

# HUB AT FULLERTON

2601 CHAPMAN AVENUE,  
FULLERTON, CALIFORNIA, 92831

ENTITLEMENT SUBMITTAL  
APRIL 13, 2021



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**PLANTING NOTES:**

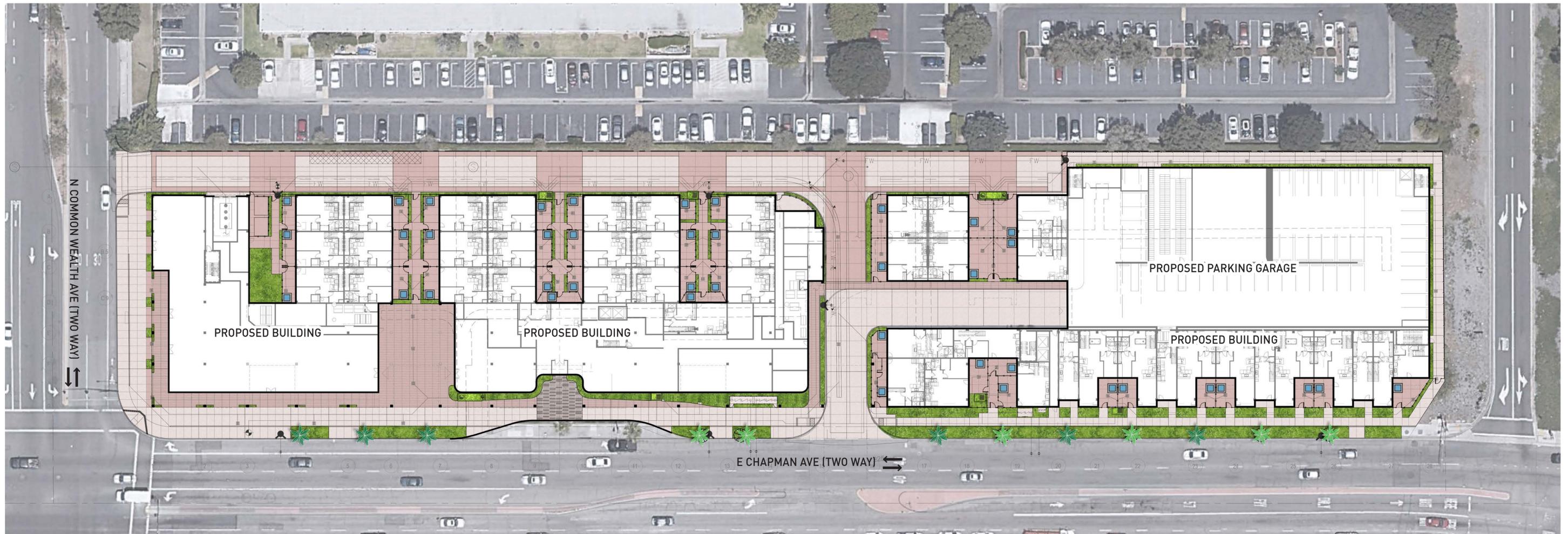
1. All landscape planting improvements shall follow the city of Fullerton's guidelines, and the county of Orange's guidelines.
2. The selection of plant material is based on cultural, aesthetic, water efficiency, and maintenance considerations.
3. All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements.
4. Groundcovers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration, and runoff. All shrub beds shall be mulched to a 3" depth to help conserve water, lower the soil temperature, and reduce weed growth.
5. Trees and shrubs shall be allowed to grow to their natural forms.
6. Final landscape plans shall accurately show placement of trees, shrubs, and groundcovers.
7. All required landscape planting areas shall be maintained by owner per the city's requirements.
8. The landscape architect shall be aware of utility, sewer, and storm drain easements and place plantings accordingly.
9. All utilities (such as backflow prevention devices, meters, etc.) located in landscape areas shall be fully screened from view of the public right-of-way. Where walls or fences enclose such utilities, vines shall be planted around the perimeter of the enclosure and trained to grow up the wall/fence. Where no wall or fence occurs, hedge planting shall be used and allowed to grow to an adequate size to screen all utilities.

**IRRIGATION NOTES:**

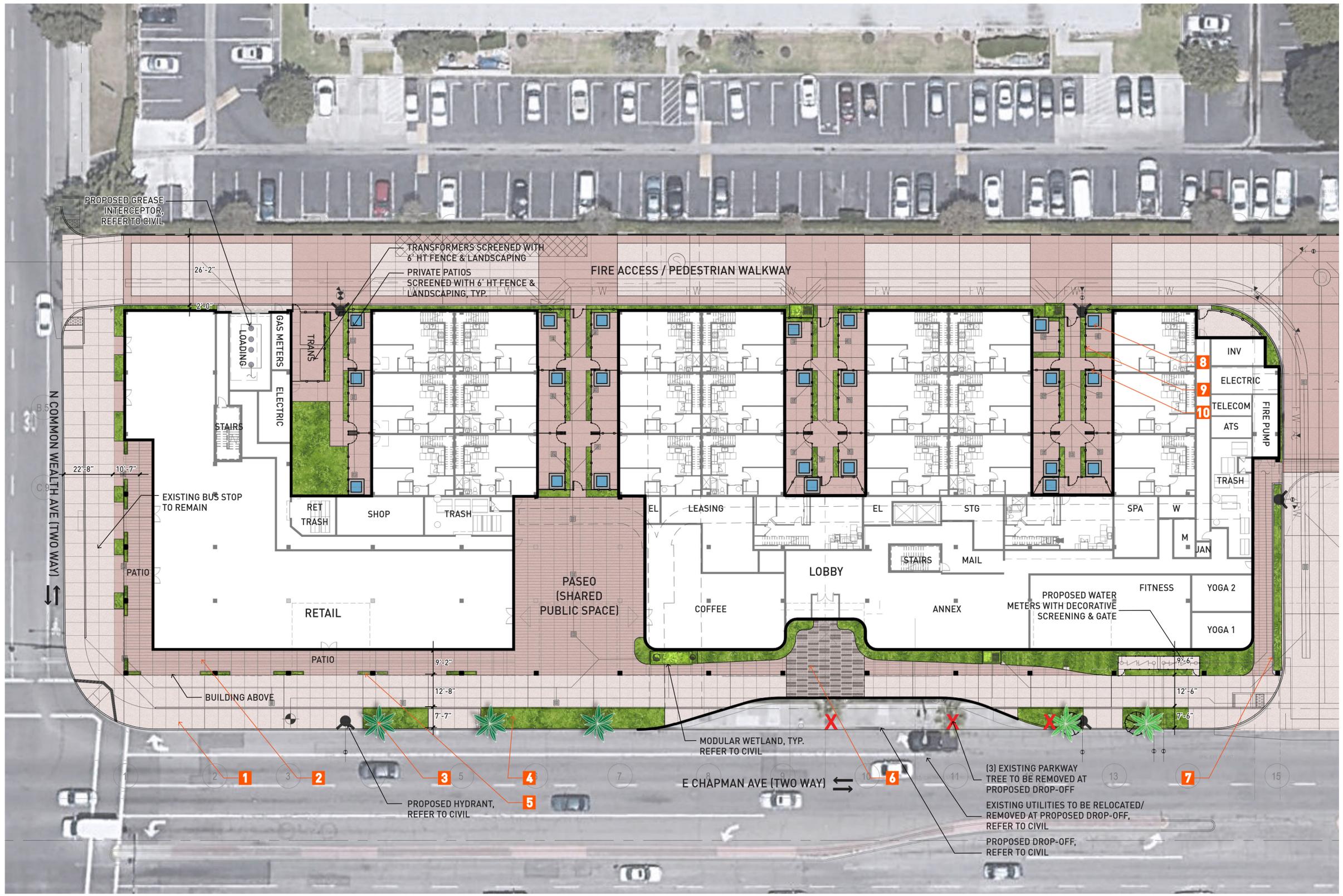
1. All irrigation improvements shall follow water efficiency ordinance AB1881, the city of Fullerton's guidelines, and the county of Orange's guidelines.
2. An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low volume equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off. Irrigation systems shall use high quality automatic control valves, controllers, and other necessary irrigation equipment. All components shall be of non-corrosive material. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters.
3. The irrigation system shall utilize drip irrigation, high efficiency spray heads, and/or bubblers. The system controls shall be self adjusting via on site weather data and historical weather data. The system shall be designed for dedicated hydrozones based on plant water requirements and irrigation efficiency.
4. The design of the irrigation system shall include a water budget, a dedicated water meter, a weather based controller, and be designed by an EPA watersense partner.
5. The irrigation products selected shall come from commercial grade irrigation manufacturing companies with outstanding technical support, including Rainbird and Hunter.
6. The irrigation components together shall provide an irrigation efficiency rating equal to or greater than 80%.
7. Estimated water usage calculations, schedules, and point of connection water pressure calculations shall be made available at the permit submittal phase. All calculations and factors shall be derived from California assembly bill 1881.

**GENERAL NOTES:**

1. The images, illustrations, drawings, and statements ("information") contained herein are based upon a preliminary review of the entitlement requirements; thus are subject to change during the design review process. The information is provided merely to assist in how the site may eventually be developed. Consequently, there is no guarantee that the improvements depicted will be built, or if built, will be of the same type, material, size, appearance, or use as presented.



**1** OVERALL SITE PLAN  
SCALE: 1"=50'-0"



**LEGENDS**

- 1** PAVING TYPE A
- 2** PAVING TYPE B
- 3** EXISTING TREE
- 4** LANDSCAPING
- 5** RAISED PLANTERS AT COLUMNS
- 6** PAVER TYPE 1
- 7** RAISED PLANTER
- 8** HOT TUB
- 9** FENCING
- 10** GATE

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**1** SITE PLAN (BUILDING WEST)  
SCALE: 1"=30'-0"





**LEGENDS**

- 1** PAVING TYPE A
- 2** PAVING TYPE B
- 3** EXISTING TREE
- 4** LANDSCAPING
- 5** RAISED PLANTERS AT COLUMNS
- 6** PAVER TYPE 1
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- 8** HOT TUB
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**1** SITE PLAN (BUILDING EAST)  
SCALE: 1"=30'-0"



ENTITLEMENT SUBMITTAL  
NOVEMBER 24, 2020  
TCA # XXXX-XXX

**LEGENDS**

- 1** 6' SECURITY FENCE AND GATE
- 2** 6'H PRIVATE PATIO SCREENING FENCE AND GATE
- 3** 4' POTENTIAL DECORATIVE SCREENING & GATE AT ABOVE-GROUND UTILITIES; UTILITIES WILL BE ACCESSIBLE FOR INSPECTION & MAINTENANCE; IRRIGATION RPS SHALL HAVE CAGE PER CITY STANDARD 604

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**SECURITY FENCE TYPE:  
Omega Fence - Omega Max**

[double wire, powder-coated black, high security and anti-climb, 6' ht]



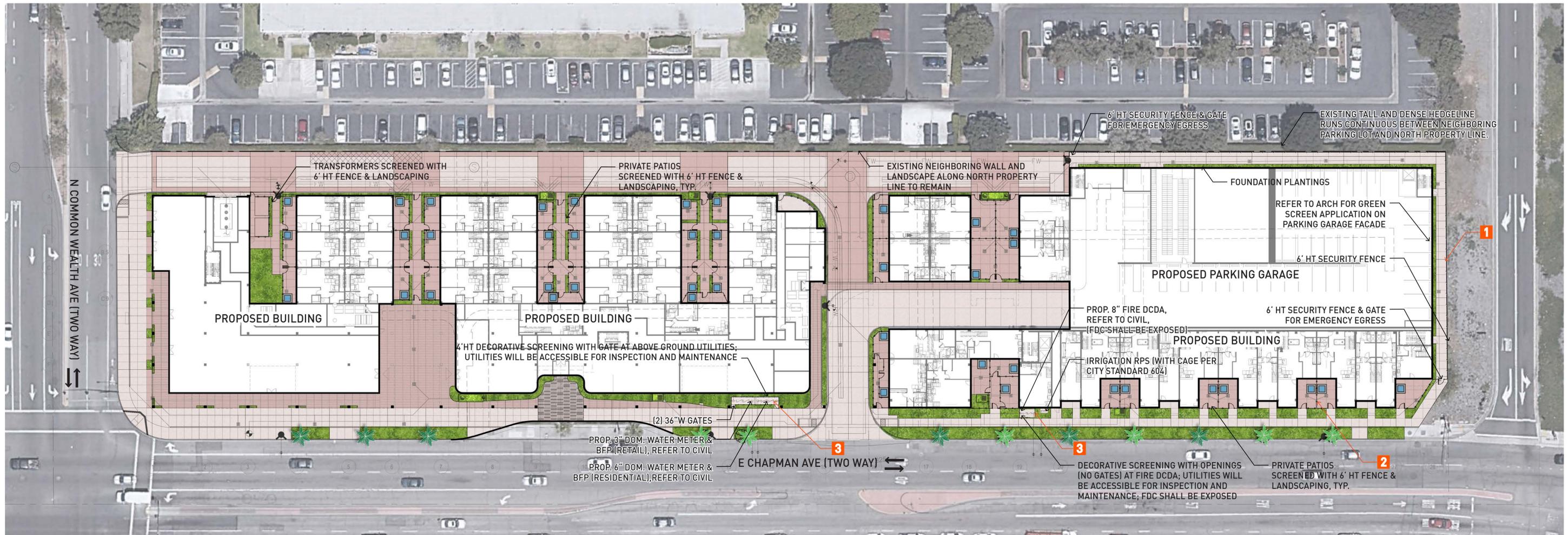
**PRIVATE PATIO SCREENING FENCE TYPE:  
Horizontal Wood Slat Fence**

[horizontal hardwood slat; 90% visual concealment, 6' ht]



**DECORATIVE SCREENING & GATE TYPE:  
Perforated Metal Panel Screening & Gate**

[perforated metal panel construction; approx. 70% visual concealment, approx. 4' ht, min. 8 gauge; example perforated metal panel specification: <https://www.mcnichols.com/perforated-metal/round-hole/aluminum-al-17315112?tbl=2669278197&cid=103>]



**1** WALL, FENCE, AND PEDESTRIAN CIRCULATION PLAN  
SCALE: 1"=50'-0"

**LEGENDS**

- 1** PAVING TYPE A
- 2** PAVING TYPE B
- 3** PAVER TYPE 1

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**PAVING DETAILS:**



**1** PAVING PLAN  
SCALE: 1"=50'-0"



**LEGENDS**

**1 PASEO**

1. The Paseo is intended to be a shared open, public space that serves as an asset to the development and surrounding neighborhood at large. The design of this space is to be further developed in conjunction with feedback from the City of Fullerton and the community. At present, conceptual / precedent imagery is included herein.

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**PASEO - CONCEPTUAL IMAGERY:**



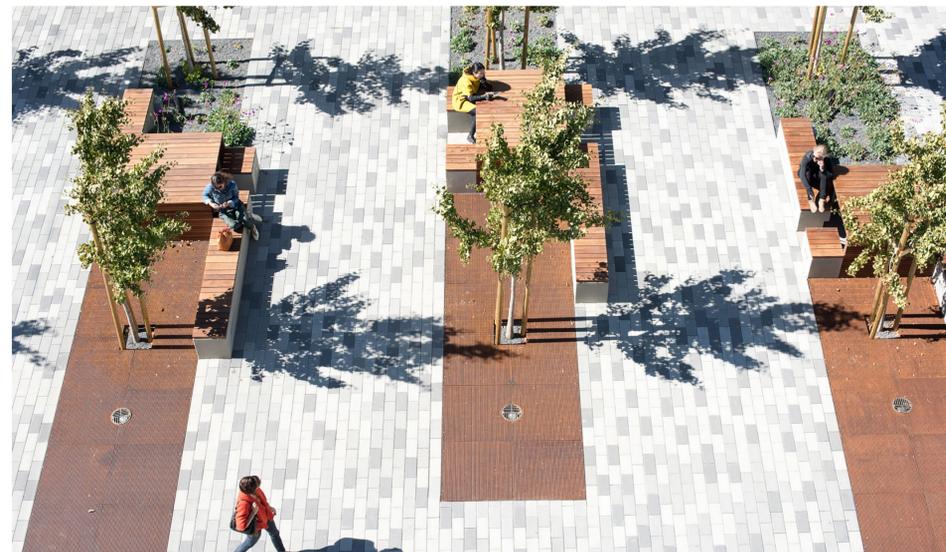
ARCHITECTURAL RENDERING OF THE PASEO FROM E CHAPMAN



ARCHITECTURAL RENDERING OF THE PASEO FROM THE SIDEWALK ALONG E CHAPMAN



**1** PASEO CONTEXT PLAN  
SCALE: 1"=50'-0"



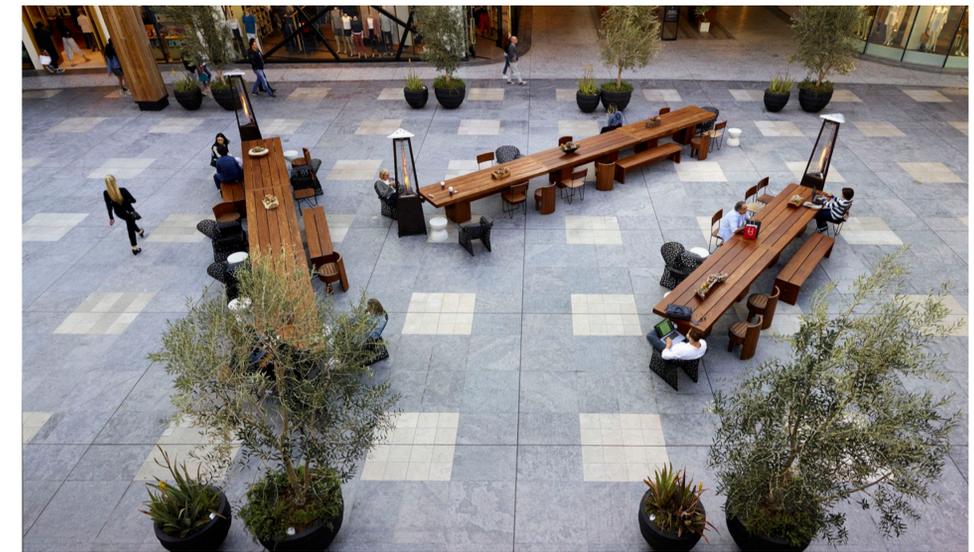
PRECEDENT 1 - LINEAR PLAZA WITH TREES AND SEATING ELEMENTS



PRECEDENT 2 - LINEAR PLAZA WITH MODULAR SEATING & PLANTERS



PRECEDENT 3 - CUSTOM BLEACHER STYLE SEATING



PRECEDENT 4 - OPEN PLAZA WITH FARM TABLE STYLE FURNISHINGS & FREESTANDING PLANTERS

PROPOSED PARKWAY TREE SELECTIONS



Washingtonia robusta - Mexican Fan Palm

PROPOSED PASEO TREE SELECTIONS  
[PASEO DESIGN TBD WITH COMMUNITY INPUT]



Pistachia Chinese - Chinese Pistache



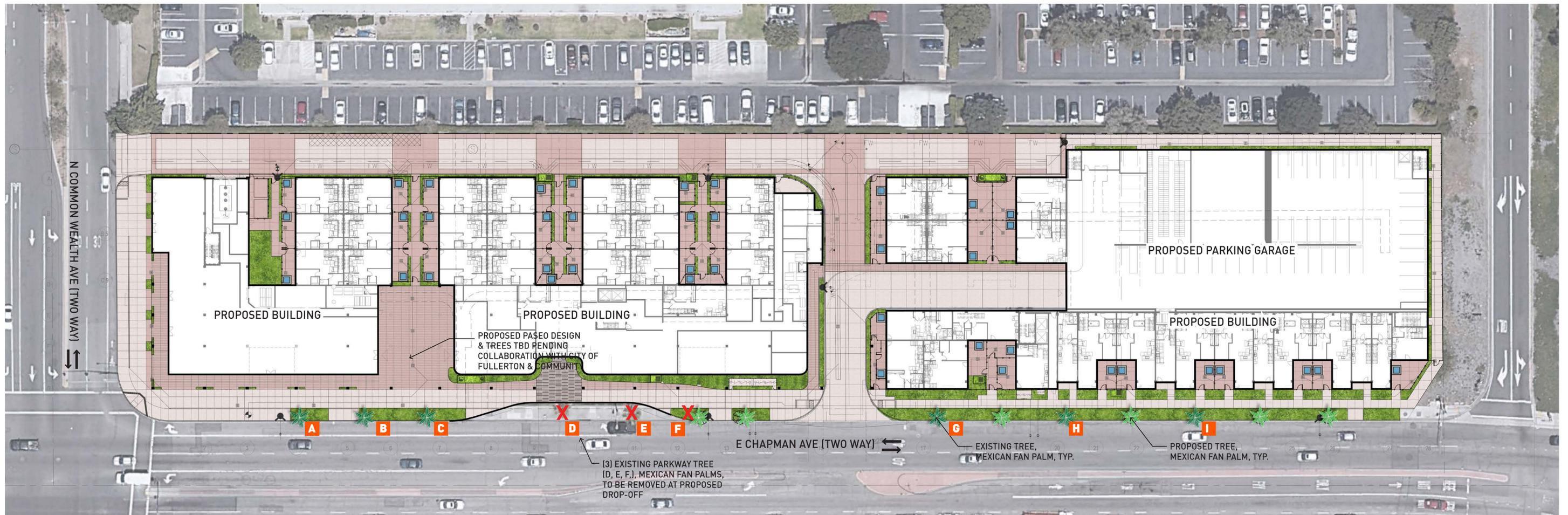
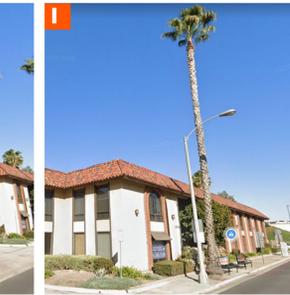
Prosopis chilensis hybrid - Thornless Chilean Mesquite



Cercidium 'Desert Museum' - Desert Museum Palo Verde

EXISTING PARKWAY TREES TO REMAIN  
OR TO BE REMOVED

(All existing Washingtonia robusta - Mexican Fan Palm)



1

CONCEPTUAL TREE PLAN AND IMAGERY

SCALE: 1"=50'-0"

**STREETSCAPE PLANTING PALETTE**



Agave 'Blue Flame' - Blue Flame Agave



Carex praegracilis - California Field Sedge



Senecio mandraliscae - Blue chalk fingers



Sisyrinchium bellum - Blue-eyed Grass

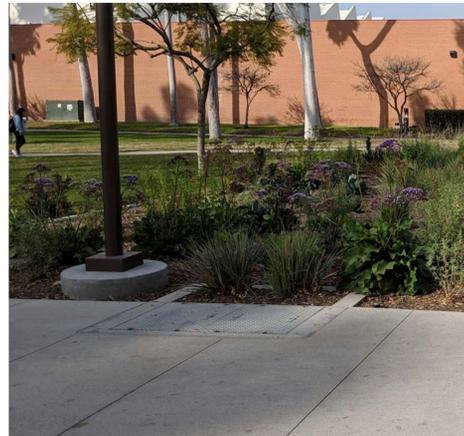


Dianella 'Cool Vista' - Cool Vista Dianella



Sedum reflexum - Blue Spruce Stonecrop

**MODULAR WETLAND EXAMPLE & PLANTING PALETTE**



EXAMPLE IMAGE OF MODULAR WETLAND (SEE NEXT TO LIGHT POLE BASE)



Leymus condensatus 'Canyon Prince' - Canyon Prince Wild Rye

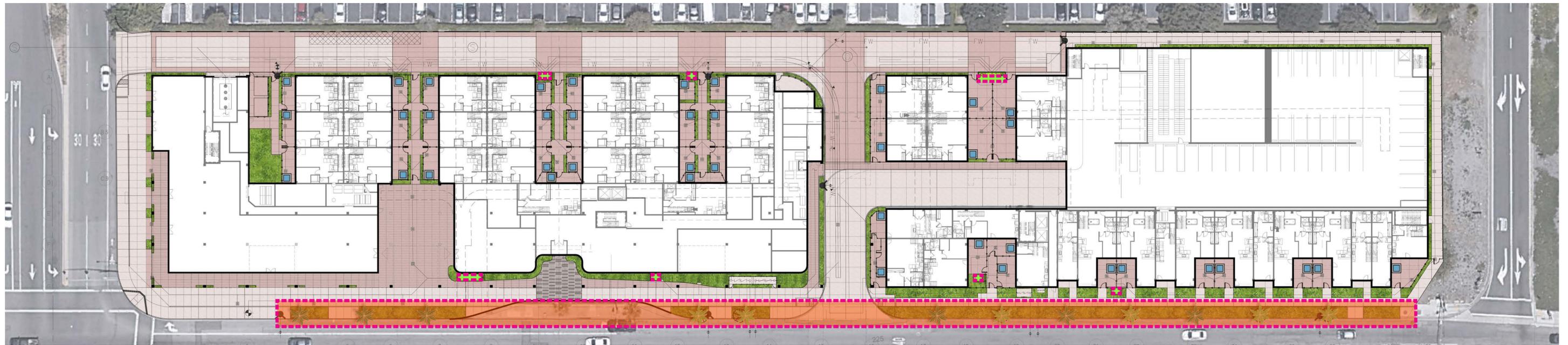


Carex praegracilis - California Field Sedge



Lomandra longifolia 'Breeze' - Breeze Dwarf Mat Rush

NOTE: ALL THREE AFOREMENTIONED SPECIES ARE PRE-APPROVED PER MODULAR WETLAND SPECIES LIST



PASEO & BUILDING PLANTING PALETTE



*Olea europaea* 'Little Ollie' - Little Ollie Olive



*Achillea millefolium* - Common Yarrow



*Bahiopsis laciniata* - San Diego Sunflower



*Verbena lilacina* 'De la Mina'



*Rosmarinus officianalis* - Rosemary



*Agave* spp. - Agave



*Bouteloua gracilis* - Blue Grama Grass



*Aristida purpurea* - Purple Three-awn



*Chondropetalum tectorum* - Small Cape Rush



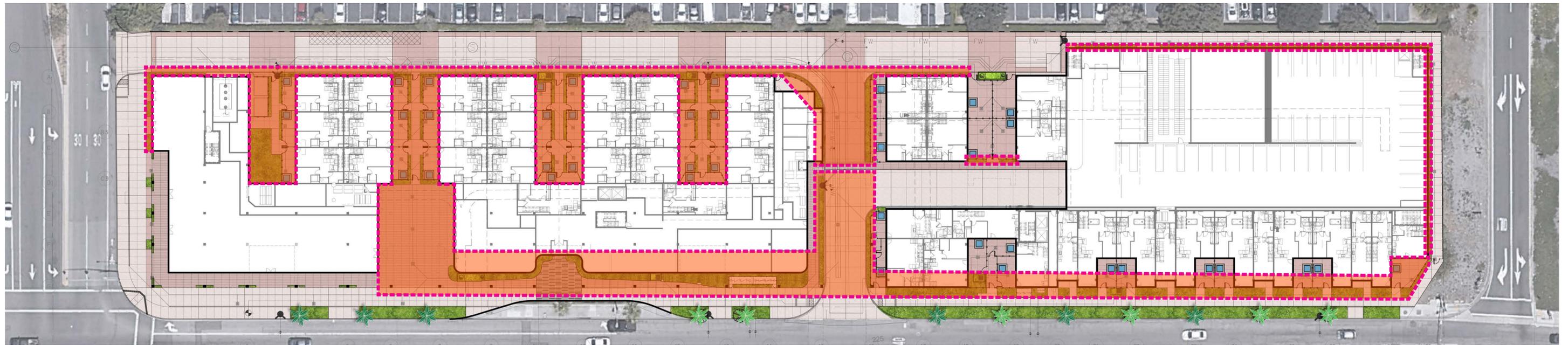
*Lomandra longifolia* 'Breeze'



*Dianella* 'Cool Vista' - Cool Vista Dianella



*Agave* spp. - Agave



RAISED PLANTER PLANTING PALETTE



Aloe vera - Yellow Aloe



Echeveria spp - Echeveria



Helichrysum licorice - White Licorice Plant



Kalanchoe beharensis - Felt Bush



Echinopsis pachanoi - San Pedro Cactus



Agave 'Blue Flame' - Blue Flame Agave



Agave 'Blue Glow' - Blue Glow Agave



Senecio mandralascae - Blue chalksticks



Senecio radicans - String of Pearls



Monstera deliciosa - Swiss Cheese Plant



