



CROCKER'S LOCKERS SELF STORAGE

70 NIELSON ST., WATSONVILLE, CA





AIRPORT TAXWAY
TO RUNWAY 2

PROJECT DESCRIPTION

CONSTRUCT NEW SELF STORAGE FACILITY CONSISTING OF 4 ONE & 2 TWO STORY STORAGE BUILDINGS, AND A TWO-STORY MANAGER'S OFFICE WITH APARTMENT ABOVE.
TOTAL BUILDING AREA IS 148,757 SF, AND THE TOTAL NUMBER OF SELF STORAGE UNITS IS 1,070.
EXISTING IMPROVEMENTS ON SITE INCLUDE AN ASPHALT PAVED PARKING LOT COVERING THE ENTIRE SITE WITH CURBS, TREES, DRAINAGE, AND LIGHTING WHICH IS TO BE DEMOLISHED.
HOURS OF OPERATION:
OFFICE HOURS: MON - SAT 9AM - 6PM, SUN 10AM - 6PM
GATE HOURS: DAILY 6AM - 6PM
NUMBER OF EMPLOYEES: 2

AIRPORT SAFETY ZONE DATA			
	ZONE 1	ZONE 2	ZONE 3
SITE AREA	14,108 SF	21,810 SF	86,344 SF
USE TYPE	STORAGE	STORAGE	STORAGE, OFFICE, APT.
TOTAL BUILDING AREA	30,490 SF	22,963 SF	86,344 SF
BUILDING FOOTPRINT	30,490 SF	22,963 SF	86,344 SF
% BUILDING COVERAGE	41.7%	32.2%	27.7%
LANDSCAPING AREA	23,963 SF	12,944 SF	50,000 SF
% LANDSCAPING	24.4%	19.2%	14.4%
DRIVEWAYS & PARKING	19,448 SF	17,447 SF	21,810 SF
% DRIVEWAYS & PARKING	26.2%	19.2%	14.4%
MAX BLDG HEIGHT	18	21	22
OVERALL HEIGHT	6	1	2
STORAGE UNITS	179	280	600

EST. OCCUPANTS PER SAFETY ZONE			
	ZONE 1	ZONE 2	ZONE 3
BUILDING AREA	30,490 SF	22,963 SF	86,344 SF
RATIO CODE CATEGORY	102	102	102
OCCUPANT LOAD FACTOR	0.2	0.2	0.2
ADJUSTMENT	0.2	0.2	0.2
ESTIMATED OCCUPANTS	61	56	161
* ACTUAL OCCUPANTS EXPECTED TO BE BETWEEN 24 PEOPLE AT A GIVEN TIME			

AVE.-ACRE & SINGLE-ACRE INTENSITIES			
	ZONE 1	ZONE 2	ZONE 3
OCCUPANTS	21	24	18
PER ACRE (APR)	14.10 SF	2,181 SF	28,044 SF
SITE AREA (ACRES)	1.21 AC	0.60 AC	2.18 AC
INTENSITY (BUILDINGS)	18	70	34

APPLICANT'S STATEMENT: APPLICANT HAS REVIEWED THE APPLICABLE PLANNING REGULATIONS AND HAS DEDICATED THE PLANS TO ENSURE COMPLIANCE TO THE BEST OF THE APPLICANT'S KNOWLEDGE.

MAGGIOIRA BROS.
DRILLING INC.

PARKING ANALYSIS

PARKING REQUIREMENT: 1 SPACE / EA. 10 STORAGE UNITS, 2 SPACES FOR MGR. UNIT, 1 SPACE / EA. 20 STORAGE UNITS AT OFFICE.
REQUIRED PARKING CALCULATION:
OFFICE AREA: 2
STORAGE UNITS: 1072 (10) + 107
TOTAL STALLS REQUIRED BY CODE: 1082
PARKING STALLS PROVIDED: 111
BICYCLE PARKING RECOMMENDED: 11
DUE TO THE SIGNIFICANT DIFFERENCE IN THE # OF STALLS REQUIRED VS. STALLS PROVIDED, A NOISE PROPOSED TO ALLOW THE # OF STALLS PROVIDED. APPLICANT WILL ON REQUEST SHOW THAT THE REQUIRED # OF STALLS FAR EXCEEDS ACTUAL NEED FOR A SELF STORAGE, AND THAT SHORT TERM LOADING ONLY IN THE DRIVEABLES IS THE INDUSTRY NORM.

SHEET INDEX

- 8 COVER SHEET (RENDERING)
- 9 SITE PLAN
- 10 FLOOR PLANS
- 11 PROJECT ELEVATIONS
- 12 PROJECT ELEVATIONS
- 13 SITE LIGHTING PLAN
- 14 MISC. DETAILS
- 15 FINE ACCESS PLAN
- 16 WALL HEIGHT EXHIBIT
- 17 SITE SURVEY
- 18 PRELIM. GRADING & UTILITY PLAN
- 19 PRELIM. TRAIL USE SECTIONS
- 20 STORM WATER CONTROL PLAN
- 21 LANDSCAPE DOCUMENTATION
- 22 PLANTING PLAN
- 23 IRRIGATION PLAN
- 24 LANDSCAPE DETAILS
- 25 LANDSCAPE SPECIFICATIONS
- 26 EXISTING TREE PLAN
- 27 TREE PROTECTION PLAN
- 28 ELEC. PLAN (SITE PHOTOGRAPHIC COLOR & MATERIALS)

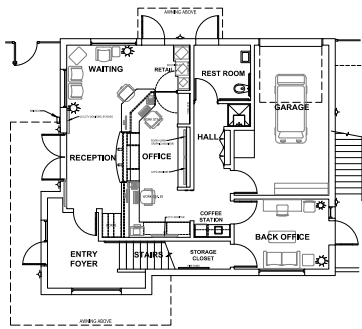
SITE PLAN

CROCKER'S LOCKERS SELF STORAGE, WATSONVILLE

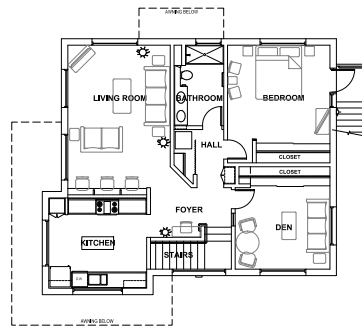
PROJECT DATA

- 1. SITE AREA: 148,757 S.F. (3.43 ACRES)
- 2. SUBSECTOR PARCEL: 154-11-14-000
- 3. GENERAL PLAN (ZONING DESIGNATION): PD 1 (IND. PARK (P))
- 4. APPROVALS REQUESTED: 1. BPL, 2. USE PERMIT, 3. DESIGN REVIEW, 4. PPD
- 5. TYPE OF CONSTRUCTION (STORAGE (IMPROV. BLDG)): 20,188
- 6. OCCUPANCY TYPE (STORAGE (IMPROV. BLDG)): 20,188
- 7. OFFICE BUILDING: 2,000 S.F. (0.05 AC)
- 8. TOTAL BUILDING AREA: 148,757 S.F. (3.43 AC)
- 9. TOTAL STORAGE UNITS: 1,070
- 10. TOTAL OCCUPANTS: 1,070
- 11. TOTAL EMPLOYEES: 2
- 12. TOTAL VEHICLES: 1,070
- 13. TOTAL BICYCLES: 11
- 14. TOTAL TREES: 11
- 15. TOTAL LANDSCAPING: 11
- 16. TOTAL PLANTING: 11
- 17. TOTAL IRRIGATION: 11
- 18. TOTAL ELEC. PLAN: 11
- 19. TOTAL TREE PROTECTION: 11
- 20. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 21. TOTAL EXISTING TREE PLAN: 11
- 22. TOTAL TREE PROTECTION PLAN: 11
- 23. TOTAL ELEC. PLAN: 11
- 24. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 25. TOTAL EXISTING TREE PLAN: 11
- 26. TOTAL TREE PROTECTION PLAN: 11
- 27. TOTAL ELEC. PLAN: 11
- 28. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 29. TOTAL EXISTING TREE PLAN: 11
- 30. TOTAL TREE PROTECTION PLAN: 11
- 31. TOTAL ELEC. PLAN: 11
- 32. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 33. TOTAL EXISTING TREE PLAN: 11
- 34. TOTAL TREE PROTECTION PLAN: 11
- 35. TOTAL ELEC. PLAN: 11
- 36. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 37. TOTAL EXISTING TREE PLAN: 11
- 38. TOTAL TREE PROTECTION PLAN: 11
- 39. TOTAL ELEC. PLAN: 11
- 40. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 41. TOTAL EXISTING TREE PLAN: 11
- 42. TOTAL TREE PROTECTION PLAN: 11
- 43. TOTAL ELEC. PLAN: 11
- 44. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 45. TOTAL EXISTING TREE PLAN: 11
- 46. TOTAL TREE PROTECTION PLAN: 11
- 47. TOTAL ELEC. PLAN: 11
- 48. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 49. TOTAL EXISTING TREE PLAN: 11
- 50. TOTAL TREE PROTECTION PLAN: 11
- 51. TOTAL ELEC. PLAN: 11
- 52. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 53. TOTAL EXISTING TREE PLAN: 11
- 54. TOTAL TREE PROTECTION PLAN: 11
- 55. TOTAL ELEC. PLAN: 11
- 56. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 57. TOTAL EXISTING TREE PLAN: 11
- 58. TOTAL TREE PROTECTION PLAN: 11
- 59. TOTAL ELEC. PLAN: 11
- 60. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 61. TOTAL EXISTING TREE PLAN: 11
- 62. TOTAL TREE PROTECTION PLAN: 11
- 63. TOTAL ELEC. PLAN: 11
- 64. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 65. TOTAL EXISTING TREE PLAN: 11
- 66. TOTAL TREE PROTECTION PLAN: 11
- 67. TOTAL ELEC. PLAN: 11
- 68. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 69. TOTAL EXISTING TREE PLAN: 11
- 70. TOTAL TREE PROTECTION PLAN: 11
- 71. TOTAL ELEC. PLAN: 11
- 72. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 73. TOTAL EXISTING TREE PLAN: 11
- 74. TOTAL TREE PROTECTION PLAN: 11
- 75. TOTAL ELEC. PLAN: 11
- 76. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 77. TOTAL EXISTING TREE PLAN: 11
- 78. TOTAL TREE PROTECTION PLAN: 11
- 79. TOTAL ELEC. PLAN: 11
- 80. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 81. TOTAL EXISTING TREE PLAN: 11
- 82. TOTAL TREE PROTECTION PLAN: 11
- 83. TOTAL ELEC. PLAN: 11
- 84. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 85. TOTAL EXISTING TREE PLAN: 11
- 86. TOTAL TREE PROTECTION PLAN: 11
- 87. TOTAL ELEC. PLAN: 11
- 88. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 89. TOTAL EXISTING TREE PLAN: 11
- 90. TOTAL TREE PROTECTION PLAN: 11
- 91. TOTAL ELEC. PLAN: 11
- 92. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 93. TOTAL EXISTING TREE PLAN: 11
- 94. TOTAL TREE PROTECTION PLAN: 11
- 95. TOTAL ELEC. PLAN: 11
- 96. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 97. TOTAL EXISTING TREE PLAN: 11
- 98. TOTAL TREE PROTECTION PLAN: 11
- 99. TOTAL ELEC. PLAN: 11
- 100. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 101. TOTAL EXISTING TREE PLAN: 11
- 102. TOTAL TREE PROTECTION PLAN: 11
- 103. TOTAL ELEC. PLAN: 11
- 104. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 105. TOTAL EXISTING TREE PLAN: 11
- 106. TOTAL TREE PROTECTION PLAN: 11
- 107. TOTAL ELEC. PLAN: 11
- 108. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 109. TOTAL EXISTING TREE PLAN: 11
- 110. TOTAL TREE PROTECTION PLAN: 11
- 111. TOTAL ELEC. PLAN: 11
- 112. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 113. TOTAL EXISTING TREE PLAN: 11
- 114. TOTAL TREE PROTECTION PLAN: 11
- 115. TOTAL ELEC. PLAN: 11
- 116. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 117. TOTAL EXISTING TREE PLAN: 11
- 118. TOTAL TREE PROTECTION PLAN: 11
- 119. TOTAL ELEC. PLAN: 11
- 120. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 121. TOTAL EXISTING TREE PLAN: 11
- 122. TOTAL TREE PROTECTION PLAN: 11
- 123. TOTAL ELEC. PLAN: 11
- 124. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 125. TOTAL EXISTING TREE PLAN: 11
- 126. TOTAL TREE PROTECTION PLAN: 11
- 127. TOTAL ELEC. PLAN: 11
- 128. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 129. TOTAL EXISTING TREE PLAN: 11
- 130. TOTAL TREE PROTECTION PLAN: 11
- 131. TOTAL ELEC. PLAN: 11
- 132. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 133. TOTAL EXISTING TREE PLAN: 11
- 134. TOTAL TREE PROTECTION PLAN: 11
- 135. TOTAL ELEC. PLAN: 11
- 136. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 137. TOTAL EXISTING TREE PLAN: 11
- 138. TOTAL TREE PROTECTION PLAN: 11
- 139. TOTAL ELEC. PLAN: 11
- 140. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 141. TOTAL EXISTING TREE PLAN: 11
- 142. TOTAL TREE PROTECTION PLAN: 11
- 143. TOTAL ELEC. PLAN: 11
- 144. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 145. TOTAL EXISTING TREE PLAN: 11
- 146. TOTAL TREE PROTECTION PLAN: 11
- 147. TOTAL ELEC. PLAN: 11
- 148. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 149. TOTAL EXISTING TREE PLAN: 11
- 150. TOTAL TREE PROTECTION PLAN: 11
- 151. TOTAL ELEC. PLAN: 11
- 152. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 153. TOTAL EXISTING TREE PLAN: 11
- 154. TOTAL TREE PROTECTION PLAN: 11
- 155. TOTAL ELEC. PLAN: 11
- 156. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 157. TOTAL EXISTING TREE PLAN: 11
- 158. TOTAL TREE PROTECTION PLAN: 11
- 159. TOTAL ELEC. PLAN: 11
- 160. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 161. TOTAL EXISTING TREE PLAN: 11
- 162. TOTAL TREE PROTECTION PLAN: 11
- 163. TOTAL ELEC. PLAN: 11
- 164. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 165. TOTAL EXISTING TREE PLAN: 11
- 166. TOTAL TREE PROTECTION PLAN: 11
- 167. TOTAL ELEC. PLAN: 11
- 168. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 169. TOTAL EXISTING TREE PLAN: 11
- 170. TOTAL TREE PROTECTION PLAN: 11
- 171. TOTAL ELEC. PLAN: 11
- 172. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 173. TOTAL EXISTING TREE PLAN: 11
- 174. TOTAL TREE PROTECTION PLAN: 11
- 175. TOTAL ELEC. PLAN: 11
- 176. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 177. TOTAL EXISTING TREE PLAN: 11
- 178. TOTAL TREE PROTECTION PLAN: 11
- 179. TOTAL ELEC. PLAN: 11
- 180. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 181. TOTAL EXISTING TREE PLAN: 11
- 182. TOTAL TREE PROTECTION PLAN: 11
- 183. TOTAL ELEC. PLAN: 11
- 184. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 185. TOTAL EXISTING TREE PLAN: 11
- 186. TOTAL TREE PROTECTION PLAN: 11
- 187. TOTAL ELEC. PLAN: 11
- 188. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 189. TOTAL EXISTING TREE PLAN: 11
- 190. TOTAL TREE PROTECTION PLAN: 11
- 191. TOTAL ELEC. PLAN: 11
- 192. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 193. TOTAL EXISTING TREE PLAN: 11
- 194. TOTAL TREE PROTECTION PLAN: 11
- 195. TOTAL ELEC. PLAN: 11
- 196. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 197. TOTAL EXISTING TREE PLAN: 11
- 198. TOTAL TREE PROTECTION PLAN: 11
- 199. TOTAL ELEC. PLAN: 11
- 200. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 201. TOTAL EXISTING TREE PLAN: 11
- 202. TOTAL TREE PROTECTION PLAN: 11
- 203. TOTAL ELEC. PLAN: 11
- 204. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 205. TOTAL EXISTING TREE PLAN: 11
- 206. TOTAL TREE PROTECTION PLAN: 11
- 207. TOTAL ELEC. PLAN: 11
- 208. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 209. TOTAL EXISTING TREE PLAN: 11
- 210. TOTAL TREE PROTECTION PLAN: 11
- 211. TOTAL ELEC. PLAN: 11
- 212. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 213. TOTAL EXISTING TREE PLAN: 11
- 214. TOTAL TREE PROTECTION PLAN: 11
- 215. TOTAL ELEC. PLAN: 11
- 216. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 217. TOTAL EXISTING TREE PLAN: 11
- 218. TOTAL TREE PROTECTION PLAN: 11
- 219. TOTAL ELEC. PLAN: 11
- 220. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 221. TOTAL EXISTING TREE PLAN: 11
- 222. TOTAL TREE PROTECTION PLAN: 11
- 223. TOTAL ELEC. PLAN: 11
- 224. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 225. TOTAL EXISTING TREE PLAN: 11
- 226. TOTAL TREE PROTECTION PLAN: 11
- 227. TOTAL ELEC. PLAN: 11
- 228. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 229. TOTAL EXISTING TREE PLAN: 11
- 230. TOTAL TREE PROTECTION PLAN: 11
- 231. TOTAL ELEC. PLAN: 11
- 232. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 233. TOTAL EXISTING TREE PLAN: 11
- 234. TOTAL TREE PROTECTION PLAN: 11
- 235. TOTAL ELEC. PLAN: 11
- 236. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 237. TOTAL EXISTING TREE PLAN: 11
- 238. TOTAL TREE PROTECTION PLAN: 11
- 239. TOTAL ELEC. PLAN: 11
- 240. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 241. TOTAL EXISTING TREE PLAN: 11
- 242. TOTAL TREE PROTECTION PLAN: 11
- 243. TOTAL ELEC. PLAN: 11
- 244. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 245. TOTAL EXISTING TREE PLAN: 11
- 246. TOTAL TREE PROTECTION PLAN: 11
- 247. TOTAL ELEC. PLAN: 11
- 248. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 249. TOTAL EXISTING TREE PLAN: 11
- 250. TOTAL TREE PROTECTION PLAN: 11
- 251. TOTAL ELEC. PLAN: 11
- 252. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 253. TOTAL EXISTING TREE PLAN: 11
- 254. TOTAL TREE PROTECTION PLAN: 11
- 255. TOTAL ELEC. PLAN: 11
- 256. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 257. TOTAL EXISTING TREE PLAN: 11
- 258. TOTAL TREE PROTECTION PLAN: 11
- 259. TOTAL ELEC. PLAN: 11
- 260. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 261. TOTAL EXISTING TREE PLAN: 11
- 262. TOTAL TREE PROTECTION PLAN: 11
- 263. TOTAL ELEC. PLAN: 11
- 264. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 265. TOTAL EXISTING TREE PLAN: 11
- 266. TOTAL TREE PROTECTION PLAN: 11
- 267. TOTAL ELEC. PLAN: 11
- 268. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 269. TOTAL EXISTING TREE PLAN: 11
- 270. TOTAL TREE PROTECTION PLAN: 11
- 271. TOTAL ELEC. PLAN: 11
- 272. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 273. TOTAL EXISTING TREE PLAN: 11
- 274. TOTAL TREE PROTECTION PLAN: 11
- 275. TOTAL ELEC. PLAN: 11
- 276. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 277. TOTAL EXISTING TREE PLAN: 11
- 278. TOTAL TREE PROTECTION PLAN: 11
- 279. TOTAL ELEC. PLAN: 11
- 280. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 281. TOTAL EXISTING TREE PLAN: 11
- 282. TOTAL TREE PROTECTION PLAN: 11
- 283. TOTAL ELEC. PLAN: 11
- 284. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 285. TOTAL EXISTING TREE PLAN: 11
- 286. TOTAL TREE PROTECTION PLAN: 11
- 287. TOTAL ELEC. PLAN: 11
- 288. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 289. TOTAL EXISTING TREE PLAN: 11
- 290. TOTAL TREE PROTECTION PLAN: 11
- 291. TOTAL ELEC. PLAN: 11
- 292. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 293. TOTAL EXISTING TREE PLAN: 11
- 294. TOTAL TREE PROTECTION PLAN: 11
- 295. TOTAL ELEC. PLAN: 11
- 296. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 297. TOTAL EXISTING TREE PLAN: 11
- 298. TOTAL TREE PROTECTION PLAN: 11
- 299. TOTAL ELEC. PLAN: 11
- 300. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 301. TOTAL EXISTING TREE PLAN: 11
- 302. TOTAL TREE PROTECTION PLAN: 11
- 303. TOTAL ELEC. PLAN: 11
- 304. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 305. TOTAL EXISTING TREE PLAN: 11
- 306. TOTAL TREE PROTECTION PLAN: 11
- 307. TOTAL ELEC. PLAN: 11
- 308. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 309. TOTAL EXISTING TREE PLAN: 11
- 310. TOTAL TREE PROTECTION PLAN: 11
- 311. TOTAL ELEC. PLAN: 11
- 312. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 313. TOTAL EXISTING TREE PLAN: 11
- 314. TOTAL TREE PROTECTION PLAN: 11
- 315. TOTAL ELEC. PLAN: 11
- 316. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 317. TOTAL EXISTING TREE PLAN: 11
- 318. TOTAL TREE PROTECTION PLAN: 11
- 319. TOTAL ELEC. PLAN: 11
- 320. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 321. TOTAL EXISTING TREE PLAN: 11
- 322. TOTAL TREE PROTECTION PLAN: 11
- 323. TOTAL ELEC. PLAN: 11
- 324. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 325. TOTAL EXISTING TREE PLAN: 11
- 326. TOTAL TREE PROTECTION PLAN: 11
- 327. TOTAL ELEC. PLAN: 11
- 328. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 329. TOTAL EXISTING TREE PLAN: 11
- 330. TOTAL TREE PROTECTION PLAN: 11
- 331. TOTAL ELEC. PLAN: 11
- 332. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 333. TOTAL EXISTING TREE PLAN: 11
- 334. TOTAL TREE PROTECTION PLAN: 11
- 335. TOTAL ELEC. PLAN: 11
- 336. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 337. TOTAL EXISTING TREE PLAN: 11
- 338. TOTAL TREE PROTECTION PLAN: 11
- 339. TOTAL ELEC. PLAN: 11
- 340. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 341. TOTAL EXISTING TREE PLAN: 11
- 342. TOTAL TREE PROTECTION PLAN: 11
- 343. TOTAL ELEC. PLAN: 11
- 344. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 345. TOTAL EXISTING TREE PLAN: 11
- 346. TOTAL TREE PROTECTION PLAN: 11
- 347. TOTAL ELEC. PLAN: 11
- 348. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 349. TOTAL EXISTING TREE PLAN: 11
- 350. TOTAL TREE PROTECTION PLAN: 11
- 351. TOTAL ELEC. PLAN: 11
- 352. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 353. TOTAL EXISTING TREE PLAN: 11
- 354. TOTAL TREE PROTECTION PLAN: 11
- 355. TOTAL ELEC. PLAN: 11
- 356. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 357. TOTAL EXISTING TREE PLAN: 11
- 358. TOTAL TREE PROTECTION PLAN: 11
- 359. TOTAL ELEC. PLAN: 11
- 360. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 361. TOTAL EXISTING TREE PLAN: 11
- 362. TOTAL TREE PROTECTION PLAN: 11
- 363. TOTAL ELEC. PLAN: 11
- 364. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 365. TOTAL EXISTING TREE PLAN: 11
- 366. TOTAL TREE PROTECTION PLAN: 11
- 367. TOTAL ELEC. PLAN: 11
- 368. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 369. TOTAL EXISTING TREE PLAN: 11
- 370. TOTAL TREE PROTECTION PLAN: 11
- 371. TOTAL ELEC. PLAN: 11
- 372. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 373. TOTAL EXISTING TREE PLAN: 11
- 374. TOTAL TREE PROTECTION PLAN: 11
- 375. TOTAL ELEC. PLAN: 11
- 376. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 377. TOTAL EXISTING TREE PLAN: 11
- 378. TOTAL TREE PROTECTION PLAN: 11
- 379. TOTAL ELEC. PLAN: 11
- 380. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 381. TOTAL EXISTING TREE PLAN: 11
- 382. TOTAL TREE PROTECTION PLAN: 11
- 383. TOTAL ELEC. PLAN: 11
- 384. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 385. TOTAL EXISTING TREE PLAN: 11
- 386. TOTAL TREE PROTECTION PLAN: 11
- 387. TOTAL ELEC. PLAN: 11
- 388. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 389. TOTAL EXISTING TREE PLAN: 11
- 390. TOTAL TREE PROTECTION PLAN: 11
- 391. TOTAL ELEC. PLAN: 11
- 392. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 393. TOTAL EXISTING TREE PLAN: 11
- 394. TOTAL TREE PROTECTION PLAN: 11
- 395. TOTAL ELEC. PLAN: 11
- 396. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 397. TOTAL EXISTING TREE PLAN: 11
- 398. TOTAL TREE PROTECTION PLAN: 11
- 399. TOTAL ELEC. PLAN: 11
- 400. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 401. TOTAL EXISTING TREE PLAN: 11
- 402. TOTAL TREE PROTECTION PLAN: 11
- 403. TOTAL ELEC. PLAN: 11
- 404. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 405. TOTAL EXISTING TREE PLAN: 11
- 406. TOTAL TREE PROTECTION PLAN: 11
- 407. TOTAL ELEC. PLAN: 11
- 408. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 409. TOTAL EXISTING TREE PLAN: 11
- 410. TOTAL TREE PROTECTION PLAN: 11
- 411. TOTAL ELEC. PLAN: 11
- 412. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 413. TOTAL EXISTING TREE PLAN: 11
- 414. TOTAL TREE PROTECTION PLAN: 11
- 415. TOTAL ELEC. PLAN: 11
- 416. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 417. TOTAL EXISTING TREE PLAN: 11
- 418. TOTAL TREE PROTECTION PLAN: 11
- 419. TOTAL ELEC. PLAN: 11
- 420. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 421. TOTAL EXISTING TREE PLAN: 11
- 422. TOTAL TREE PROTECTION PLAN: 11
- 423. TOTAL ELEC. PLAN: 11
- 424. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 425. TOTAL EXISTING TREE PLAN: 11
- 426. TOTAL TREE PROTECTION PLAN: 11
- 427. TOTAL ELEC. PLAN: 11
- 428. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 429. TOTAL EXISTING TREE PLAN: 11
- 430. TOTAL TREE PROTECTION PLAN: 11
- 431. TOTAL ELEC. PLAN: 11
- 432. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 433. TOTAL EXISTING TREE PLAN: 11
- 434. TOTAL TREE PROTECTION PLAN: 11
- 435. TOTAL ELEC. PLAN: 11
- 436. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 437. TOTAL EXISTING TREE PLAN: 11
- 438. TOTAL TREE PROTECTION PLAN: 11
- 439. TOTAL ELEC. PLAN: 11
- 440. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 441. TOTAL EXISTING TREE PLAN: 11
- 442. TOTAL TREE PROTECTION PLAN: 11
- 443. TOTAL ELEC. PLAN: 11
- 444. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 445. TOTAL EXISTING TREE PLAN: 11
- 446. TOTAL TREE PROTECTION PLAN: 11
- 447. TOTAL ELEC. PLAN: 11
- 448. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 449. TOTAL EXISTING TREE PLAN: 11
- 450. TOTAL TREE PROTECTION PLAN: 11
- 451. TOTAL ELEC. PLAN: 11
- 452. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 453. TOTAL EXISTING TREE PLAN: 11
- 454. TOTAL TREE PROTECTION PLAN: 11
- 455. TOTAL ELEC. PLAN: 11
- 456. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 457. TOTAL EXISTING TREE PLAN: 11
- 458. TOTAL TREE PROTECTION PLAN: 11
- 459. TOTAL ELEC. PLAN: 11
- 460. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 461. TOTAL EXISTING TREE PLAN: 11
- 462. TOTAL TREE PROTECTION PLAN: 11
- 463. TOTAL ELEC. PLAN: 11
- 464. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 465. TOTAL EXISTING TREE PLAN: 11
- 466. TOTAL TREE PROTECTION PLAN: 11
- 467. TOTAL ELEC. PLAN: 11
- 468. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 469. TOTAL EXISTING TREE PLAN: 11
- 470. TOTAL TREE PROTECTION PLAN: 11
- 471. TOTAL ELEC. PLAN: 11
- 472. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 473. TOTAL EXISTING TREE PLAN: 11
- 474. TOTAL TREE PROTECTION PLAN: 11
- 475. TOTAL ELEC. PLAN: 11
- 476. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 477. TOTAL EXISTING TREE PLAN: 11
- 478. TOTAL TREE PROTECTION PLAN: 11
- 479. TOTAL ELEC. PLAN: 11
- 480. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 481. TOTAL EXISTING TREE PLAN: 11
- 482. TOTAL TREE PROTECTION PLAN: 11
- 483. TOTAL ELEC. PLAN: 11
- 484. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 485. TOTAL EXISTING TREE PLAN: 11
- 486. TOTAL TREE PROTECTION PLAN: 11
- 487. TOTAL ELEC. PLAN: 11
- 488. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 489. TOTAL EXISTING TREE PLAN: 11
- 490. TOTAL TREE PROTECTION PLAN: 11
- 491. TOTAL ELEC. PLAN: 11
- 492. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 493. TOTAL EXISTING TREE PLAN: 11
- 494. TOTAL TREE PROTECTION PLAN: 11
- 495. TOTAL ELEC. PLAN: 11
- 496. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 497. TOTAL EXISTING TREE PLAN: 11
- 498. TOTAL TREE PROTECTION PLAN: 11
- 499. TOTAL ELEC. PLAN: 11
- 500. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 501. TOTAL EXISTING TREE PLAN: 11
- 502. TOTAL TREE PROTECTION PLAN: 11
- 503. TOTAL ELEC. PLAN: 11
- 504. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 505. TOTAL EXISTING TREE PLAN: 11
- 506. TOTAL TREE PROTECTION PLAN: 11
- 507. TOTAL ELEC. PLAN: 11
- 508. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 509. TOTAL EXISTING TREE PLAN: 11
- 510. TOTAL TREE PROTECTION PLAN: 11
- 511. TOTAL ELEC. PLAN: 11
- 512. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 513. TOTAL EXISTING TREE PLAN: 11
- 514. TOTAL TREE PROTECTION PLAN: 11
- 515. TOTAL ELEC. PLAN: 11
- 516. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 517. TOTAL EXISTING TREE PLAN: 11
- 518. TOTAL TREE PROTECTION PLAN: 11
- 519. TOTAL ELEC. PLAN: 11
- 520. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 521. TOTAL EXISTING TREE PLAN: 11
- 522. TOTAL TREE PROTECTION PLAN: 11
- 523. TOTAL ELEC. PLAN: 11
- 524. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 525. TOTAL EXISTING TREE PLAN: 11
- 526. TOTAL TREE PROTECTION PLAN: 11
- 527. TOTAL ELEC. PLAN: 11
- 528. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 529. TOTAL EXISTING TREE PLAN: 11
- 530. TOTAL TREE PROTECTION PLAN: 11
- 531. TOTAL ELEC. PLAN: 11
- 532. TOTAL LANDSCAPE SPECIFICATIONS: 11
- 533. TOTAL EXISTING TREE PLAN: 11
- 534. TOTAL TREE PROTECTION PLAN: 11
- 535. TOTAL ELEC. PLAN: 11

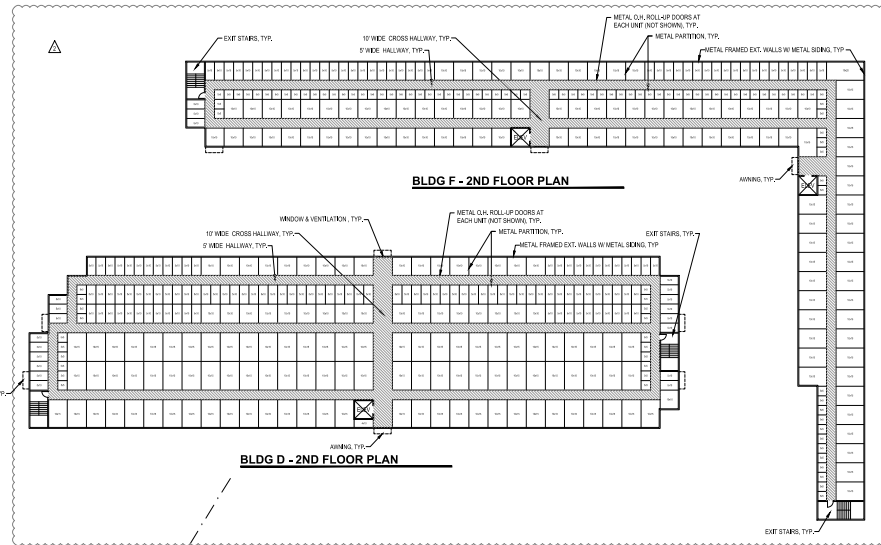
FLOOR PLANS



1ST FLOOR - OFFICE

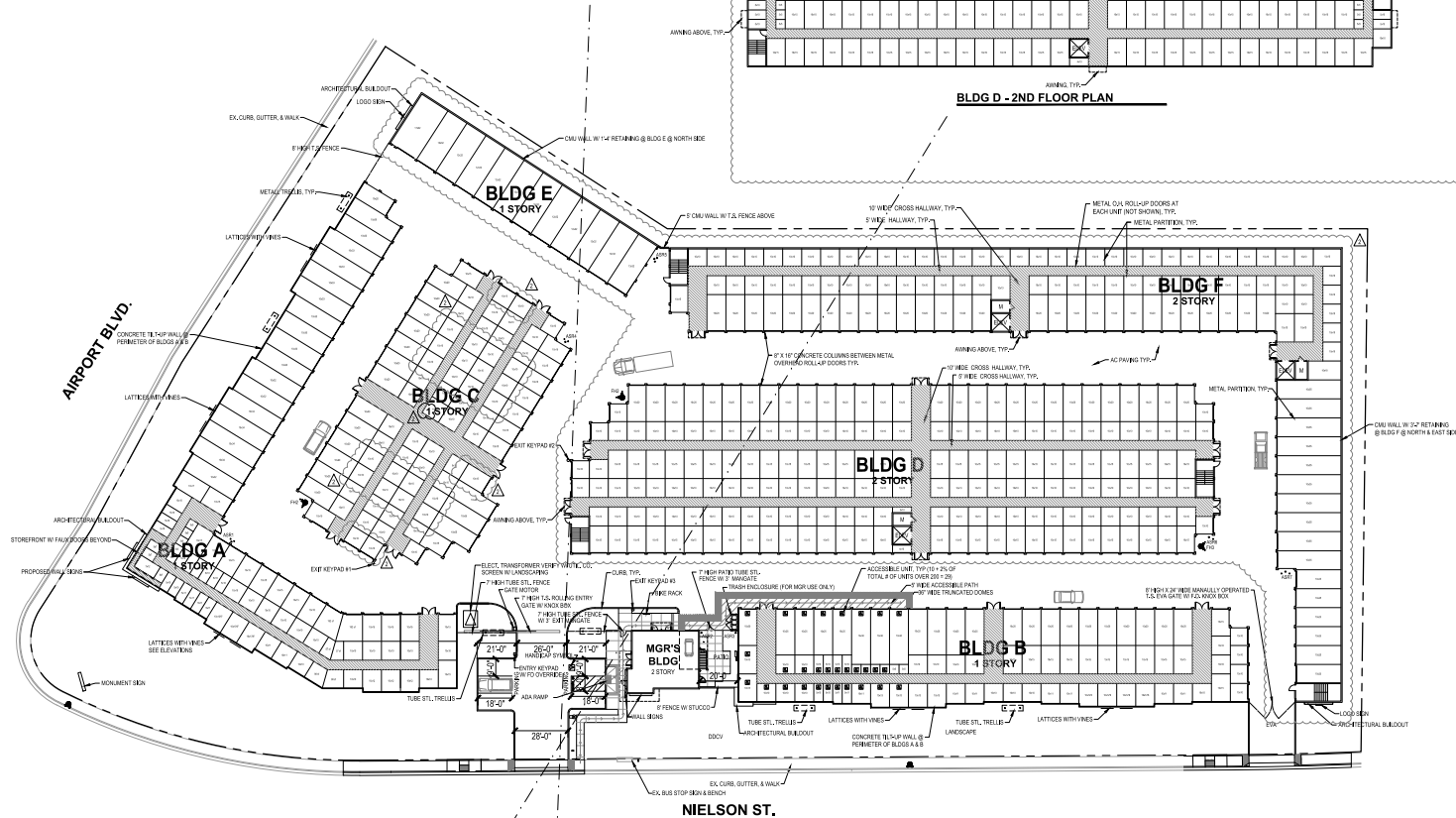


2ND FLOOR - APARTMENT



BLDG F - 2ND FLOOR PLAN

BLDG D - 2ND FLOOR PLAN



Revisions	Date
1ST PLANS SUBMITTED	10/01
ADJUSTMENTS TO SHEET 2	10/10/20
STORY OUT OF SHEET 2	

CROCKER'S LOCKERS
SELF STORAGE

CUBIX CONSTRUCTION LLC
888 COBBLESTONE CT.
RIPON, CA 95336
209-992-1371
LICENSE NO. 1001765

CROCKER'S LOCKERS
SELF STORAGE
70 NIELSON ST., WATSONVILLE, CA
FLOOR PLANS

Drawn By
Date
Scale
File Name
Planning File Number
Sheet Number

2A

1. NO ROOF-MOUNTED EQUIPMENT PROPOSED

1	WOOD LOOK TILE - DALLIE FOREST BAY SENNA (8' X 36")	2	SILVANIZED SHEET METAL
3	LA HABRA PACIFIC SAND 3"X8" LIGHT	4	MICI PANELS - ASH GRAY
5	KELLY MOORE 2985 C/BLUEHOUSE - CHARCOAL, GRAY	6	LA HABRA "NAGAI" 30X12" - ADVOCADO GREEN
7	BENJAMIN MOORE 1952 - RIVER REFLECTIONS	8	SHENICI CORNING CULTURED STONE FOC SOUTHERN LEDGESTONE "CSU-2028"
9	BENJAMIN MOORE 1953 - EQUINESTRAN GRAY	10	SHENICI CORNING CULTURED STONE - GRAY
11	ANJUS INTERNATIONAL - SILHOUETTE GRAY	12	SHENICI CORNING CULTURED STONE - GRAY
13	CLEAR ANODIZED ALUMINUM FRAME, CLEAR GLASS	14	SHENICI CORNING CULTURED STONE - GRAY



SCALE: 1" = 10'-0"



SCALE: 1" = 30'-0"



SCALE: 1" = 10'-0"



SCALE: 1" = 30'-0"



SCALE: 1" = 30'-0"



SCALE: 1" = 10'-0"



SCALE: 1" = 10'-0"



SCALE: 1" = 10'-0"

**CROCKER'S
LOCKERS
SELF STORAGE**



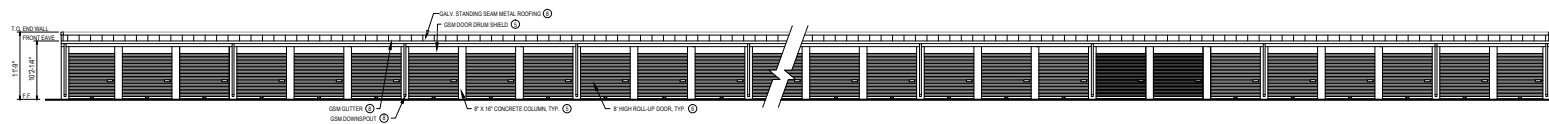
CONSTRUCTION LLC
808 COBBLESTONE CT.
RIPON, CA 95336
209-992-1371
LICENSE NUMBER



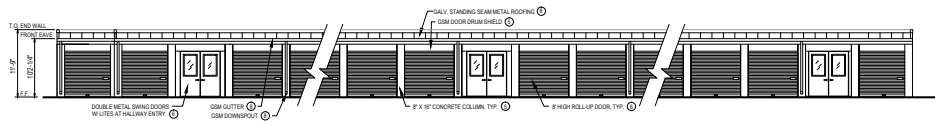
CROCKER'S LOCKERS
SELF STORAGE
0 NIELSON ST., WATSONVILLE, CA
PROJECT ELEVATIONS

Sheet Number

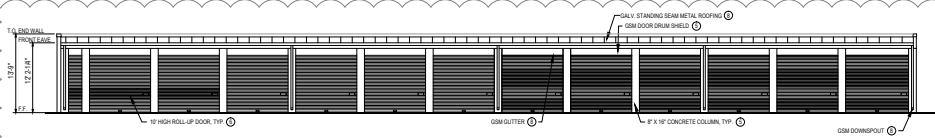
3A



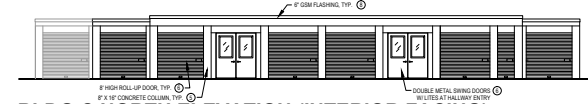
TYPICAL INTERIOR ELEVATION OF 1 STORY STORAGE BLDGS
BUILDING A



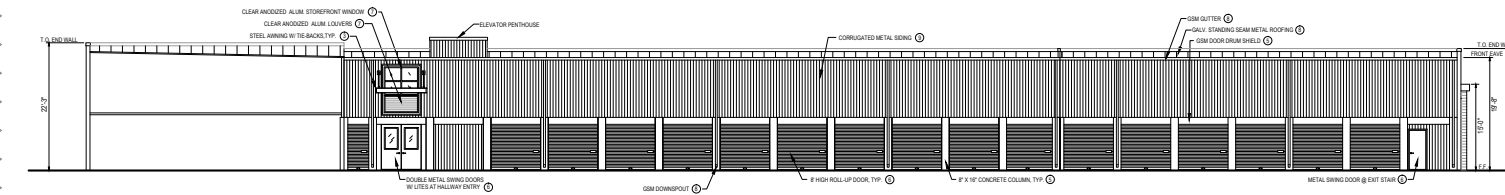
BLDG B NORTH ELEVATION (INTERIOR FACING)
BUILDING A & C ELEVATION SIMILAR



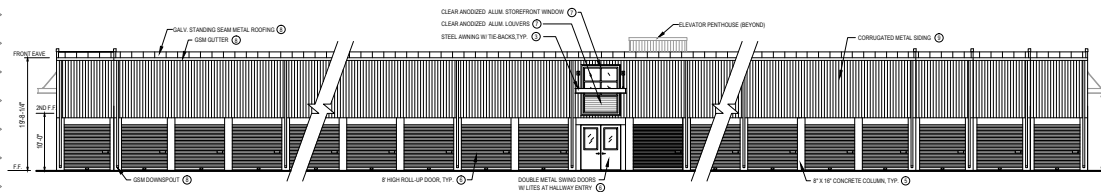
BLDG E SOUTH ELEVATION (INTERIOR FACING)



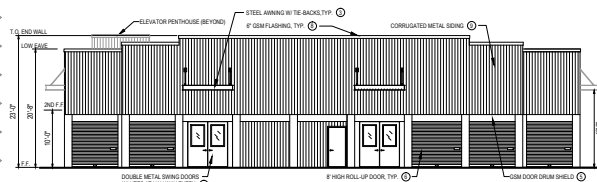
BLDG C NORTH ELEVATION (INTERIOR FACING)
SOUTH ELEVATION SIMILAR



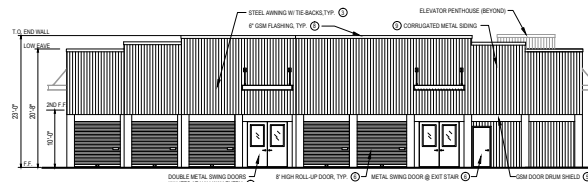
BLDG F EAST ELEVATION (INTERIOR FACING)
NORTH ELEVATION (INTERIOR FACING) SIMILAR



BLDG D NORTH ELEVATION (INTERIOR FACING)
SOUTH ELEVATION SIMILAR



BLDG D EAST ELEVATION (INTERIOR FACING)



BLDG D WEST ELEVATION (INTERIOR FACING)

Revisions	Date
ADJUSTMENTS TO SHEET 2 STORY OUT OF SAFETY ZONE 2	10/16/21

**CROCKER'S
LOCKERS
SELF STORAGE**



CUBIX CONSTRUCTION LLC
888 COBBLESTONE CT.
RIPON, CA 95336
209-592-1371
LICENSE NO. 001786

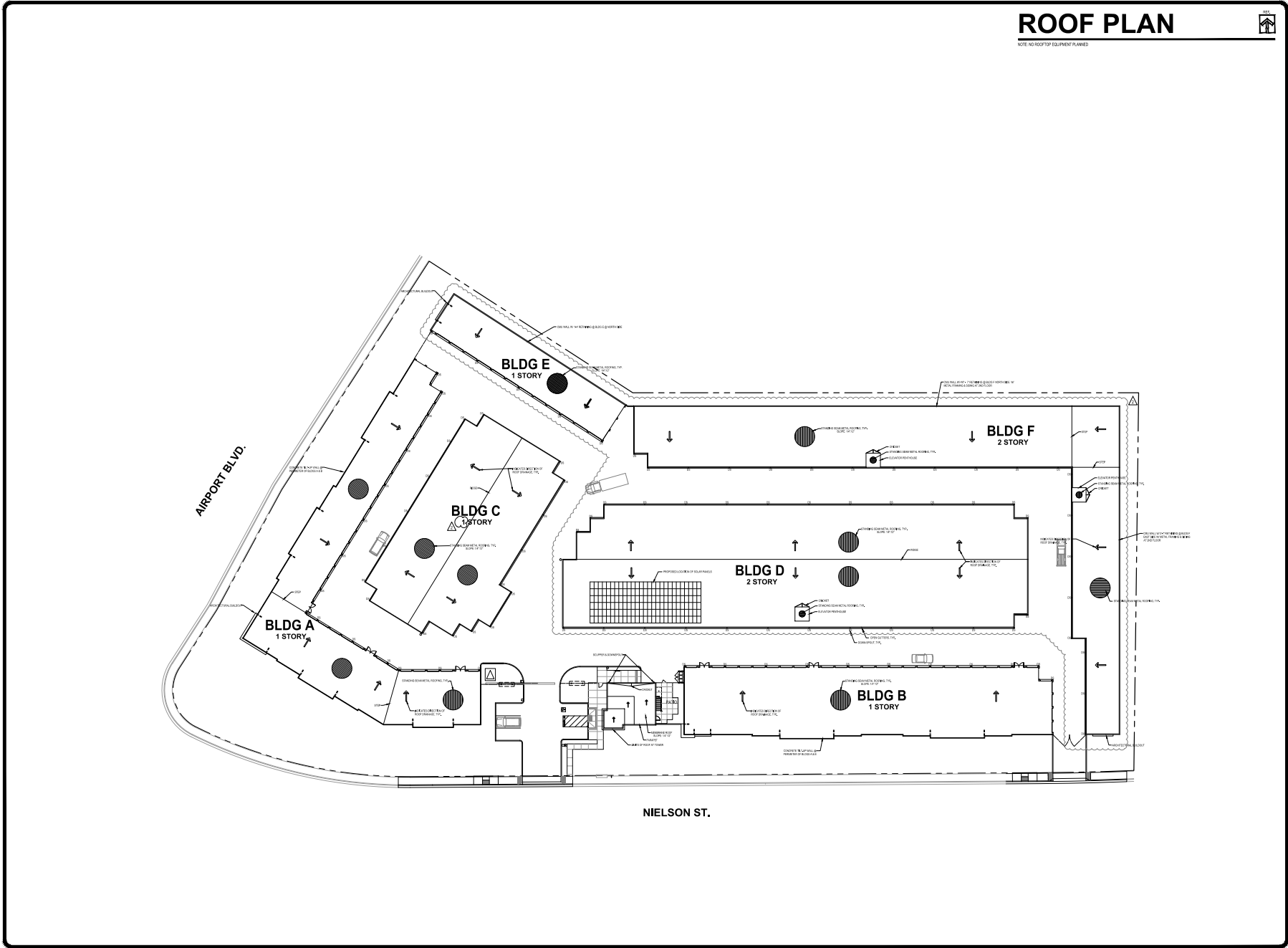


**CROCKER'S LOCKERS
SELF STORAGE**
70 NIELSON ST., WATSONVILLE, CA
PROJECT ELEVATIONS

Drawn By
LSH/ABDS
Date
10/20/21
Scale
AS NOTED
File Name
Drawings For Job Prep Submittal
Planning File Numbers

Sheet Number

3B



Revisions	Date
ADJUSTMENTS TO SHEET 1 STORY OUT OF SAFETY ZONE 2	10/16/21

CROCKER'S LOCKERS SELF STORAGE



CUBIX CONSTRUCTION LLC
888 COBBLESTONE CT.
RIPON, CA 95336
209-592-1371
LICENSE NO. 1061765



CROCKER'S LOCKERS SELF STORAGE
70 NIELSON ST., WATSONVILLE, CA

ROOF PLAN

Drawn By
E.B.J.T.B.
Date
10/21/21
Scale
1"=20'
File Name
040621.rvt
Planning File Numbers
Sheet Number
4

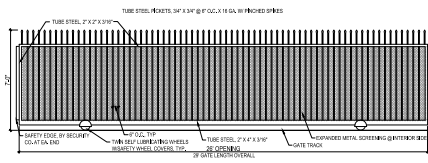


-  GREEN COUNTRY LIGHTS LLC WALL PACK SERIES Z5W MODEL GL17-6-25, SEE 
-  MINKA-LAVERY BAY VIEW ITEM # 0801-1444, 14 WATT BRUSHED STAINLESS STEEL LED, SEE 
-  NATURALA LED SECURITY LIGHT WITH MOTION SENSOR 20W, SEE 
-  BLACKSPOT LIGHTING 1" LED SIGN LIGHT 24W 1600 LM, SEE 
-  LIGHT STD, LITHONIA LIGHTING CSKY LED NATURAL ALUMINUM 

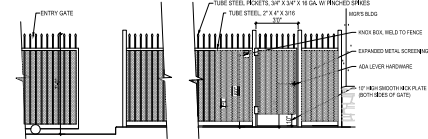


Drawn By	EJB/LTB
Date	5/7/21
Scale	1"=30'
File Name	SitePlan1
Planning File Numbers	
Sheet Number	

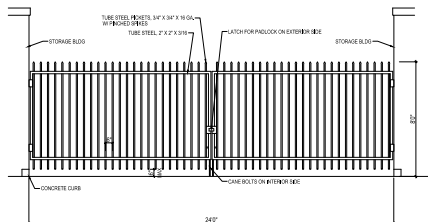
5



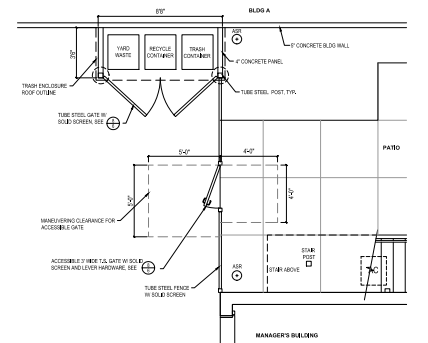
1 ENTRY GATE
SCALE: 1/4" = 1'-0"



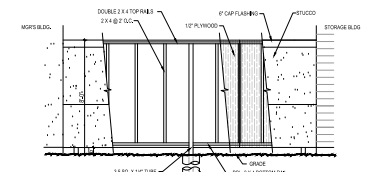
3 ACCESSIBLE MAN GATE
SCALE: 1/4" = 1'-0"



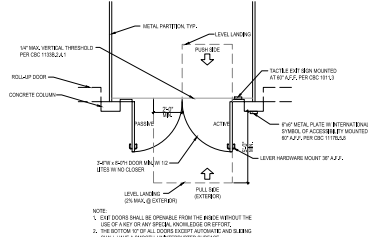
5 8' TUBE STEEL EVA GATE
SCALE: 1/4" = 1'-0"



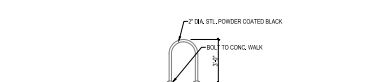
7 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



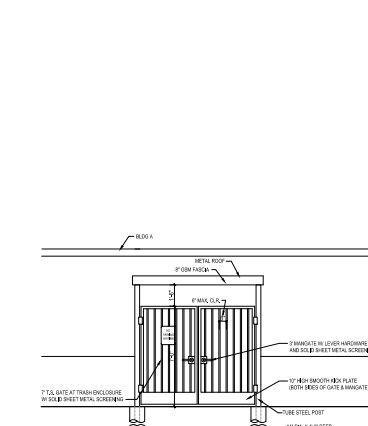
2 PATIO FENCE DETAIL
SCALE: 1/4" = 1'-0"



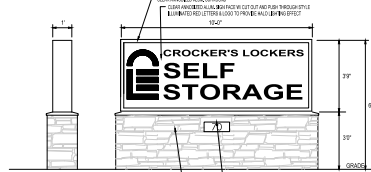
4 ACCESSIBLE ENTRY/EXIT DOOR
SCALE: 1/4" = 1'-0"



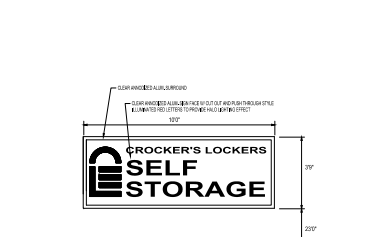
6 BIKE RACK
SCALE: 1/4" = 1'-0"



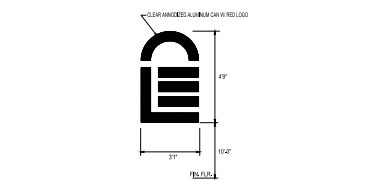
8 TRASH ENCLOSURE GATES
SCALE: 1/4" = 1'-0"



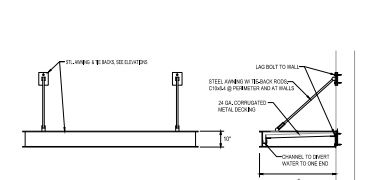
9 MONUMENT SIGN
SCALE: 1/4" = 1'-0"



10 WALL SIGN
SCALE: 1/4" = 1'-0"



11 LOGO SIGN
SCALE: 1/4" = 1'-0"

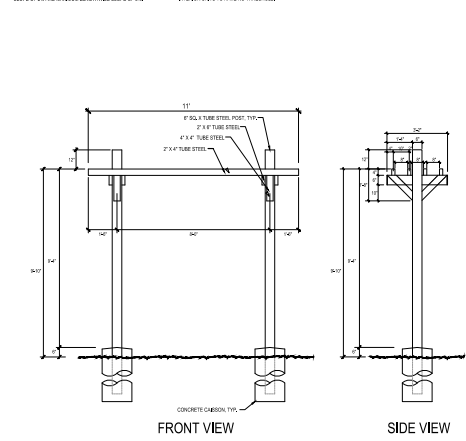


12 AWNING
SCALE: 1/4" = 1'-0"

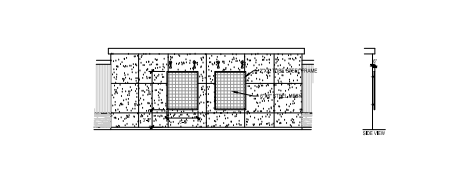


13 EYEBROW
SCALE: 1/4" = 1'-0"

- STORAGE BUILDING ACCESSIBILITY NOTES:**
1. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.
 2. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.
 3. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.
 4. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.
 5. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.
 6. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.
 7. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.
 8. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.
 9. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.
 10. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.
 11. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.
 12. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.
 13. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.
 14. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.
 15. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.
 16. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.
 17. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.
 18. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.
 19. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.
 20. ALL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. ALL ENTRANCES SHALL BE 36" WIDE MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM. ALL ENTRANCES SHALL BE 8' HIGH MINIMUM.



14 TRELLIS
SCALE: 1/4" = 1'-0"



15 LATTICE
SCALE: 1/4" = 1'-0"

Revisions	Date



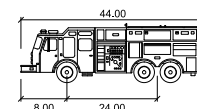
CROCKER'S LOCKERS SELF STORAGE
CUBIX CONSTRUCTION LLC
102 S. STOCKTON AVE.
RIPON, CA 95366
209-592-1371
LICENSE NO. 1061795

CROCKER'S LOCKERS SELF STORAGE
70 NELSON ST., WATSONVILLE, CA.
MISC. DETAILS

Drawn By	UTB/BJ
Date	8/2/21
Scale	AS NOTED
File Name	Sheet6
Planning File Numbers	
Sheet Number	6

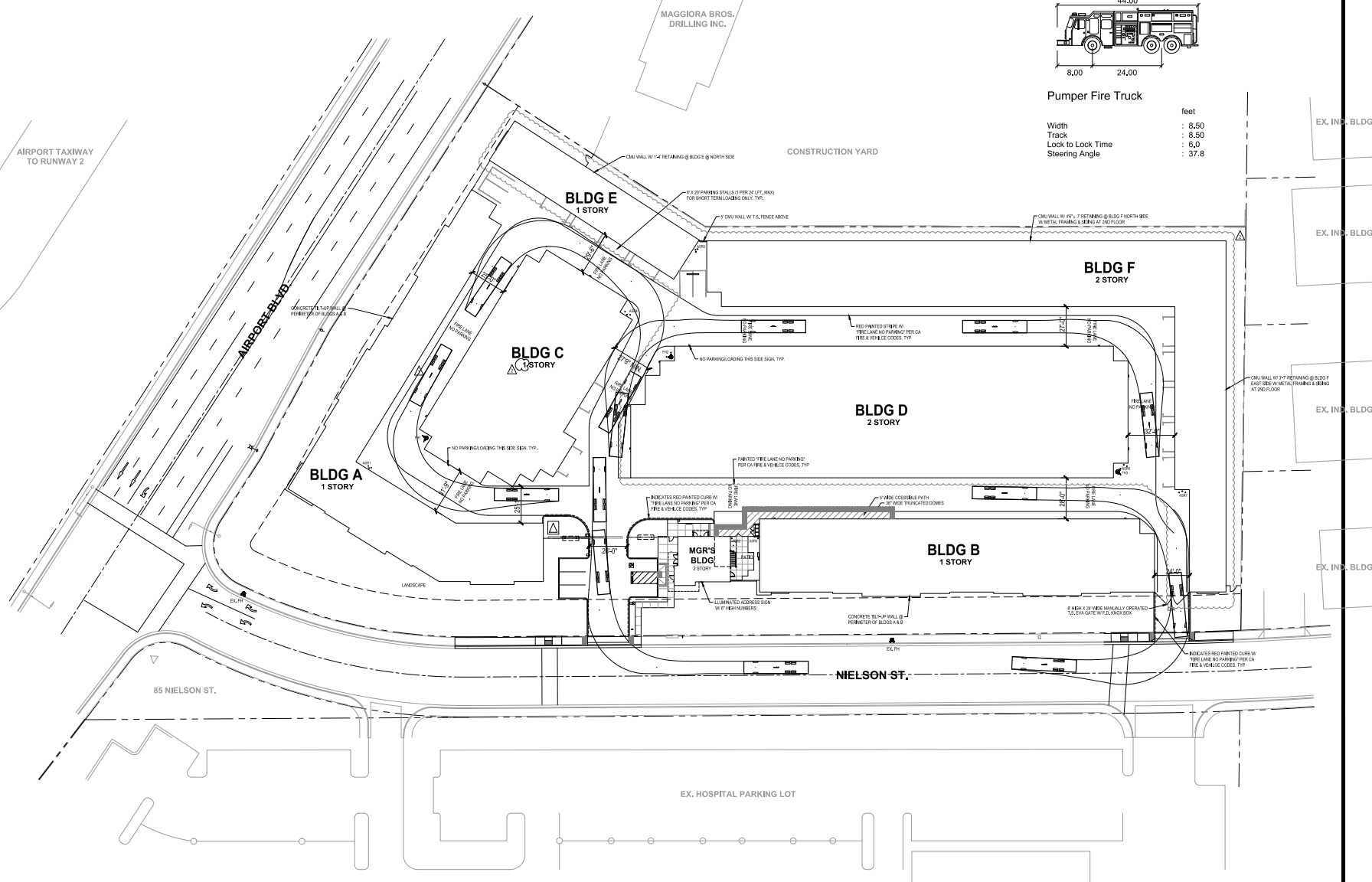
FIRE DEPARTMENT NOTES

1. A SEPARATE FIRE PERMIT WILL BE ISSUED FOR EACH FIRE SPRINKLER SYSTEM BY BUILDING
2. A SEPARATE FIRE PERMIT WILL BE ISSUED FOR THE ON-SITE FIRE SERVICE UNDERGROUND
3. A SEPARATE FIRE PERMIT WILL BE ISSUED FOR THE FIRE ALARM SYSTEM



Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8



	Revisions	Date
⚠	1ST PLANNING SUBMITTAL COMMENTS	10/5/20
⚠	ADJUSTMENTS TO SHIFT 2 STORY OUT OF SAFETY ZONE 2	10/15/20

**CROCKER'S
LOCKERS
SELF STORAGE**



CUBIX CONSTRUCTION LLC
808 COBBLESTONE CT.
RIPON, CA 95336



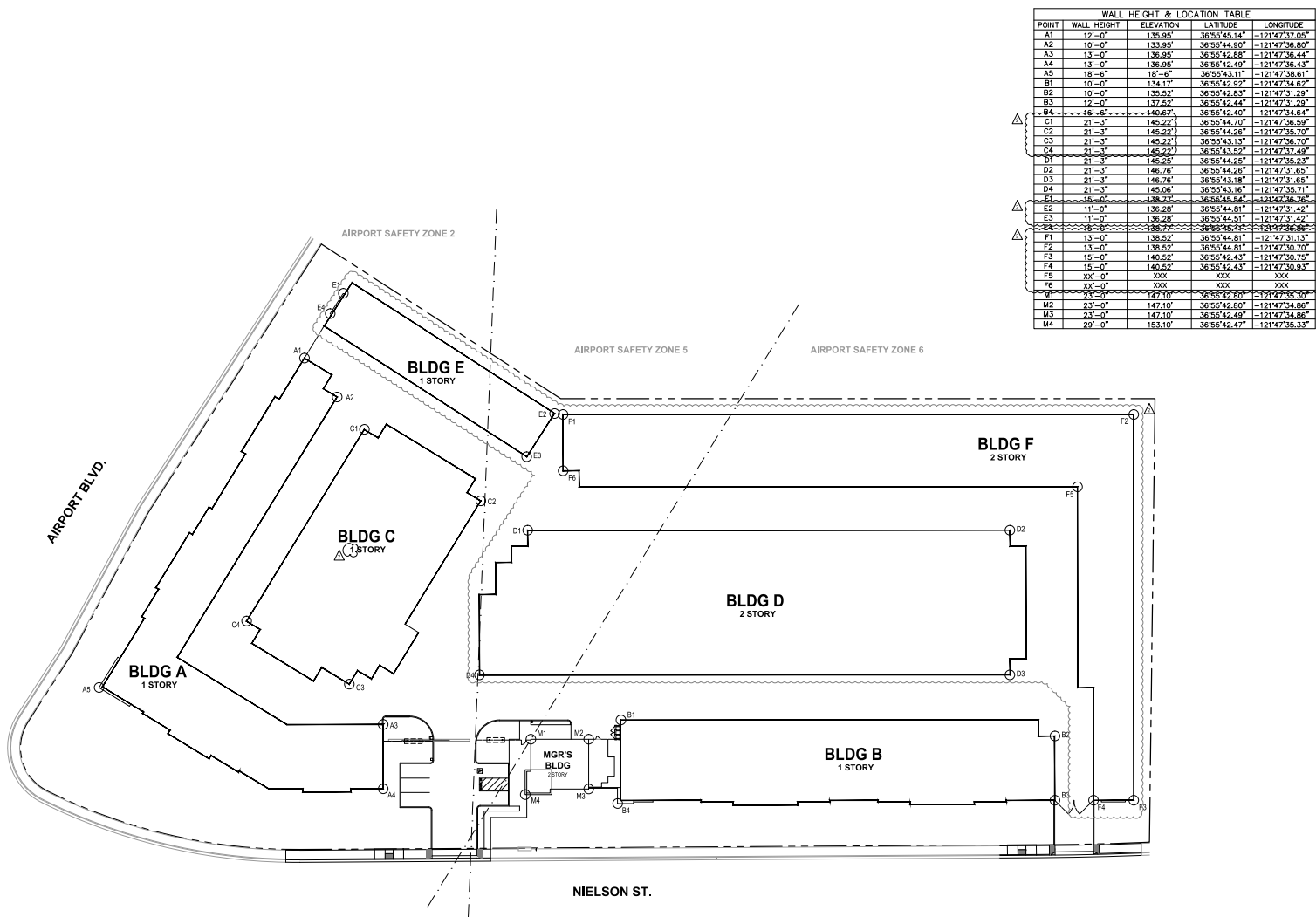
**CROCKER'S LOCKERS
SELF STORAGE
70 NIELSON ST., WATSONVILLE, CA
FIRE ACCESS PLAN**

Drawn By	EJB/UTB
Date	5/7/21
Scale	1"=30'
File Name	SitePlan7
Planning File Numbers	

Sheet Number

7

WALL HEIGHT EXHIBIT



WALL HEIGHT & LOCATION TABLE				
POINT	WALL HEIGHT	ELEVATION	LATITUDE	LONGITUDE
A1	12'-0"	135.95'	36°50'45.14"	-121°47'37.00"
A2	10'-0"	133.95'	36°50'44.80"	-121°47'36.80"
A3	13'-0"	136.95'	36°50'42.88"	-121°47'36.44"
A4	13'-0"	136.95'	36°50'42.49"	-121°47'36.43"
A5	18'-6"	18'-4"	36°50'43.11"	-121°47'38.61"
B1	10'-0"	134.17'	36°50'42.92"	-121°47'34.62"
B2	10'-0"	135.52'	36°50'42.83"	-121°47'31.29"
B3	12'-0"	137.52'	36°50'42.44"	-121°47'31.29"
B4	16'-6"	140.85'	36°50'42.40"	-121°47'34.64"
C1	21'-3"	145.22'	36°50'44.70"	-121°47'36.59"
C2	21'-3"	145.22'	36°50'44.26"	-121°47'35.70"
C3	21'-3"	145.22'	36°50'43.13"	-121°47'36.70"
C4	21'-3"	145.22'	36°50'43.52"	-121°47'37.49"
D1	21'-3"	145.25'	36°50'44.25"	-121°47'35.23"
D2	21'-3"	146.76'	36°50'44.28"	-121°47'31.65"
D3	21'-3"	146.76'	36°50'43.18"	-121°47'31.65"
D4	21'-3"	145.06'	36°50'43.16"	-121°47'35.71"
E1	18'-0"	138.22'	36°50'48.645"	-121°47'36.282"
E2	11'-0"	136.28'	36°50'44.81"	-121°47'31.42"
E3	11'-0"	136.28'	36°50'44.51"	-121°47'31.42"
F1	13'-0"	138.52'	36°50'45.435"	-121°47'36.865"
F2	13'-0"	138.52'	36°50'44.81"	-121°47'31.13"
F3	15'-0"	140.52'	36°50'42.43"	-121°47'30.75"
F4	15'-0"	140.52'	36°50'42.43"	-121°47'30.93"
F5	XX'-0"	XXX	XXX	XXX
F6	XX'-0"	XXX	XXX	XXX
M1	23'-0"	147.10'	36°50'42.80"	-121°47'35.301"
M2	23'-0"	147.10'	36°50'42.80"	-121°47'34.86"
M3	23'-0"	147.10'	36°50'42.49"	-121°47'34.86"
M4	29'-0"	153.10'	36°50'42.47"	-121°47'35.33"

Revisions	Date
1ST PLANNING SUBMITTAL COMMENTS	10/6/21
ADJUSTMENTS TO SHEET 2 STORY OUT OF SAFETY ZONES	10/19/21

CROCKER'S LOCKERS SELF STORAGE

CUBIX CONSTRUCTION LLC
805 COBBLESTONE CT.
REPON, CA 95336
209-962-1371
LICENSE NO. 1101795

CROCKER'S LOCKERS SELF STORAGE
70 NIELSON ST., WATSONVILLE, CA
WALL HEIGHT EXHIBIT

Drawn By	
Ell	
Date	
6/7/21	
Scale	
1"=30'	
File Name	
WallHeight	
Planning File Numbers	
Sheet Number	
8	

BOUNDARY LINE	----	----
PARCEL LINE	----	----
EASEMENT LINE	----	----
WATER LINE	----	----
FIRE SERVICE		----
DOMESTIC WATER SERVICE		----
SANITARY SEWER LINE		----
STORM DRAIN PIPE		----
DRAINAGE INLET		
MANHOLE		
CLEANOUT		
WATER VALVE		
FIRE HYDRANT		
BACKFLOW PREVENTION DEVICE		
WATER METER		
FIRE RISER		
TRAFFIC SIGN		
STREET LIGHT		
UTILITY POLE		
UTILITY BOX AS NOTED		
VERTICAL CURB	----	----
CURB AND GUTTER	----	----
RETAINING WALL	----	----
CONTOUR		
GRADE BREAK		
FLOW LINE DITCH OR SWALE		
VALLEY GUTTER	----	----
SPOT ELEVATION		
DESIGN GRADE		
BIO-RETENTION BASIN		
CONCRETE SURFACE		
NEW ASPHALT PAVING		

EARTHWORK ANALYSIS INFORMATION (EITHER VERBAL OR WRITTEN) PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY. THE RESULTS WERE DEVELOPED AS ACCURATELY AS POSSIBLE USING THE METHODS UTILIZED, AND NO WARRANTY EXPRESSED OR IMPLIED, IS MADE AS TO THE DATA PROVIDED. RICHARD K. ARNIN INC. ACCEPTS NO RESPONSIBILITY FOR ANY CONDITIONS ENCOUNTERED WHICH MAY RESULT FROM USAGE OF THIS DATA. NO ADDITIONAL COMPENSATION WILL BE MADE FOR ANY IMPORT/EXPORT REQUIRED.

ASSUMED SECTIONS: A.C. PAVING: = 0.85'
 FINISH FLOOR TO PAD = 0.85'

SHRINKAGE ADJUSTMENT APPLIED: OR

STRIPPINGS: 0

VOLUME TRENCH SPILLS: EST. 250 C.Y.

UTILITIES: Cut = 22,133 C.Y. Fill = 331 C.Y.

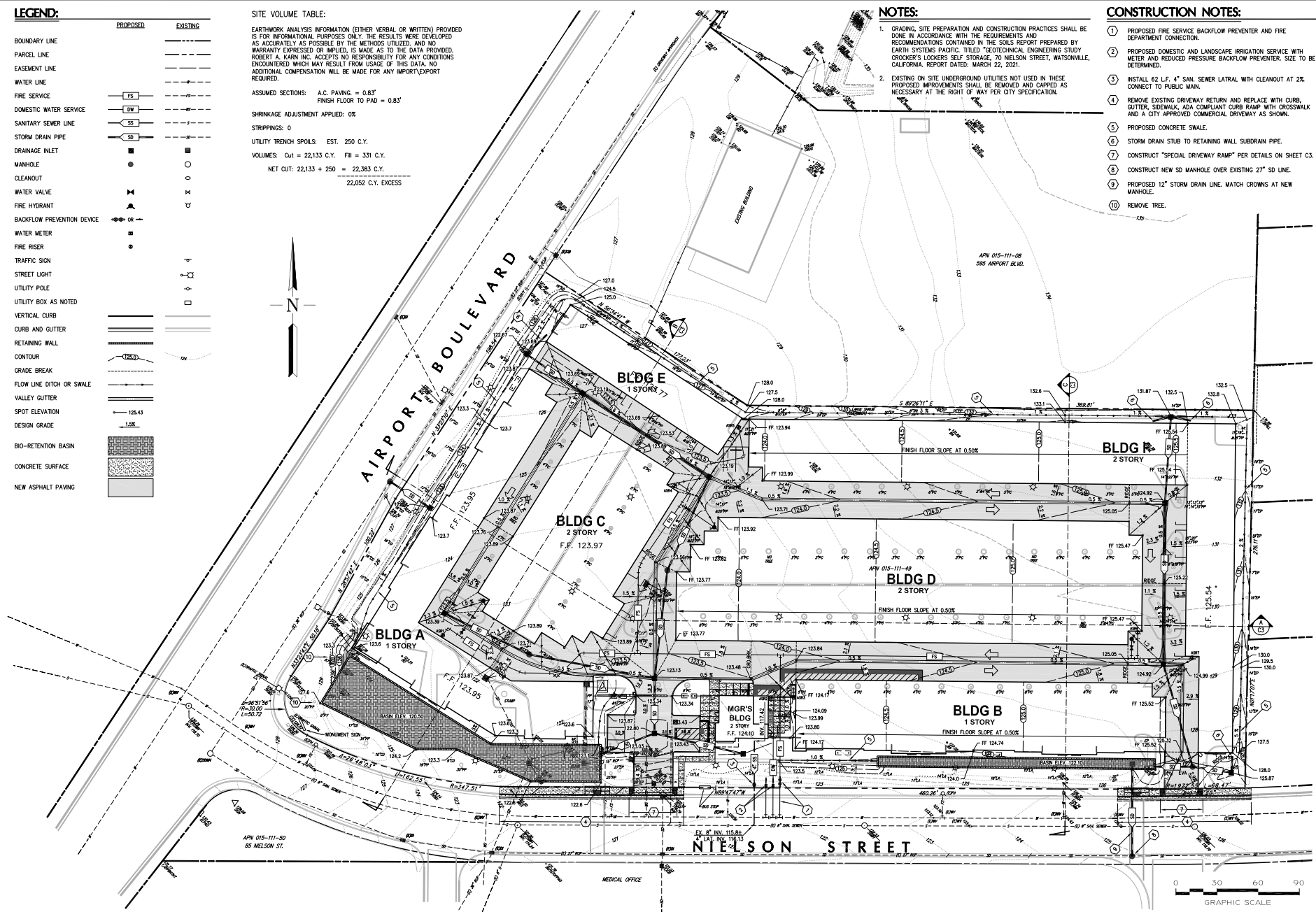
NET OUT: 22,133 AS POSSIBLE 22,383 C.Y.

 22,052 C.Y. EXCESS

ASSUMED SECTIONS: A.C. PAVING = 0.83"
FINISH FLOOR TO PAD = 0.83"
SHRINKAGE ADJUSTMENT APPLIED: 0%
STRIPPINGS: 0
UTILITY TRENCH SPOILS: EST. 250 C.Y.
VOLUMES: Cut = 22,133 C.Y. Fill = 331 C.Y.
NET CUT: 22,133 + 250 = 22,383 C.Y.
22,052 C.Y. EXCESS

1. GRADING, SITE PREPARATION AND CONSTRUCTION PRACTICES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOILS REPORT PREPARED BY EARTH SYSTEMS PACIFIC, TITLED "GEOTECHNICAL ENGINEERING STUDY CROCKER'S LOCKERS SELF STORAGE, 70 NELSON STREET, WATSONVILLE, CALIFORNIA. REPORT DATED: MARCH 22, 2021.
2. EXISTING ON SITE UNDERGROUND UTILITIES NOT USED IN THESE PROPOSED IMPROVEMENTS SHALL BE REMOVED AND CAPPED AS NECESSARY, AT THE RISK OF WAIVER BY CITY SPECIFICATION.

- 1 PROPOSED FIRE SERVICE BACKFLOW PREVENTER AND FIRE DEPARTMENT CONNECTION.
- 2 PROPOSED DOMESTIC AND LANDSCAPE IRRIGATION SERVICE WITH METER AND REDUCED PRESSURE BACKFLOW PREVENTER. SIZE TO BE DETERMINED.
- 3 INSTALL 62 L.F. 4" SAN. SEWER LATERAL WITH CLEANOUT AT 2% CONNECT TO PUBLIC MAIN.
- 4 REMOVE EXISTING DRIVEWAY RETURN AND REPLACE WITH CURB, GUTTER, SIDEWALK, ADA COMPLIANT CURB RAMP WITH CROSSWALK AND A CITY APPROVED COMMERCIAL DRIVEWAY AS SHOWN.
- 5 PROPOSED CONCRETE SWALE.
- 6 STORM DRAIN STUB TO RETAINING WALL SUBDRAIN PIPE.
- 7 CONSTRUCT "SPECIAL DRIVEWAY RAMP" PER DETAILS ON SHEET C3.
- 8 CONSTRUCT NEW SD MANHOLE OVER EXISTING 24" SD LINE.
- 9 PROPOSED 12" STORM DRAIN LINE. MATCH CROWNS AT NEW MANHOLE.
- 10 REMOVE TREE.



**ROBERT A. KARN
& ASSOCIATES, INC.**
707 BECK AVENUE
PACIFIC, CALIFORNIA 94659
Phone (707) 438-9999
e-mail raikarn@earthlink.net

PAK
CIVIL ENGINEERS
© COPYRIGHT 2021 ROK

PRELIMINARY GRADING & UTILITY PLAN
CROCKER'S LOCKERS SELF STORAGE
70 NIELSON STREET
CITY OF WATSONVILLE, CALIFORNIA
FOR: TED CROCKER

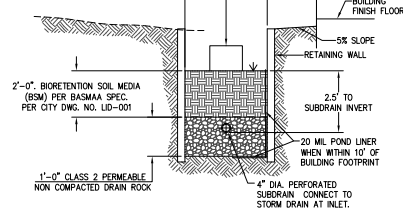
CITY OF
FOR: TED CROCKER

DATE	MR.	SHEET REVISIONS	BY	OK	SCALE
10-4-21	△	INCOMPLETE LETTER REVISIONS			1"=30'
10-18-22	△	ASSOCIATED WITH NEW BUILDINGS D, E & F.			DATE 10-6-21
					DRAWN A.B.L.
					CHECKED
					P.L.C.
					PROJ. MGR.

SHEET NO.
C2
OF 4 SHEETS
JOB NO.
A21010

SET INLET GRATE 2.00' ABOVE BASIN 1 (BR-1)
ELEVATION AND SET GRATE 1.00' ABOVE BASIN 2 (BR-2)
ELEVATION. INLET TIE INTO ADJACENT STORM DRAIN PIPE.

BIO-RETENTION BASIN TO BE PLANTED
PER LANDSCAPE PLAN. SEE PLAN FOR SIZE



BIO-RETENTION BASIN SECTION

NO SCALE
BY: [signature]

LEGEND:

LIMIT OF IMPROVEMENTS
DRAINAGE AREA BOUNDARY

TREATMENT AREA

DRAINAGE MANAGEMENT AREA (DMA) ID
TREATMENT DEVICE ID
BIO-RETENTION (BR)
SELF-TREATING (ST)
UN-TREATED (UT)

INTEGRATED MANAGEMENT PRACTICE (IMP)
BIO-RETAINING (BR)

PROPOSED

PROPOSED

EXISTING

BOUNDARY LINE

PUBLIC RIGHT OF WAY

STORM DRAIN PIPE

DRAINAGE INLET

VERTICAL CURB

CURB AND GUTTER

VALLEY GUTTER

CONTOUR

GRADE BREAK

ROOF-1
BR-1
S.F.

IMP
BR-1
S.F.

Project Name: Crocker's Lockers
Location: 70 Nielson Street, Watsonville
Type: Treatment & Flow Control
Drainage Area: 4.39 acres

Un-Treated Areas

DMA Name	Area (SF)
PAVE-3	895

Self-Treating Areas

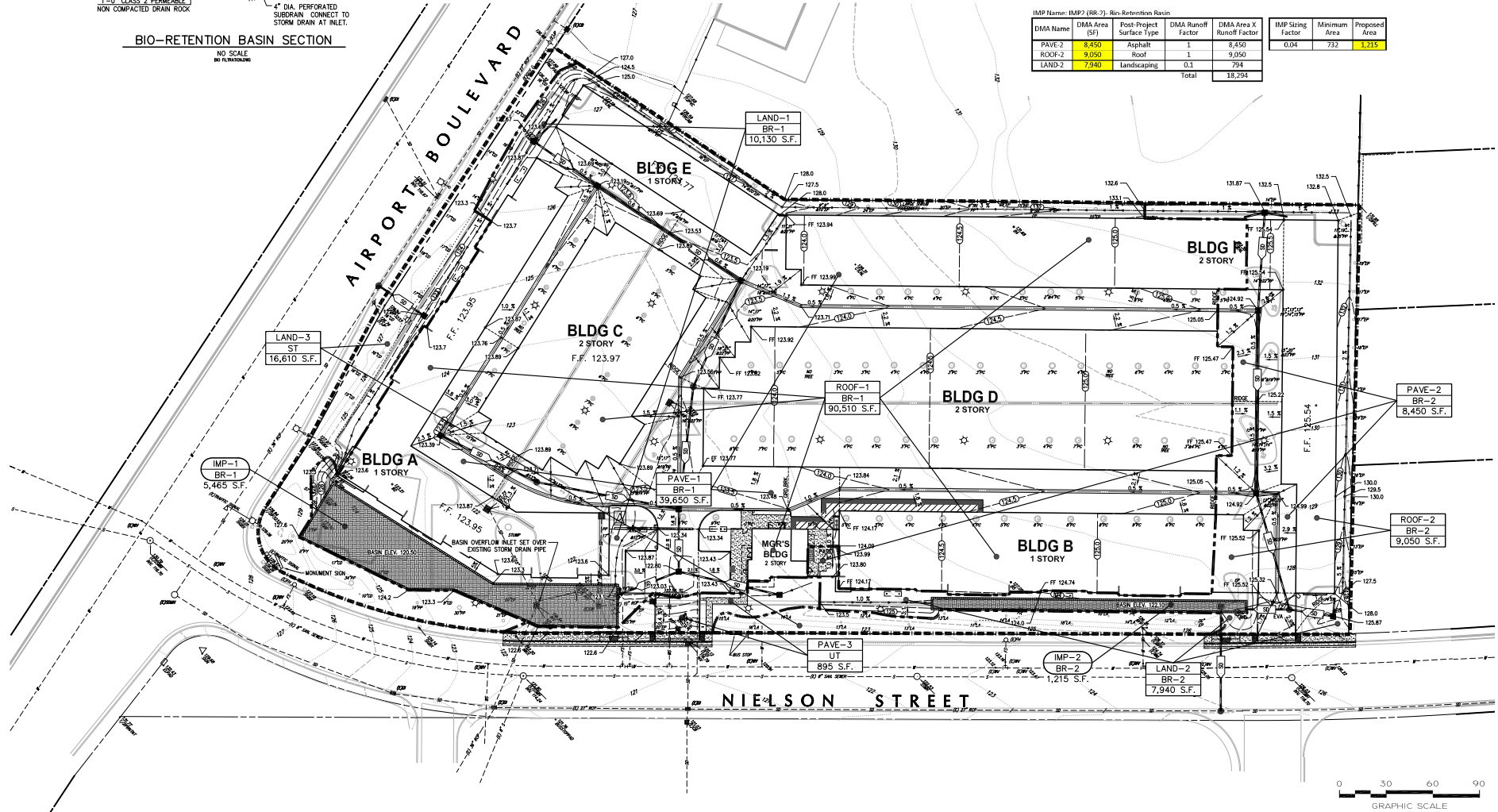
DMA Name	Area (SF)
LAND-3	16,610

IMP Name: IMP1 (BR-1): Bio-Retention Basin

DMA Name	DMA Area (SF)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor	IMP Sizing Factor	Minimum Area	Proposed Area
PAVE-1	39,650	Asphalt	1	39,650	0.04	5,247	5,465
ROOF-1	90,510	Roof	1	90,510			
LAND-1	10,130	Landscaping	0.1	1,013			
Total				131,173			

IMP Name: IMP2 (BR-2): Bio-Retention Basin

DMA Name	DMA Area (SF)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor	IMP Sizing Factor	Minimum Area	Proposed Area
PAVE-2	8,450	Asphalt	1	8,450	0.04	732	1,215
ROOF-2	9,050	Roof	1	9,050			
LAND-2	7,940	Landscaping	0.1	794			
Total				18,294			



**ROBERT A. KARN
& ASSOCIATES, INC.**
707 BERRY AVENUE
WATSONVILLE, CA 95070
TEL: (831) 841-1111
FAX: (831) 841-1112
WWW.RAKENGINEERS.COM

**RAK
CIVIL ENGINEERS**
© COPYRIGHT 2020 ROBERT A. KARN & ASSOCIATES, INC.

**STORMWATER CONTROL PLAN
CROCKER'S LOCKERS SELF STORAGE
70 NIELSON STREET
CITY OF WATSONVILLE, CALIFORNIA**
FOR: TED CROCKER

DATE	SCALE	SHEET NO.	DATE	SCALE	SHEET NO.
10-12-20	AS SHOWN	4	10-12-20	AS SHOWN	4
10-12-20	AS SHOWN	4	10-12-20	AS SHOWN	4
10-12-20	AS SHOWN	4	10-12-20	AS SHOWN	4
10-12-20	AS SHOWN	4	10-12-20	AS SHOWN	4
10-12-20	AS SHOWN	4	10-12-20	AS SHOWN	4
10-12-20	AS SHOWN	4	10-12-20	AS SHOWN	4
10-12-20	AS SHOWN	4	10-12-20	AS SHOWN	4
10-12-20	AS SHOWN	4	10-12-20	AS SHOWN	4
10-12-20	AS SHOWN	4	10-12-20	AS SHOWN	4

SHEET NO.
C4
OF 4 SHEETS
JOB NO.
A21010

Appendix C – Sample Certificate of Completion.

CERTIFICATE OF COMPLETION

This certificate is filed out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date			
Project Name			
Name of Project Applicant	Telephone No.		
	Fax No.		
Title	Email Address		
Company	Street Address		
City	State	Zip Code	

Project Address and Location:

Street Address	Parcel, tract or lot number, if available.		
City	Latitude/Longitude (optional)		
State	Zip Code		

Property Owner or his/her designee:

Name	Telephone No.		
	Fax No.		
Title	Email Address		
Company	Street Address		
City	State	Zip Code	

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature _____ Date _____

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency _____
2. Date the Landscape Documentation Package was approved by the local agency _____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor _____

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date
Name (print)	Telephone No.
	Fax No.
Title	Email Address
License No. or Certification No.	
Company	Street Address
City	State
	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor

PART 3. IRRIGATION SCHEDULING

Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.6.
Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.6.

WATER EFFICIENT LANDSCAPE WORKSHEET

Date: 10/6/2021 10/18/22
Project: Crocker's Lockers
Address: 70 Nielson, Watsonville
Total Planted Area (sq.ft.) 30,884

Reference Evapotranspiration (Eto): 37.7 Watsonville										
HYDRO ZONE NO.	VALVES	HYDRO ZONE DESC.	Plant Factor PF	Irig. Method	Irig. Efficiency IE	ETAF PF/IE	LDSCP AREA Square Feet	ETAF x Area	Estimated Total Water Use (Gal.)	

Regular Landscape Areas

1	1,2,9,10,12,15,17	Drip,low water,sun,shrub	0.25	Drip	0.81	0.3086	20,639	6370.06	148,894	
2	3,5,6,8	Drip,low water,shade,shrub	0.2	Drip	0.81	0.2469	3,203	790.86	18,486	
3	4,7,16	Drip,med water tree	0.5	Drip	0.81	0.6173	350	216.05	5,050	
4	11,13,14,19	Drip,med water bioret	0.5	Drip	0.81	0.6173	6,692	4130.86	96,555	
5										
6										
7										
8										
Totals							30,884	11,508	268,985	

Special Landscape Areas

						1	0			
						1				
						1				
						Totals	0			0
							ETWU Total	268,985		
							Maximum Allowed Water Allowance (MAWA)	324,847		

Non Residential ETAF for MAWA calc: 0.45 MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	11,508
Total Area	30,884
Average ETAF	0.37

All Landscape Areas

Total ETAF x Area	11,508
Total Area	30,884
Sitewide ETAF	0.37

Average total ETAF must be .45 or less for non residential

LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

1 - PROJECT INFORMATION

- a Date - 10/18/22
- b Applicant - Greg Lewis - Landscape Architect
- c Project Address - 70 Nielson St., Watsonville
- d Total Landscape Area - 30,884 sf
- e Type of project -Self Storage
- f Checklist of all documents in package - see this page
- g Contacts of Applicant - Owner - Damsa Holding Company, LLC, Monterey3252@gmail.com
- h "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"

Owner's Signature _____ Date _____

2 - WATER EFFICIENT LANDSCAPE WORKSHEETS - SEE SHEET L0

3 - SOIL MANAGEMENT REPORT

This will be done and submitted after rough grading

4 - LANDSCAPE DESIGN PLAN

See sheets L1

5 - IRRIGATION DESIGN PLAN

See sheets L3,L4

6- GRADING DESIGN PLAN

See the Grading and Drainage Plans done by Robert A. Karn & Assoc., Civil Engineer raterakengineers.com

The following items are required when the landscape construction is complete

CERTIFICATION OF COMPLETION

Project information sheet - see L0 for sample form

Certification that the landscape project has been installed per the approved Landscape Documentation Package see L0 for sample form

Irrigation Scheduling

Landscape and Irigation Maintenance Schedule

Irrigation Audit Report

Documentation verifying implementation of soil report recommendations

LANDSCAPE SHEET INDEX

L0 - LANDSCAPE DOCUMENTATION

L1 - PLANTING PLAN - 30 scale

L2 - HYDROZONE PLAN - 30 scale

L3 - IRRIGATION PLAN - 20 scale

L4 - IRRIGATION PLAN - 20 scale

L5 - PLANTING AND IRRIGATION DETAILS

L6 - PLANTING AND IRRIGATION SPECIFICATIONS

Revisions	Date
City comments	10/6/21
ADD SHEETS TO SHEET 1 STORY OUT OF SAFETY ZONE 2	10/18/22

CROCKER'S LOCKERS
SELF STORAGE





Gregory Lewis
Landscape Architect
 736 Park Way
 Santa Cruz, CA 95065
 (831) 359-0960
 lewislandscape@sbcglobal.net

CROCKER'S LOCKERS
SELF STORAGE
 70 NIELSON ST., WATSONVILLE, CA
LANDSCAPE DOCUMENTATION

Drawn By	GL
Date	10/18/22
Scale	AS NOTED
File Name	
Planning File Numbers	
Sheet Number	L0

Tree Protection Notes

Existing trees that are noted on the plans to be saved shall be protected using the following Tree Protection Measures

A. PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE. THE FENCE SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT AND SHALL BE SET SECURELY IN PLACE. THE FENCE SHALL BE CHAINLINK MATERIAL, TO ALLOW VIBILITY TO THE TRUNK FOR INSPECTIONS AND SAFETY. STEEL FENCE POSTS SHALL BE INSTALLED NO FURTHER THAN 10 FEET APART AND POUNDED INTO THE SOIL 2 FEET. THERE SHALL BE NO STORAGE OF ANY KIND WITHIN THE PROTECTIVE FENCING. WHEN FENCING NEEDS TO BE LOCATED CLOSER TO THE TRUNK THAN THE DRIP LINE, ON THE UNFENCED AREA UNDER THE DRIP LINE INSTALL 6 INCH DEEP COARSE BARK AND HEAVY DUTY, THICK PLYWOOD SHEETS FASTENED TOGETHER OR STEEL PLATES TO PROTECT THE SOIL FROM COMPACTION DUE TO CONSTRUCTION.

TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. INSTALL AS MUCH OF THE TREE PROTECTION MEASURES AS POSSIBLE PRIOR TO DEMOLITION OF EXISTING PAVING AND STRUCTURES.

B. THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. ALTERNATE GRADE LEVELS MAY BE APPROVED BY A CERTIFIED ARBORIST. IF UTILITY LINES NEED TO RUN UNDER THE CANOPY OF EXISTING TREES DO HAND DIGGING AND INSTALL THE LINES UNDER AND BETWEEN LARGE ROOTS. IF ROOTS MUST BE CUT USE SHARP TOOLS TO DO CLEAN CUTS - NOT RAGGED CUTS.

C. TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS.

D. NO SIGNS, WIRES, OR ANY OTHER OBJECT SHALL BE ATTACHED TO THE TREE.

E. ANY PRUNING REQUIRED SHALL BE SUPERVISED BY A CERTIFIED ARBORIST

Plant Notes

- 1) See sheets L5 and L6 for Landscape Details and Specifications
- 2) Exact location of plants on site to be adjusted so as to best coordinate with sprinkler head locations, lights, drainage features, and swales
- 3) Use 3 inch deep walk on bark top dress mulch in all planting areas. Bid Pro Chip dark brown mulch from. Provide optional samples and prices to owner for different types of mulch. Options should be types of mulch that don't easily blow away and hold to slopes. Avoid using "Corolla Hair" mulch if possible. The top dress mulch material is to be approved by the City and the Fire Department prior to final contract and installation. Mulch in bio retention area must be a type that does not float and plug things up. (no bio retention area in this project)
- 4) Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8" wide is 5 gal. size and any circle scaled larger is 24" box size
- 5) The plan is schematic. Don't install plants too close to edges of paving or buildings. Be sure plants are not blocking sprinkler spray excessively.
- 6) Plants are spaced to fill in and cover soil at maturity.
- 7) All landscaping shall be maintained in a live and healthy condition free of weeds. See Irrigation Plan in construction drawings for notes for other minimal required maintenance.
- 8) Locate trees at least 10 feet from sewer laterals and street lights and at least 5 feet from water laterals, gas laterals, fire hydrant, driveway aprons, and telephone/cable/electrical junction boxes and bollard lights.
- 9) As soon as is practical and you know the soil that will be used in the landscape areas, do a soil fertility test to determine soil fertilizer and preparation. See Landscape Specifications for Soil Fertility Test requirements. Give the soil lab a copy of the plant list so they can determine the best soil preparation for the particular plants and any plants that might have problems. Soil amendment recommendation should include soil prep. for plant pits only in locations under existing tree canopies where there will be no filling of soil amendments into all of the soil so that the existing tree roots will not be damaged.
- 10) The landscape has been designed to meet the requirements of the State Water Efficient Landscape Ordinance. Most of the plants are rated low water use.
- 11) Ask the owner if he wants an estimate to install high quality permeable weed cloth in all planting areas except bio retention areas.

Plant Legend

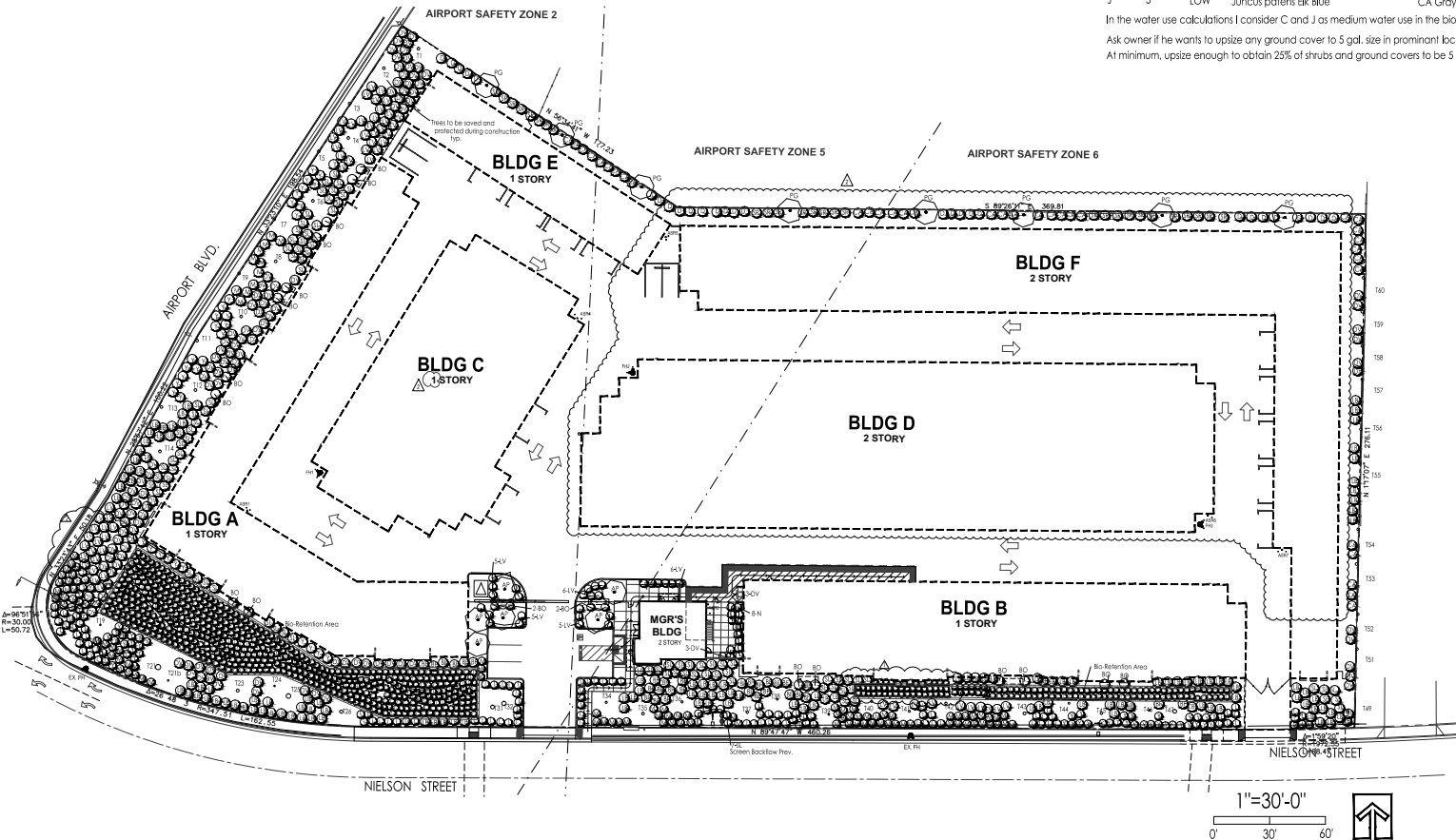
KEY	SIZE	WATER RATING	BOTANICAL NAME	COMMON NAME
TREES				
PG	15	MED	Podocarpus gracilar	Fern Pine
SHRUBS				
AP	5 or 15	MED	Apple - dwarf or semi dwarf	Fruit
DV	5	LOW	Dietes iridoides variegata	Fortnight Lily
BO	5	LOW	Bougainvillea Barbara Karst (vine)	Train on Lattice
LV	5	LOW	Lomandra Platinum	
N	5	LOW	Nandina Gulf Stream	Heavenly Bamboo
I	5	LOW	Iris douglasiana Canyon Snow	Native Iris
GROUND COVER				
SR	1	LOW	Sarcococca ruscifolia	Sweet Box
D	1	LOW	Dietes iridoides	Fortnight Lily
CA	1	LOW	Crassula ovata	Jade Plant
SL	1	LOW	Salvia leucantha Santa Barbara	Mexican Sage
LB	1	LOW	Lomandra Breeze	
LP	1	LOW	Limonium peralt	Sea Statice
Y	1	LOW	Lantana Spreading Sunshine	Low Yellow Lantana
M	1	LOW	Lantana montevidensis purple	Low Purple Lantana
BIO-RETENTION AREAS				
C	5	LOW	Chondropetalum tectorum	Small Cape Rush
J	5	LOW	Juncus patens Elk Blue	CA Gray Rush

A min. 25% of all shrubs and ground covers need to be 5 gal. size

In the water use calculations I consider C and J as medium water use in the bio retention areas

Ask owner if he wants to upsize any ground cover to 5 gal. size in prominent locations

At minimum, upsize enough to obtain 25% of shrubs and ground covers to be 5 gal. size



Revisions	Date
City comments	10/6/21
ADJUSTMENTS TO SHEET 2 STORY OUT OF SAFETY ZONE	10/18/22

CROCKER'S LOCKERS
SELF STORAGE

Gregory Lewis
Landscape Architect
 736 Park Way
 Santa Cruz, CA 95065
 (831) 359-0960
 lewislandscape@sbcglobal.net

CROCKER'S LOCKERS
SELF STORAGE
 70 NIELSON ST., WATSONVILLE, CA

HYDROZONE PLAN

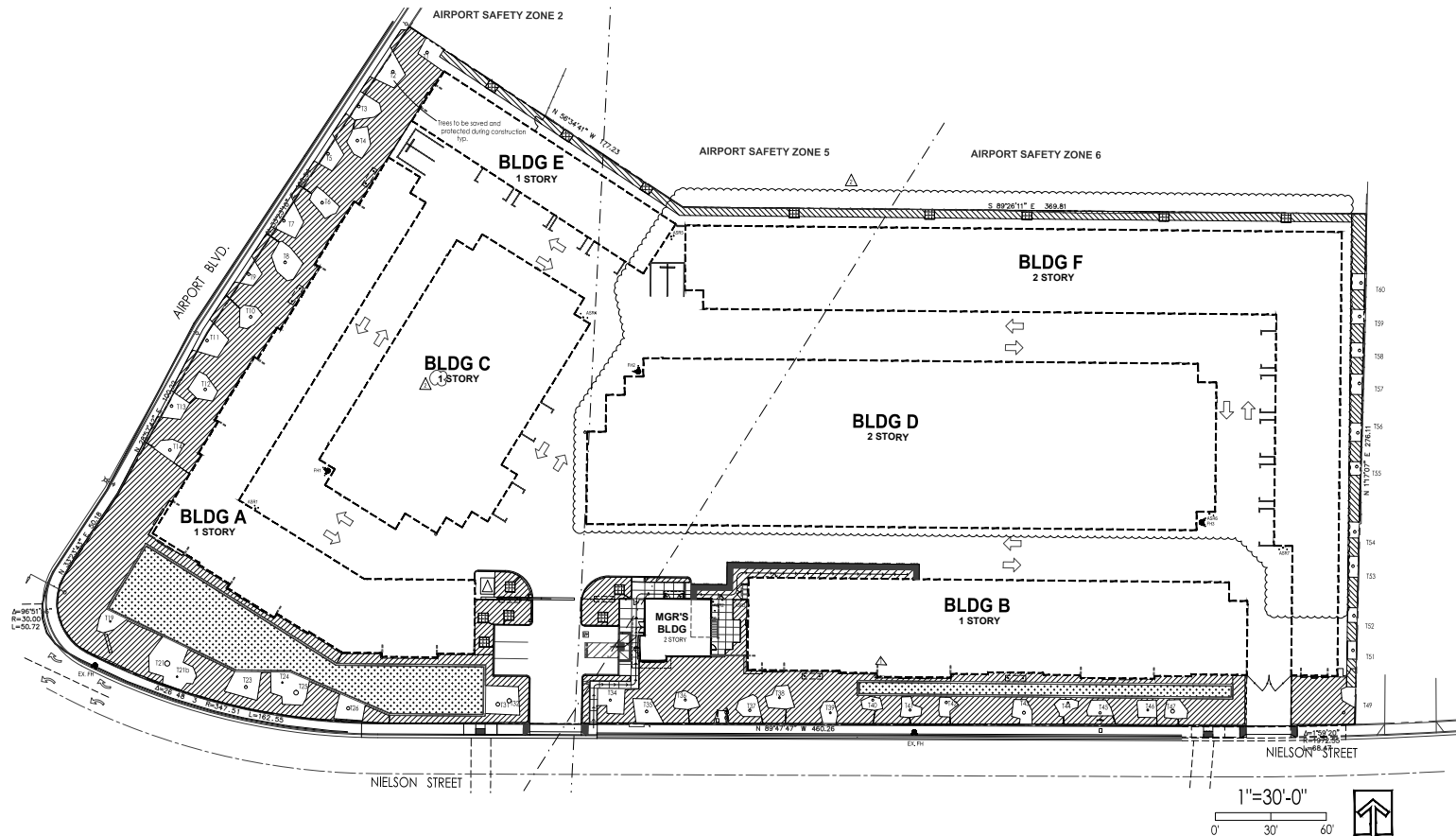
Drawn By GL
Date 10/18/22
Scale AS NOTED
File Name
Planning File Numbers
Sheet Number L2

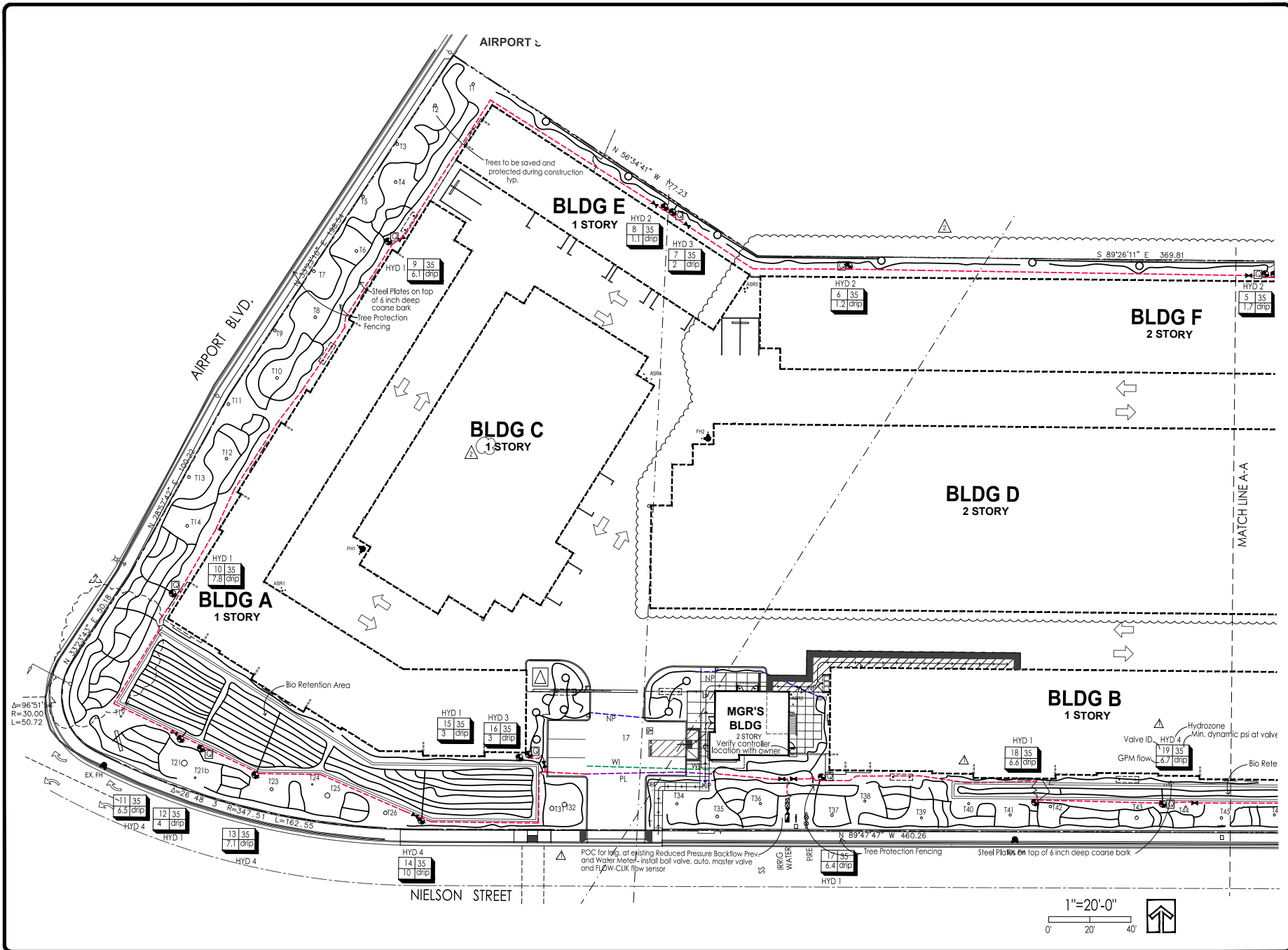
Hydrozone Summary

HYDROZONE	VALVES	IRRIG. METHOD	AREA sq. ft.	% of LANDSCAPE AREA
1 Low water shrub	1,2,9,10,12,15,17	Drip	20,639	67%
2 Low water shrub shade	3,5,6,8	Drip	3,003	10%
3 Med water trees	4,7,16	Drip	350	1%
4 Med Water Bio retention	11,13,14,19	Drip	6,892	22%
TOTAL			30,884	100%

Summary by Hydrozone	Area [sq. ft.]	% of Landscape Area
High Water Use	0	0%
Moderate Water Use	7,042	23%
Low Water Use	23,842	77%
TOTAL	30,884	100%

THERE IS A TOTAL OF 31,142 sf of NEW PLANTING AND IRRIGATION





Revisions	Date
City comments	10/6/21
ADJUSTMENTS TO SHEET 1	10/18/22
STORY OUT OF SAFETY ZONE 2	

CROCKER'S LOCKERS SELF STORAGE

Gregory Lewis Landscape Architect

736 Park Way
Santa Cruz, CA 95065
(831) 359-0960
lewislandscape@sbcglobal.net

CROCKER'S LOCKERS SELF STORAGE

70 NELSON ST., WATSONVILLE, CA

IRRIGATION PLAN

Drawn By	GL
Date	10/18/22
Scale	AS NOTED
File Name	
Planning File Numbers	
Sheet Number	L3

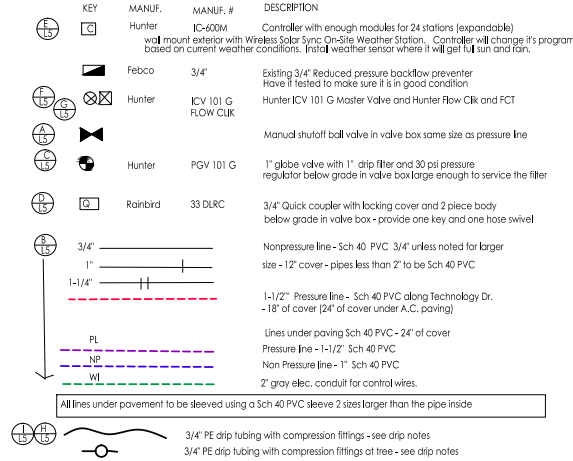
Drip Irrigation Notes

- 1) Secure larger 3/4" drip tubing 1" below grade with 7" or 11" U-shaped stakes 3 feet on center or closer so that the tubing can be found easily but does not show if the mulch gets brushed away. Cover tubing with soil and mulch and install manual flush valves at ends of tubing and mark them so they can be found easily.
- 2) RUN TUBING ON TOP OF OR RIGHT NEXT TO ROOTBALLS OF PLANTS to minimize length of smaller 1/4" tubing. Secure emitters on 3/4" tubing at plant root balls. When necessary run SHORT lengths of 1/4" tubing from emitters to plant root balls (most 2" tubing will be 12" or less). Install stakes on 1/4" tubing at 12" on center and cover tubing with 1" of soil plus mulch.
- 3) As the plant and plant rootball increase in size, the locations of the emitters may need to be adjusted so they are evenly spaced over the rootball.
- 4) Install pressure compensating emitters (with minimal difference in flow between 10 PSI and 40 PSI) at each plant on root ball (not right at stem). Use Agrifilm PC Plus (pressure compensating emitters). Use the ones that 1/4" tubing can be connected to. Other emitters may have a higher discharge rate at startup requiring larger pipe sizes.

Emitter schedule:

- Two 1 GPH emitters at small ground covers and shrubs (eventual size) M,Y,L,P
- Three 1 GPH emitters at medium shrubs C,J,I,B,S,C,A,D,S,R,N,L,V,S,O,D,V
- Four 1 GPH emitters at large shrubs AP
- With shrubs that have multiple emitters, put some at edge of root ball (not right on stem) and some out under future canopy. Space emitters evenly in future root zone area.
- Trees have five 1 GPH emitters at root ball and 15 additional 1 GPH emitters under future canopy of tree at 2x2' grid spacing

Irrigation Legend



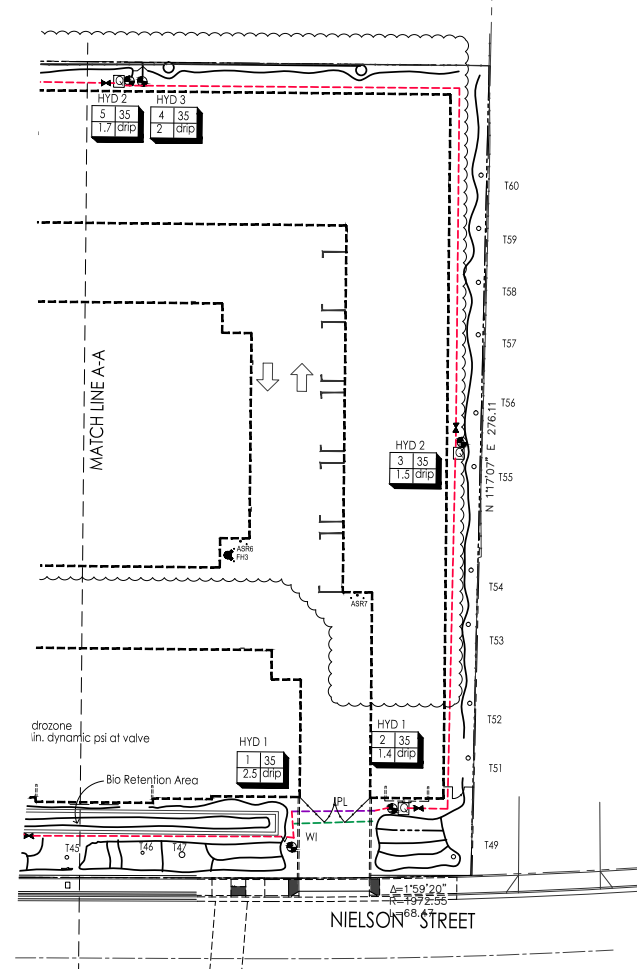
Irrigation Notes

- 1) See sheet L5 and L6 for Landscape Details and Specifications
- 2) This system is designed to operate with minimum 10 GPM at minimum 40 p.s.i. at the point of connection. If this condition is not met contact the Landscape Architect for possible redesign. If pressure exceeds 75 psi at point of connection install a Wilkins 600 1" pressure regulator.
- 3) Detector tape should be installed with any pressure lines not buried in the same trench with control wires and with any lines of any kind under paving not in a trench with control wires.
- 4) All valve groupings provide a threaded capped pressure line stubout so it is easy to add additional valves later. Run a few extra wires to these locations from the controller.
- 5) Electric controllers should be set to water between 6:00 PM and 10:00 a.m. to avoid watering during times of higher wind or temperature and programmed with repeat cycles to avoid runoff. This is not as important for drip that is not affected by the wind. Set irrigation schedule according to plants' water needs.
- 6) Run 2 extra control wires from the controller to the far end of each leg and to the furthest hose bib, coming up at each valve with some extra wire along the way so valves could be added if necessary in the future. - does not apply in this case because valves are all in one place
- 7) The routing of sprinkler lines is schematic on the plan. Do not put valves too close to trees. Stay 6" to 10" away if possible. Do not put pressure lines under trees. Install line in planting areas instead of under paving whenever possible.
- 8) The contractor is to include an additional separate cost for an Irrigation Audit by a certified irrigation auditor just in case it is required. The water audit should include irrigation schedules for when the plants are first starting and needing more water and a schedule for when they are more established and need less water.
- 9) Provide a hydrozone summary and a color coded reduced plan showing which areas are irrigated by which valves to put in the controller box
- 10) Install the Sdr Sync weather sensor where it will receive full sun and rain.
- 11) Install a automatic master valve close to the backflow preventer that comes on when it is time to irrigate and turns off after irrigation so that the lines are not always pressurized and a broken valve will not leak all the time. Also install a Hunter Flow CLK and FCT Sensor to detect breaks in the system and shut it off until it can be fixed.
- 12) Install sufficient check valves to keep excess water from draining out of the system when it is shut off that would result in wasted water.
- 13) If an irrigation water audit is required the Landscape Contractor is to include the cost in his bid along with the cost to correct anything the irrigation water auditor requires.
- 14) Notify the Landscape Architect at least a week prior to landscape construction. The city might require construction observation.

I have complied with the criteria of the WELO ordinance and applied them accordingly for the efficient use of water in the irrigation system

Greg Lewis - Landscape Architect 10/18/22

Greg Lewis



1"=20'-0"



Revisions	Date
City comments	10/6/21
REVISIONS TO SHEET 1	10/18/22
STORY OUT OF SAFETY ZONE 2	

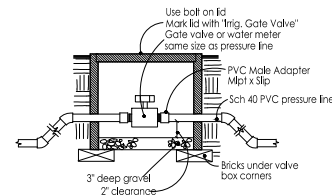
CROCKER'S LOCKERS SELF STORAGE

Gregory Lewis Landscape Architect
 736 Park Way
 Santa Cruz, CA 95065
 (831) 359-0960
 lewislandscape@sbcglobal.net

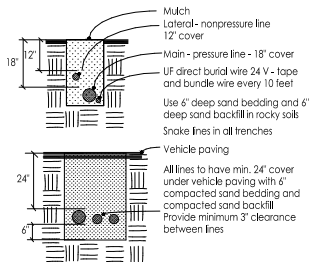
CROCKER'S LOCKERS SELF STORAGE
 70 NELSON ST., WATSONVILLE, CA

IRRIGATION PLAN

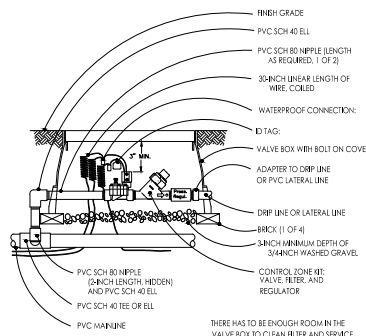
Drawn By
 GL
 Date
 10/18/22
 Scale
 AS NOTED
 File Name
 Planning File Numbers
 Sheet Number
L4



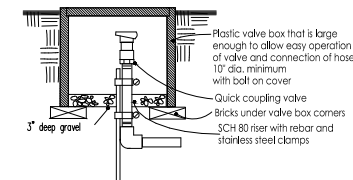
Manual Gate Valve
No Scale



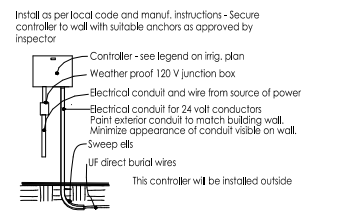
Trenches/Lines
No Scale



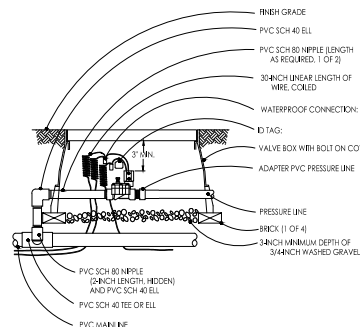
Remote Control Globe Valve, Filter and Pressure Regulator
No Scale



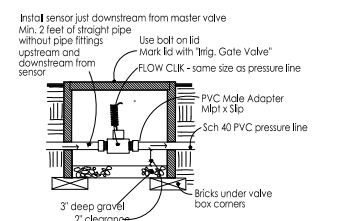
Quick Coupling Valve
Below Grade
No Scale



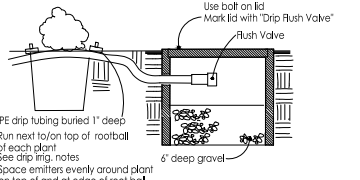
Wall Mount Controller
No Scale



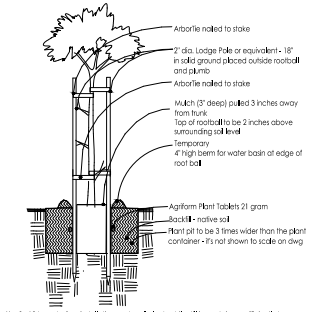
Remote Control Master Valve
No Scale



FLOW-CLK Sensor
No Scale

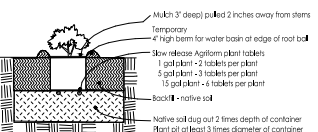


Drip Emitter and Flush Valve
No Scale



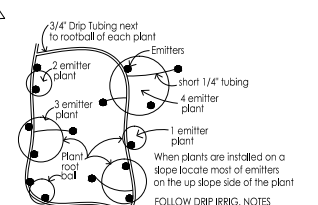
- 1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls.
- 2) Dig hole at least 2" less deep than the container and 3 times wider than the diameter of the container the plants were delivered in.
- 3) Gauge holes in the side of the plant pit - 2 holes per sq. ft. of wall surface.
- 4) Remove rootball carefully from container with support from below. Sever any circling roots (0.6 in. or greater) with sharp knife. Do not pull root apart. The severing of large roots will encourage new roots of the cuts. Install enough backfill under root ball to top of rootball ends up 2" above grade of surrounding soil when it settles. Install some of fertilizer packets under rootball.
- 5) Fill around rootball with backfill mix to 1/2 in height and pack soil as you fill with shovel handle or feet being careful not to dislodge root ball.
- 6) Put Agriform Plant Tablet fertilizer at this level adjacent to rootball and at bottom of hole (3 tablets per 15 gal. or 5 tablets per 1 inch of caliper width. Fill the remainder of the hole with backfill and pack it).
- 7) Water tree thoroughly by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet.
- 8) Install stakes such that the stakes and the tree legs won't damage the tree and the stakes won't lean toward each other. Cut off tops of stakes if necessary to lower below branches that could be rubbed by stakes. Install stakes so they are straight up and don't lean in to each other.

Tree Planting
No Scale



- 1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls.
- 2) Dig the plant hole at least 3 times the dia. and 3 times the depth of the plant container.
- 3) Replace the mulch in bottom half of hole and walk on it. The level of it should be such that when the plant is installed and settled it will be slightly above grade of existing soil. Fill hole with water.
- 4) Remove rootball carefully from container by tapping out, not pulling out by the stem. Scarcely rootball walk in 3 vertical cuts and bottom to 1/2" deep, or by cutting roots of 1/2" or larger with shears. Do not pull roots apart.
- 5) Install fertilizer packets under rootball of plant. Set rootball on prepared surface and shake to 1/2 the depth, tamping soil around rootball. Fill hole with water.
- 6) Fill the remainder of the hole with backfill and pack it but do not tamp rootball.
- 7) Make the water basin.
- 8) Water shrub thoroughly within 1 hour of planting by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet.
- 9) Install mulch.

Shrub Planting
No Scale



Drip Emitter Placement of Shrubs/
No Scale

Revisions	Date
City comments	10/6/21
Adjustments to DWG 1 STORY OUT OF SAFETY ZONE 2	10/18/22

CROCKER'S LOCKERS SELF STORAGE



Gregory Lewis Landscape Architect
736 Park Way
Santa Cruz, CA 95065
(831) 359-0960
lewislandscape@sbcglobal.net

CROCKER'S LOCKERS SELF STORAGE
70 NELSON ST., WATSONVILLE, CA
LANDSCAPE DETAILS

Drawn by
Date
10/18/22
Scale
AS NOTED
File Name
Planning File Numbers

Sheet Number
L5

GENERAL CONDITIONS – SOIL PREPARATION, PLANTING, AND IRRIGATION

1.1. QUALITY ASSURANCE:

- Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this section.
- It is the Contractor's responsibility to verify all information contained in the plans and specifications and to notify the Architect of any discrepancy prior to ordering products or commencing with the work.
- Check and verify dimensions, reporting any variations to the Architect before proceeding with the work.

1.2. CONTRACTOR COORDINATION:

- It is the responsibility of the Landscape Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc., and to coordinate work with the General Contractor.

1.3. DIMENSIONS AND SCALE:

- Dimensions are to take precedence over scale at all times. Large scale details are to take precedence over those of small scale. Dimensions shown on plans shall be adhered to insofar as it is possible, and no deviation from such dimensions shall be made except with the consent of the Architect. The Contractor shall verify all dimensions at the site and shall be solely responsible for same or deviations from same.

1.4. LAWS AND REGULATIONS:

- The Contractor shall conform to and abide by all city, county, state and federal building, labor and sanitary laws, ordinances, rules, and regulations.

1.5. LICENSES AND PERMITS:

- The Contractor shall give all notices and procure and pay for all permits and licenses that may be required to complete the work.

1.6. SUBMITTALS:

- Any product substitutions shall be requested in writing. The Landscape Architect must approve or refuse any substitutions in writing. Lack of written approval will mean the substitution is not approved. Any difference in cost to the Contractor of a less expensive substitution shall be credited to the Owner's account.

1.7. PRODUCT SUBSTITUTIONS:

- Any product substitutions shall be requested in writing. The Landscape Architect must approve or refuse any substitutions in writing. Lack of written approval will mean the substitution is not approved. Any difference in cost to the Contractor of a less expensive substitution shall be credited to the Owner's account.

1.8. ERRORS AND OMISSIONS:

- The Contractor shall not take advantage of any unintentional error or omission in the drawings or specifications. He will be expected to furnish all necessary materials and labor that are necessary to make a complete job to the true intent and meaning of these specifications. Should there be discrepancies in the drawings or specifications, the contractor shall immediately call the attention of the Architect to same and shall receive the complete instructions in writing.

1.9. INSPECTIONS/REVIEWS/DEFINITION:

- Inspection or observation as used in these specifications means visual observation of materials, equipment, or construction work on an intermittent basis to determine that the work is in substantial conformance with the contract documents and the design intent. Such inspection or observation does not constitute acceptance of the work nor shall it be construed to relieve the contractor in any way from his responsibility for the means and methods of construction or for safety on the construction site. Inspection or observation will be done by the Landscape Architect only if requested by the owner in writing. This service will require a written contract for additional fees.

LANDSCAPE IRRIGATION

PART 1 – GENERAL

1.1. WORK INCLUDED:

- The work includes but is not necessarily limited to the furnishing of all materials, equipments, and labor required to install a complete irrigation system.

1.2. GUARANTEE:

- The entire sprinkler system shall be guaranteed by the Contractor in writing to be free from defects in material and workmanship for a period of one year from acceptance of the work. The guarantee shall include repair of any trench settlement occurring within the guarantee period, including related damage to paving, landscaping, or improvements of any kind.

1.3. REVIEWS:

- Request the following reviews prior to progressing with the work: (1) Layout of system (2) Depth of lines prior to backfilling (3) Coverage adjustment of all heads, valve boxes and operation of system.

1.4. WATER PRESSURE:

- Verify the abundance of the minimum acceptable volume of water at the minimum acceptable dynamic pressure as per plan at the point of connection at the earliest opportunity, reporting insufficient volume and/or pressure to the Landscape Architect. Contractor is responsible for cost of installation of pressure regulator if pressure exceeds 80 psi.

1.5. UTILITIES:

- Verify the location of all existing utilities and services in the line of work before excavating. Take all precautionary measures necessary to avoid damaging

1.6. ELECTRICAL CONNECTION:

- Verify abundance of 110 Volt 20 Amp. circuit for irrigation controller (by others) at location noted on plan for installation of controller.

PART 2 – PRODUCTS

2.1. PIPE:

- Plastic pipe is to be polyvinyl chloride, marked 1120–1220, and bearing the seal of the National Sanitation Foundation. Use Schedule 40 polyvinyl chloride, type I–II fittings bearing the seal of the National Sanitation Foundation, and complying with ASTM D2466 for pressure line and dies for any water lines under asphalt paving. Use Sch 40 PVC for lateral lines in planting areas unless stronger pipe is specified in the irrigation legend. For joining, use a solvent complying with ASTM D2466 and using products of the approved pipe. Pipe is to be continuously and permanently marked with the manufacturer's name, pipe size, schedule number, type of material, and code number.
- Gvanized steel pipe is to comply with ASTM A120 or ASTM A53, galvanized, Schedule 40, threaded, coupled, and hot-dip galvanized. Use 100 lb. steel galvanized malleable iron, bonded pattern fittings. Wrap all galvanized pipe below grade with 2" wide, 10 mil. plastic wrapping tape (#50 Scotch wrap or equal).
- C/Dip tubing is to be as noted on plans. Use approved fittings.

2.2. CONTROL WIRE:

- Use type UF direct burial wire minimum size #14, copper, UL approved for irrigation control use for runs of 1000 feet or less. For longer runs consult with Landscape Architect. Use 3M DBY Direct Bury Wire Splice Kits or dry splice type wire connectors at splices. No underground splices will be allowed without a splice box.

2.3. OTHER MATERIALS:

- Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

PART 3 – EXECUTION

3.1. SURFACE CONDITIONS:

- Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.2. EXCAVATION:

- The trench may be excavated either by hand or machine, but shall not be wider than is necessary to lay the pipes. Care should be taken to avoid damage to existing water lines, utility lines, and roots of plants to be saved.
- Minimum depth of cover for buried pipelines shall be: (1) Eighteen (18) inches for mains pressure piping. (2) Eighteen (18) inches for 24 volt wiring from controllers to remote control valves. (3) Twelve (12) inches for lateral distribution lines. (4) Twenty-four (24) inches, minimum cover, with 6" sand bedding and 6" sand cover for any pipe or wire above A.C. piping.
- Under existing paving, piping may be installed by jacking, boring, or hydraulic driving except that no hydraulic driving will be permitted under asphalt concrete pavement (moat pipes and sewers under A.C. paving only) to be installed prior to installation of the paving). Where cutting or breaking of existing pavement is necessary, secure permission from the Architect before cutting or breaking the pavement, and then make necessary repairs and replacements to the approval of the Architect and at no additional cost to the Owner.

3.3. INSTALLATION OF PIPE:

- Handling and assembly of pipe, fittings, and accessories shall be by skilled tradesmen using methods and tools approved by the manufacturers of the pipe and equipment and exercising care to prevent damage to the materials or equipment.
- Metal pipe threads shall be sound, clean, and, to steel to full inside diameter. Threaded joints shall be made up with the best quality pure joint compound carefully and smoothly applied to the male threads only throughout the system.
- On plastic threaded connections use the sealer recommended by the manufacturer of the plastic valve or fitting. Do not use paste water products on plastic valves. Tighten plastic threaded connections with light wrench pressure only.
- Connections and controls shall be functionally as shown on the drawings, but physically shall be the most direct and convenient method while imposing the least hydraulic friction. Install lines in planting areas whenever possible.
- Thread male PVC connections into metal female connections rather than the opposite.

- Interior of pipe fittings, and accessories shall be kept clean at all times, and all openings in piping runs shall be closed at the end of each day's work or otherwise as necessary to prevent the entry of foreign materials. Bending of galvanized steel pipe will not be permitted. Install plastic pipe with the markings turned up to be seen from above until the pipe is buried. "Sand" the pipe in the trenches so that there will be a small amount of excess length in the line to compensate for contraction and expansion of the pipe.
- Place backfill in 6" layers such that there will be no settling. The top 6" of soil is to be the top soil and soil amendment mixture. All backfill shall be free of rock and debris. Test pipe for leaks prior to backfilling joints. Obtain approval of the owner's representative before backfilling joints.

3.4. INSTALLATION OF EQUIPMENT:

- Flush lines clean prior to installation of valves, sprinkler heads, or hose bibs. Initial valves, sprinkler heads, controllers, backflow preventers, hose bibs, and other equipment as per the Irrigation Plan and details.

3.5. ELECTRICAL WORK:

- The live voltage work shall consist of connecting the controller to the nearest available 115 volt supply. The live voltage connection shall be in conduit, in accordance with local electrical code. Controllers mounted inside buildings can be plugged into outlets. The live voltage work shall include all necessary wiring from the controller to the automatic sprinkler valves, installed in accordance with the manufacturer's recommendations. A loop of extra wire, a minimum of eighteen (18) inches long shall be provided for each automatic valve. Appropriate wire tags shall be provided throughout the system to assure that no wiring will be under stress.
- All splices and connections on the 24 volt system shall be made using 3M DBY Direct Bury Splice Kits, Rohn first Fertilite connector, or equal.
- Wiring, wherever possible, shall be placed in the same trench with, and alongside of, the irrigation mains water line. Tape and bundle wire every ten feet. All wiring placed under paving shall be put in adequately sized 4x4 PVC pipe sleeves prior to pouring concrete.
- D. Wire for 24 volt control lines shall be size #14 UF direct burial irrigation wire. Unless noted differently on the plan, common grounds shall be white, size #14 UF direct burial wire. For wire runs over 1000 feet consult with Landscape Architect for wire size. Under no circumstances, on multiple controller installations, will a single common ground, shared by each controller, be permitted. Each controller shall have its own separate common ground wire.

3.6. TESTING:

- All testing shall be done in the presence of the Owner's Representative. Center-line all pipelines with clean soil approximately every four feet to resist hydraulic pressures, but leave fittings exposed for inspection. Piping under points shall be tested before pouring in place. Install a 1 to 10 P.S.I. gauge on lines to be tested. All valves above on Plans shall be in place and shall be in the closed position. Mains shall be tested at 100 P.S.I., and laterals at 65 P.S.I. If available static water pressure is under 100 P.S.I., provide suitable pumps for testing. Fill pipelines slowly to avoid pipe damage, and bleed all air from lines as they are being filled. After closing valve of water source, mains shall hold 100 P.S.I. gauge pressure for two hours with no leaks. Laterals are expected to show minor seepage at multiple joint assemblies. Major leaks are not acceptable. Laterals shall be tested for one hour at 65 P.S.I., solely to reveal any piping or assembly flaws. The laterals are not expected to hold gauge pressure. For testing laterals, cap flares or turn adjusting screws on nozzles to the "off" position, as appropriate. Read all flow differences in mains or laterals, then repeat laterals on each phase as outlined in presence of the Landscape Architect until all lines have been approved. Provide required testing equipment and personnel.

3.7. SYSTEM ADJUSTMENT:

- The entire sprinkler system shall be properly adjusted before final acceptance. Adjustments shall include but not necessarily be limited to: (1) Adjustment of arc and distance control devices on sprinklers, including changing nozzle sizes if necessary to assure proper coverage of planted areas. (2) Reallocation or addition of sprinkler heads if necessary to properly cover planted areas, without causing excessive water to be thrown onto buildings, walks, paving, etc. (3) Throttling of automatic valves as necessary to operate sprinklers at manufacturer's recommended pressure. (4) Adjustment and testing of all automatic control devices to assure their proper function, both automatically and manually. (5) Installation of pop-up heads anywhere there is a chance of pedestrians or vehicles hitting heads even if pop-ups are not shown on the plan. (6) Installation of check valves to keep sprinkler head drainage from ending landscape areas, wasting water, or creating soggy spots in the landscaping.

3.8. AS-BUILT DRAWINGS AND INSTRUCTIONS:

- Regularly update a print of the system noting any changes which are made by dimensions features below grade from surface features with at least two dimensions. Prior to final approval, give the Owner 2 copies of clean blueprints for review to show changes during construction. The most important features to mark on the plan are valves, pressure lines, wires, and hose bibs.

- After the system has been completed, inspected, and approved, instruct the owner in maintenance practices for the operation and maintenance of the system. Give the Owner completed warranty cards for the irrigation equipment and keep to controllers and hose bibs.

SOIL PREPARATION AND PLANTING

PART 1 – GENERAL:

1.1. DESCRIPTION:

- The work includes, but is not necessarily limited to, the furnishing of all materials, equipment, and labor required to do the installation and complete placement of topsoil, the grading, soil conditioning, and planting.

1.2. QUALITY ASSURANCE:

- Plant identification and Quality
- Plants are to be true to name, and with all of each bundle or lot tagged with the name of the plants to be accepted by a practice or association of the American Association of Nurserymen. In all cases, botanical names take precedence over common names.
- Plants shall be vigorous, of normal growth habit, free from diseases, insects, eggs, larvae, excessive distortions, sun scalds, or other objectionable disfigurements, and shall conform to the standards as outlined by the California Association of Nurserymen. Tree trunks shall be sturdy and well "hardened" off. All plants shall have normal well developed branch system and vigorous, flexure root systems which are not root bound. Ground cover plants (rooted cuttings) shall have well developed root systems and be kept moist prior to and during installation. Plants shall be nursery grown and of size indicated on drawings. All plants not conforming to these requirements will be considered defective, removed from the site and replaced with acceptable new plants at the Contractor's expense.
- Sod shall have a well developed root system. Yellowing, brown, discolored, dried, or pest infested sod shall be rejected. Sod is to be cleanly mowed within 72 hours of delivery to the site. Sod is to be delivered to the site within 24 hours after being harvested and installed immediately after being delivered. Sod shall not be stored on the site overnight. Any sod delivered to the site that cannot be installed the same day shall be removed and not used on the site.
- Ground cover is to have well developed roots and foliage. It is to be grown in and delivered to the site in flats.

1.3. SUBMITTALS:

- Provide the results of lab tests done on representative samples of existing soils and imported soils to be used for the top 12" or more of landscape area. Tests are to be done by a reputable lab (i.e., Perry Lab, Watsonville or Santa Clara Soil and Plant Lab). Samples to be tested are to be collected by lab personnel. Soil samples are to be tested for:
 - Particle size distribution (dry, air, etc.)
 - Aggravated alkalinity including any excess problem; i.e., sodicity (calcium, magnesium), boron, sodium, pH level.
 - Fertility – amounts of available nitrogen, potassium, phosphorus, iron, magnesium, copper, zinc, and boron.
 - Chemicals and/or poisons that would hinder plant growth. The owner is to decide if tests for poisons will be done since there is a small chance that any soil and the cost of testing for poisons is expensive and difficult.
- Interpretation of the test results and their effect on plant performance done by the lab staff or an approved horticultural consultant shall be included in the report. The Owner is responsible for the cost of initial testing and for any additional chemicals and amendments that are required that are not directly included in the Specifications or Drawings. Soils tests must be done as soon as possible and prior to ordering or installing soil amendments or plant materials. Plant selections and soil amendment specifications are subject to change depending on the results of the soil tests.
- If bidding is done prior to soil fertility tests, bid 6 cu yds. of fertilized topsoil and 16 lbs. of 12-12-12 fertilizer per 1000 sq. ft. filled or dug into the top 6" to 8" of soil in all planting areas for bidding purposes only. Review bid when results of soil fertility tests are obtained.

1.4. GUARANTEE:

- Trees shall be guaranteed 1 year – all other plant material 120 days following final acceptance. Any plant material needing replacement because of weakness or probability of dying will be replaced with material of similar type and size to that of the surrounding area. The replacement plants will have the same guarantee as the original plants and trees, starting the day of their replacement. The Contractor is not responsible for losses due to vandalism if he has taken reasonable measures for protection of the plants.

1.5. PRODUCT HANDLING:

- Protect plants before and during installation, maintaining them in a healthy condition. Application(s) of anti-desiccant may be required to minimize damage. The Contractor is responsible for vandalism, theft, or damage to plant material until commencement of the maintenance period.

1.6. REVIEWS:

- Request the following reviews by the Owner's Representative at least three (3) days in advance (in writing): (1) Rough grading (of landscape area) (2) Soil test (3) Verification of incorporation depths (4) Finish grade (5) Plant material quality approval (6) Plant material layout (7) Plant pit sizes (prior to planting plants) (8) Preliminary inspection (9) Final Inspection (5 day advance notice required)

PART 2 – PRODUCTS

2.1. TOPSOIL:

- Native topsoil or Import landscape soil

2.2. NATIVE TOPSOIL:

- Native soil on site without addition of subsoil, free from rocks over two cubic inches, debris, and other deleterious material. Native topsoil is to be stripped, stockpiled, and reinstalled.

2.3. IMPORT LANDSCAPE SOIL:

- Import landscape soil must be tested and meet the following specification:

TEXTURE	PERCENT PASSING SIEVE
Sandy loam to loam	
25.4 mm (1")	85 – 100
9.51 mm (3/8")	85 – 100
53 Micron (210 mesh)	10 – 30

2.4. CHEMISTRY – SUITABILITY CONSIDERATIONS:

- Saltinity: Saturation Extract Conductivity (ECe x 103 > 2.5 degree C.) Less than 4.0
- Sodium: Sodium Adsorption Ratio (SAR) Less than 9.0
- Boron: Saturation Extract Concentration Less than 1.0 PPM
- Reaction: pH of Saturated Paste: 5.5 – 7.5
- Line: Less than 3% by weight

2.5. PESTS:

- The population of any single species of plant pathogenic nematode: fewer than 500 per pint of soil.
- ORGANIC MATTER
- Soil is to have 5% to 10% organic matter at below 18 inches in depth. Soil is to have less than 30% organic matter at 0 to 18 inches in depth. Organic matter to be less than 1% d. Do not use mushroom compost. No noxious weeds are allowed.
- FERTILITY CONSIDERATIONS:
 - Soil is to contain sufficient quantities of available nitrogen, phosphorus, potassium, calcium, and magnesium to support normal plant growth. In the event of nutrient inadequacies, preblends shall be made to add required materials to overcome inadequacies prior to planting.
- COMPACT
- Compact the soil enough so it doesn't settle more when walked on and not significantly over time where the flow of subgrade will be affected or soil needs to be added. Don't over compact or work when it has too much moisture. Dig bottom layer of Import soil into existing soil. Compact & re-soil lifts.

2.6. ORGANIC SOIL AMENDMENT:

- Reduced sodicity, 0–1/4" in diameter, that is nitrogen abating by the supplier, and contains a wetting agent. Also see note on planting plan.

2.7. ORGANIC MULCH:

- See Planting Plan and Details.

2.8. PLANTER SOIL MIX:

- See Planting Plan and Details.

2.9. BACKFILL FOR PLANT PITS:

- For native soils with 50% or more of clay content – 75% topsoil and 25% organic amendment thoroughly mixed and incorporated together with no topsoil clods larger than 1/2" diameter. In heavy clay soils or other soils with large clods it may be mixing the backfill in a stockpile at the site or at the supplier. For soils with less clay content amend only the top 6" of the plant pit backfill as per the soils lab recommendations.

2.10. FERTILIZER:

- Fertilizer needs and amounts will be based on the results of the soil test
- Soil lawn areas (there is no lawn on the plan)

2.11. PLANT MATERIAL SUBSTITUTES:

- Substitutes will not be permitted except when proof is submitted that plants specified are not available and then only upon approval of the Landscape Architect and Owner.

2.12. OTHER MATERIALS:

- Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Landscape Architect.

PART 3 – EXECUTION

3.1. SURFACE CONDITIONS:

- Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.
- Need and Debris Removal – All ground areas to be planted shall be cleared of all weeds and debris prior to any soil preparation or grading work. Weeds and debris shall be disposed of off the site.

- Contaminated Soil – Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint, or other construction debris. Bring such areas to the attention of the Owner's Representative and do not proceed until the contaminated soil is removed and replaced.
- Moisture Content – Soil shall not be worked when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied, if necessary, to bring soil to an optimum moisture content for tilling and planting.

3.2. ROUGH GRADING AND TOPSOIL PLACEMENT:

- Request a review by the Owner's Representative to verify specified limits and grades of work completed to date before starting soil preparation work. Place topsoil as required to obtain an 12" minimum depth of topsoil or as noted otherwise on the Plans. (Topsoil may already exist in the planting areas). Integrate topsoil layer into subsoil or existing compacted topsoil layer by ripping. Complete rough grading as necessary to round top and toe of all slopes, providing naturalized contouring to integrate newly graded area with the existing topography. Verify that rough grading is completed in accordance with civil engineering drawings and/or any landscape grading drawings. Break through any compacted layers of subgrade material (sometimes left from building or paving pad compacted) that will not allow water in planting areas to percolate through, causing a boggy, over saturated soil condition. You may have to use a backhoe or rotabrothers to break up and turn soil to a minimum depth of 12". If proposed plantings are in areas of existing paving or basecoat, remove at least 12" of material and bring it up to grade required by grading plan. Rough grading in planting areas is to be such that when amendment is incorporated and the mulch is installed, the grade will be +/- 1" to finish grade.
- Soil Preparation: (1) Distribute soil (organic) amendment and fertilizer in the amounts recommended by the soils lab over all planting areas unless noted otherwise on the Plans. (2) Rip and/or till the amendment and fertilizer into the top 6" to 8" of soil until all amendments are thoroughly mixed in. Hand work may be necessary to mechanical equipment. (3) Moisture to uniform depth for settlement and regrade to establish elevations and slopes indicated on Drawings.

3.3. FINISH GRADING:

- The Contractor shall make himself familiar with the site and grading plans and do finished grading in conformance with all Plans and as herein specified.
- Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given, or between points established by walls, paving, curbs, or catch basins. Finish grades shall be smooth, even, and on a uniform plane with no abrupt changes of surface. Minor adjustments of finish grades shall be made at the direction of the Landscape Architect, if required.
- All grades shall provide for natural runoff of water without low spots or pockets. Flowing grades shall be accurately set and shall be not less than 2% gradient wherever possible. Grades shall slope away from building foundations unless otherwise noted on Plans. All finish grades (top of mulch) are 1" below finish grade of walks, pavements, curbs, and valve boxes unless otherwise noted.

3.4. MULCHING:

- Recultivate soils compacted by planting or other operations and smooth the soil area prior to applying mulch. Mulch all planting areas to a depth as noted on plans. This depth should be as per the plans even after being settled and stepped on 30 days after installation. Water lightly to settle mulch. Do not bury ground cover with mulch. Place and settle mulch in such a way that it does not get washed into paving or block drain swales or inlets.

3.5. WEED CONTROL:

- The Contractor is responsible for pre-emergent weed control. Follow the manufacturer's directions. The Contractor is responsible for the replacement of any plants (other than weeds) that are hurt or killed due to the misuse of weed control products or as of the wrong product. Clay soils can increase the effect of certain pre-emergents. Adjust the application rate accordingly. Some owners may prefer hand weeding to chemical weed control although it is usually more expensive.

3.6. MAINTENANCE:

- Maintenance shall begin immediately after each plant is installed.
- Maintenance will include:
 - Continuous operations of watering, weeding, cultivating, fertilizing, spraying, insect, pest, fungus, and rodent control, and any other operations to assure good normal growth.
- Fertilizing: In addition to fertilizing of trees, shrubs and ground covers, herein specified, furnish and apply any additional fertilizers necessary to maintain plantings in a healthy, green vigorous growing condition during the maintenance period.
- Weeding, Cultivating and Clean Up: Planting areas shall be kept neat and free from debris at all times and shall be cultivated and weeded at no more than 10–day intervals.
- Insect, Pest and Disease Control: Insects and diseases shall be controlled by the use of approved insecticides and fungicides. Mites, gnats, and other rodents shall be controlled by traps, approved baits inserted by probe gun, or other approved means.
- Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any damaged areas shall be repaired at no additional expense to the Owner.
- Replacements: Immediately replace any plant materials that die or are damaged. Replacements must be made to the Specifications as required for original plantings.
- Hand Watering: Even when planting areas are watered with automatic irrigation, the soil surrounding the plant pits can be moist while the sods/sod/sod and root ball is dry. This can cause the plants to deteriorate or not grow (even during the winter). The plants will be dead (especially during the hot season) if they are hand watered until their roots grow out into the surrounding soil.

3.7. PRELIMINARY INSPECTION:

- As soon as all the planting is installed, the Contractor will request the Owner's Representative (in writing) to make a preliminary inspection. The 30 calendar day maintenance period will start when the work is approved. Replacement and/or repairs may be required for approval. The Contractor is to notify the Owner and the Owner's Representative in writing when the 30 day maintenance period begins.

3.8. FINAL INSPECTION:

- At least 5 days prior to the anticipated end of the maintenance period, the Contractor shall submit a written request for final inspection. The planting areas shall be weeded, neat and clean. The work shall be accepted by the Owner exclusive of the plant materials upon written approval of the work by the Owner's Representative.

Revisions	Date
City comments	10/6/21

ADJUSTMENTS TO SHEET 10/6/21 OF SHEET 10/6/21

10/10/21

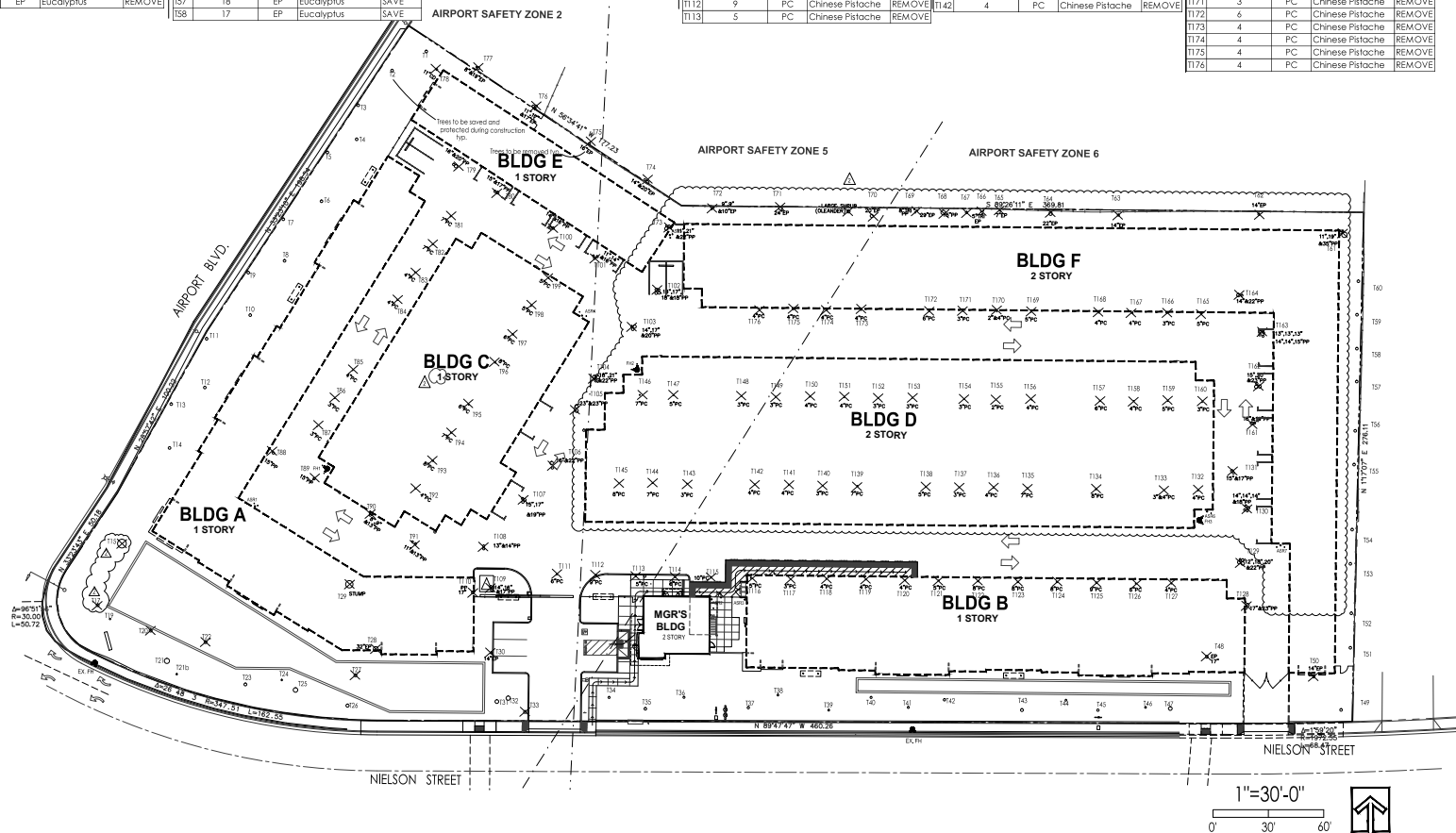
CROCKER'S LOCKERS
SELF STORAGE



Gregory Lewis
Landscape Architect

736 Park Way
Santa Cruz, CA 95065
(831) 359-0960
lewislandscape@googlgol.net

EXISTING TREES CROCKER'S LOCKERS WATSONVILLE					EXISTING TREES CROCKER'S LOCKERS WATSONVILLE					EXISTING TREES CROCKER'S LOCKERS WATSONVILLE					EXISTING TREES CROCKER'S LOCKERS WATSONVILLE					EXISTING TREES CROCKER'S LOCKERS WATSONVILLE					EXISTING TREES CROCKER'S LOCKERS WATSONVILLE									
KEY	SIZE-INCHES	Abrev.	COMMON NAME	SAVE/REMOVE	KEY	SIZE-INCHES	Abrev.	COMMON NAME	SAVE/REMOVE	KEY	SIZE-INCHES	Abrev.	COMMON NAME	SAVE/REMOVE	KEY	SIZE-INCHES	Abrev.	COMMON NAME	SAVE/REMOVE	KEY	SIZE-INCHES	Abrev.	COMMON NAME	SAVE/REMOVE	KEY	SIZE-INCHES	Abrev.	COMMON NAME	SAVE/REMOVE					
Di. @ 54"					Di. @ 54"					Di. @ 54"					Di. @ 54"					Di. @ 54"					Di. @ 54"					Di. @ 54"				
T1	16	CD	Decodar Cedar	SAVE	T29	Stump	Stump	REMOVE	T59	17	EP	Eucalyptus	SAVE	T84	4	PC	Chinese Pistache	REMOVE	T114	6	PC	Chinese Pistache	REMOVE	T143	3	PC	Chinese Pistache	REMOVE						
T2	16	CD	Decodar Cedar	SAVE	T30	14	EP	Eucalyptus	REMOVE	T60	19	EP	Eucalyptus	SAVE	T85	4	PC	Chinese Pistache	REMOVE	T115	10	PC	Chinese Pistache	REMOVE	T144	7	PC	Chinese Pistache	REMOVE					
T3	23	CD	Decodar Cedar	SAVE	T31	25	PP	Italian Stone Pine	REMOVE	T61	11, 19, & 35	PP	Italian Stone Pine	REMOVE	T86	3	PC	Chinese Pistache	REMOVE	T116	5	PC	Chinese Pistache	REMOVE	T145	8	PC	Chinese Pistache	REMOVE					
T4	16	CD	Decodar Cedar	SAVE	T32	27	EP	Eucalyptus	SAVE	T62	14	EP	Eucalyptus	REMOVE	T87	3	PC	Chinese Pistache	REMOVE	T117	3	PC	Chinese Pistache	REMOVE	T146	7	PC	Chinese Pistache	REMOVE					
T5	14	CD	Decodar Cedar	SAVE	T33	20	EP	Eucalyptus	SAVE	T63	14	EP	Eucalyptus	REMOVE	T88	15	PP	Italian Stone Pine	REMOVE	T118	4	PC	Chinese Pistache	REMOVE	T147	5	PC	Chinese Pistache	REMOVE					
T6	14	CD	Decodar Cedar	SAVE	T34	15	LA	Sweetgum	SAVE	T64	22	EP	Eucalyptus	REMOVE	T89	15	PP	Italian Stone Pine	REMOVE	T119	4	PC	Chinese Pistache	REMOVE	T148	3	PC	Chinese Pistache	REMOVE					
T7	17	CD	Decodar Cedar	SAVE	T35	16	LA	Sweetgum	SAVE	T65	7	EP	Eucalyptus	REMOVE	T90	8, 9, & 13	PP	Italian Stone Pine	REMOVE	T120	4	PC	Chinese Pistache	REMOVE	T149	3	PC	Chinese Pistache	REMOVE					
T8	17	CD	Decodar Cedar	SAVE	T36	14	LA	Sweetgum	SAVE	T66	5	PP	Italian Stone Pine	REMOVE	T91	11 & 13	PP	Italian Stone Pine	REMOVE	T121	5	PC	Chinese Pistache	REMOVE	T150	4	PC	Chinese Pistache	REMOVE					
T9	18	CD	Decodar Cedar	SAVE	T37	13	LA	Sweetgum	SAVE	T67	15	PP	Italian Stone Pine	REMOVE	T92	4	PC	Chinese Pistache	REMOVE	T122	8	PC	Chinese Pistache	REMOVE	T151	4	PC	Chinese Pistache	REMOVE					
T10	17	CD	Decodar Cedar	SAVE	T38	12	LA	Sweetgum	SAVE	T68	29	EP	Eucalyptus	REMOVE	T93	8	PC	Chinese Pistache	REMOVE	T123	8	PC	Chinese Pistache	REMOVE	T152	3	PC	Chinese Pistache	REMOVE					
T11	16	CD	Decodar Cedar	SAVE	T39	13	LA	Sweetgum	SAVE	T69	8	PP	Italian Stone Pine	REMOVE	T94	7	PC	Chinese Pistache	REMOVE	T124	8	PC	Chinese Pistache	REMOVE	T153	3	PC	Chinese Pistache	REMOVE					
T12	16	CD	Decodar Cedar	SAVE	T40	13	LA	Sweetgum	SAVE	T70	20	EP	Eucalyptus	REMOVE	T95	6	PC	Chinese Pistache	REMOVE	T125	9	PC	Chinese Pistache	REMOVE	T154	3	PC	Chinese Pistache	REMOVE					
T13	16	CD	Decodar Cedar	SAVE	T41	14	LA	Sweetgum	SAVE	T71	24	EP	Eucalyptus	REMOVE	T96	8	PC	Chinese Pistache	REMOVE	T126	6	PC	Chinese Pistache	REMOVE	T155	2	PC	Chinese Pistache	REMOVE					
T14	15	CD	Decodar Cedar	SAVE	T42	14	LA	Sweetgum	SAVE	T72	9, 9, & 10	EP	Eucalyptus	REMOVE	T97	6	PC	Chinese Pistache	REMOVE	T127	4	PC	Chinese Pistache	REMOVE	T156	4	PC	Chinese Pistache	REMOVE					
T15	57	PP	Italian Stone Pine	REMOVE	T43	18	LA	Sweetgum	SAVE	T73	11, 21, & 22	PP	Italian Stone Pine	REMOVE	T98	5	PC	Chinese Pistache	REMOVE	T128	17 & 23	PP	Italian Stone Pine	REMOVE	T157	6	PC	Chinese Pistache	REMOVE					
T16	9	CD	Decodar Cedar	REMOVE	T44	10	LA	Sweetgum	SAVE	T74	14 & 20	EP	Eucalyptus	REMOVE	T99	5	PC	Chinese Pistache	REMOVE	T129	12, 18, 20, & 22	PP	Italian Stone Pine	REMOVE	T158	4	PC	Chinese Pistache	REMOVE					
T17	20	PP	Italian Stone Pine	REMOVE	T45	14	LA	Sweetgum	SAVE	T75	16	EP	Eucalyptus	REMOVE	T100	14 & 16	PP	Italian Stone Pine	REMOVE	T130	14, 14, & 18	PP	Italian Stone Pine	REMOVE	T159	5	PC	Chinese Pistache	REMOVE					
T18	3	PP	Italian Stone Pine	REMOVE	T46	12	LA	Sweetgum	SAVE	T76	11, 17, & 17	EP	Eucalyptus	REMOVE	T101	11, 14, & 16	PP	Italian Stone Pine	REMOVE	T131	15 & 17	PP	Italian Stone Pine	REMOVE	T160	3	PC	Chinese Pistache	REMOVE					
T19	8	PP	Gallery Pear	SAVE	T47	26	EP	Eucalyptus	SAVE	T77	8 & 19	EP	Eucalyptus	REMOVE	T102	14, 17, 18, & 18	PP	Italian Stone Pine	REMOVE	T132	4	PC	Chinese Pistache	REMOVE	T161	16, 19	PP	Italian Stone Pine	REMOVE					
T20	17	CD	Decodar Cedar	REMOVE	T48	17	EP	Eucalyptus	REMOVE	T78	11	CD	Decodar Cedar	REMOVE	T103	14, 17, & 20	PP	Italian Stone Pine	REMOVE	T133	3, 8 & 4	PC	Chinese Pistache	REMOVE	T162	15, 20, & 23	PP	Italian Stone Pine	REMOVE					
T21	34	PP	Italian Stone Pine	SAVE	T49	14	EP	Eucalyptus	SAVE	T79	16 & 20	PP	Italian Stone Pine	REMOVE	T104	18, 21, & 22	PP	Italian Stone Pine	REMOVE	T134	8	PC	Chinese Pistache	REMOVE	T163	13, 13, 14, & 14	PP	Italian Stone Pine	REMOVE					
T21b	10"	CD	Decodar Cedar	SAVE	T50	14	EP	Eucalyptus	REMOVE	T80	15 & 17	PP	Italian Stone Pine	REMOVE	T105	23 & 23	PP	Italian Stone Pine	REMOVE	T135	7	PC	Chinese Pistache	REMOVE	T164	14 & 22	PP	Italian Stone Pine	REMOVE					
T22	17	CD	Decodar Cedar	REMOVE	T51	15	EP	Eucalyptus	SAVE	T81	7	PC	Chinese Pistache	REMOVE	T106	16 & 22	PP	Italian Stone Pine	REMOVE	T136	4	PC	Chinese Pistache	REMOVE	T165	5	PC	Chinese Pistache	REMOVE					
T23	19	PP	Italian Stone Pine	SAVE	T52	13	EP	Eucalyptus	SAVE	T82	7	PC	Chinese Pistache	REMOVE	T107	15, 17, & 19	PP	Italian Stone Pine	REMOVE	T137	3	PC	Chinese Pistache	REMOVE	T166	3	PC	Chinese Pistache	REMOVE					
T24	9	CD	Decodar Cedar	SAVE	T53	14	EP	Eucalyptus	SAVE	T83	4	PC	Chinese Pistache	REMOVE	T108	13 & 14	PP	Italian Stone Pine	REMOVE	T138	5	PC	Chinese Pistache	REMOVE	T167	4	PC	Chinese Pistache	REMOVE					
T25	30	PP	Italian Stone Pine	SAVE	T54	16	EP	Eucalyptus	SAVE	T84	4	PC	Chinese Pistache	REMOVE	T109	14, 16, & 17	PP	Italian Stone Pine	REMOVE	T139	7	PC	Chinese Pistache	REMOVE	T168	4	PC	Chinese Pistache	REMOVE					
T26	21	EP	Eucalyptus	SAVE	T55	19	EP	Eucalyptus	SAVE					T110	17	PP	Italian Stone Pine	REMOVE	T140	3	PC	Chinese Pistache	REMOVE	T169	5	PC	Chinese Pistache	REMOVE						
T27	20	EP	Eucalyptus	REMOVE	T56	7	EP	Eucalyptus	SAVE					T111	6	PC	Chinese Pistache	REMOVE	T141	4	PC	Chinese Pistache	REMOVE	T170	2, 8, 4	PC	Chinese Pistache	REMOVE						
T28	32	EP	Eucalyptus	REMOVE	T57	18	EP	Eucalyptus	SAVE					T112	9	PC	Chinese Pistache	REMOVE	T142	4	PC	Chinese Pistache	REMOVE	T171	3	PC	Chinese Pistache	REMOVE						
					T58	17	EP	Eucalyptus	SAVE					T113	5	PC	Chinese Pistache	REMOVE						T172	6	PC	Chinese Pistache	REMOVE						
AIRPORT SAFETY ZONE 2																																		



Revisions	Date
City comments	10/6/21
ADJUSTMENTS TO SHFT. 1 STORY OUT OF SAFETY ZONE	10/18/22

CROCKER'S LOCKERS SELF STORAGE

GREGORY LEWIS LANDSCAPE ARCHITECT

736 Park Way
Santa Cruz, CA 95065
(831) 359-0960
lewislandscape@sbcglobal.net

CROCKER'S LOCKERS SELF STORAGE

70 NELSON ST., WATSONVILLE, CA

EXISTING TREE PLAN

Drawn By: GL

Date: 10/18/22

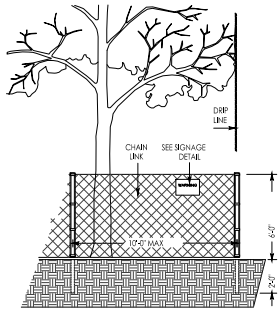
AS NOTED

File Name:

Planning File Numbers:

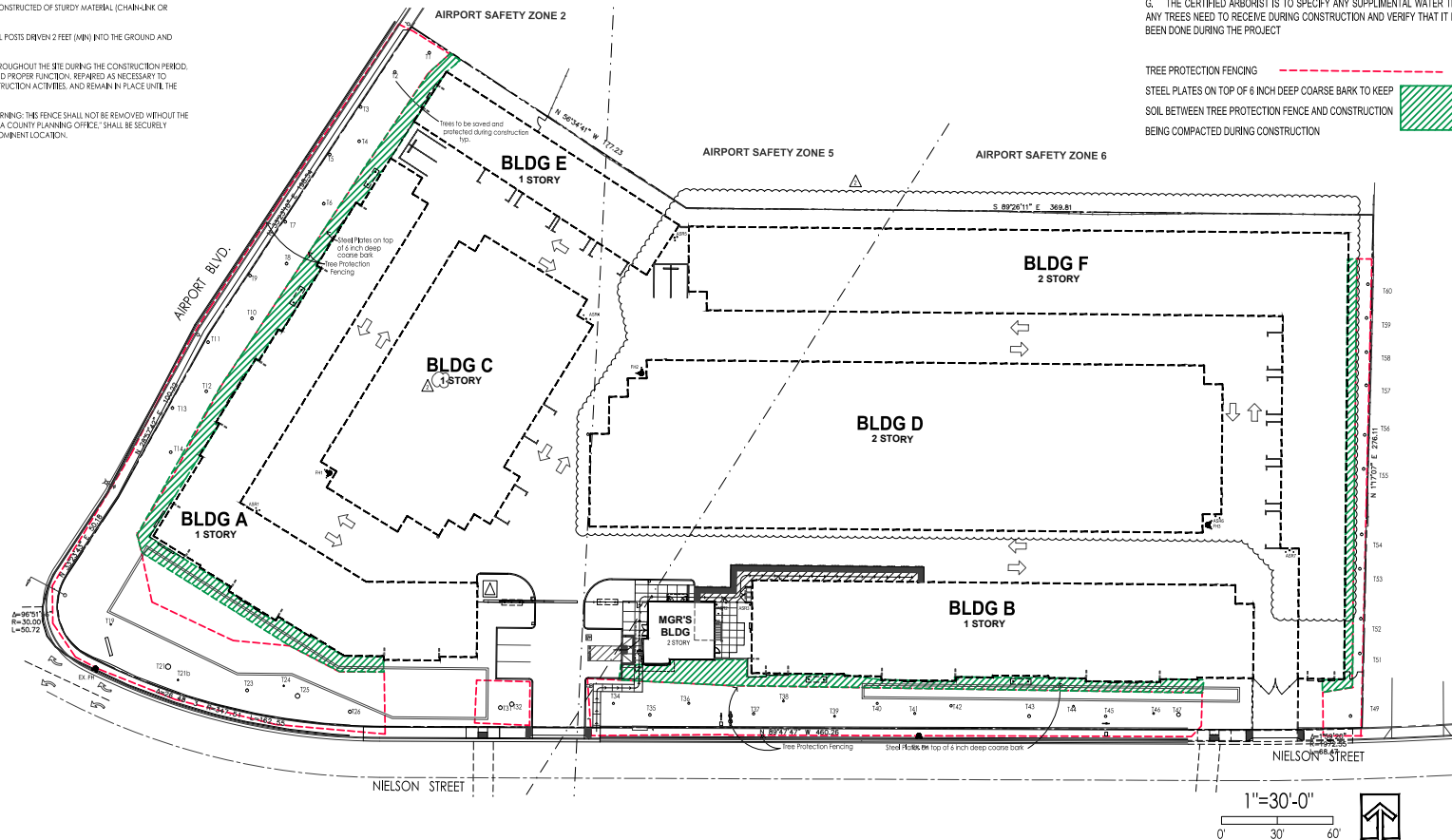
Sheet Number:

T1



EXISTING TREE PROTECTION DETAILS

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL DETERMINE THE FINAL LOCATION OF THE TREE PROTECTION FENCING ON SITE. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPROVED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 6 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD. INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
5. A SIGN THAT INCLUDES THE WORDS, "WARNING: THE FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.



TREE PROTECTION DURING CONSTRUCTION.

PROTECTED TREES DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING DEVELOPMENT OF A PROPERTY BY COMPLIANCE WITH THE FOLLOWING, WHICH MAY BE MODIFIED BY THE PROJECT CERTIFIED ARBORIST

- A. PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE OR AS SPECIFIED ON SITE BY A CERTIFIED ARBORIST, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE. THE FENCE SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AND SHALL BE SET SECURELY IN PLACE. THE FENCE SHALL BE OF A STURDY BUT OPEN MATERIAL (I.E. CHAIN-LINK), TO ALLOW VISIBILITY TO THE TRUNK FOR INSPECTIONS AND SAFETY. THERE SHALL BE NO STORAGE OF ANY KIND WITHIN THE PROTECTIVE FENCING.
- B. THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. ALTERNATE GRADE LEVELS MAY BE APPROVED BY A CERTIFIED ARBORIST.
- C. ANY GRADING WITHIN 10 X OR LESS THE TRUNK DIA. OF THE TREE AT 54 INCHES ABOVE GRADE IS TO BE APPROVED BY A CERTIFIED ARBORIST. TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS.
- D. NO SIGNS, WIRES, OR ANY OTHER OBJECT SHALL BE ATTACHED TO THE TREE.
- E. ANY PRUNING OF TREES IS TO BE APPROVED BY A CERTIFIED ARBORIST
- F. PRIOR TO DEMOLITION OR GRADING ON THE SITE A CERTIFIED ARBORIST IS TO MEET WITH THE CONTRACTOR TO ESTABLISH LOCATIONS OF TREE PROTECTION FENCING, BARK, AND STEEL PLATES AND THE ARBORIST IS TO APPROVE THE CONSTRUCTION OF ALL TREE PROTECTION MEASURES.
- G. THE CERTIFIED ARBORIST IS TO SPECIFY ANY SUPPLEMENTAL WATER THAT ANY TREES NEED TO RECEIVE DURING CONSTRUCTION AND VERIFY THAT IT HAS BEEN DONE DURING THE PROJECT

TREE PROTECTION FENCING

STEEL PLATES ON TOP OF 6 INCH DEEP COARSE BARK TO KEEP SOIL BETWEEN TREE PROTECTION FENCE AND CONSTRUCTION BEING COMPACTED DURING CONSTRUCTION



Revisions	Date
City comments	10/6/21
ADJUSTMENTS TO SHIRT, 2 STORY OUT OF SAFETY ZONE	10/18/22

**CROCKER'S
LOCKERS
SELF STORAGE**



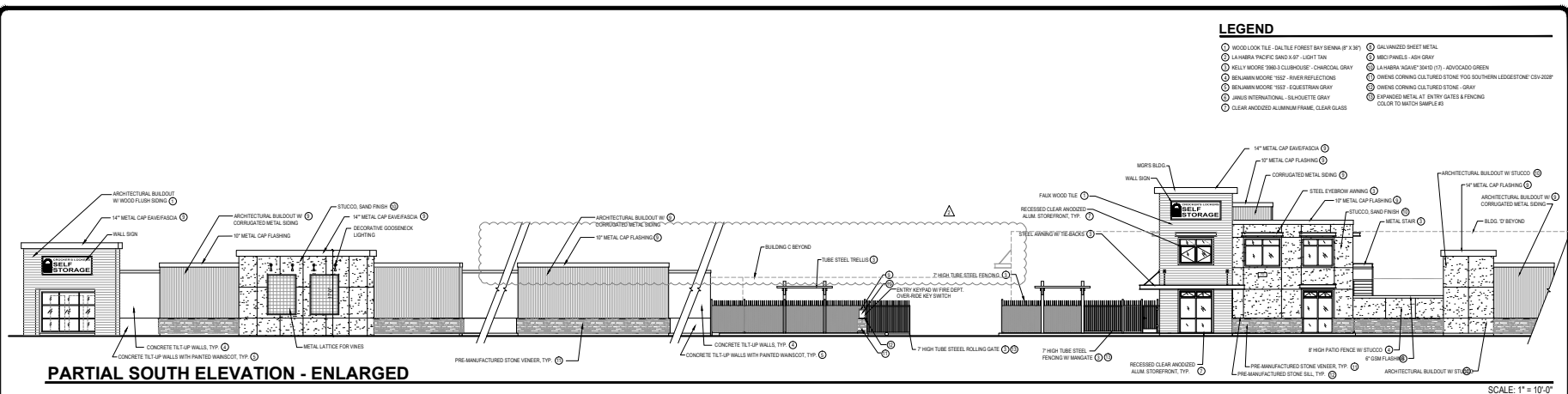
**Gregory Lewis
Landscape
Architect**

736 Park Way
Santa Cruz, CA 95065
(831) 359-0960
lewislandscape@sbcglobal.net

**CROCKER'S LOCKERS
SELF STORAGE**
70 NIELSON ST., WATSONVILLE, CA
TREE PROTECTION PLAN

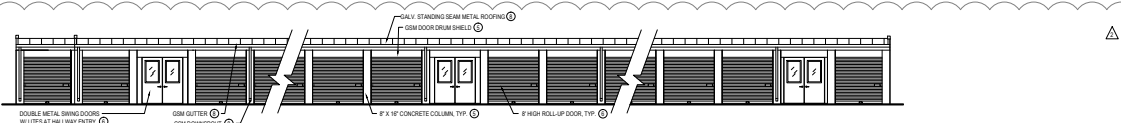
Drawn By
GL
Date
10/18/22
Scale
AS NOTED
File Name
Planning File Numbers

Sheet Number
T2

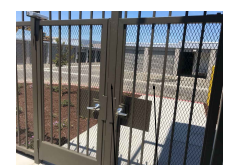
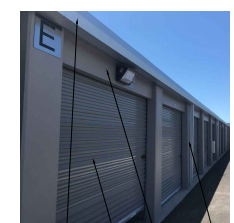
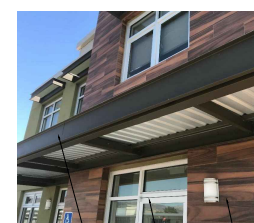
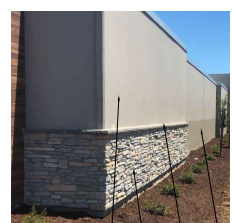
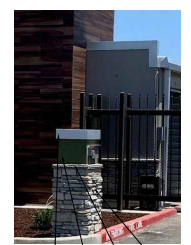
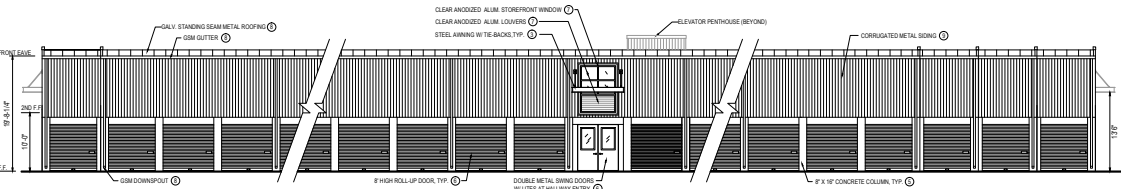


- LEGEND**
- ① MODOC LOOK TILE, GALTILE FOREST BAY SERIES (8" X 36")
 - ② LA HABRA PACIFIC SAND X-97 - LIGHT TAN
 - ③ KELLY MOORE 3963 CLUBHOUSE - CHARCOAL GRAY
 - ④ BENJAMIN MOORE 1627 - RIVER REFLECTIONS
 - ⑤ BENJAMIN MOORE 1527 - EQUESTRIAN GRAY
 - ⑥ JAMES INTERNATIONAL - SILHOUETTE GRAY
 - ⑦ CLEAR ANODIZED ALUMINUM FRAME, CLEAR GLASS
 - ⑧ GALVANIZED SHEET METAL
 - ⑨ MFC PANELS - ASH GRAY
 - ⑩ LA HABRA ADAM® SAND (17) - ADVOCADO GREEN
 - ⑪ OWENS CORNING CULTURED STONE PFG SOLI THIN LEDGESTONE CS3-202P
 - ⑫ OWENS CORNING CULTURED STONE GRAY
 - ⑬ EXPANDED METAL AT ENTRY GATES & FENCING COLOR TO MATCH SAMPLE #8

TYPICAL 1 STORY BUILDING INTERIOR FACING ELEVATION
BUILDING B SHOWN, BUILDINGS A & C ELEVATIONS SIMILAR



TYPICAL 2 STORY BUILDING INTERIOR FACING ELEVATION
BLDG D NORTH SHOWN, SOUTH ELEVATION AND BUILDING F INTERIOR FACING ELEVATIONS SIMILAR



Revisions	Date
ADJUSTMENTS TO SHEET 2 STORY OUT OF SAFETY ZONE 2	1/18/20

CROCKER'S LOCKERS SELF STORAGE

CUBIX CONSTRUCTION LLC
866 COMBUSTIBLE ONE CT.
SACRAMENTO, CA 95834
209-992-1371
LICENSE NO. 1061165

CROCKER'S LOCKERS SELF STORAGE
70 NIELSON ST., WATSONVILLE, CA
COLORS & MATERIALS

Drawn By: LB/EBS
Date: 9/20/21
Scale: AS NOTED
File Name: Color & Material Board
Planning File Numbers:
Sheet Number:
CB