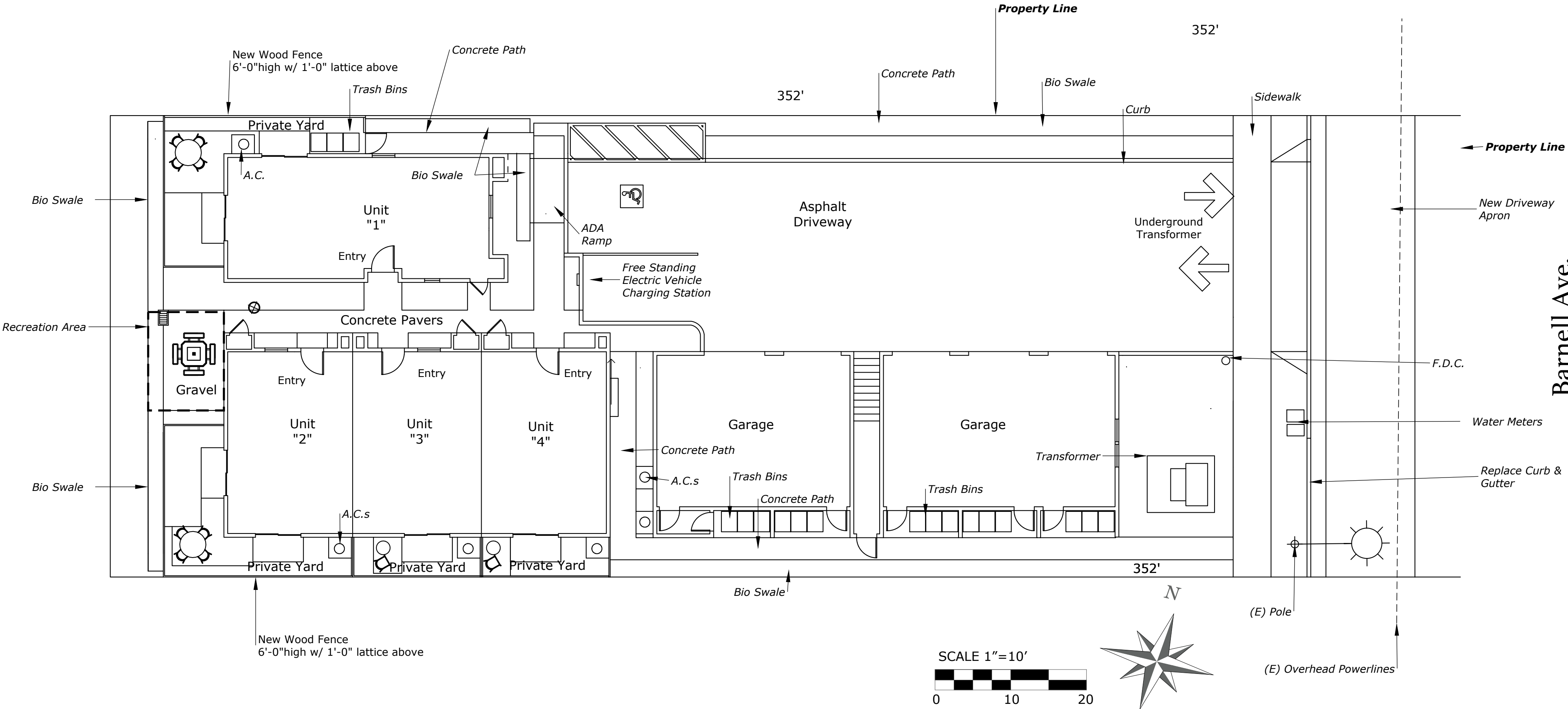


LANDSCAPE PLANS FOR:  
LJ COMMONS  
o Barnell Ave, Morgan Hill, CA.



**OWNER:**  
Gabriel Connors  
Cellphone: (408)960 91 13  
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

Cover Sheet with Project information	L-0
Planting Plan	L-1
Material Plan	L-2
Irrigation Plan	L-3
Planting & Irrigation Details	L-4

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

Karen Aitken & Associates -2023

These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates. Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the user's responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner. Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners. \* NOTES (E) = Existing

REVISIONS

BY



KAREN AITKEN & ASSOCIATES

LANDSCAPE ARCHITECTS

8262 Rancho Real Gilroy Ca. 95020


Calif. Reg. #2239 (408) 842-0245

karen@KAA.Design

LJ COMMONS

o Barnell Ave, Morgan Hill, CA.

COVER SHEET



DATE

SCALE 1/8"=1'-0"

DRAWN SL

JOB CONNORS

L-0



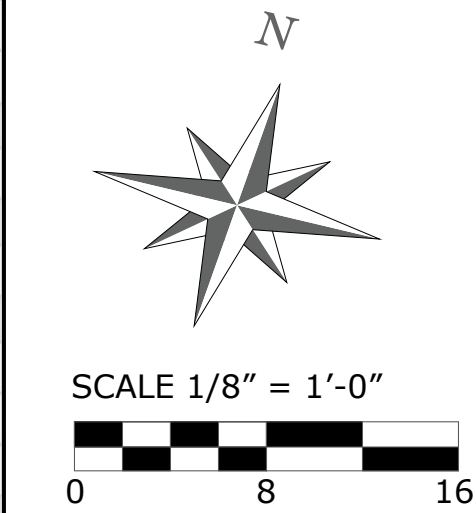


SOIL PREPARATION, MULCH AND AMENDMENTS

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



\* NOTES (E) = Existing

REVISIONS	BY

KAREN AITKEN & ASSOCIATES  
LANDSCAPE ARCHITECTS  
8262 Rancho Real Gilroy Ca. 95020  
Calif. Reg. #2239 (408) 842-0245  
karen@KAA.Design

LJ COMMONS  
o Barnell Ave, Morgan Hill, CA.  
PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT  
KAREN JONES AITKEN  
No. 2239  
Exp. 8-31-25  
STATE OF CALIFORNIA

DATE 12-21-23  
SCALE 1/8"=1'-0"  
DRAWN SL & IN  
JOB CONNORS

L-1



REVISIONS	BY

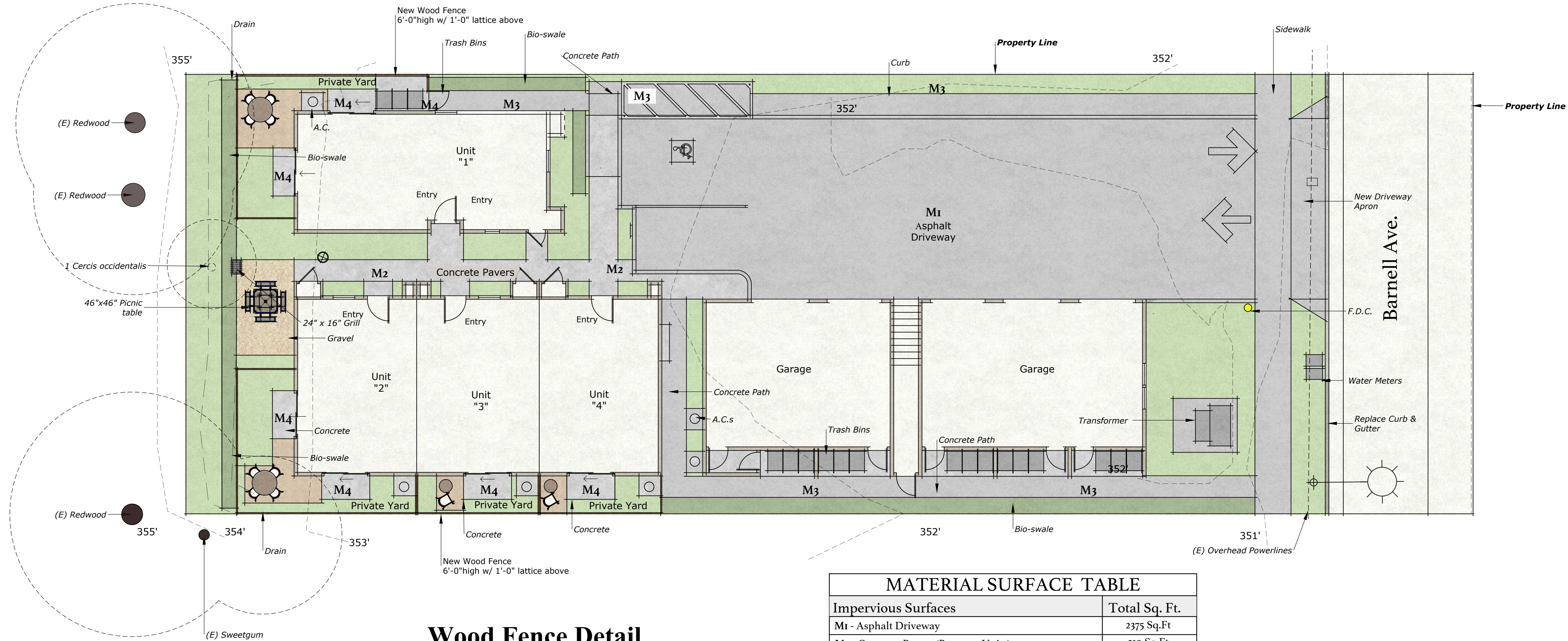


KAREN AITKEN & ASSOCIATES  
LANDSCAPE ARCHITECTS  
8262 Rancho Real Gilroy Ca. 95020  
Calif. Reg. #2239 (408) 842-0245  
karen@KAA.Design

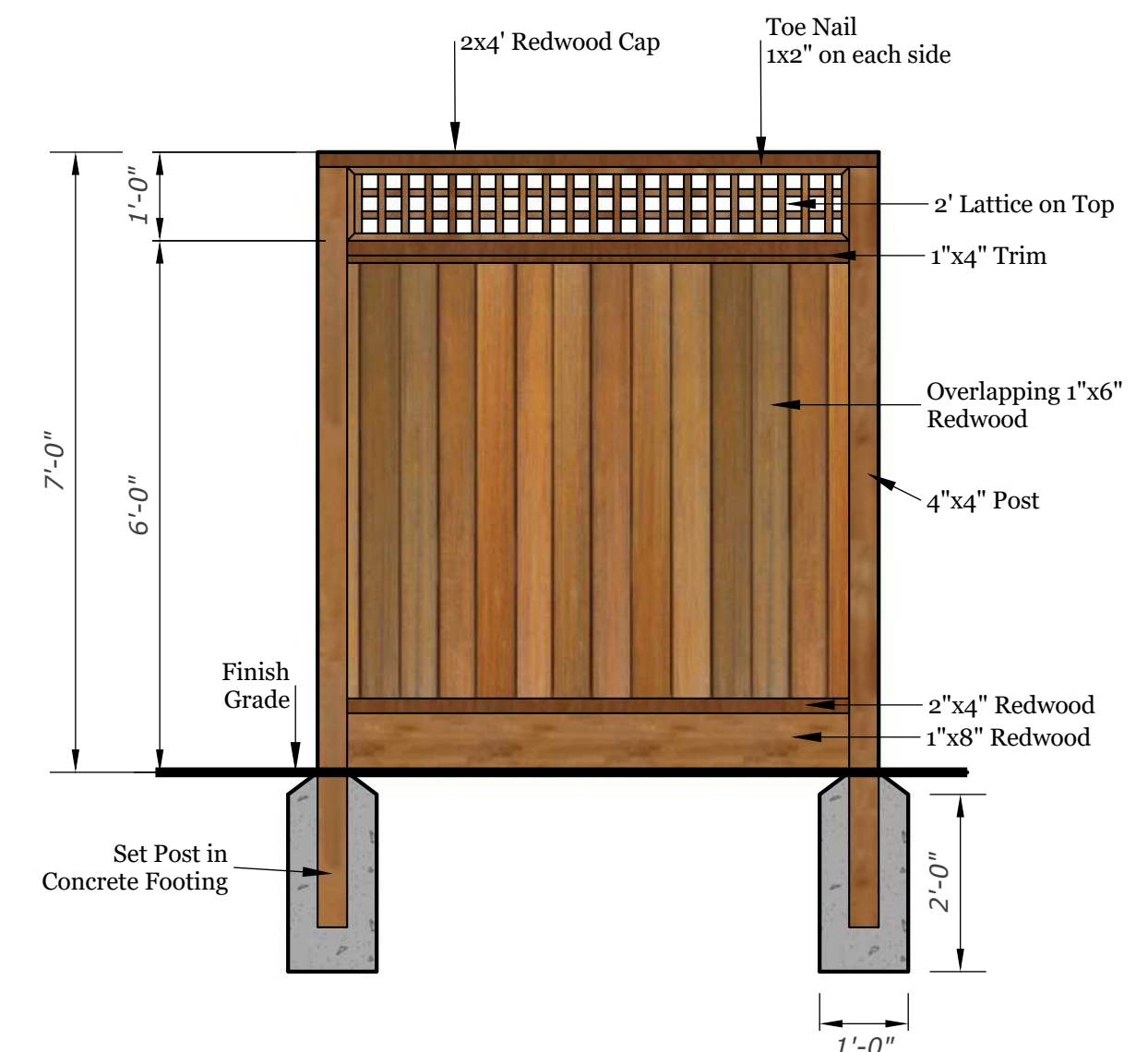
LJ COMMONS  
o Barnell Ave, Morgan Hill, CA.  
MATERIAL PLAN



DATE	12-21-23
SCALE	1/8"=1'-0"
DRAWN	SL
JOB	CONNORS



**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



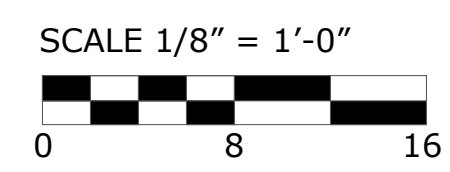
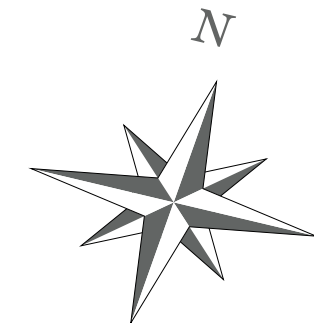
BBQ Grill  
Pilot Rock CBP-247



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



Concrete Pavers Example







Karen Aitken  
& ASSOCIATES  
LANDSCAPE ARCHITECTURE & DESIGN


8262 Rancho Real Gilroy Ca. 95020  
Calif. Reg.#2239 (408) 842-0245  
karen@KAA.Design

# IRRIGATION PLAN



JOB      CONNORS

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



A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 8, and 16.







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

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	4	3	1	1	36
Blow Hard Surfaces	1	1	3	4	5	4	5	4	4	3	1	1	36
Fertilization: Lawn		1				1				1			3
Weed Control- Pre-Emergent			1				1						2
Weed Control- Post-Emergent				1					1				2
Fire Ant Treatment Mound As needed				1		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		1		1		1		5
Surface Fertilization Shrubs			1						1				
Weed Control	1	1	3	4	5	4	5	4	4	3	1	1	36
Mulch/Top Cover Beds			1										1
Seasonal Color													
Flower Color Change (per application)						1				1			2
Weed Control-beds	2	2	3	4	5	4	5	4	4	3	2	2	40
Debris Removal	2	2	3	4	5	4	5	4	4	3	2	2	40
Irrigation													
System Inspection	1	1	1	1	1	1	1	1	1	1	1	1	12
Water adjustment	1	1	1	1	1	1	1	1	1	1	1	1	12
Manager Inspection	1	2	4	4	5	4	5	4	4	3	2	2	40

Karen Aitken &amp; Associates -2023



KAREN AITKEN & ASSOCIATES  
LANDSCAPE ARCHITECTS

8262 Rancho Real Gilroy Ca. 95020  
Calif. Reg.#2239 (408) 842-0245  
karen@KAA.Design

karen@KAA.Design

# LJ COMMONS

o Barnell Ave, Morgan Hill, CA.

## IRRIGATION & PLANTING DETAILS



DATE 12-21-23

SCALE

DRAWN SL &amp; IN

10B CONNORS

**L-4**