



## Sheet Index

### General:

- G-001 Cover Sheet
- G-011 Project Summary
- G-021 Site Photos and Context Exhibit

### Civil:

- C1.0 Site Plan - Existing Conditions
- C2.0 Site Plan - Improvements
- C3.0 Site Plan - Offsite Improvements
- C4.0 Site Plan - Utility
- C5.0 Site Plan - Tentative Parcel Map

### Dry Utility:

- 1 of 1 Dry Utility Composite

### Landscape:

- L.1 Concept Landscape Plan
- L.2 Great Lawn Park Enlargement
- L.3 Activated Corner Plaza Enlargement
- L.4 Building A Rooftop Enlargement
- L.5 Building B Rooftop Enlargement
- L.6 Courtyard Enlargements
- L.7 Courtyard Enlargements
- L.8 Courtyard Enlargements
- L.9 Landscape Imagery
- L.10 Preliminary Plant Palette And Notes
- L.11 Landscape Lighting Plan

### Architectural:

- A-101 Architectural Site Plan
- A-102 Open Space Exhibit
- A-103 Shadow and Shade Analysis
- A-111 "Building A" Building Code Analysis
- A-112 "Building A" Existing Analysis
- A-121 "Building B" Building Code Analysis
- A-122 "Building B" Existing Analysis
- A-211 "Building A" Exterior Elevations
- A-212 "Building A" Exterior Elevations
- A-221 "Building B" Exterior Elevations
- A-222 "Building B" Exterior Elevations
- A-310 "Building A" 1st Basement Floor Plan
- A-311 "Building A" 1st Floor Plan
- A-312 "Building A" 2nd Floor Plan
- A-313 "Building A" 3rd-5th Floor Plan
- A-317 "Building A" 7th Floor Plan
- A-318 "Building A" Roof Plan
- A-320 "Building B" 1st Basement Floor Plan
- A-321 "Building B" 1st Floor Plan
- A-322 "Building B" 2nd Floor Plan
- A-323 "Building B" 3rd-5th Floor Plan
- A-327 "Building B" 7th Floor Plan
- A-328 "Building B" Roof Plan
- A-401 Building Sections
- A-501 Enlarged Floor Plans - Unit Plans
- A-502 Enlarged Floor Plans - Unit Plans
- A-503 Enlarged Floor Plans - Unit Plans
- A-601 Renderings
- A-602 Renderings
- A-603 Renderings
- A-604 Renderings
- A-605 Renderings
- A-606 Renderings
- A-701 Color & Material Board

### Trash Management:

- T-0.1 Reference Building Site Plan
- T-0.2 Building A & B Staging Plan
- T-0.3 Trash Staging & Truck Maneuvering
- T-0.4 Sequential Bin Movement
- T-1.0 Trash Collection Room Core 1 - Building A
- T-1.1 Trash Collection Room Core 2 - Building A
- T-1.2 Trash Collection Room Core 2 - Building B
- T-1.3 Trash Collection Room Core 2 - Building B
- T-1.4 Retail Trash Collection Room - Building A
- T-1.5 Retail Trash Collection Room - Building B
- T-2.0 Chute Details
- T-2.1 Chute Details Supplemental

### Fire Protection:

- F-1 Title Sheet, Notes, Details, and Building Data
- F-2 Fire Master Plan and Section



Architecture + Planning  
888.458.5849  
ktgy.com



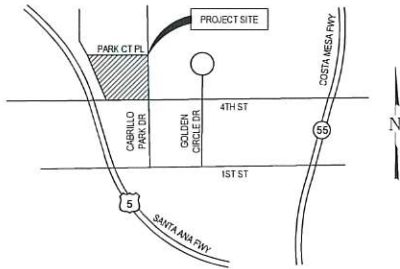
**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

**CONCEPTUAL DESIGN**  
JULY 20TH, 2020

**COVER SHEET**  
SHEET INDEX

**G-001**

## VICINITY MAP



## PROJECT DESCRIPTION

Central Pointe is a proposed mixed-use development, located at the intersection of 4th Street and Cabrillo Park Drive. The Project consists of 644 apartment units and approximately 15,200 sf of commercial space that fronts onto 4th street. "Building A" and "Building B" are proposed, both are made up of 5-story mixed-use components, 7 levels of parking structure with 1 level of subterranean parking, and rooftop amenities atop the garage.

For Fire Protection related information, please see F-1 and F-2

## ZONING SUMMARY

Site Description:	District Center
Land-Use Designation:	P/OZ-1
Zoning:	Metro East Mixed-Use Overlay
Development District:	Active Urban District
Gross Site Area	± 8.35 Acres
Net Site Area	± 8.03 Acres
Total Dwelling Units	± 644 DU
Net Density	± 80.2 DU/AC

## Metro East Mixed-Use Overlay Compliance:

Section 4	Development Standards
4.1	Permitted Land Use Multi-Family Residential, Retail and Service
4.2	Maximum Number of Stories No Maximum Height; Minimum 3 Stories Req'd
4.3	Min Dev. Site Area 1 Acre
4.4	Permitted Frontages Shop Front (4th Street) Forecourt (Cabrillo Pkwy & Park Ct Pl)
4.5	Publicly Accessible Open Space See A-102 for project compliance
4.6	Private/Common Open Space See A-102 for project compliance
4.7	Building Setbacks Building to Street: 10 ft Max. to public ROW
4.8	Parking And Access Minimum of 2.0 spaces (See Parking Summary)

## PRIVATE STORAGE SUMMARY

250 CUBIC FEET STORAGE CLOSET - MINIMUM 4' X 8' DIMENSIONS	BUILDING A	BUILDING B	TOTAL PER FLOOR
1st Floor	10	10	20
2nd Floor	12	12	24
3rd Floor	12	12	24
4th Floor	12	12	24
5th Floor	12	12	24
7th Floor	272	272	544
<b>TOTAL</b>	<b>330</b>	<b>330</b>	<b>660</b>
	1.02 STORAGE PER UNIT	1.03 STORAGE PER UNIT	

## PARKING SUMMARY

Required Parking Per MEMU Sec. 4.8 (A)(3)(C) 2.0 Space per residential unit Inclusive of guest parking and non-residential uses.	REQUIRED SPACES PER UNIT	TOTAL UNITS	TOTAL REQUIRED SPACES
	2.00	644	1288
<b>Required Parking</b>			<b>1288</b>

Proposed Parking	TOTAL PROPOSED SPACES	STANDARD SPACES (8'-6" X 18" MIN)	VAN ACCESSIBLE SPACES (9' X 18' ACCESS X 18" MIN)	STANDARD ACCESSIBLE SPACES	TOTAL ACCESSIBLE SPACES	% PROPOSED ACCESSIBLE SPACES
ASSIGNED GARAGE	1,030	1008	10	12	22	2.1% > 2% OK
UN-ASSIGNED GARAGE	270	256	6	8	14	5.2% > 5% OK
UN-ASSIGNED ON-GRADE	18	16	2	0	2	11.1% > 5% OK
<b>TOTAL PROPOSED SPACES</b>	<b>1318</b>	<b>1280</b>	<b>18</b>	<b>20</b>	<b>38</b>	

## BUILDING SUMMARY

Unit Mix		Levels					Total Units	GSF	Ratio	Bedrooms				Proposed Parking	On-Grade	18	
Type	GSF	1	2	3	4	5				0 (Studio)	1	2	3		81 Flr	162	
Plan 0-1	518	3	4	4	4	4	19	9,842	sf	3.0%	19					1st Flr	146
Plan 0-2	543	4	4	4	4	4	20	10,860	sf	3.1%	20					2nd Flr	182
Plan 1-1	683	26	24	24	24	24	122	83,326	sf	18.9%		122				3rd Flr	182
Plan 1-2	726	32	36	36	36	36	176	127,776	sf	27.3%			176			4th Flr	182
Plan 1-3	778	0	0	1	1	1	3	2,334	sf	0.5%					13	5th Flr	182
Plan 1-4	752	4	4	4	4	4	20	15,040	sf	3.1%			20			6th Flr	182
Plan 1-5	750	1	1	1	1	1	5	3,750	sf	0.8%		5				7th Flr	64
Plan 2-1	1,066	15	23	34	34	34	140	149,240	sf	21.7%			140				
Plan 2-2	1,148	8	8	8	8	8	40	45,920	sf	6.2%			40				
Plan 2-3	1,071	12	14	14	14	14	68	72,828	sf	10.6%			68				
Plan 3-1	1,274	5	5	5	5	5	25	31,850	sf	3.9%				25			
Plan 3-2	1,339	0	0	2	2	2	6	8,034	sf	0.9%				6			
		110	123	137	137	137		560,800	gsf	100%							
								644 Total Units		870.8 sf ave unit size							
											39	326	248	31	644 Units		
											6.1%	50.6%	38.5%	4.8%	2.0 Spaces/ DU	1288 Total	

## "BUILDING A"

Commercial Building Area:		±9,600 sf																				
Unit Mix		Levels					Total Units		GSF		Ratio		Bedrooms				On-Grade		9			
Type	GSF	1	2	3	4	5							0 (Studio)	1	2	3	B1 Flr					
Plan 0-1	518	0	1	1	1	1	4	2,072	sf	1.2%			4				1st Flr	73				
Plan 0-2	543	3	3	3	3	3	15	8,145	sf	4.6%			15				2nd Flr	91				
Plan 1-1	683	10	9	9	9	9	46	31,418	sf	14.2%					46		3rd Flr	91				
Plan 1-2	726	18	20	20	20	20	98	71,148	sf	30.2%					98		4th Flr	91				
Plan 1-3	778	0	0	1	1	1	3	2,334	sf	0.9%					3		5th Flr	91				
Plan 1-4	752	2	2	2	2	2	10	7,520	sf	3.1%					10		6th Flr	91				
Plan 1-5	750	1	1	1	1	1	5	3,750	sf	1.5%					5		7th Flr	32				
Plan 2-1	1,066	7	11	18	18	18	72	76,752	sf	22.2%					72							
Plan 2-2	1,148	4	4	4	4	4	20	22,960	sf	6.2%												
Plan 2-3	1,071	5	6	6	6	6	29	31,059	sf	8.9%					29							
Plan 3-1	1,274	4	4	4	4	4	20	25,480	sf	6.2%						20						
Plan 3-2	1,339	0	0	1	1	1	3	4,017	sf	0.9%						3						
		54	61	70	70	70		286,655	gsf	100%			19	162	121	23				325 Units		
		325 Total Units					882.0 sf ave unit size					5.8% 49.8% 37.2% 7.1%					2.0 Spaces/ DU					650 Total

## "BUILDING B"

Commercial Building Area:		±5,600 sf																																		
Unit Mix		Levels					Total Units		GSF		Ratio		Bedrooms				On-Grade		9																	
Type	GSF	1	2	3	4	5							0 (Studio)	1	2	3																				
Plan 0-1	518	3	3	3	3	3	15	7,770	sf	4.7%			15					B1 Flr	81																	
Plan 0-2	543	1	1	1	1	1	5	2,715	sf	1.6%								1st Flr	73																	
Plan 1-1	683	16	15	15	15	15	76	51,908	sf	23.8%					76			2nd Flr	91																	
Plan 1-2	726	14	16	16	16	16	78	56,628	sf	24.5%					78			3rd Flr	91																	
Plan 1-3	778	0	0	0	0	0	0	0	sf	0.0%					0			4th Flr	91																	
Plan 1-4	752	2	2	2	2	2	10	7,520	sf	3.1%					10			5th Flr	91																	
Plan 1-5	750	0	0	0	0	0	0	0	sf	0.0%					0			6th Flr	91																	
Plan 2-1	1,066	8	12	16	16	16	68	72,488	sf	21.3%					68			7th Flr	32																	
Plan 2-2	1,148	4	4	4	4	4	20	22,960	sf	6.3%					20																					
Plan 2-3	1,071	7	8	8	8	8	39	41,769	sf	12.2%					39																					
Plan 3-1	1,274	1	1	1	1	1	5	6,370	sf	1.6%						5																				
Plan 3-2	1,339	0	0	1	1	1	3	4,017	sf	0.9%						3																				
		56	62	67	67	67		274,145	gsf	100%																										
		319 Total Units					859.4 sf ave unit size																													
												6.3%										51.4%					39.8%					2.5%				

Proposed Parking	650 Total	

Rec'd Parking	319 Units	
	2.0 Spaces/ DU	
	638 Total	



Architecture + Planning  
888.456.5849  
ktgy.com



CENTRAL POINTE  
SANTA ANA, CA # 2019-0129

CONCEPTUAL DESIGN  
JULY 20TH, 2020

PROJECT SUMMARY

G-011

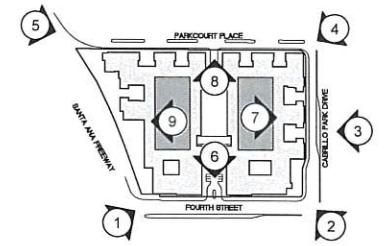




1. VIEW OF SOUTHWEST CORNER FROM FREEWAY OFF RAMP.



2. VIEW OF SOUTHEAST CORNER FROM ADJACENT INTERSECTION.



KEY PLAN (1:200) ①



3. VIEW OF EAST EDGE FROM ACROSS CABRILLO PARK DR.



4. VIEW OF NORTHEAST CORNER FROM ACROSS CABRILLO PARK DR.



5. VIEW OF NORTHWEST CORNER.



6. VIEW SOUTH FROM SITE OF FOURTH STREET



7. VIEW EAST FROM SITE OF CABRILLO PARK DRIVE



8. VIEW NORTH FROM SITE OF PARKCOURT PLACE



9. VIEW WEST FROM SITE OF THE SANTA ANA (5) FREEWAY



Architecture + Planning  
888.456.5849  
ktgy.com



**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

CONCEPTUAL DESIGN  
JULY 20TH, 2020

SITE PHOTOS AND CONTEXT EXHIBIT

G-021







## NOTES

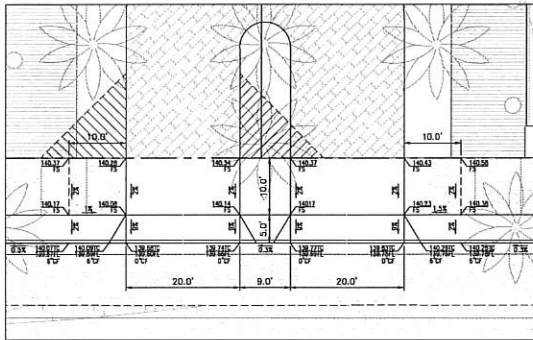
1. ANY PROPOSED DRIVEWAY, CURB, GUTTER, CURB RAMP AND/OR SIDEWALK TO BE CONSTRUCTED PER CITY OF SANTA ANA PUBLIC WORKS AGENCY STANDARDS (PER THE METRO LAST PUBLIC REALM AGENCY PLAN).
2. THE SITE WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD SANTA ANA REGION ORDER NO. 18-0004-0004 (DISCHARGE REQUIREMENTS (LGA POINT)).
3. ALL TRAFFIC IMPACT ANALYSIS (TIA) RECOMMENDATIONS WILL BE IMPLEMENTED PRIOR TO THE BUILDING PERMIT, SALES AT THE DEVELOPER'S DISCRETION.
4. PROPOSED STREET TREES SHALL BE 24" DBH PER CITY OF SANTA ANA PUBLIC WORKS AGENCY STANDARDS (CITY JUNCTION TREES) AND APPROVED PLANS.
5. PROPOSED DRIVEWAY TOP OF THE "X" SHALL BE A MINIMUM 10'-0" AWAY FROM ANY AND ALL UTILITIES.
6. UTILITY EASEMENT WITHIN PRIVATE STREETS TO BE EXCLUSIVE UNDERGROUND, NON-SEWERAGE SURFACE, PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF SANTA ANA.
7. ANY STREET TREE REMOVAL WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY THE ENVIRONMENTAL AND TRANSPORTATION ADVISORY COMMITTEE (ETAC).

## ABBREVIATIONS

AC	ASPHALT CONCRETE	FTS	FINISHED SURFACE
ACR	ADJUSTED	INT	INTERIOR
AD	ADDITIONAL	INT	INTERIOR
BLDG	BUILDING	INT	INTERIOR
BN	BACK OF NAME	INT	INTERIOR
C&G	CURB & GUTTER	INT	INTERIOR
CL	CLEARANCE	INT	INTERIOR
DMT	DRIVEWAY	INT	INTERIOR
EXIST	EXISTING	INT	INTERIOR
FL	FLOOR	INT	INTERIOR
FL	FLOOR	INT	INTERIOR
FL	FLOOR	INT	INTERIOR

## LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING CENTERLINE
---	EXISTING EASEMENT LINE
---	EXISTING ELEVATION
---	PROPOSED BUILDING OUTLINE
---	PROPOSED SIGHT TRIANGLE
---	PROPOSED CORNER CUT-OFF
---	PROPOSED FULL DEPTH AC PAVEMENT



ENTRY DETAIL  
SCALE: 1"=10'

**FUSCO**  
ENGINEERING  
10793 Van Kesteren, Suite 100  
Irvine, California 92618  
tel 949 474 1944 • fax 949 474 2385  
www.fusco-engineering.com

**ktgy**

Architecture + Planning  
888.456.5849  
ktgy.com

**WATERFORD**  
ARCHITECTS LLP

**ARNEL**

**CENTRAL POINT**  
SANTA ANA, CA # 2019-0129

**SCHEMATIC DESIGN**  
July 20, 2020

40' 0' 20' 40'  
SCALE: 1" = 40'



**SITE PLAN - IMPROVEMENTS**  
(OFFSITE)

**C3.0**



## NOTES

1. ALL NEW FOOD SERVICE ESTABLISHMENTS SHALL COMPLY WITH CITY ORDINANCE 24-52-10 FOR FAT, OIL AND GREASE (FOG) COLLECTION PROGRAM.
2. THE DATA SHOWN ON THE APPROVED SITE PLAN ARE ONLY FOR INFORMATION AND WILL BE PROVIDED OR MODIFIED AS NECESSARY UPON COMPLETION OF THE PROJECT. PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT, THE APPROVED CHAIRMAN/CHAIRMAN SHALL REVIEW AND APPROVE ALL REQUIRED STRUCTURAL DATA.
3. THE SITE SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) AND REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) REQUIREMENTS (SEE PERMITS).
4. DEMAND CALCULATIONS FOR SIZE DETERMINATION OF CONCRETE, BRICKWORK AND FIVE SERVICE WATER METERS TO BE COMPLETED IN FINAL DESIGN.
5. SEPARATE LANDSCAPE IRRIGATION WATER SERVICE/NETWORK SHALL BE USED TO IRRIGATE ALL NON-RESIDENTIAL AREAS. IRRIGATION OF 1000 SQ. FT. AND OVERALL LANDSCAPE IRRIGATION WATER SHALL BE PROVIDED. SEE PERMITS FOR REQUIREMENTS TO SUPPLY THE PROJECT'S LANDSCAPE IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL INCLUDE BRICKWORK IRRIGATION CONTROLLERS, "SMART" SENSORS AND IRRIGATION NOZZLES FOR POP-UP SPRINKLER SYSTEMS.
6. REMOVAL OF ALL EXISTING LATERAL CONNECTIONS FROM THE PROJECT SITE SHALL BE RETURNED TO THE STREET MAIN.
7. ALL UTILITY PIPE SECTIONS TO BE COMPLETED IN FINAL DESIGN.
8. INITIAL DRAINAGE CHECK SHALL BE DONE (FOR DISSEMINATION FOR THE FINAL DESIGN AND THE LANDSCAPE WATER METERS) PER THE GRADING AND THE STREET IMPROVEMENT PLANS.

## ABBREVIATIONS

AG	AREA DRAIN	LT	WATER
CE	CATCH BASIN	LS	WATER
CO	CONCRETE	MS	WATER
DF	DOMESTIC WATER	OW	OVERHEAD WIRE
EXT.	EXISTING	PP	PROPOSED
FW	FIRE WATER	SD	STORM DRAIN
HS	HYDRO-PNEUMATIC	SW	SWAMPY SOILS
IS	IRON	TM	TRUNK MAIN

## LEGEND

---	SD	EXISTING SERVICE LINE
---	OW	EXISTING OVERHEAD WIRE LINE
---	CO	EXISTING CONCRETE LINE
---	Q	EXISTING GAS LINE
---	PP	PROPOSED OVERHEAD WIRE
---	DF	PROPOSED DOMESTIC WATER LINE
---	FW	PROPOSED FIRE WATER LINE
---	IS	PROPOSED AREA DRAIN LINE

**FUSCOE**  
ENGINEERING  
16775 Van Kesteren, Suite 100  
Irvine, California 92603  
Tel: 949.454.1969 • Fax: 949.454.0515  
www.fuscoe.com

**ktgy**

Architecture • Planning  
609.489.6648  
ktgy.com

**WATERFORD**  
CONCRETE COMPANY

**ARNEL**

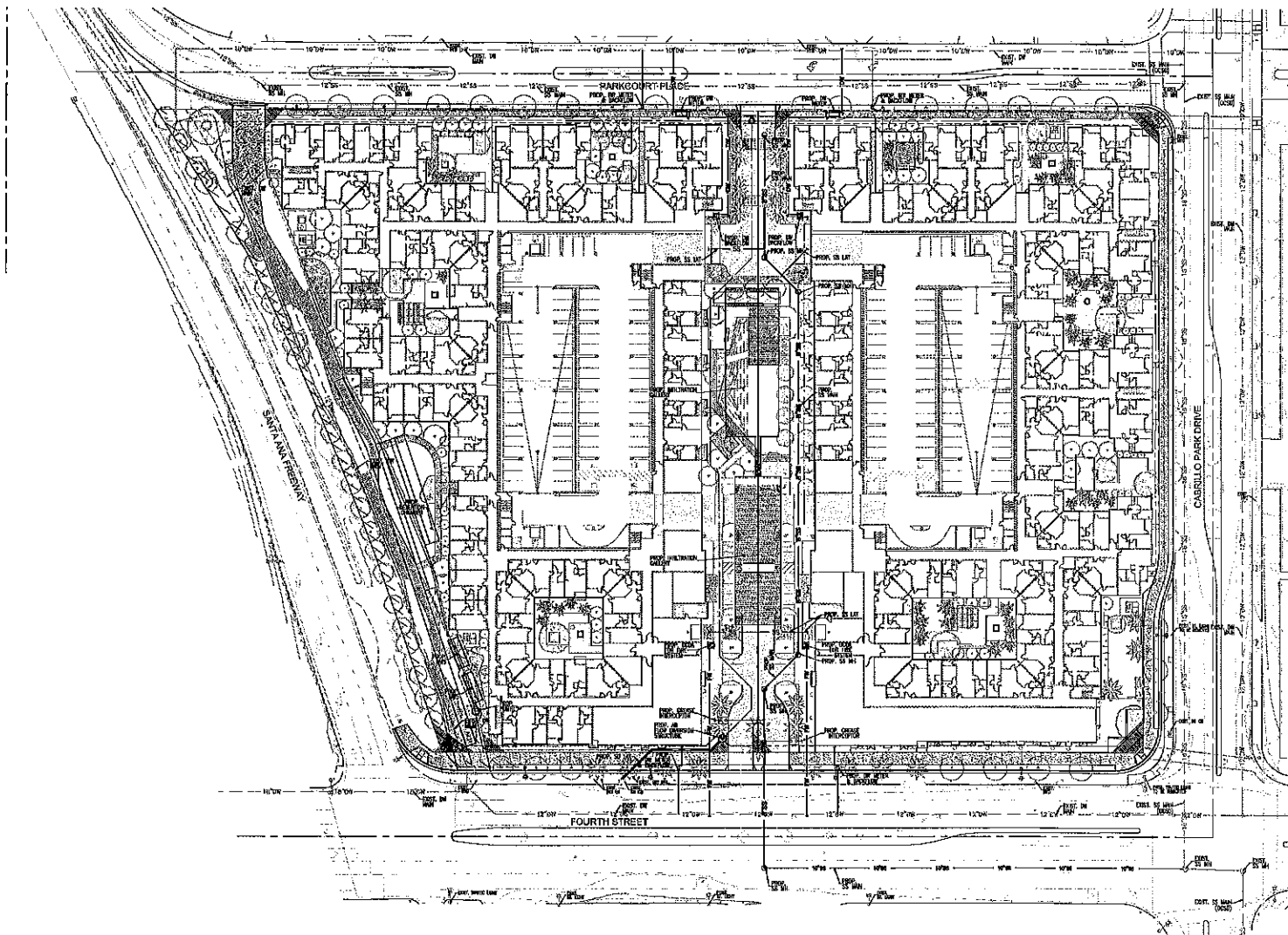
**CENTRAL POINT**  
SANTA ANA, CA # 2019-0123

**SCHEMATIC DESIGN**  
July 20, 2020

SCALE: 1" = 40'

SITE PLAN - UTILITY

C4.0

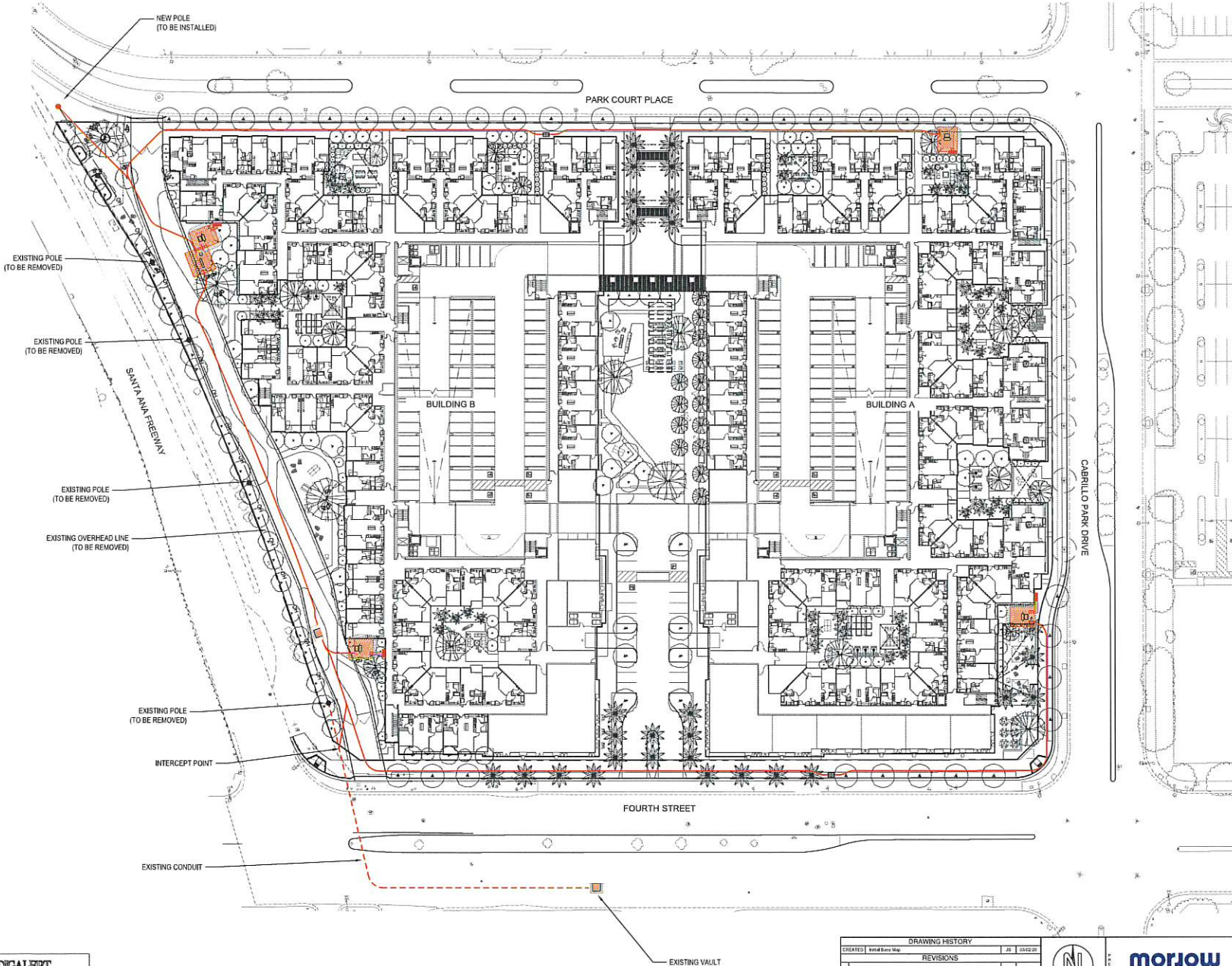






**GENERAL NOTES:**

1. DRY UTILITY POINT OF CONNECTION EXHIBIT IS FOR DESIGN STUDY AND CONFLICT CHECK ONLY. UTILITIES SHOULD NOT BE INSTALLED BASED ON THIS EXHIBIT. REFER TO RESPECTIVE UTILITY FINAL DESIGNS FOR SPECIFIC INSTALLATION REQUIREMENTS



LEGEND	
	ELEC. PULL BOX
	ELEC. TRANSFORMER PAD
	ELEC. PAD TUR-STYLE 1
	ELEC. VAULT
	ELECTRIC CONDUIT
	WORKING CLEARANCE
	WINDOW CLEARANCE

**CONCEPTUAL**  
For Design Study Only



DRAWING HISTORY	
CREATED	Initial Design Map
REVISIONS	
NO.	DATE



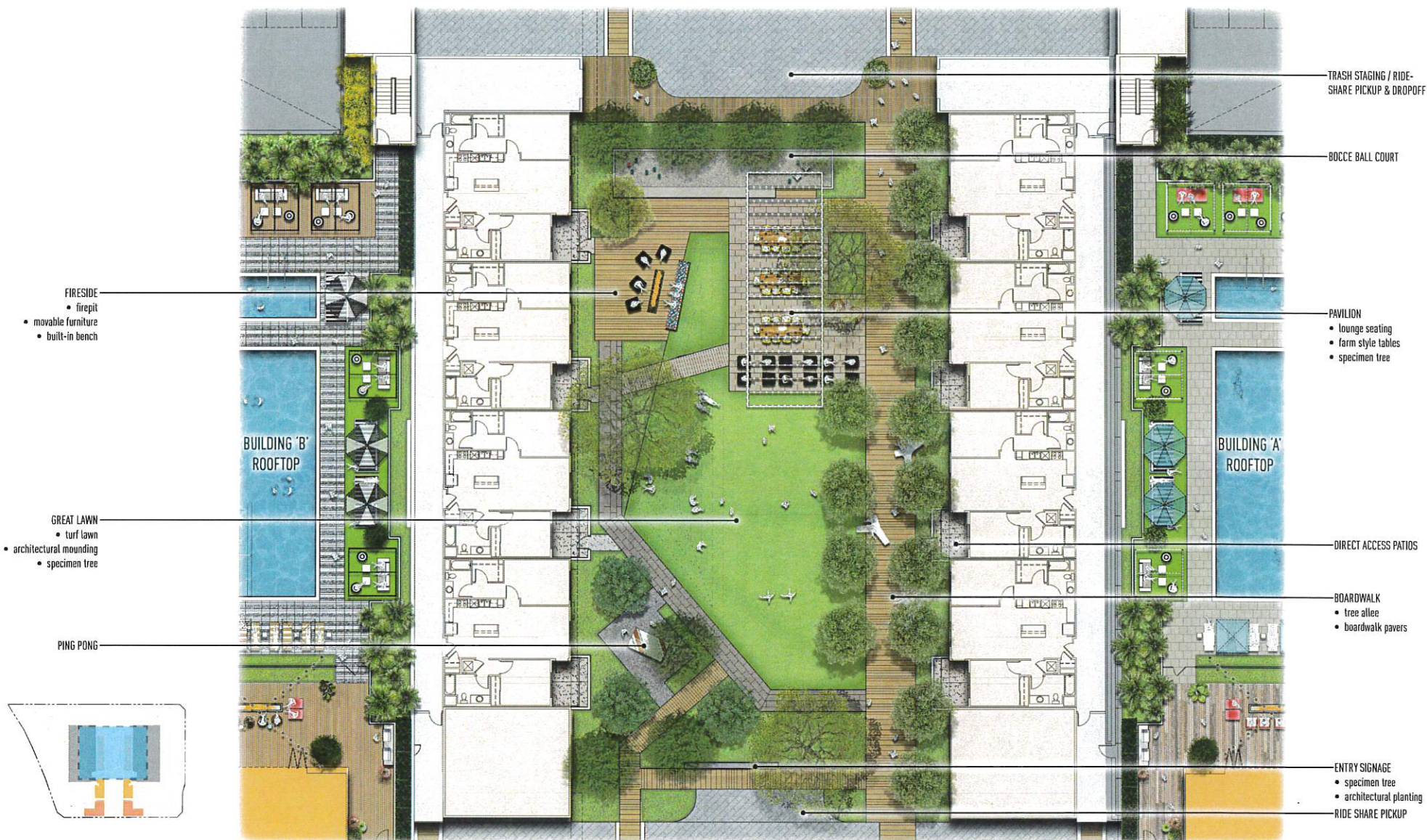
**morlow**  
management  
1130 Via Calagon  
San Clemente, CA 92673  
949.218.5509

C3 Development		DATE
Central Pointe		07/20/2020
Dry Utility Composite		1" = 30'
		1 of 1









**CENTRAL POINT**  
SANTA ANA, CA

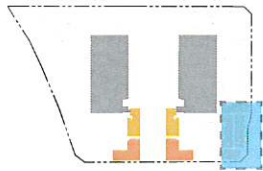
**CONCEPTUAL DESIGN**  
JULY 20TH, 2020



**GREAT LAWN/ PUBLIC PARK  
ENLARGEMENT**

**L.2**







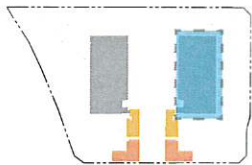
- SPLASH
  - 20' X 60' lap pool
  - lounge chairs
  - sunning lawn with cabanas
  - 10' X 20' spa
  - lush planting

- FIRESIDE
  - firepit
  - lounge seating
  - festival lights
  - specimen tree

- THE HANGOUT
  - outdoor kitchen
  - shade trelis
  - communal dining tables
  - festival lights
  - pottery



CROSS FIT LAWN



- THE HANGOUT
- outdoor kitchen
  - shade trellis
  - communal dining tables
  - festival lights
  - pottery

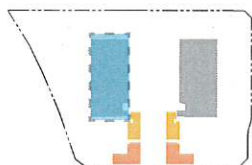
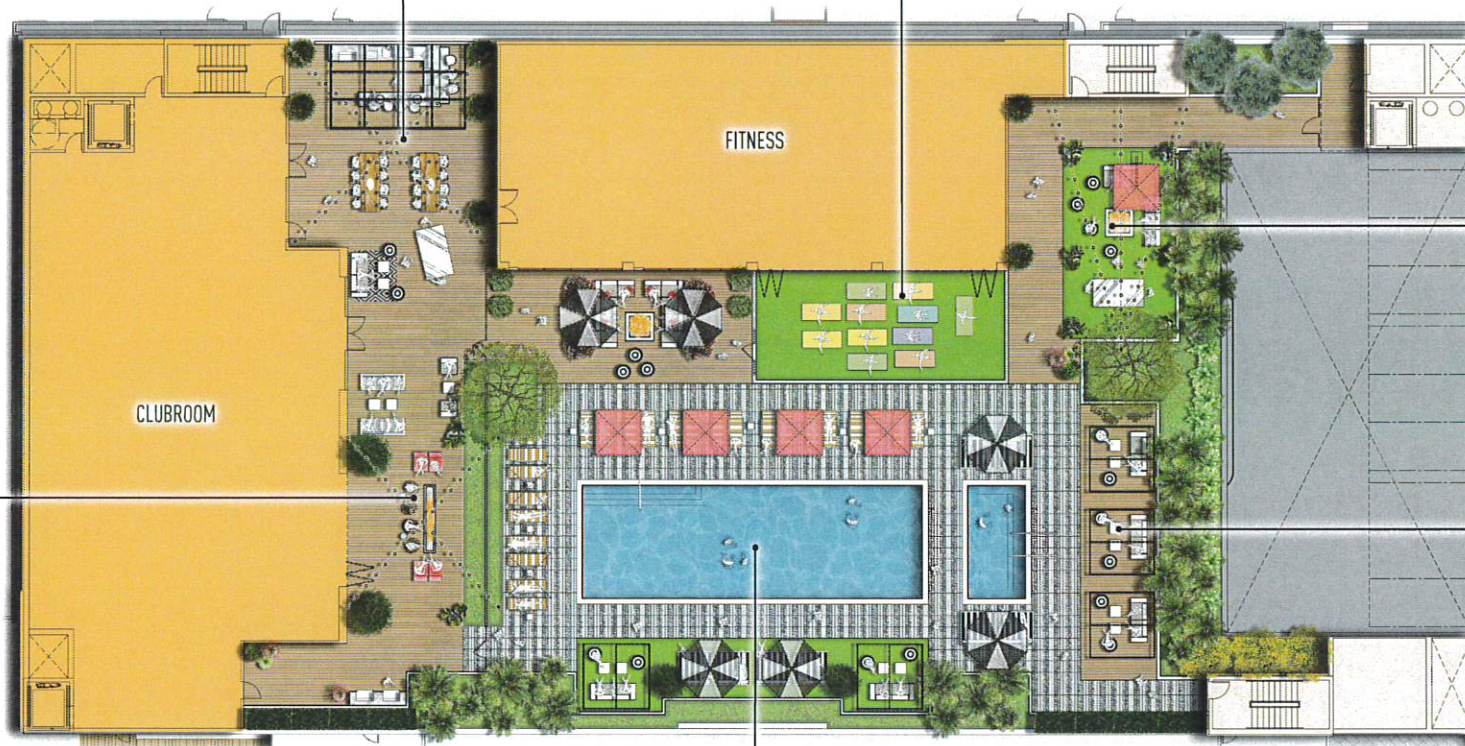
- FIRESIDE
- firepit
  - lounge seating
  - festival lights
  - specimen tree

FITNESS LAWN

- LOUNGE LAWN
- synthetic turf
  - firepit
  - ping pong table

CABANAS

- SPLASH
- 20' X 60' lap pool
  - lounge chairs
  - sunning lawn with cabanas
  - 10' X 20' spa
  - lush planting



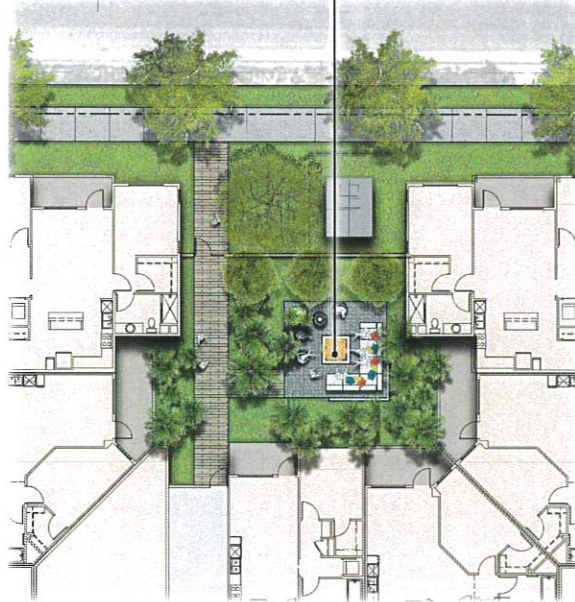


- seatwall with dining
- festival lights
- bbq
- lounge seating
- resident security gate



'A' THE BACKYARD

- lush planting
- lounge lawn
- firepit
- resident security gate

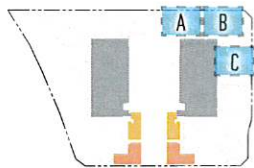


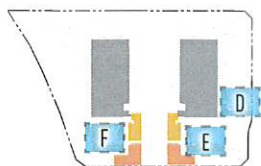
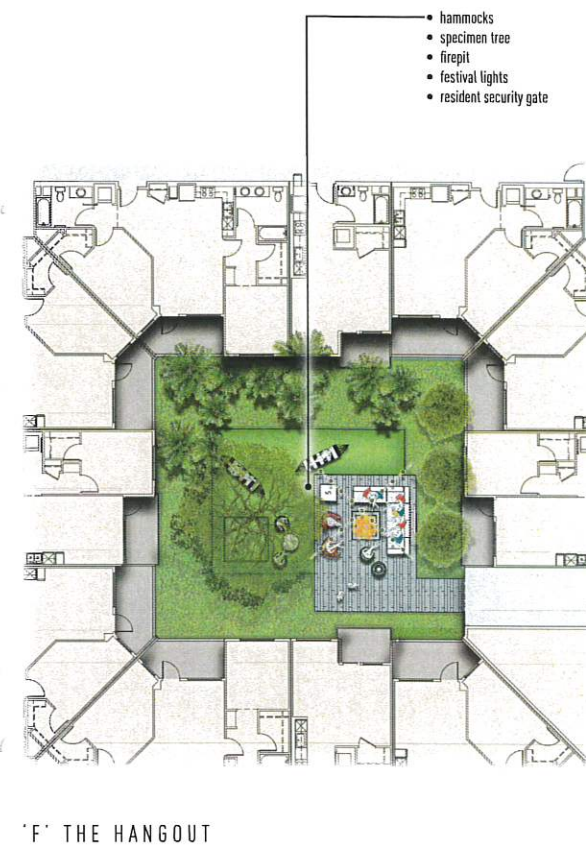
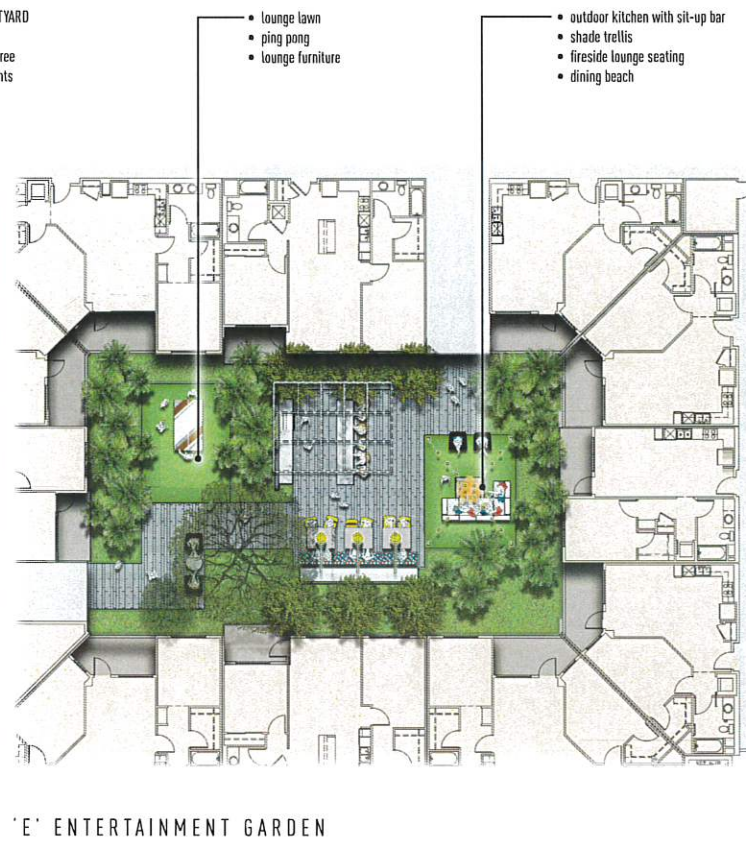
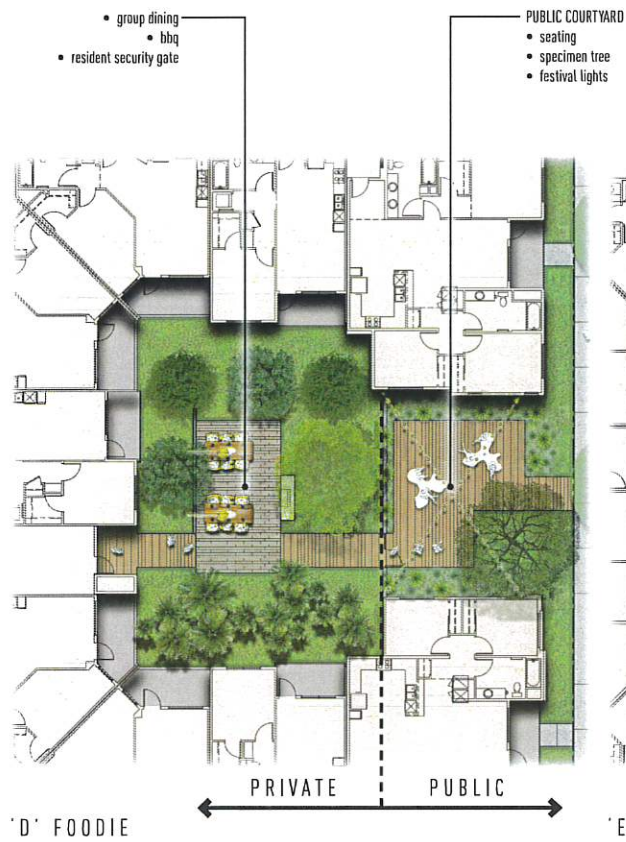
'B' GARDEN LOUNGE

- firebowl with seating
- group dining
- bbq
- festival lights
- resident security gate



'C' OUTDOOR ESCAPE





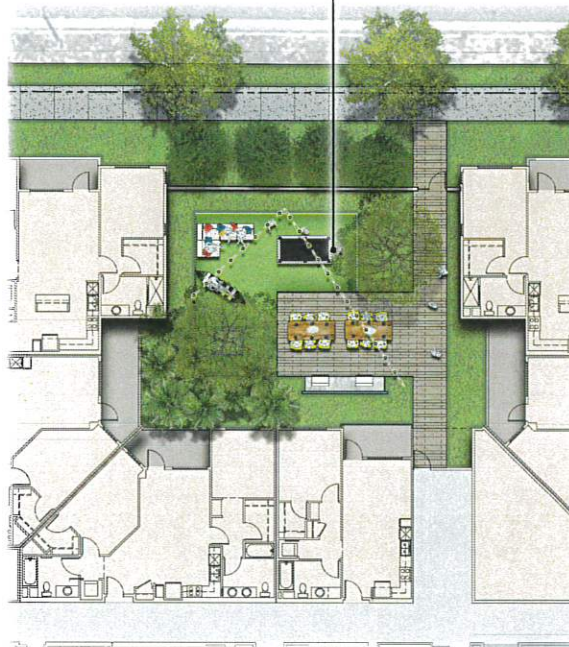


- sit-up bar with t.v.
- shade trellis
- fireside lounge
- group dining
- resident security gate



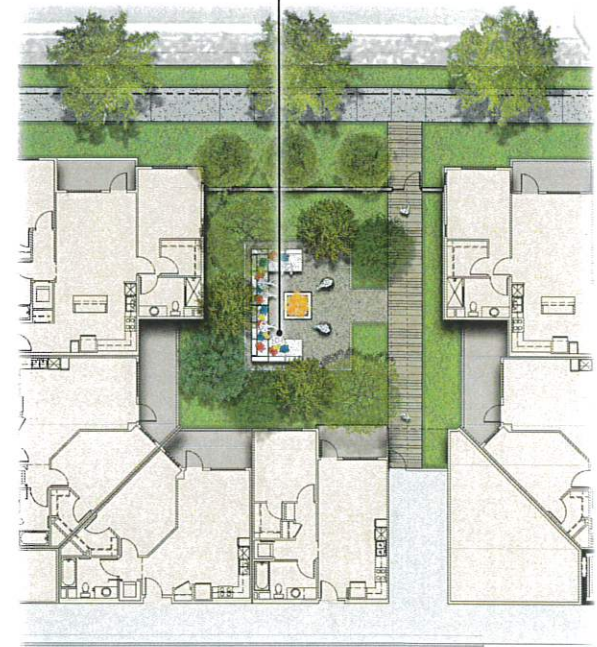
'G' THE SOCIAL

- outdoor kitchen
- large communal tables
- game and lounge lawn
- festival lights
- resident security gate

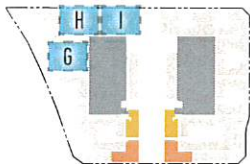


'H' DINNER PARTY

- firepit
- large lounge furniture
- decomposed granite
- lush landscaping
- resident security gate



'I' FIRESIDE









## PLANT PALETTE NOTES:

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

## WUCOLS NOTE:

WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

## LANDSCAPE STANDARDS:

- LANDSCAPE TO BE DESIGNED TO CONFORM WITH THE CITY OF SANTA ANA COMMERCIAL AREA LANDSCAPE STANDARDS SEC 41-372(d).
- PLANT MATERIALS WILL BE MAINTAINED AND DEAD MATERIAL REPLACED AS SPECIFIED IN THE CITY OF SANTA ANA CODE SECTION 41-409.
- CONSTRUCT STREET LIGHTS EVERY 125' PER CITY STANDARDS AND APPROVED PLAN, AS NEEDED PER THE CITY STANDARDS AND THE APPROVED STREET IMPROVEMENT PLANS.

## WATER EFFICIENT LANDSCAPING:

- THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER.
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE CITY OF SANTA ANA GUIDELINES FOR WATER EFFICIENT LANDSCAPING.
  - THE ESTIMATED APPLIED WATER USE ALLOWED FOR THE LANDSCAPE AREA SHALL NOT EXCEED THE MWA CALCULATION.

## GENERAL PLANTING NOTES:

- MAINTAIN SHRUBS AT 24" HIGH INSIDE OF VEHICULAR LINE OF SIGHT.
- SECURITY PLANTING MATERIALS WILL BE UTILIZED ALONG WALL AND PROPERTY LINES AND UNDER VULNERABLE WINDOWS.
- ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.

## POLICE DEPARTMENT SECURITY NOTES:

ADEQUATE LIGHTING OF PARKING STRUCTURE, CIRCULATION AREAS, AISLES, PASSAGEWAYS, RECESSES, AND GROUNDS CONTIGUOUS TO BUILDINGS SHALL BE PROVIDED WITH LIGHTING OF SUFFICIENT WATTAGE TO PROVIDE ADEQUATE ILLUMINATION TO MAKE CLEARLY VISIBLE THE PRESENCE OF ANY PERSON ON OR ABOUT THE PREMISES DURING HOURS OF DARKNESS AND PROVIDE A SAFE, SECURE ENVIRONMENT FOR ALL PERSONS, PROPERTY, AND VEHICLES ON-SITE.

## LANDSCAPE NOTES:

- ALL LANDSCAPING MUST MEET THE STANDARDS SET BY THE STATE OF CALIFORNIA EMERGENCY DROUGHT PLAN.
- ALL SYNTHETIC TURF MUST MEET THE CITY OF SANTA ANA'S STANDARDS FOR SYNTHETIC TURF.
- THE DEVELOPER SHALL MAINTAIN SIDEWALK AND TREES IN THE PUBLIC RIGHT-OF-WAY.
- LANDSCAPING ON 4TH STREET, AND PARKCOURT PLACE SHALL BE DROUGHT TOLERANT LANDSCAPE PER THE CITY OF SANTA ANA PARADISE GUIDELINE FOR DROUGHT TOLERANT PLANTS.
- A LANDSCAPE PLAN INCLUDING IRRIGATION, IS TO BE SUBMITTED FOR REVIEW AND APPROVAL. THE LANDSCAPE PLAN SHALL CONFORM TO THE COMMERCIAL LANDSCAPE STANDARDS, CITYWIDE DESIGN GUIDELINES AND THE WATER EFFICIENT LANDSCAPE ORDINANCE.

## GRAFFITI NOTES:

- ANY GRAFFITI PAINTED OR MARKED UPON THE PREMISES OR ON ANY ADJACENT AREA UNDER THE CONTROL OF THE LICENSEE(S) SHALL BE REMOVED OR PAINTED WITHIN 24 HOURS OF BEING APPLIED.

## STREET TREE NOTE:

- ANY STREET TREE REMOVAL WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY THE ENVIRONMENTAL AND TRANSPORTATION ADVISORY COMMITTEE (ETAC). THEREFORE, PROVIDE TO THE CITY OF SANTA ANA A LETTER REQUESTING THE REMOVAL OF EXISTING STREET TREE(S) THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS. THE CITY WILL PRESENT THE INFORMATION TO THE ETAC COMMITTEE FOR ACTION (SEE EXHIBIT C).
- ALL STREET STREETS SHALL BE 24-INCH BOX AT 35 FEET O.C. ON THEORETICAL STREET, INCLUDING DEEP ROOT IRRIGATION SYSTEMS, PER CITY STANDARDS.
- INSTALL 24-INCH BOX STREET TREES PER THE CITY STANDARDS AND APPROVED PLAN, AS NEEDED.

## PRELIMINARY PLANT PALETTE

CENTRAL POINTE  
SANTA ANA, CA

THE OBJECTIVE OF THE OVERALL LANDSCAPING CONCEPT IS TO PROVIDE A DISTINCT VISUAL IMPRESSION AND BUILDING IDENTITY, SOFTEN THE URBAN EXPERIENCE, PROVIDE THE HIGHEST LEVEL OF AESTHETIC STANDARDS COMPLEMENTED BY THE QUALITY OF THE BUILDING MATERIALS THAT WILL ASSURE AN ATTRACTIVE ENVIRONMENT ENHANCING THE QUALITY OF LIFE AMONG ITS RESIDENTS AND NEIGHBORS. SUCCESSFUL STREETSCAPES ARE A PARTNERSHIP BETWEEN THE BUILDING DESIGN AND THE LANDSCAPED EDGE OF THE STREET DISTINGUISHING 4TH STREET, CARRILLO PARK DRIVE AND PARKCOURT PLACE THROUGH DISTINCTIVE LANDSCAPING, STREET TREE SPACING AND LIGHTING.

THE LANDSCAPE IRRIGATION CONCEPT FOR THE SITE WILL BE DESIGNED TO PROVIDE THE MOST EFFICIENT AND CONSERVING MEANS TO DISTRIBUTE IRRIGATION WATER AND PROVIDE THE PROPERTY MANAGEMENT COMPANY WITH THE LATEST TECHNOLOGY FOR WATER CONSERVATION AND DISTRIBUTION. THE PRELIMINARY PLANT PALETTE IS DESIGNED TO UTILIZE A MAJORITY OF WATER-CONSERVING PLANTS GROUPED BY WATER NEEDS.

THE FOLLOWING PLANT MATERIAL AS SELECTED IS COMPLIANT WITH CITY OF SANTA ANA WATER CONSERVATION MEASURES WITH CONSIDERATION FOR NON-INVASIVE SPECIES.

### TREES

Botanical Name	Common Name	Size
4th Street		
Proposed <i>Pinus canariensis</i>	Canary Island Pine	36" box (24" box min)
Proposed <i>Pyrus kawakamii</i>	Evergreen Pear	36" box (24" box min)
Cabrillo Park Drive		
Existing <i>Platanus racemosa</i>		
Proposed <i>Platanus racemosa</i>	California Sycamore	24" box
Parkcourt Place		
Proposed <i>Platanus racemosa</i>	California Sycamore	24" box
Proposed <i>Pyrus kawakamii</i>	Evergreen Pear	24" box
Proposed <i>Lagerstroemia indica</i>	Crape Myrtle	24" box

For tree species and for number and size of required tree replacements contact the Tree Section Supervisor at (714) 647-3337

### Project Entry Drive:

<i>Cupressus sempervirens</i>	Italian Cypress	24" box
<i>Magnolia g. 'Little Gem'</i>	Little Gem Southern Magnolia	24" box
<i>Olea europaea 'Swan Hill'</i>	Fruitless Olive	48" box
<i>Phoenix dactylifera 'Medjool'</i>	Medjool Date Palm	18" with
<i>Pinus pinus</i>	Mexican Stone Pine	36" box
<i>Quercus virginiana</i>	Southern Live Oak	36" box

### Selback Trees

<i>Cupressus sempervirens 'Stricta'</i>	Italian Cypress	24" box
<i>Ficus nitida</i>	Indian Laurel Ficus	36"/48" box
<i>Jacaranda acutifolia</i>	Jacaranda	36" box
<i>Magnolia g. 'Little Gem'</i>	Little Gem Southern Magnolia	24" box
<i>Melaleuca quinquenervia</i>	Cajuput Tree	24" box
<i>Olea europaea 'Swan Hill'</i>	Fruitless Olive	48" box
<i>Olea europaea 'Swan Hill'</i>	Canary Island Pine	24" box
<i>Pinus canariensis</i>	Alghai Pine	24"/48" box
<i>Pinus edulis</i>	California Sycamore	24" box
<i>Platanus racemosa</i>	Brisbane Box	24" box

### Residential Courtyards and Rooftop Area

<i>Arbutus x 'Marina'</i>	Hybrid Strawberry Tree	24" box
<i>Bismarckia nobilis</i>	Bismarck Palm	36" box
<i>Brachychiton populneum</i>	Bottle Tree	24" box
<i>Chorisia speciosa</i>	Piso Silk Tree	30" box
<i>Eriobotrya deflexa</i>	Bronze Loquat	24" box
<i>Erythrina coraloides</i>	Naked Coral Tree	36" box
<i>Ficus 'Green Gem'</i>	Ficus columns - Hedge	24" box
<i>Geliera parviflora</i>	Australian Willow	36" box
<i>Hymenoporus flavum</i>	Sweetshade	24" box
<i>Juniperus torulosa</i>	Hollywood Juniper	24" box
<i>Lagerstroemia hybrid</i>	Crape Myrtle	36" box
<i>Magnolia g. 'Little Gem'</i>	Little Gem Southern Magnolia	24" box
<i>Melaleuca quinquenervia</i>	Cajuput Tree	24" box
<i>Melaleuca nesophila</i>	Pink Melaleuca	36" box
<i>Metrosideros excelsa</i>	New Zealand Christmas Tree	36" box
<i>Olea europaea 'Swan Hill'</i>	Fruitless Olive	48" box
<i>Pinus torreyana</i>	Torrey Pine	36" box
<i>Platanus x acerifolia 'Bloodgood'</i>	Plane Tree	36" box
<i>Prunus c. 'Bright 'n Tight'</i>	Compact Carolina Cherry	15 gal.
<i>Prunus c. 'Vesuvius'</i>	Purple-leaf Plum	24" box
<i>Pyrus calleryana 'Atalacra'</i>	Ornamental Pear	24" box
<i>Quercus virginiana</i>	Southern Live Oak	36" box
<i>Rhus lancea</i>	African Sumac	24" box
<i>Tipuana tipu</i>	Tipu Tree	36" box
<i>Tristania conferta</i>	Brisbane Box	24" box

## GENERAL PLANTING NOTES:

- MAINTAIN SHRUBS AT 24" HIGH INSIDE OF STREET AND DRIVEWAY LINE OF SIGHT.
- ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.

### SHRUBS and GROUNDCOVERS

Botanical Name	Common Name
<b>Large shrubs (minimum 5 gallon size at 3' o.c.)</b>	
<i>Agave attenuata 'Nova'</i>	Foxtail Agave
<i>Arbutus unedo</i>	Strawberry Tree
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Photinia x fraseri</i>	Red-tipped Photinia
<i>Leptospermum laevigatum</i>	Australian Tree Tree
<i>Tecoma stans</i>	Yellow Bells
<i>Westringia fruticosa</i>	Coast Rosemary

<b>Medium Shrubs (minimum 5 gallon size)</b>	
<i>Callistemon 'Little John'</i>	Dwarf Bottlebrush
<i>Bougainvillea species</i>	Bougainvillea
<i>Dianella species</i>	Dianella
<i>Dielsia vegeta</i>	Fortnight Lily
<i>Grevillea species</i>	Grevillea
<i>Hamamelis hybrids</i>	Evergreen Daylilies
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Pittosporum species</i>	Mock Orange
<i>Raphiophila indica species</i>	Little Hawthorn
<i>Rosemaria 'Tuscan Blue'</i>	Upright Rosemary
<i>Salvia greggii</i>	Auburn Sage
<i>Salvia leucantha</i>	Mexican Sage Bush
<i>Streptocarpus reginae</i>	Bird of Paradise

<b>Low Shrubs and Groundcovers (minimum 1 gallon size)</b>	
<i>Asparagus d. 'Myersii'</i>	Foxtail Asparagus
<i>Arctostaphylos species</i>	Manzanita
<i>Baccharis pilularis 'Pigeon Point'</i>	Dwarf Coyote Brush
<i>Cercis M. 'horizontalis'</i>	Natal Plum
<i>Carex species</i>	Sedge
<i>Ceanothus g. 'horizontalis'</i>	Carmel Creeper
<i>Festuca o. glauca</i>	Blue fescue
<i>Mahonia repens</i>	Creeeping Mahonia
<i>Myoporum parvifolium</i>	Myoporum
<i>Limnium species</i>	Statice
<i>Pittosporum 'Golf Ball'</i>	Golf Ball Kohuhu
<i>Rosemaria o. prostrata</i>	Dwarf Rosemary

<b>Accentcolor shrubs (minimum 5 gallon size)</b>	
<i>Aeonium x floribundum</i>	Aeonium Hybrid
<i>Anigozanthus species</i>	Kangaroo Paws
<i>Aloe species</i>	Aloe
<i>Agave species</i>	Agave
<i>Cycas revoluta</i>	Sago
<i>Dasylirion wheeleri</i>	Desert Spoon
<i>Furcraea mediocipia</i>	Mauritius Hemp
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Muhlenbergia species</i>	Deer Grass
<i>Rosa floribunda</i>	Floribunda Rose

Line of Sight Note:  
Maintain shrubs at 24" high inside of Line of Sight at street intersections.

## UTILITY SCREENING NOTES:

ALL ABOVE-GROUND UTILITIES INCLUDING BACKFLOW DEVICES AND TRANSFORMERS WILL BE SCREENED WITH A DENSE PLANTING HEDGE TO MITIGATE VIEWS OF THE UTILITIES FROM THE PUBLIC REALM AS REQUIRED BY THE CITY OF SANTA ANA ORDINANCE.

## FIRE ACCESS NOTES:

TREES FOUND WITHIN THE FIRE LINE SHALL BE MAINTAINED AT THE MINIMUM CLEARANCE OF 13'-0" FOR FIRE DEPARTMENT ACCESS.





**LIGHTING CONCEPT:**

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTUSIVE. LIGHT SOURCES WILL BE TUNGSTEN, METAL HALIDE OR LED.

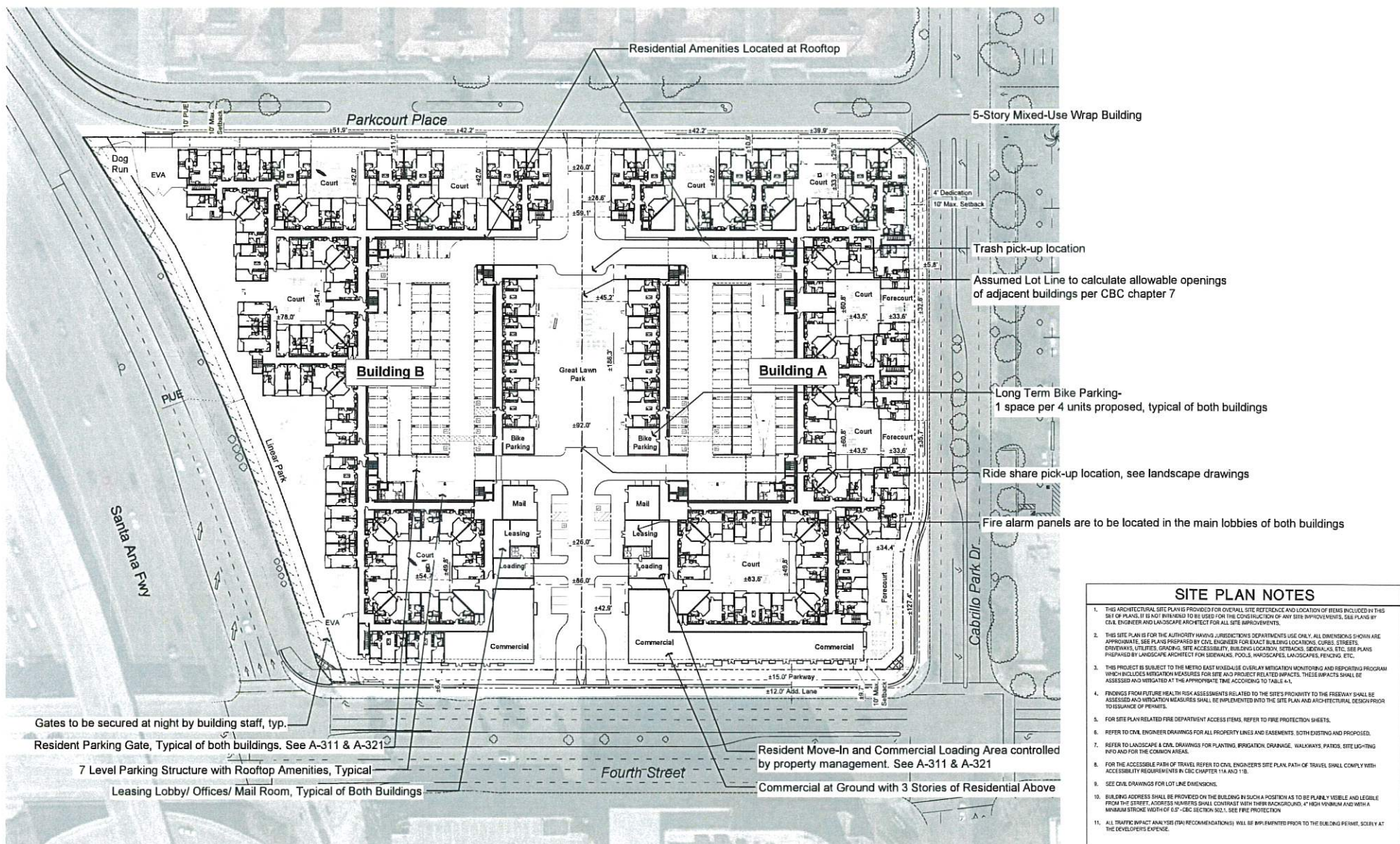
LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

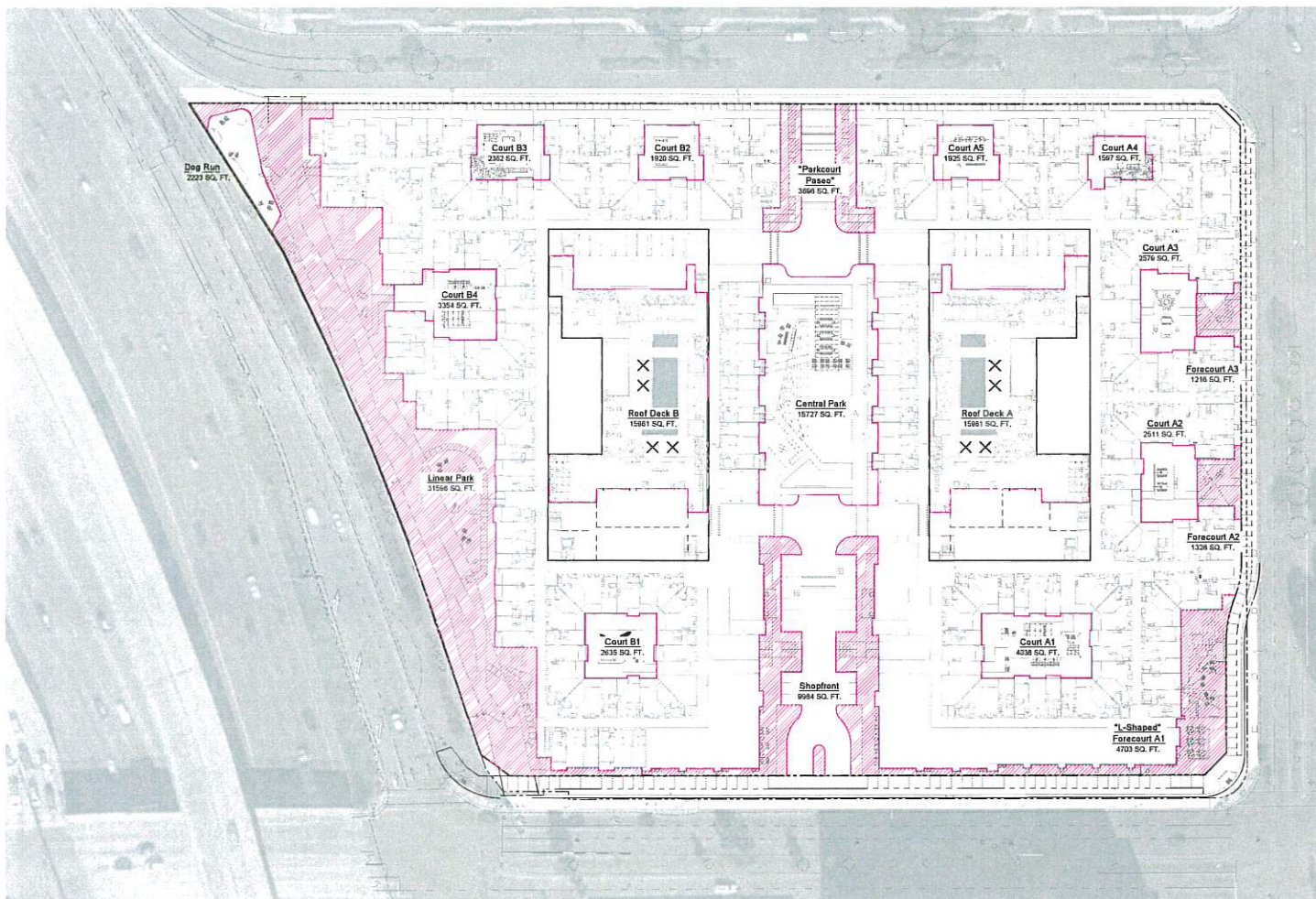
PHOTOMETRICS TO BE PROVIDED BY ELECTRICAL CONSULTANT.

EXTERIOR LIGHTING LEGEND		
SYMBOL	TYPE/TECHNIQUE	LOCATION
	BOLLARD	PEDESTRIAN WALKWAYS
	12' HT POLE	COURTYARDS / ENTRY / FIRELANE FIXTURE WILL NOT PRODUCE OFF-SITE GLARE
	STREET LIGHT	STREET FIXTURE WILL NOT PRODUCE OFF-SITE GLARE
	OVERHEAD FESTIVAL LIGHTING	MINIMUM 12' ABOVE FINISH SURFACE
	BUILDING MOUNTED SCONCE	TO BE SELECTED BY ARCHITECT
	CEILING LIGHT	METAL TRELLIS STRUCTURES / ARCHITECTURE. FIXTURE WILL NOT PRODUCE OFF-SITE GLARE









### Publicly Accessible Open Space:

Gross Site Area ± 8.35 Acres  
Net Site Area ± 8.03 Acres

Requirement: 52,468 sf required  
15% of net site area

Proposed: (Area shown hatched)

PAOS	Area (sf)
Shopfront	9,984
"Parkcourt Paseo"	3,696
Forecourt A1	4,703
Forecourt A2	1,326
Forecourt A3	1,216
Linear Park	31,596
<b>Total PAOS</b>	<b>±52,521 sf proposed</b>

Note: 15,727 sf of Central Park not counted toward required PAOS

### Private/ Common Open Space:

Requirement:	
• Requirement #1:	57,960 sf 90 sf per unit (644 units)
• Requirement #2:	18,188 sf 5% of Total Site Area for non-residential uses
<b>Total Req'd:</b>	<b>76,148 sf</b>

Proposed:

Open Space		Area (sf)
Priv. Open Space	Ave. ±77sf per DU	49,588
Courtyard A1		4,038
Courtyard A2		2,511
Courtyard A3		2,579
Courtyard A4		1,597
Courtyard A5		1,925
Courtyard B1		2,635
Courtyard B2		1,920
Courtyard B3		2,362
Courtyard B4		3,354
Dog Run		2,223
Roof Deck A		15,961
Roof Deck B		15,961
<b>Total Proposed</b>		<b>±106,654</b>

### Legend

 Publicly Accessible Open Space

Note: During Conceptual/ Schematic Design phases, the quantitative data in this exhibit are approximate.



Architecture + Planning  
888.458.6849  
ktgy.com



**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

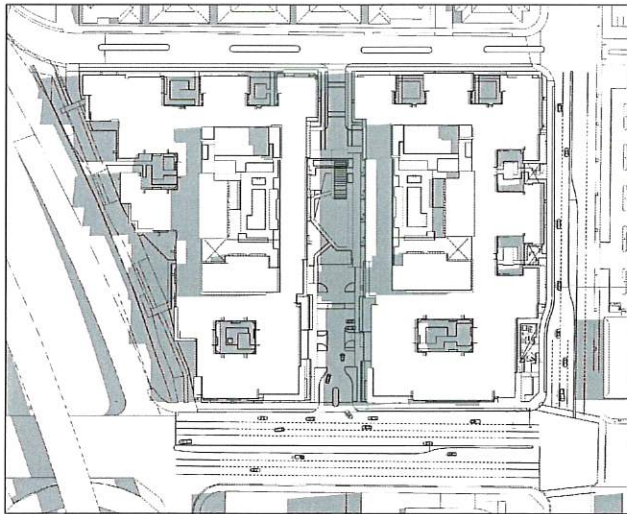
**CONCEPTUAL DESIGN**  
JULY 20TH, 2020



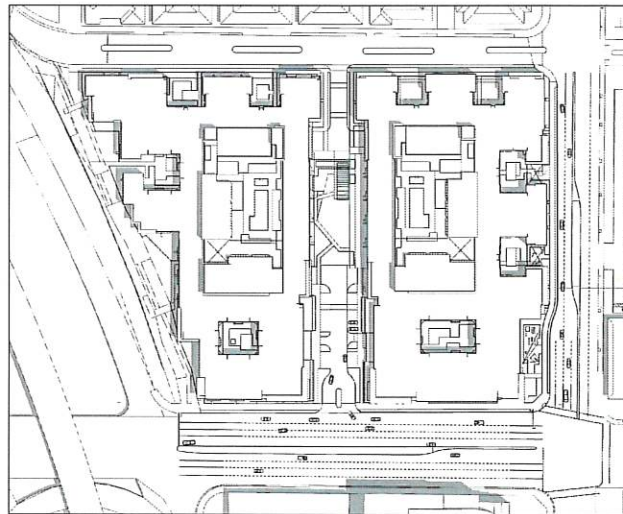
OPEN SPACE EXHIBIT

A-102

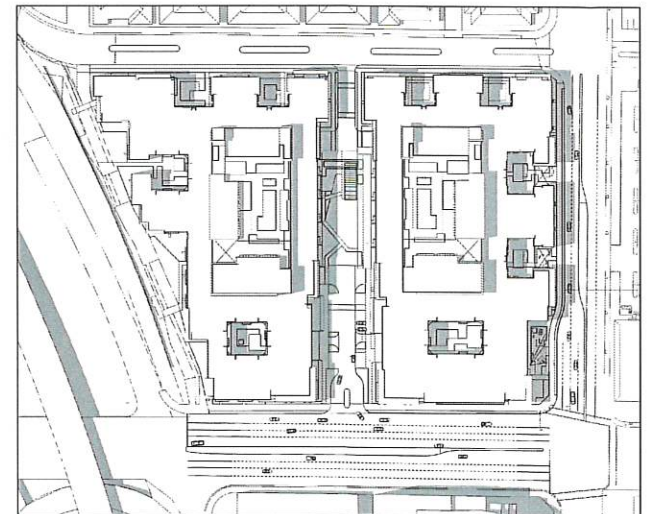




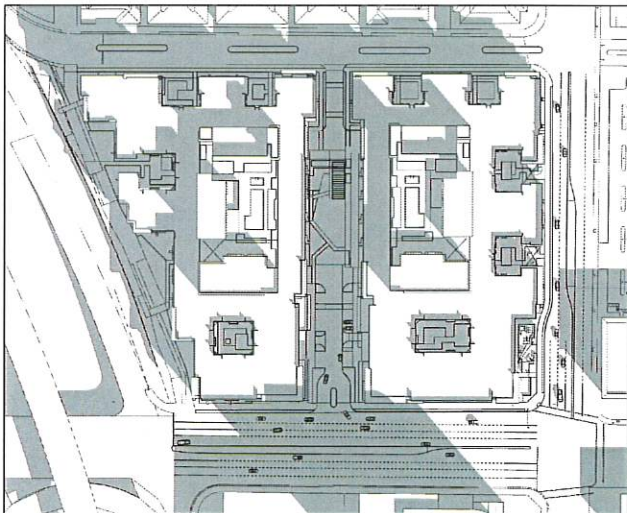
Summer Solstice (June 20th) - 9:00am



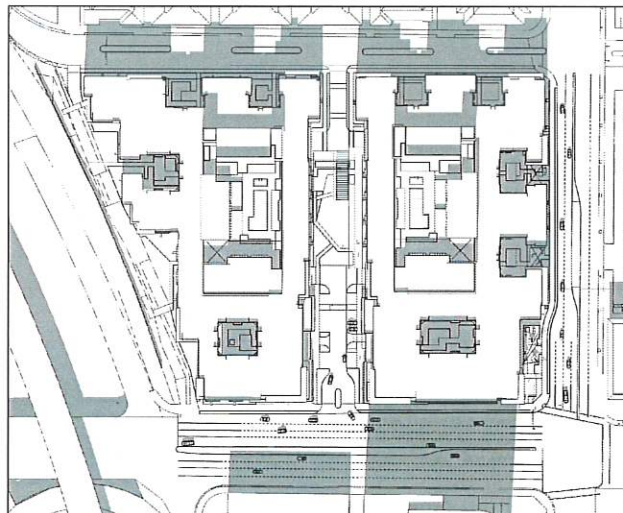
Summer Solstice (June 20th) - 12:00pm



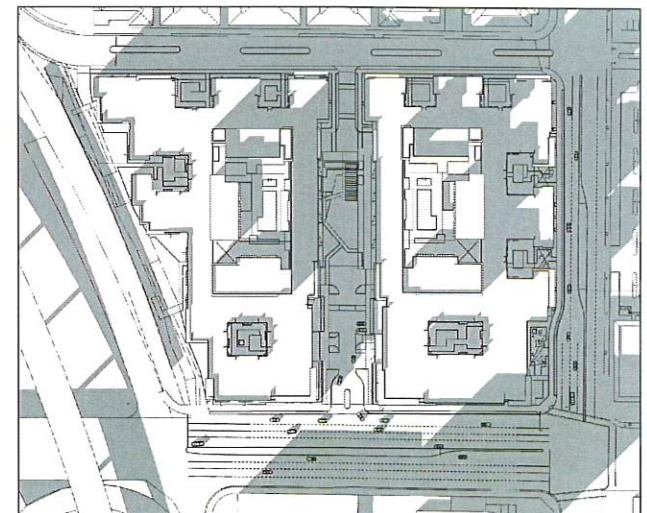
Summer Solstice (June 20th) - 3:00pm



Winter Solstice (December 21st) - 9:00am

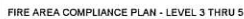


Winter Solstice (December 21st) - 12:00pm

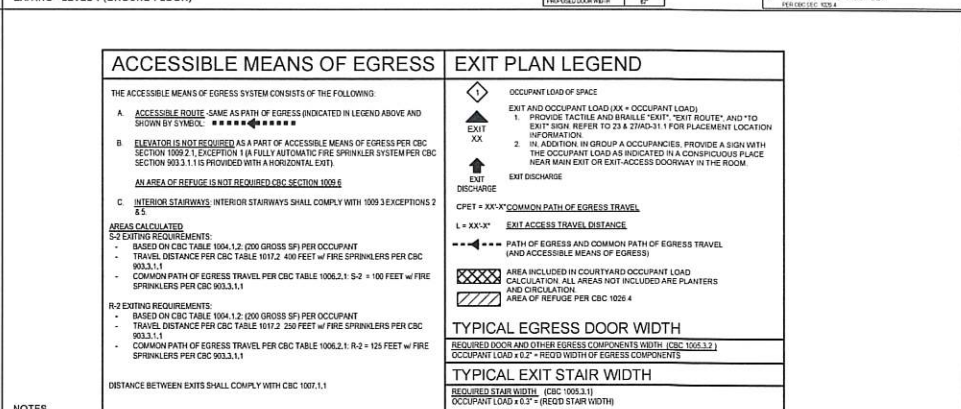
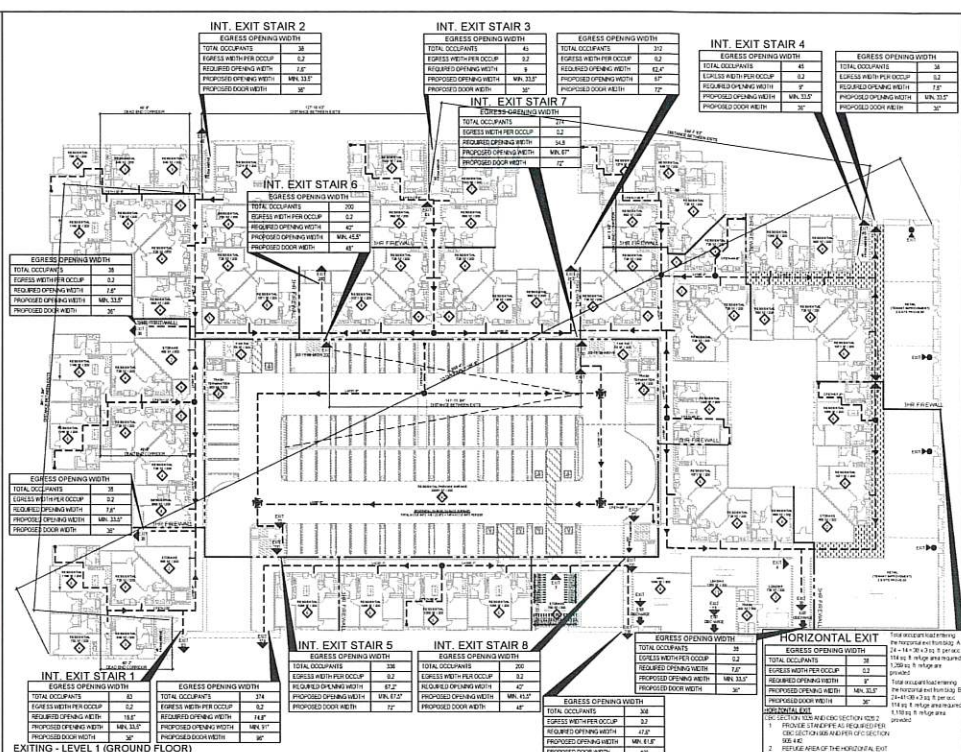


Winter Solstice (December 21st) - 3:00pm



[illegible]











Architecture + Planning  
888.456.5849  
ktgy.com



WATERFORD  
PROJECT COMPANY



ARNEL

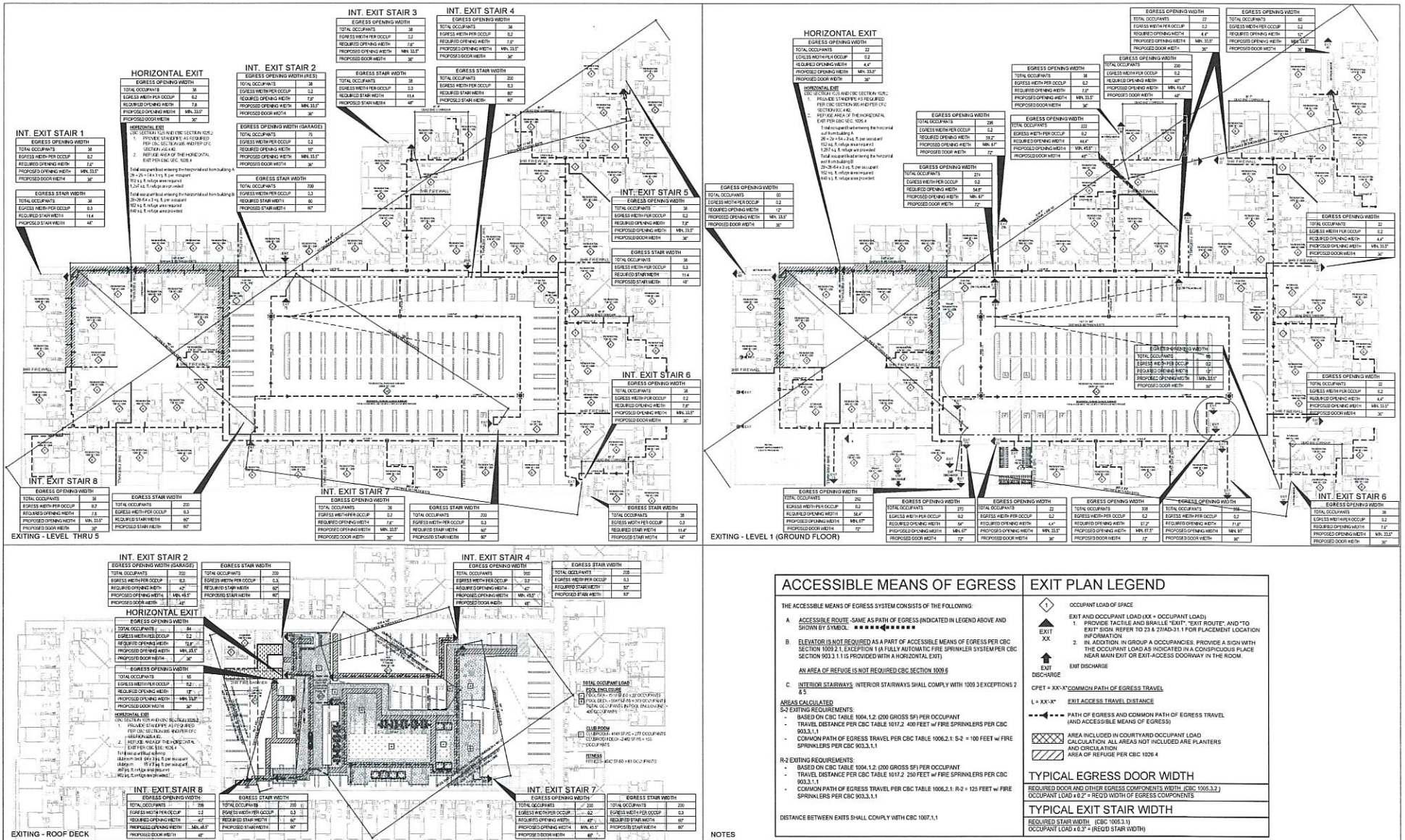
**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

CONCEPTUAL DESIGN  
JULY 20TH, 2020

CODE ANALYSIS  
BUILDING 8

A-121

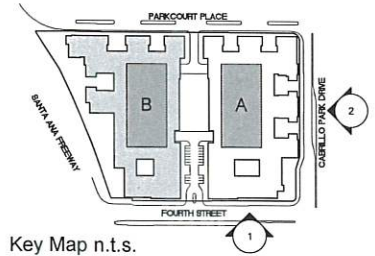






# Material Legend

1. Stucco
2. Metal Siding
3. Fiber Cement Lap Siding
4. Fiber Cement Panel
5. Metal Railing
6. Glass Railing
7. Vinyl Window
8. Storefront Glazing
9. Canopy
10. Masonry Veneer



Note: Refer to Material Boards for color and material information.



Architecture + Planning  
888.455.5549  
ktgy.com



**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

CONCEPTUAL DESIGN  
JULY 20TH, 2020



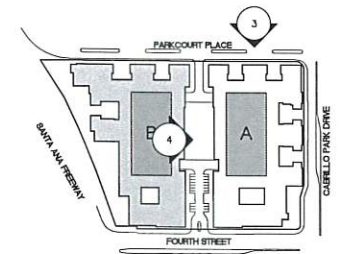
EXTERIOR ELEVATIONS  
BUILDING A

A-211



# Material Legend

1. Stucco
2. Metal Siding
3. Fiber Cement Lap Siding
4. Fiber Cement Panel
5. Metal Railing
6. Glass Railing
7. Vinyl Window
8. Storefront Glazing
9. Canopy
10. Masonry Veneer



Key Map n.t.s.



3. Parckourt Place Elevation (North)



4. Site Interior Elevation (West)

Note: Refer to Material Boards for color and material information.



Architecture + Planning  
688.456.5849  
kitgy.com



CENTRAL POINTE  
SANTA ANA, CA # 2019-0129

CONCEPTUAL DESIGN  
JULY 20TH, 2020



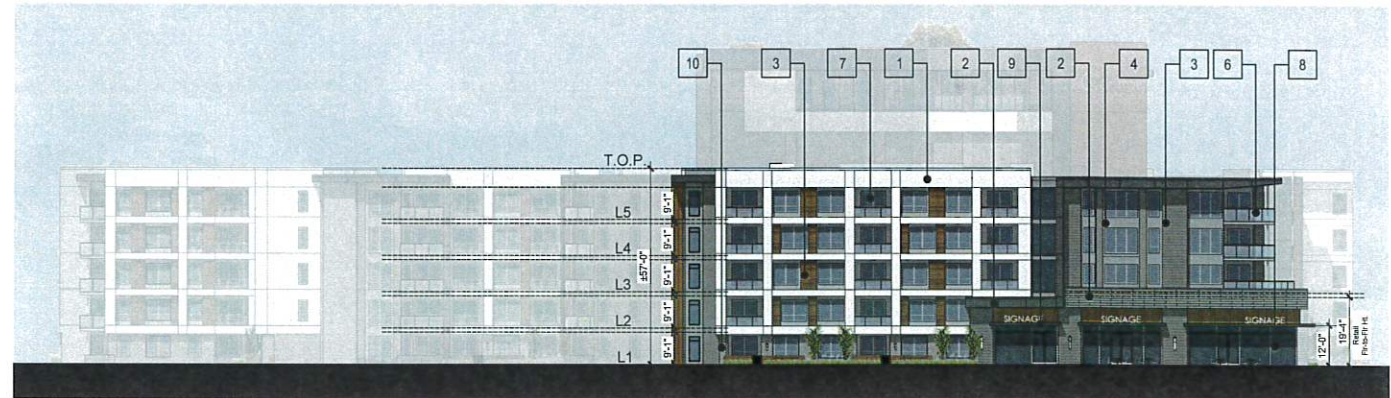
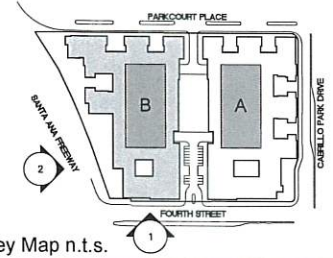
"BUILDING A" EXTERIOR ELEVATIONS

A-212



# Material Legend

1. Stucco
2. Metal Siding
3. Fiber Cement Lap Siding
4. Fiber Cement Panel
5. Metal Railing
6. Glass Railing
7. Vinyl Window
8. Storefront Glazing
9. Canopy
10. Masonry Veneer



1. 4th Street Elevation (South)



2. Freeway Frontage Elevation (West)



Architecture + Planning  
938-456-5949  
ktgy.com



**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

CONCEPTUAL DESIGN  
JULY 20TH, 2020



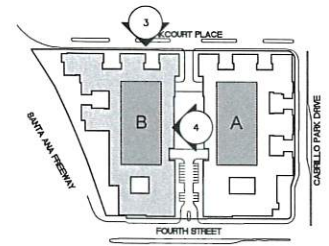
"BUILDING B" EXTERIOR ELEVATIONS

A-221



# Material Legend

1. Stucco
2. Metal Siding
3. Fiber Cement Lap Siding
4. Fiber Cement Panel
5. Metal Railing
6. Glass Railing
7. Vinyl Window
8. Storefront Glazing
9. Canopy
10. Masonry Veneer



3. Parckcourt Place Elevation (North)



4. Site Interior Elevation (East)



Architecture + Planning  
888.456.5849  
ktgy.com



**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

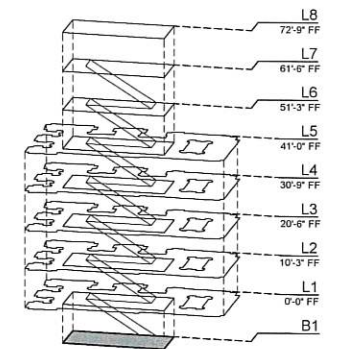
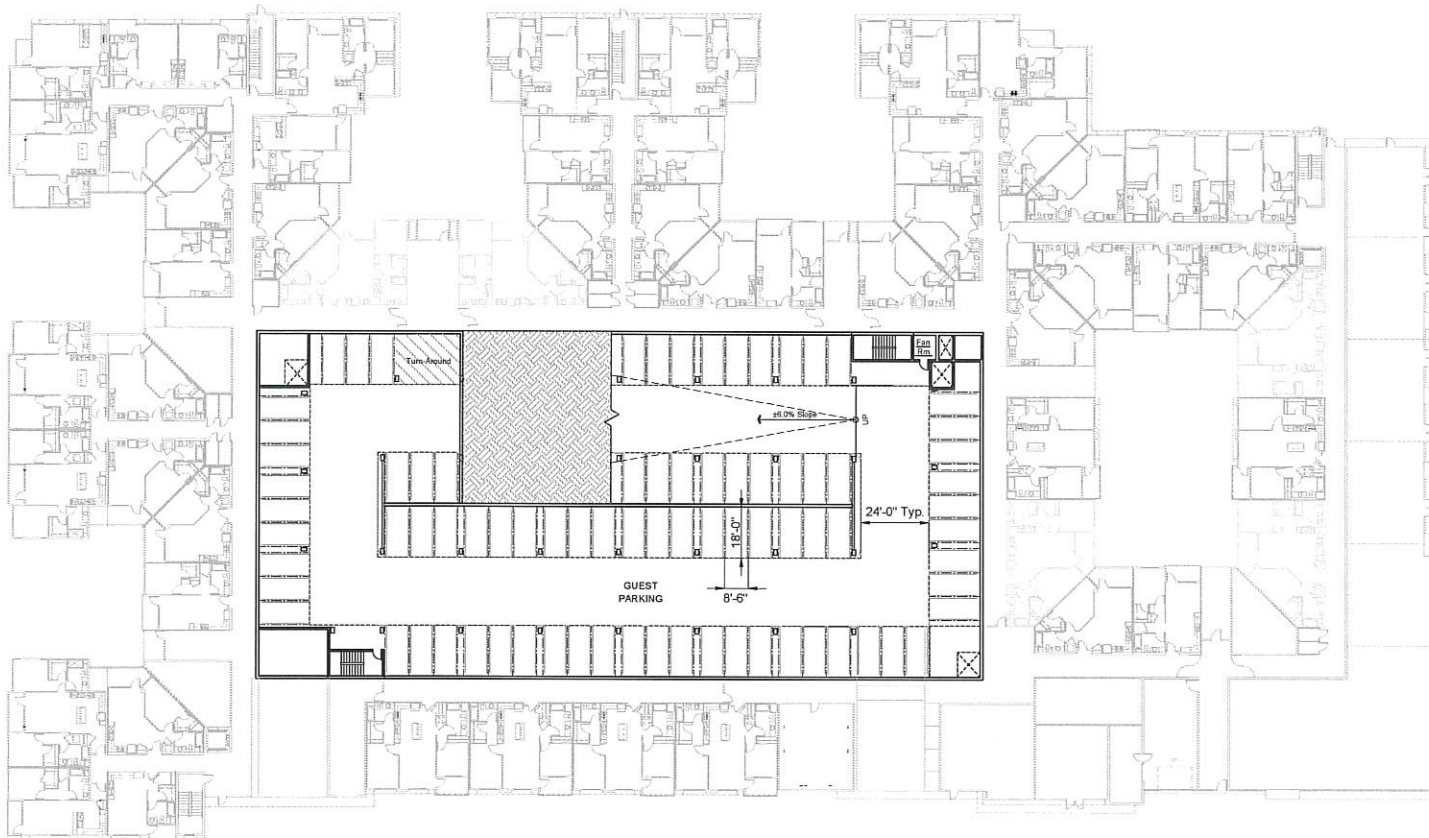
CONCEPTUAL DESIGN  
JULY 20TH, 2020



"BUILDING B" EXTERIOR ELEVATIONS

A-222





ISO KEY



Architecture + Planning  
888.456.5649  
kitgy.com



**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

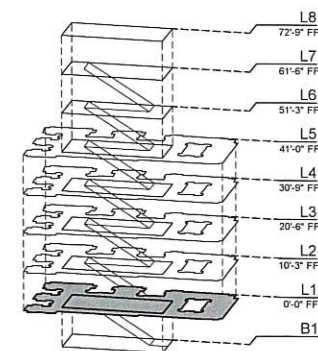
**CONCEPTUAL DESIGN**  
JULY 20TH, 2020



**BUILDING PLAN**  
BUILDING A - 1ST BASEMENT FLOOR

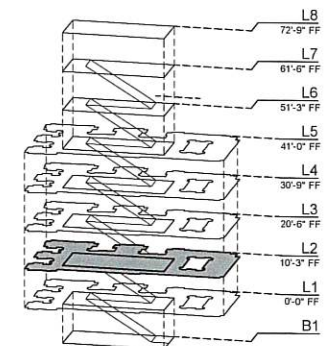
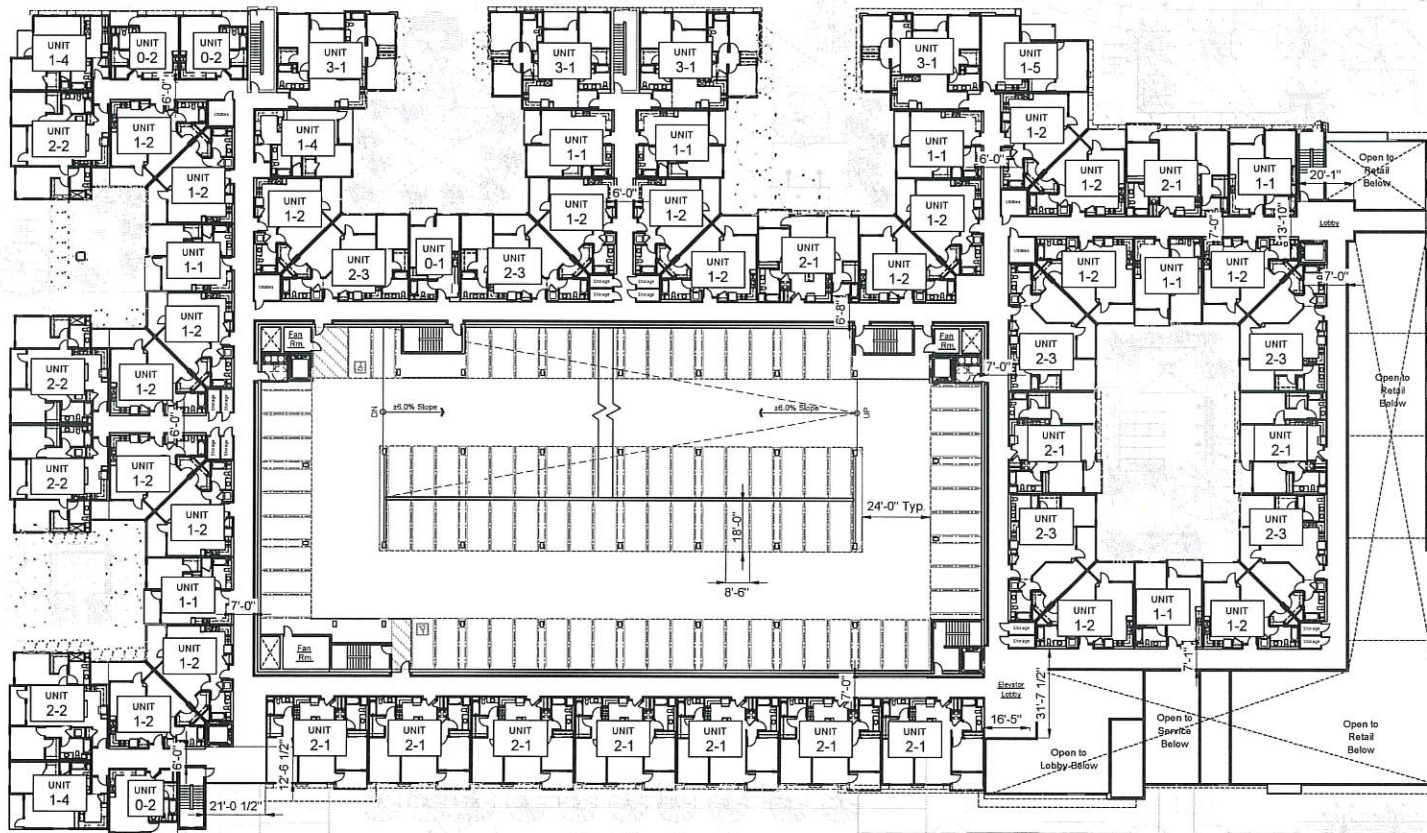
**A-310**





A-311





ISO KEY



Architecture • Planning  
888.458.5849  
ktgy.com



**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

CONCEPTUAL DESIGN  
JULY 20TH, 2020



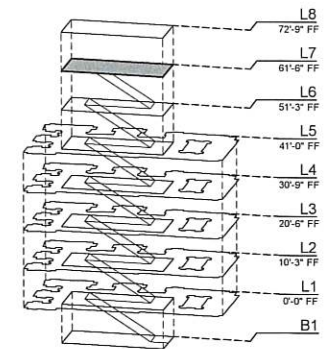
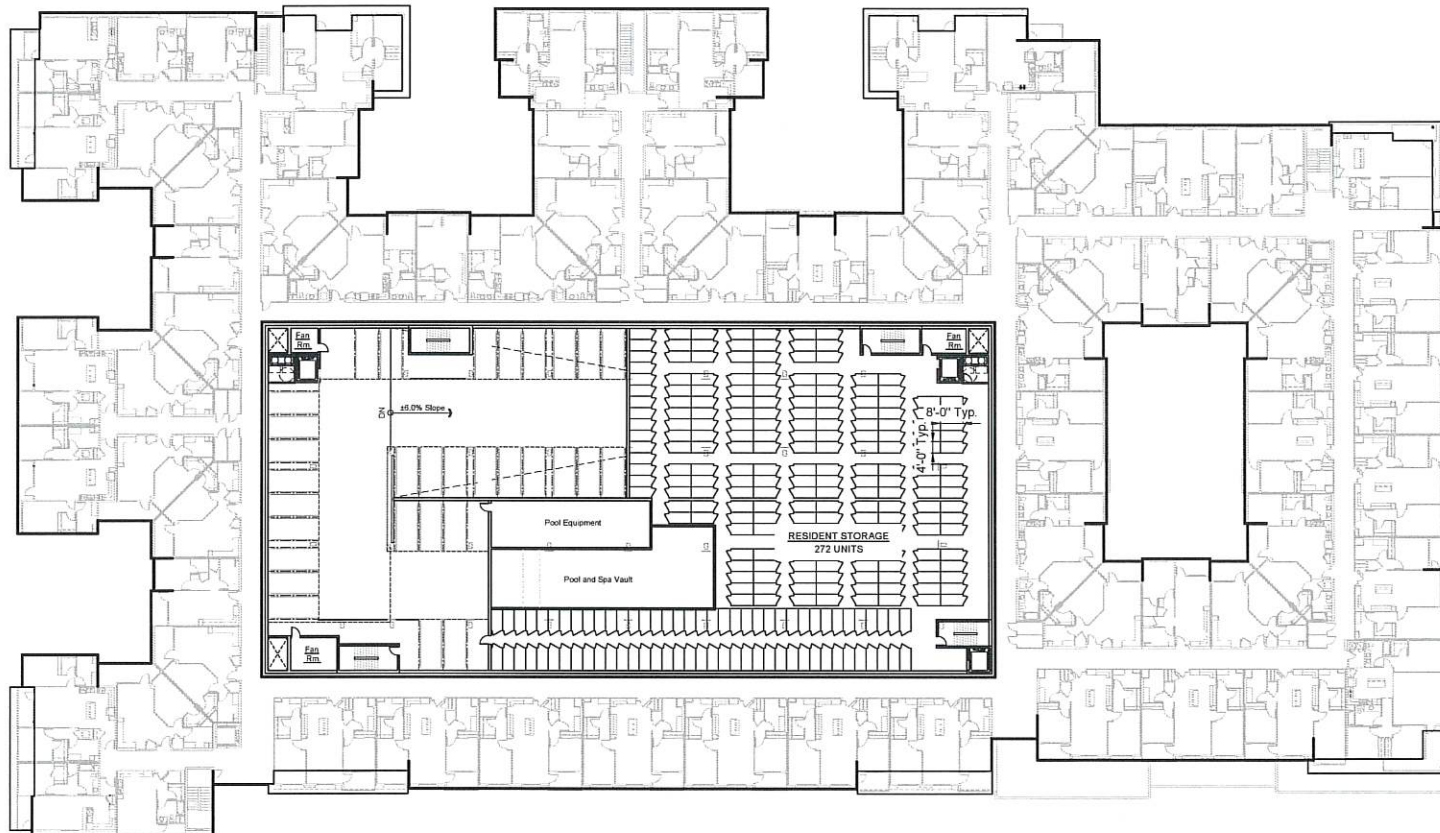
BUILDING PLAN  
BUILDING A - 2ND FLOOR

A-312









ISO KEY



Architecture • Planning  
888.456.5849  
ktgy.com



**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

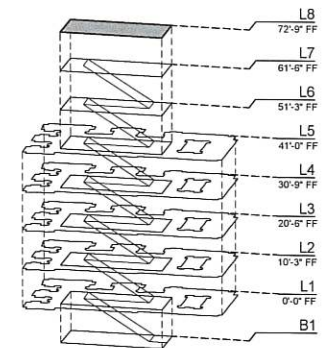
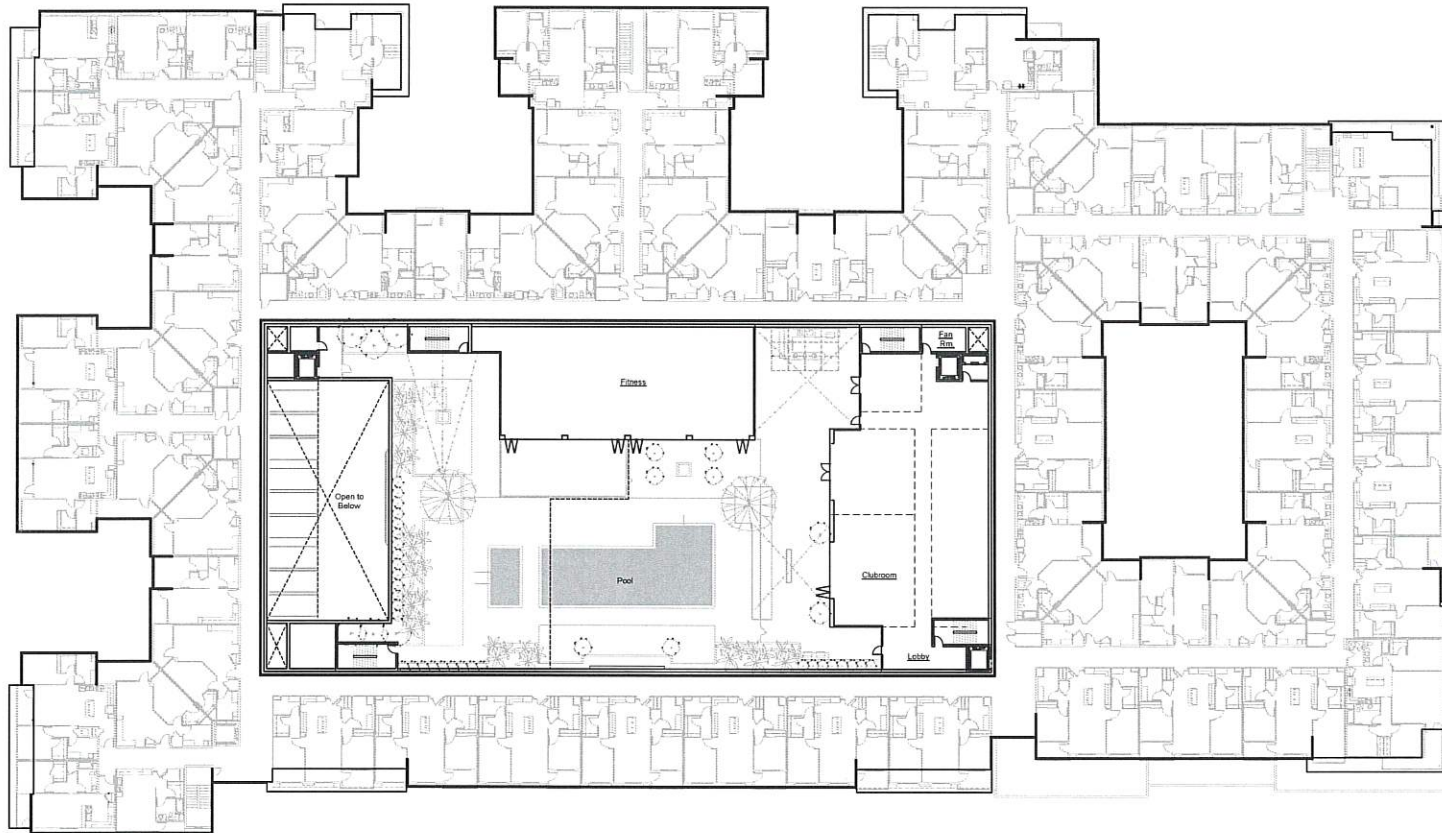
CONCEPTUAL DESIGN  
JULY 20TH, 2020



BUILDING PLAN  
BUILDING A - 7TH FLOOR

A-317





ISO KEY



Architecture • Planning  
685.458.5849  
ktgy.com



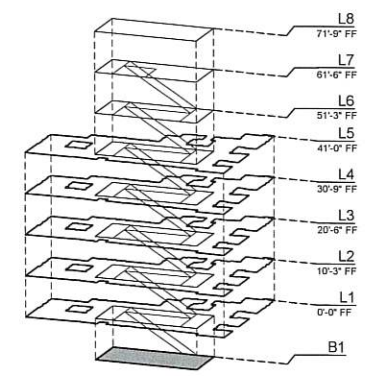
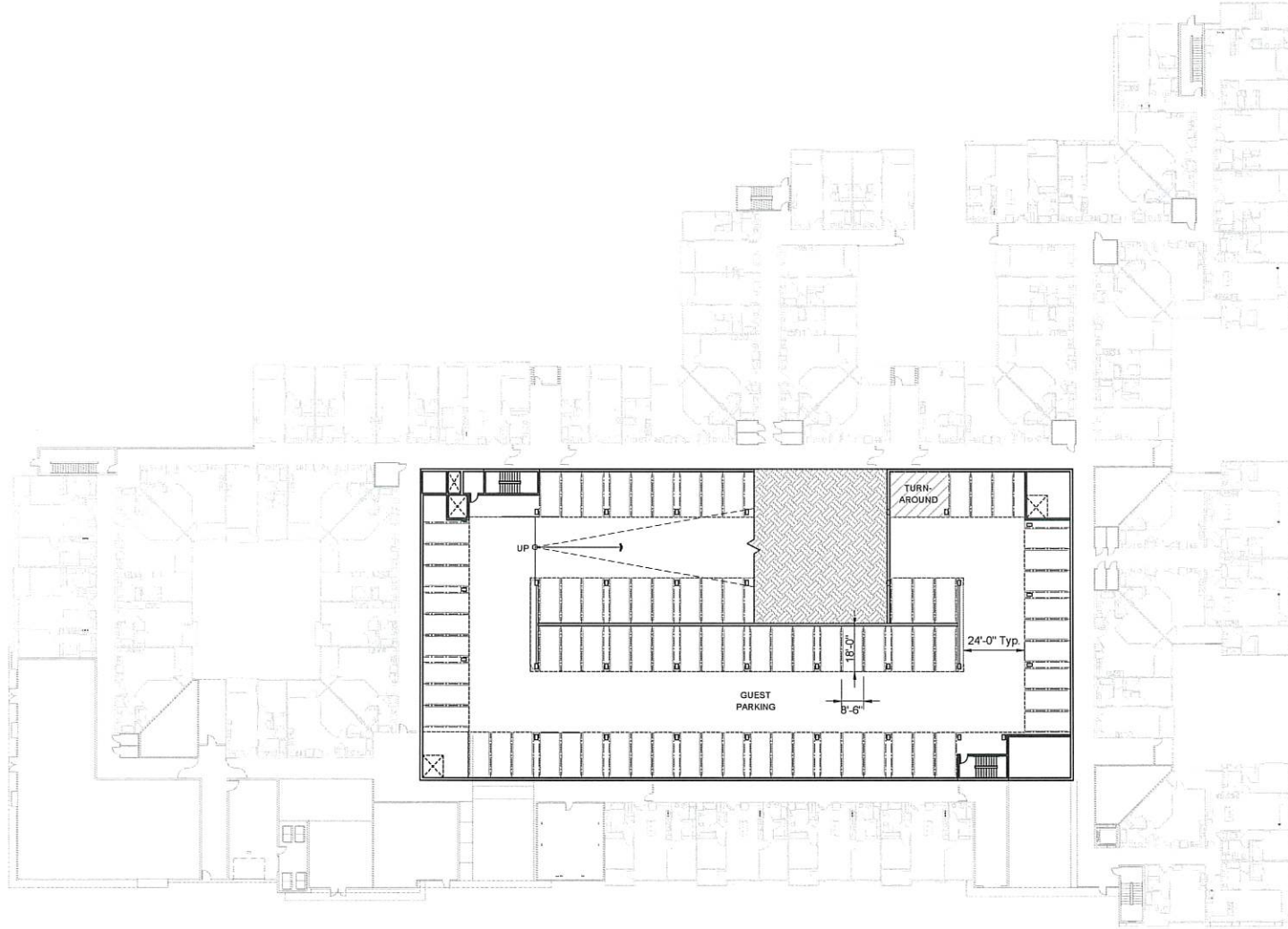
**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

**CONCEPTUAL DESIGN**  
JULY 20TH, 2020



**ROOF PLAN**  
BUILDING A

**A-318**



ISO KEY



Architecture + Planning  
888.456.5849  
ktgy.com



**CENTRAL POINT**  
SANTA ANA, CA # 2019-0129

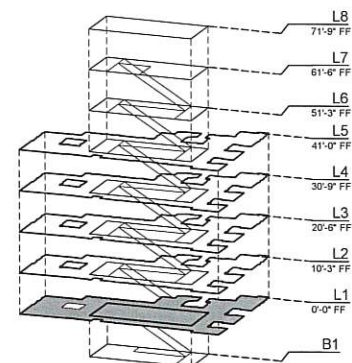
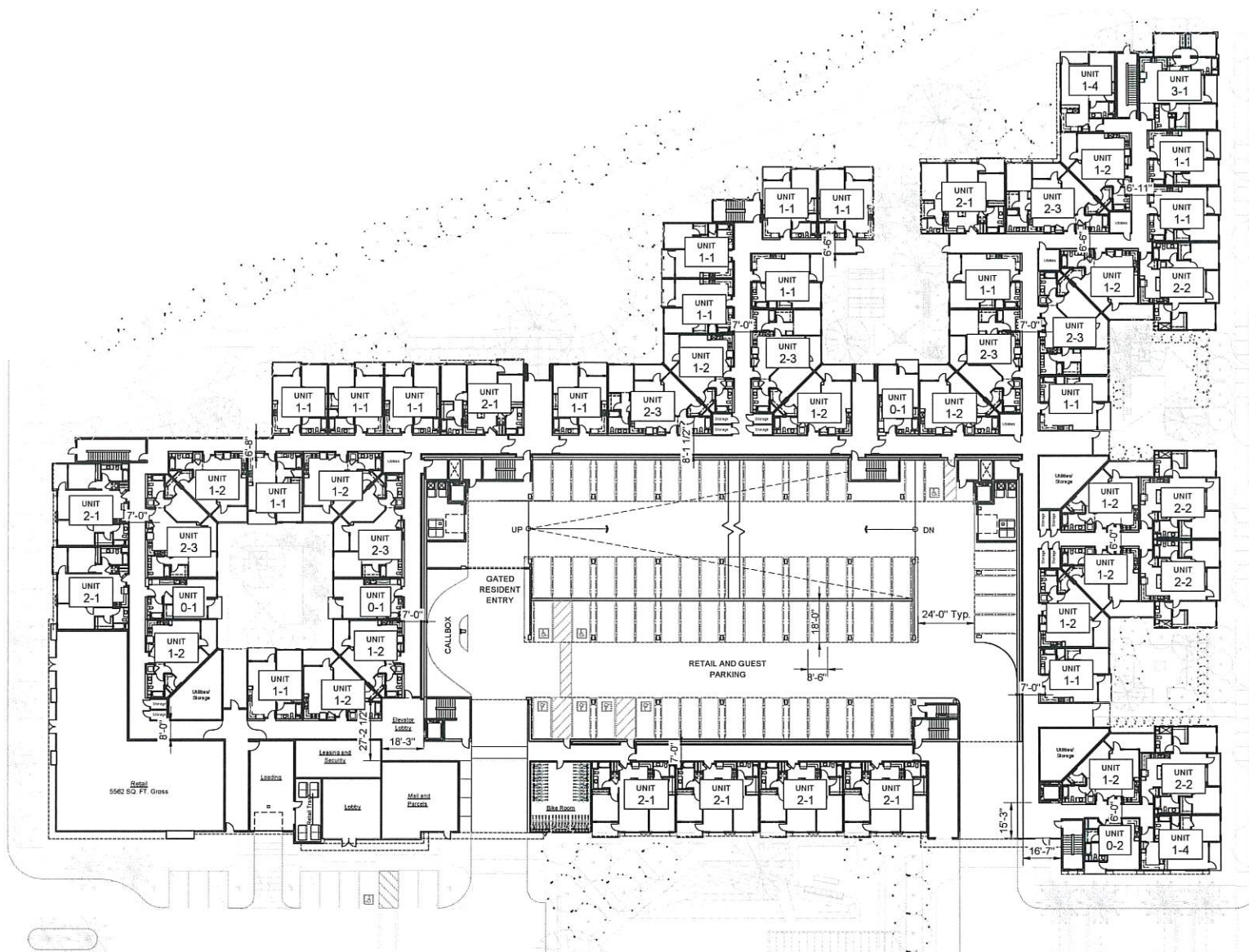
CONCEPTUAL DESIGN  
JULY 20TH, 2020



BUILDING PLAN  
BUILDING B - 1ST BASEMENT FLOOR

A-320





ISO KEY



Architecture + Planning  
888.456.5849  
ktgy.com



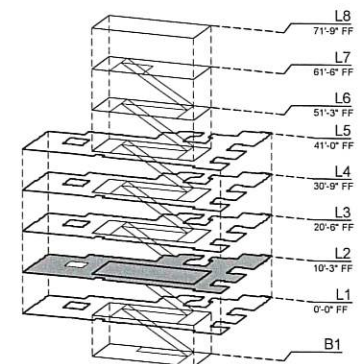
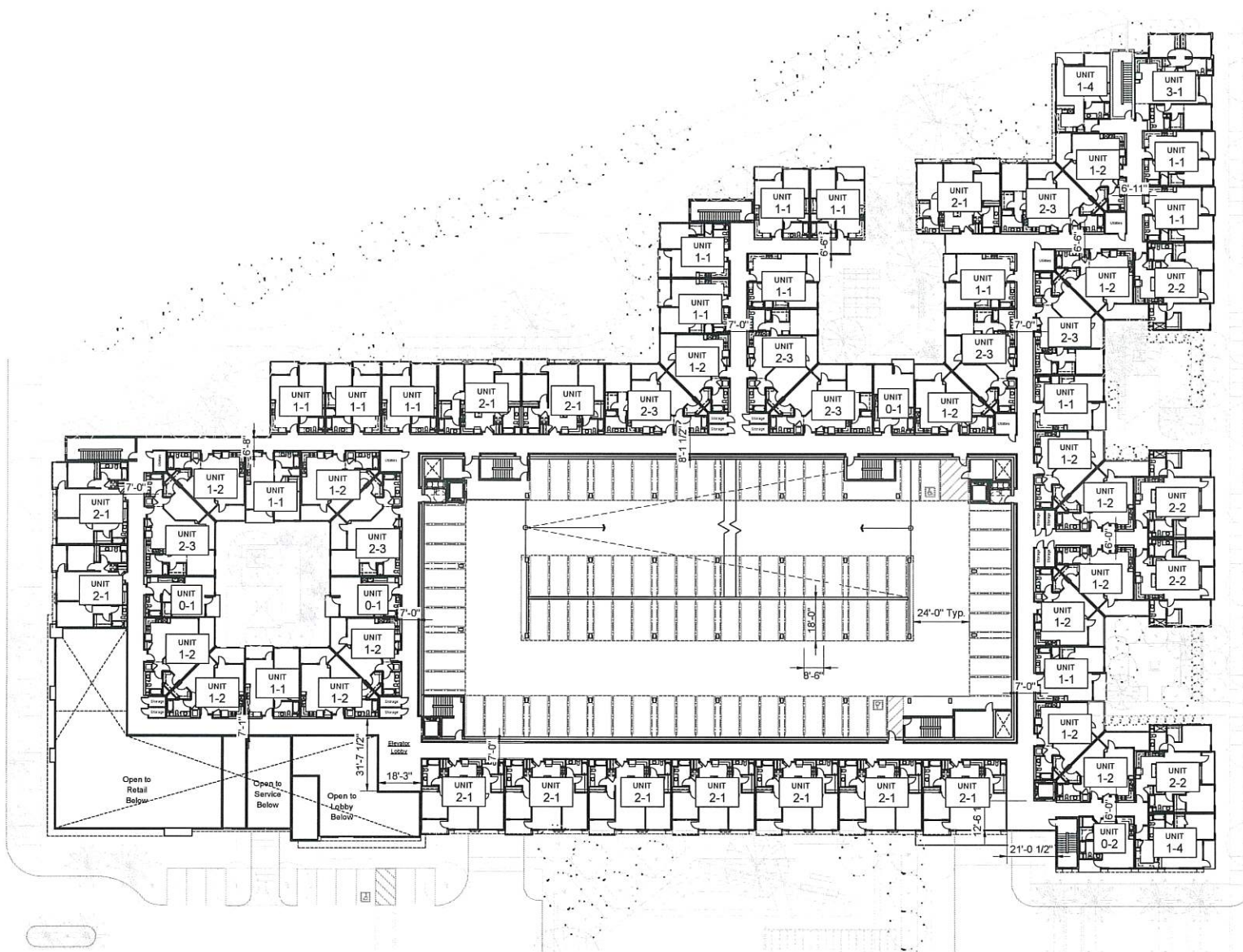
**CENTRAL POINT**  
SANTA ANA, CA # 2019-0129

CONCEPTUAL DESIGN  
JULY 20TH, 2020



**BUILDING PLAN**  
BUILDING B - 1ST FLOOR

**A-321**



ISO KEY



Architecture + Planning  
888-455-5849  
ktgy.com



**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

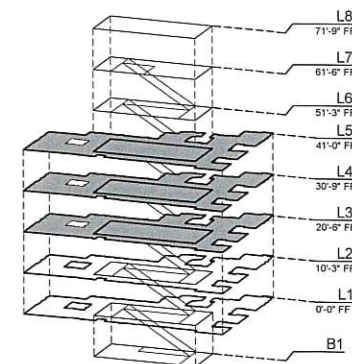
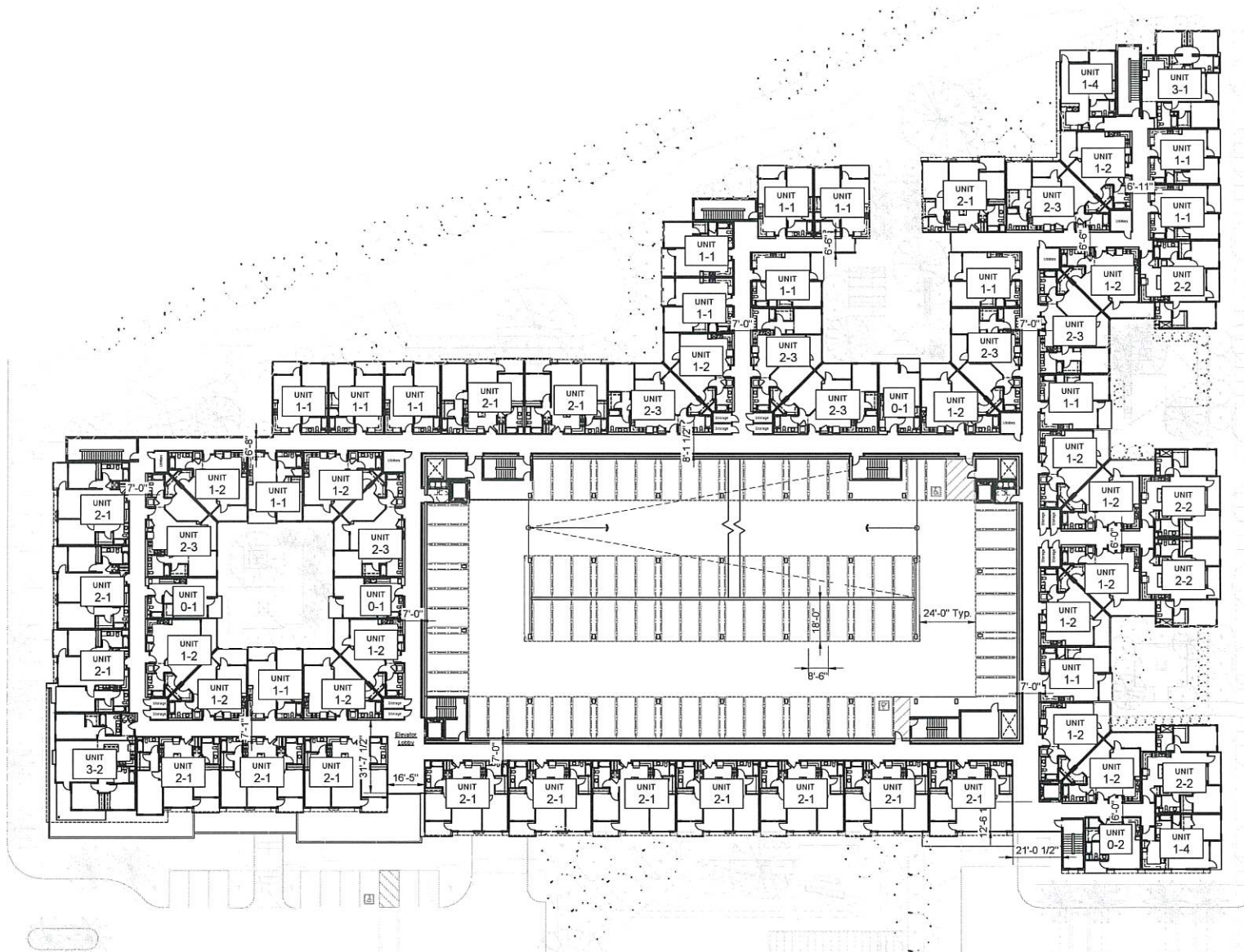
**CONCEPTUAL DESIGN**  
JULY 20TH, 2020



**BUILDING PLAN**  
BUILDING B - 2ND FLOOR

**A-322**





ISO KEY



Architecture • Planning  
685.456.5849  
ktgy.com



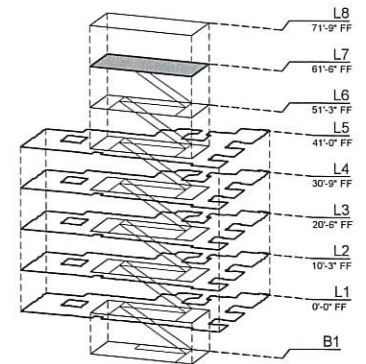
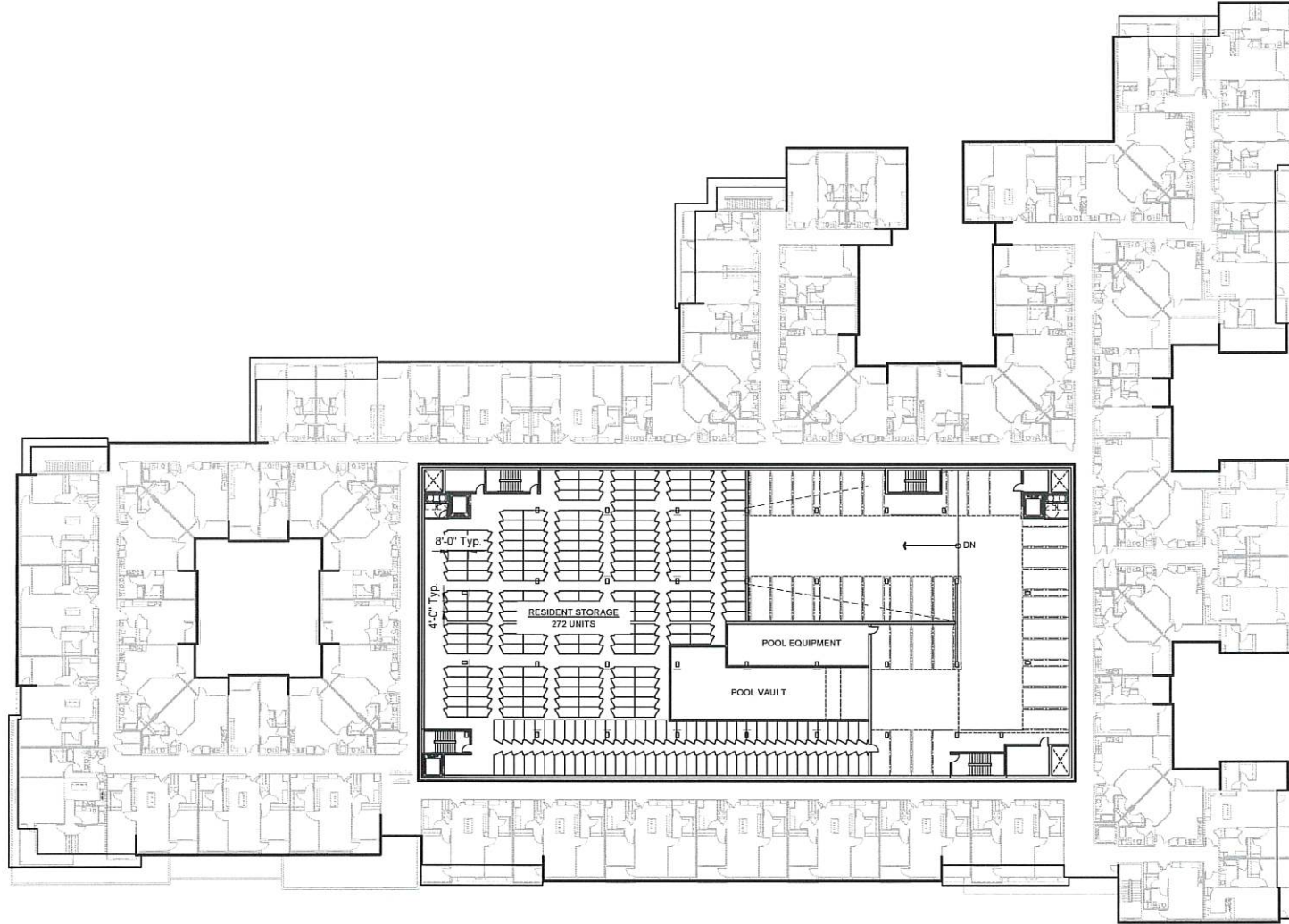
**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

**CONCEPTUAL DESIGN**  
JULY 20TH, 2020



**BUILDING PLAN**  
BUILDING B - 3RD-5TH FLOOR

**A-323**



ISO. KEY



Architecture + Planning  
888.456.5049  
ktgy.com



**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

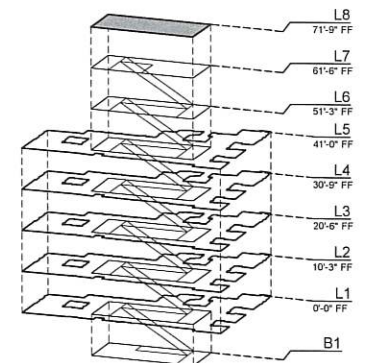
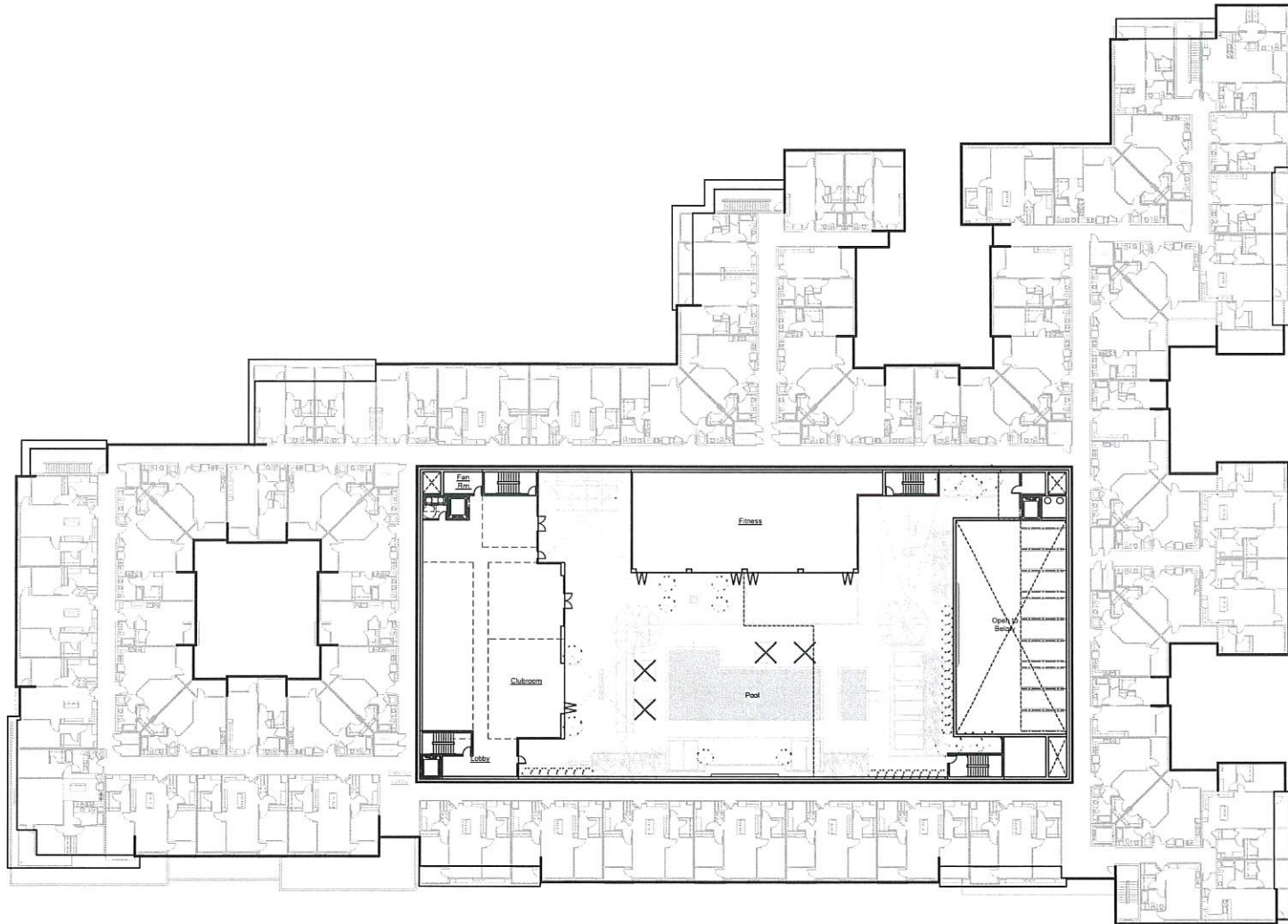
CONCEPTUAL DESIGN  
JULY 20TH, 2020



BUILDING PLAN  
BUILDING B - 7TH FLOOR

A-327





ISO KEY



Architecture + Planning  
888.456.5849  
ktgy.com



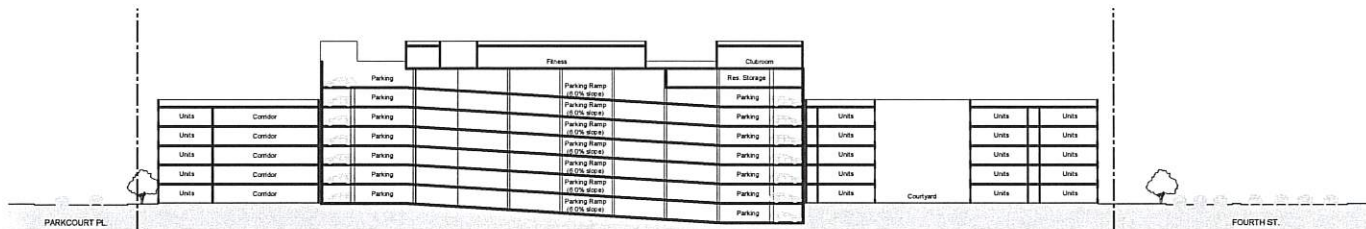
**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

CONCEPTUAL DESIGN  
JULY 20TH, 2020



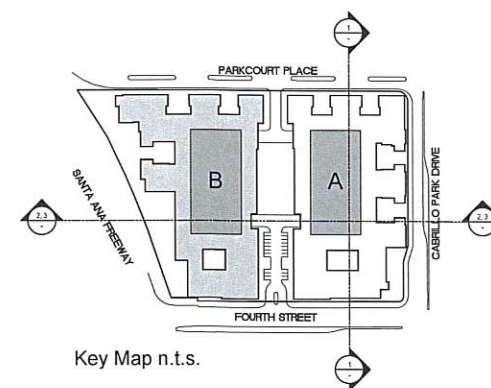
ROOF PLAN  
BUILDING B

A-328

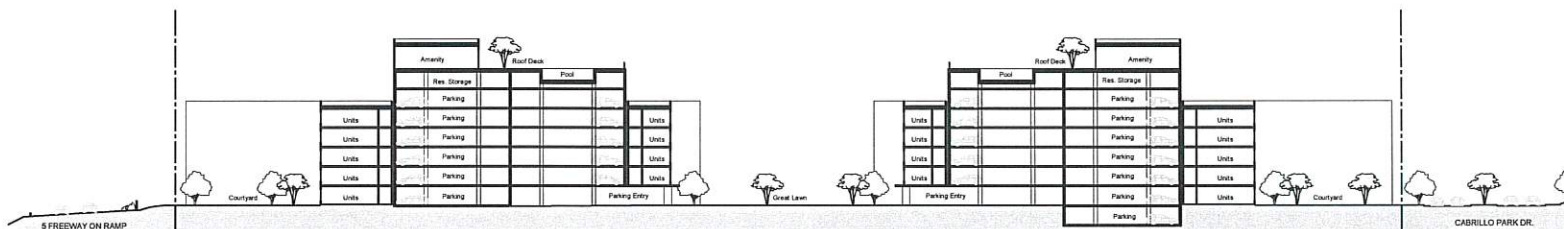


BUILDING A

1. Site Section (1":30'-0")



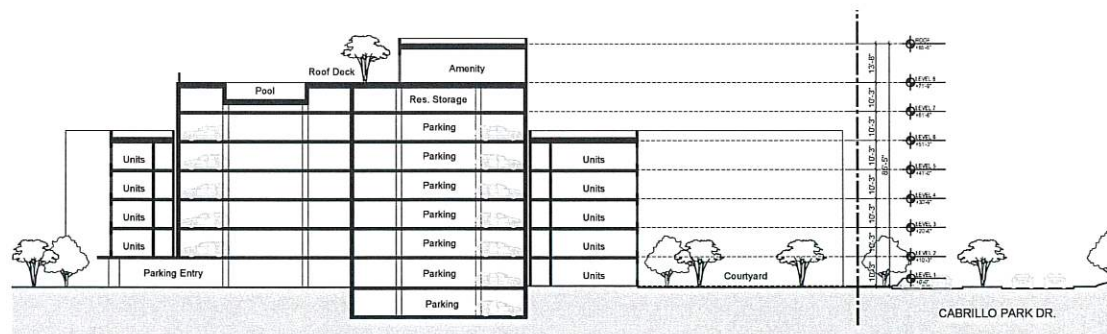
Key Map n.t.s.



BUILDING B

BUILDING A

2. Site Section (1":30'-0")



BUILDING A

3. Building A Section (1":20'-0")



Architecture + Planning  
868.456.5849  
ktgy.com



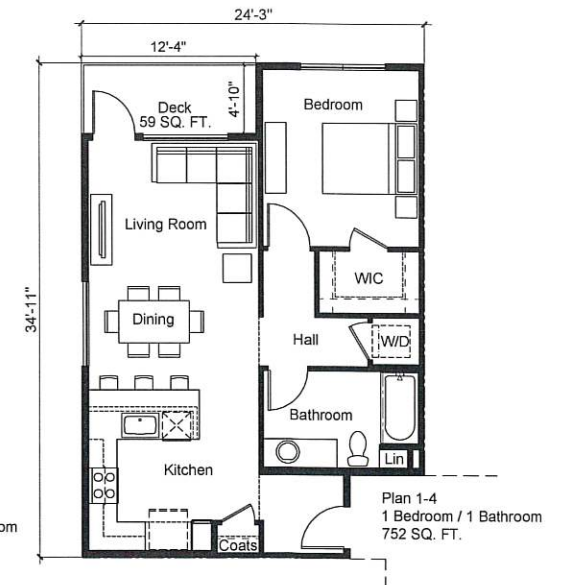
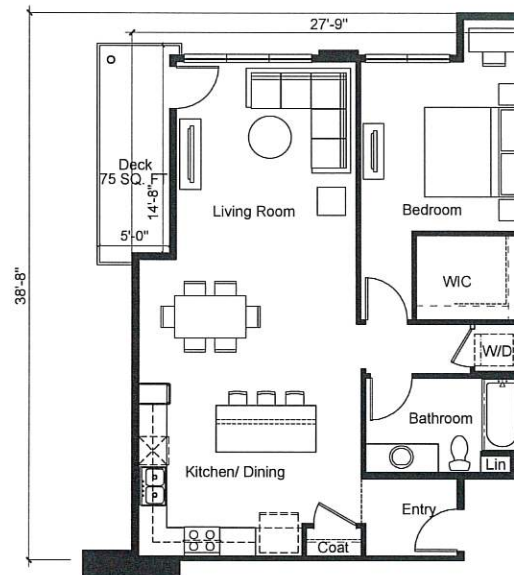
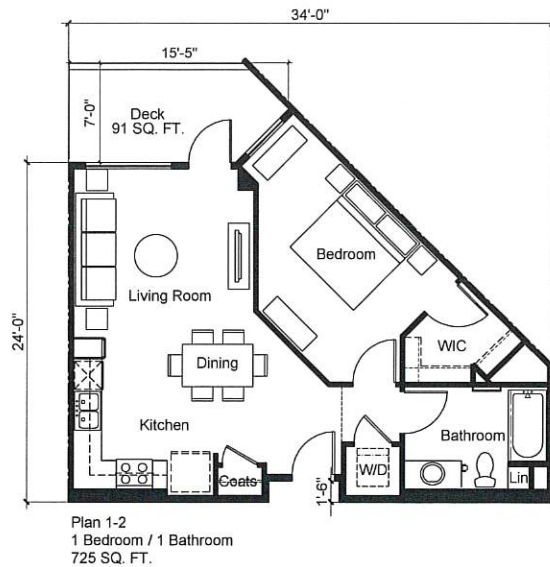
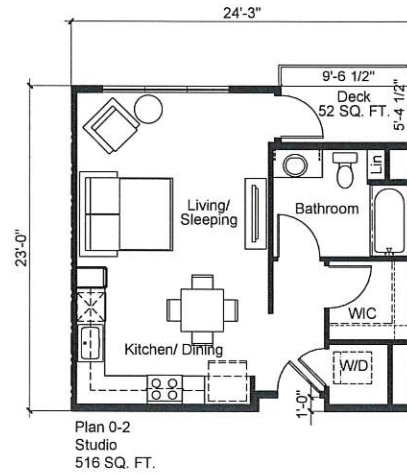
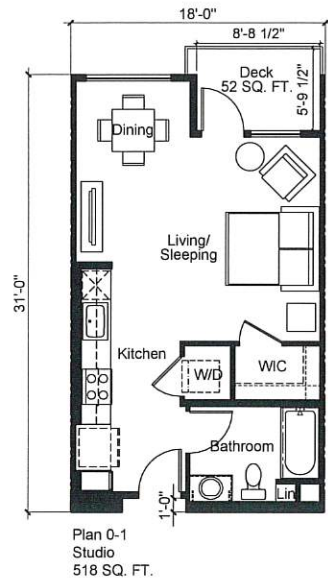
CENTRAL POINTE  
SANTA ANA, CA # 2019-0129

CONCEPTUAL DESIGN  
JULY 20TH, 2020

SECTIONS

A-401





Architecture + Planning  
951-455-5849  
ktgy.com



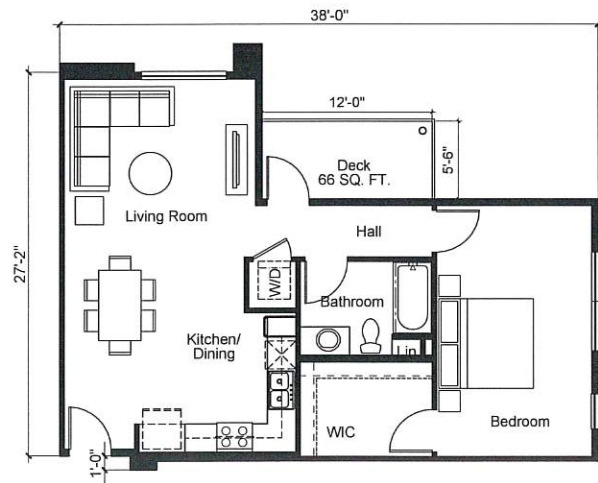
**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

**CONCEPTUAL DESIGN**  
JULY 20TH, 2020

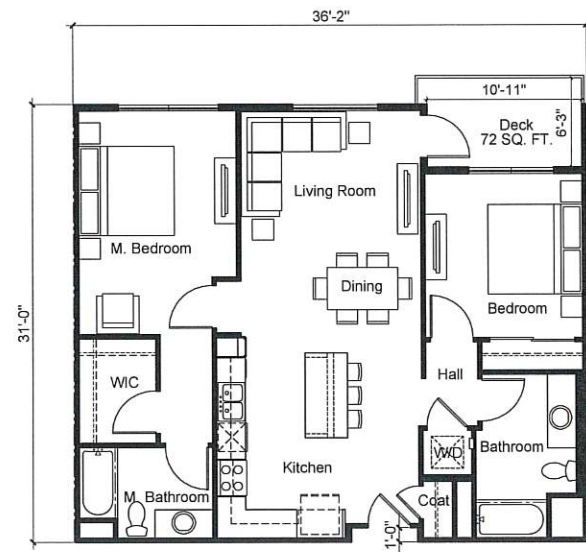


**ENLARGED FLOOR PLANS**  
STUDIO & 1 BEDROOM UNITS

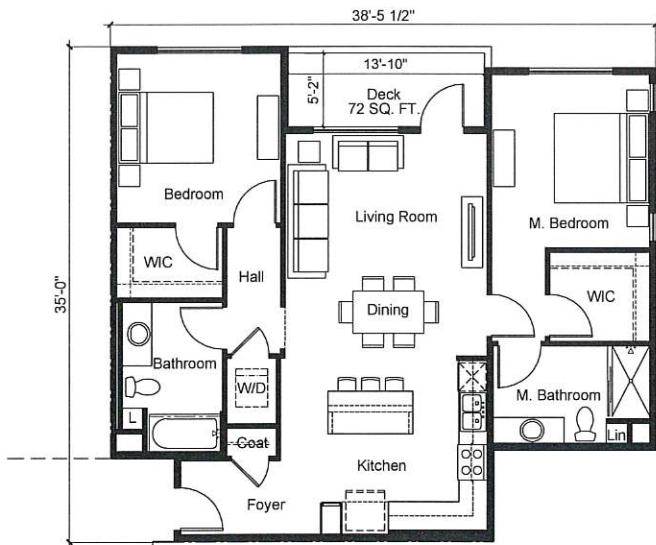
**A-501**



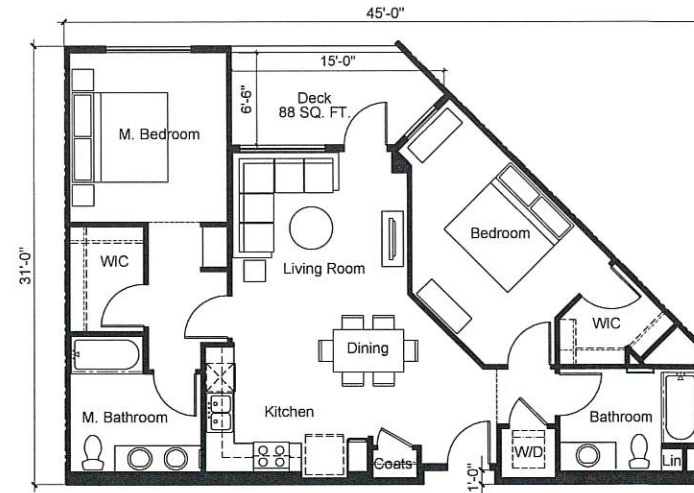
Plan 1-5  
1 Bedroom / 1 Bathroom  
831 SQ. FT.



Plan 2-1  
2 Bedroom / 2 Bathroom  
1,066 SQ. FT.

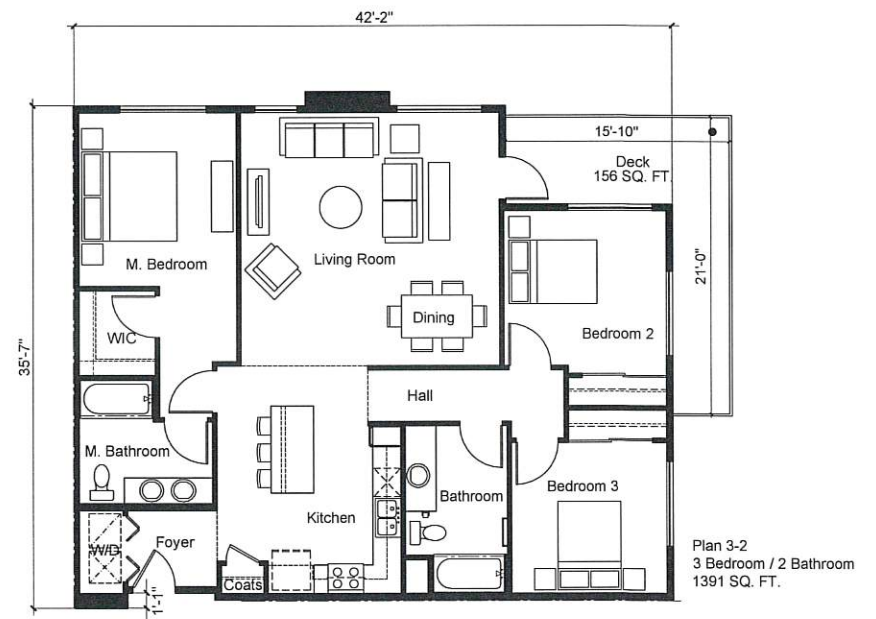
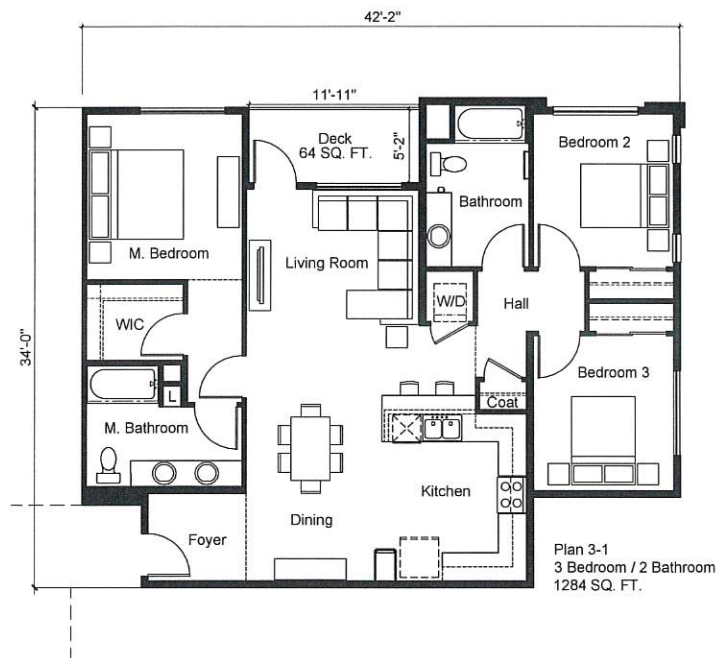


Plan 2-2  
2 Bedroom / 2 Bathroom  
1148 SQ. FT.



Plan 2-3  
2 Bedroom / 2 Bathroom  
1071 SQ. FT.



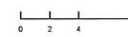


Architecture + Planning  
888.456.5849  
ktgy.com



**CENTRAL POINT**  
SANTA ANA, CA # 2019-0129

CONCEPTUAL DESIGN  
JULY 20TH, 2020



ENLARGED FLOOR PLANS  
3 BEDROOM UNITS

A-503





Architecture + Planning  
866-456-5849  
ktgy.com



**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

CONCEPTUAL DESIGN  
JULY 20TH, 2020

RENDERINGS  
SITE AERIAL

A-601





Architecture + Planning  
888.455.5549  
ktgy.com



**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

CONCEPTUAL DESIGN  
JULY 20TH, 2020

RENDERINGS  
VIEW OF 4TH STREET FRONTAGE

A-602





Architecture + Planning  
666.456.5649  
ktgy.com



**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

CONCEPTUAL DESIGN  
JULY 20TH, 2020

RENDERINGS  
VIEW OF ROOFTOP AMENITY

A-603





View of 4th Street and Cabrillo Park Drive



View of Linear Park



View of Retail Plaza at 4th Street and Cabrillo Park Drive



Architecture + Planning  
888.455.5849  
ktgy.com



**CENTRAL POINTE**  
SANTA ANA, CA # 2019-0129

CONCEPTUAL DESIGN  
JULY 20TH, 2020

RENDERINGS

A-604





View of Building A's East Elevation



View of Project Entry off 4th Street



Architecture + Planning  
688.456.5849  
ktgy.com



CENTRAL POINTE  
SANTA ANA, CA # 2019-0129

CONCEPTUAL DESIGN  
JULY 20TH, 2020

RENDERINGS

A-605





View of seating in the Great Lawn Park



View of Forecourt on Cabrillo Park Drive



View of walking path in the Great Lawn Park



View looking down the Linear Park



Architecture + Planning  
888-455-5849  
ktgy.com



CENTRAL POINTE  
SANTA ANA, CA # 2019-0129

CONCEPTUAL DESIGN  
JULY 20TH, 2020

RENDERINGS

A-606





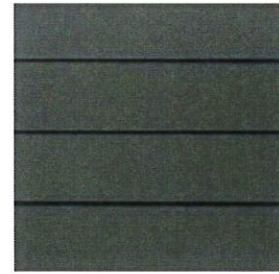
1. STUCCO 1



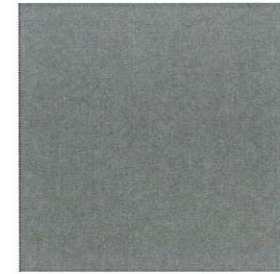
2. STUCCO 2



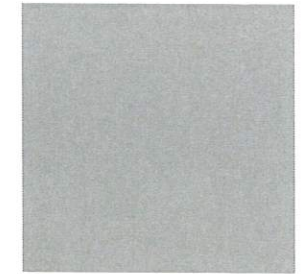
3. SIMULATED WOOD  
FIBER CEMENT SIDING



4. LAP SIDING  
FIBER CEMENT SIDING



5. PANEL SIDING  
FIBER CEMENT SIDING



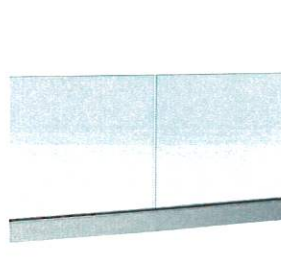
6. PANEL SIDING  
FIBER CEMENT SIDING



7. FLAT METAL PANEL



8. FLAT METAL PANEL



9. FROSTED GLASS RAILING



10. VINYL WINDOWS



11. ALUMINUM FRAME STOREFRONT



12. STONE VENEER



Architecture + Planning  
888-456-5849  
ktgy.com



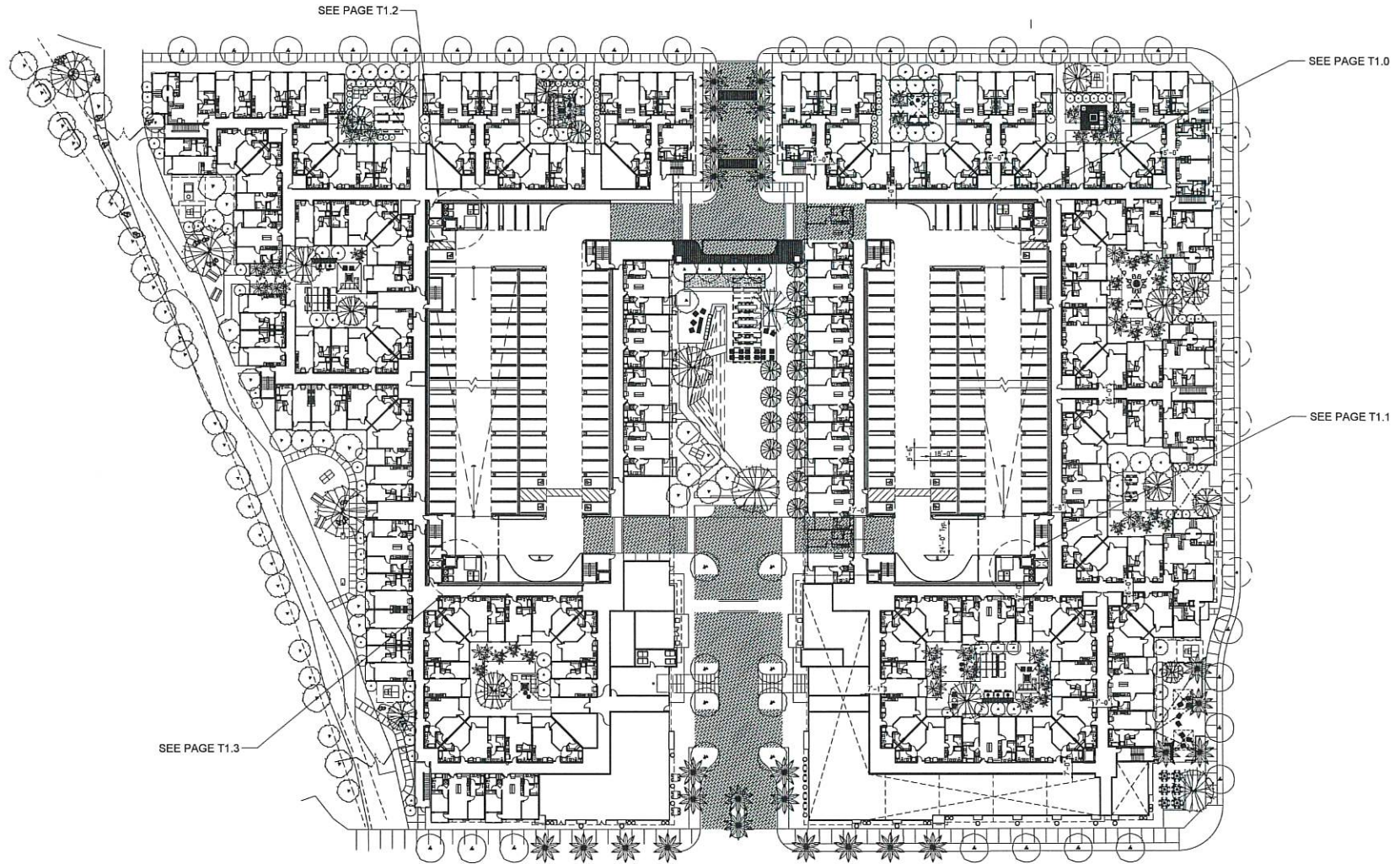
CENTRAL POINTE  
SANTA ANA, CA # 2019-0129

CONCEPTUAL DESIGN  
JULY 20TH, 2020

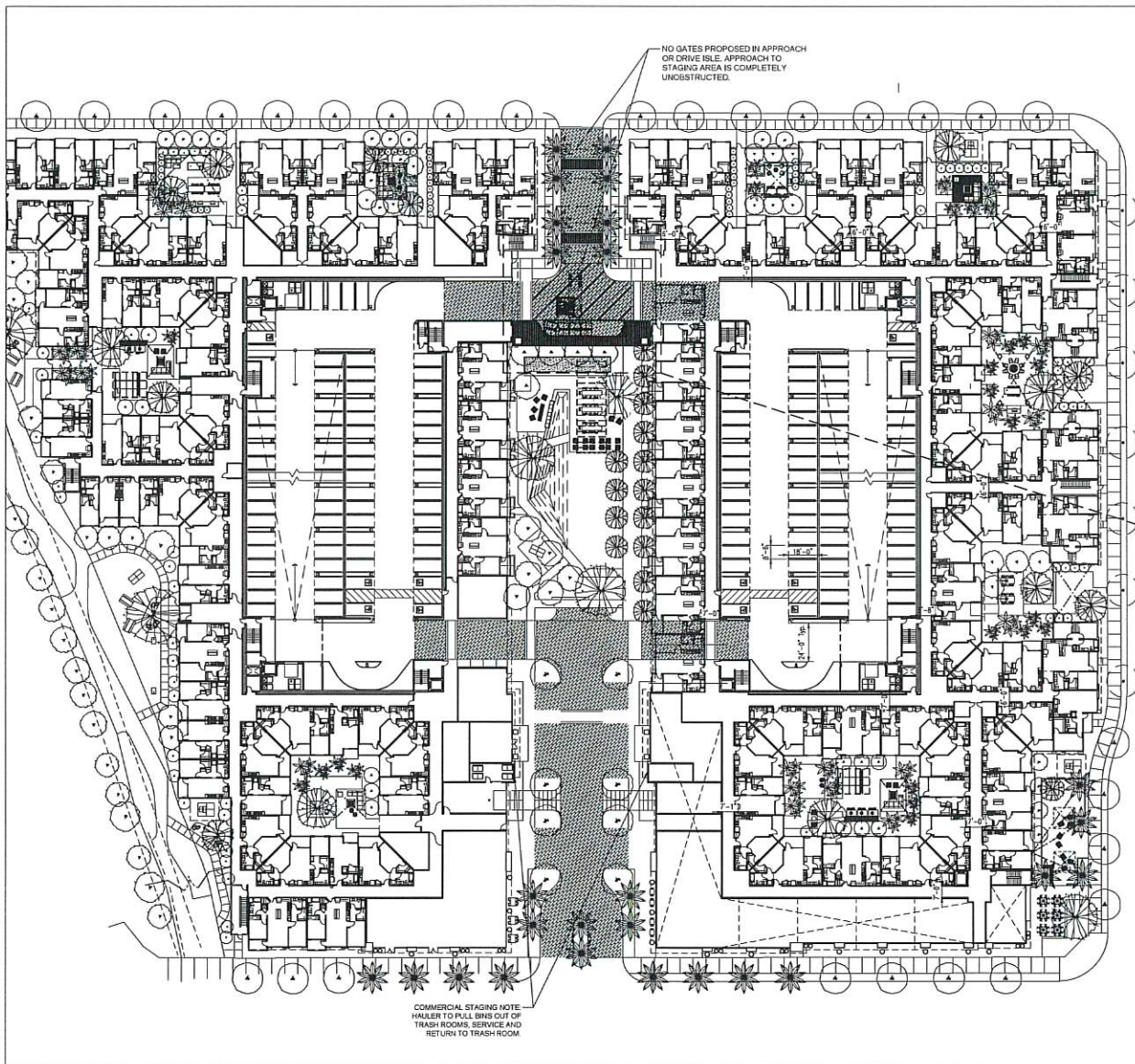
COLOR & MATERIAL BOARD

A-701



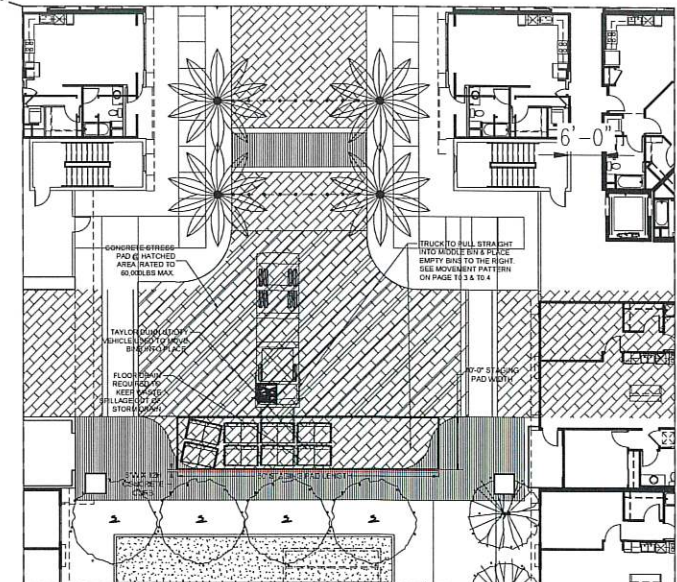




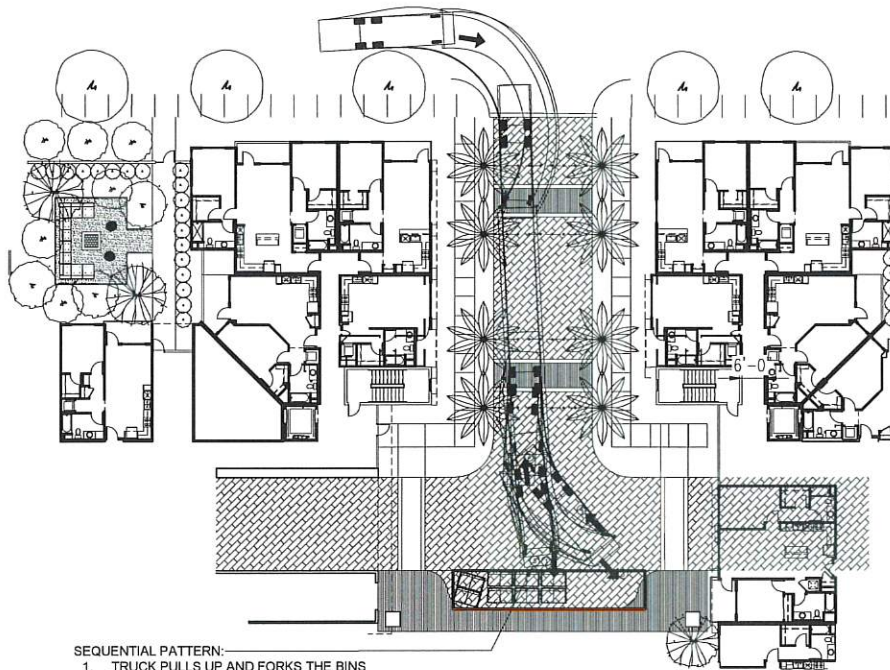


RESIDENTIAL TRASH COLLECTION SCHEDULE BUILDING A + B							
TOTAL							
SERVICE	M	T	W	T	F	S	S
3CY WASTE	8				4		
3CY RECYCLING		8			4		
TOTAL	8	8			8		

SEE PAGE T0.3 FOR TRUCK MANEUVERING PATTERNS





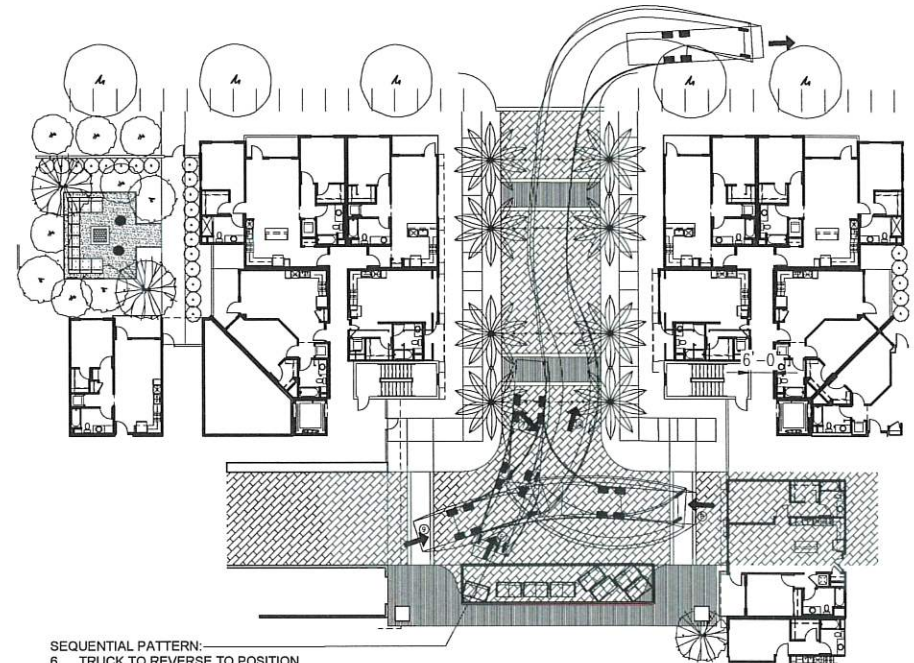


**SEQUENTIAL PATTERN:**

1. TRUCK PULLS UP AND FORKS THE BINS SETUP IN THE MIDDLE (INITIAL BIN SETUP).
2. TRUCK TO BACK UP WITH EMPTY BIN.
3. TRUCK TO PULL FORWARD WITH EMPTY BIN AND PLACE.
4. TRUCK TO BACK UP AND POSITION ITSELF TO PULL FORWARD.
5. TRUCK TO PULL FORWARD AND REPEAT PATTERN UNTIL ALL BINS ARE SERVICED.

SEE PAGE T0.4 FOR EXACT BIN MOVEMENT PATTERN.

**FRONT LOAD VEHICLE ENTRY (INITIAL BIN PLACEMENT)**

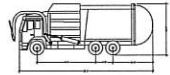


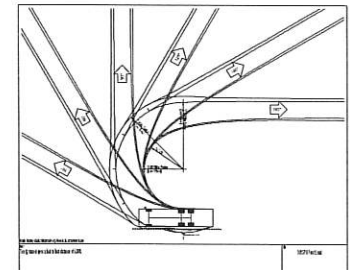
**SEQUENTIAL PATTERN:**

6. TRUCK TO REVERSE TO POSITION ITSELF FOR 3 POINT TURN.
- 7-9. TRUCK TO CONDUCT 3 POINT TURN
10. TRUCK TO PULL FORWARD AND EXIT.

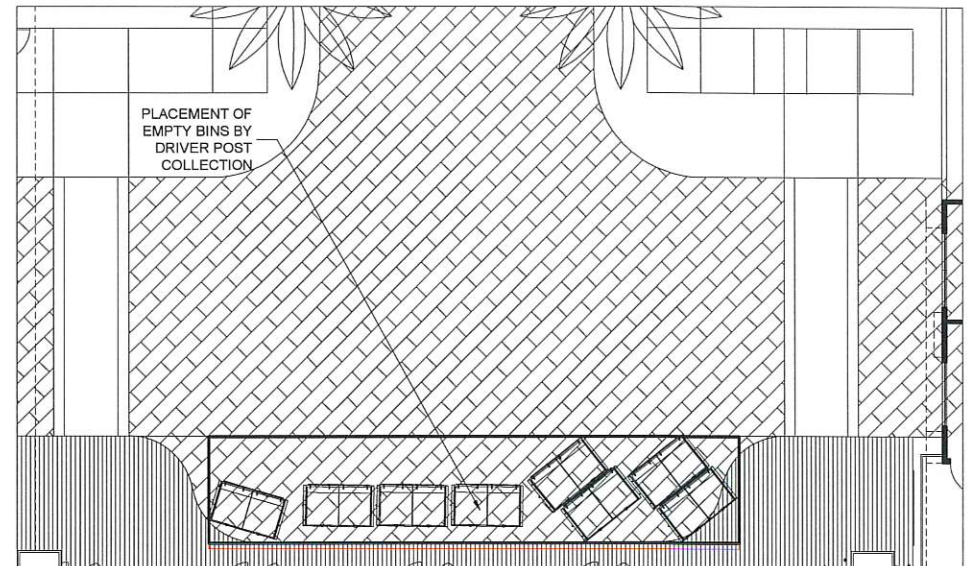
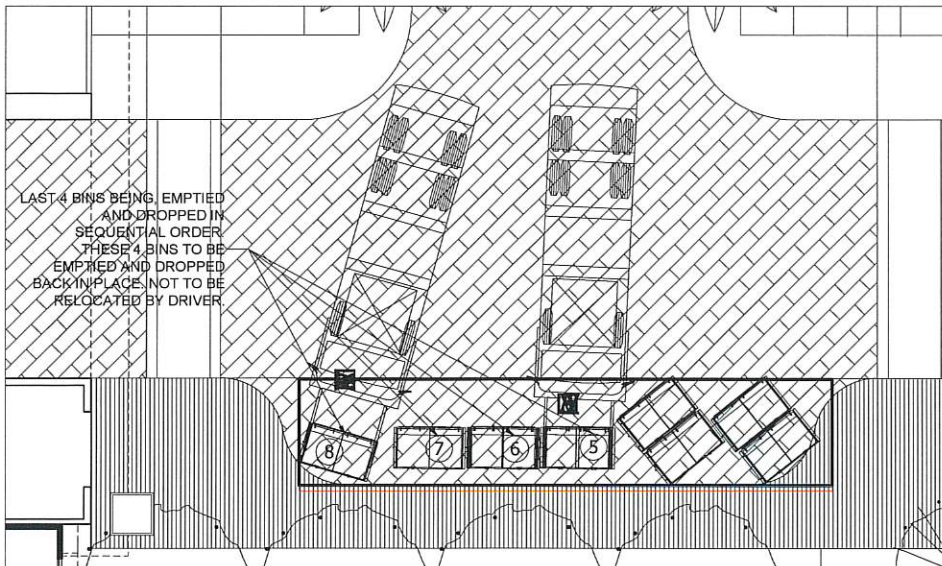
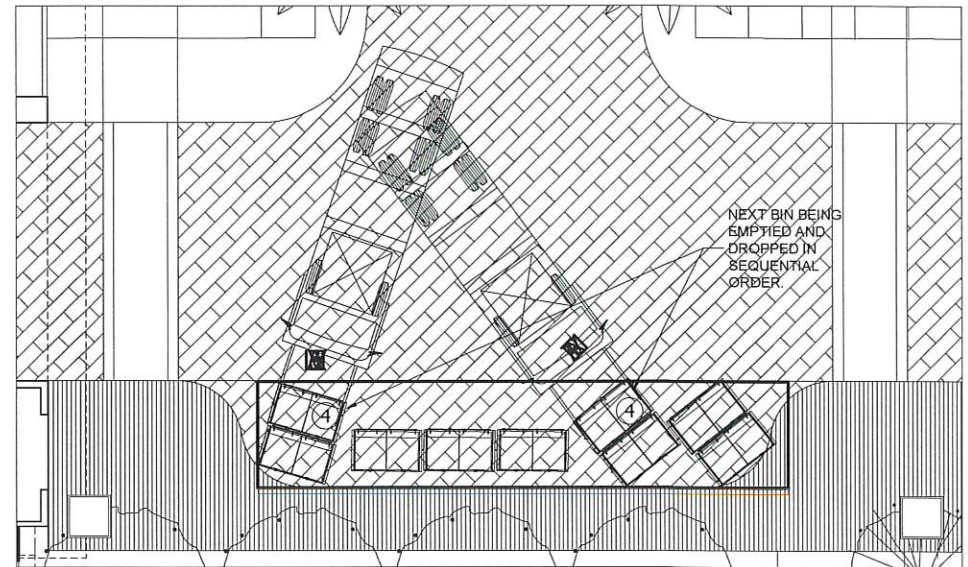
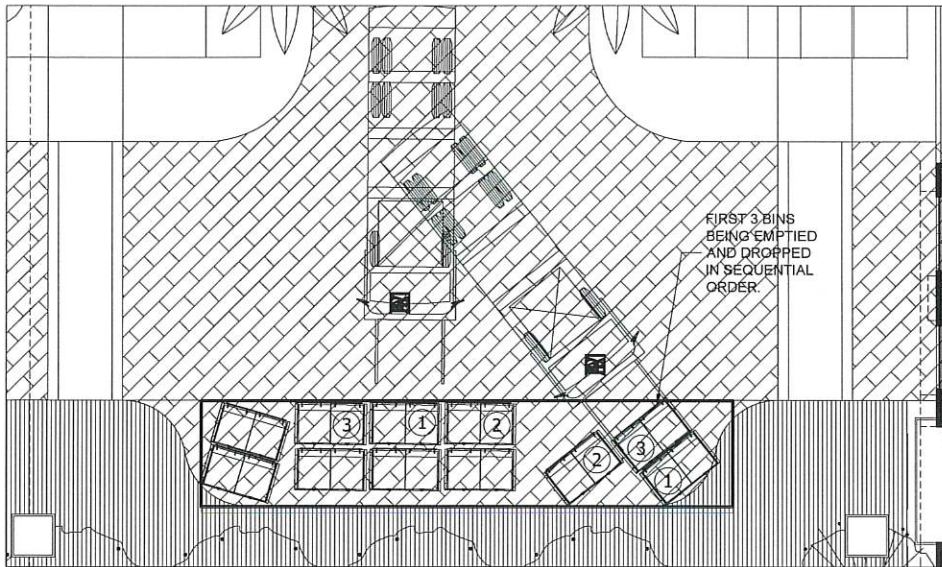
SEE PAGE T0.4 FOR EXACT BIN MOVEMENT PATTERN.

**FRONT LOAD VEHICLE EXIT (POST-PICKUP BIN PLACEMENT)**

	
35R SPU Front End Loader	
Overall Length	35.000R
Overall Width	10.1R
Overall Body Height	13.50R
Min Body Ground Clearance	1.371R
Max Track Width	6.000R
Lock-to-lock time	6.00s
Empty Weight	35,840lbs
Gross Weight	58,000lbs
Service Clearance	24ft
Inner Wheel Base	15.33R



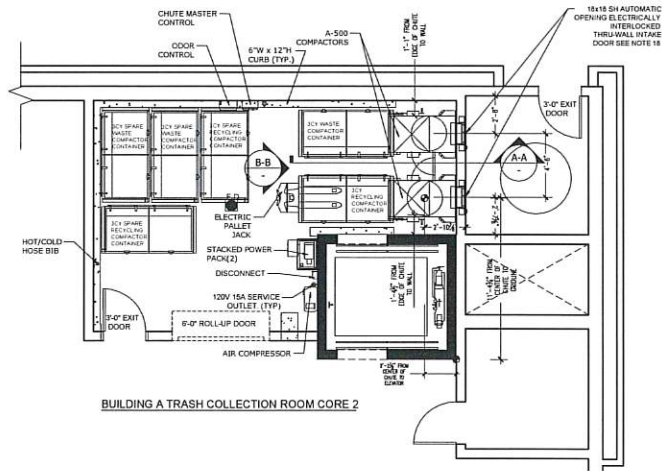




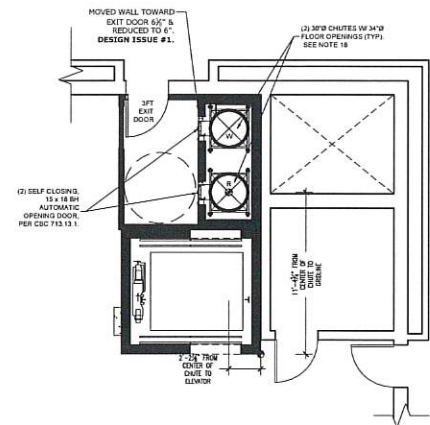




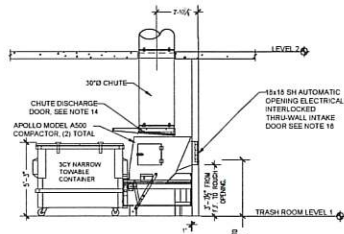
- ## DESIGN ISSUES



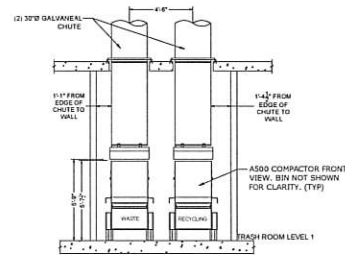
BUILDING A TRASH COLLECTION ROOM CORE 2



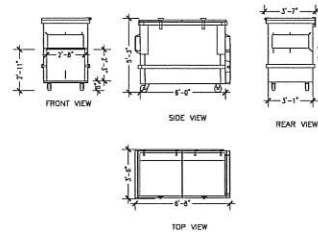
UPPER VESTIBULE LEVELS 02-07 (TYP)



SECTION A-A



SECTION B-B



3CY NARROW CONTAINER DETAILS

- SHEET NOTES:**  
**RESIDENTIAL TRASH TERMINATION ROOM**
1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
  2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING UNDER TO HAVE MINIMAL SLOPE AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
  3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS PFR OR HIGH-GLOSS ENAMEL PAINT. 6\"/>
  - 4. INSTALL WALL PROTECTION 12\"/>
  - 5. ALL NON-CONCRETE WALLS DO NOT INSTALL THE CURB AROUND THE COMPACTOR/RESORTER OR POWER PACKS. INSTALL STEEL PLATE WITH DIAMOND TREAD BACKING ALONG WALL WHERE INDICATED FOR WALL PROTECTION.
  - 6. 6\"/>
  - 7. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM1FT PER 2016 CBC.
  - 8. (2) 36\"/>
  - 9. PROVIDE 3CY NARROW FL COMPACTOR CONTAINERS FOR WASTE & RECYCLING. PROVIDE 3CY NARROW FL COMPACTOR CONTAINERS FOR RECYCLING. CHUTES SHALL TERMINATE AT 5'-0\"/>
  - 10. PP COMPACTOR POWER PACKS SHALL BE STACKED A FLOOR-MOUNTED (2) SHP 3-PHASE, 208/200/480V, 3SA DISCONNECTS 60\"/>
  - 11. MCP CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60\"/>
  - 12. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. REQUIRES 120V 15A DEDICATED SERVICE.
  - 13. AC 2HP CHUTE AIR COMPRESSOR SHALL BE FLOOR-MOUNTED. REQUIRES 120V 15A SERVICE OUTLETS.
  - 14. OC DOOR CONTROL UNIT SHALL BE WALL-MOUNTED 60\"/>
  - 15. HB HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60\"/>
  - 16. PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000# CAPACITY, TURNING RADIUS: 45.5'. REQUIRES 120V 15A SERVICE OUTLETS.
  - 17. CHUTE DISCHARGE DOOR, TYPE-A, HORIZONTALLY INSULATED SLIDING-STEEL DOOR, HELD OPEN BY 165' F FUSIBLE LINK.
  - 18. SHP 3-PHASE, 208/200/480V FOR THE POWER PACKS REQUIRED.

- CHUTE INTAKE VESTIBULES:**
16. CHUTE INTAKE VESTIBULES SHALL BE 1HR FIRE-RATED WITH 1HR FIRE-RATED DOOR, 5'-0\"/>
  - 17. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED FOR SOUND PROOFING PURPOSES. DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPE TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.
  - 18. PROVIDE 18X18 SIDE HINGED, AUTOMATIC OPENING, ELECTRICALLY INTERLOCKED THRU-WALL INTAKE DOORS THAT DISPOSE INTO CONTAINERS PER CBC 713.13.1. SEE DETAILS 272.9.
  - 19. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 872.0 FOR ANCHORING AND MASON-BR-RED SOUND ISOLATION PAD ASSEMBLY. FOUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

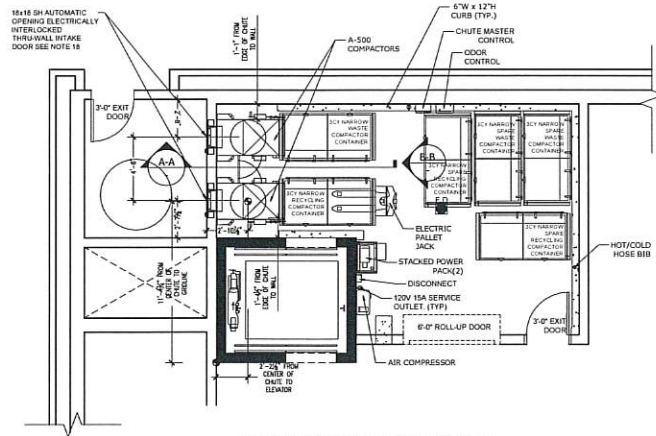
- GENERAL NOTES:**
1. ANY DESIGNS OR DESIGN SOLUTIONS PRESENTED IN THIS DRAWING OR SPECIFICATION WHICH ARE DIRECT OR IMPLIED, INCLUDING DRAWINGS, DRAWINGS, OR DIAGRAMS, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS OR DESIGNS SUITABLE FOR CONSTRUCTION.
  2. OMISSIONS FROM DRAWINGS OR SPECIFICATIONS, OR THE INACCURATE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR INACCURATELY DESCRIBED DETAILS OF THE WORK. WORK SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
  3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.

- DESIGN ISSUES:**
1. MOVED WALL ATTACHED TO INTAKE DOOR TOWARDS 3FT EXIT DOOR BY 6\"/>

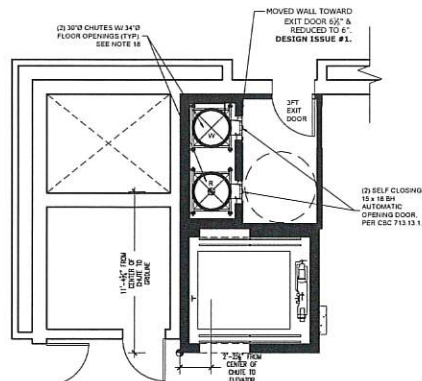




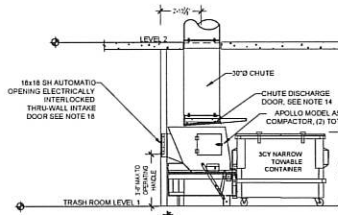
- DESIGN ISSUES:
1. SINCE COMPACTOR WILL GET CLOSE TO WALL AND NO ROOM TO MOVE IT AWAY, STEEL DIAMOND TREAD AS WALL PROTECTION WHERE INDICATED IN LIEU OF CURB.
  2. MOVED WALL ATTACHED TO INTAKE DOOR TOWARDS 1FT EXIT DOOR BY 6" IN ORDER TO MAKE ROOM FOR CHUTE FOOTINGS.



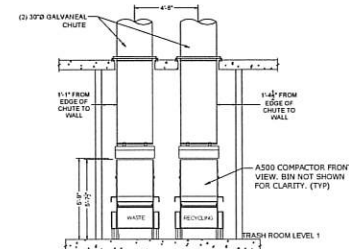
BUILDING B TRASH COLLECTION ROOM CORE 2



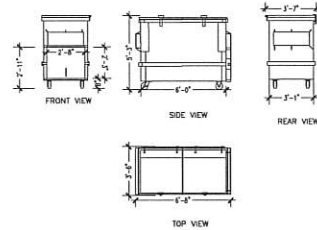
UPPER VESTIBULE LEVELS 02-07 (TYP)



SECTION A-A



SECTION B-B



3CY NARROW CONTAINER DETAILS

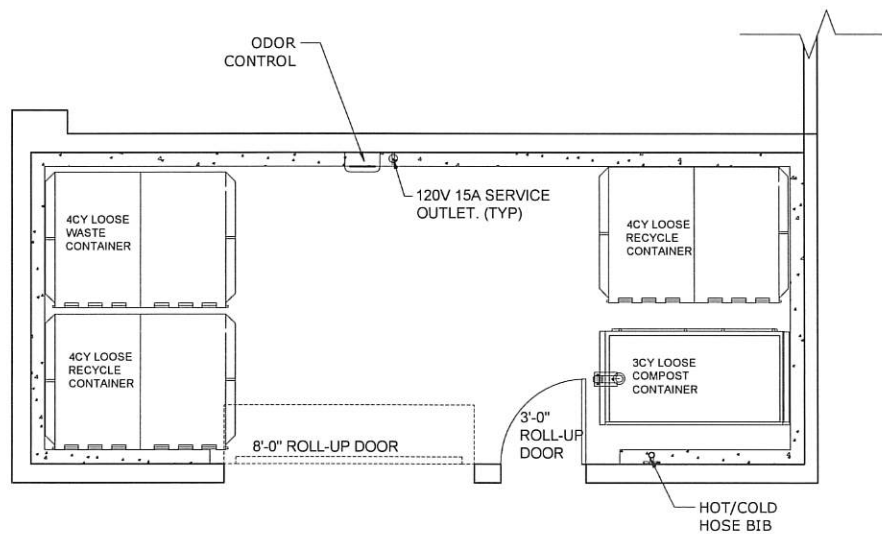
- SHEET NOTES:**
1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
  2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE AND FLOOR DRAIN FLOOR LEVEL UNDER COMPACTOR.
  3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
  4. INSTALL WALL PROTECTION, 1" THICK CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS. DO NOT INSTALL THE CURB AROUND THE COMPACTOR/RECYCLER OR POWER PACKS. INSTALL STEEL PLATE WITH DIAMOND TREAD BACKING ALONG WALL WHERE INDICATED FOR WALL PROTECTION.
  5. 6'-0" ROLL-UP DOOR AND 3FT EXIT DOOR.
  6. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM75 PER 2016 CBC.
  7. (2) 30" GRAVITY CHUTE WITH COMPACTORS FOR WASTE & RECYCLING. PROVIDE 3CY NARROW/PL COMPACTOR CONTAINERS FOR WASTE & 3CY FL NARROW COMPACTOR CONTAINER FOR RECYCLING. CHUTES SHALL TERMINATE AT 8'-0" AFF.
  8. PP COMPACTOR POWER PACKS SHALL BE STACKED & FLOOR MOUNTED (2) SHP 3PHASE, 208/230/460V 30A DISCONNECT/SP AFF.
  9. MCP CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. REQUIRES 120V 15A DEDICATED SERVICE.
  10. AC 3HP CHUTE AIR COMPRESSOR SHALL BE FLOOR-MOUNTED. REQUIRES 120V 15A SERVICE OUTLETS.
  11. DC DOOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS.
  12. 18" HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
  13. PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000# CAPACITY, TURNING RADIUS 45". REQUIRES 120V 15A SERVICE OUTLETS.
  14. CHUTE DISCHARGE DOOR TYPE A, HORIZONTALLY INSULATED SLIDING-STEEL DOOR, HELD OPEN BY 180° FUSIBLE LINK.
  15. SHP 3PHASE, 208/230/460V FOR THE POWER PACKS REQUIRED.

- CHUTE INTAKE VESTIBULES:**
1. CHUTE INTAKE VESTIBULES SHALL BE 1HR FIRE-RATED WITH 1HR FIRE-RATED DOOR, 5'-0" MIN. REQUIRED PER ASH STANDARDS - RESIDENTIAL ACCESS. PROVIDE (2) SELF-CLOSING, 15x18 BOTTOM HINGED ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOORS TO DISPOSE TRASH AND RECYCLING INTO COMPACTORS PER CBC 713.13.1. POWER TO INTAKE DOORS SUPPLIED BY MCP. SEE DETAIL 172.0.
  2. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED FOR SOUND PROOFING PURPOSES. DOUBLE STUD WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.
  3. PROVIDE 18x18 SIDE HINGED, AUTOMATIC OPENING, ELECTRICALLY INTERLOCKED THRU-WALL INTAKE DOORS THAT DISPOSE INTO CONTAINERS PER CBC 713.13.1. SEE DETAILS 272.0.
  4. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 272.0 FOR ANCHORING AND MASON BARRIERS SOUND ISOLATION PAD ASSEMBLY. FOUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

- GENERAL NOTES:**
1. ANY DESIGNS OR DESIGN SOLUTIONS PRESENTED IN THIS DRAWING OR SPECIFICATION WHICH ARE DIRECT OR IMPLIED, INCLUDING NARRATIVES, DRAWINGS, OR DIAGRAMS, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS OR DESIGNS SUITABLE FOR CONSTRUCTION.
  2. OMISSIONS FROM DRAWINGS OR SPECIFICATIONS, OR THE INACCURATE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR INACCURATELY DESCRIBED DETAILS OF THE WORK. WORK SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
  3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.

- DESIGN ISSUES:**
1. MOVED WALL ATTACHED TO INTAKE DOOR TOWARDS 3FT EXIT DOOR BY 6" IN ORDER TO MAKE ROOM FOR CHUTE FOOTINGS.

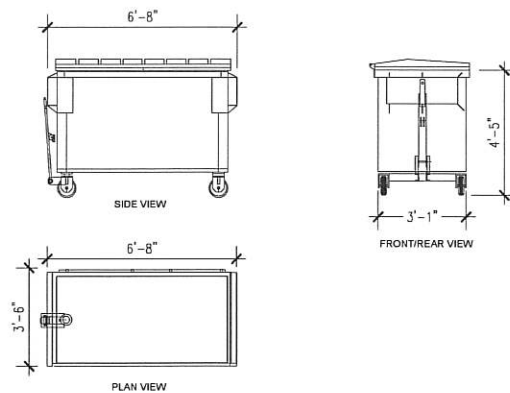




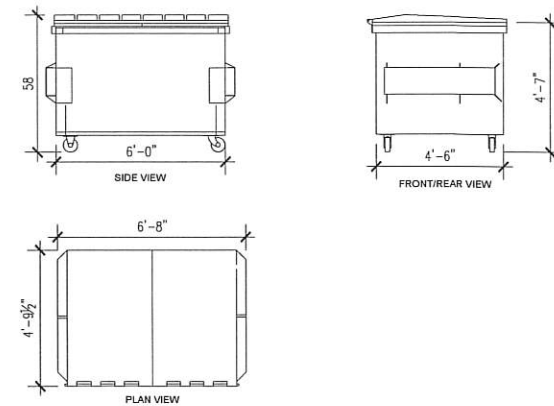
**BUILDING A RETAIL TRASH COLLECTION ROOM**

- SHEET NOTES:**
- CENTRAL TRASH COLLECTION AREA**
1. CENTRAL TRASH COLLECTION AREA IS 2HR FIRE-RATED - RESTRICTED ACCESS.
  2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
  3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
  4. INSTALL WALL PROTECTION: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS.
  5. 4CY CONTAINER FOR WASTE & RECYCLING. 3CY CONTAINER FOR COMPOST.
  6. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS.
  7. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.

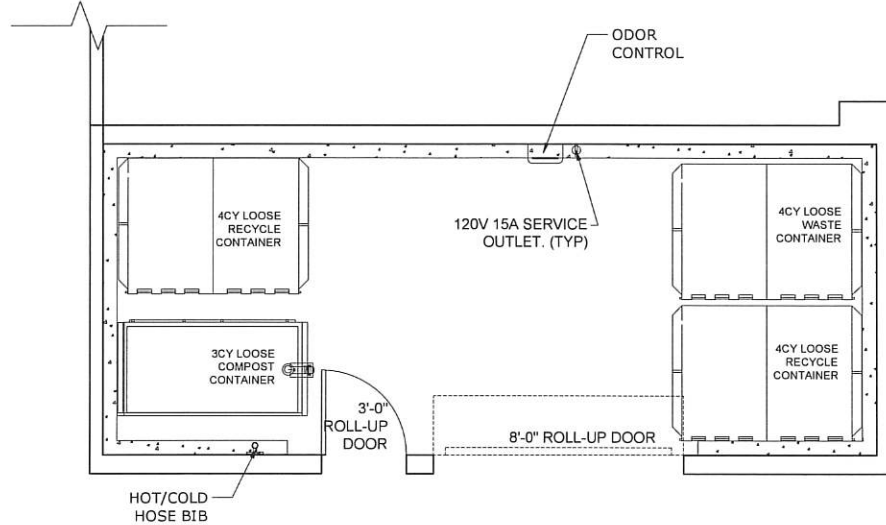
- GENERAL NOTES:**
1. ANY DESIGNS OR DESIGN SOLUTIONS PRESENTED IN THIS DRAWING OR SPECIFICATION, WHICH ARE DIRECT OR IMPLIED, INCLUDING NARRATIVES, DRAWINGS, OR DIAGRAMS, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS OR DESIGNS SUITABLE FOR CONSTRUCTION.
  2. OMISSIONS FROM DRAWINGS OR SPECIFICATIONS, OR THE INACCURATE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR INACCURATELY DESCRIBED DETAILS OF THE WORK. WORK SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
  3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.



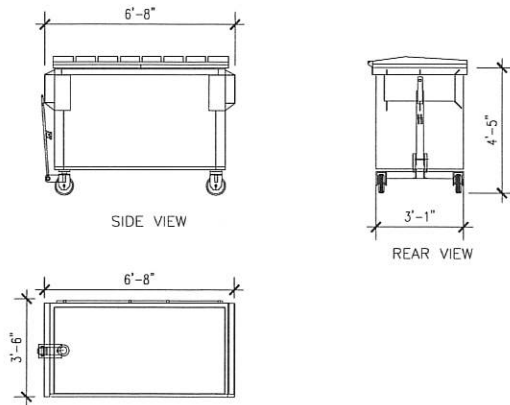
**3CY LOOSE CONTAINER DETAILS**



**4CY LOOSE CONTAINER DETAILS**



**BUILDING B RETAIL TRASH COLLECTION ROOM**



**BUILDING A RETAIL TRASH COLLECTION ROOM**

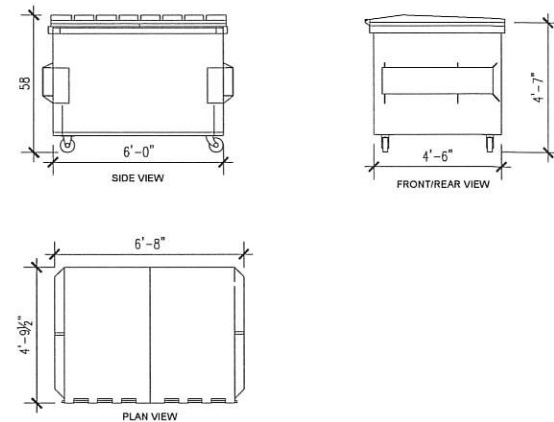
**SHEET NOTES:**

**CENTRAL TRASH COLLECTION AREA**

1. CENTRAL TRASH COLLECTION AREA IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 5'-0" AFF.
4. INSTALL WALL PROTECTION: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS.
5. 4CY CONTAINER FOR WASTE & RECYCLING. 3CY CONTAINER FOR COMPOST.
6. OC- ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS.
7. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.

**GENERAL NOTES:**

1. ANY DESIGNS OR DESIGN SOLUTIONS PRESENTED IN THIS DRAWING OR SPECIFICATION, WHICH ARE DIRECT OR IMPLIED, INCLUDING NARRATIVES, DRAWINGS, OR DIAGRAMS, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS OR DESIGNS SUITABLE FOR CONSTRUCTION.
2. OMISSIONS FROM DRAWINGS OR SPECIFICATIONS, OR THE INACCURATE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR INACCURATELY DESCRIBED DETAILS OF THE WORK. WORK SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.



**4CY LOOSE CONTAINER DETAILS**





NAME \_\_\_\_\_

1051

GENERAL NOTES

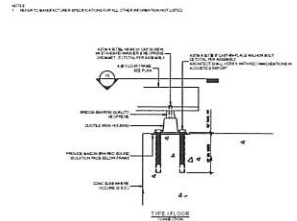
1. ANY DESIGN SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.

2. ALL SHALL BE IN ACCORDANCE WITH THE MOST ACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK. SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.

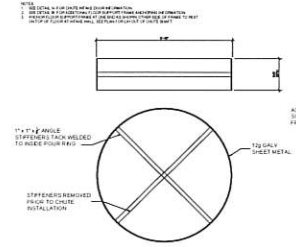
3. PRIOR TO THE START OF CONSTRUCTION, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

T-2.0

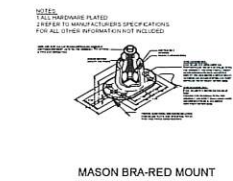
- GENERAL NOTES**
1. CHUTE SHALL BE CONSTRUCTED OF GALVALUME, 16 GAUGE.
  2. ALL WELDING SHALL BE DONE TO THE QUALITY STANDARDS OF THE AMERICAN WELDING SOCIETY (AWS).
  3. ALL WELDING SHALL BE DONE BY A LICENSED WELDER.
  4. ALL WELDING SHALL BE DONE TO THE QUALITY STANDARDS OF THE AMERICAN WELDING SOCIETY (AWS).
  5. ALL WELDING SHALL BE DONE TO THE QUALITY STANDARDS OF THE AMERICAN WELDING SOCIETY (AWS).
- GENERAL NOTES**
1. ALL CHUTE SHALL BE CONSTRUCTED OF GALVALUME, 16 GAUGE.
  2. ALL WELDING SHALL BE DONE TO THE QUALITY STANDARDS OF THE AMERICAN WELDING SOCIETY (AWS).
  3. ALL WELDING SHALL BE DONE BY A LICENSED WELDER.
  4. ALL WELDING SHALL BE DONE TO THE QUALITY STANDARDS OF THE AMERICAN WELDING SOCIETY (AWS).
  5. ALL WELDING SHALL BE DONE TO THE QUALITY STANDARDS OF THE AMERICAN WELDING SOCIETY (AWS).



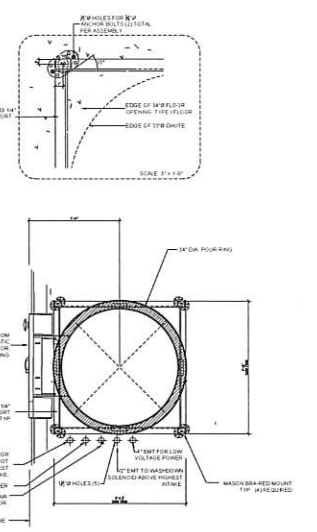
9 FLOOR SUPPORT FRAME ANCHORING  
SIDE VIEW



12 FLOOR SUPPORT FRAME ANCHORING  
TOP VIEW



13 MASON BRACKET MOUNT  
SIDE VIEW



14 FLOOR SUPPORT FRAME ANCHORING  
SIDE VIEW

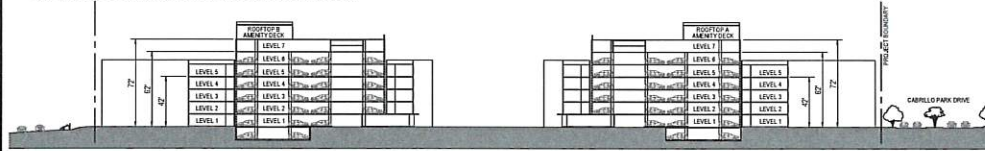






# CONCEPTUAL FIRE MASTER PLAN CENTRAL POINTE SANTA ANA, CA OCFA SR279393

NOTE: BUILDING SECTION PROVIDED BY KTGY ARCHITECTS FOR REFERENCE ONLY



BUILDING SECTION VIEW A-A

SCALE: 1"=40'

## LEGEND

- PROPOSED FIRE LANE SIGNAGE AS INDICATED ON PLAN AND DETAILS SHEET F-1
- EXISTING FIRE HYDRANT WITH BLUE MARKER
- PROPOSED PUBLIC FIRE HYDRANT WITH BLUE REFLECTIVE FIRE HYDRANT MARKER. MARKER SHALL BE PLACED 8' FROM CENTERLINE OF STREET
- INDICATES APPROXIMATE LOCATION OF SUB-KEYED KNOX BOX WITH 3-SETS OF ENTRY DOOR/GATE KEYS OR SUB-KEYED KNOX KEY SWITCH. SEE PLAN FOR DESIGNATION
- PAINT CURB RED WITH "NO PARKING FIRE LANE" STENCIL AT 30" O.C. PER OCFA GUIDELINE B-09 AND DETAILS SHT. F-1
- 150' HOSE PULL DISTANCE - MAXIMUM
- 5' MIN. BUILDING ADDRESSING (SEE ARCHITECTURAL PLAN FOR FINAL DESIGN AND LOCATIONS)
- INDICATES ELECTRIC GATE ENTRY TO PARKING GARAGE
- DOUBLE DETECTOR CHECK SHOWN FOR REFERENCE ONLY. FINAL DESIGN AND LOCATION PER PRECISE FIRE MASTER PLAN
- AERIAL TRUCK LADDER ACCESS TO BUILDING (BETWEEN 20' - 40' FROM ACCESS ROAD)
- BUILDING FOOTPRINT
- OPEN TO SKY COURTYARD
- STAIRS
- GUINNEY SIZED ELEVATOR
- INDICATES ALL WEATHER ENGINEERED PAVED ALTERNATIVE SURFACE THAT SHALL MEET OCFA GUIDELINE B-09/68,000 LB. VEHICULAR WEIGHT REQUIREMENT
- PAVED DRIVE - NOT A PART OF FIRE ACCESS
- NON-COMBUSTIBLE TYPE I-A PARKING GARAGE - NOT A PART OF FIRE ACCESS
- PROPOSED ROAD WITH ALL WEATHER PAVED SURFACE MEETING OCFA GUIDELINE B-09 TO SUPPORT VEHICULAR LOADS OF 68,000 LBS WITH A ROAD BASE OVER SOIL COMPACTED TO A LEAST 90%
- EXISTING PAVED DRIVE - NOT A PART OF THIS REVIEW



INDICATES OCFA REQUIRED TURNING RADIUS: 20' WIDE PATH WITH 17' INSIDE AND 30' OUTSIDE

## CONSTRUCTION NOTES

- INSTALL FIRE LANE ENTRANCE SIGN PER OCFA GUIDELINE B-09 AND DETAIL HEREON
- INSTALL FIRE LANE - NO PARKING SIGN PER OCFA GUIDELINE B-09 AND DETAIL HEREON
- EXISTING "NO STOPPING AT ANYTIME" SIGN - NOT A PART OF THIS SUBMITTAL
- INSTALL FIRE LANE NO PARKING SIGN ON BOTH SIDES OF EVA GATE ENTRANCES PER OCFA GUIDELINE B-09 AND DETAIL SHT. F-1
- INSTALL KNOX SUB-KEYED KEY SWITCH PER OCFA GUIDELINE B-09
- INSTALL SUB-KEYED KNOX BOX PER OCFA GUIDELINE B-09
- INSTALL PUBLIC FIRE HYDRANT AND BLUE FIRE HYDRANT MARKER. MARKER SHALL BE PLACED 8' FROM CENTERLINE OF STREET
- RELOCATE EXISTING PUBLIC FIRE HYDRANT AS INDICATED ON THIS PLAN. FINAL DESIGN PER PRECISE FIRE MASTER PLAN
- INSTALL FIREFIGHTER ACCESS TUNNEL PER OCFA GUIDELINE B-09 REQUIREMENTS. SEE DETAIL SHT. F-1
- INSTALL WET STAND PIPES WITHIN OPEN TO THE SKY COURTYARD. SHALL MEET 2017 OCFA GUIDELINE B-09 REQUIREMENTS. ALL WET STAND PIPE OUTLETS SHALL BE IN LOCATIONS THAT FACILITATE THE USE (NO MORE THAN 10' FROM THE PATHWAY), UNOBSTRUCTED BY LANDSCAPE OR ANY OTHER AMENITIES. STAND PIPES MAY BE FREE STANDING OR MOUNTED ON THE BUILDING
- PAINT CURB RED WITH "NO PARKING FIRE LANE" STENCIL AT 30" O.C. PER OCFA GUIDELINE B-09 AND DETAILS SHT. F-1
- INSTALL ALL-WEATHER ALTERNATIVE PAVED SURFACE. SHALL MEET OCFA GUIDELINE B-09 TO SUPPORT VEHICULAR LOADS OF 68,000 LBS. FINAL DESIGN PER PRECISE FIRE MASTER PLAN
- INSTALL MANUAL ACCESS GATE PROVIDING 20' WIDE ACCESS AND 12'-6" VERTICAL CLEARANCE FOR FIRE DEPARTMENT ACCESS. INSTALL WEATHER RESISTANT SUB-KEYED KNOX BOX AT EVA GATE ACCESS POINTS PER OCFA GUIDELINE B-09. FINAL DESIGN PER PRECISE FIRE MASTER PLAN
- INSTALL DRIVABLE ROLLED CURBS FOR FIRE DEPARTMENT ACCESS. SHALL MEET OCFA GUIDELINE B-09 REQUIREMENTS TO SUPPORT VEHICULAR LOADS OF 68,000 LBS. CURBS SHALL BE PAINTED RED PER DETAIL SHT. F-1. FINAL DESIGN PER PRECISE FIRE MASTER PLAN

## DRAWING SCALE



LANDSCAPE ARCHITECT

MJS LANDSCAPE  
ARCHITECTURE  
507 30TH STREET  
NEWPORT BEACH, CA 92663  
P: (949) 675-9964

DATE

FUSCOE  
ENGINEERING  
18755 Van Kaman, Suite 100  
Santa, California 92668  
Tel: 949.474.1300 • Fax: 949.474.5315  
www.fuscoee.com

ARCHITECT

ktgy  
Architecture + Planning  
17011 Van Kaman Ave.  
Suite 200  
Santa Ana, CA 92704  
Tel: 949.271.3131  
ktgy.com

PREPARED BY

firesafe  
FIRE SAFETY ENGINEERING  
302 N. EL CAMINO REAL, SUITE 200 SAN  
CLEMENTE, CA 92672  
(949) 260-5811

PREPARED FOR

WATERFORD  
ARNEL

TITLE

CONCEPTUAL  
FIRE MASTER PLAN  
CENTRAL POINTE  
SANTA ANA, CA  
OCFA SR279393  
ORANGE COUNTY FIRE AUTHORITY

DATE

07/29/2020

SHEET

F-2

NO.	REVISION