

GROUND LEVEL LEGEND

SYMBOL	DESCRIPTION
1	36" BOX ORANGE AVENUE STREET TREE SELECTED BY CITY
2	CITY STANDARD SIDEWALK PAVING
3	TERRAZO ENHANCED PRECAST CONCRETE PAVERS AT RESIDENTIAL AND RETAIL ENTRIES
4	SUCCULENT STYLE PLANTING WITHIN FOUNDATION PLANTERS WITH STEEL EDGING
5	PLANTER POT
6	PERENNIAL GRASS ACCENTED PARKWAY PLANTER
7	REPLACE EXISTING OCTA BUS STOP BENCHES WITH FORMS + SURFACES 'BALANCE BENCH' OR EQUAL
8	EXISTING REGULATORY SIGN
9	EXISTING OCTA BUS STOP SIGN
10	RELOCATED TRASH RECEPTACLE
11	EXISTING STOP SIGN
12	STEEL EDGED PLANTER WITH DRACENA DRACO SPECIMEN ACCENT
13	PRECAST CONCRETE UNIT PAVERS TO MATCH CITY STANDARD FOR MAIN STREET.
14	STAINLESS STEEL BOLLARDS
15	LARGE PLANTER WITH SPECIMEN OLEA EUROPAEA (OLIVE TREE) WITH STEEL EDGING
16	FORMS + SURFACES 'TRIO' BIKE RACKS OR EQUAL
17	RELOCATED STREET LIGHT FIXTURE
18	18-FT BROWN TRUNK PHOENIX DACTYLIFERA 'MEDJOO' (DATE PALM)
19	CUSTOM IRON AGE 'KELP' PATTERN ADA COMPLIANT TREE GRATE
20	DIAGONALLY SAWCUT @ 4-8" GRID WITH CONTINUATION OF SHOREHOUSE APPROVED LITHOCRETE GLASS / SHELL PAVING
21	PROPOSED BIOSWALE CITY PLANTER AT MAIN STREET BEND (NOT CONDITIONED FOR PROJECT BMP'S)

LANDSCAPE REQUIREMENTS

SITE COVERAGE (CODE SECTION 210.06):

- GROSS= 19,351 S.F.
- NET= 18,424 S.F.

LANDSCAPE COVERAGE (CODE SECTION 232.08):

STREET LEVEL LANDSCAPE (EXCL. PARKWAY/BIORETENTION)=	1,041 S.F.
2ND FLOOR BIORETENTION PLANTER=	511 S.F.
2ND FLOOR ROOFTOP PLANTER=	412 S.F.
AMENITY DECK ARCHITECTURAL PLANTERS+412+412=	122 S.F.
SKY DECK ARCHITECTURAL PLANTERS=	132 S.F.
TOTAL LANDSCAPE AREA	2,218 S.F. (12%)

TREE REQUIREMENTS (SECTION 232.08)

REQUIRED: (1) 36" BOX TREE / 45 L.F. OF STREET FRONTAGE
 PROVIDED ON MAIN ST.= (4) 18' BTH DATE PALMS / 28' O.C. (ALIGN W/ BUILDING DESIGN CADENCE) & (1) SPECIMEN TREE AT MAIN ST/ & ORANGE AVE. CORNER

PROVIDED ON ORANGE AVE.= (2) 18' BTH DATE PALMS AT 25' O.C. & (2) 36" STREET TREES (T.B.D.) AT 20' O.C.

WATER QUALITY REQUIREMENTS

PROJECT REQUIREMENTS (REFER TO PRELIMINARY GRADING PLAN)= 507 SF (PONDING 6-INCHES)
 PROVIDED BIORETENTION AREA= 511 S.F.

**GROUND LEVEL
CONCEPTUAL LANDSCAPE PLAN**

410 MAIN STREET - HUNTINGTON BEACH, CA BETTER FUTURE INVESTMENTS, LLC

BGB | DESIGN GROUP
 Landscape Architecture Planning Urban Design
 3185 C1 Airway Avenue Costa Mesa, CA 92626
 P: 714-545-2898 F: 714-545-2878 bgb-inc.com

DAHLIN
 DATE 12-22-2022
 JOB NO. 1757-001
 501 West Broadway Suite 1080
 San Diego, CA 92101
 858-350-0544

SCALE 1" = 10'

L1.1



CONCRETE UNIT PAVERS
AT STREETScape



SEEDED SEA GLASS AT
PUBLIC SIDEWALK



STAINLESS STEEL SAFETY BOLLARDS



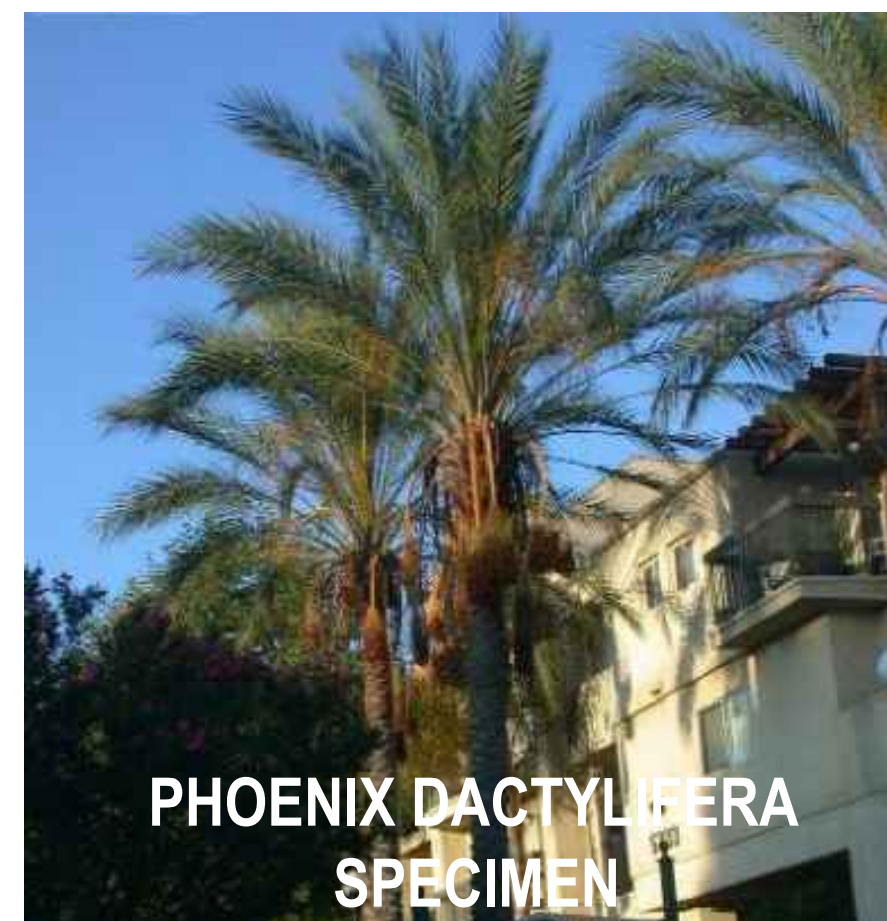
FORMS + SURFACES "TRIO" BIKE RACK



DRACENA DRACO SPECIMEN



SEEDED SHELLS AT PUBLIC SIDEWALK



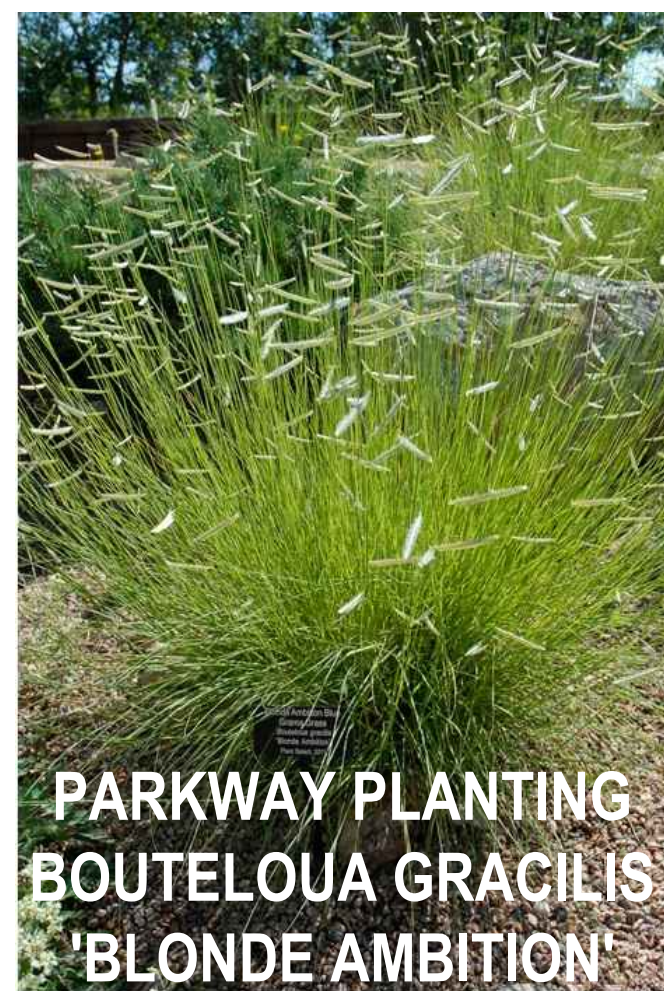
PHOENIX DACTYLIFERA
SPECIMEN



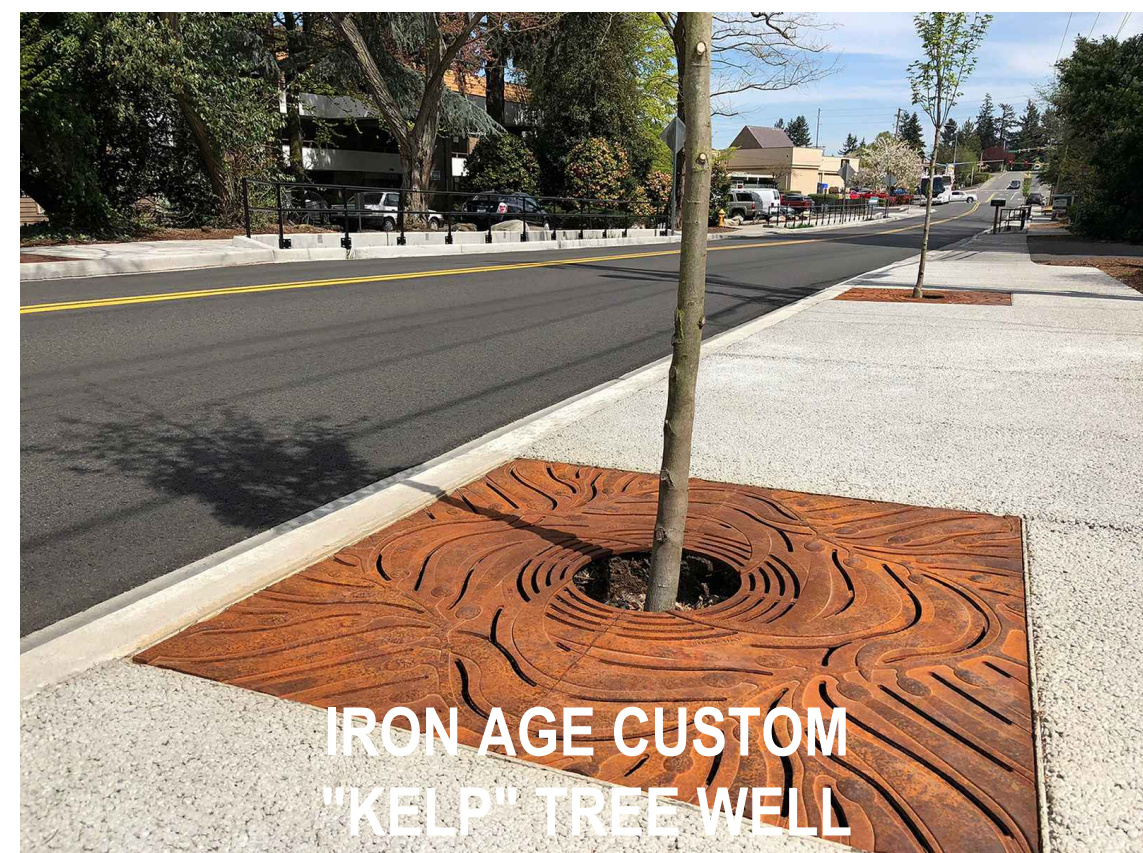
OCTA BENCHES FORMS + SURFACES
"BALANCE" BENCH



STEEL EDGING PLANTER



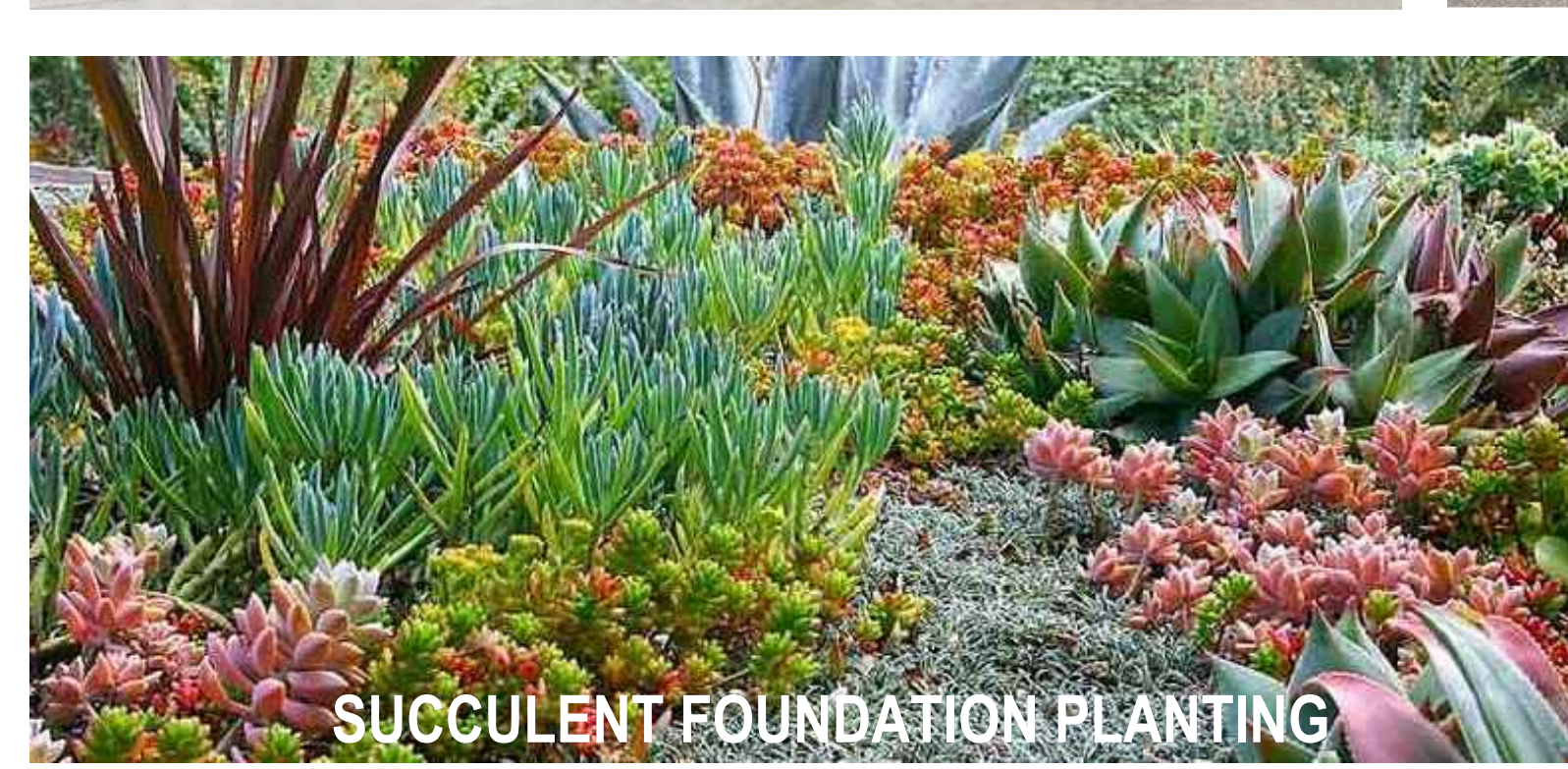
PARKWAY PLANTING
BOUPELOUA GRACILIS
'BLONDE AMBITION'



IRON AGE CUSTOM
"KELP" TREE WELL



CORNER SPECIMEN OPTION ONE:
OLEA EUROPEA



SUCCULENT FOUNDATION PLANTING



CORNER SPECIMEN OPTION TWO:
TABABUUA IMPETIGINOSA



BIORETENTION PLANTER
AT STREET LEVEL

AMENITY
CONCEPTUAL LANDSCAPE PLAN

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L1.2

TERRACE LEVEL

SYMBOL	DESCRIPTION
22	BIORETENTION PLANTER AREA WITH ENHANCED PLANTING TO BENEFIT SHOREHOUSE RESIDENTS. TOTAL BIORETENTION AREA PROVIDED 511 S.F. (MINIMUM PROJECT REQUIREMENT 507 S.F.)



**SECOND LEVEL
CONCEPTUAL LANDSCAPE PLAN**

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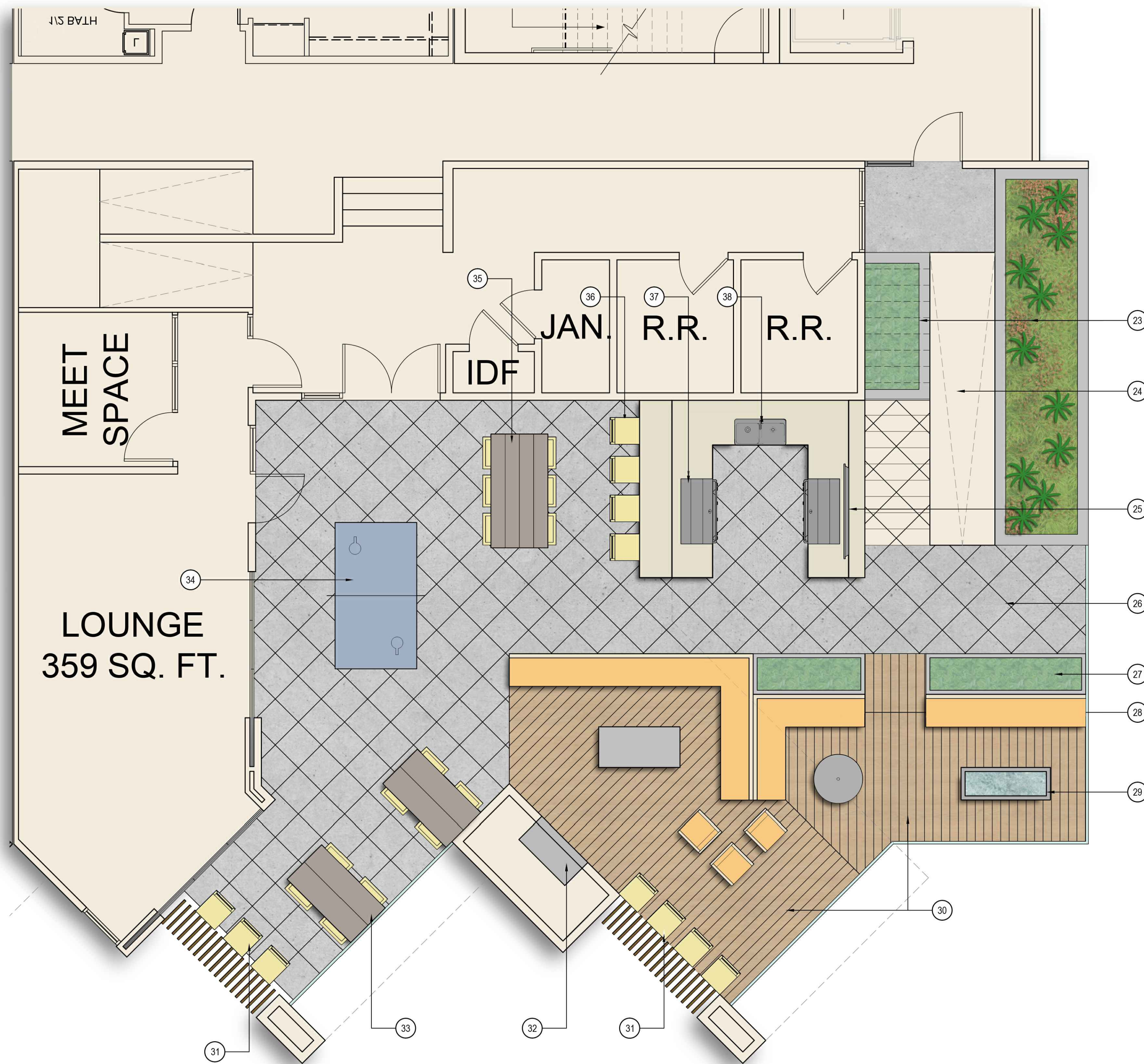


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SCALE 1" = 10'

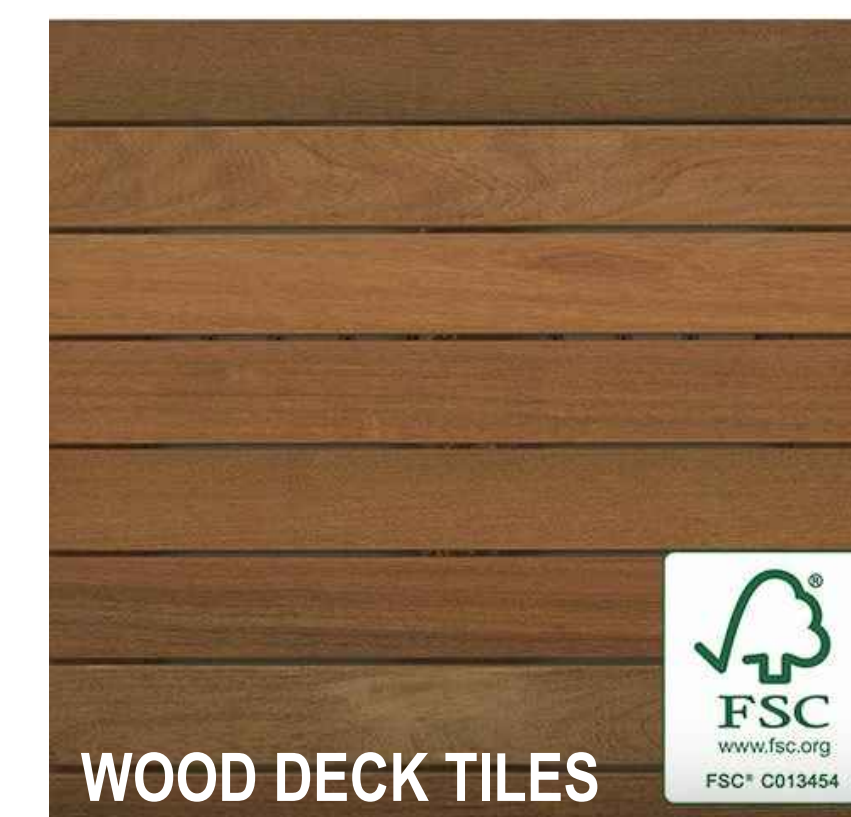


L1.3

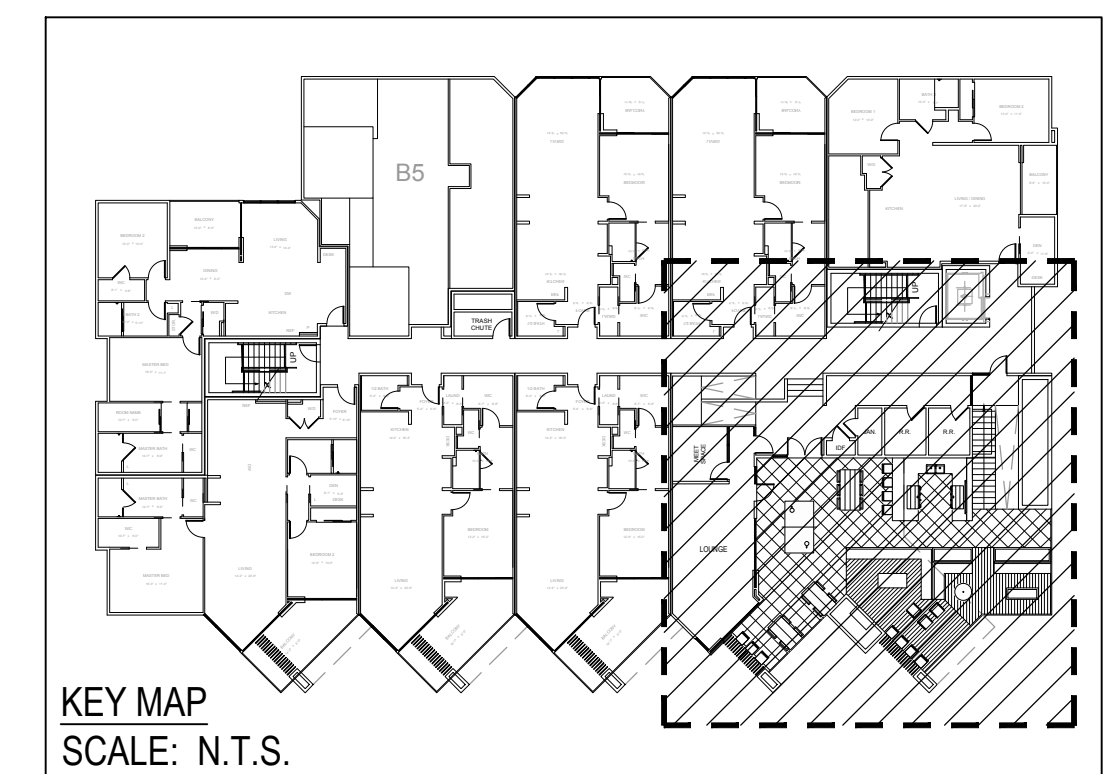


TERRACE LEVEL

SYMBOL	DESCRIPTION
23	ARCHITECTURAL PLANTERS
24	ADA ACCESS RAMP
25	WALL MOUNTED OUTDOOR TV
26	PEDESTAL SUPPORTED TERRAZO ENHANCED CONCRETE PAVING SYSTEM
27	TOURNESOL ARCHITECTURAL PLANTERS (OR EQUAL)
28	LOUNGE FURNISHINGS
29	FIRE PIT
30	PEDESTAL SUPPORTED WOOD DECK PANELS
31	COUNTER SEATING
32	FIRE PLACE
33	HIGH TOP SEATING
34	GAME TABLE
35	DINING TABLE
36	ACCESSIBLE BAR SEATING
37	BBQ STATION WITH INTEGRATED CABINETS
38	SINK



TERRACE LEVEL



**TERRACE LEVEL
CONCEPTUAL LANDSCAPE PLAN**

410 MAIN STREET - HUNTINGTON BEACH, CA

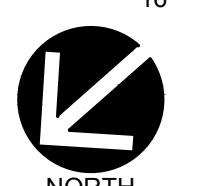
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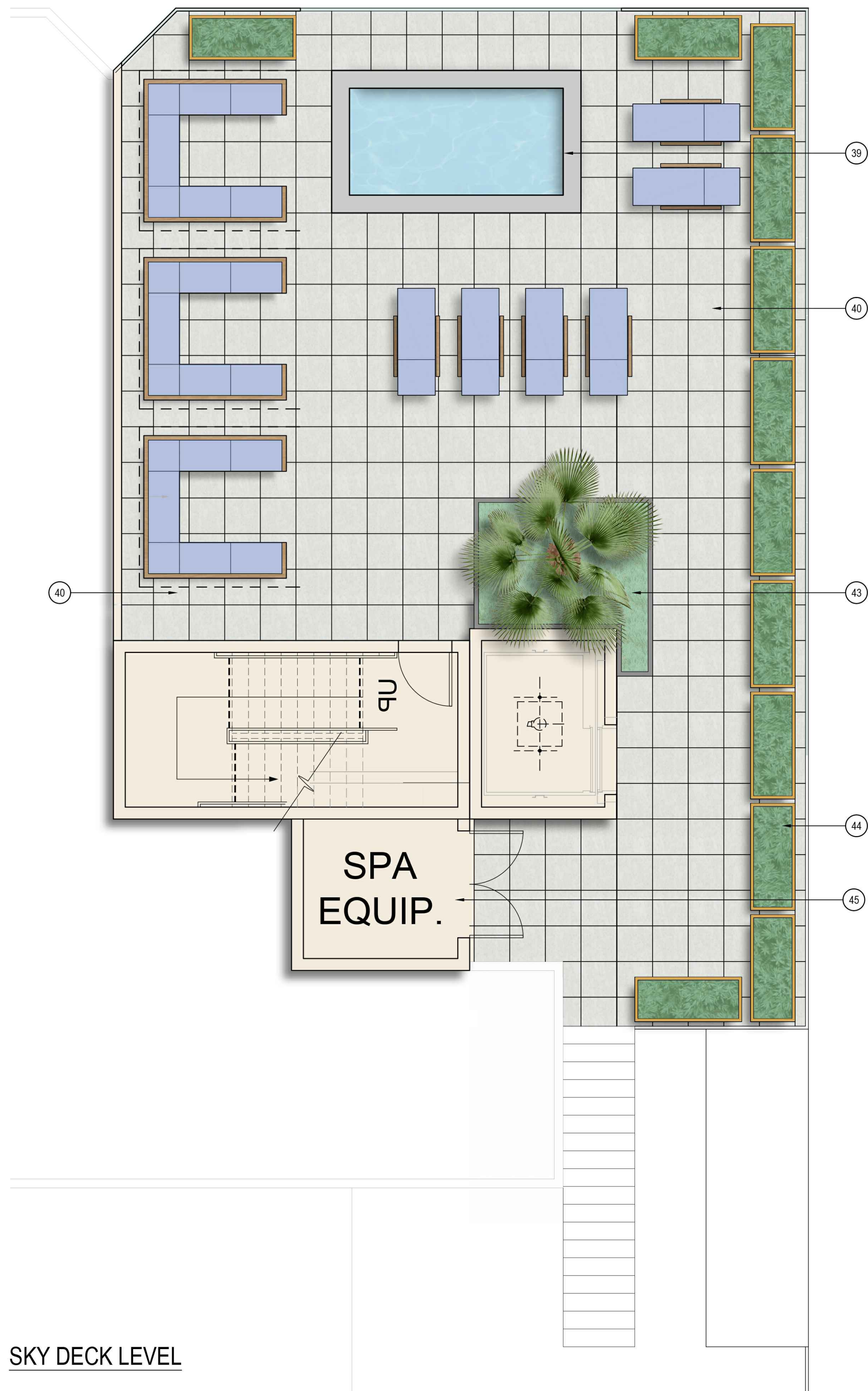
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L1.4



SKY DECK

SYMBOL	DESCRIPTION
39	STAINLESS STEEL SPA (14'-0" X 8'-0")
40	PEDESTAL SUPPORTED PRECAST CONCRETE PAVERS
43	RAISED ARCHITECTURAL PLANTER WITH SPECIMEN TREE
44	TOURNESOL ARCHITECTURAL PLANTERS OR EQUAL
45	SPA EQUIPMENT ENCLOSURE



CABANA



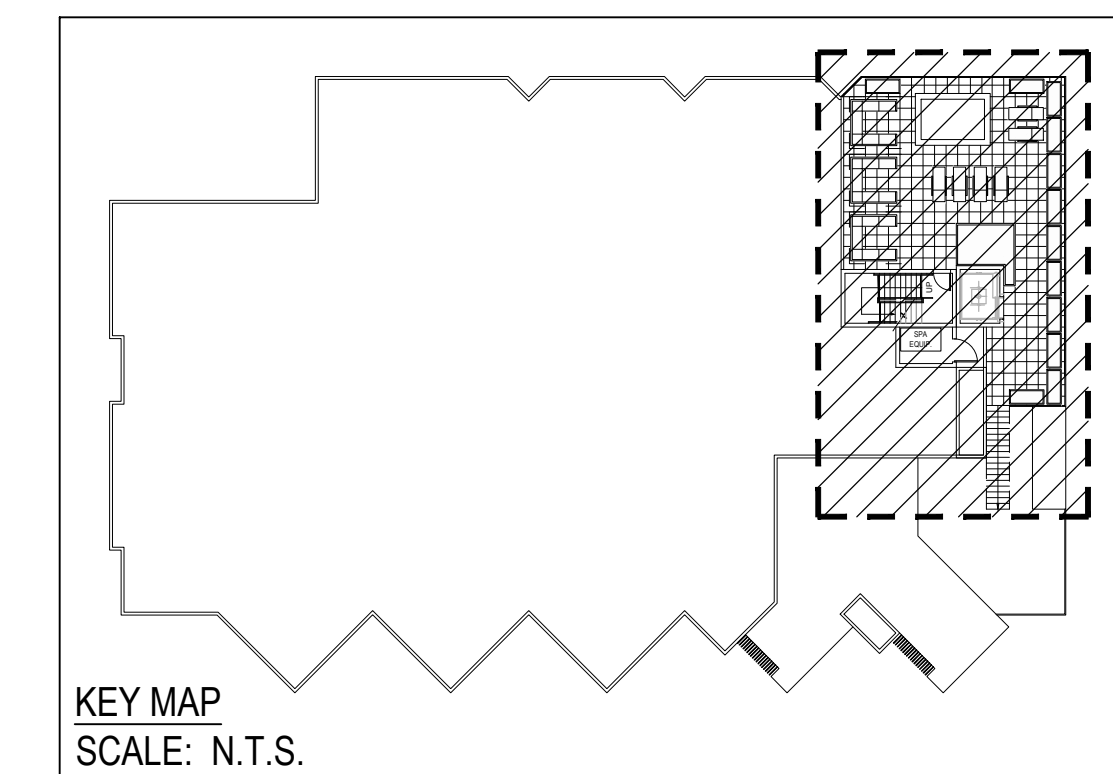
DIAMOND SPA



PEDESTAL PAVER SYSTEM



WILLOWS PLANTERS



SKY DECK LEVEL

**SKY DECK
CONCEPTUAL LANDSCAPE PLAN**

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L1.5

SCALE 1/4" = 1'-0"
0 4 8 16