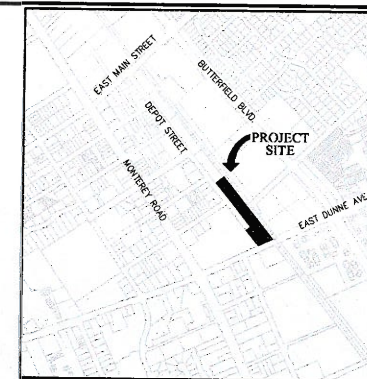


DESIGN REVIEW PERMIT THE LUMBER YARD (HALE LUMBER)

MORGAN HILL, SANTA CLARA COUNTY, CALIFORNIA



VICINITY MAP

SHEET INDEX

- C-01 TITLE PAGE
- C-02 EXISTING CONDITIONS
- C-03 SITE PLAN
- C-04 SITE PLAN DETAILS
- C-05 PRELIMINARY GRADING PLAN
- C-06 PRELIMINARY UTILITY PLAN
- C-07 SECTIONS
- C-08 PRELIMINARY STORMWATER PLAN
- AI-A24 ARCHITECTURAL FOOTPRINTS, ELEVATIONS & DETAILS
- LH-L7 LANDSCAPE ARCHITECTURE

CITY OF MORGAN HILL PLAN APPROVED

THIS PLAN WAS APPROVED BY
THE PLANNING DIVISION

ON 9/10/19

SR2019-0003

FILE NUMBER

Talita
PLANNING OFFICIAL

CONTACT INFORMATION

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1999 SOUTH BASCOM AVENUE, SUITE 700
CAMPBELL, CA 95008
CONTACT: PAUL LATALA
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ARCHITECT:
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BRENTWOOD, CA 94513
CONTACT: JENNIFER MASTRO
(925) 634-7000, JMASTRO@SDGARCHITECTS.COM

CIVIL ENGINEER, PLANNER & LANDSCAPE ARCH:
RUGGERI-JENSEN-AZAR
8055 CAMINO ARROYO
GILROY, CA 95020
ENGINEER: JIM SCHUL (USC#00000000)
PLANNER: JOHN MONTE (JMONTE@RJA-GPS.COM)
(408) 846-0300

CITY OF MORGAN HILL PLAN APPROVED

THIS PLAN WAS APPROVED BY
THE City Council

ON 10/2/19

SR2019-0003

FILE NUMBER

Talita
PLANNING OFFICIAL

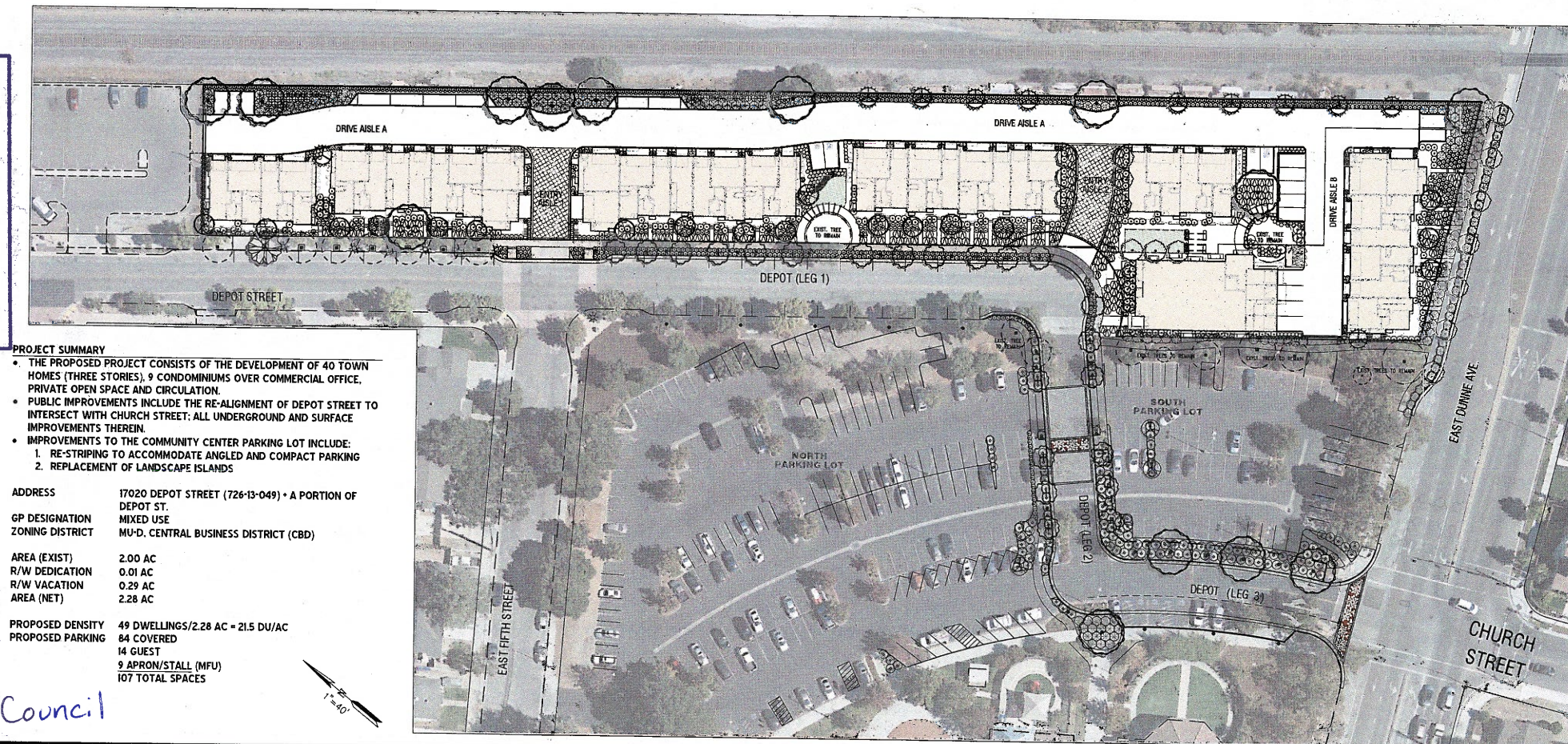
PROJECT SUMMARY

- 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:
 - RE-STRIPING TO ACCOMMODATE ANGLED AND COMPACT PARKING
 - REPLACEMENT OF LANDSCAPE ISLANDS

ADDRESS 17020 DEPOT STREET (726-13-049) • A PORTION OF
GP DESIGNATION DEPOT ST.
ZONING DISTRICT MIXED USE
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



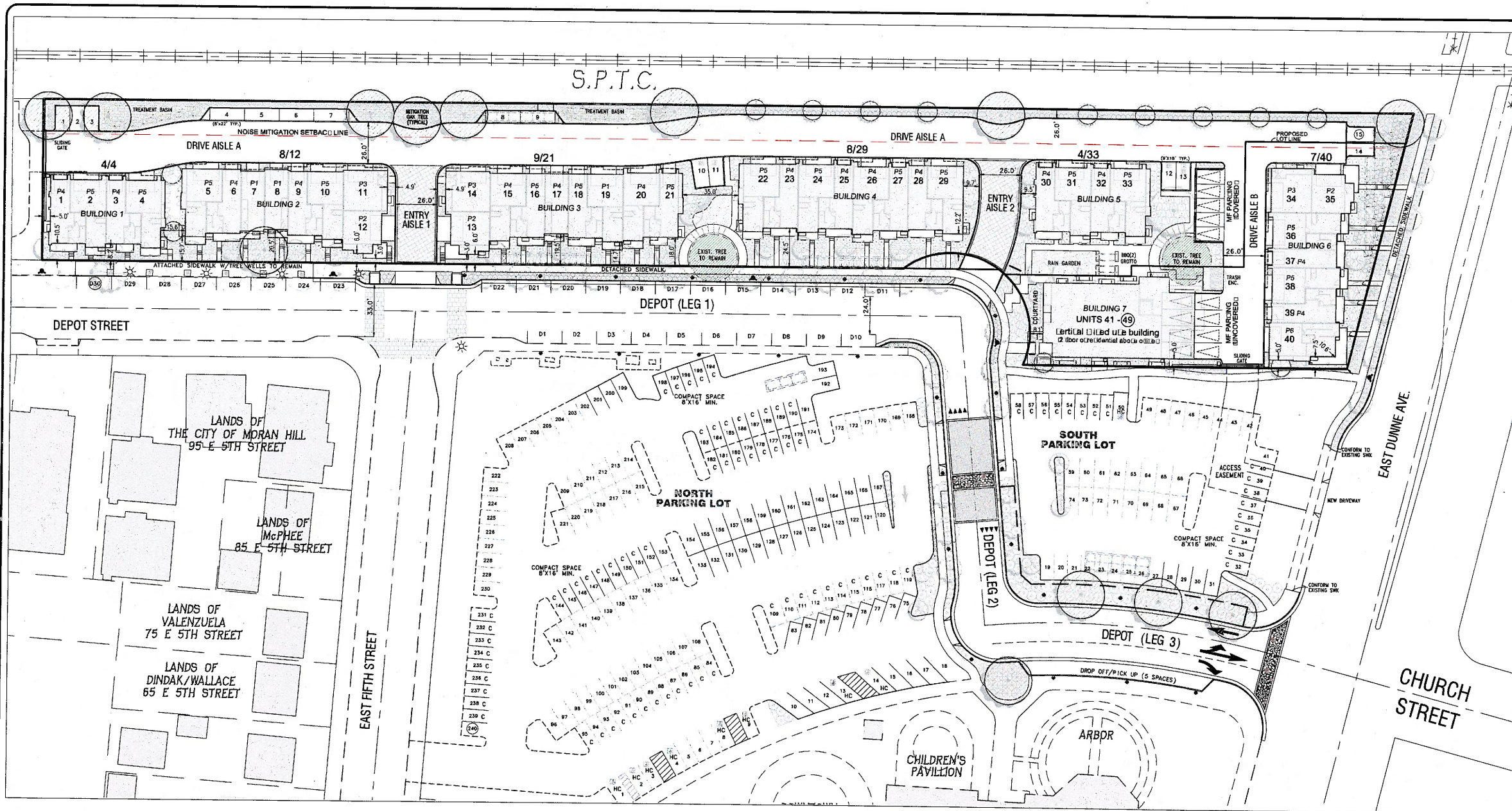
ARCH & SITE PLAN REVIEW/DESIGN REVIEW
TITLE SHEET
HALE LUMBER MIXED USE PROJECT
MORGAN HILL, CALIFORNIA

DATE	BY	SCALE	REVISIONS	DATE
7/2/19	JAL	AS SHOWN	REVISED PER CITY DATED COMMENTS	

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

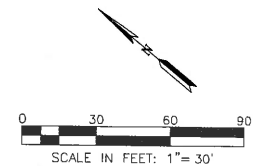
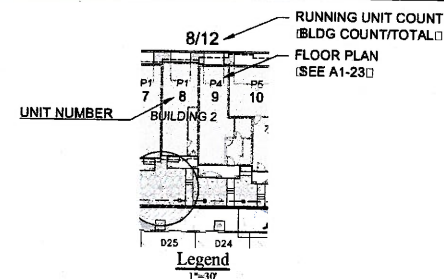
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • ARCHITECTS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 846-0300 FAX: (408) 846-0302

Latala
1999 S. Bascom Avenue, Suite 700
Campbell, CA 95008
www.latalahomes.com



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	



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

DATE	BY	CHK	SCALE	AS SHOWN	DATE
7-23-19	JAK				MAY 1, 2019

SHEET
C-03
OF 39 SHEETS
JOB NO.
162016-1001

EAST DUNNE AVE.

— FRONT YARD FENCE AND ENTRY GATES [STEPS TO UNIT ENTRANCE VARIES]

Diagram illustrating the layout of a mobile home unit, showing various storage areas and vehicle placement:

- DISTANCE BETWEEN APRONS Varies FOR 2-3 CANS** (Indicated by a dimension line across the top).
- DRIVEWAY APRON, TYP.** (Indicated by a dimension line across the top).
- 4'x20" BIN STORAGE** (Two locations, one on the left and one on the right).
- 3'x8' BIN STORAGE** (Two locations, one in the center and one on the right).
- STORAGE SPACE FOR 3 BINS VARIES BY FLOOR PLAN** (Indicated by a dimension line on the right).
- FRONT PORCH, TYP. (AREA VARIES BY FLOOR PLAN)** (Indicated by a dimension line at the bottom).

36" BOX OAD TREE, TYP.
[MITIGATION TREE]

ELECTRIC VEHICLE CHARGING SPACE, TYP.
[SPACES 1,10,12,13]

SLIDING GATE CONNECTION TO DEPOT PARKING LOT

DRIVEWAY APRON, TYP.

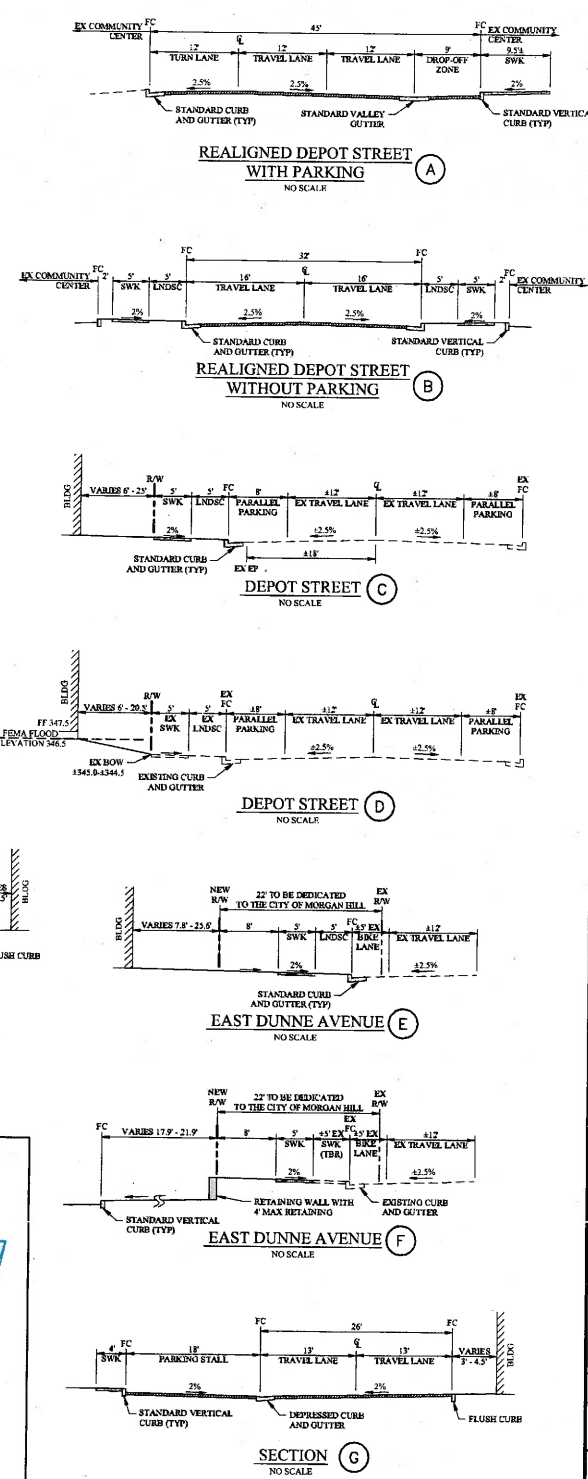
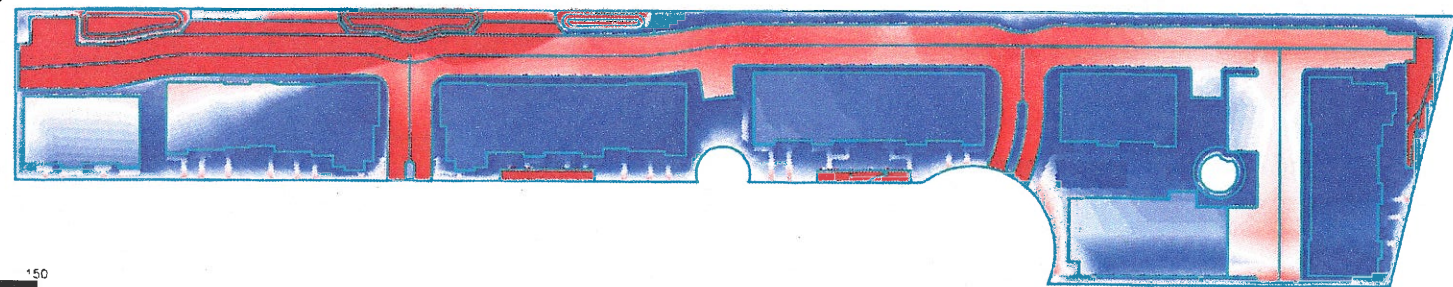
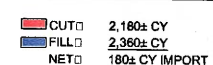
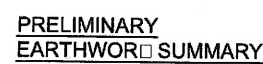
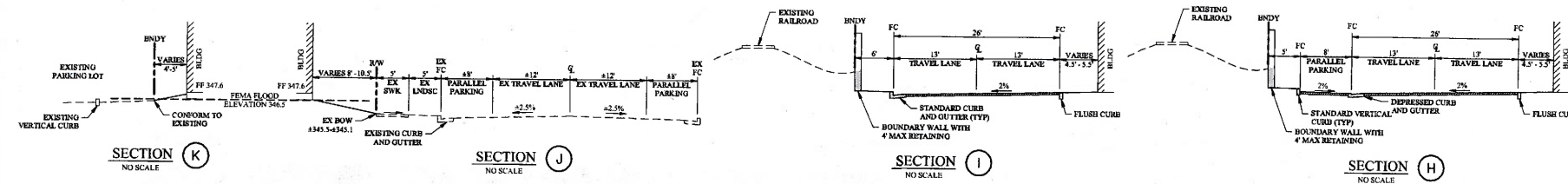
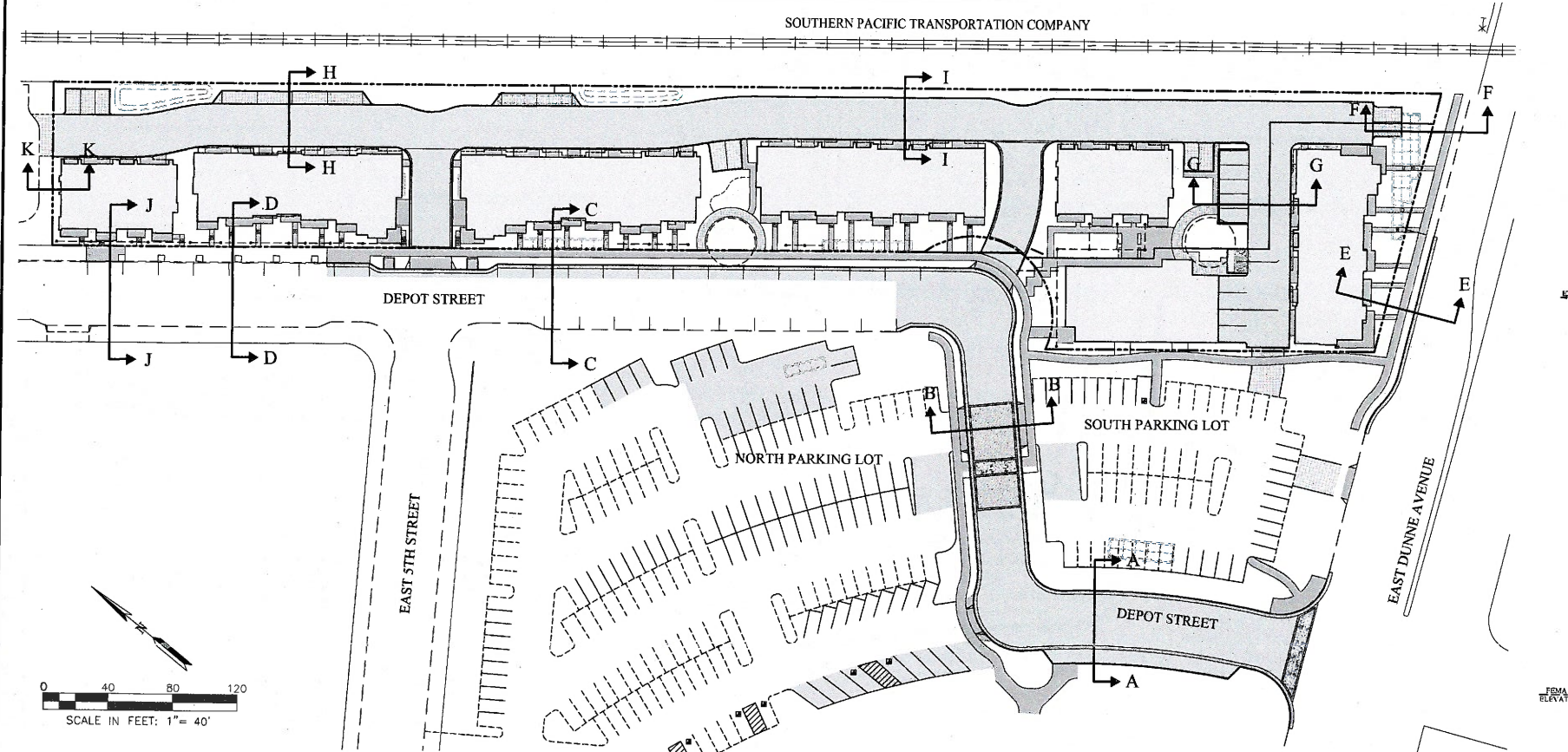
CARPORT FOR 1-BDR CONDOMINIUM FLATS

EXISTING OAK TREE TO BE PRESERVED IN PLACE

THREE-BIN TRASH ENCLOSURE FOR MIXED USE BUILDING ONLY (SEE LSA PLANS FOR DETAILS)

APRON SPACE FOR 2-BDR CONDO FLATS

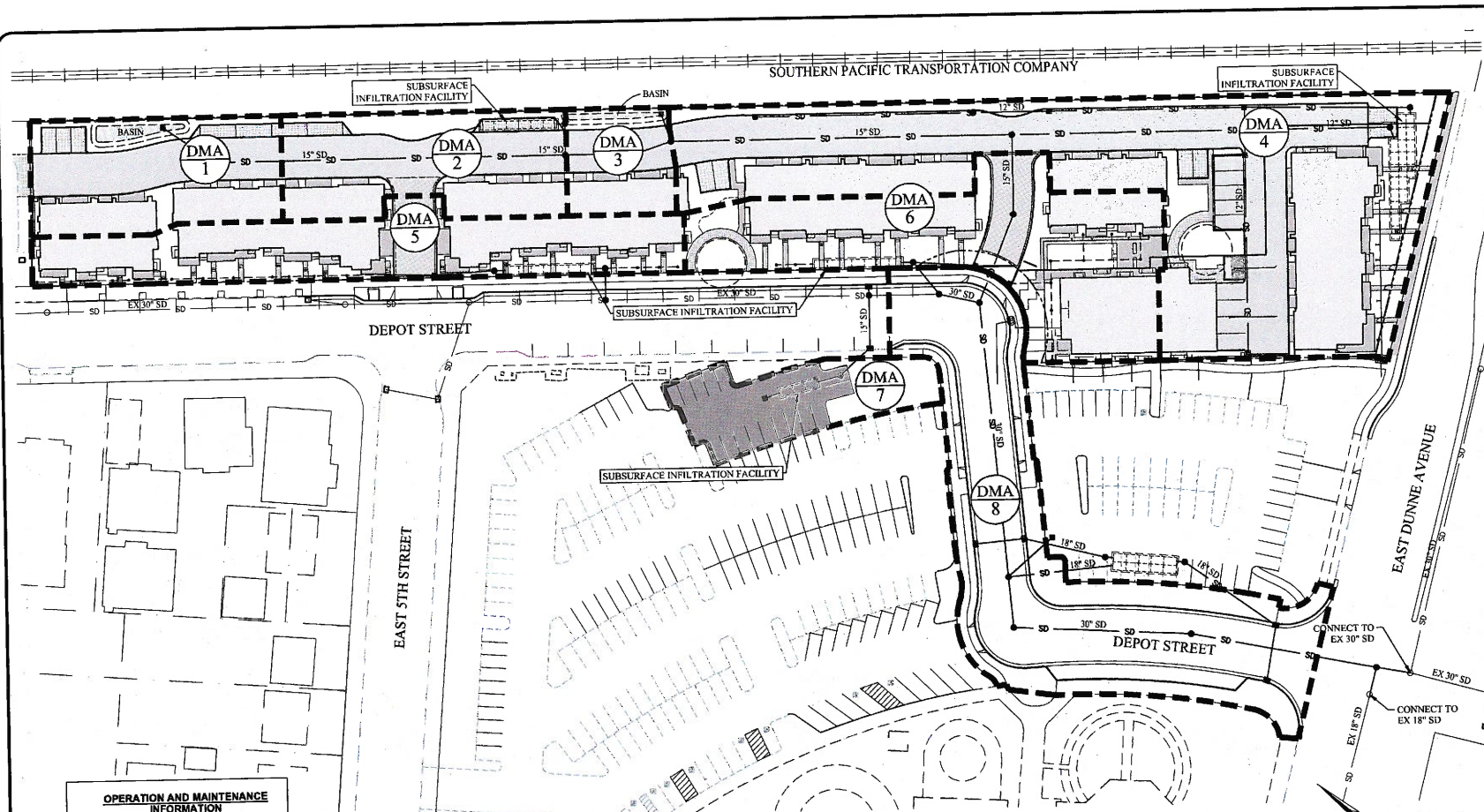
Architectural plan of the pedestrian crossing area. The plan shows a rectangular area divided into three sections. The top and bottom sections are paved with cobblestones, indicated by the label "COBBLESTONES" and leader lines. The middle section is a decorative thermoplastic pattern, indicated by the label "PEDESTRIAN CROSSING - THERMOPLASTIC PATTERN TO BE DETERMINED" and a leader line. The area is bordered by a 42" high tubular steel fencing, indicated by the label "42" HIGH TUBULAR STEEL FENCING" and a leader line. The plan also shows the surrounding sidewalk, street, and landscaping elements like trees and a building.



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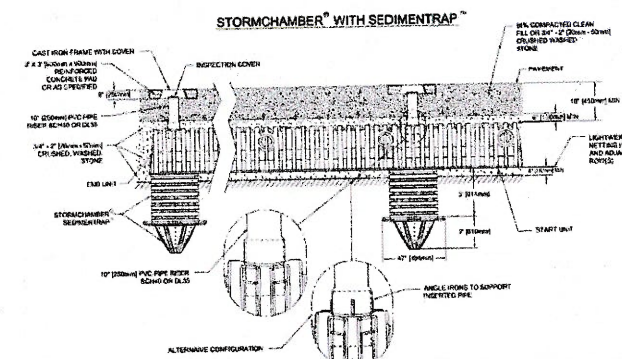
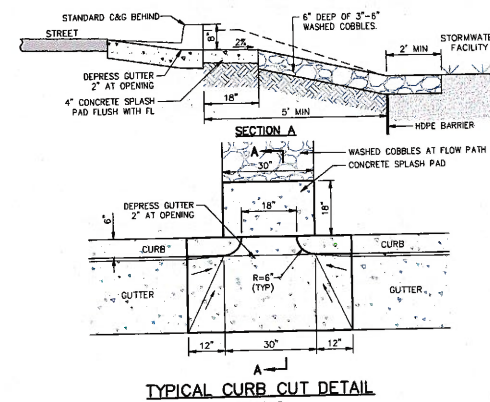
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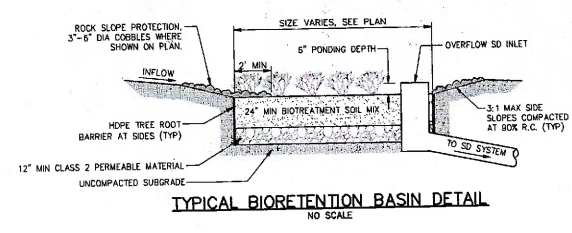
OPERATION AND MAINTENANCE INFORMATION

I. PROPERTY INFORMATION:
L.A. PROPERTY ADDRESS:
12001 DEPOT STREET
MORGAN HILL, CA
L.S. PROPERTY OWNER:
LATALA HOMES
L.S. PHONE NUMBER OF CONTACT:
(650) 918-9200
E.C. EMAIL:
EAL@LATALAHOMES.COM
L.D. ADDRESS:
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CAMPBELL, CA 95008

II. RESPONSIBLE PARTY FOR MAINTENANCE:
L.A. CONTACT:
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L.S. PHONE NUMBER OF CONTACT:
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L.D. ADDRESS:
1000 SOUTH BANCROFT AVENUE, SUITE 200
CAMPBELL, CA 95008



TYPICAL SUBSURFACE INFILTRATION FACILITY DETAIL



LEGEND

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

- STORM WATER MANAGEMENT NOTES:**
- THE PROJECT IS LOCATED IN THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD (CCRWQCB) 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.
 - THIS STORM WATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN AND SITE SPECIFIC INFILTRATION TESTING.
 - BIOTRETENTION FACILITIES WERE SIZED USING THE "ROUTING METHOD", IDENTIFIED IN SECTION 3 OF THE CITY'S STORMWATER MANAGEMENT GUIDANCE MANUAL.
 - 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.
 - THE PROJECT COMMITS TO NOT EXCEED PRE-PROJECT PEAK FLOWS FOR THE 2-YEAR THROUGH 25-YEAR STORM EVENTS. THE PROPOSED BIOTRETENTION 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 ft ²	Total drainage management area
Existing Impervious Area =	40,870 ft ²	30%
Existing Permeable Impervious Area =	0 ft ²	0%
Dr Impervious Area to Remain =	0 ft ²	Total existing impervious surface to remain
Replaced Impervious Area =	40,870 ft ²	Total existing impervious surface to be replaced as part of project
New Impervious Area =	59,220 ft ²	Total new impervious surface to be installed as part of project
Total Impervious Area =	100,090 ft ²	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 95% storm event.
No. 3 = Prevent surface discharge from events up to the 95% 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 ₂ =	1.10 in	24-hr rainfall depth
P ₁₀ =	1.75 in	24-hr rainfall depth

Soil Type Design Information

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

95% Rainfall Depth Runoff Retention Volume

DMA	Impervious Surface (SF)		Permeable Surface (SF)		Runoff Retention Volume Calculation		95% Volume (ft ³)	95% Volume (ft ³)
	Total Area (SF)	Replaced Impervious Surface (SF)	Landscaped/Grass (SF)	Permeable Paving (SF)	Impervious Area Credit (ft ³)	Drainage Area (ft ³)		
1	10,550	7,620	0	2,095	875	2,970	0.51	780
2	10,980	8,550	0	1,080	790	2,410	0.58	921
3	4,300	3,500	350	800	0	800	0.62	371
4	41,520	30,960	13,200	9,420	1,540	10,960	0.60	35,200
5	14,470	10,810	1,000	3,630	0	3,630	0.52	2,780
6	19,430	12,090	4,090	7,000	380	7,380	0.52	17,385
7	6,570	4,380	0	2,190	0	2,190	0.62	1,077
8	27,190	22,720	22,710	4,870	0	4,870	0.62	1,454
Total	135,650	100,090	40,870	34,235	3,525	35,560	0.53	9,733

Storm Water Summary

Storm Description	Volume (ft ³)	Surface Ponding Depth (ft)	BSM Depth (ft)	Gravel Layer Depth (ft)
Bioretention	370	6	20	12
Storm Chambers	290	n/a	n/a	n/a
Bioretention	100	6	24	12
Storm Chambers	100	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
Storm Chambers	3,267	n/a	n/a	n/a

Storm Peak Flow Results

Return Period	Existing Q ₁₀₀ (cfs)	Developed Q ₁₀₀ (cfs)
2-year	0.42	0.15
10-year	1.56	0.79
25-year	2.09	1.56

Governing Equations:

$V_{95} = \frac{C \cdot A \cdot P_{95}}{3600}$

$V_{95} = 95\% \text{ Rainfall Depth Runoff Retention Volume}$

$C = 0.058 \cdot I^{0.781} + 0.774 + 0.04$

$P_{95} = 1.75 \text{ 24-hr 95\% percentile rainfall}$

$A = \text{Design SCM area (sq ft)}$

$D = \text{SCM Layer depth (in)}$

$R = \text{SCM Layer porosity (in)}$

$T_o = \frac{V_{95} \cdot 12 \cdot 59}{1 \cdot \text{Area}}$

$T_o = \text{Detention time (hr)}$

$A = \text{Available SCM area (ft}^2\text{)}$

$I = 0.5 \text{ Infiltration Rate (in/hr)}$

Notes:

- Bioretention SCMs were sized using the "Routing Method" identified in Section 3 of the City's Stormwater Management Guidance Manual. See SCM Sizing Summary for "Routing Method" sizing results.
- Per Resolution No. R3-2013-0032, Section 6.4.B.1, 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.
- DMA 8 will treat the 95% volume through infiltration and retain the 95% volume.

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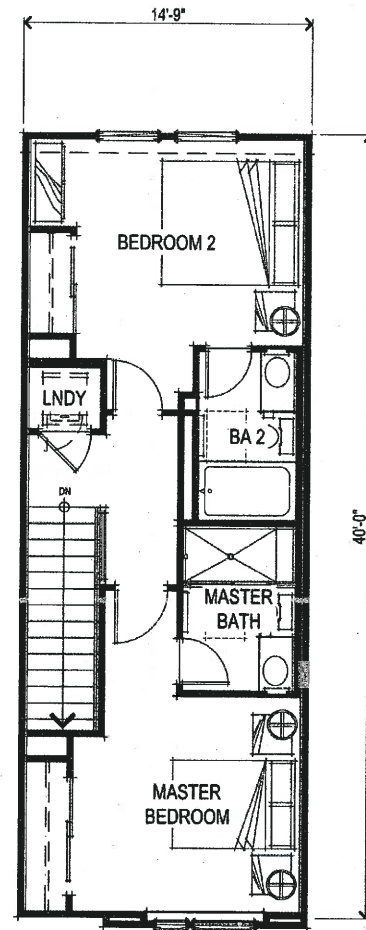
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ARCH & SITE PLAN REVIEW/DESIGN REVIEW
PRELIMINARY STORMWATER CONTROL PLAN
HALE LUMBER MIXED USE PROJECT
MORGAN HILL, CALIFORNIA

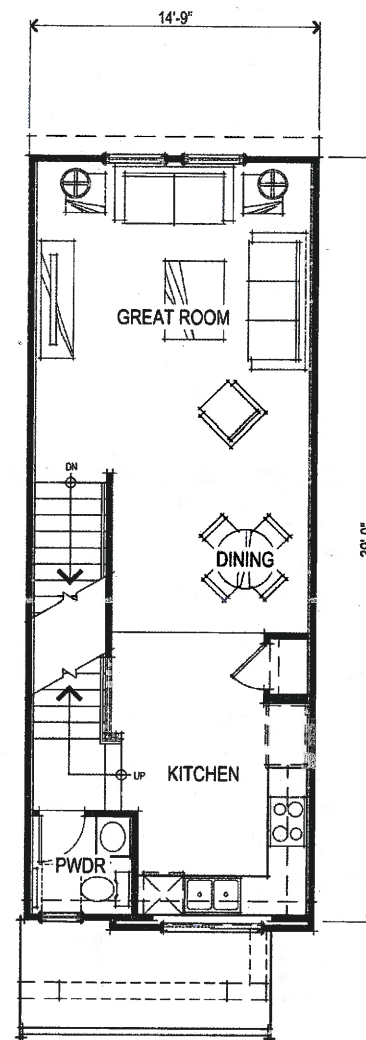
REVISIONS

DATE	BY	CHK	REVISION
7/22/19	JAM		REVISED PER CITY DETAILED COMMENTS

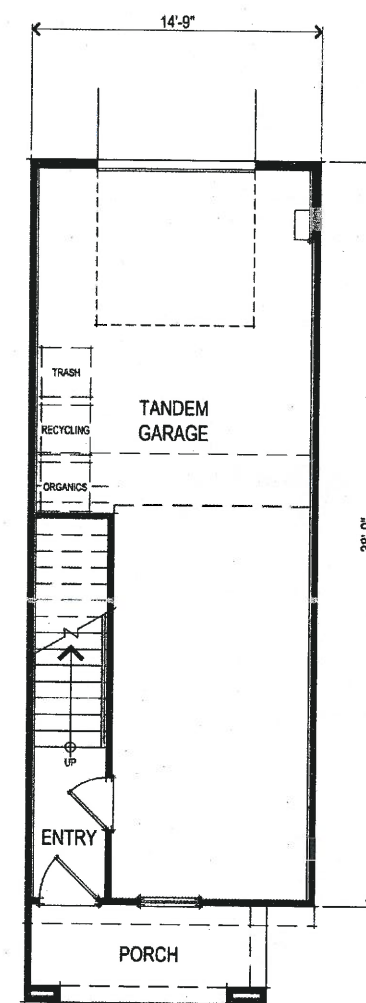
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C-08
OF 39 SHEETS
JOB NO.
162016-1001



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.

THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

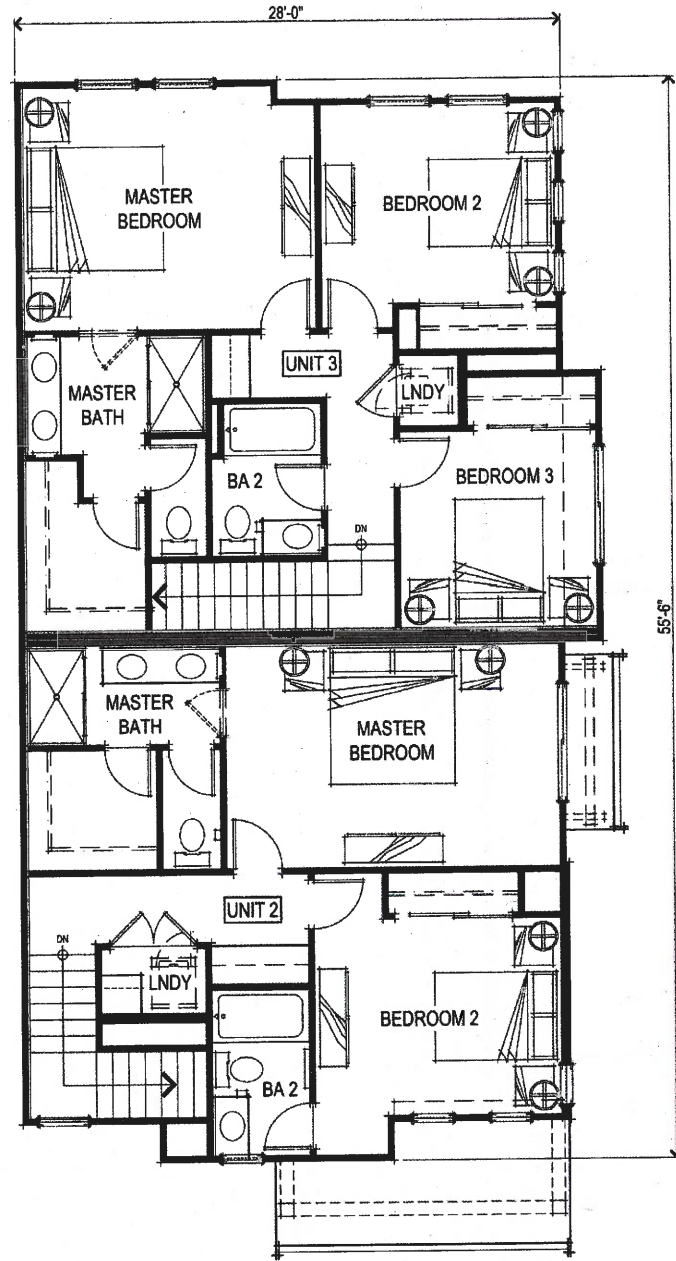
The Latala Group
14632 Stonebridge Court, Morgan Hill, CA 95037
408.515.5205



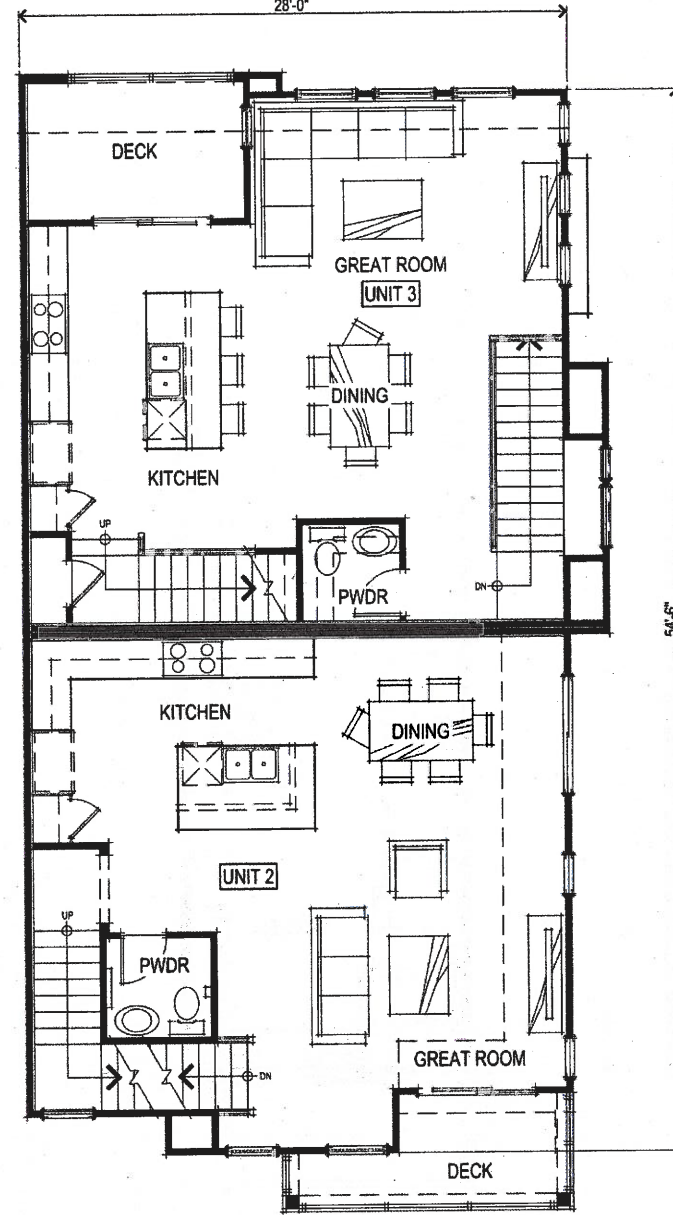
UNIT 1 FLOOR PLANS
A1

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

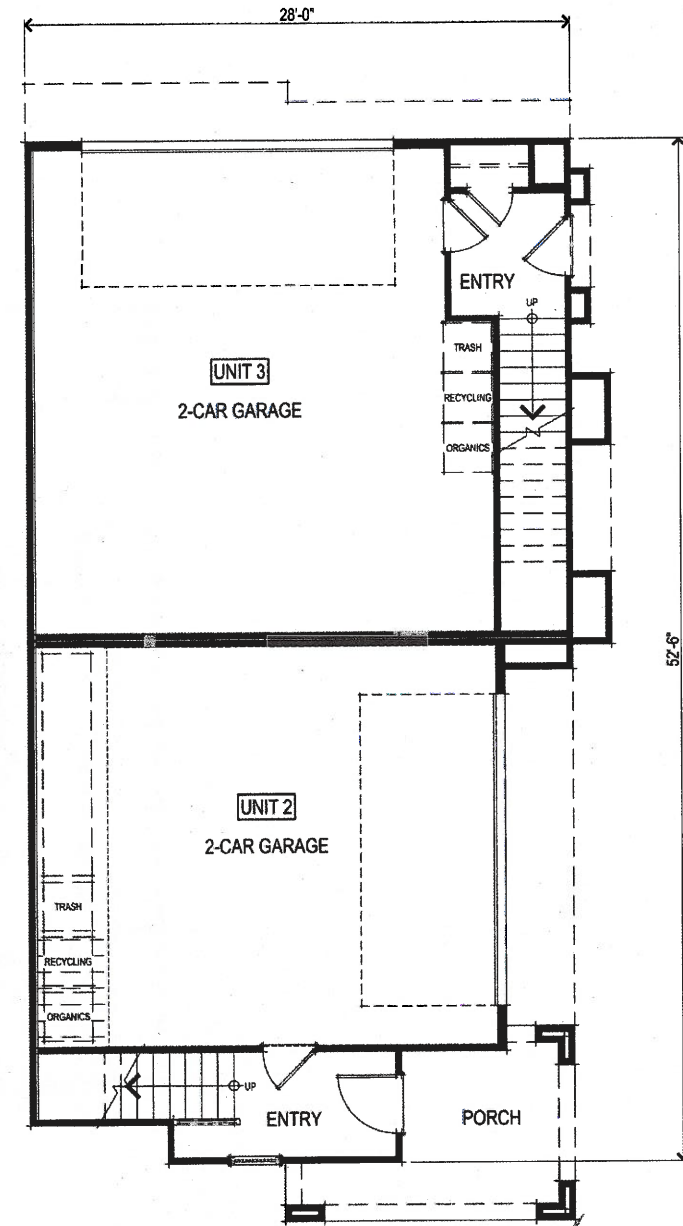




THIRD FLOOR PLAN



SECOND FLOOR PLAN



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.

THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

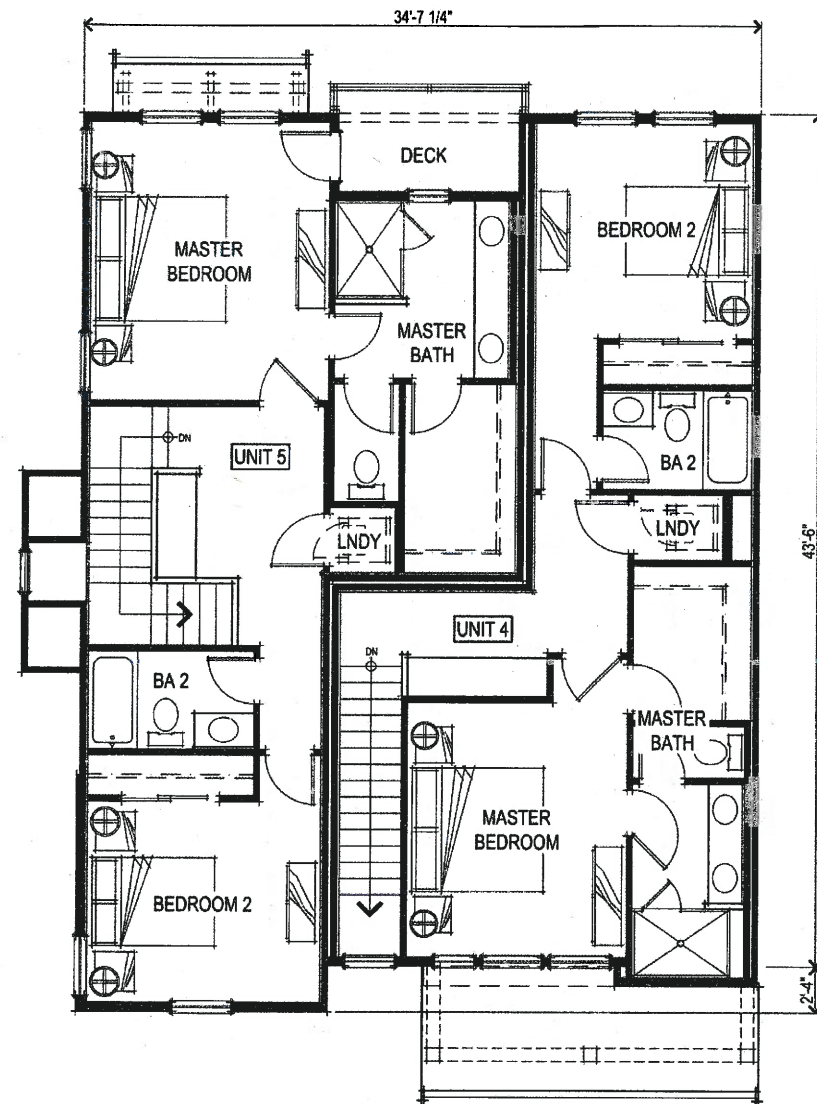
The Latala Group
14632 Stonebridge Court, Morgan Hill, CA 95037
408.515.9205

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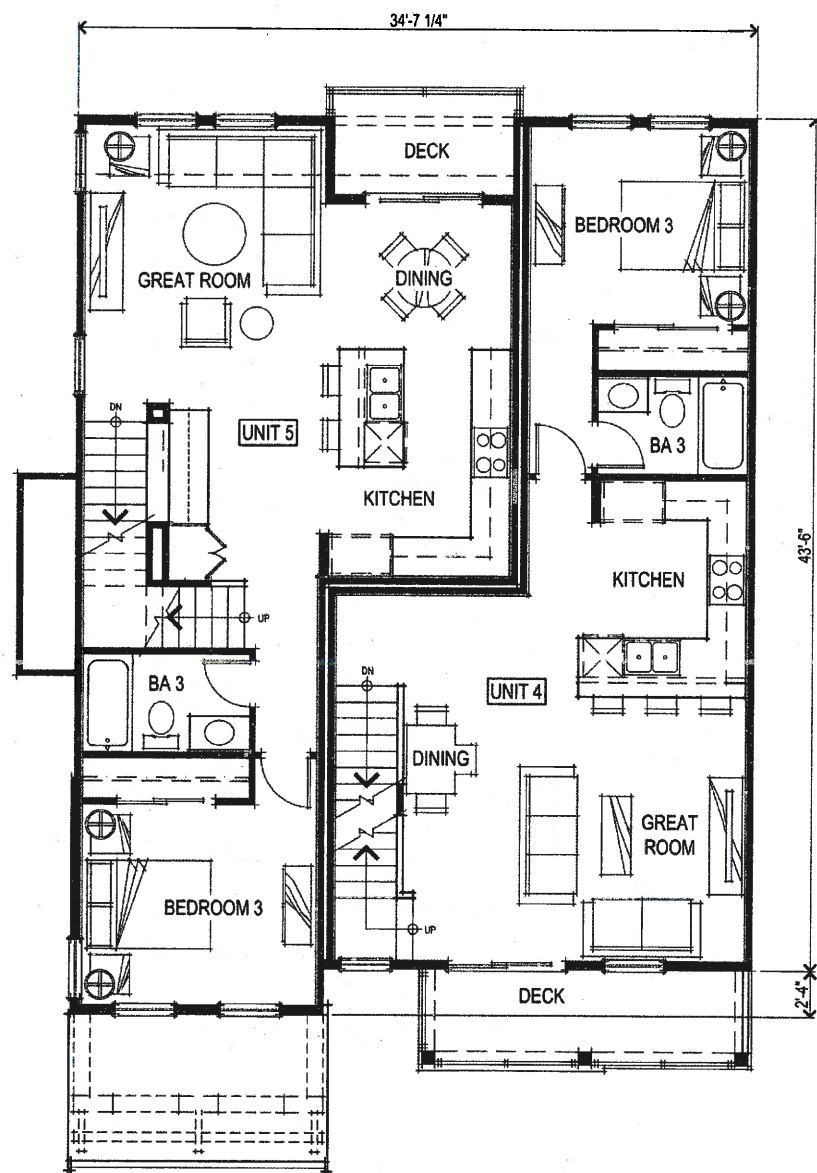
UNIT 2 & 3 FLOOR PLANS
A2

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

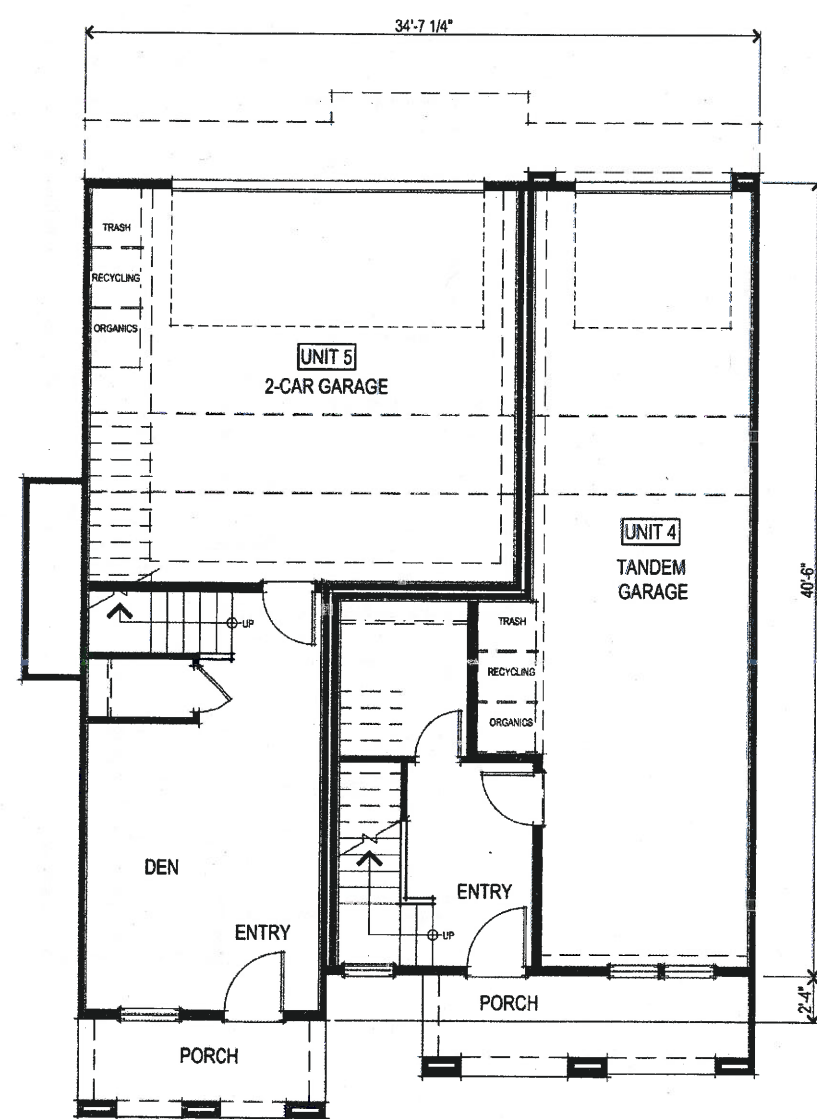




THIRD FLOOR PLAN



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.

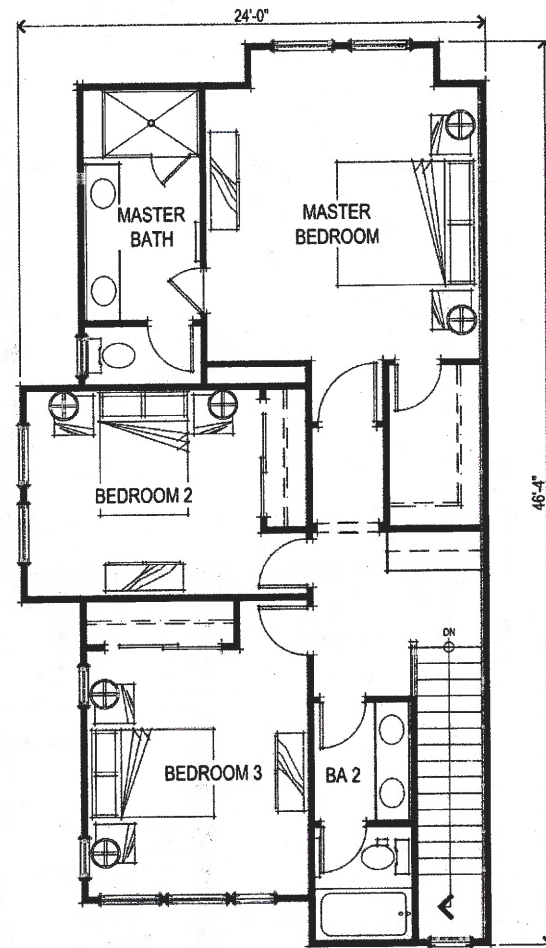
THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

The Latala Group
14632 Stonebridge Court, Morgan Hill, CA 95037
408.515.9205

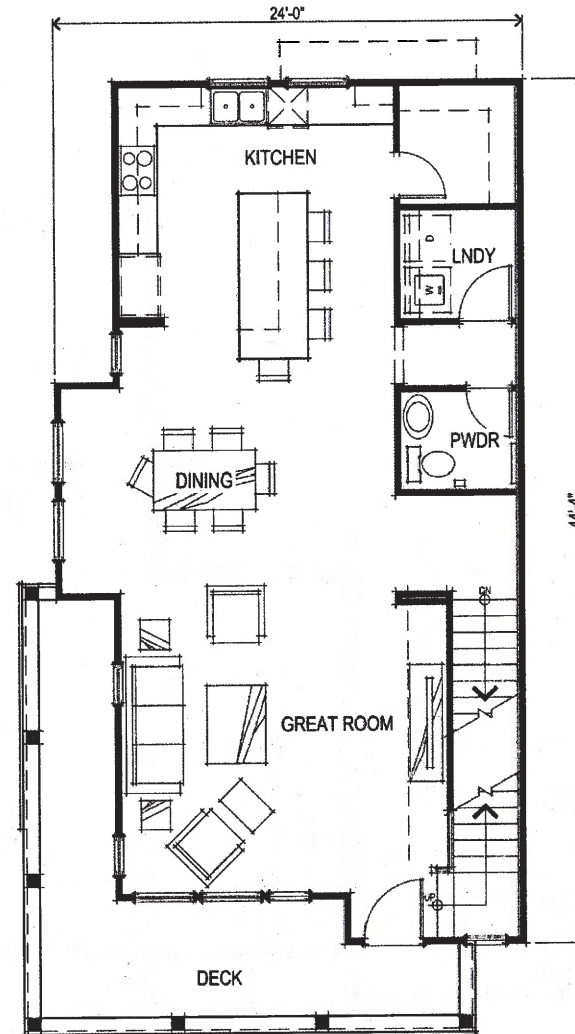
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UNIT 4 & 5 FLOOR PLANS
A3

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

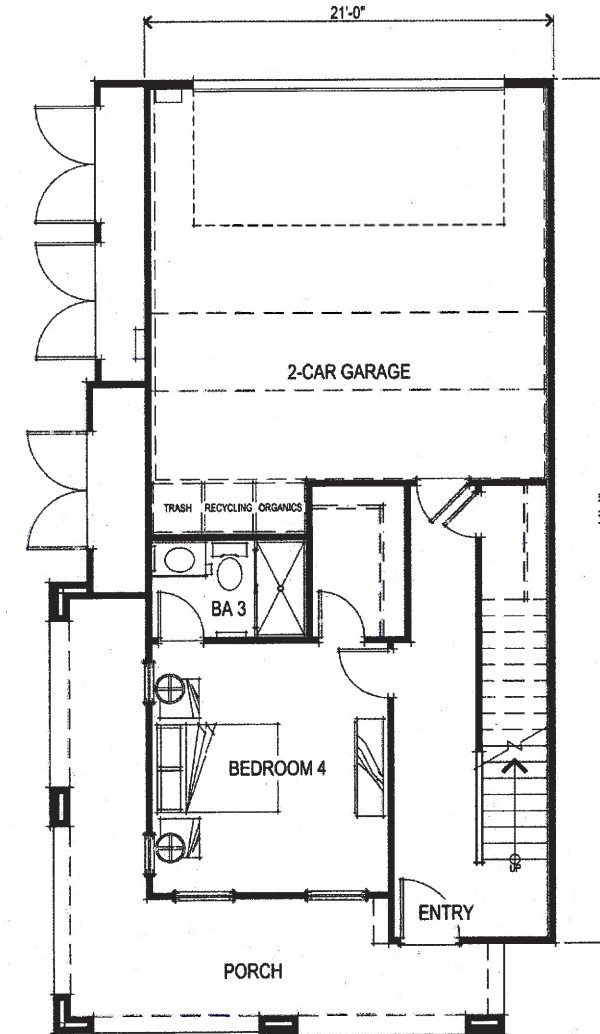




THIRD FLOOR PLAN



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.

THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

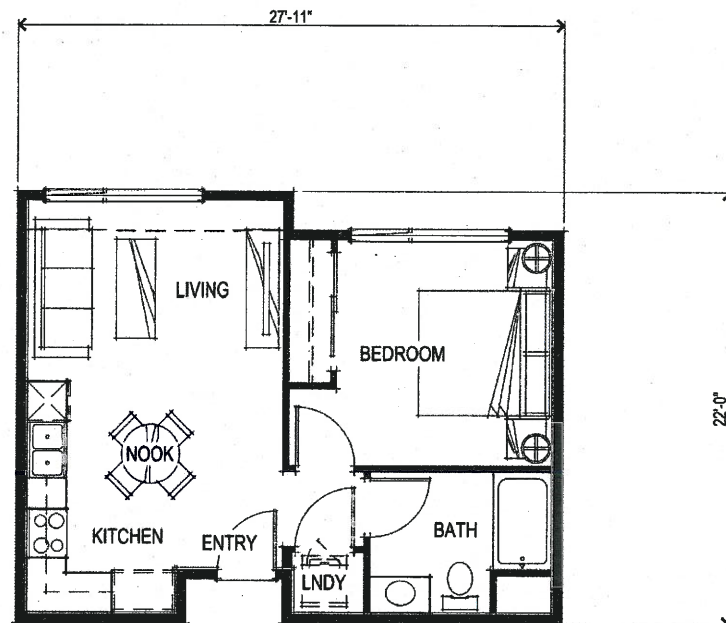
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0 1' 2' 3' 4' 8'

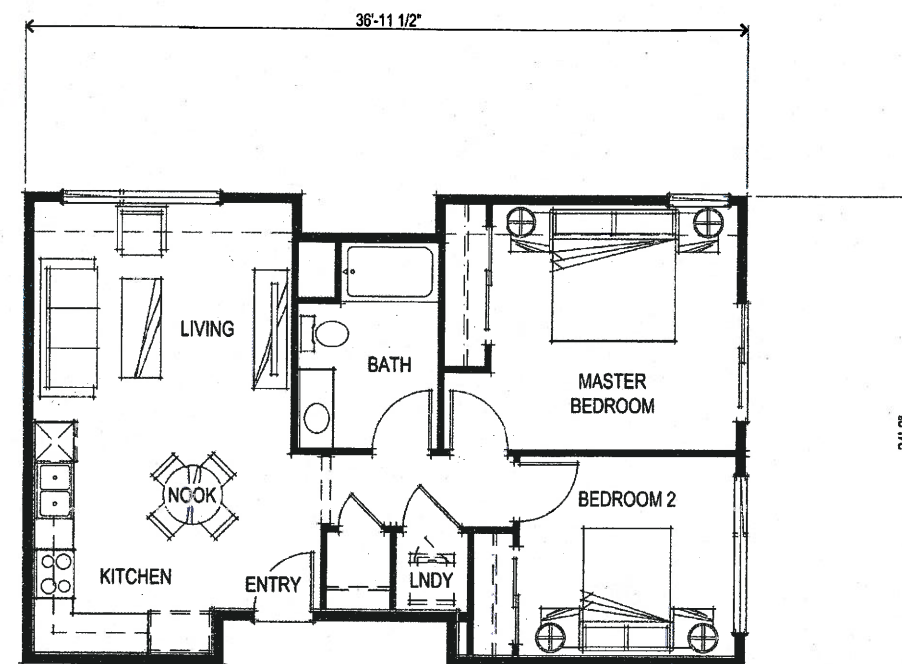
UNIT 6 FLOOR PLANS
A4

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925.634.7000 | sdgarchitectsinc.com

SDG
architects



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.

THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

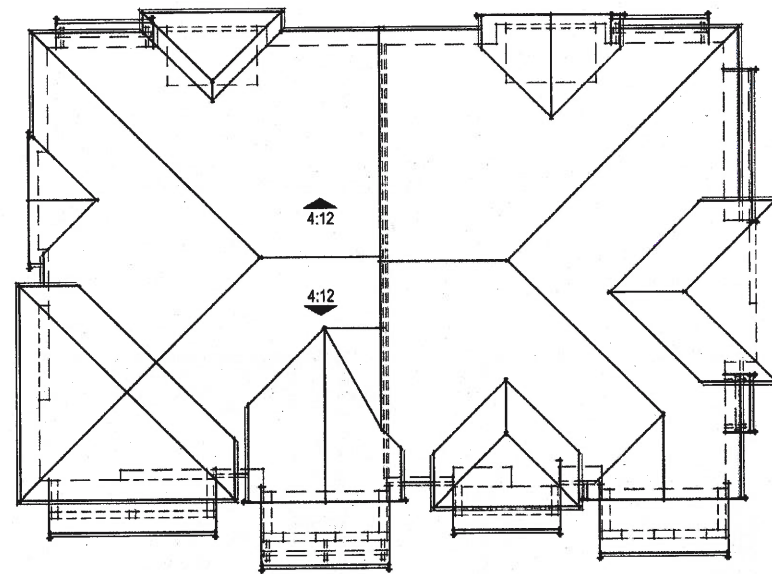
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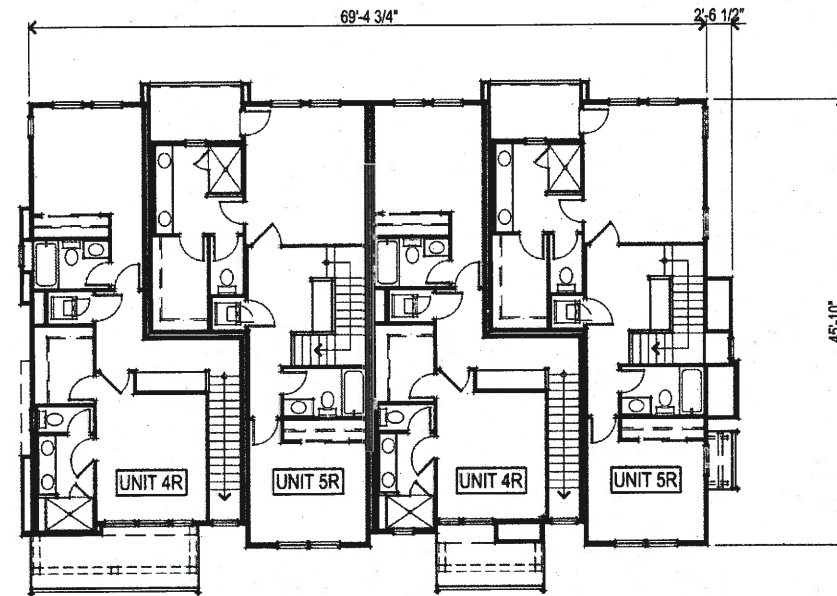
UNIT 7 & 8 FLOOR PLANS
A5

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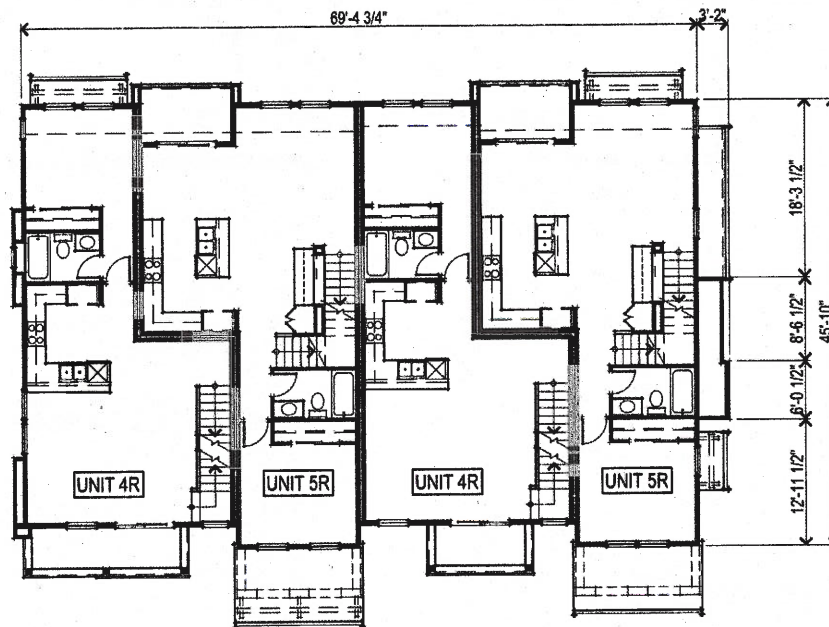




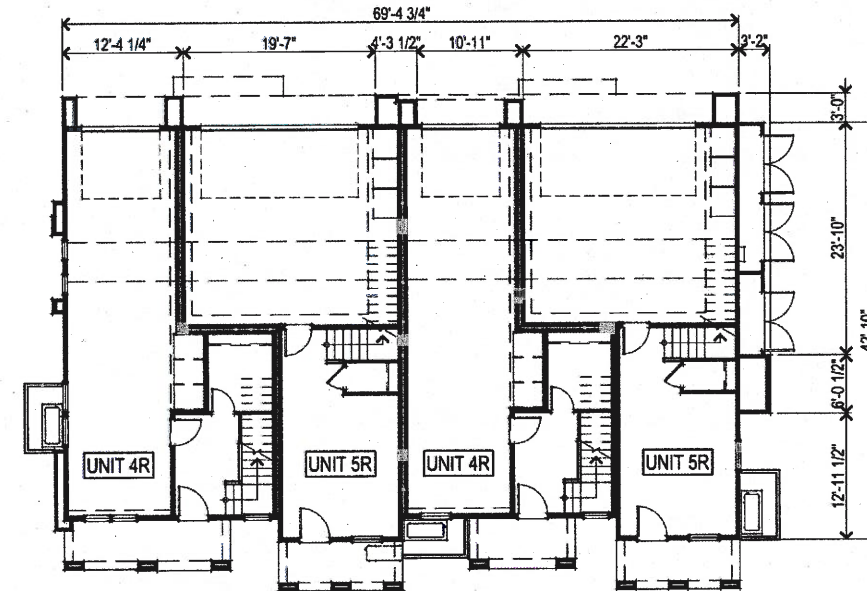
ROOF PLAN
4:12 ROOF SLOPE UNLESS OTHERWISE NOTED



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN





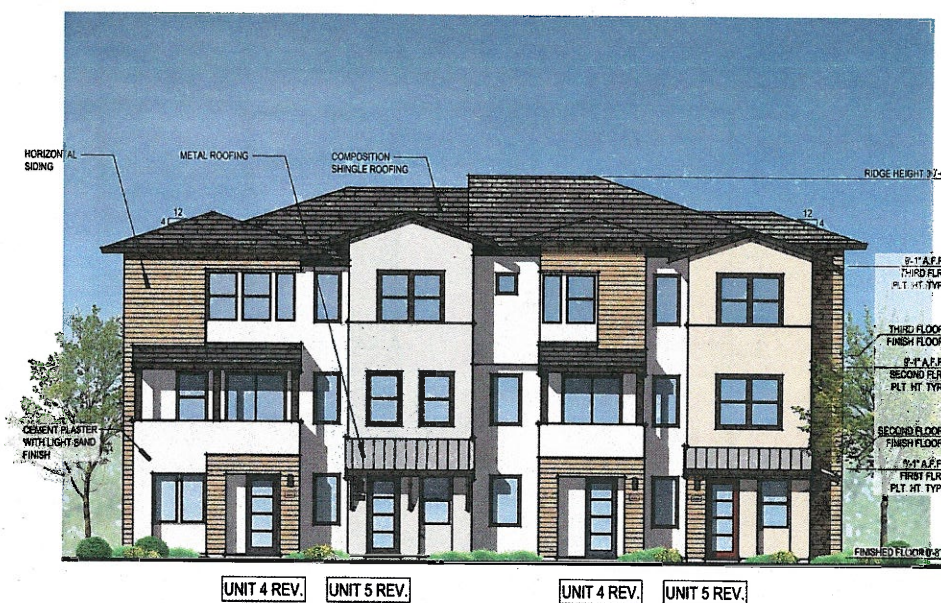
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

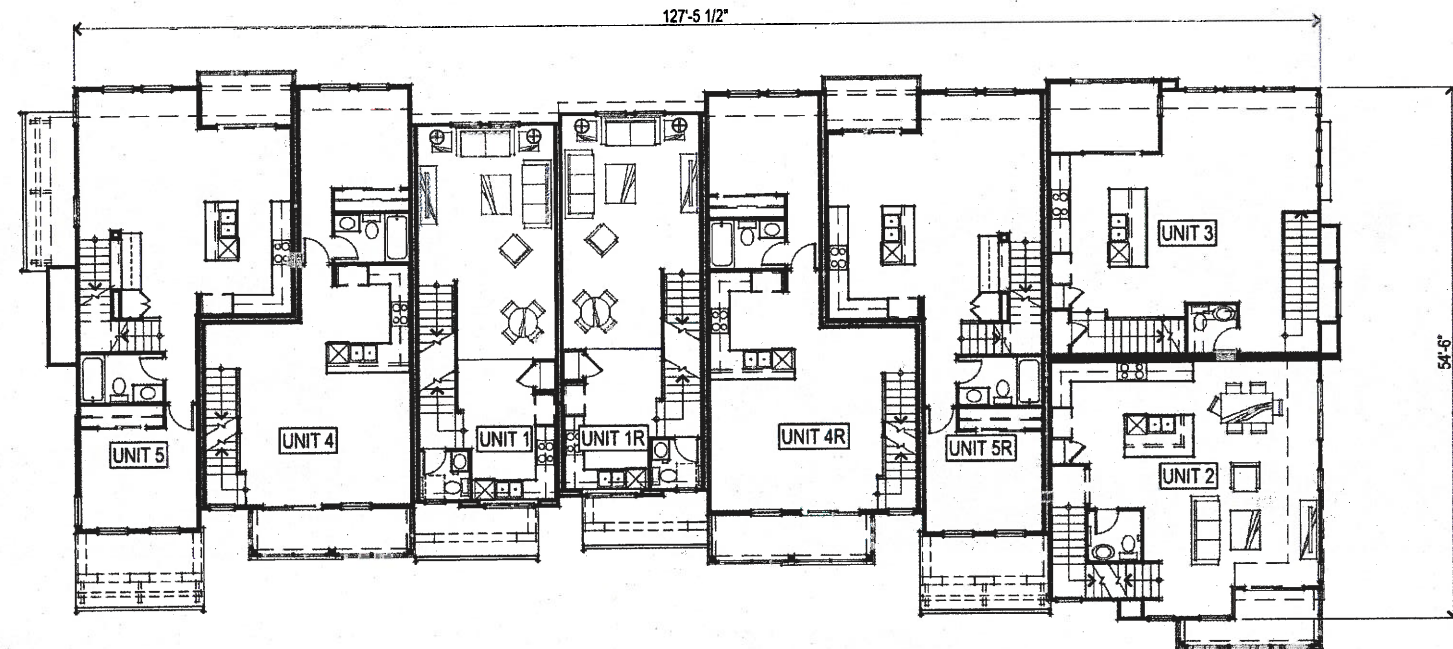
THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

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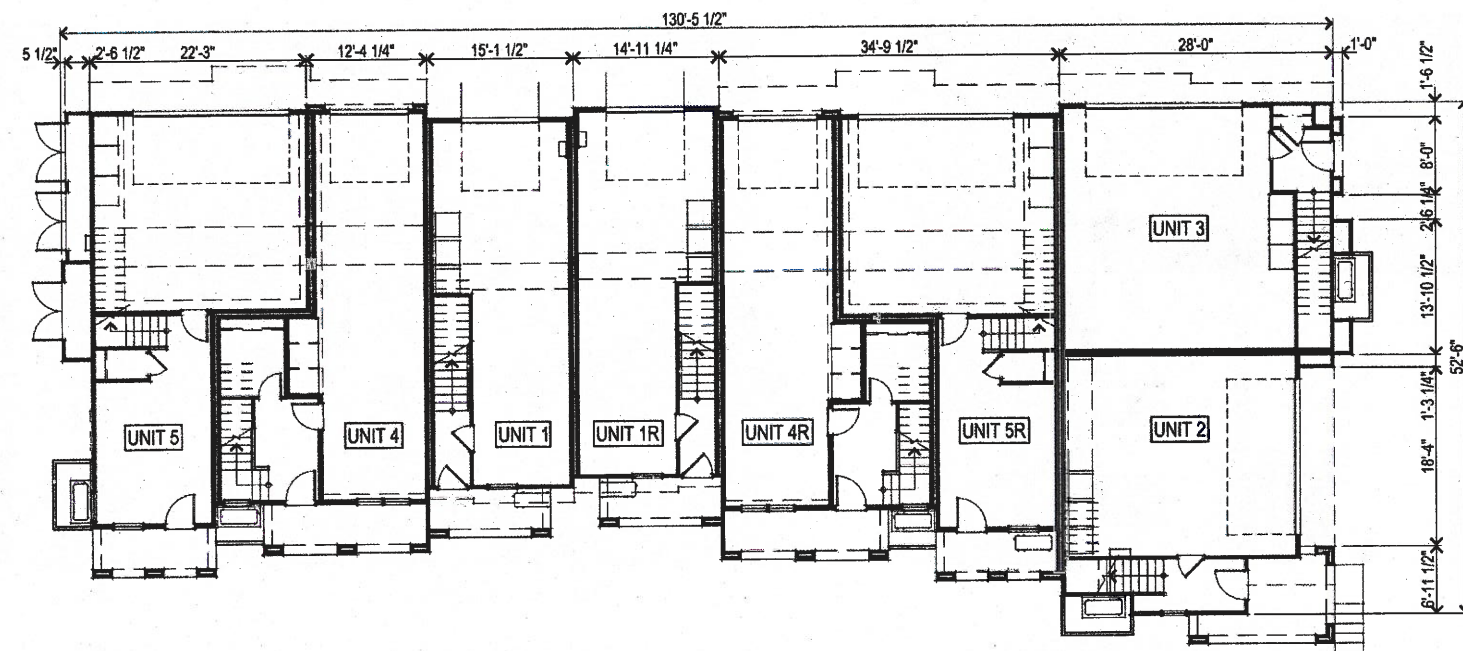
BUILDINGS 1 & 5 EXTERIOR ELEVATIONS
A7

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SECOND FLOOR PLAN



FIRST FLOOR PLAN



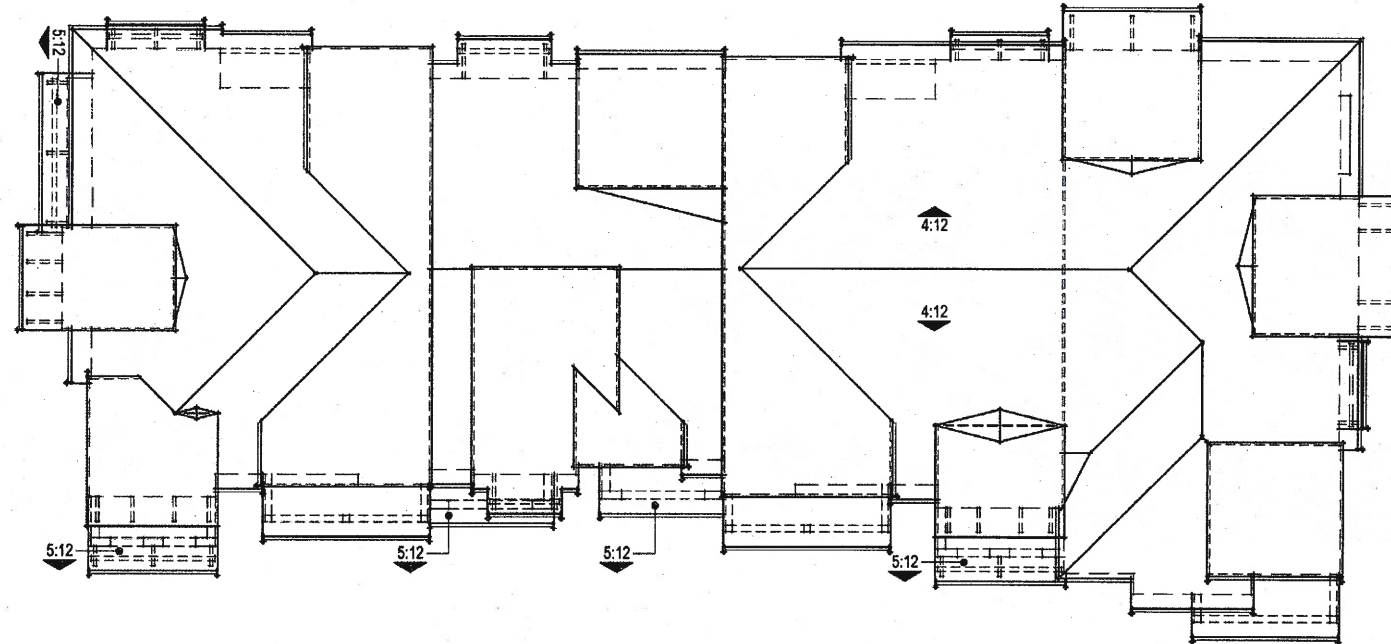
BUILDING 2 FIRST AND SECOND FLOOR PLANS
A8

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Morgan Hill, CA
July 19, 2019

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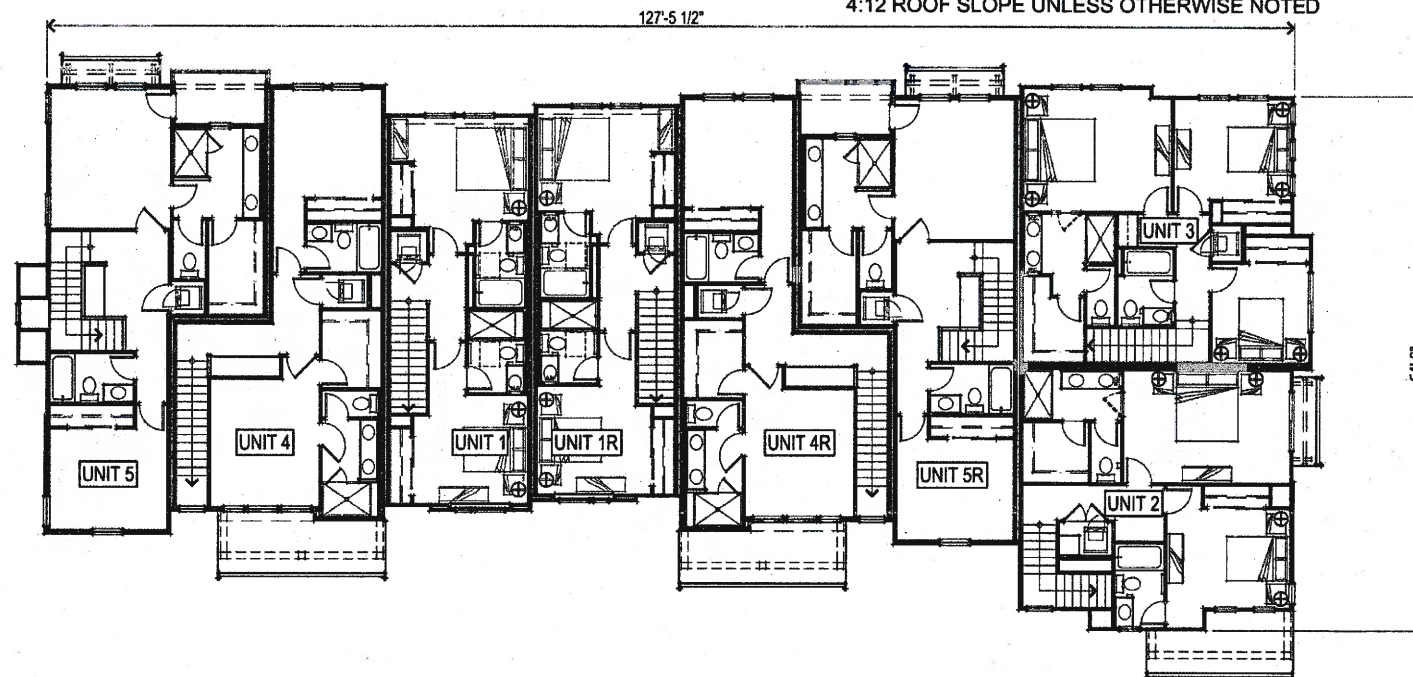
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ROOF PLAN

4:12 ROOF SLOPE UNLESS OTHERWISE NOTED



THIRD FLOOR PLAN

THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

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0 2' 4' 6' 8' 16'

BUILDING 2 THIRD FLOOR & ROOF PLANS
A9

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REAR ELEVATION



UNIT 3

RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

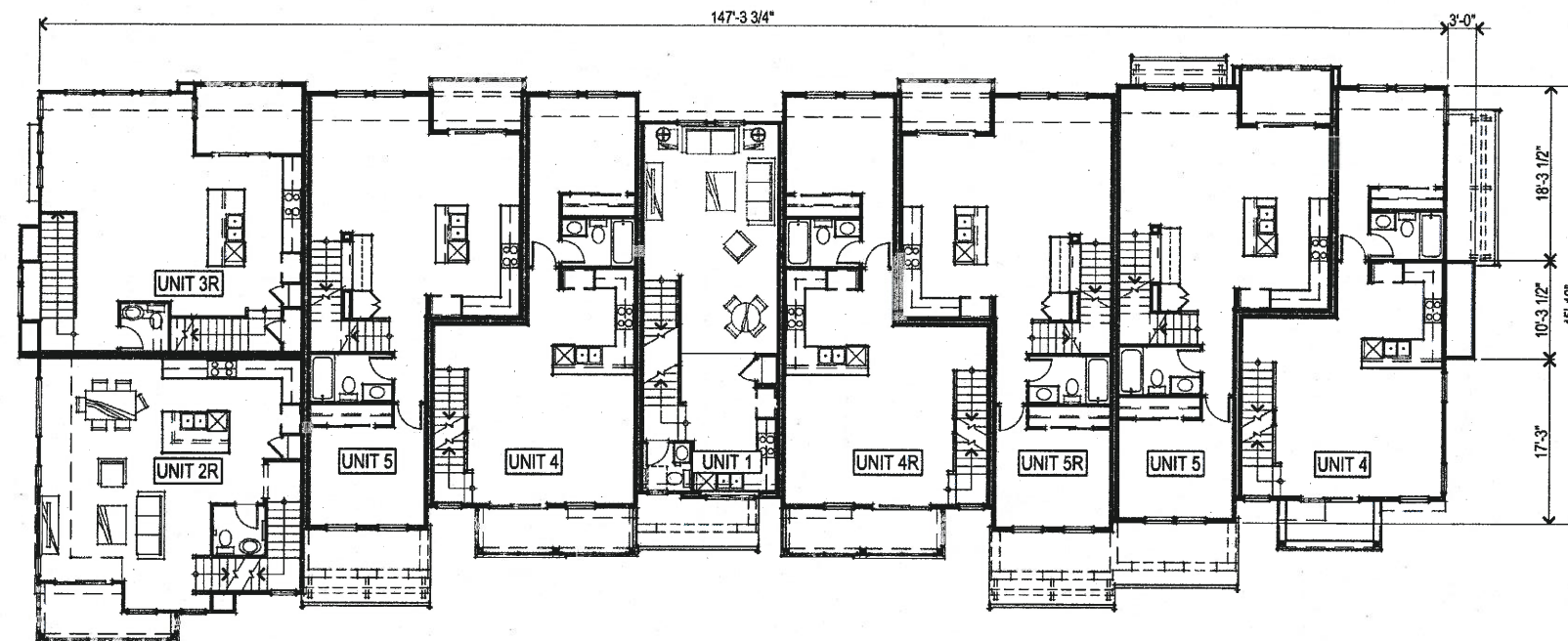
THE LUMBERYARD
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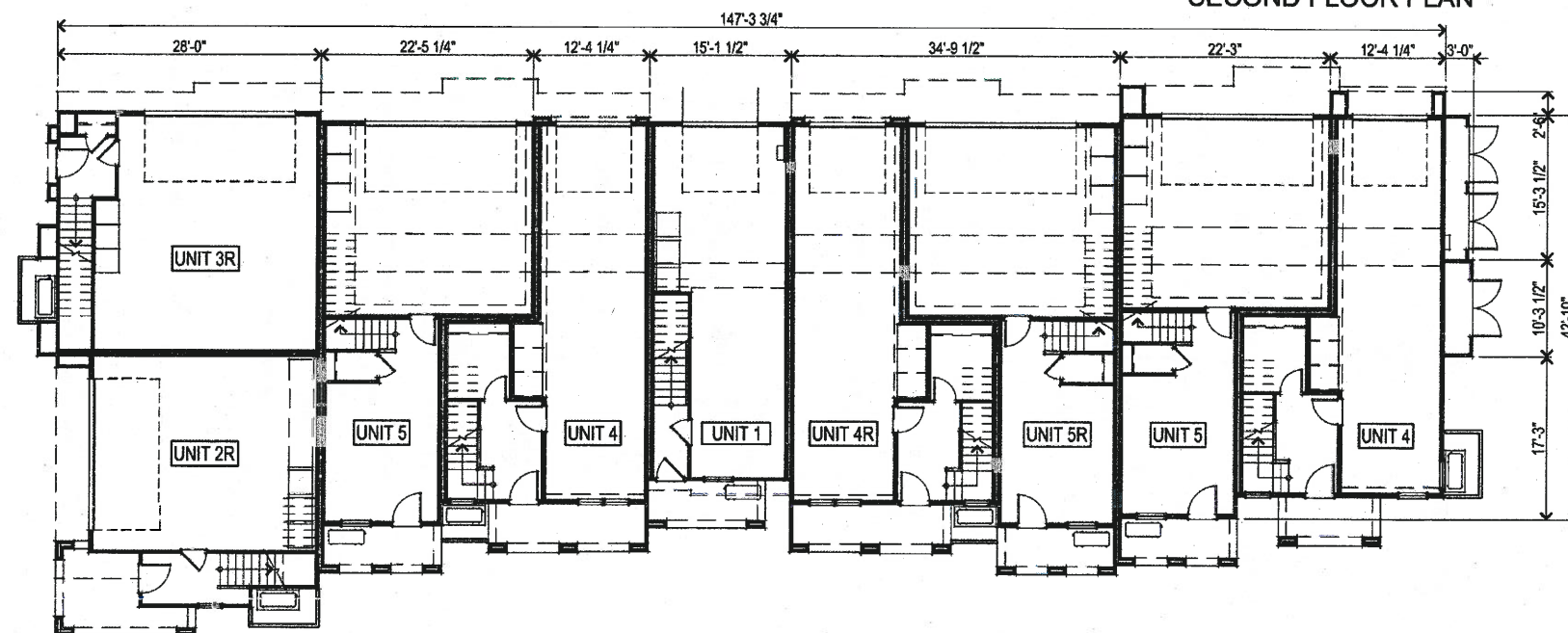
0 2 4 6 8 16'
BUILDING 2 EXTERIOR ELEVATIONS
A10

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

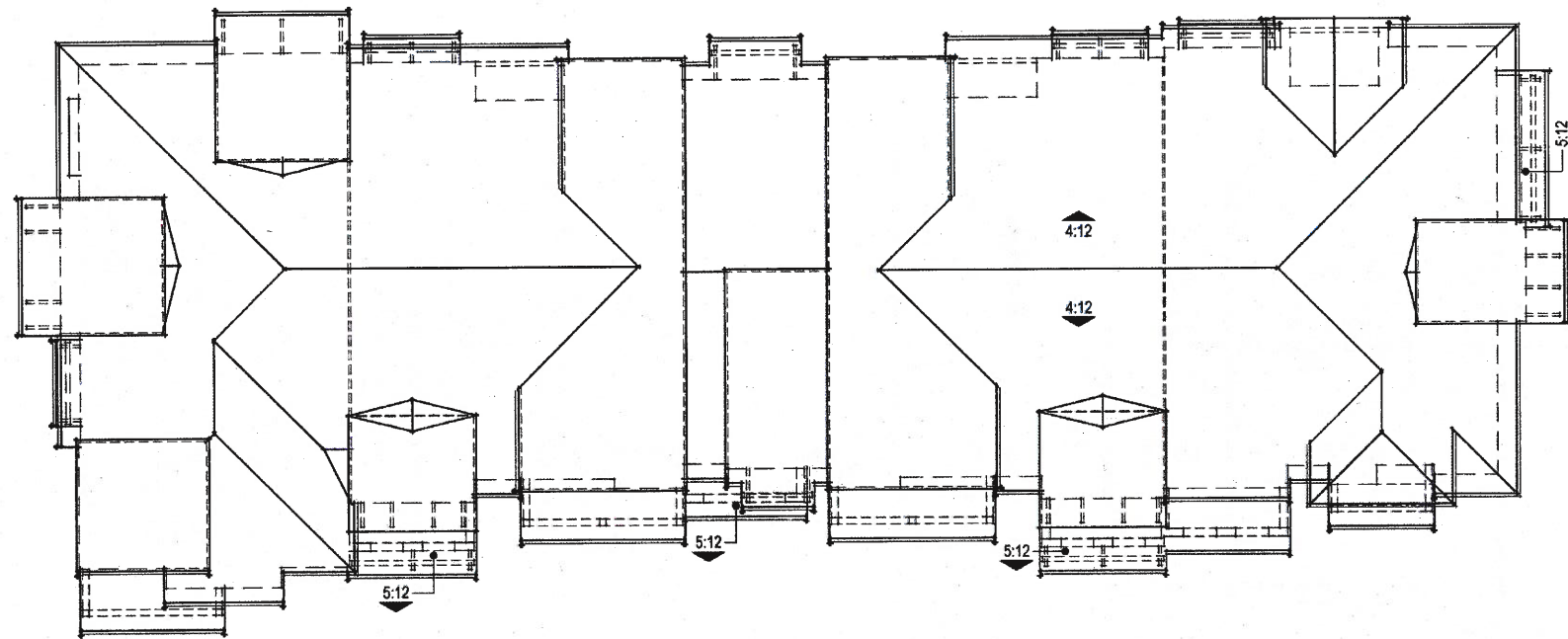
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BUILDING 3 FIRST AND SECOND FLOOR PLANS

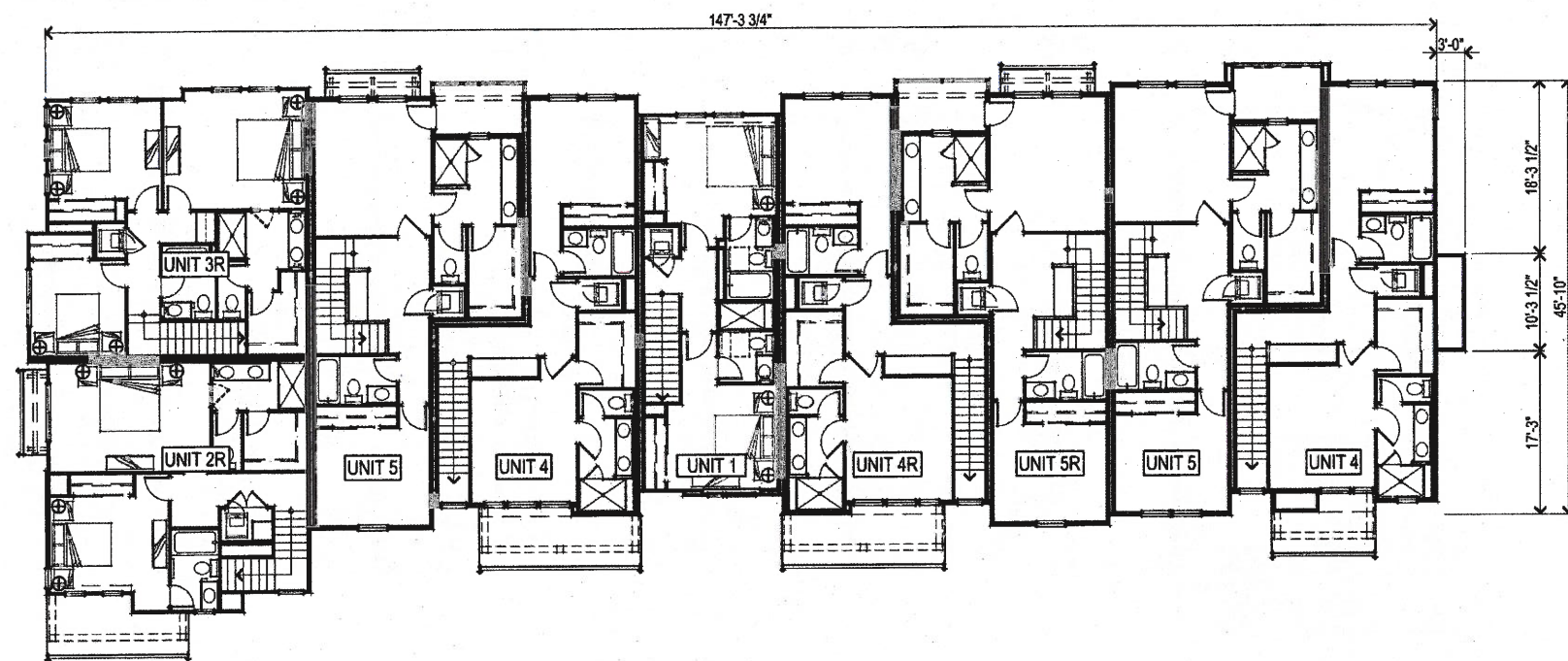
A11

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ROOF PLAN



THIRD FLOOR PLAN

THE LUMBERYARD
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BUILDING 3 THIRD FLOOR & ROOF PLANS
A12

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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

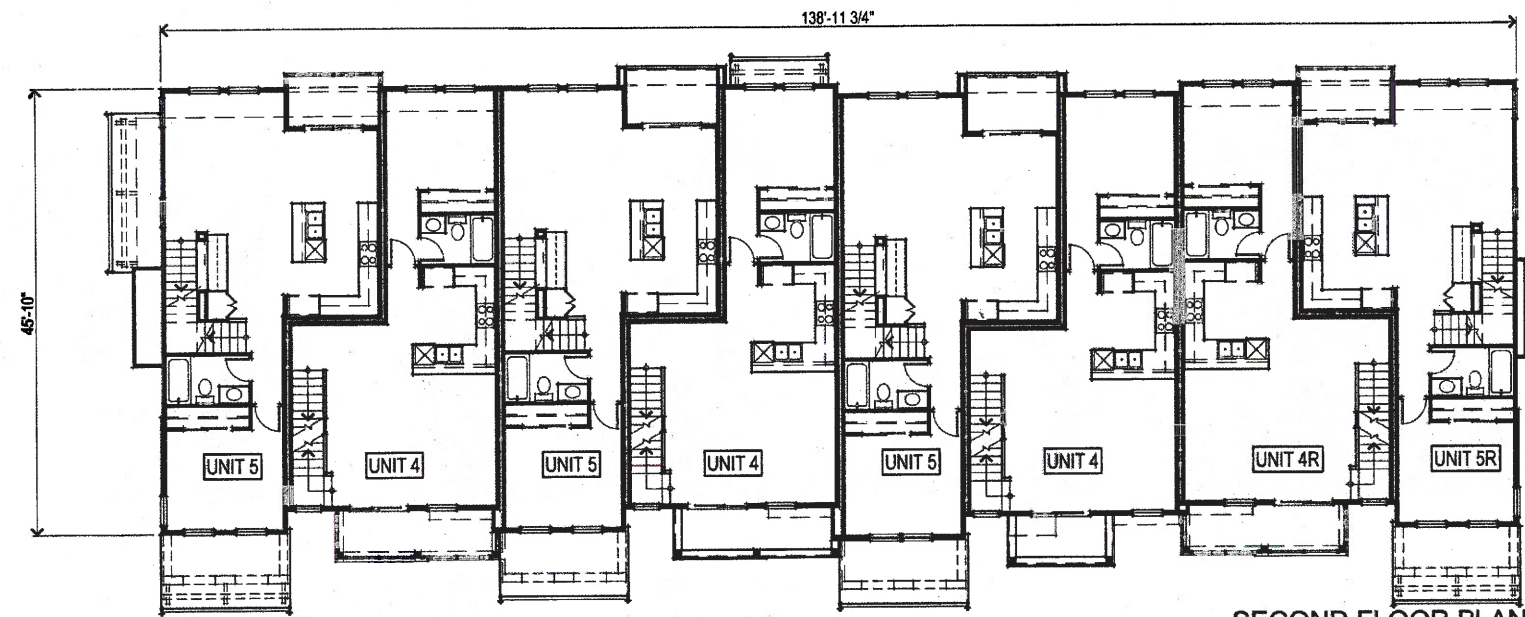
THE LUMBERYARD
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July 19, 2019

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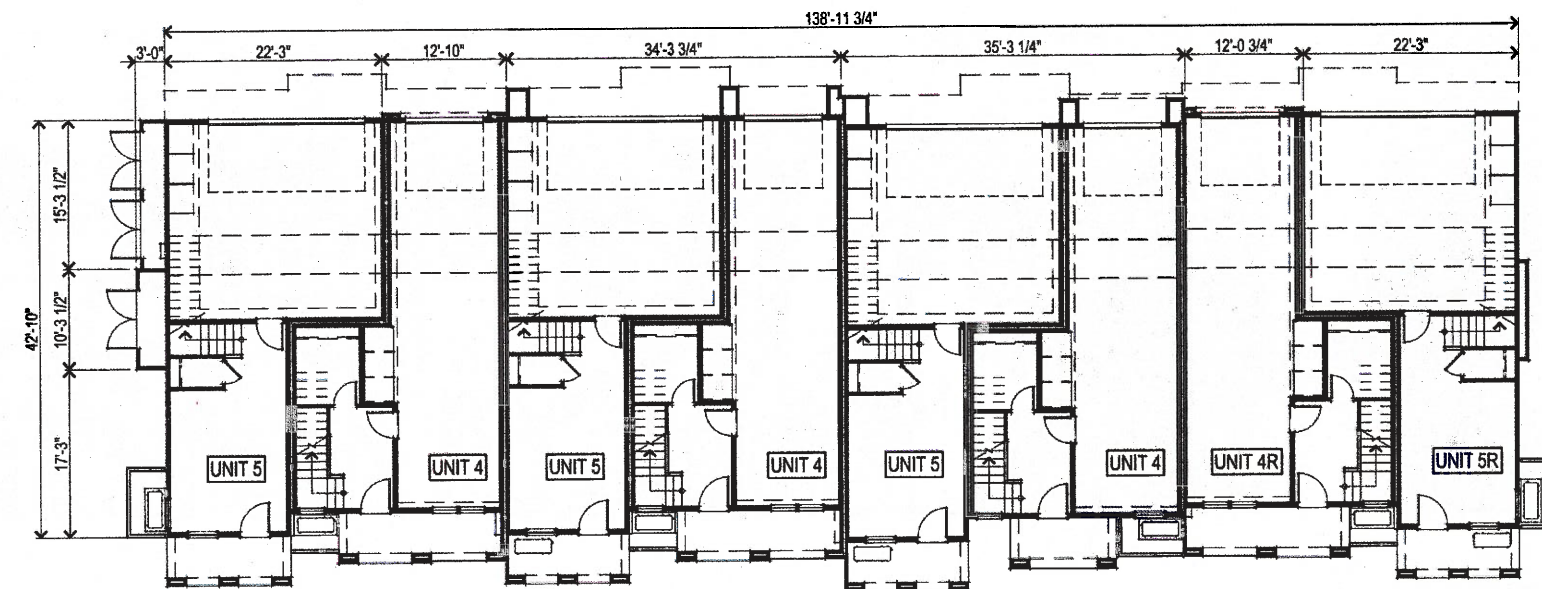
0 2 4 6 8 16
BUILDING 3 EXTERIOR ELEVATIONS
A13

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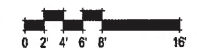




SECOND FLOOR PLAN



FIRST FLOOR PLAN



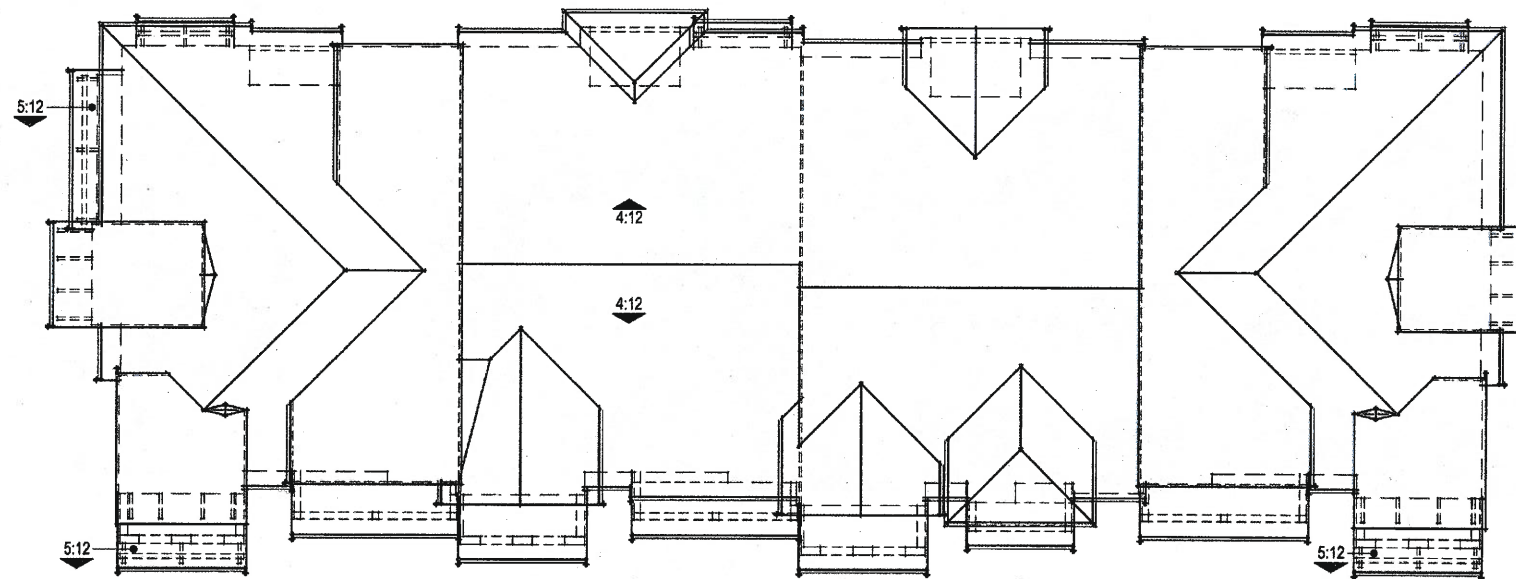
THE LUMBERYARD
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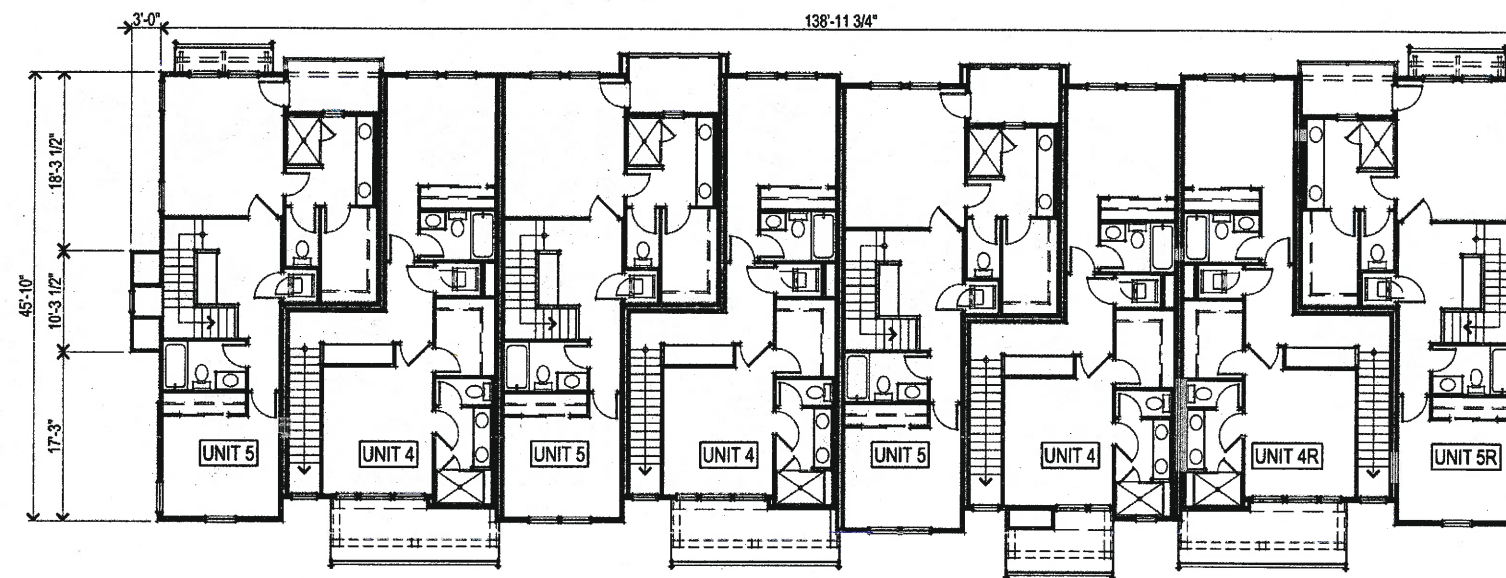
BUILDING 4 FIRST AND SECOND FLOOR PLANS
A14

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ROOF PLAN
4:12 ROOF SLOPE UNLESS OTHERWISE NOTED



THIRD FLOOR PLAN

THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

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BUILDING 4 THIRD FLOOR & ROOF PLANS
A15

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REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

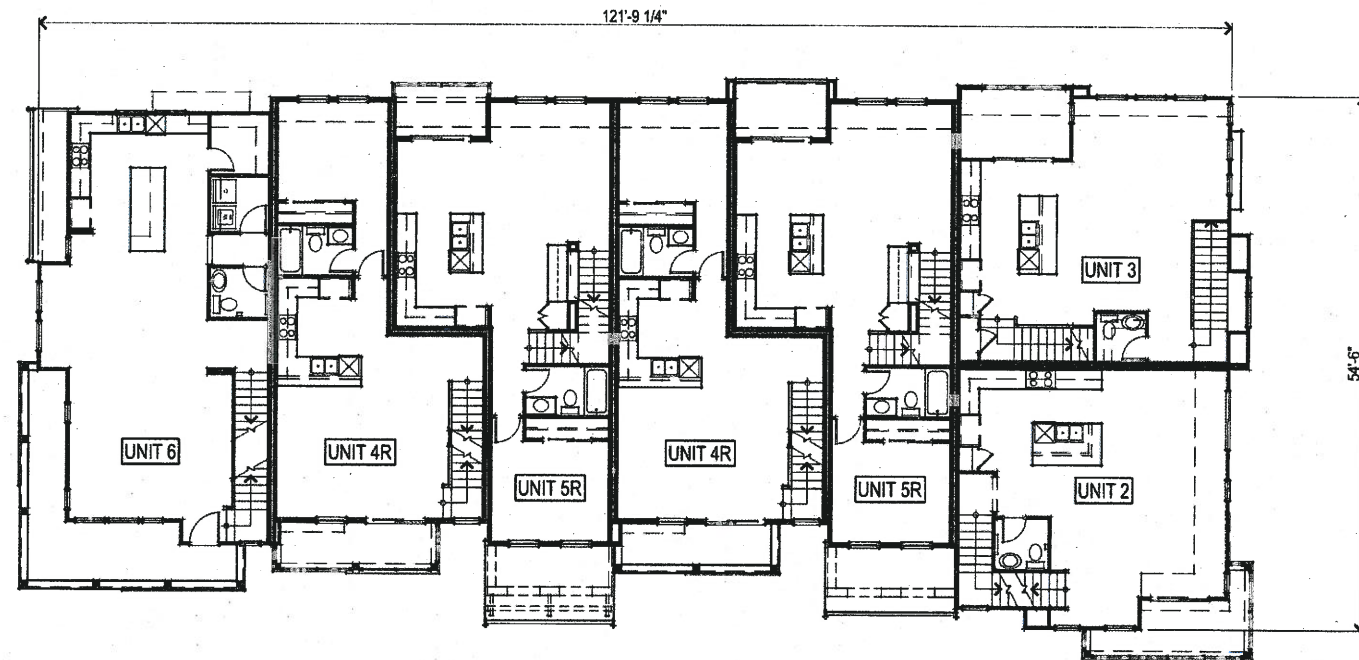
THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

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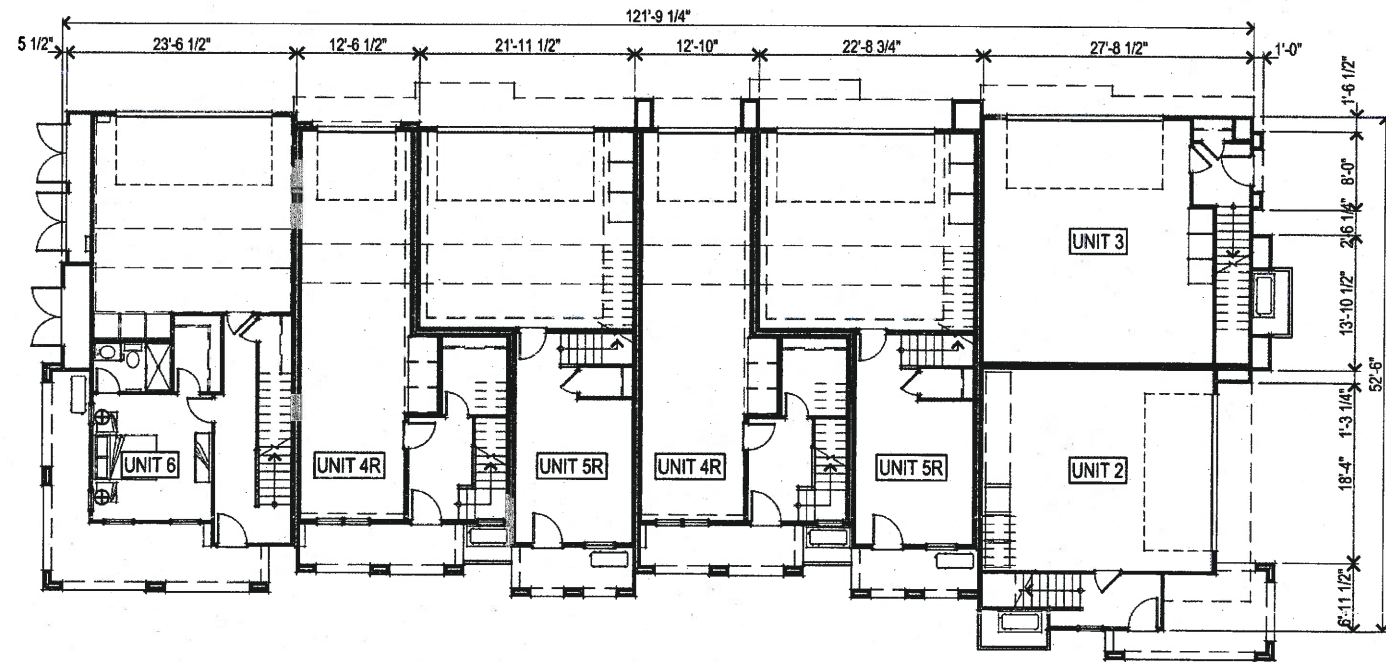
BUILDING 4 EXTERIOR ELEVATIONS
A16

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

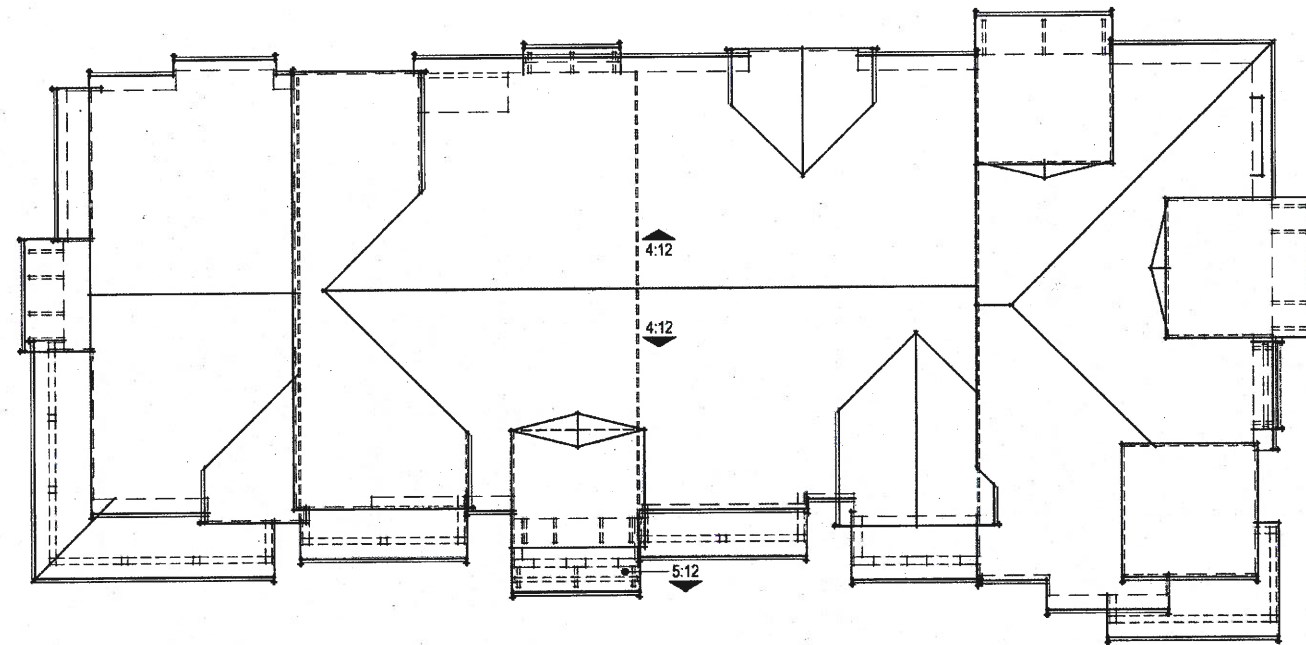
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BUILDING 6 FIRST AND SECOND FLOOR PLANS
A17

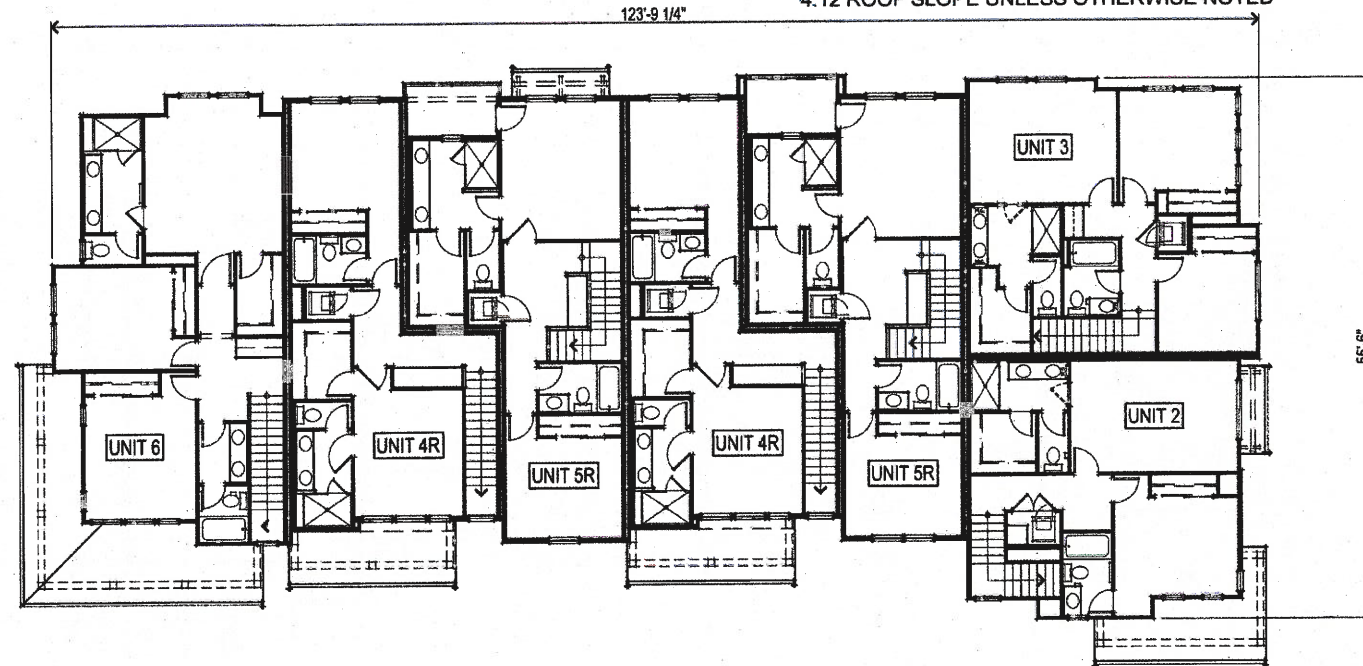
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ROOF PLAN

4:12 ROOF SLOPE UNLESS OTHERWISE NOTED



THIRD FLOOR PLAN

THE LUMBERYARD
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BUILDING 6 THIRD FLOOR & ROOF PLANS
A18

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REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

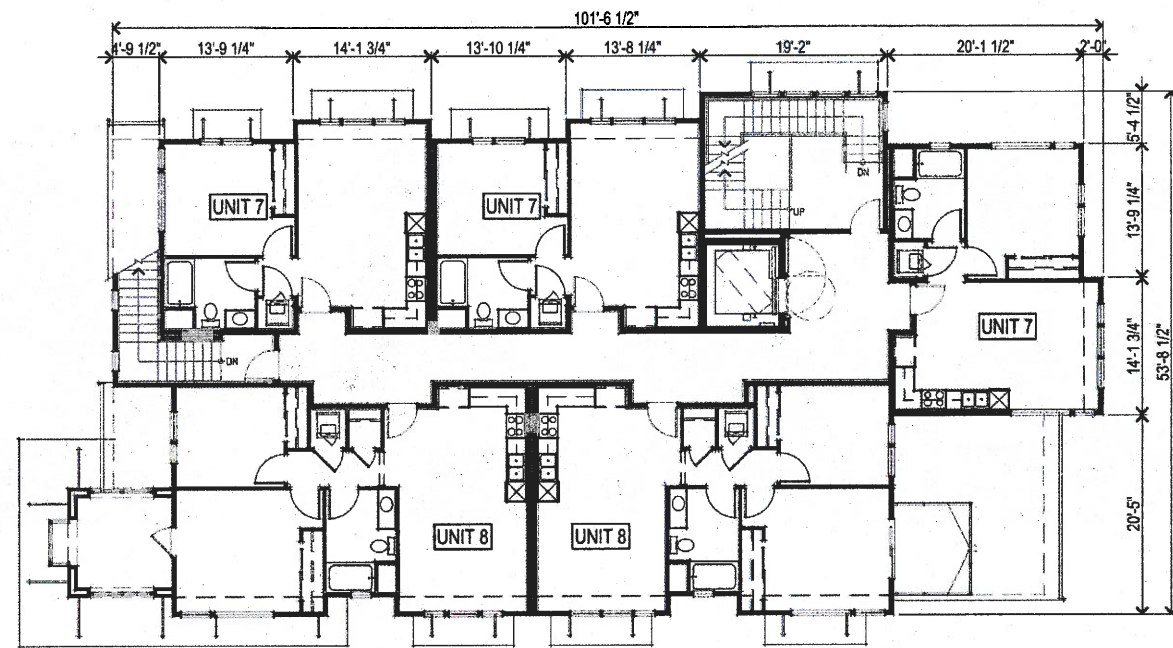
THE LUMBERYARD
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July 19, 2019

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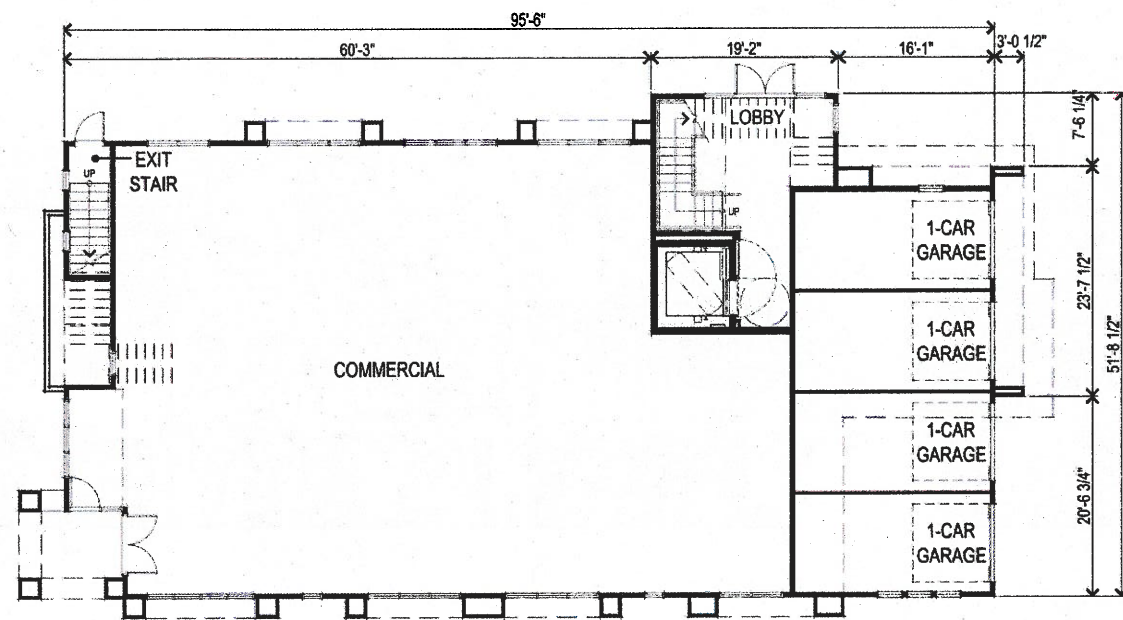
BUILDING 6 EXTERIOR ELEVATIONS
A19

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

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



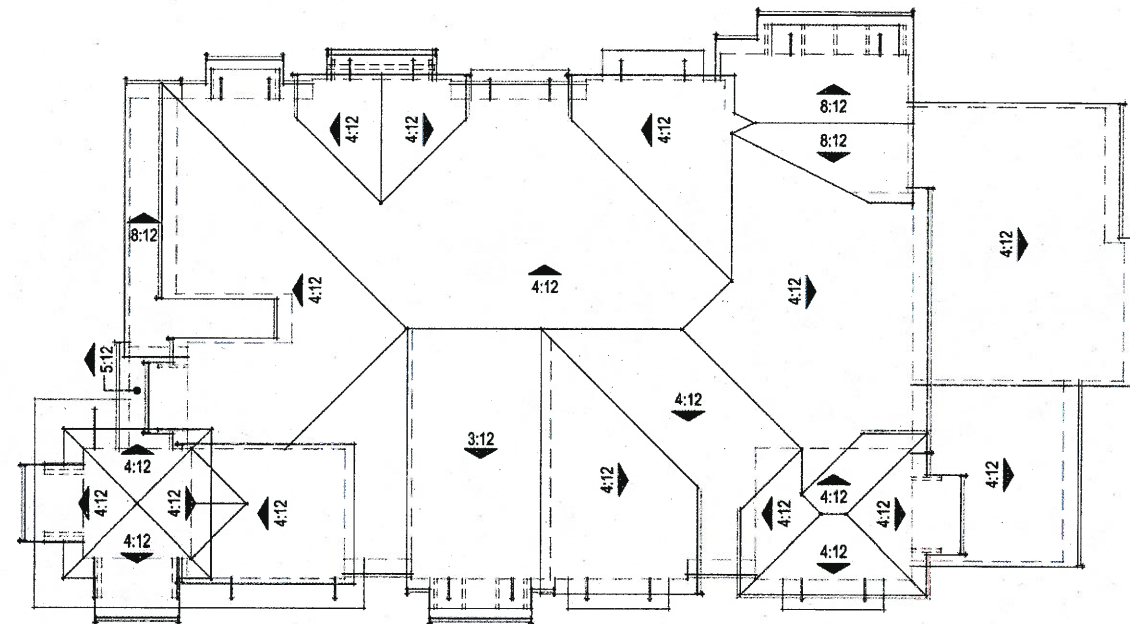
THE LUMBERYARD
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July 19, 2019

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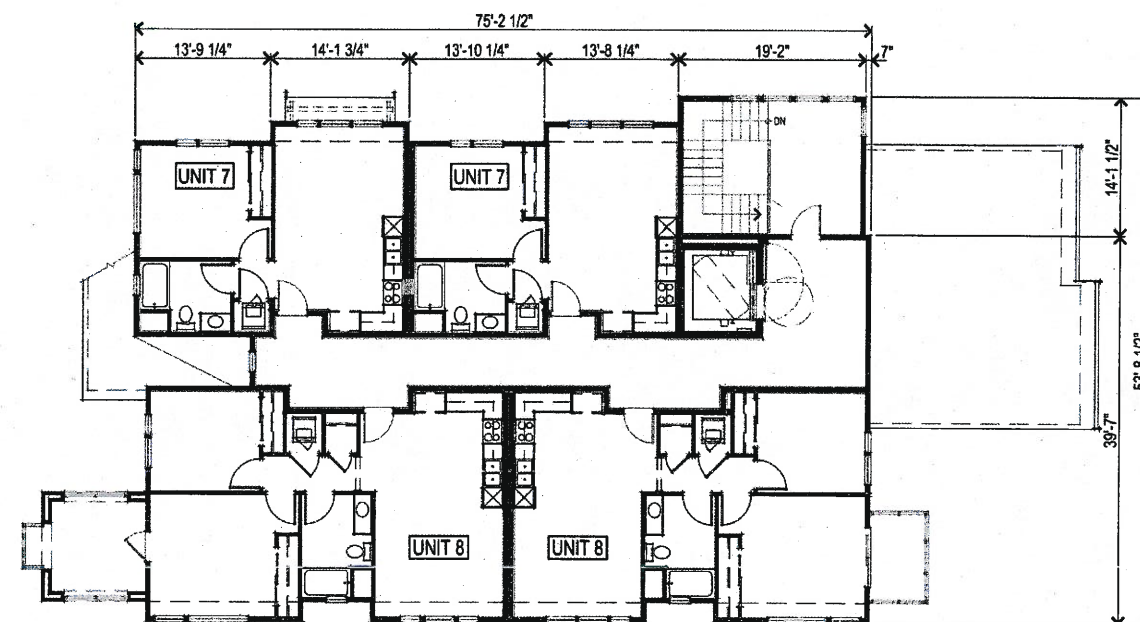
MIXED USE BUILDING FIRST & SECOND FLOOR PLANS
A20

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ROOF PLAN



THIRD FLOOR PLAN



MIXED USE BUILDING THIRD FLOOR & ROOF PLANS
A21

THE LUMBERYARD
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REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



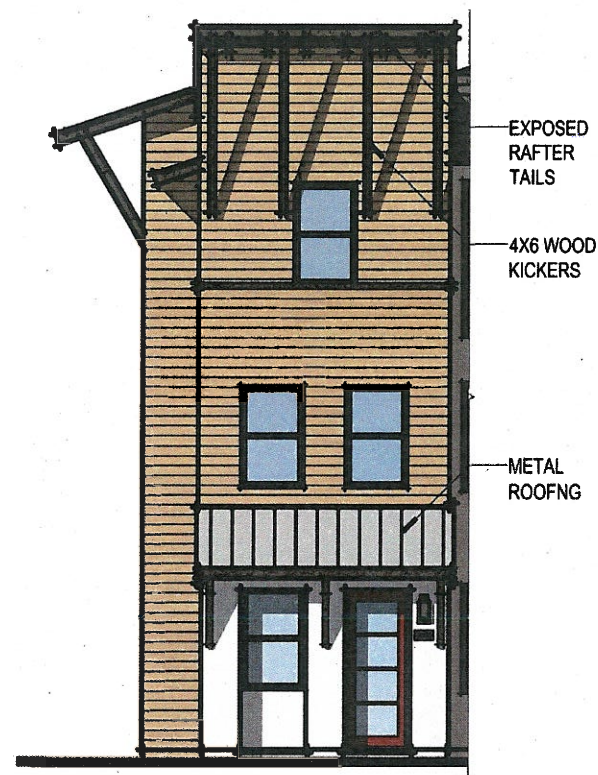
MIXED USE BUILDING EXTERIOR ELEVATIONS
A22

THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

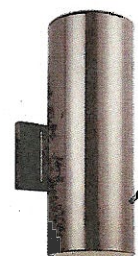
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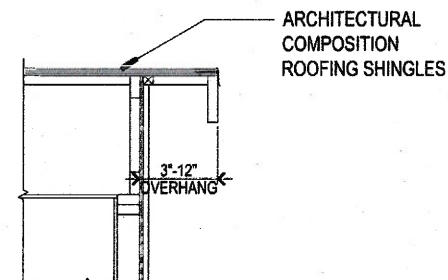


**SHED ROOF
ELEMENTS**

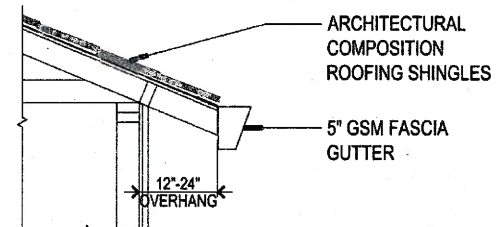


LIGHT FIXTURE

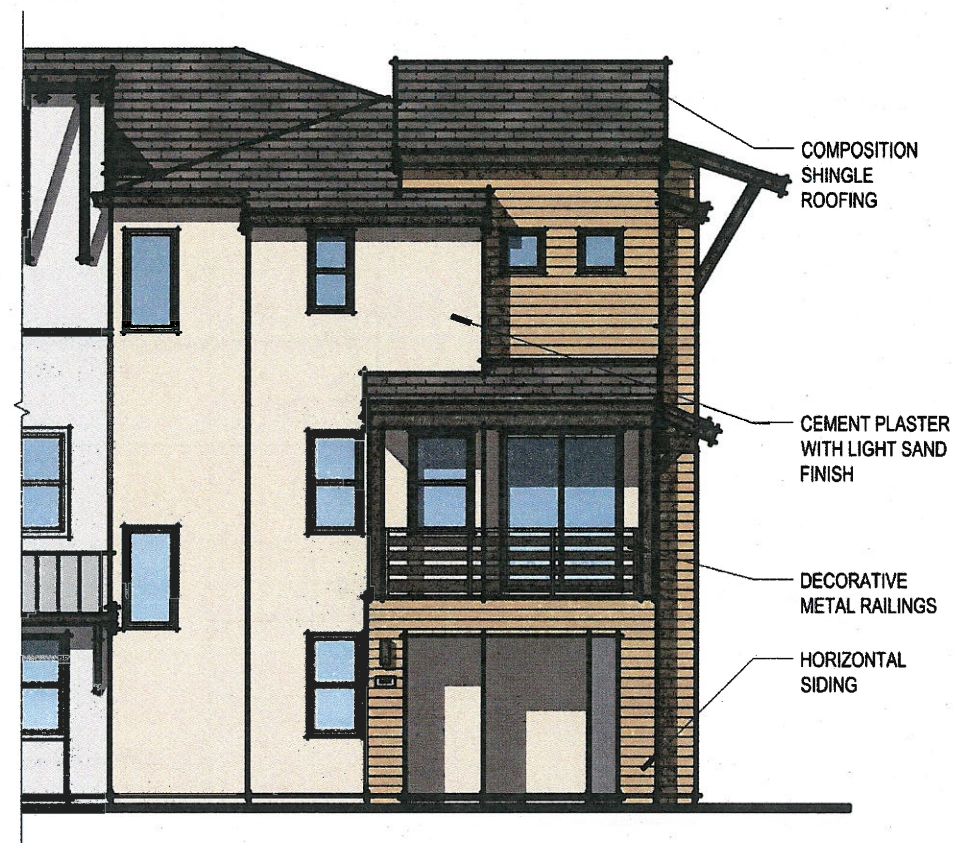
SEA GULL LIGHTING -
OUTDOOR CYLINDERS
COLLECTION
#8313802EN3-10
(OR APPROVED EQUAL)



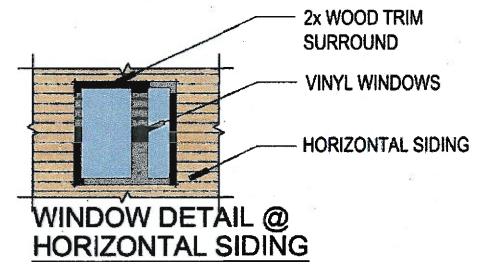
**COMPOSITION
SHINGLE RAKE**



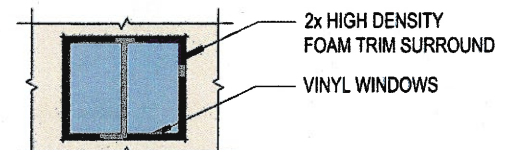
**COMPOSITION
SHINGLE EAVE**



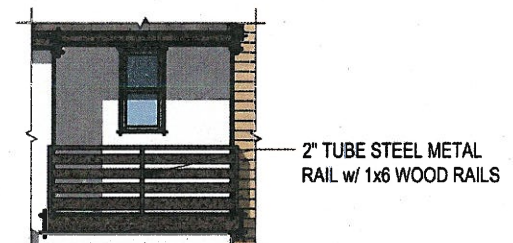
TYPICAL EXTERIOR MATERIALS



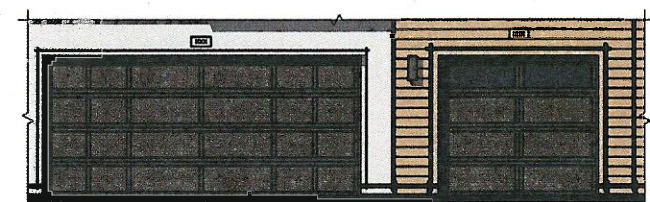
**WINDOW DETAIL @
HORIZONTAL SIDING**



**WINDOW DETAIL
@ STUCCO**



**DECORATIVE
METAL RAIL**



**WAYNE DALTON
MODEL 9405 - HAMPTON
GARAGE DOOR**

**WAYNE DALTON
MODEL 9405 - WESTFIELD**



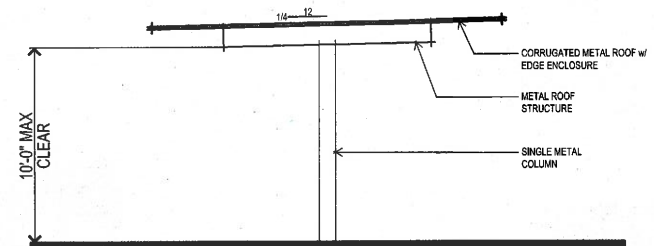
**ARCHITECTURAL DETAILS
A23**

THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

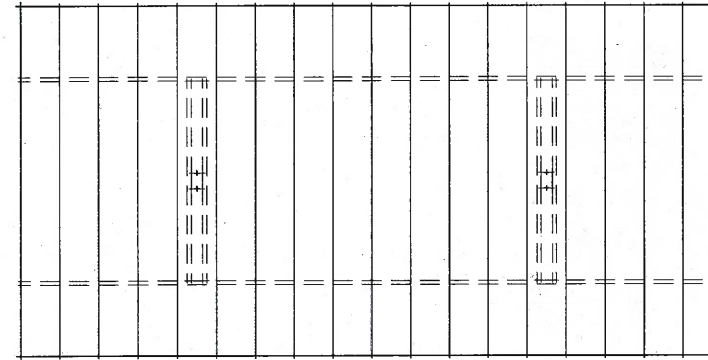
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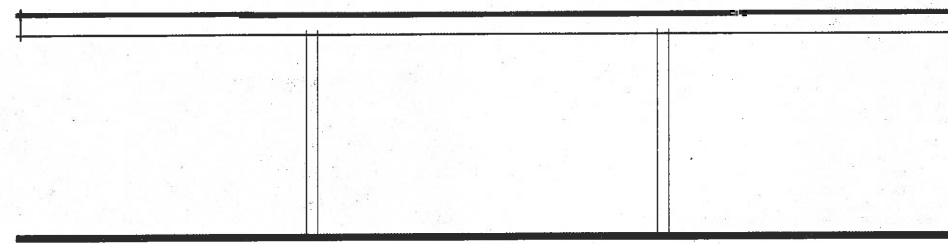




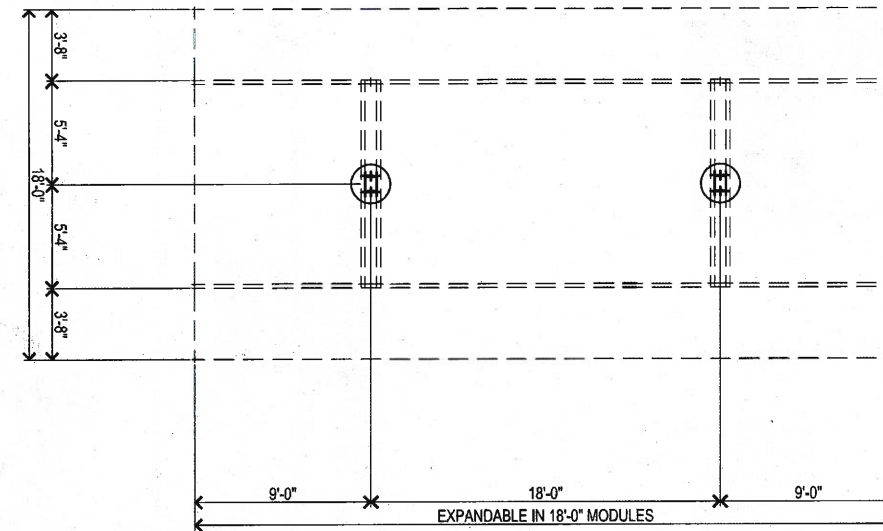
RIGHT ELEVATION



ROOF PLAN



FRONT ELEVATION



FLOOR PLAN

THE LUMBERYARD
Morgan Hill, CA
July 19, 2019

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0 2' 4' 6' 8' 16'
TYPICAL CARPORT DETAIL
A24

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FILE PATH: W:\005 16\162016\DRAWINGS\WELM\APPLICATIONS\DESIGN REVIEW\L-02 LANDSCAPE ENLARGEMENT PLAN.DWG

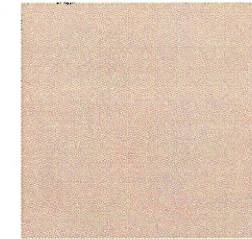
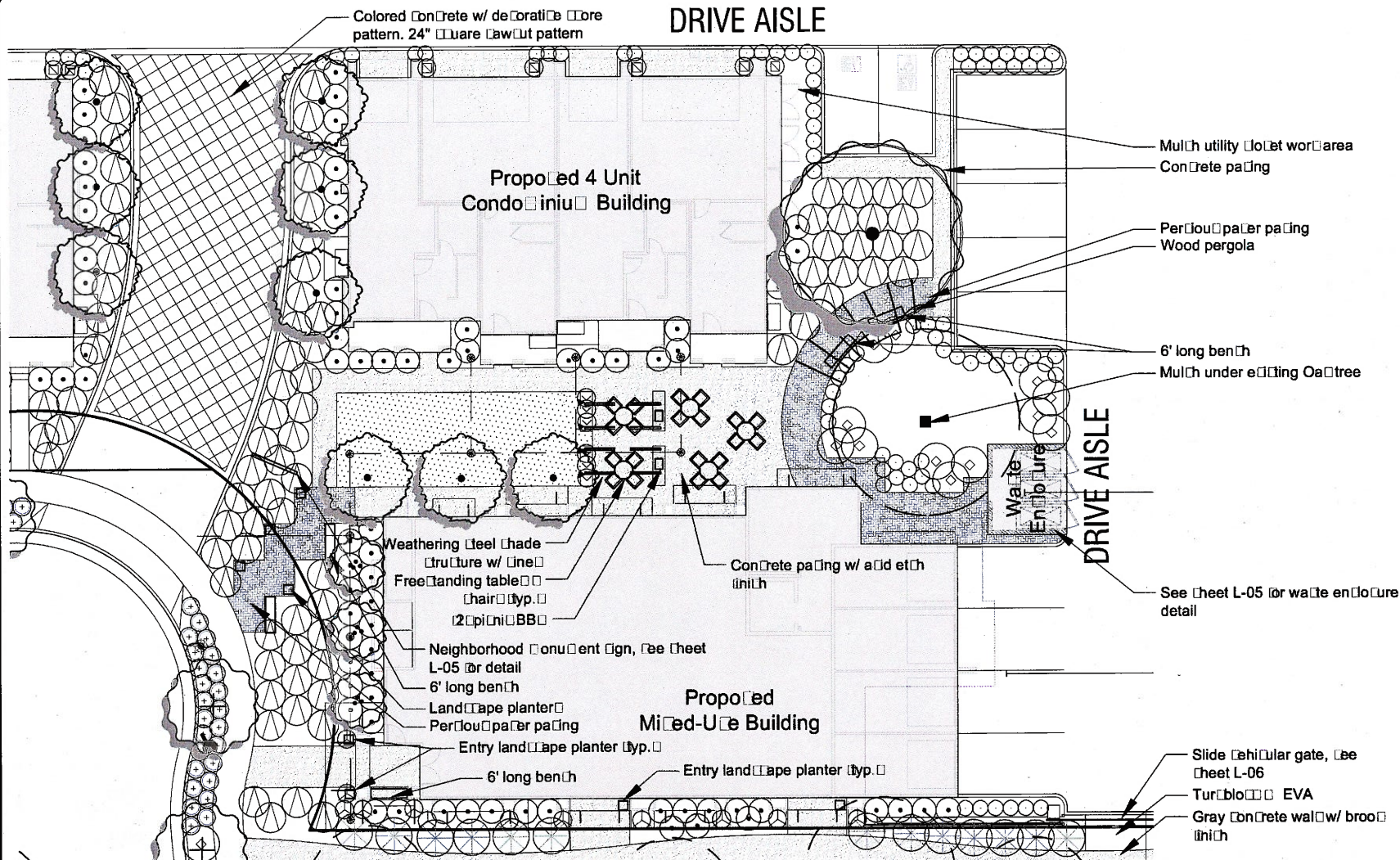
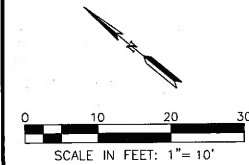
Courtyard Enlargement Plan Scale 1"=10'

PLANTING NOTES

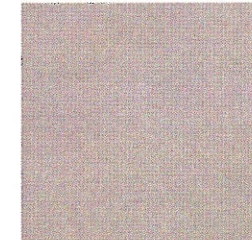
- See sheet L-01 for the proposed Plant Palette.

CONCEPT IMAGE NOTES

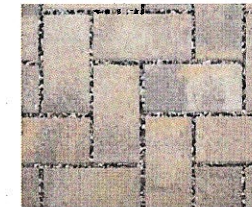
- Final design of shade structure and wood pergola will be based on the shown image but may vary based on the specific dimensions, material and construction method.



**DECORATIVE VEHICULAR ENTRY
CONCRETE COLOR**
Model: Chrome
Manufacturer: Duro
Color: 6234 Super Beige



**PEDESTRIAN WALK & COURTYARD
CONCRETE COLOR**
Model: Chrome
Manufacturer: Duro
Color: 1266 Cool Gray



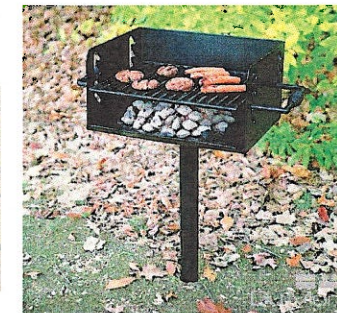
PERMEABLE PAVER
Model: Aqua Rock
Manufacturer: Belgard
Color: Victorian



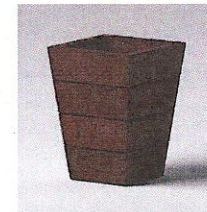
BENCH
Model: Bench 186
Manufacturer: Duro
Color: Blue



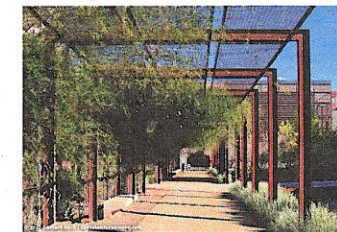
TABLE & CHAIRS
Model: Table 484 Chair 483
Manufacturer: Duro
Color: Blue



BBQ
Model: Grill 21
Manufacturer: Duro
Color: Black



LANDSCAPE PLANTER CONCEPTS
Model: CTBD



**WEATHERING STEEL SHADE STRUCTURE
CONCEPT IMAGE**



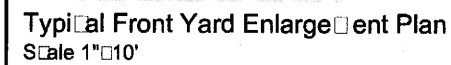
WOOD PERGOLA CONCEPT IMAGE

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO
CLAYTON, CA 95020
PHONE: (925) 845-3350 FAX: (925) 845-3352

Latala
HOME INC.
1999 S. Bascom Avenue, Suite 700
Campbell, CA 95008
www.latalahomes.com

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

DATE	BY	SCALE	AS SHOWN	DATE	DATE
7-22-19	JAM	AS SHOWN		MAY 9, 2019	
SHEET					
L-02					
OF 39 SHEETS					
JOB NO. 162016-1001					



AC UNIT SCREENING FENCE



BENCH
Model Bench 186
Manufacture Du or
Color Blue

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Quercus agrifolia



Platanus acerifolia



Lophocleon conertu



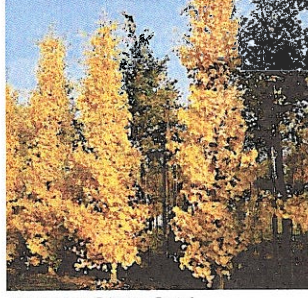
Prunus illinoensis



Quercus ilex



Arbutus menziesii



Ginkgo biloba 'Princeton Sentry'



Melaleuca quinquenervia



Lyonothoe floribunda



Pyrus bursifolia



Juniperus chinensis 'California'



Calliandra 'Little John'



Rhamnus californica 'Ballerina'



Juniperus scopulorum 'Skyrocket'



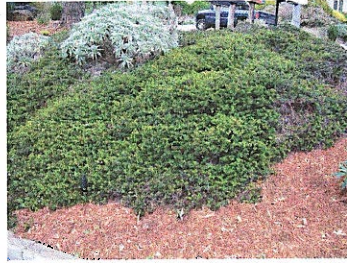
Ligustrum japonicum 'Tidal Wave'



Dietrichia bicolor



Nandina domestica 'Harbor Dwarf'



Arabis alpina 'Emerald Carpet'



Ruscus aculeatus 'Wood of Forns'



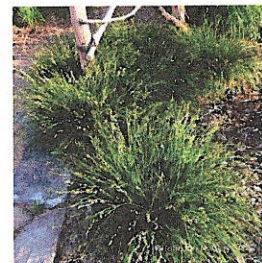
Rosa 'Noel'



Phoradendron villosum



Rhamnus californica 'Little Sur'



Carex diandra



Berberis aquifolium 'Barrelier'



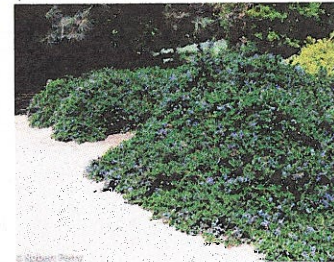
Felicia rubra Mole



Jacaranda polyantha



Salvia leucantha



Ceanothus glaucus 'Yankee Point'



Chondropetalum elephanthum



Myrtus communis 'Pala'

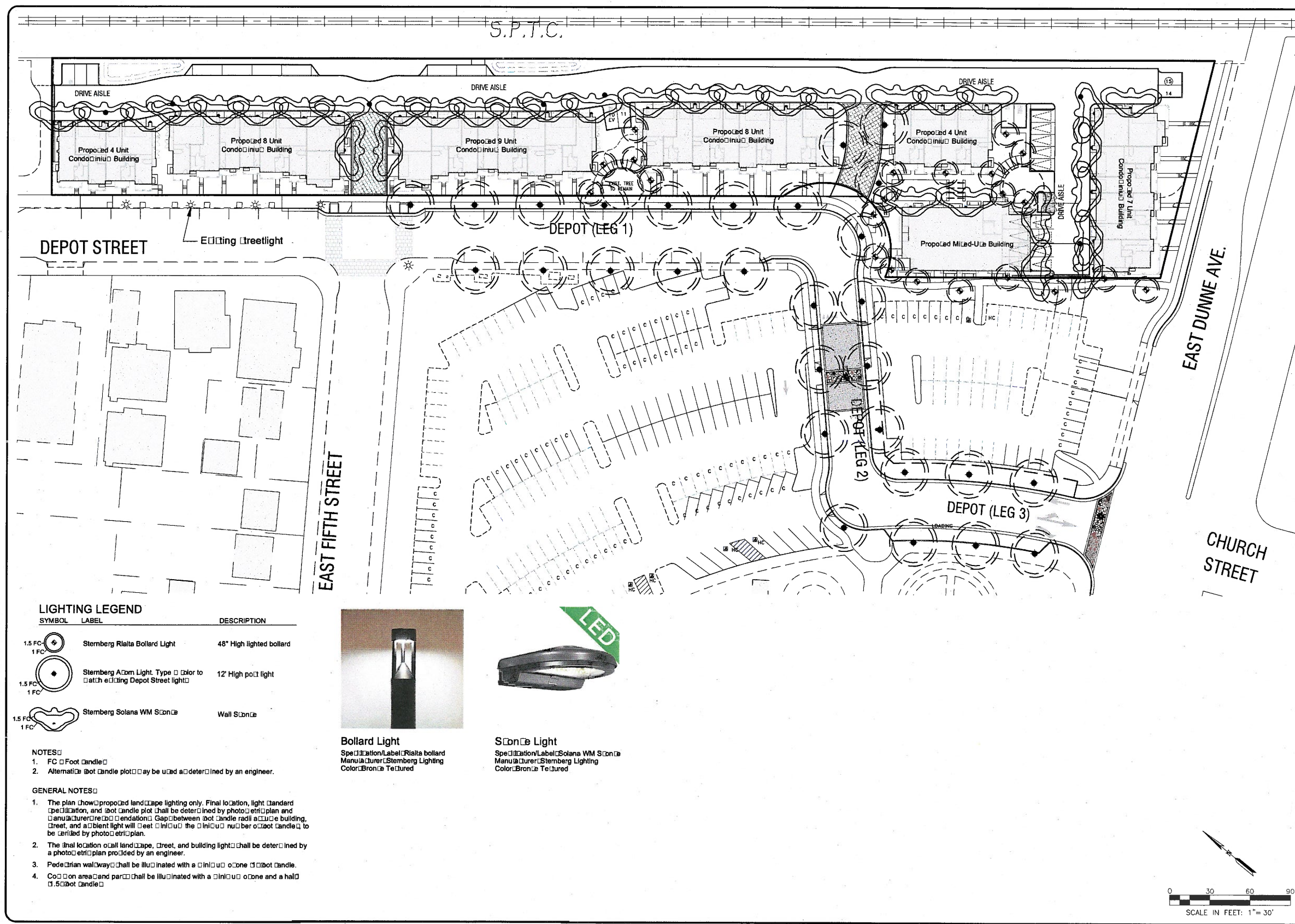


Muhlenbergia rigens

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
Est. ETo for the area ETo=	46.5
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	IE= 0.61
hydrozone irrigation efficiency IE= 0.61	#1 ETWU = 488,221 gallons / yr
Total ETWU = 488,221 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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LIGHTING LEGEND

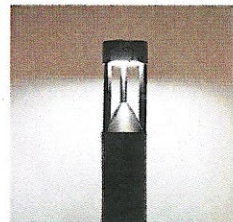
SYMBOL	LABEL	DESCRIPTION
1.5 FC 1 FC	Sterberg Rialta Bollard Light	48" High lighted bollard
1.5 FC 1 FC	Sterberg Acorn Light Type 1 Color to match existing Depot Street light	12' High pole light
1.5 FC 1 FC	Sterberg Solana WM Sconce	Wall Sconce

NOTES

1. FC = Foot Candle
2. Alternative foot candle plot 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 photoelectric plan and manufacturer recommendations. Gap between foot candle radii of building, street, and ambient light will create the indicated number of foot candles to be verified by photoelectric plan.
2. The final location of all landscape, street, and building lighting shall be determined by a photoelectric plan provided by an engineer.
3. Pedestrian walkway shall be illuminated with a minimum of one foot candle.
4. Common area and parking shall be illuminated with a minimum of one and a half foot candles.



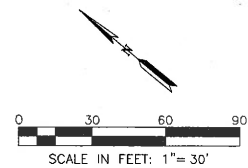
Bollard Light

Specification/Label: Rialta bollard
Manufacturer: Sterberg Lighting
Color: Bronze Textured



Sconce Light

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



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

DATE	BY	CHK	REVISIONS	SCALE
7.22.19	JAE		REVISED PER CITY DETAILED COMMENTS	AS SHOWN

SHEET
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OF 39 SHEETS
JOB NO.
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