

REVISIONS				DRAWN BY: ML CHECKED BY: AMA DATE: 08/17/18		PLANS PREPARED BY:										CONCEPTUAL GRADING		SHEET	
NUMBER	DATE		APP'D	BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS A COUNTY OF ORANGE COUNTY VERTICAL CONTROL MONUMENT, BEING A 3 3/4" BRASS DISC STAMPED "SA-268-70" SET IN THE WESTERLY END OF A CIRCULAR CATCH BASIN, LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF TUSTIN AVENUE AND SANTA CLARA AVENUE ELEVATION : 190.612 (NAVD 88")		 AARON M. ALBERTSON R.C.E. 65513, EXP. 9/30/17		08/17/18 DATE								2301 NORTH TUSTIN AVE. SANTA ANA, CA APN: 396-141-01		CG-1 1 OF 1	

NORTH TUSTIN AVENUE

E. SANTA CLARA AVE.

NOTES

- Locations and depth of underground water vaults to be verified. If trees cannot be planted in those locations, then proposed (3) Mexican Blue Palm may need to be deleted from design.
- There are no existing street trees.
- All landscape areas shall conform to the City of Santa Ana landscape standards, including Commercial Area landscape standards.**
- Permanent automatic irrigation system shall be provided for all landscape areas. An irrigation system shall be provided as required for proper irrigation, growth, and maintenance of vegetation.
- Install irrigation system in the parkway with connection to the on-site irrigaiton.
- Landscape areas shall be maintained by the owner.
- Trees located within five (5) feet of any paved surface shall be provided with root barriers.
- Shrub and groundcover areas shall have 2" deep, 1-2" shredded mulch.

COMMERCIAL LANDSCAPE STANDARDS

Required for buffer strip

- (1) 24"-box canopy tree per 25 lf
- (6) 5-gal shrubs per 25 lf feet or (3) 5-gal and (10) 1-gal shrubs

Required for parking planter

- (1) 15-gal tree per parking planter
- (11) 5-gal shrubs

Provided

- (13) trees for approx. 250 lf
- At least (72) 5-gal or (36) 5-gal & (120) 1-gal

Provided

- (5) trees
- At least (44) 5-gal shrubs

PLANTING LEGEND

	SPECIES	SIZE	WUCOLS
1	TREES		
	(9) Cercidium x 'Desert Museum' Desert Museum Palo Verde, in buffer strip	24" box min.	Very low
2	(4) Brahea armata Mexican Blue Palm, trees in buffer strip	24" box min.	Low
3	(5) Cercis canadensis 'Forest Pansy' Eastern Redbud, in parking planters	15 gal min.	Moderate
15	(1) Pinus canariensis Canary Island Pine	36" box	Moderate
A	(4) Pyrus calleryana cultivar Ornamental pear (variety to match existing trees on N. Tustin Ave.) Notes: Tree species recommended by Tree Section Supervisor; construct tree well and plan tree per City Standards	36" box	Low

	SHRUBS			
4	Rosmarinus officinalis 'Huntington Carpet' Huntington Carpet Rosemary	5 gal	Very low	
5	Agave attenuata 'Nova' Nova Foxtail Agave	5 gal	Low	
6	Aloe striata Coral Aloe	5 gal	Low	
7	Dietes bicolor Fortnight Lily	5 gal	Low	
8	Afrocarpus / Podocarpus gracilior African Fern Pine (screening hedge)	15 gal	Moderate	
9	Pennisetum spathiolatum Slender Veldt Grass	1 gal	Moderate	

	GROUNDCOVER & VINES			
10	Senecio mandraliscae Kleinia / Blue Chalk Sticks	1 gal	Low	
11	Lantana x 'New Gold' New Gold Lantana	1 gal	Very low	
12	Trachelospermum jasminoides Star Jasmine (as groundcover)	1 gal	Moderate	
13	Distictis buccinatoria Blood Red Trumpet Vine (screen trash enclosure)	5 gal	Moderate	
	ACCENT PLANTS			
14	Mixed succulents in raised planters (incorporated into store frontage)	1 gal	Low	

2301 N. TUSTIN AVENUE
SANTA ANA, CA 92705

PRELIMINARY LANDSCAPE DESIGN
AUGUST 27, 2018

ILLUSTRATIVE LANDSCAPE PLAN

SCALE: 1" = 10'-0"



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studio**inh**
12723 PARK STREET
CERRITOS CA 90703

PLANT PALETTE



1 (9) *Cercidium* x 'Desert Museum'
Desert Museum Palo Verde



2 (4) *Brahea armata*
Mexican Blue Palm



3 (5) *Cercis canadensis* 'Forest Pansy'
Forest Pansy Eastern Redbud



A (4) *Pyrus calleryana* cultivar
Ornamental pear
(variety to match existing trees on N. Tustin Ave.)



4 *Rosmarinus officinalis* 'Huntington Carpet'
Huntington Carpet Rosemary



5 *Agave attenuata* 'Nova'
Nova Foxtail Agave



6 *Aloe striata*
Coral Aloe



7 *Dietes bicolor*
Fortnight Lily



8 *Afrocarpus* / *Podocarpus gracilior*
African Fern Pine (screening hedge)



9 *Pennisetum spathiolatum*
Slender Veldt Grass (in paving cutouts)



10 *Senecio mandraliscae*
Kleinia / Blue Chalk Sticks



11 *Lantana* x 'New Gold'
New Gold Lantana



12 *Trachelospermum jasminoides*
Star Jasmine (as groundcover)



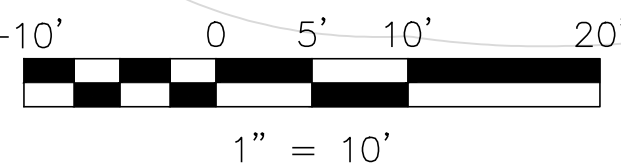
13 *Distictis buccinatoria*
Blood Red Trumpet Vine (screen trash enclosure)



14 Mixed succulents in raised planters
(incorporated into store frontage)



15 (1) *Pinus canariensis*
Canary Island Pine



- PARKING STALL WIDTH: 8'-6" X 18'-0" (SEC. 41-1303-A)
- PARKING STALL REQUIRED - 5 STALLS PER 1,000 SF - RETAIL (SEC. 41-1340)
- PARKING STALL REQUIRED - 8 STALLS PER 1,000 SF - RESTAURANT/CAFE (SEC. 41-1341-A) PENDING CITY APPROVAL
- DRIVE AISLE - 23'-0" FOR 90° DEGREE PARKING STALLS (SEC. 14-1303-B-4)
- 2 HANDICAPPED PARKING REQUIRED (SEC. 41-1306-A)
- PARKING LOT LANDSCAPING - 1 PLANTER FOR EACH 10 PARKING SPACES: 8'-6" X 18'-0" (SEC. 41-319)
- BUILDING SETBACK - FRONT AND SIDE YARD SHALL HAVE A SETBACK OF NOT LESS THAN 15'-0" (SEC. 41-368, 41-369)

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2301 N TUSTIN AVE.
SANTA ANNA, CA 92705

Sheet Name

**EXTERIOR
ELEVATIONS**

Sheet Number

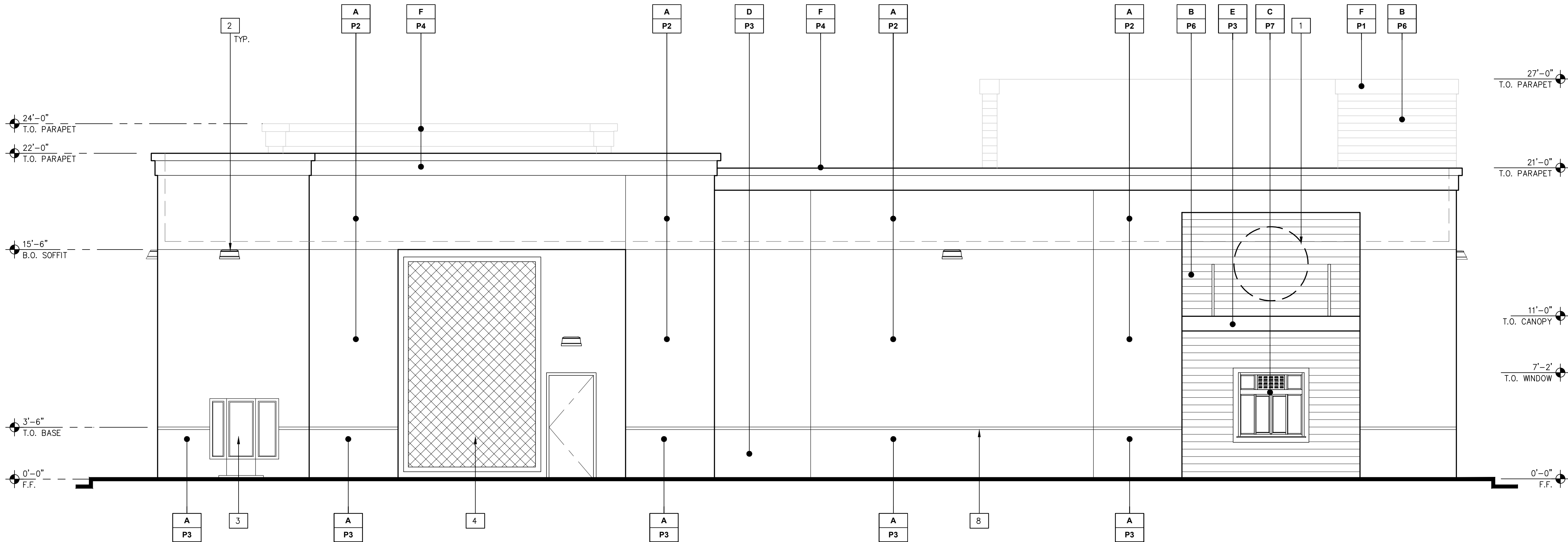
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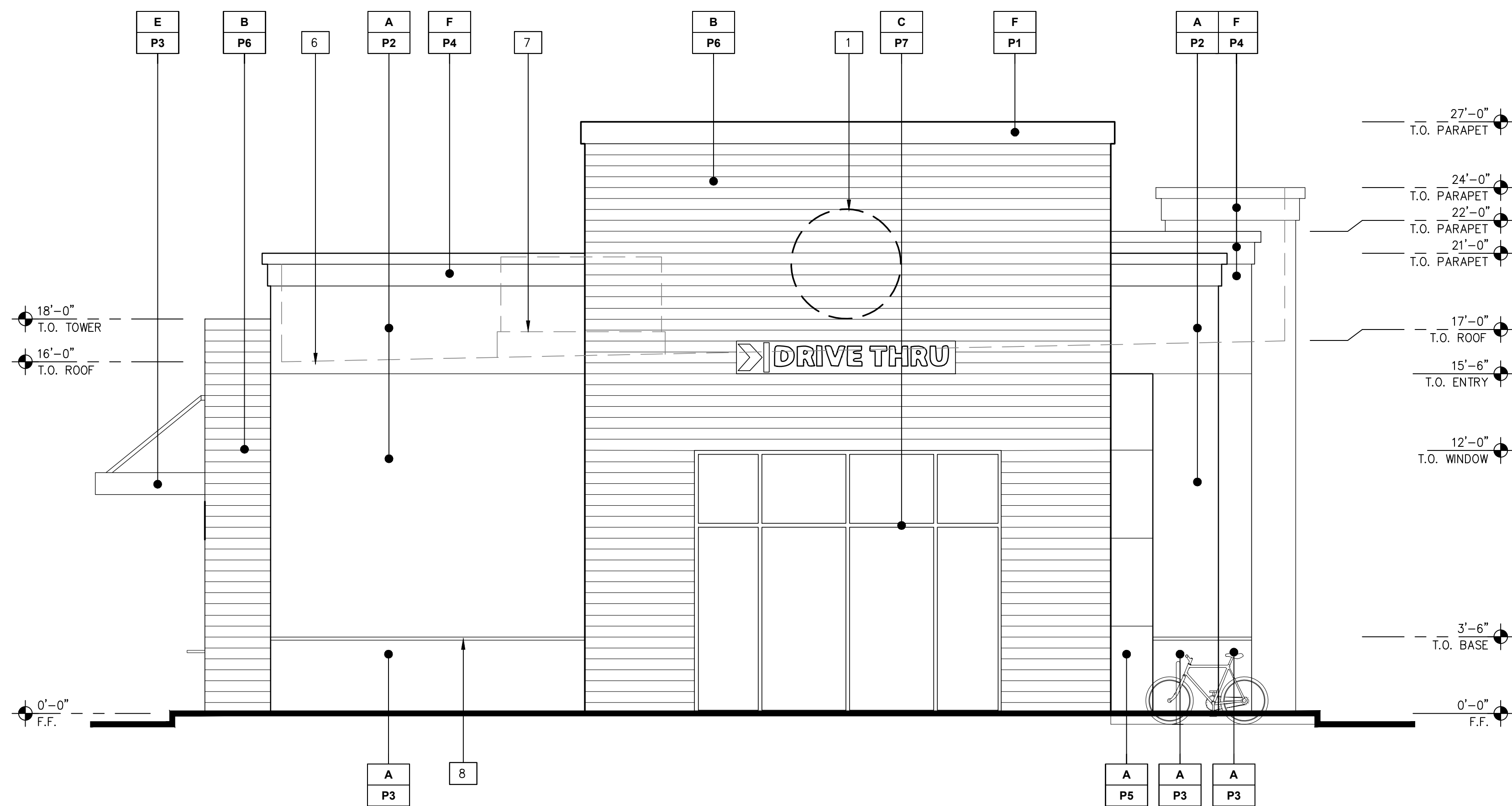
1. SIGNAGE SHOWN FOR REFERENCE ONLY -- UNDER SEPARATE PERMIT G.C. SHALL PROVIDE BLOCKING FOR J-BOX FOR SIGNAGE
2. LED WALL SCENE
3. ORDER/MENU BOARD
4. GREEN SCREEN WALL
5. EXISTING ROOF LADDER TO REMAIN -- PAINT TO MATCH ADJACENT FINISH
6. LINE OF ROOF BEYOND
7. LINE OF ROOFTOP HVAC UNIT BEYOND
8. 2" ANNOIDIZED ALUM. METAL REVEAL

	EXTERIOR FINISH SCHEDULE		
	MATERIAL		COLOR/FINISH
A	CEMENT PLASTER	P1	SHERWIN WILLIAMS COLOR: SW6095 TOASTY
B	HORIZONTAL COMPOSITE SIDING	P2	SHERWIN WILLIAMS COLOR: SW6127 IVOIRE
C	ALUMINUM STOREFRONT	P3	SHERWIN WILLIAMS COLOR: SW7642 PAVERSTONE
D	HOLLOW METAL DOOR	P4	SHERWIN WILLIAMS COLOR: SW7004 SNOWBOUND
E	METAL CANOPY	P5	SHERWIN WILLIAMS COLOR: SW9183 DARK CLOVE
F	CORNICE/TRIM	P6	1" x 8" STAINED CEDAR
		P7	ANODIZED ALUMINUM MANUF: KAWNEER COLOR: DARK BRONZE

\\MCLIFFHAVEN\CD\CC0170010-SANTA ANA\01-DRAWINGS CURRENT\01-ARCHITECTURAL\01- PRELIMINARY\CC017001-AS EXT ELEVATIONS.DWG



1 NORTH - REAR ELEVATION
1/4" = 1'-0"



2 WEST - LEFT SIDE ELEVATION
1/4" = 1'-0"

KEY NOTES

- SIGNAGE SHOWN FOR REFERENCE ONLY – UNDER SEPARATE PERMIT G.C. SHALL PROVIDE BLOCKING FOR J-BOX FOR SIGNAGE
- LED WALL SCENE
- ORDER/MENU BOARD
- GREEN SCREEN WALL
- EXISTING ROOF LADDER TO REMAIN – PAINT TO MATCH ADJACENT FINISH
- LINE OF ROOF BEYOND
- LINE OF ROOFTOP HVAC UNIT BEYOND
- 2" ANNOIDIZED ALUM. METAL REVEAL

EXTERIOR FINISH SCHEDULE			
	MATERIAL		COLOR/FINISH
A	CEMENT PLASTER	P1	SHERWIN WILLIAMS COLOR: SW6095 TOASTY
B	HORIZONTAL COMPOSITE SIDING	P2	SHERWIN WILLIAMS COLOR: SW6127 IVOIRE
C	ALUMINUM STOREFRONT	P3	SHERWIN WILLIAMS COLOR: SW7642 PAVERSTONE
D	HOLLOW METAL DOOR	P4	SHERWIN WILLIAMS COLOR: SW7004 SNOWBOUND
E	METAL CANOPY	P5	SHERWIN WILLIAMS COLOR: SW9183 DARK CLOVE
F	CORNICE/TRIM	P6	1" X 8" STAINED CEDAR
		P7	ANODIZED ALUMINUM MANUF: KAWNEER COLOR: DARK BRONZE

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REVISION

DATE

MARK

05/25/18
07/30/18
09/20/18

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2301 N TUSTIN AVE.
SANTA ANA, CA 92705

Project Number

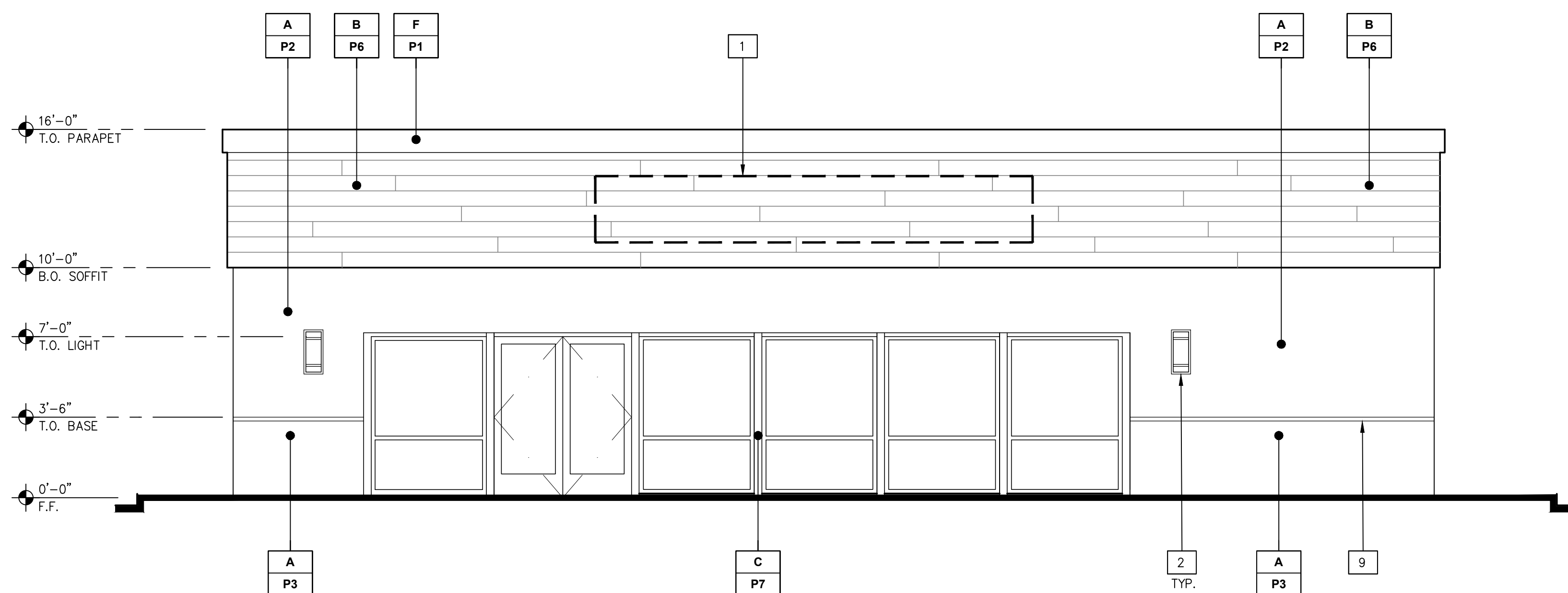
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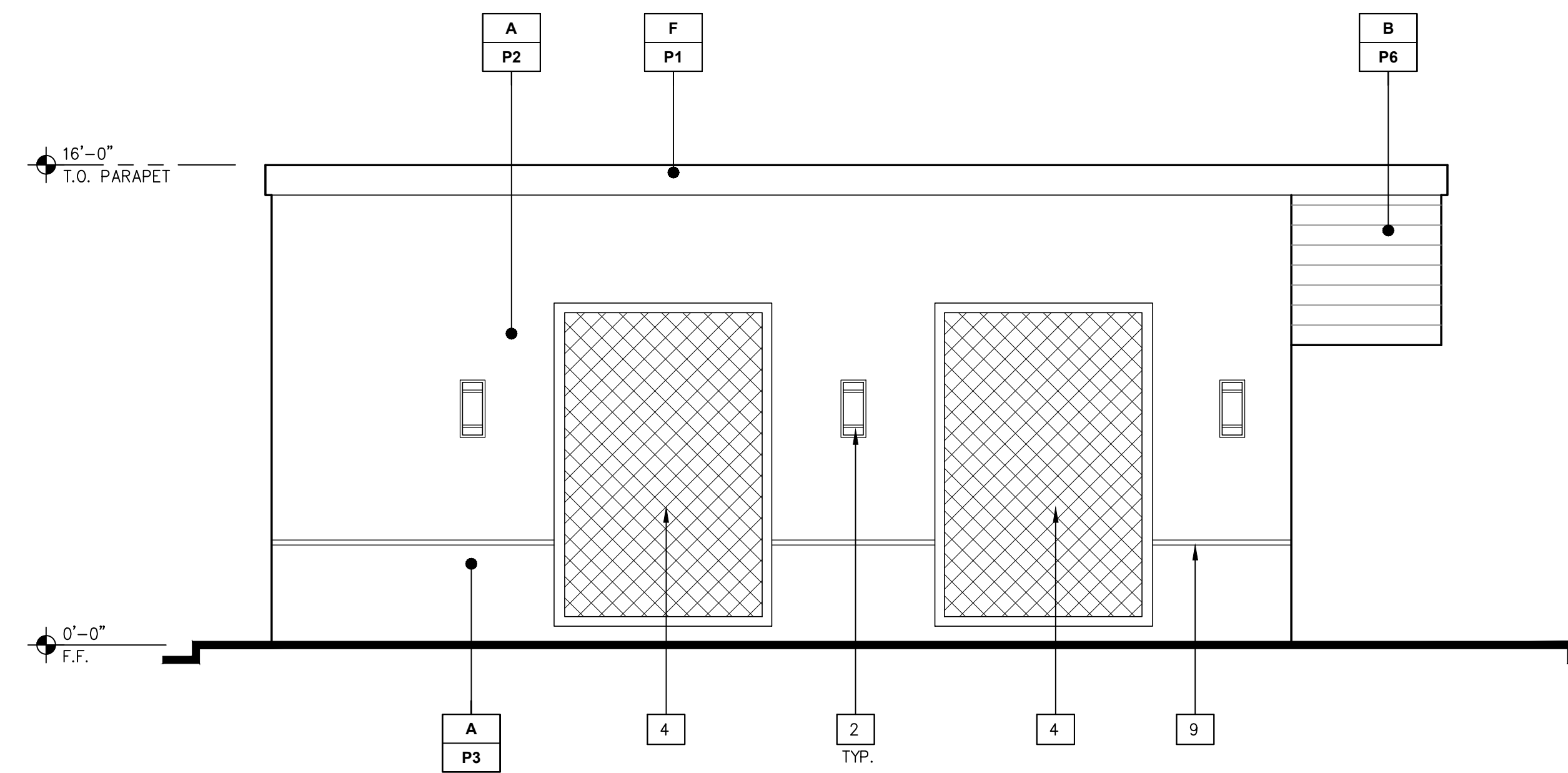
EXTERIOR
ELEVATIONS

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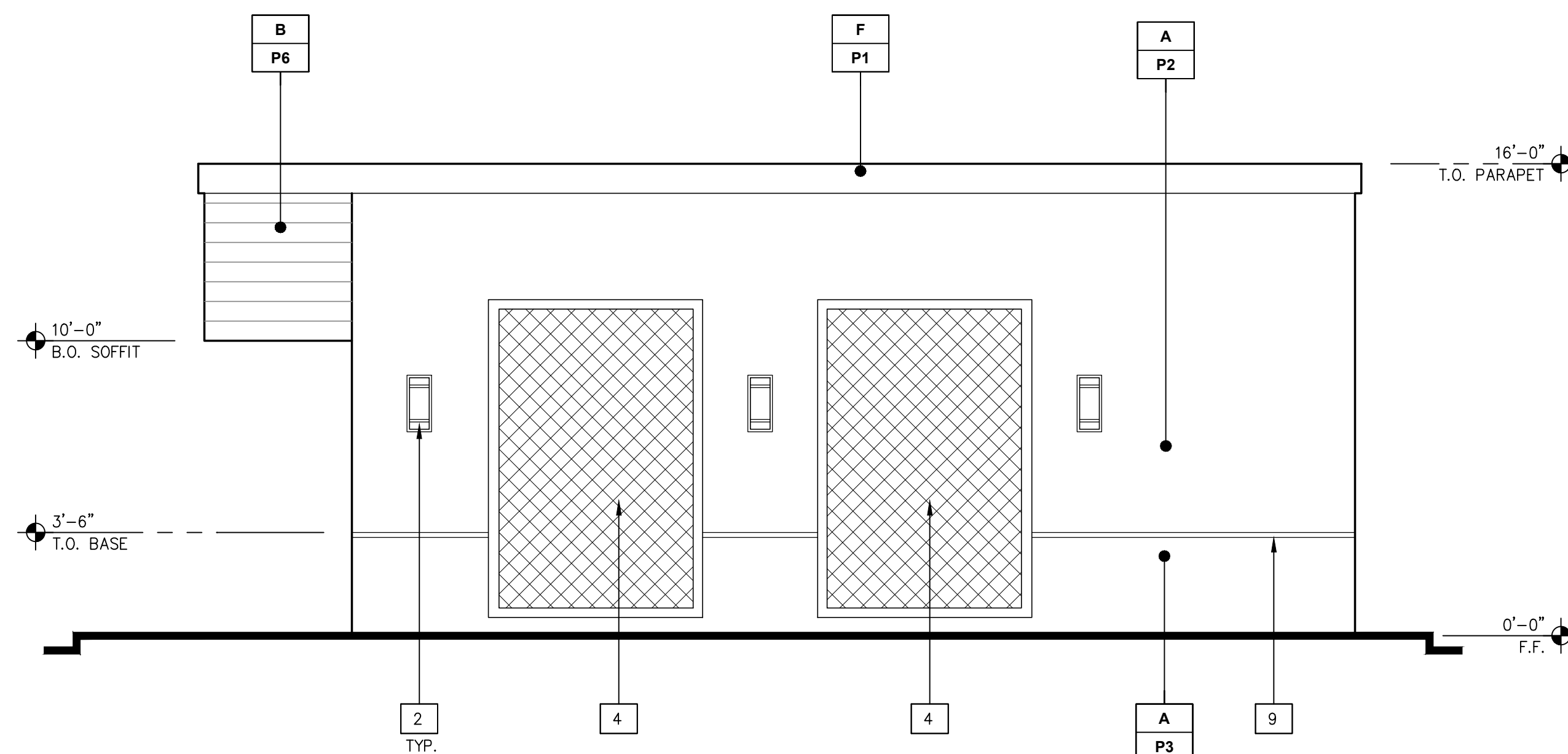
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1 SOUTH - FRONT ELEVATION
1/4" = 1'-0"



2 WEST - SIDE ELEVATION
1/4" = 1'-0"



3 EAST - SIDE ELEVATION
1/4" = 1'-0"

KEY NOTES

1. SIGNAGE SHOWN FOR REFERENCE ONLY — UNDER SEPARATE PERMIT G.C. SHALL PROVIDE BLOCKING FOR J-BOX FOR SIGNAGE
2. LED WALL SCENE
3. ORDER/MENU BOARD
4. GREEN SCREEN WALL
5. RELOCATE (E) ROOF LADDER TO BACK OF BUILDING — PAINT TO MATCH ADJACENT FINISH
6. LINE OF ROOF BEYOND
7. LINE OF ROOFTOP HVAC UNIT BEYOND
8. 6" STUCCO TRIM
9. 2" ANNOXIDIZED ALUMINUM METAL REVEAL

	EXTERIOR FINISH SCHEDULE		
	MATERIAL		COLOR/FINISH
A	CEMENT PLASTER	P1	SHERWIN WILLIAMS COLOR: SW6095 TOASTY
B	HORIZONTAL COMPOSITE SIDING	P2	SHERWIN WILLIAMS COLOR: SW6127 IVOIRE
C	ALUMINUM STOREFRONT	P3	SHERWIN WILLIAMS COLOR: SW7642 PAVERSTONE
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E	METAL CANOPY	P5	SHERWIN WILLIAMS COLOR: SW9183 DARK CLOVE
F	CORNICE/TRIM	P6	1" X 8" STAINED CEDAR
		P7	ANODIZED ALUMINUM MANUF: KAWNEER COLOR: DARK BRONZE

MARK	DATE	REVISION
△	03/25/18	DRC RESUBMITTAL
△	07/30/18	DRC RESUBMITTAL
△	08/20/18	DRC RESUBMITTAL
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Project Number
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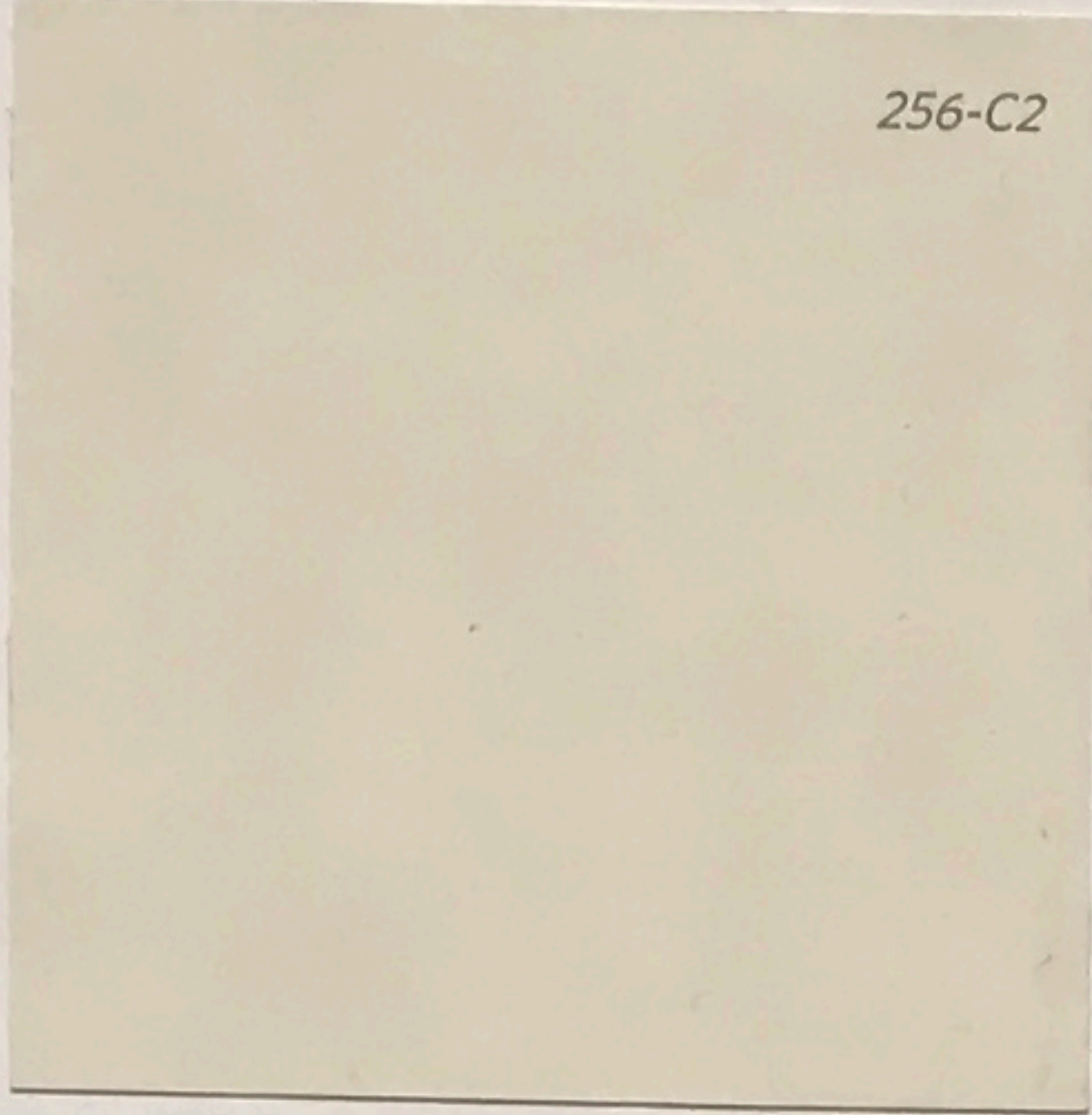
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**EXTERIOR
ELEVATIONS -
MINI MARKET**

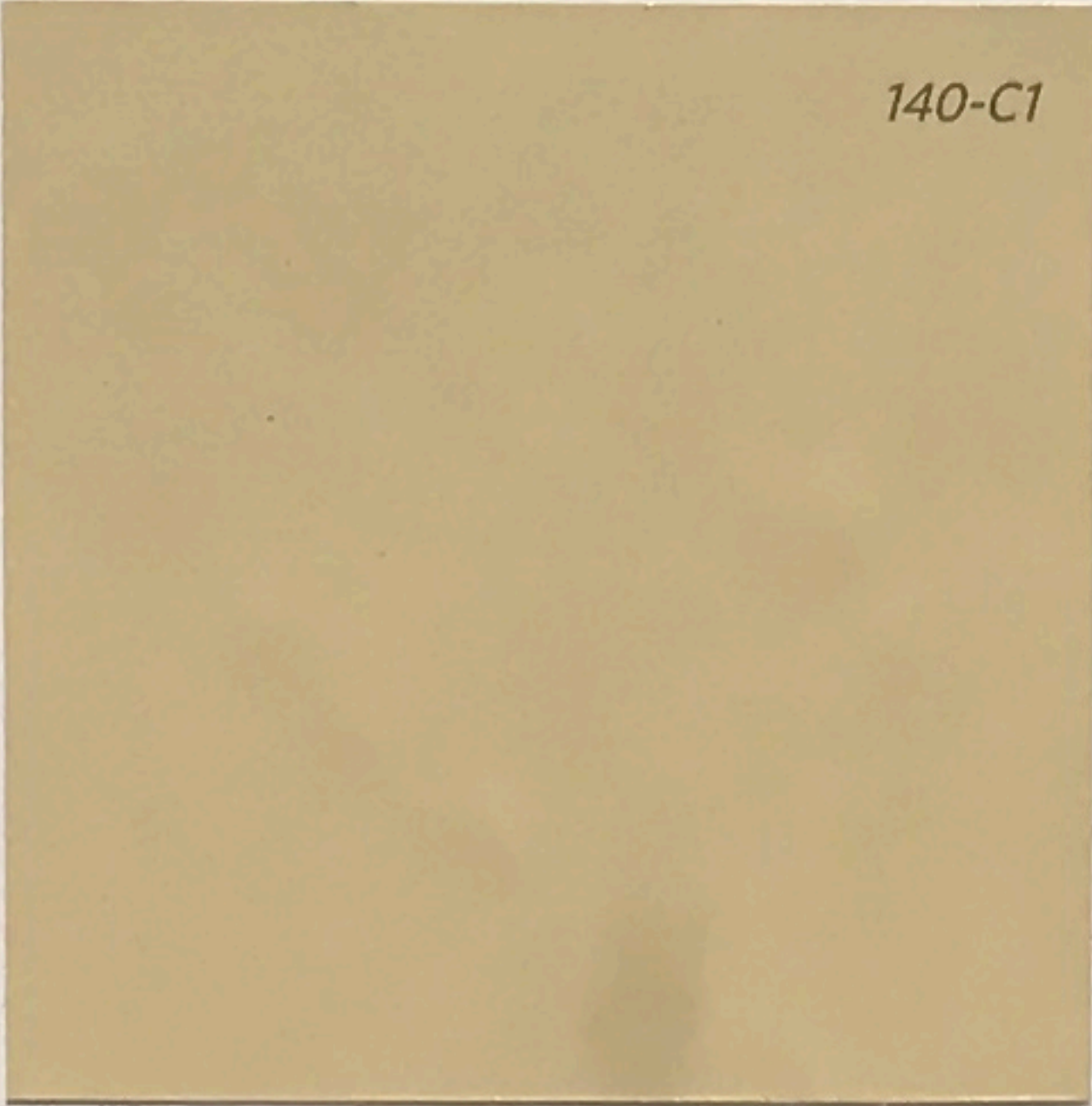
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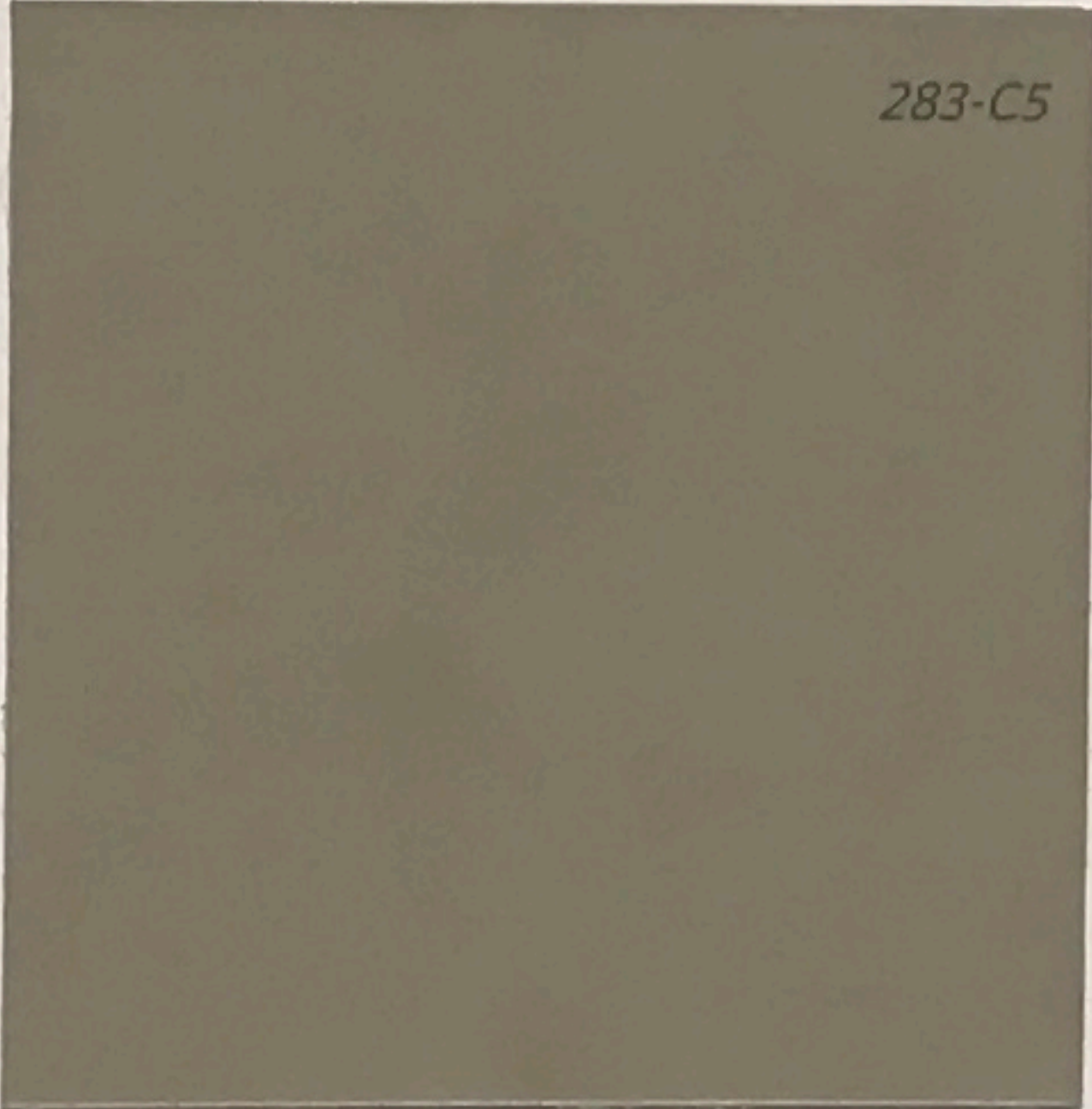
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SHERWIN-WILLIAMS
SW7004 SNOWBOUND



SHERWIN-WILLIAMS
SW6127 IVOIRE



SHERWIN-WILLIAMS
SW7642 PAVERSTONE



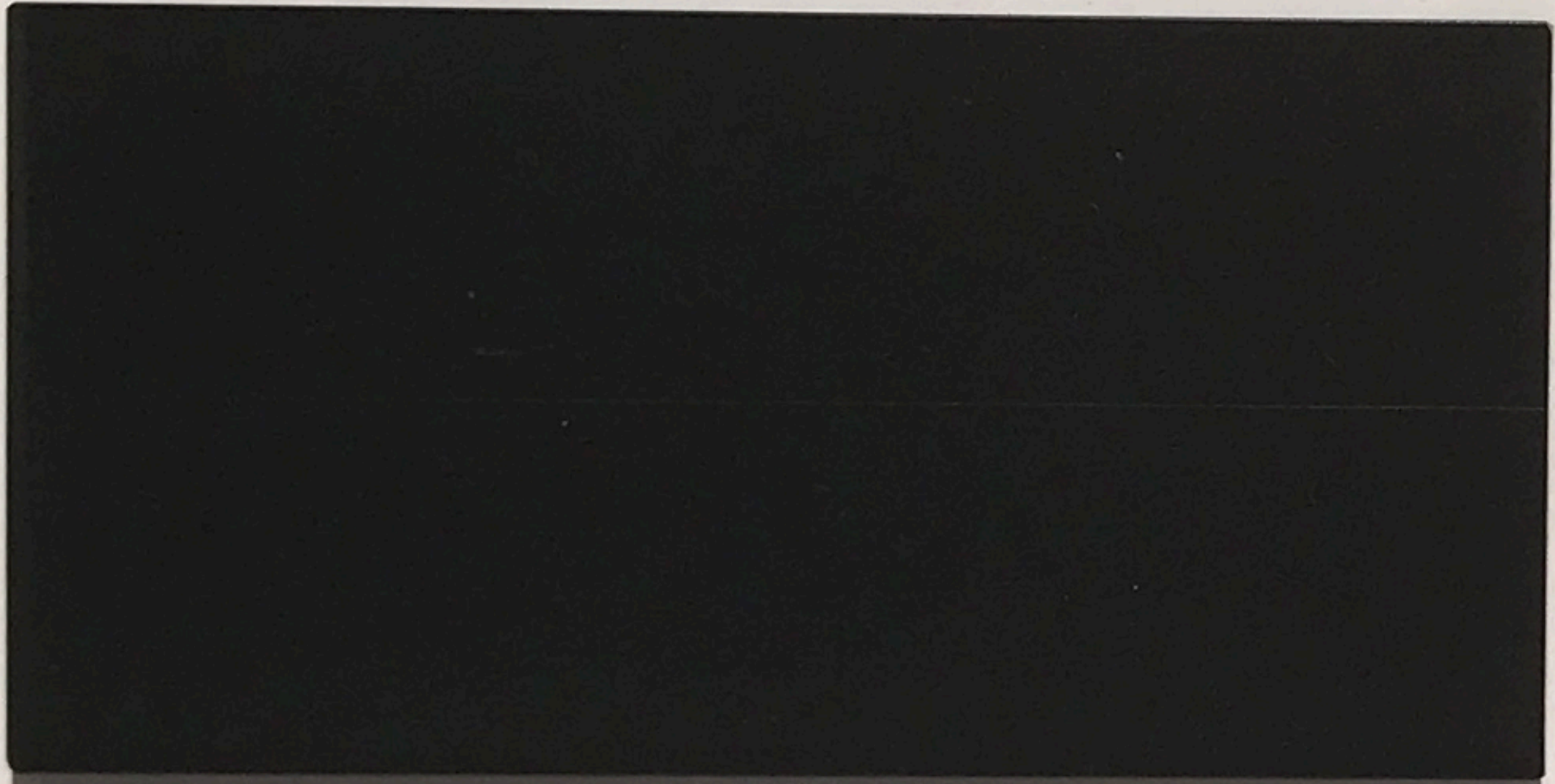
DUNN EDWARDS
SW6095 TOASTY



DUNN EDWARDS
SW9183 DARK CLOVE



VERTICAL GREEN WALL



ANODIZED ALULMINUM STOREFRONT
KAWNEER
#40 DARK BRONZE



EXTERIOR CEDAR SIDING
1"X 8" STAINED

PAD BUILDING 2301 NORTH TUSTIN AVENUE

SANTA ANA, CALIFORNIA

EXTERIOR
COLORS AND MATERIALS

07-27-17

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