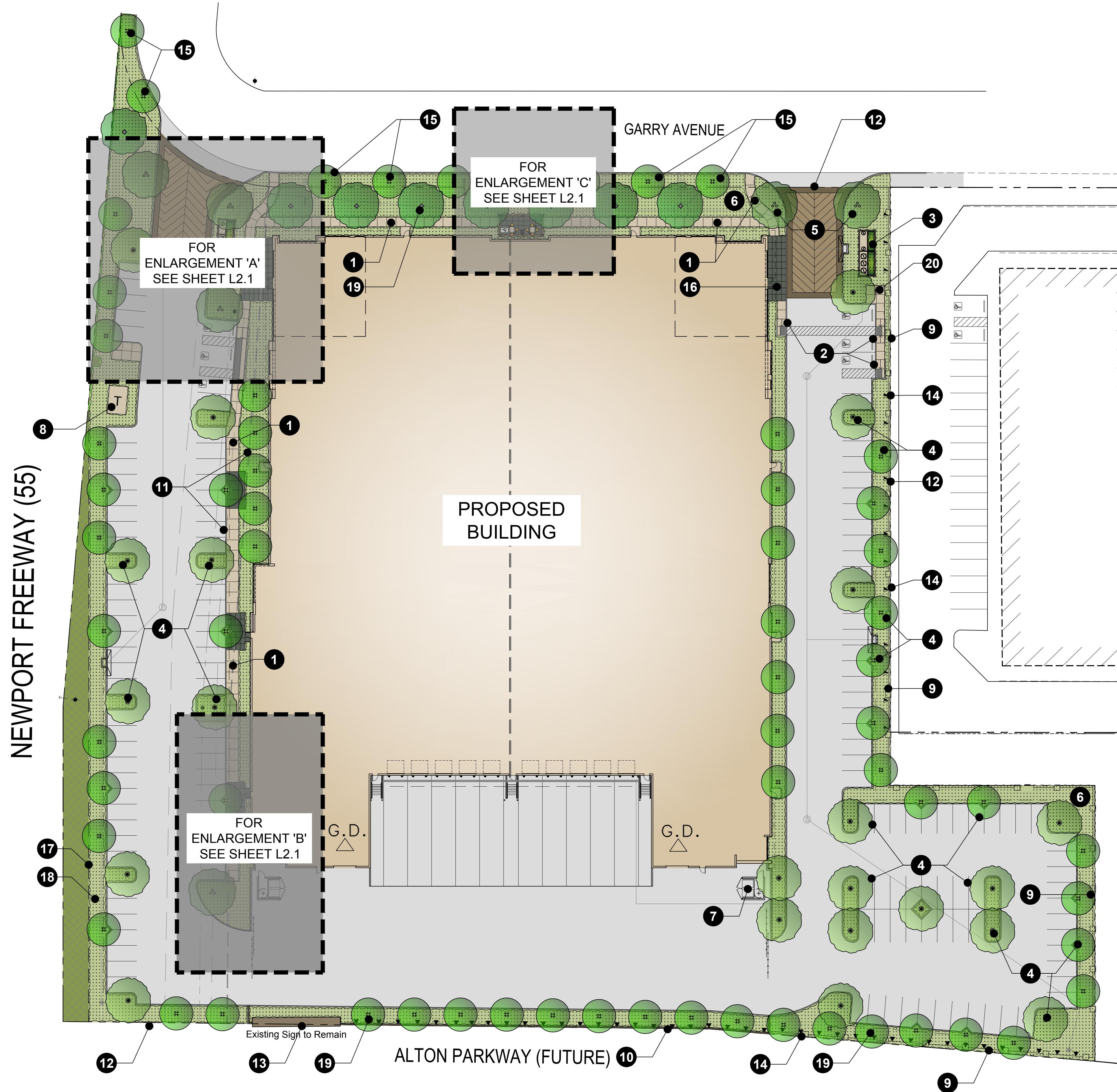


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CITY OF SANTA ANA NOTES:

- INSTALL 24" BOX STREET TREE AT 35' ON CENTER ON GARRY AVENUE, INCLUDING DEEP ROOT IRRIGATION SYSTEMS PER CITY STANDARDS AND APPROVED PLAN, AS NEEDED. CONTACT THE TREE SECTION SUPERVISOR AT (714) 647-3337 FOR TREE SPECIES AND FOR NUMBER AND SIZE OF REQUIRED TREE REPLACEMENTS.
- THE INSTALLATION OF A NEW LANDSCAPING DROUGHT TOLERANT LANDSCAPE ALONG THE PROPERTY FRONTAGE PER THE CITY OF SANTA ANA PARKWAY GUIDELINE FOR DROUGHT TOLERANT PLANTS IN THE EXISTING PARKWAY.
- ALL NON-RESIDENTIAL IRRIGATED LANDSCAPE OF 1,000 SQUARE FEET REQUIRE A SEPERATE LANDSCAPE IRRIGATION WATER METER & SERVICE OF PROPER SIZE TO SUPPLY THE PROJECT'S LANDSCAPE IRRIGATION SYSTEM.
- THE CITY OF SANTA ANA REQUIRES THAT WATER CONSERVATION IRRIGATION SYSTEMS BE INSTALLED FOR ALL LANDSCAPING WHERE WATER IS REQUIRED. ALL SYSTEMS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE WATER RESOURCES MANAGER OR HIS DESIGNEE FOR APPROVED CONSERVATION REQUIREMENTS.

LEGEND

- 1 SIDEWALK
- 2 ACCESSIBLE RAMP
- 3 MODULAR WETLAND
- 4 PARKING TREE
- 5 SPECIMEN TREE AT SITE ENTRY
- 6 DROUGHT TOLERANT PLANTING
- 7 TRASH ENCLOSURE
- 8 TRANSFORMER
- 9 METAL FENCE & GATE
- 10 DECORATIVE SCREEN WALL
- 11 ELECTRIC EASEMENT
- 12 NEW PROPERTY LINE
- 13 EXISTING MONUMENT SIGN
- 14 VINE PLANTING
- 15 STREET TREE
- 16 BUILDING ENTRY
- 17 CALTRANS EASEMENT
- 18 10' LANDSCAPE BUFFER
- 19 SCREEN TREE
- 20 BIKE PARKING

PROPOSED PLANT PALETTE

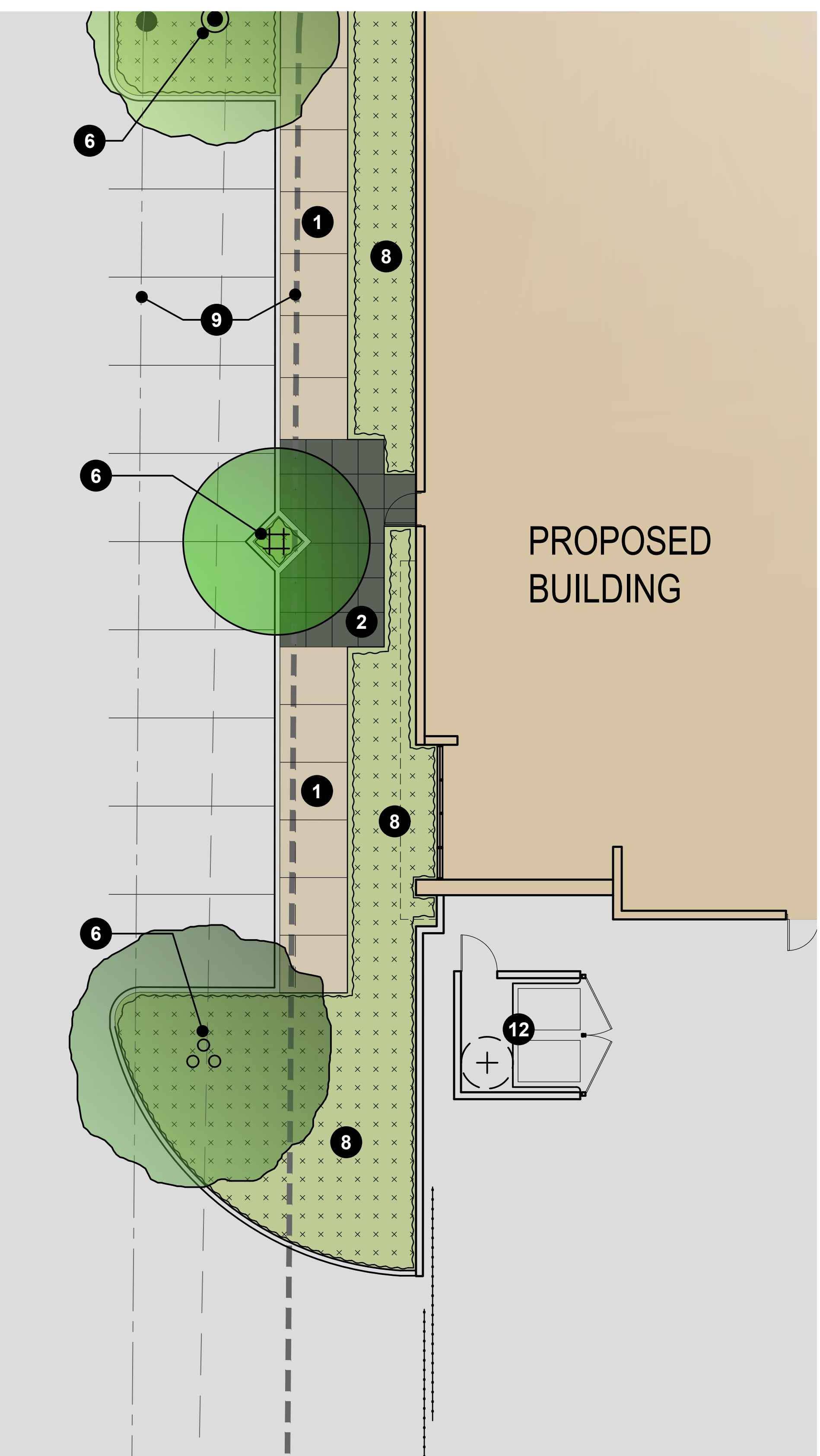
TREES						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE	DESCRIPTION
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.	8'H X 4'W	M	VERTICAL TREE
	OLEA EUROPEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	36" BOX MULTI	8'H X 5'W X 4"C	M	ACCENT TREE
	PLATANUS ACERFOLIA 'YARWOOD'	LONDON PLANE	24" BOX	8'H X 5'W	L	DECIDUOUS CANOPY
	RHUS LANCEA	AFRICAN SUMAC	24" BOX STD.	8' H X 5'W	L	BROAD EVERGREEN SHADE CANOPY
BACKGROUND SHRUBS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL.	48" O.C.	L	ACCENT
	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE	5 GAL.	36" O.C.	L	BACKGROUND SHRUB
	RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	60" O.C.	L	LARGE SHRUB
MIDGROUND SHRUBS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL.	36" O.C.	M	STRAPPY ACCENT
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	36" O.C.	L	FLOWERING ACCENT
	RHAPHIOLEPIS L. 'CLARA'	WHITE INDIAN HAWTHORN	5 GAL.	36" O.C.	L	FLOWERING SHRUB
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY	5 GAL.	36" O.C.	M	ORNAMENTAL GRASS
	ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT ACACIA	5 GAL.	30" O.C.	L	FEATHERY MID GROUND
FOREGROUND SHRUBS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	1 GAL.	30" O.C.	L	SUCCULENT ACCENT
	ALOE STRIATA	CORAL ALOE	1 GAL.	24" O.C.	L	SUCCULENT ACCENT
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL.	30" O.C.	L	FLOWERING SHRUB
	DIANELLA 'CASSA BLUE'	CASSA BLUE FLAX LILY	1 GAL.	24" O.C.	L	STRAPPY ACCENT
	SESLERIA 'GREENLEE'	GREENLEE MOOR GRASS	1 GAL.	30" O.C.	M	ORNAMENTAL GRASS
	LOMONDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL.	30" O.C.	L	ORNAMENTAL GRASS
GROUNDCOVERS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL.	24" O.C.	L	SUCCULENT GROUNDCOVER
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	36" O.C.	L	FLOWERING GROUNDCOVER
	MYOPORUM PARVIFOLIUM 'PINK'	PROSTRATE MYOPORUM	1 GAL.	36" O.C.	L	EVERGREEN GROUNDCOVER
VINES						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	CALLIANDRA HAEMATOCEPHALA	PINK POWDER PUFF	5 GAL / ESFALIER	15' O.C.	M	FLOWERING VINE
	DISTICTUS BUCCINATORIA	BLOOD-RED TRUMPET VINE	1 GAL / STAKED	-	M	FLOWERING VINE

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF SANTA ANA.

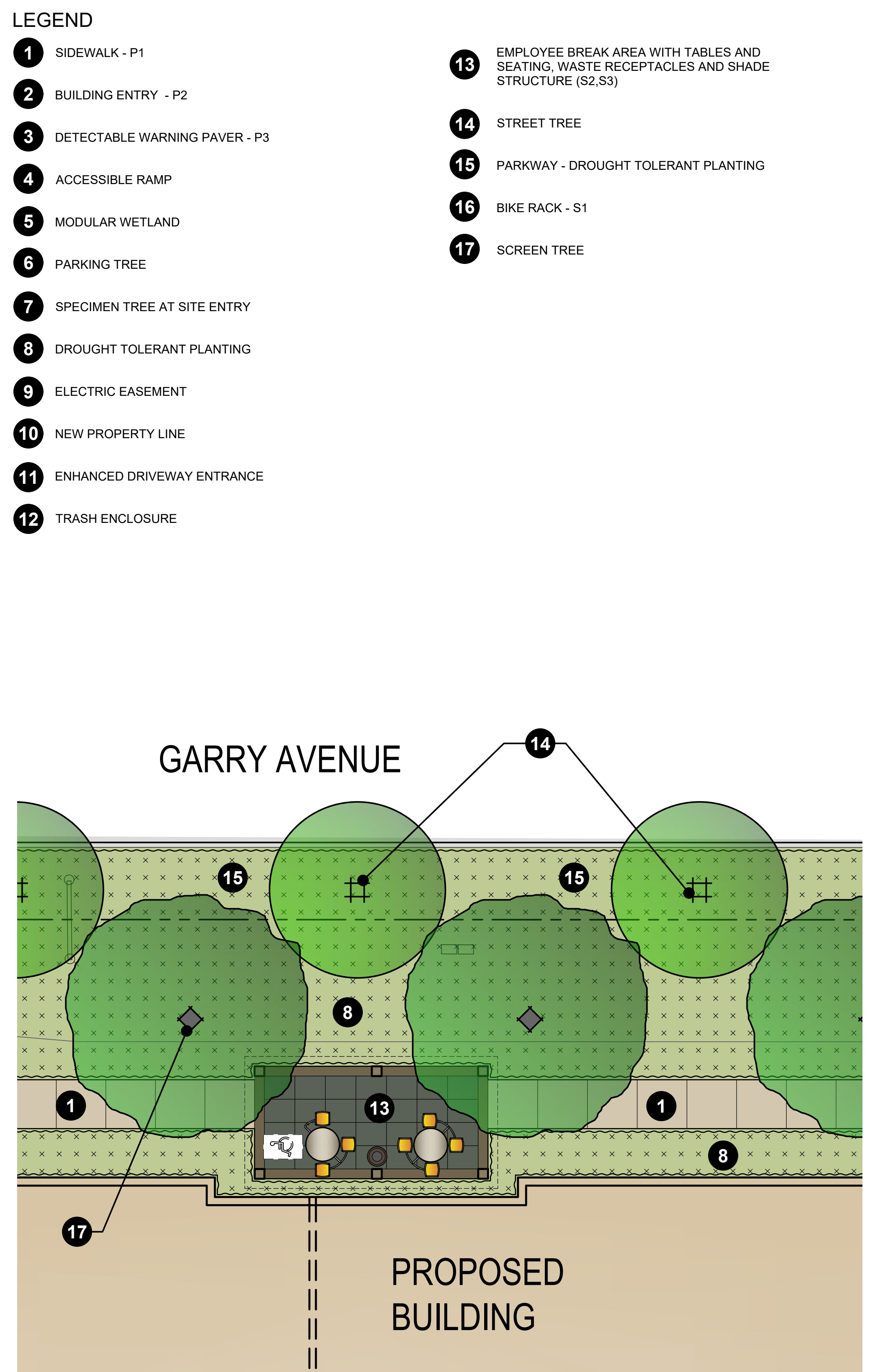
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A ENLARGEMENT A
SCALE: 1/8" = 1'-0"



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



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

HARDSCAPE



P1 CONCRETE PAVING TYPE 1
COLOR: NATURAL GRAY
FINISH: MEDIUM BROOM
JOINTS: TOOLED



P2 CONCRETE PAVING TYPE 2
COLOR: DARK GRAY - DAVIS COLORS
FINISH: TOP CAST 05
JOINTS: SAWCUT



P3 PRE-CAST DETECTABLE WARNING PAVERS
COLOR: CHARCOAL
FINISH: STANDARD FINISH



P4 STAMPED CONCRETE
COLOR: CHARCOAL
FINISH: STANDARD FINISH

SITE FURNISHINGS



S1 BIKE RACK
MODEL: EMERSON BIKE RACK
MFG: LANDSCAPE FORMS
COLOR / FINISH: STEEL/POWDER COAT



S2 PICNIC TABLE & SEATS
MODEL: CAROUSEL DINING BACKED (4 SEATS & 3 SEATS)
MFG: LANDSCAPE FORMS
COLOR / FINISH: STEEL / POWDER COAT



S3 TRASH RECEPTACLE
MODEL: CHASE PARK
MFG: LANDSCAPE FORMS
COLOR / FINISH: CAST ALUMINUM

- LEGEND
- 1 SIDEWALK - P1
 - 2 BUILDING ENTRY - P2
 - 3 DETECTABLE WARNING PAVER - P3
 - 4 ACCESSIBLE RAMP
 - 5 MODULAR WETLAND
 - 6 PARKING TREE
 - 7 SPECIMEN TREE AT SITE ENTRY
 - 8 DROUGHT TOLERANT PLANTING
 - 9 ELECTRIC EASEMENT
 - 10 NEW PROPERTY LINE
 - 11 ENHANCED DRIVEWAY ENTRANCE
 - 12 TRASH ENCLOSURE
 - 13 EMPLOYEE BREAK AREA WITH TABLES AND SEATING, WASTE RECEPTACLES AND SHADE STRUCTURE (S2,S3)
 - 14 STREET TREE
 - 15 PARKWAY - DROUGHT TOLERANT PLANTING
 - 16 BIKE RACK - S1
 - 17 SCREEN TREE

TREES



LOPHOSTEMON CONFERTUS /
BRISBANE BOX



OLEA EUROPAEA 'SWAN HILL' /
SWAN HILL FRUITLESS OLIVE



PLATANUS ACERIFOLIA 'YARWOOD' /
LONDON PLANE TREE



RHUS LANCEA /
AFRICAN SUMAC

VINE



DISTICTUS BUCCINATORIA /
BLOOD-RED TRUMPET VINE



CALLIANDRA HAEMATOCEPHALA /
PINK POWDER PUFF



SHRUBS, SUCCULENTS, GRASSES & GROUND COVERS



ACACIA COGNATA 'COUSIN ITT' /
COUSIN ITT ACACIA



AGAVE 'BLUE GLOW' /
BLUE GLOW AGAVE



ALOE 'BLUE ELF' /
BLUE ELF ALOE



ALOE STRIATA /
CORAL ALOE



CALLIANDRA HAEMATOCEPHALA /
PINK POWDER PUFF



CALLISTEMON 'LITTLE JOHN' /
DWARF BOTTLEBRUSH



DASYLIRION WHEELERI /
DESERT SPOON



DIANELLA C. 'CASSA BLUE' /
CASSA BLUE FLAX LILY



DIANELLA T. 'VARIEGATA' /
VARIEGATED FLAX LILY



HESPERALOE PARVIFLORA /
RED YUCCA



LANTANA 'NEW GOLD' /
NEW GOLD LANTANA



LOMANDRA LONGIFOLIA 'BREEZE' /
DWARF MAT RUSH



MUHLENBERGIA CAPILLARIS 'REGAL MIST' /
PINK MUHLY



MYOPORUM PARVIFOLIUM 'PINK' /
PINK MYOPORUM



OLEA EUROPAEA 'MONTRA' /
LITTLE OLLIE DWARF OLIVE



RHAMNUS C. 'MOUND SAN BRUNO' /
COFFEEBERRY



RHAMNUS C. 'MOUND SAN BRUNO' /
COFFEEBERRY



SESLERIA 'GREENLEE' /
GREENLEE MOOR GRASS

photos: photos: Aug 2020/2021 © L3.1 PM
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