



COSTA MESA SENIOR HOUSING

COSTA MESA, CA

PARKING SUMMARY

PARKING REQUIRED* (AB 1287 - 55 OR OLDER AND OR PSH)			
UNIT TYPE	PARKING REQ. PER DWELLING UNIT	NO OF UNITS	STALLS REQUIRED
1 & 2 BEDROOM	0	70	0
EXISTING SURFACE PARKING			145
TOTAL PARKING			145

* AB 1287 - SEE PARAGRAPH (P) SUBSECTION (3), ZERO PARKING REQUIRED.

PARKING PROVIDED*	
OPEN STANDARD STALLS	62
OPEN COMPACT STALLS	12
GARAGE STALLS (GROUND LEVEL)	59
TOTAL PARKING PROVIDED	133
ADA PARKING STALLS	13
EV READY STALLS (40% OF TOTAL PARKING)	54
EV CHARGER STALLS (10% OF TOTAL PARKING)	14

* SEE PARKING MANAGEMENT PLAN FOR EXISTING SENIOR CENTER & PROPOSED PROJECT FOR PROPOSED PARKING ALLOCATION.

UNIT SUMMARY

PLAN	BED/BATH	NET S.F.	NO. OF UNITS	UNIT S.F. TOTAL	UNIT MIX
P1.0	1BED / 1BA	±566	50	28,300	
P1.1	1BED / 1BA	±588	9	5,292	
P1.2	1BED / 1BA	±614	9	5,526	
1 BR SUBTOTAL			68		97%
P2.0	2 BED / 1 BA	±855	2	1,710	
2 BR SUBTOTAL			2		3%
TOTAL			70	40,828	100%

BUILDING AREA SUMMARY

	RESIDENTIAL	LEASING/ SERVICES/	CIRC. AND UTILITY	AMENITIES	GARAGE	TOTAL
1ST FLOOR	0	3,876 S.F.	2,782 S.F.	2,753 S.F.	21,661 S.F.	31,072 S.F.
2ND FLOOR	15,838 S.F.	0	4,876 S.F.	1,828 S.F.	0	22,542 S.F.
3RD FLOOR	17,563 S.F.	0	5,013 S.F.	0	0	22,576 S.F.
4TH FLOOR	13,158 S.F.	0	4,624 S.F.	0	0	17,782 S.F.
TOTAL	46,559 S.F.	3,876 S.F.	17,295 S.F.	4,581 S.F.	21,661 S.F.	93,972 S.F.

PROJECT TEAM

CLIENT: JAMBOREE HOUSING CORPORATION
17701 COWAN AVE SUITE 200
IRVINE CA 92614
PHONE: 949.263.8676

CIVIL: UNITED CIVIL-L.A INC.
1180 DURFEE AVENUE
SOUTH EL MONTE CA 91733
CONTACT: CHRISTOPHER M.H. NEO
PHONE: 626.575.9999 EXT.201

ARCHITECT: ARCHITECTURE DESIGN COLLABORATIVE
23231 SOUTH POINTE DRIVE
LAGUNA HILLS, CA 92653
CONTACT: CHRIS WEIMHOLT
PHONE: 949.267.1660 EXT. 202

LANDSCAPE ARCHITECT: MJS LANDSCAPE ARCHITECTURE
507 30TH STREET
NEWPORT BEACH, CA 92663
CONTACT: DAN DELLE
PHONE: 949.675.9964

PROJECT INFO

URBAN PLAN AREA: 19 WEST URBAN PLAN

ZONING: C1 (LOCAL BUSINESS DISTRICT)

GENERAL PLAN LAND USE: GENERAL COMMERCIAL

SITE ADDRESS: 695 W 19TH, COSTA MESA CA 92627

PROJECT DESCRIPTION: THE 4-STORY PROPOSED DEVELOPMENT DESIGNED IN A SPANISH REVIVAL AESTHETIC CONSISTS OF 70 UNITS OVER A TYPE I PODIUM GARAGE WITHIN THE EXISTING COSTA MESA SENIOR CENTER PARKING LOT. THE PROPOSED DEVELOPMENT IS INTENDED TO HOUSE SENIORS AND THE MAJORITY OF THE UNITS ARE 1BR.

APN: 424-211-01

SITE AREA: ± 1.50 ACRES

UNITS: 70 UNITS

DENSITY: 46.6DU / ACRE

CONSTRUCTION TYPE: PODIUM - (1) AND (3) LEVELS OF TYPE V-A OVER (1) LEVEL OF TYPE I-A

SPRINKLERS: NFPA 13
CLASS III STANDPIPES

BLDG. OCCUPANCY: R-2, S-2, A-3, & B

CONCESSION REQUIRED*

SUBJECT	REQUIRED	PROVIDED	CONCESSIONS NEEDED
RESIDENTIAL OPEN SPACE	14,000 S.F. (200 S.F. PER UNIT X 70 UNITS)	11,857 S.F.	YES
FRONT SETBACK	MINIMUM: 15'-0"	± 0'-6"	YES
DEVELOPMENT LOT MINIMUM OPEN SPACE	19,619 S.F. (30% OF LOT AREA)	3,297 S.F.	YES
ADDITIONAL PARKING STALL WIDTH ADJACENT TO WALL/COLUMN.	1FT ADDITIONAL WIDTH (9.5FT WIDE)	8.5FT WIDE	YES

* ALLOWED UP TO 5 CONCESSIONS PER AFFORDABLE CODE

DEFERRED SUBMITTAL

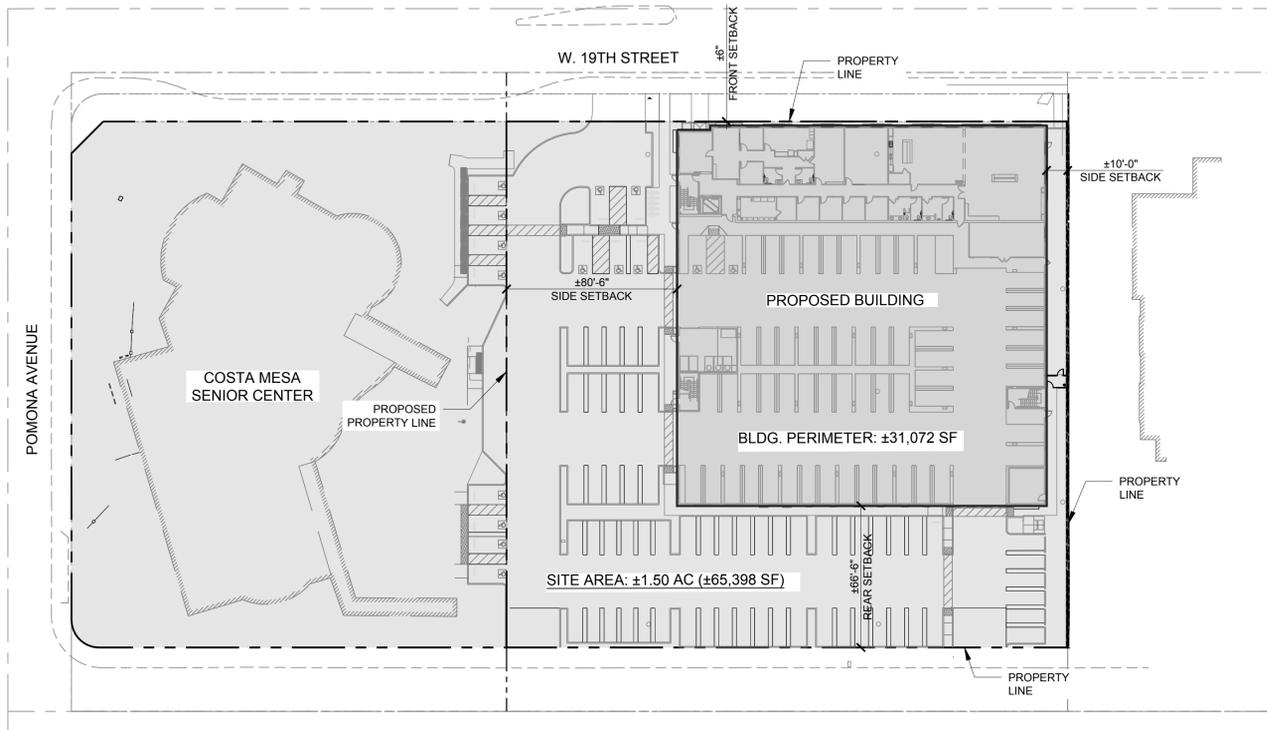
1. UNDERGROUND PLANS
2. SPRINKLER PLANS
3. ALARM PLANS

SHEET INDEX

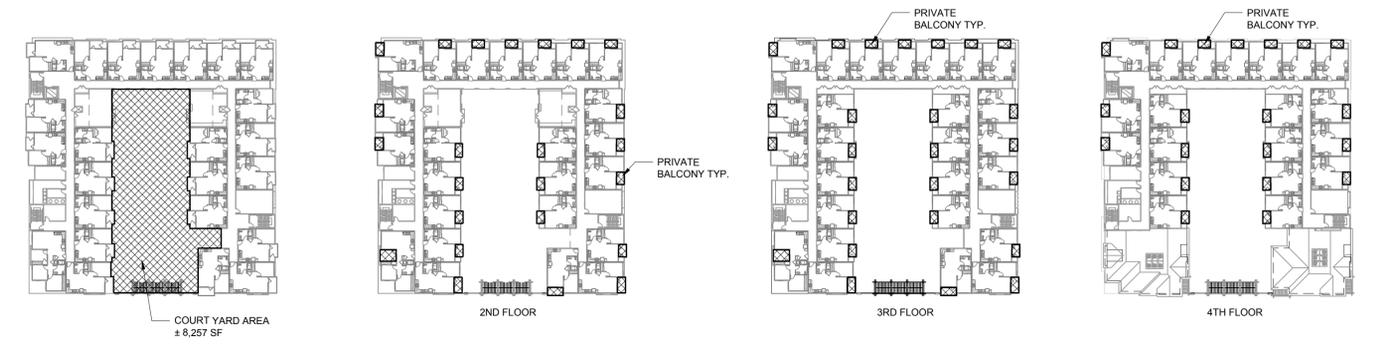
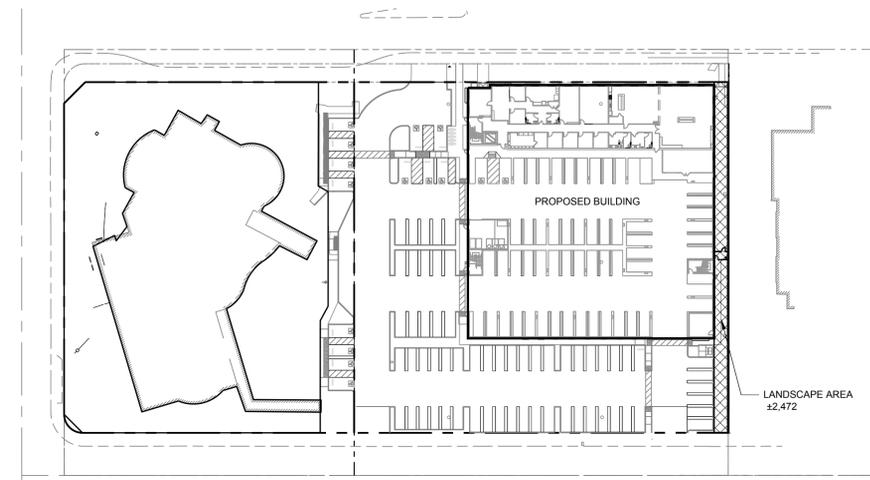
GENERAL	
A0.0	TITLE SHEET
G0.0	GENERAL INFORMATION
G0.1	ZONING CONFORMANCE
G0.2	CODE ANALYSIS
G0.3	SITE PHOTO CONTEXT
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L.2	GROUND LANDSCAPE PLAN
L.3	PODIUM LEVEL LANDSCAPE PLAN
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CIVIL	
1 OF 1	PRELIMINARY GRADING PLAN AND TENTATIVE PARCEL MAP
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A2.2	THIRD FLOOR PLAN
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VICINITY MAP





SITE AREA EXHIBIT



OPEN SPACE EXHIBIT

URBAN PLAN DEVELOPMENT STANDARD SUMMARY

URBAN PLAN AREA: 19 WEST URBAN PLAN

SUBJECT	REQUIRED	PROVIDED	CONCESSIONS NEEDED
FRONT SETBACK	MINIMUM: 15'-0"	±0'-6"	YES
SIDE YARD SETBACK	MINIMUM: 0'-0"	±10'-0" AND ±80'-6"	NO
REAR SETBACK	MINIMUM: 10'-0"	±66'-6"	NO
MAXIMUM HEIGHT	60'-0" (4 STORIES)	±57'-6" (4 STORIES)	NO
F.A.R.	MAXIMUM: 1.5 (W / DENSITY BONUS)	1.44	NO
DEVELOPMENT LOT MINIMUM OPEN SPACE	19,602 S.F. (30% OF LOT AREA)	3,297 S.F.	YES
RESIDENTIAL MINIMUM OPEN SPACE	14,000 S.F. (200 S.F. / UNIT)	11,857 S.F.	YES

DEVELOPMENT LOT OPEN SPACE SUMMARY

DEVELOPMENT LOT OPEN SPACE REQUIRED	
MINIMUM 30% OF LOT AREA	19,602 S.F.

OPEN SPACE PROVIDED	
LANDSCAPE	2,472 S.F.
COURTYARD (±8,257 S.F.)	
10% MAX. OF LOT OPEN SPACE REQUIRED CAN OCCUR ON RAISED COURTYARD	825 S.F.
TOTAL OPEN SPACE PROVIDED	3,297 S.F.

FLOOR AREA RATIO SUMMARY

REQUIRED	
RATIO:	TOTAL AREA ALLOWED:
1.0 FAR ALLOWED PER 19 WEST URBAN PLAN	65,340 S.F.
+ 50% DENSITY BONUS * = MAX 1.5 FAR	98,010 S.F.

PROVIDED:	
PROPOSED BUILDING AREA	93,972 S.F.
PROPOSED FLOOR AREA RATIO	1.44 FAR

* DENSITY BONUS PER CALIFORNIA GOVERNMENT CODE SECTIONS 65915-65918

RESIDENTIAL OPEN SPACE SUMMARY

RESIDENTIAL OPEN SPACE REQUIRED	
200 S.F. PER UNIT X 70 UNITS	14,000 S.F.

RESIDENTIAL OPEN SPACE PROVIDED	
PRIVATE BALCONY	3,600 S.F.
COURTYARD	8,257 S.F.
TOTAL OPEN SPACE PROVIDED	11,857 S.F.

LOT COVERAGE SUMMARY

REQUIRED MAXIMUM LOT COVERAGE	90%
PROPOSED FIRST FLOOR BUILDING AREA	31,072 S.F.
PROVIDED LOT COVERAGE RATIO = 31,072 / 65,340	47.5%

PRELIMINARY ALLOWABLE HEIGHT CALCULATION

BUILDING HEIGHT AND NUMBER OF STORIES FOR TYPE I-A CONSTRUCTION					
OCCUPANCY CLASSIFICATION	SPRINKLER	ALLOWABLE NUMBER OF STORIES C.B.C. TABLE 504.4	PROPOSED STORIES	ALLOWABLE HEIGHT C.B.C. TABLE 504.3	PROPOSED HEIGHT
S-2 (MAIN)	SPRINKLERED	UNLIMITED	1	UNLIMITED	13.0 FT.

BUILDING HEIGHT AND NUMBER OF STORIES FOR TYPE V-A CONSTRUCTION					
OCCUPANCY CLASSIFICATION	SPRINKLER	ALLOWABLE NUMBER OF STORIES C.B.C. TABLE 504.4	PROPOSED STORIES	ALLOWABLE HEIGHT C.B.C. TABLE 504.3	PROPOSED HEIGHT
R-2 (MAIN)	SPRINKLERED (W/O AREA INCREASE)	4	3	70 FT.	57.6 FT.

PRELIMINARY ALLOWABLE AREA CALCULATION - TYPE I-A

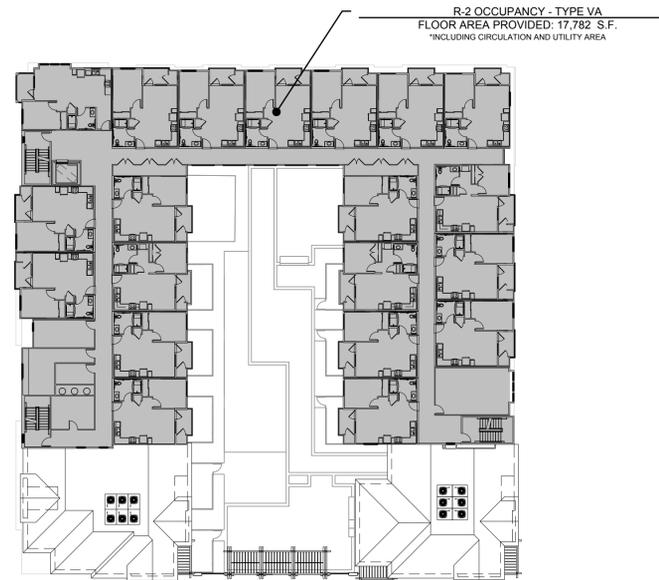
ALLOWABLE AREA PER STORY			
(PER CBC 506.2.2) Mixed-Occupancy, Multistory Buildings $A_a = [A_i + (N_s \times I_f)]$			
S-2	B	A-3	
(PER CBC TABLE 506.2: S-2) Sprinklered $A_i =$ UNLIMITED $N_s =$ UNLIMITED $I_f = 0$ $A_a =$ UNLIMITED	(PER CBC TABLE 506.2: B) Sprinklered $A_i =$ UNLIMITED $N_s =$ UNLIMITED $I_f = 0$ $A_a =$ UNLIMITED	(PER CBC TABLE 506.2: A-3) Sprinklered $A_i =$ UNLIMITED $N_s =$ UNLIMITED $I_f = 0$ $A_a =$ UNLIMITED	

LEVEL	ACTUAL BUILDING AREA (S.F.)					ALLOWABLE BUILDING AREA			
	R-2	A-3	B	S-2	TOTAL	S-2 AREA RATIO (S-2/UNLIMITED)	B AREA RATIO (B/UNLIMITED)	TOTAL	ALLOWABLE AREA
1ST	0	2,753	5,064	23,255	31,072	-	-	-	-

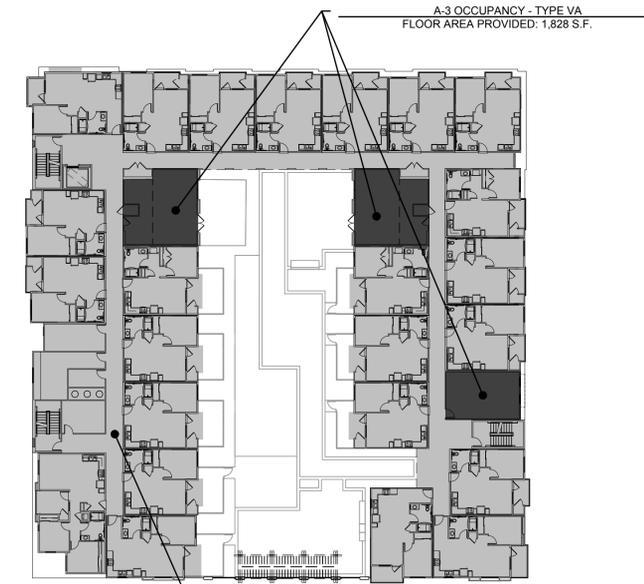
PRELIMINARY ALLOWABLE AREA CALCULATION - TYPE V-A

ALLOWABLE AREA PER STORY			
(PER CBC 506.2.2) Mixed-Occupancy, Multistory Buildings $A_a = [A_i + (N_s \times I_f)]$			
R-2	A-3	B	
(PER CBC TABLE 506.2: R-2) Sprinklered $A_i = 36,000$ SF $N_s = 12,000$ SF $I_f = 0$ $A_a = [36,000 + (12,000 \times 0)] = 36,000$ SF $A_a = 36,000$ SF	(PER CBC TABLE 506.2: A-3) Sprinklered $A_i = 34,500$ SF $N_s = 11,500$ SF $I_f = 0$ $A_a = [34,500 + (11,500 \times 0)] = 34,500$ SF $A_a = 34,500$ SF	(PER CBC TABLE 506.2: B) Sprinklered $A_i = 54,000$ SF $N_s = 18,000$ SF $I_f = 0$ $A_a = [54,000 + (18,000 \times 0)] = 54,000$ SF $A_a = 54,000$ SF	

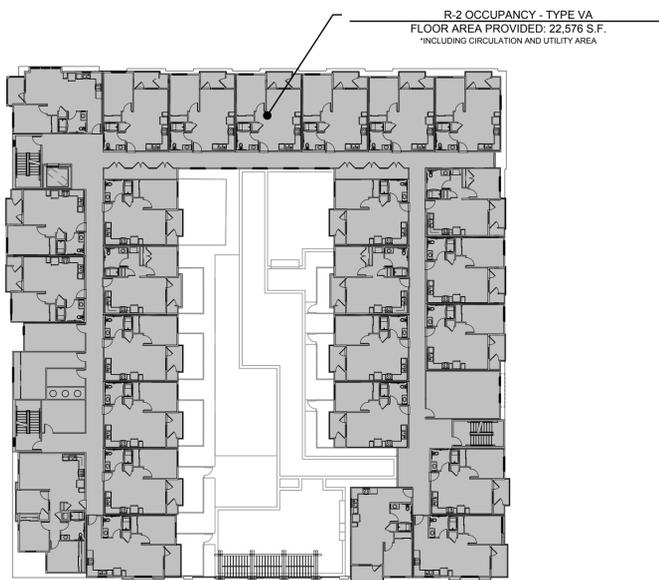
LEVEL	ACTUAL BUILDING AREA (S.F.)					ALLOWABLE BUILDING AREA				
	R-2	A-3	B	S-2	TOTAL	R-2 AREA RATIO (R-2/36,000)	A-3 AREA RATIO (A-3/34,500)	B AREA RATIO (B/54,000)	TOTAL	ALLOWABLE AREA
2ND	20,714	1,828	0	0	22,542	0.575	0.053	0.000	0.628	0.628 < 1 ✓
3RD	22,576	0	0	0	22,576	0.627	0.000	0.000	0.627	0.627 < 1 ✓
4TH	17,782	0	0	0	17,782	0.494	0.000	0.000	0.494	0.494 < 1 ✓
TOTAL	61,072	1,828	0	0	62,900	1.696	0.053	0.000	1.255	1.749 < 2 ✓



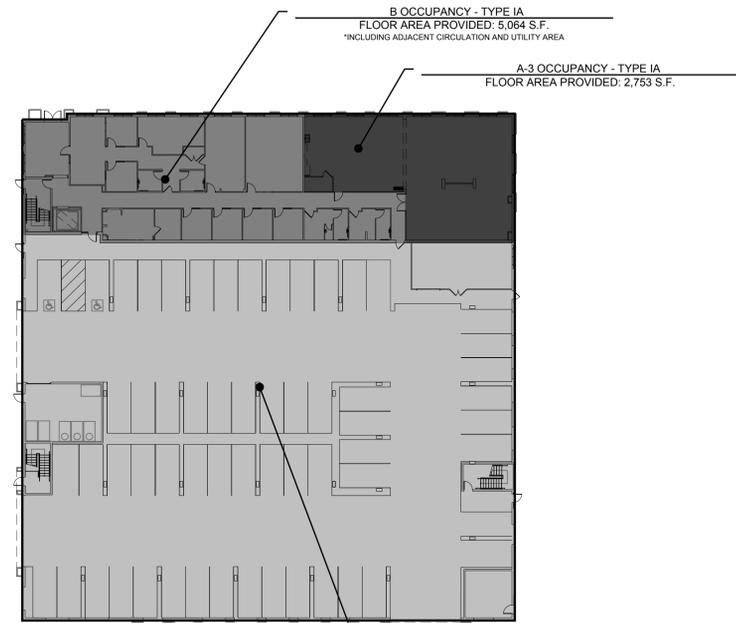
4TH FLOOR - TYPE VA (04)



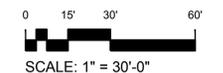
2ND FLOOR - TYPE VA (02)



3RD FLOOR - TYPE VA (03)



1ST FLOOR - TYPE IA (01)





VIEW LOOKING NORTH FROM POMONA AVE. 010



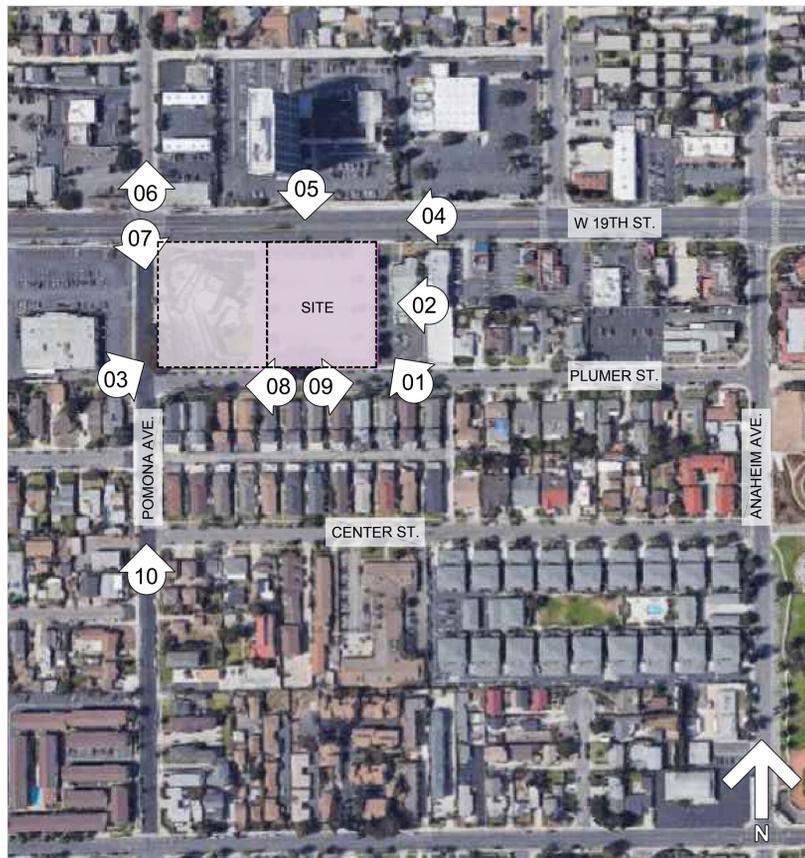
VIEW LOOKING NORTH FROM INTERSECTION OF POMONA AVE. AND W 19TH ST. 006



VIEW LOOKING WEST FROM W 19TH ST. 004



VIEW LOOKING EAST FROM PLUMER ST. 009



VICINITY MAP



VIEW LOOKING NORTHEAST FROM POMONA AVE. 003



VIEW LOOKING WEST FROM PLUMER ST. 008



VIEW LOOKING WEST FROM ADJACENT SITE 002



VIEW LOOKING EAST FROM INTERSECTION OF POMONA AVE. AND W 19TH ST. 007



VIEW LOOKING SOUTH FROM W 19TH ST. 005



VIEW LOOKING NORTH FROM PLUMER ST. 001



GROUND LEVEL
LANDSCAPE PLAN
• see sheet L.2

19th STREETSCAPE
• protect existing parkway and sidewalk
• extended parkway at former driveway location & added palm tree, as requested on Tentative Parcel Map sheet.

NOTE
ALL LANDSCAPING SHALL BE BROUGHT INTO CONFORMANCE WITH THE CITY LANDSCAPE CODE LOCATED IN CMMC 13-101 THROUGH 13-108 AND THE 19 WEST URBAN PLAN'S ON-SITE LANDSCAPING.

LEGEND
 EXISTING TREE TO BE PROTECTED IN PLACE
 PROPOSED 48" BOX SIZE TREE

TREE MITIGATION
 1:1 RATIO - 48" BOX MIN. REPLACEMENT
 Total trees removed = 26 trees
 Total required 48" box size replacement trees = 26
 Total proposed 48" box size trees = 28

PODIUM LEVEL
LANDSCAPE PLAN
• see sheet L.3



JAMBOREE HOUSING CORPORATION
17701 COWAN AVE
SUITE 200
IRVINE, CA 92614
949.263.8676

190079 **COSTA MESA SC HOUSING**
COSTA MESA, CA

URBAN MASTER PLAN SUBMITTAL
DATE: 05.09.24
REVISED: 08.22.2024



L.1
COMPOSITE LANDSCAPE PLAN



BIKE RACKS

PROJECT ENTRANCE
 • decorative stamped concrete at driveways

LEASING SERVICES ENTRY
 • access from 19th street

19th STREETSCAPE
 • protect existing parkway and sidewalk
 • extended parkway at former driveway location & added palm tree, as requested on Tentative Parcel Map sheet.

DOG RUN
 • string lights
 • seating

PARKING LOT TREE COUNT
 MUNICIPAL CODE 13-106 SECTION 1
 • required ratio = 1 tree : 6 uncovered stalls
 • required trees 74 / 6 stalls = 13 trees
 • provided tree count = 13 (including 3 existing*)

PROJECT ENTRANCE
 • decorative stamped concrete at driveways

19th PLUMER STREETSCAPE
 • protect existing sidewalk
 • update sidewalk at existing tree location (to be removed) to match City Standard

PROJECT ENTRANCE
 • decorative stamped concrete at driveways



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190079 **COSTA MESA SC HOUSING**
 COSTA MESA, CA

URBAN MASTER PLAN SUBMITTAL
 DATE: 05.09.24
 REVISED: 08.22.2024





FITNESS LAWN

- synthetic lawn
- pottery screen

PATIO DINING

- dining tables
- bbq counter
- olive tree grove in pots
- enhanced paving

MULTI-USE LAWN

- lawn games
- yoga / tai chi

PRIVATE PATIO

- wrought iron fence with gate
*gate application varies
- pottery

LOUNGE

- group seating
- pottery
- enhanced paving

COMMUNITY GARDEN

- raised planting beds
- planting work table and storage
- patio seating
- pergola / trellis



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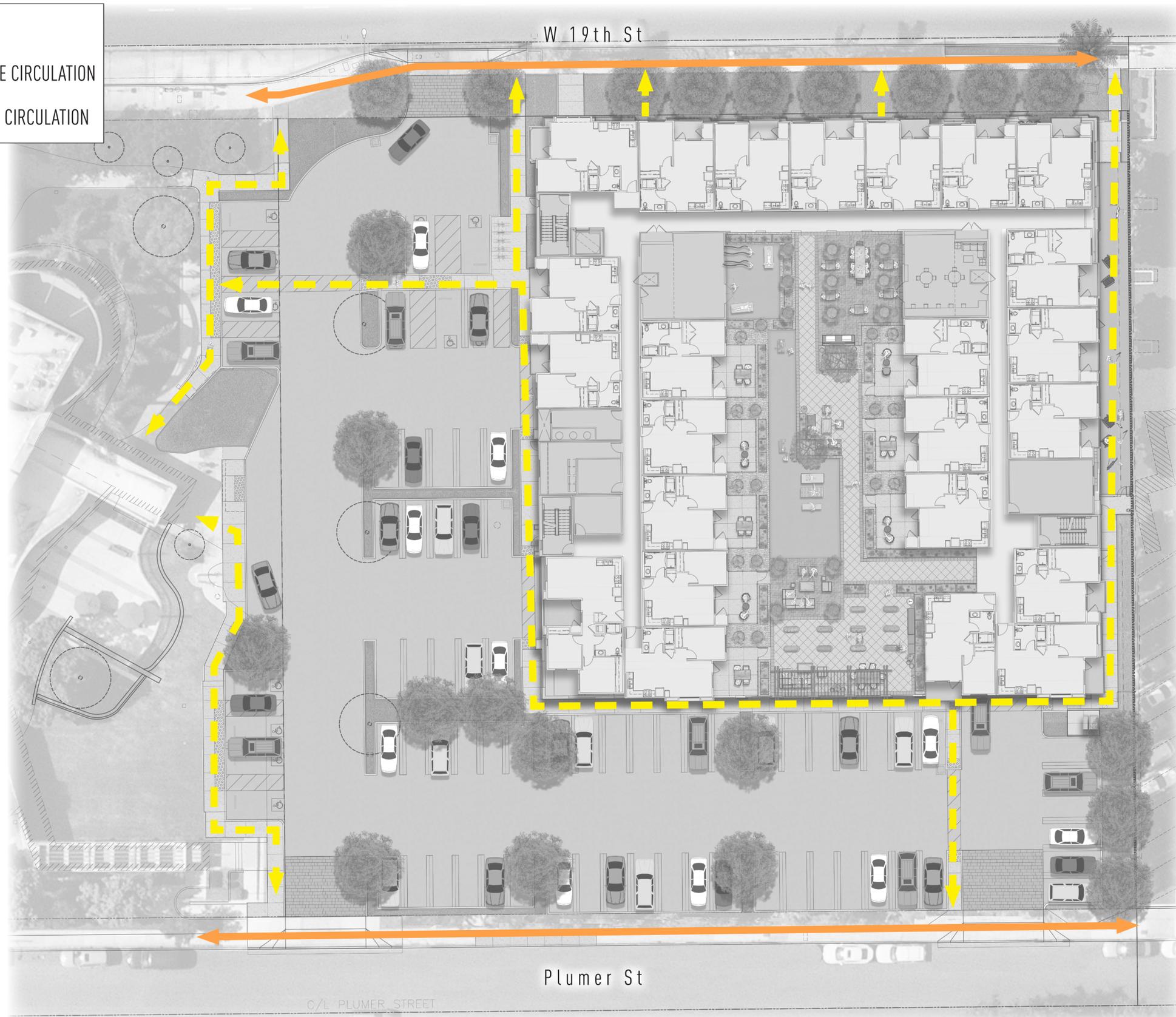
190079 **COSTA MESA SC HOUSING**
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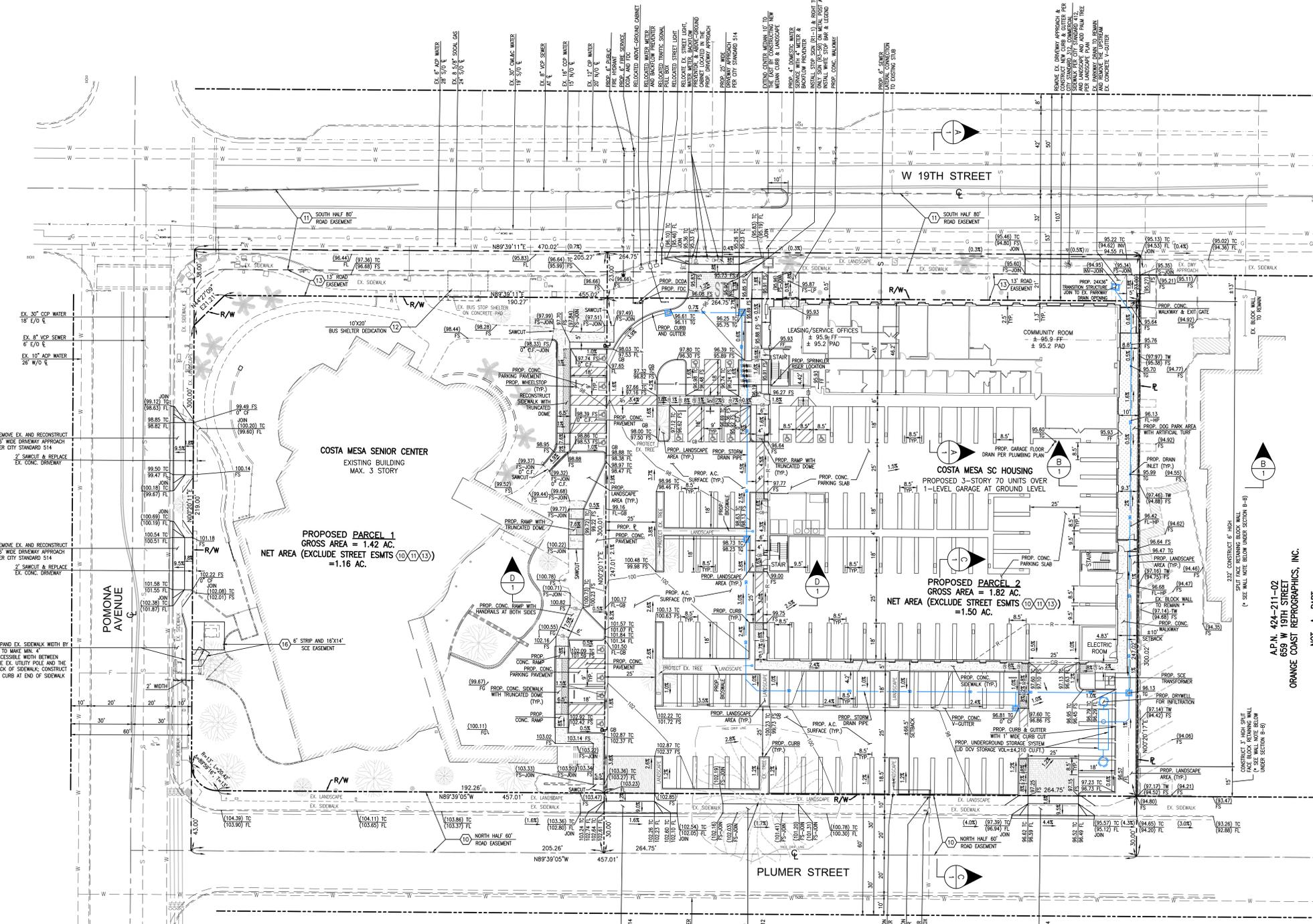
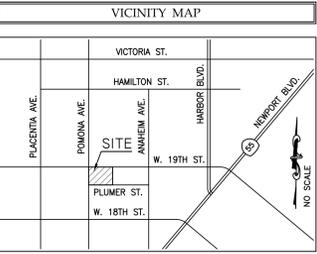


LEGEND

- PRIVATE ROUTE OF ACCESSIBLE CIRCULATION
- PUBLIC ROUTE OF ACCESSIBLE CIRCULATION



PRELIMINARY GRADING PLAN AND TENTATIVE PARCEL MAP NO. 2023-160 (URBAN MASTER PLAN SUBMITTAL; 08/22/2024)



EASEMENTS	
10	AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED AS BOOK 3663, PAGE 518 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF COSTA MESA AS DESCRIBED THEREIN.
11	AN EASEMENT FOR THE WIDENING OF WEST 19TH STREET AND INCIDENTAL PURPOSES, RECORDED DECEMBER 06, 1956 AS BOOK 3735, PAGE 110 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF COSTA MESA AS DESCRIBED THEREIN.
12	AN OFFER OF DEDICATION FOR PUBLIC BUS SHELTER AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 13, 1977 AS BOOK 12375, PAGE 254 OF OFFICIAL RECORDS. TO: THE CITY OF COSTA MESA.
13	AN EASEMENT FOR STREETS AND HIGHWAYS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 1979 AS BOOK 13396, PAGE 1208 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF COSTA MESA AS DESCRIBED THEREIN.
16	AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS NECESSARY OR USEFUL FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 05, 1991 AS INSTRUMENT NO. 91-479126 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. SUCCESSORS AND ASSIGNS AS DESCRIBED THEREIN.

BENCHMARK	
PUBLIC WORKS OF ORANGE COUNTY DESIGNATION: CM-39-81	
DESCRIBED BY OCS 2001 - FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-39-81" SET IN THE SOUTHWEST CORNER OF A 3 FT. BY 15 CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF PLUMER AVENUE AND 18TH STREET, 23 FT. SOUTHERLY OF THE CENTERLINE OF 18TH STREET AND 0.5 FT. WESTERLY OF THE WEST END OF THE SOUTHWEST CURB RETURN. MONUMENT IS SET LEVEL WITH SIDEWALK.	
ELEVATION: 102.442 (2005 ADJUSTMENT) NAVD 1988	

BASIS OF BEARINGS	
THE BEARING NORTH 89°27'28" EAST ALONG THE CENTERLINE OF 19TH STREET AS SHOWN ON TRACT NO. 3287 RECORDED IN BOOK 102, PAGES 38 TO 39 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.	
NOTE: THE TOPOGRAPHIC SURVEY WAS PERFORMED ON 9-18-2021 BY DANNY T. DAVIS (P.L.S. #7586) AND A COPY OF IT IS FILED WITH THIS OFFICE.	

SITE INFORMATION	
SITE ADDRESS: 695 W. 19TH STREET, COSTA MESA, CA 92627	

LEGAL DESCRIPTION - EXISTING	
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:	
LOT 501, NEWPORT MESA TRACT, AS PER MAP RECORDED IN THE BOOK 5, PAGE 1 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
EXCEPT THE EASTERLY 160 FEET.	
ALSO EXCEPT ONE-HALF OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES IN OR UNDER ALL OF THE ABOVE DESCRIBED LAND; HOWEVER, NO RIGHT IS RESERVED TO ENTER ON THE SURFACE OF SAID PROPERTY FOR THE PURPOSE OF EXPLORING FOR OR EXTRACTING OIL, GAS AND MINERALS, AS RESERVED IN THE DEEDS FROM ELIZABETH M. FARRAR AND OTHERS, RECORDED AUGUST 11, 1953 IN BOOK 2553, PAGES 624 AND 628 OF OFFICIAL RECORDS, AND IN BOOK 2554, PAGES 22 AND 10 OF OFFICIAL RECORDS.	
APN 424-211-01	

EARTHWORK ESTIMATES		
OVER-EXCAVATION -	RAW CUT (CY)	RAW FILL (CY)
BUILDING 3' DEEP 5' BEYOND FOOTPRINT	-3,849	3,849
UNDERCUT - DRIVEWAY, PARKING, & SIDEWALK (12')	-1,066	211
UNDERGROUND STORAGE SHRINKAGE (10%)	-452	537
NET EXPORT - 770 CY	TOTAL = -5,367	4,597

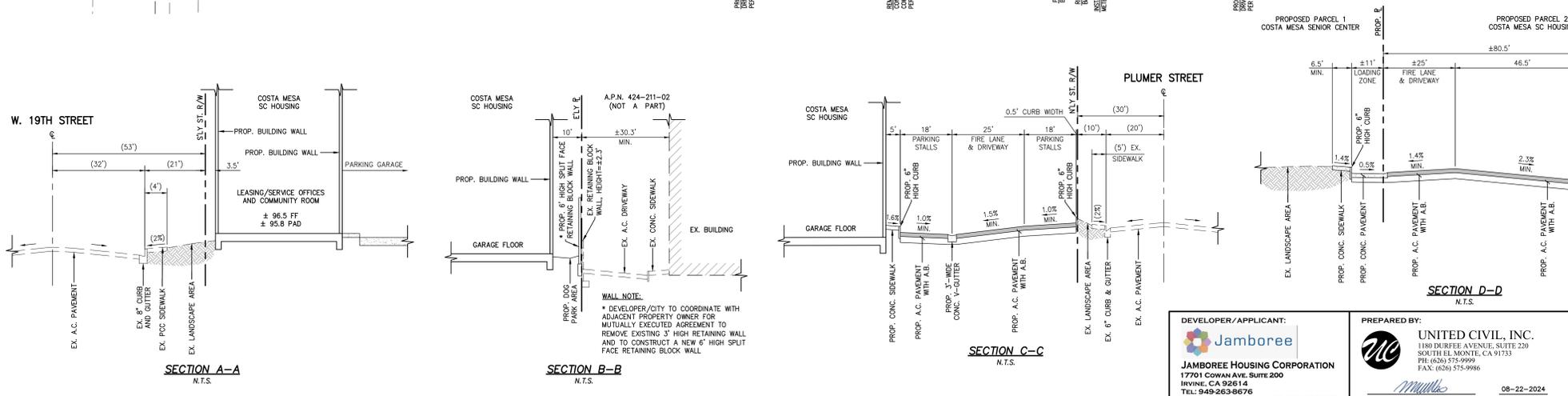
UTILITY PROVIDERS		
CATV:	SPECTRUM	1-833-267-6094
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON	1-800-655-4555
GAS:	SOUTHERN CALIFORNIA GAS	1-800-427-2200
SEWER:	COSTA MESA SANITARY DISTRICT	1-949-445-8400
STORM DRAIN:	CITY OF COSTA MESA	1-714-754-5123
TELEPHONE:	AT&T	1-800-455-2355
TRASH COLLECTION:	COSTA MESA DISPOSAL	1-949-645-8400
WATER:	MESA WATER DISTRICT	1-949-631-1201

PROJECT INFORMATION	
URBAN PLAN AREA:	19 WEST URBAN PLAN
ZONING:	C1 (LOCAL BUSINESS DISTRICT)
SITE ADDRESS:	695 W. 19TH STREET, COSTA MESA, CA 92627
PROJECT DESCRIPTION:	THE 4-STORY PROPOSED DEVELOPMENT DESIGNED IN A SPANISH REVIVAL AESTHETIC CONSISTS OF 70 UNITS OVER A TYPE I podium GARAGE WITH THE EXISTING COSTA MESA SENIOR CENTER PARKING LOT. THE PROPOSED DEVELOPMENT IS AN INTENDED TO HOUSE SENIORS AND THE MAJORITY OF THE UNITS ARE 1 BEDROOM.
ASSESSOR PARCEL NO.:	424-211-01
SITE AREA OVERALL:	3.24 AC. (GROSS)
PROPOSED SUBDIVISION:	PARCEL 1 = 1.42 AC. (GROSS), 1.16 AC. (NET)
UNITS:	70 UNITS
DENSITY:	46.50/ACRE
CONSTRUCTION TYPE:	PROJUM - (1) AND (3) LEVELS OF TYPE V-A OVER NFA 13
SPRINKLERS:	(1) LEVEL OF TYPE I-A
BUILDING OCCUPANCY:	R-2, S-2, A-3, and B

LEGAL DESCRIPTION - PROPOSED	
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:	
PARCEL 1	
THE WEST 205.25 FEET OF LOT 501, NEWPORT MESA TRACT, AS PER MAP RECORDED IN THE BOOK 5, PAGE 1 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
PARCEL 2	
THE EAST 264.75 FEET OF THE WEST 470 FEET OF LOT 501, NEWPORT MESA TRACT, AS PER MAP RECORDED IN THE BOOK 5, PAGE 1 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
EXCEPT ONE-HALF OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES IN OR UNDER ALL OF THE ABOVE DESCRIBED LAND; HOWEVER, NO RIGHT IS RESERVED TO ENTER ON THE SURFACE OF SAID PROPERTY FOR THE PURPOSE OF EXPLORING FOR OR EXTRACTING OIL, GAS AND MINERALS, AS RESERVED IN THE DEEDS FROM ELIZABETH M. FARRAR AND OTHERS, RECORDED AUGUST 11, 1953 IN BOOK 2553, PAGES 624 AND 628 OF OFFICIAL RECORDS, AND IN BOOK 2554, PAGES 22 AND 10 OF OFFICIAL RECORDS.	

LEGEND	
Symbol	DESCRIPTION
Circle with cross	FIRE HYDRANT
Circle with dot	POWER POLE
Circle with 'X'	TELECOMMUNICATION MANHOLE
Circle with 'S'	SEWER MANHOLE
Circle with 'M'	MESA CONSOLIDATED WATER DISTRICT MANHOLE
Circle with 'W'	PROP. FIRE WATER SERVICE
Circle with 'L'	PROP. SEWER LATERAL
Circle with 'P'	PROP. PRIGATION WATER SERVICE
Circle with 'C'	PROP. COSTA MESA WATER SERVICE
Circle with 'E'	EX. PROPERTY LINE
Circle with 'R'	EX. RIGHT-OF-WAY
Circle with 'L'	EX. LOT LINE
Circle with 'B'	RETAINING/BLOCK/BROCK WALL
Circle with 'B'	EX. BUILDING
Circle with 'T'	EX. TREE
Circle with 'G'	GUY WIRE
Circle with 'V'	BACKFLOW VALVE
Circle with 'L'	EXISTING ON-SITE LIGHT

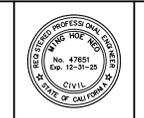
ABBREVIATION	
A.B.	AGGREGATE BASE
A.C.	ASPHALT CONCRETE
ACP	ASBESTOS CONCRETE PIPE
BFP	BACKFLOW PREVENTER
CLP	CENTER LINE
CCP	CONCRETE CYLINDER PIPE
CIP	CAST IRON PIPE
CM&C	CEMENT MORTAR LINES & CEMENT MORTAR COATED STEEL PIPE
EX.	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRATE
FL	FINISHED FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
INV	INVERT
HP	HIGH POINT
NGL	NATURAL GRADE
OH	OVERHEAD LINE
PL	PROPERTY LINE
PROJUMP	PROPOSED
R/W	RIGHT OF WAY
CO	SEWER CLEANOUT
S	SLOPE
STD	STANDARD
STO	TOP OF CURB
TC	TOP OF GRADE
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
VOL	VOLUME



DEVELOPER/APPLICANT: **Jamboree**
JAMBOREE HOUSING CORPORATION
17701 COWAN AVE. SUITE 200
IRVINE, CA 92614
TEL: 949-263-9676
CONTACT: TISH KELLY / KELSEY BREWER

PREPARED BY: **UNITED CIVIL, INC.**
1180 DUFFREE AVENUE, SUITE 220
SOUTH BAY, MONTECALA, CA 91733
PH: (626) 575-9999
FAX: (626) 575-9986
MING HOE NEO R.C.E. 47851

DATE: 08-22-2024



**PRELIMINARY GRADING PLAN AND
TENTATIVE PARCEL MAP No. 2023-160
(URBAN MASTER PLAN SUBMITTAL; 08/22/2024)
695 W. 19TH STREET, COSTA MESA, CA 92627**

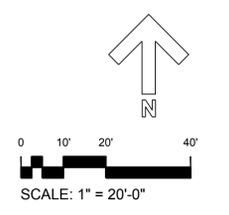
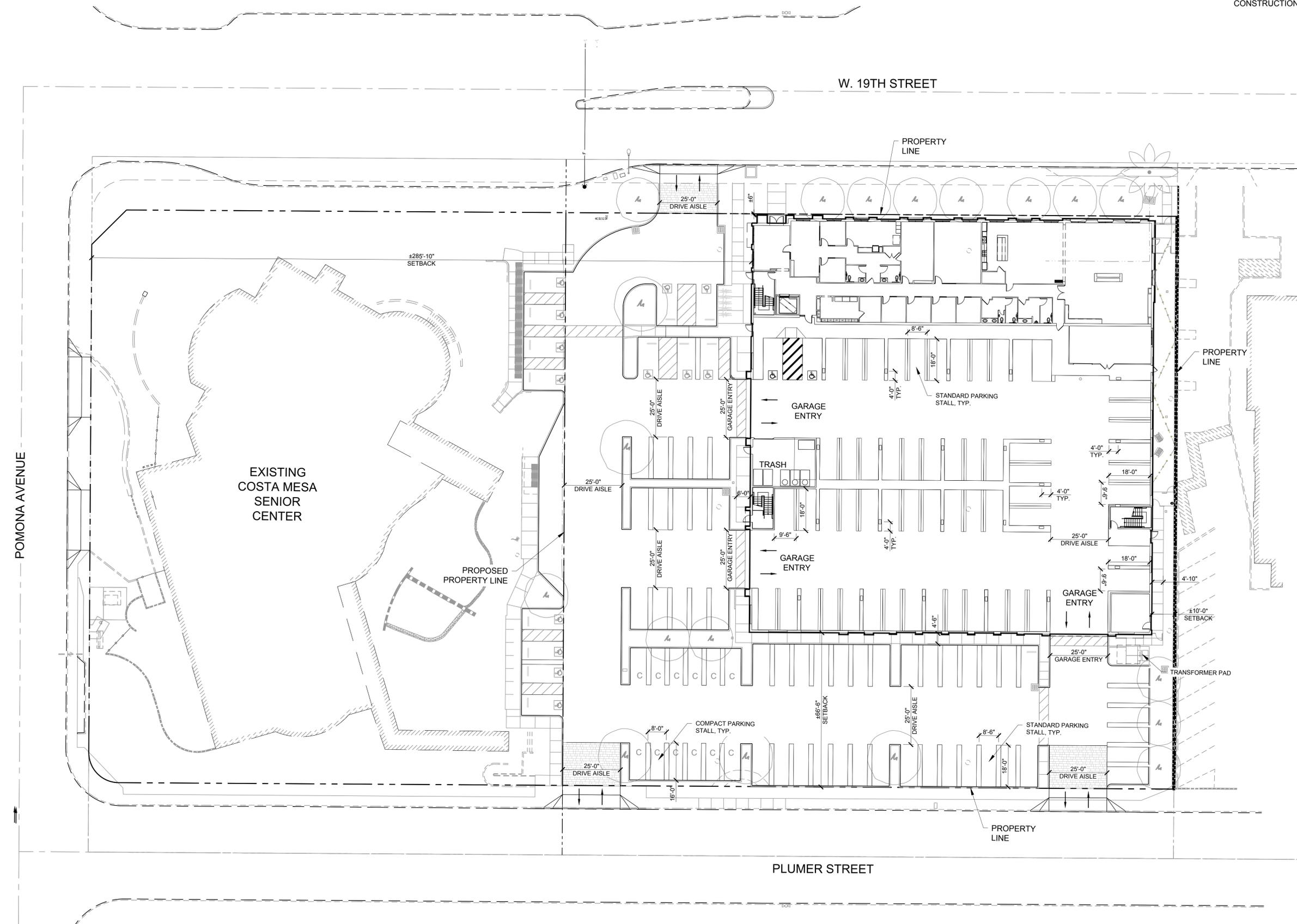
ARCHITECT: ARCHITECTURE DESIGN COLLABORATIVE
23231 SOUTH FRONT DRIVE
LAGUNA HILLS, CA 92653
TEL: (949) 287-1860 EXT. 202
CONTACT: CHRIS WENDEL

LANDSCAPE ARCHITECT: MJS LANDSCAPE ARCHITECTURE
507 30TH STREET
NEWPORT BEACH, CA 92663
TEL: (949) 675-9964
CONTACT: DAN BELLE

SURVEYOR: DAVIS LAND SURVEYING, INC.
1197 E. LOS ANGELES AVE., SUITE C-322
SIMI VALLEY, CA 93506
TEL: (865) 816-4181
CONTACT: DANNY T. DAVIS, PLS.

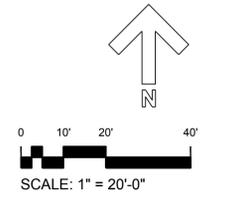
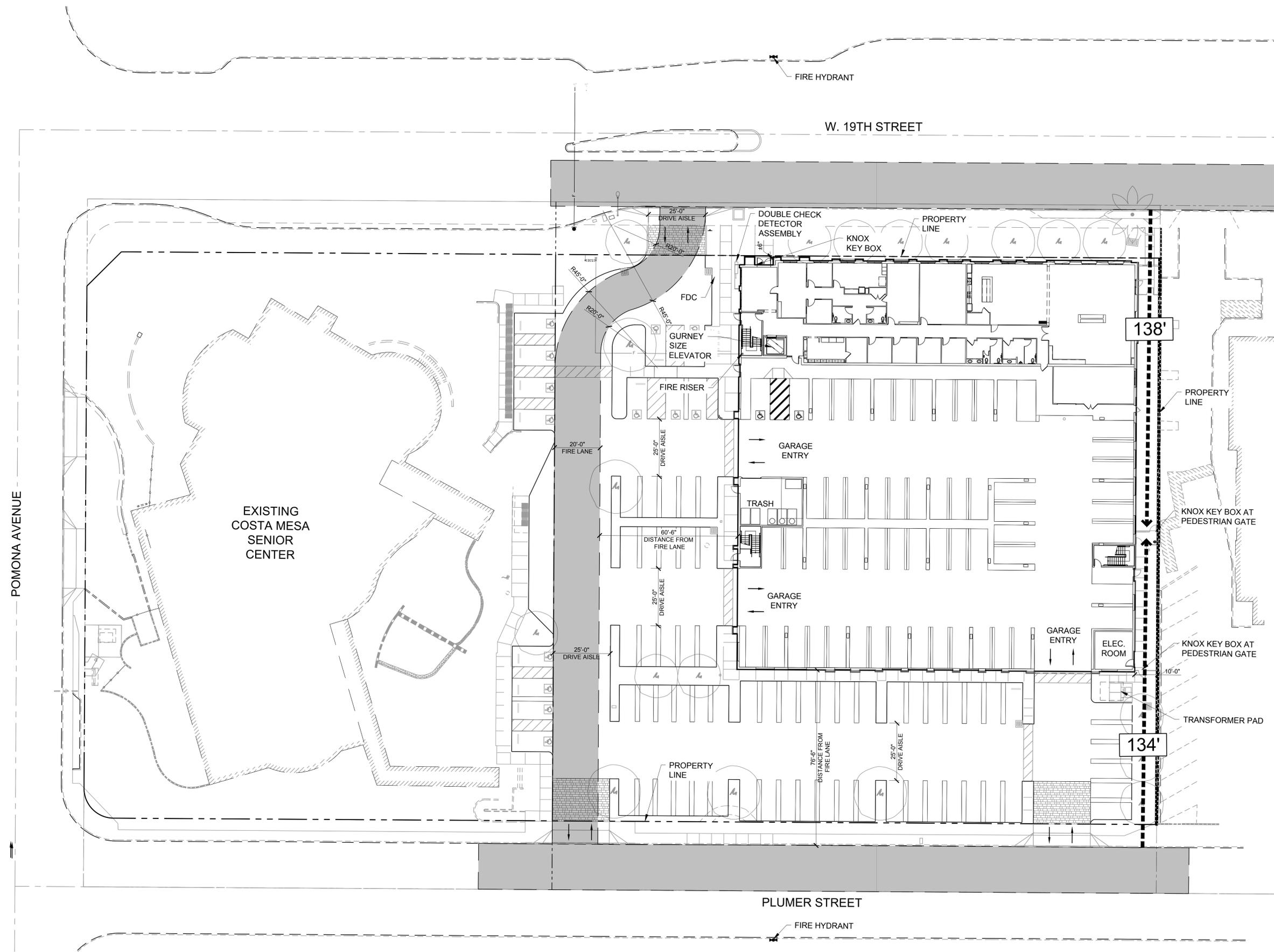
SHEET 1 OF 1
DATE: 08/22/2024

NOTE:
1. PARKING STRIPING IS SHOWN FOR GRAPHIC PURPOSES ONLY, ALL PARKING STRIPING TO COMPLY WITH PARKING DESIGN GUIDELINES UPON CONSTRUCTION.



LEGEND

-  PROPERTY LINE
-  20'-0" FIRE ACCESS LANE
-  HOSE PULL
-  FIRE HYDRANT LOCATION



LEGEND

-  PROPERTY LINE
-  TRASH ACCESS
-  LOADING AREA

POMONA AVENUE

W. 19TH STREET

EXISTING COSTA MESA SENIOR CENTER

PLUMER STREET

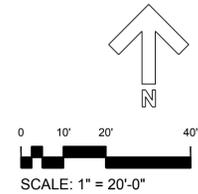
LOADING AREA

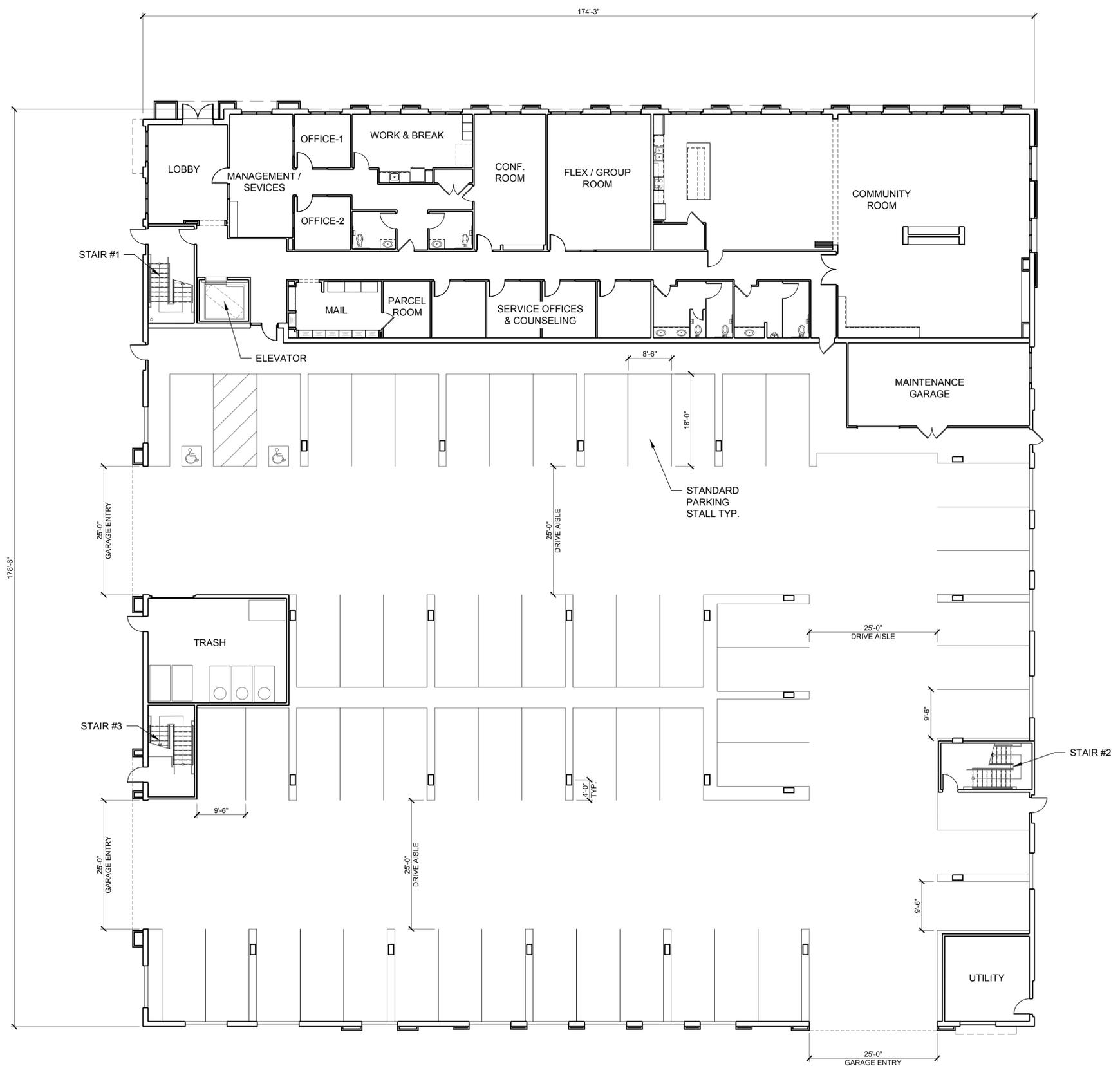
GARAGE ENTRY

TRASH ROOM

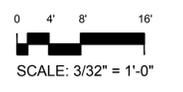
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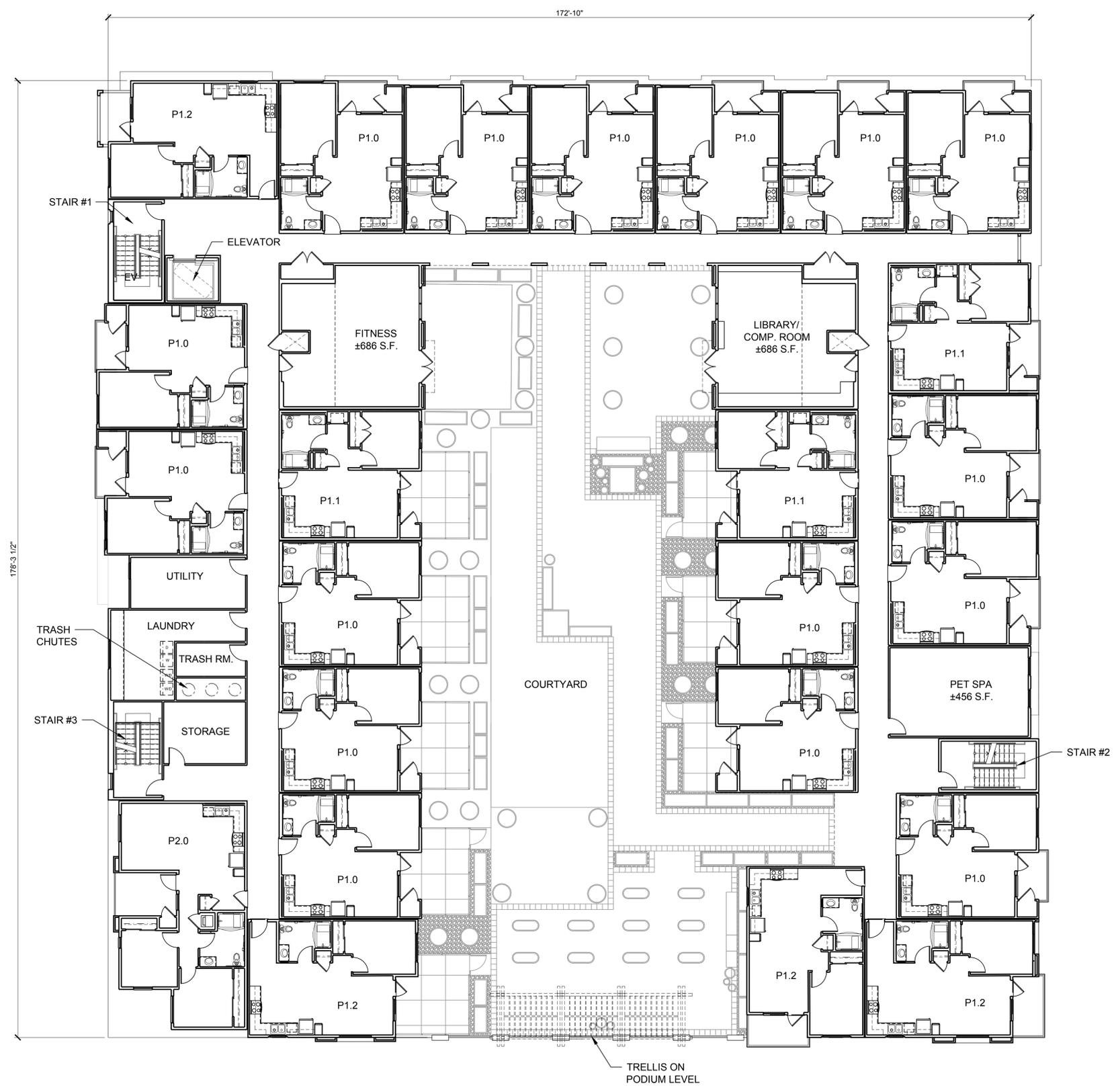
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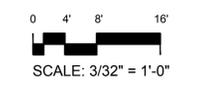


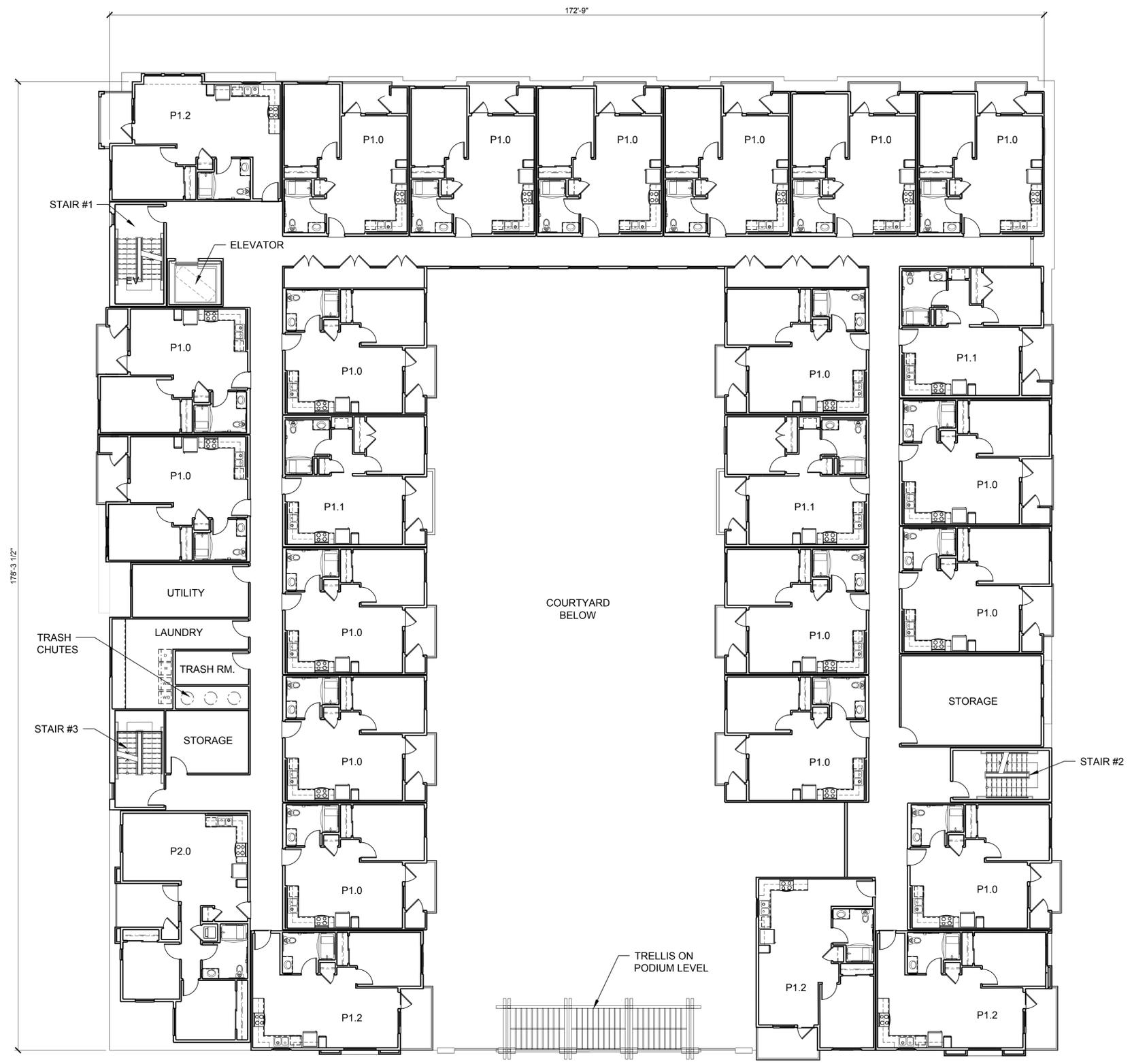
FIRST FLOOR PLAN 1



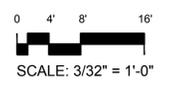


SECOND FLOOR PLAN 1

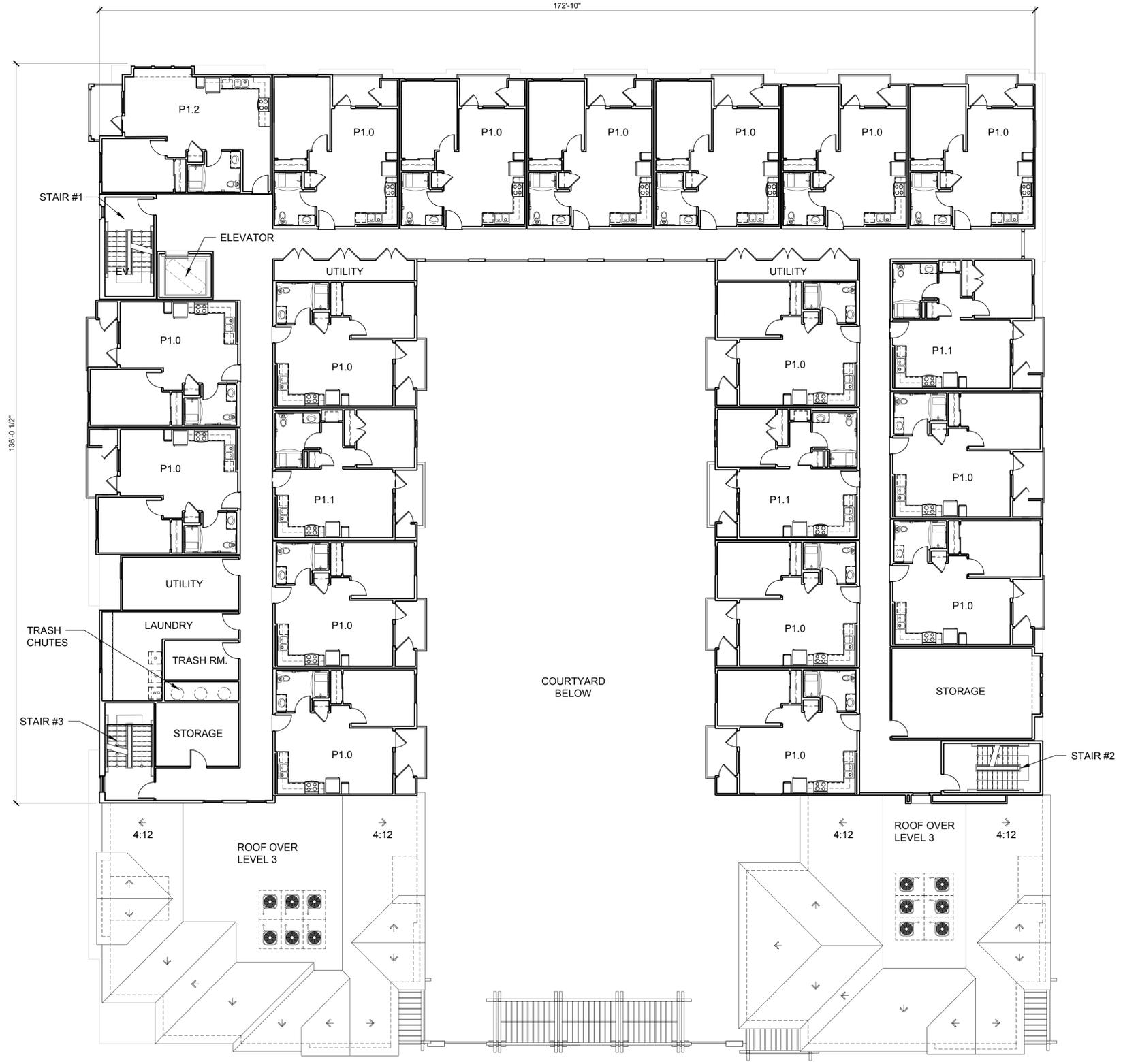




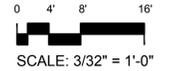
THIRD FLOOR PLAN 1



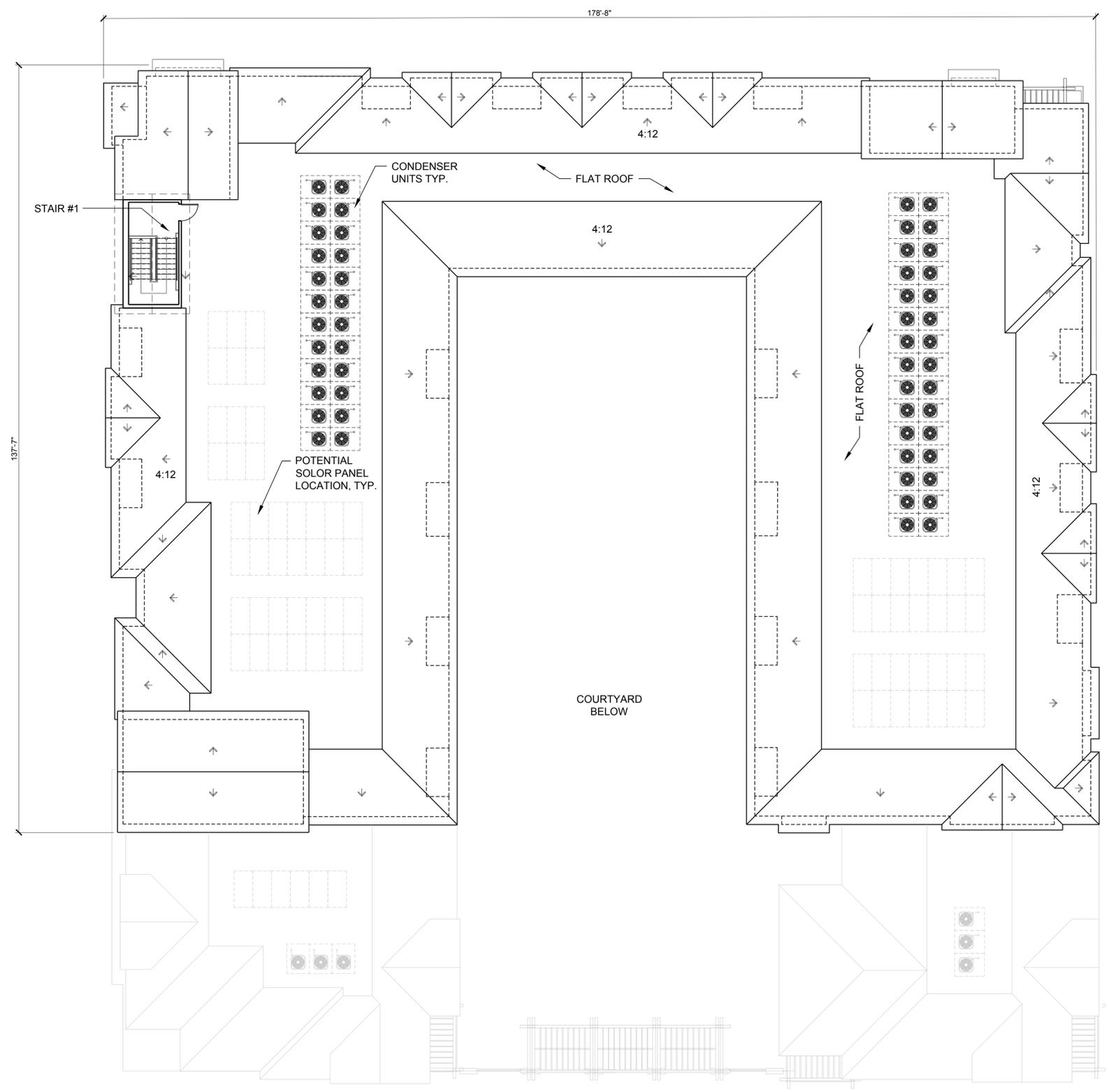
NOTE :
1. ROOFTOP EQUIPMENT WILL BE SCREENED FROM VIEW ON AND OFF SITE BY ARCHITECTURAL PARAPET, NOT SEPARATE EQUIPMENT SCREENS.



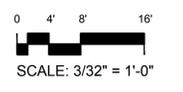
FOURTH FLOOR PLAN 1

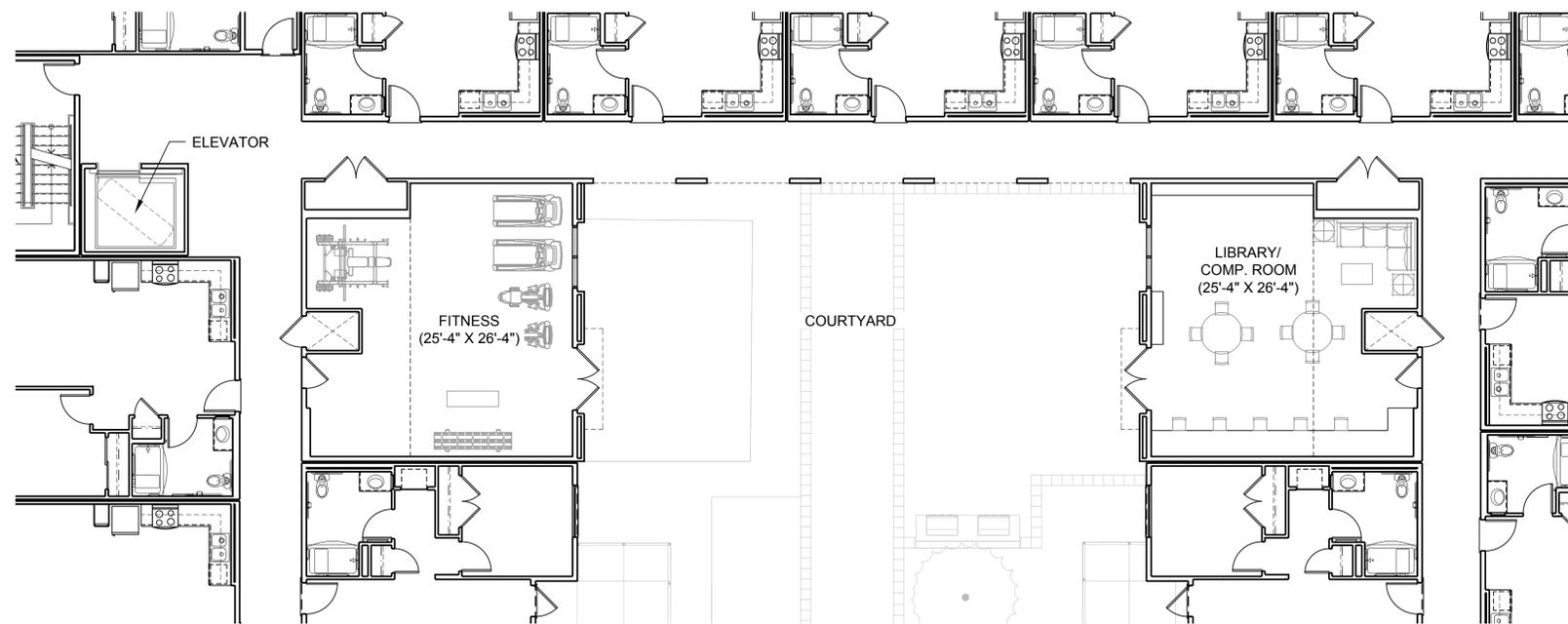


NOTE:
1. ROOFTOP EQUIPMENT WILL BE SCREENED FROM VIEW ON AND OFF SITE BY ARCHITECTURAL PARAPET, NOT SEPARATE EQUIPMENT SCREENS.

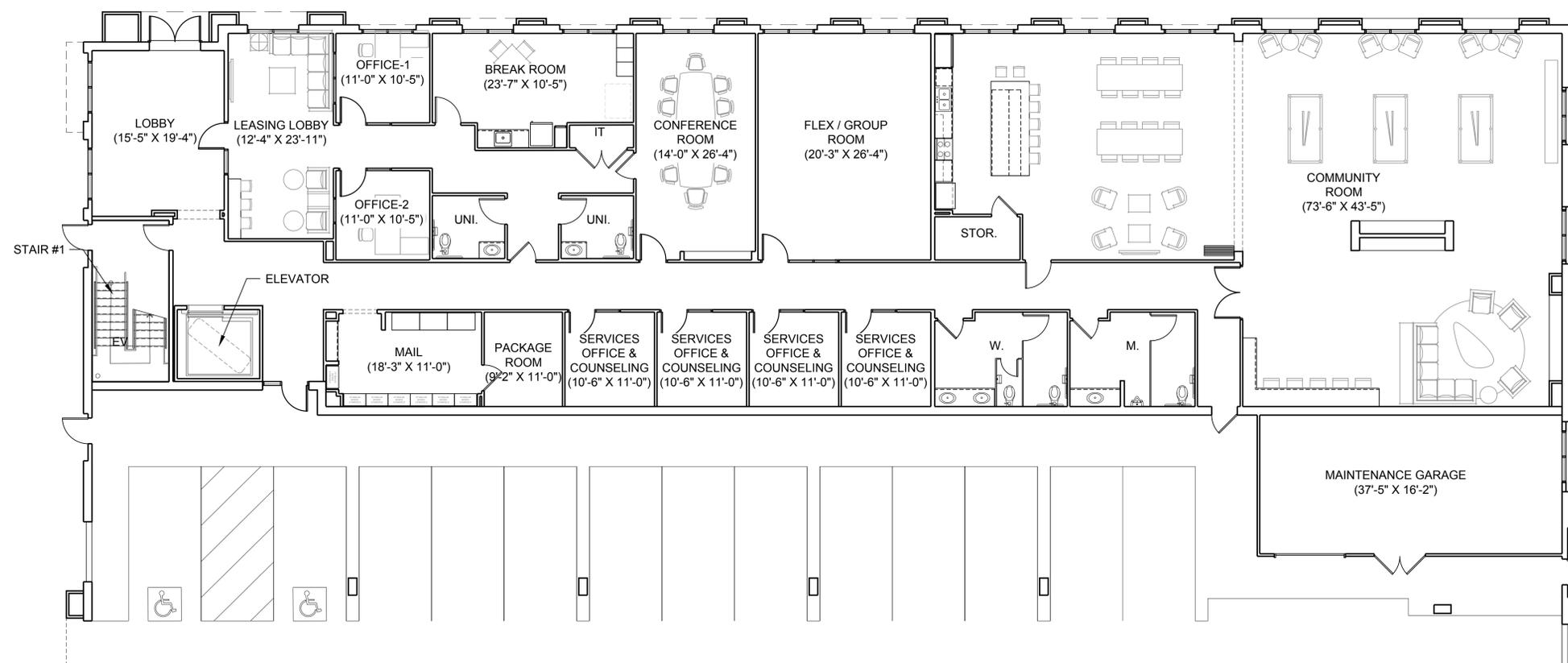


ROOF PLAN 1

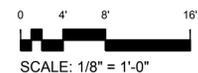




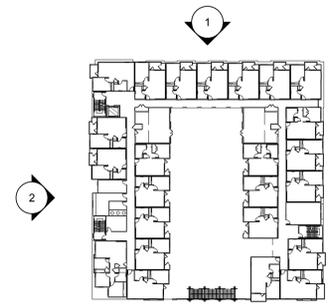
SECOND FLOOR PLAN SEGMENT 2



FIRST FLOOR PLAN SEGMENT 1



KEY PLAN



RIGHT ELEVATION 2

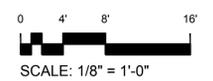
MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 DECORATIVE GABLE VENTS
- 4 PAINTED METAL GUARDRAIL
- 5 CONCRETE "S" PROFILE ROOF TILE
- 6 WOOD FASCIA
- 7 FOAM TRIMS, SILLS, & CORBELS
- 8 WHITE VINYL WINDOWS
- 9 STOREFRONT WINDOWS
- 10 WOOD TRELLIS
- 11 DECORATIVE TILES
- 12 DECORATIVE WROUGHT IRON
- 13 DECORATIVE CONCRETE BLOCKS
- 14 DECORATIVE WOOD RAFTER TAILS
- 15 ROLL UP GARAGE DOOR

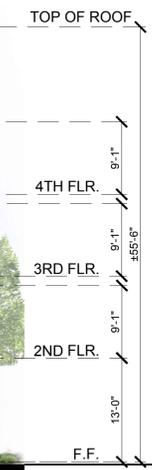
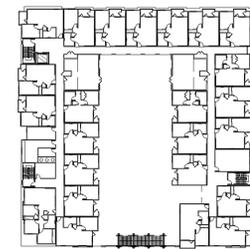
NOTE:
1. SIGNAGE UNDER SEPARATE PERMIT.



FRONT ELEVATION 1



KEY PLAN

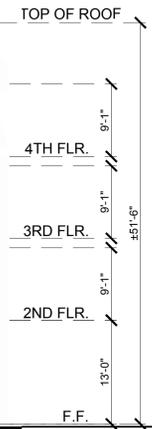


LEFT ELEVATION 2

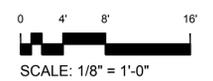
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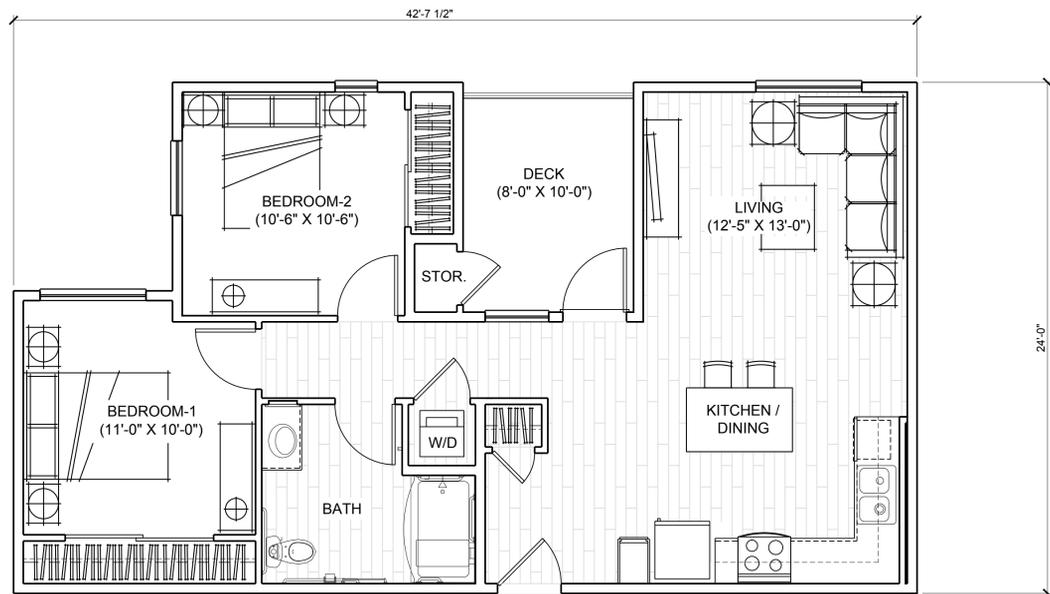
- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 DECORATIVE GABLE VENTS
- 4 PAINTED METAL GUARDRAIL
- 5 CONCRETE "S" PROFILE ROOF TILE
- 6 WOOD FASCIA
- 7 FOAM TRIMS, SILLS, & CORBELS
- 8 WHITE VINYL WINDOWS
- 9 STOREFRONT WINDOWS
- 10 WOOD TRELLIS
- 11 DECORATIVE TILES
- 12 DECORATIVE WROUGHT IRON
- 13 DECORATIVE CONCRETE BLOCKS
- 14 DECORATIVE WOOD RAFTER TAILS
- 15 ROLL UP GARAGE DOOR

NOTE:
1. SIGNAGE UNDER SEPARATE PERMIT.



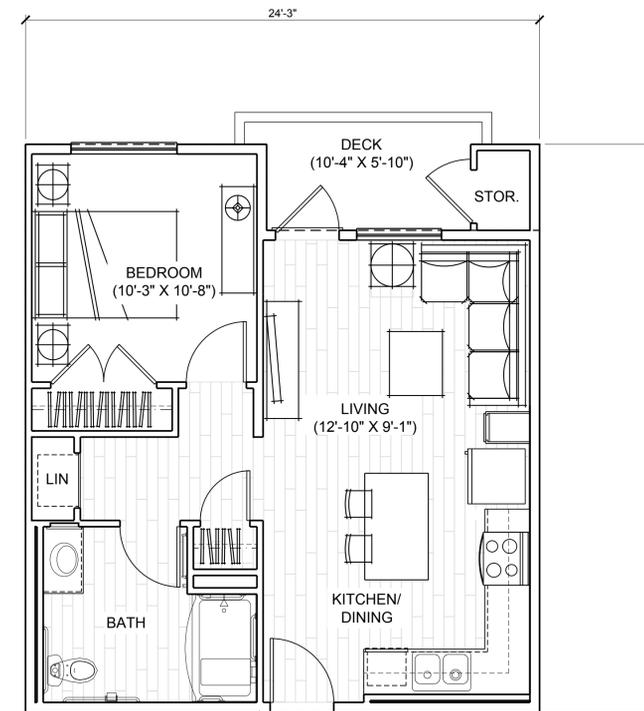
REAR ELEVATION 1





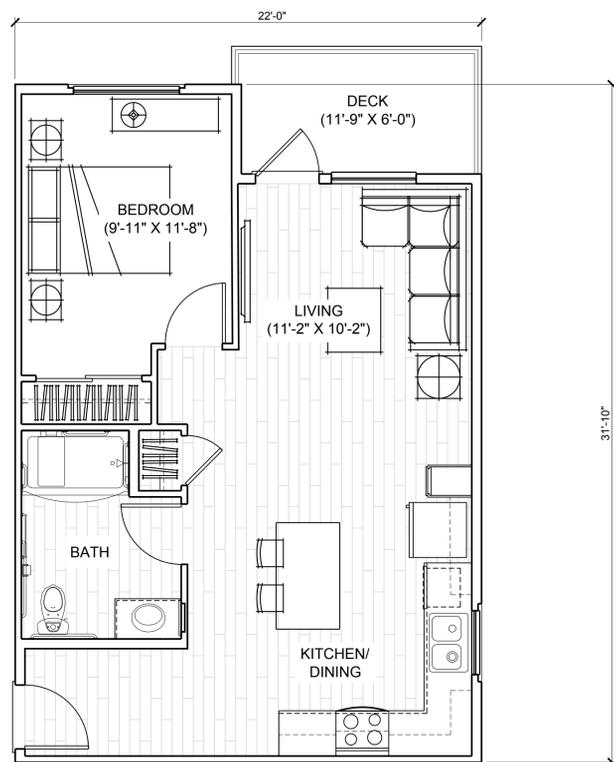
P2.0 4

2 BED/1 BATH - 855 S.F. (2 TOTAL)



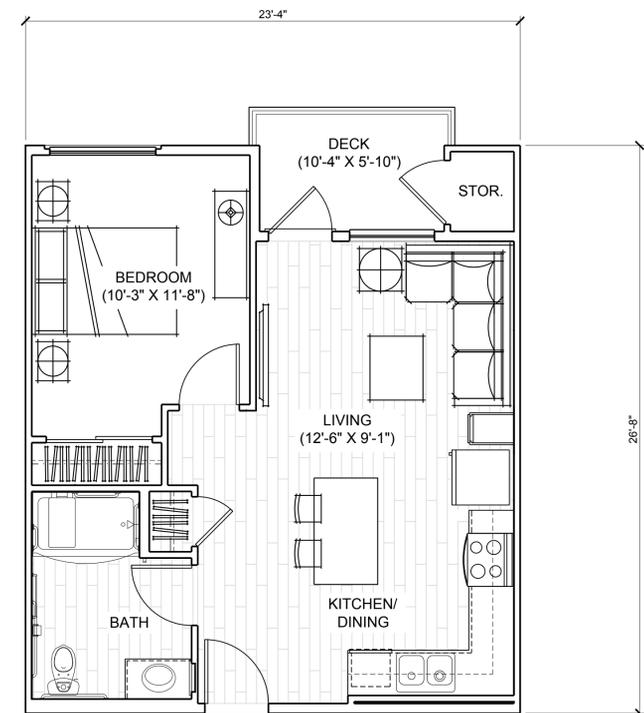
P1.1 (MOBILITY) 2

1 BED/1 BATH - 588 S.F. (9 TOTAL)



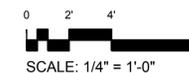
P1.2 3

1 BED/1 BATH - 614 S.F. (9 TOTAL)



P1.0 1

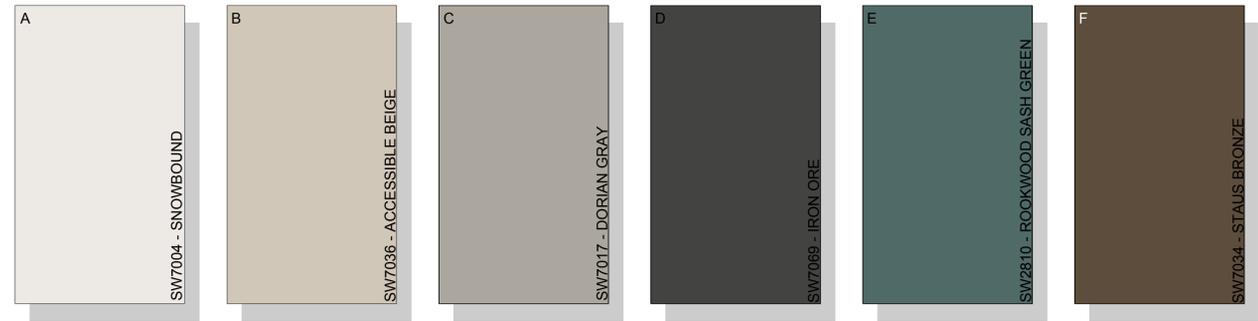
1 BED/1 BATH - 566 S.F. (50 TOTAL)



1 EXTERIOR PLASTER
LIGHT SAND FINISH



2 PAINT COLORS



3 GOOSE NECK WALL LIGHT



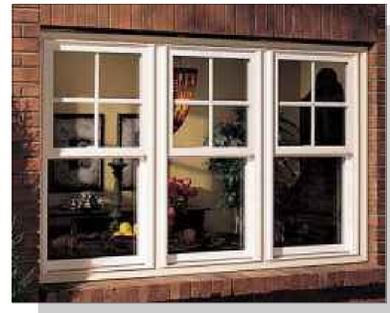
4 CONCRETE "S" PROFILE ROOF TILE



5 Spanish Tile



6 LIGHT VINYL WINDOWS



7 STOREFRONT SYSTEM
FACTORY FINISH GREEN



FRONT ELEVATION