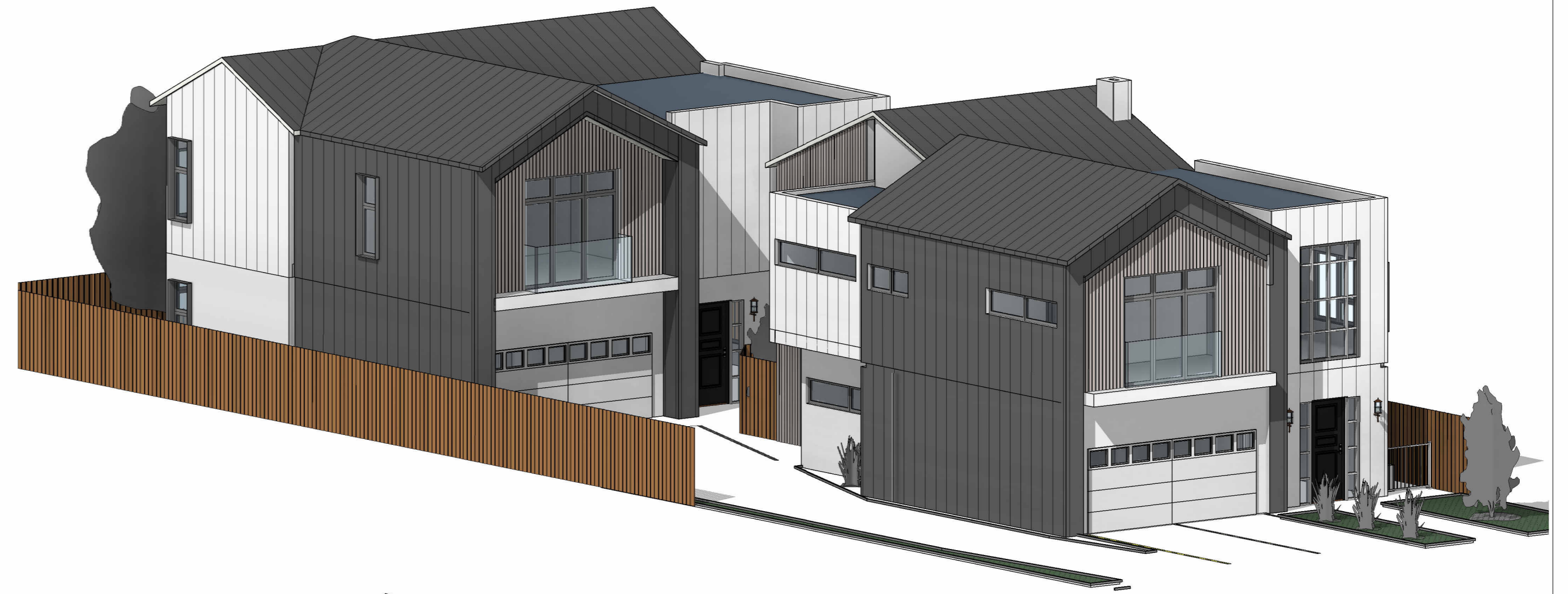


# ROCHESTER RESIDENCES

146 ROCHESTER ST, COSTA MESA, CA 92627



The wood fence is for reference only. Per Conditions of Approval #6 a block wall is required.

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Revision N.	Revision Desc.	Revision Date

SYMBOLS		ABBREVIATIONS	
	SLOPE ARROWS	ABV. A.F.F. A.F.S.	ABOVE ABOVE FINISH FLOOR ABOVE FINISH SURFACE
	SLOPE ARROWS	BD. BEL. BLK. BLKG. BM. BOT. BLDG. BTW.	BOARD BELOW BLOCK BLOCKING BEAM BOTTOM BUILDING BETWEEN
	ELEVATION CALLOUTS	C.L. C.B. CEM. CER. C.I.P. CLG. CLO. CLR. C.O. COL. COM. CONC. CONT. C.W. C.Y. C.Y.D.	CENTER LINE CATCH BASIN CEMENT CERAMIC CAST IRON PIPE CEILING CLOSET CLEAR CLEAN OUT COLUMN COMMON CONCRETE CONTINUOUS COLD WATER CERAMIC TILE CUBIC YARD
	GRID BUBBLE	H.B. HWD. HGT. H.P.T. HDR. HTR. H.W. HORIZ. H.C.	HOSE BIBB HARDWOOD HEIGHT HIGH POINT HEADER HEATER HOT WATER HORIZONTAL HOLLOW CORE
	BUILDING ELEVATION SHEET NUMBER	I.D. INT. INSUL. INV. I.P.S. I.I.C.	INSIDE DIAMETER INTERIOR INSULATION INVERT IRON PIPE SIZE IMPACT INSULATION CLASS
	INTERIOR ELEVATIONS SHEET NUMBER	LAV. LGTH LKR.	LAVATORY LENGTH LOCKER
	BUILDING SECTION SHEET NUMBER	MIN. MAS. MAX. MECH. MEMB. MTL. M.H. MISC. M.O. M.R. MFG.	MINIMUM MASONRY MAXIMUM MECHANICAL MEMBRANE METAL MANHOLE MISCELLANEOUS MASONRY OPENING MOISTURE RESISTANT MANUFACTURER
	WALL SECTION SHEET NUMBER	N.I.C. NO. NOM. N.T.S.	NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
	DETAIL NUMBER SHEET NUMBER	OBSC. O.C. O.D. OFF. OVG. OVL. OPP.	OBSCURE ON CENTER OUTSIDE DIAMETER OFFICE OPENING OVERFLOW OPPOSITE
	DETAIL TICK	PL. PARTN. PLAS. PLYWD. PAIR. P.L.	PROPERTY LINE/PLATE PARTITION PLASTER PLYWOOD PAIR PLASTIC LAMINATE
	MATCHLINE	R. RAD. REINF. RESIL. RD. RM. R.O. REF. REQ'D.	RISER RADIUS REINFORCING RESILIENT ROOF DRAIN ROOM ROUGH OPENING REFRIGERATOR REQUIRED
	BREAK LINE	S.C. SHIT. SIM. SHTG. SQ. STD. STL. STRUCT. S.S. SUSP. SPECS. STOR. S.T.C. S.T. T. T.O.P.L.	SOLID CORE SHEET SIMILAR SHEATHING SQUARE STANDARD STEEL STRUCTURAL STAINLESS STEEL SUSPENDED SPECIFICATIONS STORAGE SOUND TRANSMISSION CLASS SQUARE FOOT TREAD TYPICAL THROUGH TEMPERED TOP OF PARAPET TREAD TOP OF PLATE
	KEYNOTES	U. U.O.N.	URINAL UNLESS OTHERWISE NOTED
	ROOM NAME	EA. ELEC. ELEV. ENCL. EXH. EXIST. EXP. EXT. E.J.	EACH ELECTRICAL ELEVATION ENCLOSURE EXHAUST EXISTING EXPANSION EXTERIOR EXPANSION JOINT
	ROOM NUMBER	F.D. F.E.C. F.G. F.H.C. FIN. FLR. FLRG. FTG. F.G.L. F.S. FLUOR. F.O.C. F.O.M. F.O.S. F.F. F.J.	FLOOR DRAIN FIRE EXTINGUISHER CABINET EXHAUST FIRE HOSE CABINET FINISH FLOOR FLOORING FOOTING FIXED GLASS FLOOR SINK FLUORESCENT FACED CONCRETE FACE OF MASONRY FACE OF STUD FACE OF FINISH FINISH FLOOR FLOOR JOIST
	CEILING HEIGHT	FLOOR FINISH TAG	FLOOR FINISH TAG
	NORTH ARROW	GA. GALV. G.I. GL. GR. GYP. BD. G.D.	GALVANIZED GALVANIZED IRON GLASS GRADE GYPSUM BOARD GARBAGE DISPOSAL
	ROOM FINISH TAG	SUSMP AREA ALLOCATION	SUSMP AREA ALLOCATION
	POINT ELEVATION	POINT ELEVATION	POINT ELEVATION
	STEP IN SLAB	STEP IN SLAB	STEP IN SLAB
	FACADE ELEVATION MARKER	FACADE ELEVATION MARKER	FACADE ELEVATION MARKER
	WALL TYPE	WALL TYPE	WALL TYPE
	REVISION CALLOUT	REVISION CALLOUT	REVISION CALLOUT
	WINDOW CALLOUT	WINDOW CALLOUT	WINDOW CALLOUT
	DOOR CALLOUT	DOOR CALLOUT	DOOR CALLOUT

## PROJECT DATA

### PROJECT DESCRIPTION

PROPOSED TWO-UNIT TWO-STORY SMALL LOT SUBDIVISION ON A 7,004 SQUARE FOOT PARCEL. THE TWO-STORY DETACHED SINGLE-FAMILY RESIDENCE AT THE FRONT OF THE PROPERTY PROPOSED TO BE 4 BEDROOMS. THE TWO-STORY DETACHED SINGLE-FAMILY RESIDENCE AT THE FRONT OF THE PROPERTY PROPOSED TO BE 4 BEDROOMS.

- DEFERRED PLAN CHECK SUBMITTALS/SEPARATE PERMIT- IF APPLICABLE- SEPARATE PERMIT FOR EACH BUILDING:
1. AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA13) & MONITORING
  2. DEMOLITION OF EXISTING STRUCTURE
  3. GRADING
  4. SOLAR PV
  7. SHORING
  8. ACCESSORY BUILDING
  9. HAZARDOUS MATERIAL ABATEMENT & REMOVAL
  10. EMERGENCY RESPONDER RADIO COVERAGE

### ZONING ANALYSIS

ZONE: R2-HD  
REQUIRED / PROVIDED YARDS FOR DEVELOPMENT LOT:

ALLOWABLE HEIGHT:	2 STORIES/27'
SITE GROSS AREA:	7,004 SF
MAX ALLOWABLE DENSITY:	1 DU/3,000 SF=2 UNITS
PROPOSED DENSITY:	2 UNITS
PARKING REQUIRED:	3 BEDROOM AND MORE: 2 GARAGE SPACES + 2 OPEN PARKING SPACES
PARKING PROVIDED:	UNIT 1 (4-BEDROOM): 2 GARAGE+ 2 OPEN PARKING UNIT 2 (4-BEDROOM): 2 GARAGE+ 2 OPEN PARKING

OPEN SPACE REQUIRED= 35% OF LOT AREA=2,451 SF  
TOTAL LOT AREA = 7,004 SF  
DRIVEWAY, OPEN PARKING = -1,707 SF  
TOTAL BUILDING FOOTPRINT(1,367+1,435)= 2,802 SF  
OPEN SPACE PROVIDED = 2,495 SF

### PARCEL 1

TOTAL LOT 1 = 3,027.23 SF  
BUILDING FOOTPRINT= 1,367 SF  
1ST FLOOR= 1,367 SF  
2ND FLOOR= 1,409 SF  
TOTAL BUILDING AREA= 2,776 SF (GARAGE INCLUDED)  
GARAGE= 400 SF  
TOTAL BUILDING AREA= 2,376 SF (GARAGE EXCLUDED)  
PRIVATE OPEN SPACE= 200 SF

### PARCEL 2

TOTAL LOT 2 = 3,976.77 SF  
BUILDING FOOTPRINT= 1,435 SF  
1ST FLOOR= 1,435 SF  
2ND FLOOR= 1,407 SF  
TOTAL BUILDING AREA= 2,842 SF (GARAGE INCLUDED)  
GARAGE= 400 SF  
TOTAL BUILDING AREA= 2,442 SF (GARAGE EXCLUDED)  
PRIVATE OPEN SPACE= 200 SF

### PROPERTY INFORMATION

SITE ADDRESS: 146 ROCHESTER ST, COSTA MESA, CA 92627

APN'S: 425-443-10

LEGAL DESCRIPTION: TRACT BLOCK LOTS 279 - 13

LAND AREA: 7,004 SF

## DIRECTORY

### OWNER

OWNER: FARAZ KOOSHA LLC  
CONTACT: FARSHAD SHA  
EMAIL: W.24158@GMAIL.COM  
TEL: (949)202-8903

### ARCHITECT

CONTACT: MEHRZAD RAFAEEI  
EMAIL: MEHRZAD.RAFAEEI@GMAIL.COM  
TEL: (804) 461-8562

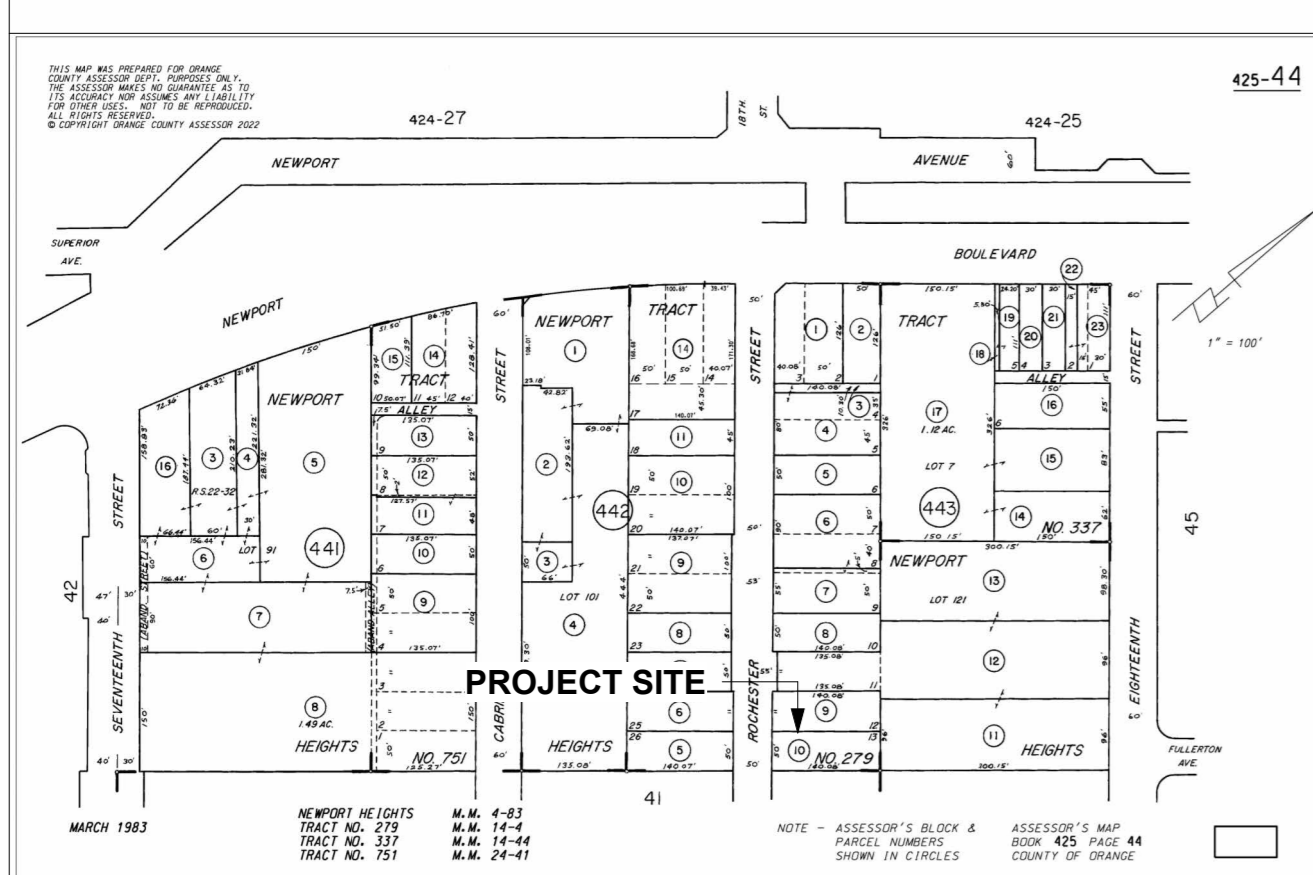
### STRUCTURAL

COMPANY:  
CONTACT:  
EMAIL:  
TEL:  
ADDRESS:

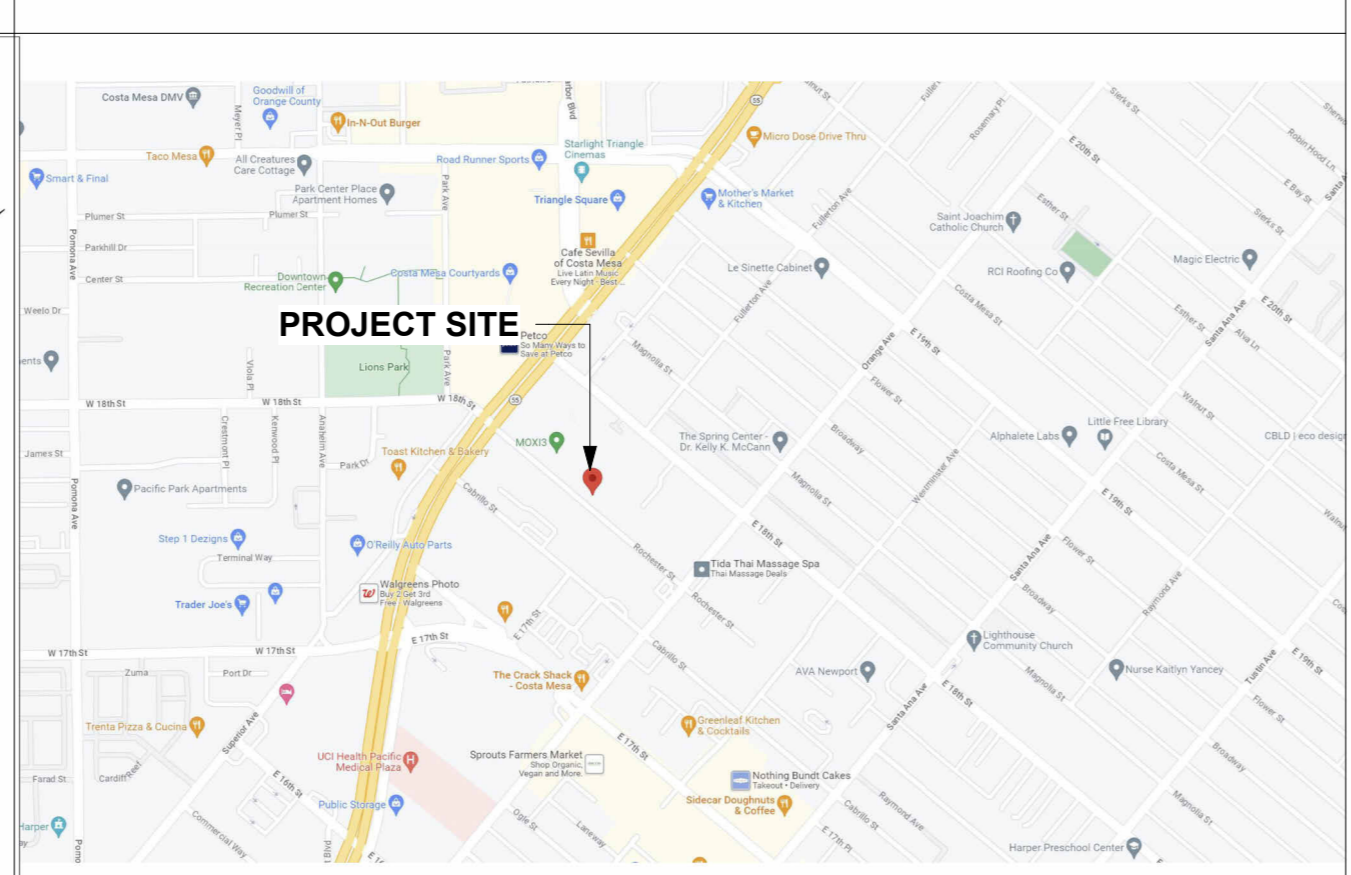
### BUILDING AND SAFETY (B&S) NOTES:

1. DWELLING UNITS SHALL BE ELECTRIC READY FOR FUTURE WATER HEATER, COOK TOP, DRYER, HEAT PUMP, EV CHARGING, AND ESS. (T-24 150.0.CCG 4.106.4)
2. ALL RESIDENTIAL UNITS SHALL HAVE SOLAR INSTALL UNDER SEPARATED PERMIT. (T-24 150.1(C)14)
3. GRADING, DEMOLITION, AND EACH STRUCTURE SHALL BE SUBMITTED UNDER SEPARATED PERMIT.
4. SINGLE FAMILY DWELLING SHALL COMPLY WITH THE LATEST BUILDING CODE ADOPTED BY THE STATE.
5. DWELLING UNITS SHALL BE EQUIPPED WITH FIRE SPRINKLER SYSTEM.
6. ENGINEER STRUCTURAL PLAN, CALCULATION AND SOIL REPORT SHALL BE SUBMITTED FOR REVIEW.
7. EACH UNITS SHALL HAVE INDEPENDENT AND SEPARATE UTILITIES. THE UTILITIES SHALL NOT BE LOCATED IN A LOT OTHER THAN THE LOT THAT IS THE SITE OF THE BUILDING STRUCTURE, OR PERMISES SERVED BY SUCH FACILITIES

## PARCEL MAP



## LOCATION MAP



ROCHESTER RESIDENCES  
146 ROCHESTER ST  
COSTA MESA, CA 92627

## SHEET INDEX

A0.00	TITLE SHEET
A2.00	SITE PLAN
A2.01	PRIVACY PLAN
A2.11	1ST & 2ND FLOOR PLAN
A2.13	ROOF FLOOR PLAN
A3.11	BUILDING ELEVATIONS
A3.12	SITE PHOTO

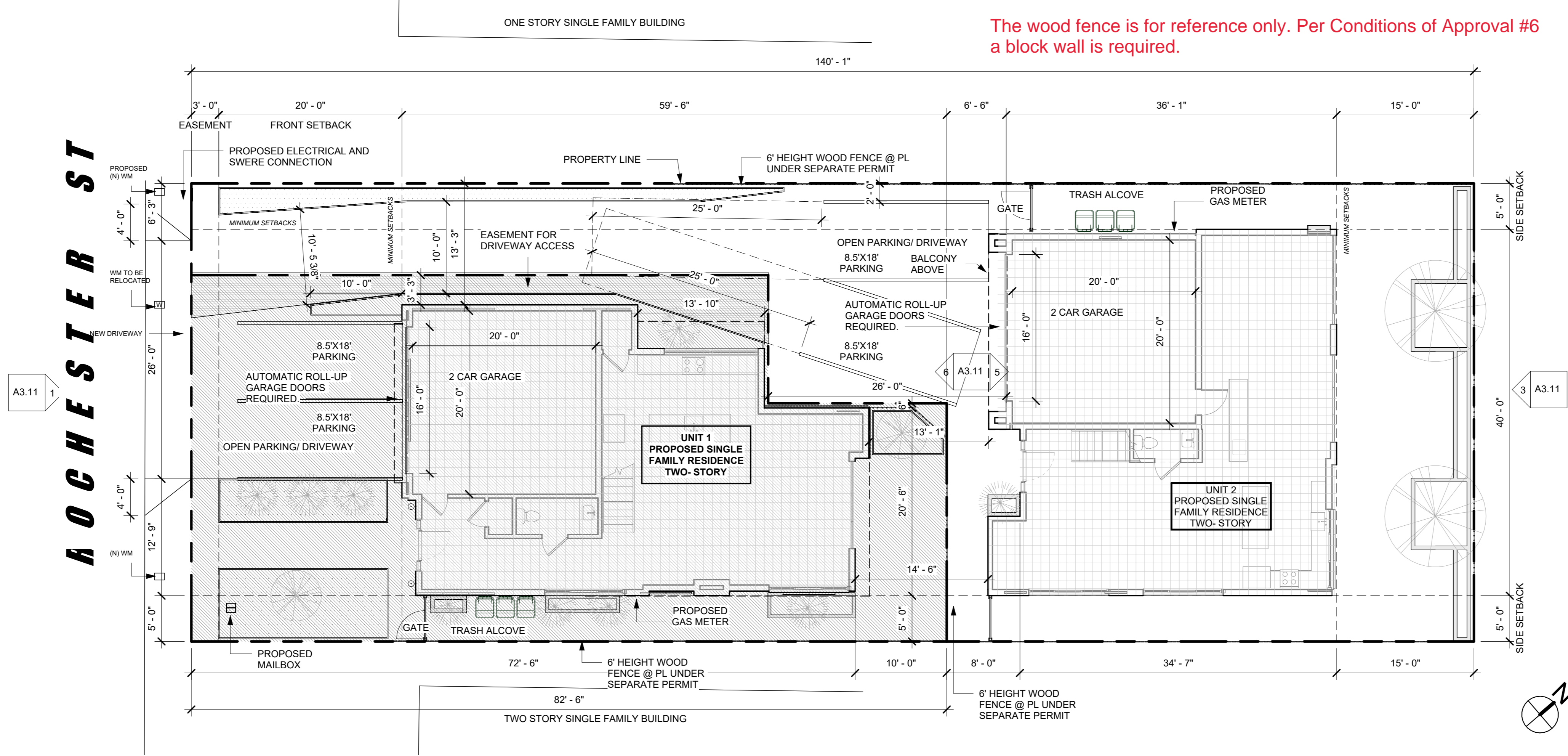
PROJECT NUMBER: 23010

PROJECT PHASE: DESIGN REVIEW SUBMITTAL

SHEET ISSUE DATE: 09/13/24

SHEET NAME: TITLE SHEET

SHEET NUMBER: A0.00



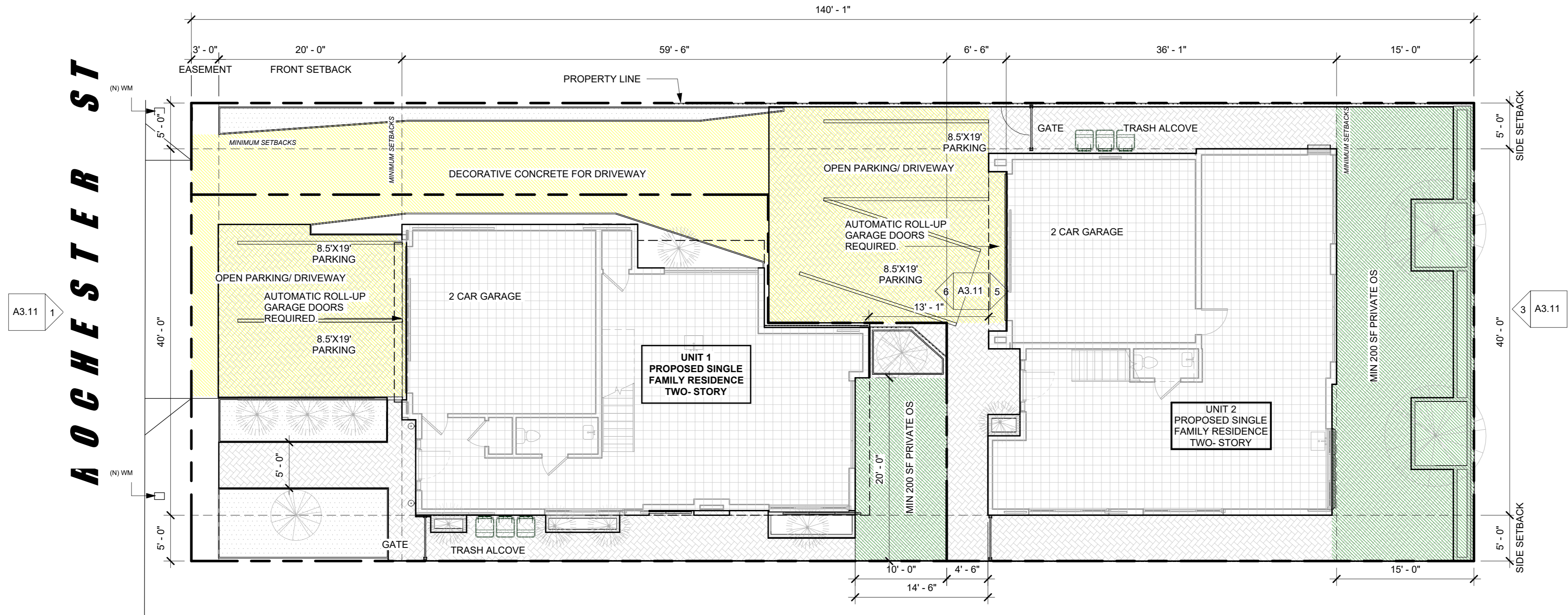
THE ABOVE DRAWINGS, SPECIFICATIONS, NOTES, AND CONDITIONS SHALL BE THE BASIS OF CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND FOR WHICH THE CONTRACTOR HAS CONTACT WITH THE ARCHITECT. THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Revision N.	Revision Desc.	Revision Date

**SITE PLAN** SCALE: 1/8" = 1'-0" **1**

OPEN SPACE REQUIRED= 35% OF LOT AREA=2,451 SF

TOTAL LOT AREA = 7,004 SF  
 DRIVEWAY, OPEN PARKING= -1,707 SF  
 TOTAL BUILDING FOOTPRINT(1,367+1,435)= -2,802 SF  
 OPEN SPACE PROVIDED = 2,495 SF



**SITE PLAN-AREA** SCALE: 1/8" = 1'-0" **2**

PROJECT NUMBER: **23010**

PROJECT PHASE: **DESIGN REVIEW SUBMITTAL**

SHEET ISSUE DATE: **09/13/24**

SHEET NAME: **SITE PLAN**

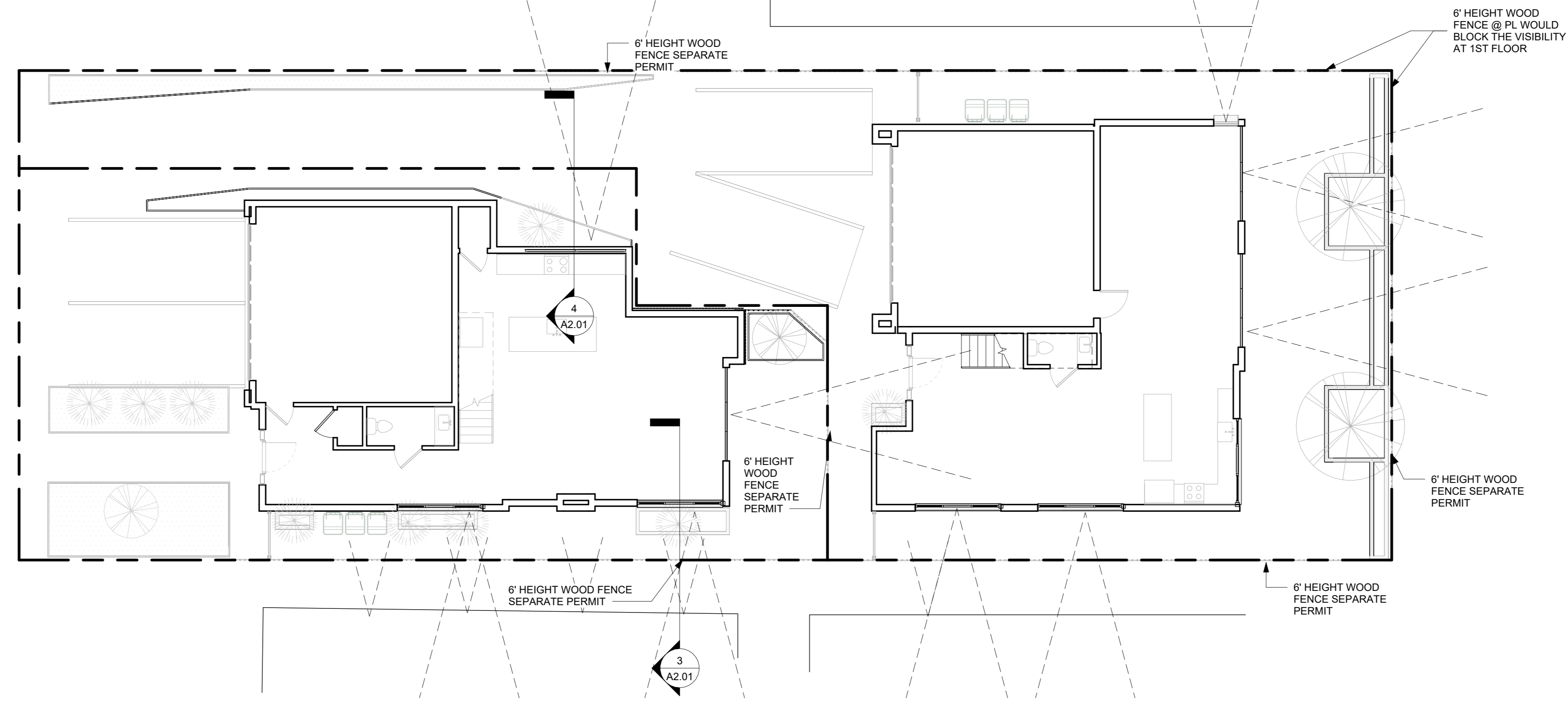
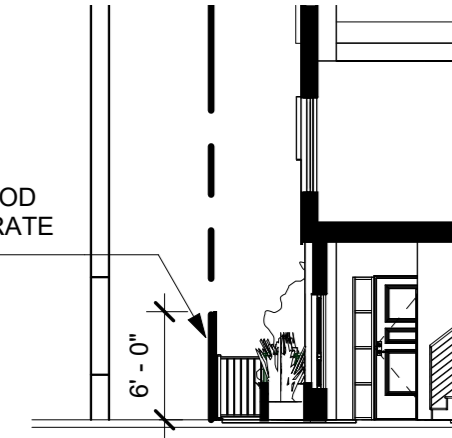
SHEET NUMBER:

The wood fence is for reference only. Per Conditions of Approval #6 a block wall is required.

ONE STORY SINGLE FAMILY BUILDING

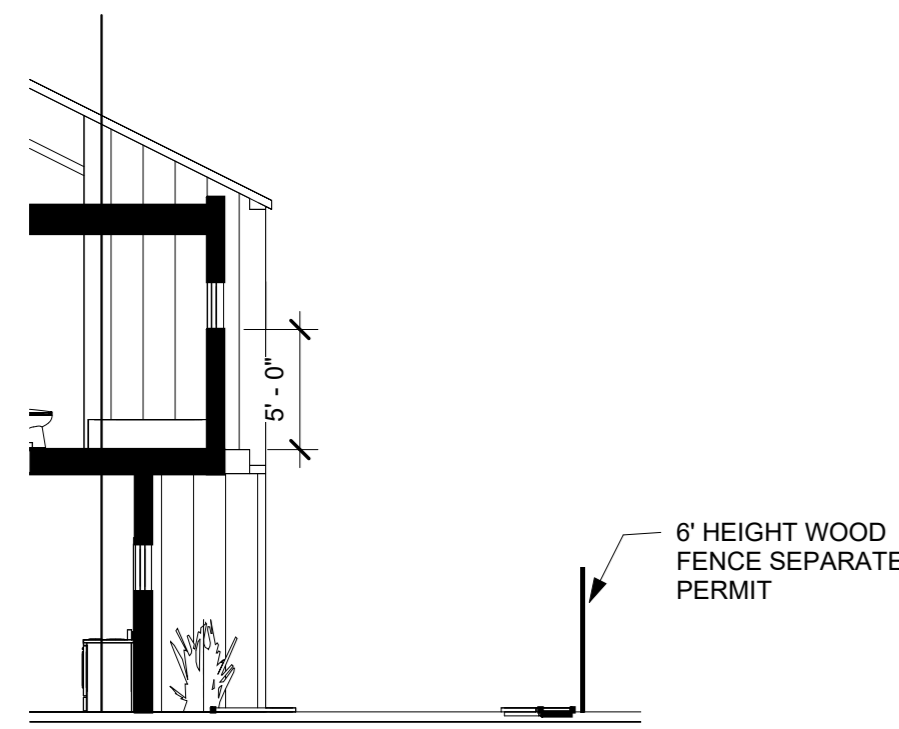
ONE STORY SINGLE FAMILY BUILDING

6' HEIGHT WOOD FENCE SEPARATE PERMIT

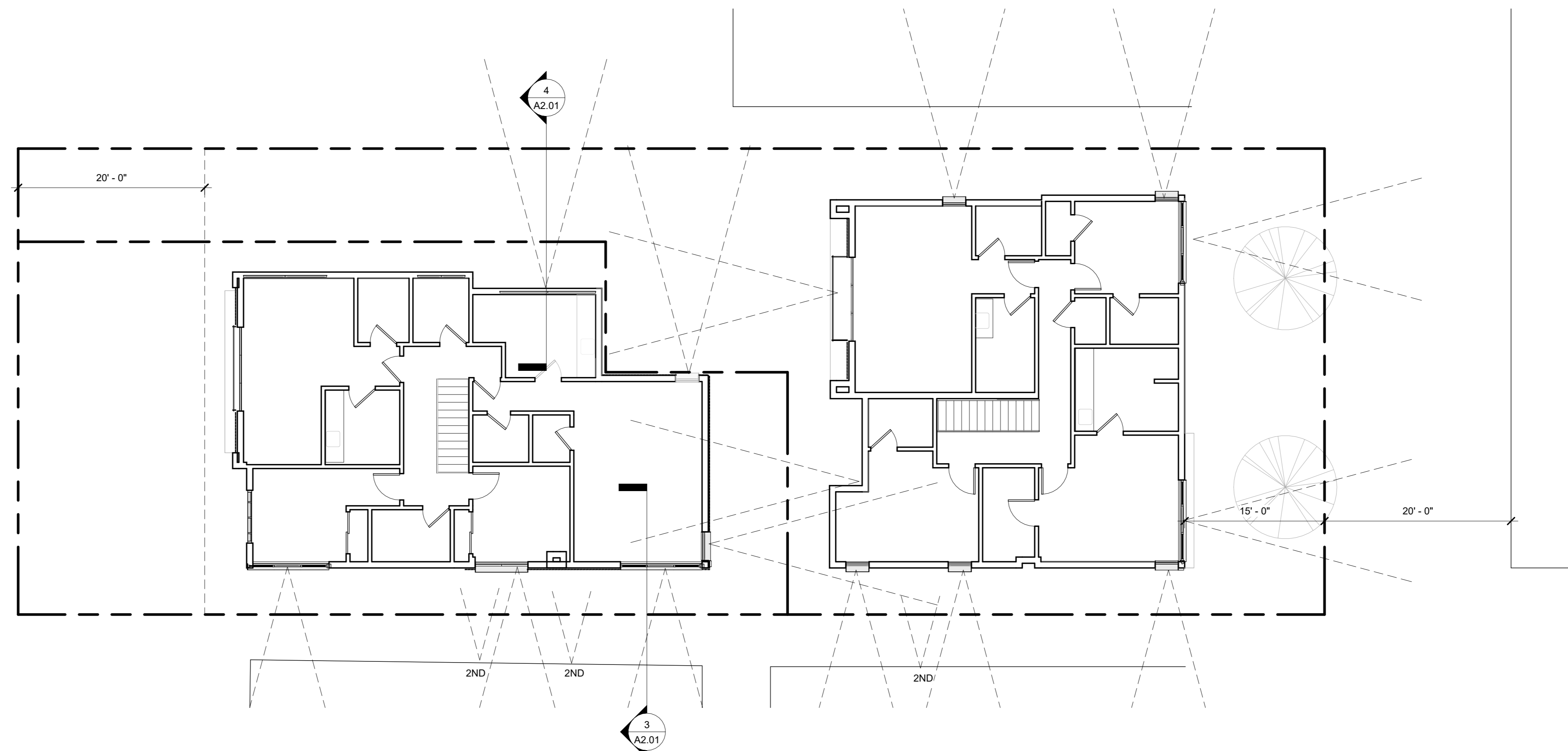


FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 1



6' HEIGHT WOOD FENCE SEPARATE PERMIT



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 2

THE ABOVE DRAWINGS, SPECIFICATIONS, CONDITIONS OF APPROVAL, IDEAS, DESIGNS AND ARCHITECTURES REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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**ROCHESTER RESIDENCES**

146 ROCHESTER ST  
COSTA MESA, CA 92627

PROJECT NUMBER: 23010

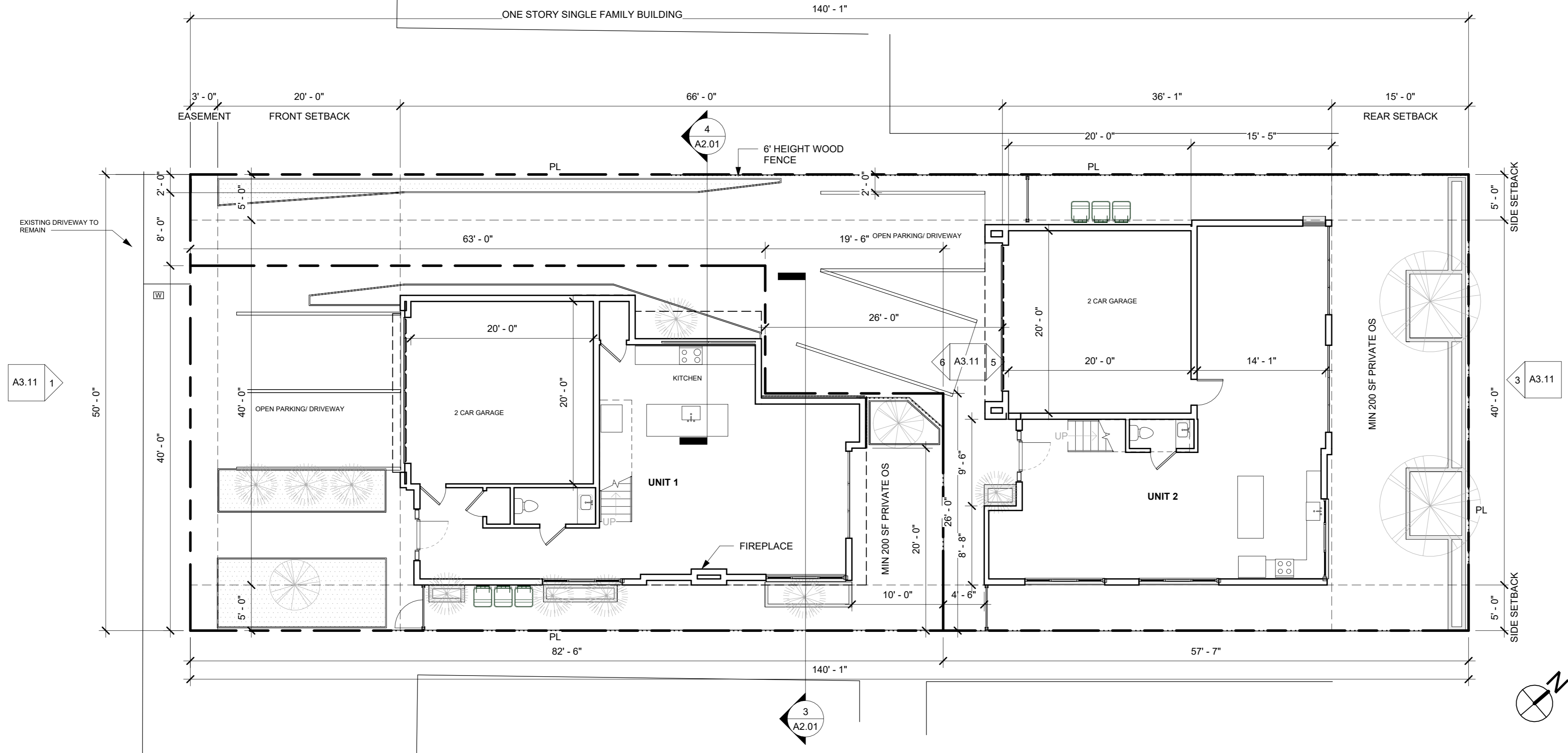
PROJECT PHASE: DESIGN REVIEW SUBMITTAL

SHEET ISSUE DATE: 09/13/24

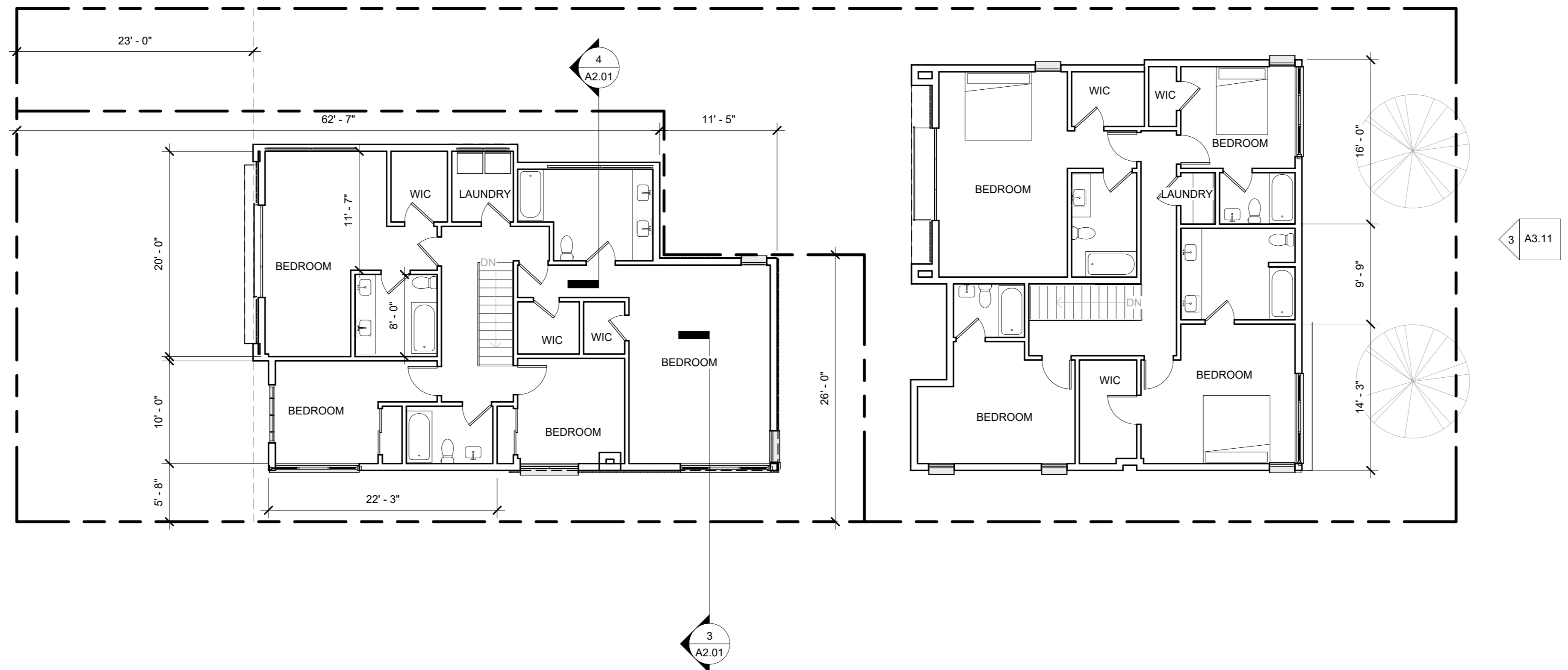
SHEET NAME: PRIVACY PLAN

SHEET NUMBER: A2.01

The wood fence is for reference only. Per Conditions of Approval #6 a block wall is required.



**FIRST FLOOR PLAN** SCALE: 1/8" = 1'-0" **1**



**SECOND FLOOR PLAN** SCALE: 1/8" = 1'-0" **2**

**PLAN KEYNOTES**

THE ABOVE DRAWINGS, SPECIFICATIONS, AND CONDITIONS OF APPROVALS, REPRESENT THE ARCHITECT'S DESIGN AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Revision N.	Revision Desc.	Revision Date

**ROCHESTER RESIDENCES**  
 146 ROCHESTER ST  
 COSTA MESA, CA 92627

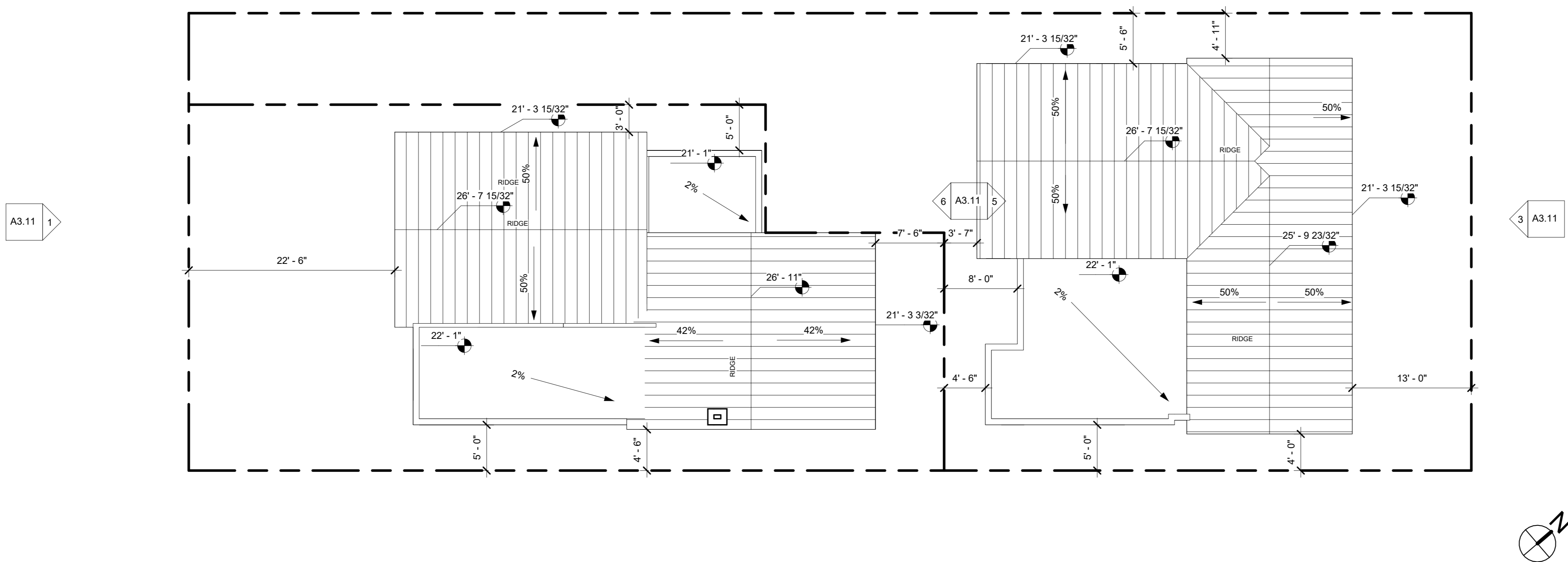
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 PROJECT PHASE: **DESIGN REVIEW SUBMITTAL**  
 SHEET ISSUE DATE: **09/13/24**  
 SHEET NAME: **1ST & 2ND FLOOR PLAN**  
 SHEET NUMBER:

**A2.11**

PLAN KEYNOTES

THE ABOVE DRAWINGS, SPECIFICATIONS, NOTES, AND KEYNOTES ARE THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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- NOTES:
- 1. DOOR THRESHOLDS SHALL COMPLY WITH THE FOLLOWING (R311.3.1).
    - A. ¾ INCHES MAXIMUM AT SLIDING DOORS
    - B. ½ INCHES FOR OTHER DOORS
    - C. 7/8 INCHES MAXIMUM THRESHOLD DROP FOR EXTERIOR DOORS THAT ARE NOT A COMPONENT OF THE MEANS OF EGRESS AND DO NOT SWING OVER A LANDING OR STEP
    - D. THRESHOLDS > ¼ INCH SHALL BE BEVELED AT 1:2
  - 2. EVERY SLEEPING ROOM AND BASEMENT SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR INTO A YARD OR COURT THAT OPENS DIRECTLY INTO A PUBLIC WAY. (R310.1 CRC)
    - A. MINIMUM 5.7 SQUARE FEET OF CLEAR OPENABLE AREA
    - B. MINIMUM CLEAR WIDTH OF 20", MINIMUM CLEAR HEIGHT OF 24"
    - C. HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR
  - 3. EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING 68 DEG. MINIMUM AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. THE INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE. (R303.9 CRC)
  - 4. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.
  - 5. A. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH MEANS TO ILLUMINATE THE STAIRS, INCLUDING LANDINGS AND TREADS. (R303.7 CRC)
    - B. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH ARTIFICIAL LIGHT LOCATED AT EACH LANDING OF THE STAIRWAY.
    - C. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING LOCATED AT THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING AT THE BOTTOM LANDING OF THE STAIRWAY.
      - EXCEPTION: A LIGHT SOURCE IS NOT REQUIRED AT THE TOP AND BOTTOM LANDING PROVIDED A LIGHT SOURCE IS LOCATED OVER EACH STAIRWAY SECTION.
    - D. LIGHT ACTIVATION (R303.7 CRC): WHERE LIGHTING OUTLETS ARE INSTALLED IN INTERIOR STAIRWAYS, THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROLLED LIGHTING OUTLET WHERE THE STAIRWAY HAS SIX OR MORE RISERS. THE ILLUMINATION OF EXTERIOR STAIRWAYS SHALL BE CONTROLLED FROM THE INSIDE OF THE DWELLING UNIT.
      - EXCEPTION: LIGHTS THAT IS CONTINUOUSLY ILLUMINATED OR AUTOMATICALLY CONTROLLED.
  - 6. IN ALL ROOMS WITHOUT NATURAL LIGHT AND VENTILATION, ARTIFICIAL LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL. SEE ELECTRICAL AND MECHANICAL DRAWINGS FOR ARTIFICIAL LIGHT AND VENTILATION.
  - 7. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS INSIDE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

**ROCHESTER RESIDENCES**  
 146 ROCHESTER ST  
 COSTA MESA, CA 92627

PROJECT NUMBER: 23010

PROJECT PHASE: DESIGN REVIEW SUBMITTAL

SHEET ISSUE DATE: 09/13/24

SHEET NAME: ROOF FLOOR PLAN

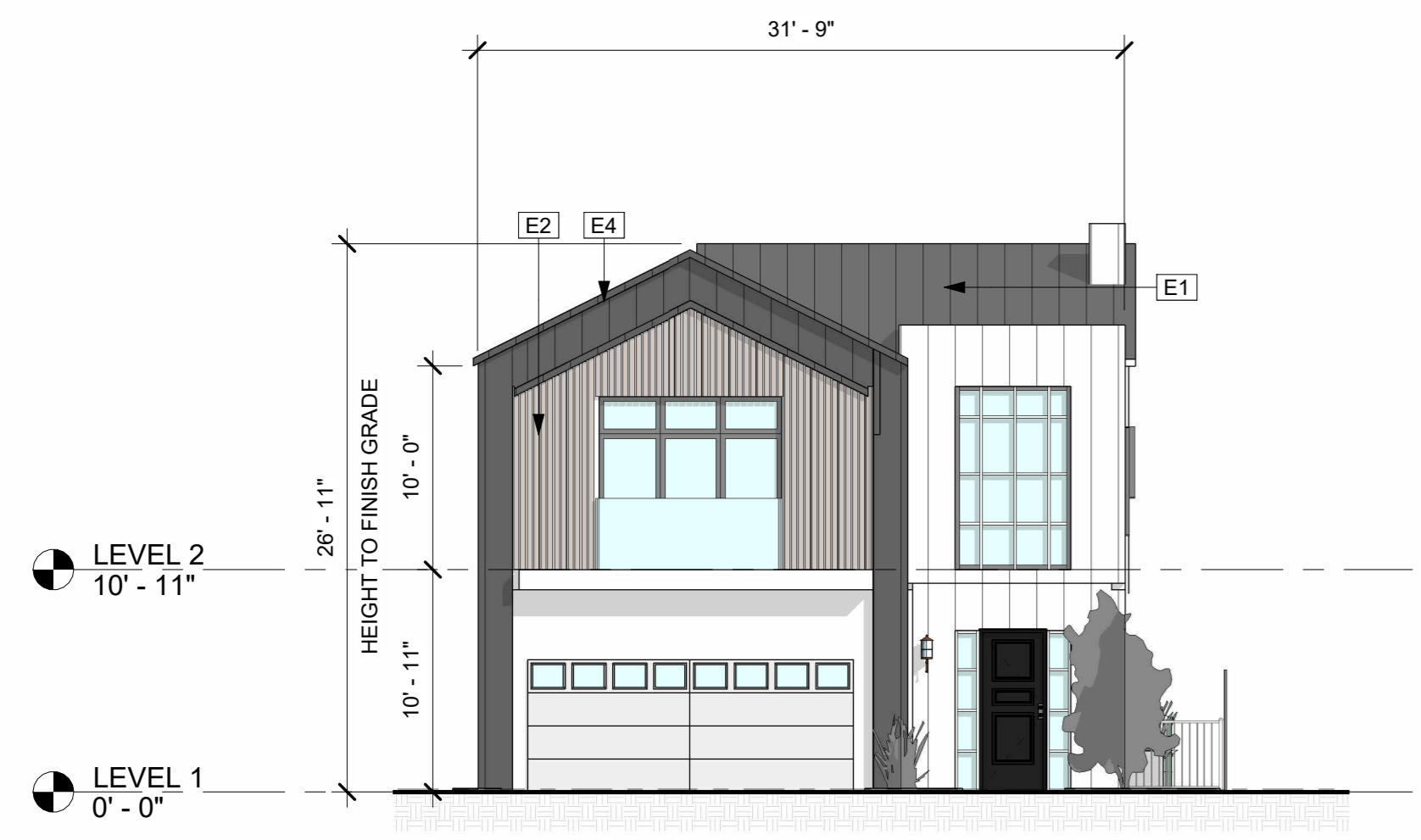
SHEET NUMBER: A2.13

**ROOF PLAN** SCALE: 1/8" = 1'-0" **1**

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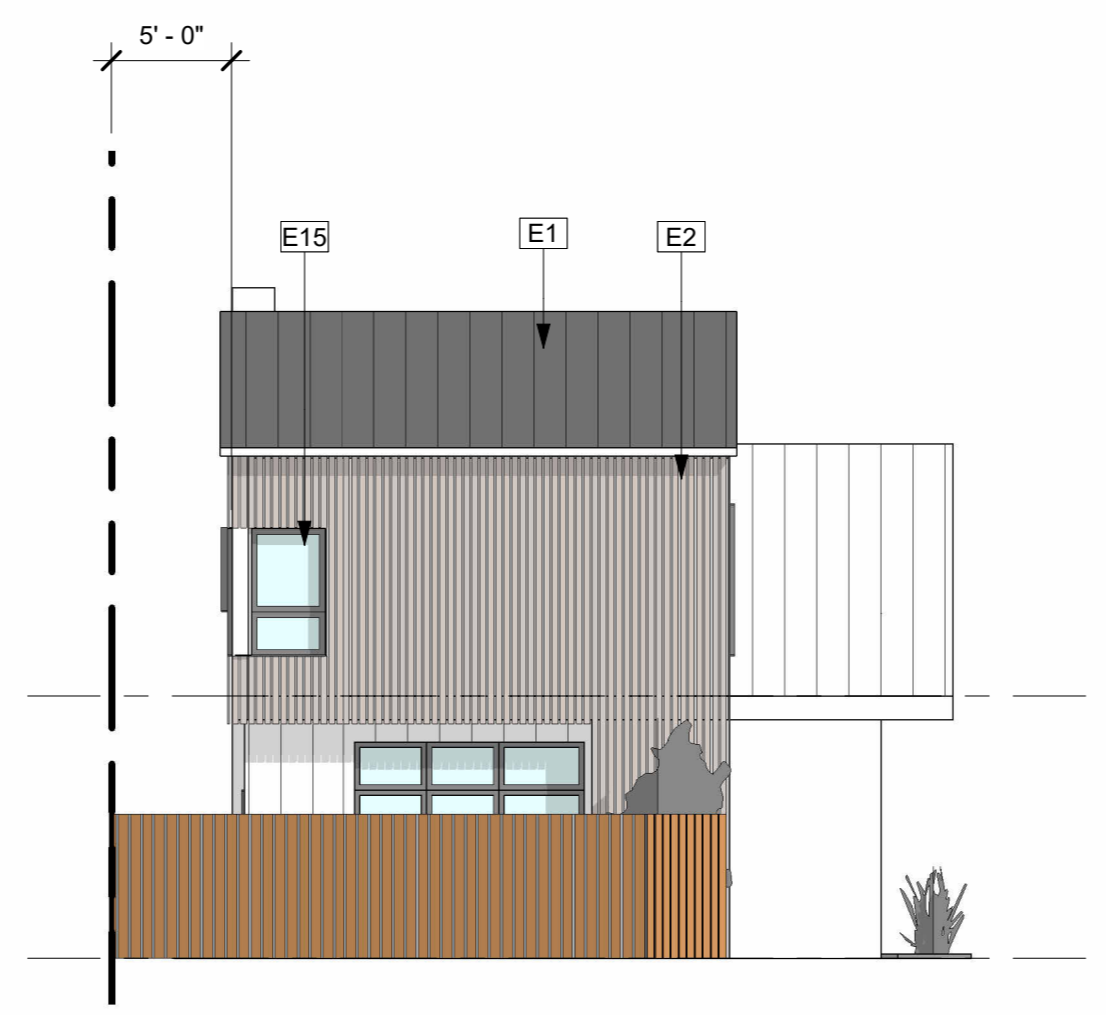
Revision N.	Revision Desc.	Revision Date



**SOUTH (ROCHESTER) ELEVATION**

SCALE:  
1/8" = 1'-0"

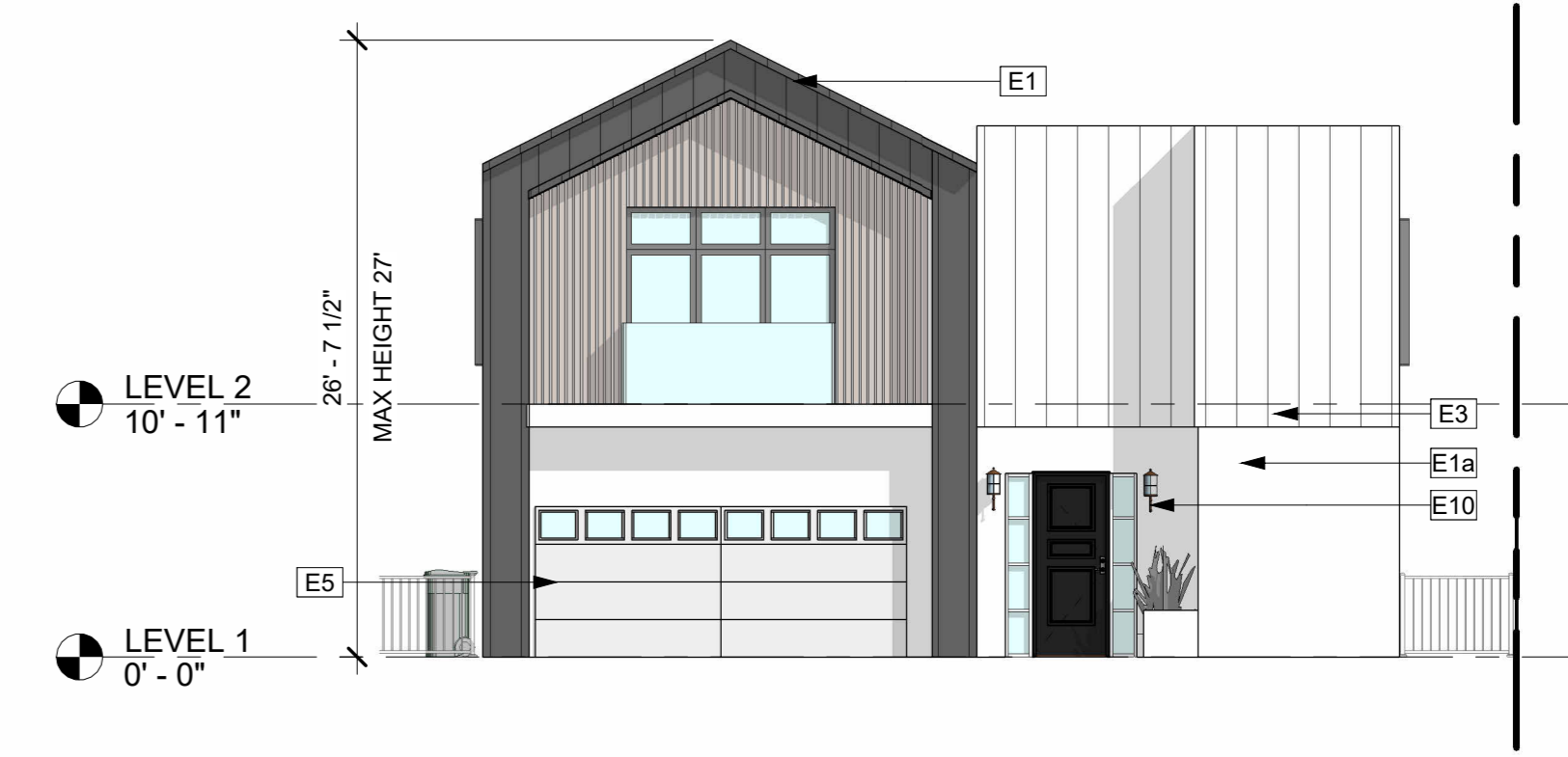
**1**



**FRONT UNIT NORTH ELEVATION**

SCALE:  
1/8" = 1'-0"

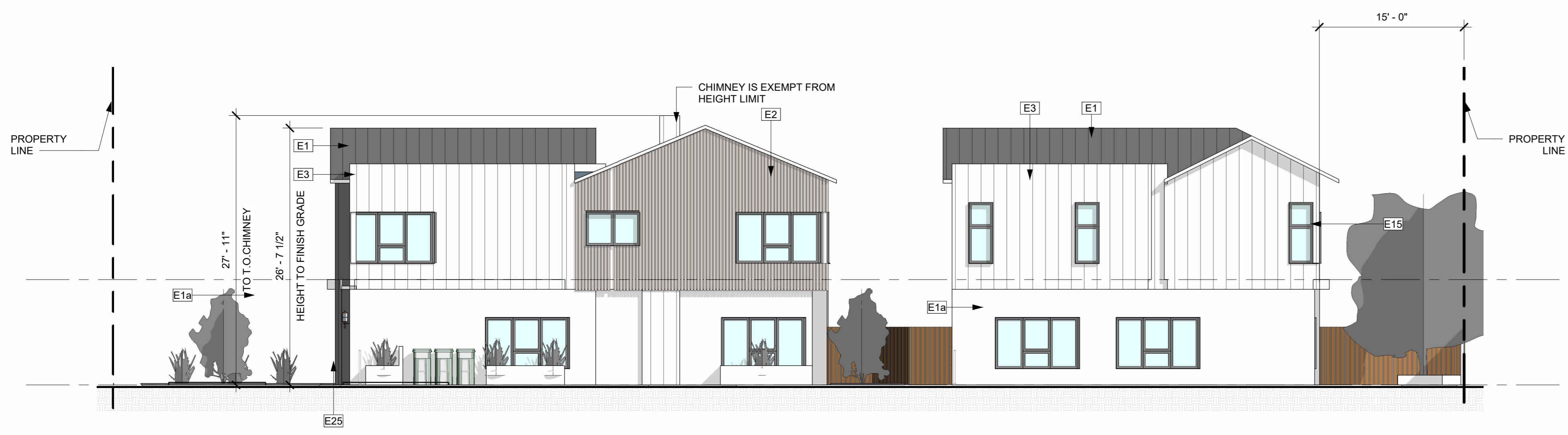
**6**



**REAR UNIT ENTRANCE (SOUTH)**

SCALE:  
1/8" = 1'-0"

**5**



**EAST ELEVATION**

SCALE:  
1/8" = 1'-0"

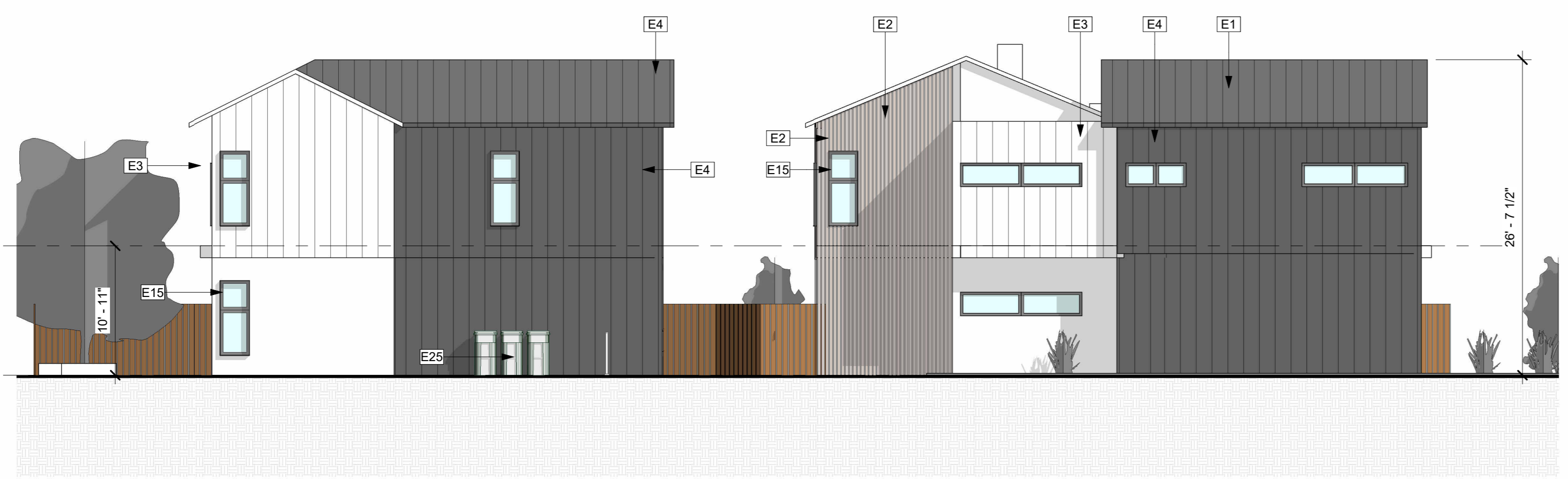
**2**



**NORTH ELEVATION (REAR)**

SCALE:  
1/8" = 1'-0"

**3**



**WEST ELEVATION**

SCALE:  
1/8" = 1'-0"

**4**

**ELEVATION KEYNOTES**

- E1 STANDING STEAM METAL ROOF
- E1a EXTERIOR CEMENT PLASTER, SMOOTH/FINE TROWELED FINISH, WITH STANDARD INTEGRAL COLOR, WHITE
- E2 ACOYA MARANGO 3/4" SIDING RAINSCREEN
- E3 BATTEN BOARD SIDING
- E4 SHEET METAL CLAD FASCIA, TO MATCH ROOFING
- E5 SECTIONAL OVERHEAD GARAGE DOOR
- E10 SURFACE MOUNTED LIGHT
- E15 PVC WINDOW OR DOOR, DARK BRZ, TYP.
- E25 RECYCLING AND TRASH BIN

**ROCHESTER RESIDENCES**  
146 ROCHESTER ST  
COSTA MESA, CA 92627

PROJECT NUMBER: **23010**

PROJECT PHASE: **DESIGN REVIEW SUBMITTAL**

SHEET ISSUE DATE: **09/13/24**

SHEET NAME: **BUILDING ELEVATIONS**

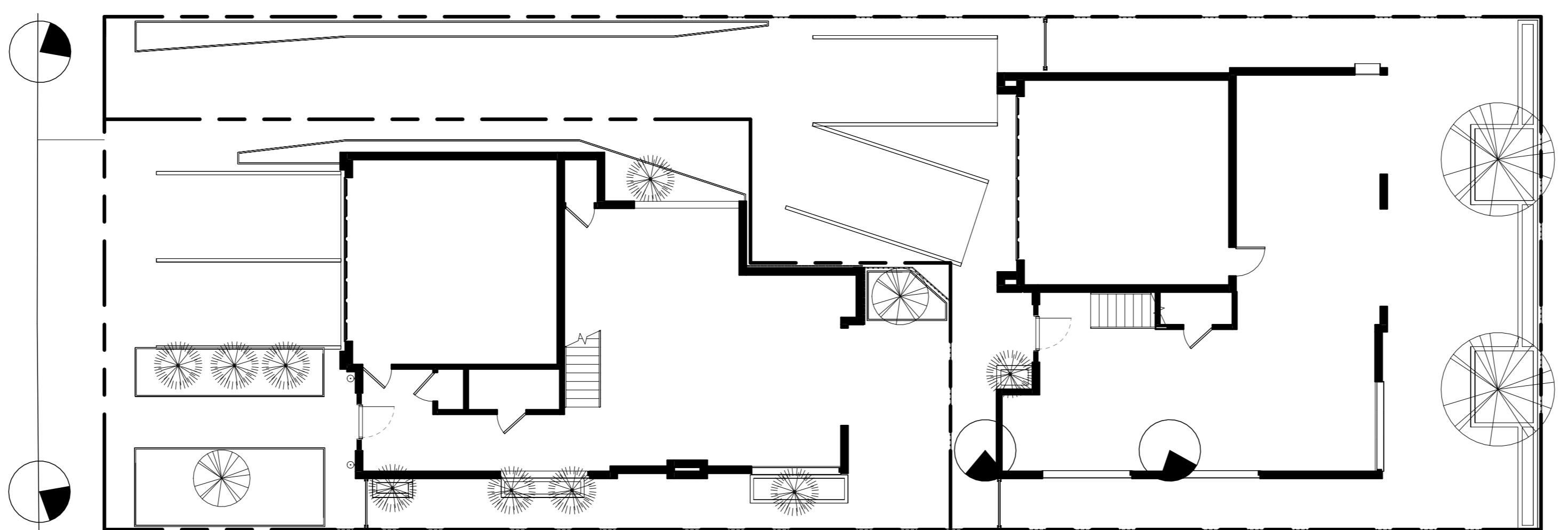
SHEET NUMBER: **A3.11**

THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARCHITECTURE REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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ROCHESTER ST

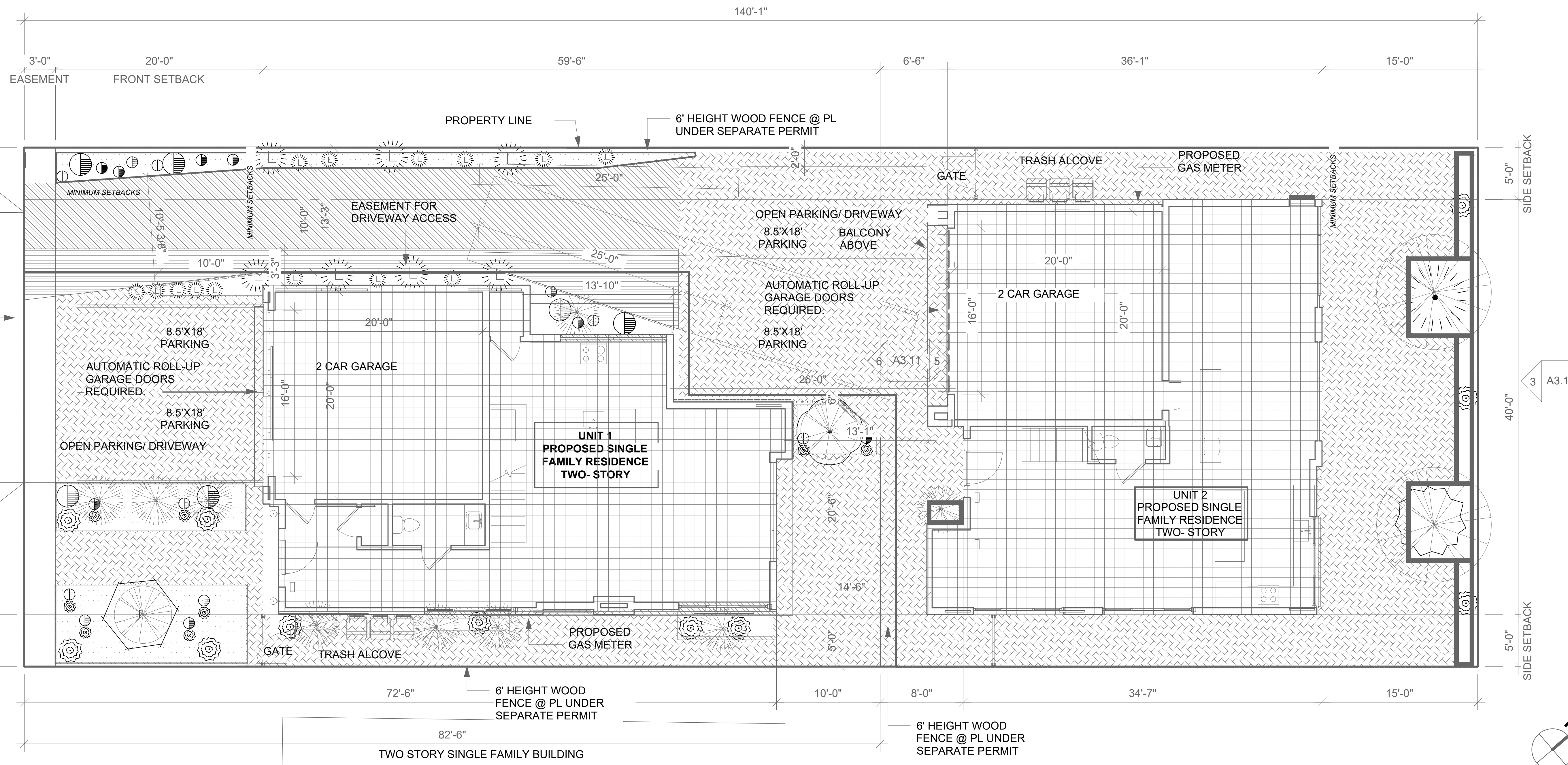


**ROCHESTER RESIDENCES**  
146 ROCHESTER ST  
COSTA MESA, CA 92627

PROJECT NUMBER: **23010**  
PROJECT PHASE: **DESIGN REVIEW SUBMITTAL**  
SHEET ISSUE DATE: **09/13/24**  
SHEET NAME: **SITE PHOTO**  
SHEET NUMBER: **A3.12**

The wood fence is for reference only. Per Conditions of Approval #6 a block wall is required.

T  
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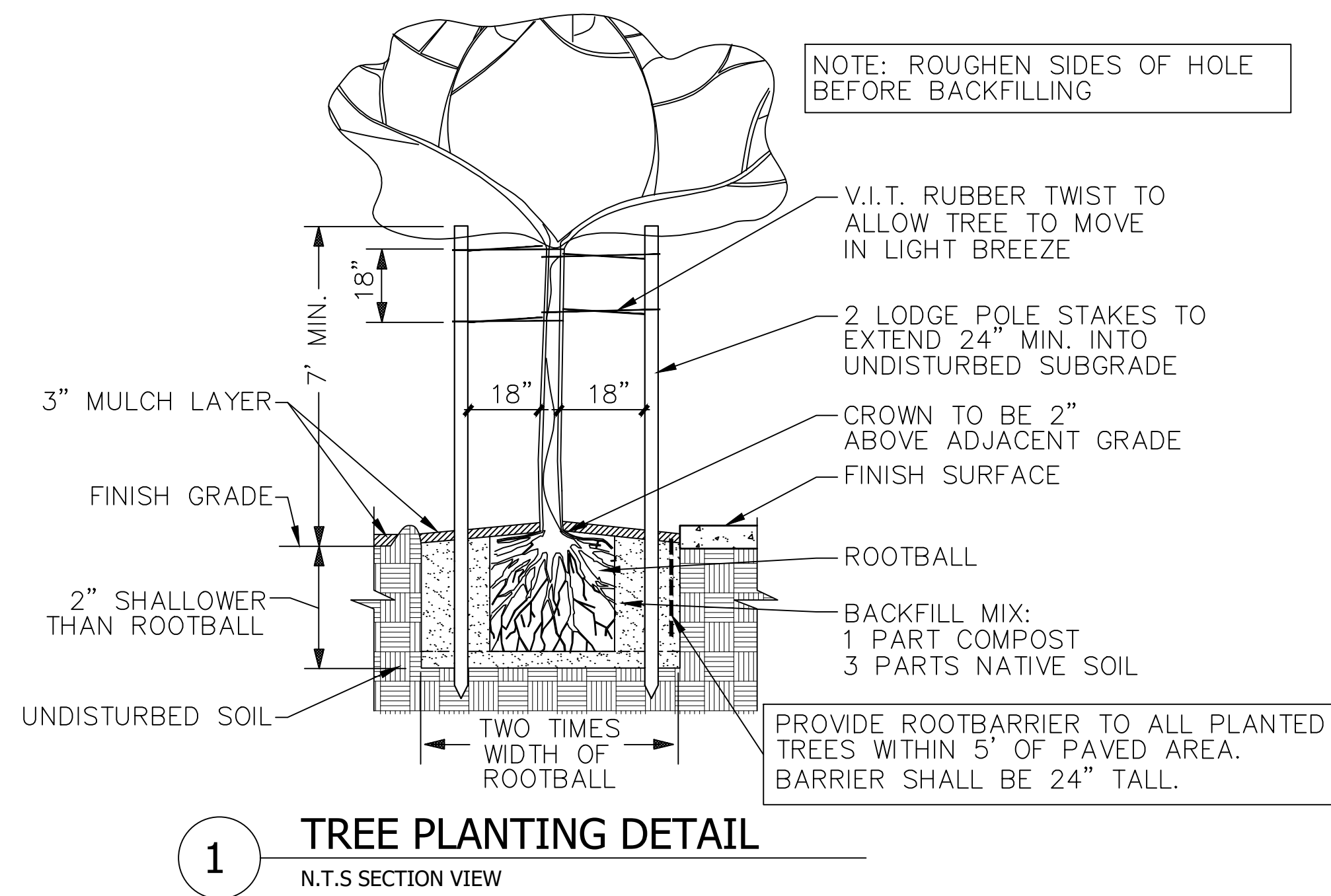
PLANT LEGEND

	Japanese Maple ( <i>Acer palmatum</i> )
	Liquidambar <i>Styraciflua</i> (Sweet Gum)
	Olive Tree ( <i>Olea europaea</i> )
	Cypress
	Rosemary ( <i>Rosmarinus officinalis</i> )
	Lavender ( <i>Lavandula spp.</i> )
	Indian Hawthorn ( <i>Rhaphiolepis indica</i> )
	DECORATIVE CONCRETE



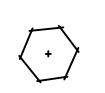




LANDSCPA PLAN  
SCALE: 3/16"=1'-0"

REVISIONS  
 PROJECT NO.  
 DRAWN:  
 BLDG. SUBMITTAL DATE:  
 BID DATE:  
 SCALE: AS SHOWN ON PLAN  
 SHEET TITLE  
 PLANTING PLAN  
 SHEET NO.  
**L1.0**  
 146 Rochester St, Costa Mesa CA 92627





**PLANT LEGEND**

Element	Total Quantity
 Japanese Maple ( <i>Acer palmatum</i> )	1
 Liquidambar <i>Styraciflua</i> (Sweet Gum)	1
 Olive Tree ( <i>Olea europaea</i> )	1
 Cypress	1
 Rosemary ( <i>Rosmarinus officinalis</i> )	7
 Lavender ( <i>Lavandula spp.</i> )	7
 Indian Hawthorn ( <i>Rhaphiolepis indica</i> )	6
<b>Total Trees</b>	<b>4</b>
<b>Existing Trees to be Replaced</b>	<b>2</b>
<b>Total Shrubs</b>	<b>20</b>
<b>Open Space Provided (SF)</b>	<b>480</b>

= The landscaped area of 480 sq ft requires approximately 2.4 trees.  
 = Since we have 2 existing trees to replace, we need to add 4 new trees.  
 = Thus, the total number of trees should be 4 (new)  
 =  
 = For shrubs:  
 =  
 = As per the zoning code, we need one shrub for every 25 sq ft of open space.  
 = Therefore, the landscaped area of 480 sq ft requires  $480 / 25 \approx 19.2$  shrubs.  
 = We can round this up to 20 shrubs.

Ground cover coverage: 70% with the remaining area to incorporate uncontaminated compost/mulch.



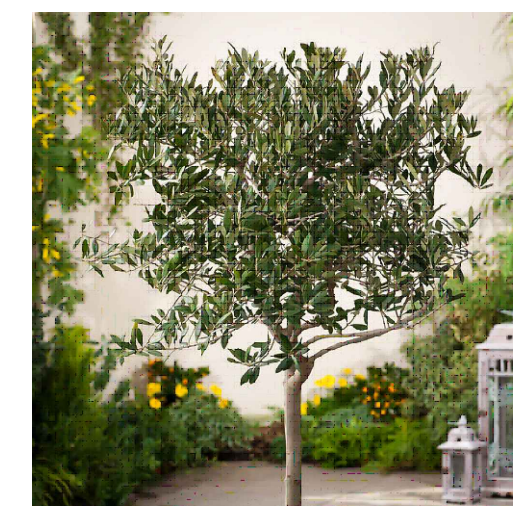
JAPANESE MAPLE



ROSEMARY



liquidambar styraciflua



OLIVE TREE



INDIAN HAWTHORN



CYPRESS



LEVANDER

**NOTE:**  
 INSTALL ROOT BARRIERS TO ALL PROPOSED TREES PLANTED WITHIN FIVE(5) FEET ALONG ANY HARDSCAPE SURFACE; NOT AROUND THE TREE ROOT BALL.






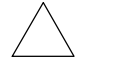
**MULCH INSTALLATION**  
 After all planting and irrigation operations are complete, cover all exposed landscape areas with 3" layer of SPEC Mulch as made by Recycled Wood Products (877-476-9797), or equal

 PAVING PER ARCHITECTURAL PLANS

\*All exposed landscape areas to be covered with 3" layer of 'Spec Mulch'. See mulch installation note.

PROJECT

REVISIONS

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- 
- 
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PROJECT NO.:

DRAWN:

BLDG. SUBMITTAL DATE:

1

2

3

4

5

BID DATE:

SCALE: AS SHOWN ON PLAN

SHEET TITLE

PLANTING PLAN

SHEET NO.

L2.0