

PROJECT SUMMARY								
ZONING SUMMARY								
PROJECT SITE INFORMATION								
	APN #	ADDRESS	ZONING	LOT AREA (SF)	LOT AREA (ACRE)			
	425-351-06	1540 SUPERIOR AVE. COSTA MESA	EXISTING / PROPOSED 19 WEST URBAN PLAN / MESA WEST BLUFFS URBAN PLAN	19,149 SF	.44 ACRES			
				19,149 SF				
PROJECT CONSTRUCTION TYPE								
3 STORY TYPE V-B 13D (R3 OCCUPANCY)								
SETBACKS								
		ALLOWED	PROPOSED	NOTES				
	SUPERIOR AVE. (WEST)	15'-0" FRONT YARD	15'-0" FRONTYARD	MESA WEST BLUFFS URBAN PLAN				
	INDUSTRIAL WAY (SOUTH)	10'-0" SIDE YARD	10'-0" SIDE YARD					
	EAST	0'-0" REAR YARD	32'-0" REAR YARD					
	NORTH	0'-0" SIDE YARD	7'-0" SIDE YARD					
DENSITY								
		22 DU. / AC. = 10 DU.	9 UNITS	MESA WEST BLUFFS URBAN PLAN				
			GROSS DENSITY = 20 DU./AC.					
FLOOR AREA RATIO								
		1.0	0.93	MESA WEST BLUFFS URBAN PLAN				
LOT COVERAGE								
		90% MAX.	8,136 SF	42%	MESA WEST BLUFFS URBAN PLAN TABLE A2			
FLOOR AREA								
			TOTAL =	17,744 SF				
			RESIDENTIAL =	14,694 SF				
			HOME OFFICE =	3,050 SF				
BUILDING HEIGHT								
		4 STORIES	60'-0" MAX.	3 STORIES / 41'-0" T.O.P.	MESA WEST BLUFFS URBAN PLAN TABLE A1			
PARKING SUMMARY								
		REQUIRED	PROPOSED	PARKING BREAK DOWN				
	MESA WEST BLUFFS URBAN PLAN TABLE A2	UNIT 1	1.5 SPACES PER UNIT 6 SPACES	PRIVATE GARAGE =	14 SPACES			
		UNIT 2	1.5 SPACES PER UNIT 6 SPACES	OPEN PARKING =	9 SPACES			
		UNIT 3	2.0 SPACES PER UNIT 2 SPACES	TUCK-UNDER PARKING =	4 SPACES			
		GUEST	1.5 SPACES PER UNIT 14 SPACES	BICYCLE SPACE =	1 SPACE			
			TOTAL =	28 SPACES	TOTAL =	28 SPACES		
				TOTAL =	28 SPACES			
				TOTAL =	28 SPACES			
UNIT SUMMARY								
PLAN	DESCRIPTION	QUANTITY	NET AREA	NET AREA SUBTOTAL	GROSS AREA	GROSS AREA SUBTOTAL	ROOF DECK / DECK	TOTAL DECK
UNIT 1	2 BR + OFFICE / 2 & 2-HALF BATH TOWNHOME	4 UNITS	1,705 SF	6,820 SF	1,826 SF	7,304 SF	222 SF	888 SF
UNIT 2	3 BR + OFFICE / 2 & 2-HALF BATH TOWNHOME	4 UNITS	1,879 SF	7,516 SF	1,999 SF	7,996 SF	279 SF	1,116 SF
UNIT 3	2 BR + OFFICE / 2 & 2-HALF BATH TOWNHOME	1 UNITS	2,290 SF	2,290 SF	2,444 SF	2,444 SF	334 SF	334 SF
<b>PROJECT UNIT TOTAL</b>		<b>9 UNITS</b>		<b>16,626 SF</b>		<b>17,744 SF</b>		<b>2,338 SF</b>
BUILDING SUMMARY								
	RESIDENTIAL	UTILITY / MECHANICAL / GARAGE	HOME OFFICE	FAR BUILDING FLOOR AREA (F.A.R.)	TOTAL GROSS BUILDING FLOOR AREA			
BUILDING 1	6,620 SF	1,470 SF	1,475 SF	8,095 SF	9,565 SF			
BUILDING 2	8,074 SF	1,950 SF	1,575 SF	9,649 SF	11,599 SF			
<b>TOTAL</b>	<b>14,694 SF</b>		<b>3,050 SF</b>	<b>17,744 SF</b>	<b>21,164 SF</b>			
OPEN SPACE / AMMENITY SUMMARY								
		REQUIRED	MESA WEST BLUFFS URBAN PLAN TABLE A2	PROPOSED				
	COMMON OPEN SPACE		OPEN SPACE - 30% OF LOT AREA	5,745 SF	PRIVATE DECK =	2,338 SF		
					COMMON AREA =	5,171 SF		
			TOTAL =	5,745 SF	TOTAL =	7,509 SF		

VICINITY MAP



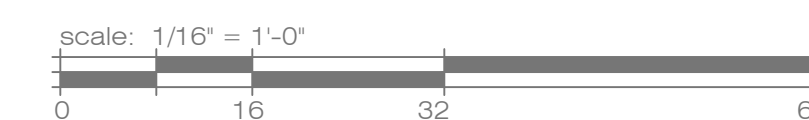
SHEET INDEX

- SD-1.0 PROJECT INFORMATION
- SD-1.1 CONCEPT SITE PLAN
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- SD-2 BUILDING PLANS
- SD-2.2 BUILDING PLANS
- SD-2.3 UNIT PLANS
- SD-2.4 UNIT PLANS
- SD-2.5 UNIT PLANS
- SD-3.1 PERSPECTIVE
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- SD-3.3 BUILDING ELEVATIONS
- L-1 PRELIMINARY LANDSCAPE PLAN
- L-2 PRELIMINARY PLAN PALETTE
- L-3 PRELIMINARY IRRIGATION CALCULATIONS

# 1540 SUPERIOR AVE. LIVE / WORK - COSTA MESA, CA

## PROJECT INFORMATION

APPLICANT / OWNER  
BERK CUSTOM HOMES, INC.



WITHEE MALCOLM ARCHITECTS, LLP  
2251 West 190th Street Torrance, CA 90504  
t. 310. 217. 8885  
f. 310. 217. 0425  
JOB: C1049  
PRINTED: May 11, 2022





**PROJECT SUMMARY**

**SITE SUMMARY**

ZONING:	MESA WEST BLUFFS URBAN PLAN
APN:	425-351-06
GROSS SITE AREA:	0.44 ACRES (19,149 SF)
DWELLING UNITS:	9 UNITS
GROSS DENSITY:	20.5 DU/AC
BUILDING HEIGHT:	3 STORY / 60'-0" MAX.

**DEVELOPMENT STANDARD**

SETBACK	REQUIRED	PROVIDED
FRONT SETBACK	15'-0"	15'-0"
SIDE SETBACK	0'-0"	7'-0"
SIDE SETBACK (STREET)	10'-0"	10'-0"
REAR SETBACK	0'-0"	58'-0"

FF.A.R. (LIVE / WORK)	0.19 (0.175 MIN.) - 3,611 SF
TOTAL F.A.R.	0.94 (1.0 MAX.) - 17,915 SF
LOT COVERAGE	7,963 SF - 42% (90% MAX.)
ON-GRADE OPEN SPACE	5,745 SF - *30% (30% MIN.)
*INCLUSIVE OF PARTIAL ROOF DECK AREA	
DRIVE-WAY / PARKING	5,774 SF - 30%

**UNIT SUMMARY**

PLAN	TYPE	AREA	COUNT
A1	(2 BR / 2 & 2(0.5) BATH)	1,869 SF	4 UNITS
A2	(3 BR / 2 & 2(0.5) BATH)	1,999 SF	4 UNITS
A3	(3 BR / 2 & 2(0.5) BATH)	2,443 SF	1 UNITS
<b>TOTAL GROSS UNIT AREA</b>		<b>17,915 SF</b>	<b>9 UNITS</b>

**AREA SUMMARY**

RESIDENTIAL AREA TOTAL	14,304 SF
LIVE / WORK AREA TOTAL	3,611 SF
<b>PROJECT TOTAL</b>	<b>17,915 SF</b>

**PARKING SUMMARY**

<b>REQUIRED:</b>	
UNIT 1&2 (8 X 1.5 spaces / unit)	12.0 SPACES
UNIT 3 (1 X 2.0 spaces / unit)	2.0 SPACES
GUEST (9 X 1.5 spaces / unit)	13.5 SPACES
<b>TOTAL REQUIRED:</b>	<b>28 SPACES</b>

**PARKING PROVIDED**

UNITS:	14 SPACES
TUCK-UNDER :	4 SPACES
BIKE PARKING:	1 SPACE
ON-GRADE STANDARD:	5 SPACES
ON-GRADE COMPACT:	3 SPACES
ON-GRADE ACCESSIBLE:	1 SPACE
<b>TOTAL PROVIDED</b>	<b>28 SPACES</b>

**OPEN SPACE SUMMARY**

<b>COMMON OPEN SPACE REQUIRED</b>	
30% OF GROSS AREA MIN.	5,745 SF

**OPEN SPACE PROVIDED**

COMMON ON GRADE	5,171 SF
PRIVATE ROOF DECKS	1,512 SF
PRIVATE DECK	865 SF

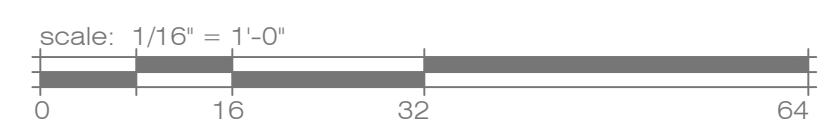
**LEGEND**

	RESIDENTIAL UNITS		PROPOSED TRANSFORMER
	LIVE / WORK		EXISTING FIRE HYDRANT
	UTILITY AREA		ACCESSIBLE ROUTE
	COLORED STAMPED CONCRETE DRIVE		ADAPTABLE UNITS AT GRADE LEVEL

1540 SUPERIOR AVE. LIVE / WORK - COSTA MESA, CA

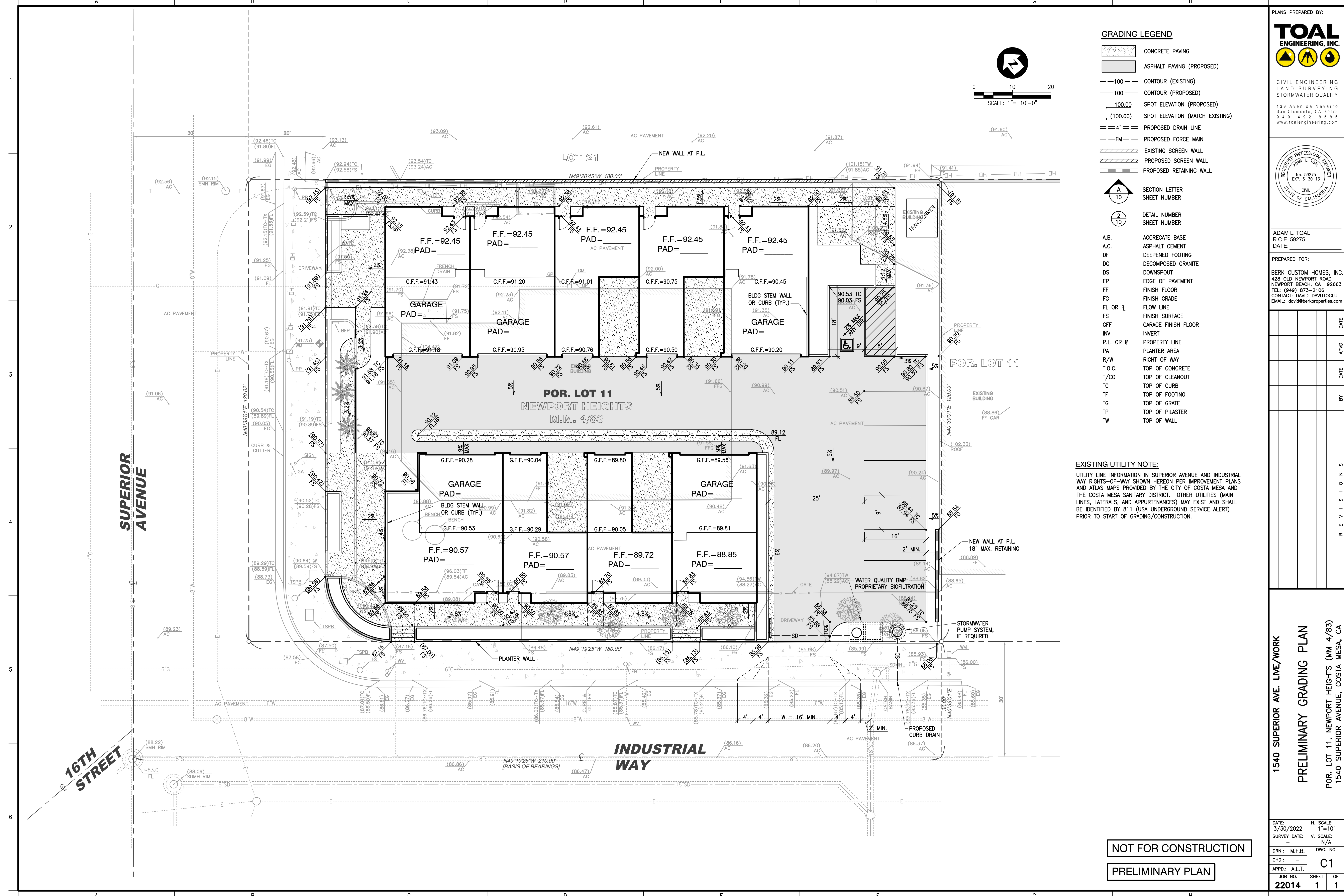
CONCEPTUAL SITE PLAN

APPLICANT / OWNER  
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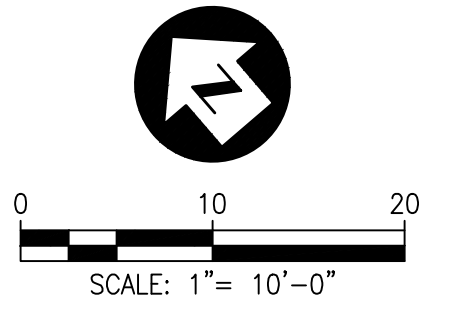




ADAM L. TOAL  
 R.C.E. 59275  
 DATE: \_\_\_\_\_  
 PREPARED FOR:  
 BERK CUSTOM HOMES, INC.  
 428 OLD NEWPORT ROAD  
 NEWPORT BEACH, CA 92663  
 TEL: (949) 873-2106  
 CONTACT: DAVID DAVUTOGLU  
 EMAIL: david@berkproperties.com

NO.	REVISIONS	DATE	BY	DATE	APVD.

- GRADING LEGEND**
- [Pattern] CONCRETE PAVING
  - [Pattern] ASPHALT PAVING (PROPOSED)
  - 100 --- CONTOUR (EXISTING)
  - 100 --- CONTOUR (PROPOSED)
  - 100.00 --- SPOT ELEVATION (PROPOSED)
  - (100.00) --- SPOT ELEVATION (MATCH EXISTING)
  - [Line] --- 4" --- PROPOSED DRAIN LINE
  - [Line] --- FM --- PROPOSED FORCE MAIN
  - [Pattern] EXISTING SCREEN WALL
  - [Pattern] PROPOSED SCREEN WALL
  - [Pattern] PROPOSED RETAINING WALL
- SECTION LETTER SHEET NUMBER**
- A  
10
- DETAIL NUMBER SHEET NUMBER**
- 2  
10
- A.B. AGGREGATE BASE
  - A.C. ASPHALT CEMENT
  - DF DEEPENED FOOTING
  - DG DECOMPOSED GRANITE
  - DS DOWNSPOUT
  - EP EDGE OF PAVEMENT
  - FF FINISH FLOOR
  - FG FINISH GRADE
  - FL OR FL FINISH SURFACE
  - FS FINISH SURFACE
  - GFF GARAGE FINISH FLOOR
  - INV INVERT
  - P.L. OR PL PROPERTY LINE
  - PA PLANTER AREA
  - R/W RIGHT OF WAY
  - T.O.C. TOP OF CONCRETE
  - TC TOP OF CURB
  - TF TOP OF FOOTING
  - TG TOP OF GRATE
  - TP TOP OF PILASTER
  - TW TOP OF WALL



**EXISTING UTILITY NOTE:**  
 UTILITY LINE INFORMATION IN SUPERIOR AVENUE AND INDUSTRIAL WAY RIGHTS-OF-WAY SHOWN HEREON PER IMPROVEMENT PLANS AND ATLAS MAPS PROVIDED BY THE CITY OF COSTA MESA AND THE COSTA MESA SANITARY DISTRICT. OTHER UTILITIES (MAIN LINES, LATERALS, AND APPURTENANCES) MAY EXIST AND SHALL BE IDENTIFIED BY 811 (USA UNDERGROUND SERVICE ALERT) PRIOR TO START OF GRADING/CONSTRUCTION.

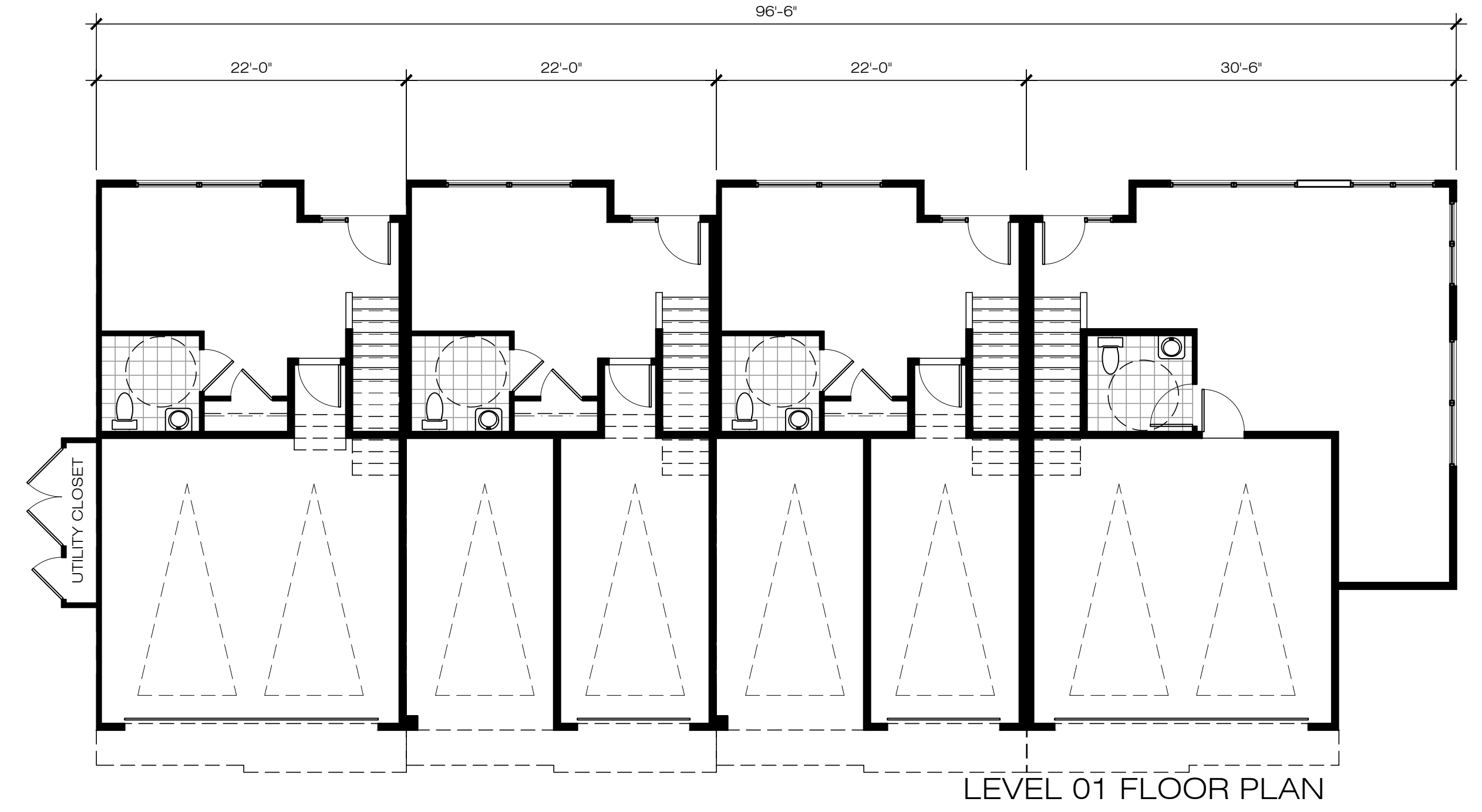
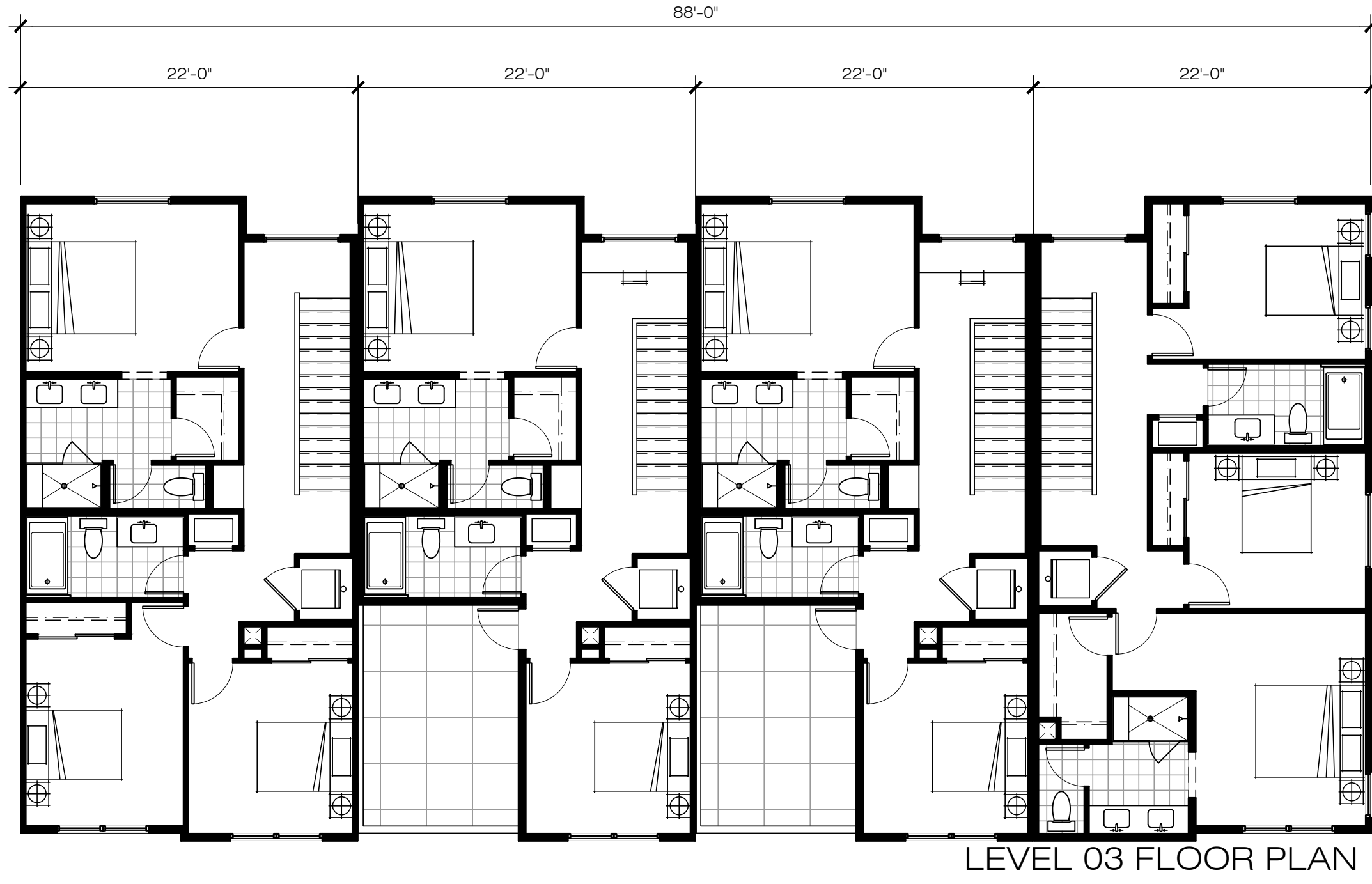
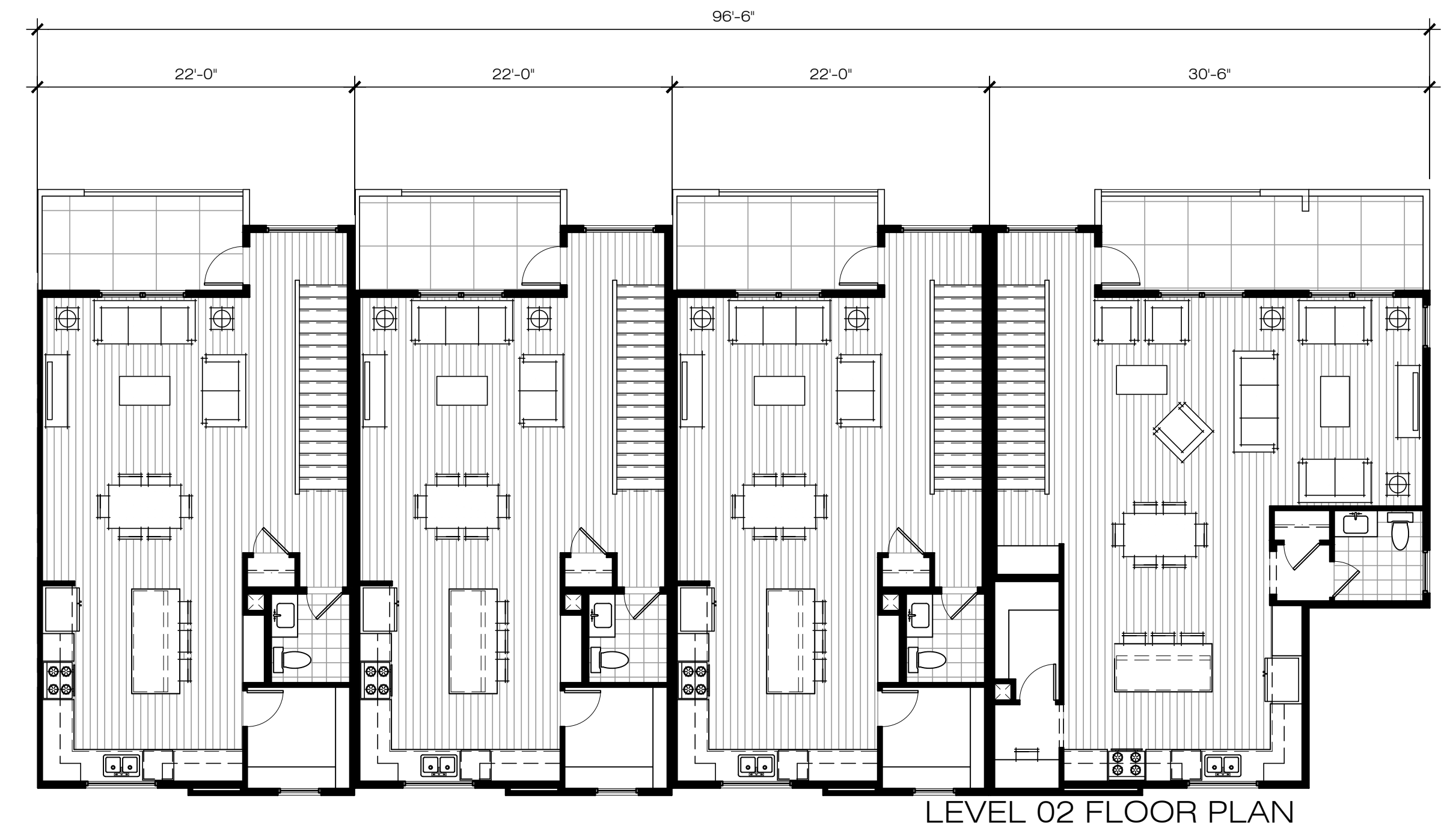
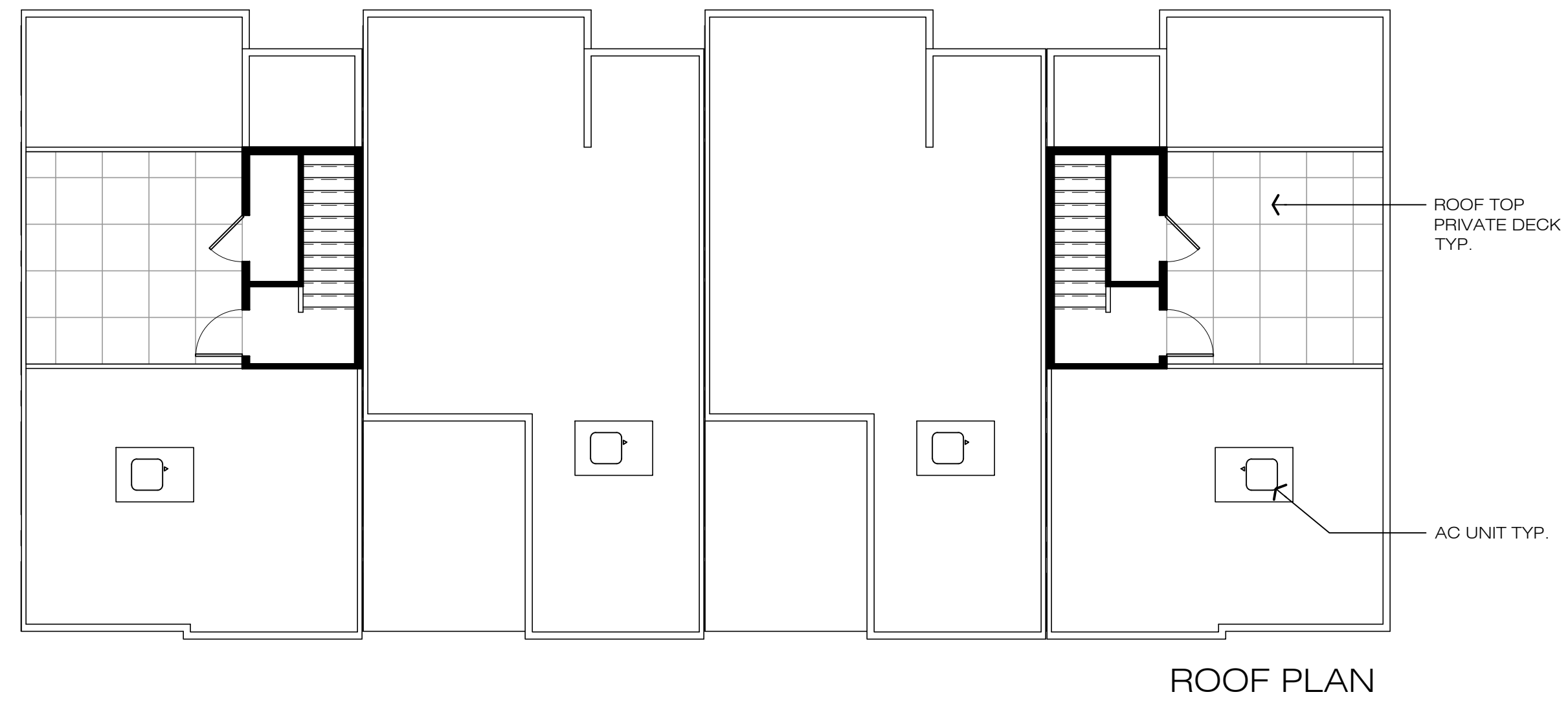
1540 SUPERIOR AVE. LIVE/WORK  
**PRELIMINARY GRADING PLAN**  
 POR. LOT 11, NEWPORT HEIGHTS (MM 4/83)  
 1540 SUPERIOR AVENUE, COSTA MESA, CA

DATE: 3/30/2022 H. SCALE: 1"=10'  
 SURVEY DATE: - V. SCALE: N/A  
 DRN.: M.F.B. DWG. NO. C1  
 CHD.: -  
 APPD.: A.L.T.  
 JOB NO. SHEET OF  
 22014 1 1

NOT FOR CONSTRUCTION

PRELIMINARY PLAN

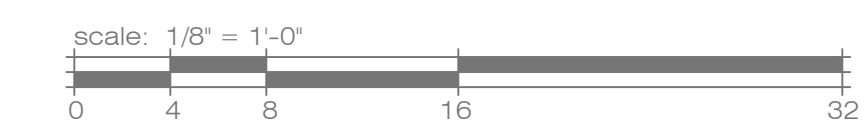




1540 SUPERIOR AVE. LIVE / WORK - COSTA MESA, CA

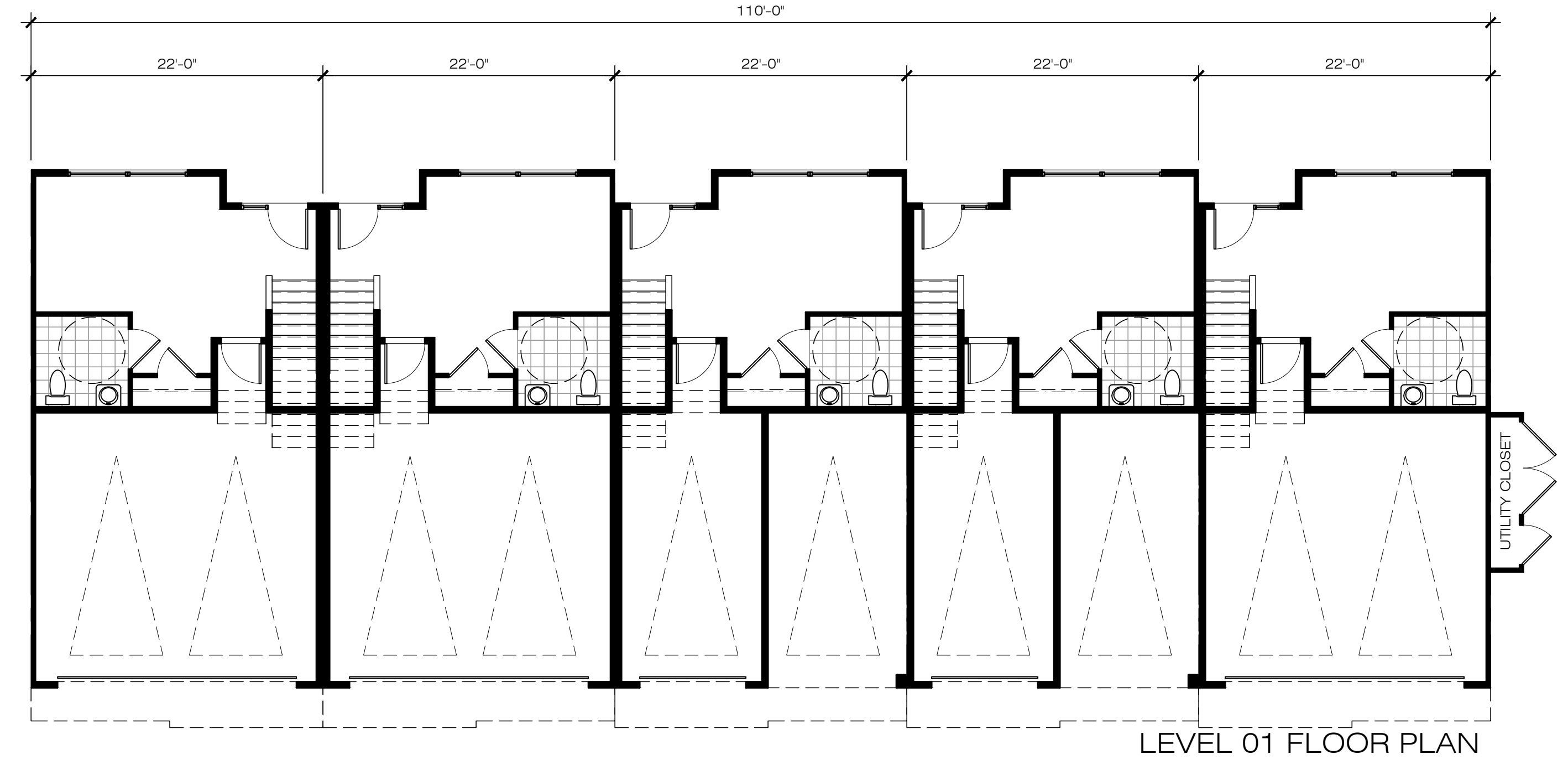
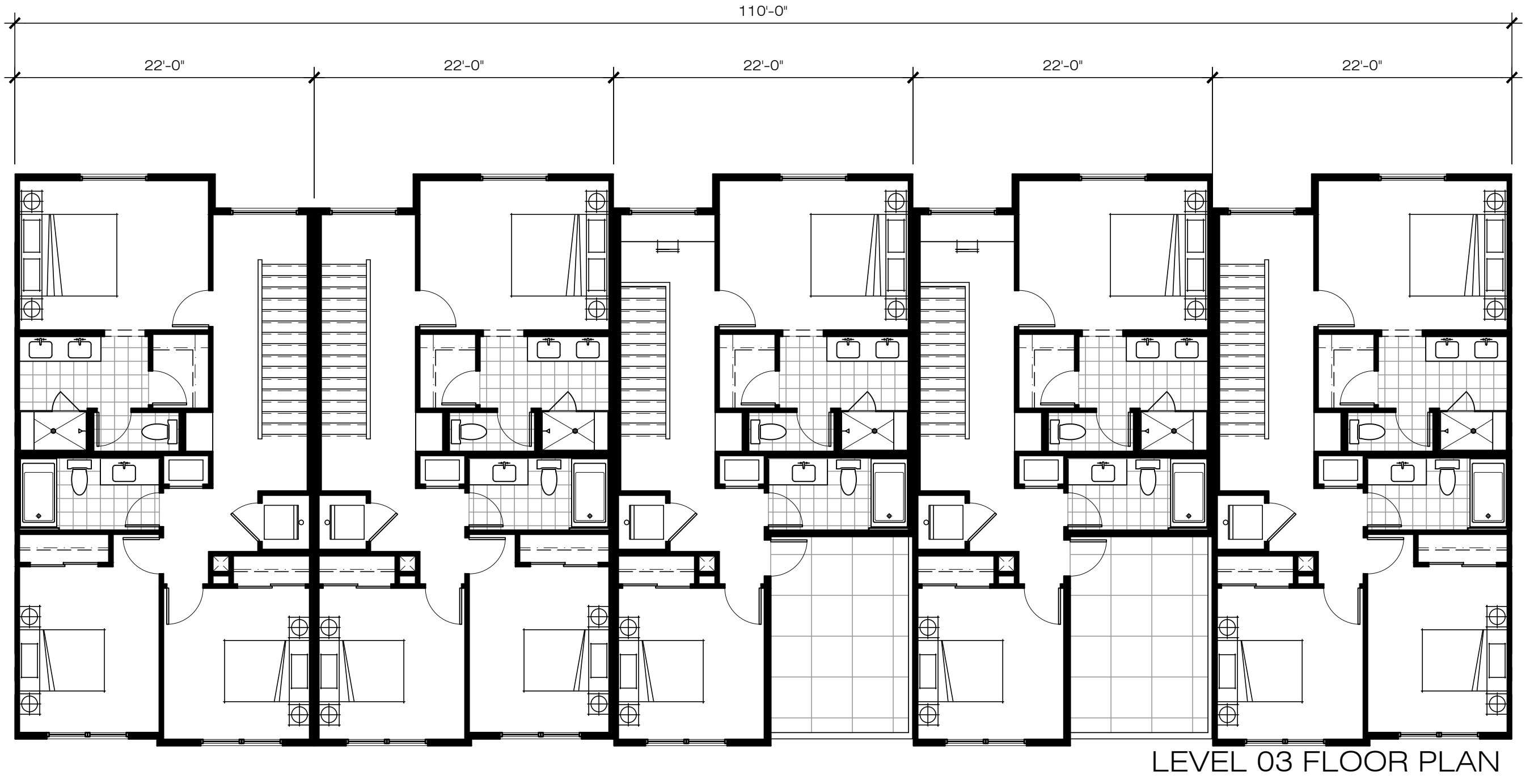
COMPOSITE 4-PLEX BUILDING PLANS

APPLICANT / OWNER  
BERK CUSTOM HOMES, INC.



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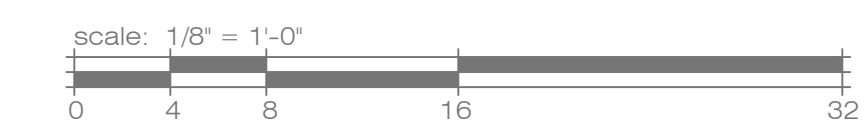




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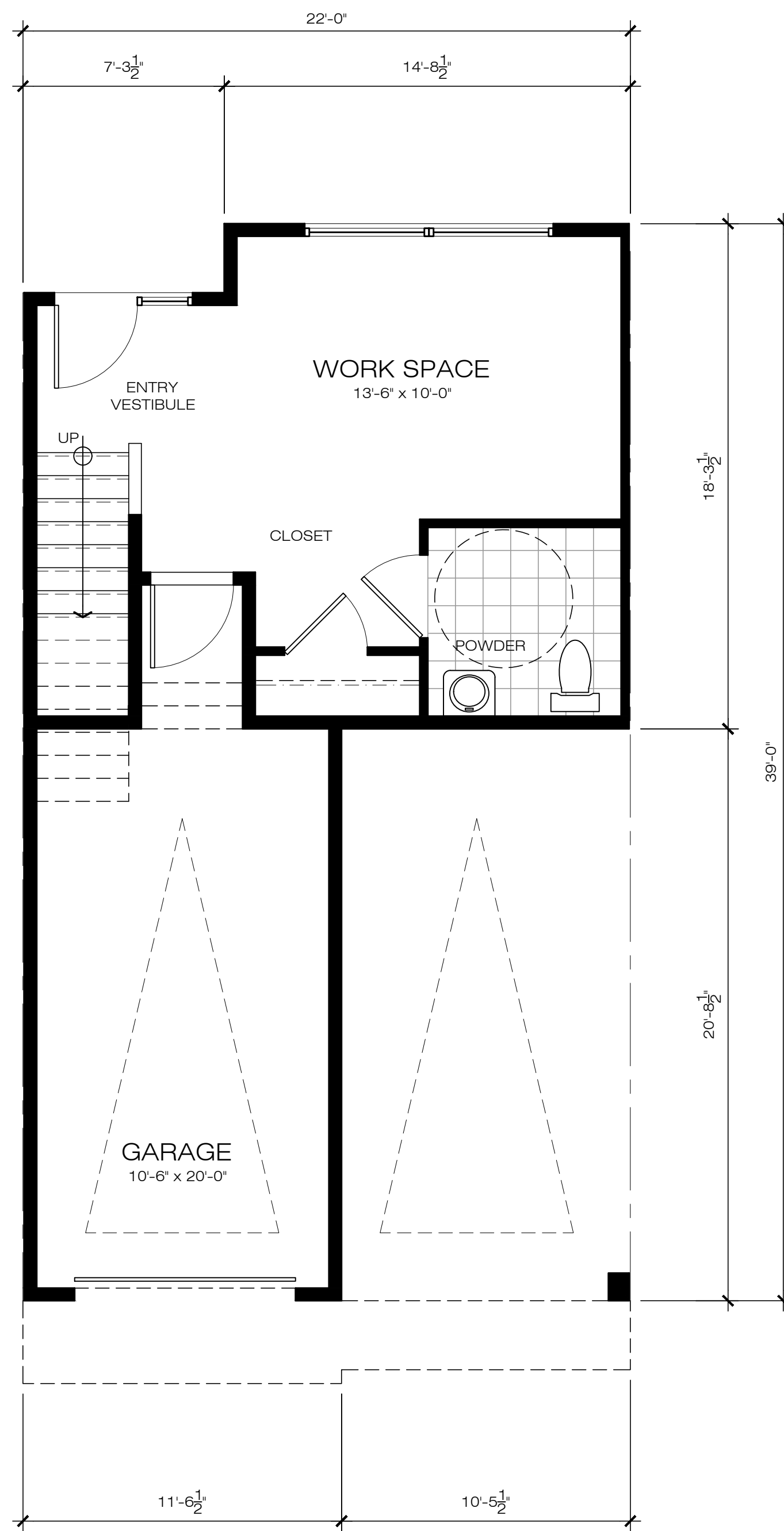
COMPOSITE 5-PLEX BUILDING PLANS

APPLICANT / OWNER  
BERK CUSTOM HOMES, INC.

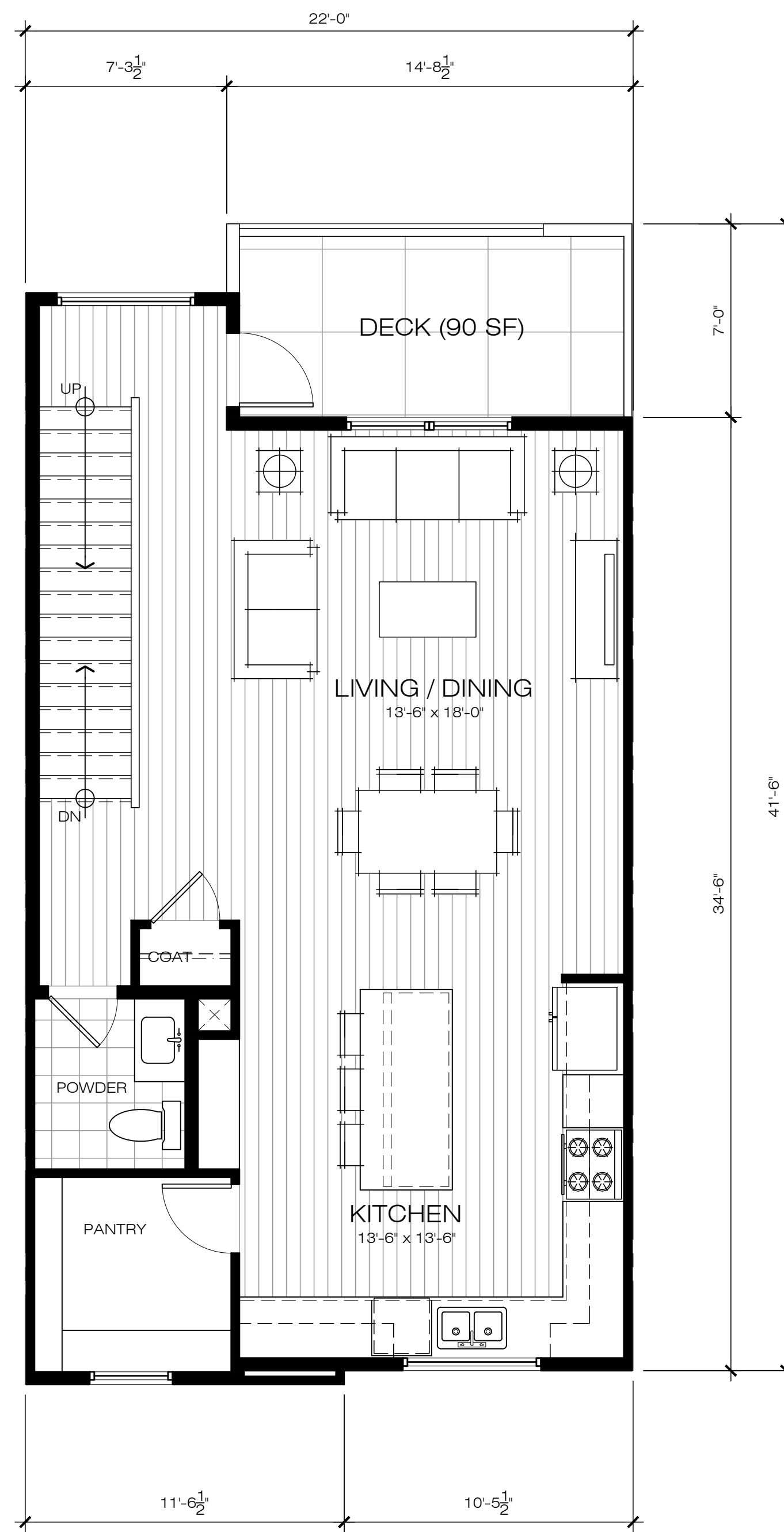


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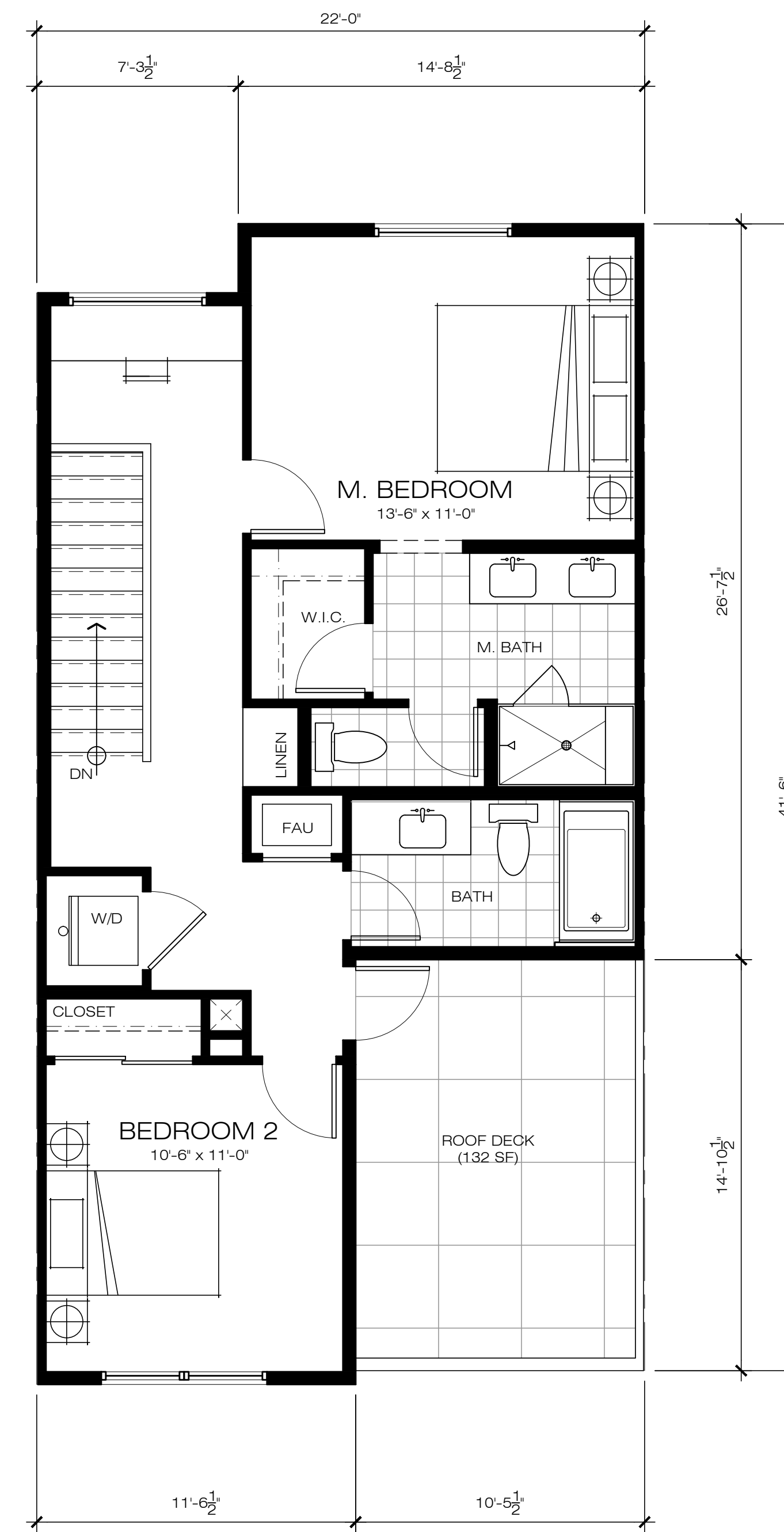




FIRST FLOOR  
GROSS SF = 379 S.F.  
LIVABLE SF = 350 S.F.



SECOND FLOOR  
GROSS SF = 745 S.F.  
LIVABLE SF = 700 S.F.



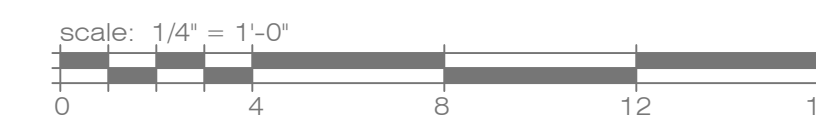
THIRD FLOOR  
GROSS SF = 702 S.F.  
LIVABLE SF = 655 S.F.

<b>TH UNIT TYPE A1</b>
2 BEDROOM + 2 & 2(1/2) BATH
GROSS UNIT SF = 1,826 S.F.
LIVABLE UNIT SF = 1,705 S.F.
DECK AREA = 90 S.F. / ROOF DECK = 132 S.F.
4 UNITS

# 1540 SUPERIOR AVE. LIVE / WORK - COSTA MESA, CA

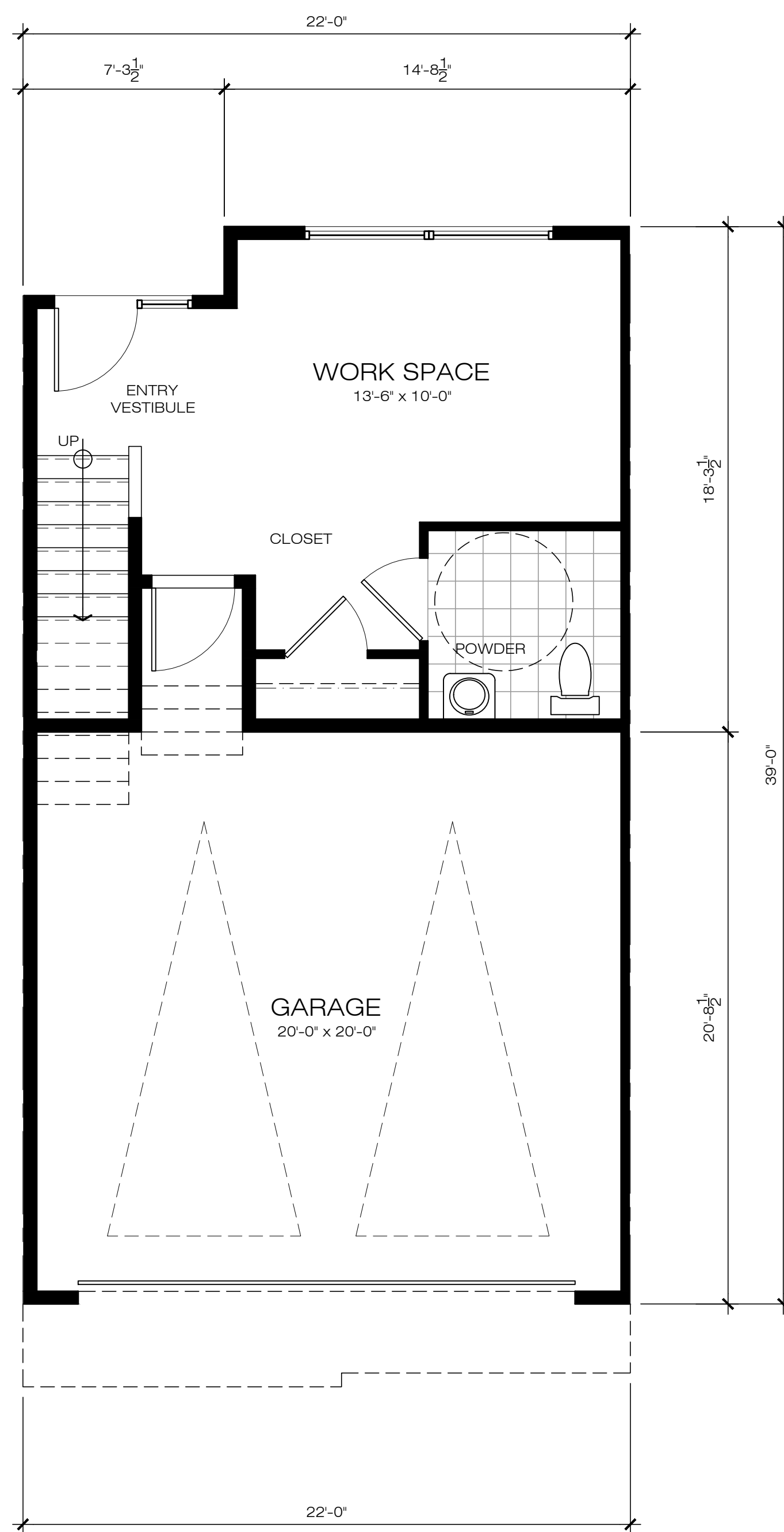
## UNIT PLAN - TOWNHOME

APPLICANT / OWNER  
BERK CUSTOM HOMES, INC.

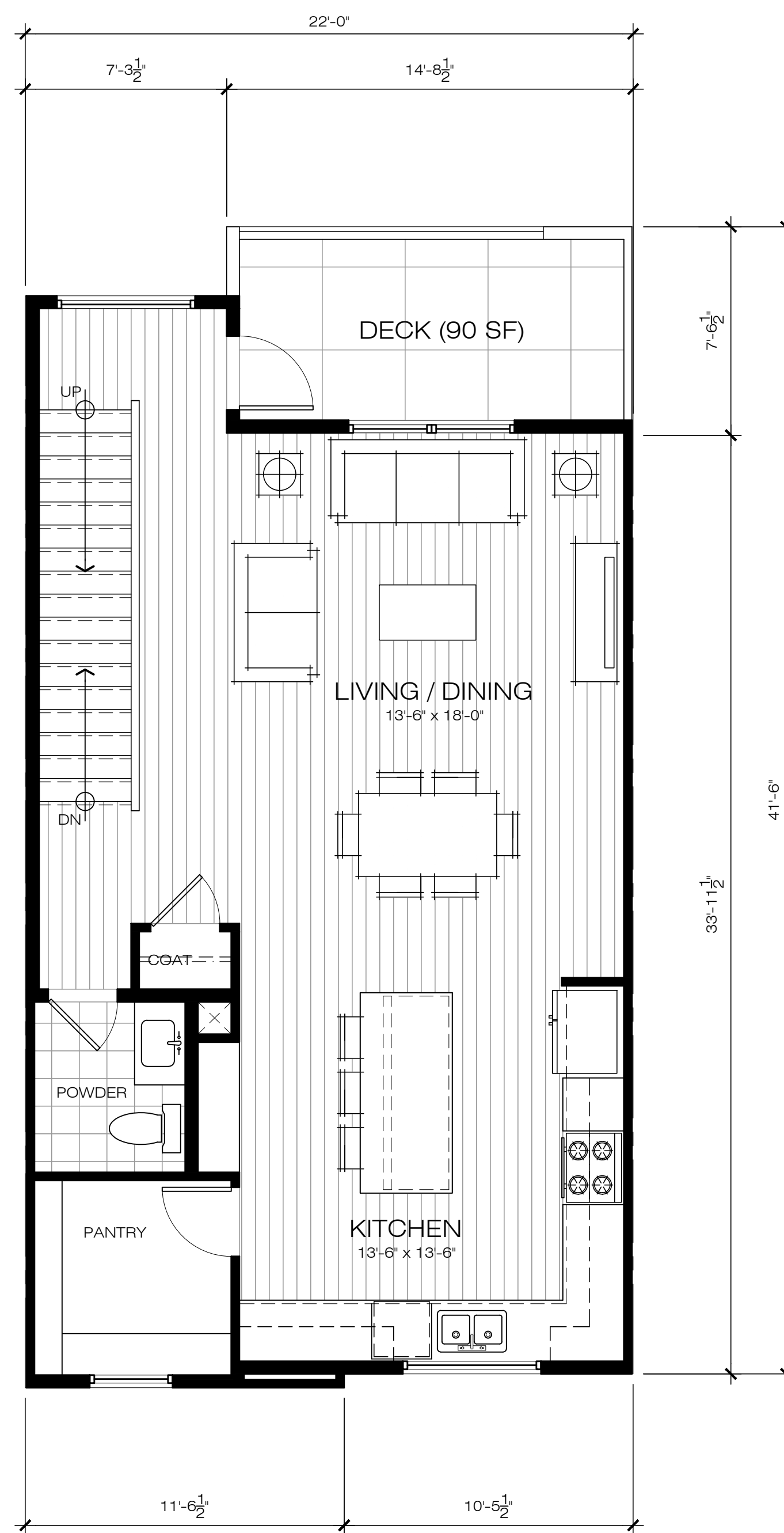


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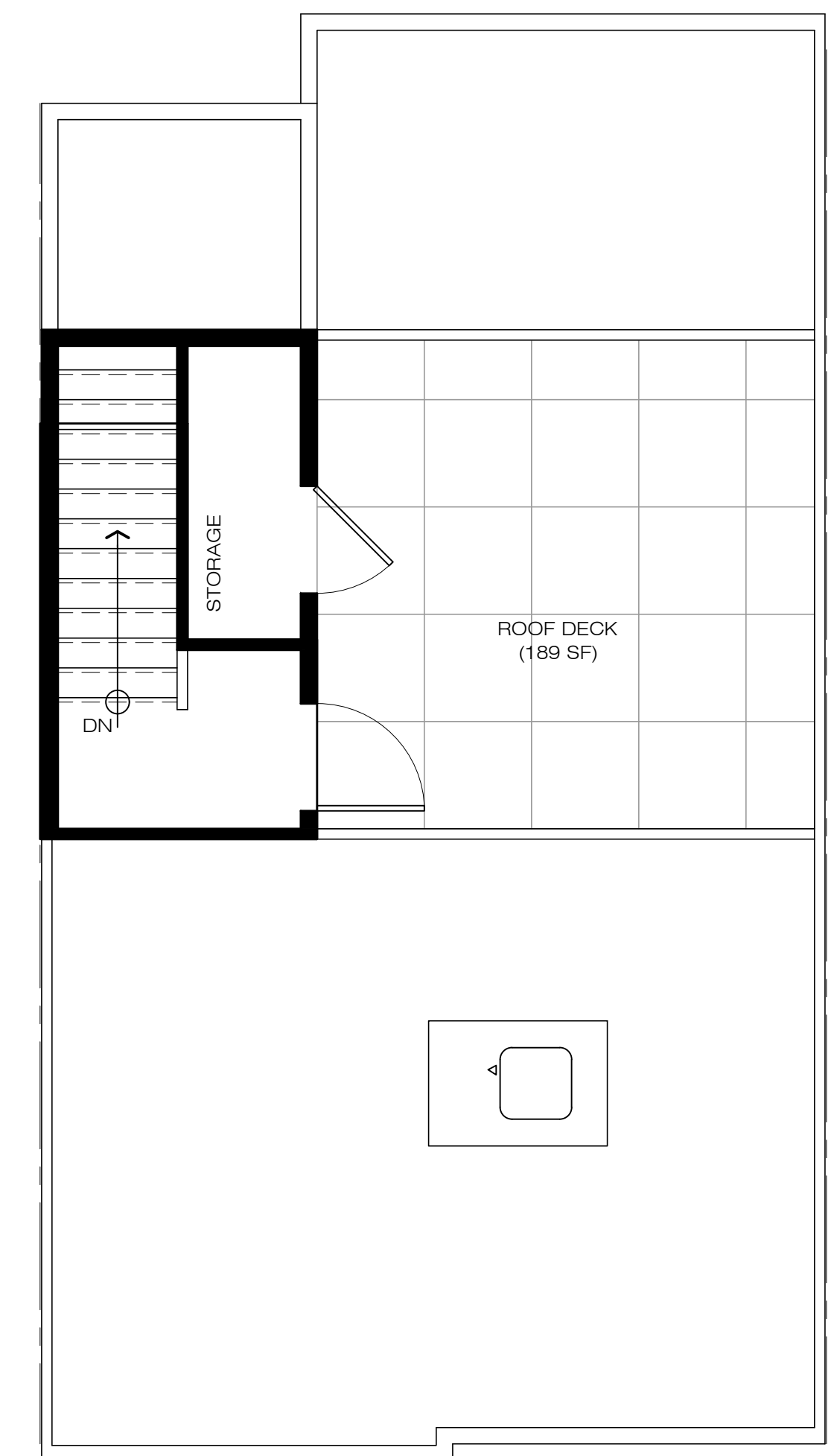
FIRST FLOOR  
GROSS SF = 366 S.F.  
LIVABLE SF = 343 S.F.



SECOND FLOOR  
GROSS SF = 745 S.F.  
LIVABLE SF = 700 S.F.



THIRD FLOOR  
GROSS SF = 853 S.F.  
LIVABLE SF = 808 S.F.



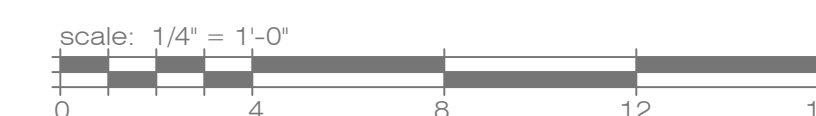
ROOF DECK  
GROSS SF = 35 S.F.  
LIVABLE SF = 28 S.F.

<b>TH UNIT TYPE A2</b>
3 BEDROOM + 2 & 2(1/2) BATH
GROSS UNIT SF = 1,999 S.F.
LIVABLE UNIT SF = 1,879 S.F.
DECK AREA = 90 S.F. / ROOF DECK = 189 S.F.
4 UNITS

# 1540 SUPERIOR AVE. LIVE / WORK - COSTA MESA, CA

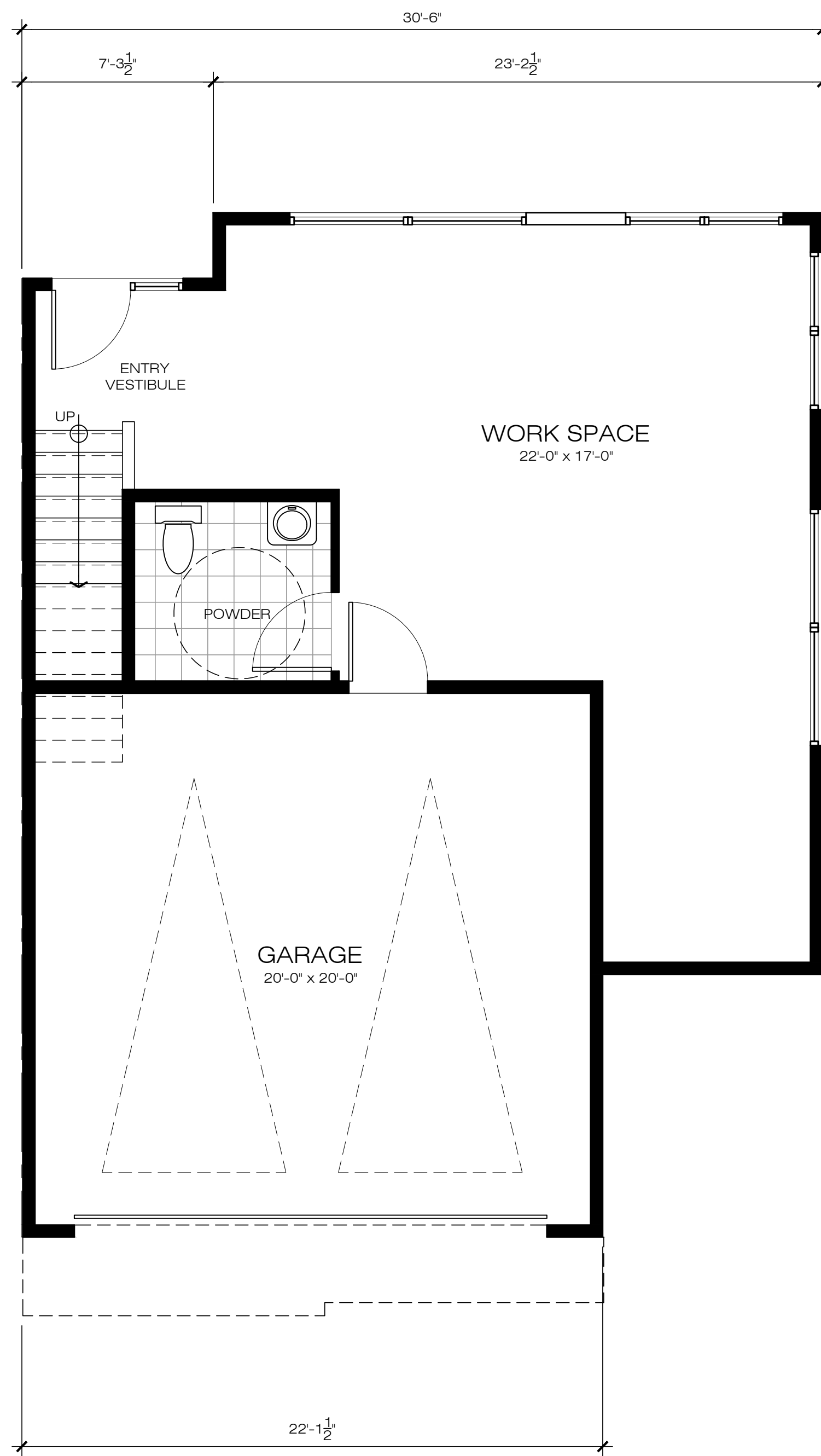
## UNIT PLAN - TOWNHOME

APPLICANT / OWNER  
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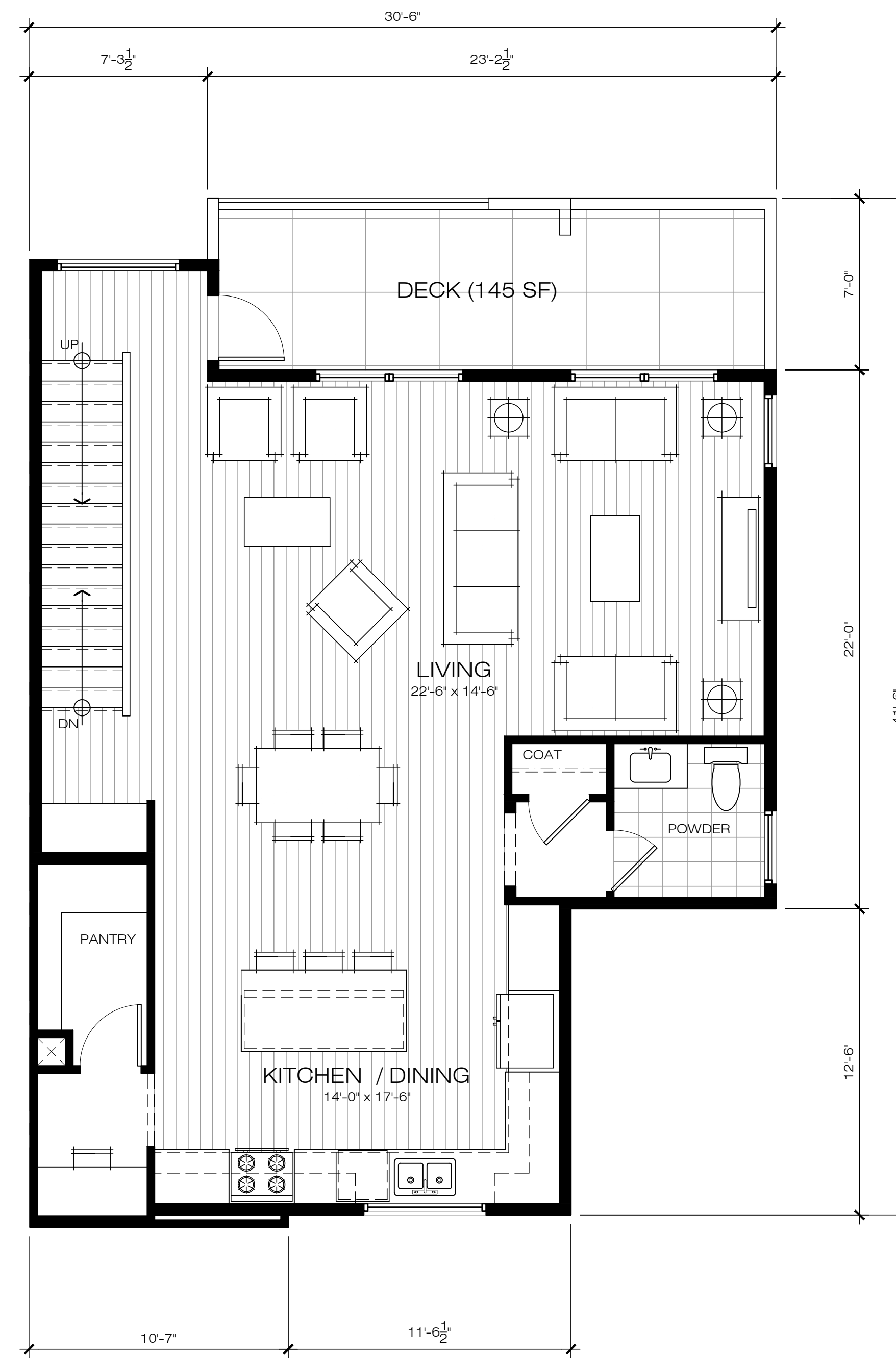


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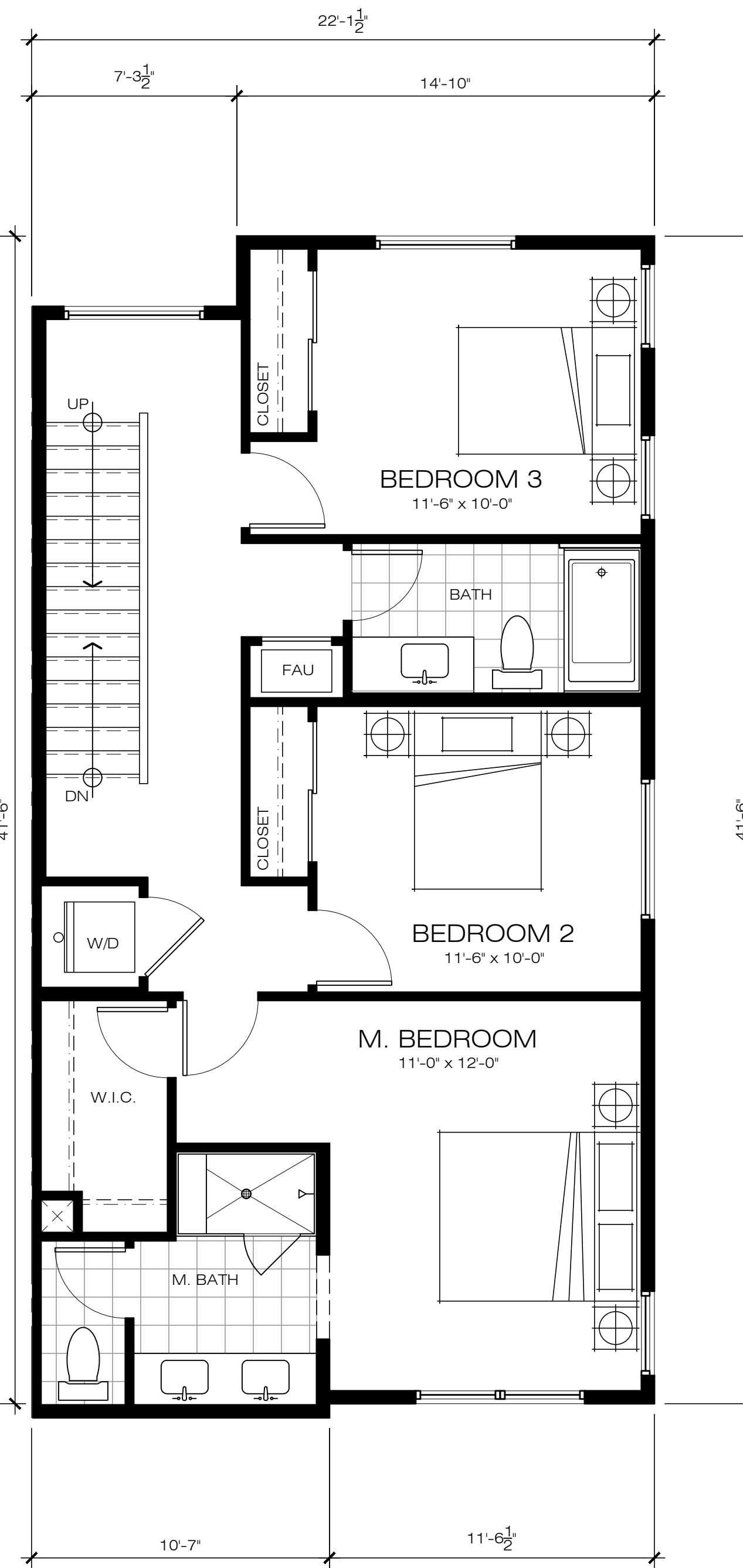




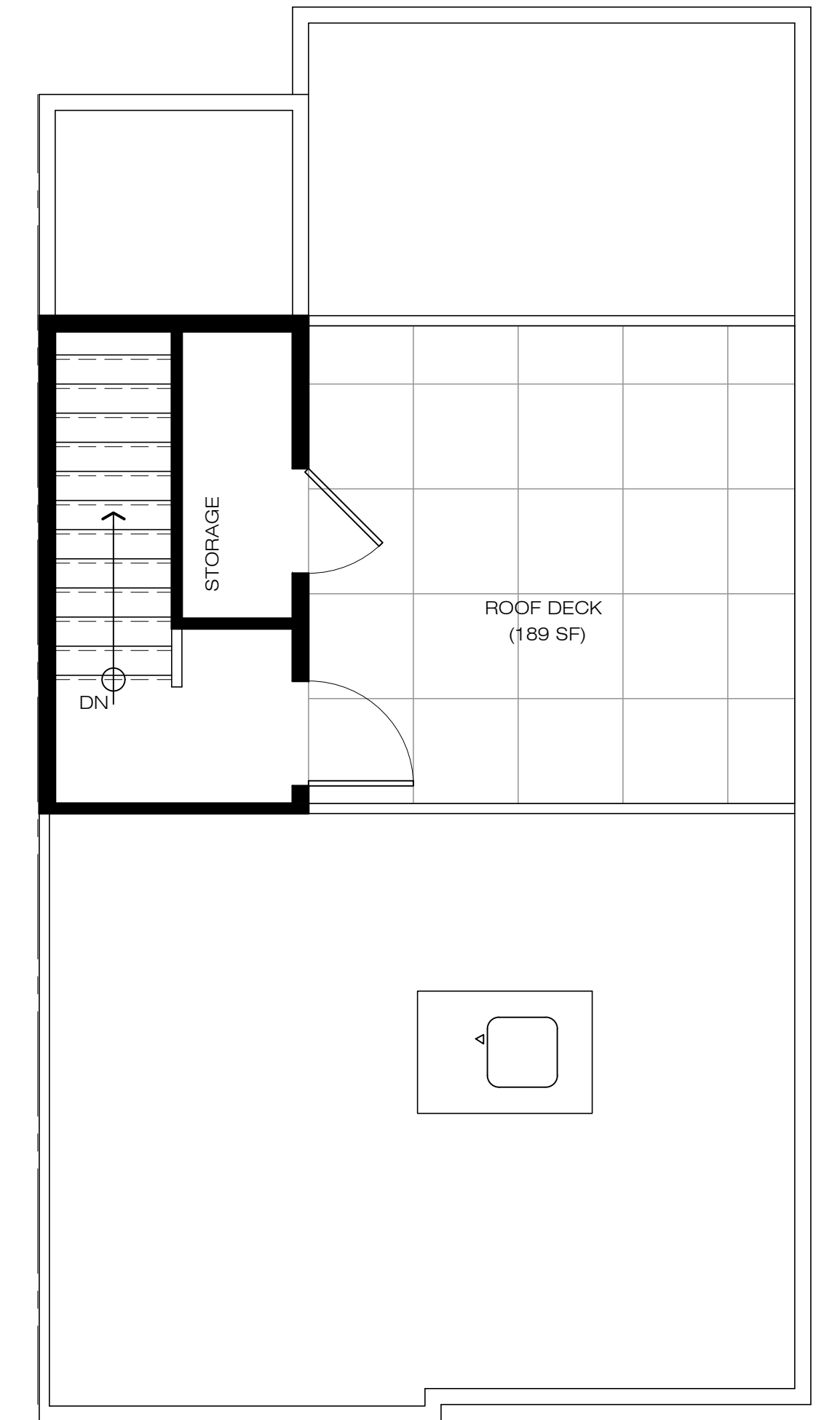
FIRST FLOOR  
GROSS SF = 619 S.F.  
LIVABLE SF = 580 S.F.



SECOND FLOOR  
GROSS SF = 933 S.F.  
LIVABLE SF = 875 S.F.



THIRD FLOOR  
GROSS SF = 857 S.F.  
LIVABLE SF = 807 S.F.



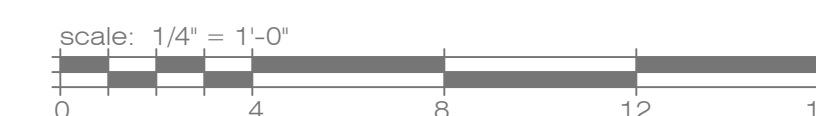
ROOF DECK  
GROSS SF = 35 S.F.  
LIVABLE SF = 28 S.F.

<b>TH UNIT TYPE A3</b>
3 BEDROOM + 2 & 2(1/2) BATH
GROSS UNIT SF = 2,444 S.F.
LIVABLE UNIT SF = 2,290 S.F.
DECK AREA = 145 S.F. / ROOF DECK = 189 S.F.
1 UNITS

# 1540 SUPERIOR AVE. LIVE / WORK - COSTA MESA, CA

## UNIT PLAN - TOWNHOME

APPLICANT / OWNER  
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# 1540 SUPERIOR AVE. LIVE / WORK - COSTA MESA, CA

## CONCEPTUAL IMAGERY

APPLICANT / OWNER  
BERK CUSTOM HOMES, INC.



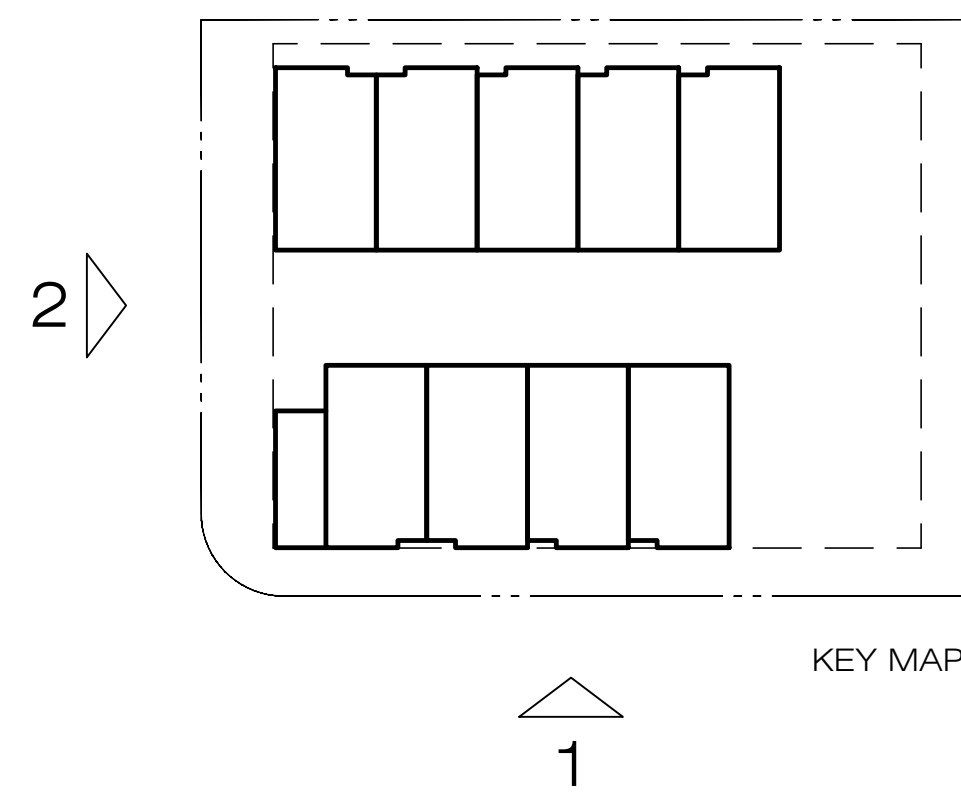
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1. (INDUSTRIAL WAY) SIDE ELEVATION

MATERIAL LEGEND

- ① EXTERIOR CEMENT STUCCO COLOR 1
- ② EXTERIOR CEMENT STUCCO COLOR 2
- ③ SYNTHETIC EXTERIOR BOARD
- ④ ENHANCED EXTERIOR MATERIAL
- ⑤ EXTERIOR VENEER FINISH
- ⑥ DUAL GLAZED VINYL WINDOWS WHITE COLORED FRAME
- ⑦ PAINTED METAL GUARD RAIL
- ⑧ GLASS GUARD RAIL
- ⑨ METAL CANOPY
- ⑩ SCREED LINE
- ⑪ PAINTED EXTERIOR METAL DOOR
- ⑫ GARAGE DOOR

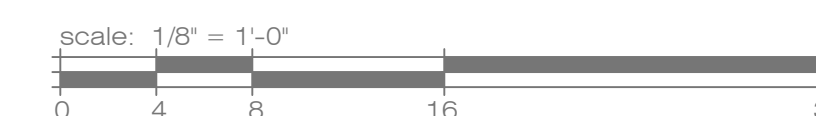


2. (SUPERIOR AVE.) FRONT ELEVATION

1540 SUPERIOR AVE. LIVE / WORK - COSTA MESA, CA

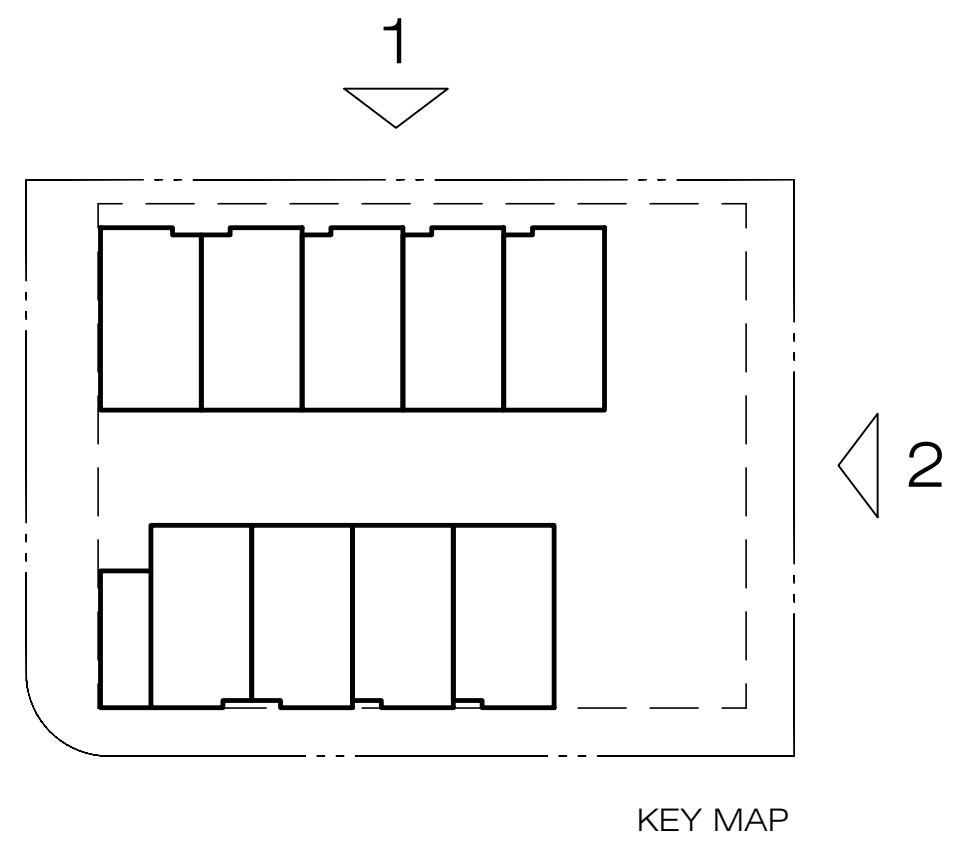
BUILDING ELEVATIONS

APPLICANT / OWNER  
BERK CUSTOM HOMES, INC.



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1. (NORTH) SIDE ELEVATION

MATERIAL LEGEND

- ① EXTERIOR CEMENT STUCCO COLOR 1
- ② EXTERIOR CEMENT STUCCO COLOR 2
- ③ SYNTHETIC EXTERIOR BOARD
- ④ ENHANCED EXTERIOR MATERIAL
- ⑤ EXTERIOR VENEER FINISH
- ⑥ DUAL GLAZED VINYL WINDOWS WHITE COLORED FRAME
- ⑦ PAINTED METAL GUARD RAIL
- ⑧ GLASS GUARD RAIL
- ⑨ METAL CANOPY
- ⑩ SCREED LINE
- ⑪ PAINTED EXTERIOR METAL DOOR
- ⑫ GARAGE DOOR

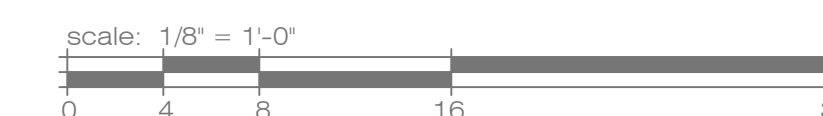


2. (EAST) FRONT ELEVATION

1540 SUPERIOR AVE. LIVE / WORK - COSTA MESA, CA

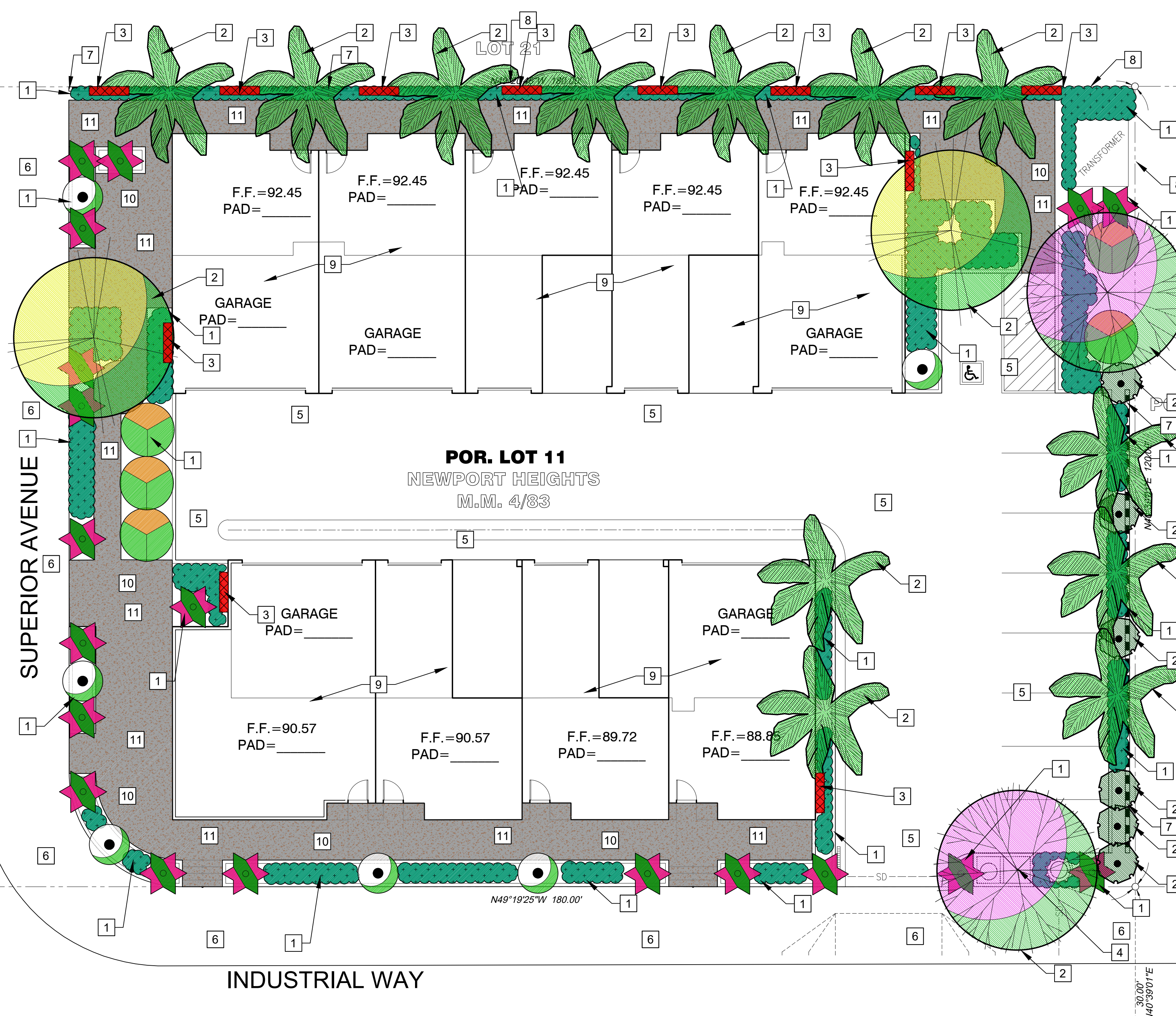
BUILDING ELEVATIONS

APPLICANT / OWNER  
BERK CUSTOM HOMES, INC.



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JOB: C1049  
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### PRELIMINARY LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	HYDROZONE (WATER USE - HYDROZONE #)	REMARKS	INSTALLED SIZE (HEIGHT X WIDTH)	MATURE SIZE (HEIGHT X WIDTH)
	HANDROANTHUS CHRYSOTRICHIA	GOLDEN TRUMPET TREE	24" BOX	2	M-1	STANDARD FLOWERING DECIDUOUS ACCENT	9'-10" H X 3'-4" W	25'-40" H X 25'-30" W
	HANDROANTHUS HEPTAPHYLLUS	PINK TRUMPET TREE	24" BOX	2	M-1	STANDARD FLOWERING DECIDUOUS ACCENT	9'-11" H X 4'-5" W	25'-40" H X 30'-60" W
	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	24" BOX	12	M-1	STANDARD FEATHER PALM	7'-8" TALL	40'-50" H X 20'-25" W
	PODOCARPUS HENKELII	LONG-LEAFED YELLOWWOOD	15 GALLON	6	M-1	COLUMNAR ACCENT / EVERGREEN SCREEN (MAINTAIN AS 8'-10' TALL COLUMNS)	6'-7" H X 2'-3" W	30'-50" H X 15'-20" W
<b>DROUGHT TOLERANT SHRUBS, ORNAMENTAL GRASSES, SUCCULENTS, AND GROUND COVERS</b>								
	STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL. @ 8" O.C.	5	L-2	FLOWERING EVERGREEN PERENNIAL	5'-6" H X 6'-8" W	
	BRUGMANSIA X CANDIDA 'DOUBLE WHITE'	ANGEL'S TRUMPET	5 GAL. @ 6" O.C.	6	L-2	LARGE FLOWERING EVERGREEN SHRUB	12'-16" H X 6'-12" W	
	BOUGAINVILLEA 'TORCH GLOW'	SHRUB BOUGAINVILLEA	5 GAL. @ 6" O.C.	19	L-2	FLOWERING EVERGREEN SHRUB	3'-4" H X 4'-6" W	
	LANTANA 'MISS HUFF'	MISS HUFF LANTANA	1 GAL.	1,290 S.F. (APPROX. 250 TOTAL)	L-2	FLOWERING EVERGREEN SHRUB	3'-5" H X 3'-5" W	
	CARISSA MACROCARPA	NATAL PLUM	1 GAL.			FLOWERING EVERGREEN SHRUB		
	JUSTICIA BRANDEGEANA	SHRIMP PLANT	1 GAL.			FLOWERING EVERGREEN SHRUB	1'-2" H X 3'-5" W	
	AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GAL.			FLOWERING PERENNIAL		
	AGAPANTHUS 'PETER PAN'	DWARF LILY OF THE NILE	1 GAL.			DWARF FLOWERING PERENNIAL	1'-2" H X 2'-3" W	
	PHORMIUM 'YELLOW WAVE'	YELLOW WAVE FLAX LILY	1 GAL.			EVERGREEN PERENNIAL	1'-2" H X 2'-3" W	
	PHORMIUM 'AMAZING RED'	AMAZING RED FLAX LILY	1 GAL.			EVERGREEN PERENNIAL	1'-2" H X 1'-2" W	
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL.			FLOWERING PERENNIAL	1'-2" H X 1'-2" W	
	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL.			FLOWERING EVERGREEN SHRUB	10"-12" H X 2'-3" W	
	FESTUCA GLAUCA 'ELIJAH'	ELIJAH BLUE FESCUE	1 GAL.			ORNAMENTAL GRASS	1'-3" H X 1'-2" W	
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	15 GAL.	12	M-3	FLOWERING EVERGREEN VINE ON STEEL CABLE TRELLIS - DIAMOND PATTERN	6" H X 6" W	
	DESCRIPTION PRELIMINARY PAVING		QUANTITY	REMARKS				
	NEW INTEGRAL COLOR CONCRETE WALKWAYS		2,851 S.F.	EXPOSED AGGREGATE CONCRETE WITH HIGHLIGHT BANDS - COLORS TO BE SELECTED BY OWI				

### PRELIMINARY KEYNOTES

- 1 NEW SUB-TROPICAL DROUGHT TOLERANT LANDSCAPE (2,197 S.F.) - SEE SHEET L-2 FOR PLANT PALETTE - SEE PLANTING LEGEND THIS SHEET
- 2 NEW DROUGHT TOLERANT TREES/PALMS - 22 TOTAL (352 S.F.) - SEE SHEET L-2 FOR PLANT PALETTE - SEE PLANTING LEGEND THIS SHEET
- 3 NEW DROUGHT TOLERANT VINES - 12 TOTAL (192 S.F.) - SEE SHEET L-2 FOR PLANT PALETTE - SEE PLANTING LEGEND THIS SHEET
- 4 BIO-RETENTION PLANTER LOCATION - SEE CIVIL PLANS FOR REFERENCE
- 5 NEW PAVING / HARDSCAPE BY OTHERS - SEE ARCHITECTURAL AND CIVIL PLANS FOR REFERENCE
- 6 EXISTING PAVING / HARDSCAPE TO REMAIN
- 7 NEW BLOCK WALL - SEE ARCHITECTURAL AND CIVIL PLANS FOR REFERENCE
- 8 EXISTING BLOCK WALL - SEE ARCHITECTURAL AND CIVIL PLANS FOR REFERENCE
- 9 PROPOSED BUILDINGS - SEE ARCHITECTURAL PLANS FOR REFERENCE
- 10 NEW COMMON OPEN SPACE AREA
- 11 NEW DECORATIVE PAVING - INTEGRAL COLOR CONCRETE - SEE PLANTING LEGEND THIS SHEET

**ADDITIONAL LANDSCAPE NOTES:**  
 TOTAL SITE AREA: 19,149 S.F.  
 TOTAL LANDSCAPE AREA: 2,197 S.F. (11.5% OF SITE AREA)  
 TOTAL EXISTING LANDSCAPE AREA TO REMAIN: 0 S.F.  
 TOTAL PROPOSED NEW LANDSCAPE AREA: 2,197 S.F.  
 TOTAL EXISTING OPEN SPACE AREA: 0 S.F.  
 TOTAL PROPOSED OPEN SPACE AREA (PRIVATE): 2,377 S.F.  
 TOTAL PROPOSED OPEN SPACE AREA (COMMON): 5,171 S.F.  
 PROPOSED NEW PALMS: 12 WITHIN LIMIT OF WORK  
 PROPOSED NEW TREES: 10 WITHIN LIMIT OF WORK  
 PARKING SPACES PROVIDED: 28 TOTAL ON-SITE  
 TOTAL BUILDING AREA: 7,806 S.F. (40.7% OF SITE AREA)  
 TOTAL HARDSCAPE AREA: 9,146 S.F. (47.8% OF SITE AREA)  
 TYPE OF CONSTRUCTION: NEW LANDSCAPE AT A NEW LIVE / WORK DEVELOPMENT SITE (WELO IS APPLICABLE)  
 WATER: POTABLE WATER  
 WATER PURVEYOR: CITY OF COSTA MESA

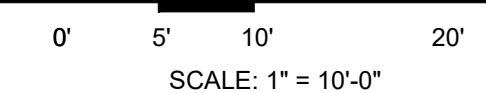
**NOTE:**  
 I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE PRELIMINARY LANDSCAPE DESIGN PLAN. SEE PRELIMINARY WELO CALCULATIONS THIS SHEET.



# L-1 PRELIMINARY LANDSCAPE PLAN

COSTA MESA TOWNHOMES - 1540 SUPERIOR AVENUE, COSTA MESA, CA

DATE: 05/09/22



JON DAVID CICCHETTI  
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# PRELIMINARY LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME DROUGHT TOLERANT TREES	COMMON NAME	SIZE	QUANTITY	HYDROZONE (WATER USE - HYDROZONE #)
	HANDROANTHUS CHRYSOTRICHIA	GOLDEN TRUMPET TREE	24" BOX	2	M-1
	HANDROANTHUS HEPTAPHYLLUS	PINK TRUMPET TREE	24" BOX	2	M-1
	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	24" BOX	12	M-1
	PODOCARPUS HENKELII	LONG-LEAFED YELLOWWOOD	15 GALLON	6	M-1
<b>DROUGHT TOLERANT SHRUBS, ORNAMENTAL GRASSES, SUCCULENTS, AND GROUND COVERS</b>					
	STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL. @ 8' O.C.	5	L-2
	BRUGMANSIA X CANDIDA 'DOUBLE WHITE'	ANGEL'S TRUMPET	5 GAL. @ 6' O.C.	6	L-2
	BOUGAINVILLEA 'TORCH GLOW'	SHRUB BOUGAINVILLEA	5 GAL. @ 6' O.C.	19	L-2
	LANTANA 'MISS HUFF'	MISS HUFF LANTANA	1 GAL.	1,290 S.F. (APPROX. 250 TOTAL)	L-2
	CARISSA MACROCARPA	NATAL PLUM	1 GAL.		
	JUSTICIA BRANDEGEANA	SHRIMP PLANT	1 GAL.		
	AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GAL.		
	AGAPANTHUS 'PETER PAN'	DWARF LILY OF THE NILE	1 GAL.		
	PHORMIUM 'YELLOW WAVE'	YELLOW WAVE FLAX LILY	1 GAL.		
	PHORMIUM 'AMAZING RED'	AMAZING RED FLAX LILY	1 GAL.		
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL.		
	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL.		
	FESTUCA GLAUCA 'ELIJAH'	ELIJAH BLUE FESCUE	1 GAL.		
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	15 GAL.	12	M-3



HANDROANTHUS HEPTAPHYLLUS  
PINK TRUMPET TREE



HANDROANTHUS CHRYSOTRICHIA  
GOLDEN TRUMPET TREE



SYAGRUS ROMMANZOFFIANUM  
QUEEN PALM



STRELITZIA REGINAE  
BIRD OF PARADISE



BRUGMANSIA X CANDIDA 'DOUBLE WHITE'  
DOUBLE WHITE ANGELS TRUMPET



BOUGAINVILLEA 'TORCH GLOW'  
TORCH GLOW BOUGAINVILLEA



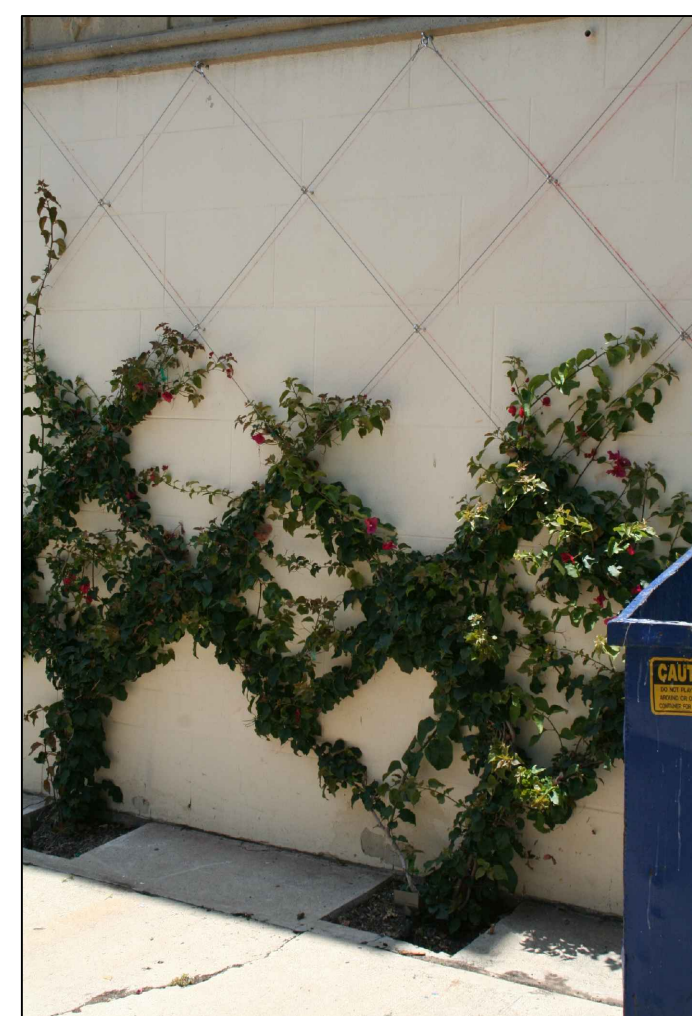
LANTANA CAMARA 'MISS HUFF'  
MISS HUFF LANTANA



JUSTICIA BRANDEGEANA  
SHRIMP PLANT



AGAPANTHUS AFRICANUS  
LILY OF THE NILE



BOUGAINVILLEA 'BARBARA KARST'  
BARBARA KARST BOUGAINVILLEA  
DIAMOND CABLE TRELLIS VINE



AGAPANTHUS 'PETER PAN'  
DWARF LILY OF THE NILE



PHORMIUM 'YELLOW WAVE'  
YELLOW WAVE FLAX LILY



PHORMIUM 'AMAZING RED'  
AMAZING RED FLAX LILY



LIMONIUM PEREZII  
SEA LAVENDER



TULBAGHIA VIOLACEA  
SOCIETY GARLIC



FESTUCA GLAUCA 'ELIJAH BLUE'  
ELIJAH BLUE FESCUE

## L-2 - PRELIMINARY PLANT PALETTE IMAGERY

COSTA MESA TOWNHOMES - 1540 SUPERIOR AVENUE, COSTA MESA, CA

DATE: 05/09/22

SCALE: 1" = 10'-0"



**JDC**  
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**PRELIMINARY LANDSCAPE AND IRRIGATION STATEMENT (WELO):**

I HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE PRELIMINARY LANDSCAPE PLAN. THE NEW IRRIGATION SYSTEM IS TO UTILIZE A 'SMART' IRRIGATION CONTROLLER WITH A NEW WEATHER SENSOR AND NEW DEDICATED IRRIGATION SUB-METER WITH FLOW SENSING. SHRUBS WILL BE IRRIGATED WITH SUB-SURFACE DRIP LINE TUBING AND POINT TO POINT EMITTERS ON DEDICATED CONTROL VALVES WITH PRESSURE REGULATORS AND DRIP FILTERS. POINT TO POINT DRIP EMITTERS WILL BE USED WHERE NECESSARY FOR LARGER SHRUBS, VINES AND TREES. TREES AND VINES WILL BE PROVIDED WITH DEDICATED CONTROL VALVES WITH 2 LOW FLOW BUBBLERS EACH FOR MONTHLY DEEP ROOT WATERING.

**PROPOSED NEW IRRIGATION EQUIPMENT:**  
 NEW IRRIGATION-ONLY SUB-METER WITH FLOW SENSING AND MASTER VALVE - HC-FLOW METER (HUNTER) / 3100PRS (SUPERIOR)  
 NEW IRRIGATION SUB-SURFACE DRIPLINE SYSTEM - GPH HEAVY WALL DRIPLINE AND DRIP ACCESSORIES (GPH)  
 NEW IRRIGATION SUB-SURFACE BUBBLERS - ROOT ZONE WATERING SYSTEM (HUNTER)  
 NEW IRRIGATION SUB-SURFACE POINT TO POINT DRIP SYSTEM WITH PRESSURE REGULATING EMITTERS AND BUG CAPS  
 NEW IRRIGATION CONTROL VALVES - SUPERIOR 810 (DRIP) AND 950 (BUBBLER) BRASS VALVES WITH PRESSURE REGULATION AND FILTRATION  
 NEW IRRIGATION ACCESSORIES - IRRIGATION VALVES FOR DRIP AND BUBBLER SYSTEMS SHALL INCLUDE 150 MESH STAINLESS STEEL FILTERS  
 NEW IRRIGATION CONTROLLER - HUNTER HC 'SMART' CONTROLLER WITH WIRELESS WEATHER SENSOR AND FLOW MONITORING  
 NEW IRRIGATION GATE VALVES - NIBCO T-113 BRASS GATE VALVES FOR PARTIAL OR COMPLETE SYSTEM SHUTDOWN

Cimis Data - Station #75 - Irvine - South Coast Valleys Region - as of 05/10/22				
	Monthly Average Eto	Daily Average Eto	Monthly % (Of Total Year)	Monthly % (Of Peak July)
January	2.36	0.076	4.67%	36.53%
February	2.66	0.094	5.27%	41.18%
March	3.84	0.124	7.60%	59.44%
April	4.82	0.161	9.54%	74.61%
May	5.10	0.165	10.10%	78.95%
June	5.78	0.193	11.44%	89.47%
July	6.46	0.208	12.79%	100.00%
August	6.23	0.201	12.33%	96.44%
September	4.80	0.160	9.50%	74.30%
October	3.67	0.118	7.27%	56.81%
November	2.65	0.088	5.25%	41.02%
December	2.14	0.069	4.24%	33.13%
Yearly Total	50.51	0.138	100.00%	N/A

**Water Efficient Landscape Worksheet**  
 City of Costa Mesa, CA

Irrigation System 'A'					
Maximum Applied Water Allowance					
Total MAWA = (Eto x 0.55 x LA in SF x 0.62 + (Eto x 1.0 x SLA in SF x 0.62) = Gallons per Year for LA+SLA					
<b>Where:</b>					
MAWA = Maximum Applied Water Allowance (gallons per year)					
Eto = Reference Evapotranspiration (Appendix A) (inches per year)					
0.55 = ET Adjustment Factor (ETAF) for Residential Site (Live Work Spaces)					
1.0 = ET Adjustment Factor (ETAF) for Special Landscape Area					
LA = Landscape Area (square feet)					
0.62 = Conversion factor (to gallons per square foot)					
SLA = Special Landscape Area (square feet)					
Billing Unit = 1 Hundred Cubic feet (HCF) or 748 gallons					
<b>MAWA Calculation:</b>					
	Eto	ETAF	LA or SLA (SF)	Conversion	MAWA (Gallons per Year)
MAWA for LA =	50.51	x 0.55	x 2,197	x 0.62 =	37,841
MAWA for SLA =	50.51	x 1.00	x 0	x 0.62 =	0
<b>Total Area (SF) =</b>			<b>2,197</b>	<b>Total MAWA =</b>	<b>37,841 Gal/Yr.</b>
					<b>= 51 Billing units</b>

Estimated Total Water Use											
Irrigation System 'A'											
KI = Landscape Coefficient (Plant Factor)					Kd = Density Factor (range = 0.5 to 1.3) (See WUCOLS for density ranges)						
LA = Landscape Area (square feet)					Kmc = Microclimate Factor (range = 0.5 to 1.4) (See WUCOLS)						
0.62 = Conversion factor (gallons/ square foot)					WUCOLS - <a href="http://www.owue.water.ca.gov/docs/wucols00.pdf">www.owue.water.ca.gov/docs/wucols00.pdf</a>						
IE = Irrigation Efficiency = IME x DU											
IME = Irrigation Management Efficiency (90%)											
DU = Distribution Uniformity of Irrigation head											
ETAF = KI x LA (ET Adjustment Factor)											
ETWU Calculation: Eto x KI x LA in SF x 0.62 = Gallons per Year											
Eto		SLA		Conversion		ETWU (Gallons Per Year)					
SLA / Special Landscape Area - Turf	50.51	x	0	x	0.62	=	0				
(ETAF)											
Eto		KI		LA		Conversion		IE		ETWU (Gallons Per Year)	
L-2 \ Low Water Using Shrubs	50.51	x	0.25	x	2,197	x	0.62	÷	0.81	=	21,235
M-1 \ Moderate Water Using Trees \ Palms (22)*	50.51	x	0.40	x	352	x	0.62	÷	0.81	=	5,444
M-3 \ Moderate Water Using Vines (12)*	50.51	x	0.40	x	192	x	0.62	÷	0.81	=	2,969
<b>Total ETWU =</b>					<b>2,549</b>	<b>Total EAWU =</b>		<b>40 Billing units</b>			

**SUMMARY**  
 The ETWU (29,648 gallons per year) is less than the MAWA (37,841 gallons per year). (78.3%)  
 The project's Landscape Estimated Total Water Use complies with the City of Costa Mesa Water Efficient Landscape Ordinance  
 \*Trees \ Palms \ Vines are assigned 16 s.f. per Plant and are calculated in addition to the project MAWA landscape area of coverage

Sprinkler Head Types	Average Precipitation Rate	Distribution Uniformity of Irrigation Head
Dripline	0.60"/Hr.	0.90
Flood Bubbler	1.5"/Hr.	0.90

# L-3 - PRELIMINARY IRRIGATION CALCULATIONS AND STATEMENTS

COSTA MESA TOWNHOMES - 1540 SUPERIOR AVENUE, COSTA MESA, CA

DATE: 05/09/22



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