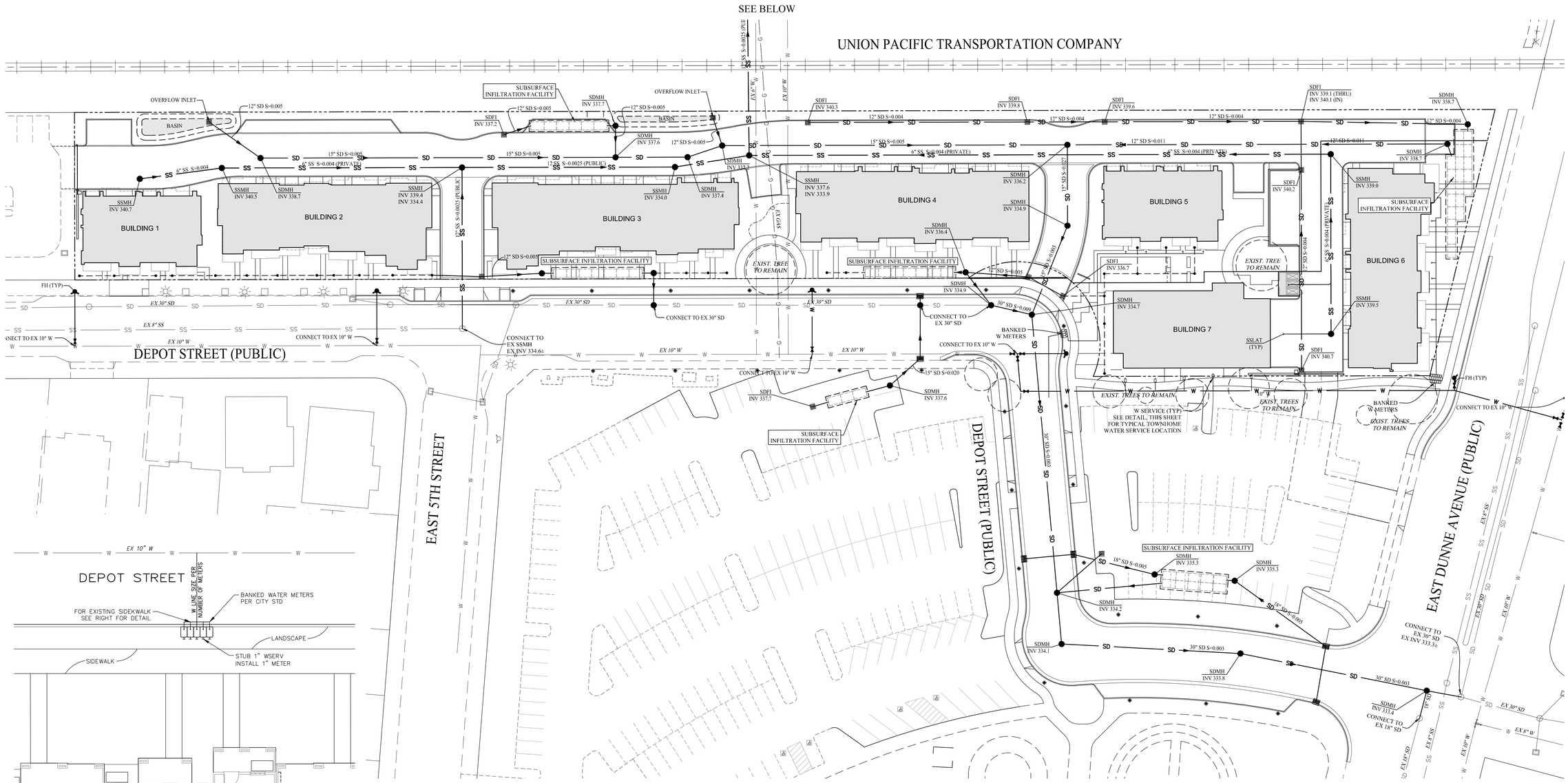
MORGAN HILL, CALIFORNIA

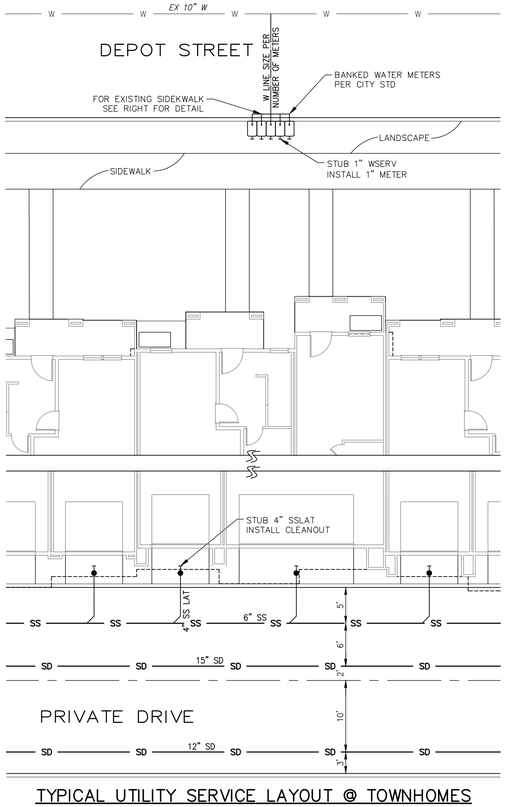
SCALE	DATE
AS SHOWN	MAY 9, 2019

DATE	BY	CK	SHEET REVISIONS
7-22-19	JAM	MK	REVISED PER CITY DETAILED COMMENTS

SHEET
C-05
OF 39 SHEETS

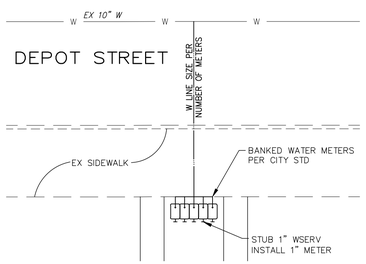
JOB NO.
162016-1001





TYPICAL UTILITY SERVICE LAYOUT @ TOWNHOMES

NO SCALE



DETAIL

NO SCALE

GENERAL NOTES:

1. WATER TO DIP UNDER STORM DRAIN WHERE NECESSARY, WITH 1' VERTICAL CLEARANCE AND NO PIPE JOINTS WITHIN 10' OF CROSSING.
2. WATER SHALL AT ALL TIMES MAINTAIN 10' HORIZONTAL CLEARANCE AND 1' VERTICAL CLEARANCE ABOVE SANITARY SEWER ACCORDING TO CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARDS.
3. ALL UTILITIES IN DEPOT STREET ARE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF MORGAN HILL.
4. ALL ON-SITE UTILITIES WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
5. SUBSURFACE INFILTRATION FACILITIES WILL HAVE FLOW CONTROL STRUCTURE WITH WEIR AT OUTFLOW MANHOLE IF NEEDED.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	PROPERTY LINE	
	FACE OF CURB	
SD	STORM DRAIN (12" AND LARGER)	SD
	STORM DRAIN (4" TO 10")	
SS	SANITARY SEWER	SS
W	WATER	W
●	MANHOLE	○
	SIDEWALK	
	FIRE HYDRANT	
	ELECTROLIER	
	DECORATIVE LIGHT	
	STORM DRAIN FIELD INLET	
	STORM DRAIN CURB INLET	
	OVERLAND RELEASE	
	STORMWATER TREATMENT BASIN	
	UNDERGROUND INFILTRATION FACILITY	

0 30 60 90

SCALE IN FEET: 1"= 30'

FILE PATH: W:\JOBS 16\162016\DRAWINGS\PRELIM\APPLICATIONS\DESIGN REVIEW\AS-06 PRELIMINARY UTILITY PLAN (HALE).DWG

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ARCH & SITE PLAN REVIEW/DESIGN REVIEW

PRELIMINARY UTILITY PLAN

HALE LUMBER MIXED USE PROJECT

MORGAN HILL, CALIFORNIA

DATE	BY	CK
7-22-19	JAM	MK

SHEET REVISIONS
REVISED PER CITY DETAILED COMMENTS

SCALE: AS SHOWN

DATE: MAY 9, 2019

SHEET
C-06
OF 39 SHEETS

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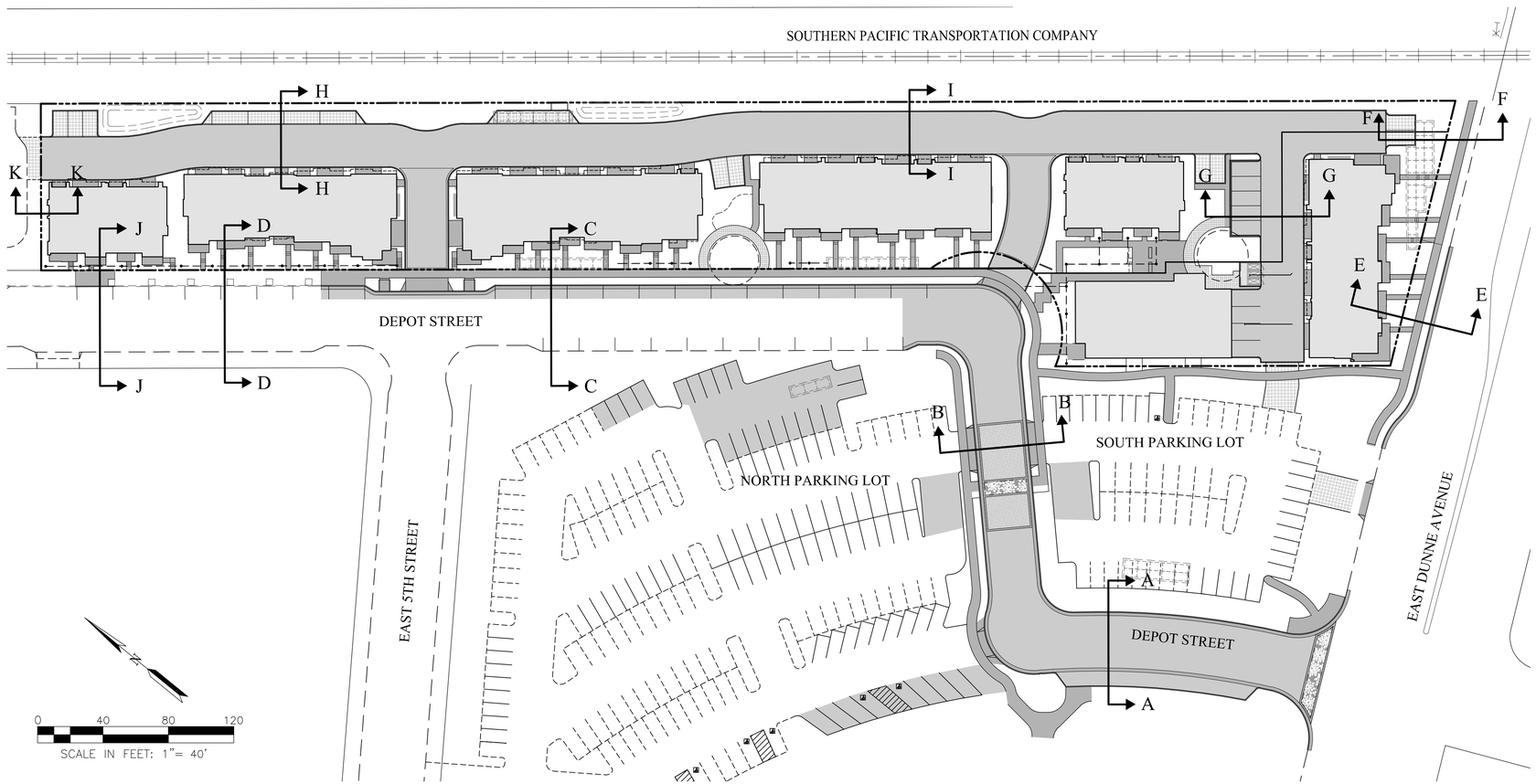
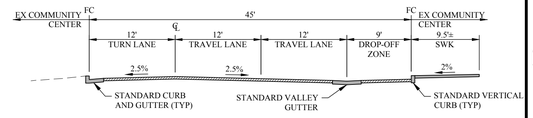
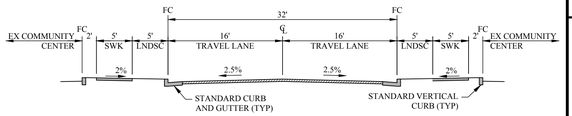
162016-1001

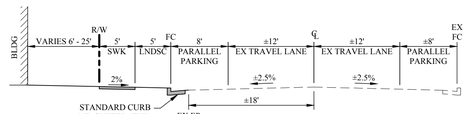




REALIGNED DEPOT STREET WITH PARKING (A)
NO SCALE



REALIGNED DEPOT STREET WITHOUT PARKING (B)
NO SCALE



DEPOT STREET (C)
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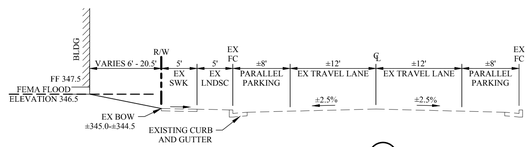

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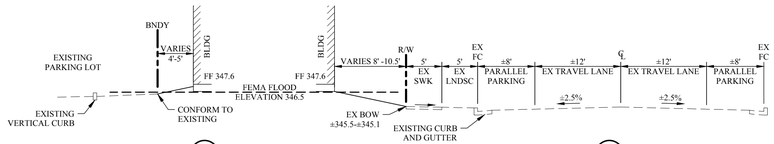

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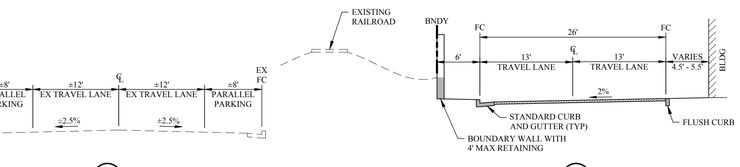

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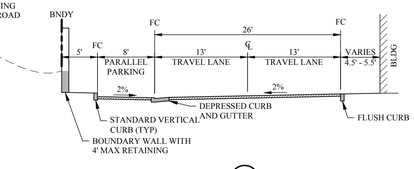

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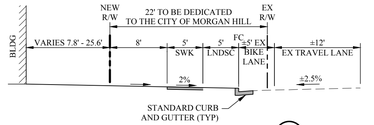

EAST DUNNE AVENUE (E)
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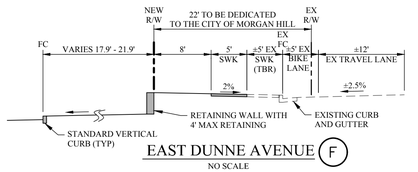

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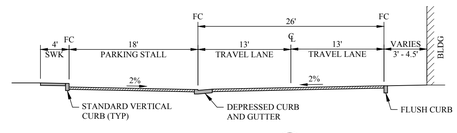
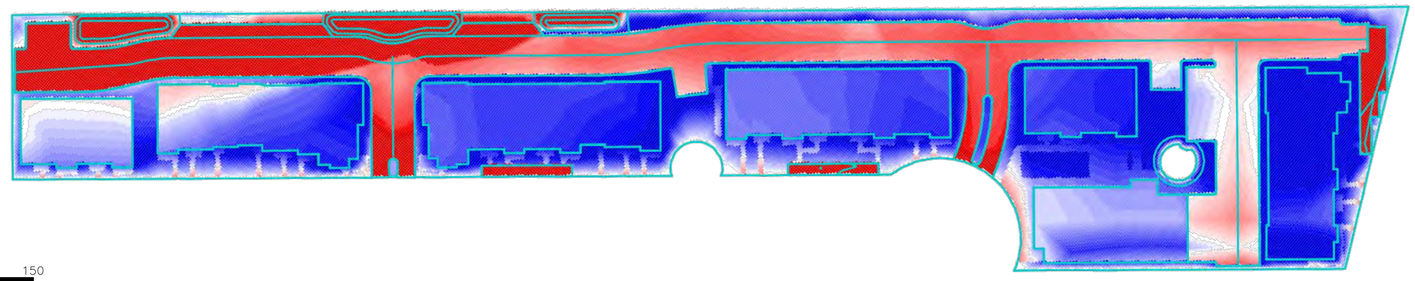


SECTION (G)
NO SCALE

PRELIMINARY EARTHWORK SUMMARY

CUT:	2,180± CY
FILL:	2,360± CY
NET:	180± CY IMPORT



0 50 100 150
SCALE IN FEET: 1"= 50'

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www.lafatahomes.com

ARCH & SITE PLAN REVIEW/DESIGN REVIEW

SECTIONS

HALE LUMBER MIXED USE PROJECT
MORGAN HILL, CALIFORNIA

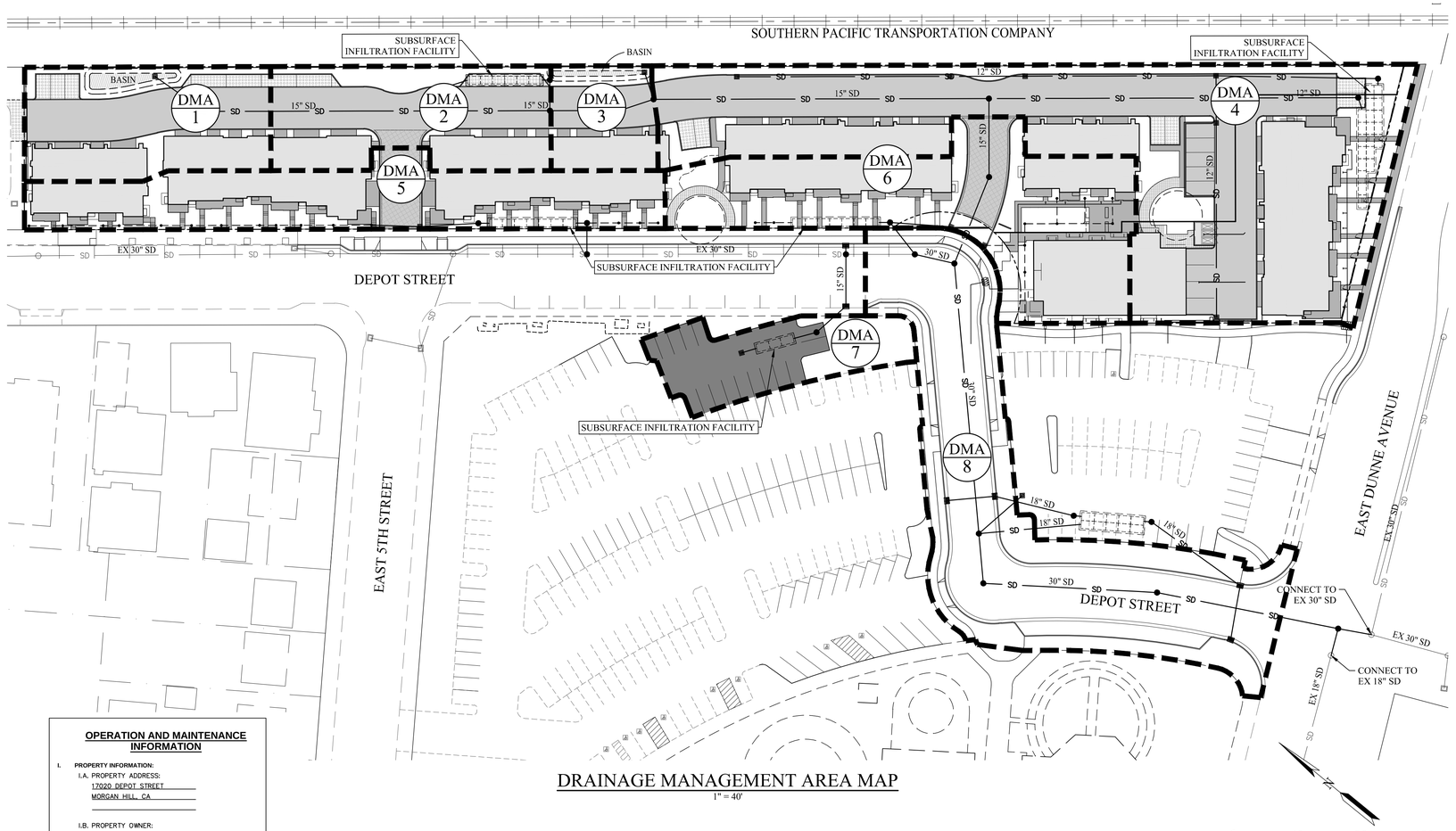
SHEET REVISIONS	BY	DATE
REVISED PER CITY DETAILED COMMENTS	JAM	7-22-19
	MK	

SCALE: AS SHOWN
DATE: MAY 9, 2019

SHEET
C-07
OF 39 SHEETS

JOB NO.
162016-1001

FILE PATH: W:\JOBS_16\162016\DRAWINGS\PRELIM\APPLICATIONS\DESIGN REVIEW\AS-07 SECTIONS.DWG



DRAINAGE MANAGEMENT AREA MAP

1" = 40'

LEGEND

PROPOSED	DESCRIPTION
	DRAINAGE AREA BOUNDARY
SD	STORM DRAIN
	STORM DRAIN FIELD INLET
	STORM DRAIN CURB INLET
DMA 1	DRAINAGE MANAGEMENT AREA ID
	STORMWATER TREATMENT BASIN
	UNDERGROUND INFILTRATION FACILITY
	NEW IMPERVIOUS AREA
	NEW PERVIOUS AREA

STORM WATER MANAGEMENT NOTES:

1. THE PROJECT IS LOCATED IN THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD (CCWQCB) JURISDICTION. STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO THE CRITERIA IDENTIFIED IN THE "STORMWATER MANAGEMENT GUIDANCE MANUAL FOR LOW IMPACT DEVELOPMENT & POST CONSTRUCTION REQUIREMENTS FOR THE CITY OF GILROY, CITY OF MORGAN HILL, AND COUNTY OF SANTA CLARA", DATED JUNE 2015.
2. THIS STORM WATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN AND SITE SPECIFIC INFILTRATION TESTING.
3. BIORETENTION FACILITIES WERE SIZED USING THE "ROUTING METHOD", IDENTIFIED IN SECTION 3 OF THE CITY'S STORMWATER MANAGEMENT GUIDANCE MANUAL.
4. ALL STORMWATER CALCULATIONS SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. THE LID MEASURES AND STORMWATER CONTROL FACILITIES MAY BE CHANGED OR MODIFIED DURING FINAL DESIGN AS LONG AS THE PROJECT CAN SHOW CONFORMANCE WITH THE CITY OF MORGAN HILL AND CCRWQCB POST-CONSTRUCTION STORMWATER REGULATIONS IN EFFECT AT THE TIME OF THE PROJECT APPROVAL.
5. THE PROJECT COMMITS TO NOT EXCEED PRE-PROJECT PEAK FLOWS FOR THE 2-YEAR THOUGH 25-YEAR STORM EVENTS. THE PROPOSED BIORETENTION BASINS AND UNDERGROUND INFILTRATION FACILITIES SERVE AS THE MAIN DETENTION/RETENTION FACILITY FOR THE PROJECT. THE FACILITIES WERE SIZED USING CIVILSTORM COMPUTER PROGRAM BY BENTLEY SYSTEM INCORPORATED. THE SANTA CLARA COUNTY DRAINAGE MANUAL METHODS WERE USED TO DETERMINE THE DESIGN RAINFALL DEPTH, AND 24-HOUR RAINFALL PATTERN. THE NRCS CURVE NUMBER METHOD WAS USED TO ESTIMATE RUNOFF.

Project Name: Hale Lumber
Project Location: Morgan Hill, CA
Date: July 2019

Project Information

Area =	135,650 ft²	*Total drainage managment area*
Existing Impervious Area =	40,870 ft²	
	30%	*Existing Percent impervious area*
Ex Imperv Area To Remain =	0 ft²	*Total existing impervious surface to remain*
Replaced Imperv Area =	40,870 ft²	*Total existing impervious surface to be replaced as part of project*
New Imperv Area =	59,220 ft²	*Total new impervious surface to be installed as part of project*
Total Impervious Area =	100,090 ft²	*Total project impervious area*
	74%	*Percent impervious area*
Water Management Zone =	1	

Performance Requirements

No. 1 = Implement site design and runoff reduction strategies
No. 2 = Provide water quality treatment for 85% storm event
No. 3 = Prevent offsite discharge from events up to the 95th% storm event via optimizing infiltration
No. 4 = Reduce peak flows to pre-project levels for 2-yr through 10-yr storm events
No. 5 = N/A

Rainfall Design Information

MAP =	20.0 in	*Mean Annual Precipitation*
$P_{85\%}$ =	1.10 in	*85th% 24-hr rainfall depth*
$P_{95\%}$ =	1.75 in	*95th% 24-hr rainfall depth*

Soil Type Design Information

Site HSG =	C	*NRCS Hydrologic Soil Group Classification*
Infiltration Rate =	0.5 in/hr	*Describe source for infiltration rate*
Safety Factor =	1	
Design Infiltration Rate =	0.5 in/hr	

95% Rainfall Depth Runoff Retention Volume

DMA	Total Area (SF)	Impervious Surface (SF)	Replaced Impervious Surface (SF)	Pervious Surface (SF) Landscape/Grass	Pervious Pavers	Total	Runoff Rentention Volume Calculation: Impervious Area Credit for Redevelopment (SF)	Drainage Area Minus Credit (SF)	% Impervious	Runoff Coefficient	95th% Volume, V_{95} (ft³)	85th% Volume, V_{85} (ft³)
1	10,590	7,620	0	2,095	875	2,970	0	10,590	72%	0.51	792	498
2	10,960	8,550	0	1,680	730	2,410	0	10,960	78%	0.58	921	579
3	4,300	3,500	350	800	0	800	175	4,125	81%	0.62	371	243
4	41,920	30,960	13,200	9,420	1,540	10,960	6,600	35,320	74%	0.53	2,739	2,044
5	14,690	10,810	1,020	3,880	0	3,880	510	14,180	74%	0.53	1,094	712
6	19,430	12,050	4,090	7,000	380	7,380	2,045	17,385	62%	0.42	1,077	756
7	6,570	4,380	0	2,190	0	2,190	0	6,570	67%	0.46	444	279
8	27,190	22,220	22,210	4,970	0	4,970	11,105	16,085	82%	0.62	1,454	1,545
Total	135,650	100,090	40,870	34,235	3,525	35,560	20,435		74%	0.53	9,733	6,656

SCM Sizing Summary: SCM Description	SCM Media Area (ft²)	Surface Ponding Depth (in)	BSM Depth (in)	Gravel Layer Depth (in)
			Porosity 0.25	Porosity 0.40
Bioretention	370	6	24	12
Storm Chambers	290	n/a	n/a	n/a
Bioretention	190	6	24	12
Storm Chambers	960	n/a	n/a	n/a
Storm Chambers	390	n/a	n/a	n/a
Storm Chambers	390	n/a	n/a	n/a
Storm Chambers	180	n/a	n/a	n/a
Storm Chambers	490	n/a	n/a	n/a
	3,260			

Notes:

1. Biorention SCMs were size using the the "Routing Method" identified in Section 3 of the City's Stormwater Management Guidance Manual. See SCM Sizing Summary for "Routing Method" sizing results.
2. Per Resolution No. R3-2013-0032, Section B.4.b.i.: The total amount of replaced impervious surface in redevelopment projects shall be multiplied by 0.5 when calculating the volume subject to Runoff Retention Performance Requirements.
3. DMA 8 will treat the 85th% volume through infiltration and retain the 95th% volume.

Governing Equations:

$$V_{95} = \frac{C * P_{95} * A}{12}$$

V_{95} = *95% Rainfall Depth Runoff Retention Volume*
$C = 0.858i^3 - 0.78i^2 + 0.774i + 0.04$
P_{95} = 1.75 *24-hr 95th percentile rainfall d*

$$\text{Area} = \frac{V_{95} * 12}{D * R}$$

Area = *Design SCM area based on*
D = *SCM Layer depth (in)*
R = *SCM Layer porosity (in)*

$$T_D = \frac{V_{95} * 12 * SF}{I * \text{Area}}$$

T_D = *Drawdown time (hr)*
A = *Available SCM area (ft²)*
I = 0.5 *Infiltration Rate (in/hr)*

1	790	550	895
2	920	670	850
3	370	180	550
4	2740	2110	2400
5	1090	790	975
6	1080	810	975
7	440	330	450
8	1450*	1220	66846

Note:
1. The volume required for 95% infiltration was determined using the "Routing Method" in conjuction with Civil Storm computer program, which utilizes a soil infiltration rate of 0.5 in/hr.

* The volume required for 85% infiltration was determined using the "Routing Method" in conjuction with Civil Storm computer program, which utilizes a soil infiltration rate of 0.5 in/hr.

CivilStorm Peak Flow Results

Peak Flows: Existing vs. Developed		
Return Period	Existing Q_{max} (cfs)	Developed Q_{max} (cfs)
2-year	0.42	0.15
10-year	1.56	0.79
25-year	2.09	1.59

OPERATION AND MAINTENANCE INFORMATION

I. **PROPERTY INFORMATION:**
I.A. PROPERTY ADDRESS:
17020 DEPOT STREET
MORGAN HILL, CA

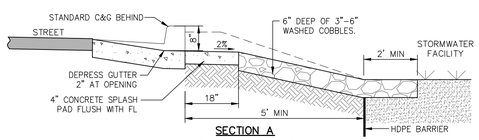
I.B. PROPERTY OWNER:
LATALA HOMES

II. **RESPONSIBLE PARTY FOR MAINTENANCE:**
II.A. CONTACT:
PAUL LATALA

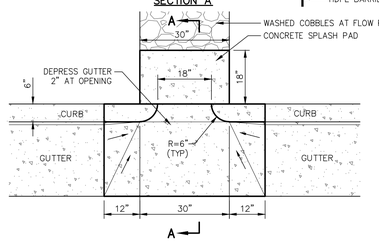
II.B. PHONE NUMBER OF CONTACT:
(408) 515-9205

II.C. EMAIL:
PAUL@LATALAHOMES.COM

II.D. ADDRESS:
1999 SOUTH BASCOM AVENUE, SUITE 700
CAMPBELL, CA 95008

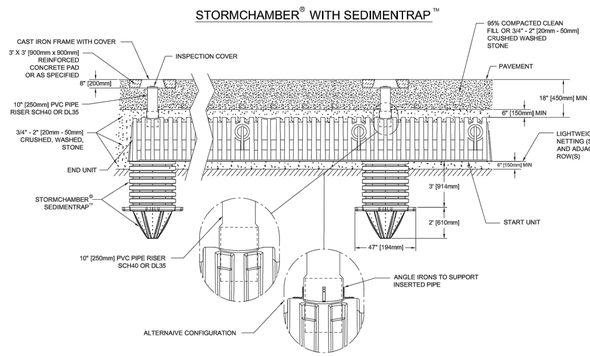


SECTION A



TYPICAL CURB CUT DETAIL

NO SCALE



TYPICAL SUBSURFACE INFILTRATION FACILITY DETAIL

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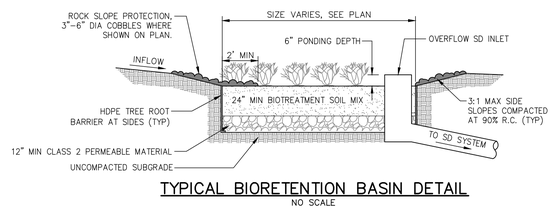

TYPICAL BIORETENTION BASIN DETAIL

NO SCALE

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Campbell, CA 95008
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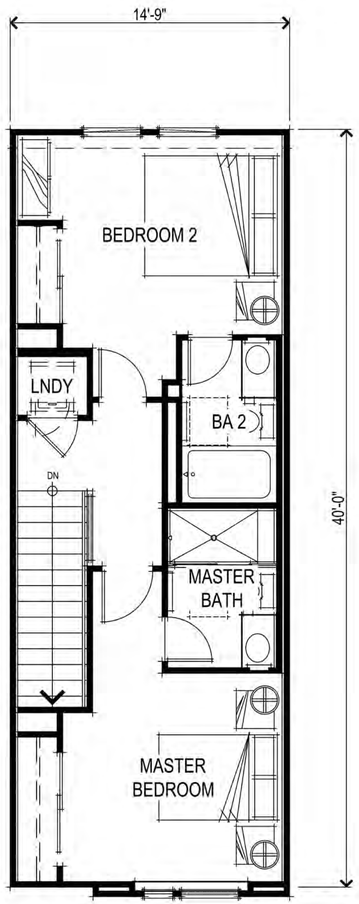
ARCH & SITE PLAN REVIEW/DESIGN REVIEW
PRELIMINARY STORMWATER CONTROL PLAN
HALE LUMBER MIXED USE PROJECT
MORGAN HILL, CALIFORNIA

DATE	BY	SHEET REVISIONS
7-22-19	JAM	REVISED PER CITY DETAILED COMMENTS

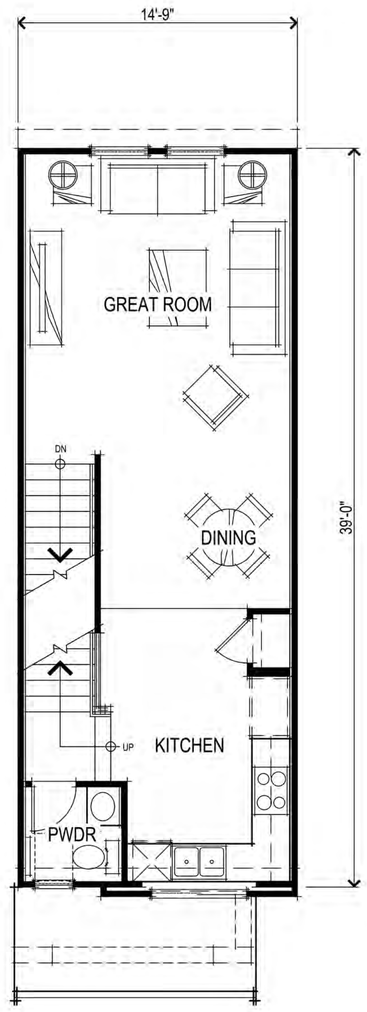
SCALE: AS SHOWN
DATE: MAY 9 2019

SHEET
C-08
OF 39 SHEETS

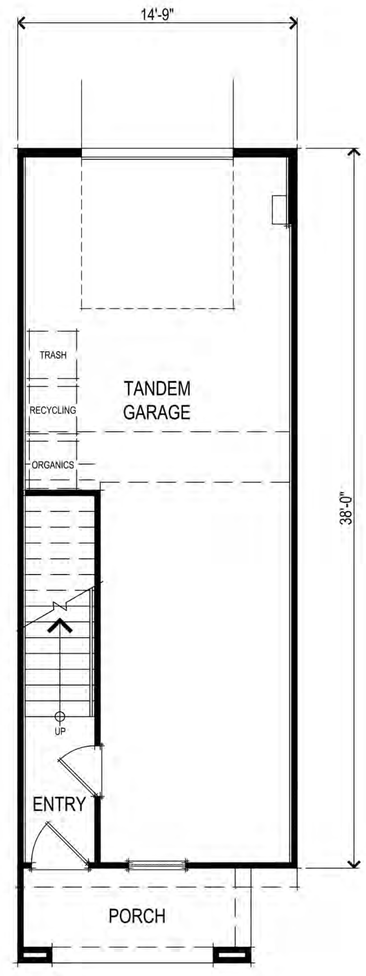
JOB NO.
162016-1001



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 1 SQUARE FOOTAGES	
FIRST FLOOR	87 SQ. FT.
SECOND FLOOR	575 SQ. FT.
THIRD FLOOR	544 SQ. FT.
TOTAL LIVING	1206 SQ. FT.
TANDEM GARAGE	474 SQ. FT.

0 1' 2' 3' 4' 8'

UNIT 1 FLOOR PLANS

A1

THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

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14632 Stonebridge Court, Morgan Hill, CA 95037
408.515.9205

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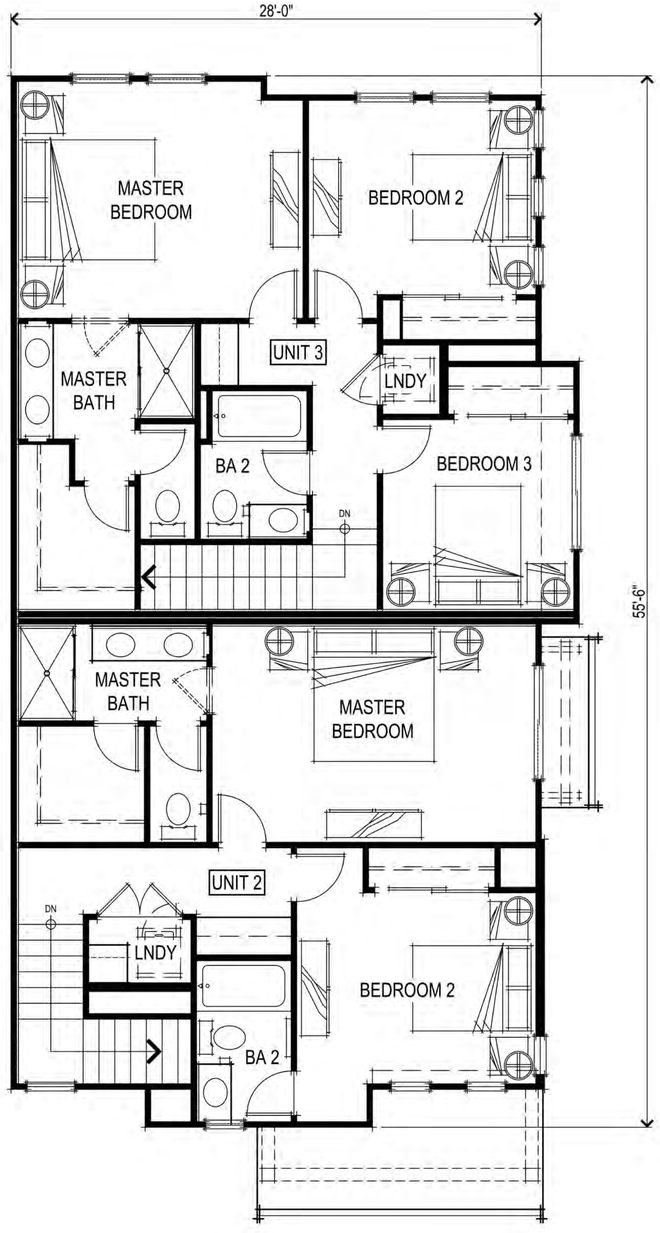
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



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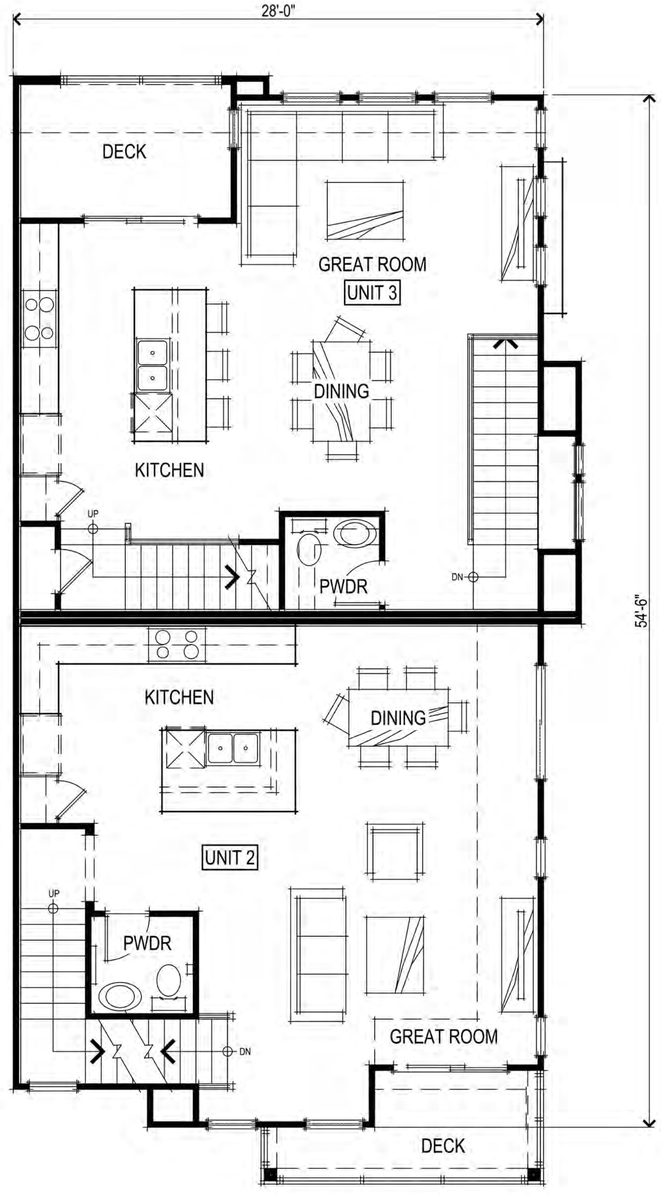

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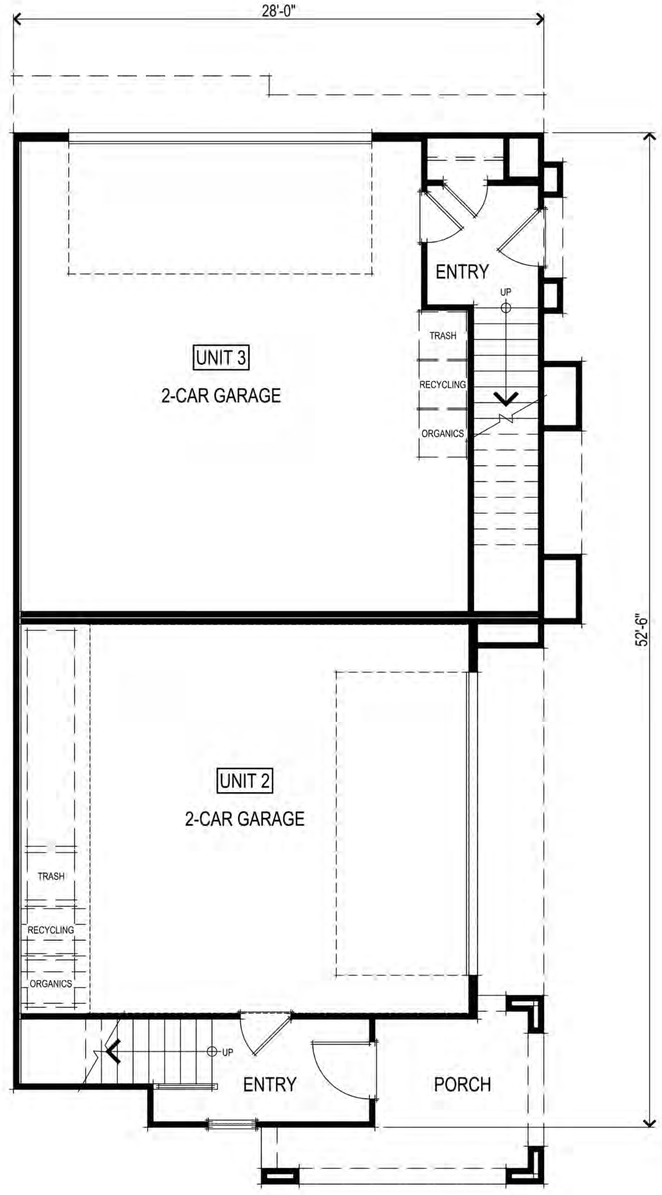

FIRST FLOOR PLAN

UNIT 2 SQUARE FOOTAGES	
FIRST FLOOR	100 SQ. FT.
SECOND FLOOR	706 SQ. FT.
THIRD FLOOR	679 SQ. FT.
TOTAL LIVING	1485 SQ. FT.
2-CAR GARAGE	513 SQ. FT.

UNIT 3 SQUARE FOOTAGES	
FIRST FLOOR	125 SQ. FT.
SECOND FLOOR	643 SQ. FT.
THIRD FLOOR	785 SQ. FT.
TOTAL LIVING	1553 SQ. FT.
2-CAR GARAGE	590 SQ. FT.

0 1' 2' 3' 4' 8'

UNIT 2 & 3 FLOOR PLANS

A2

THE LUMBERYARD
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July 19, 2019

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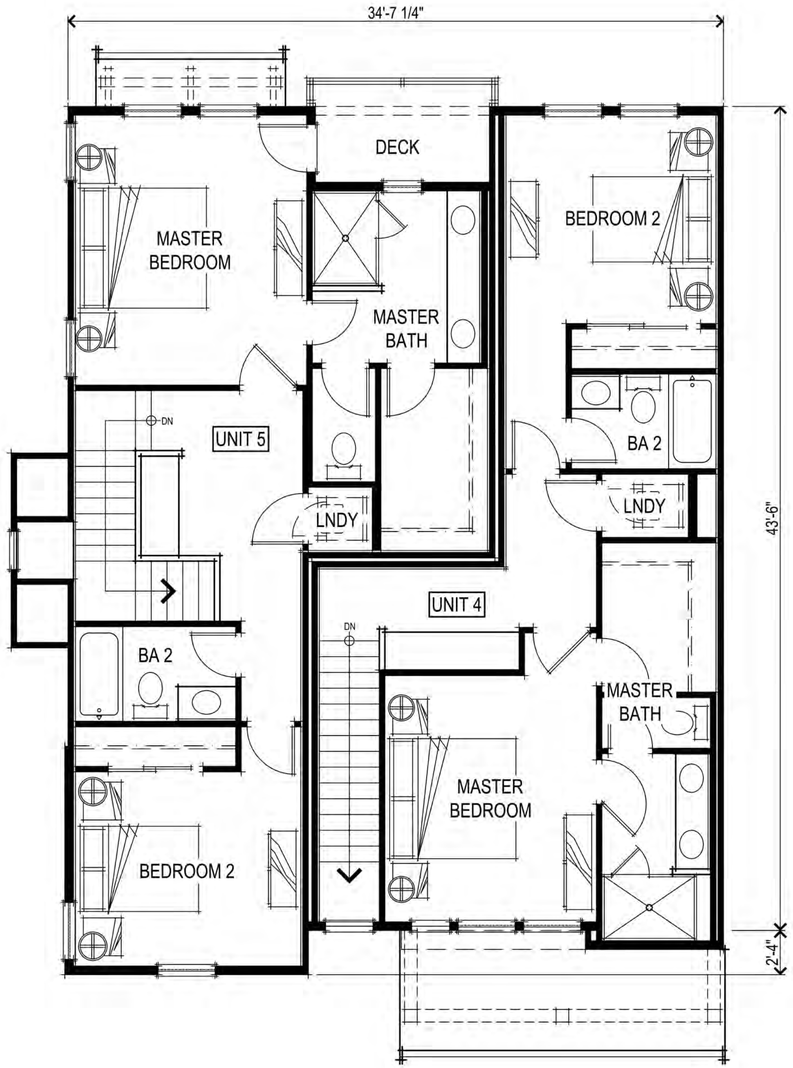
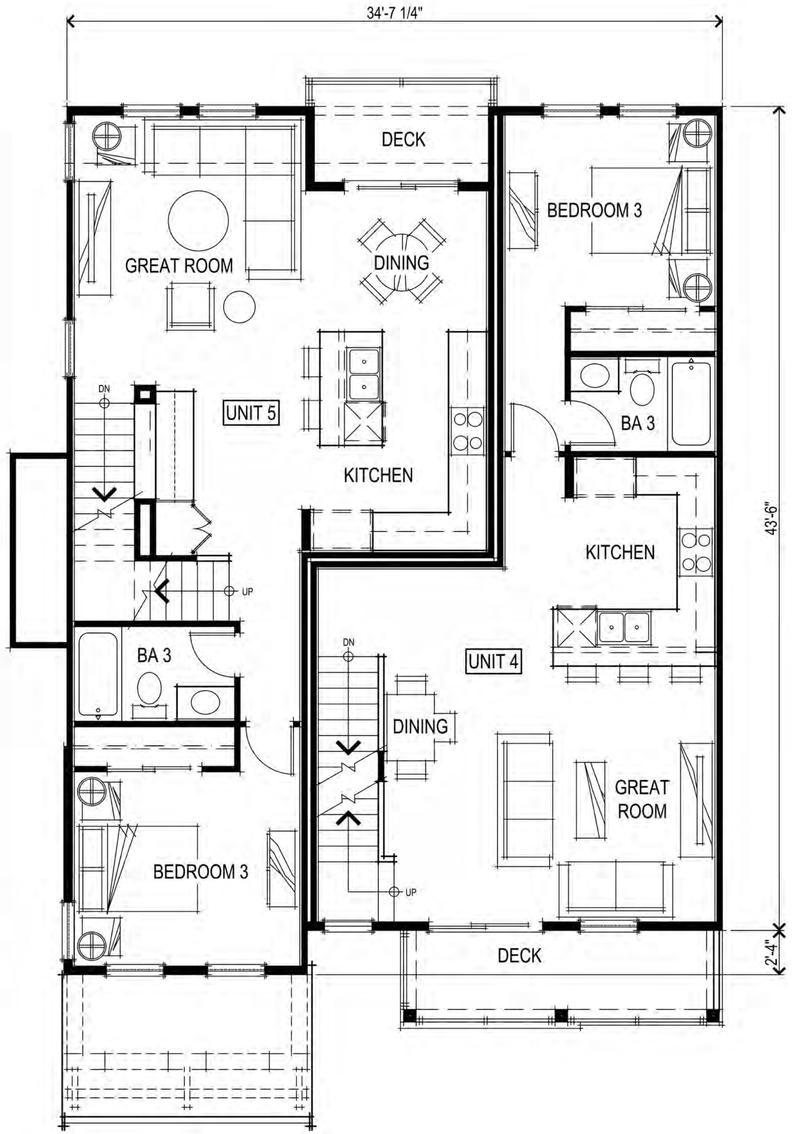
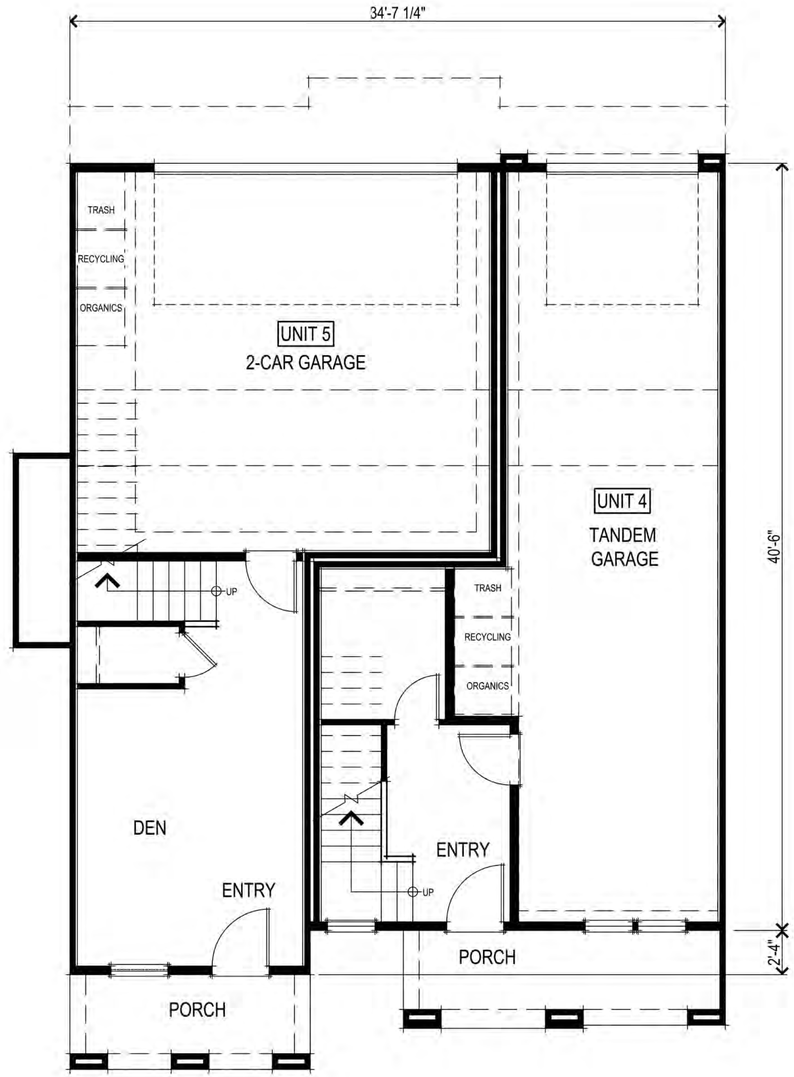


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 4 SQUARE FOOTAGES	
FIRST FLOOR	183 SQ. FT.
SECOND FLOOR	709 SQ. FT.
THIRD FLOOR	677 SQ. FT.
TOTAL LIVING	1569 SQ. FT.
TANDEM GARAGE	490 SQ. FT.

UNIT 5 SQUARE FOOTAGES	
FIRST FLOOR	283 SQ. FT.
SECOND FLOOR	778 SQ. FT.
THIRD FLOOR	752 SQ. FT.
TOTAL LIVING	1813 SQ. FT.
2-CAR GARAGE	466 SQ. FT.

0 1' 2' 3' 4' 8'

UNIT 4 & 5 FLOOR PLANS

A3

THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

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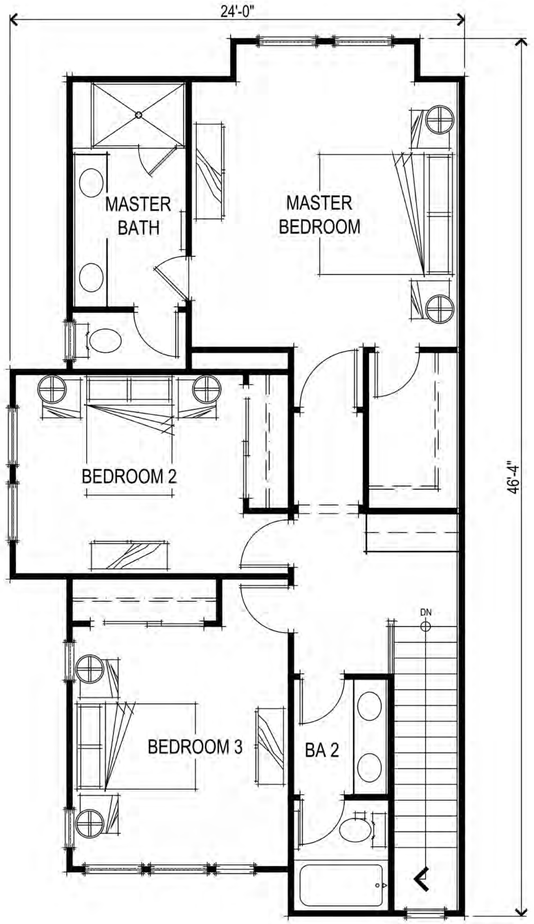
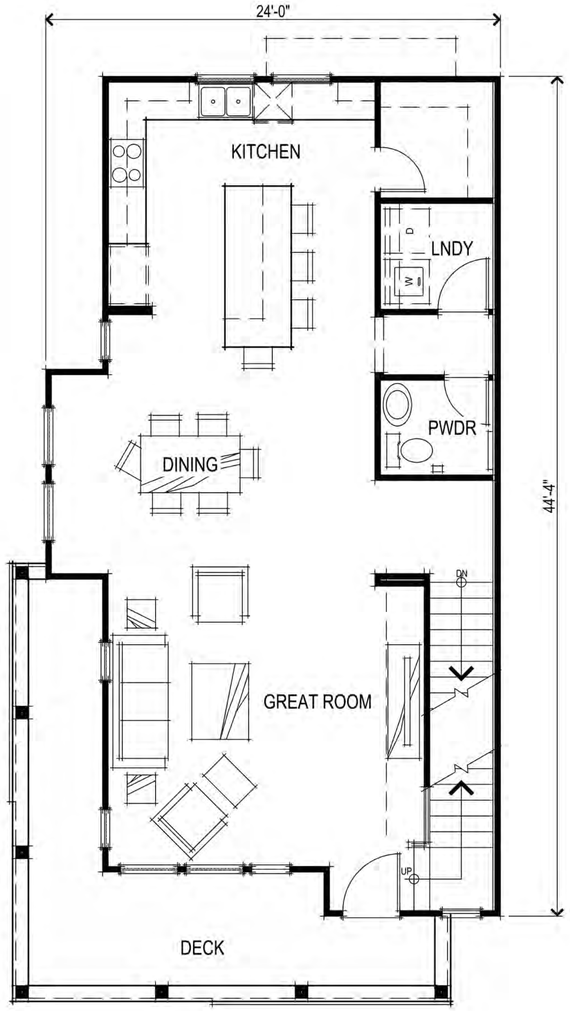
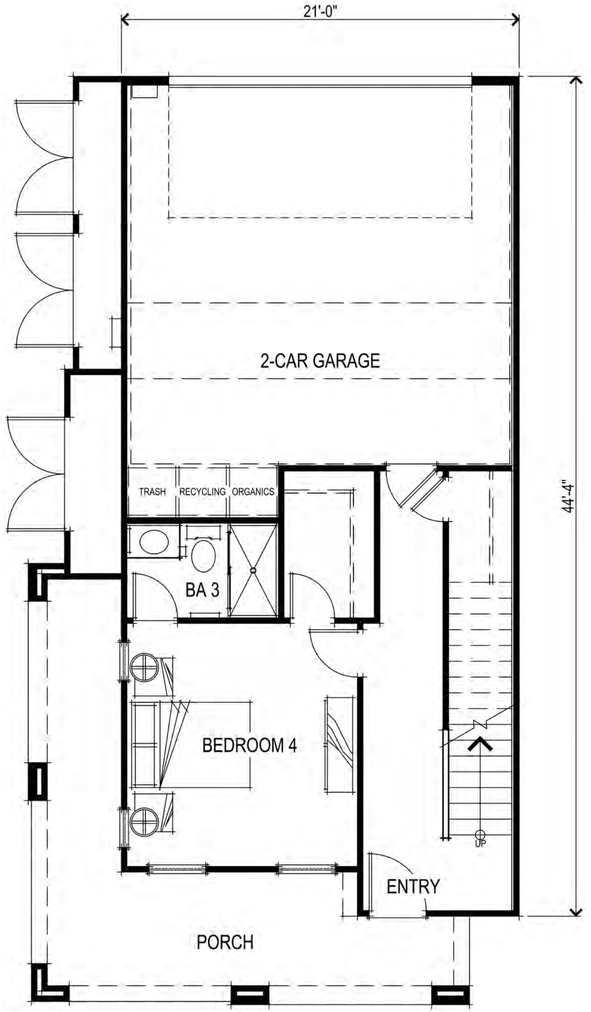


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 6 SQUARE FOOTAGES	
FIRST FLOOR	448 SQ. FT.
SECOND FLOOR	937 SQ. FT.
THIRD FLOOR	903 SQ. FT.
TOTAL LIVING	2288 SQ. FT.
2-CAR GARAGE	454 SQ. FT.

0 1' 2' 3' 4' 8'

UNIT 6 FLOOR PLANS
A4

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July 19, 2019

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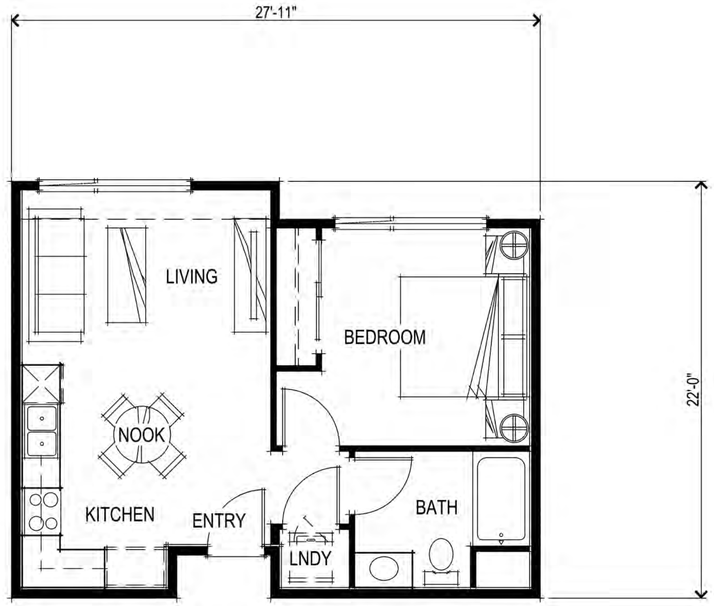

UNIT 7 FLOOR PLAN

UNIT 8 FLOOR PLAN

UNIT 7 SQUARE FOOTAGES	
1 BEDROOM UNIT	575 SQ. FT.
TOTAL LIVING	575 SQ. FT.

UNIT 8 SQUARE FOOTAGES	
2 BEDROOM UNIT	845 SQ. FT.
TOTAL LIVING	845 SQ. FT.

0 1' 2' 3' 4' 8'

THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

UNIT 7 & 8 FLOOR PLANS
A5

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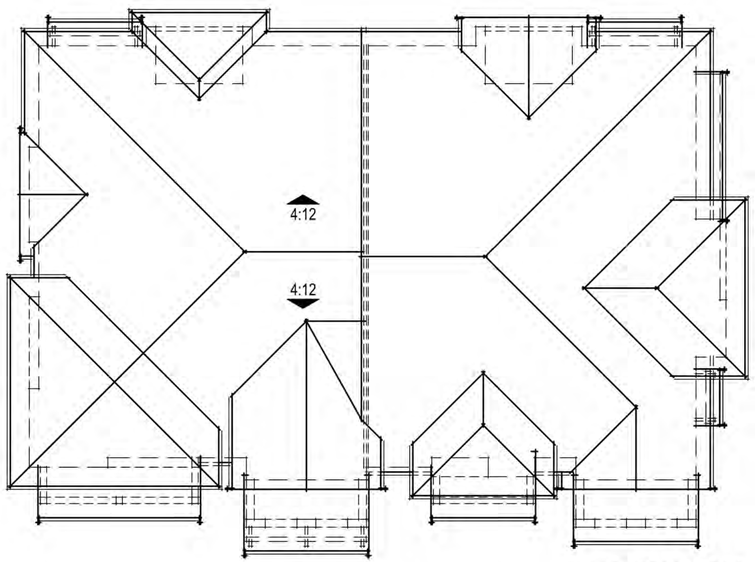
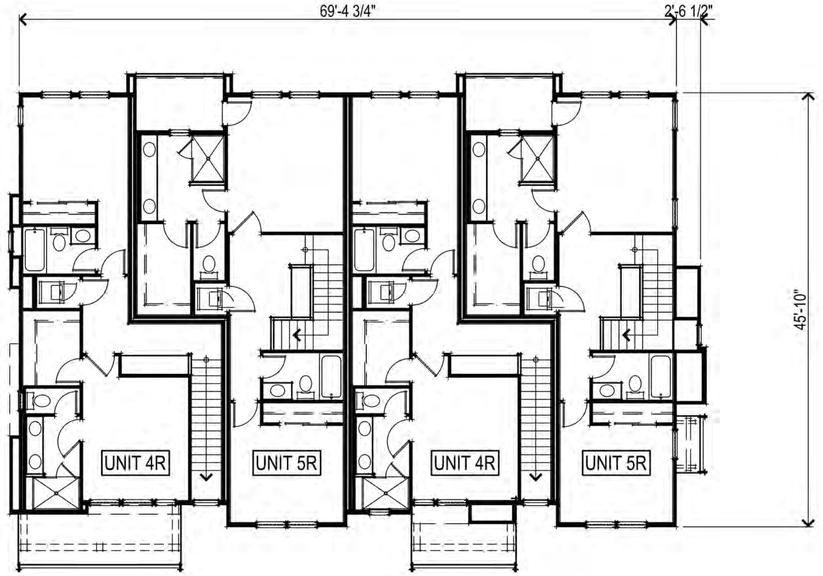
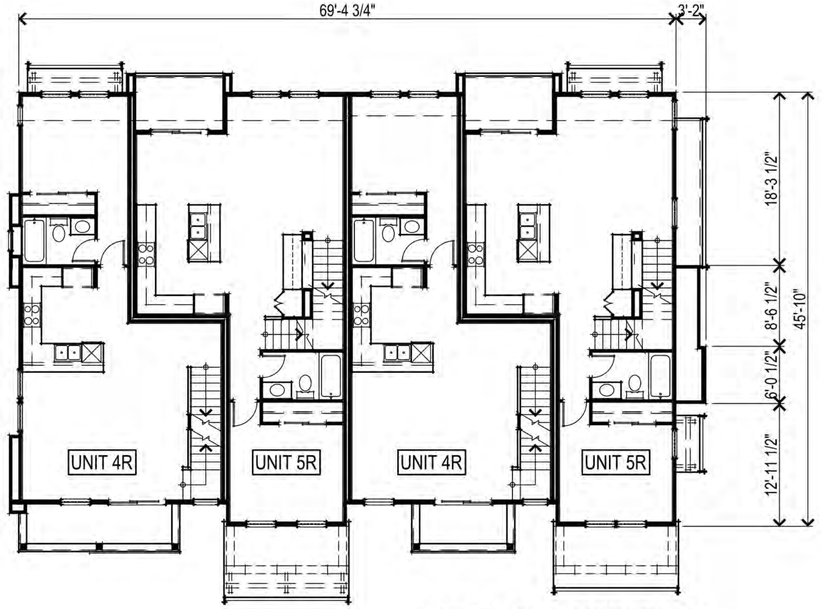


ROOF PLAN

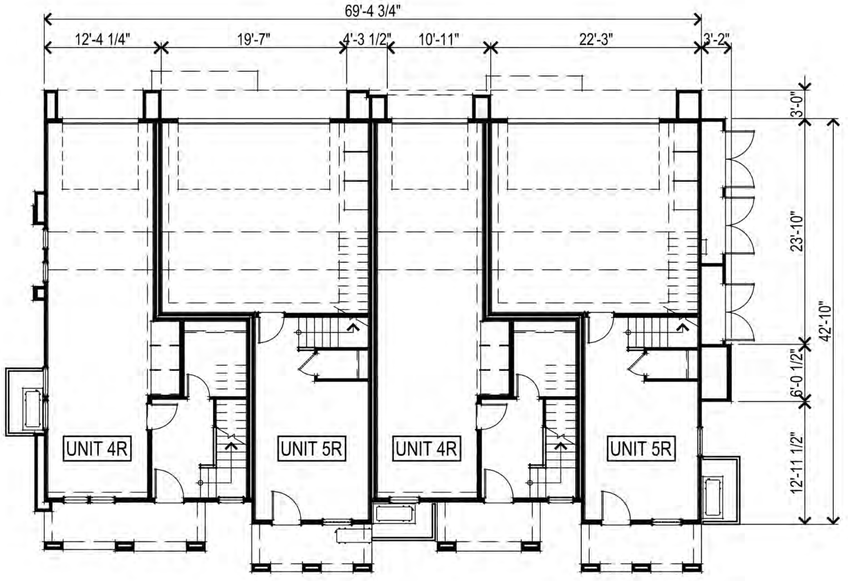
4:12 ROOF SLOPE UNLESS OTHERWISE NOTED



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

BUILDINGS 1 & 5 FLOOR & ROOF PLANS

A6

THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

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REAR ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

FRONT ELEVATION

0 2' 4' 6' 8' 16'

BUILDINGS 1 & 5 EXTERIOR ELEVATIONS

A7

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Morgan Hill, CA
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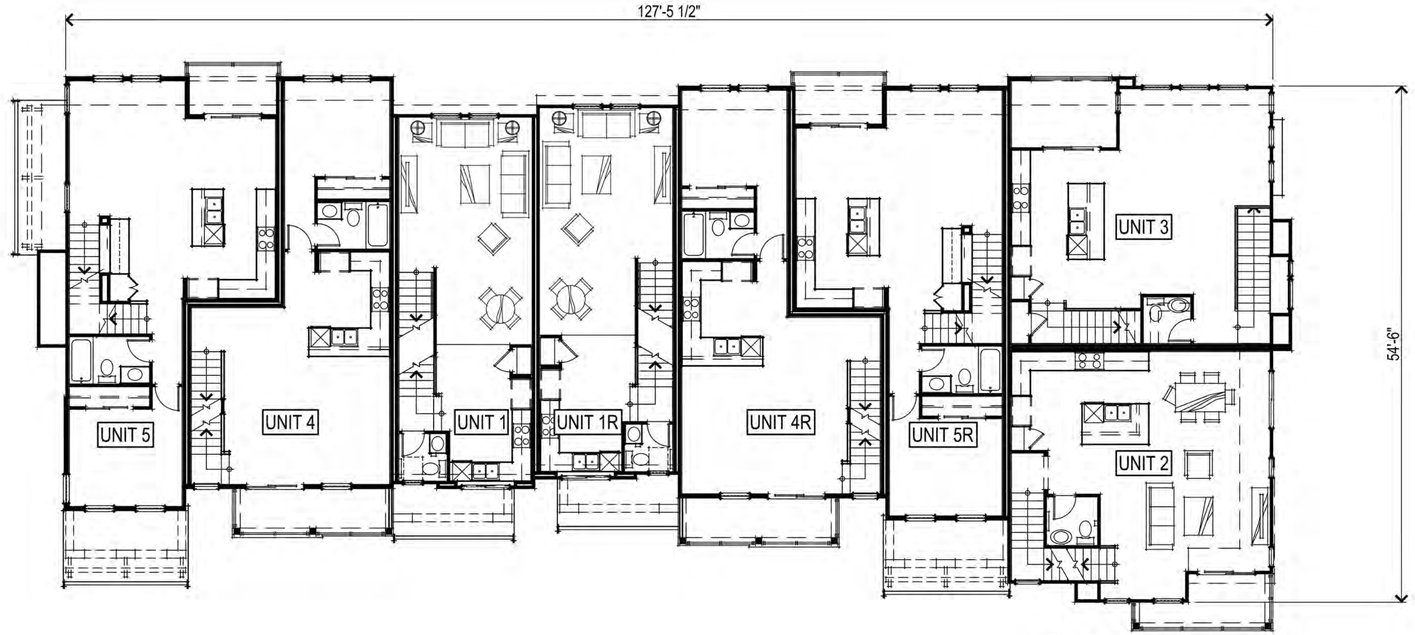
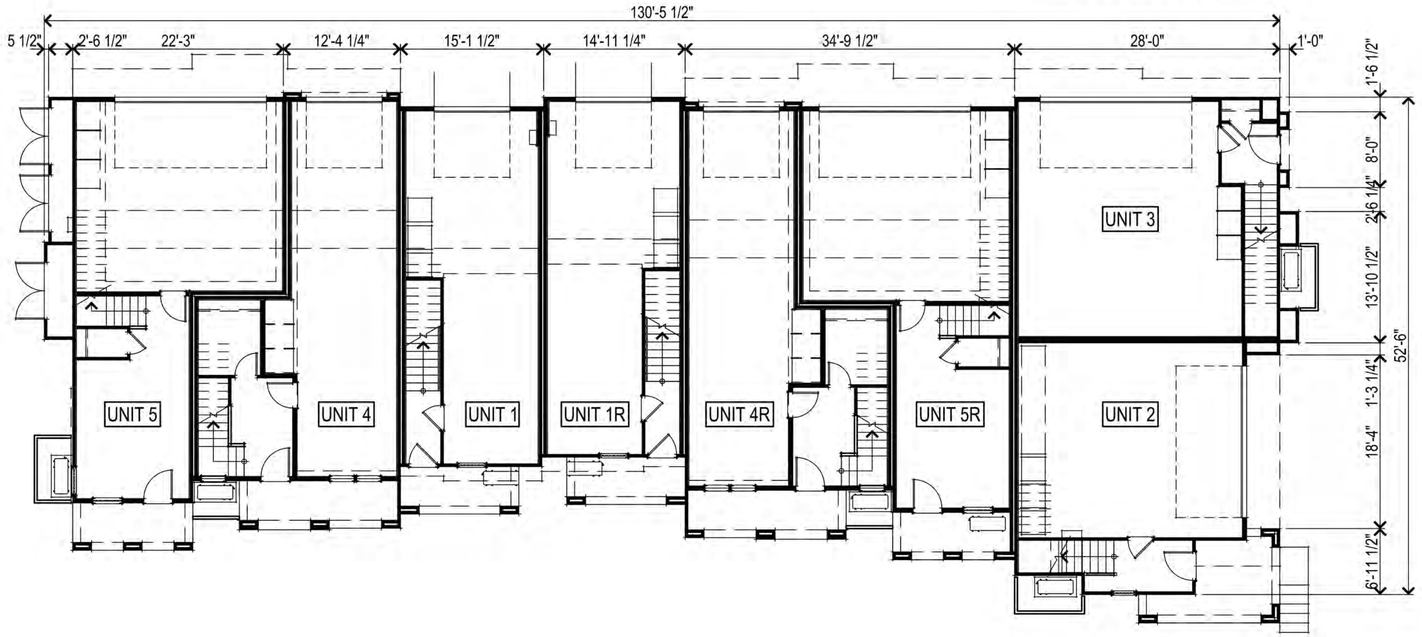


SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

BUILDING 2 FIRST AND SECOND FLOOR PLANS

A8

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July 19, 2019

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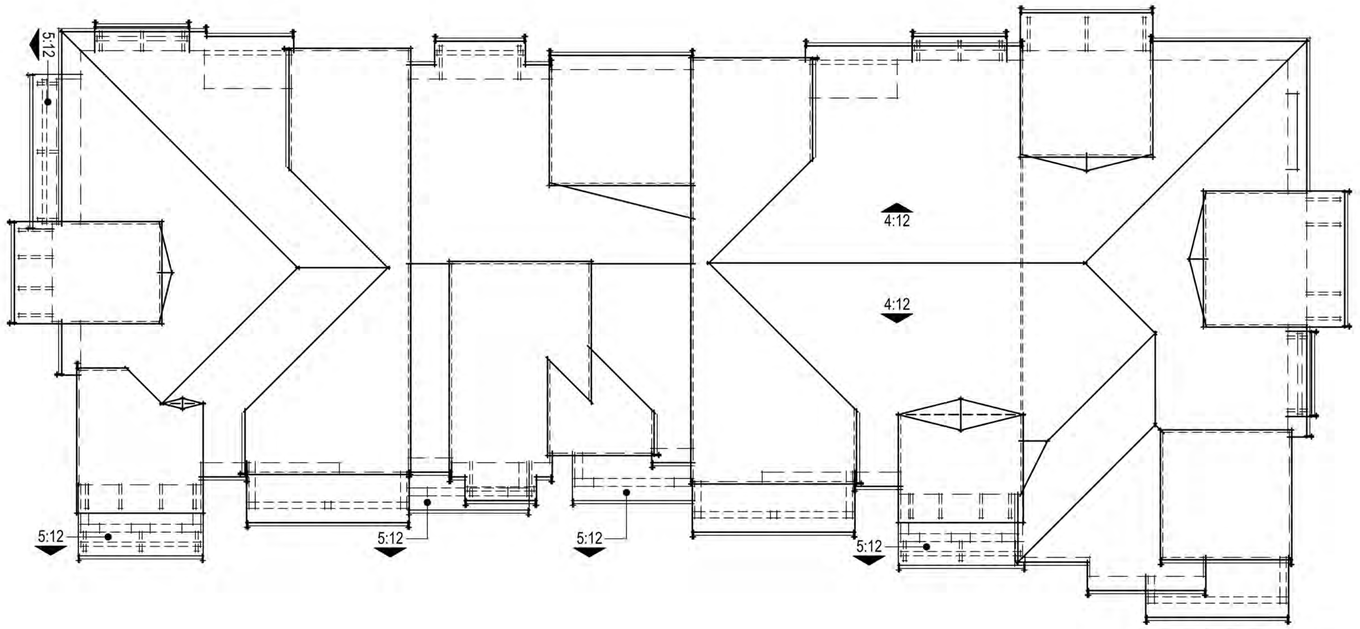
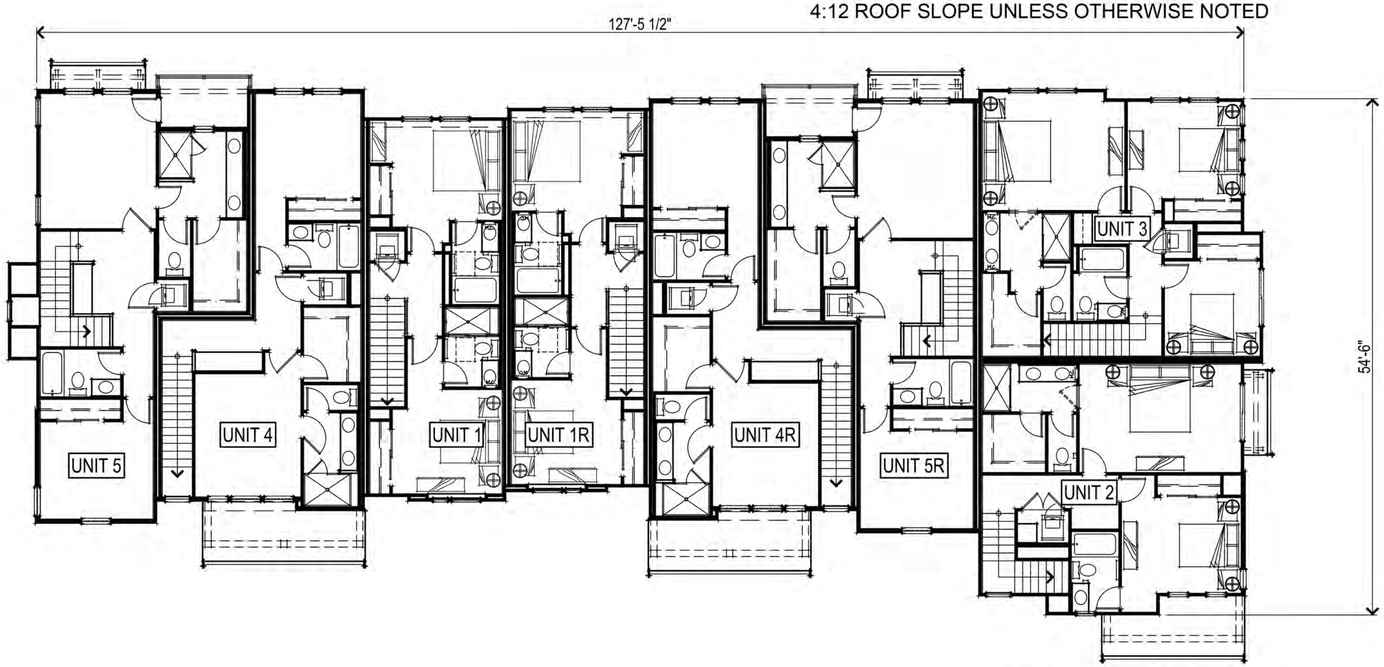


ROOF PLAN

4:12 ROOF SLOPE UNLESS OTHERWISE NOTED



THIRD FLOOR PLAN

0 2' 4' 6' 8' 16'

BUILDING 2 THIRD FLOOR & ROOF PLANS

A9

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Morgan Hill, CA
July 19, 2019

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REAR ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

FRONT ELEVATION

0 2' 4' 6' 8' 16'

BUILDING 2 EXTERIOR ELEVATIONS
A10

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Morgan Hill, CA
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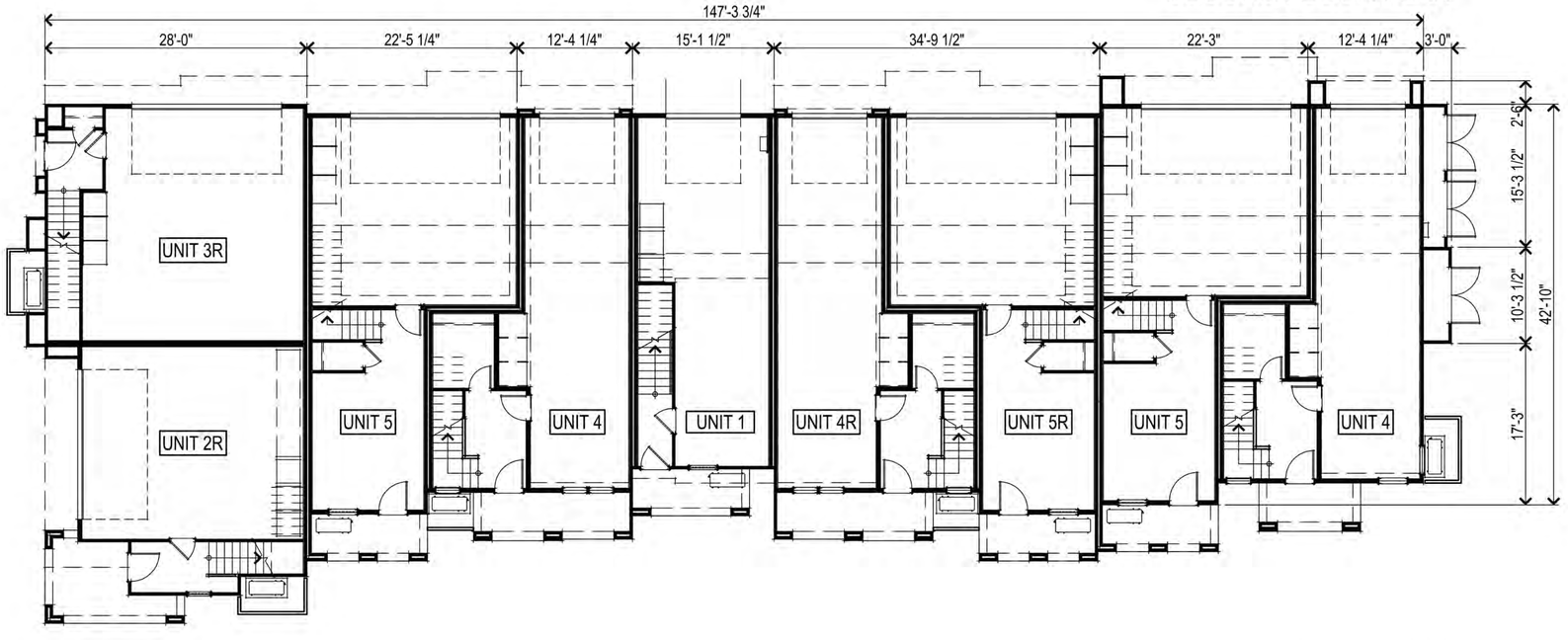
SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

BUILDING 3 FIRST AND SECOND FLOOR PLANS

A11

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Morgan Hill, CA
July 19, 2019

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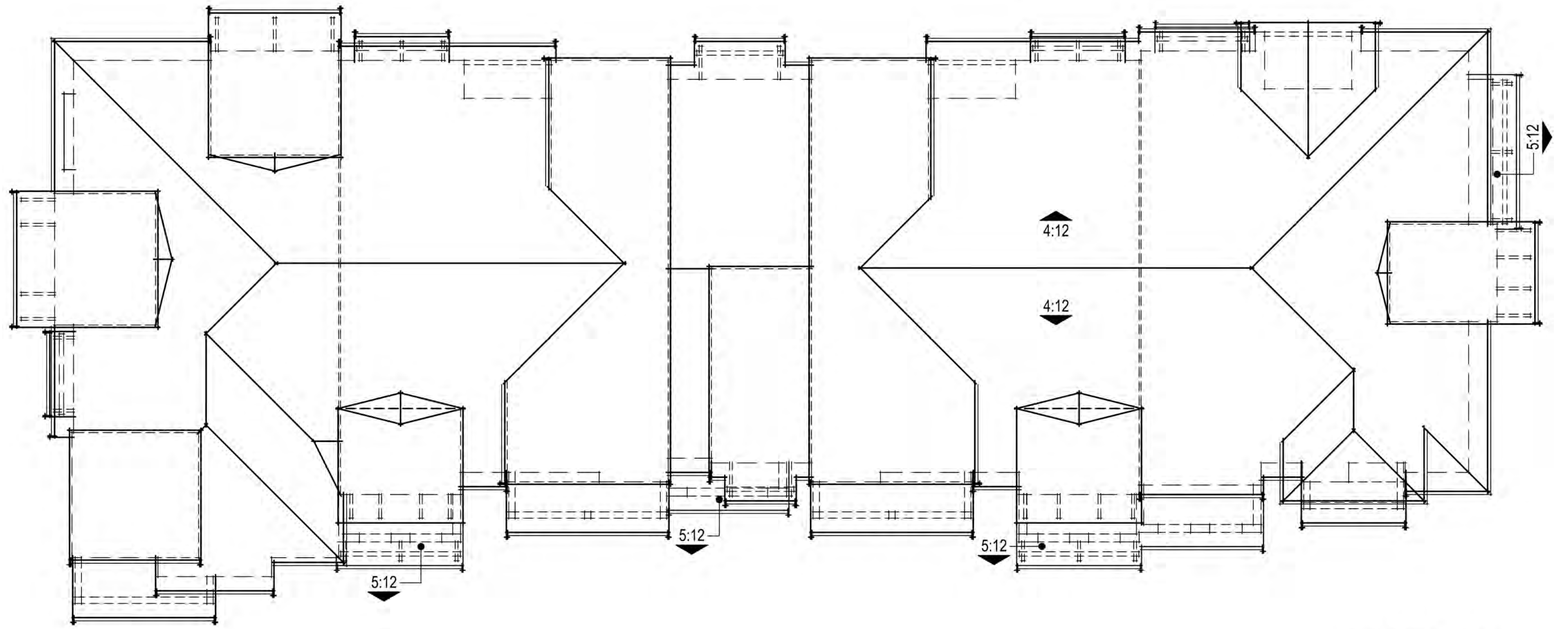
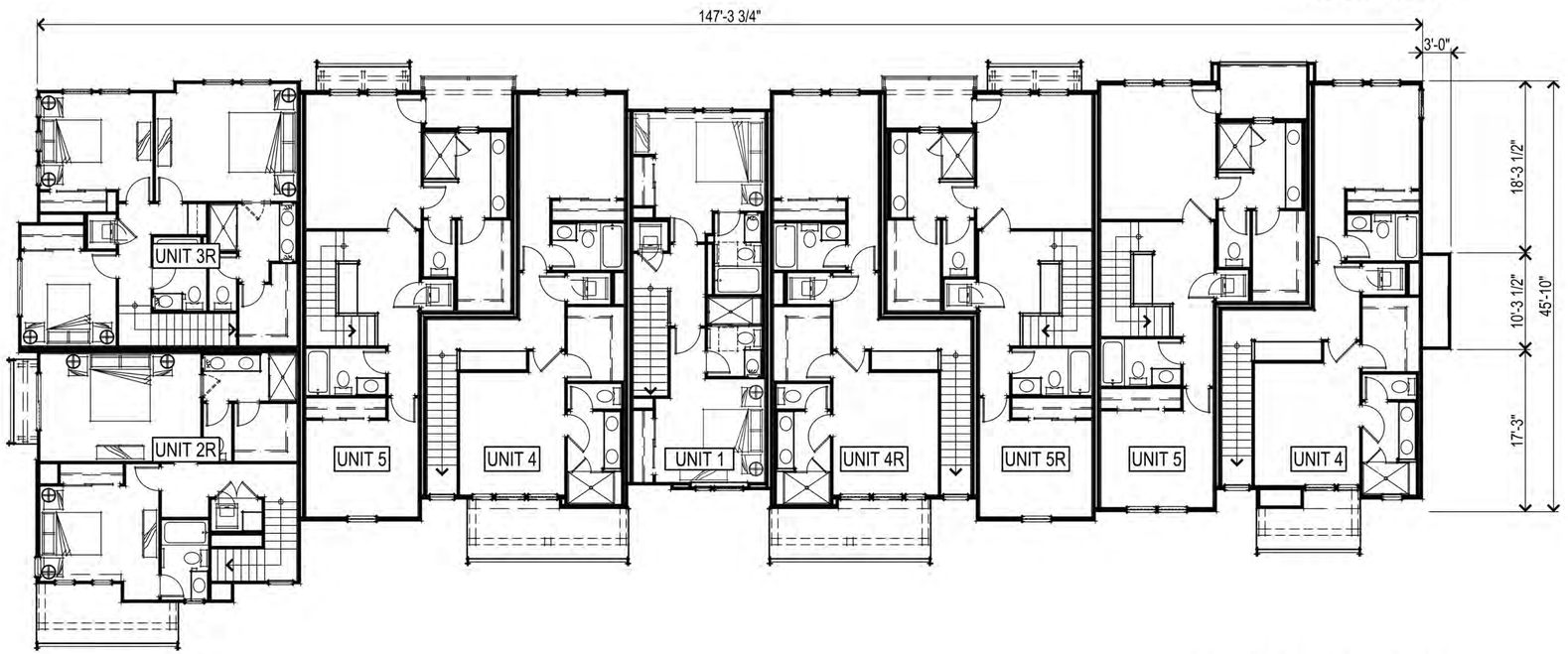


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6' 8' 16'

BUILDING 3 THIRD FLOOR & ROOF PLANS

A12

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Morgan Hill, CA
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REAR ELEVATION

RIGHT ELEVATION

UNIT 3 REV.

LEFT ELEVATION

UNIT 2 REV. | UNIT 5 | UNIT 4 | UNIT 1 | UNIT 4 REV. | UNIT 5 REV. | UNIT 5 | UNIT 4

FRONT ELEVATION

0 2' 4' 6' 8' 16'

BUILDING 3 EXTERIOR ELEVATIONS
A13

THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

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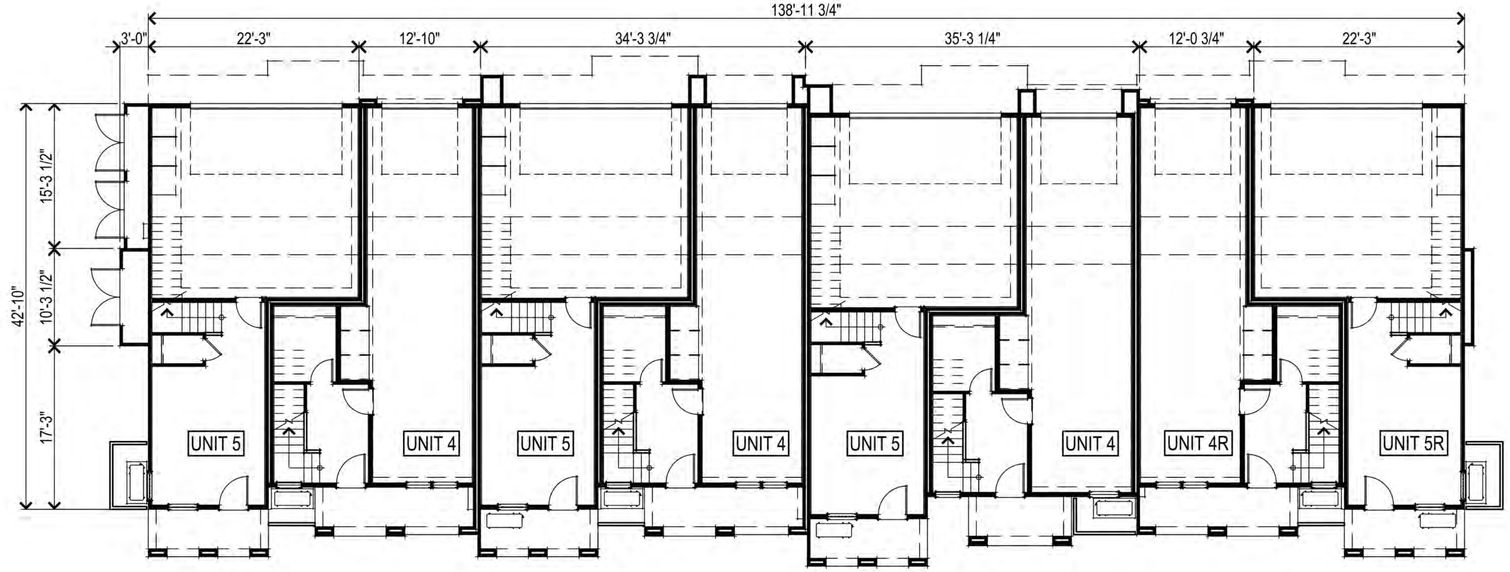
SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

BUILDING 4 FIRST AND SECOND FLOOR PLANS

A14

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Morgan Hill, CA
July 19, 2019

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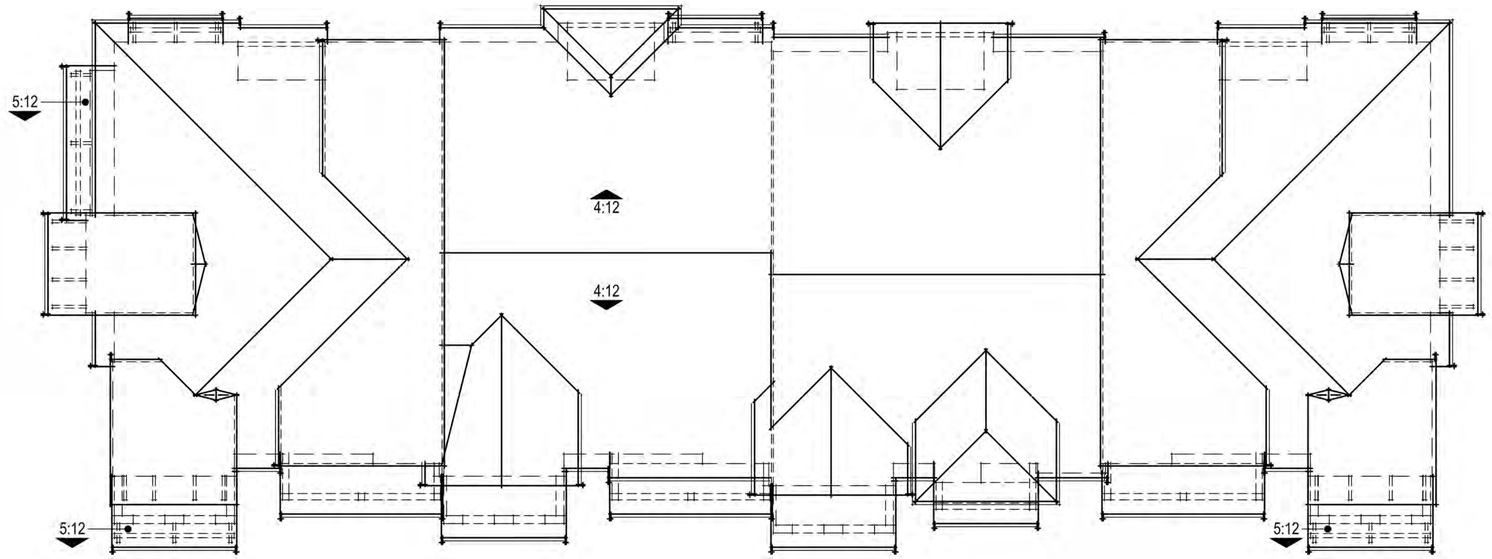
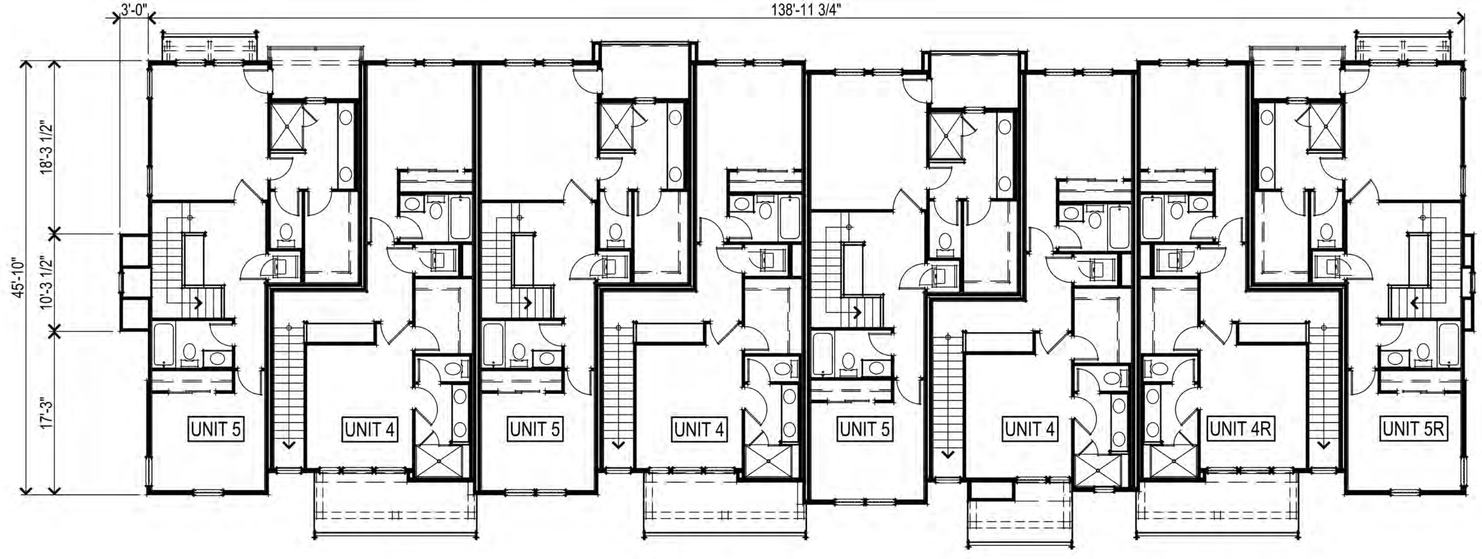


ROOF PLAN

4:12 ROOF SLOPE UNLESS OTHERWISE NOTED



THIRD FLOOR PLAN

0 2' 4' 6' 8' 16'

BUILDING 4 THIRD FLOOR & ROOF PLANS

A15

THE LUMBERYARD
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July 19, 2019

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REAR ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

FRONT ELEVATION

0 2' 4' 6' 8' 16'

BUILDING 4 EXTERIOR ELEVATIONS
A16

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Morgan Hill, CA
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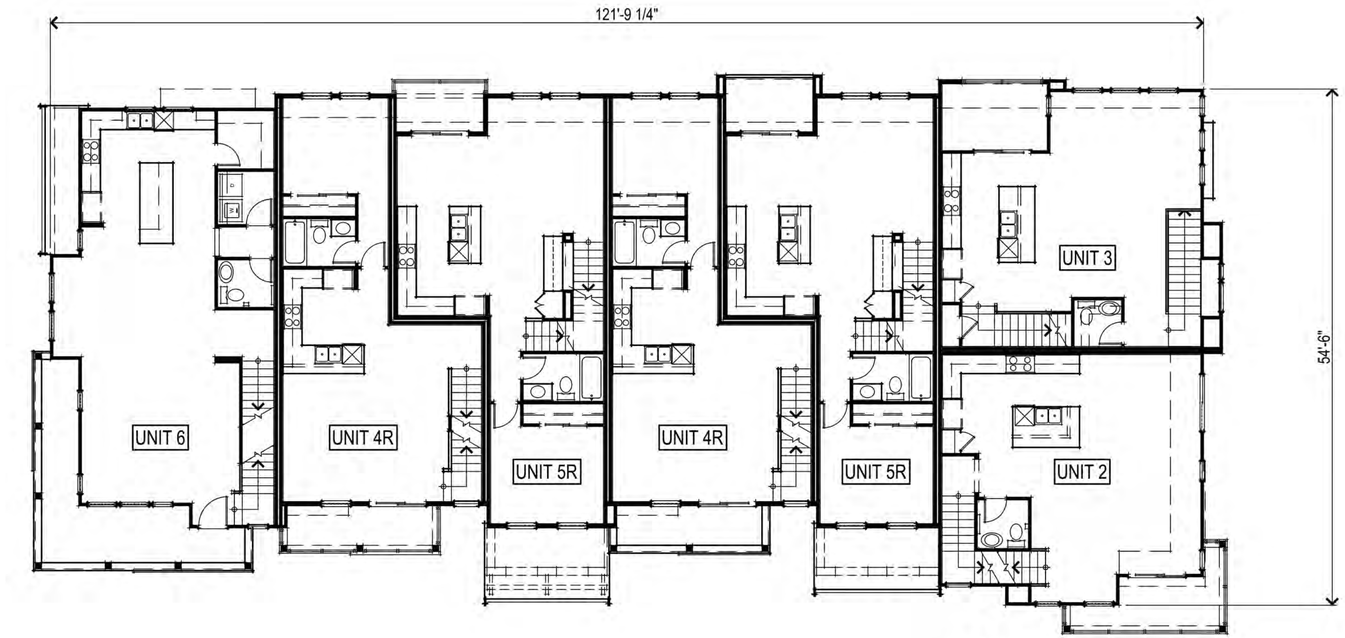

SECOND FLOOR PLAN

FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

BUILDING 6 FIRST AND SECOND FLOOR PLANS
A17

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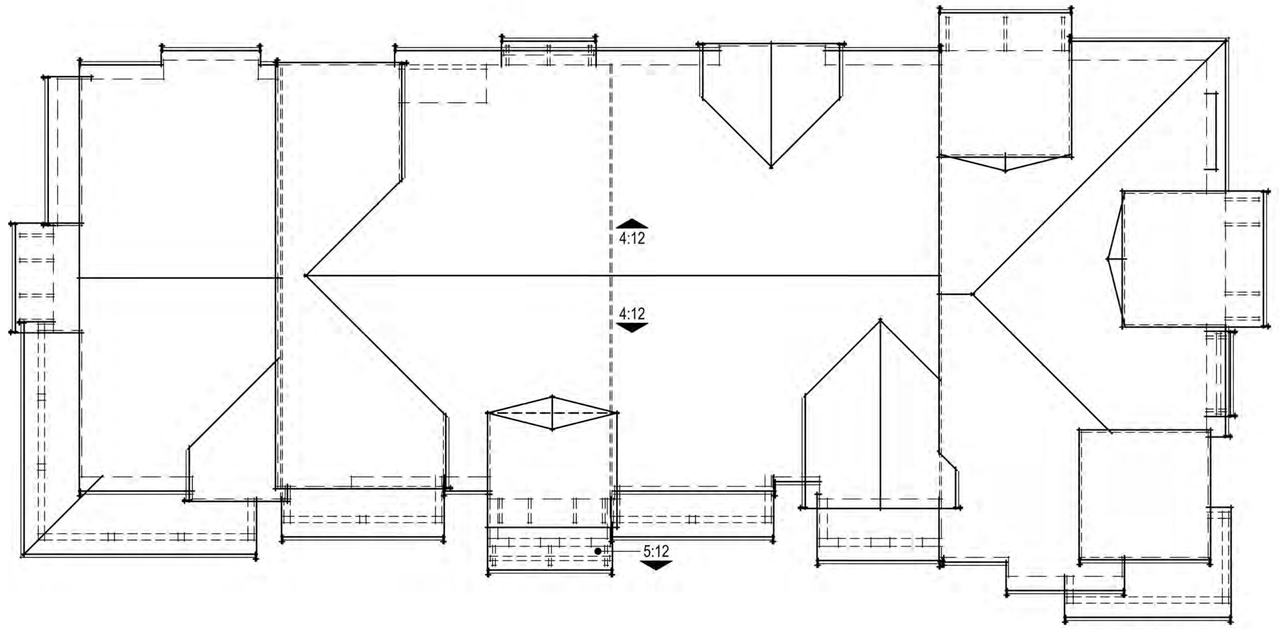
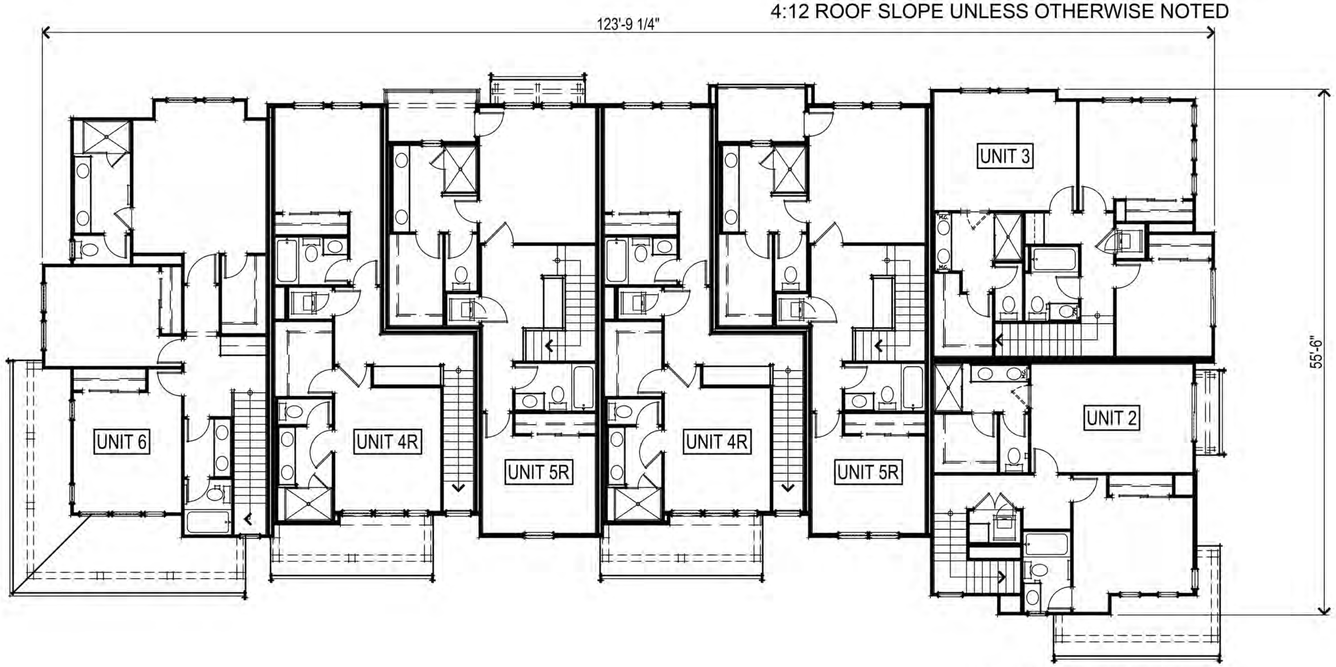


ROOF PLAN

4:12 ROOF SLOPE UNLESS OTHERWISE NOTED



THIRD FLOOR PLAN

0 2' 4' 6' 8' 16'

BUILDING 6 THIRD FLOOR & ROOF PLANS

A18

THE LUMBERYARD
Morgan Hill, CA
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REAR ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

FRONT ELEVATION

0 2' 4' 6' 8' 16'

BUILDING 6 EXTERIOR ELEVATIONS

A19

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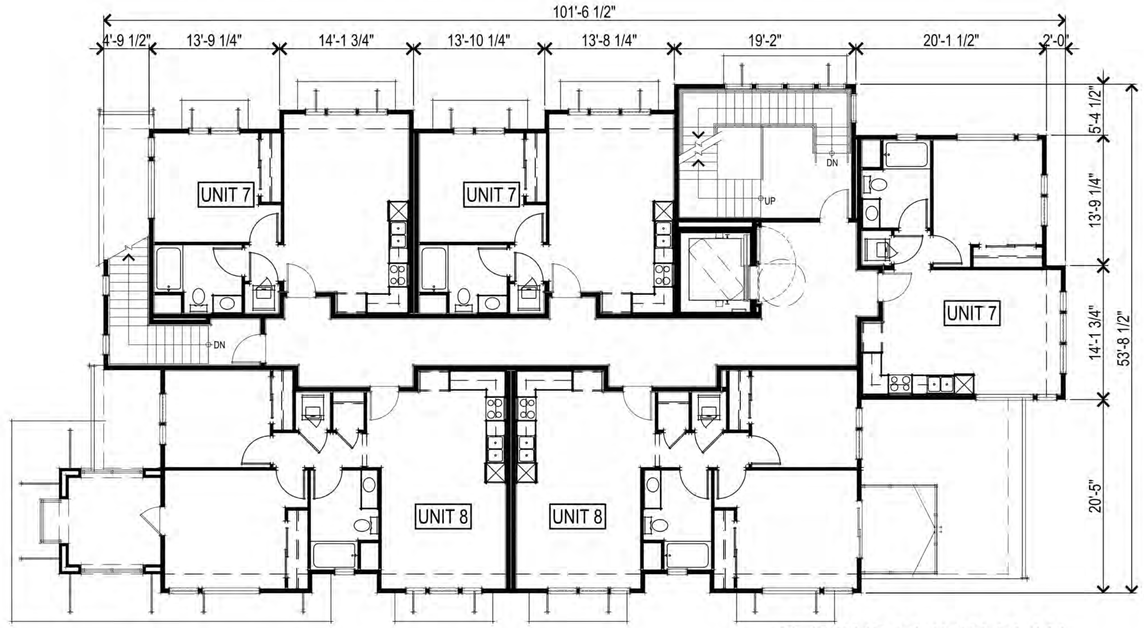
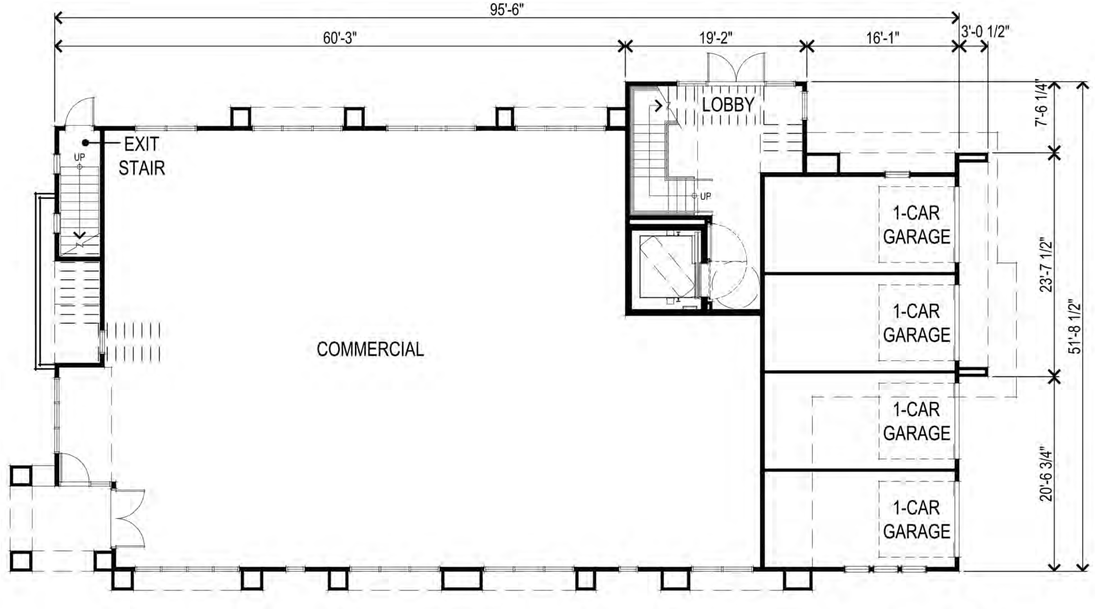


SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
COMMERCIAL	3076 SQ. FT.
LOBBY	381 SQ. FT.

0 2' 4' 6' 8' 16'

MIXED USE BUILDING FIRST & SECOND FLOOR PLANS

A20

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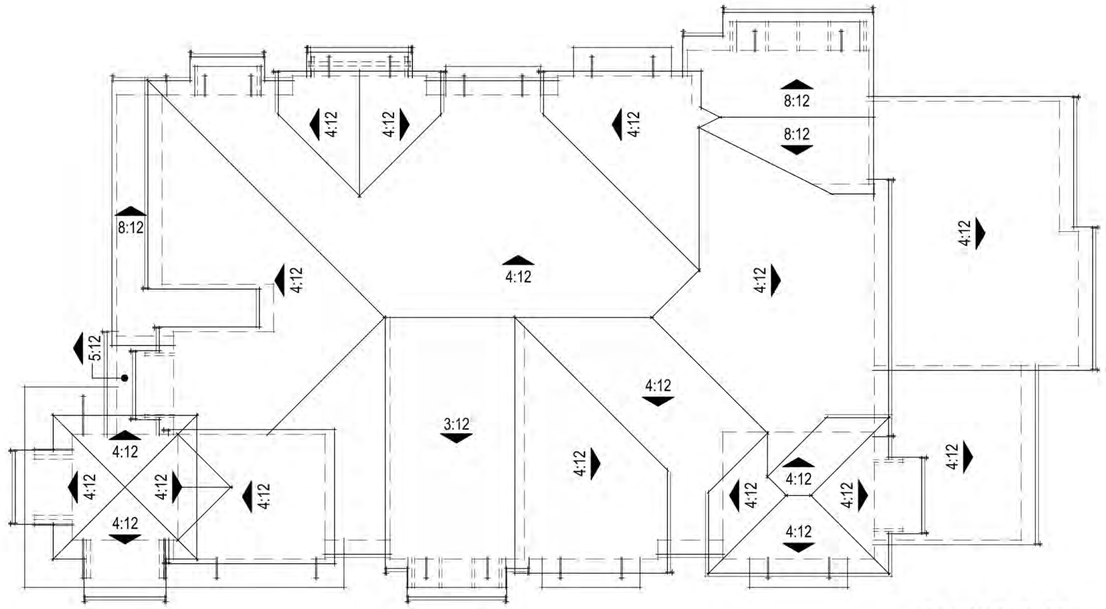
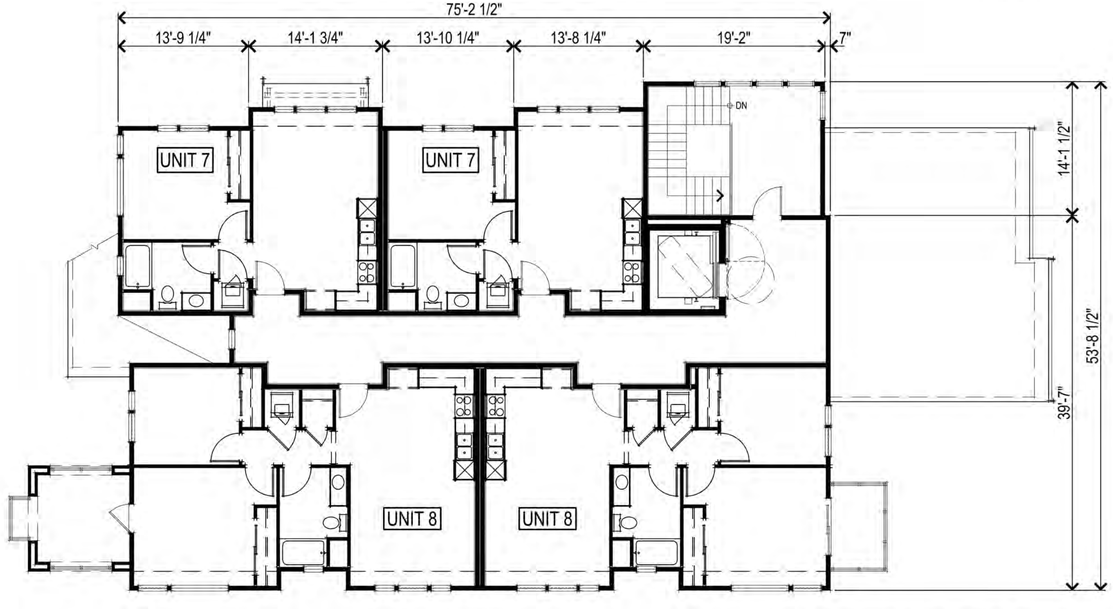


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6' 8' 16'

MIXED USE BUILDING THIRD FLOOR & ROOF PLANS

A21

THE LUMBERYARD
Morgan Hill, CA
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REAR ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

FRONT ELEVATION

0 2' 4' 6' 8' 16'

THE LUMBERYARD

Morgan Hill, CA
July 19, 2019

MIXED USE BUILDING EXTERIOR ELEVATIONS

A22

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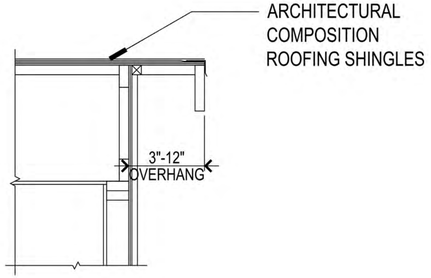
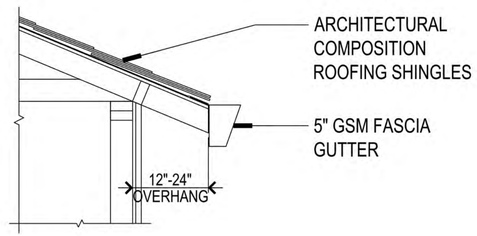
SHED ROOF ELEMENTS

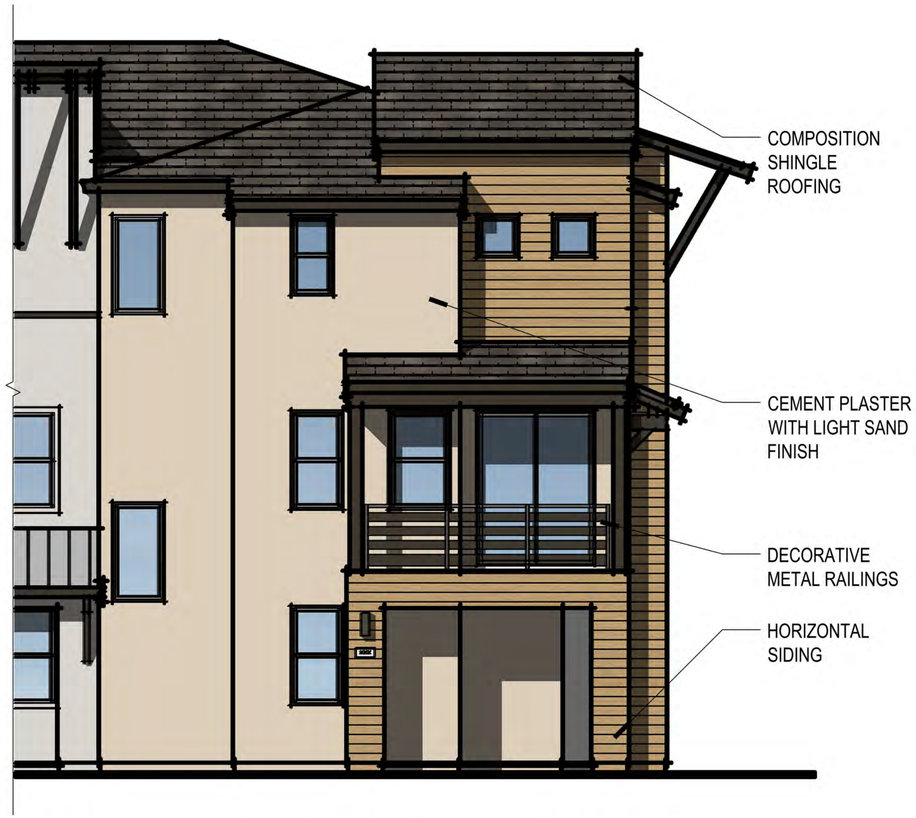
LIGHT FIXTURE



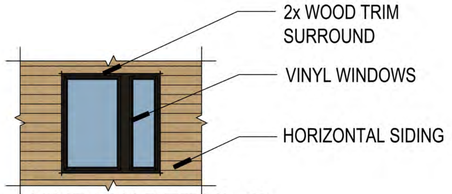
COMPOSITION SHINGLE RAKE



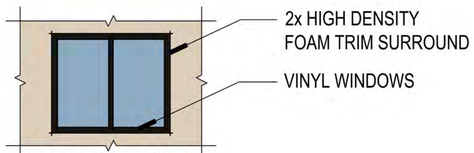
COMPOSITION SHINGLE EAVE



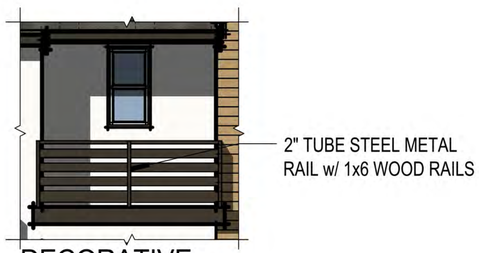
TYPICAL EXTERIOR MATERIALS



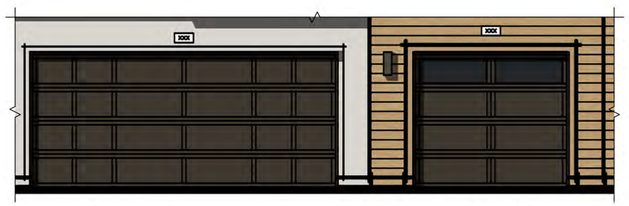
WINDOW DETAIL @ HORIZONTAL SIDING



WINDOW DETAIL @ STUCCO



DECORATIVE METAL RAIL



WAYNE DALTON
MODEL 9405 - HAMPTON

WAYNE DALTON
MODEL 9405 - WESTFIELD

GARAGE DOOR

0 1' 2' 3' 4' 8'

ARCHITECTURAL DETAILS
A23

THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

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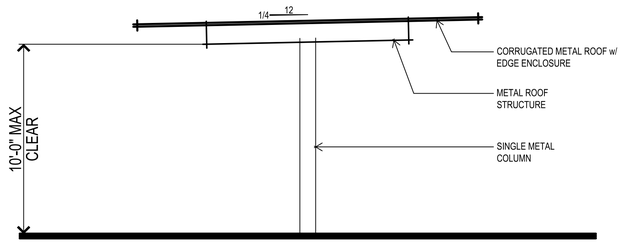
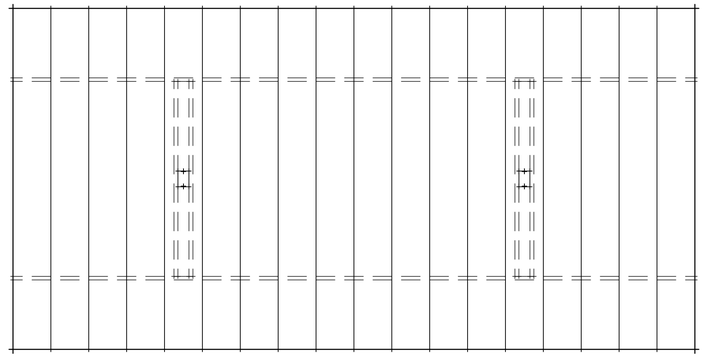
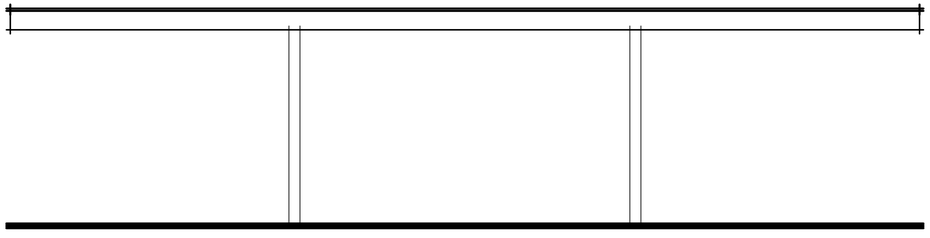


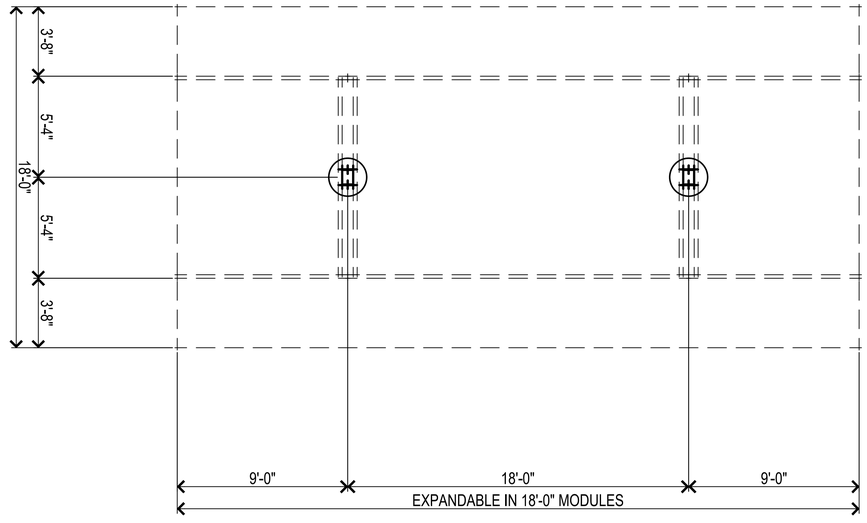
RIGHT ELEVATION



ROOF PLAN



FRONT ELEVATION



FLOOR PLAN

0 2' 4' 6' 8' 16'

TYPICAL CARPORT DETAIL

A24

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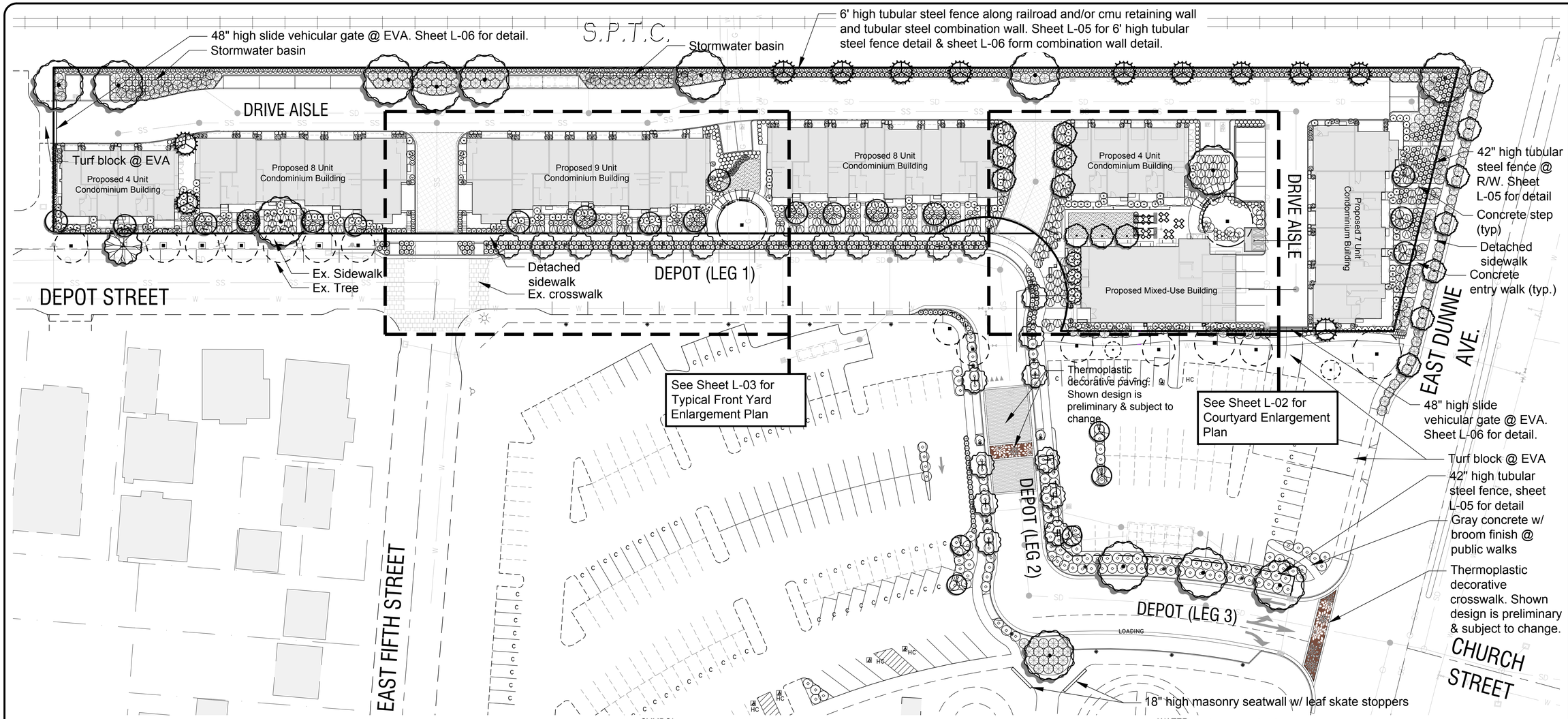

PLANTING LEGEND:

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
		TREES					
	QI	Quercus agrifolia	Coast Live Oak	36" Box	As Shown	Mitigation tree @ 2:1 replacement ratio (7 trees removed, 14 trees provided)	L
	LF	Lyonothamnus floribundus subsp. asplenifolius	Catalinia Ironwood	24" Box	As Shown	Street tree	L
	PA	Platanus x acerifolia	London Plane Tree	24" Box	As Shown	Street tree to match existing	M
	LC	Lophostemon confertus	Brisbane Box	24" Box	As Shown	Columnar tree	L
	PI	Prunus ilicifolia	Catalina Cherry	24" Box	As Shown	Columnar tree	L
	QI	Quercus ilex	Holly Oak	24" Box	As Shown	-	L
	AM	Arbutus 'Marina'	Strawberry Tree	24" Box	As Shown	-	L
	GB	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	24" Box	As Shown	-	M
	MQ	Melaleuca quinquenervia	Paperbark tree	24" Box	As Shown	-	L
	PK	Pyrus kawakamii	Evergreen Pear	24" Box	As Shown	-	M
	JC	Juniperus chinensis 'Kaizuka'	Hollywood Juniper	24" Box	As Shown	Prune in tree form	L
		Planters					
	RN	Rosa x 'Noamel'	Flower Carpet Appleblossom Groundcover Rose	1 Gal.	36" O.C.	Flowering accent shrub	L
	PS	Phormium spp.	New Zealand Flax Species	Varies	Varies	Strap leaf plant	L

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
		SHRUBS & GROUNDCOVER					
	CV	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	5 Gal.	36" O.C.	Full sun shrub	L
	RI	Rhaphiolepis indica 'Ballerina'	Indian hawthorn	5 Gal.	36" O.C.	Full and partial sun shrub	L
	RC	Rhamnus californica 'Little Sur'	Little Sur Coffeeberry	5 Gal.	42" O.C.	Full and partial sun shrub	L
	JS	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	15 Gal.	As Shown	Columnar accent	L
	LJ	Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 Gal.	36" O.C.	Large shrub	L
	DB	Dietes bicolor	Fortnight Lily	1 Gal.	30" O.C.	Strap leaf plant	L
	ND	Nandina domestica 'Harbor Dwarf'	Dwarf Heavenly Bamboo	1 Gal.	24" O.C.	Low accent shrub	L
	AE	Arctostaphylos emerald carpet	Carpet Manzanita	1 Gal.	72" O.C.	Native Groundcover	L
	SS	Salvia sonomensis	Creeping Sage	1 Gal.	72" O.C.	Native Groundcover	L
	AE	Ceanothus griseus var. horizontalis 'Yankee Point'	Yankee Point California Lilac	1 Gal.	72" O.C.	Native Groundcover	L
	RO	Rosmarinus officinalis 'Lockwood de Forest'	Prostrate Rosemary	1 Gal.	60" O.C.	Groundcover	L
	PS	Chondropetalum elephantinum	Large Cape Rush	1 Gal.	48" O.C.	Basin	L
	MC	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal.	48" O.C.	Screen	L
	CD	Carex divulsa	Berkeley Sedge	1 Gal.	24" O.C.	Bright green foliage	L
	BA	Berberis aquifolium var. repens	Creeping Barberry	1 Gal.	36" O.C.	Shade shrub	L
	FR	Festuca rubra Molate	Native Red Fescue	Plugs/Seed	-	Walkable turf alternative	L
	PJ	Jasminum polyanthum	Pink Jasmine	5 Gal.	As Shown	Trellis Vine	M
	MR	Muhlenbergia rigens	Deer Grass	1 Gal.	36" O.C.	Ornamental Grass	M

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.
5. Trees shall have at least 7' of vertical clearance between branched and sidewalk.

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. Front yard landscapes shall be designed with a contemporary aesthetic consistent with the architectural style of the homes. Storm water basins/rain gardens shall have a more organic design to contrast with the other landscape areas.

18" HIGH SEATWALL CONCEPT
(Decorative leaf skate stoppers to be included on seatwall)

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

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ARCH & SITE PLAN REVIEW/DESIGN REVIEW
PRELIMINARY LANDSCAPE PLAN
HALE LUMBER MIXED USE PROJECT
MORGAN HILL, CALIFORNIA

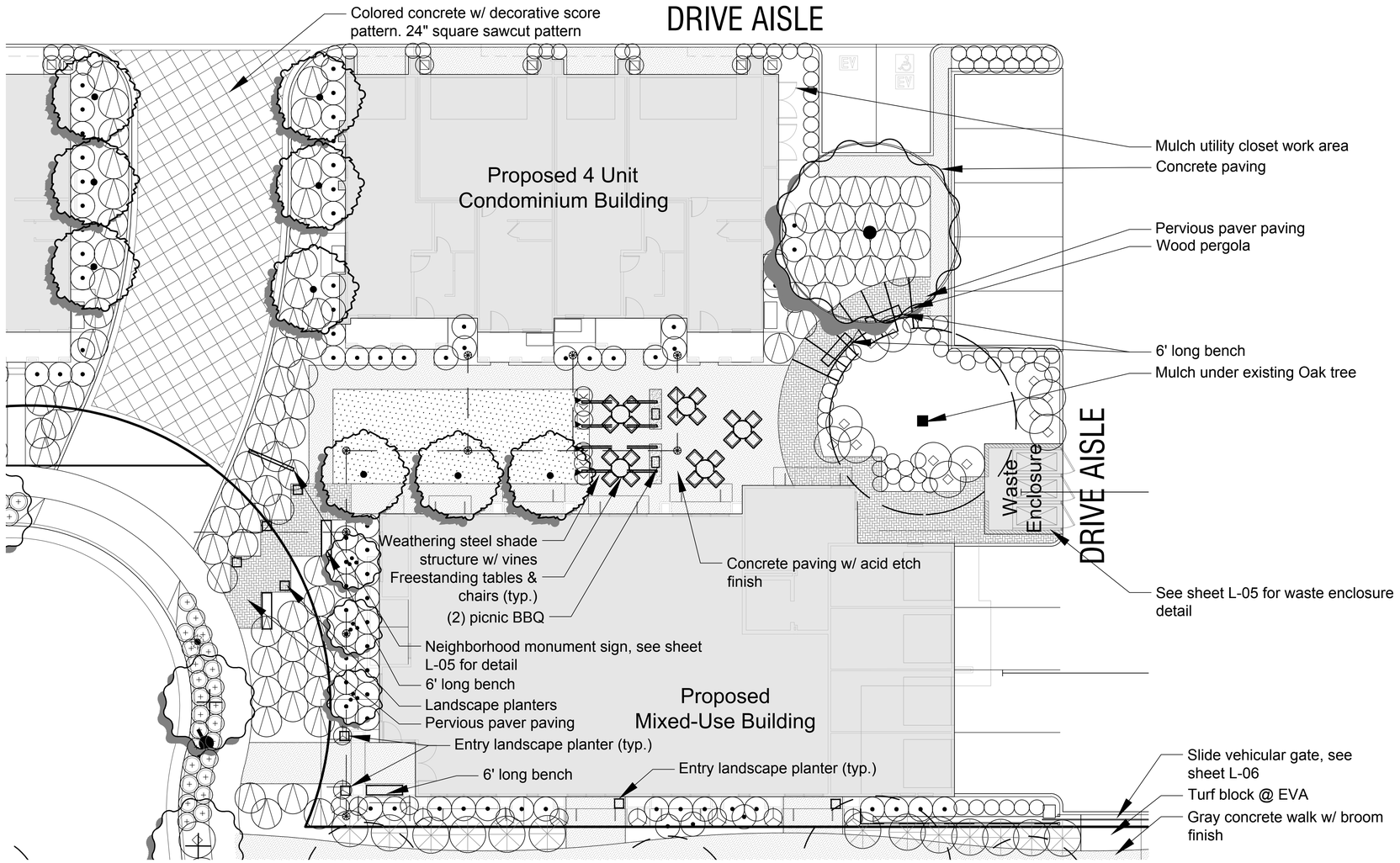
SHEET REVISIONS	BY	DATE
REVISED PER CITY DETAILED COMMENTS	JAM	7-22-19
	MK	
	CK	

SCALE: AS SHOWN
DATE: MAY 9, 2019

SHEET
L-01
OF 39 SHEETS

JOB NO.
162016-1001

FILE PATH: W:\JOBS 16\162016\DRAWINGS\PRELIM\APPLICATIONS\DESIGN REVIEW\L-01 PRELIMINARY LANDSCAPE PLAN.DWG



Courtyard Enlargement Plan

Scale 1"=10'

PLANTING NOTES:

1. See sheet L-01 for the proposed Plant Palette.

CONCEPT IMAGE NOTES:

1. Final design of shade structure and wood pergola will be based on the shown images but may very based on site specific dimensions, materials and construction method.

0 10 20 30

SCALE IN FEET: 1"= 10'

DECORATIVE VEHICULAR ENTRY CONCRETE COLOR
Model: Chromix
Manufacture: LM Scofield
Color: 5234 Summer Beige

PEDESTRIAN WALK & COURTYARD CONCRETE COLOR
Model: Chromix
Manufacture: LM Scofield
Color: 1266 Cool Gray

PERMEABLE PAVER
Model: Aqua Roc Classic
Manufacture: Belgard
Color: Victorian

BENCH
Model: Bench 186
Manufacture: Dumor
Color: Blue

TABLE & CHARIS
Model: Table 484 & Chair 483
Manufacture: Dumor
Color: Blue

BBQ
Model: Grill 21
Manufacture: Dumor
Color: Black

WEATHERING STEEL SHADE STRUCTURE CONCEPT IMAGE

CONCRETE JOINT AND TEXTURE DETAIL

LANDSCAPE PLANTER CONCEPTS
Model: TBD

WOOD PERGOLA CONCEPT IMAGE

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ARCH & SITE PLAN REVIEW/DESIGN REVIEW
LANDSCAPE ENLARGEMENT PLAN 1
HALE LUMBER MIXED USE PROJECT
MORGAN HILL, CALIFORNIA

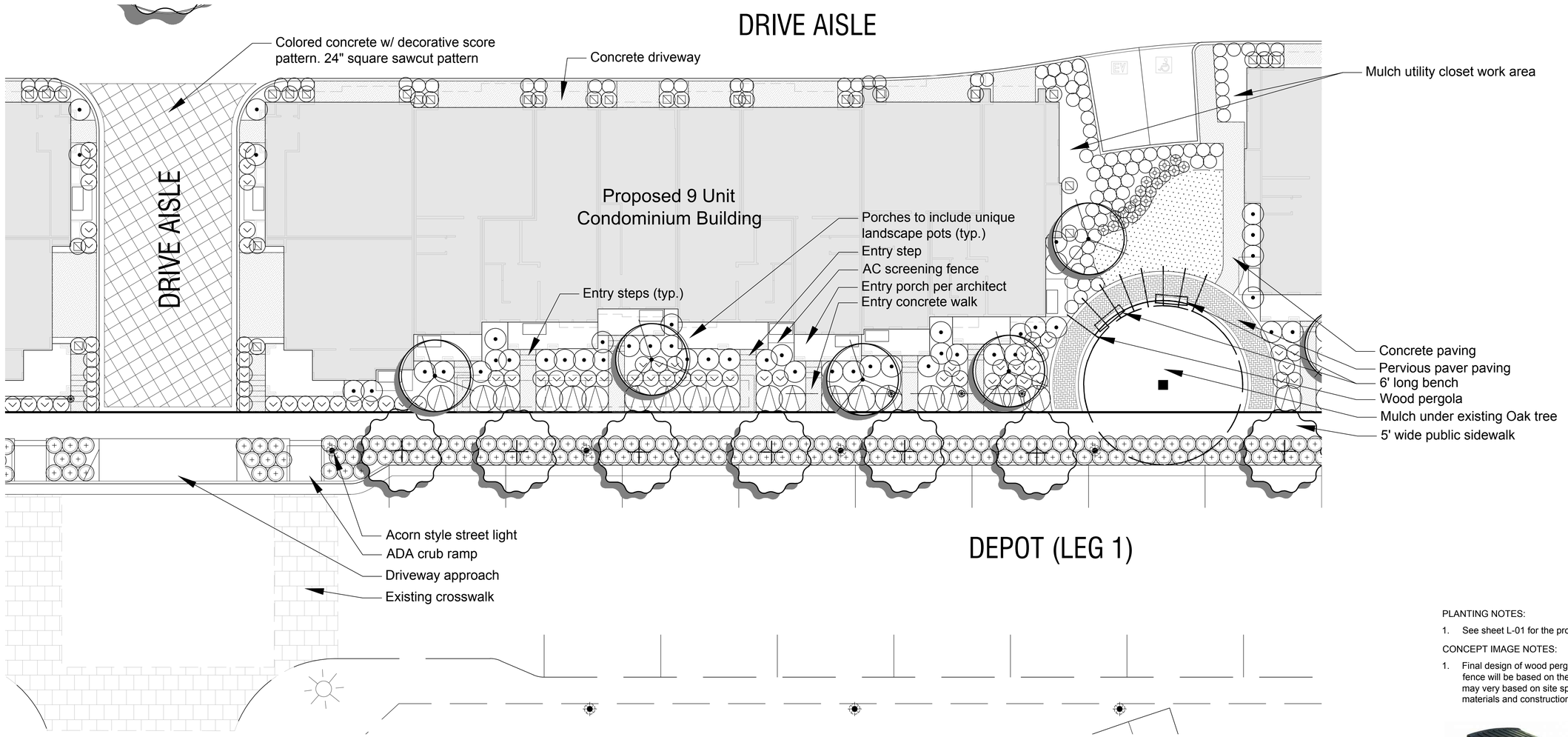
SCALE	DATE
AS SHOWN	MAY 9, 2019

DATE	BY	CK	SHEET REVISIONS
7-22-19	JAM	MK	REVISED PER CITY DETAILED COMMENTS

SHEET
L-02
OF 39 SHEETS

JOB NO.
162016-1001

FILE PATH: W:\JOBS 16\162016\DRAWINGS\PRELIM\APPLICATIONS\DESIGN REVIEW\L-02 LANDSCAPE ENLARGEMENT PLAN.DWG



Typical Front Yard Enlargement Plan
Scale 1"=10'

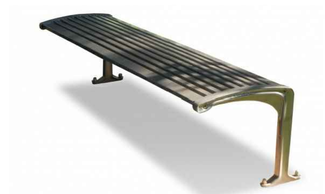
0 10 20 30
SCALE IN FEET: 1"= 10'

PLANTING NOTES:

1. See sheet L-01 for the proposed Plant Palette.

CONCEPT IMAGE NOTES:

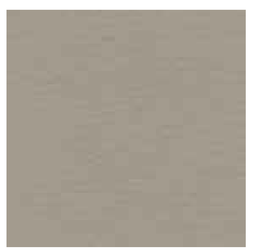
1. Final design of wood pergola and screening fence will be based on the shown image but may very based on site specific dimensions, materials and construction method.



BENCH
Model: Bench 186
Manufacture: Dumor
Color: Blue

CONCRETE JOINT AND TEXTURE DETAIL

DECORATIVE VEHICULAR ENTRY CONCRETE COLOR
Model: Chromix
Manufacture: LM Scofield
Color: 5234 Summer Beige



PEDESTRIAN WALK & COURTYARD CONCRETE COLOR
Model: Chromix
Manufacture: LM Scofield
Color: 1266 Cool Gray

PERMEABLE PAVER
Model: Aqua Roc Classic
Manufacture: Belgard
Color: Victorian

AC UNIT SCREENING FENCE

WOOD PERGOLA CONCEPT IMAGE

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ARCH & SITE PLAN REVIEW/DESIGN REVIEW
LANDSCAPE ENLARGEMENT PLAN 2
HALE LUMBER MIXED USED PROJECT
MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
DATE: MAY 9, 2019

DATE	BY	SHEET REVISIONS
7-22-19	MK JAM	REVISED PER CITY DETAILED COMMENTS

SHEET
L-03
OF 39 SHEETS

JOB NO.
162016-1001

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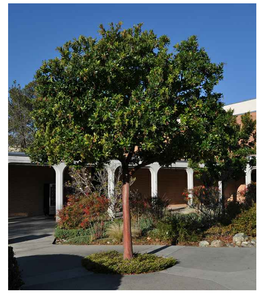
Quercus agrifolia

Platanus x acerifolia

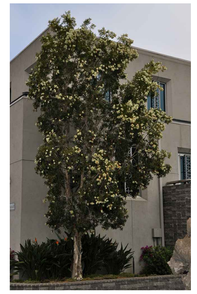
Lophostemon confertus

Prunus ilicifolia

Quercus ilex


Arbutus 'Marina'

Ginkgo biloba 'Princeton Sentry'


Melaleuca quinquenervia

Lyonothamnus floribundus subsp. asplenifolius

Pyrus kawakamii

Juniperus chinensis 'Kaizuka'

Callistemon viminalis 'Little John'

Rhaphiolepis indica 'Ballerina'

Juniperus scopulorum 'Skyrocket'

Ligustrum japonicum 'Texanum'

Dietes bicolor

Nandina domestica 'Harbor Dwarf'

arctostaphylos 'emerald carpet'

Rosmarinus officinalis 'Lockwood de Forest'

Rosa x 'Noamel'

Phormium spp.

Rhamnus californica 'Little Sur'

Carex divulsa

Berberis aquifolium var. repens

Festuca rubra Molate

Jasminum polyanthum

Salvia sonomensis

Ceanothus griseus var. horizontalis 'Yankee Point'

Chondropetalum elephantinum

Myrtus communis 'compacta'

Muhlenbergia rigens

Preliminary Landscape Water Use Calculations

Project Information

Total square footage of Landscape Area (including Special Landscape Area) **LA=** 32,280

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 = 544,870 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 Drip

Plant Factor **PF=** 0.4

square footage of hydrozone **HA=** 32,280 *(SLA=0)*

hydrozone irrigation efficiency **IE=** 0.81

#1 ETWU = 489,221 gallons / yr

Total ETWU = 489,221 gallons / yr

MAWA - ETWU = 55,649 gallons / yr

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

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ARCH & SITE PLAN REVIEW/DESIGN REVIEW
LANDSCAPE IMAGERY
HALE LUMBER MIXED USE PROJECT
MORGAN HILL, CALIFORNIA

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L-04
OF 39 SHEETS

JOB NO.
162016-1001

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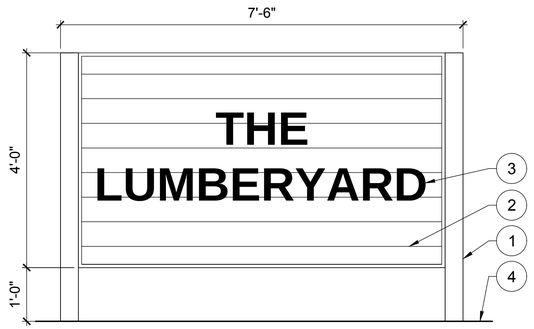
LEGEND

1. 4" SQ. x 16 GA TUB. STEEL POST
2. RECLAIMED WOOD SIGN
3. "THE LUMBERYARD" CUT STEEL LETTERS MOUNTED TO RECLAIMED WOOD SIGN
4. FINISHED GRADE



A PRELIMINARY ENTRY MONUMENT SIGN DETAIL ELEVATION

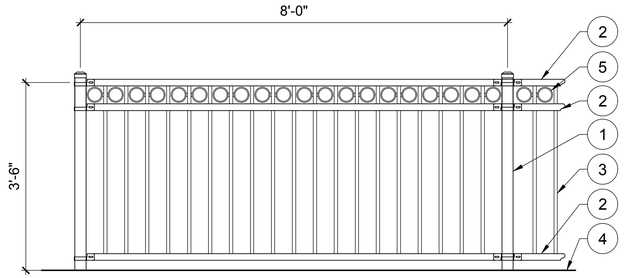
SCALE: 3/4" = 1'-0"

LEGEND

1. 2.5" SQ. x 16 GA TUB. STEEL POST AT ±8'-0" O.C.
2. 1-1/2" SQ TUB. STEEL HORIZONTAL RAIL.
3. 3/4" SQ X 18 GA STEEL VERTICAL PICKET @ 4" O.C. MAX.
4. FINISH GRADE.
5. STEEL CIRCLE ADORNMENT

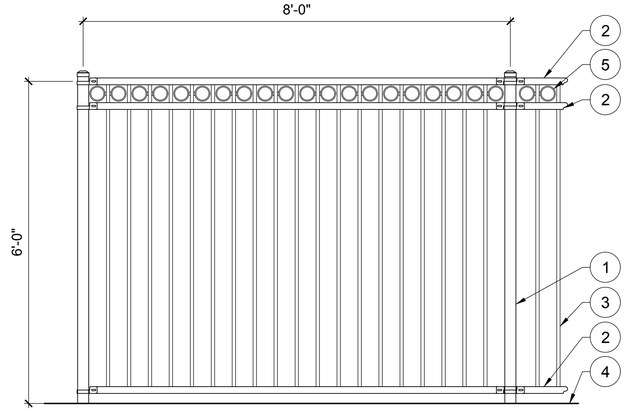
NOTES

A. FENCE SHALL BE COLOR BLACK.



B PRELIMINARY 42" HIGH TUBULAR STEEL FENCE DETAIL ELEVATION

SCALE: 3/4" = 1'-0"



LEGEND

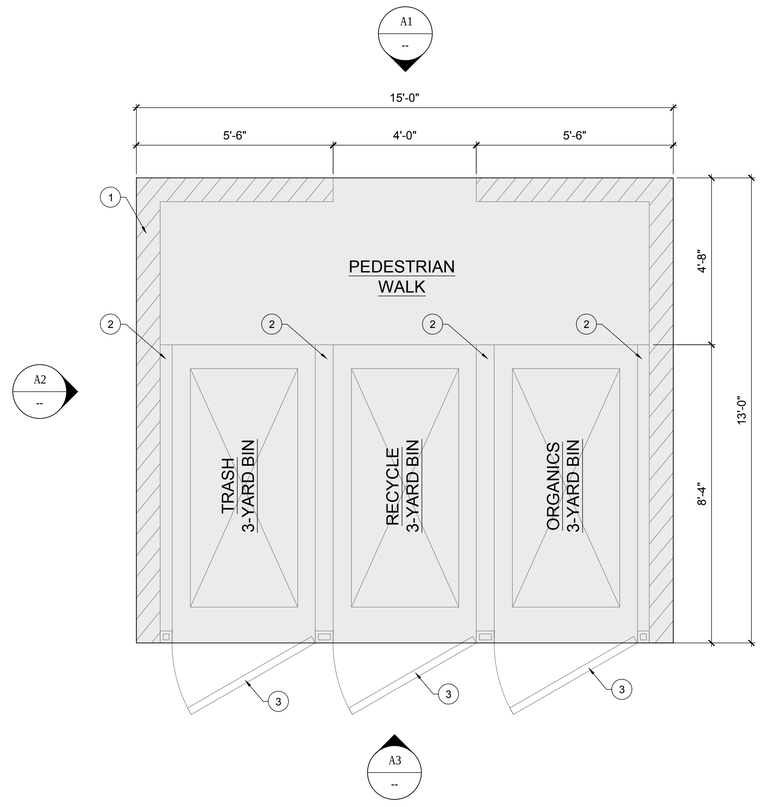
1. 2.5" SQ. x 16 GA TUB. STEEL POST AT ±8'-0" O.C.
2. 1-1/2" SQ TUB. STEEL HORIZONTAL RAIL.
3. 3/4" SQ X 18 GA STEEL VERTICAL PICKET @ 4" O.C. MAX.
4. FINISH GRADE.
5. STEEL CIRCLE ADORNMENT

NOTES

A. FENCE SHALL BE COLOR BRONZE.

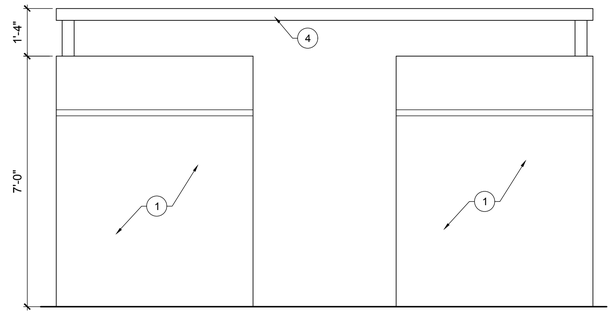
C PRELIMINARY 6' HIGH TUBULAR STEEL FENCE DETAIL ELEVATION

SCALE: 3/4" = 1'-0"

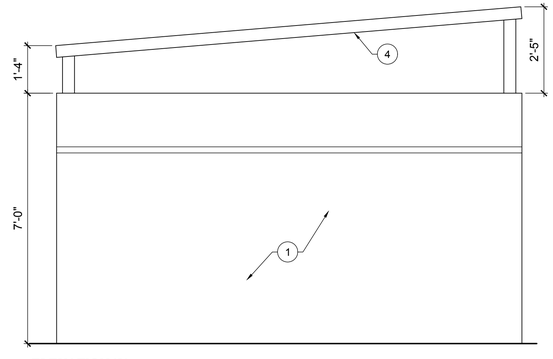


D PRELIMINARY WASTE ENCLOSURE DETAIL ELEVATION

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



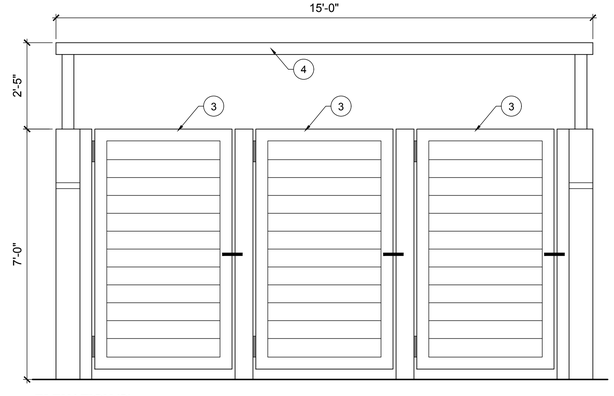
ELEVATION '1'



ELEVATION '2'

LEGEND

1. CMU BLOCK WALL WITH STUCCO FINISH. STUCCO COLOR AND FINISH TO MATCH BUILDINGS MAIN BODY COLOR.
2. RAISED CONCRETE CURB.
3. SOLID STEEL GATE. COLOR TO MATCH BUILDING EAVE COLOR.
4. CORRUGATED STEEL ROOF TO MATCH BUILDING.



ELEVATION '3'

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ARCH & SITE PLAN REVIEW/DESIGN REVIEW

LANDSCAPE DETAILS

HALE LUMBER MIXED USE PROJECT

MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	MAY 9 2019

DATE	BY	CK	SHEET REVISIONS
7-22-19	JAM	MK	REVISED PER CITY DETAILED COMMENTS

SHEET

L-05

OF 39 SHEETS

JOB NO.
162016-1001

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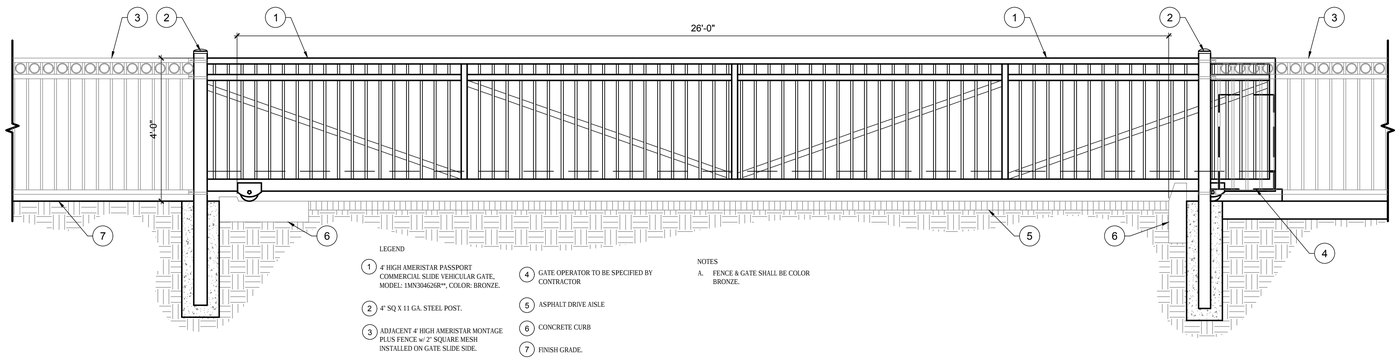


LEGEND

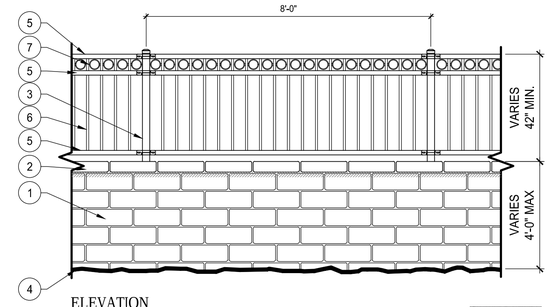
1. 4' HIGH AMERISTAR PASSPORT COMMERCIAL SLIDE VEHICULAR GATE, MODEL: 1MN3046260**, COLOR: BRONZE.
2. 4" SQ X 11 GA. STEEL POST.
3. ADJACENT 4' HIGH AMERISTAR MONTAGE PLUS FENCE w/ 2" SQUARE MESH INSTALLED ON GATE SLIDE SIDE.
4. GATE OPERATOR TO BE SPECIFIED BY CONTRACTOR
5. ASPHALT DRIVE AISLE
6. CONCRETE CURB
7. FINISH GRADE.

NOTES

A. FENCE & GATE SHALL BE COLOR BRONZE.

A PRELIMINARY 48" HIGH TUBULAR STEEL SLIDE VEHICULAR GATE DETAIL ELEVATION

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



ELEVATION

CMU TEXTURE & COLOR (TAN)

LEGEND

1. 8x8x16 SPLIT FACE CMU WALL. COLOR TO BE TAN. TOP OF WALL TO BE 6" ABOVE FINISH GRADE ON PUBLIC STREET SIDE OF WALL.
2. 8x2x16 PRECISION CMU CAP. COLOR TO BE TAN
3. 2.5" SQ. x 16 GA TUB. STEEL POST AT ±8'-0" O.C.
4. FINISH GRADE FROM PROJECT SIDE
5. 1-1/2" SQ TUB. STEEL HORIZONTAL RAIL.
6. 3/4" SQ X 18 GA STEEL VERTICAL PICKET @ 4" O.C. MAX.
7. STEEL CIRCLE ADORNMENT

B RETAINING WALL AND TUBULAR STEEL FENCE COMBO @ DUNNE & RAILROAD

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

C NOT USED

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

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ARCH & SITE PLAN REVIEW/DESIGN REVIEW

LANDSCAPE DETAILS

HALE LUMBER MIXED USE PROJECT

MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN

DATE: MAY 9, 2019

DATE	MK	SHEET REVISIONS	BY	CK
7-22-19	JAM	REVISED PER CITY DETAILED COMMENTS	-	-

SHEET

L-06

OF 39 SHEETS

JOB NO. 162016-1001

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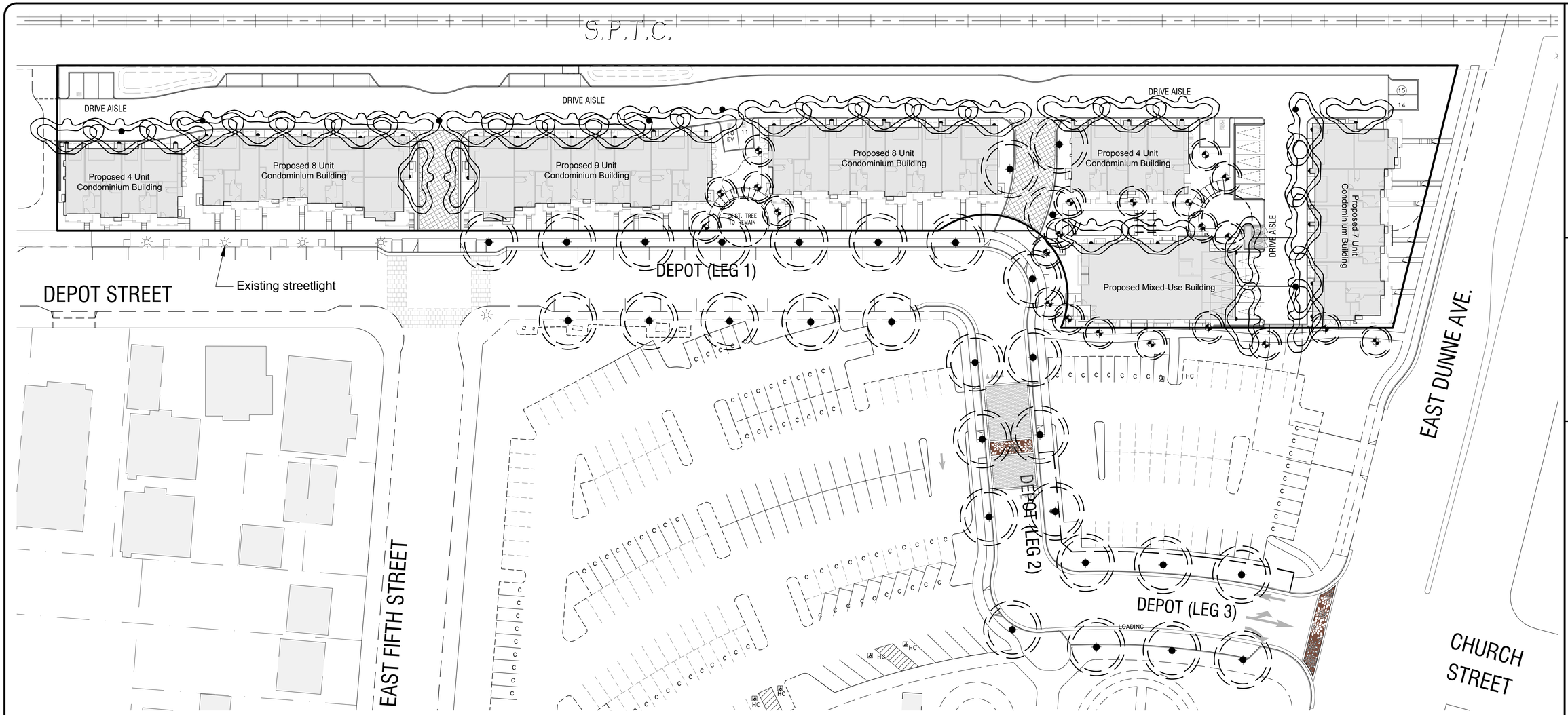

LIGHTING LEGEND

SYMBOL	LABEL	DESCRIPTION
1.5 FC / 1 FC	Sternberg Rialta Bollard Light	48" High lighted bollard
1.5 FC / 1 FC	Sternberg Acorn Light. Type & color to match existing Depot Street lights	12' High post light
1.5 FC / 1 FC	Sternberg Solana WM Sconce	Wall Sconce

Bollard Light
Specification/Label: Rialta bollard
Manufacturer: Sternberg Lighting
Color: Bronze Textured

Sconce Light
Specification/Label: Solana WM Sconce
Manufacturer: Sternberg Lighting
Color: Bronze Textured

NOTES:
1. FC = Foot candles
2. Alternative foot candle plots may be used as determined by an engineer.

GENERAL NOTES:
1. The plan shows proposed landscape lighting only. Final location, light standard specification, and foot candle plot shall be determined by photometric plan and manufacturers recommendations. Gaps between foot candle radii assume building, street, and ambient light will meet minimum the minimum number of foot candles, to be verified by photometric plan.
2. The final location of all landscape, street, and building lights shall be determined by a photometric plan provided by an engineer.
3. Pedestrian walkways shall be illuminated with a minimum of one (1) foot candle.
4. Common areas and parks shall be illuminated with a minimum of one and a half (1.5) foot candles.

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

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ARCH & SITE PLAN REVIEW/DESIGN REVIEW
PRELIMINARY LIGHTING PLAN
HALE LUMBER MIXED USE PROJECT
MORGAN HILL, CALIFORNIA

DATE	BY	CK
7-22-19	JAM	MK

SHEET REVISIONS
REVISED PER CITY DETAILED COMMENTS

SCALE: AS SHOWN
DATE: MAY 9, 2019

SHEET
L-07
OF 39 SHEETS

JOB NO.
162016-1001

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