

PLANTING SCHEDULE				
TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT./WIDTH
	LAGERSTROEMIA INDICA X FAURIE 'NATCHEZ' / WHITE CRAFT MYRTLE STANDARD TRUNK	24" BOX	3	20' X 20' L
SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT./WIDTH
	AGAVE ATTENUATA / FOX TAIL AGAVE	1 GAL	5	4' X 6' L
	AGAVE 'BLUE FLAME' / BLUE FLAME AGAVE	1 GAL	5	2.5' X 3' L
	LANTANA X 'SPREADING YELLOW'	1 GAL	5	2' X 1' L
	LAVANDULA X GINGINII 'GOODWIN CREEK GRAY' / LAVENDER	1 GAL	6	3' X 3' L
	LAVANDULA X INTERMEDIA 'GROSSO' / FAT BUD LAVENDER	1 GAL	1	3' X 3' L
	LAVANDULA STOECHE'S 'DEDICATION' / DEDICATION SPANISH LAVENDER	1 GAL	11	30" X 30" L
	LEUCADENDRON 'SAFARI GOLDSTRIKE' / YELLOW CONEBUSH	1 GAL	5	5' X 5' L
	LEUCADENDRON 'RED GEM' / RED GEM CONEBUSH	1 GAL	5	3' X 3' L
	LEUCADENDRON GALPINI 'SILVER CONE' / SILVER CONE GALPIN'S CONEBUSH	1 GAL	1	1' X 5' L
	LEUCOSPERMUM CORDIFOLIUM 'FLAME GIANT' / SILVER SHEEN KOHUKU	5 GAL	3	6' X 6' L
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / SILVER SHEEN KOHUKU	5 GAL	2	15' X 6' M
	SALVIA ULGINOSA / BOG SAGE	1 GAL	4	4' X 4' L
GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT./WIDTH
	CAREX DIVULSA / BERKELEY SEDGE	1 GAL	21	2' X 2' L
	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE DWARF MAT RUSH	1 GAL	70	3' X 3' L
	MUHLENBERGIA RIGENS / DEERGRASS	1 GAL	6	4' X 4' L

PLANTING NOTES DETAILS PER SHEET L3.0

- TOTAL LANDSCAPED AREA = 2,400 SF
- SOIL TO BE TESTED BY ACCREDITED SOIL TESTING LABORATORY. CONTRACTOR SHALL THOROUGHLY INCORPORATE SOIL ADDITIVES AND FERTILIZERS IN ALL PLANTING AREAS AT RATES AND DEPTHS RECOMMENDED BY SOILS LAB. SOIL SHALL BE TILLED TO A DEPTH OF 6" AND AMENDED WITH RECOMMENDED PRODUCTS TO PROMOTE INFILTRATION AND WATER RETENTION. ALL SOIL SHALL BE CLEAR OF DEBRIS AND CONSTRUCTION SPOILS.
- TREE GRATES TO BE INSTALLED WITH 30" DEEP ROOT BARRIER PANELS EQUAL TO CENTURY PRODUCTS ROOT SHIELD
- SOIL MIX IN IN BIOFILTRATION AREA SHALL BE A HOMOGENEOUS MIX OF 60-10% FINE SAND (MEETING ASTM D422 OR CALTRANS TEST METHOD C102) AND 30-40% WEED-FREE, MANURE-FREE, STABLE COMPOST. NOTE: ALL SANDS COMPLYING WITH ASTM C33 FOR FINE AGGREGATE COMPLY WITH SIEVE SIZE/GRADATION REQUIREMENTS. THE SOIL MIX/MEDIA TO BE USED IN BIO-RETENTION/RAIN GARDEN AREAS SHALL HAVE A MINIMUM INFILTRATION RATE OF 5 IN/HR. PREVIOUSLY: ASTM C33 STANDARDS
- ALL PLANT MATERIAL IN BIOFILTRATION AREA PER CENTRAL CALIFORNIA COAST, TECHNICAL ASSISTANCE MEMO (TAM) LID PLANT GUIDANCE FOR BIORETENTION. DO NOT ADD FERTILIZERS IN BIOFILTRATION AREAS. MULCH LAYER TO BE 1-2" THICK. COMPOST MULCH THAT WILL NOT FLOAT.
- ALL OTHER PLANTING ON SITE TO RECEIVE A 3" THICK LAYER OF BARK MULCH EQUAL TO REDWOOD, FIR, CEDAR, OR A COMBINATION OF THESE. THE COMPOSITION OF THE MULCH SHALL BE A MIX OF SHREDDED BARK, WOOD AND SAWDUST, 0-4". NO GORILLA HAIR SHALL BE USED.

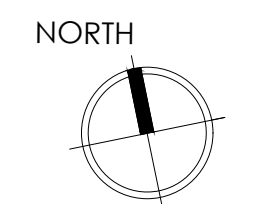
- THE INSTALLED LANDSCAPE SHALL BE MAINTAINED FREE OF INVASIVE PLANTS.
- MULCH STOCKPILES: LOCATE AND STORE MULCH IN A WAY THAT PREVENTS DISCHARGE TO THE STORM DRAIN SYSTEM.

LIGHTING AND MATERIALS & FINISHES LEGEND

SYMBOL	DESCRIPTION	QTY
	TWO (2) UPLIGHTS IN THREE (3) TREE GRATES TO BE 'TGL' INTEGRATED IN TREE GATES BELOW BY IRONSMITH LOW VOLTAGE - WWW.IRONSMITH.CO	6
	TREE GRATES TO BE 'METRO' 48" SQ. BY IRONSMITH RAW IRON AND INSTALLED WITH TWO (2) UPLIGHTS PER GRATE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS	3
	PEBBLE JOINTS TO BE 6" WIDE AND 3" DEEP MEXICAN PEBBLE IN SIZES 1/2-1" ON TOP OF 3" LAYER OF COMPACTED BASE ROCK. WHERE NOT ADJACENT TO CONCRETE, PEBBLE TO BE EDGED WITH ALUMINUM EDGING, 3/8" THICK. NO PEBBLE GREATER THAN 1" WEED BARRIER AT ALL PEBBLE AREAS	60 SF

HOUSING AUTHORITY OF SANTA CRUZ COUNTY

415 NATURAL BRIDGES DRIVE
SANTA CRUZ, CA 95060
APN: 003-011-06



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

PLAN REVISIONS

10/21/2022 BUILDING RESUBMITAL

DATE = 08/01/2022

JOB = 2104

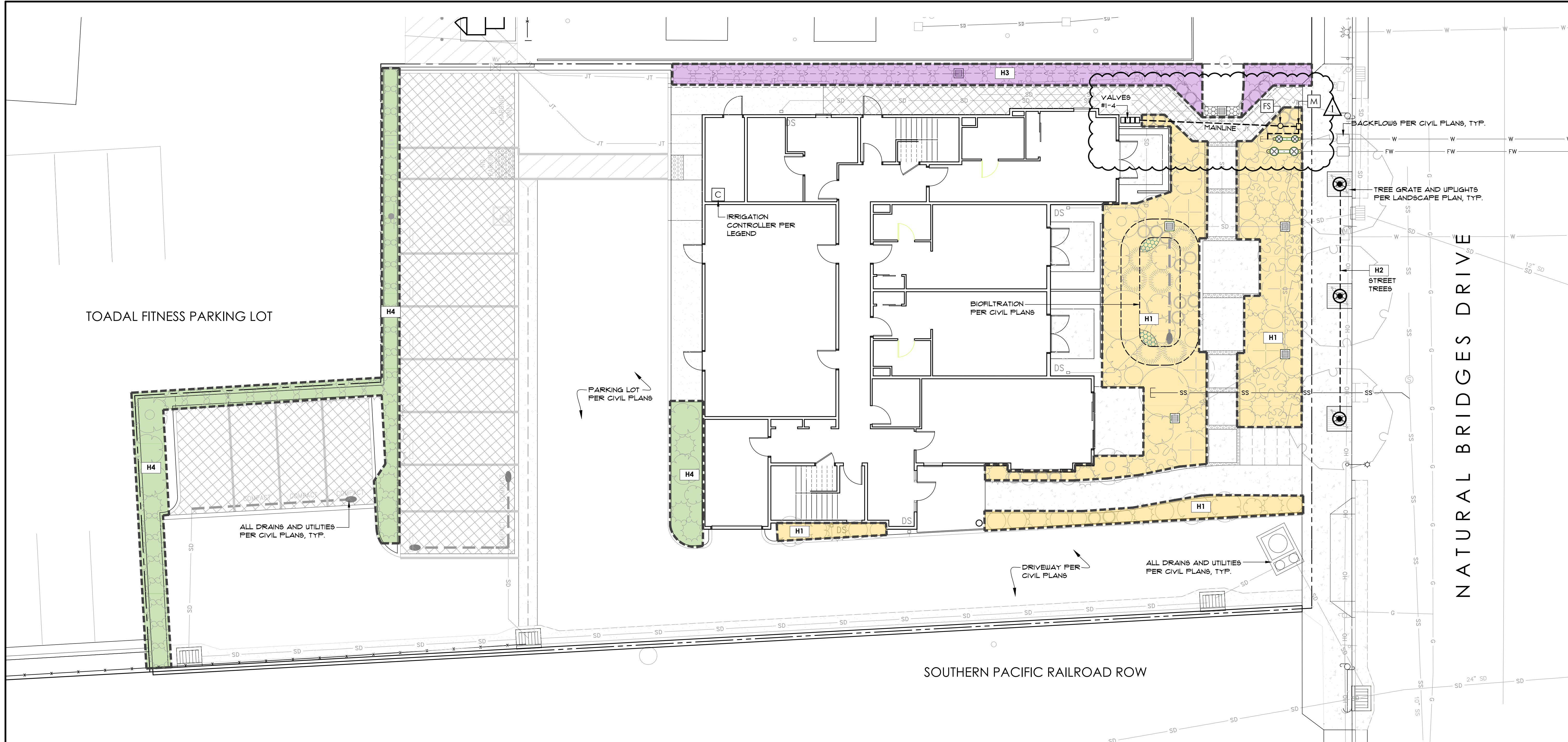
SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.0

WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE
THESE PLANTING AND IRRIGATION PLANS COMPLY WITH THE
CITY OF SANTA CRUZ WATER EFFICIENT LANDSCAPE
ORDINANCE, MUNICIPAL CODE CHAPTER 16.16.



IRRIGATION EQUIPMENT DETAILS PER SHEET L3.0

- DRIP (POINT-SOURCE) EMITTERS** (ALL PLANTING EXCEPT TREES) EQUAL TO HUNTER SELF-PIERCING BARS AND THREADED EMITTERS AT 0.5 GPH. CONFIGURATION PER DETAILS.
- PLANTS MATURE WIDTH UNDER 3'**: (1) EMITTER EACH
- PLANTS MATURE WIDTH OVER 3' - 8'**: (2) EMITTERS EACH
- PLANTS MATURE WIDTH OVER 8'**: (3) EMITTERS EACH
- TREE BUBBLERS** ALL TREES TO RECEIVE TWO (2) TREE BUBBLERS TO BE EQUAL TO HUNTER RZU9-18-50 (0.5 GPM) 18" DEEP
- DRIP VALVE** EQUAL TO HUNTER ICZ-101-LF - BELOW GRADE IN VALVE BOXES
- FLOW SENSOR** TO BE HUNTER HC-015-FLOW (1/2") OR EQUAL
- MASTER VALVE** EQUAL TO HUNTER 1" PGV - BELOW GRADE IN VALVE BOX
- PRESSURE REGULATOR** (IF NECESSARY) EQUAL TO WATTS LF MODEL CONTRACTOR TO SIZE
- IRRIGATION CONTROLLER** EQUAL TO HUNTER PRO-C WEATHER-BASED CONTROLLER MOUNTED TO WALL INSIDE UTILITY ROOM PER DETAIL 1/SHEET E1.01
- MAINLINE PIPE** - SCHEDULE 40 PVC, 1"
- LATERAL PIPE** - CLASS 200, 3/4"

IRRIGATION NOTES

THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

- LOCATE EQUIPMENT IN NEAREST ADJACENT PLANTERS AS FEASIBLE AND INDICATE EXACT LOCATION ON AS-BUILT DRAWINGS. DRAWINGS TO INCLUDE ALL IRRIGATION VALVES, MAIN LINES, LATERALS, AND HYDROZONES.
- CONTRACTOR SHALL USE EXTREME CARE WHERE IT IS NECESSARY TO TRENCH NEAR EXISTING TREES. EXCAVATION IN AREAS EXHIBITING ROOTS 2" AND LARGER SHALL BE DONE BY HAND. ROOTS 1" OR LARGER IN DIAMETER DAMAGED IN CONSTRUCTION SHALL BE CLEANLY CUT AND NOT LEFT IN A RAGGED CONDITION. TREE ROOTS SHALL BE COVERED WITH WET BURLAP WHILE EXPOSED.
- NO POTABLE WATER SHALL BE APPLIED DURING AND WITHIN 48 HOURS FOLLOWING MEASURABLE RAINFALL.
- IRRIGATION SYSTEM SHALL BE INSPECTED REGULARLY FOR LEAKS, MISALIGNED HEADS AND BAD VALVES. BROKEN EQUIPMENT SHALL BE REPAIRED PROMPTLY WITH IDENTICAL OR EQUIVALENT EQUIPMENT, AND WATERING SCHEDULES SHALL BE ADJUSTED TO REFLECT VARIATIONS IN WATER NEED BASED ON SEASON OR PLANT MATURITY.

5. PROGRAMMING OF THE NEW CONTROLLER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE. IT IS THE RESPONSIBILITY OF THE OWNER TO MAKE ADJUSTMENTS IN THE PROGRAM FOR SEASONAL WEATHER CHANGES AND MICROCLIMATIC VARIATIONS. THIS WATERING SCHEDULE IS INTENDED AS A GUIDE ONLY. ACTUAL WATER USE WILL VARY DURING THE YEAR DEPENDING ON WEATHER AND INDIVIDUAL SITE CONDITIONS. WATCH PLANTS FOR ANY STRESS AND IMMEDIATELY ADJUST SCHEDULE ACCORDINGLY. CONTRACTOR TO PROVIDE TRAINING TO OWNER'S REPRESENTATIVE FOR IRRIGATION PROGRAMMING. PROGRAMMING GUIDE SHOULD BE INCLUDED WITH CLOSEOUT DOCUMENTS.

HYDROZONES AND WATER USAGE

HYDROZ ONE	VALVE TYPE	VALVE #	IRRIGATION TYPE	AREA	WATER FLOW	PLANT TYPE
H1	DRIP KIT	1	EMITTERS	1,350 SF	2.0 GPM	GRASSES, PERENNIALS, SHRUBS
H2	DRIP KIT	2	BUBBLER	48 SF	3.0 GPM	STREET TREES
H3	DRIP KIT	3	EMITTERS	350 SF	1.0 GPM	GRASSES, PERENNIALS, SHRUBS
H4	DRIP KIT	4	EMITTERS	400 SF	1.0 GPM	GRASSES, PERENNIALS, SHRUBS
TOTALS		6		2,148 SF		

WATERING SCHEDULE

	SUN	MON	TUE	WED	THUR	FRI	SAT
VALVE 1		35 MIN			35 MIN		
VALVE 2		25 MIN			25 MIN		
VALVE 3		35 MIN			35 MIN		
VALVE 4		35 MIN			35 MIN		

LANDSCAPE WATER BUDGET

Hydrozone	Hydrozone Area (HA) (ft²)	Plant Factor³ (PF)	Plant Water Use Type	PF x HA (ft²)
1	1,350	0.20	Low	270
2	48	0.20	Low	10
3	350	0.20	Low	70
4	400	0.60	Medium	240
Hydrozone Area (HA) (& PF x HA)	2,148			590
Special Landscape Area (SLA)				-
Total Landscape Area (TLA)	2,148			590
Irrigation Efficiency (IE)	0.81			
MAWA¹ =			26,808.33	gal.
			3,583.76	cu. ft.
			35.84	HCF
			0.08	acre-ft.
			0.03	millions of gal.
ETWU² =			16,517.53	gal.
			2,208.08	cu. ft.
			22.08	HCF
			0.05	acre-ft.
			0.02	millions of gal.
³Plant Water Use Types	Plant Factor			
Low	0 - 0.3			
Medium	0.4 - 0.6	¹(ETo) x (0.62) x [(0.55 x HA) + (0.3 x SLA)], where ETo = 36.6		
High	0.7 - 1.0	²(ETo) x (0.62) x [(PF x HA/IE) + SLA]		
Calculator based on California Dept. of Water Resources "Water Budget Workbook" Beta v. 1.0, Dec. 17, 2009				

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415 NATURAL BRIDGES DRIVE
SANTA CRUZ, CA 95060
APN: 003-011-06

NORTH

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

PLAN REVISIONS

10/21/2022 BUILDING RESUBMITTAL

DATE = 08/01/2022

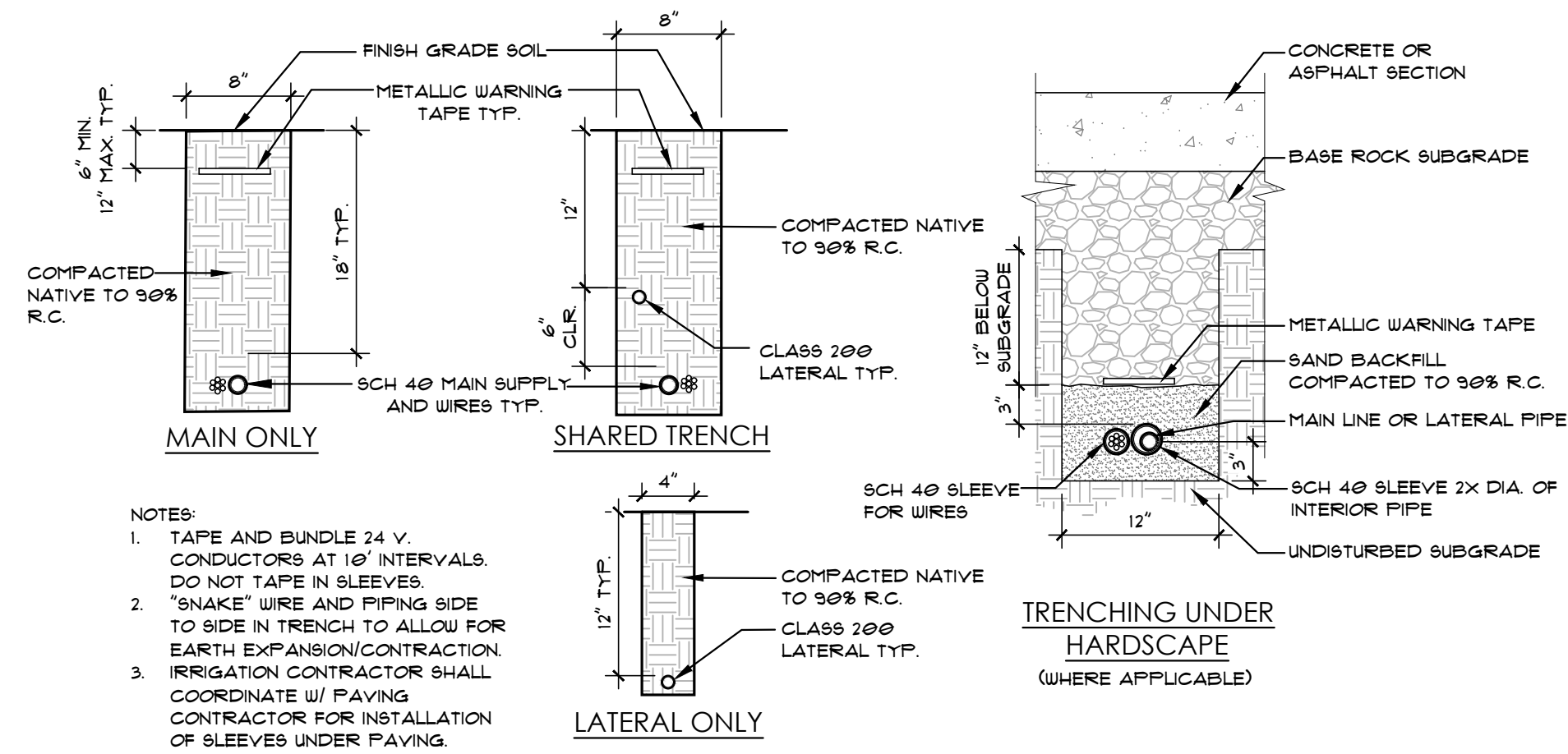
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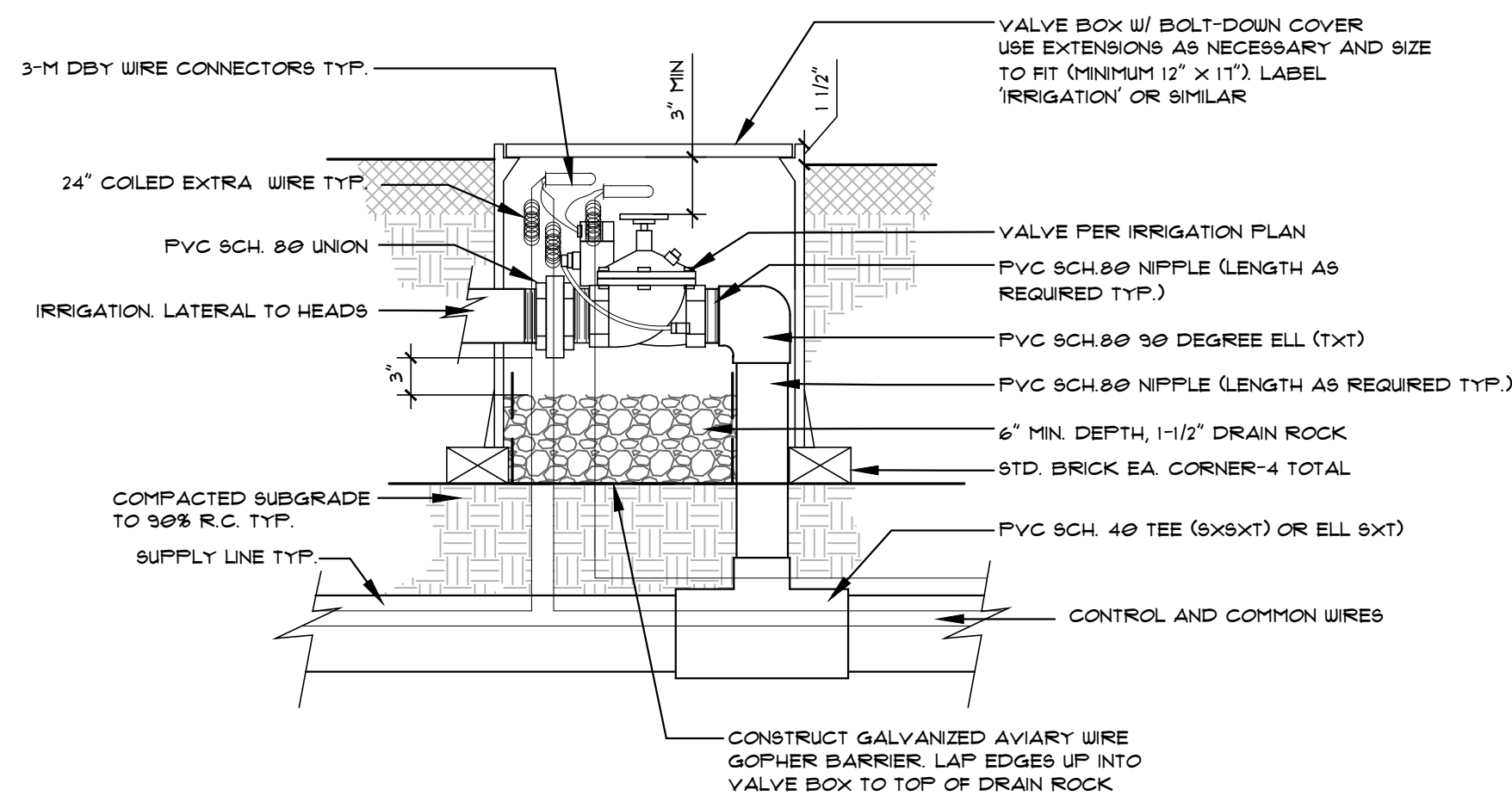
IRRIGATION PLAN

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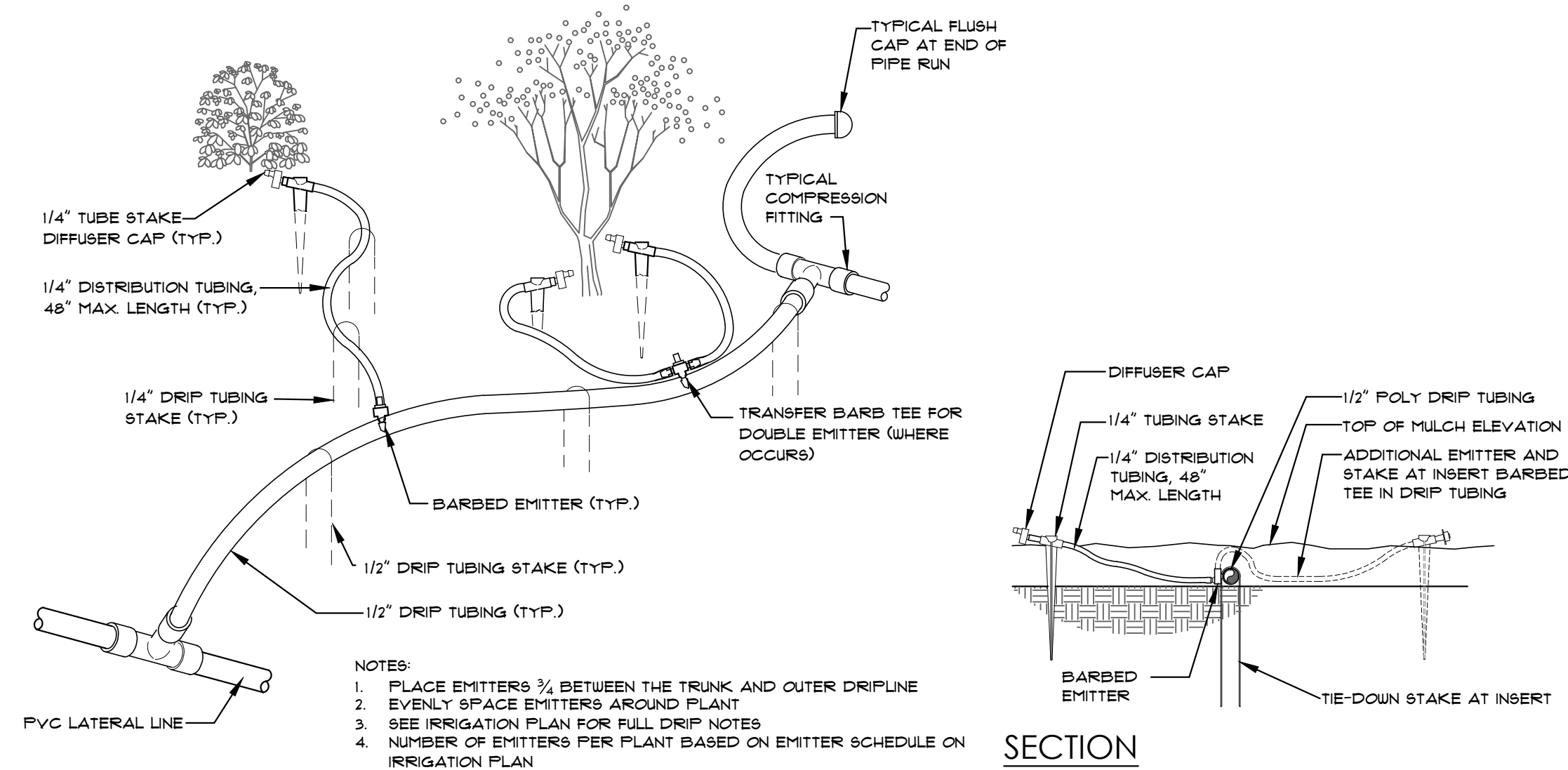
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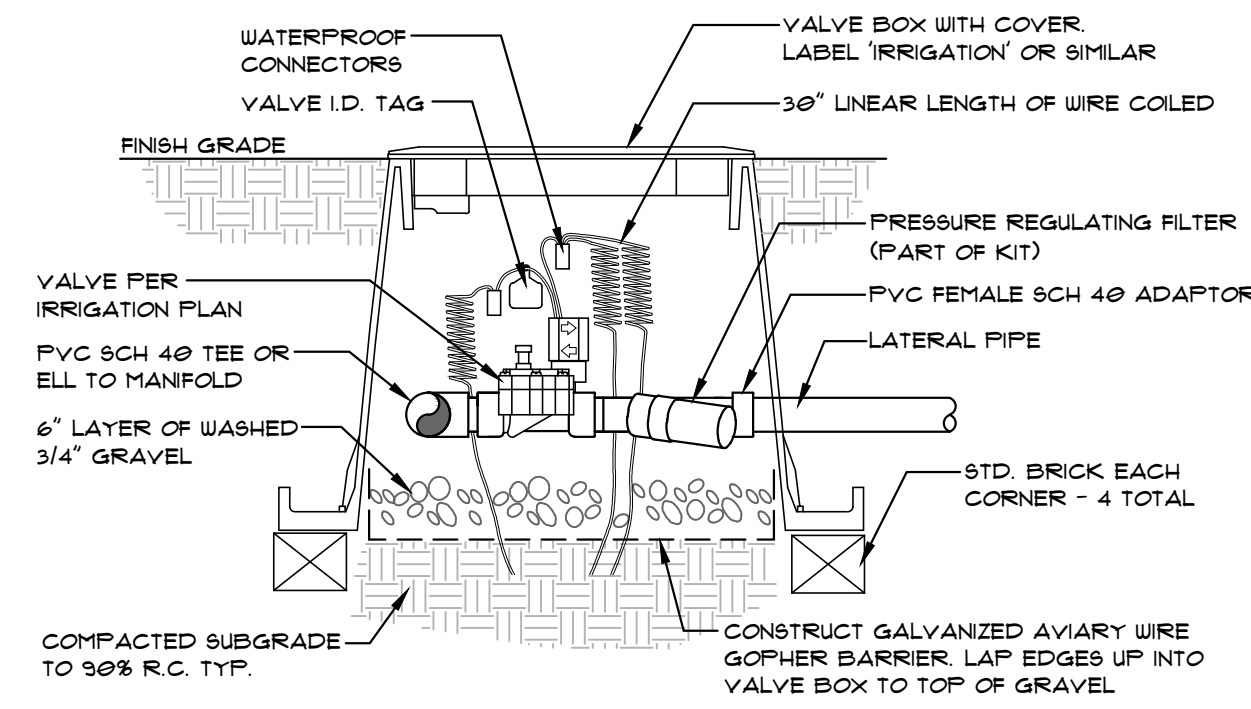
A IRRIGATION PIPING
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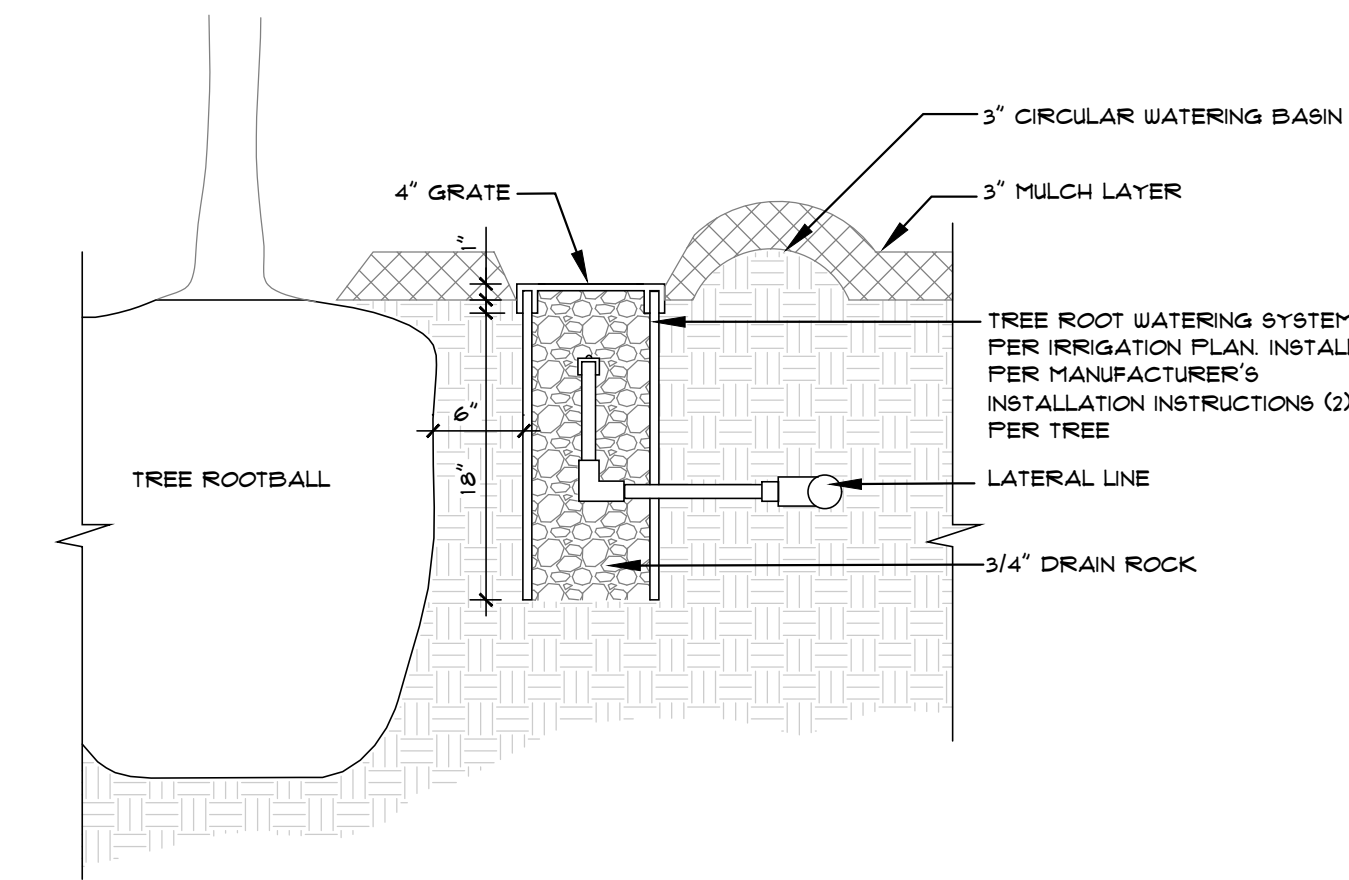
B MASTER VALVE
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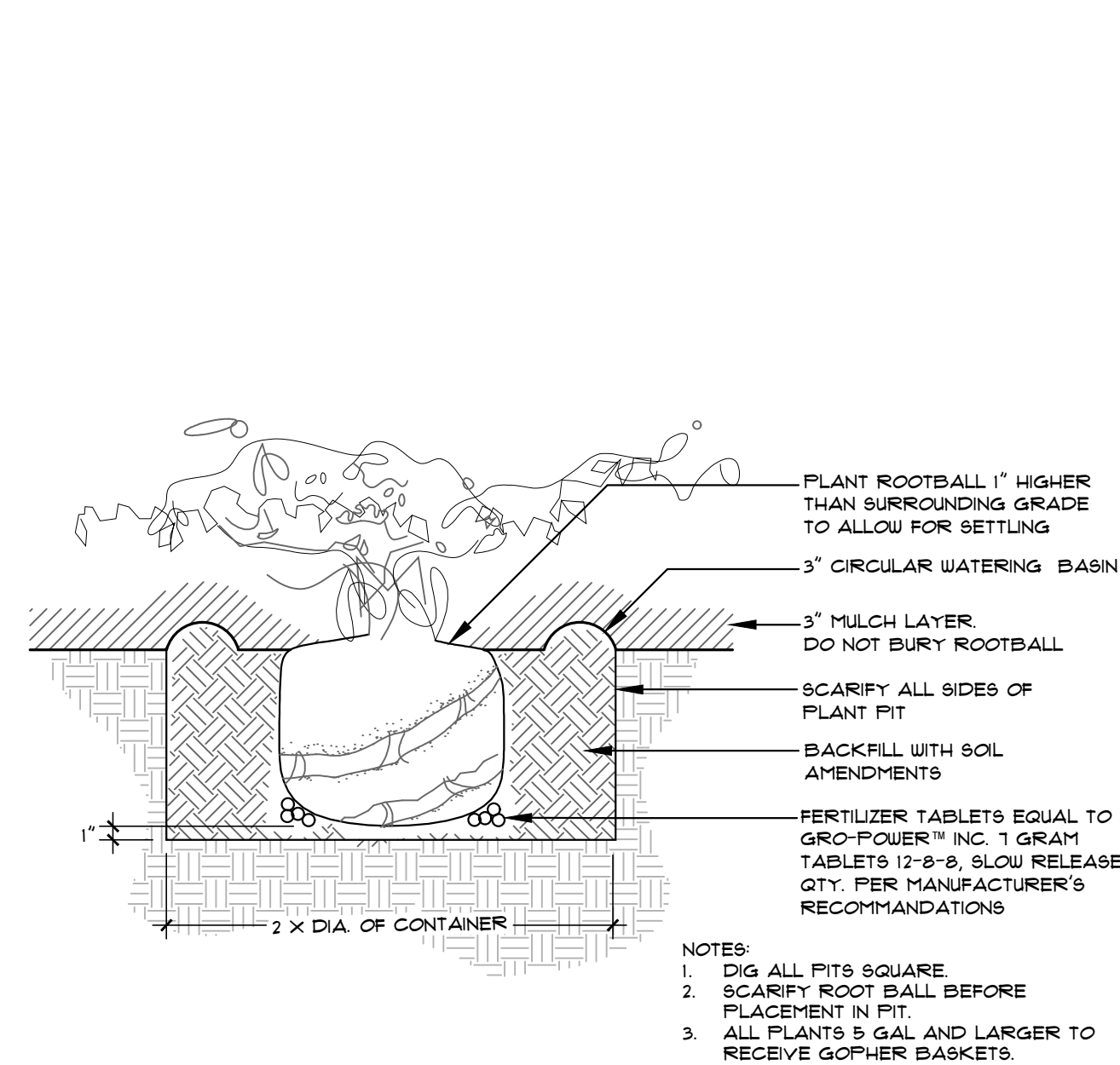
C POINT SOURCE DRIP
SCALE: 1/2" = 1'-0"



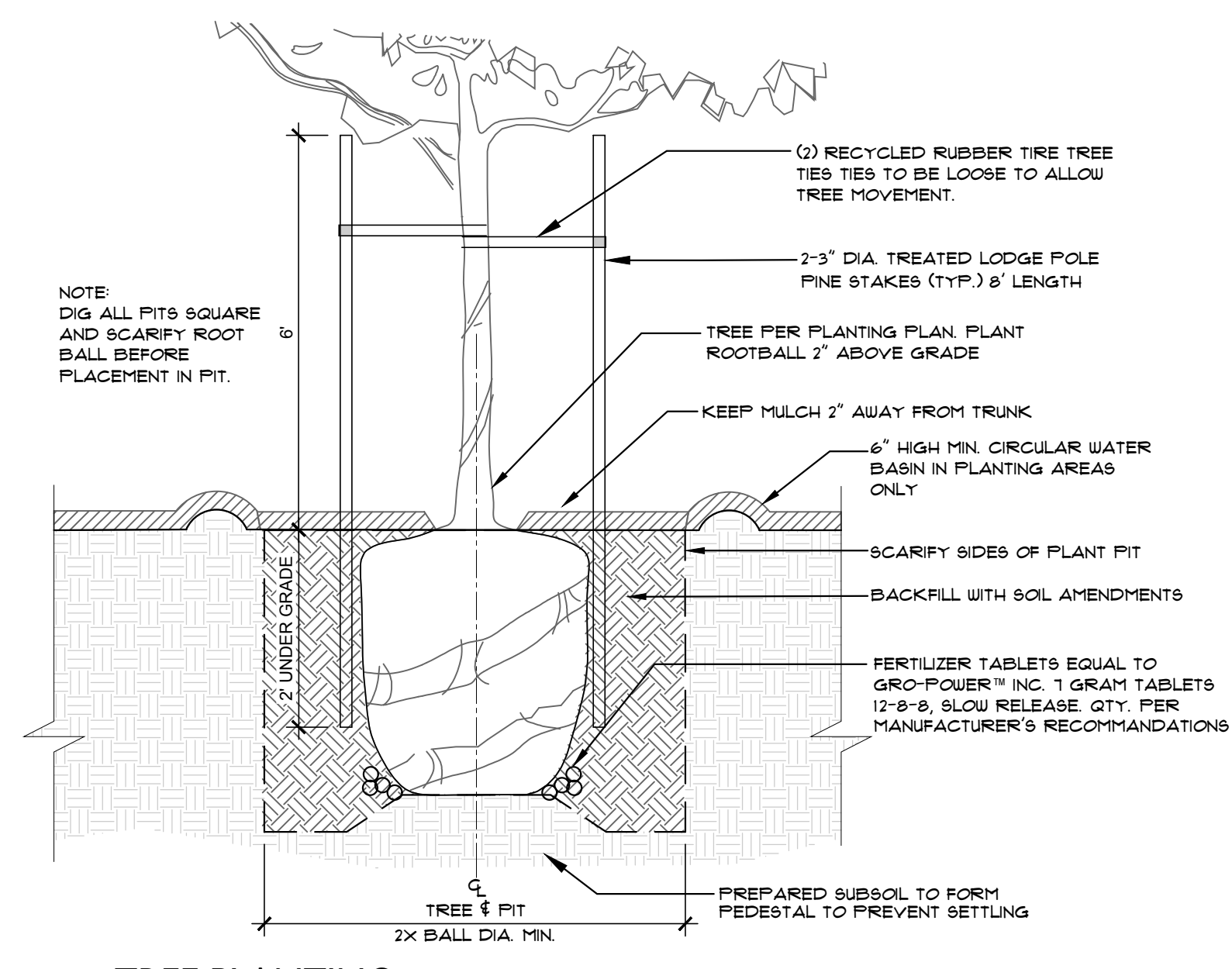
D DRIP VALVE
SCALE: NOT TO SCALE



E TREE BUBBLER
SCALE: 1" = 1'-0"



F SHRUB PLANTING
SCALE: 1" = 1'-0"



G TREE PLANTING
SCALE: 1/2" = 1'-0"

HOUSING
AUTHORITY OF
SANTA CRUZ
COUNTY

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LANDSCAPE DETAILS

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