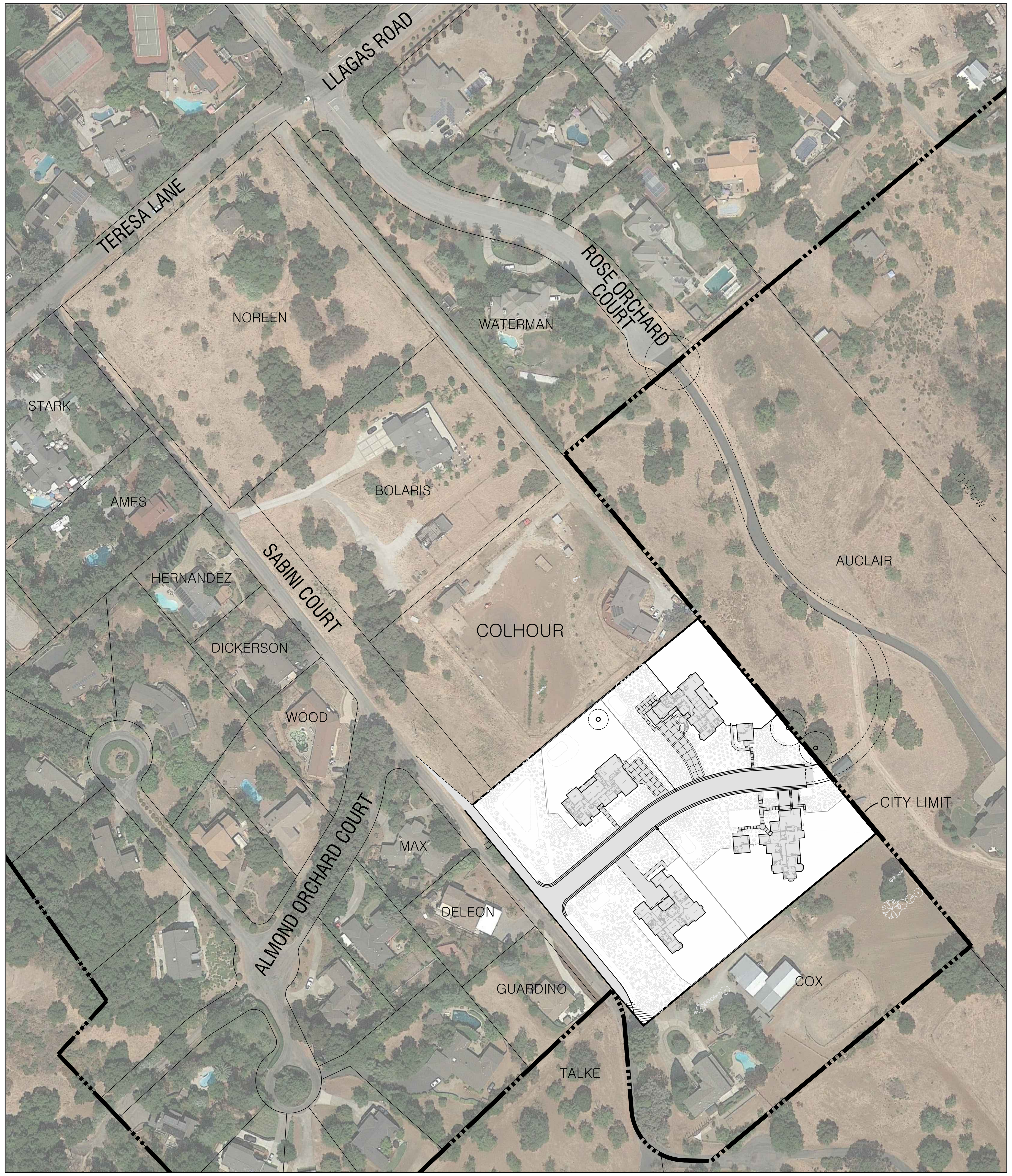
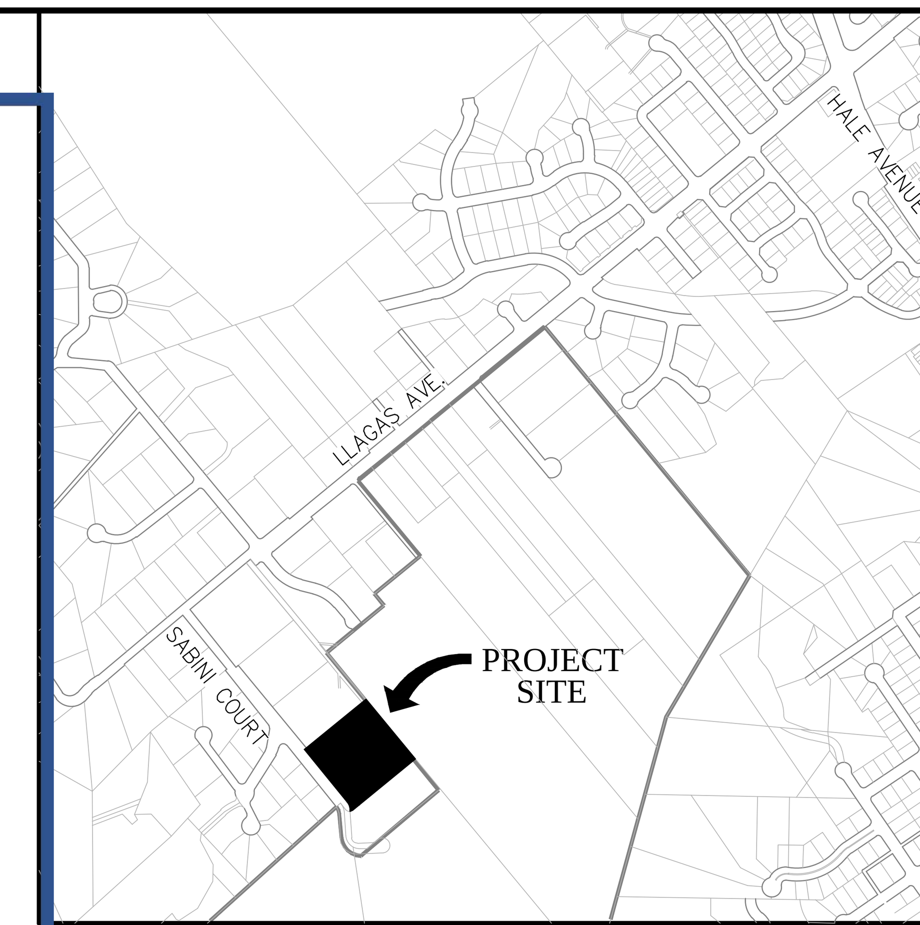
SITE REVIEW PERMIT

LANDS OF STROLATA PROPERTIES, LLC
SABINI COURT

MORGAN HILL, SANTA CLARA COUNTY, CALIFORNIA

CITY OF MORGAN HILL
PLAN APPROVED
THIS PLAN WAS APPROVED BY THE PLANNING DIVISION
ON 6/16/2020
SR2018-0025
FILE NUMBER
PLANNING OFFICIAL





VICINITY MAP

N

SCALE IN FEET: 1" = 100'

SITE DATA

- SUBJECT PARCELS: 1110 LLAGAS ROAD (APN 773-32-013)
- CURRENT LAND USE: FALLOW, VACANT
- CURRENT ZONING: RE-40,000
- CURRENT GENERAL PLAN: RESIDENTIAL ESTATE (UP TO 1 DU/AC)
- PROPOSED LAND USE: SINGLE FAMILY RESIDENCES
- BUILDOUT TABULATION
  - GROSS AREA 4.48 ± AC
  - RESIDENTIAL SINGLE-FAMILY DETACHED (LOTS 1-4) 4.07 ± AC
  - PUBLIC RIGHT-OF-WAY DEDICATION (SABINI COURT) 0.41 ± AC
- UTILITIES:
  - WATER: CITY OF MORGAN HILL
  - SANITARY SEWER: CITY OF MORGAN HILL
  - STORM DRAIN: CITY OF MORGAN HILL
  - GAS & ELECTRIC: PG&E
  - TELEPHONE: VERIZON
- PRELIMINARY EARTHWORK SUMMARY:
  - CUT 7,500 CY±
  - FILL 8,000CY±
  - NET 500 CY± (IMPORT)

SHEET INDEX

GENERAL INFORMATION

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

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

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

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

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

CONTACT INFORMATION

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CAMPBELL, CA 95008
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(408) 515-9205, PAUL@LATALAHOMES.COM

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

Latala HOMES inc.

RJA RUGGERI-JENSEN-AZAR
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ARCHITECT: DZ DESIGN ASSOCIATES, INC.
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(408) 778-7005, DZDESIGN0011@YAHOO.COM

SR2018-0025

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DESIGN REVIEW
TITLE SHEET
SABINI COURT
MORGAN HILL, CALIFORNIA

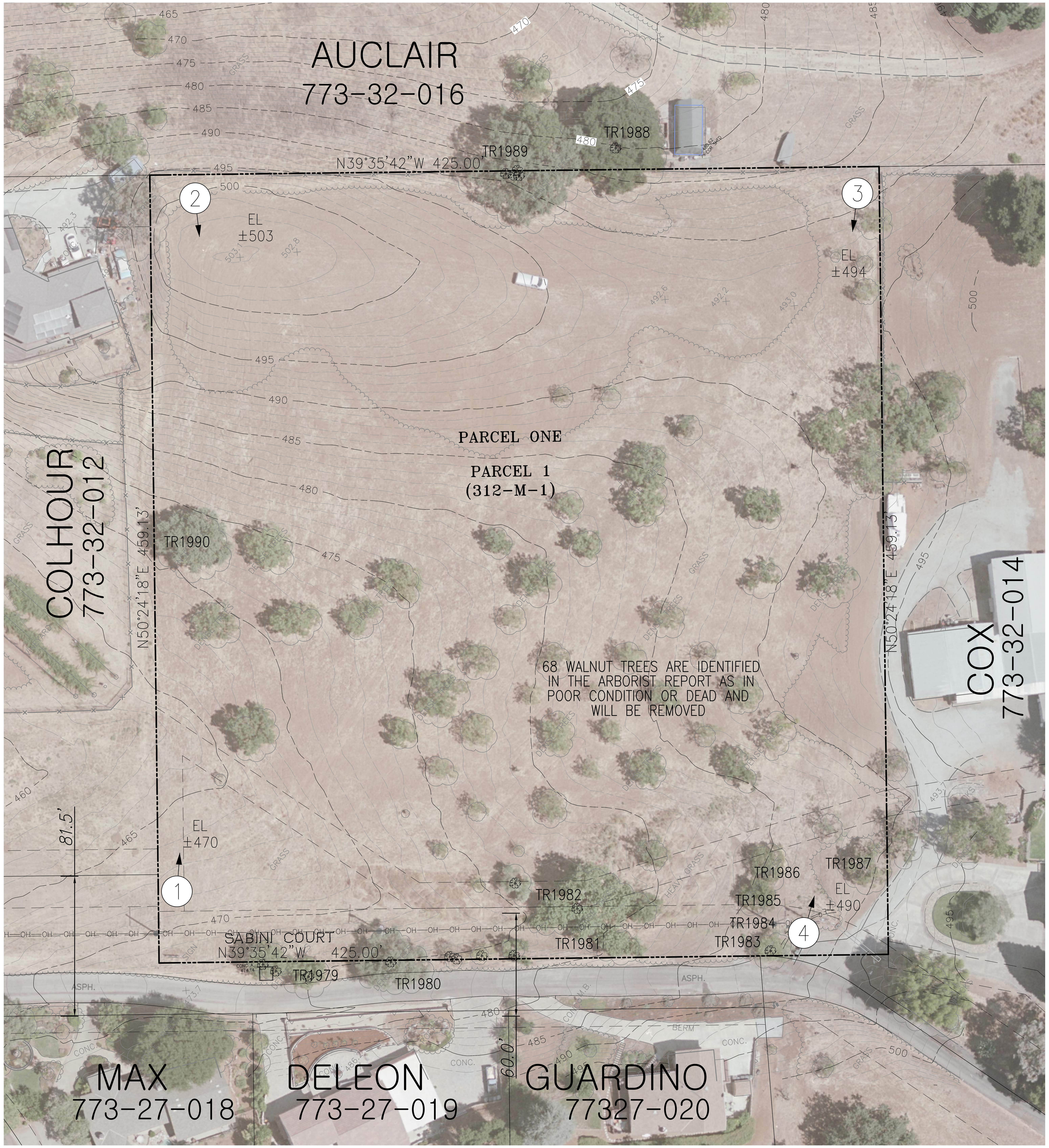
SCALE	DATE
AS SHOWN	DEC 14, 2008

DATE	SHEET REVISIONS	BY	CK
2-03-20	REVISED LSA PER INITIAL COMMENTS	JAM	LR
		MK	JAM

SHEET
SR-01
OF 15 SHEETS

JOB NO. 172024-001

PLOT DATE: January 31, 2020
FILE PATH: W:\Jobs 17\172024 Sabini Court\Drawings\Prelim\Applications\Arch_Site Permit\AS-01 TITLE SHEET.dwg



TREE DISPOSITION TABLE

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


NORTHWEST CORNER OF THE PROPERTY, LOOKING NORTHERLY.


NORTHEAST CORNER OF THE PROPERTY, LOOKING SOUTHWESTERLY.


SOUTHEAST CORNER OF THE PROPERTY, LOOKING WESTERLY.


SOUTHWEST CORNER OF THE PROPERTY, LOOKING EASTERLY.


TYPICAL CONDITION OF SABINI COURT.


UTILITY VAULTS NEAR THE SABINI INTERSECTION WITH TERESA LANE.

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

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DESIGN REVIEW
EXISTING CONDITIONS
SABINI COURT
MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
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SHEET
SR-02
OF 15 SHEETS

JOB NO.
172024-001

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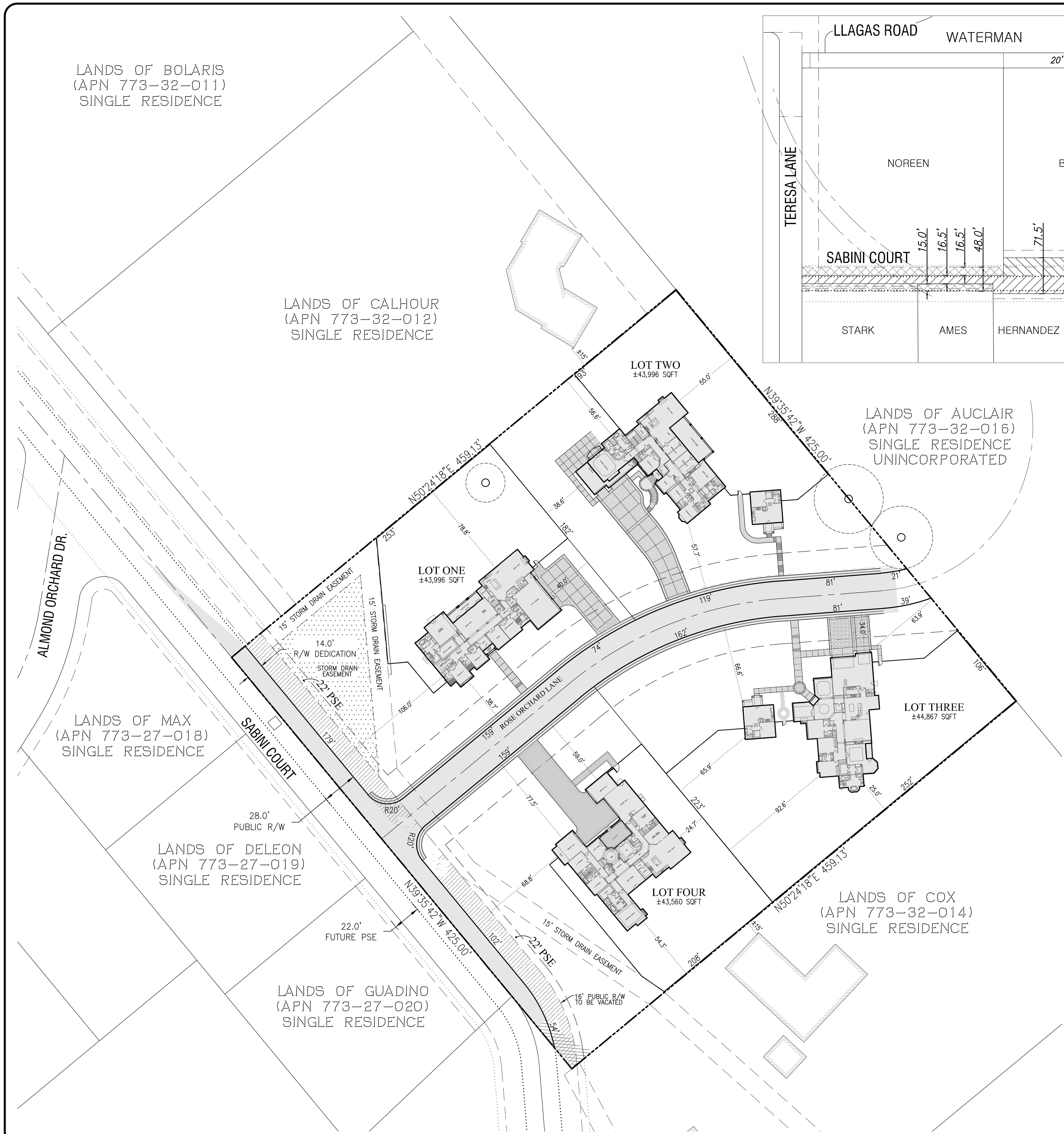
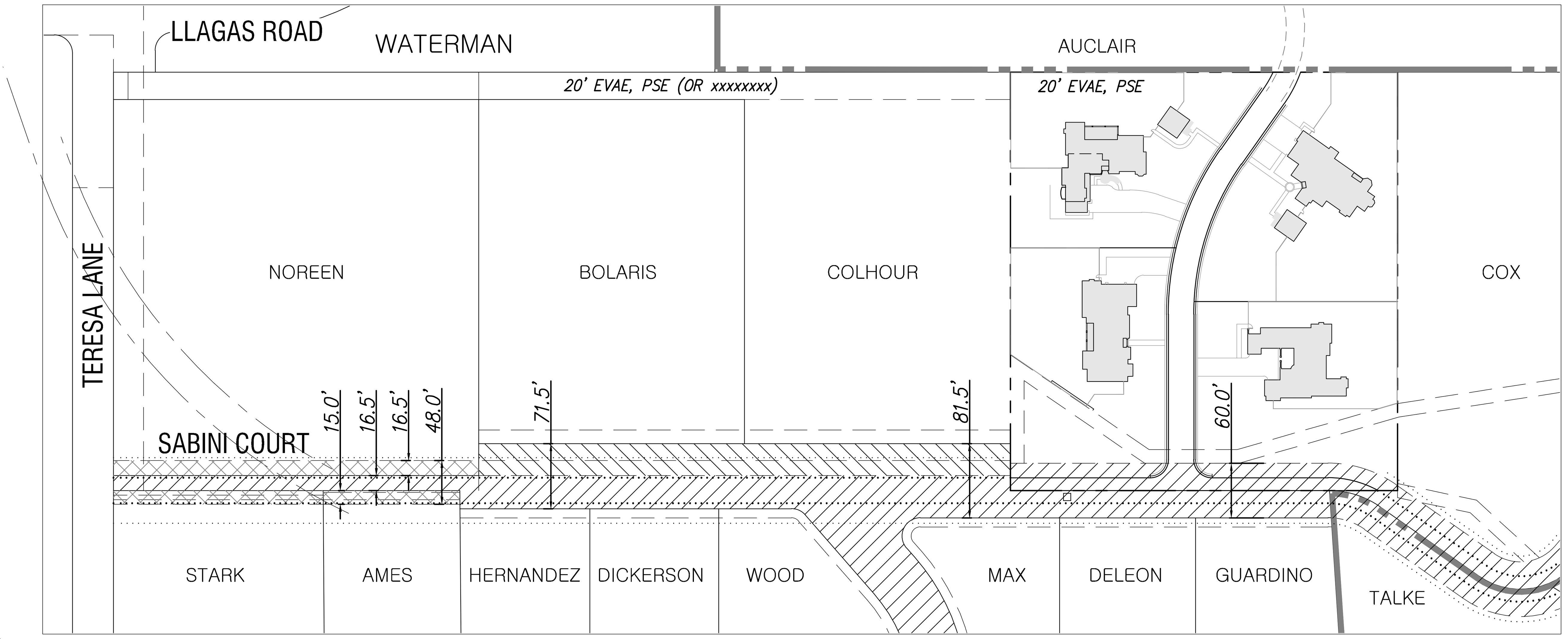
FILE PATH: W:\Jobs 17\172024 Sabini Court\Drawings\Prelim\Applications\Arch_Site Permit\AS-02 EXISTING CONDITIONS.dwg

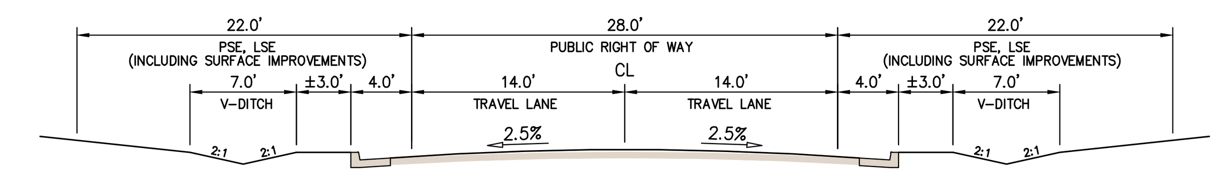




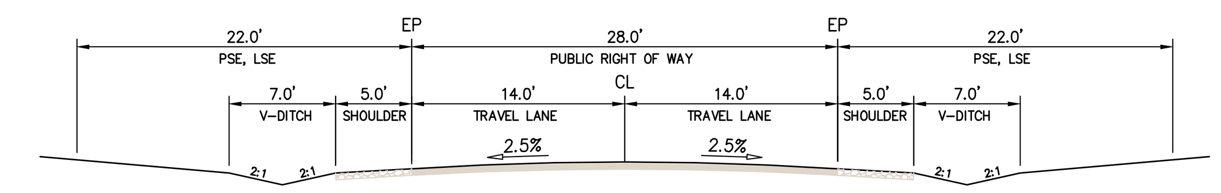
EXISTING PUBLIC RIGHT OF WAY (CITY OR COUNTY TBD)

LAND AVAILABLE FOR PUBLIC RIGHT OF WAY DEDICATION (DEDICATED, BUT NOT ACCEPTED)

LAND ENCUMBERED BY A VARIETY OF EASEMENTS (NOT DETERMINED TO BE AVAILABLE FOR PUBLIC R/W DEDICATION)



28' PUBLIC RIGHT OF WAY
ROSE ORCHARD LANE
(RURAL STREET SECTION A-21)



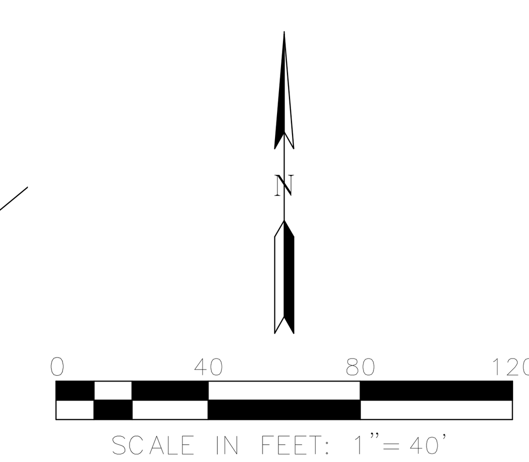
28' PUBLIC RIGHT OF WAY
SABINI COURT
(RURAL STREET SECTION A-21)

BUILDING COVERAGE SUMMARY

LOT	AREA (SQFT)	PLAN/AREA (SQFT)	COVERAGE
1	43,996	1 / 5,448	12%
2	43,996	2 / 5,601	13%
3	44,867	3 / 6,228	14%
4	43,560	4 / 5,579	12%

PUBLIC STREET DEDICATION (±0.41 AC)

FUTURE ROW VACATION FROM CITY OF MORGAN HILL (± 0.14 AC)



LEGEND

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

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DESIGN REVIEW
SITE PLAN
SABINI COURT
MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
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2-03-20	JAM	REVISED LSA PER INITIAL COMMENTS	JAM	LR

SHEET
SR-03
OF 15 SHEETS
JOB NO. 172024-001

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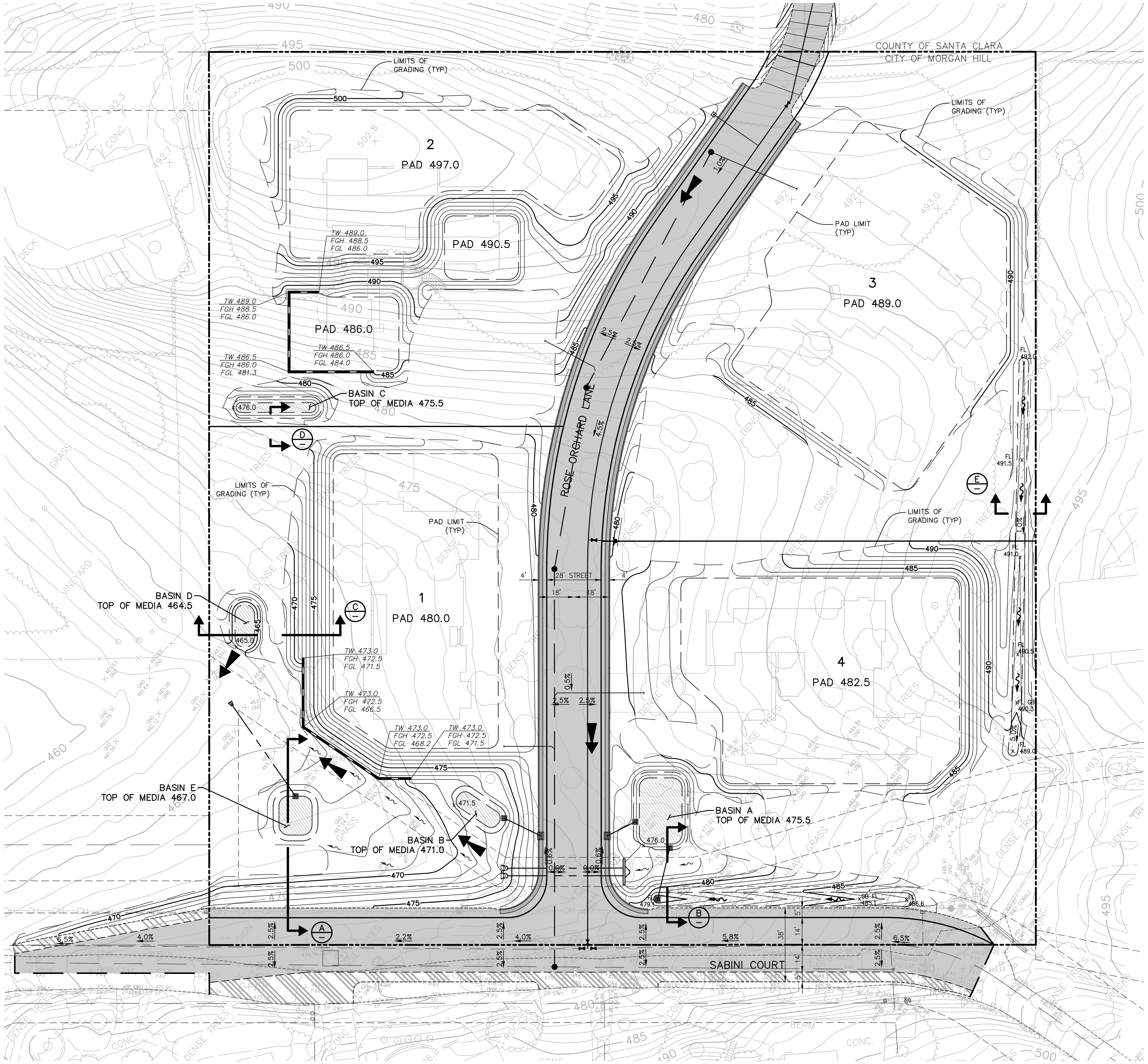
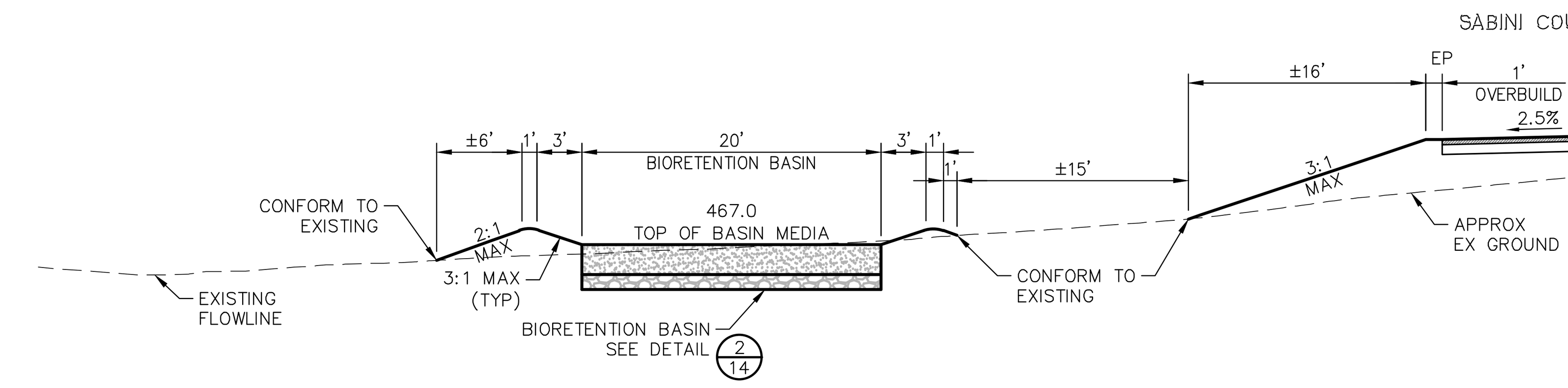


LEGEND

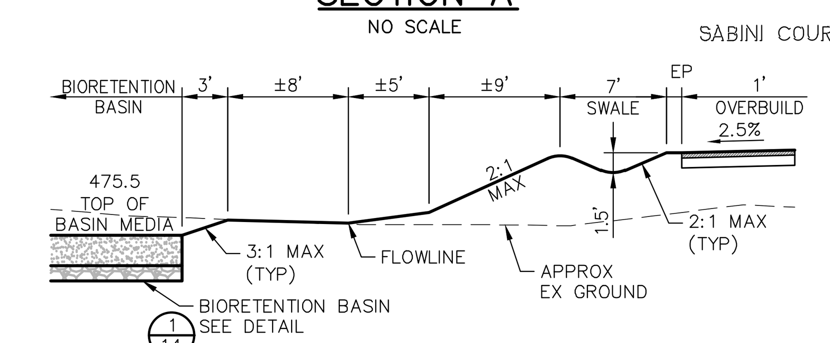
PROPOSED	DESCRIPTION	EXISTING
1	LOT NUMBER	
PAD 480.0	PAD ELEVATION	
	TOP/TOE OF SLOPE	
	CONTOUR	
	OVERLAND RELEASE	
	LIMIT OF GRADING	
	PAD LIMIT/HINGE POINT	
	RETAINING WALL	
	FENCE	X
	EARTH DITCH	
	EARTH SWALE	
	DIRECTION OF SURFACE FLOW	
A	SECTION LOCATION AND CALLOUT	

GRADING NOTES

1. ALL GEOTECHNICAL CORRECTIVE GRADING MEASURES, INCLUDING BUT NOT LIMITED TO: CUT/FILL TRANSITIONS, OVER-EXCAVATIONS, KEYWAYS, AND SUBDRAINS SHALL BE PER THE PROJECT GEOTECHNICAL REPORT OR AS DIRECTED BY THE PROJECT GEOTECHNICAL ENGINEER IN THE FIELD.
2. RETAINING WALL HEIGHTS SHOWN ARE RETAINED HEIGHTS (FINISH GRADE HIGH TO FINISH GRADE LOW) AND EXCLUDE FOOTINGS AND WALL CAPS. ALL RETAINING WALLS OVER 4' MEASURED FROM BOTTOM OF FOOTING TO TOP OF WALL REQUIRE A SEPARATE BUILDING PERMIT. NO WOOD RETAINING WALLS WILL BE ALLOWED.



SECTION A
NO SCALE



SECTION B
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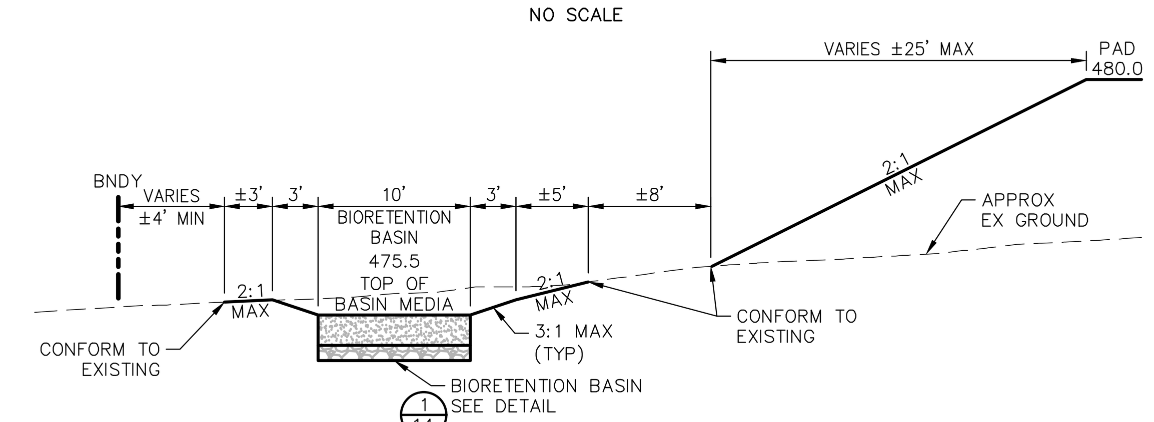

SECTION C
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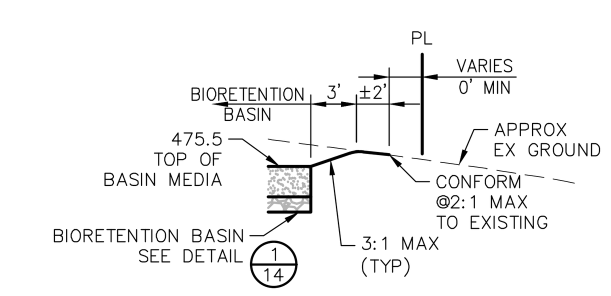

SECTION D
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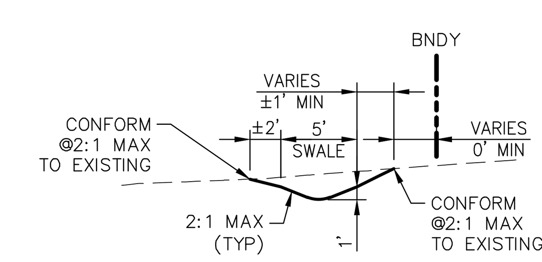

SECTION E
NO SCALE

SCALE IN FEET: 1" = 30'

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

SCALE: AS SHOWN
DATE: DEC 14, 2008

DATE	MK	SHEET REVISIONS	BY	CK
2-03-20	JAM	REVISED LSA PER INITIAL COMMENTS	JAM	LR

SHEET
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JOB NO. 172024-001

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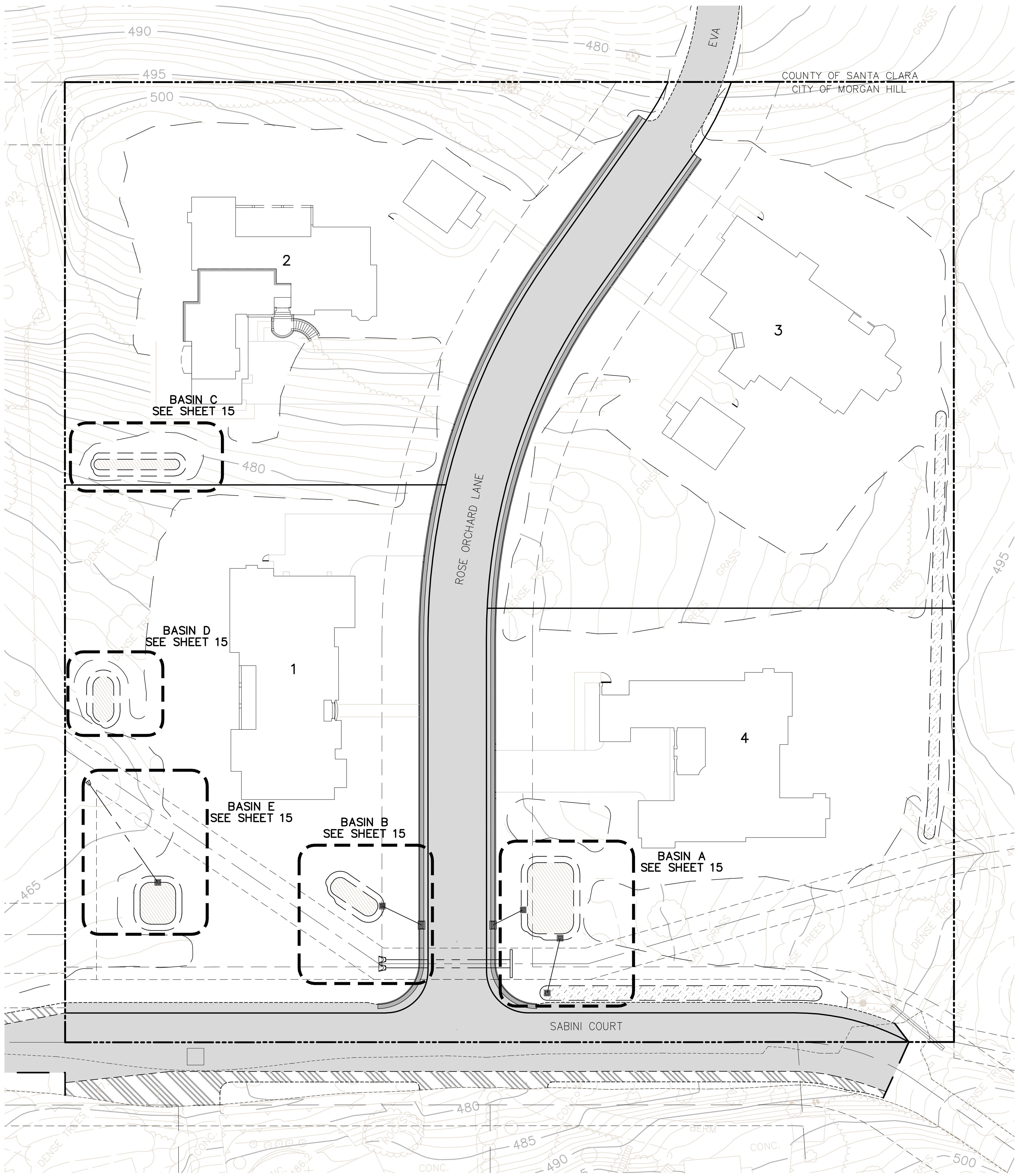
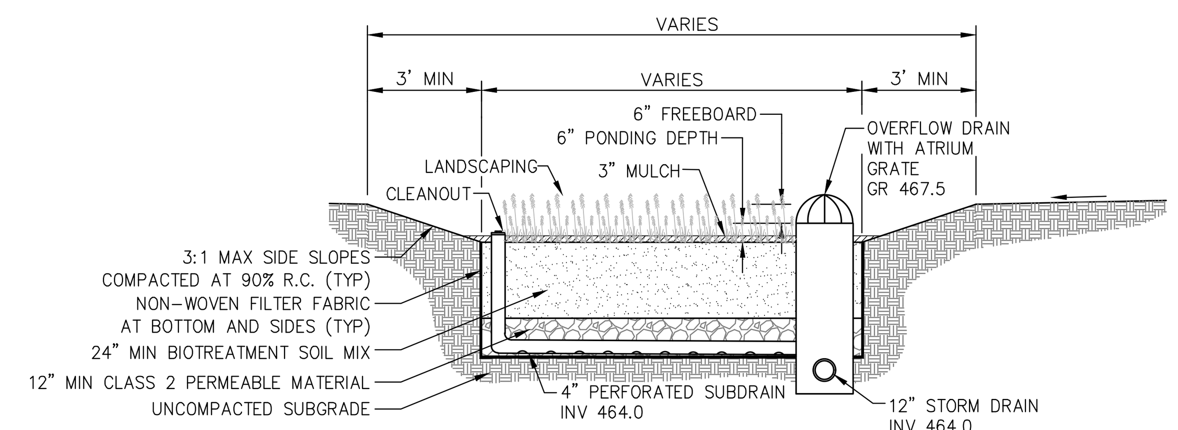
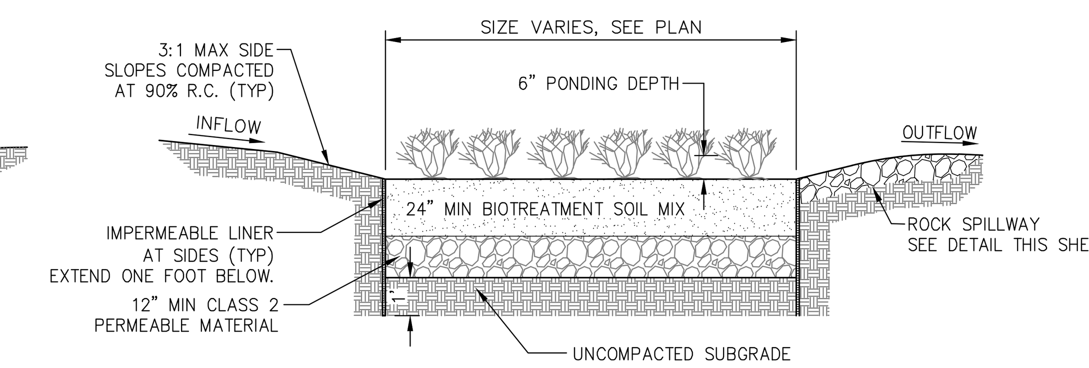


BIORETENTION NOTES:

1. General: Begin bioretention facility construction only when the upgradient site has been sufficiently stabilized and temporary erosion and sediment control measures are in place. The rough graded basin may only be used as a temporary sediment control facility prior to placement of the drain rock and biotreatment soil mix. Subgrade excavation and placement of the drain rock and biotreatment soil mix should occur toward the end of the construction process, in conjunction with the final landscaping and site stabilization phase, to prevent damage and sedimentation to the bioretention facility due to construction activities. No heavy equipment shall operate within the perimeter of a bioretention facility during excavation, backfilling, planting, or mulching of the facility.
2. Excavation: The bioretention facility shall be excavated to the dimensions, side slopes, and elevations shown on the plans in accordance with the specifications of the Geotechnical report. The method of excavation shall minimize the compaction of the bottom of the bioretention facility. Hand grading equipment is preferred to reduce compaction potential of the sugrade. Excavators, backhoes, and low ground–contact pressure equipment may be used only if operated on the ground adjacent to the bioretention facility and never on the bottom. No heavy equipment shall be allowed on the bottom of the bioretention facility. Side slopes of the facility shall be compacted to 90% R.C.
3. Subgrade Preparation: Prior to placing the drain rock and biotreatment soil mix, the bottom of the excavation shall be roto–tilled to a depth of 6" to 12" to alleviate any compaction of the facility bottom. Any ponded water and construction related sedimentation shall be removed from the bottom of the facility, and the soil shall be friable before roto–tilling.
4. Geotextile Fabric: Non–woven geotextile fabric shall be placed in the bioretention facility so as to cover the entire excavation sides. Fabric placements shall adhere to the manufacturer's specifications and recommendations. Fabric shall be Mirafi 160N or approve equal with 6–oz min weight per square yard.
5. HDPE Barrier: Where the bottom of the bioretention facility is less than 10' to any structural improvements (e.g. buildings, curb/gutter, sidewalks, driveways, walls), the geotextile fabric shall be replaced by an HDPE tree root barrier. The barrier shall be installed along the perimeter of the excavation and extend 2' below the bottom of the bioretention subgrade. The Contractor shall take measures to minimize compaction of the subgrade during barrier installation.
6. Drain Rock: A 12" thick layer of drain rock shall cover the entire bottom of the bioretention basin excavation. Drain rock shall be placed in the excavation so as to minimize compaction of the subgrade. Drain Rock shall be Class 2 permeable material per Section 68 "Surface Drains" of the Caltrans Specifications, clean washed.
7. Biotreatment Soil Mix (BSM): Shall meet the specifications of Bay Area Stormwater Management Agencies, "Regional Bioretention Soil Guidance & Model Specification Technical Memorandum", dated November 2010. General requirements are:
   - Long–term, in–place infiltration rate of 5 inches per hour minimum.
   - Soil mix measured on a volume basis: 60%–70% sand, 30%–40% compost.
8. The BSM shall be placed and graded using hand equipment, low ground–contact pressure equipment, or by excavators and/or backhoes operating on the ground adjacent to the bioretention facility. No heavy equipment shall be used within the perimeter of the bioretention facility before, during, or after the placement of the BSM. The BSM shall be placed in horizontal layers not to exceed 12", to a total depth of 18" minimum. The BSM shall be compacted by saturating the entire area of the bioretention facility after each lift of BSM is placed. Water for saturation shall be applied by spraying or sprinkling. Final grading of the BSM shall be performed after a 24–hour settling period. Final elevations shall be within 1" of elevations shown on the Plans.
9. Rock Slope Protection: Install rock protection at outfalls and locations shown on the Plans for energy dissipation and erosion control.
10. Landscaping: Landscaping of the bioretention facility shall be per the Landscape Drawings (separate plans), including plants, mulch, and decorative cobbles. Vegetation should be established as soon as possible to prevent erosion and scour.
11. Stabilization: Stabilize freshly seeded bioretention facilities with appropriate temporary or permanent soil stabilization methods, such as erosion control matting or blankets. Erosion control shall be required for at least the first 60 days following the first storm event of the season, or until permanent vegetation is established. Once the bioretention facility is sufficiently stabilized and vegetation established, remove temporary erosion and sediment controls.



2 SCM – E
BIORETENTION BASIN
NO SCALE

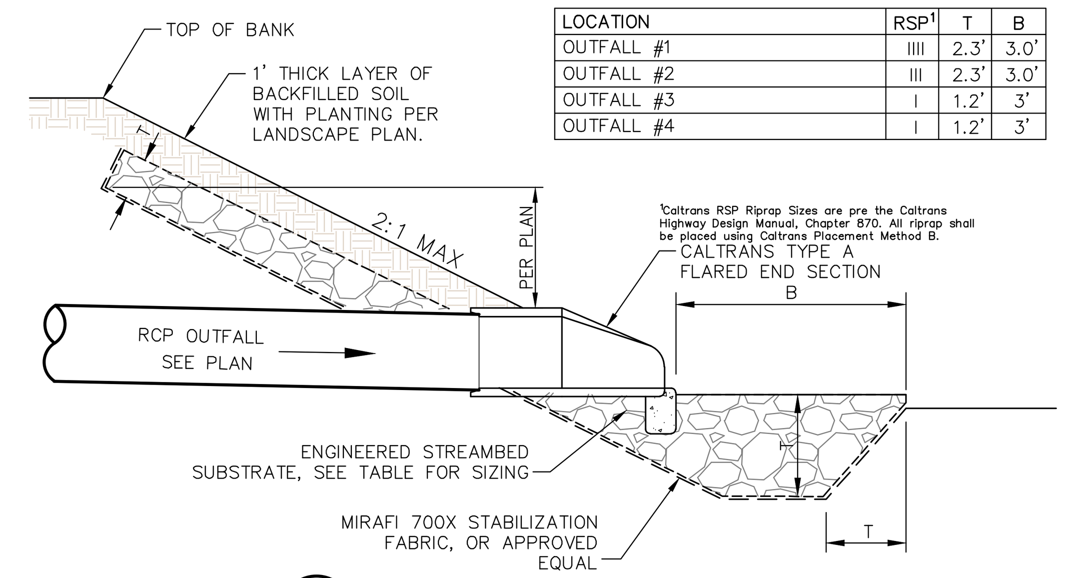


1 BIORETENTION BASIN DETAIL
NO SCALE

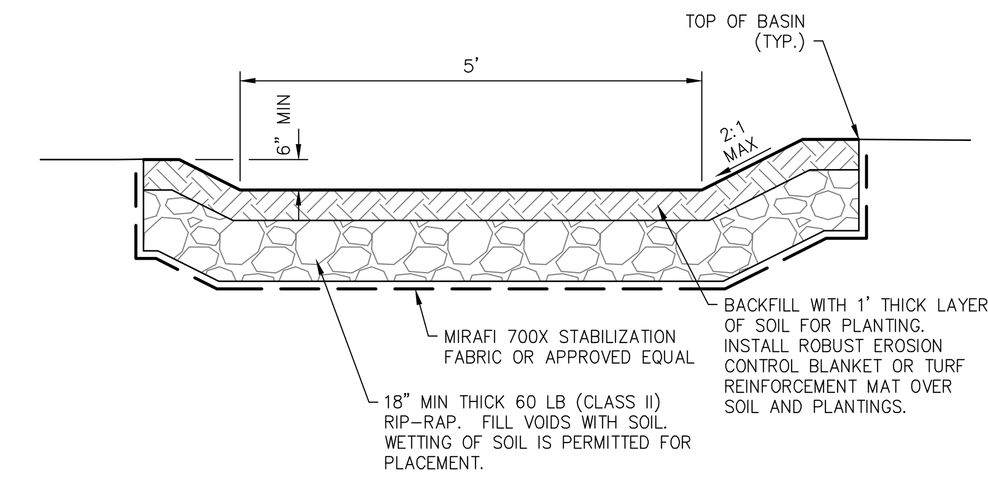
ENGINEERED STREAMBED SUBSTRATE DESIGN TABLE:

LOCATION	RSP[1]	T	B
OUTFALL #1	IIII	2.3'	3.0'
OUTFALL #2	III	2.3'	3.0'
OUTFALL #3	I	1.2'	3'
OUTFALL #4	I	1.2'	3'

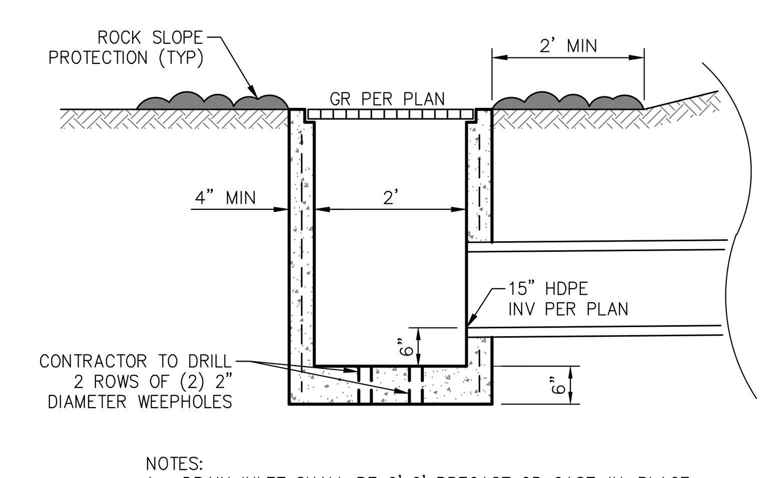
[1]Caltrans RSP Riprap Sizes are pre the Caltrans Highway Design Manual, Chapter 870. All riprap shall be placed using Caltrans Placement Method B.



4 OUTFALL DETAIL
NO SCALE

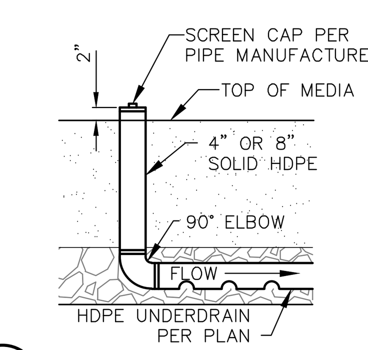


3 ROCK SPILLWAY CHANNEL DETAIL
NO SCALE



NOTES:
1. DRAIN INLET SHALL BE 2'x2' PRECAST OR CAST–IN–PLACE INLET WITH #4 REBAR AT 12" ON CENTER EACH WAY, OR APPROVED EQUAL.

5 BUBBLER INLET
NO SCALE



6 CLEANOUT DETAIL
NO SCALE

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

RJA
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DESIGN REVIEW
STORMWATER CONTROL PLAN
SABINI COURT
MORGAN HILL, CALIFORNIA

SCALE	AS SHOWN	DATE	DEC 14, 2008

DATE	MK	SHEET REVISIONS	BY	CK
2-03-20	JAM	REVISED LSA PER INITIAL COMMENTS	JAM	LR

SHEET
SR-05
OF 15 SHEETS

JOB NO. 172024-001

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FILE PATH: W:\Jobs 17\172024 Sabini Court\Drawings\Prelim\Applications\Arch_Site Permit\AS-05 STORMWATER CONTROL PLAN.dwg

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

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

front elevation

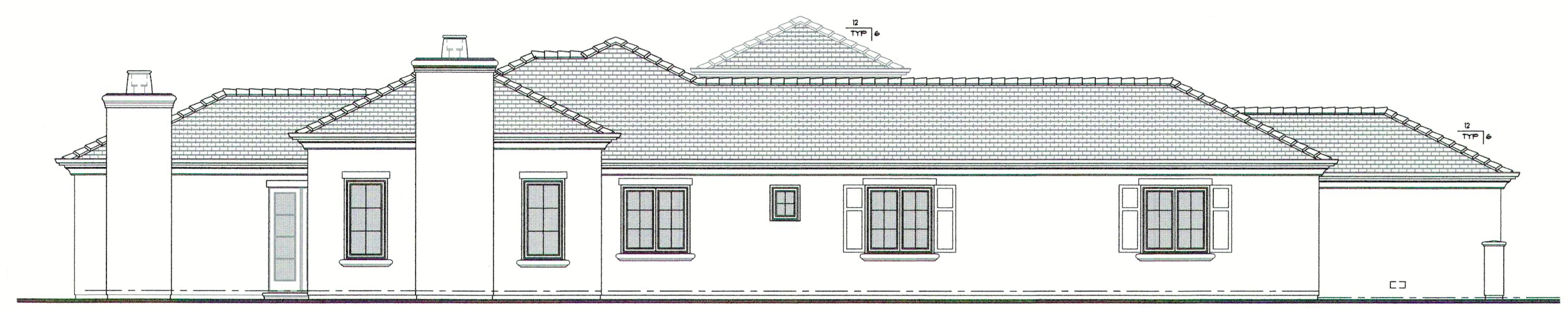
Color Scheme

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

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

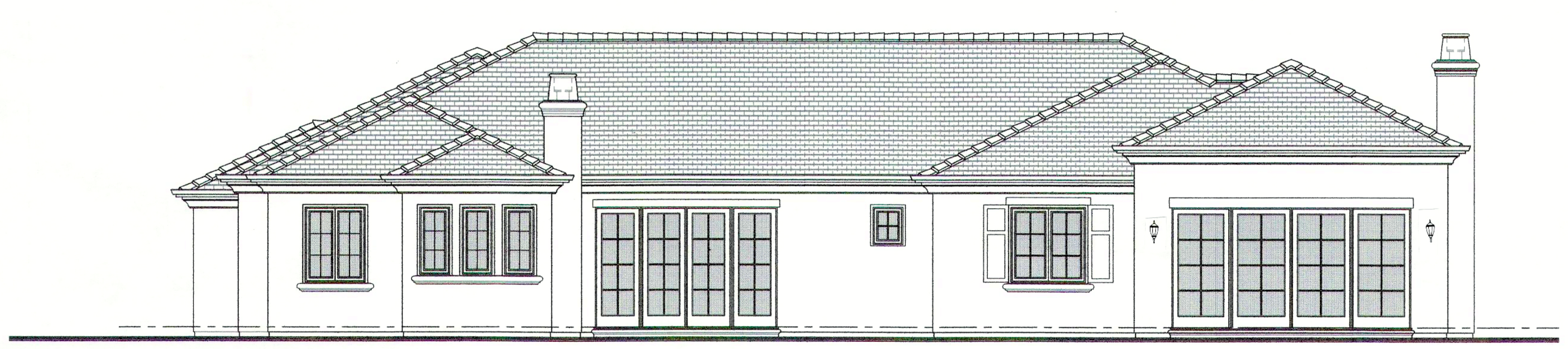
SECTIONAL CARRIAGE STYLE GARAGE DOORS-TRADITIONAL STEEL COLLECTION w/EMBOSSED WOOD GRAIN TEXTURE, TYP.

right side elevation



left side elevation

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



rear elevation

Parcel 1
4060 s.f.

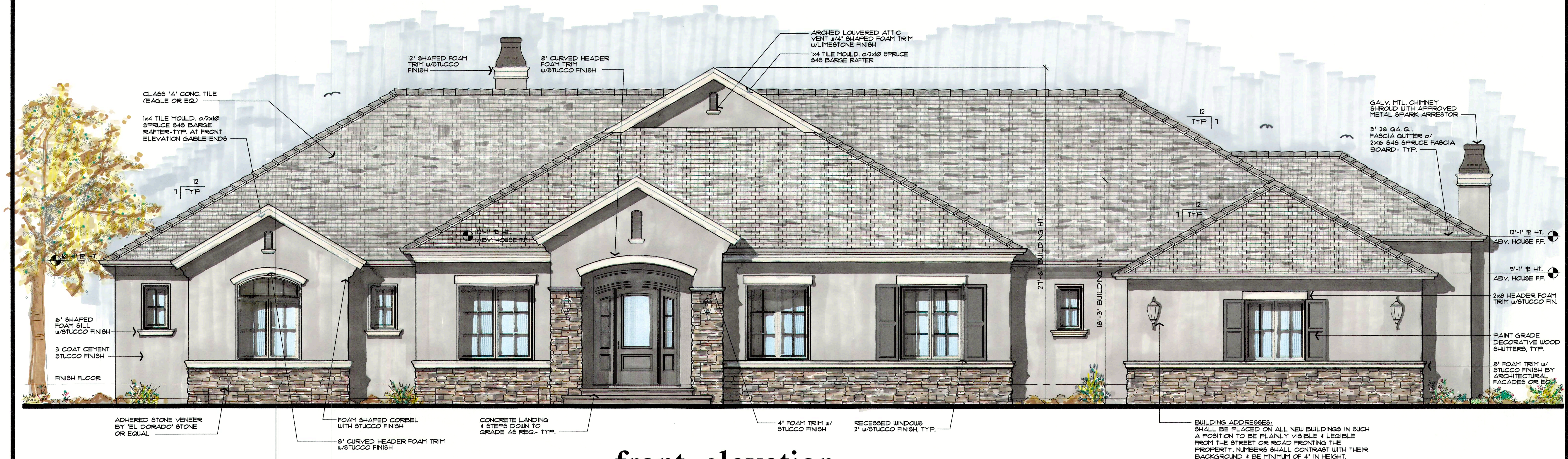
4 0 4 8 12
SCALE: 1/4"=1'-0"

NO./ DATE/ REVISION

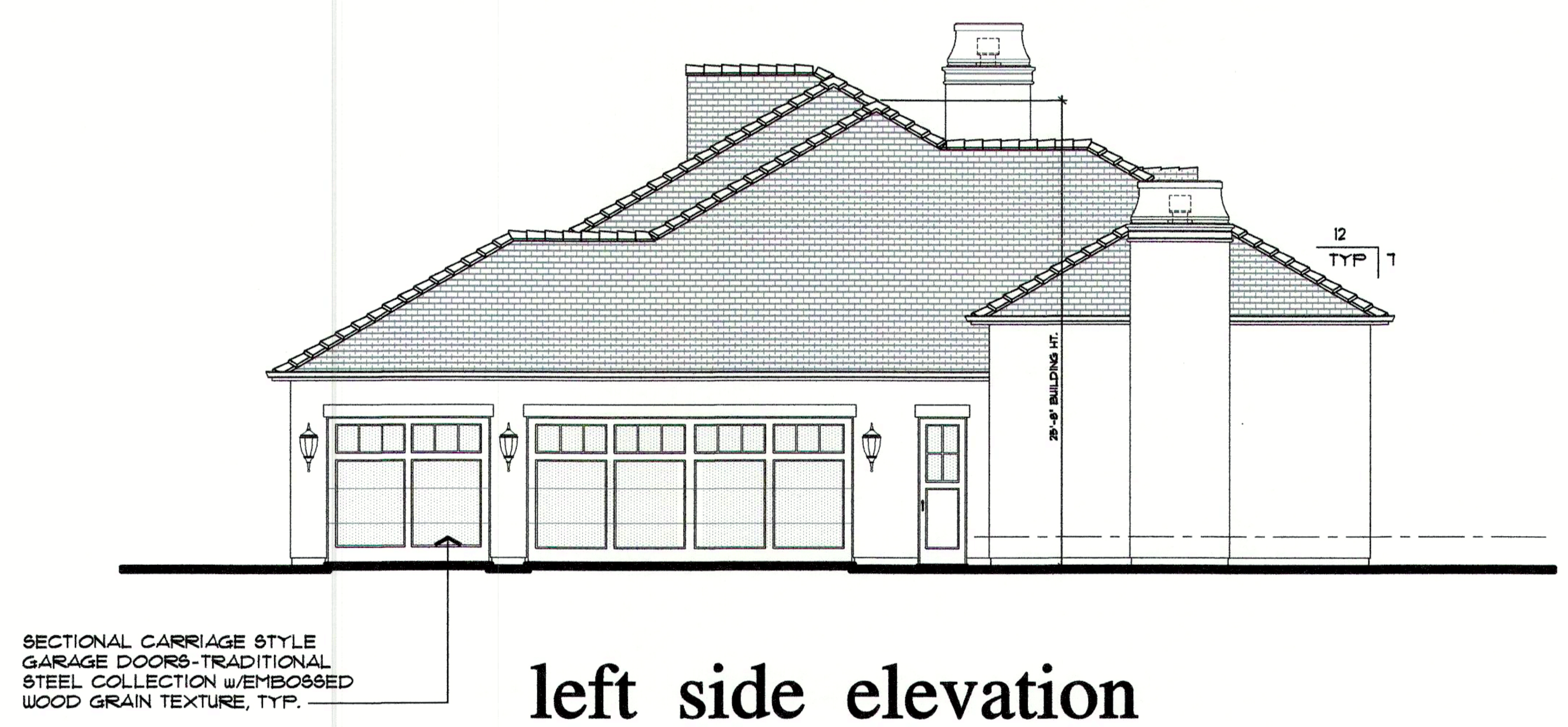
D&Z Design Associates, Inc.
A California Corporation
17705 Hale Avenue, Suite H4
Morgan Hill, California 95037
Phone: (408) 778-7005 Fax: (408) 778-7004
email: dzdesign@garlic.com

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

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

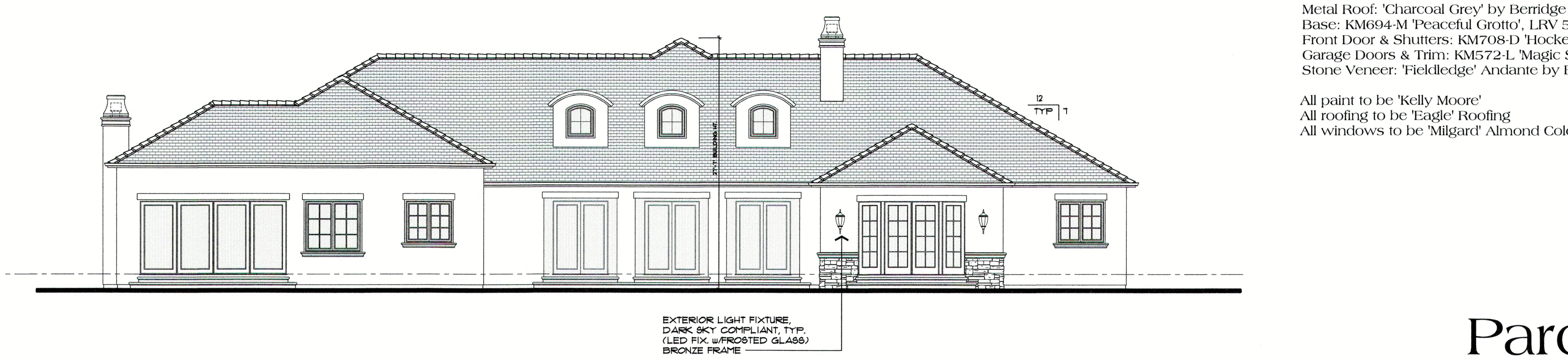


front elevation



left side elevation

right side elevation



rear elevation

OUTDOOR LIGHTING BY:
'MODERN FORMS' "56G21,
'BALTHUS' 16" HIGH BRONZE LED
OUTDOOR DARK SKY LIGHT FIXTURE,
OR EQ., w/HAMMERED TEXTURED GLASS

Color Scheme

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

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

Parcel 2

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

4 0 4 8 12

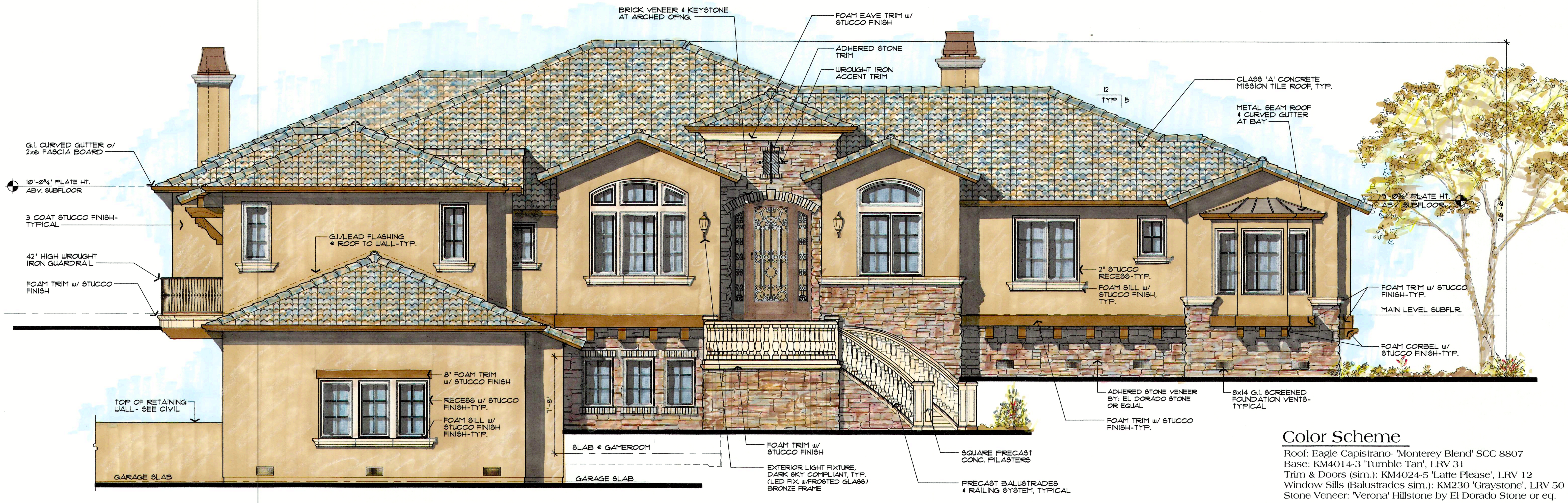
SCALE: 1/4"=1'-0"

NO./ DATE/ REVISION

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

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

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

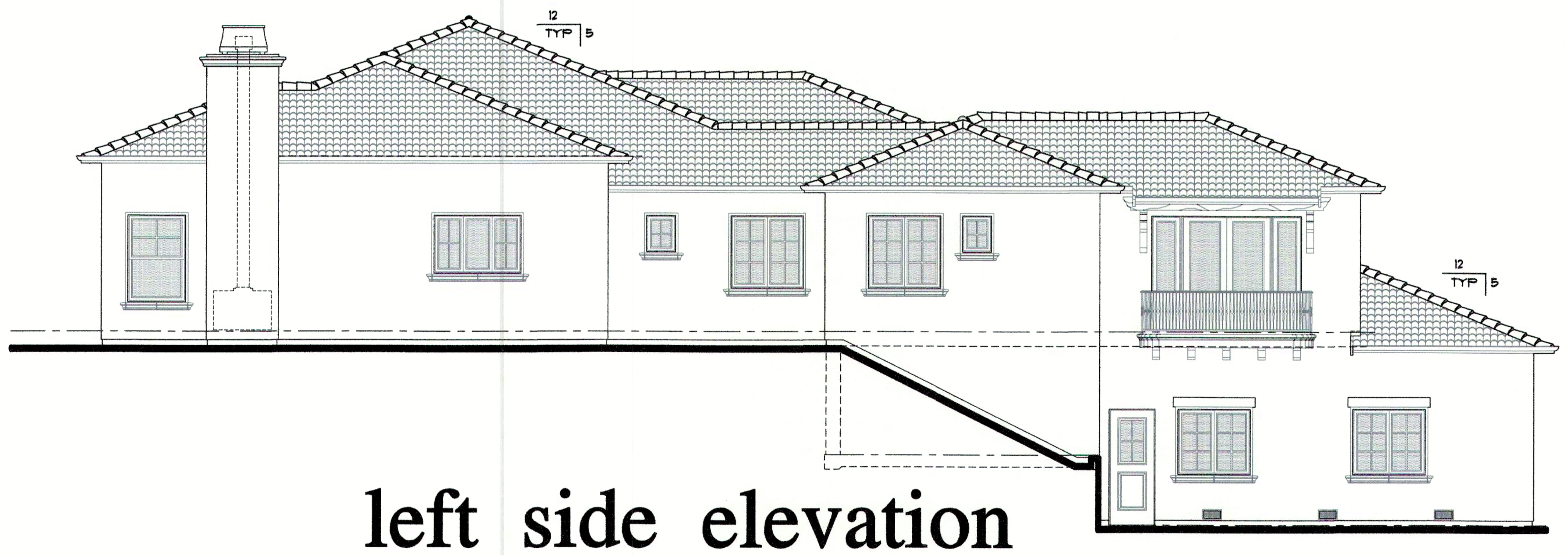


front elevation

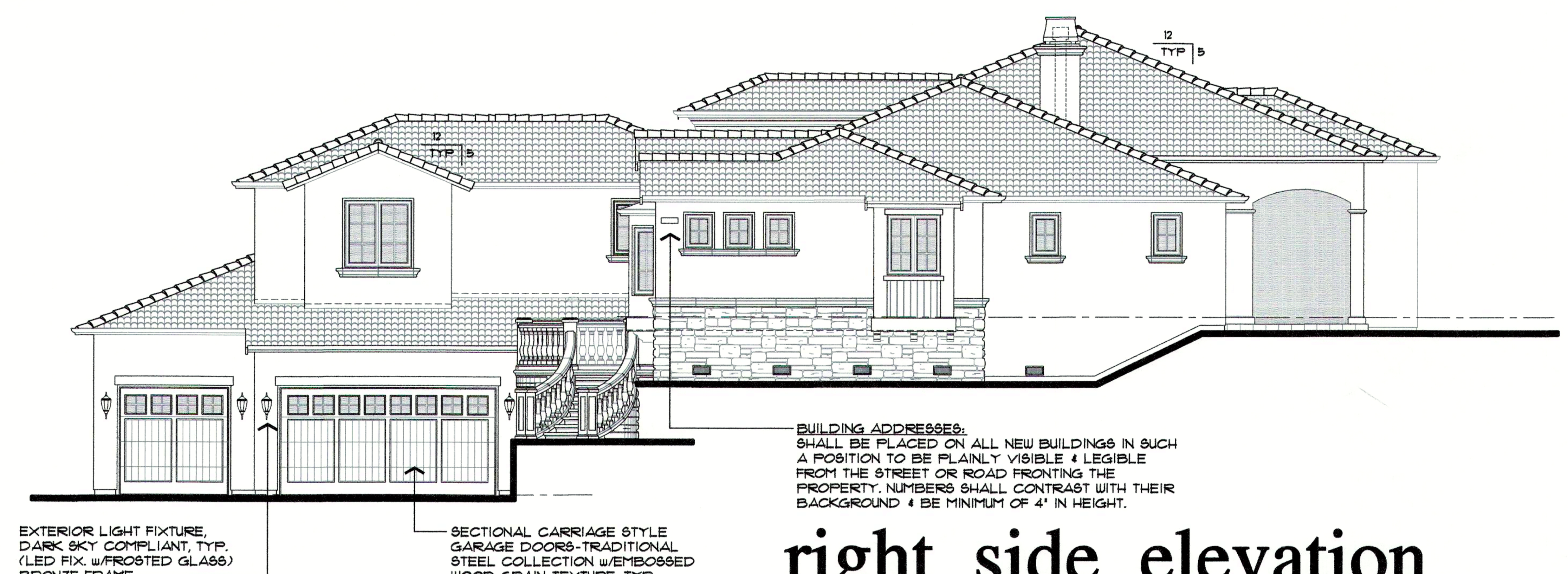
Color Scheme

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

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

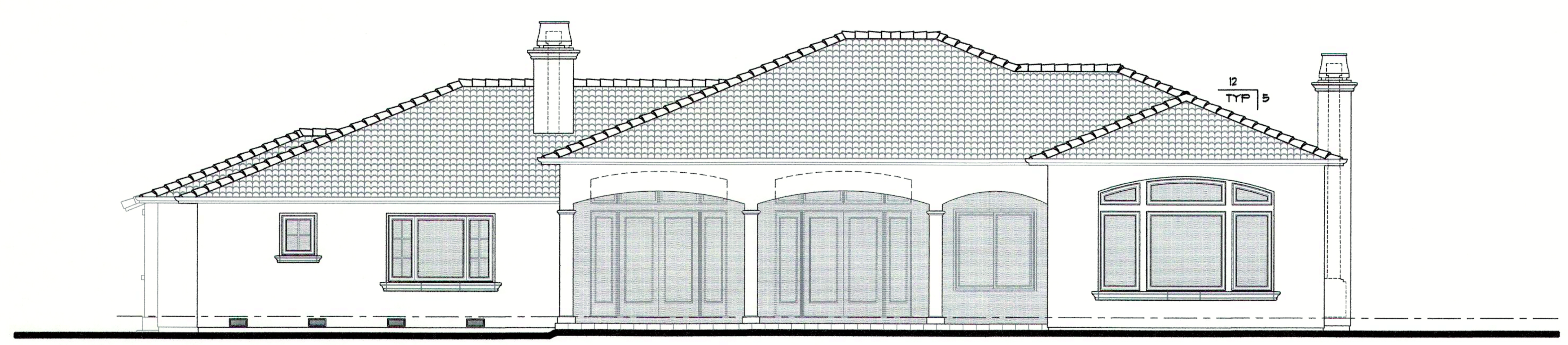


left side elevation



right side elevation

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



rear elevation

Parcel 3

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

4 0 4 8 12

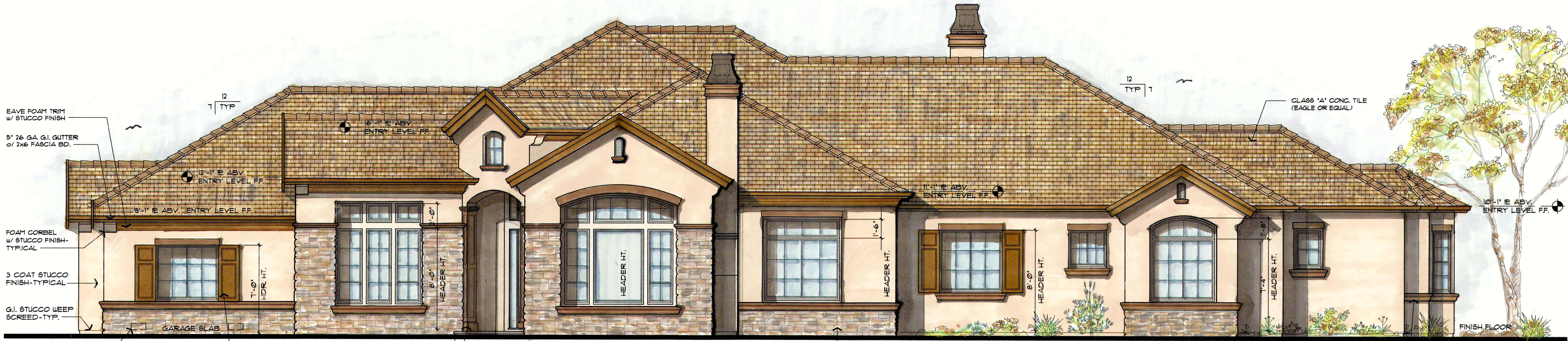
SCALE: 1/4"=1'-0"

NO./ DATE/ REVISION

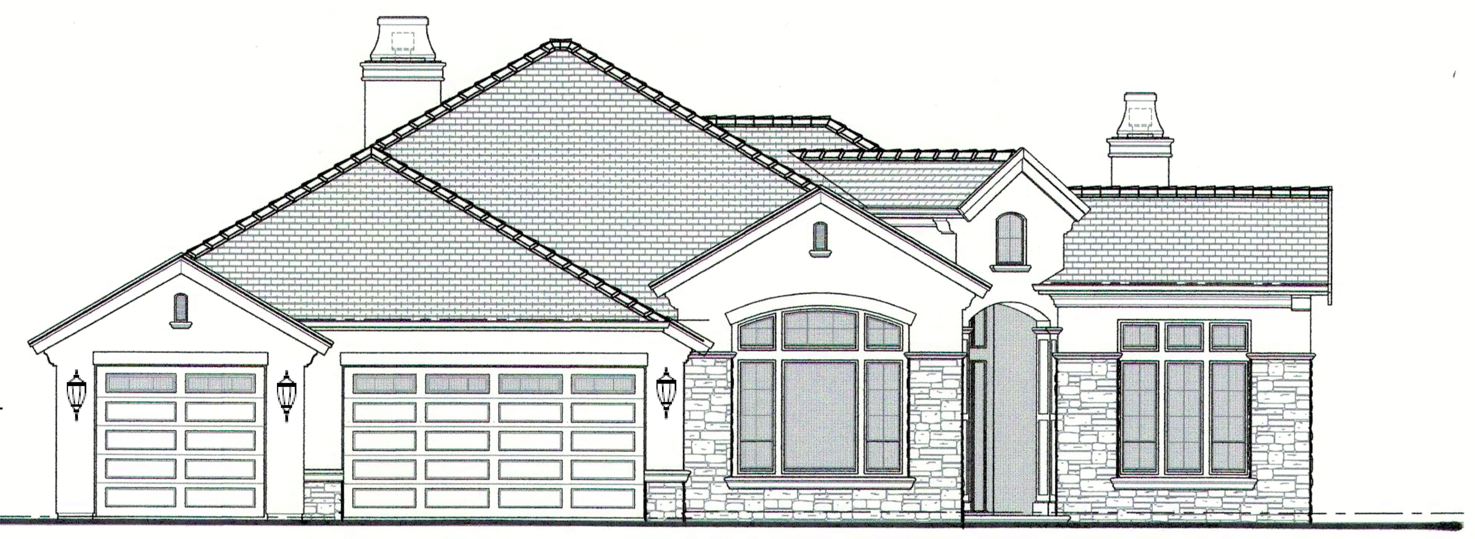
DZ Design Associates, Inc.
A California Corporation
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 778-7005 Fax: (408) 778-7004
email: dzdesign@garlic.com

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

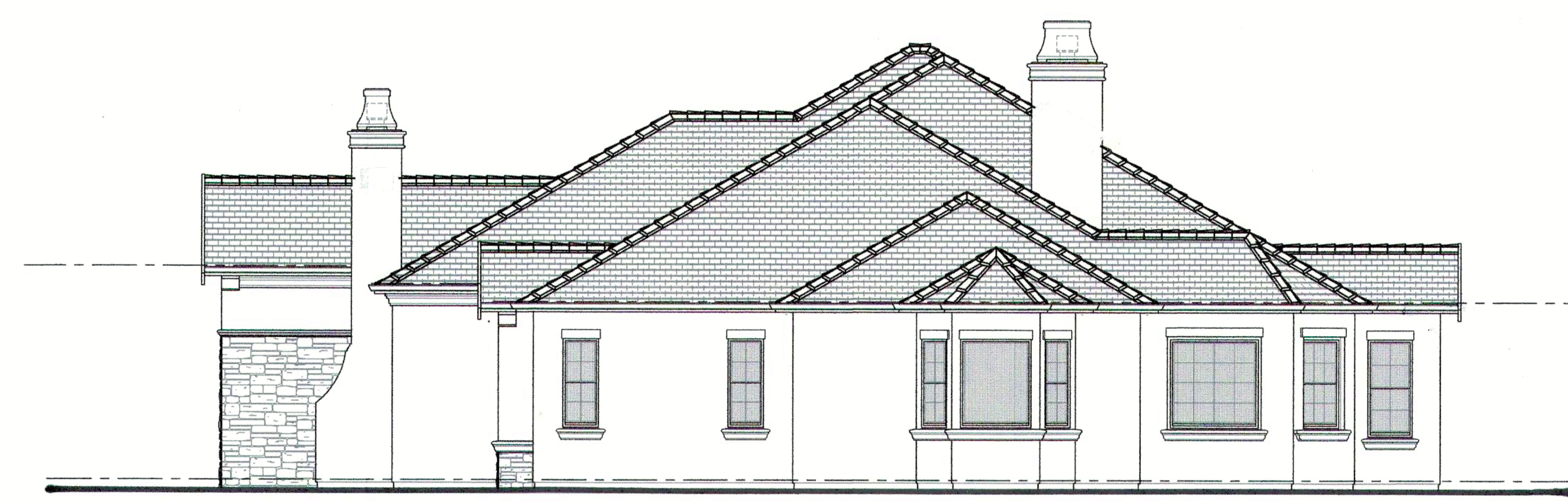
DATE	DEC. 10, 2018
SCALE	1/4"=1'-0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	SEZ
JOB NO.	DZ2318-3
SHEET	A3.3



front elevation

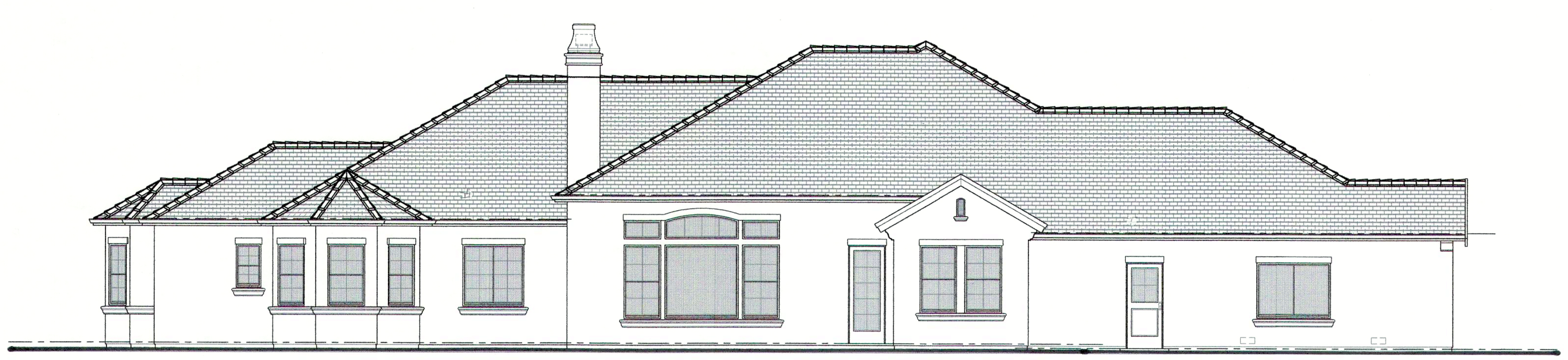


left side elevation



right side elevation

OUTDOOR LIGHTING BY:
'HINKLEY LIGHTING', BOLLA 2635OB-LED OUTDOOR LIGHT FIXTURE w/ LIGHT AMBER SEEDY GLASS OR EQ.



rear elevation

Color Scheme

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

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

Parcel 4

3763 s.f.

4 0 4 8 12

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

NO./ DATE/ REVISION

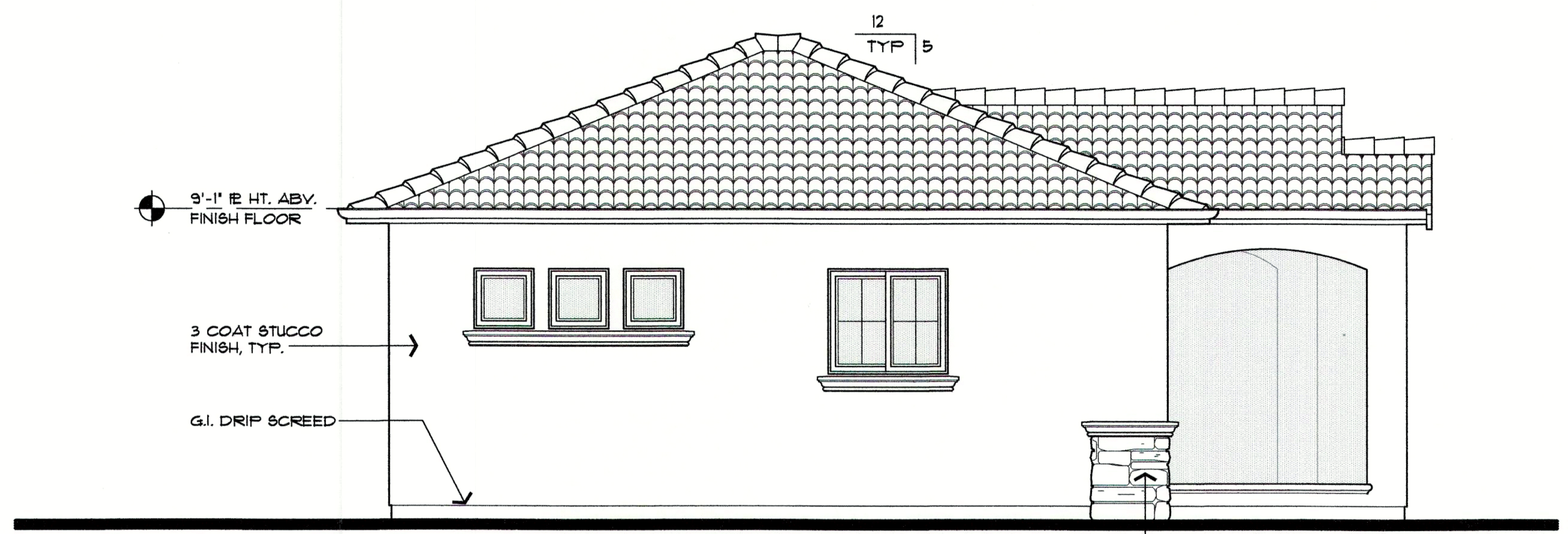
D&Z Design Associates, Inc.
A California Corporation
17705 Hale Avenue, Suite H4
Morgan Hill, California 95037
Phone: (408) 778-7005 Fax: (408) 778-7004
email: dzdesign@garlic.com

DRAWING TITLE: Exterior Elevations

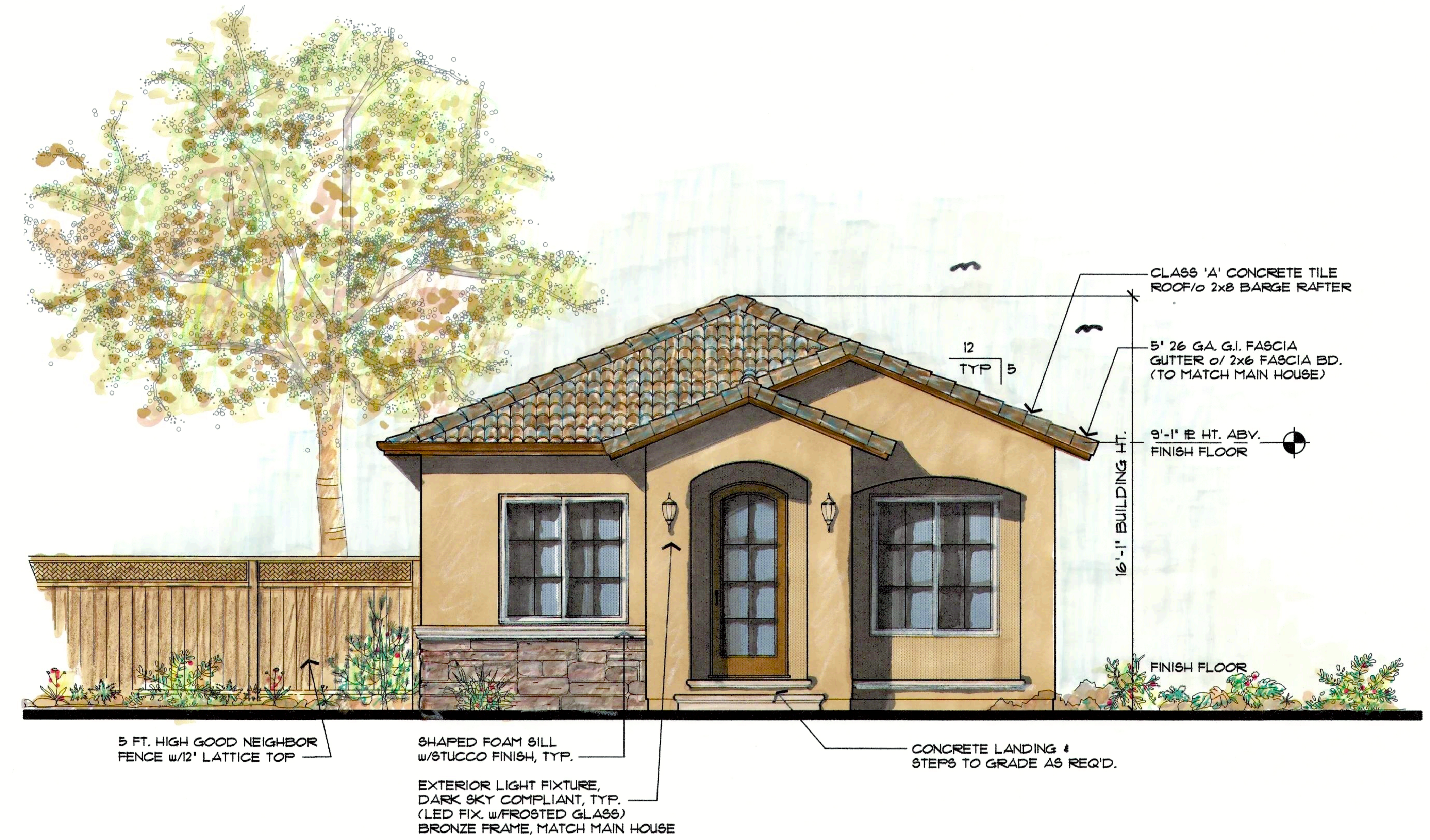
JOB TITLE: Strulata - Sabini Court Residential Subdivision

JOB ADDRESS: Parcel 4, Sabini Court Morgan Hill, California

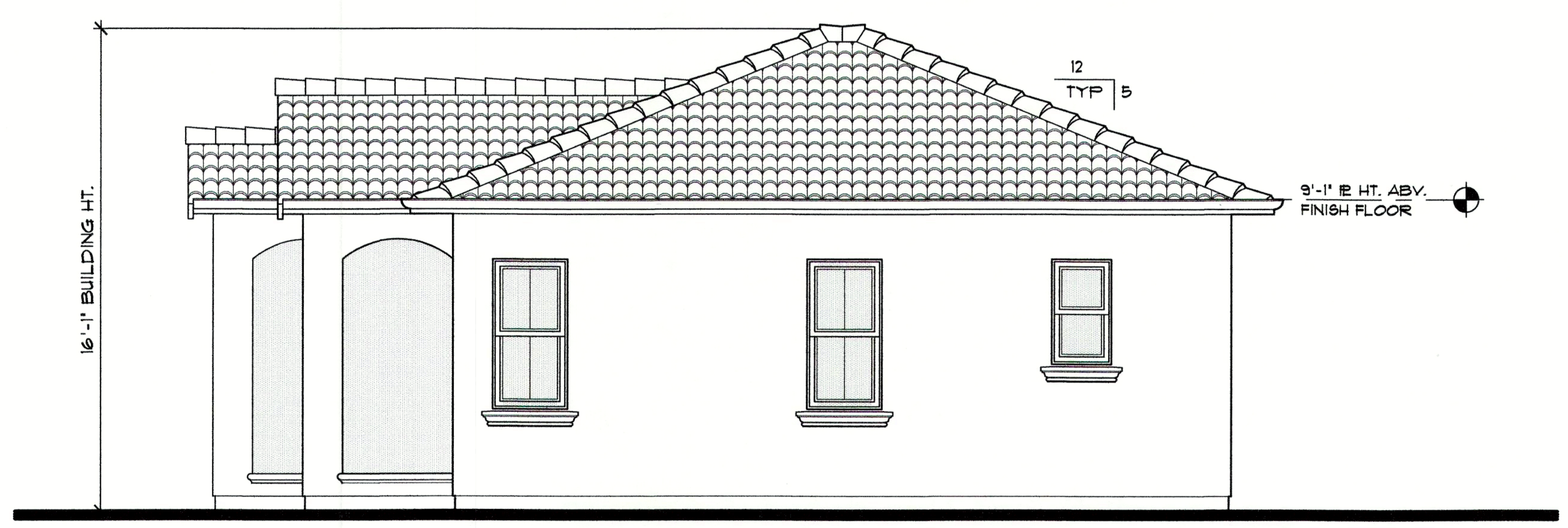
DATE: JULY 30, 2018
SCALE: 1/4"=1'-0"
PROJECT MANAGER: SCOTT ZAZUETA
DRAWN: SEZ
JOB NO.: DZ2318-4
SHEET: A3.4



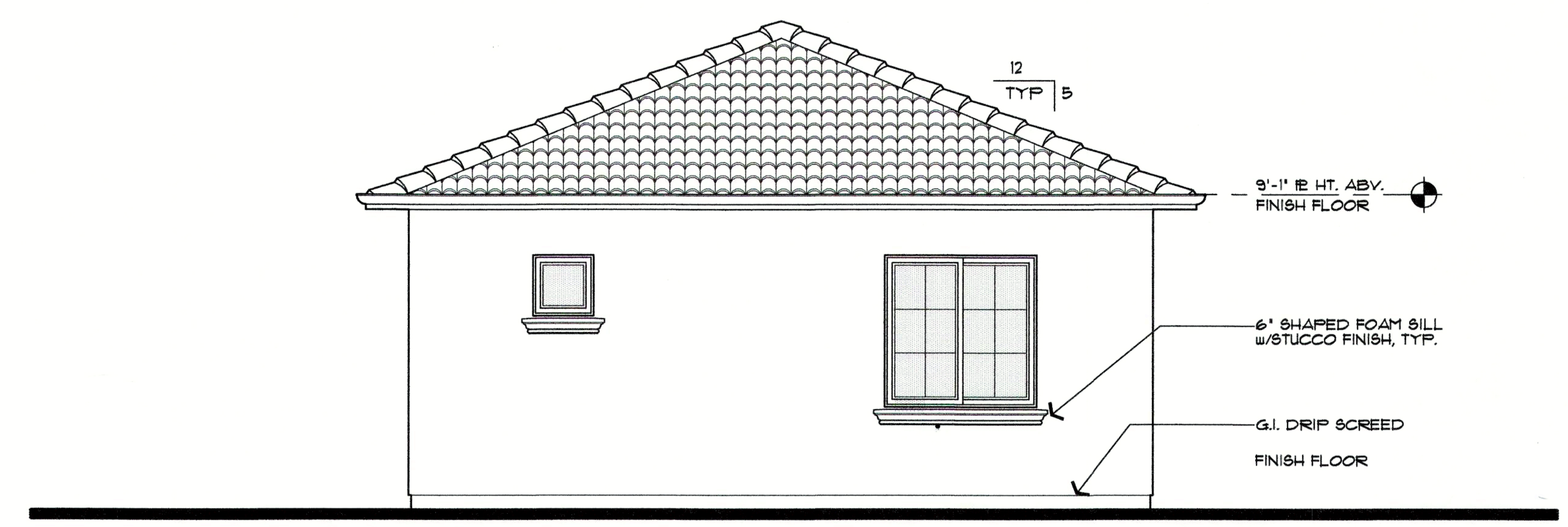
north elevation



west elevation



south elevation



east elevation

Color Scheme

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

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

Parcel 3

637 s.f.

4 0 4 8 12

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

NO./ DATE/ REVISION

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

DRAWING TITLE: Guest House Elevations

JOB TITLE: Strulata - Sabini Court Residential Subdivision

JOB ADDRESS: Parcel 3, Sabini Court Morgan Hill, California

DATE: DEC. 10, 2018

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

PROJECT MANAGER: SCOTT ZAZUETA

DRAWN: SEZ

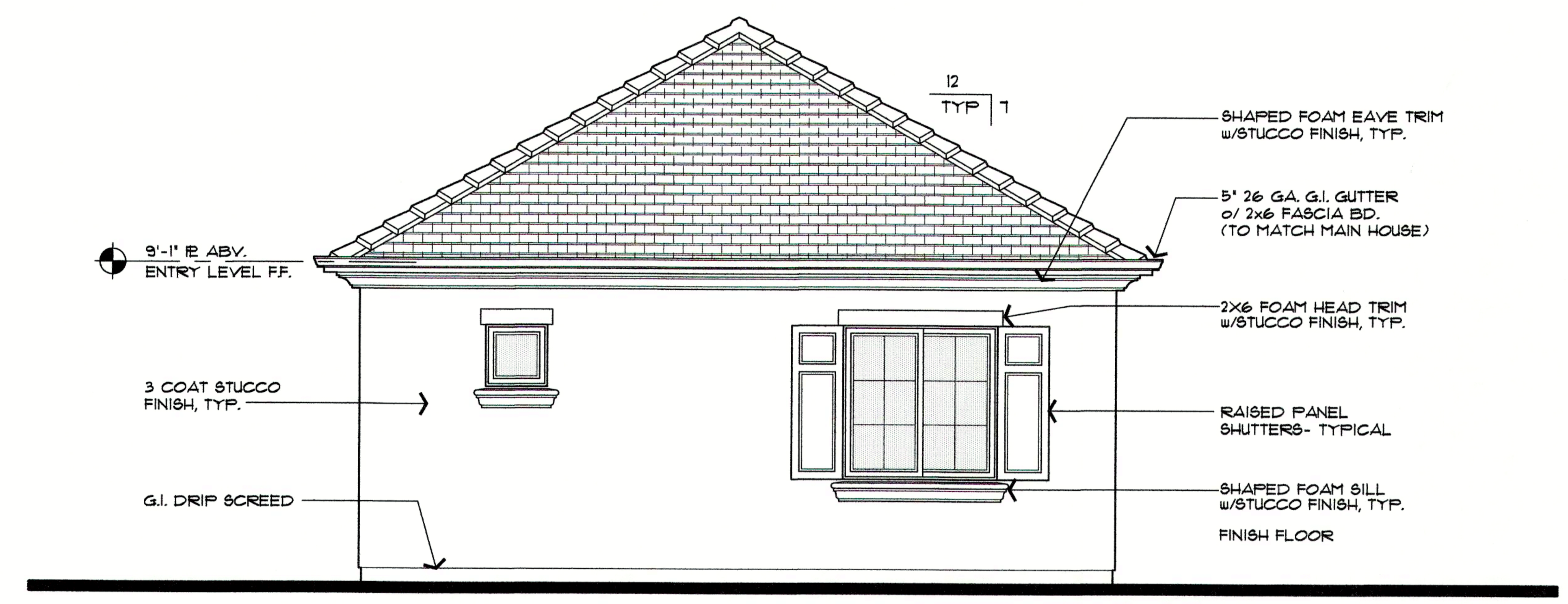
JOB NO.: DZ2318-3

SHEET: A4.3

left elevation

front elevation

rear elevation



right elevation

Color Scheme

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

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

Parcel 4

637 s.f.

4 0 4 8 12

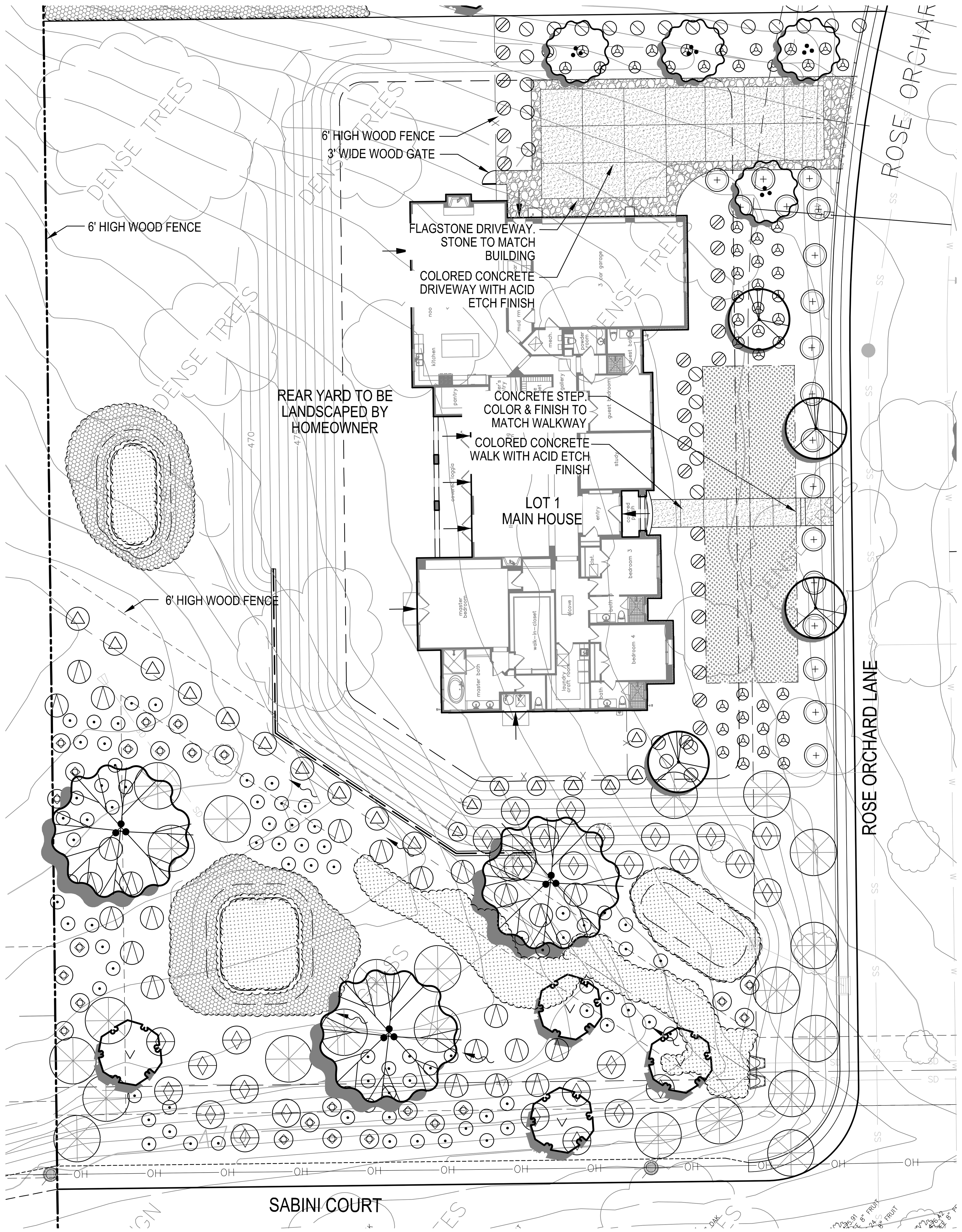
SCALE: 1/4"=1'-0"

NO./ DATE/ REVISION

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

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

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



LOT 1 PLANTING LEGEND:

SYMBOL CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
TREES						
QA	Quercus agrifolia	Coast Live Oak	24" Box	As Shown	Standard	L
LI	Lagerstroemia indica x fauriei 'Natchez'	Natchex Crape Myrtle	24" Box	As Shown	Standard	L
HA	Heteromeles arbutifolia	Toyon	24" Box	As Shown	Prune Up	L
PC	Prunus caroliniana	Carolina Laurel Cherry	24" Box	As Shown	Standard	L
SHRUBS						
PI RO	Prunus ilicifolia ssp lyonii Rhus ovata	Catalina Cherry Sugar Bush	5 Gal.	60" O.C.	-	L
PM	Podocarpus macrophyllus 'Maki'	Shrubby Yew Podocarpus	5 Gal.	As Shown	-	L
CL	Callistemon 'Little John'	Dwarf Callistemon	5 Gal.	36" O.C.	-	L
WF	Westringia fruticosa 'Grey Box'	Dwarf Coast Rosemary	1 Gal.	36" O.C.	-	L
CS	Salvia clevelandii	Cleveland Sage	1 Gal.	48" O.C.	-	L
DV	Dietes vegeta	Fortnight Lily	1 Gal.	36" O.C.	-	L
CC	Ceanothus 'Centennial'	Centennial Ceanothus	5 Gal.	72" O.C.	-	L
GROUNDCOVER						
CP	Cistus x pulverulentus 'Sunset'	Magenta Rockrose	5 Gal.	60" O.C.	-	L
LM	Lantana montevidensis	Purple Trailing Lantana	1 Gal.	120" O.C.	-	L
SB	Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 Gal.	60" O.C.	-	L
AM	Achillea millefolium	White Yarrow	Seed	-	-	L
CD	Carex divulsa	Berkeley Sedge	1 Gal.	18" O.C.	-	L
BD	Buchloe dactyloides 'UC Verde'	Buffalo grass	Plug	12" O.C.	-	L
FM	Festuca mairei	Atlas Fescue	1 Gal.	30" O.C.	-	L

GENERAL NOTES:

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

PLANTING DESIGN INTENT STATEMENT:

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

MULCH NOTE:

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

Landscape Water Use Calculations

Project Information

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

Maximum Annual Water Allocation (MAWA)

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

MAWA = 364,935 gallons / yr

Estimated Total Water Use (ETWU)

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

Hydrozone # 1 Low Mixed Rotator
Plant Factor **PF=** 0.3
square footage of hydrozone **HA=** 21,620 *(SLA=0)*
hydrozone irrigation efficiency **IE=** 0.81
#1 ETWU = 245,747 gallons / yr

Total ETWU = 245,747 gallons / yr

MAWA - ETWU = 119,187 gallons / yr

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

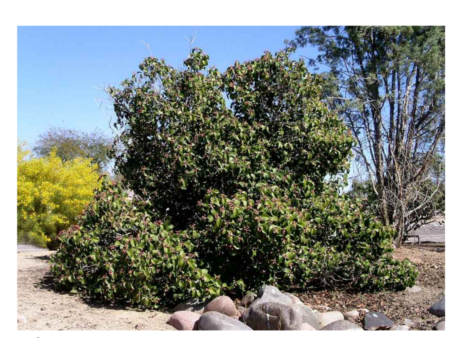

Quercus agrifolia


Lagerstroemia indica x fauriei 'Natchez'


Heteromeles arbutifolia


Prunus caroliniana

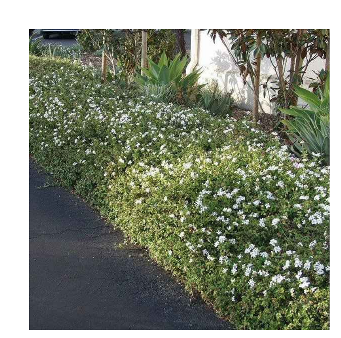

Prunus ilicifolia ssp lyonii


Rhus ovata

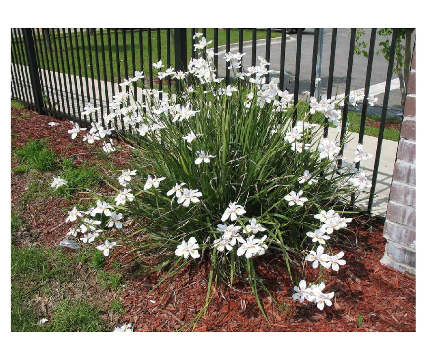

Podocarpus macrophyllus 'Maki'


Callistemon 'Little John'


Westringia fruticosa 'Grey Box'


Lantana montevidensis 'Alba'


Cleveland Sage

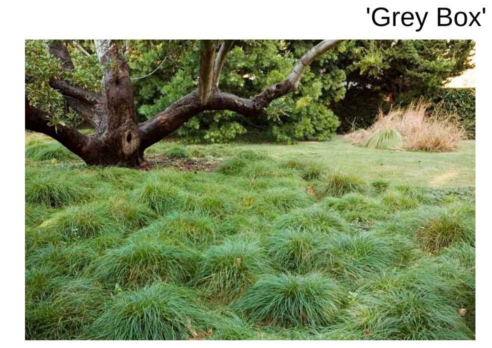

Dietes vegeta


Ceanothus 'Centennial'


Lantana montevidensis


Salvia 'Bee's Bliss'


Achillea millefolium


Carex divulsa


Buchloe dactyloides 'UC Verde'


Festuca mairei

N

0 16 32 48
SCALE IN FEET: 1"= 16'

FILE NO.2018-0025

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

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

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

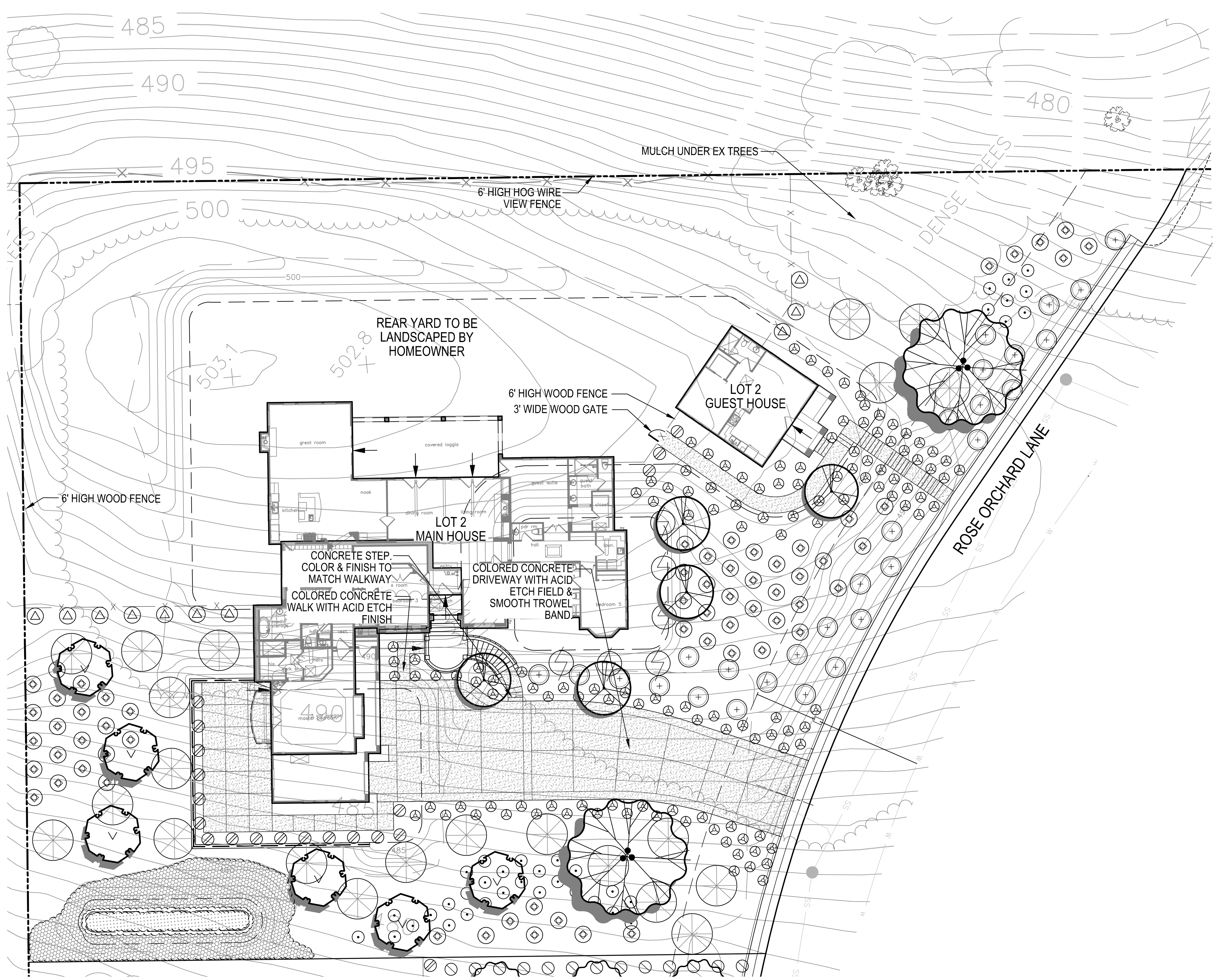
SCALE: AS SHOWN
DATE: DEC 14, 2008

DATE	MK	SHEET REVISIONS	BY	CK
2-03-20	JAM	REVISED LSA PER INITIAL COMMENTS	JAM	LR

SHEET
L-01
OF 15 SHEETS

JOB NO.
172024-001

PLOT DATE: February 7, 2020
FILE PATH: W:\Jobs 17\172024 Sabini Court\Drawings\Prelim\Applications\Arch_Site Permit\L-02 LOT 2 LANDSCAPE PLAN.dwg



LOT 2 PLANTING LEGEND:

SYMBOL CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
TREES						
QA	Quercus agrifolia	Coast Live Oak	24" Box	As Shown	Standard	L
HA	Heteromeles arbutifolia	Toyon	24" Box	As Shown	Prune Up	L
LC	Lophostemon confertus	Brisbane Box	24" Box	As Shown	Standard	L
SHRUBS						
PI RO	Prunus ilicifolia ssp lyonii Rhus ovata	Catalina Cherry Sugar Bush	5 Gal.	60" O.C.	-	L
MC	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal.	36" O.C.	Hedge	L
CS	Cleveland Sage	Salvia clevelandii	1 Gal.	48" O.C.	-	L
DV	Dietes vegeta	Fortnight Lily	1 Gal.	36" O.C.	-	L
LI	Lavandula x intermedia 'Provence'	Blue Lavender	1 Gal.	30" O.C.	-	L
AC	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	5 Gal.	72" O.C.	-	L
GROUNDCOVER						
CP	Cistus x purpureus	Orchid Rockrose	5 Gal.	60" O.C.	-	L
LM	Lantana montevidensis	Purple Trailing Lantana	1 Gal.	120" O.C.	-	L
AM	Achillea millefolium	White Yarrow	Seed	-	-	L
CD	Carex divulsa	Berkeley Sedge	1 Gal.	18" O.C.	-	L

Landscape Water Use Calculations

Project Information

Total square footage of Landscape Area (including Special Landscape Area) **LA=** 17,310
Total square footage of Special Landscape Area **SLA=** 0
Hist. ETo for the area **ETo=** 49.5

Maximum Annual Water Allocation (MAWA)

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

MAWA = **292,184** gallons / yr

Estimated Total Water Use (ETWU)

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

Hydrozone # 1 Low Mixed Rotator
Plant Factor **PF=** 0.3
square footage of hydrozone **HA=** 17,310 *(SLA=0)*
hydrozone irrigation efficiency **IE=** 0.81
#1 ETWU = 196,757 gallons / yr

Total ETWU = **196,757** gallons / yr

MAWA - ETWU = 95,427 gallons / yr

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

GENERAL NOTES:

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

PLANTING DESIGN INTENT STATEMENT:

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

MULCH NOTE:

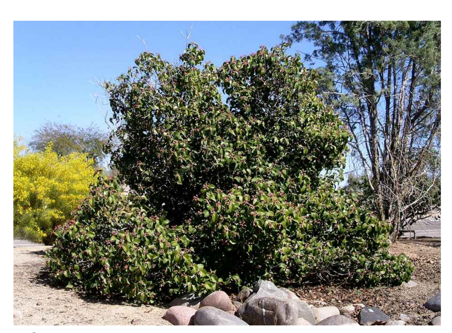
Contractor shall install a 3" layer of "Mahogany Mulch Mini" available from Zanker Landscape Materials in all shrub and groundcover areas unless otherwise noted.

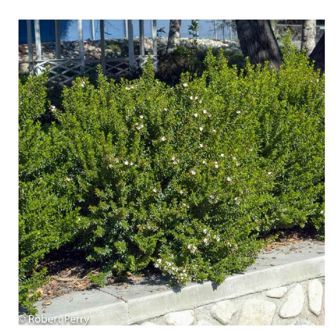

Quercus agrifolia


Heteromeles arbutifolia

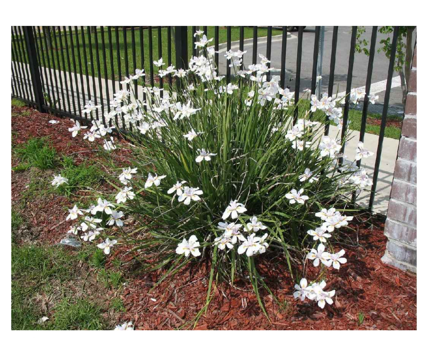

Lophostemon confertus


Prunus ilicifolia ssp lyonii

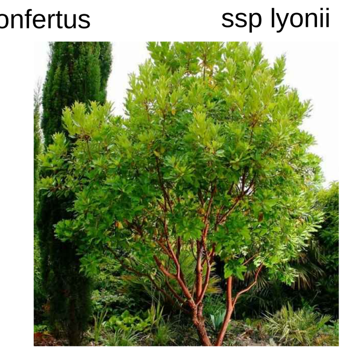

Rhus ovata


Myrtus communis 'Compacta'


Cleveland Sage

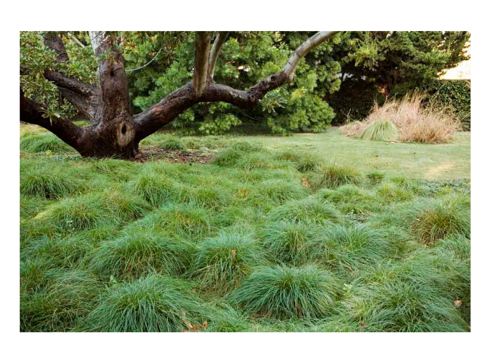

Dietes vegeta


Lavandula x intermedia 'Provence'


Arbutus unedo 'Compacta'


Cistus x purpureus


Achillea millefolium


Carex divulsa


Lantana montevidensis

N

0 16 32 48
SCALE IN FEET: 1"= 16'

FILE NO.2018-0025

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

SCALE	DATE
AS SHOWN	DEC 14, 2008

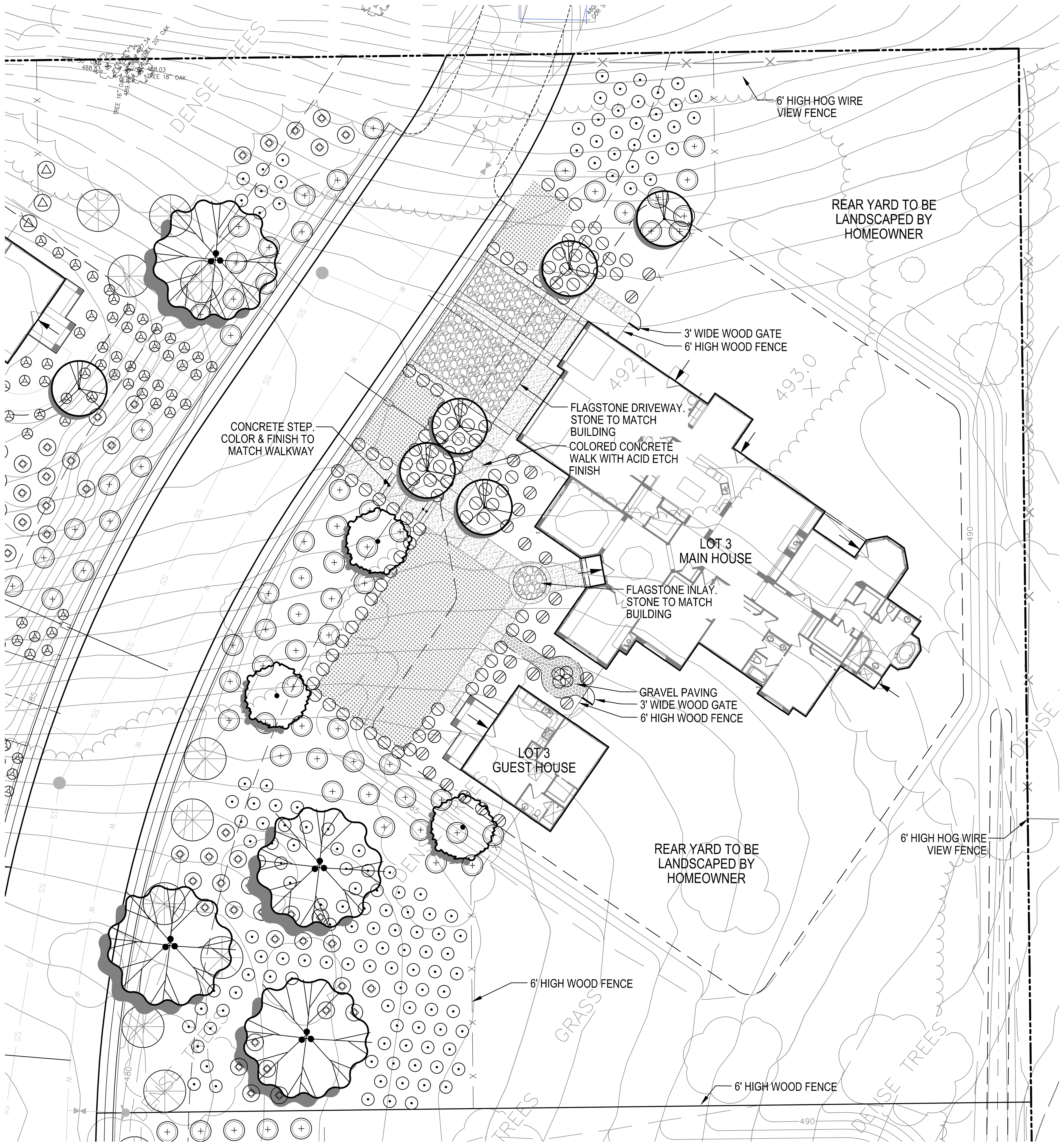
BY	CK
JAM	LR

DATE	SHEET REVISIONS	MK
2-03-20	REVISED LSA PER INITIAL COMMENTS	JAM

SHEET
L-02
OF 15 SHEETS

JOB NO.
172024-001

PLOT DATE: February 7, 2020
FILE PATH: W:\Jobs 17\172024 Sabini Court\Drawings\Prelim\Applications\Arch_Site Permit\L-03 LOT 3 LANDSCAPE PLAN.dwg



LOT 3 PLANTING LEGEND:

SYMBOL CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
TREES						
AU	Arbutus unedo	Strawberry Madrone	24" Box	As Shown	Standard	L
QL	Quercus lobata	Valley Oak	24" Box	As Shown	Standard	L
QA	Quercus agrifolia	Coast Live Oak	24" Box	As Shown	Standard	L
SHRUBS						
LJ	Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 Gal.	48" O.C.	Hedge	L
MC	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal.	36" O.C.	Hedge	L
DJ	Dietes 'Jack Catlin'	Jack Catlin's Fortnight Lily	1 Gal.	36" O.C.	-	L
CS	Cleveland Sage	Salvia clevelandii	1 Gal.	48" O.C.	-	L
DV	Dietes vegeta	Fortnight Lily	1 Gal.	36" O.C.	-	L
LA	Lavandula x allardii 'Meerlo'	Variegated Allard's Lavender	1 Gal.	24" O.C.	-	L
GROUNDCOVER						
CG	Ceanothus gloriosus 'Anchor Bay'	Pt. Reyes Ceanothus	1 Gal.	48" O.C.	-	L
LM	Lantana montevidensis	Purple Trailing Lantana	1 Gal.	120" O.C.	-	L
AM	Achillea millefolium	White Yarrow	Seed	-	-	L
CD	Carex divulsa	Berkeley Sedge	1 Gal.	18" O.C.	-	L
BD	Buchloe dactyloides 'UC Verde'	Buffalo grass	Plug	12" O.C.	-	L

Landscape Water Use Calculations

Project Information

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

Maximum Annual Water Allocation (MAWA)

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

MAWA = **233,308** gallons / yr

Estimated Total Water Use (ETWU)

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

Hydrozone # 1 **Low Mixed** **Rotator**
Plant Factor **PF=** 0.3
square footage of hydrozone **HA=** 13,822 *(SLA=0)*
hydrozone irrigation efficiency **IE=** 0.81
#1 ETWU = 157,110 gallons / yr

Total ETWU = **157,110** gallons / yr

MAWA - ETWU = 76,198 gallons / yr

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

GENERAL NOTES:

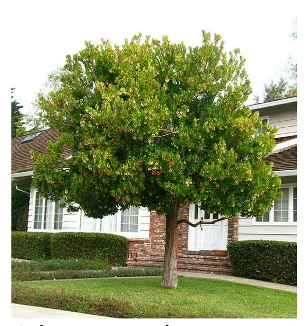
1. Tree and shrub layout is conceptual in nature. Final plant locations and species are subject to City review and final design refinement.
2. Additional plant species not listed on the above Plant Palette may be used.
3. Not all plant species listed on the above Plant Palette may be used.
4. All landscape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

PLANTING DESIGN INTENT STATEMENT:

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

MULCH NOTE:

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

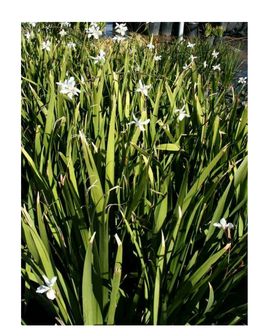

Arbutus unedo


Quercus lobata


Quercus agrifolia


Ligustrum japonicum 'Texanum'


Myrtus communis 'Compacta'


Dietes 'Jack Catlin'

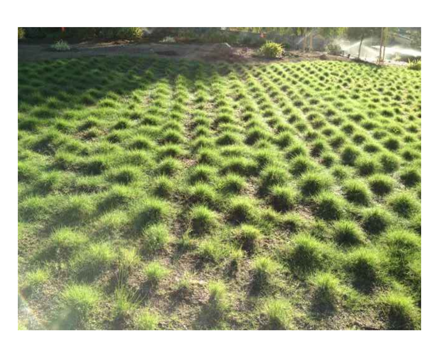

Cleveland Sage


Lavandula x allardii 'Meerlo'


Ceanothus gloriosus 'Anchor Bay'

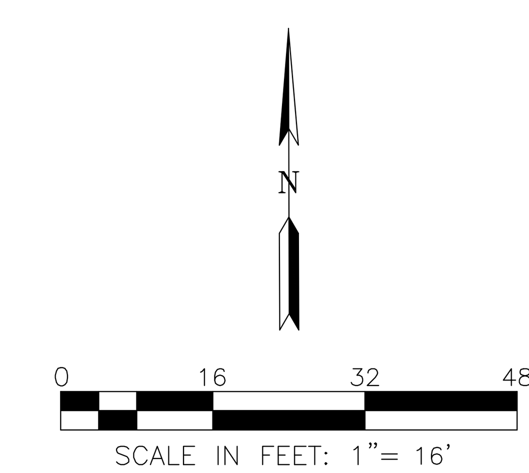

Achillea millefolium


Carex divulsa


Buchloe dactyloides 'UC Verde'


Lantana montevidensis


Dietes vegeta



FILE NO.2018-0025

PLOT DATE: February 7, 2020
FILE PATH: W:\Jobs 17\172024 Sabini Court\Drawings\Prelim\Applications\Arch_Site Permit\L-04 LOT 4 LANDSCAPE PLAN.dwg

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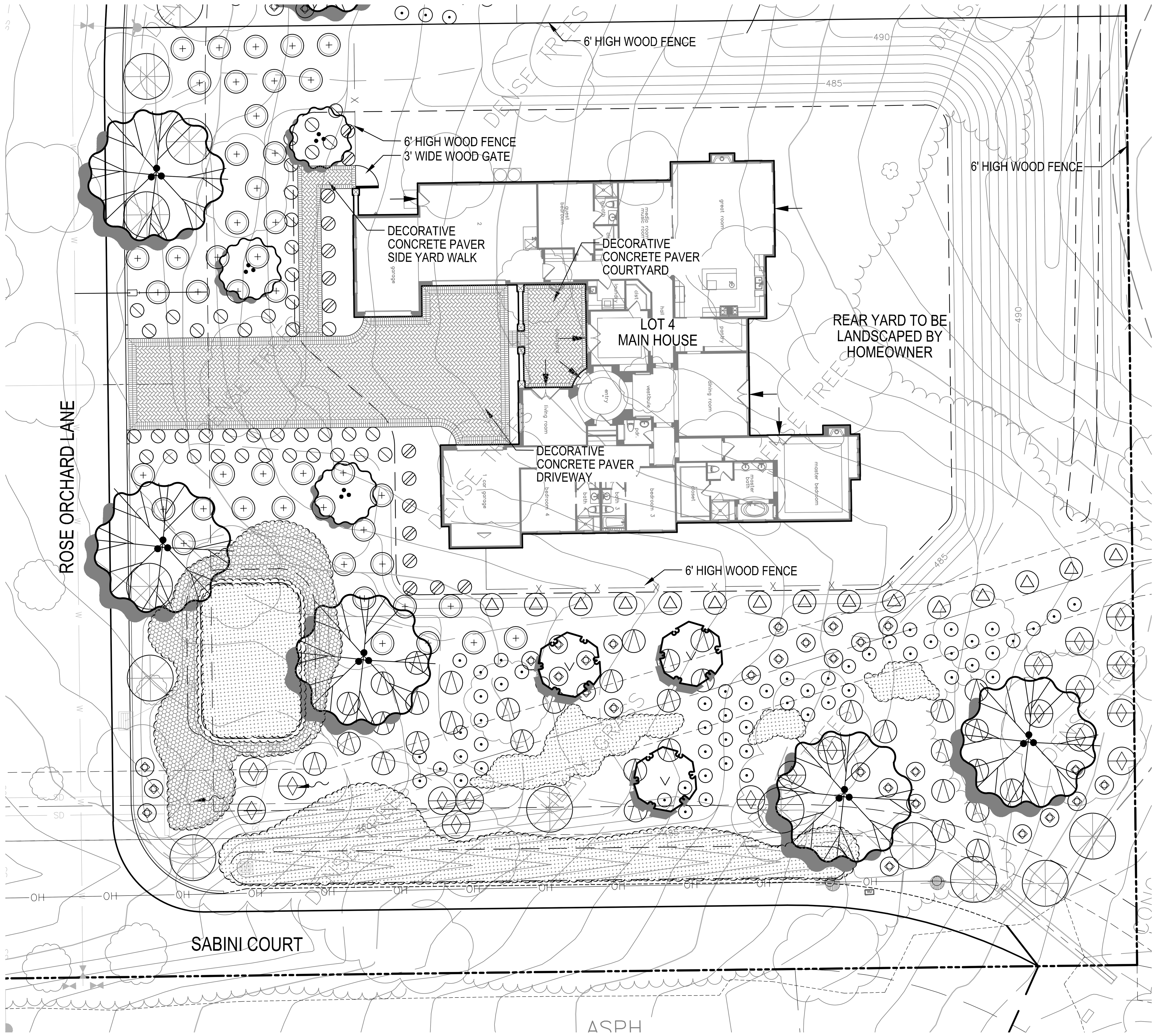
DESIGN REVIEW
LOT 3 LANDSCAPE PLAN
SABINI COURT
MORGAN HILL, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK
2-03-20	JAM	REVISED LSA PER INITIAL COMMENTS	JAM	LR

SCALE: AS SHOWN
DATE: DEC 14, 2008

SHEET L-03 OF 15 SHEETS
JOB NO. 172024-001



LOT 4 PLANTING LEGEND:

SYMBOL CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
TREES						
QA	Quercus agrifolia	Coast Live Oak	24" Box	As Shown	Standard	L
MG	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	24" Box	As Shown	Standard	L
HA	Heteromeles arbutifolia	Toyon	24" Box	As Shown	Prune Up	L
SHRUBS						
PI RO	Prunus ilicifolia ssp lyonii Rhus ovata	Catalina Cherry Sugar Bush	5 Gal.	60" O.C.	-	L
BS	Buxus sempervirens 'Monrue'	Green Tower Boxwood	5 Gal.	As Shown	-	L
RU	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gal.	36" O.C.	Hedge	L
RN	Rosa x 'Noamel'	Flower Carpet Appleblossom Groundcover Rose	1 Gal.	36" O.C.	-	L
CS	Salvia clevelandii	Cleveland Sage	1 Gal.	48" O.C.	-	L
DV	Dietes vegeta	Fortnight Lily	1 Gal.	36" O.C.	-	L
CC	Ceanothus 'Centennial'	Centennial Ceanothus	5 Gal.	72" O.C.	-	L
GROUNDCOVER						
CP	Cistus x pulverulentus 'Sunset'	Magenta Rockrose	1 Gal.	48" O.C.	-	L
LM	Lantana montevidensis	Purple Trailing Lantana	1 Gal.	120" O.C.	-	L
SB	Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 Gal.	60" O.C.	-	L
AM	Achillea millefolium	White Yarrow	Seed	-	-	L
CD	Carex divulsa	Berkeley Sedge	1 Gal.	18" O.C.	-	L

Landscape Water Use Calculations

Project Information

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

Maximum Annual Water Allocation (MAWA)

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

MAWA = **371,011** gallons / yr

Estimated Total Water Use (ETWU)

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

Hydrozone # 1 **Low Mixed** **Rotator** Plant Factor **PF=** 0.3
square footage of hydrozone **HA=** 21,980 *(SLA=0)*
hydrozone irrigation efficiency **IE=** 0.81
#1 ETWU = 249,839 gallons / yr

Total ETWU = **249,839** gallons / yr

MAWA - ETWU = 121,172 gallons / yr

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

GENERAL NOTES:

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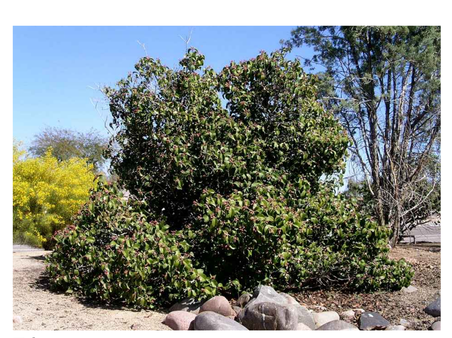
Quercus agrifolia

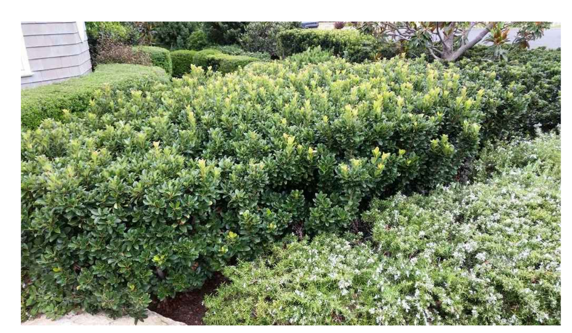

Magnolia grandiflora 'Little Gem'


Heteromeles arbutifolia


Prunus ilicifolia ssp lyonii

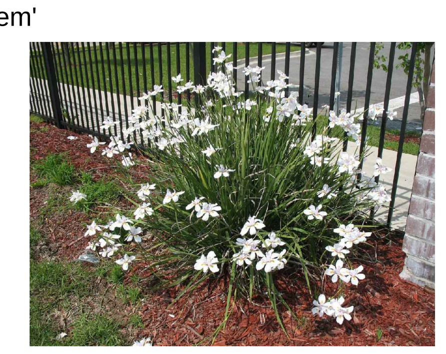

Rhus ovata


Buxus sempervirens Monrue'


Rhaphiolepis umbellata 'Minor'


Rosa x 'Noamel'


Cleveland Sage


Dietes vegeta

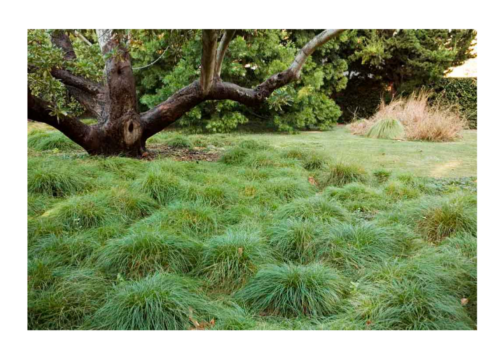

Ceanothus 'Centennial'


Cistus x pulverulentus 'Sunset'


Lantana montevidensis


Salvia 'Bee's Bliss'


Achillea millefolium


Carex divulsa

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L-04
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