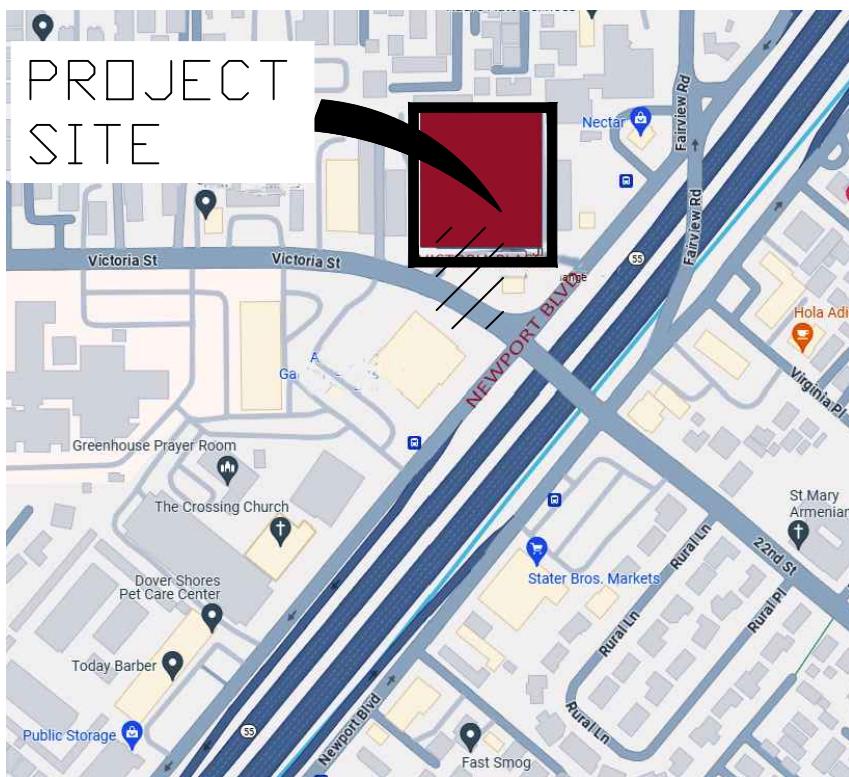


VICTORIA PLACE

222 VICTORIA STREET
COSTA MESA, CA 92627



PROJECT DIRECTORY:

CLIENT:
VMC LLC
8015 Chrystal Court
Anaheim, CA 92336
Attn: Tony Weeda
Phone: 714.529.2405
Email: tweeda@sbcglobal.net

CIVIL ENGINEER:
CA Engineering, Inc.
13821 Newport Ave., Ste. 110
Tustin, CA 92780
Attn: Fred Cornwell
Phone: (949) 724-9480
Email: fcornwell@ca-eng.net

ARCHITECT:
Bundy-Finkel Architects
1120 Bristol St., Ste. 120
Costa Mesa, CA 92626
Phone: (714) 850-7575
Attn: Richard Finkel
Email: rfinkel@bundyfinkel.com

LANDSCAPE ARCHITECT:
Studio Berzunza
5000 Birch St., Ste. 3000
Newport Beach, CA 92660
Attn: Vladimir Berzunza
Phone: (714) 795-8080
Email: vladimir@studioberzunza.com

Deferred Submittals:

- Fire Alarm System
- Fire Sprinklers

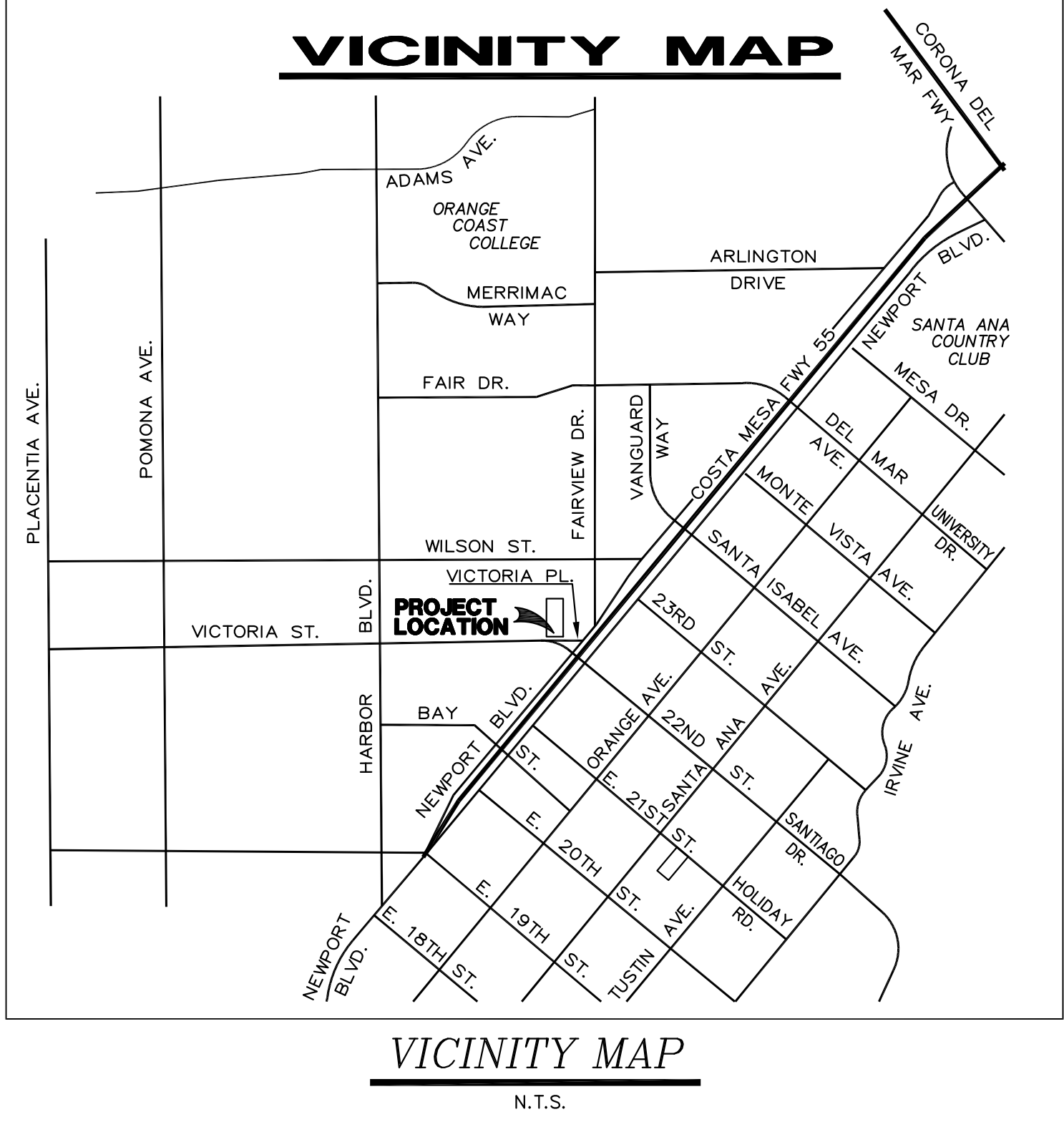
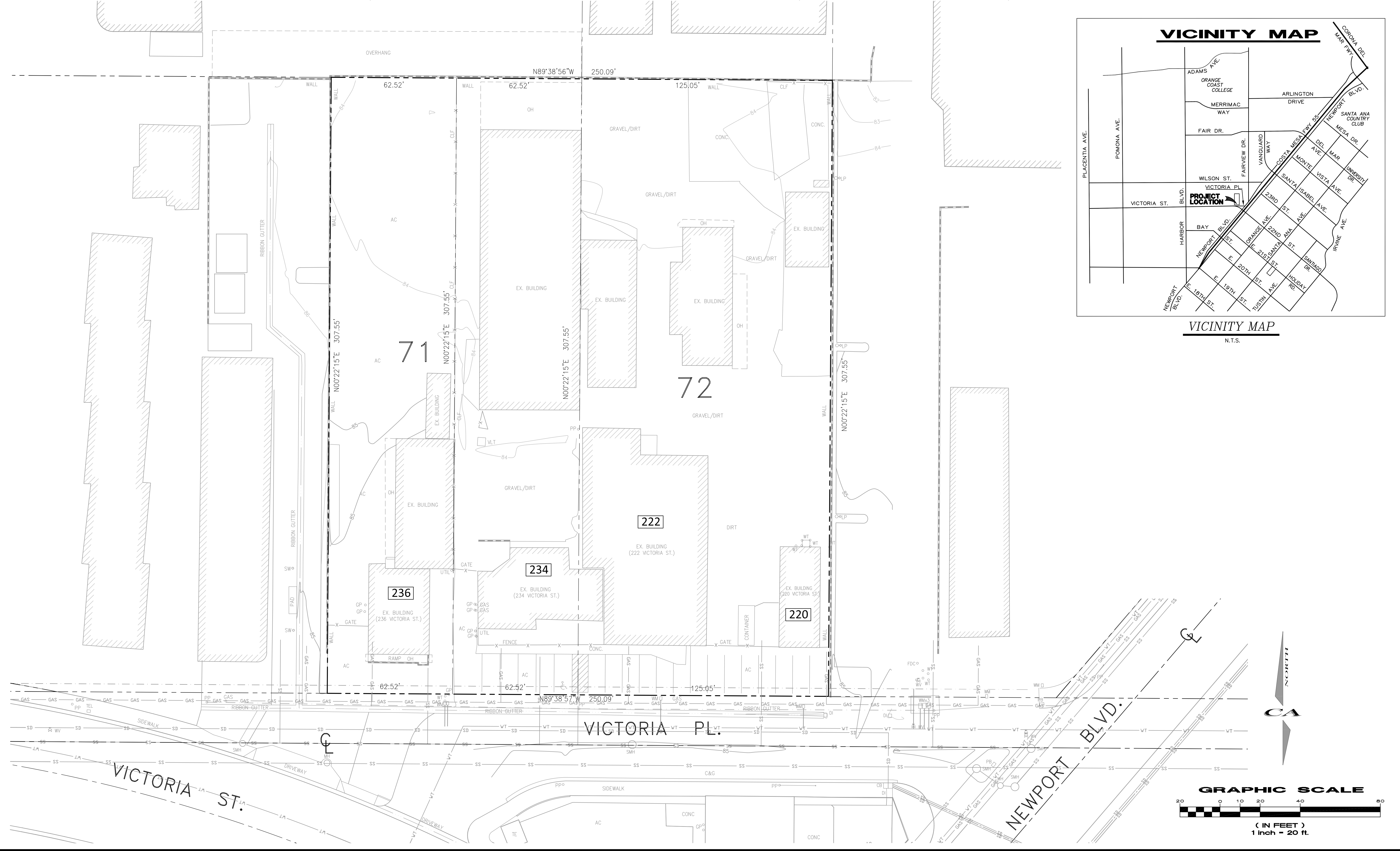
Sheet Index:

COVER	A2.1 FLOOR PLAN - TYPICAL DUPLEX UNIT
1 of 1 TOPOGRAPHY MAP	A2.2 FLOOR PLAN - TYPICAL DETACHED UNIT
1 of 1 CONCEPTUAL GRADING & UTILITY PLAN	A3.1 OVERALL ELEVATIONS
1 of 1 TENTATIVE TRACT MAP	A3.2 VICTORIA PLACE - STREET ELEVATIONS
1 of 1 WATER QUALITY MANAGEMENT PLAN	A3.3 TYPICAL DETACHED UNIT ELEVATIONS
1 of 1 WATER IMPROVEMENT PLAN	A3.4 TYPICAL DUPLEX UNIT ELEVATIONS
1 of 1 HYDROLOGY MAP	A4.1 3D IMAGES
1 of 1 SIDEWALK EXTENSION EXHIBIT	L1.00 PLANTING PLAN
1 of 1 CONSTRUCTION MANAGEMENT PLAN EXHIBIT	L1.01 SCHEMATIC IRRIGATION PLAN (DETAIL)
A0.1 SITE PHOTOS	L1.02 PLANT SCHEDULES
A1.1 SITE PLAN	L2.00 SCHEMATIC IRRIGATION PLAN (OVERALL)
A1.2 WASTE MANAGEMENT PLAN	

CITY COUNCIL SUBMITTAL

TOPOGRAPHY MAP

220, 222 & 234 Victoria Place, Costa Mesa, CA



CONCEPTUAL GRADING AND UTILITY PLAN

Victoria Place, Costa Mesa, CA

LEGAL DESCRIPTION

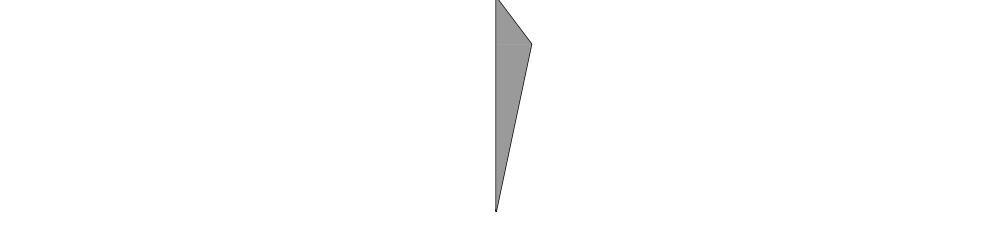
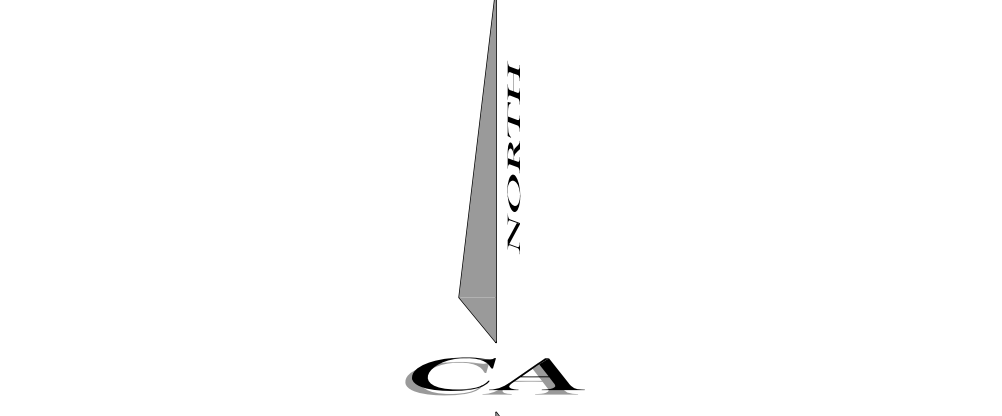
THE EASTERLY ONE HALF OF LOT 71 OF TRACT NO. 57, AS PER MAP RECORDED IN BOOK 10, PAGE 3, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

LOT 72 OF TRACT NO. 57, AS PER MAP RECORDED IN BOOK 10, PAGE 3, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

APN: 419-111-19 & 20

LEGEND

- BOUNDARY LINE
PROP. CURB
EX. CURB
- PROPOSED SEWER
EXISTING SEWER
PROPOSED WATER
PROPOSED WATER METER
- EXISTING WATER
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
- RED CURB
ADA PATH
- PROPOSED EDISON CONDUIT
EXISTING EDISON ABOVE GROUND
- MODULAR WETLANDS
- UNIT NUMBER (38)
- FL — FLOW LINE
P — PAD ELEVATION
FF — FINISH FLOOR
FS — FINISH SURFACE
GFF — GARAGE FINISH FLOOR
HP — HIGH POINT
LP — LOW POINT



(IN FEET)
1 inch = 20 ft.

GENERAL NOTES

- EXISTING LAND USE: GENERAL COMMERCIAL
- EXISTING ZONING: C-2 GENERAL BUSINESS
- PROPOSED ZONING: RESIDENTIAL INCENTIVE OVERLAY DISTRICT (RIOD)
- WATER SERVICE PROVIDED BY: MESA WATER DISTRICT
- ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON COMPANY
- SEWER SERVICE PROVIDED BY: COSTA MESA SANITARY DISTRICT
- NATURAL GAS SERVICE PROVIDED BY: THE GAS COMPANY
- FEMA FLOOD ZONE: ZONE X - FLOOD MAP 06059 C0268J
- GROSS AREA 1.77 AC. / NET AREA 1.77 AC.
- SEE PWMP FOR WATER QUALITY BMP's
- STORM DRAINS, STREET AND LANDSCAPING SHALL BE MAINTAINED BY THE H.O.A.
- TOTAL NUMBER OF UNITS = 40

ADDRESS

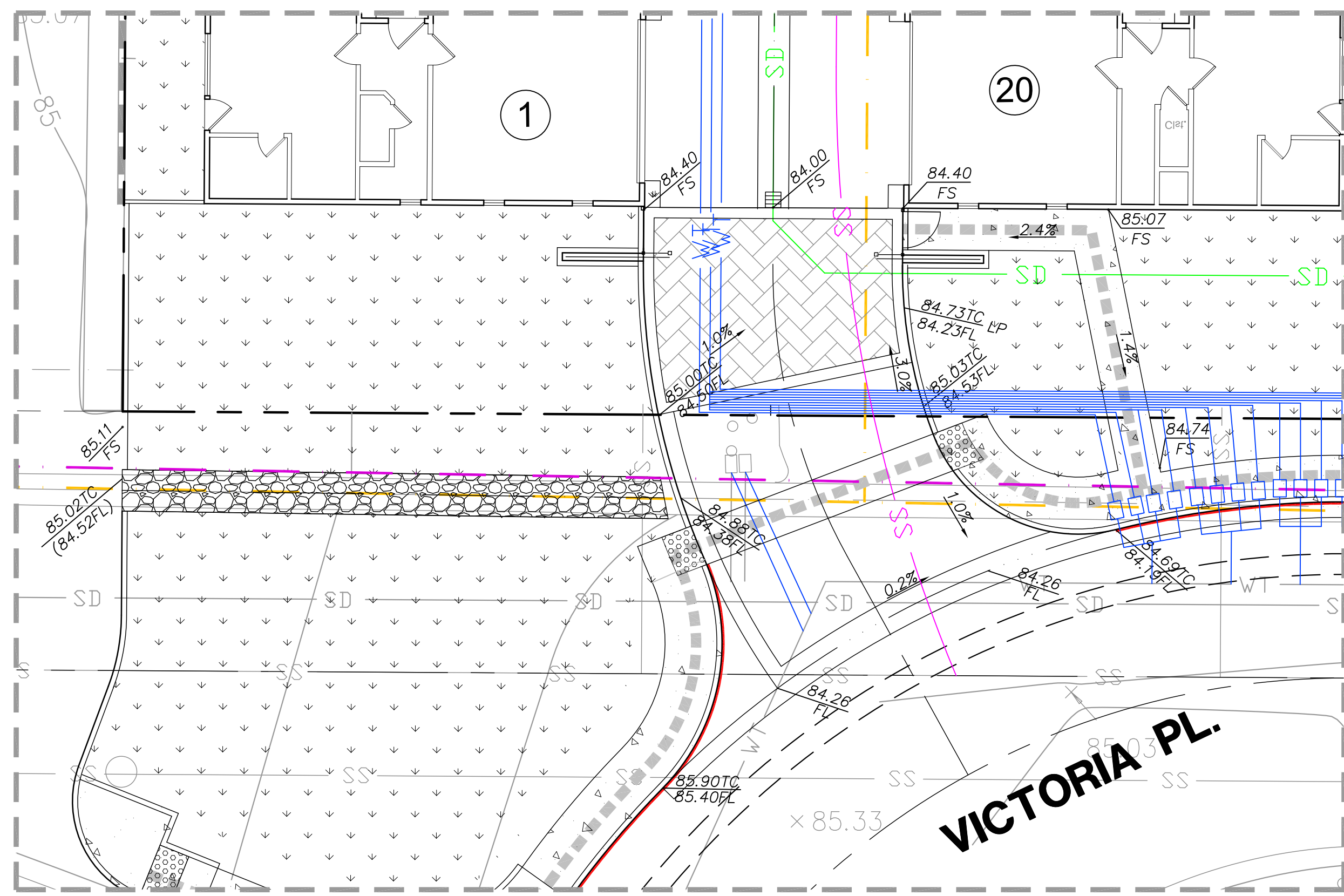
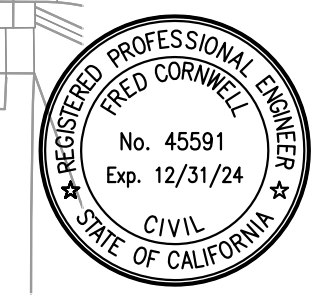
220, 222, 234 & 236 Victoria Street
Costa Mesa, CA 92626
A.P.N. 419-111-19, 20, & 21

SUBDIVIDER/OWNER

WMC, L.L.C.
1024 Bayside Dr., #109
Newport Beach, CA 92660
(714) 329-2405
Contact: Tony Weeda

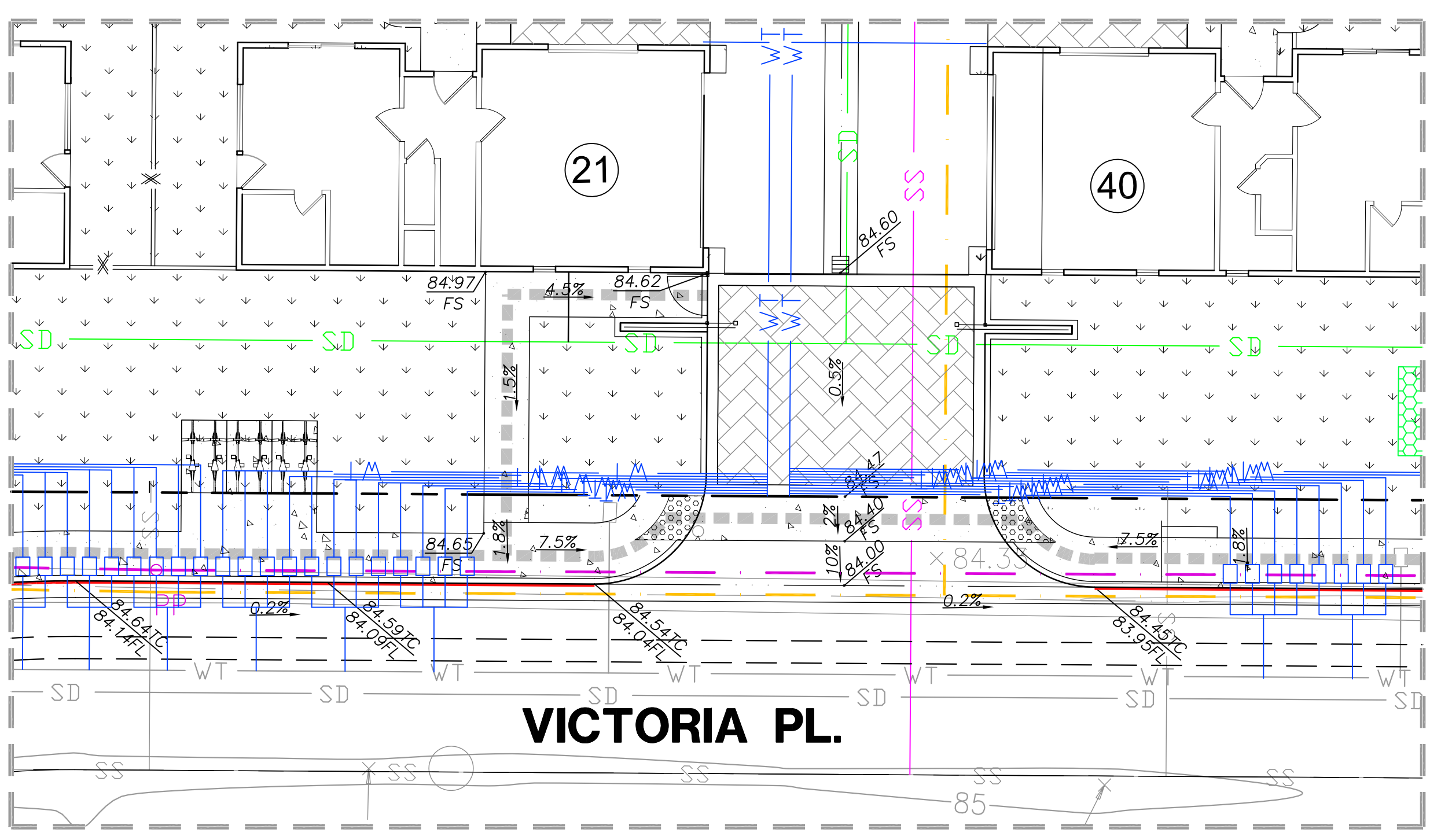
PREPARED BY:

CA ENGINEERING, INC.
Planning Engineering • Surveying
4101 BIRCH ST., STE 140
NEWPORT BEACH, CA 92660
949-724-9480



DETAIL "A"

SCALE : 1"=10'



DETAIL "B"

SCALE : 1"=10'



SEE DETAIL "A" @ LT.

SEE DETAIL "B" @ LT.

S:\1727-6 Victoria Place, Costa Mesa (CON GRABE)\1727-6 CON GRABE 6.mxd Last Modified: 11 Feb 2025 - 3:34pm
Printed on: 11 Feb 2025 - 10:46am by: mrc

TENTATIVE TRACT MAP NO. 19351

FOR CONDOMINIUM PURPOSES



LEGAL DESCRIPTION

LOT 71-72 OF TRACT NO. 57, AS PER MAP RECORDED IN BOOK 10, PAGE 3, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

APN: 419-111-19, 20, & 21

LEGEND

- BOUNDARY LINE
PROP. CURB
EX. CURB
- PROPOSED SEWER
EXISTING SEWER
PROPOSED WATER
PROPOSED WATER METER
EXISTING WATER
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
RED CURB
- PROPOSED EDISON CONDUIT
EXISTING EDISON ABOVE GROUND
- MODULAR WETLANDS

UNIT NUMBER — (38)

- FL — FLOW LINE
P — PAD ELEVATION
FF — FINISH FLOOR
FS — FINISH SURFACE
GFF — GARAGE FINISH FLOOR
HP — HIGH POINT
LP — LOW POINT

GENERAL NOTES

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- ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON COMPANY
- SEWER SERVICE PROVIDED BY: COSTA MESA SANITARY DISTRICT
- NATURAL GAS SERVICE PROVIDED BY: THE GAS COMPANY
- FEMA FLOOD ZONE: ZONE X — FLOOD MAP 06059 C0268J
- GROSS AREA 1.77 AC. / NET AREA 1.77 AC.
- SEE PWQMP FOR WATER QUALITY BMP'S
- STORM DRAINS, STREET AND LANDSCAPING SHALL BE MAINTAINED BY THE H.O.A.
- TOTAL NUMBER OF UNITS = 40
- LOT AND BOUNDARY DIMENSIONS ARE APPROXIMATE.
- PROPOSED UNITS:
LOTS 1: 40 CONDO UNITS
- TRACT TO BE GRADED IN ONE PHASE.
- ACCESS TO THE SITE IS FROM VICTORIA PL.

STATEMENT OF OWNERSHIP

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNERS OF RECORD HAVE KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

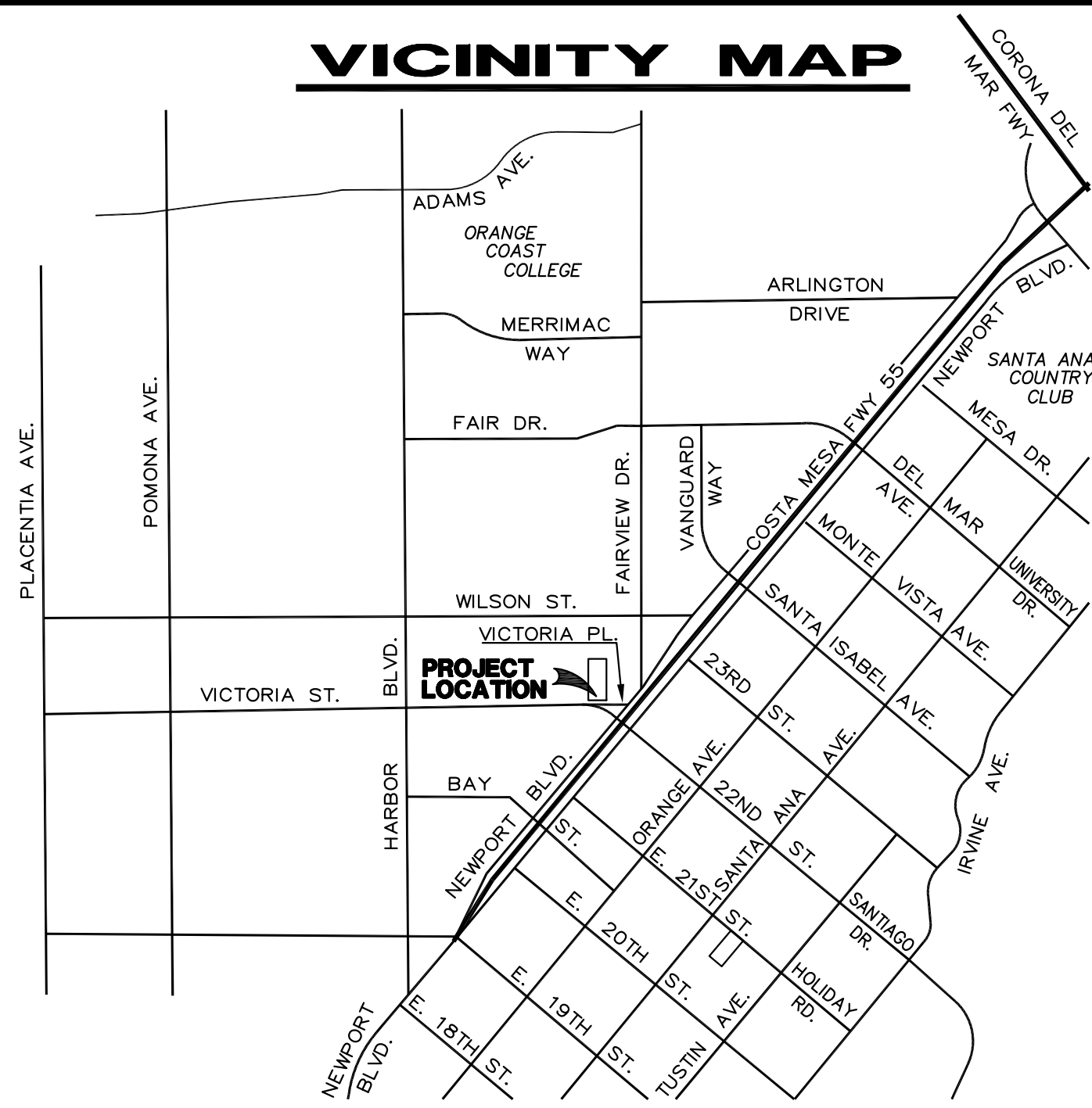


FRED CORNWELL RCE 45591

DATE

REVISIONS	BY	DATE

VICINITY MAP



VICINITY MAP

N.T.S.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

ADDRESS

220, 222, 234 & 236 Victoria Street
Costa Mesa, CA 92626
A.P.N. 419-111-19, 20, & 21

SUBDIVIDER/OWNER

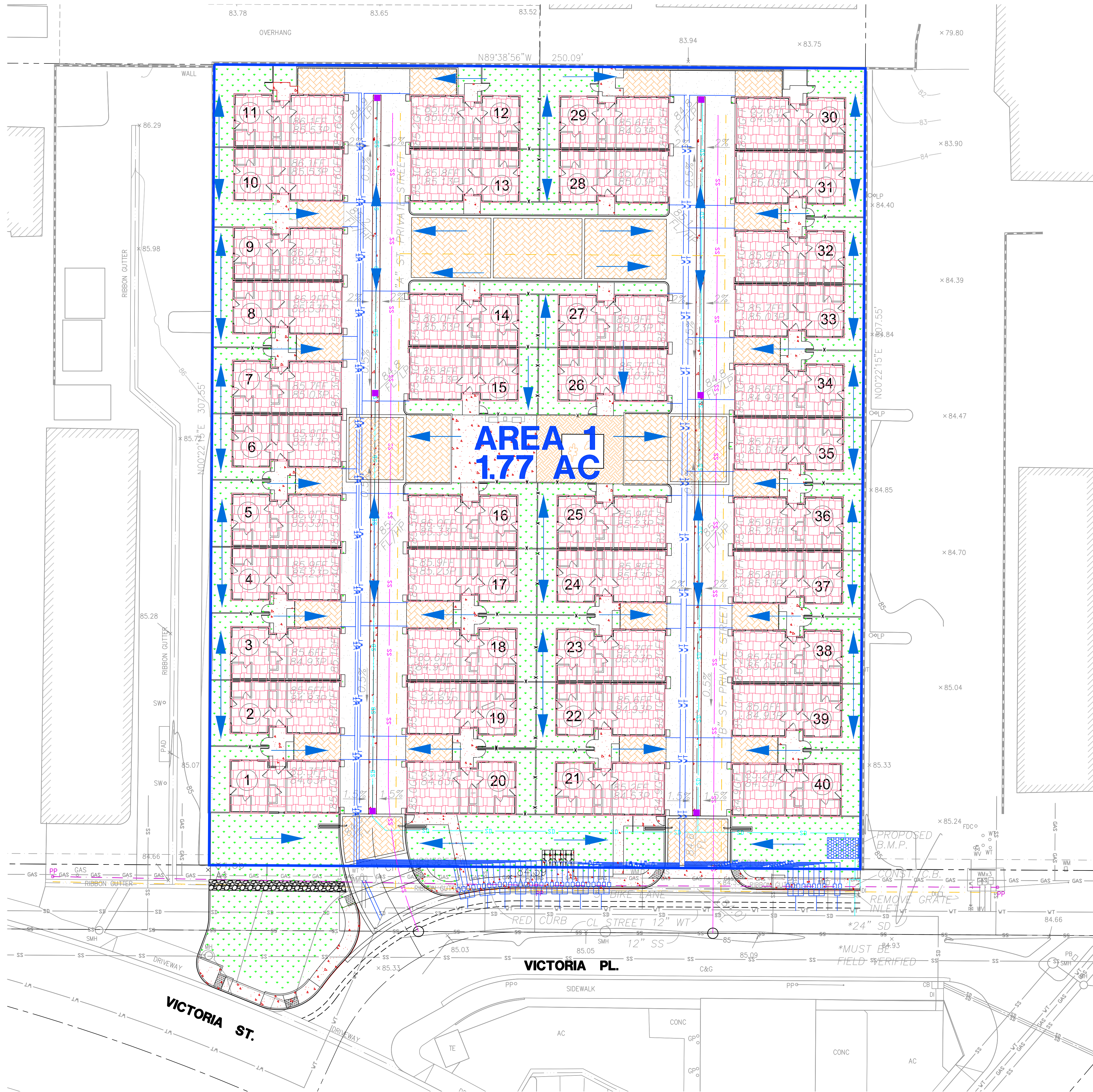
WMC, L.L.C.

1024 Bayside Dr., #109
Newport Beach, CA 90660
(714) 329-2405
Contact: Tony Weeda

PREPARED BY:

CA ENGINEERING, INC.

Planning Engineering • Surveying
4101 BIRCH ST., STE 140
NEWPORT BEACH, CA 92660
949-724-9480



- LEGEND: STRUCTURAL / TREATMENT BMPs**
- LANDSCAPE AREA EFFICIENT IRRIGATION
 - LANDSCAPE AREA RUNOFF-MINIMIZING DESIGN
 - MODULAR WETLANDS
 - FLOW PATTERN
 - DRAINAGE AREAS **A1**
 - BUILDING PAD AREAS
 - CONCRETE (DRIVEWAY/GUTTERS/SIDEWALKS)
 - ASPHALT CONCRETE DRIVE AISLES
 - ENHANCED PAVING
 - CATCH BASINS W/ INSERT FILTERS & STENCIL SIGNAGE
 - SEWER
 - WATER
 - STORM DRAIN

PROJECT DATA:

TOTAL SITE AREA OF PROPOSED DEVELOPMENT: 1.77 AC (76,916 SF)

BUILDING FOOTPRINT: 34,036 SF
DRIVE AISLES & LOADING AREA: 18,798 SF
CONCRETE HARDSCAPE/OTHER: 8,257 SF

15,825 SF LANDSCAPING (20.6% PERVIOUS AREA)

CURRENT USE: COMMERCIAL
PROPOSED USE: RESIDENTIAL

WATERSHED: NEWPORT BAY-NEWPORT COASTAL STREAMS WATERSHED

WATER QUALITY CALCULATIONS
AREA 1: MODULAR WETLANDS UNIT SIZING

AREA 1 = 76,916 SF / 1.77 AC (79.4% IMPERVIOUS)

DESIGN FLOWRATE (Qd) = C * DI * DA * 43,560 / (12in/ft x 3600sec/hr)

RUNOFF COEFFICIENT (C) = 0.75 * Imp% + 0.15 = 0.75 * 0.794 + 0.15 = 0.75

DI = DESIGN INTENSITY (in/hr) = 0.26 in/hr

DA = DRAINAGE AREA: 1.77 AC

DESIGN FLOWRATE (Qd) = 0.75 * 0.26in/hr * 1.77 AC * 43,560 / (12in/ft x 3600sec/hr) = 0.348 cfs

MODULAR WETLANDS SELECTED SIZING: MWS-L-8-12-V-HC (8' x 12' BOX)

HIGH CAPACITY MODEL = 3.50

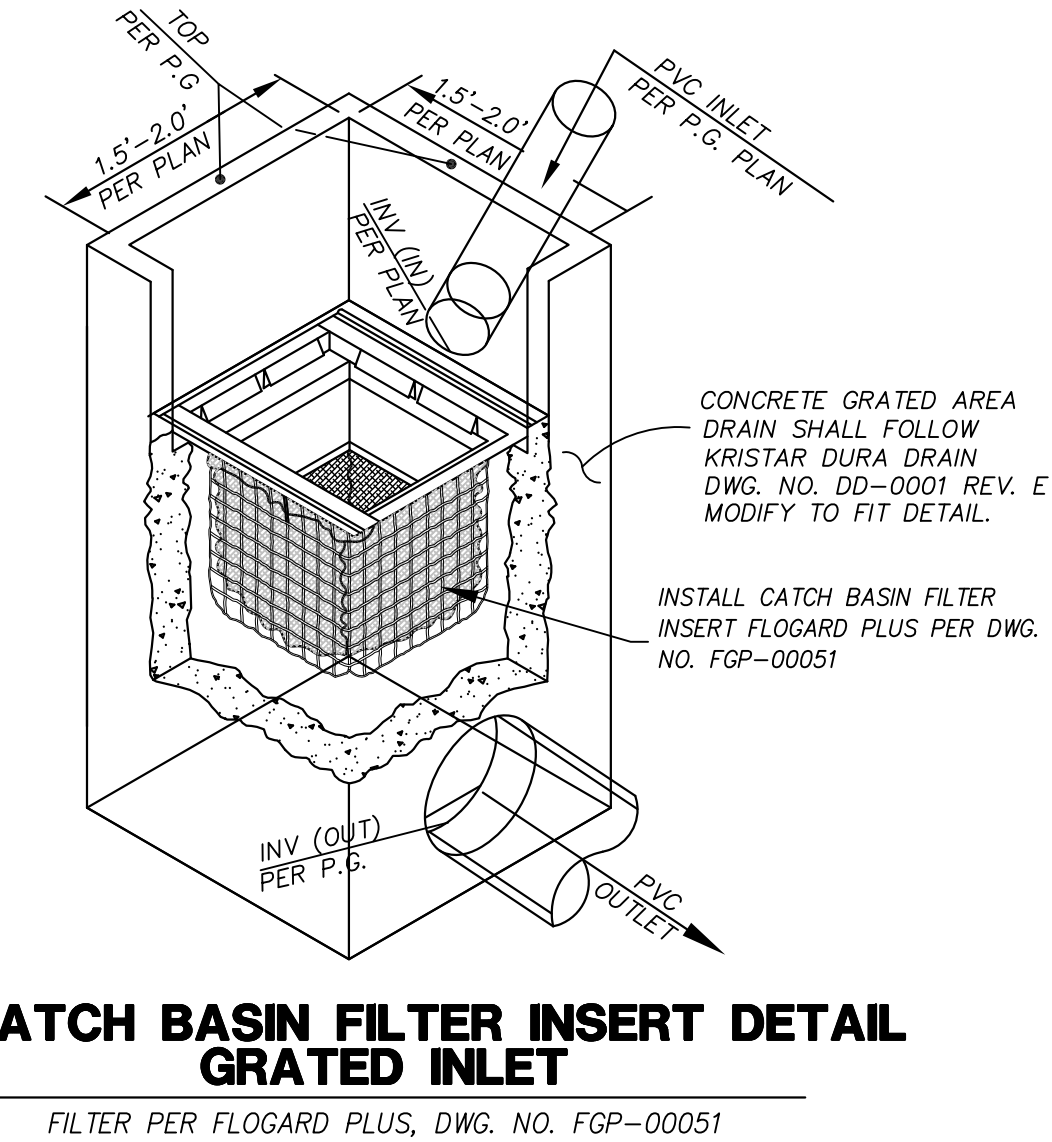
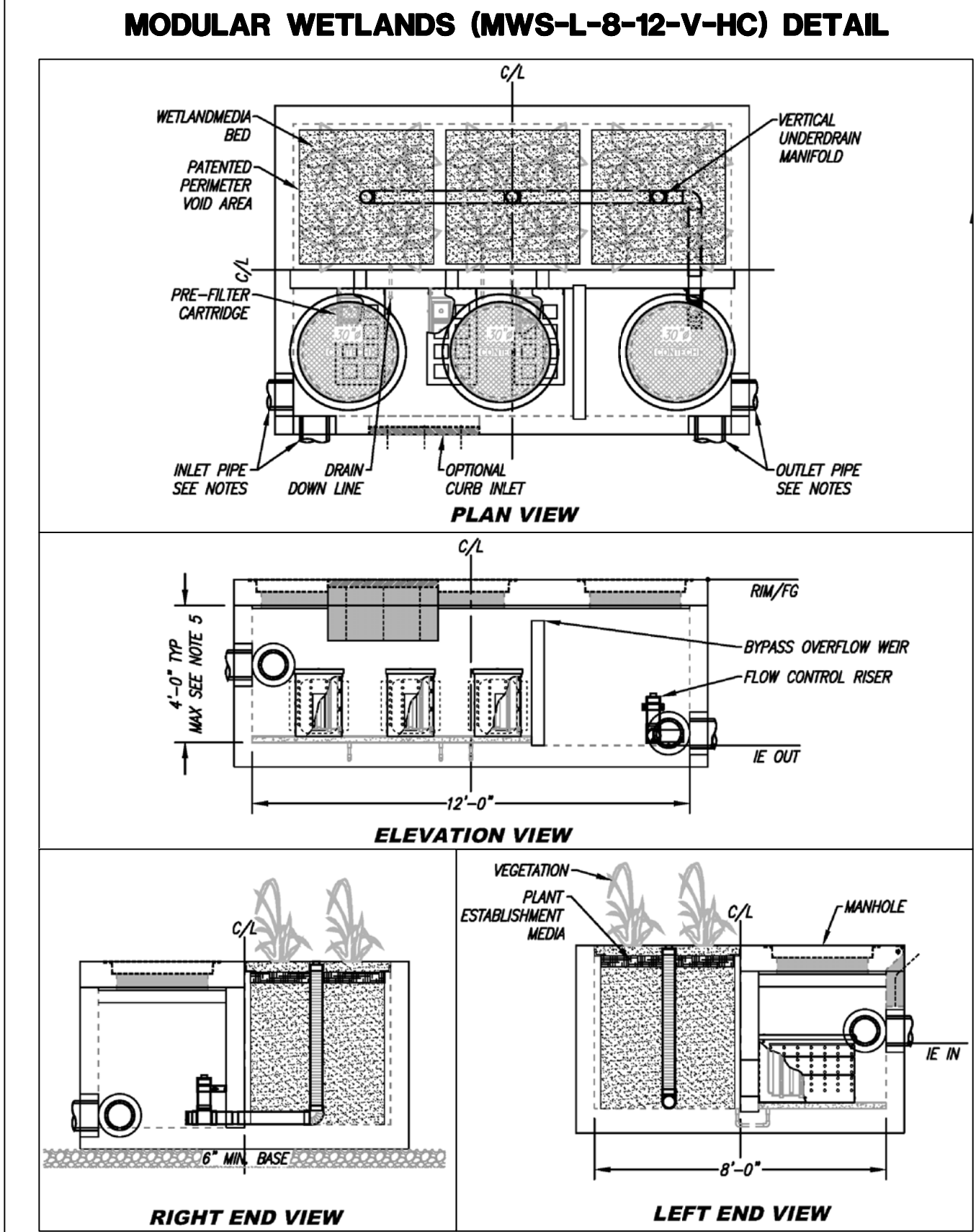
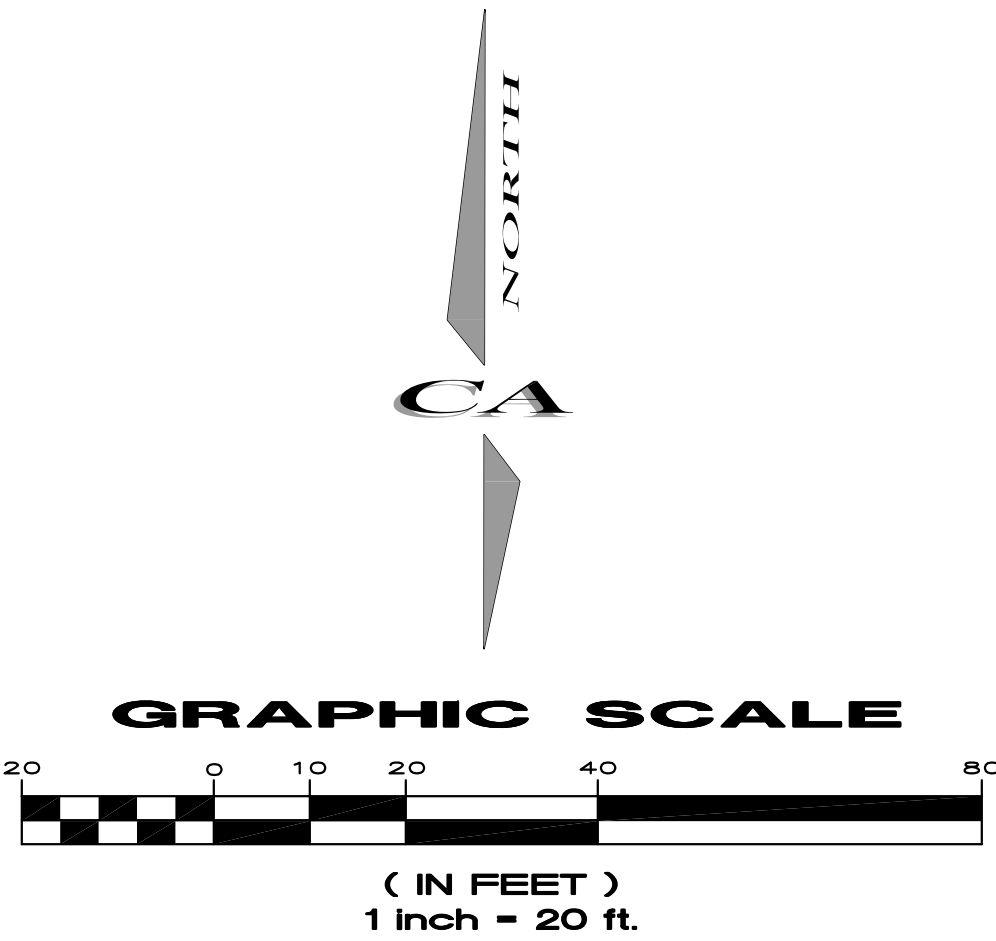
TREATMENT FLOW RATE (Qf) = 0.357 cfs

TREATMENT FLOW RATE (Qf) > DESIGN FLOWRATE (Qd)

0.357 cfs > 0.348 cfs

BMP LOCATIONS

BMP#1 - MWS (LAT: 33.652724° / LONG: -117.908822°)



PREPARED BY: CA ENGINEERING, INC. Planning • Engineering • Surveying 4101 BIRCH ST., STE 140 NEWPORT BEACH, CA 92660 949-724-9480 949-724-9484 FAX	OWNER: WMC, L.L.C. 1024 Bayside Dr., #109 Newport Beach, CA 90660 Contact: Tony Weeda (714) 329-2405	WATER QUALITY MANAGEMENT PLAN BMP EXHIBIT (SITE PLAN) A.P.N. 419-111-19, 20, & 21 220, 222, 234 & 236 Victoria Street Costa Mesa, CA 92626	Feb 11 2025
			SHEET 1
			OF 1

S:\227-6 Victoria Plaza, Costa Mesa, WA\227-6 MWS SITE PLAN.dwg (Last Modified: 11 Feb 2025 - 3:39pm)
Plotted on: 11 Feb 2025 - 4:55pm by cawood

MESA WATER DISTRICT STANDARD WATER NOTES:

- ENGINEERING PLAN CHECK/INSPECTION FEE AND PERFORMANCE GUARANTEE BOND SHALL BE PAID AND APPLICATION/PERMIT (A.P.) COMPLETED BY THE APPLICANT PRIOR TO THE PLANS AND ISSUANCE OF THE A.P. FEE SHALL BE IN ACCORDANCE WITH MESA WATER RATES AND DEPOSIT SCHEDULE.
- CAPACITY CHARGES SHALL BE COLLECTED BY MESA WATER AT THE TIME OTHER FEES ARE COLLECTED PRIOR TO APPROVAL OF PLANS AND SERVICE AGREEMENT. THIS FEE SHALL BE IN ACCORDANCE WITH MESA WATER RATES AND DEPOSIT SCHEDULE.
- WATER MAINS SHALL BE INSTALLED ACCORDING TO THE LATEST STANDARDS AND SPECIFICATION OF MESA WATER.
- CONTRACTOR TO HAVE, ON THE JOB SITE, A COPY OF THE LATEST STANDARD SPECIFICATIONS AT ALL TIMES.
- CONTRACTOR SHALL SCHEDULE INSPECTIONS A MINIMUM OF 24 HOURS IN ADVANCE AND IN ACCORDANCE WITH THE INSPECTION CHECKLIST REQUIREMENTS. THE SCHEDULE AN INSPECTION, CALL (949) 207-5518.
- A CASH PERFORMANCE GUARANTEE BOND SHALL BE HELD ONE YEAR AFTER MESA WATER'S NOTICE OF COMPLETION TO GUARANTEE WORK PERFORMANCE BY THE CONTRACTOR.
- SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS SHALL BE A MINIMUM OF 10' HORIZONTAL, 1' VERTICAL (ABOVE SEWER)
- A 15' WATER MAIN EASEMENT SHALL BE GRANTED TO MESA WATER FOR MAINTENANCE PURPOSES, 5' FOR WATER SERVICES (7.5' EACH SIDE OF MAIN; 2.5' EACH SIDE OF SERVICE). EASEMENT DOCUMENTS ARE TO BE SUBMITTED TO MESA WATER FOR APPROVAL PRIOR TO A PERMIT BEING ISSUED.
- SERVICE LATERALS SHALL BE SET TO GRADE BY CONTRACTOR PRIOR TO THE INSTALLATION OF WATER METERS AND BOXES PER MESA WATER STANDARD DRAWINGS 1, 2, & 3.
- WATER METER SHALL NOT BE INSTALLED NOR WATER TURNED ON UNTIL THE BACKFLOW DEVICES REQUIRED FOR THE BUILDING AND IRRIGATION SYSTEMS HAVE BEEN INSTALLED, TESTED, APPROVED, AND CERTIFIED. CONTACT CROSS CONNECTION CONTROL AT (949) 631-1291.
- PROTECT EXISTING UTILITIES IN PLACE.
- WATER MAINS SHALL HAVE 42" MINIMUM COVER TO FINISH GRADE.
- RAISE EXISTING WATER VALVE COVERS TO GRADE PER MESA WATER STANDARD DRAWING 14.
- INSTALL FIRE HYDRANT PER MESA WATER STANDARD DRAWING 4, 4A, AND 4B.
- INSTALL BLOW-OFF PER MESA WATER STANDARD DRAWING 9.
- WATER MAINS SHALL BE TESTED AT 225 PSI FOR FOUR HOURS.
- BACKFILL MATERIAL IN PIPE ZONE SHALL HAVE A SAND EQUIVALENT OF 30 OR GREATER.
- THE BACKFILL ABOVE THE PIPE ZONE SHALL BE COMPACTED PER MESA WATER STANDARD DRAWING 18 AND BE IN COMPLIANCE WITH THE CITY OF COSTA MESA STANDARD DRAWING 813.
- CHIP 2" "W" IN CURB FACE TO IDENTIFY WATER SERVICE LOCATION.
- INSTALL THRUST AND GRAVITY BLOCKS PER MESA WATER STANDARD DRAWING 11 AND 12.
- CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO TRENCHING.
- CONTRACTOR SHALL INSTALL TEMPORARY TAPS FOR TESTING AND CHLORINATION PRIOR TO CONNECTING TO EXISTING MAINS.
- CONTRACTOR, AT THEIR EXPENSE, SHALL RETURN ALL REMOVED EQUIPMENT TO MESA WATER YARD AND DISPOSE OF OTHER MATERIAL, INCLUDING BUT NOT LIMITED TO A.C.P., BROKEN CONCRETE, AND NATIVE SOIL.
- WATER METERS AND BOXES SHALL BE INSTALLED BY MESA WATER BUT PAID FOR BY THE APPLICANT/OWNER.
- A REDUCED PRESSURE PRINCIPLE ASSEMBLY SHALL BE REQUIRED ON ALL METERED WATER SERVICES TO ANY CONDOMINIUM UNIT OVER TWO STORES OR FIVE OR MORE UNITS ON ONE METERED WATER SERVICE. CONTACT CROSS CONNECTION CONTROL AT (949) 631-1291.
- IRRIGATION METERS SHALL REQUIRE A REDUCED PRESSURE PRINCIPLE ASSEMBLY.
- IN LANDSCAPED AREAS, NO TREES SHALL BE LOCATED IN MESA WATER EASEMENT OR WITHIN 7.5' OF ANY MESA WATER FACILITY.
- A REDUCED PRESSURE PRINCIPLE ASSEMBLY SHALL BE REQUIRED ON METERED WATER SERVICES TO ALL INDUSTRIAL BUILDINGS.
- A DOUBLE CHECK DETECTOR ASSEMBLY WITH COMBINATION FLOW METER WILL BE REQUIRED ON FIRE LINE SERVICES, PER MESA WATER STANDARD DRAWING 17.
- FIRELINE SERVICES SHALL NOT BE TURNED ON UNTIL THE MESA WATER ENGINEERING DEPARTMENT HAS RECEIVED A LETTER FROM THE OWNER, OF OWNER'S AUTHORIZED AGENT, REQUESTING IT AND STATION THAT THE PLUMBING IS READY FOR THE FIRELINE TO BE TURNED ON. THE LETTER SHALL ALSO CONTAIN MESA WATER'S FILE NUMBER, SIZE, AND SERIAL NUMBER OF THE DEVICE, AND PROJECT ADDRESS.
- IF A 13D SPRINKLER SYSTEM IS NOT A FLOW THROUGH SYSTEM, THEN A TESTABLE BACKFLOW DEVICE SHALL BE INSTALLED NEXT TO THE BUILDING. MESA WATER INSPECTOR SHALL VERIFY FLOW THROUGH SYSTEMS BY TURNING OFF THE HOUSE VALVE AND CHECKING FOR FLOW THROUGH CONNECTION (I.E. TOILET OR SINK).

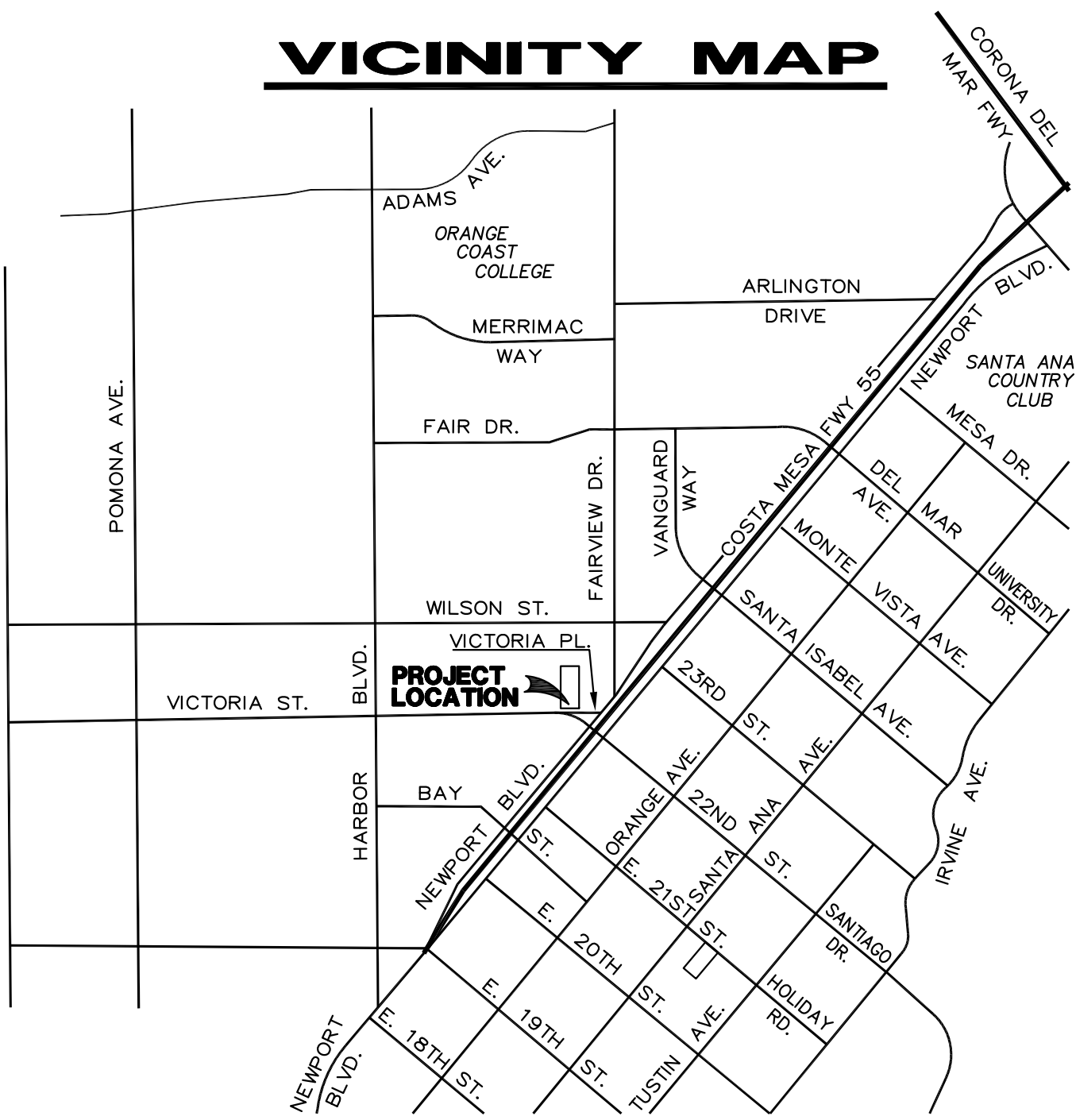


- KEY NOTES**
- Mesa Water District will disconnect and remove 5/8-inch meter.
 - Owner's Contractor to abandon existing water service per Mesa Water District Standard Drawing No. 34.
 - Mesa Water District shall furnish and install a new 1-inch Badger HR-E radio read meter with cellular end points per Mesa Water District Standard Drawing No. 3. Meter will remain locked off until the new 1-inch lead free RPPD backflow preventer is ready to be test and certified per Key Note No. 5.
 - Owner's Contractor to make the downstream connection from the new 1-inch meter to new 1-inch RPPD lead free backflow preventer per Key Note No. 13. Owner will be required to make all applicable landscaping and concrete sidewalk repairs per City of Costa Mesa Standard Drawing No. 813.
 - Owner's Contractor to furnish and install new 1-inch lead free RPPD backflow preventer per Mesa Water District Standard Drawing No. 23 as close to meter as possible but remaining in private right of way for irrigation purposes only.
 - Owner's Contractor to make the downstream connection from the new 1-inch RPPD lead free backflow preventer to the landscaping point of connect.
 - Owner's Contractor shall construct 2-inch water service connection per Mesa Water District Standard Drawings 2, 18 and 19 and City of Costa Mesa Standard Drawings No. 813.
 - Owner's Contractor shall construct 2-inch manifold per Mesa Water District Standard Drawings 7, 18 and 19 and City of Costa Mesa Standard Drawings No. 813.
 - Owner's Contractor shall prepare site for forty (40) new #5-meter box to be provided by Mesa Water District. Forty (40) new #5-meter boxes shall be back of curb per Mesa Water District Std Dwg. No. 3. New meter boxes cannot be in driveway or driveway approach.
 - Mesa Water District will furnish and install forty (40) new #5-meter boxes and forty (40) new 1" meters per Mesa Water District Std Dwg. No. 3. Meter boxes and meters installation shall be upon Owner's Contractor request. Meters once installed shall remain shut off and locked until the fire protection system can be tested and passes.
 - Owner's Contractor shall furnish and install new water line from forty (40) new 1-inch meter to supply lines to forty (40) residences. Owner's Contractor will be required to make all concrete sidewalk repairs per City of Costa Mesa standards
 - City of Costa Mesa Public Works Inspection is required prior to issuance of building final. At the time of inspection, if any of existing public improvements surrounding the site is damaged; new curb & cutter and street pavement will be required.
 - An approved encroachment permit from the City of Costa Mesa is required for all work within the public right-of-way from City Public Works Department.

TOTAL IRRIGATED LANDSCAPE=7,090 S.F.

FIRE PROTECTION SYSTEM SHALL BE NFPA13D PASSIVE PURGE (I.E. FLOW THROUGH) SYSTEM APPROVED BY COSTA MESA FIRE & RESCUE.

VICINITY MAP



PREPARED UNDER THE SUPERVISION OF:

FRED CORNWELL R.C.E. 45591 DATE 11-19-24

WATER IMPROVEMENT PLAN

SCALE: 1"=20'



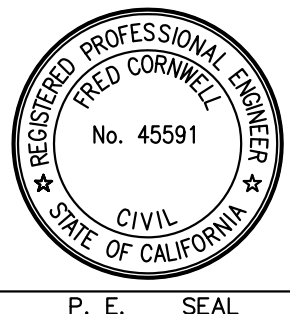
REV.	DATE	BY	DESCRIPTION	APPROVED	DATE

PROJECT INFORMATION	
DATE	DESIGN
FILE NO.	DRAWN
DRAWING NO.	CHECKED

MESA WATER DISTRICT
C0584-25-01

DISTRICT ENGINEER

DATE



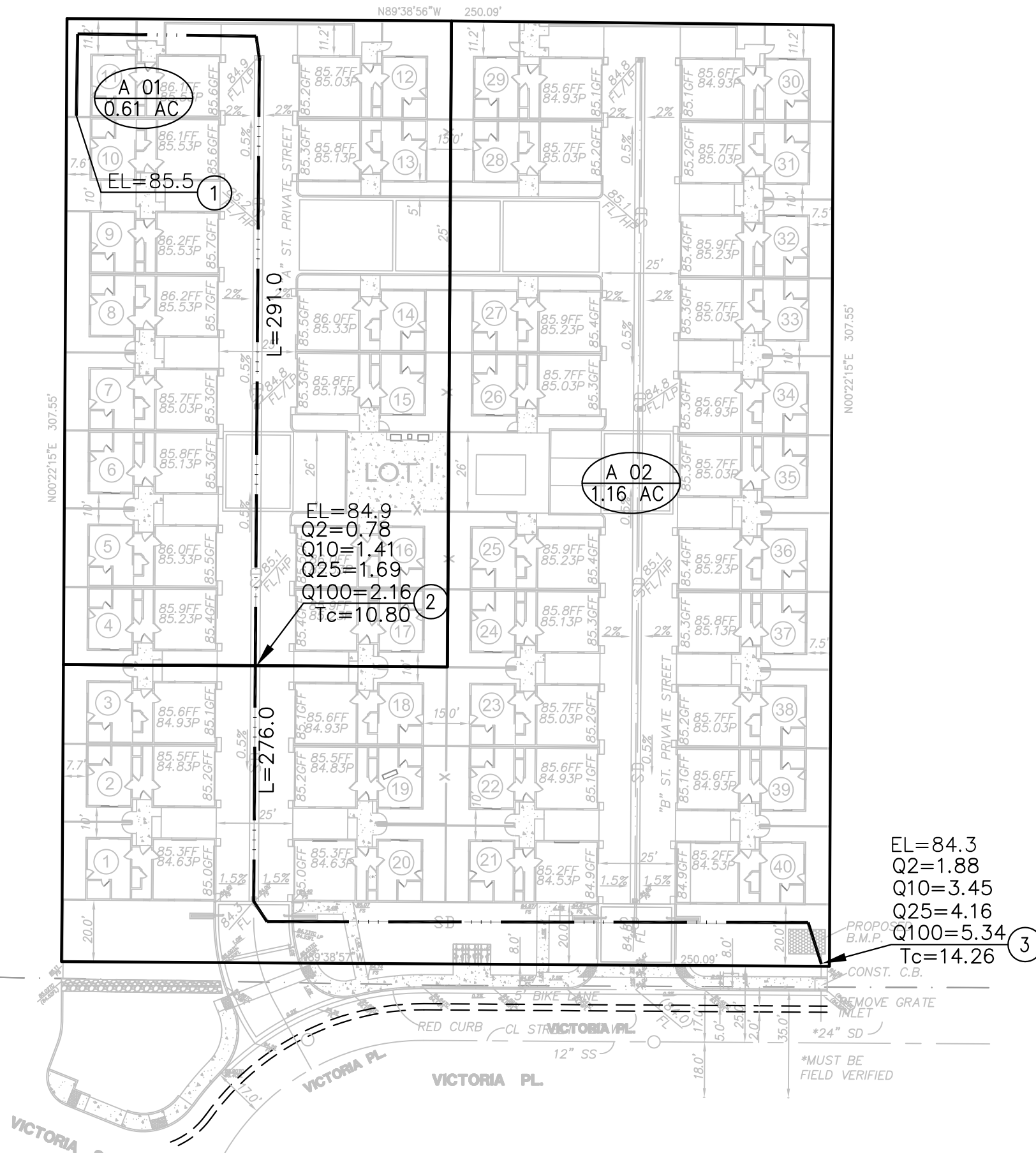
P. E. SEAL

CA ENGINEERING

220, 222, 234, 236 VICTORIA STREET

WMC, LLC

SHEET NO
1
OF
1
SHEETS



LEGEND

A 13
1.16 AC

SUBAREA LABEL
SUBAREA ACREAGE

①

NODE

Q100 = FLOW-C.F.S. 100 YEAR STORM

Q25 = FLOW-C.F.S. 25 YEAR STORM

Tc= TIME OF CONCENTRATION (100 YR)

ELEV= ELEVATION AT NODE

— TRIBUTARY AREA (MAJOR)

— FLOWLINE

— SOIL TYPE D

GRAPHIC SCALE



(IN FEET)

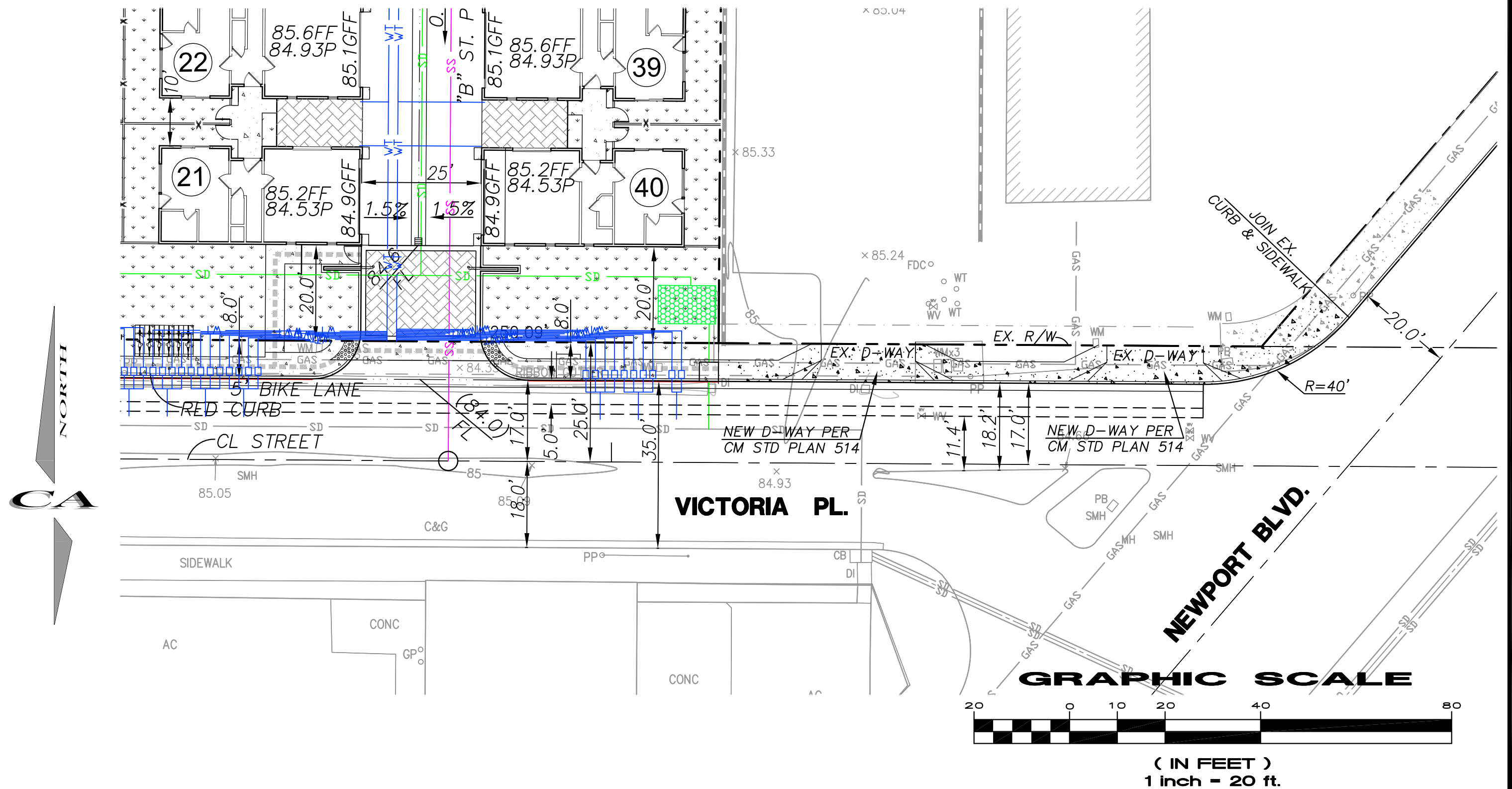
1 inch = 40 ft.

HYDROLOGY
MAP
PROPOSED
CONDITION
OVERALL FLOWS

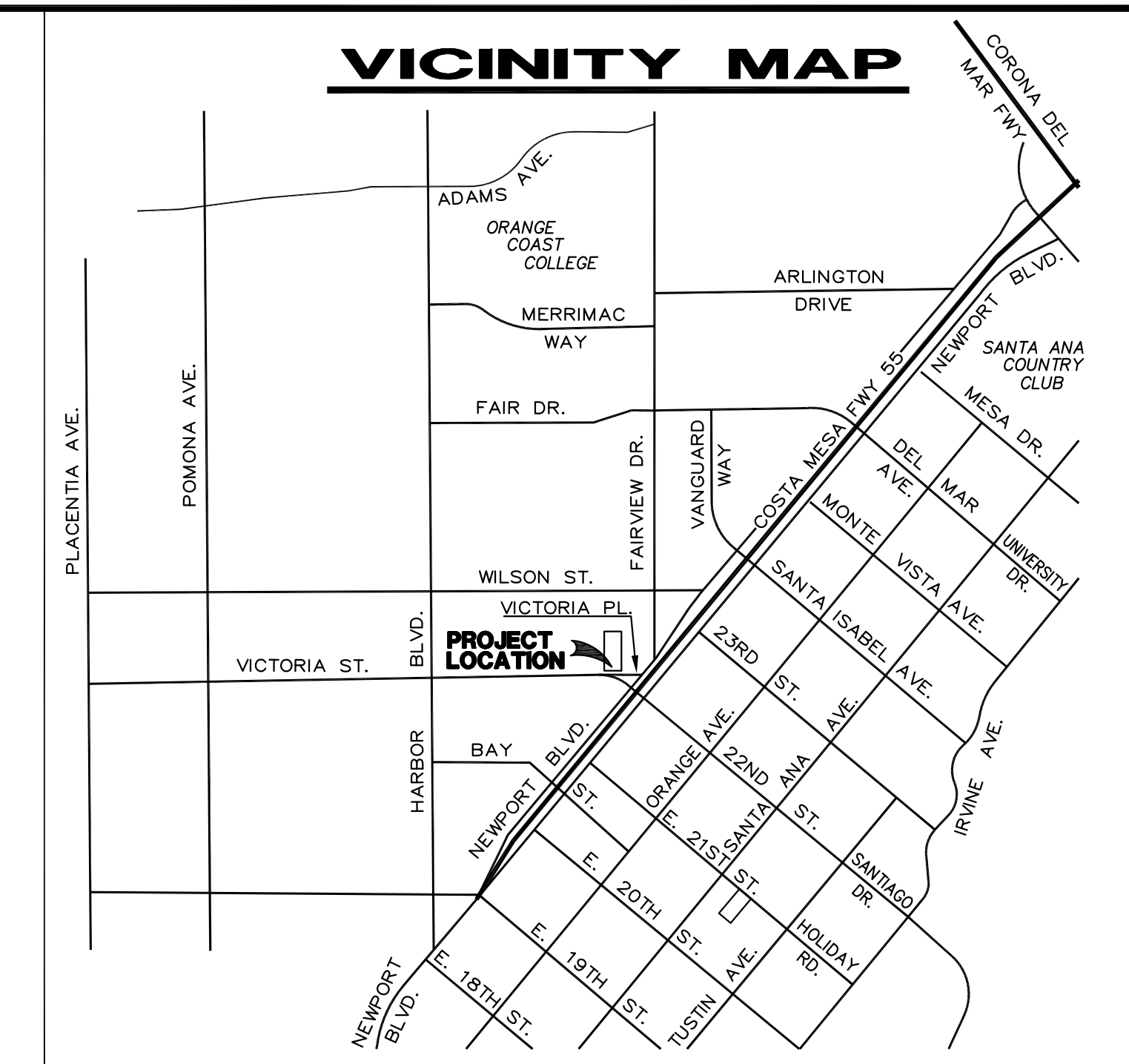
JOB NO.
727-6

Sht. 1 of 1

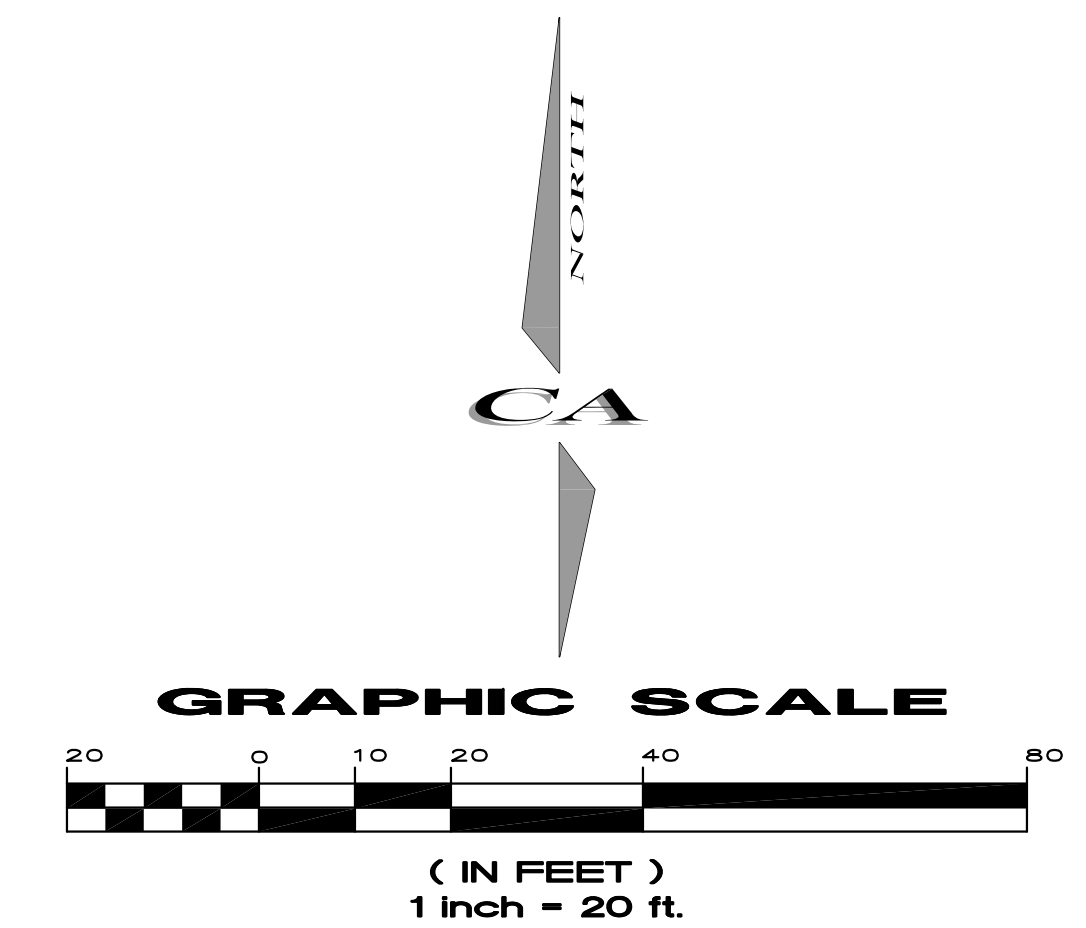
SIDEWALK EXTENSION EXHIBIT



CONSTRUCTION MANAGEMENT PLAN EXHIBIT



VICINITY MAP
N.T.S.



ADDRESS

220, 222, 234 & 236 Victoria Street
Costa Mesa , CA 92626
A.P.N. 419-111-19 & 20

SUBDIVIDER/OWNER

WMC, L.L.C.

1024 Bayside Dr., #109
Newport Beach, CA 90660
(714) 329-2405
Contact: Tony Weeda

PREPARED BY:

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Planning Engineering • Surveying
 4101 BIRCH ST., STE 140
 NEWPORT BEACH, CA 92660
 949-724-9480



2



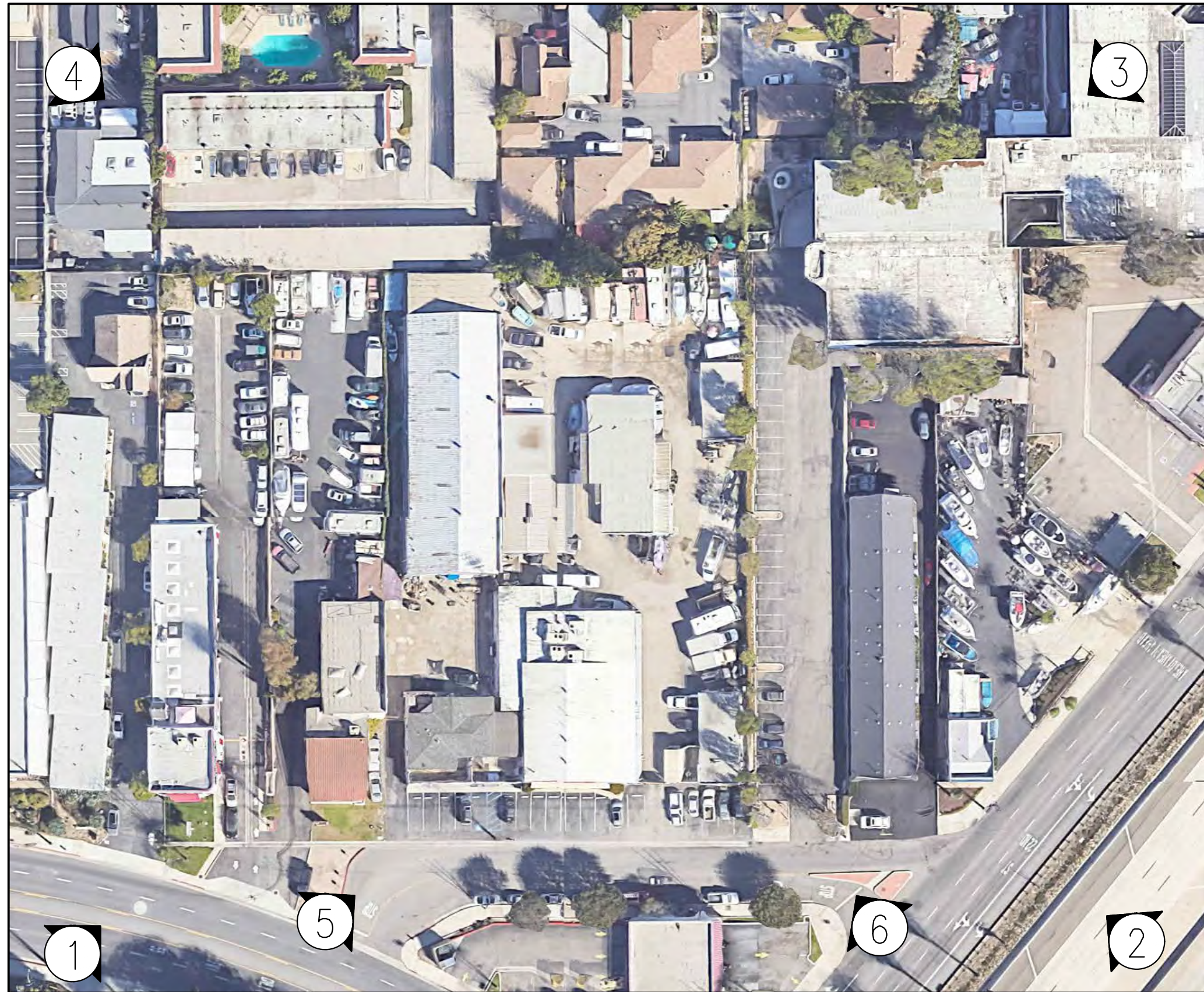
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4



3



Key Plan

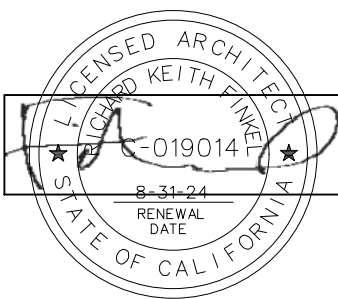


6



5

STAMP



PROJECT NAME:

VICTORIA
PLACE

222 VICTORIA PLACE
COSTA MESA, CA 92627

SHEET TITLE

SITE PHOTOS

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PROJECT NO.: 23-822

LAST ISSUE DATE: 11-21-24

BY: SD CHKD: RF

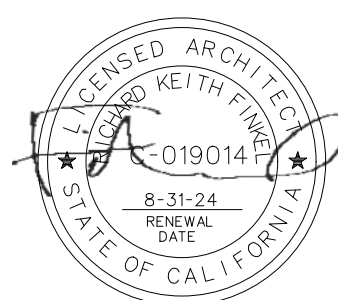
PLANNING SUBMITTAL 11-21-24

FILE:

SHEET

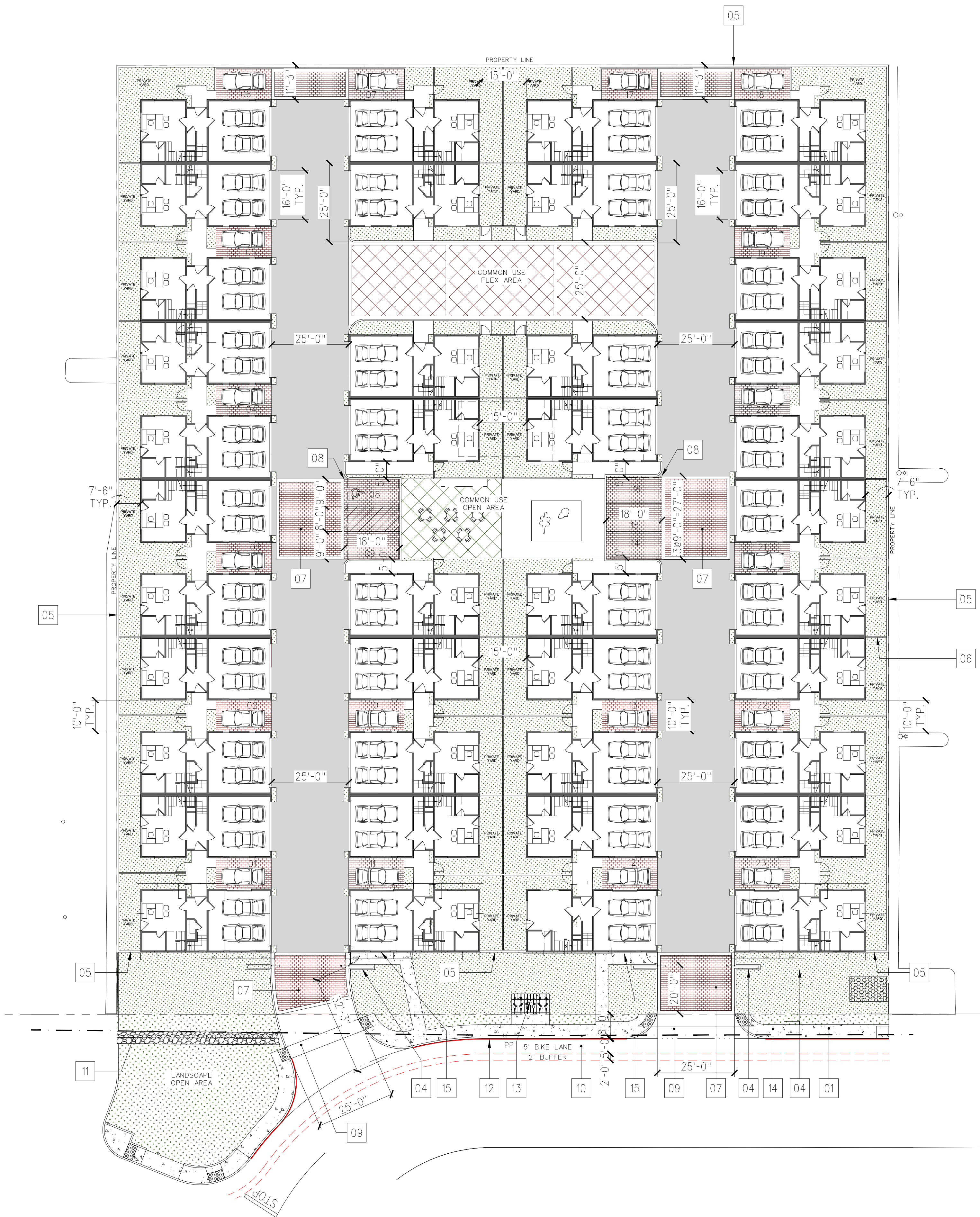
A0.1

STAMP



PROJECT NAME:

VICTORIA
PLACE
222 VICTORIA STREET
COSTA MESA, CA 92627



KEYNOTES:

NO. DESCRIPTION

1. NEW SIDEWALK PER CITY STDS. - SEE GRADING PLAN
2. ACCESSIBLE STALLS AND LOADING ZONE
3. CURB-CUT RAMP WITH TRUNCATED DOMES
4. MOTOR-OPERATED DOUBLE-SLIDING GATES WITH CARD READER
5. NEW 4'-7" HIGH CONCRETE BLOCK WALL - SPLIT-FACED BLOCK
6. 4'-6"-0" HIGH WOOD FENCES BETWEEN RESIDENCES
7. DECORATIVE PAVING - TOPCAST OR EQ. WITH SCORED PATTERN
8. CARPORT ABOVE

9. NEW DRIVEWAY APPROACH
10. NEW CLASS II BIKE LANE WITH 2'-0" BUFFER PER CITY STDS.
11. PARKWAY DRAIN - SEE CIVIL
12. RED "NO PARKING" PAINT FOR CURB ALONG STREET FRONTAGE
13. (2) INVERTED "U" BIKE RACKS
14. CURB RAMP WITH TRUNCATED DOMES
15. KNOX BOXES PER CITY STDS.
16. SEBMENTED GARAGE DOOR WITH GLASS PANELS - 16'-0" WIDE - TYP.

ZONING DATA:

APNS: 419-111-20 (PARCEL 1), 419-111-19 (PARCEL 2), 419-111-21 (PARCEL 3)
LOT AREA: 76,923 S.F. (1.77 AC)
EXISTING ZONING: C-2 GENERAL BUSINESS
EXISTING LAND USE: GENERAL COMMERCIAL
PROPOSED ZONING: RESIDENTIAL INCENTIVE OVERLAY DISTRICT (RIOD)
LOT COVERAGE: 40 UNITS (22.6 UNITS PER AC)
NUMBER OF STORIES: 3
MAX. BUILDING HEIGHT: 39'-6"
CONSTRUCTION TYPE: VB NON-RATED
OCCUPANCY TYPE: R-3
SPRINKLERS: FULLY SPRINKLERED
PARKING:
REQUIRED UNDER RIOD:
COVERED PARKING @ 1 SPACE PER UNIT: 40 SPACES
OPEN PARKING @ 2.25 SPACES PER UNIT (INCLUDES 0.25% REDUCTION): 90 SPACES
GUEST PARKING @ 0.5 SPACES PER UNIT: 20 SPACES
TOTAL: 150 SPACES

¹ PURSUANT TO COSTA MESA ZONING CODE SECTION 13-85(D), OPEN PARKING CAN BE REDUCED BY 0.25 SPACE PER UNIT FOR ONE-BEDROOM AND LARGER UNITS IF COVERED PARKING IS PROVIDED WITHIN EITHER A CARPORT OR A PARKING STRUCTURE.

PROPOSED:
GARAGE PARKING: 80 SPACES
UNCOVERED OPEN/GUEST PARKING: 18 SPACES
COVERED OPEN/GUEST PARKING: 5 SPACES
TOTAL: 103 SPACES

TOTAL PARKING SHORTFALL REQ'D BY RIOD: 47 SPACES

OPEN SPACE:
TOTAL SITE AREA: 77,101 S.F.
REQUIRED OPEN SPACE - 40% OF TOTAL SITE AREA: 30,840 S.F.
REQUIRED COMMON USE OPEN SPACE - 50% OF OPEN SPACE: 15,420 S.F.
PROVIDED - COMMON USE OPEN SPACE: 9,817 S.F.
PROVIDED - PRIVATE USE OPEN SPACE: 22,620 S.F.
TOTAL OPEN SPACE PROVIDED: 32,437 S.F.

OPEN SPACE BREAKDOWN:
COMMON USE:
BBQ/PLAY AREA: 6,317 S.F.
FLEX SPACE: 3,500 S.F.
TOTAL: 9,817 S.F.

PRIVATE USE:
PRIVATE YARDS: 10,438 S.F.
BALCONIES: 3,007 S.F.
ROOF DECKS: 9,175 S.F.
TOTAL: 22,620 S.F.

UNIT AREAS			TOTAL BUILDING AREA:		
FLOOR LEVEL	SINGLE	DUPLEX	SINGLE	DUPLEX	
1ST FLOOR					
GARAGE:	430 SF	864 SF			
LIVING SPACE:	425 SF	853 SF			
1ST FLOOR TOTAL:	855 SF	1,717 SF			
2ND FLOOR	916 SF	1,804 SF			
3RD FLOOR	980 SF	1,980 SF			
TOTAL:	2,751 SF	5,501 SF			
ROOF DECK	230 SF	454 SF			

TOTAL UNITS:	4	18
AREA PER UNIT:	2,751 SF	5,501 SF
TOTAL PER UNIT TYPE:	11,004 SF	99,018 SF
OVERALL TOTAL:		110,022 SF

TOTAL LOT AREA:	76,923 SF
TOTAL 1ST FLR. AREA:	34,326 SF
LOT COVERAGE:	0.45
F.A.R.:	1.43

DRAFT DEVELOPMENT STANDARDS COMPARISON
Residential Incentive Overlay District (RIOD) and Residential Common Interest Development (RCID)

DEVELOPMENT STANDARD	CODE REQUIREMENT	PROPOSED	MEETS CODE
RIOD Minimum lot size:	0.5 acre	1.77 acres	Yes
RCID Minimum lot size:	N/A	N/A	N/A
RIOD Maximum Density:	30 du/acre	22.6 du/acre	Yes
RCID Maximum Floor Area Ratio (FAR):	0.75	1.43	No ¹
Open Space:			
RIOD Minimum Open Space	40% of total site area (30,840 SF)	42% (32,437 SF)	Yes
RCID Minimum Open Space	40% of total lot area (30,840 SF)	42% (32,437 SF)	Yes
RIOD Common Use Open Space	50% of required open space (15,420 SF)	32% (9,817 SF)	No ¹
RCID Common Use Open Space	Common open space areas shall be designed and located within the development to allow maximum use by all residents	BBQ/Play Area Centrally Located and a Flex Space	Yes
RIOD Private Open Space	Private decks or patios - minimum 100 square feet with no dimension less than 5 FT (4,000 SF)	Roof deck (9,175 SF)	Yes
RCID Private Open Space	An adjoining patio required with no dimension less than 10 FT	Roof deck (9,175 SF)	Yes
RIOD Maximum Building Height	3 stories	3 stories / 39 FT 6 IN	Yes
RCID Maximum Building Height	2 stories/27 feet	3 stories / 39 FT 6 IN	No ¹
Setbacks:			
RIOD Front (Victoria Place)	20 FT	20 FT	Yes
RCID Front (Victoria Place)	20 FT	20 FT	Yes
RIOD Side - Left	20 FT	7 FT 6 IN	No ¹
RCID Side - Left	5 FT	7 FT 6 IN	Yes
RIOD Side - Right	20 FT	7 FT 6 IN	No ¹
RCID Side - Right	5 FT	7 FT 6 IN	Yes
RIOD Rear	20 FT	11 FT 3 IN	No ¹
RCID Rear	20 FT for 2 story structures in R2-MD and R2-HD zones; 15 FT for 2 story structures in the R-3 zone. 10 feet for one story structures...	11 FT 3 IN	N/A ²
RIOD Landscape Parkway (Interior Private Streets or Common Driveways)	Combined 10 feet wide, no less than 3 feet on one side	None	No ¹
RCID Landscape Parkway (Interior Private Streets or Common Driveways)	Combined 10 feet wide, no less than 3 feet on one side. Parkway on house side of private street or common driveway shall be a minimum of 5 feet wide	None	No ¹
Storage:			
RIOD Storage	N/A	Garage (390 SF)	N/A
RCID Storage	Each unit provide 200 cubic feet of securable storage exterior to unit or within garage/carport	Garage (390 SF)	Yes

Parking:	40		
Residential Tenant Covered Parking (Three Bedrooms)	(1 spaces x 40 units = 40 spaces)		No ¹
Residential Tenant Open Parking (Two Bedroom)	90 (2.25 ¹ spaces x 40 units = 90 spaces)	103	
Residential Guest Parking	20 (0.5 spaces x 40 units = 20)		
TOTAL	150 ¹		

¹ Development standard deviations allowed through Master Plan approval process
² The development is composed of three-story residential units and is not located within the R2-MD, R2-HD, or R-3 zone, therefore, has no rear setback
³ Tenant open parking can be reduced by 0.25 space for one bedroom and larger units if the covered parking is provided within either a carport or a parking structure; therefore, calculation includes 0.25 reduction

SHEET TITLE

SITE PLAN

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BY: SD CHKD: RF

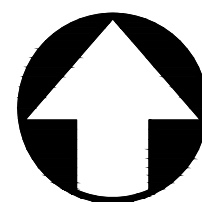
PLANNING SUBMITTAL 01-02-25

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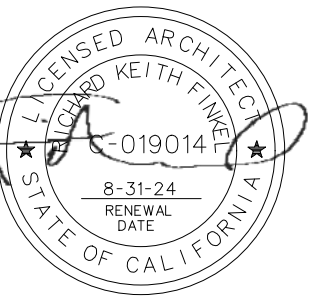
SHEET

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1"=20'-0" 0 10' 20' 40' 60'



STAMP



PROJECT NAME:

VICTORIA
PLACE
222 VICTORIA STREET
COSTA MESA, CA 92627

SHEET TITLE

WASTE
MANAGEMENT
PLAN

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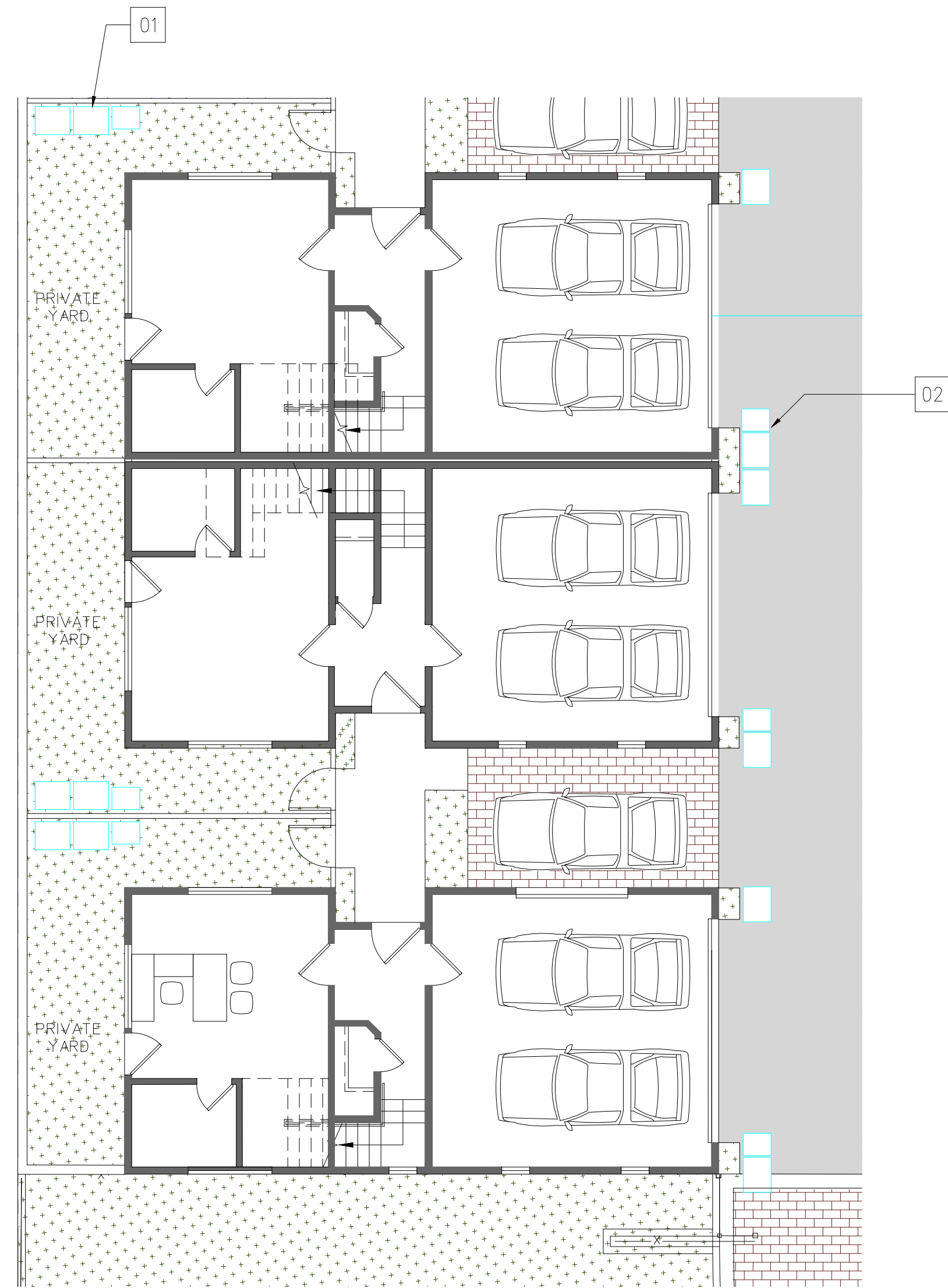
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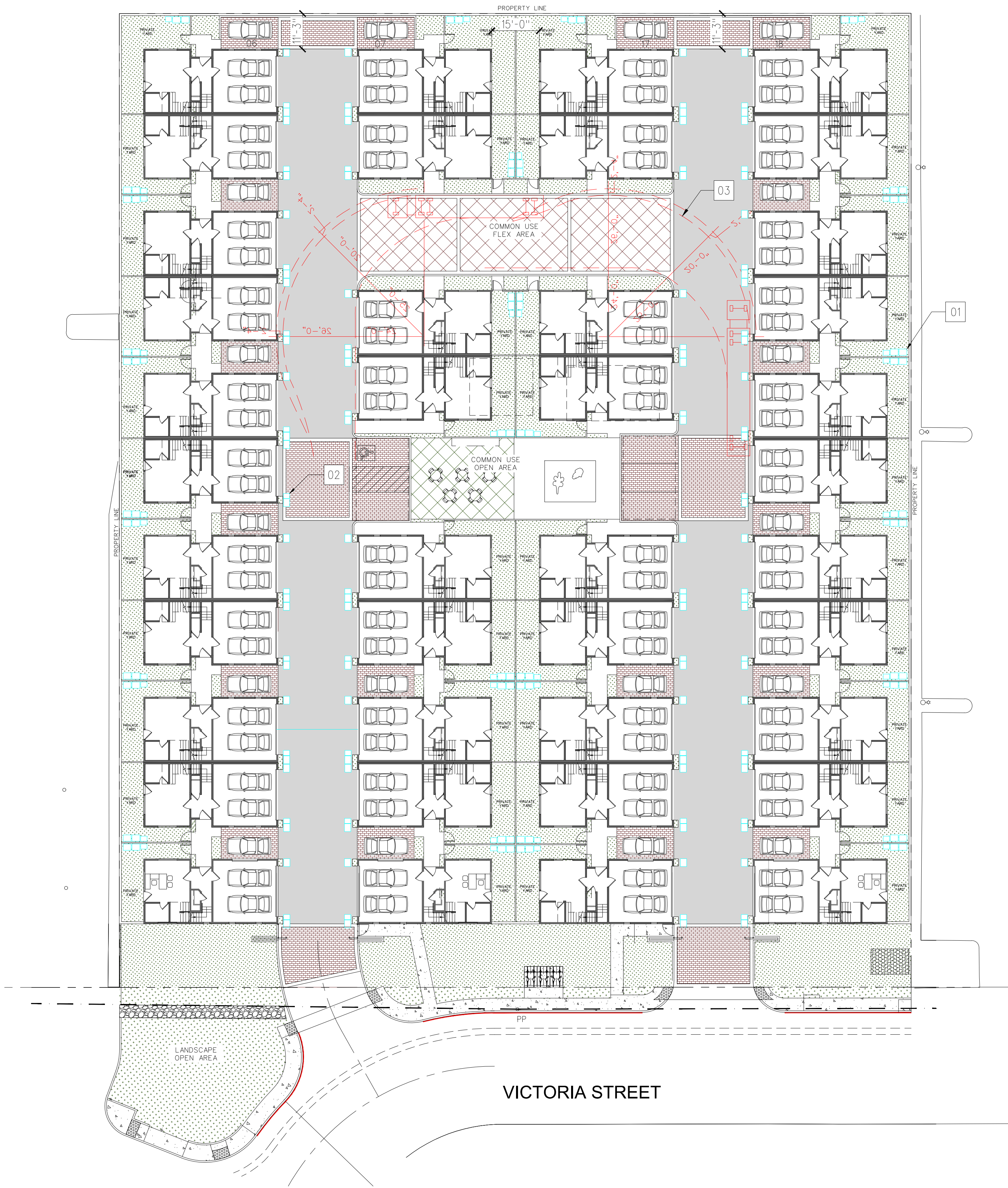
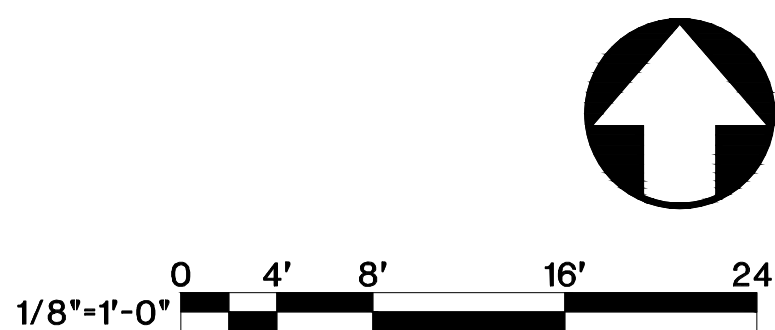
FILE:

SHEET

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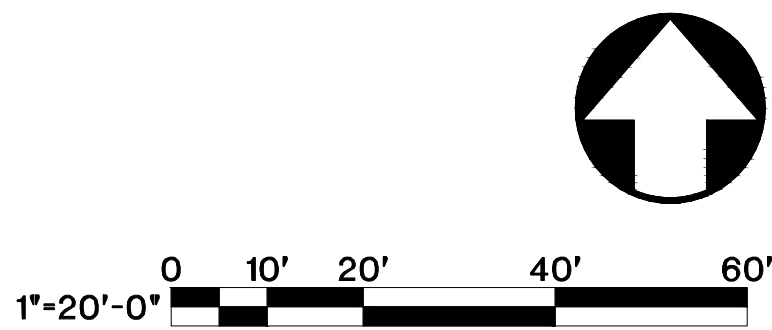


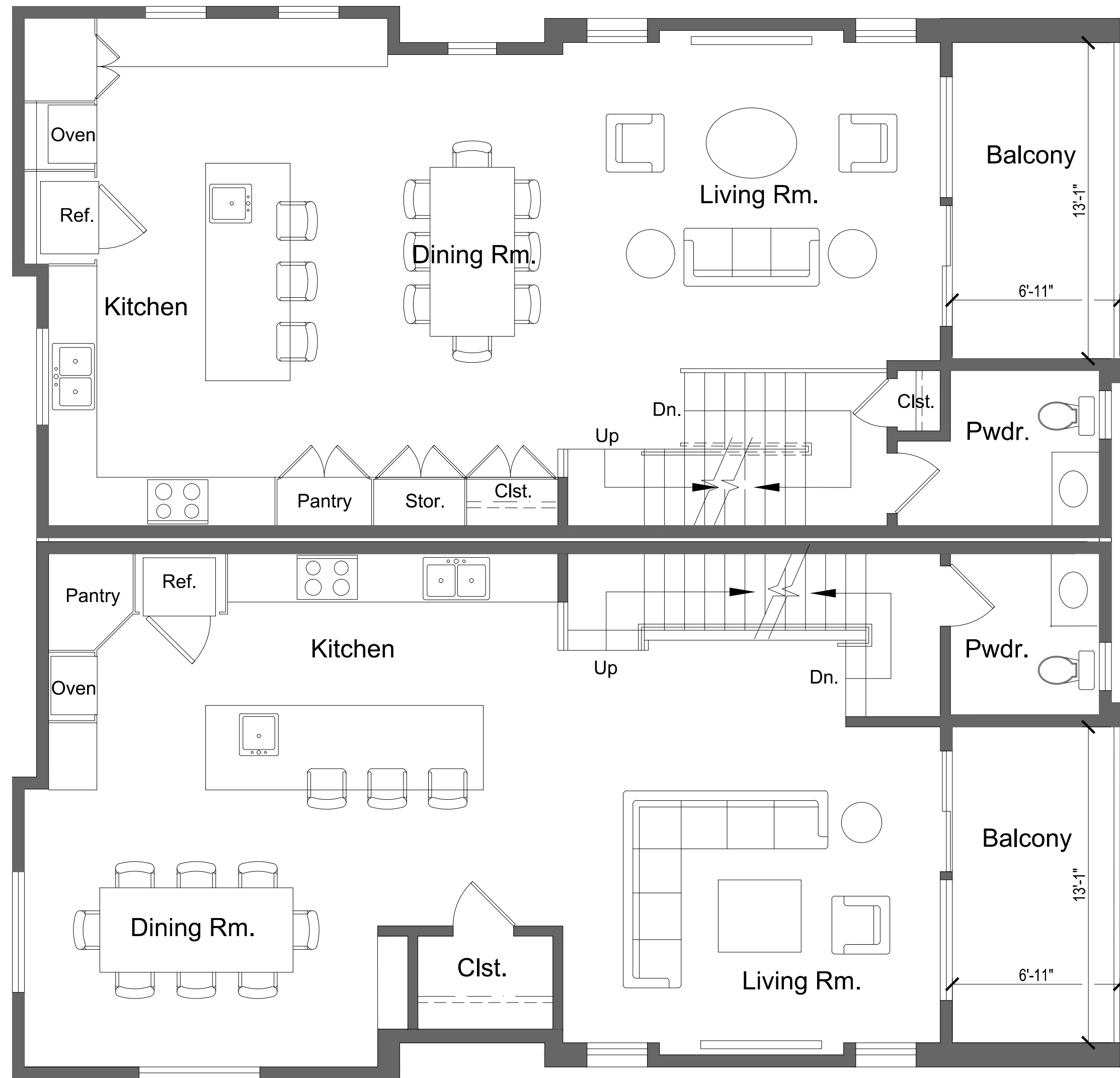
ENLARGED PLAN



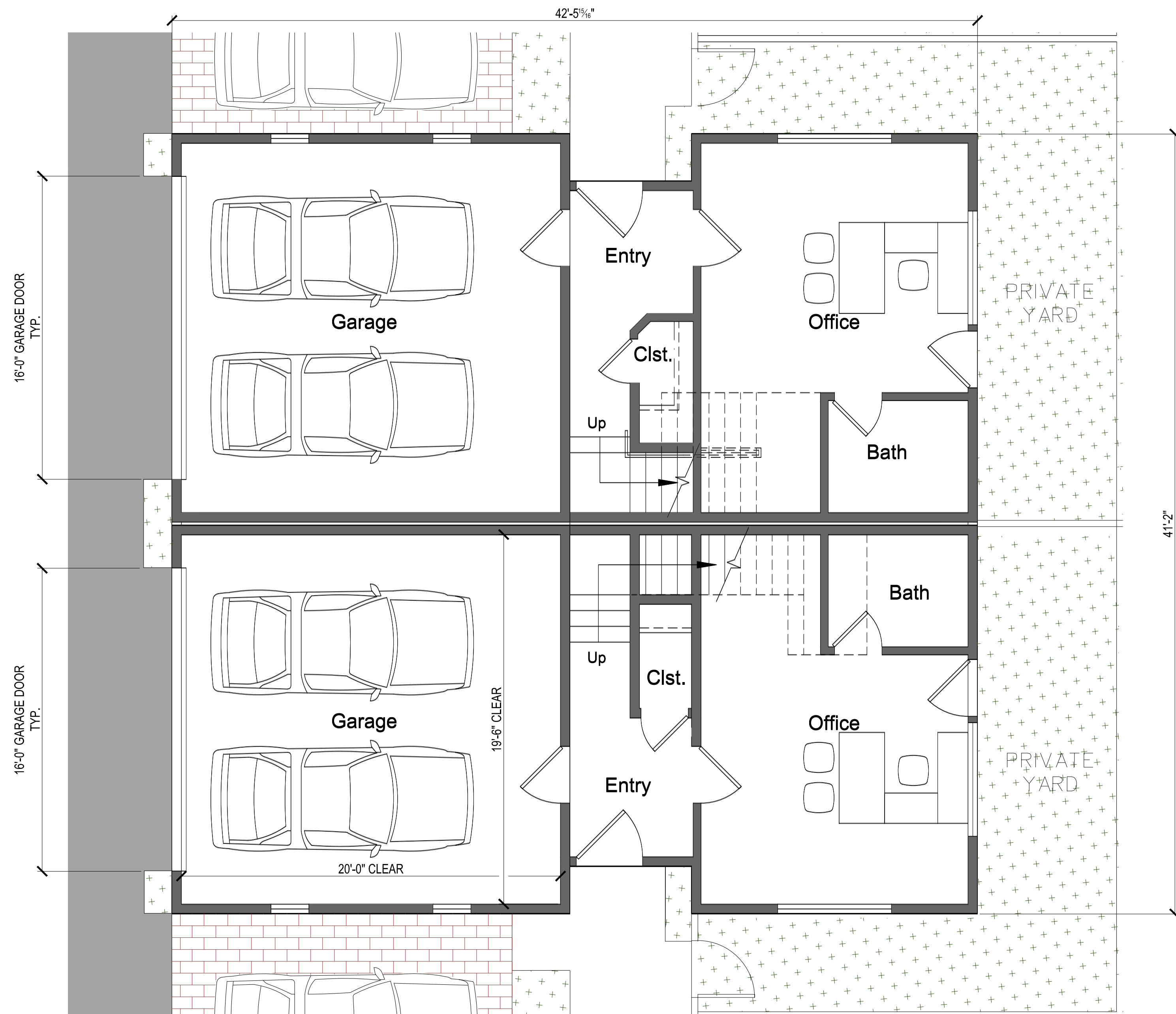
KEYNOTES:

- | NO. | DESCRIPTION |
|-----|---|
| 1. | TRASH/RECYCLING/ORGANICS CONTAINERS TYP. STORAGE LOCATION IN YARD |
| 2. | CONTAINER PLACEMENT ON TRASH PICK-UP DAY |
| 3. | TRASH TRUCK PATH |

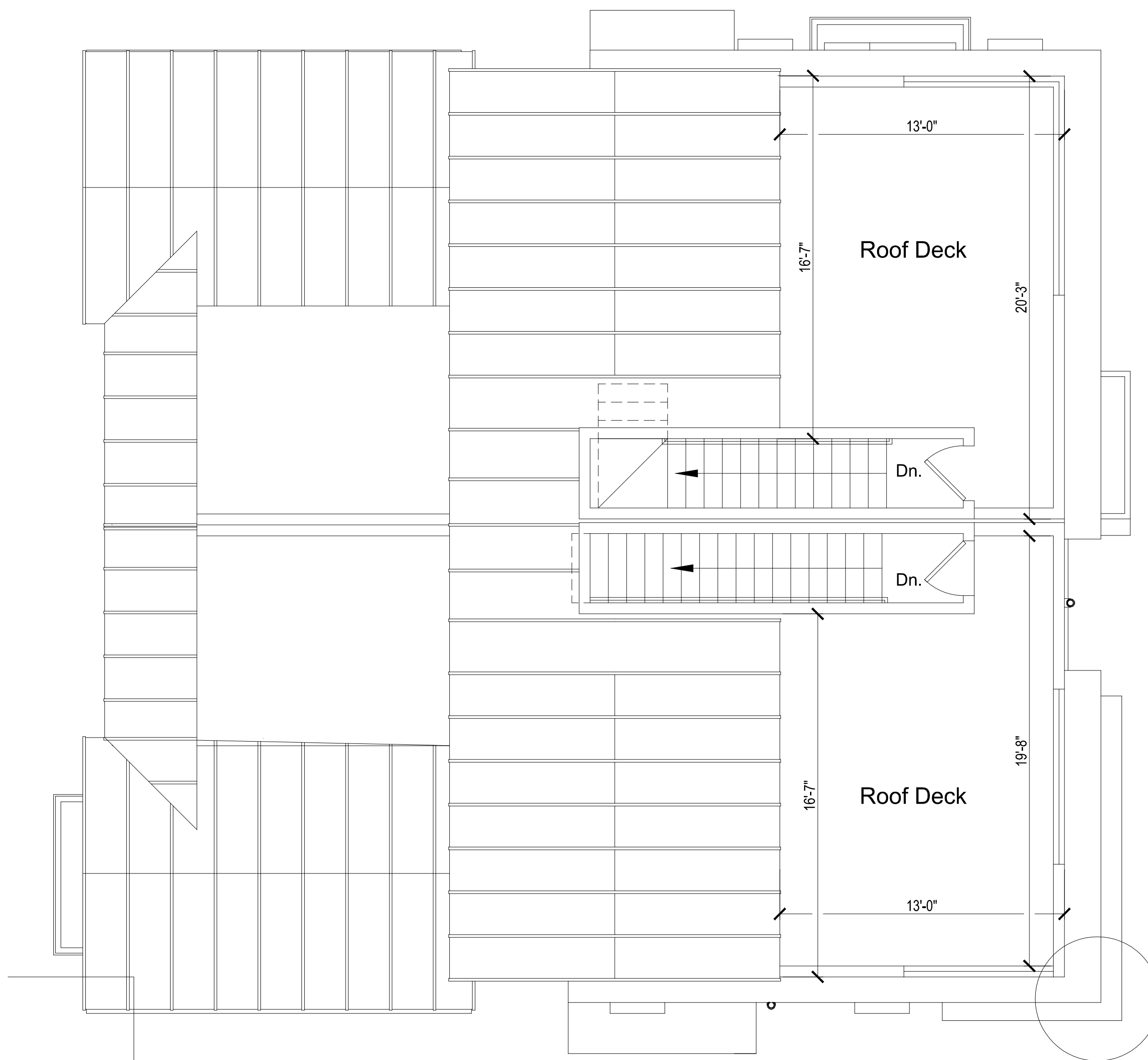




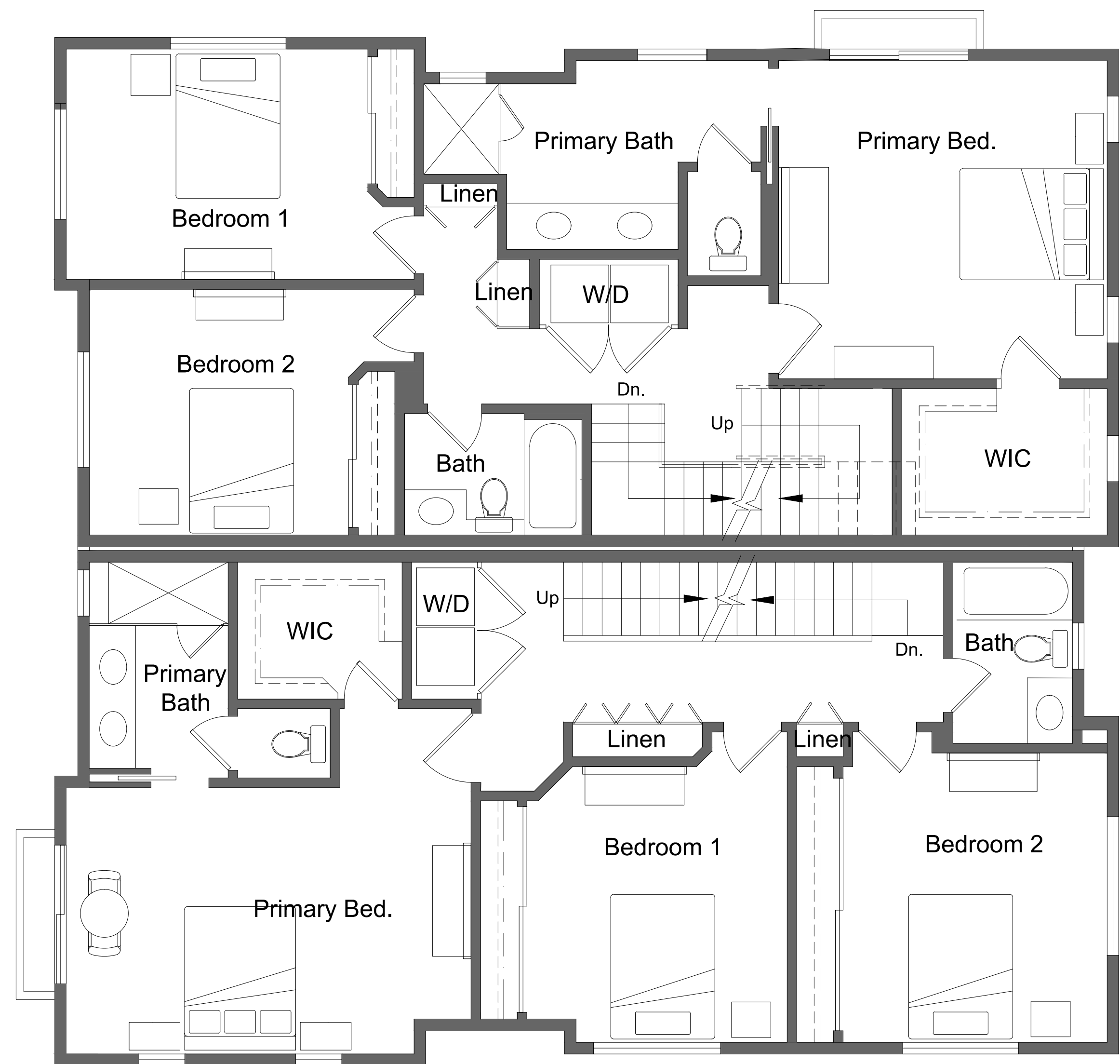
SECOND FLOOR PLAN - DUPLEX UNIT



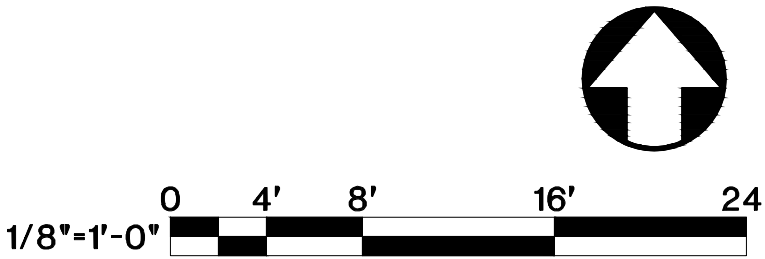
FIRST FLOOR PLAN - DUPLEX UNIT



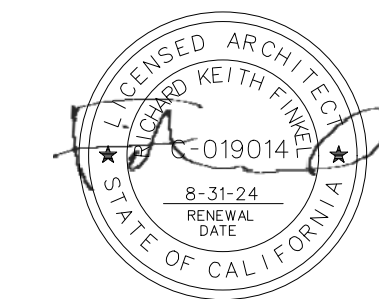
SCHEME 1 - ROOF PLAN DUPLEX UNIT



THIRD FLOOR PLAN - DUPLEX UNIT



STAMP



PROJECT NAME:

VICTORIA PLACE
222 VICTORIA PLACE
COSTA MESA, CA 92627

SHEET TITLE

**TYPICAL
DUPLEX
FLOOR
PLANS**

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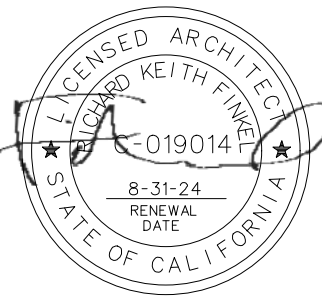
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FILE:

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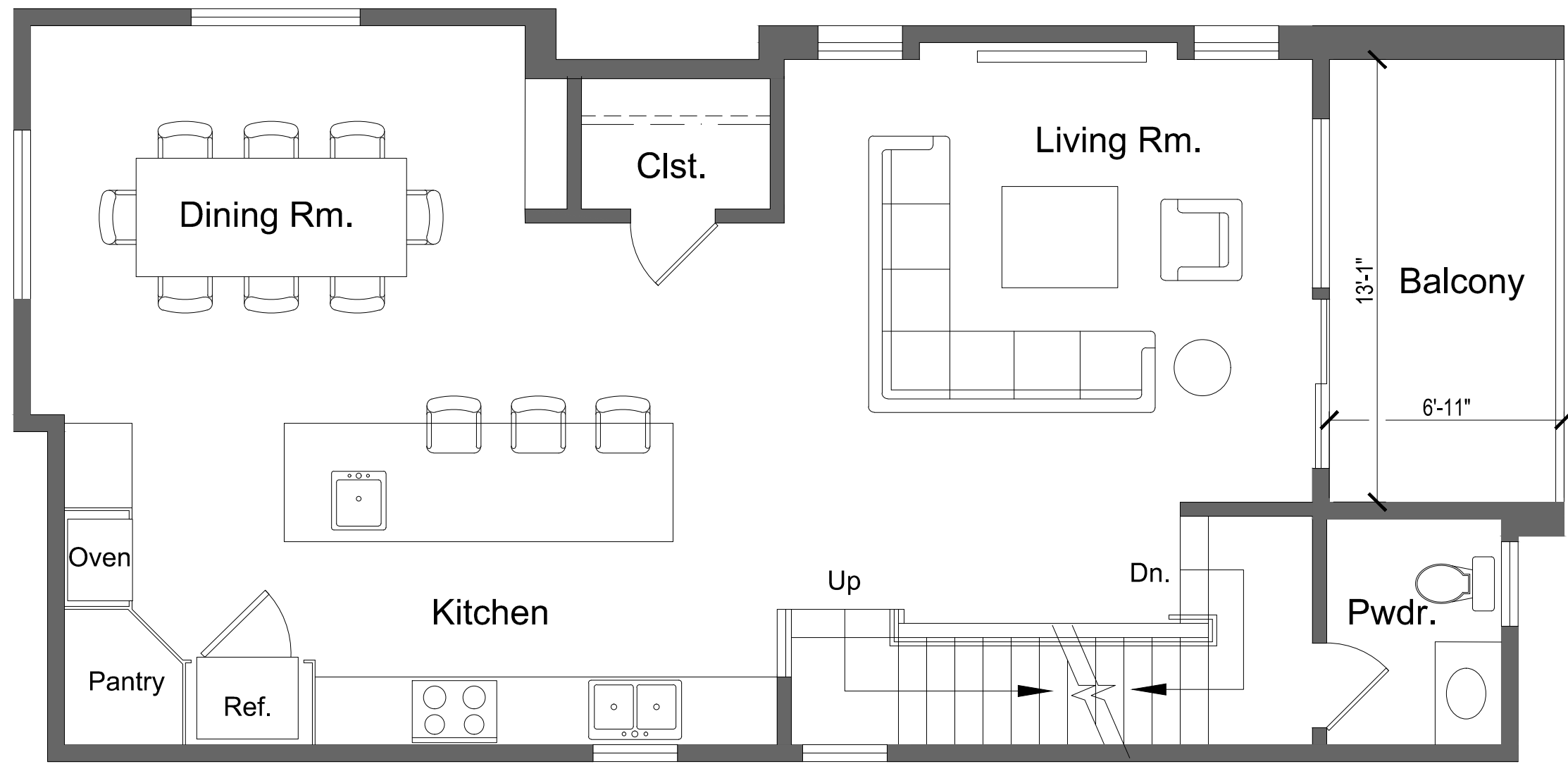
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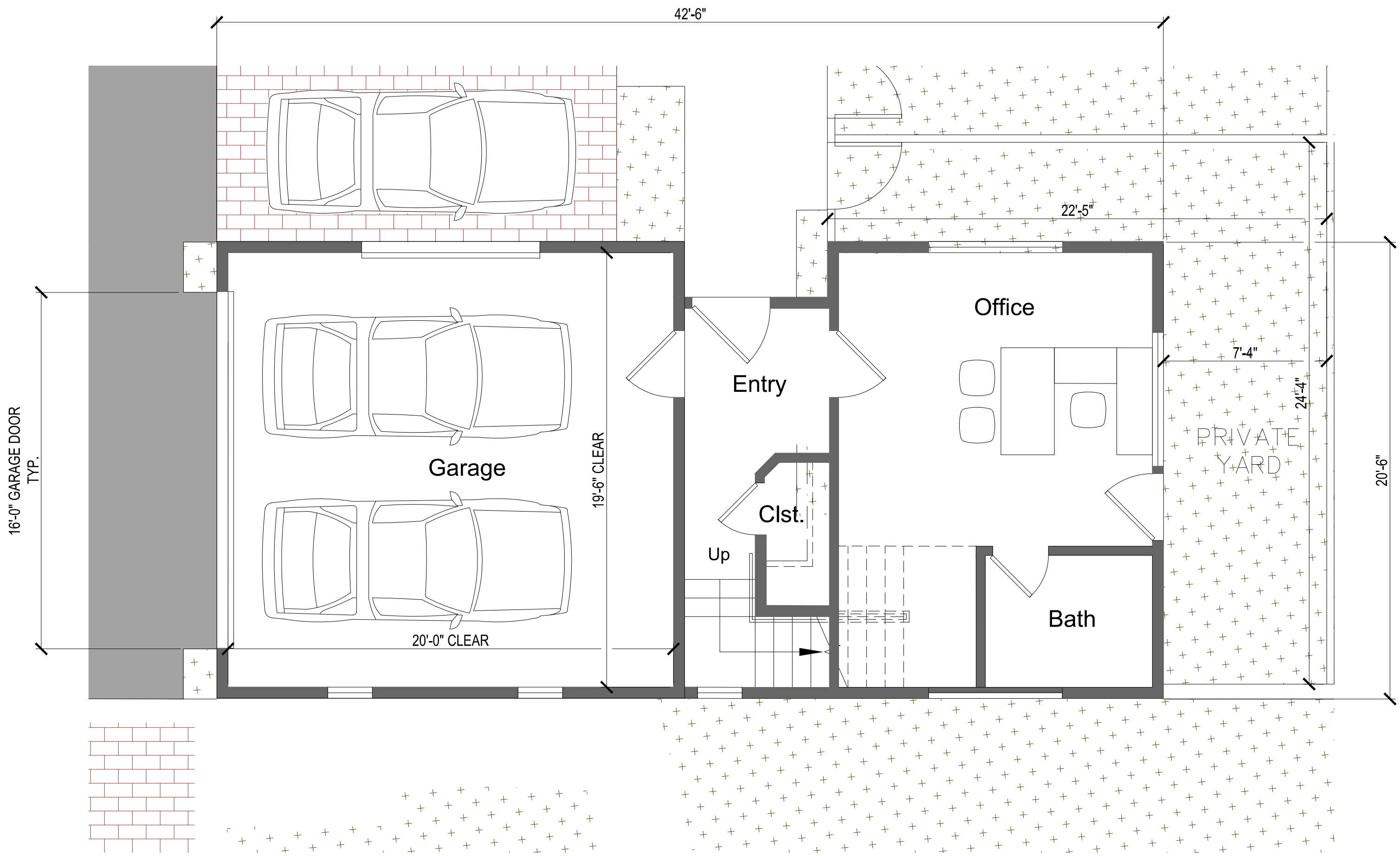
PROJECT NAME:

VICTORIA
PLACE
222 VICTORIA PLACE
COSTA MESA, CA 92627



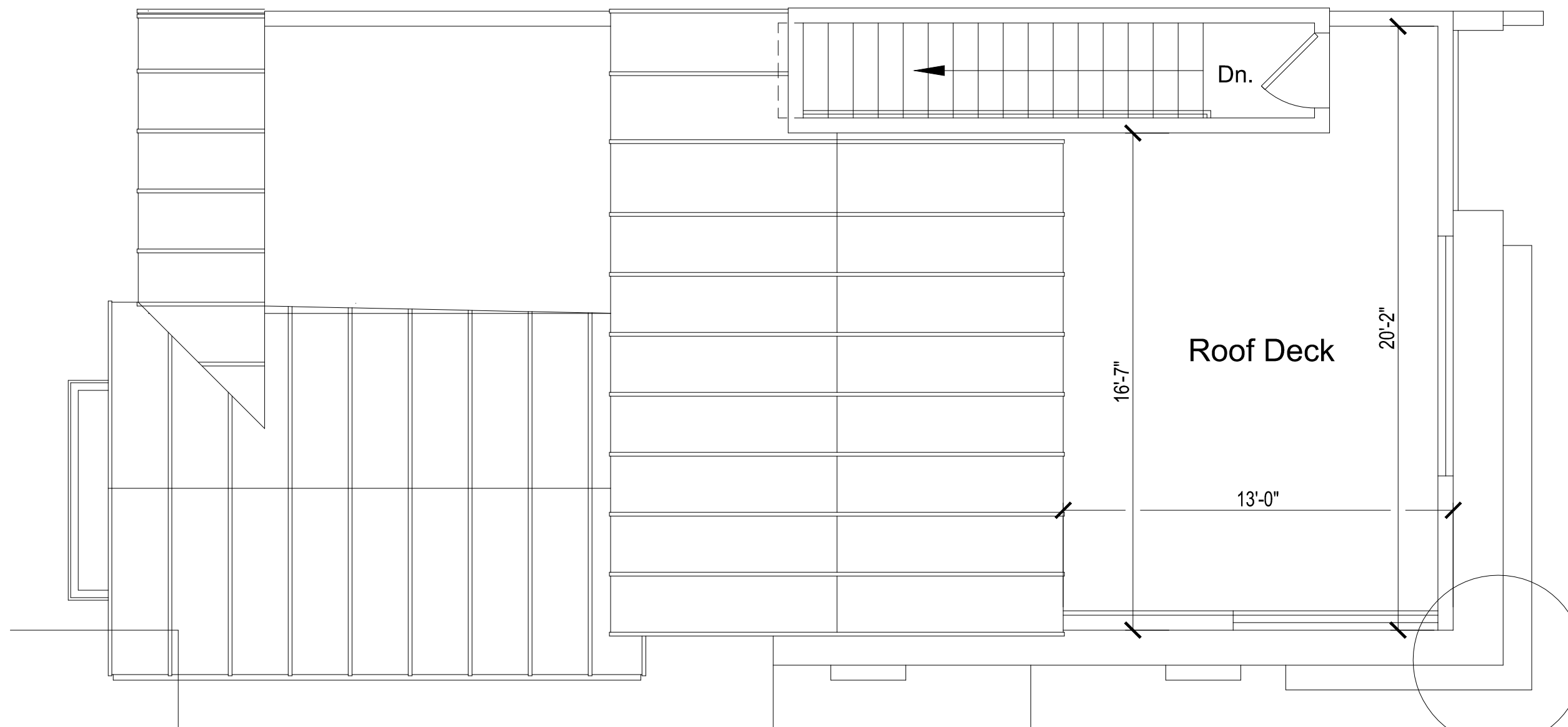
SECOND FLOOR PLAN - DETACHED UNIT

1/4"=1'-0"



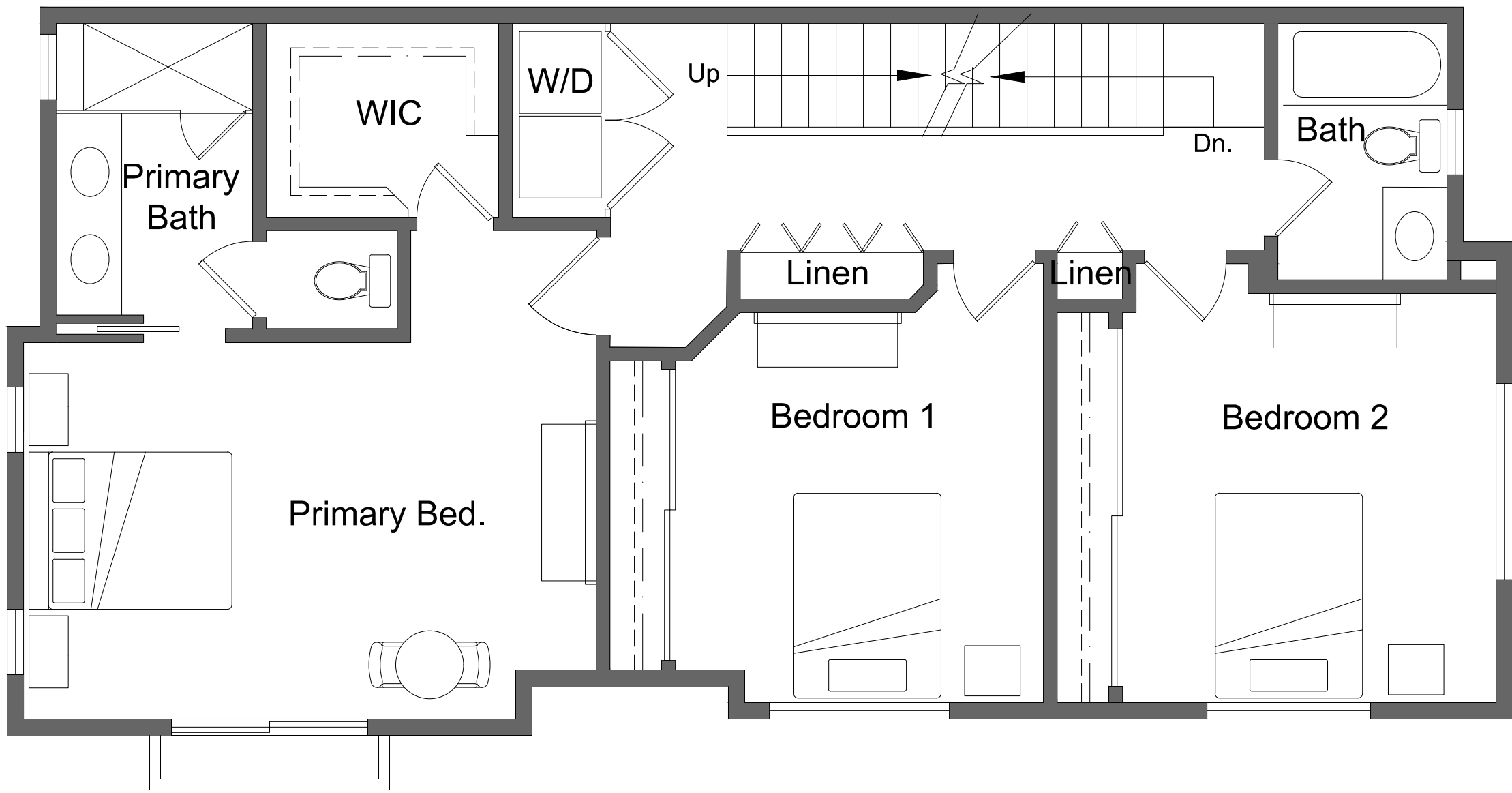
FIRST FLOOR PLAN - DETACHED UNIT

1/4"=1'-0"



ROOF PLAN - DETACHED UNIT

1/4"=1'-0"



THIRD FLOOR PLAN - DETACHED UNIT

1/4"=1'-0"

SHEET TITLE

TYPICAL
DETACHED
UNIT
FLOOR PLANS

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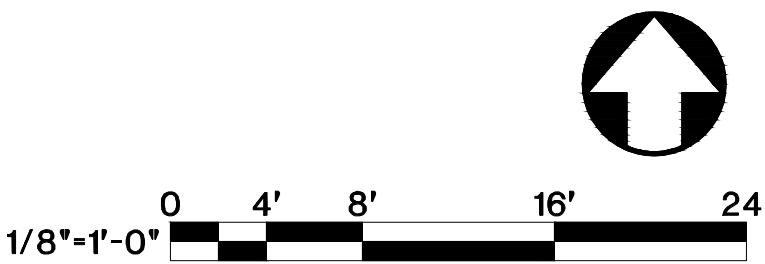
BY: SD CHKD: RF

PLANNING SUBMITTAL 01-02-25

FILE:

SHEET

A2.2





SOUTH (VICTORIA PLACE)
3/32"=1'-0"



EAST
3/32"=1'-0"

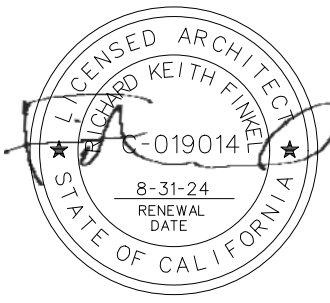


NORTH
3/32"=1'-0"



WEST
3/32"=1'-0"

STAMP



PROJECT NAME:

VICTORIA
PLACE
222 VICTORIA STREET
COSTA MESA, CA 92627

SHEET TITLE

OVERALL
ELEVATIONS

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PLANNING SUBMITTAL 01-02-25

FILE#: 637 A3_1 EE.dwg

SHEET

A3.1



BUILDING 1 - STREET ELEVATION

1/4"=1'-0"



BUILDING 2 - STREET ELEVATION

1/4"=1'-0"



BUILDING 3 - STREET ELEVATION

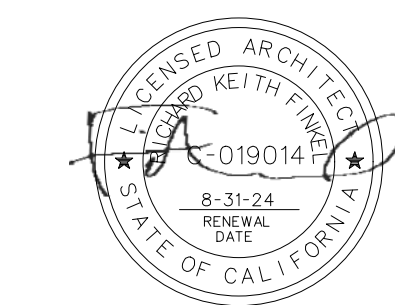
1/4"=1'-0"



BUILDING 4 - STREET ELEVATION

1/4"=1'-0"

STAMP



PROJECT NAME:

VICTORIA PLACE
222 VICTORIA STREET
COSTA MESA, CA 92627

SHEET TITLE

ELEVATIONS

VICTORIA PLACE
STREET VIEW

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FILE: 637_A3_1_EE.dwg

SHEET

A3.2



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



SOUTH (STREET) ELEVATION
1/4"=1'-0"

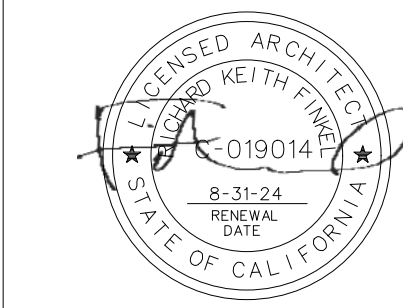


EAST ELEVATION
1/4"=1'-0"



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

STAMP



PROJECT NAME:

VICTORIA PLACE
222 VICTORIA STREET
COSTA MESA, CA 92627

SHEET TITLE

**TYPICAL
DETACHED
UNIT
ELEVATIONS**

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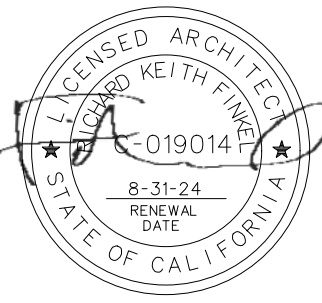
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FILE: 637_A3_1_EE.dwg

SHEET

A3.3

STAMP



PROJECT NAME:

VICTORIA
PLACE
222 VICTORIA STREET
COSTA MESA, CA 92627

SHEET TITLE

TYPICAL
DUPLEX UNIT
ELEVATIONS

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PROJECT NO.: 23-822

LAST ISSUE DATE: 01-02-25

BY: SD CHKD: RF

PLANNING SUBMITTAL 01-02-25

FILE: 637_A3_1_EE.dwg

SHEET

A3.4



SIDE / ENTRY ELEVATION

1/4"=1'-0"



SIDE / ENTRY ELEVATION

1/4"=1'-0"

T.O. ROOF
9'-0"
ROOF DECK
10'-0"
3RD F.F.
10'-0"
2ND F.F.
10'-0"
1ST F.F.



FRONT / GARAGE ELEVATION

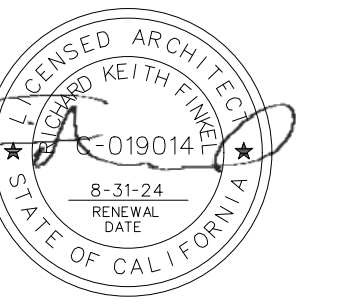
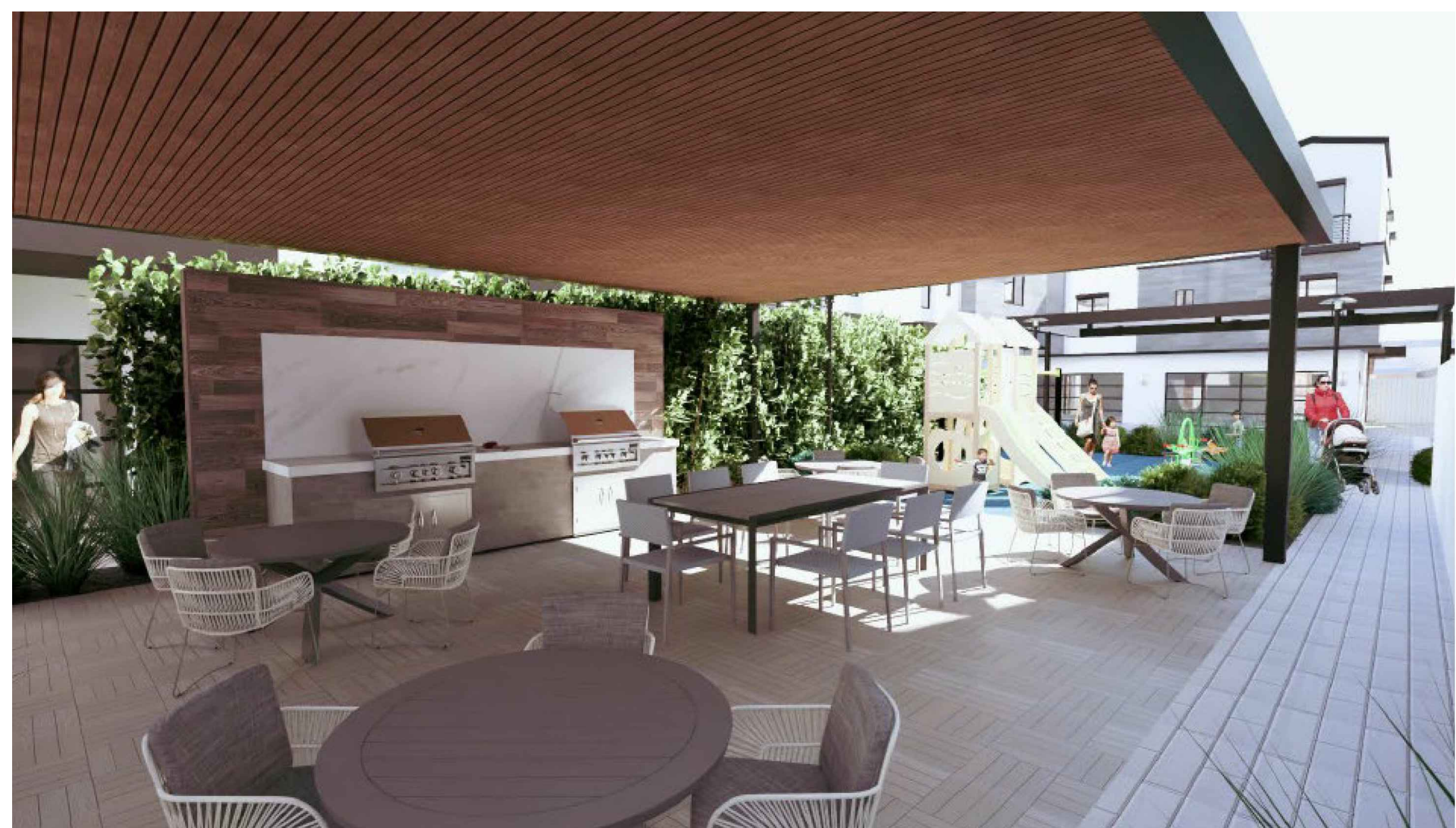
1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

T.O. ROOF
9'-0"
ROOF DECK
10'-0"
3RD F.F.
10'-0"
2ND F.F.
10'-0"
1ST F.F.

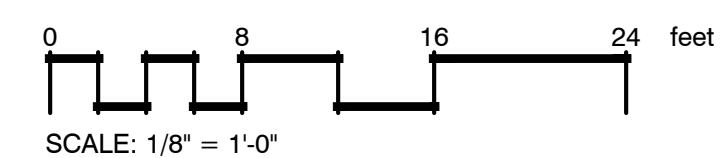


**VICTORIA
PLACE**
222 VICTORIA STREET
COSTA MESA, CA 92627

3D IMAGES



PLANTING PLAN- (NOT FOR CONSTRUCTION, REF. ONLY)





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ATTE: TONY WEEDA

PROJECT:
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222 VICTORIA PLACE
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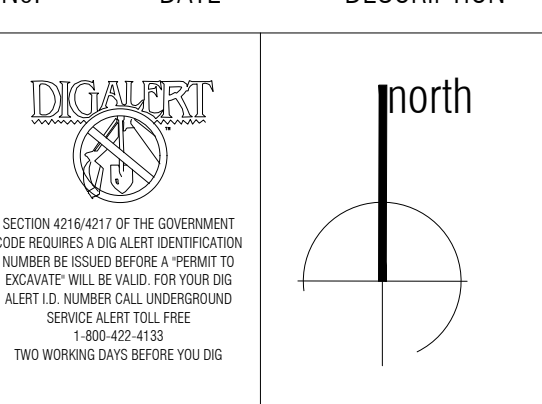
DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

SHEET DESCRIPTION:
PLANTING PLAN

REVISIONS:

No.	DATE	DESCRIPTION
1	5-02-25	ISSUED FOR PERMIT



north

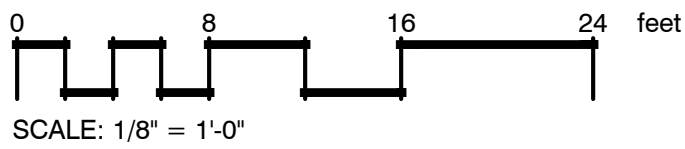
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PROJECT: 24.004.10
DATE: 5-02-25 REV:



PLANTING PLAN- (NOT FOR CONSTRUCTION, REF. ONLY)



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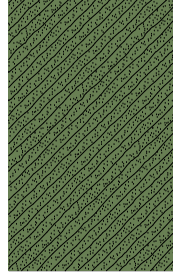
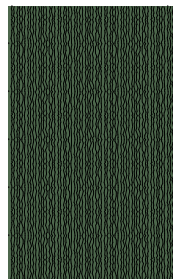
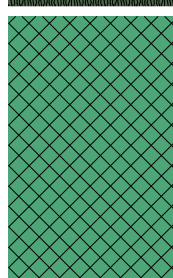
PROJECT: 24.004.10
DATE: 5-02-25 REV:

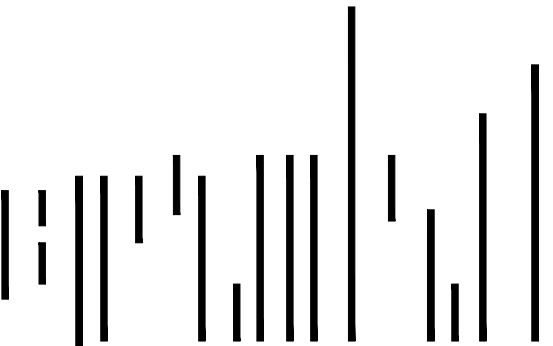
PHOTO	SYMBOL	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER	QTY
SHRUBS						
		AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE	1.5 GAL	2' H x 4' W	LOW 0.1 - 0.3	17
		CARISSA MACROCARPA 'EMERALD BLANKET' / EMERALD BLANKET NATAL PLUM	1 GAL	1.5' H X 1.5' W	VERY LOW <0.1	157
		DIANELLA REVOLUTA / LITTLE REV™ FLAX LILY	5 GAL	2'-3' H X 3'-4' W	LOW 0.1 - 0.3	90
		FESTUCA AMETHYSTINA 'APRILGRUN' / APRILGRUN FESCUE	1 GAL	1.5' H X 1.5' W	VERY LOW <0.1	94
		FESTUCA MAIREI / ATLAS FESCUE	1 GAL	1.5' H X 2' W	VERY LOW <0.1	57
		LAVANDULA STOECHAS / SPANISH LAVENDER	1 GAL	2' H x 4' W	VERY LOW <0.1	31
		MUHLENBERGIA RIGENS / DEER GRASS	1 GAL	3'-4' H X W	VERY LOW <0.1	18
		MYRTUS COMMUNIS 'COMPACTA' / DWARF COMMON MYRTLE	5 GAL	2' H X 2'-3' W	VERY LOW <0.1	85
		NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM HEAVENLY BAMBOO	5 GAL	3' H X 3' W	VERY LOW <0.1	111
		PITTOSPORUM CRASSIFOLIUM 'NANA' / DWARF KARO PITTOSPORUM	5 GAL	3' H X W	LOW 0.1 - 0.3	13
		TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	1 GAL		VERY LOW <0.1	14
		WESTRINGIA FRUTICOSA 'SMOKEY' / SMOKEY COAST ROSEMARY	5 GAL	3'-5' H X 3'-5' W	LOW 0.1 - 0.3	8

PLANT SCHEDULE

PHOTO	SYMBOL	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER	QTY
TREES						
		DODONAEA VISCOSA / HOPSEED BUSH	1.5 GAL	5'-12' H x 4' W	LOW 0.1 - 0.3	13
		PINUS ELДАРICA / AFGHAN PINE	36"BOX	60' H X 7.5' W	LOW 0.1 - 0.3	2
		PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	36"BOX	12' - 40' H X W	MODERATE 0.4 - 0.6	5
		PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA CHERRY LAUREL	1.5 GAL	6'-8' H X 2'-3' W	MODERATE 0.4 - 0.6	50
		TRISTANIA CONFERTA / BRISBANE BOX	36"BOX	8' X 3.5' H X W	LOW 0.1 - 0.3	17

PLANT SCHEDULE

PHOTO	SYMBOL	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER	SPACING	QTY
GROUND COVERS							
		BUCHLOE DACTYLOIDES / BUFFALO GRASS	SOD		LOW 0.1 - 0.3		2,819 SF
		FESTUCA RUBRA 'MOLATE' / MOLATE RED FESCUE	FLAT		LOW 0.1 - 0.3		371 SF
		SENECIO MANDRALISCAE 'BLUE CHALK STICKS' / SENECIO	FLAT	1"-2" H X 18" W	VERY LOW <0.1		11 PLATS



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LUXURY LANDSCAPE DESIGN

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ATTE: TONY WEEDA

PROJECT:
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222 VICTORIA PLACE
COSTA MESA, CA 92627

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

SHEET DESCRIPTION:
PLANTING SCHEDULE

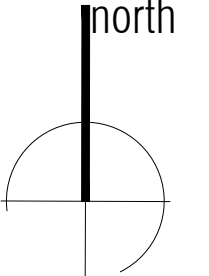
REVISIONS:

No.	DATE	DESCRIPTION
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SECTION 416(A)(1) OF THE GOVERNMENT CODE REQUIRES A 90-DAY NOTICE PERIOD BEFORE A PERMIT TO EXCAVATE WILL BE ISSUED. FOR YOUR DIS-ALERT US NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE: 1-800-422-4135 TWO WORKING DAYS BEFORE YOU DIG

north



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SHEET NUMBER:

L1.02

PROJECT:24.004.10
DATE: 5-02-25 REV:



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	RAIN BIRD-RISER 1402 FLOOD	180.9 S.F.	0.5 in/h	30	1
	SHRUB DRIPLINE 0.9 GPH @ 12" O.C. (3.5 LH @ 0.3M) DRIPLINE WITH 0.90 GPH EMITTERS AT 12" O.C., ROW SPACING AT 12" O.C.	559.0 S.F.	1.44 in/h	25	8
	SHRUB DRIPLINE 0.9 GPH @ 12" O.C. (3.5 LH @ 0.46M) DRIPLINE WITH 0.90 GPH EMITTERS AT 12" O.C., ROW SPACING AT 12" O.C.	3,487 S.F.	1.03 in/h	25	37
	TURF ROTARY (TORO, RAIN BIRD) 12" TO 24" RADIUS (3.7M-7.3M), TRIANGULAR SPACED, HEAD TO HEAD COVERAGE.	2,864 S.F.	0.68 in/h	40	20

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	RAIN BIRD LPV-075	SHRUB DRIPLINE 0.9 GPH @ 12" O.C. (3.5 LH @ 0.3M)	1.44 in/h	0.25	11	31.7	10.6
2	RAIN BIRD DV	TURF ROTARY (TORO, RAIN BIRD)	0.68 in/h	1.5	133	692	173
3	RAIN BIRD LPV-075	SHRUB DRIPLINE 0.9 GPH @ 12" O.C. (3.5 LH @ 0.46M)	1.03 in/h	0.25	15	54.9	18.3
4	RAIN BIRD LPV-075	SHRUB DRIPLINE 0.9 GPH @ 12" O.C. (3.5 LH @ 0.46M)	1.03 in/h	0.25	15	87.5	29.2
5	RAIN BIRD DV	TURF ROTARY (TORO, RAIN BIRD)	0.68 in/h	1.5	133	936	234
6	RAIN BIRD DV	RAIN BIRD-RISER 1402 FLOOD	0.5 in/h	0.5	60	12	4
7	RAIN BIRD LPV-075	SHRUB DRIPLINE 0.9 GPH @ 12" O.C. (3.5 LH @ 0.46M)	1.03 in/h	0.25	15	26.0	8.66
8	RAIN BIRD DV	TURF ROTARY (TORO, RAIN BIRD)	0.68 in/h	1.5	133	592	148
9	RAIN BIRD DV	RAIN BIRD-RISER 1402 FLOOD	0.5 in/h	0.5	60	14.2	4.73
10	RAIN BIRD DV	TURF ROTARY (TORO, RAIN BIRD)	0.68 in/h	1.5	133	582	146
11	RAIN BIRD LPV-075	SHRUB DRIPLINE 0.9 GPH @ 12" O.C. (3.5 LH @ 0.3M)	1.44 in/h	0.25	11	34.3	11.4
12	RAIN BIRD LPV-075	SHRUB DRIPLINE 0.9 GPH @ 12" O.C. (3.5 LH @ 0.46M)	1.03 in/h	0.25	15	69.4	23.1
13	RAIN BIRD LPV-075	SHRUB DRIPLINE 0.9 GPH @ 12" O.C. (3.5 LH @ 0.46M)	1.03 in/h	0.25	15	38.5	12.8
14	RAIN BIRD DV	RAIN BIRD-RISER 1402 FLOOD	0.5 in/h	0.5	60	6.58	2.19
15	RAIN BIRD DV	TURF ROTARY (TORO, RAIN BIRD)	0.68 in/h	1.5	133	283	70.8
16	RAIN BIRD LPV-075	SHRUB DRIPLINE 0.9 GPH @ 12" O.C. (3.5 LH @ 0.46M)	1.03 in/h	0.25	15	87.4	29.1
17	RAIN BIRD LPV-075	SHRUB DRIPLINE 0.9 GPH @ 12" O.C. (3.5 LH @ 0.46M)	1.03 in/h	0.25	15	26.0	8.66
18	RAIN BIRD LPV-075	SHRUB DRIPLINE 0.9 GPH @ 12" O.C. (3.5 LH @ 0.46M)	1.03 in/h	0.25	15	24.2	8.07
19	RAIN BIRD LPV-075	SHRUB DRIPLINE 0.9 GPH @ 12" O.C. (3.5 LH @ 0.46M)	1.03 in/h	0.25	15	23.2	7.72
20	RAIN BIRD LPV-075	SHRUB DRIPLINE 0.9 GPH @ 12" O.C. (3.5 LH @ 0.46M)	1.03 in/h	0.25	15	38.3	12.8
21	RAIN BIRD LPV-075	SHRUB DRIPLINE 0.9 GPH @ 12" O.C. (3.5 LH @ 0.46M)	1.03 in/h	0.25	15	11.0	3.68
22	RAIN BIRD DV	RAIN BIRD-RISER 1402 FLOOD	0.5 in/h	0.5	60	23.6	7.87
TOTALS:					1,088	3,794	1,007

CRITICAL ANALYSIS

P.O.C. NUMBER: 01
Water Source Information: SCHEMATIC

FLOW AVAILABLE
Custom Max Flow: 50 GPM
Flow Available: 50 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 65 PSI
Pressure Available: 65 PSI

DESIGN ANALYSIS
Maximum Station Flow: 7.36 GPM
Flow Available at POC: 50 GPM
Residual Flow Available: 42.64 GPM

Critical Station:
Design Pressure: 40 PSI
Friction Loss: 1.58 PSI
Fittings Loss: 0.16 PSI
Elevation Loss: 0 PSI
Loss through Valve: 4.53 PSI
Pressure Req. at Critical Station: 46.3 PSI
Loss for Fittings: 0.01 PSI
Loss for Main Line: 0.11 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 1.1 PSI
Critical Station Pressure at POC: 57.4 PSI
Pressure Available: 65 PSI
Residual Pressure Available: 7.62 PSI



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ATTE: TONY WEEDA

PROJECT:
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222 VICTORIA PLACE
COSTA MESA, CA 92627

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

SHEET DESCRIPTION:
SCHEMATIC CONCEPT
IRRIGATION PLAN

REVISIONS:

No.	DATE	DESCRIPTION
1		
2		
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SECTION 4146.1 OF THE GOVERNMENT
CODE REQUIRES A 10-ALERT IDENTIFICATION
NUMBER BE ISSUED BEFORE A PERMIT TO
EXCAVATE WILL BE VALID FOR YOUR DIS-
ALERT ID NUMBER CALL UNDERGROUND
SERVICE ALERT TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

SHEET NUMBER:

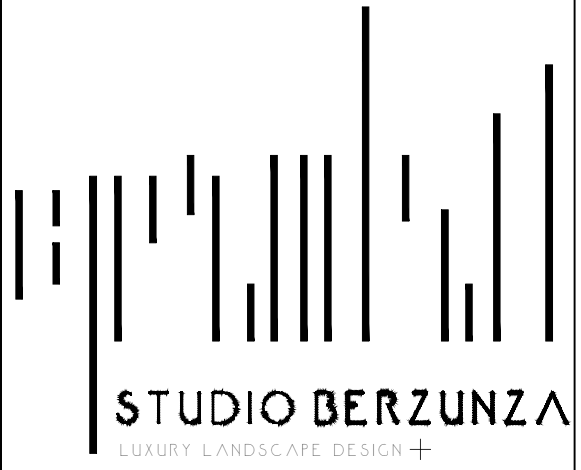
L2.00

PROJECT: 24.004.10
DATE: 5-02-25 REV:

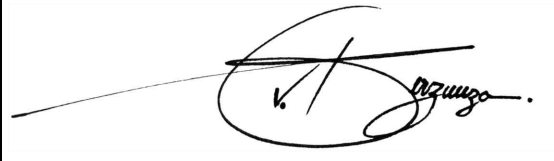


CONCEPT GRAPHICS SCHEDULE

	COMMON AREA LANDSCAPE AREAS TAKEOFF: 5,662 SF
	PUBLIC-RIGHT-OF-WAY TAKEOFF: 2,422 SF



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SCHEMATIC CONCEPT
IRRIGATION PLAN

REVISIONS:

No.	DATE	DESCRIPTION
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SHEET NUMBER:

L2.01

PROJECT:24.004.10
DATE: 5-02-25 REV:

