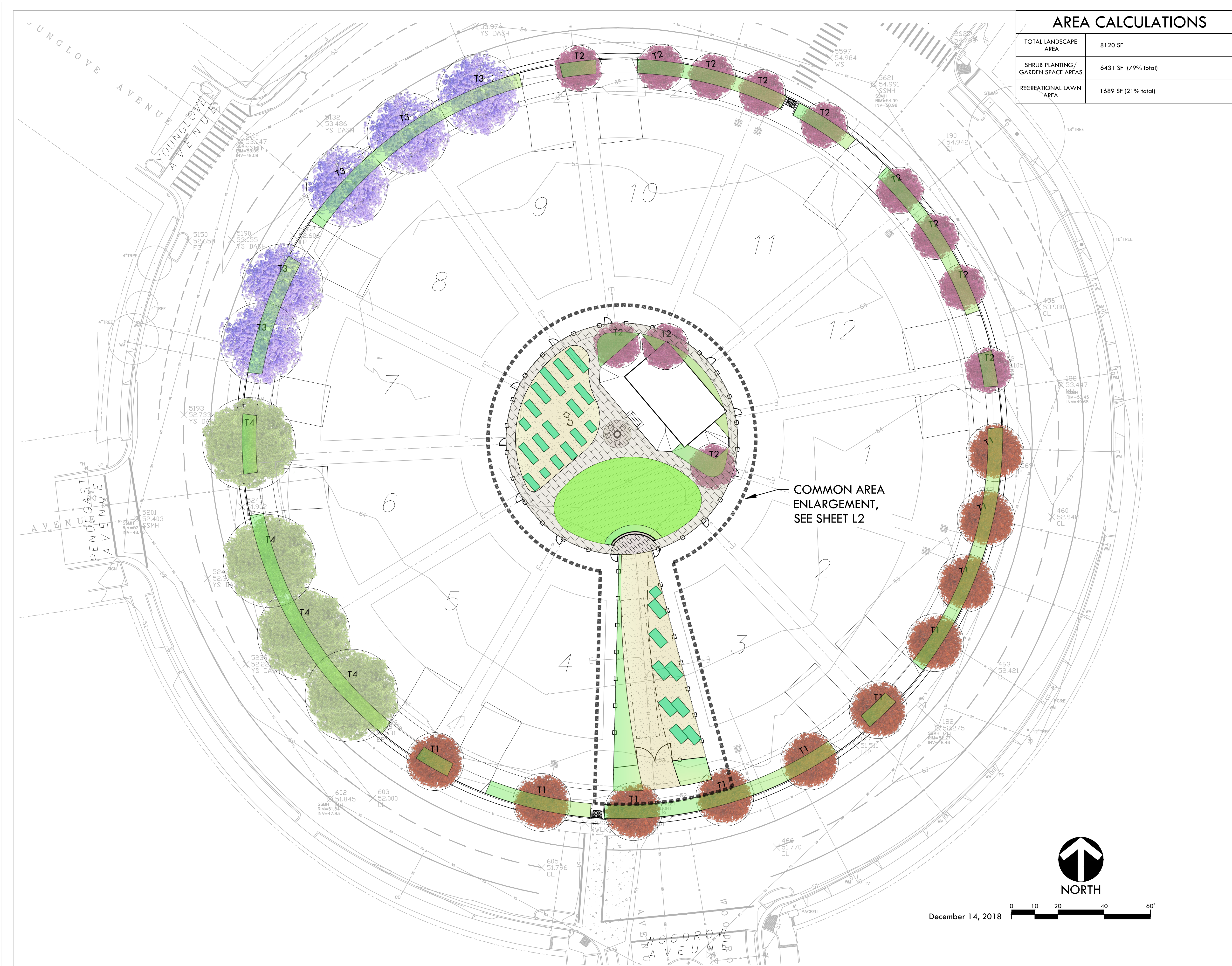




AREA CALCULATIONS		
TOTAL LANDSCAPE AREA	8120 SF	
SHRUB PLANTING/ GARDEN SPACE AREAS	6431 SF (79% total)	
RECREATIONAL LAWN AREA	1689 SF (21% total)	

PLANTING NOTES					
1. ALL LANDSCAPED AREAS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF SANTA CRUZ WATER EFFICIENCY LANDSCAPE ORDINANCE (WELO), CHAPTER 16.16 OF THE SANTA CRUZ MUNICIPAL CODE.					
2. PROPOSED PLANTING AREAS SHALL RECEIVE A PERMANENT, AUTOMATED IRRIGATION SYSTEM WITH A WEATHER-BASED CONTROLLER DESIGNED FOR MAXIMUM EFFICIENCY.					
3. A WATER-EFFICIENT SYSTEM OF DRIP IRRIGATION AND ROTORS WILL BE USED TO IRRIGATE THE LANDSCAPED AREAS AND LAWN RESPECTIVELY.					
4. DROUGHT-TOLERANT PLANTS SUITED TO THE GEOGRAPHIC REGION AND SPECIFIC SITE CONDITIONS WILL BE INCORPORATED. A MAJORITY OF THE PLANTS ARE CLASSIFIED AS LOW OR VERY LOW WATER USE ACCORDING TO CURRENT EDITION OF THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS).					
5. PLANTS WITH SIMILAR WATER NEEDS SHALL BE GROUPED WITHIN HYDROZONES. EACH HYDROZONE SHALL BE CONTROLLED BY A SEPARATE VALVE.					
6. ALL NON-TURF PLANTING AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESS (UNLESS NOTED OTHERWISE).					

TREE PLANTING LEGEND					
SYM	QTY	SIZE	BOTANICAL/COMMON NAME	SPACING/ COMMENTS	HEIGHT X SPREAD
TREES					
T1	-	24" BOX	ARBUTUS MARINA MARINA MADRONE	AS SHOWN	25' X 20'
T2	-	24" BOX	CERCIS CANADENSIS EASTERN REDBUD	AS SHOWN	25' X 20'
T3	-	24" BOX	JACARANDA MIMOSIFOLIA JACARANDA	AS SHOWN	30' X 35'
T4	-	24" BOX	QUERCUS AGRIFOLIA COAST LIVE OAK	AS SHOWN	50' X 50'
ALL TREE SPECIES LISTED ARE APPROVED STREET TREES OF SANTA CRUZ, PER CITY OF SANTA CRUZ PARKS DIVISION					

SHRUB PLANTING LEGEND					
SYM	QTY	SIZE	BOTANICAL/COMMON NAME	SPACING/ COMMENTS	HEIGHT X SPREAD
GRASSES					
	-	5 GAL	CAREX DIVULSA BERKELEY SEDGE	2' O.C.	2' X 2'
	-	5 GAL	LEYMUS CONDESATUS 'CANYON PRINCE' CANYON PRINCE WILD RYE	3' O.C.	3' X 3'
	-	5 GAL	MUHLENBERGIA RIGENS DEER GRASS	3' O.C.	3' X 3'
	-	5 GAL	PENNISETUM MASSAICUM RED BUNNY TAILS	3' O.C.	2' X 3'
	-	5 GAL	SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	2' O.C.	2' X 2'
	-	5 GAL	SPOROBOLUS AIROIDES PRAIRIE DROPSIDE	3' O.C.	3' X 3'

LOW SHRUBS					
	-	5 GAL	ARCTOSTAPHYLOS 'PACIFIC MIST' PACIFIC MIST MANZANITA	3' O.C.	3' X 5'
	-	5 GAL	ACHILLEA 'WALTHER FUNCKE' WALTHER FUNCKE YARROW	1' O.C.	1' X 1'
	-	5 GAL	ARMERIA MARITIMA SEA THRIFT	1' O.C.	1' X 1'
	-	5 GAL	LIMONIUM PEREZII SEA LAVENDER	2' O.C.	2' X 2'

MEDIUM SHRUBS					
	-	5 GAL	AGAVE ATTENUATA FOXTAIL AGAVE	4' O.C.	4' X 4'
	-	5 GAL	CORREA PULCHELLA 'ORANGE GLOW' ORANGE GLOW AUSTRALIAN FUCHSIA	3' O.C.	3' X 6'
	-	5 GAL	ERYSIMUM 'BOWLES MAUVE' BOWLES MAUVE WALLFLOWER	3' O.C.	3' X 6'
	-	5 GAL	KNIPHOFIA UVARIA RED HOT POKER	3' O.C.	3' X 3'
	-	5 GAL	GREVILLEA 'COASTAL GEM' COASTAL GEM GREVILLEA	3' O.C.	4' X 4'
	-	5 GAL	LOBELIA EXCELSA CHILEAN LOBELIA	3' O.C.	4' X 3'
	-	5 GAL	ROSMARINUS OFFICINALIS 'MAJORCA PINK' MAJORCAN PINK ROSEMARY	3' O.C.	3' X 6'
	-	5 GAL	SALVIA GREGGII 'RED STAR' RED STAR SAGE	3' O.C.	3' X 3'

LARGE SHRUBS					
	-	5-GAL	LEUCADENDRON 'CLOUDBANK GINNY' SAFARI CONE BUSH	5' O.C.	6' X 4'
	-	5-GAL	LEUCOSPERMUM CORDIFOLIUM 'FLAME GIANT' PINCUSHION PROTEA	6' O.C.	4' X 6'
	-	5-GAL	MORELLA CALIFORNICA PACIFIC WAX MYRTLE	6' O.C.	8' X 4'

LAWN AREA					
	-	SOD	RECREATIONAL AREA LAWN 100% BOLERIO DWARF FESCUE	N/A	N/A

COMMON AREA GARDEN SPACE					
	-	SEED	ASSORTED VEGETABLES AND HERBS	N/A	N/A

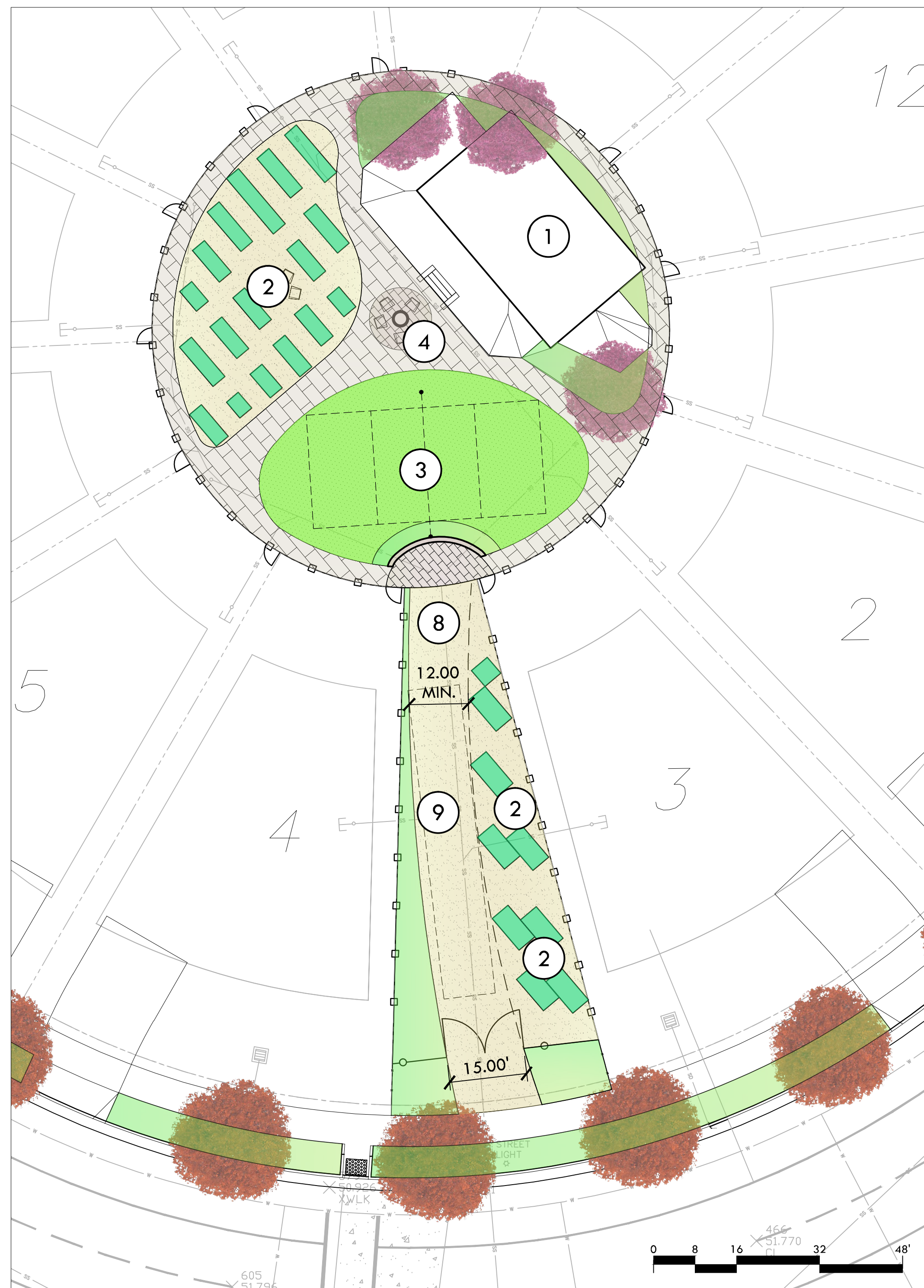
CONCEPTUAL LANDSCAPE PLAN

ERRETT CIRCLE

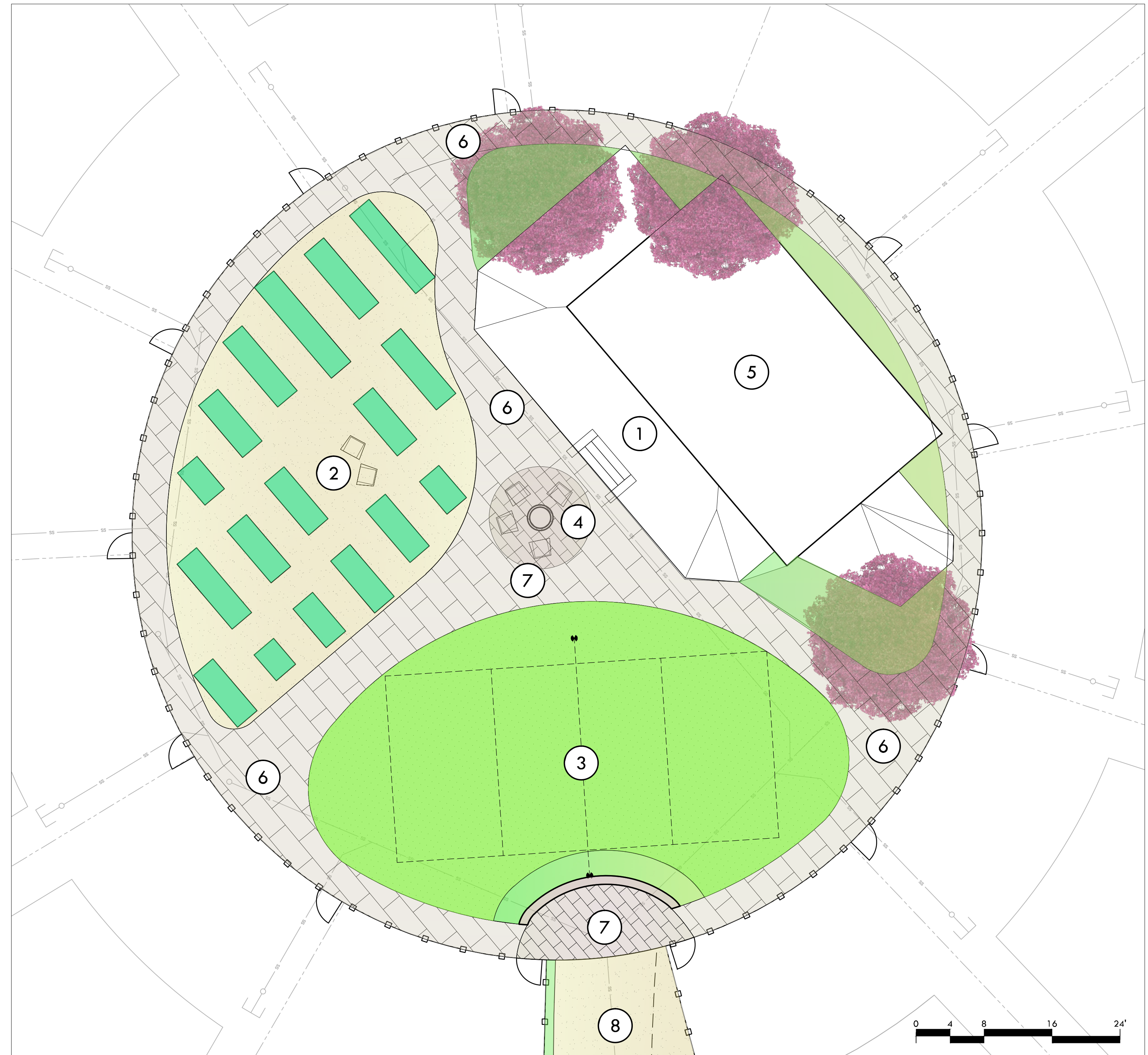
Santa Cruz, CA



LANDSCAPE ARCHITECTURE
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SPORT PLANNING & DESIGN
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Santa Clara, CA 95050
tel: 408.985.7200
fax: 408.985.7260
www.verdedesigninc.com



KEYWAY ENLARGEMENT



COMMON AREA ENLARGEMENT

- | | |
|---|--|
| ① COMMON AREA BUILDING
W/ RAISED PORCH | ⑥ CONCRETE PAVING |
| ② COMMON AREA GARDEN SPACE | ⑦ DECORATIVE PAVERS |
| ③ RECREATIONAL LAWN / PLAY AREA | ⑧ 12' WIDE GRAVEL PATH AT KEYWAY* W/
15' GATED ACCESS** |
| ④ FIRE PIT | ⑨ BOCCIE COURT OUTLINE |
| ⑤ GREEN ROOF | |

NOTES:
 *12'-0" MINIMUM ALL-WEATHER SURFACE RATED AT A 15-TON
 LOAD CAPACITY, AND MAINTAIN A MINIMUM 15'-0" VERTICAL
 CLEARANCE
 **GATE SHALL BE 15'-0" WIDE, SWINGING FULLY OPEN, WITH
 KNOX BOX



December 14, 2018

CONCEPTUAL COMMON AREA PLAN

ERRETT CIRCLE

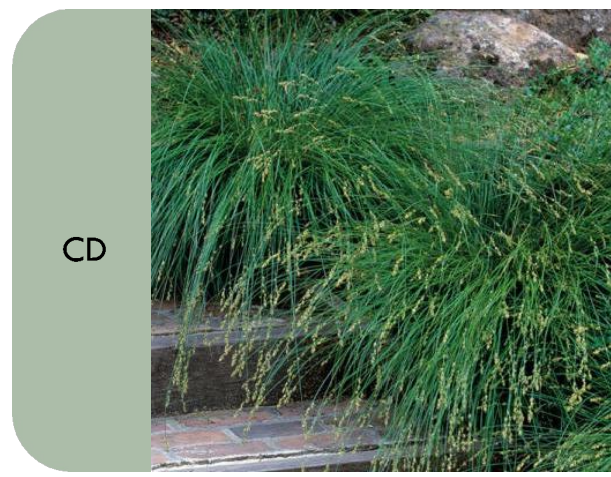
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SYM GRASSES



CAREX DIVULSA
BERKELEY SEDGE

SYM GRASSES



LEYMUS CONDESATUS 'CANYON PRINCE'
CANYON PRINCE WILD RYE

SYM GRASSES



MUHLENBERGIA RIGENS
DEER GRASS



PENNISETUM MASSAICUM
RED BUNNY TAILS



SESLERIA AUTUMNALIS
AUTUMN MOOR GRASS



SPOROBOLUS AIROIDES
PRAIRIE DROPSEED

SYM LOW SHRUBS



ARCTOSTAPHYLOS 'PACIFIC MIST'
PACIFIC MIST MANZANITA

SYM LOW SHRUBS



ACHILLEA 'WALTHER FUNCKE'
WALTHER FUNCKE YARROW

SYM LOW SHRUBS



ARMERIA MARITIMA
SEA THRIFT

SYM LOW SHRUBS



LIMONIUM PEREZII
SEA LAVENDER

SYM MEDIUM SHRUBS



AGAVE ATTENUATA
FOXTAIL AGAVE

SYM MEDIUM SHRUBS



CORREA PULCHELLA 'ORANGE GLOW'
ORANGE GLOW AUSTRALIAN FUCHSIA

SYM MEDIUM SHRUBS



ERYSIMUM 'BOWLES MAUVE'
BOWLES MAUVE WALLFLOWER

SYM MEDIUM SHRUBS



GREVILLEA 'COASTAL GEM'
COASTAL GEM GREVILLEA



KNIPHOFIA UVARIA
RED HOT POKER



LOBELIA EXCELSA
CHILEAN LOBELIA



ROSMARINUS OFFICINALIS 'MAJORCA PINK'
MAJORCAN PINK ROSEMARY

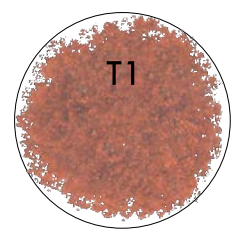


SALVIA GREGGII 'RED STAR'
RED STAR SAGE

TREE PLANTING LEGEND

SYM	QTY	SIZE	BOTANICAL/COMMON NAME	SPACING/ COMMENTS	HEIGHT X SPREAD	WATER REQUIREMENT
TREES						
T1	-	24" BOX	ARBUSUS MARINA MARINA MADRONE	AS SHOWN	25' X 20'	LOW
T2	-	24" BOX	CERCIS CANADENSIS EASTERN REDBUD	AS SHOWN	25' X 20'	MED
T3	-	24" BOX	JACARANDA MIMOSIFOLIA JACARANDA	AS SHOWN	30' X 35'	MED
T4	-	24" BOX	QUERCUS AGRIFOLIA COAST LIVE OAK	AS SHOWN	50' X 50'	V. LOW
ALL TREE SPECIES LISTED ARE APPROVED STREET TREES OF SANTA CRUZ, PER CITY OF SANTA CRUZ PARKS DIVISION						

SYM TREES



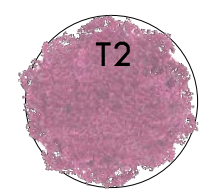
ARBUTUS MARINA
MARINA MADRONE



CERCIS CANADENSIS
EASTERN REDBUD



JACARANDA MIMOSIFOLIA
JACARANDA



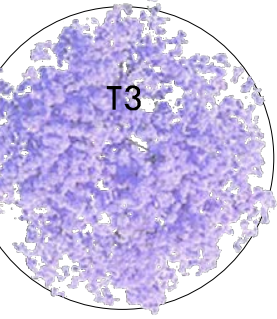
QUERCUS AGRIFOLIA
COAST LIVE OAK



LEUCADENDRON 'CB GINNY'
SAFARI CONE BUSH



LEUCOSPERMUM C. 'FLAME GIANT'
PINCUSHION PROTEA



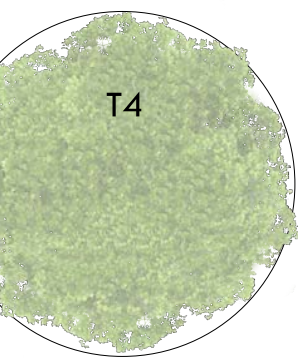
MORELLA CALIFORNICA
PACIFIC WAX MYRTLE



LIMONIUM PEREZII
SEA LAVENDER



SALVIA GREGGII 'RED STAR'
RED STAR SAGE



QUERCUS AGRIFOLIA
COAST LIVE OAK

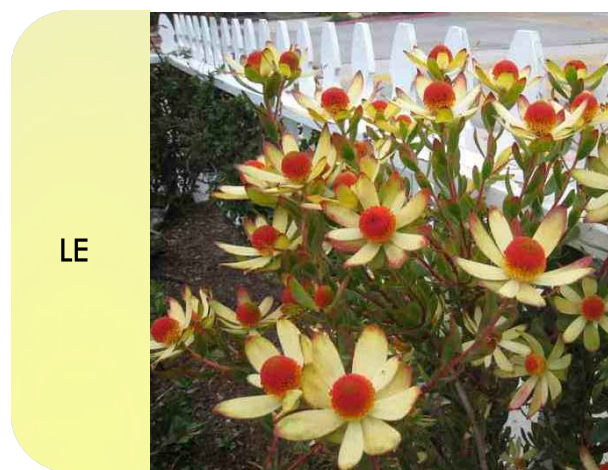


LEUCADENDRON 'CB GINNY'
SAFARI CONE BUSH



LEUCOSPERMUM C. 'FLAME GIANT'
PINCUSHION PROTEA

SYM LARGE SHRUBS



LEUCADENDRON 'CB GINNY'
SAFARI CONE BUSH

SYM LARGE SHRUBS



LEUCOSPERMUM C. 'FLAME GIANT'
PINCUSHION PROTEA

SYM LARGE SHRUBS



MORELLA CALIFORNICA
PACIFIC WAX MYRTLE

SHRUB PLANTING LEGEND

SYM	QTY	SIZE	BOTANICAL/COMMON NAME	SPACING/ COMMENTS	HEIGHT X SPREAD	WATER USE (WUCOLS)
GRASSES						
CD	-	5 GAL	CAREX DIVULSA BERKELEY SEDGE	2' O.C.	2' X 2'	LOW
LC	-	5 GAL	LEYMUS CONDESATUS 'CANYON PRINCE' CANYON PRINCE WILD RYE	3' O.C.	3' X 3'	LOW
MR	-	5 GAL	MUHLENBERGIA RIGENS DEER GRASS	3' O.C.	3' X 3'	LOW
PM	-	5 GAL	PENNISETUM MASSAICUM RED BUNNY TAILS	3' O.C.	2' X 3'	LOW
SA	-	5 GAL	SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	2' O.C.	2' X 2'	MEDIUM
SP	-	5 GAL	SPOROBOLUS AIROIDES PRAIRIE DROPSEED	3' O.C.	3' X 3'	LOW

LOW SHRUBS

AP	-	5 GAL	ARCTOSTAPHYLOS 'PACIFIC MIST' PACIFIC MIST MANZANITA	3' O.C.	3' X 5'	LOW
AW	-	5 GAL	ACHILLEA 'WALTHER FUNCKE' WALTHER FUNCKE YARROW	1' O.C.	1' X 1'	LOW
AM	-	5 GAL	ARMERIA MARITIMA SEA THRIFT	1' O.C.	1' X 1'	MEDIUM
LP	-	5 GAL	LIMONIUM PEREZII SEA LAVENDER	2' O.C.	2' X 2'	LOW

MEDIUM SHRUBS

AA	-	5 GAL	AGAVE ATTENUATA FOXTAIL AGAVE	4' O.C.	4' X 4'	LOW
CP	-	5 GAL	CORREA PULCHELLA 'ORANGE GLOW' ORANGE GLOW AUSTRALIAN FUCHSIA	3' O.C.	3' X 6'	LOW
EB	-	5 GAL	ERYSIMUM 'BOWLES MAUVE' BOWLES MAUVE WALLFLOWER	3' O.C.	3' X 6'	LOW
KU	-	5 GAL	KNIPHOFIA UVARIA RED HOT POKER	3' O.C.	3' X 3'	LOW
GC	-	5 GAL	GREVILLEA 'COASTAL GEM' COASTAL GEM GREVILLEA	3' O.C.	4' X 4'	LOW
LL	-	5 GAL	LOBELIA EXCELSA CHILEAN LOBELIA	3' O.C.	4' X 3'	MEDIUM
RO	-	5 GAL	ROSMARINUS OFFICINALIS 'MAJORCA PINK' MAJORCAN PINK ROSEMARY	3' O.C.	3' X 6'	LOW
SG	-	5 GAL	SALVIA GREGGII 'RED STAR' RED STAR SAGE	3' O.C.	3' X 3'	LOW

LARGE SHRUBS

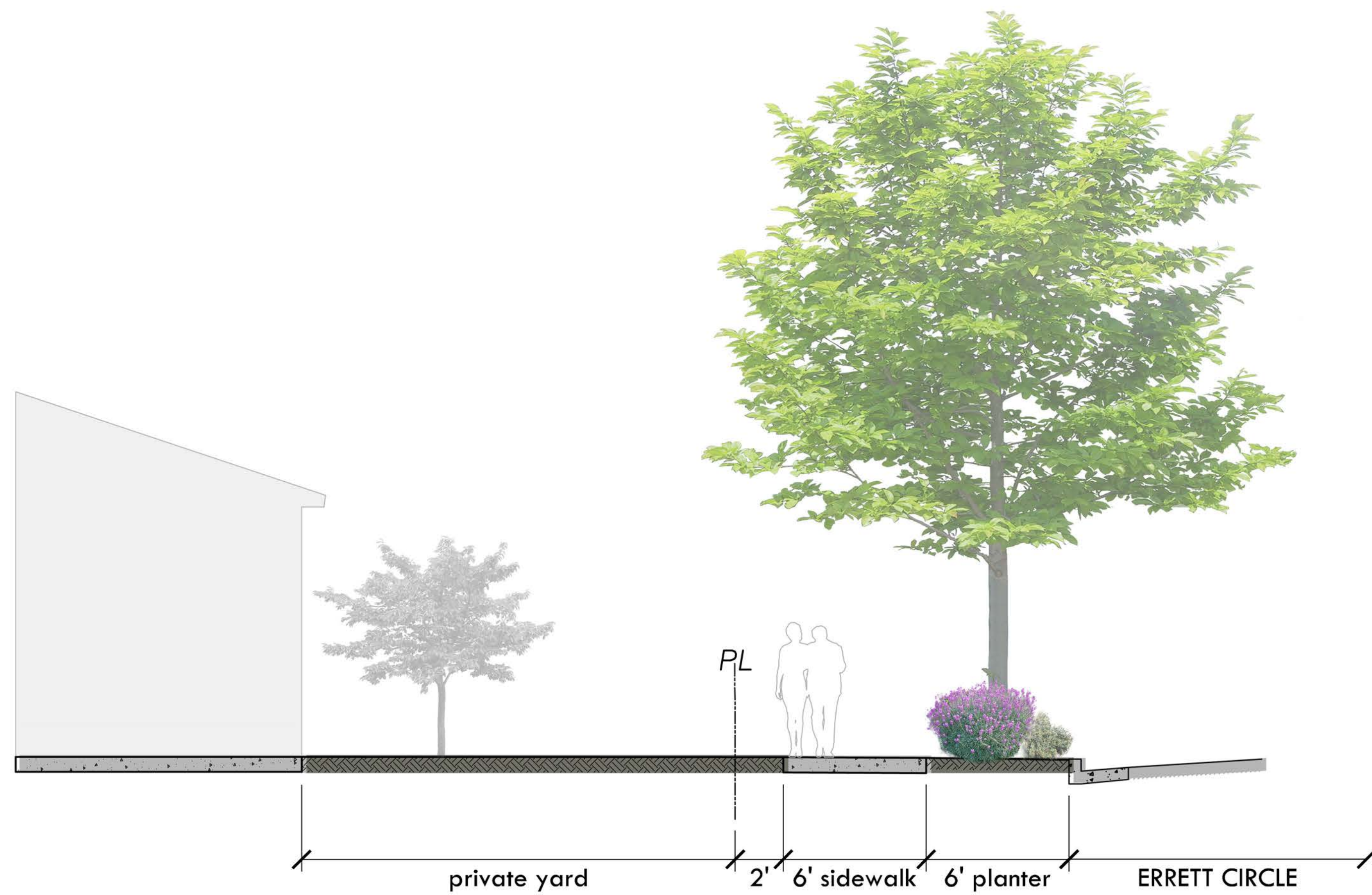
LE	-	5-GAL	LEUCADENDRON 'CLODBANK GINNY' SAFARI CONE BUSH	5' O.C.	6' X 4'	LOW
LF	-	5-GAL	LEUCOSPERMUM CORDIFOLIUM 'FLAME GIANT' PINCUSHION PROTEA	6' O.C.	4' X 6'	LOW
MC	-	5-GAL	MORELLA CALIFORNICA PACIFIC WAX MYRTLE	6' O.C.	8' X 4'	MED

PLANTING FOLIAGE AND FLOWER SCHEDULE

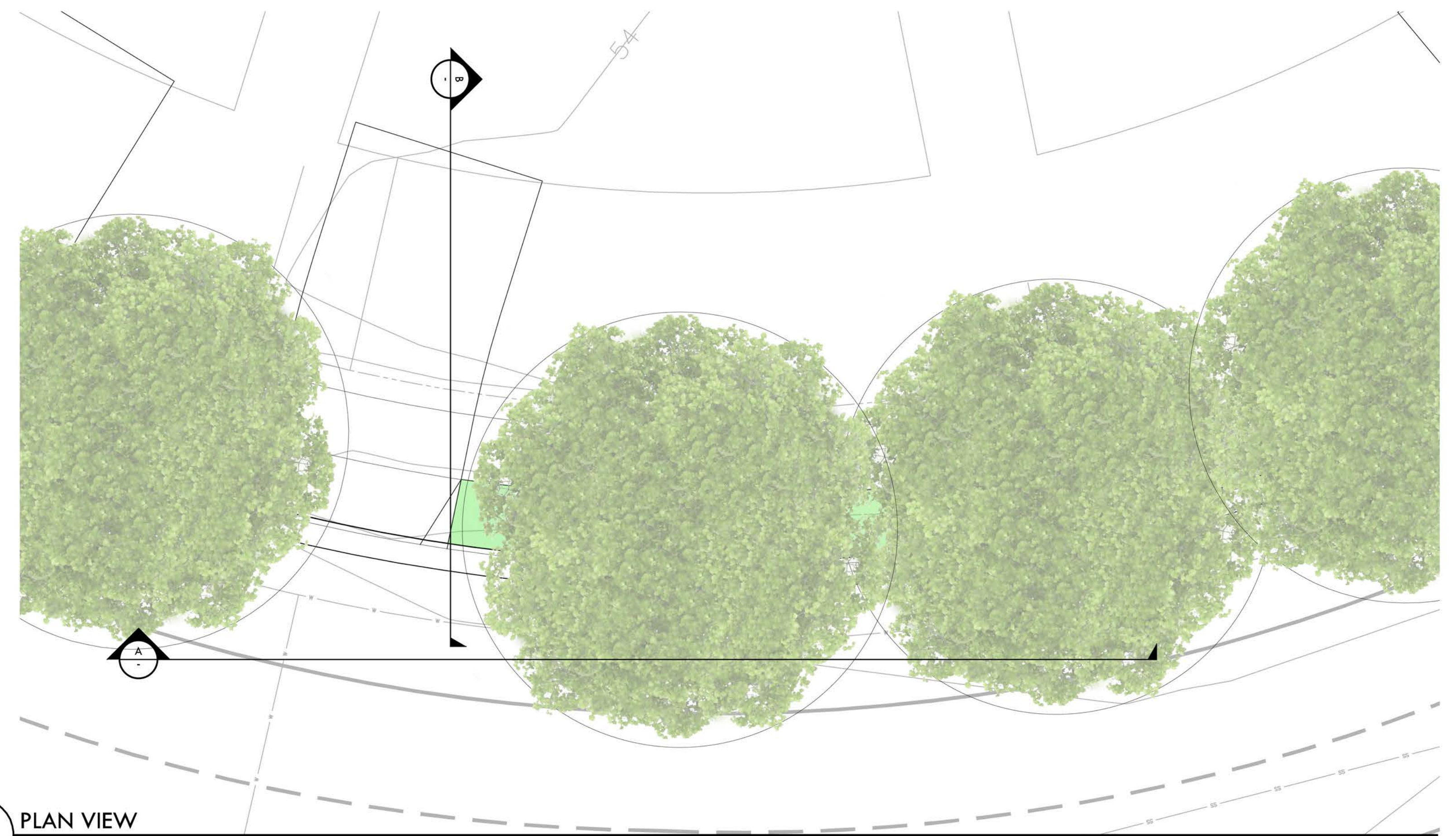
PLANT	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
GRASSES												
CD												EVERGREEN, CALIFORNIA NATIVE
LC												EVERGREEN, SILVER BLUE FOLIAGE
MR												DRIES THROUGH FALL/WINTER
PM												RED FLUFFY FLOWER HEADS DRY TO TAN THROUGHOUT SUMMER
SA												EVERGREEN GRASS
SP												DRIES THROUGH SUMMER, CALIFORNIA NATIVE
LOW SHRUBS												
AP												PERENNIAL, REDDISH BARK, CALIFORNIA NATIVE
AW												PERENNIAL, REDDISH ORANGE FLOWERS IN SUMMER
AM												LIGHT PURPLE FLOWER IN SPRING
LP												PERENNIAL, SMALL PURPLE FLOWERS, BLOOMS IN SUMMER, HIGH SALT TOLERANCE
MEDIUM SHRUBS												
AA												PERENNIAL
CP												PERENNIAL, SHADE TOLERANT, ORANGE BELL-SHAPED FLOWERS BLOOMS IN FALL/WINTER
EB												PERENNIAL, PROFUSE LIGHT PURPLE FLOWERS THROUGH SPRING/SUMMER
GC												PERENNIAL, SMALL RUBY FLOWERS THROUGH LATE WINTER/SPRING
KU												PERENNIAL, LARGE YELLOW/ORANGE FLOWERS ON STALKS
LE												PERENNIAL, SMALL YELLOW/ORANGE FLOWERS BLOOMS SPRING/SUMMER
RO												PERENNIAL, SMALL PINK FLOWERS BLOOM THROUGHOUT THE YEAR
SG												PERENNIAL, PROFUSE RED FLOWERS, BLOOM LATE SPRING/SUMMER, CALIFORNIA NATIVE

December 14, 2018 0 10 20 40 60'

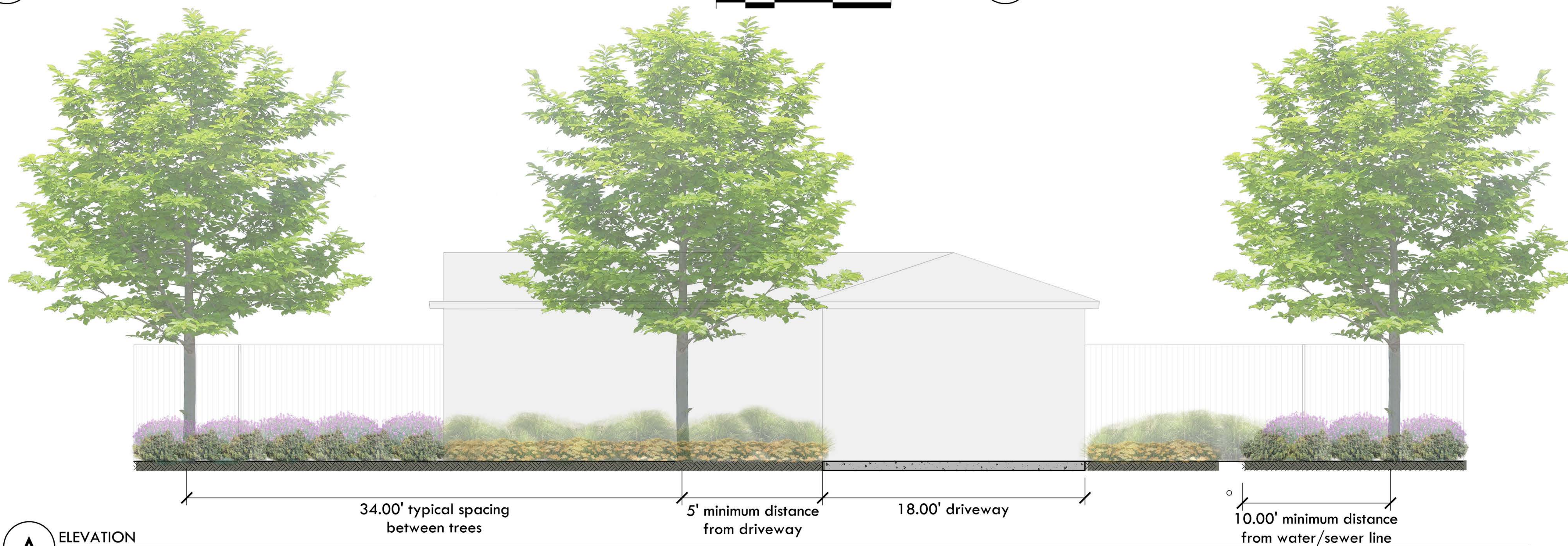
TREE & SHRUB PLANTING LIST
ERRETT CIRCLE
Santa Cruz, CA



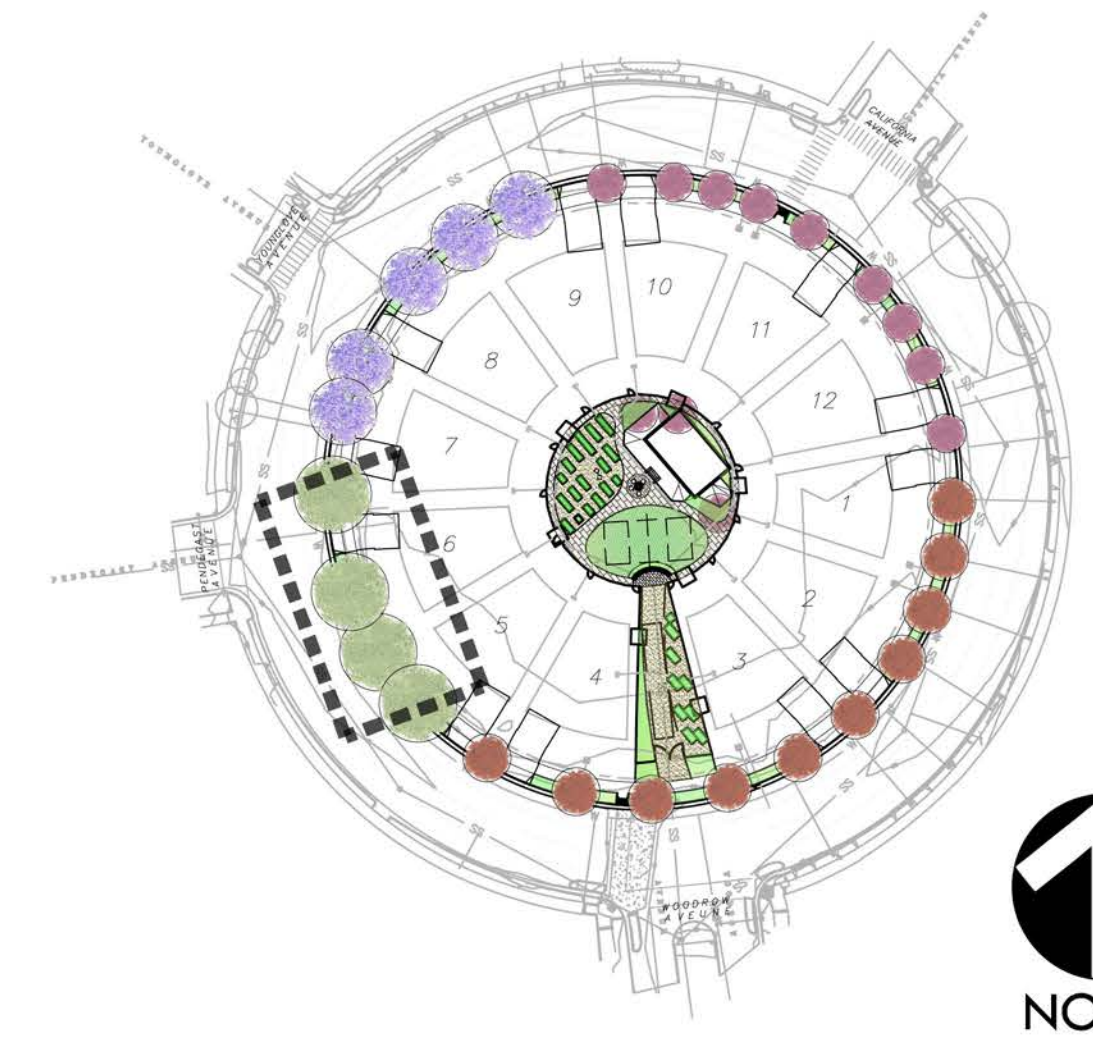
B SECTION



- PLAN VIEW



A ELEVATION



December 14, 2018

CONCEPTUAL PLANTING SECTION & ELEVATION ERRETT CIRCLE Santa Cruz, CA



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