

PLANT LEGEND				
Johnson- Church Street				
Botanical	Common	Size	Qty	Water
Shrub				
Ceanothus 'Concha'	Concha California Lilac	5 gal	2	Low
Ground cover				
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	1 gal	6	Low
Jasminum pubescens	Star Jasmine	1 gal	6	Medium
Lantana montevidensis	Trailing Lantana	1 gal	4	Low
Perennial				
Achillea 'Firefly Diamond'	Firefly Diamond Yarrow	1 gal	12	Low
Anigozanthos 'Bush Devil'	Red Kangaroo Paw	1 gal	18	Low
Epilobium garrettii 'Mountain Flame'	Mountain Flame Hummingbird Trumpet	1 gal	12	Low
Grass				
Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal	6	Medium
Chondropetalum elephantinum	Large Cape Rush	1 gal	2	Low
Juncus patens	California Gray Rush	1 gal	9	Low

REFER TO L-3 FOR PLANTING DETAILS

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 BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS.



CHURCH STREET


* NOTES (E) = EXISTING

SCALE 1"=10'



REVISIONS

BY



JOHNSON RESIDENCE - DUPLEX


KAREN AITKEN & ASSOCIATES

LANDSCAPE ARCHITECTS

8262 RANCHO REAL GILROY CA. 95020

CALIF. REG. #2239 (408) 857-6215

KAREN@KAA.DESIGN



DATE

09-23-25

SCALE

1"=10'

DRAWN

PD

JOB

JOHNSON

L-1

MAWA EPPT and ETWU Calculations

Project Name: Johnson Residence
Project Location: 16165 Church St, Morgan Hill, CA
Total Landscape Area: 1,480.0 sq. ft.
Date: 9/23/2025

MAWA CALCULATION

MAWA = (Eto) (62) [(0.55LA) + (1-ETAF x SLA)]

MAWA = Maximum Applied Water Allowance (gallons per year)

Eto = Reference Evapotranspiration (inches per year)

62 = Conversion Factor (to gallons)

0.55 = E Adjustment Factor (ETAF)

LA = Landscape Area including SLA (square feet)

0.45 = Additional Water Allowance for SLA

SLA = Special Landscape Area (square feet)

Eto =	45.3	Morgan Hill
Conversion	0.62	
ETAF	0.55	
LA =	1,480	
SLA =	0	
MAWA =	22,862.0	gallons per year
	3,055.4	cubic feet per year

MAWA with EPPT

MAWA = (Eto-EPpt) (62) [(0.55LA) + (1-ETAF x SLA)]

EPpt = 25% of Annual precipitation

Eto =	45.3	Morgan Hill
EPpt =	3.75	
ETAF =	0.55	
LA =	1,480	
SLA =	0	
MAWA w/ EPPT =	20,995.2	gallons per year
	2,839.6	cubic feet per year

ETWU CALCULATION

ETWU = (Eto) (62) [(PF) (E) 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

E = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75)

ET Adjustment Factor (ETAF) .45 for Residential and .45 for Non Residential

Water Efficient Landscape Worksheet:

Reference Evapotranspiration (Eto)	45.3	Morgan Hill, CA	
Project Name	Johnson Residence	Address	16165 Church St, Morgan Hill

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	ETWU
REGULAR LANDSCAPE AREAS							
1 Low Water User Shrubs	Drip	0.3	0.81	0.37037037	660.0	244.4	6,885.5
2 Low Water User Shrubs	Drip	0.3	0.81	0.37037037	620.0	192.0	5,409.9
3 Med. Water User Shrubs	Drip	0.4	0.81	0.49382716	165.0	81.5	2,285.5
4 Low Water User Shrubs	Drip	0.3	0.81	0.37037037	150.0	55.0	1,545.0
5 Low Water User Shrubs	Drip	0.3	0.81	0.37037037	30.0	11.1	312.1
6 Low Water User Shrubs	Drip	0.3	0.81	0.37037037	20.0	7.4	208.5
7 Low Water User Shrubs	Drip	0.3	0.81	0.37037037	70.0	25.9	728.2
Totals					1,480.0	568.5	15,967.4

SPECIAL LANDSCAPE AREAS							
None	None	None	None	None	None	None	None
Totals					0	0	0.0

				ETWU TOTAL		15,967.4
Regular Landscape Areas				MAWA		22,862.0
Total ETAF x Area		568.5				
Total Area		1,480.0				
Average ETAF		0.38				
Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.						

Special Landscape Areas																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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IRRIGATION KEY

P.O.C. POINT OF CONNECTION

MASTER SHUT OFF VALVE

FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER

TREE RING IRRIGATION / SHRUB RING IRRIGATION
DRIPLINE W/ 0.3 DRIPLINE EMITTERS PLACED EVERY 12 IN.
INNER RING 12" FROM TREE TRUNK. OUTER RING 30-36" FROM TREE TRUNK. FOR SHRUBS 1 OUTER RING 20-24" FROM PLANT. PLACE TIE DOWN EVERY 4" IN LOAM AND 5" IN CLAY.

IRRIGATION LATERAL LINE: PVC SCHEDULE 40

IRRIGATION MAINLINE: PVC SCHEDULE 40

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.

HUNTER HFS-150
FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1-1/2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.

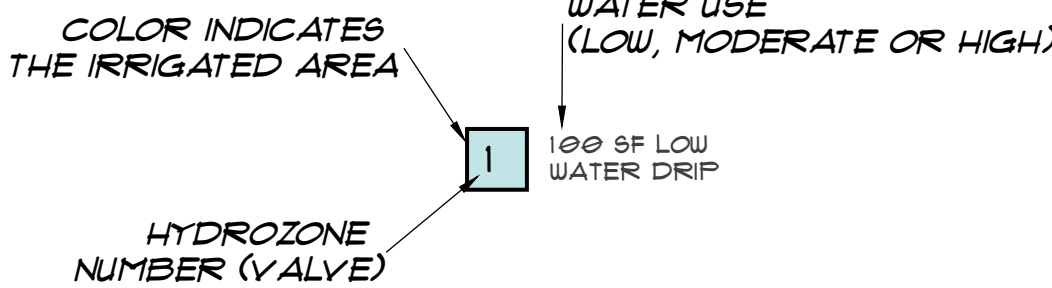
HUNTER ICZ-101-25-LF
DRIPLINE CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 5-15 GPM. 150 MESH STAINLESS STEEL SCREEN.

HUNTER ACC-1200
12 STATION OUTDOOR MODULAR CONTROLLER. NO MODULE REQUIRED. HIGH-END COMMERCIAL USE. METAL CABINET.

HUNTER SOIL-CLICK
THE SOIL-CLICK PROBE USES PROVEN TECHNOLOGY TO MEASURE MOISTURE WITHIN THE ROOT ZONE. WHEN THE PROBE SENSES THAT THE SOIL HAS REACHED ITS DESIRED MOISTURE LEVEL, IT WILL SHUT DOWN IRRIGATION, PREVENTING WATER WASTE.

HUNTER SOLAR-SYNC
SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS. INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET. WIRED.

REFER TO L-3 FOR IRRIGATION DETAILS
CONTRACTOR TO LOCATE & CONNECT (E) WATER LINES



HYDROZONES			
1 660 SF LOW WATER DRIP	5 30 SF LOW WATER DRIP	2 520 SF LOW WATER DRIP	6 20 SF LOW WATER DRIP
3 165 SF MED. WATER DRIP	7 10 SF LOW WATER DRIP		
4 15 SF LOW WATER DRIP			

TOTAL IRRIGATED LANDSCAPE AREA: 1,480 SQ. FT.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE IF WATER IN THE LANDSCAPE & IRRIGATION DESIGN PLANS

Karen Aitken



* NOTES (E) = EXISTING

SCALE 1"=10'



REVISIONS	BY



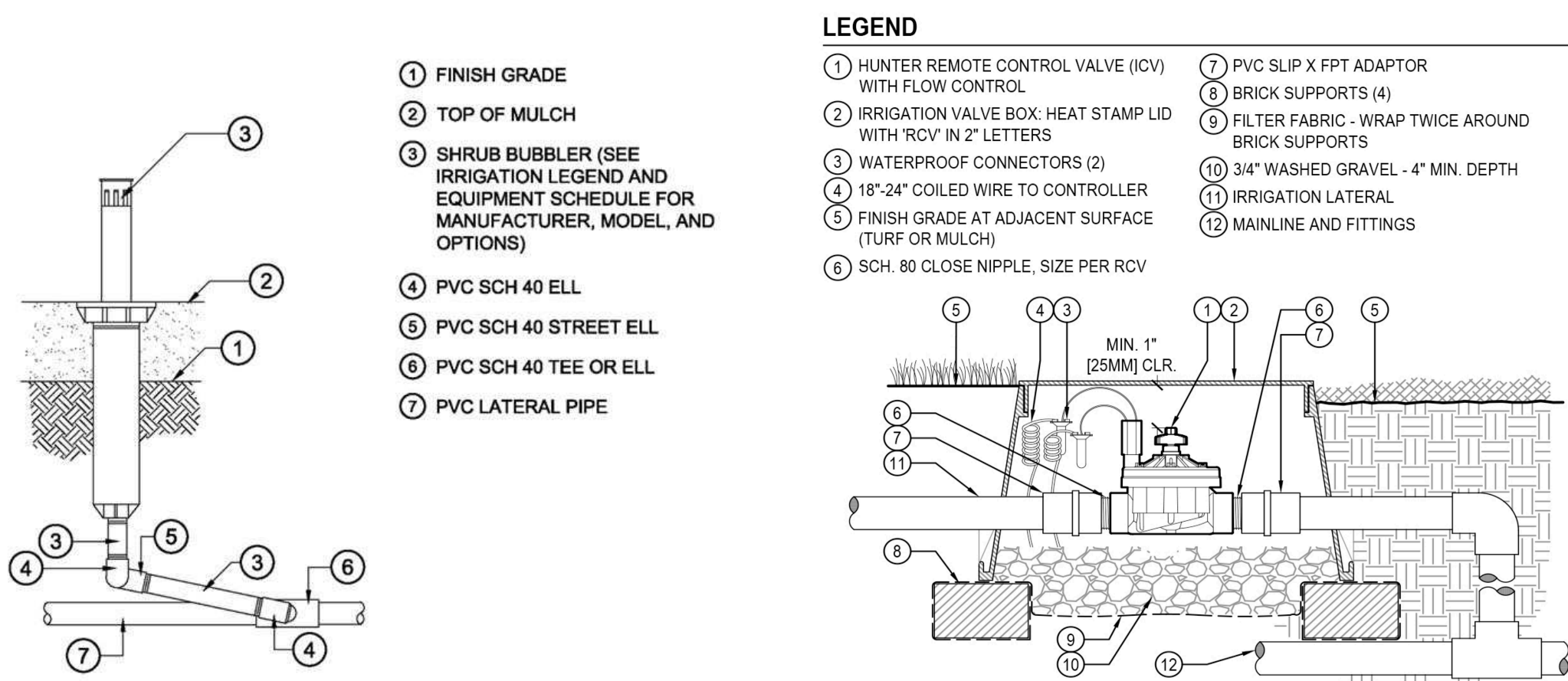
JOHNSON RESIDENCE - DUPLEX
KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 RANCHO REAL GILROY CA. 95020
CALIF. REG #22339 (408) 851-6215
KAREN@KAA.DESIGN

JOHNSON RESIDENCE - DUPLEX
KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
16165 CHURCH STREET, MORGAN HILL CA.
LANDSCAPE PLAN

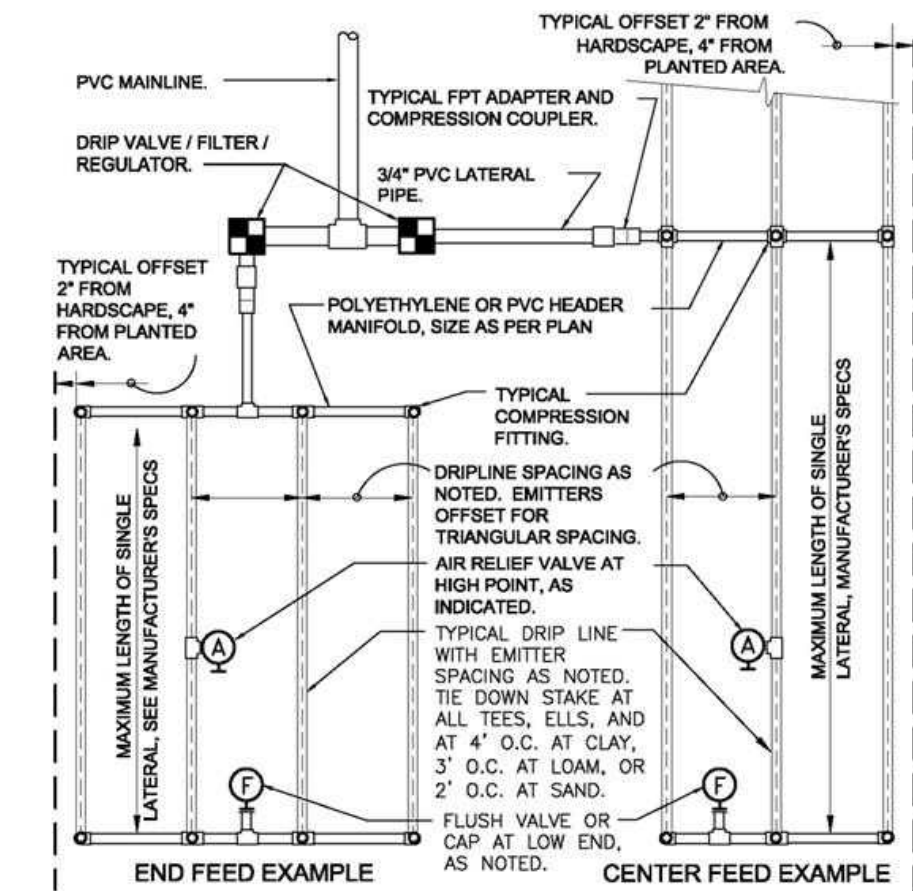


DATE 09-23-25
SCALE 1"=10'
DRAWN PD
JOB JOHNSON

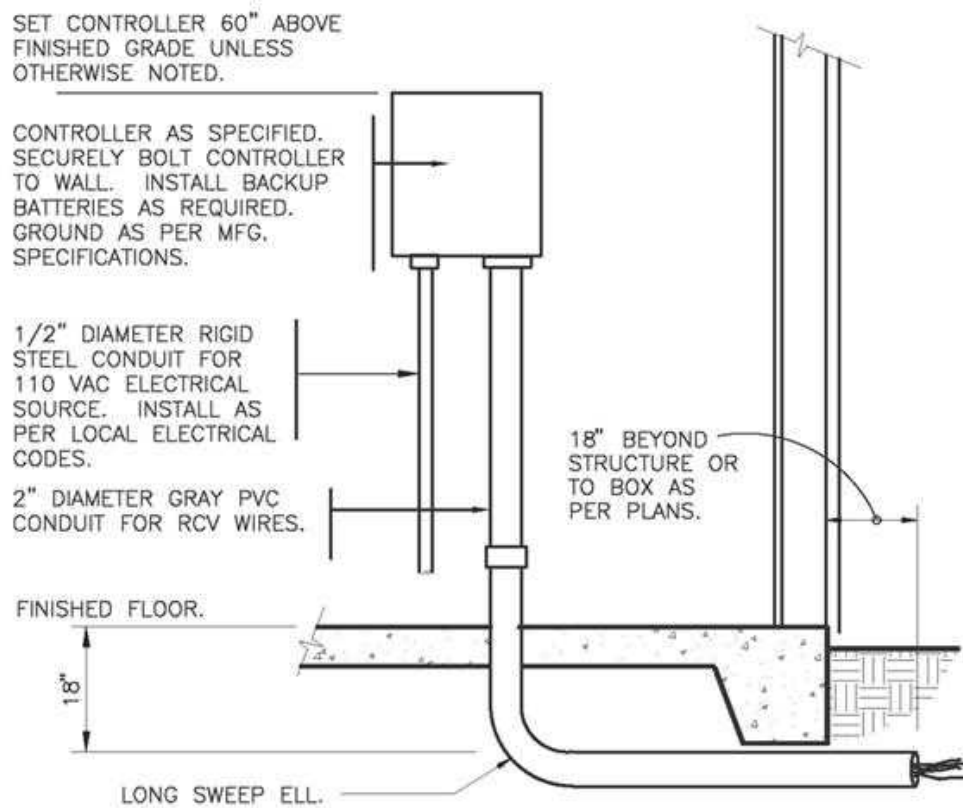
L-2



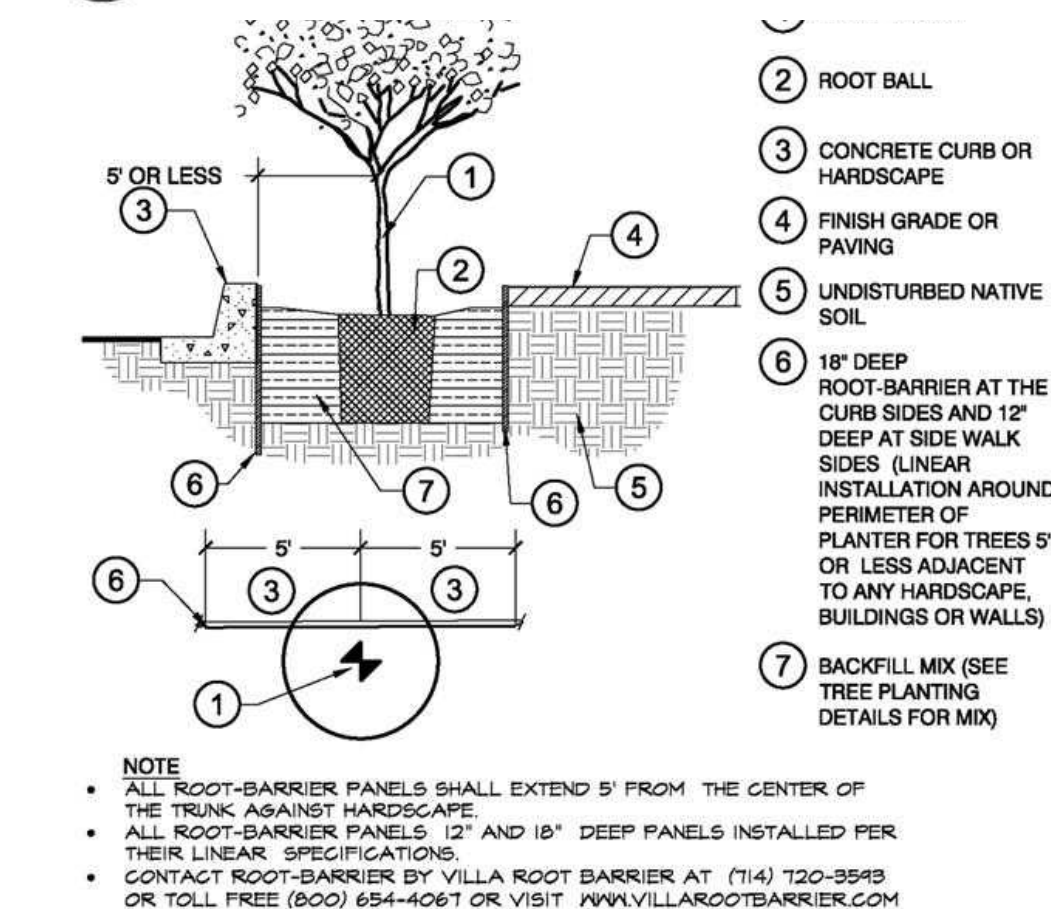
POP-UP BUBBLER ON SWING JOINT



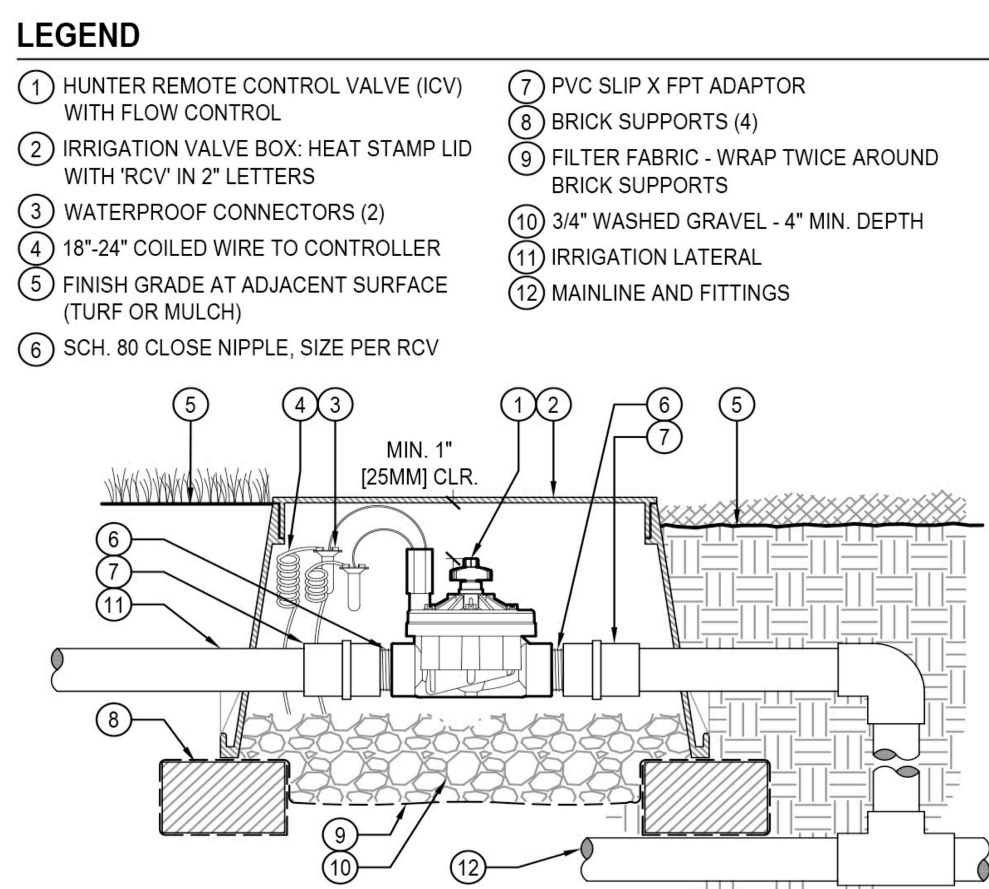
TYPICAL DRIPLINE LAYOUT



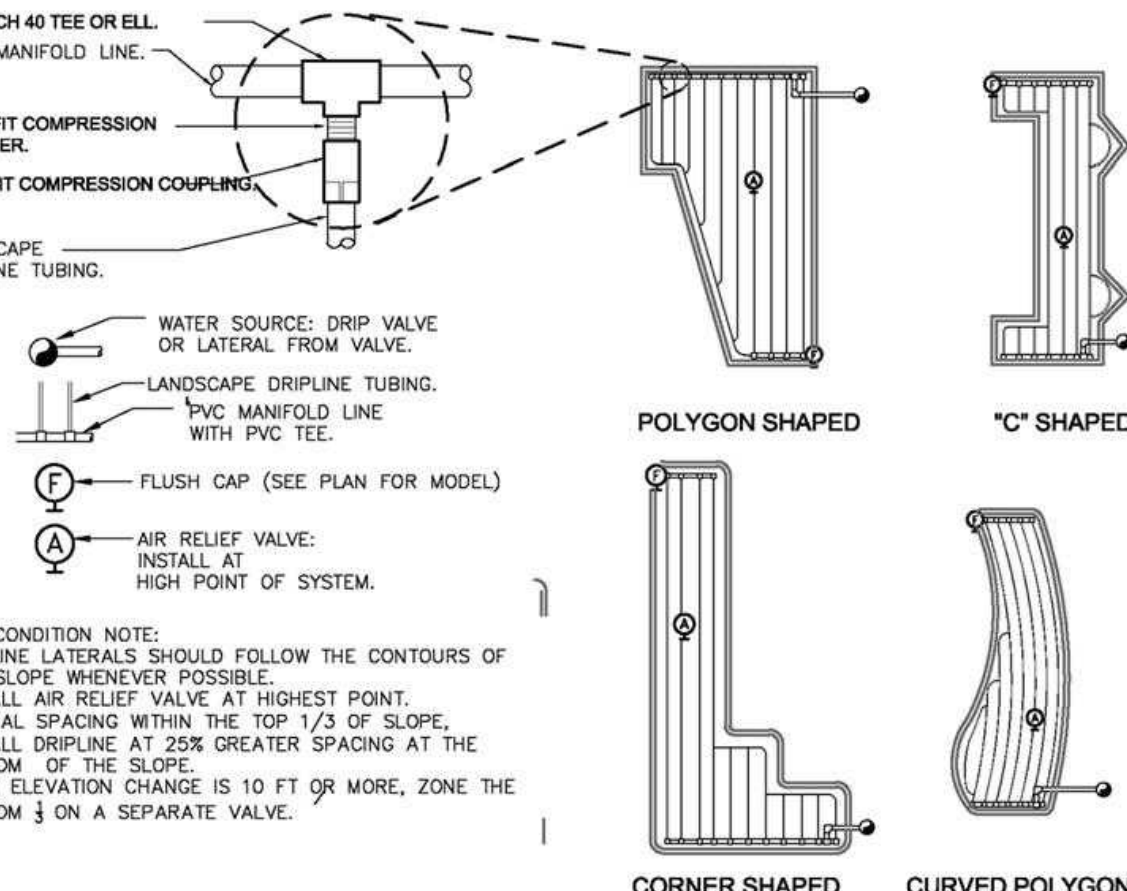
INTERIOR WALL MOUNT CONTROLLER



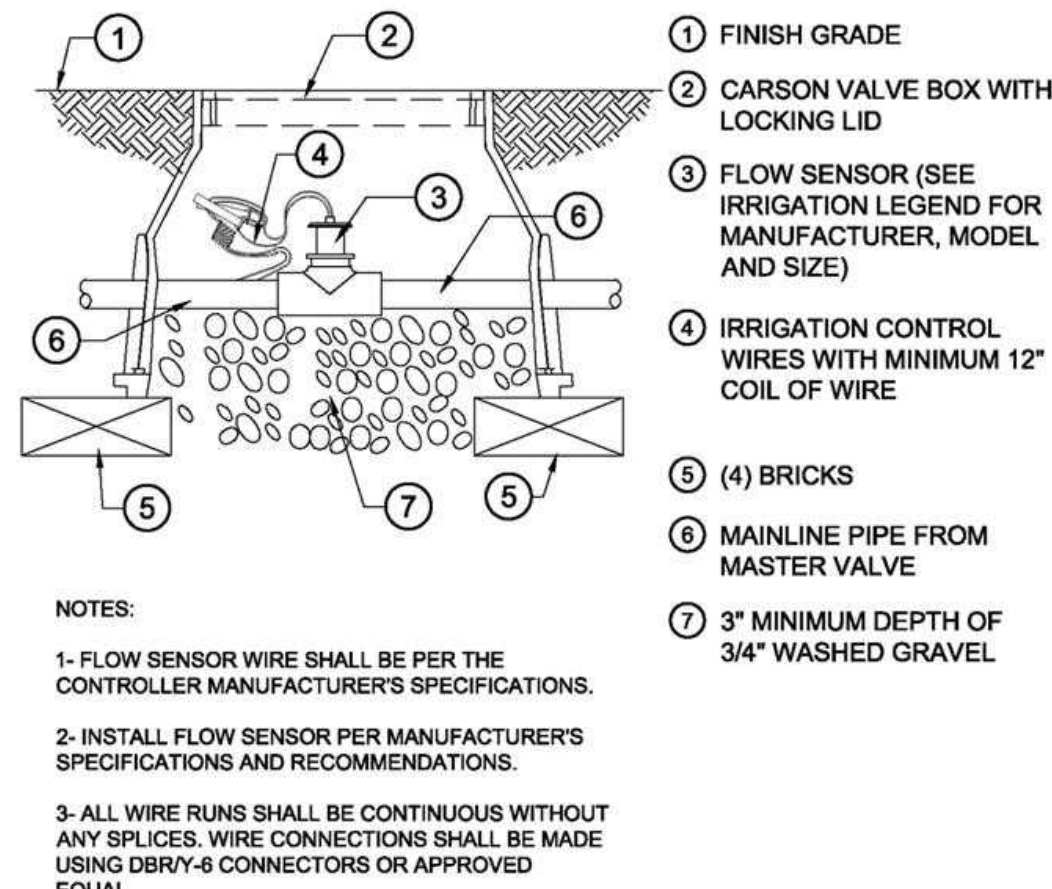
ROOT PANEL BARRIER



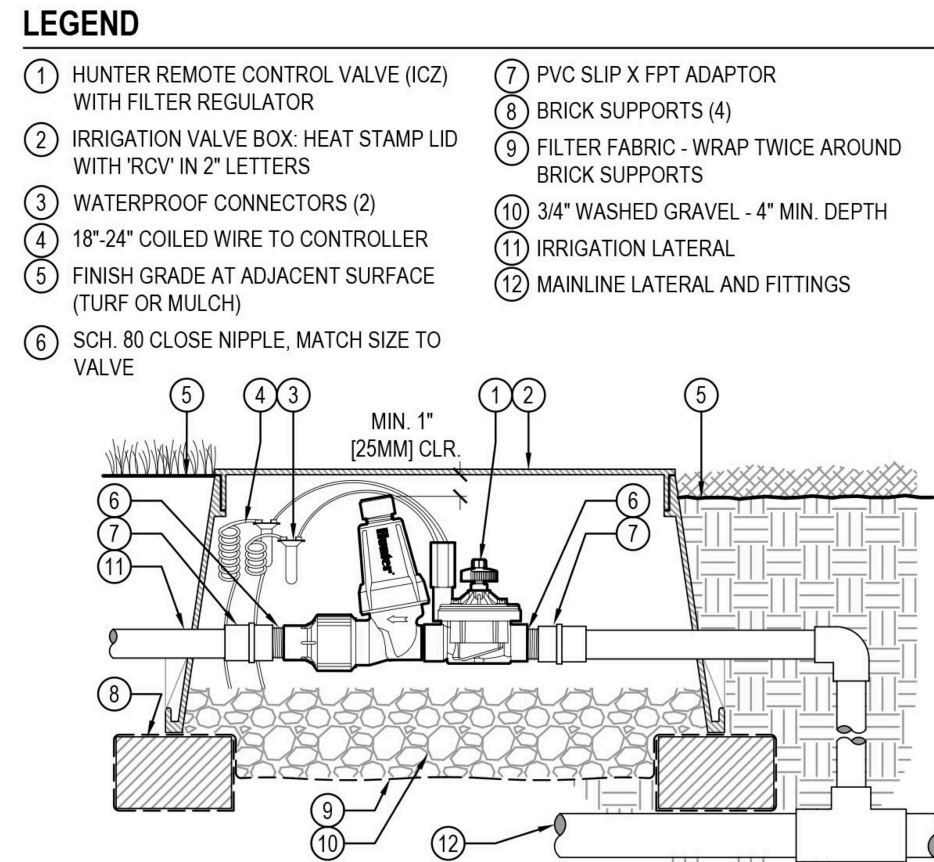
IN-LINE VALVE (ICV-151G)



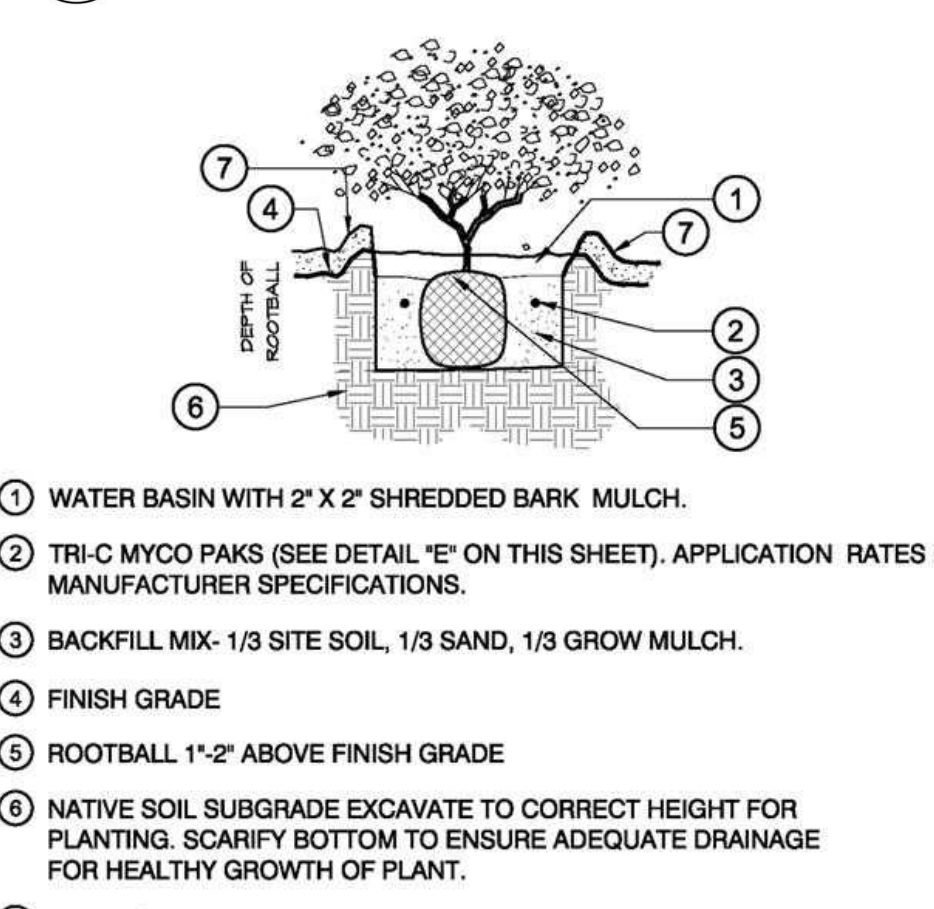
FLOW SENSOR



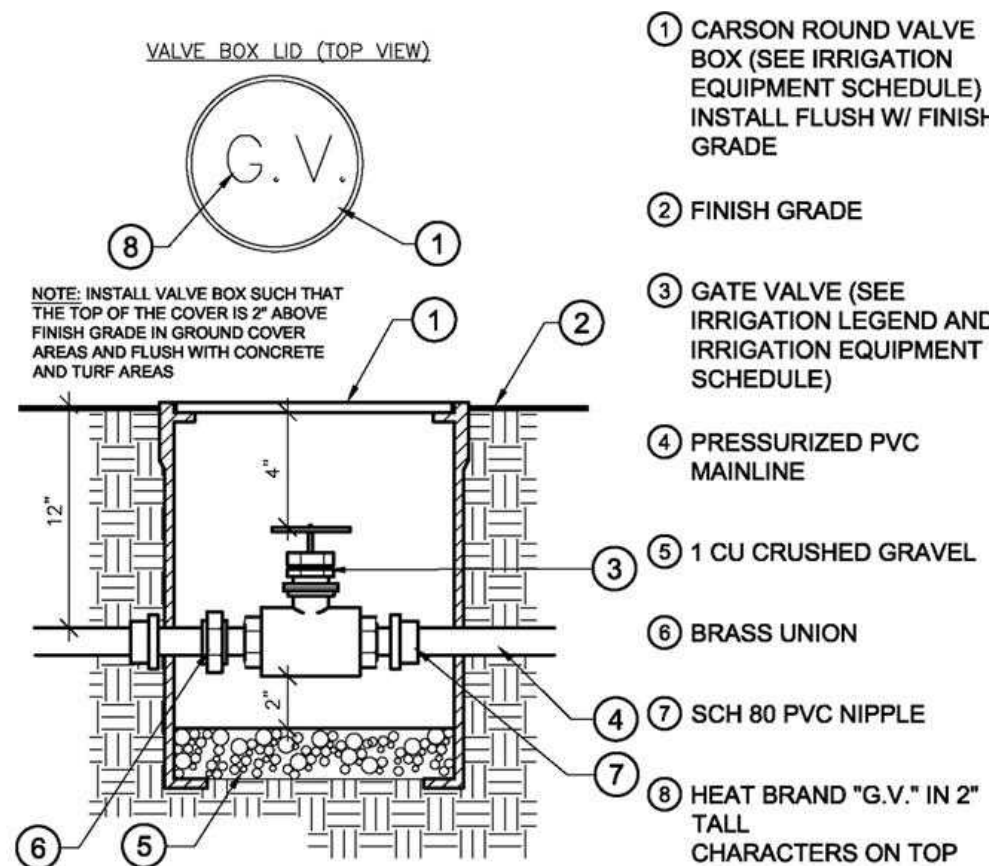
AIR RELIEF VALVE IN PVC HEADER



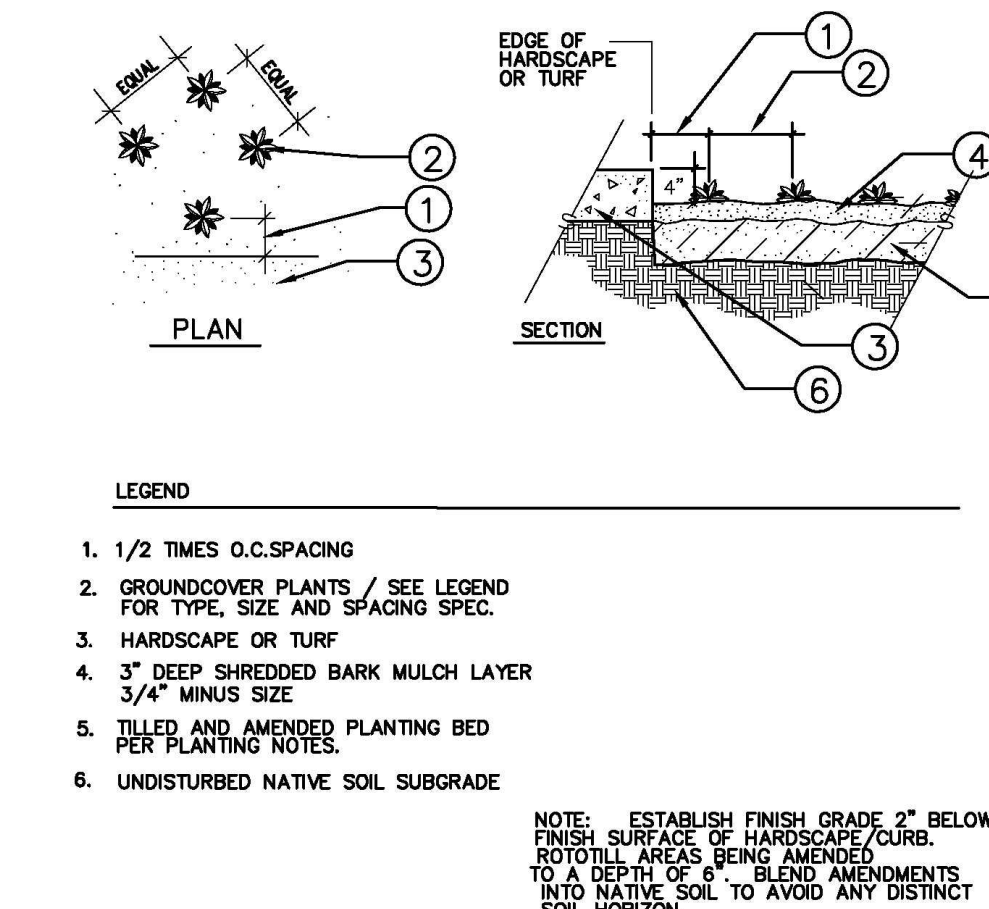
DRIP CONTROL ZONE KIT (ICZ-101-LF)



TYPICAL SHRUB PLANTING



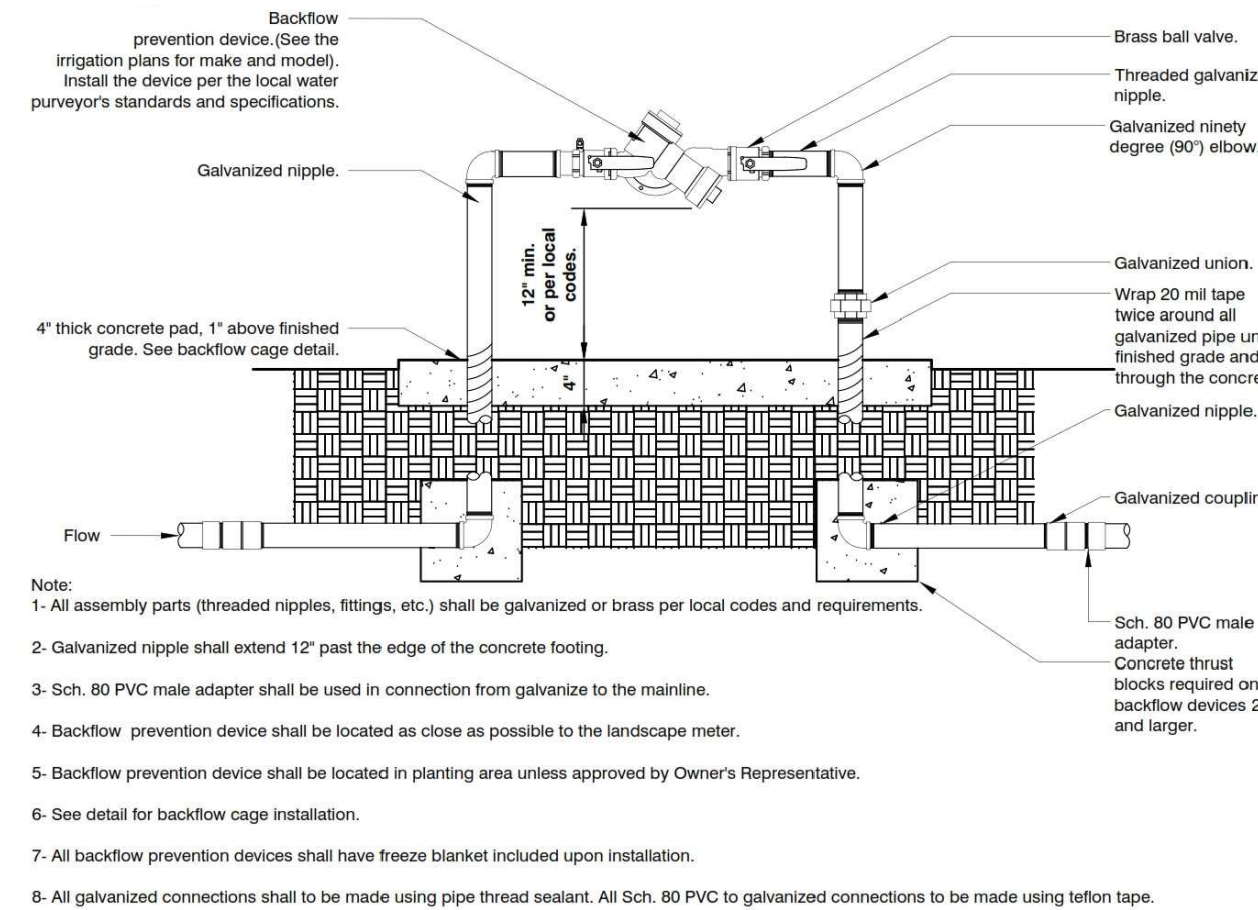
ISOLATION SHUT OFF VALVE



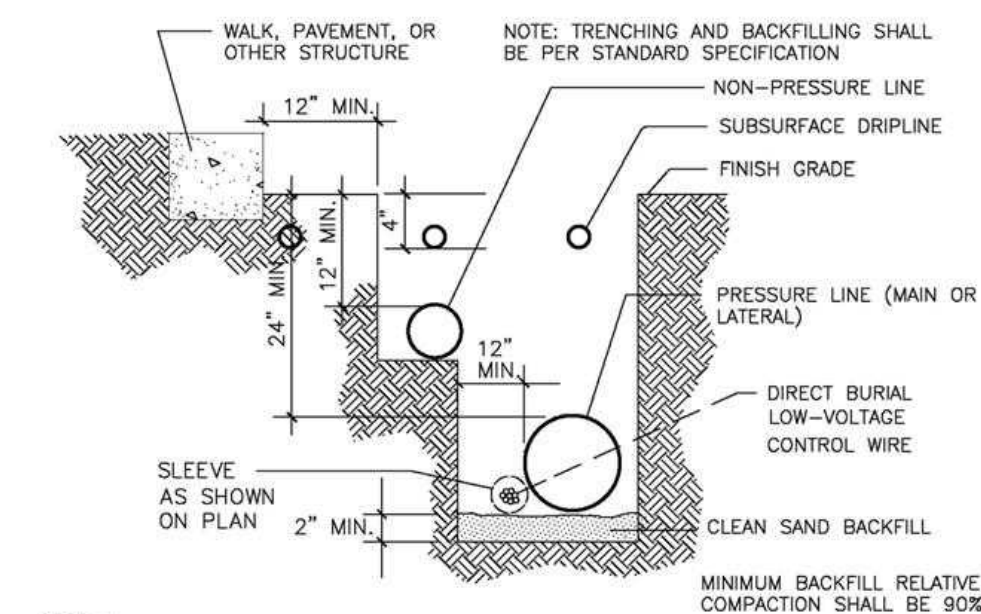
GROUNDCOVER PLANTING DETAIL

IRRIGATION NOTES

- 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.
- 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 OF EITHER, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
- INSTALL ALL IRRIGATION EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 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).
- 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.
- FLOOD TRENCHES TO COMPACT BACKFILL BEFORE FINAL LANDSCAPE GRADING.
- THE IRRIGATION CONTROLLER MUST BE PROGRAMMED WITHIN THE DAYS AND HOURS ESTABLISHED BY ANY WATER CONSERVATION PROGRAM ADOPTED BY THE CITY OF MORGAN HILL.
- 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.
- 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.
- CONTRACTOR TO REVIEW CONTROLLER SELECTION AND CONTROLLER AND VALVE LOCATIONS WITH OWNER.
- 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.



BACKFLOW PREVENTION DEVICE



NOTE:

- ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES
- BUNDLE & TAPE WIRING AT 10' INTERVALS
- TIE A LOOSE 20' LOOP IN WIRING AT CHANGE OF DIRECTION GREATER THAN 30 DEGREES. UNTIL ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN MADE.
- INSTALL ALL CONTROL WIRE ON THE UNDERSIDE OF THE MAINLINE PIPE.
- SEE IRRIGATION SPECIFICATIONS FOR BACKFILL AND COMPACTION REQUIREMENTS.
- PIPE DEPTH FOR 2, 1/2" AND LARGER SHALL BE 36" MINIMUM.
- PIPE DEPTH FOR 2" AND SMALLER SHALL BE 24" MINIMUM.
- PIPE DEPTH FOR NON-PRESSURE LATERAL LINES SHALL BE 12" MINIMUM.
- PIPE DEPTH FOR ALL LINES UNDER PAVEMENT SHALL BE 36" MINIMUM.

TRENCHING DETAILS

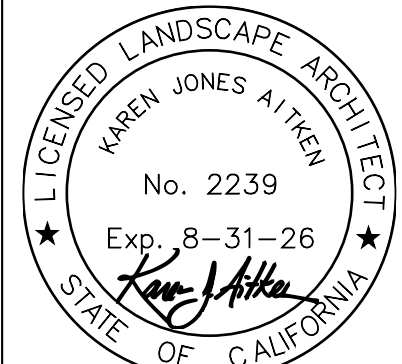
REVISIONS	BY
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JOHNSON RESIDENCE - DUPLEX
KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS

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LANDSCAPE PLAN



DATE 09-23-25

SCALE

DRAWN PD

JOB JOHNSON

L-3