

LANDSCAPE PLANS FOR: LJ COMMONS o Barnell Ave, Morgan Hill, CA.

REVISIONS BY



Karen Aitken
LANDSCAPE ARCHITECTURE & DESIGN

OWNER:
Gabriel Connors
Cellphone: (408)960 9113
Email: gconnors@interorealestate.com
Address:
o Barnell Ave, Morgan Hill, CA.

PROJECT INFORMATION:

PROPERTY ADDRESS: o Barnell Ave, Morgan Hill, CA.

PROJECT TYPE: Residential

WATER SUPPLY TYPE: Potable Water

APN: 767-12-012

Landscape Architects:
Karen Aitken & Associates, Cal. License #2239
(408) 842-0245
8262 Rancho Real Gilroy CA 95020
Karen@KAA.Design

LANDSCAPE DOCUMENT INDEX

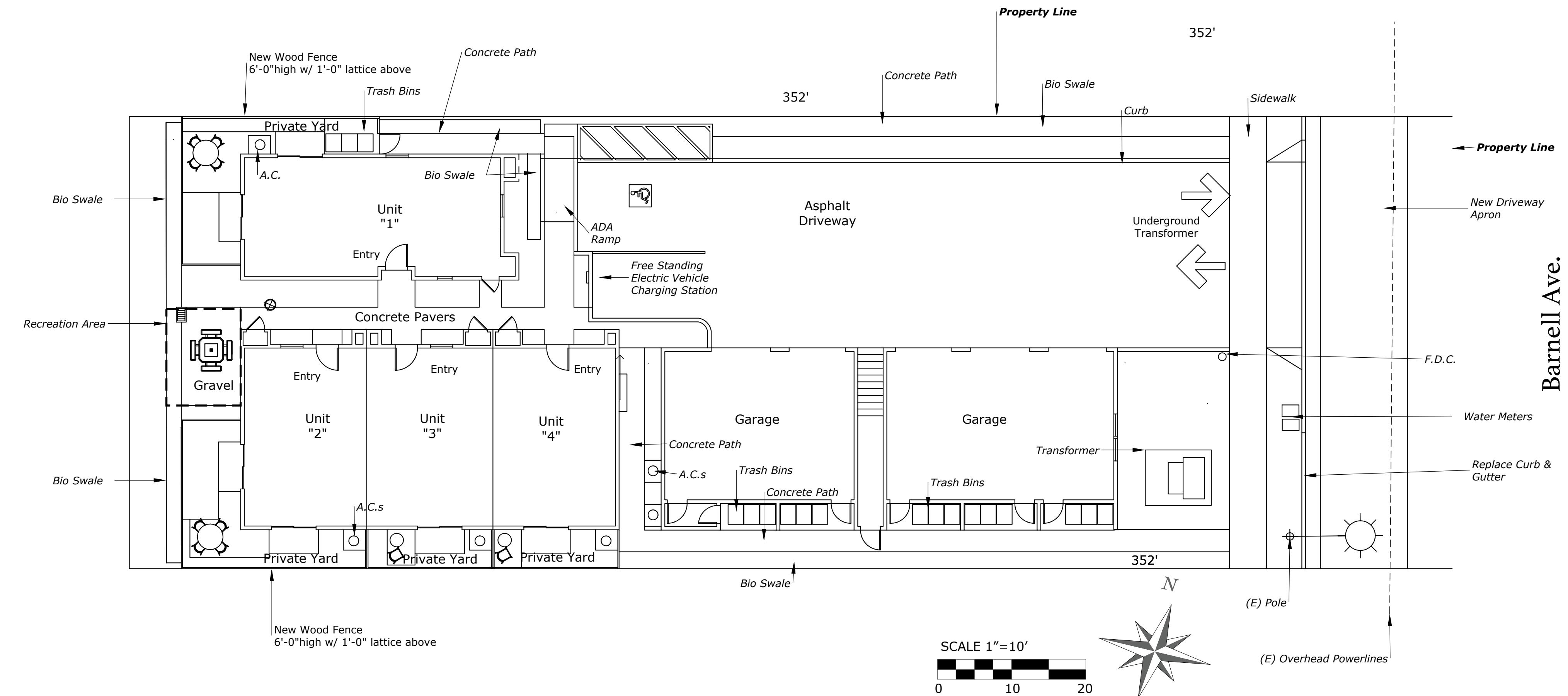
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SCOPE OF WORK

- Planting proposal & installation
- Irrigation system proposal & installation
- Lighting proposal & installation

Project shall comply with:

- 2022 California Building Code
- 2022 CA Residential
- 2022 CA Plumbing
- 2022 CA Mechanical
- 2022 CA Electrical
- 2022 CA Fire
- 2022 CA Energy Code
- 2022 CA Green Building Code
- Ordinance of Placer County



Landscape audit report to be provided after construction

Total landscape area: 1,711 sf

Soils management report must be prepared as part of the building permit application and the results of the report are to be used to finalize the irrigation design and soil amendment plans.

There are no slopes greater than 25%.

After installation of landscaping on property, I agree to have an irrigation audit, landscape audit, irrigation schedule, and maintenance schedule conducted by a Certified Irrigation Auditor and submit it to the City for final project sign off.

The developer will submit receipts and/or invoices for all compost and mulch purchases to Environmental Services Division after final construction".

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"

Karen Aitken
12-05-23

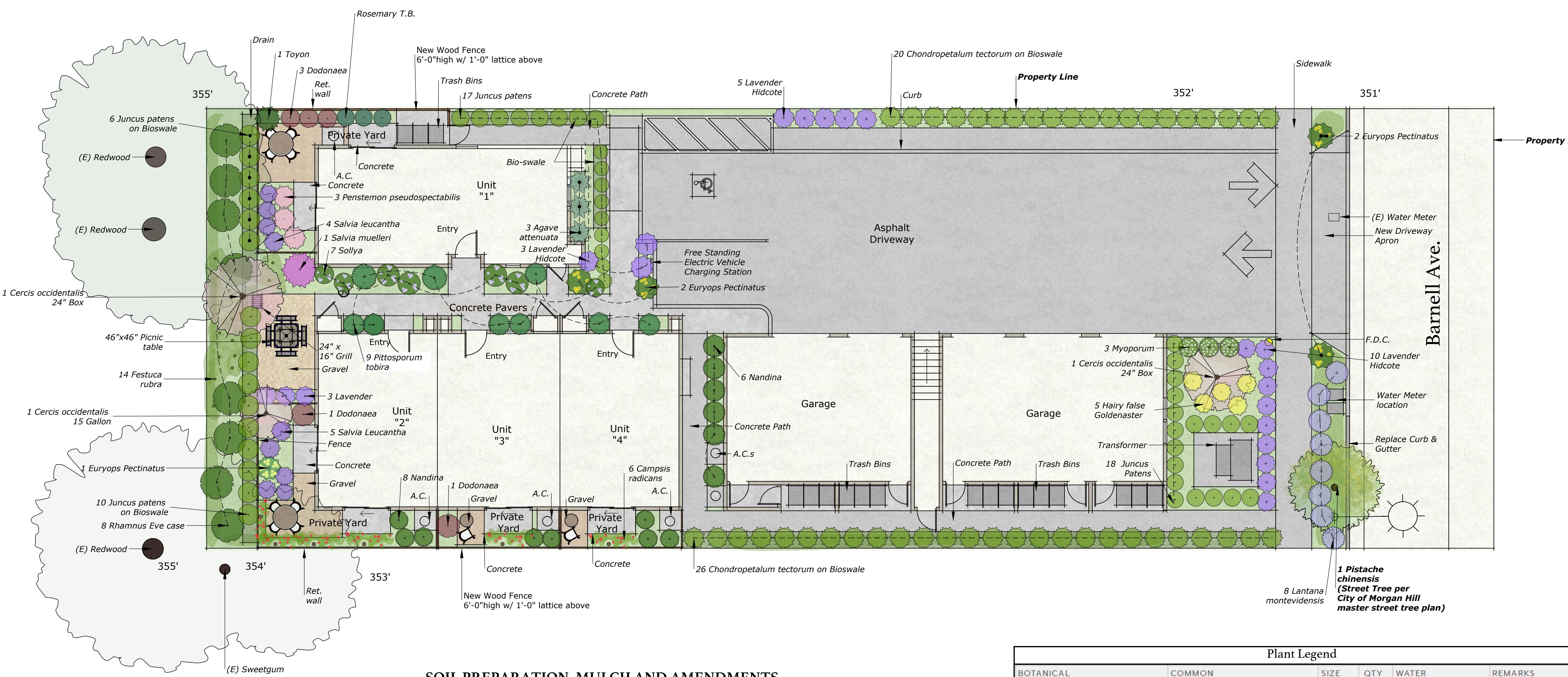


DATE
SCALE 1/8"=1'-0"
DRAWN SL
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LJ COMMONS
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COVER SHEET

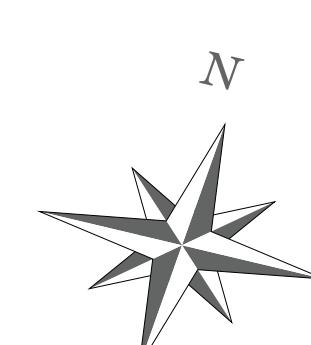


SOIL PREPARATION, MULCH AND AMENDMENTS

THE FOLLOWING CRITERIA SHALL BE USED IN THE PREPARATION OF ON-SITE SOILS AND FOR MULCHING PROCEDURES:

- A) PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT;
- B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED;
- C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING;
- D) A MINIMUM 3 INCH (3') LAYER OF WONDER MULCH BY VISION RECYCLING SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5% OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH;
- E) AT LEAST 4 CU. YDS. OF COMPOST, SIX INCHES DEEP, SHALL BE APPLIED PER 1,000 SQ. FT. OF LANDSCAPE AREA;
- F) STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS;
- G) ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES.

Plant Legend					
BOTANICAL	COMMON	SIZE	QTY	WATER	REMARKS
Tree					
<i>Cercis occidentalis</i>	Western Redbud	24" box	3	Very Low	(2) 24" Box, (1) 15 Gallon
<i>Heteromeles arbutifolia</i>	Toyon	5 gal	1	Very Low, Low	
<i>Pistacia chinensis</i>	Chinese Pistache	24" box	1	Low	
Shrub					
<i>Dodonaea viscosa</i>	Green Hopseed Bush	5 gal	4	Low	
<i>Euryops pectinatus</i>	Euryops	5 gal	3	Very Low	
<i>Lavandula angustifolia 'Hidcote'</i>	Hidcote English Lavender	5 Gallon	21	Low	
<i>Nandina domestica</i>	Nandina, Heavenly Bamboo	5 gal	14	Low	
<i>Pittosporum tobira</i>	Tobira	5 gal	9	Very Low, Low	
<i>Rhamnus californica 'Eve Case'</i>	Eve Case Compact Coffeeberry	5 Gallon	8	Very Low	
<i>Rosmarinus officinalis 'Tuscan Blue'</i>	Tuscan Blue Upright Rosemary	5 gal	3	Very Low	
<i>Salvia leucantha</i>	Mexican Sage	5 gal	9	Low	
<i>Sollya heterophylla</i>	Australian Bluebell Creeper	5 Gallon	7	Low	
Ground cover					
<i>Heterotheca villosa</i>	Hairy False Goldenaster	5 gal	5	Low, Extra in Summer	
<i>Lantana montevidensis</i>	Trailing Lantana	5 Gallon	8	Low	
<i>Myoporum parvifolium</i>	Ground Cover Myoporum	5 gal	3	Low, Extra in Summer	
Vine					
<i>Campsis radicans</i>	Trumpet Creeper	5 gal	6	Low	
Perennial					
<i>Penstemon pseudospectabilis</i>	Desert Penstemon	5 gal	3	Low	
Grass					
<i>Chondropetalum tectorum</i>	Cape Rush	5 gal	47	Low	
<i>Festuca rubra</i>	Creeping Red Fescue, Red Fescue	1 Gallon	14	Low	
<i>Juncus patens</i>	California Gray Rush	1 Gallon	51	Low	
Succulent					
<i>Agave attenuata</i>	Fox Tail Agave	5 Gallon	3	Low	
Broadleaf Evergreen					
<i>Salvia muelleri</i>	Royal Purple Sage	5 gal	1	Low	



SCALE 1/8" = 1'-0"
0 8 16

DATE 12-21-23
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L-1

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LJ COMMONS
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PLANTING PLAN



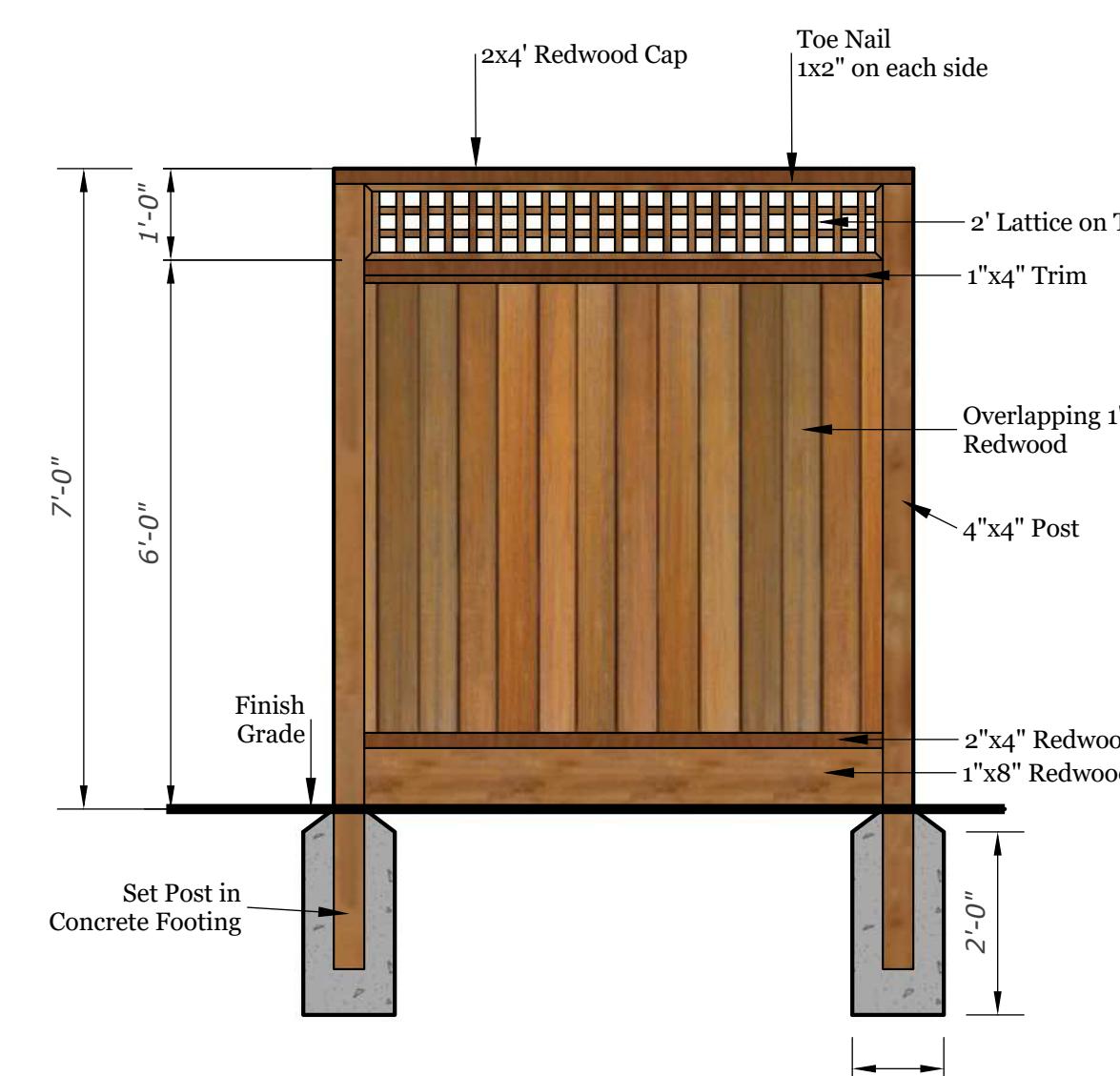
* NOTES (E) = Existing

REVISIONS BY



Wood Fence Detail

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



MATERIAL SURFACE TABLE

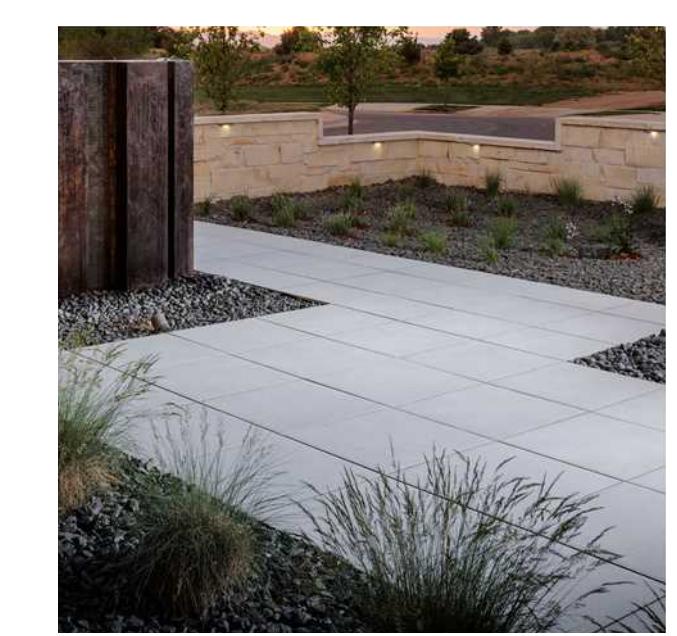
Impervious Surfaces	Total Sq. Ft.
M1 - Asphalt Driveway	2375 Sq.Ft
M2 - Concrete Pavers (Between Units)	310 Sq.Ft
M3 - Concrete Paths	690 Sq.Ft
M4 - Private Yards Concrete Pads	200 Sq.Ft
Sub Total Impervious:	3,575 Sq.Ft
Pervious Surfaces	Total Sq. Ft.
Gravel Patio	120 Sq.Ft
Private Gravel Patio	170 Sq.Ft
Bio Swale	416 Sq.Ft
Landscape Area	985 Sq.Ft
Private Patio Landscape Area	310 Sq.Ft
Sub Total Pervious:	2,001 Sq.Ft



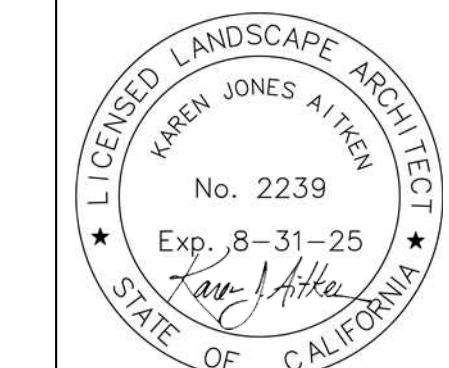
BBQ Grill
Pilot Rock CBP-247



Picnic Table
Dvasocio Square Steel
Commercial Metal Picnic table
46 inch for outdoor



Concrete Pavers Example

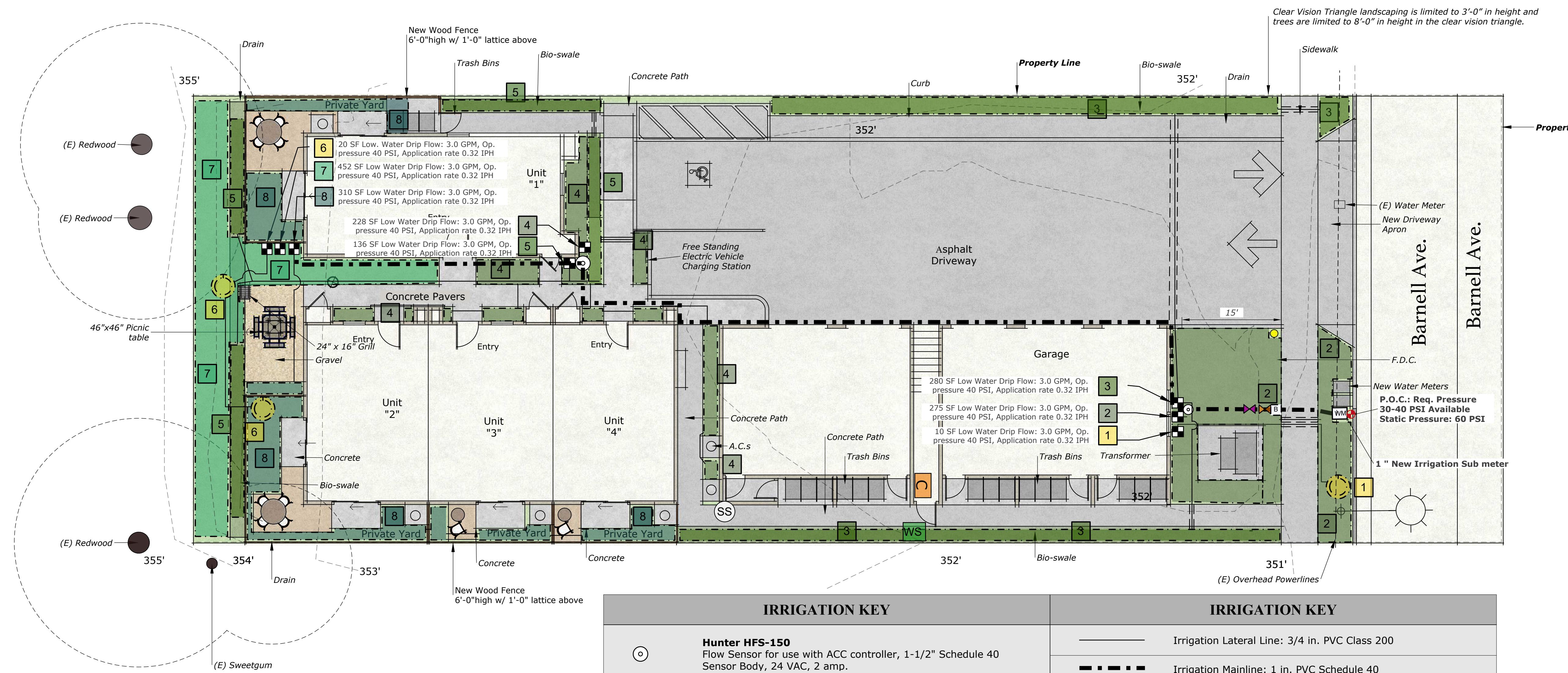


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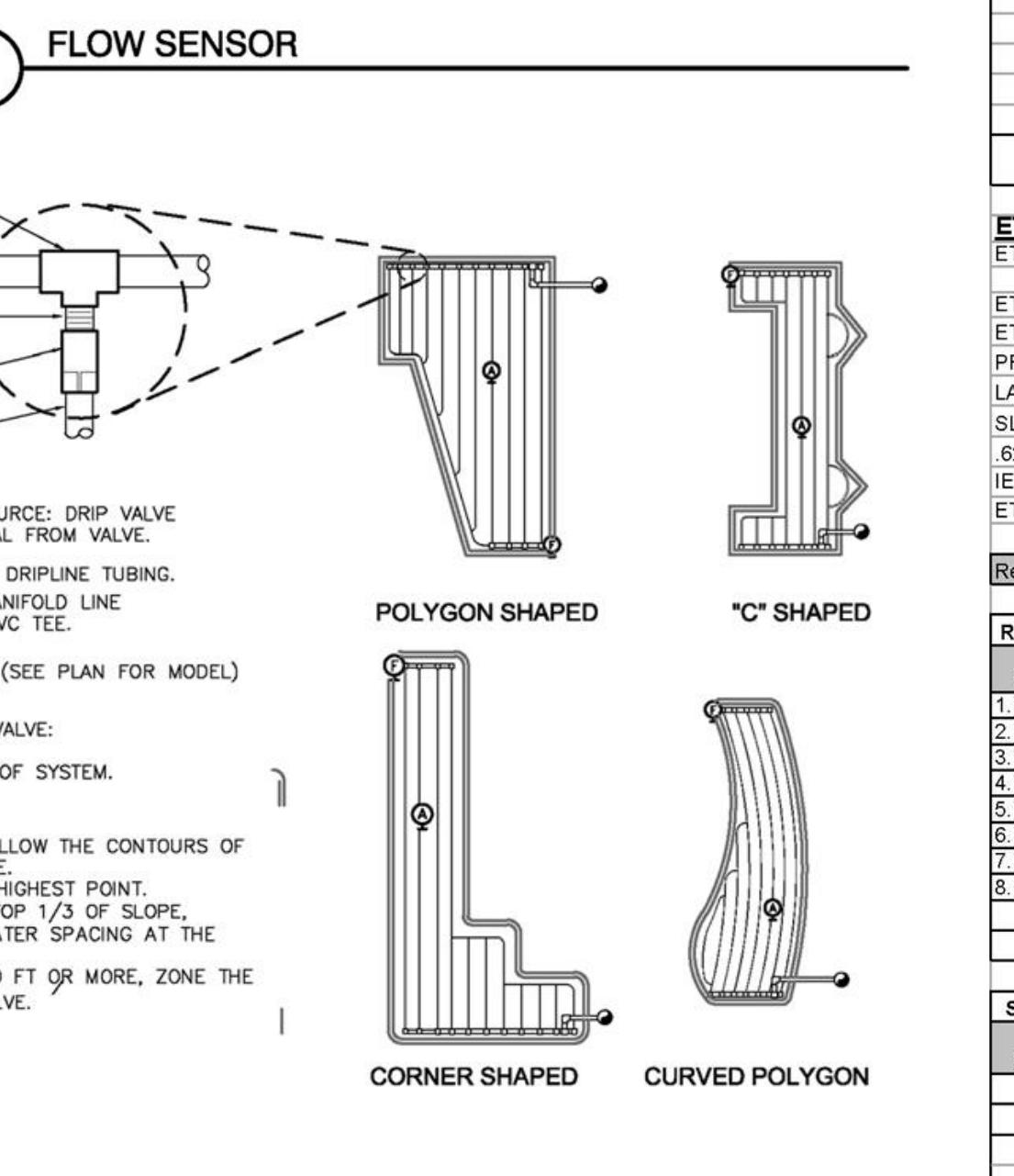
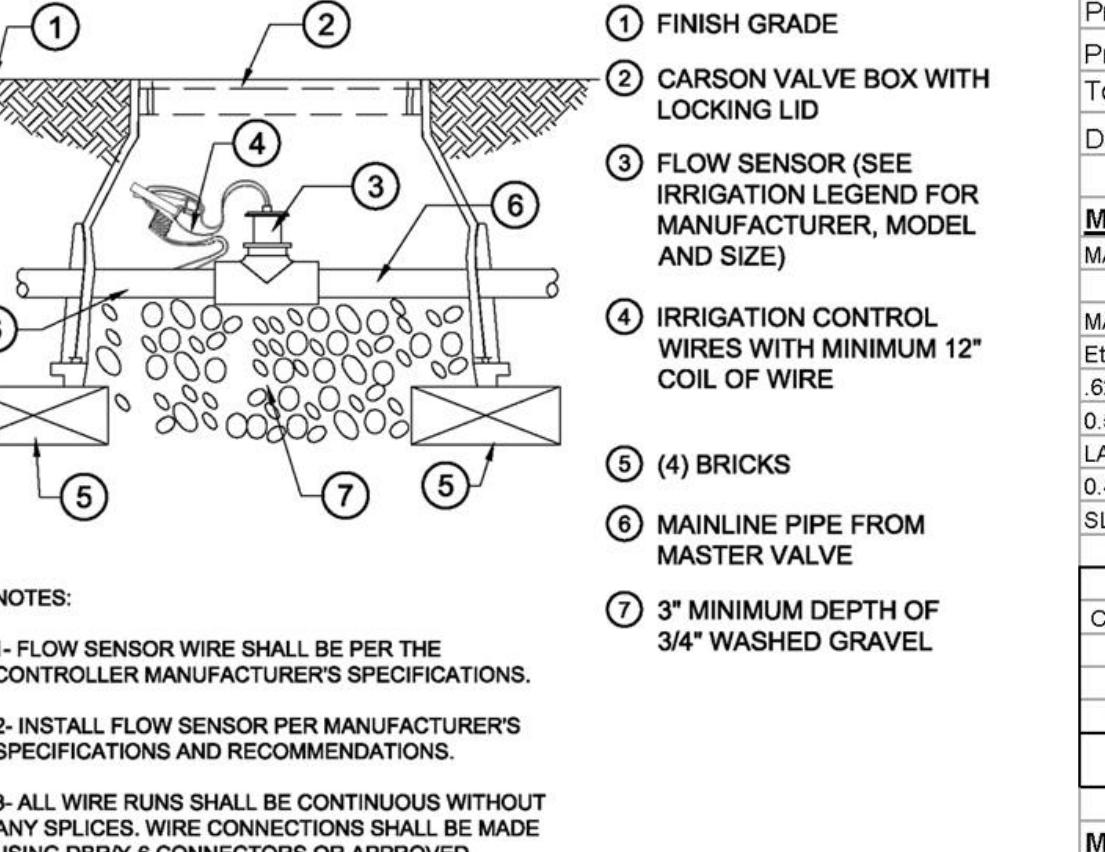
IRRIGATION NOTES

1. Before beginning work, Contractor shall inspect the site. If any conditions exist that differ from what is shown on the plans and will affect the Contractor's work, notify the Owner or Landscape Architect immediately.
2. This irrigation system is based on a minimum of 40 psi and 6 gpm. Prior to irrigation installation, ensure that gpm and psi requirements are met. If there is insufficient zone of either, contact the Landscape Architect immediately.
3. Install all irrigation equipment in accordance with manufacturer's specifications.
4. Piping layout is diagrammatic. Irrigation equipment shown in paved areas are for legibility only and are to be installed in planting areas (except for sleeves).
5. All irrigation pipes under paving must be sleeved. Sleeves are only shown diagrammatically on the plan, and more may be needed than shown. All mainline pipes and control wires under paving are to be installed in separate sleeves. Contractor is responsible to coordinate with other contractors to locate and install pipe sleeves under paving.
6. Flood trenches to compact backfill before final landscape grading.
7. The irrigation controller must be programmed within the days and hours established by any water conservation program adopted by the City of Morgan Hill.
8. The Contractor is responsible to create accurate, scaled, as-built drawing of the entire irrigation system. Three copies of the as-built drawings are to be given to the Owner before the project is complete.
9. Contractor to install automatic irrigation per these plans. Any discrepancies are to be brought to the attention of the Landscape Architect. Contractor is responsible for the successful, full operation of the irrigation system.
- An irrigation audit shall be completed by a Certified Landscape Irrigation Auditor after installation per the State Model Water Efficient Landscape Ordinance. The audit shall be provided to the Santa Clara County.
10. Contractor to review controller selection and controller and valve locations with Owner.
11. The Contractor is responsible to work with the Owner and Landscape Architect to create a maintenance schedule and complete the Certificate of Completion and Certificate of Installation in compliance with the Model Water Efficient Landscape Ordinance.

IRRIGATION KEY		IRRIGATION KEY	
	Hunter HFS-150 Flow Sensor for use with ACC controller, 1-1/2" Schedule 40 Sensor Body, 24 VAC, 2 amp.		Irrigation Lateral Line: 3/4 in. PVC Class 200
	WM New Irrigation 1" Water Meter		Irrigation Mainline: 1 in. PVC Schedule 40
	B FEBCO Backflow Preventer 1" 825Y		Pipe Sleeve: PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.
	Master Shut Off Valve behind meter		Hunter ICZ-101-25-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5-15 GPM. 150 mesh stainless steel screen.
	Medium Flow Inline Pressure Regulator 40 PSI		Hunter Dripline HDL-06-12-CV Hunter Dripline w/ 0.9 GPH emitters every 18 in. Dripline laterals spaced at 18" apart. Install with Hunter PLD barbed or PLD-LOC fittings.
Color Indicates the Irrigated Area 		Water Use (Low, Moderate or High) 	
Hydrozone Number (Valve) 		"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan" 	
* NOTE: Refer to L-4 for Water Calculations & Irrigation Details		No Areas irrigated with recycled water. No areas dedicated to edible plants. No water features presented on plan. Utilities will be screened to avoid visibility from right-of-way or common areas.	



MAWA EPPT and ETWU Calculations						
Project Name:	LJ Commons					
Project Location:	0 Barnell Ave, Morgan Hill, CA.					
Total Landscape Area:	1,711.0 sq. ft.					
Date:	10/19/2023					
MAWA CALCULATION						
MAWA = $(Eto)(.62)(.055 \times LA) + (1-ETAF \times SLA)$						
MAWA = Maximum Applied Water Allowance (gallons per year)						
Eto = Reference Evapotranspiration (inches per year)						
.62 = Conversion Factor (to gallons)						
.055 = ET Adjustment Factor (ETAF)						
LA = Landscape Area including SLA (square feet)						
0.45 = Additional Water Allowance for SLA						
SLA = Special Landscape Area (square feet)						
Eto = 49.2						
Conversion = 0.62						
ETAF = 0.55						
LA = 1,711						
SLA = 0						
MAWA = $28,705.8$ gallons per year						
3,837.7 cubic feet per year						
MAWA with EPPT						
MAWA = $(Eto-Eppt)(.62)(.055 \times LA) + (1-ETAF \times SLA)$						
Eppt= 25% of Annual precipitation						
Eto = 49.2						
Eppt = 6						
ETAF = 0.55						
LA = 1,711						
SLA = 0						
MAWA w/ EPPT = $25,816.9$ gallons per year						
3,451.3 cubic feet						
ETWU CALCULATION						
ETWU = $(Eto)(.62)(PF/E) \times LA$						
ETWU = Estimated Total Water Use Per Year (gallons)						
Eto = Reference Evapotranspiration						
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)						
LA = Landscape Area (High, Medium, and low water use areas/ square feet)						
SLA = Special Landscape Area						
.62 = Conversion Factor						
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75)						
ET Adjustment Factor (ETAF), .55 for Residential and .45 for Non Residential						
Reference Evapotranspiration (Eto) 49.2 Morgan Hill, CA						
REGULAR LANDSCAPE AREAS						
Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area
1. Hydrozone #1/ Plant Description	Drip	0.3	0.81	0.37037037	10.0	3.7
2. Low Water Use/ Trees	Drip	0.3	0.81	0.37037037	275.0	107.9
3. Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	220.0	80.4
4. Low Water Use/ Trees	Drip	0.3	0.81	0.37037037	228.0	84.4
5. Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	136.0	50.4
6. Low Water Use/ Trees	Drip	0.3	0.81	0.37037037	452.0	167.4
7. Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	310.0	114.8
8. Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,711.0	633.7
Total sf ft	Totals	Totals			1,711.0	633.7
						19,330.5
SPECIAL LANDSCAPE AREAS						
Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area
				1	0	0.0
					0	0
					0	0.0
					Totals	Totals
					0	0
ETWU TOTAL	19,330.5					
MAWA	28,705.8					



IRRIGATION SCHEDULE

Irrigation Schedule						
Valve #	Hydrozone/Water Use	Days of the Week	Run Time	Gal. Per Day		
1	Low Water Use - Trees	Tue, Thu	2 min	2.03 Gal		
2	Low Water Use / Shrubs	Mon, Wed, Fri	6 min	19.62 Gal		
3	Low Water Use / Shrubs	Mon, Wed, Fri	7 min	24.40 Gal		
4	Low Water Use / Shrubs	Mon, Wed, Fri	5 min	15.35 Gal		
5	Low Water Use / Shrubs	Mon, Wed, Fri	3 min	10.87 Gal		
6	Low Water Use / Trees	Tue, Thu	2 min	2.03 Gal		
7	Low Water Use / Shrubs	Mon, Wed, Fri	10 min	42.00 Gal		
8	Low Water Use / Shrubs	Mon, Wed, Fri	8 min	20.63 Gal		

Note Irrigation times to be after 7:00 PM and before 9:00am. Uses Rain Sensor & Automatically Adjusts for the time of year

Landscape Maintenance Schedule													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Fine Turf Maintenance													
Mowing/ Edging	1	1	3	4	5	4	5	4	3	1	1	36	
Blow Hard Surfaces	1	1	3	4	5	4	5	4	3	1	1	36	
Fertilization: Lawn			1						1			3	
Weed Control- Pre-Emergent				1					1			2	
Weed Control- Post-Emergent					1					1		2	
Fire Ant Treatment						1				1		3	
Trees, Shrubs & Beds													
Prune Shrubs			1	1	1	1	1	1	1	1		8	
Canopy Lift - 8' Trees Under 4" Caliper	1											1	
Pruning Flowering Plants			1		1								