

plant legend

sym.	common name	botanical name	size	qty.	wucols
trees					
	SWEET BAY STANDARD TRUNK	LAURUS NOBILIS 'SARATOGA'	24" BOX	7	LOW
	AFRICAN SUMAC STANDARD TRUNK	RHUS LANCEA	24" BOX	5	LOW
shrubs / groundcovers					
	DESERT CARPET ACACIA	ACACIA REDOLENS 'D. CARPET'	5 GAL.	16	VERY LOW
	DIETES BICOLOR	AFRICAN IRIS	5 GAL.	48	LOW
	WEBER AGAVE	AGAVE WEBERI	5 GAL.	6	VERY LOW
	GREEN CARPET NATAL PLUM	CARISSA MACROCARPA 'GREEN CARPET'	5 GAL.	51	LOW
	TUSCAN BLUE ROSEMARY	ROSMARINUS 'TUSCAN BLUE'	5 GAL.	69	VERY LOW
	CALIFORNIA GRAY RUSH	JUNCUS PATENS	5 GAL.	21	LOW
vines					
	CREEPING FIG VINE	FICUS REPENS	1 GAL.	4	MEDIUM
water quality swale					
	CAREX TUMULICOLA	BERKELEY SEDGE (24" O.C.)	1 GAL.	340	LOW

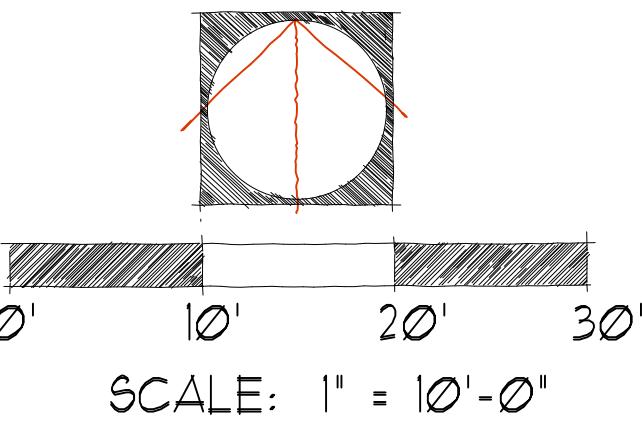


Appendix C: Water Efficient Landscape Worksheet

WATER EFFICIENT LANDSCAPE WORKSHEET									
This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.									
Reference Evapotranspiration (ET <sub>o</sub> )=49.5				Landscape Area Sector Type: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential					
Hydrozone #/Planting Description		Location	Plant Factor* (PF)	Irrigation Method*	Irrigation Efficiency* (IE)	ETAF (PF/IE)	Landscape Area (sq-ft)	ETAF x Area	Estimated Total Water Use* (ETWU)
Regular Landscape Area									
1	LOW BEDS	SWALE	0.2	DRIP	81%	.25	3,740 SF	935	28,695
2	LOW		0.2	SPRAY	73%	.27	1,175 SF	317	9,728
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
Average						Total	Total		
26						4,915 SF	1,252		
Average ETAF for Regular Landscape Areas* (circle one):							In Compliance	Not In Compliance	
Special Landscape Area									
A-1									
A-2									
A-3									
A-4									
A-5									
Totals									
						Total Landscape Area	4,915 SF		
						Site wide ETAF	26		
						ETWU Total	38,423		
						Maximum Allowed Water Allowance (MAWA)*	39,241		

planting notes:

- STANDARD TRUNK TREE ON LEVEL GRADE, INSTALL PER DETAIL P-001.
- SHRUB ON LEVEL GRADE, INSTALL PER DETAIL P-003.
- PLANT LAYOUT IS SCHEMATIC. LANDSCAPE DESIGNER OR OWNER TO APPROVE ALL PLANT LAYOUT PRIOR TO INSTALLATION OF PLANT MATERIALS.
- ALL PLANTING AREAS SHALL RECEIVE 3'-4" LAYER OF APPROVED BARK MULCH MATERIAL PER DETAIL H-001.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING A MINIMUM OF THREE (3) REPRESENTATIVE SOIL SAMPLES AND SUBMITTING TO WALLACE LABORATORIES FOR ANALYSIS. SOIL SHALL BE AMENDED PER SOILS REPORT PRIOR TO PLANTING OPERATIONS.



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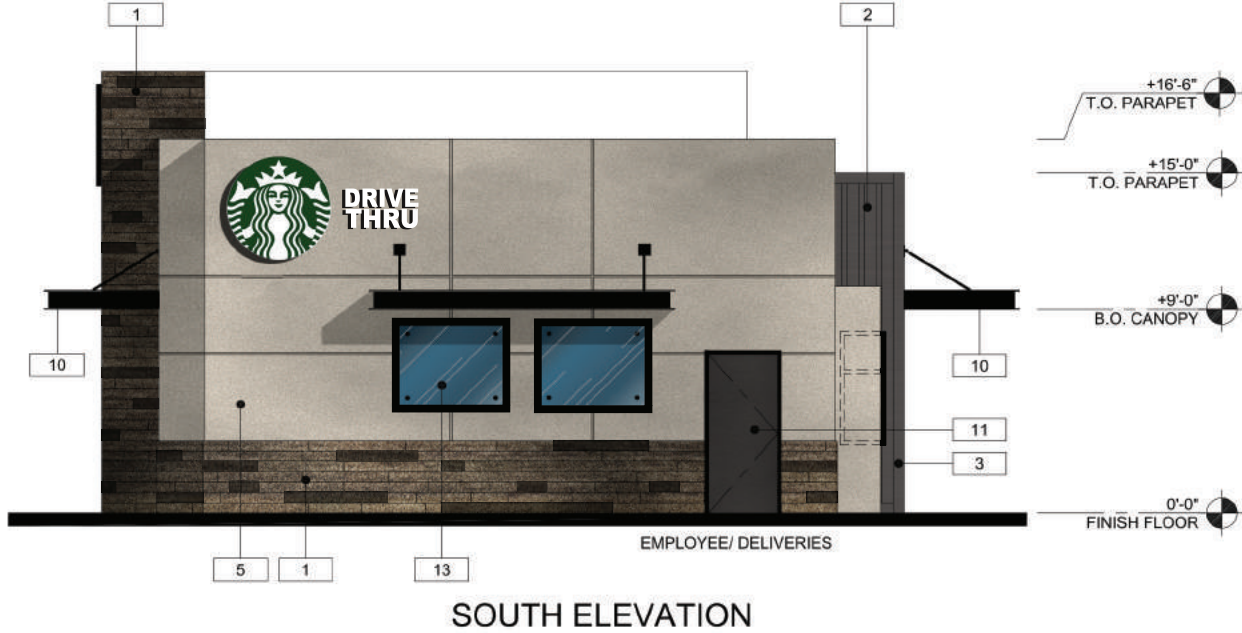
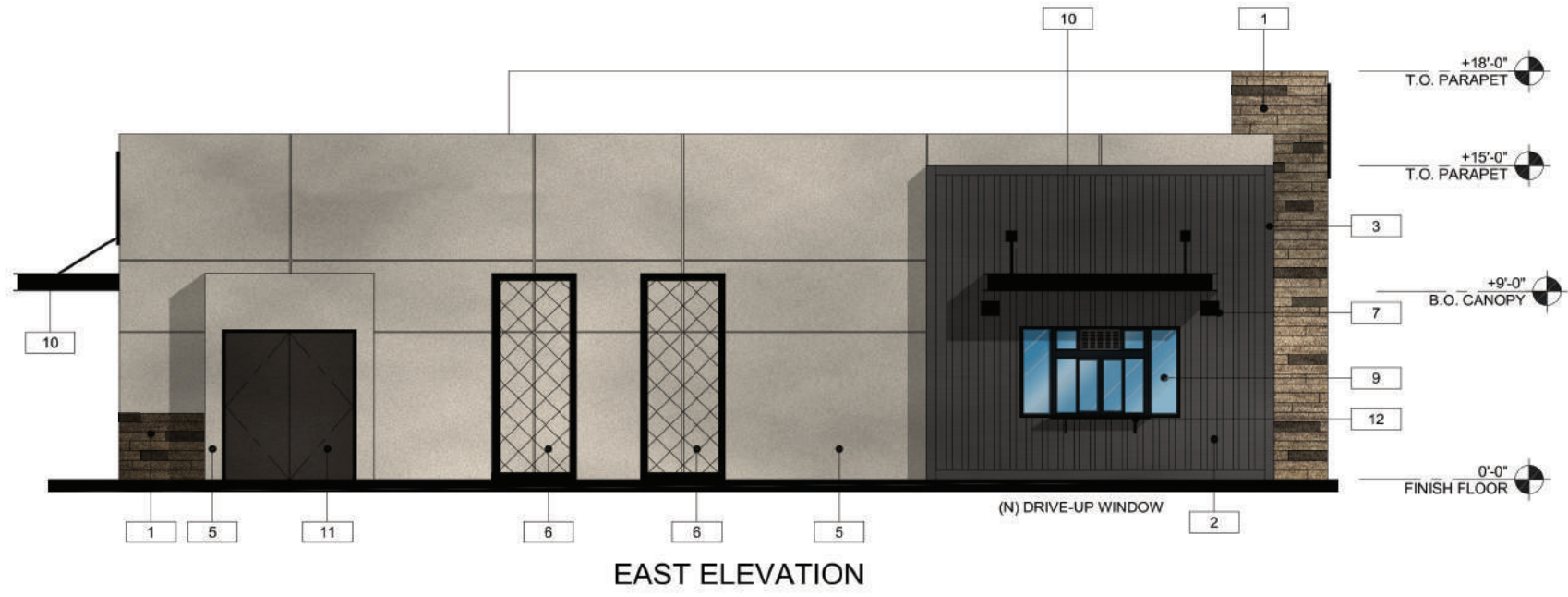
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2018.06.26



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**MATERIAL LEGEND**

- |   |   |    |  |
|---|---|----|--|
| 1 | (N) RECLAIMED WOOD PLANK SIDING                               | 8  | (N) STOREFRONT GLAZING SYSTEM  |
| 2 | (N) CORRUGATED METAL [M-2]<br>FACTORY FINISH COLOR: DARK JAVA | 9  | (N) DRIVE-THRU WINDOW SYSTEM   |
| 3 | (N) METAL TRIM [M-1] - PAINT: DARK JAVA                       | 10 | NEW CANOPY (C-CHANNEL FRAME)<br>PAINTED DARK JAVA w/ NEW A-3 RECESSED LIGHTS |
| 4 | (N) EXTERIOR SIGN   | 11 | (N) DOOR/S AND FRAME, PAINT: DARK JAVA                                       |
| 5 | (N) EXTERIOR STUCCO   | 12 | DRIVE THRU SHELF   |
| 6 | 4X4 TUBE STEEL TRELLIS  | 13 | SPANDREL GLASS   |
| 7 | (N) SAFETY LIGHT FIXTURE                                      | 14 | FROSTED GLAZING  |

**CONCEPTUAL (N) EXTERIOR ELEVATIONS - V 2.2**



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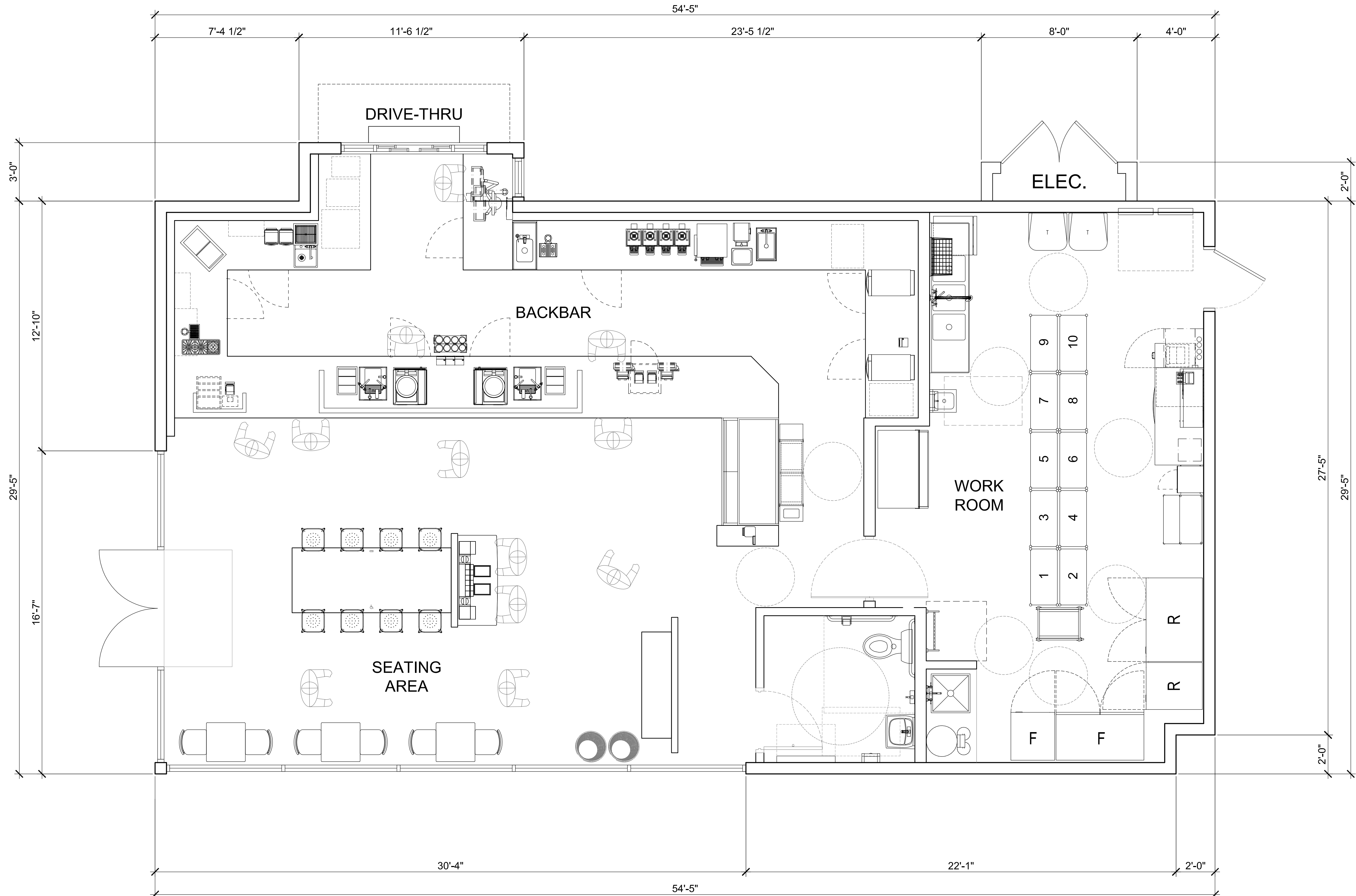
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## CONCEPTUAL FLOOR PLAN

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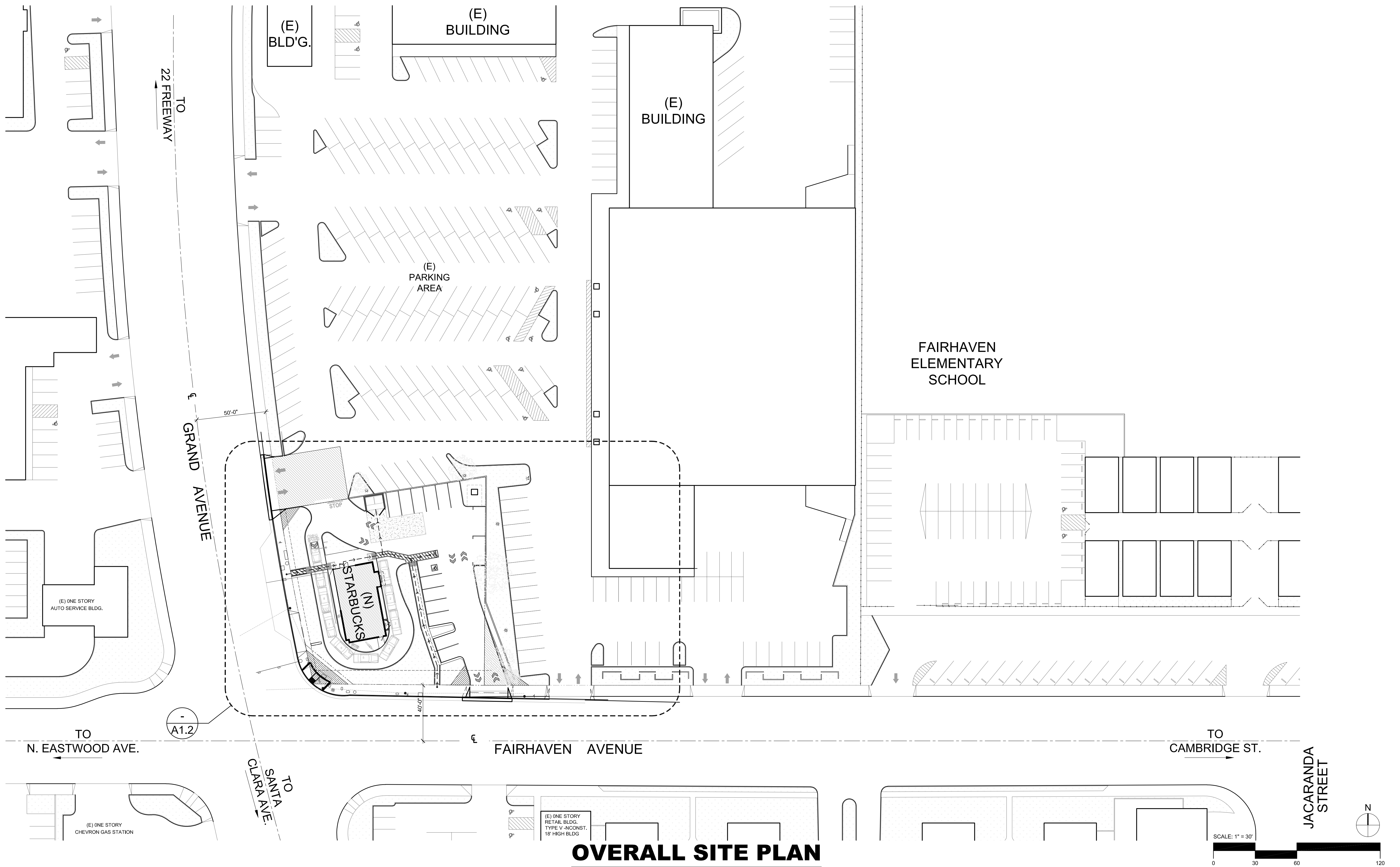
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## OVERALL SITE PLAN

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## NEW DRIVE-THRU PAD

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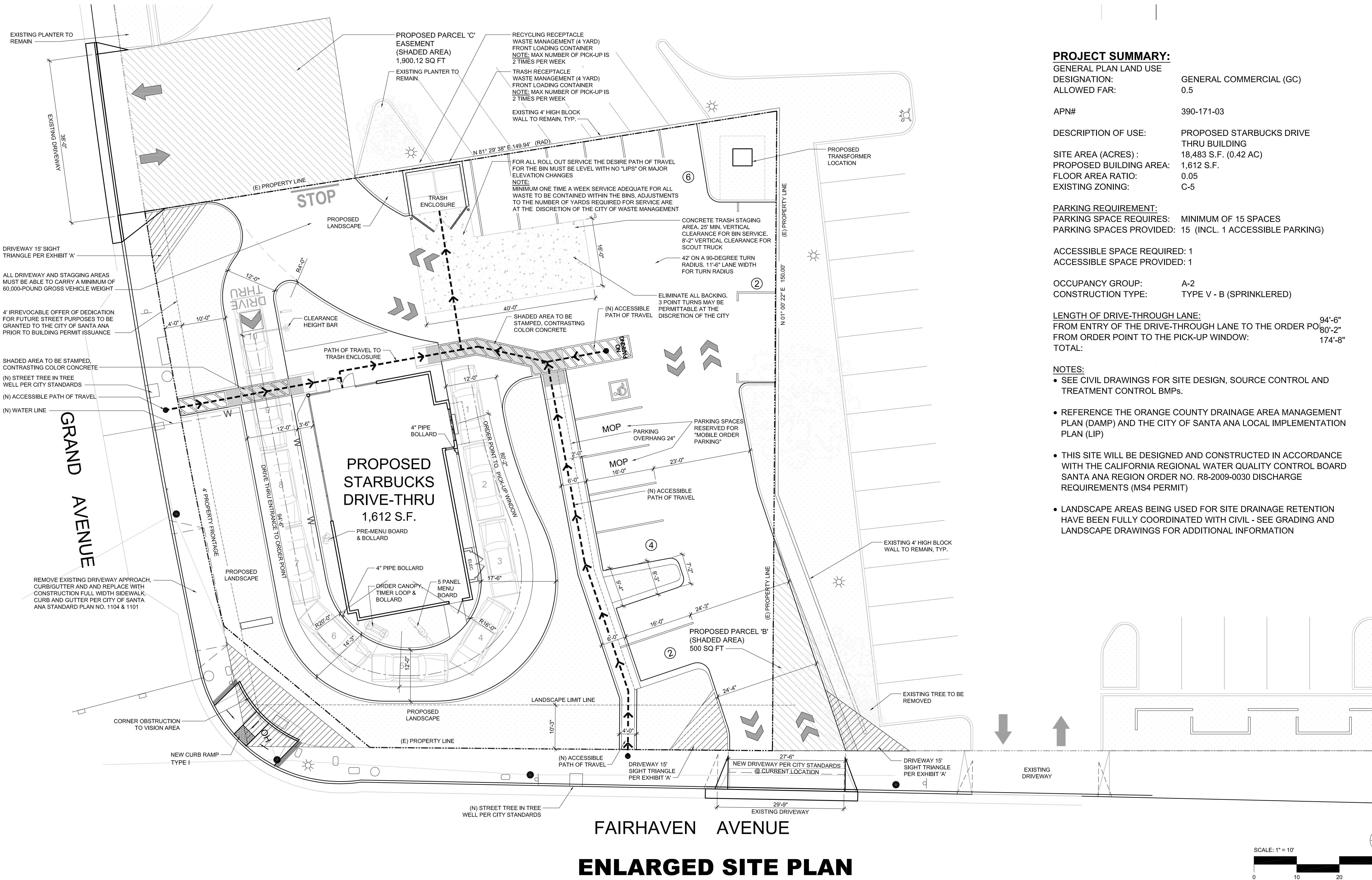
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**PROJECT SUMMARY:**

GENERAL PLAN LAND USE DESIGNATION: GENERAL COMMERCIAL (GC)  
ALLOWED FAR: 0.5

APN# 390-171-03

DESCRIPTION OF USE: PROPOSED STARBUCKS DRIVE THRU BUILDING

SITE AREA (ACRES) : 18,483 S.F. (0.42 AC)  
PROPOSED BUILDING AREA: 1,612 S.F.  
FLOOR AREA RATIO: 0.05  
EXISTING ZONING: C-5

PARKING REQUIREMENT:  
PARKING SPACE REQUIRES: MINIMUM OF 15 SPACES  
PARKING SPACES PROVIDED: 15 (INCL. 1 ACCESSIBLE PARKING)

ACCESSIBLE SPACE REQUIRED: 1  
ACCESSIBLE SPACE PROVIDED: 1

OCCUPANCY GROUP: A-2  
CONSTRUCTION TYPE: TYPE V - B (SPRINKLERED)

LENGTH OF DRIVE-THROUGH LANE:  
FROM ENTRY OF THE DRIVE-THROUGH LANE TO THE ORDER POINT: 94'-6"  
FROM ORDER POINT TO THE PICK-UP WINDOW: 80'-2"  
TOTAL: 174'-8"

**NOTES:**

- SEE CIVIL DRAWINGS FOR SITE DESIGN, SOURCE CONTROL AND TREATMENT CONTROL BMPs.
- REFERENCE THE ORANGE COUNTY DRAINAGE AREA MANAGEMENT PLAN (DAMP) AND THE CITY OF SANTA ANA LOCAL IMPLEMENTATION PLAN (LIP)
- THIS SITE WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD SANTA ANA REGION ORDER NO. R8-2009-0030 DISCHARGE REQUIREMENTS (MS4 PERMIT)
- LANDSCAPE AREAS BEING USED FOR SITE DRAINAGE RETENTION HAVE BEEN FULLY COORDINATED WITH CIVIL - SEE GRADING AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

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