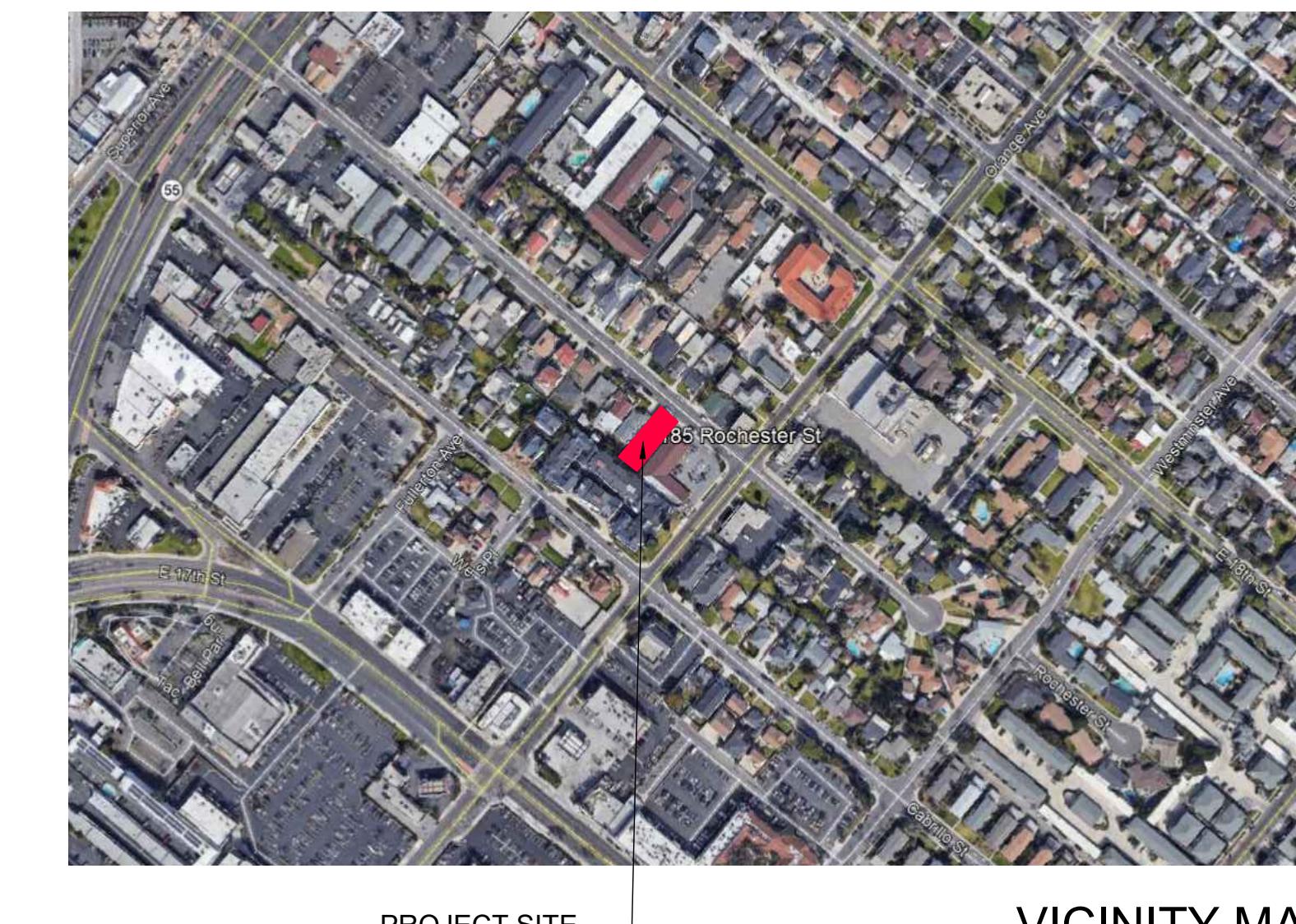




VIEW FROM STREET



VICINITY MAP

PROJECT ADDRESS:

185 ROCHESTER STREET, COSTA MESA, CA

APN:

425-414-12

PROPERTY OWNER:

185 ROCHESTER COSTA MESA LLC
WILLIAM YANG
16800 ASTON STREET, SUITE 275
IRVINE, CA 92606

ARCHITECT:

TAG DESIGN WORKS
411 E. HUNTINGTON DRIVE, SUITE 308
ARCADIA, CA 91006PROJECT SUMMARY
DESCRIPTION:PROPOSE 2 SINGLE FAMILY DWELLINGS
(WITH SMALL LOT DIVISION ORD.)

6,207 SF

(6,343 SF BEFORE STREET DEDICATION)

PARCEL 1(GROSS): 3,334 SF

PARCEL 1(NET): 3,198 SF

PARCEL 2: 3,009 SF

R2-HD HIGH DENSITY RESIDENTIAL

2 (2 ALLOWED)

24'-6" (27'-0" ALLOWED)

13'-6" (6'-0" ALLOWED)

20'-0" (20'-0" REQUIRED)

5'-0" (5'-0" REQUIRED)

15'-0" (15'-0" REQUIRED)

2,088 SF (33.6%)

2,198 SF (35.4%) > 35% (MIN. REQUIRE)

1,921 SF (31%)

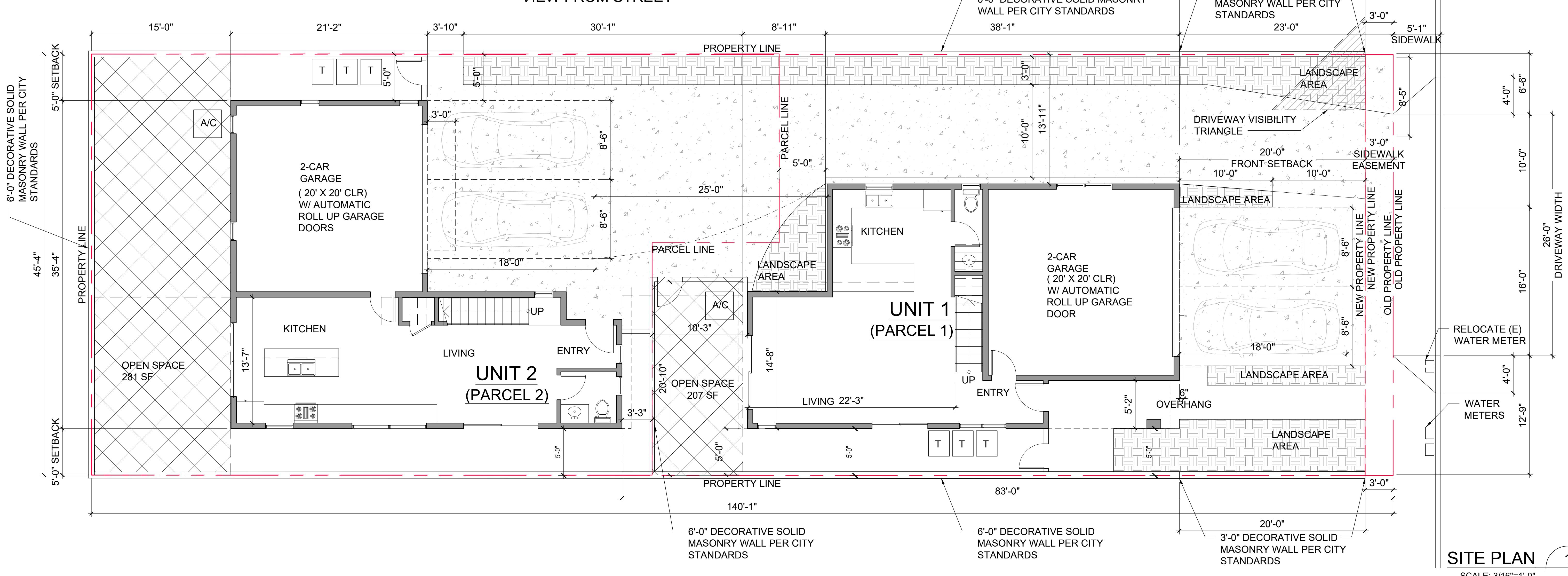
PROPOSED BUILDING COVERAGE:

PROPOSED OPEN SPACE:

PAVING & DRIVEWAY:

PROPOSED PARKING:

8



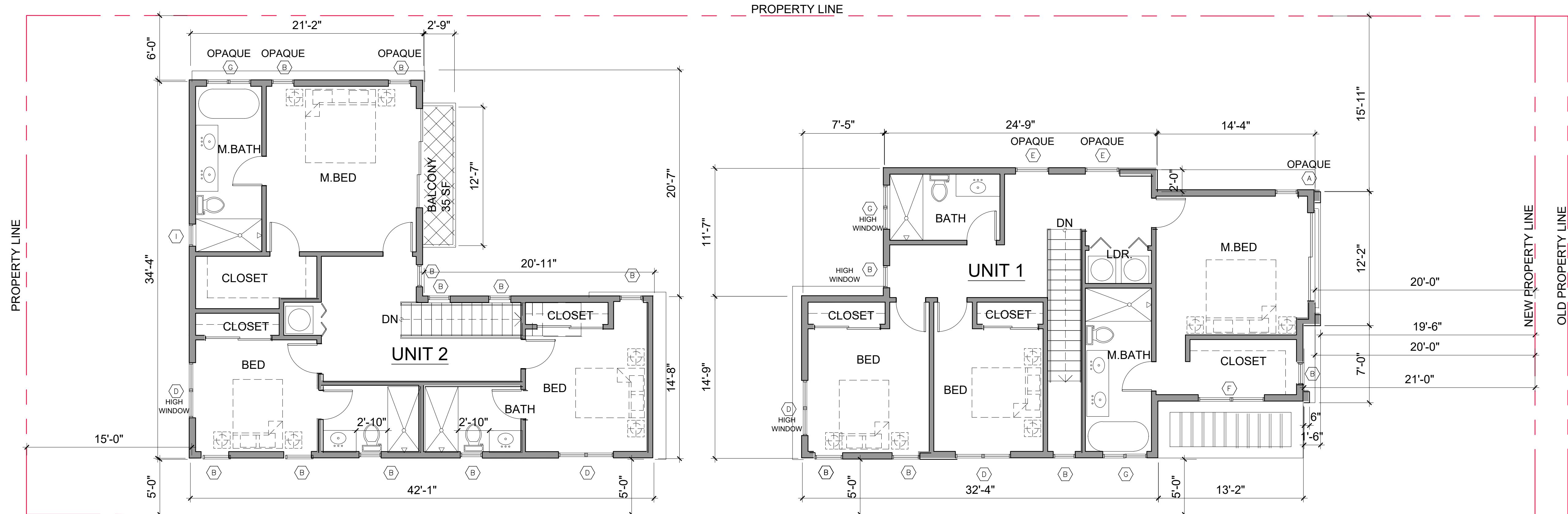
411 E. HUNTINGTON DR.
SUITE 308
ARCADIA, CA 91006
PHN: (626) 446-5300



DESIGN WORKS

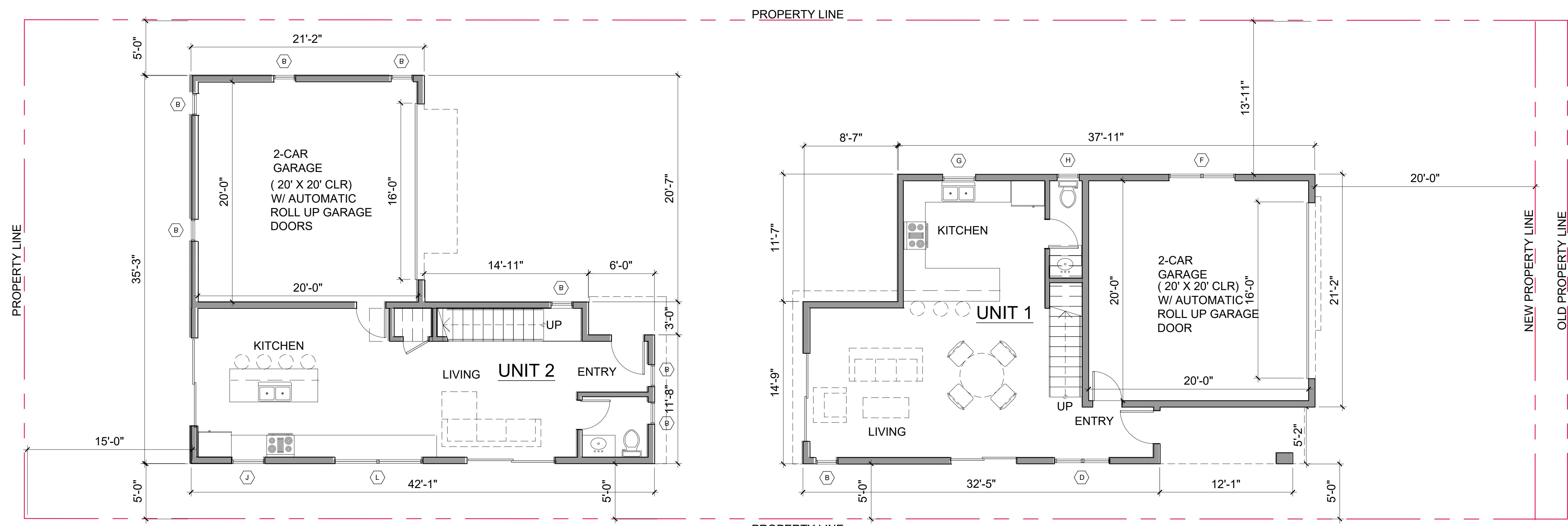
ROCHESTER HOUSES

COSTA MESA



SECOND FLOOR

SCALE: 3/16" = 1



<div[](img/first-floor-sign.png)

<u>UNIT SIZE: UNIT 1</u>	
PARCEL SIZE:	3,198 S.F.
FIRST FLOOR:	1,052 S.F.
(GARAGE:	448 S.F.)
SECOND FLOOR:	1,029 S.F.
<hr/>	
TOTAL LIVABLE:	1,633 S.F.
TOTAL BUILDING:	2,081 S.F.
2ND FLOOR 1,029 S.F. : 1ST FLOOR 1,052 S.F.	
= 0.98 : 1 < 1:1	ALLOWED

UNIT SIZE: UNIT 2

PARCEL SIZE: 3,009 S.F.

FIRST FLOOR: 1,036 S.F.
(GARAGE: 448 S.F.)

SECOND FLOOR: 1,033 S.F.
(BALCONY: 35 S.F.)

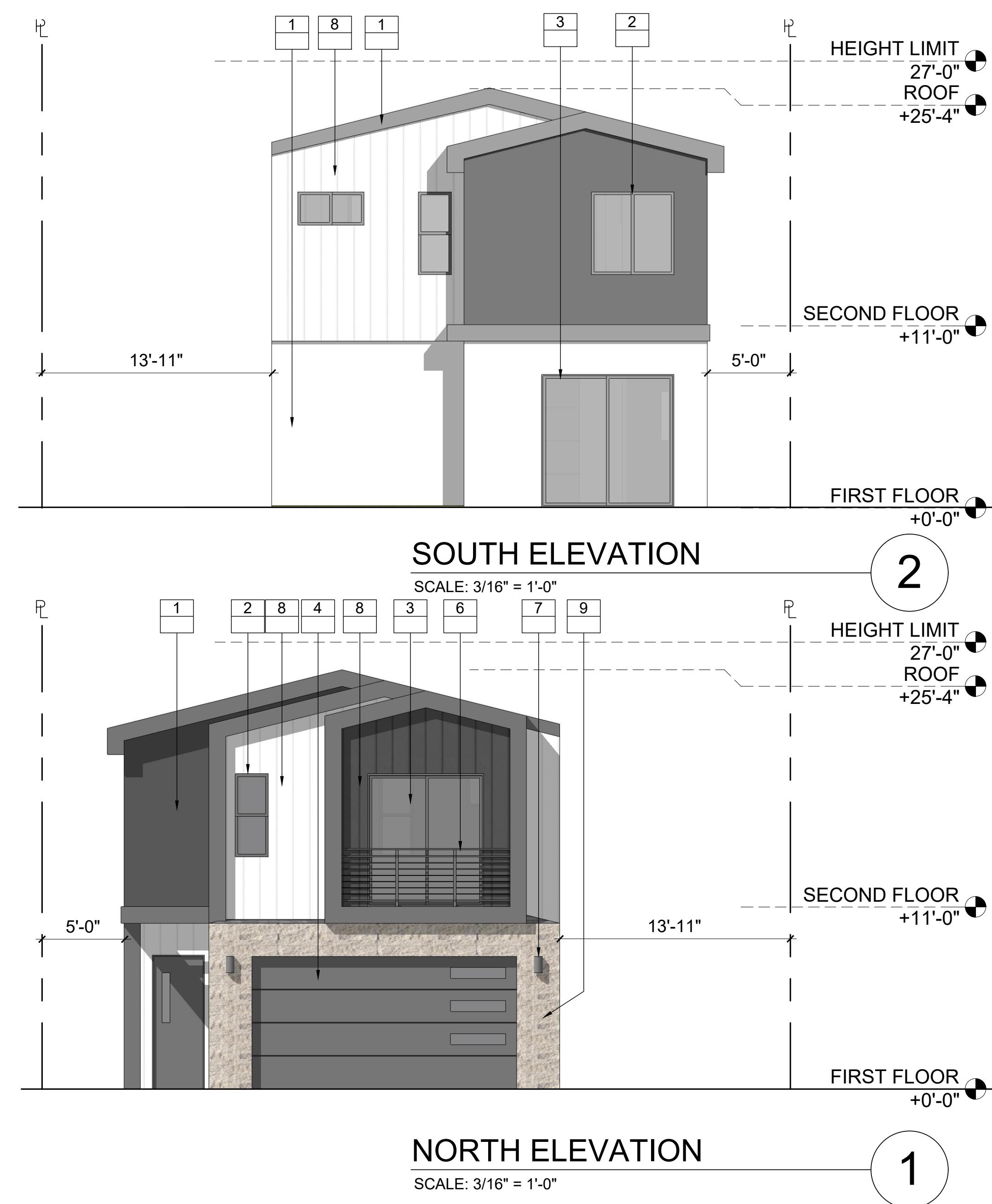
TOTAL LIVABLE: 1,621 S.F.
TOTAL BUILDING: 2,069 S.F.

A compass rose with a large 'N' at the top right, a horizontal line pointing North, and the text 'TRUE NORTH' written diagonally across the compass.

411 E. HUNTINGTON DR.
SUITE 308
ARCADIA, CA 91006
PHN: (626) 446-5300

ROCHESTER HOUSES

COSTA MESA



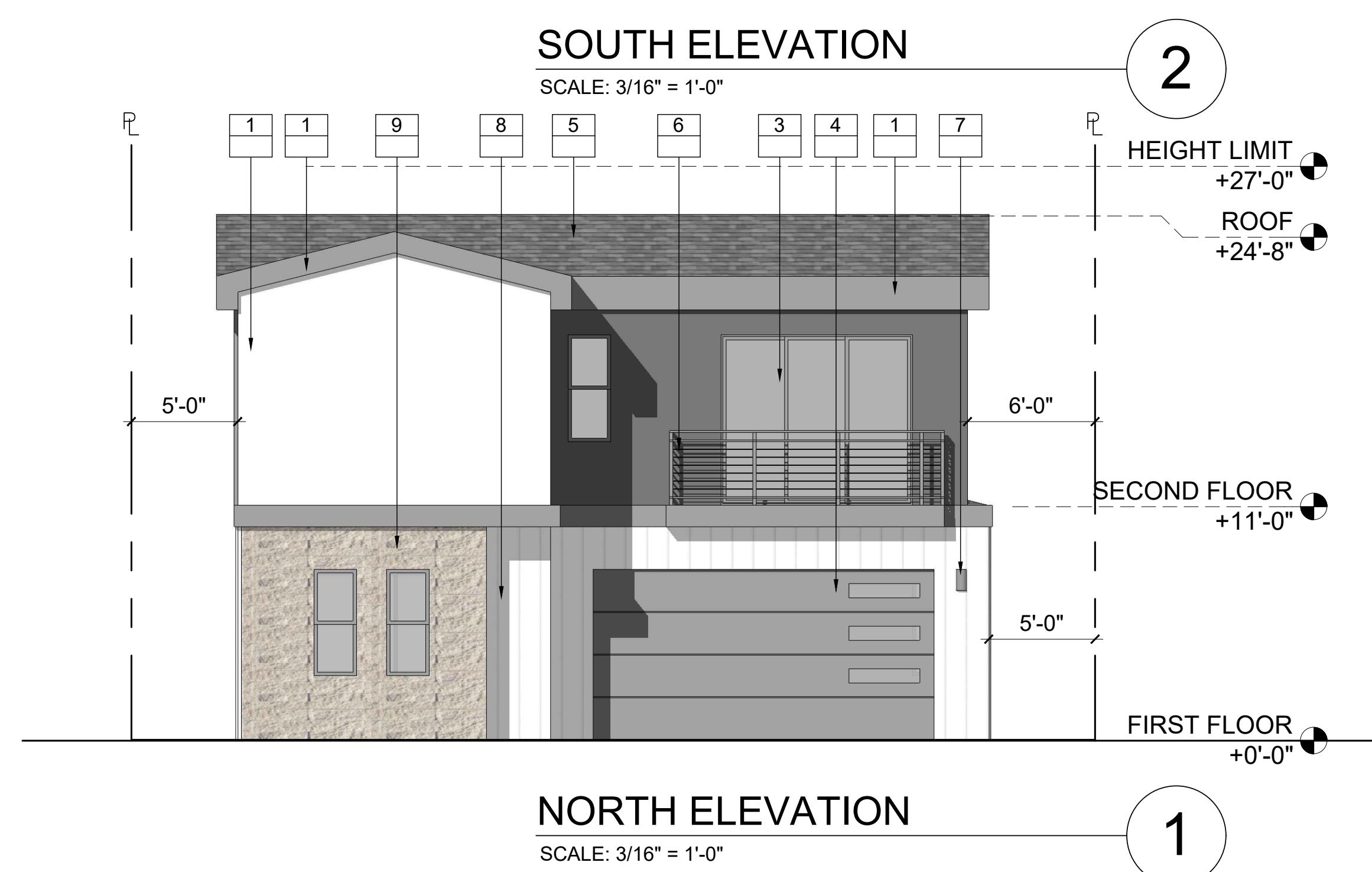
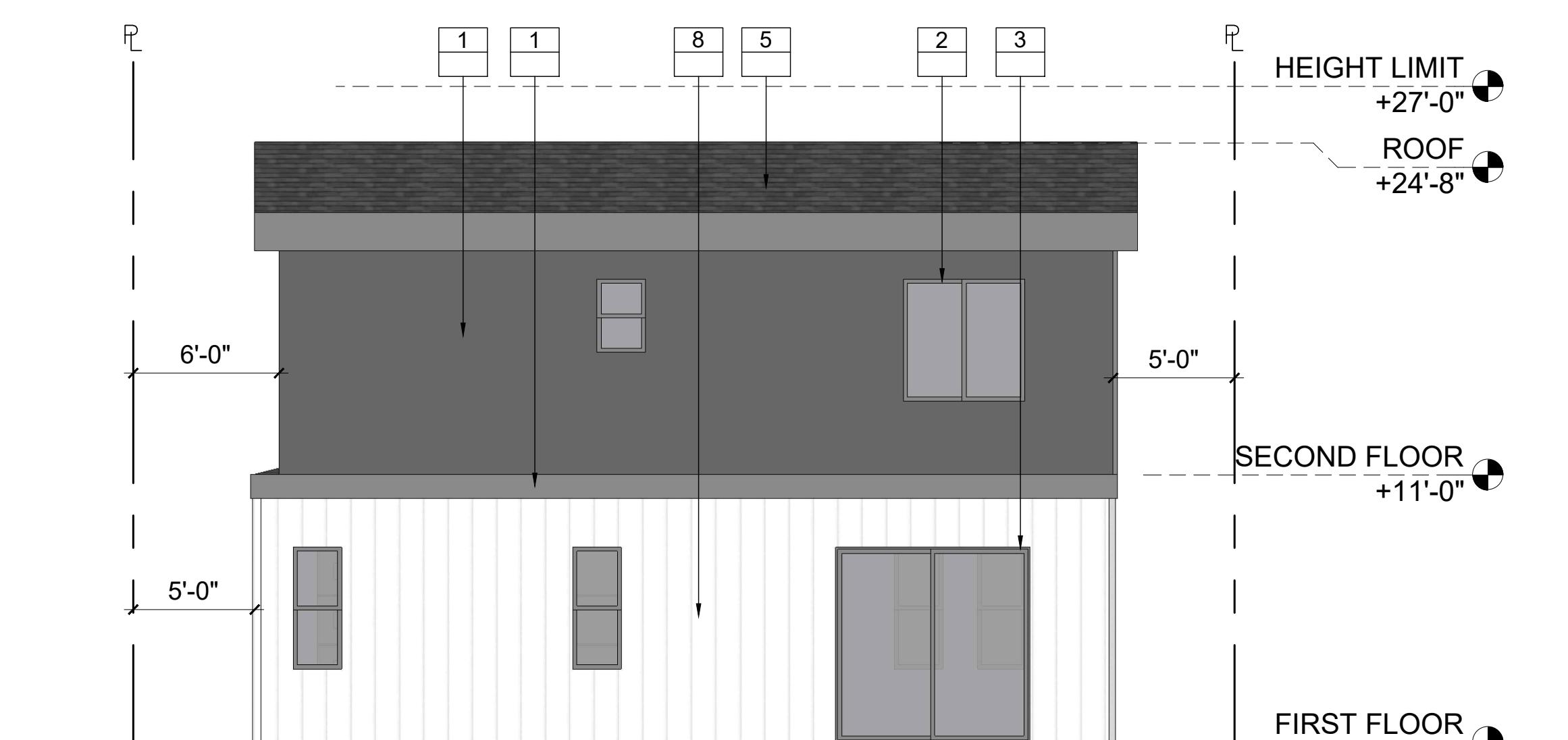
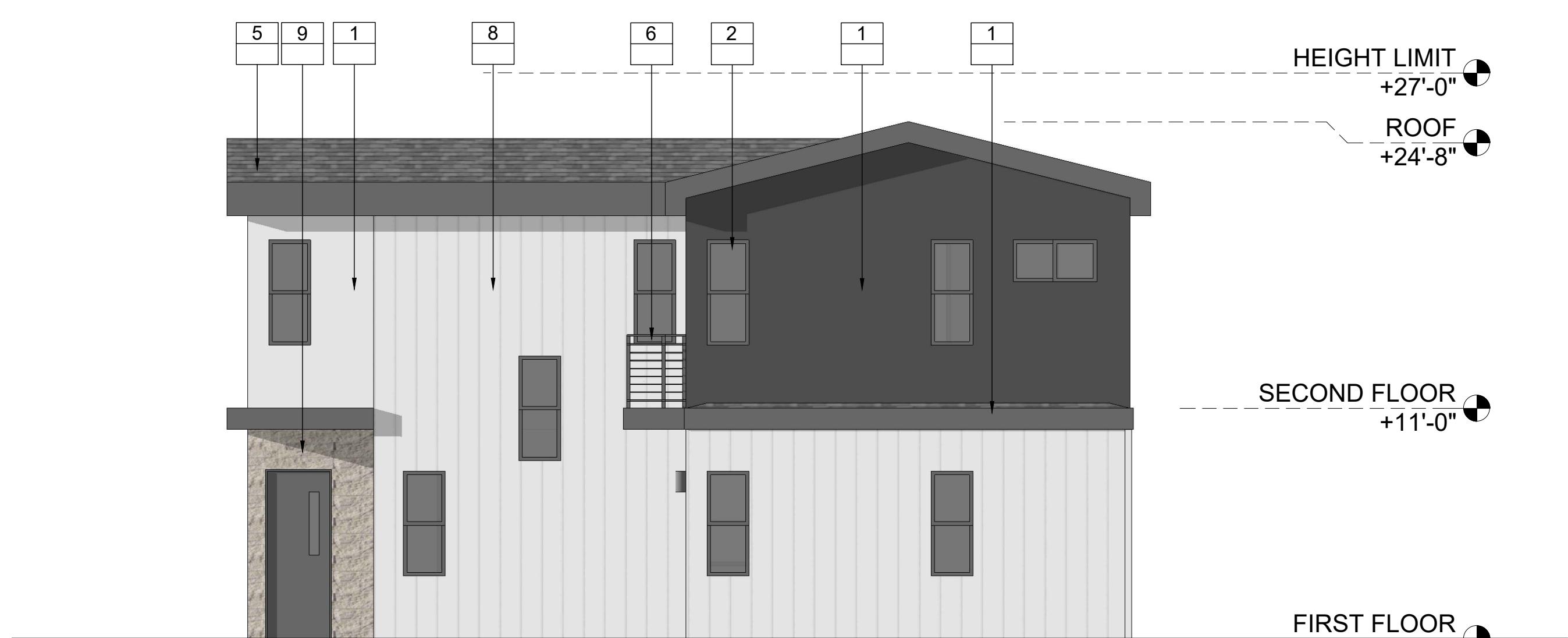
MATERIALS:

- 1. LIGHT SAND FINISH STUCCO
- 2. VINYL WINDOW
- 3. VINYL DOOR
- 4. METAL GARAGE DOOR
- 5. ASPHALT SHINGLE ROOF
- 6. METAL RAILING
- 7. EXTERIOR LIGHT
- 8. VERTICAL SIDING
- 9. STONE VENEER

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ROCHESTER HOUSES

COSTA MESA



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TAG
DESIGN WORKS

ROCHESTER HOUSES

COSTA MESA

DOOR SCHEDULE				
NUMBER	TYPE	SIZE		
		WIDTH	HEIGHT	THICKNESS
1	1	3'-2"	8'-0"	1-3/4"
2	2	8'-0"	8'-0"	1-3/4"
3	3	9'-0"	8'-0"	1-3/4"
4	4	16'-0"	8'-0"	1-3/4"
5	4	6'-0"	8'-0"	1-3/4"

WINDOW SCHEDULE				
SYMBOL NUMBER	TYPE	SIZE		
		WIDTH	HEIGHT	HEAD HEIGHT
J	J	8'-0"	4'-6"	8'-0"
L	L	3'-0"	4'-6"	8'-0"

DOOR SCHEDULE

SCALE: NTS

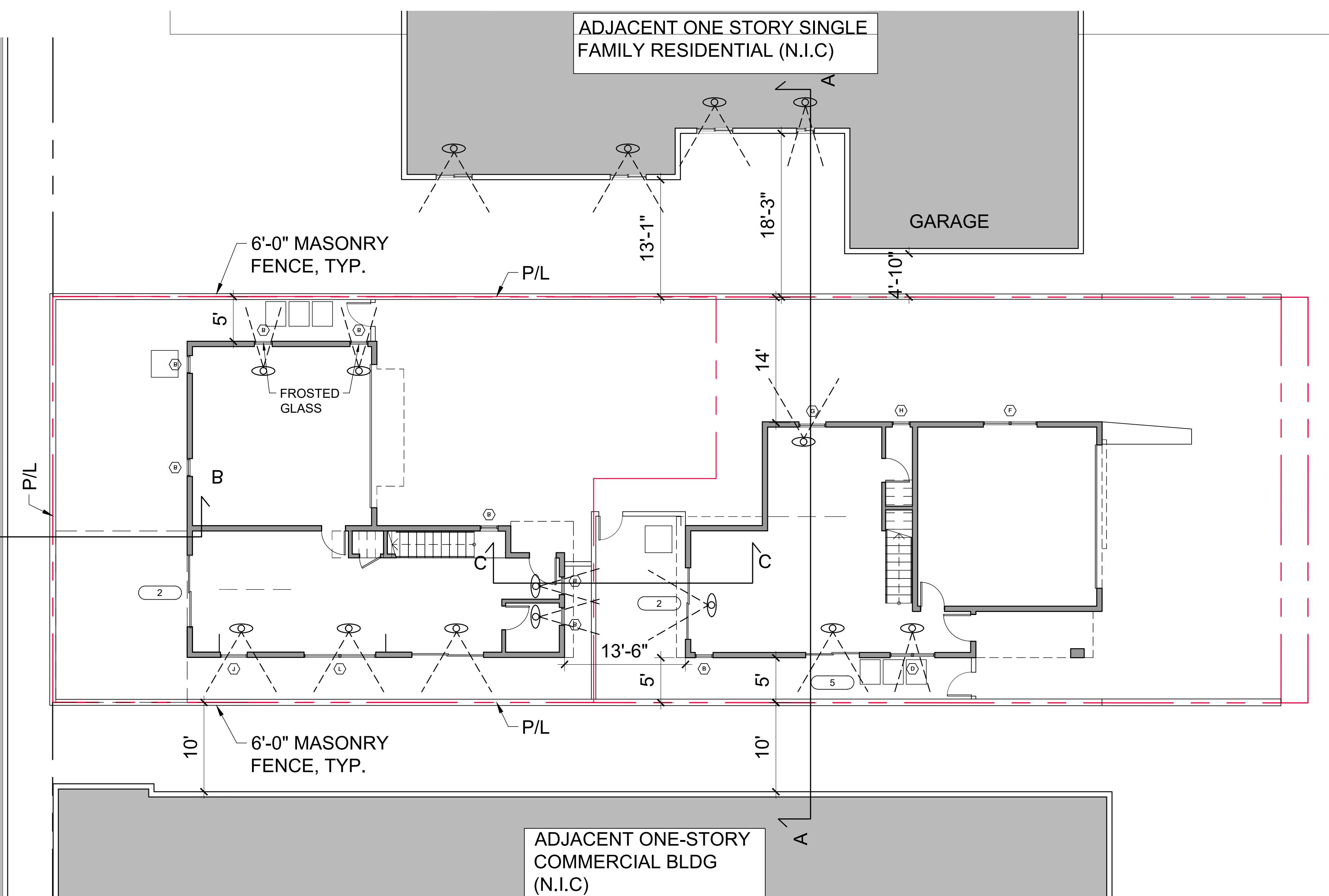
WINDOW SCHEDULE

SCALE: NTS

6

5

ADJACENT TWO-STORY MULTIFAMILY RESIDENTIAL (N.I.C.)



ADJACENT ONE-STORY COMMERCIAL BLDG (N.I.C.)

SIGHT DIAGRAM: FLOOR PLAN

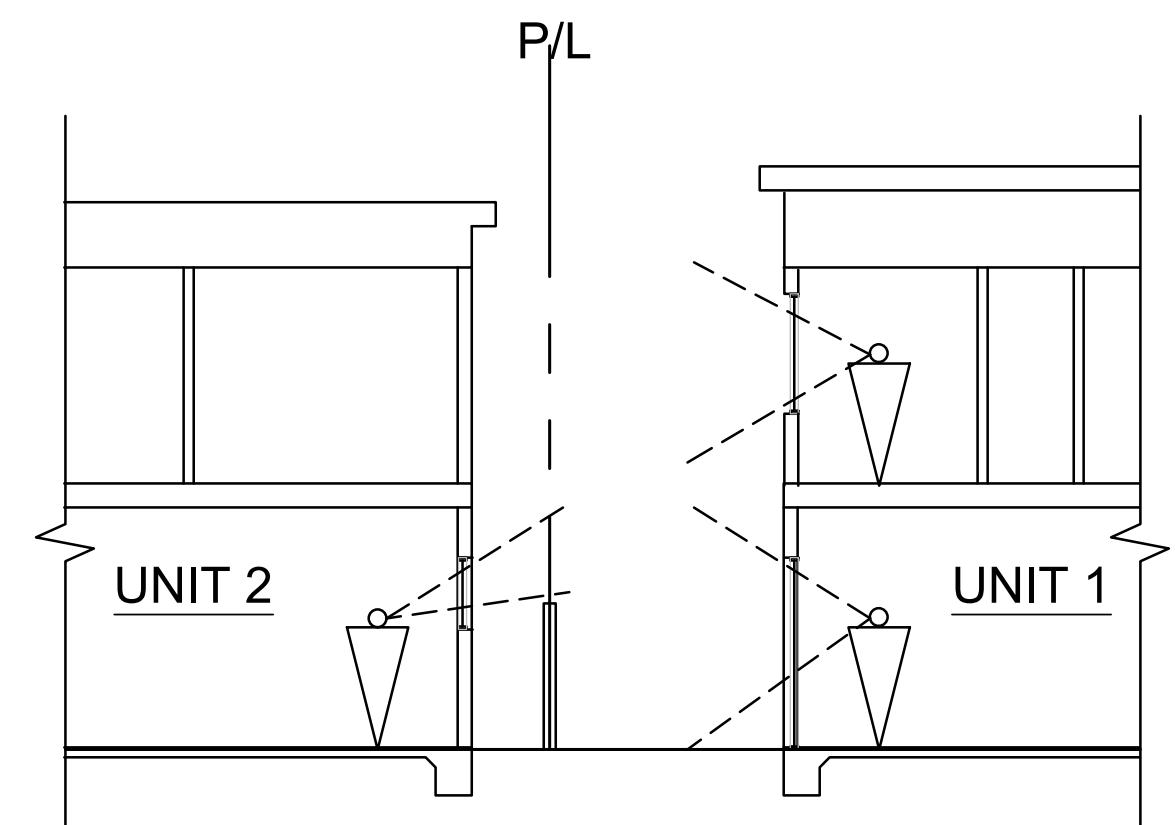
SCALE: 1/8" = 1'-0"

ROCHESTER HOUSES

TAG
DESIGN WORKS

411 E. HUNTINGTON DR.
SUITE 308
ARCADIA, CA 91006
PHN: (626) 446-5300

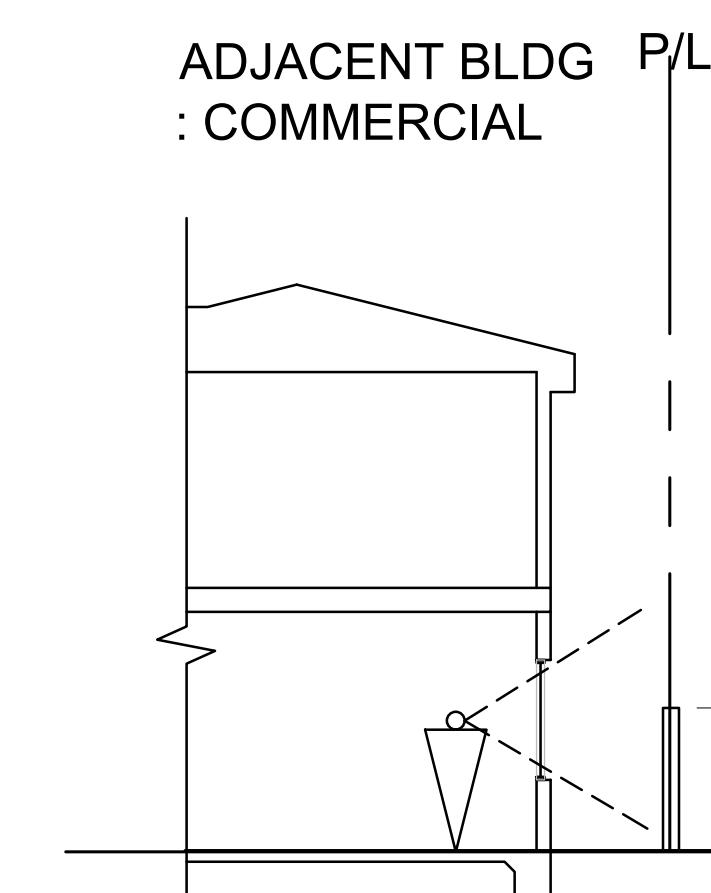
COSTA MESA



SIGHT DIAGRAM: SECTION C-C

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

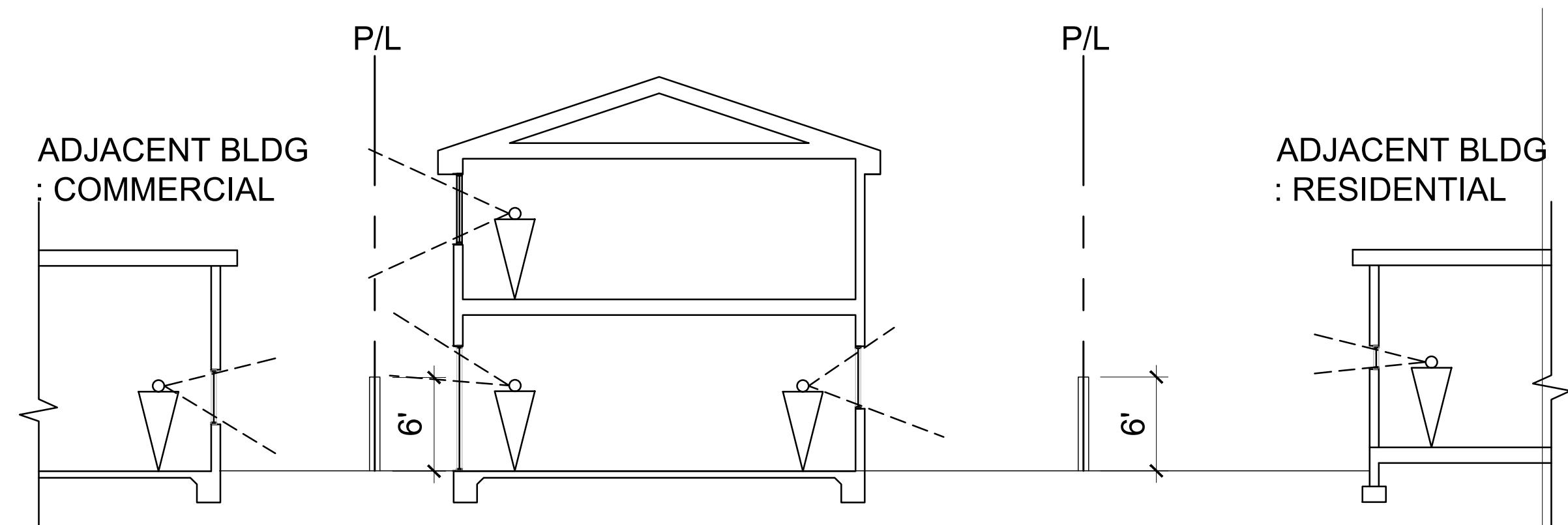
3



SIGHT DIAGRAM: SECTION B-B

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

2



SIGHT DIAGRAM: SECTION A-A

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

1

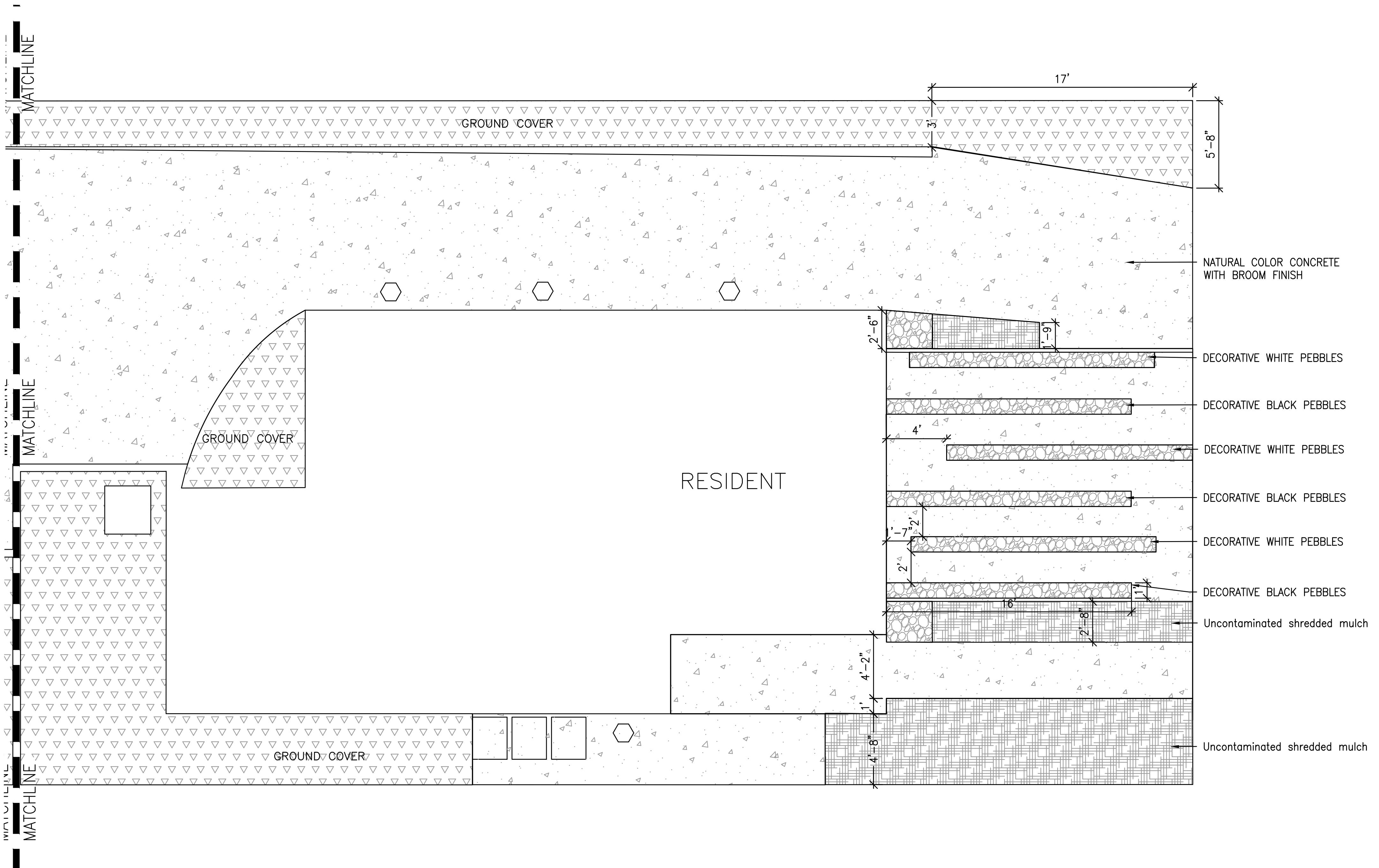


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Project:

Alfa Made LLC
185 Rochester St.
Costa Mesa CA 92627

SITE PLAN FRONT



ABBREVIATION LEGEND			
ARCH	ARCHITECT	INV	INVERT
CL	CENTER LINE	HP	HIGH POINT
CLR	CLEAR	LP	LOW POINT
D	DOOR	MFG	MANUFACTURER
DS	DOWNSPOUT	OC	ON CENTER
DWG	DRAWINGS	PA	PLANTING AREA
EQ	EQUAL	QTY	QUANTITY
EX	EXISTING	SJ	SCORE JOINT
FF	FINISH FLOOR	SYM	SYMBOL
FG	FINISH GRADE	TYP	TYPICAL
GC	GROUNDCOVER	W	WINDOW
HB	HOSE BIB		
SYMBOL LEGEND			
●	EXISTING DOWNSPOUT		
■	EXISTING ELECTRICAL OUTLET		
◎	EXISTING HOSE BIB		
EX	EXISTING SLOPE		
SLOPE	EXISTING SPOT ELEVATION		
+41.17			
×	EXISTING TREE TO BE REMOVED		
⊕	EXISTING IRRIGATION VALVE		
DS	PROPOSED DOWNSPOUT		
■	PROPOSED ELECTRICAL OUTLET		
HB	PROPOSED HOSE BIB		
PD	PROPOSED PLANTER DRAIN		
-2%	PROPOSED SLOPE		
PU	3" POP UP DRAIN AT SWALE		
⊕	NEW SOD		
⊕	PLANTING AREA		
DN	STEP DOWN ARROW		
UP	STEP UP ARROW		
—	ABOVE-GROUND CONVEYANCE		
—	BELOW-GROUND CONVEYANCE		
BOULDER & STONE LEGEND			
SYMBOL	DESCRIPTION	QUANTITY	
LRG	LARGE BOULDER (24"-36")	X	
MED	MEDIUM BOULDER (18"-24")	X	
SM	SMALL BOULDER (12"-18")	X	
⊕	DECORATIVE GRAVEL	SF	
NOTES:			
1) BOULDERS TO BE MALIBU BOULDERS OR AS CLOSE A MATCH AS POSSIBLE (ROUNDED, WARM COLOR BOULDERS AS OPPOSED TO SHARP EDGES & GRAY)			
2) DECORATIVE GRAVEL: USE 3/8" AND 1/2" MIXED DEL RIO, UNLESS OTHERWISE SPECIFIED			

Revisions:

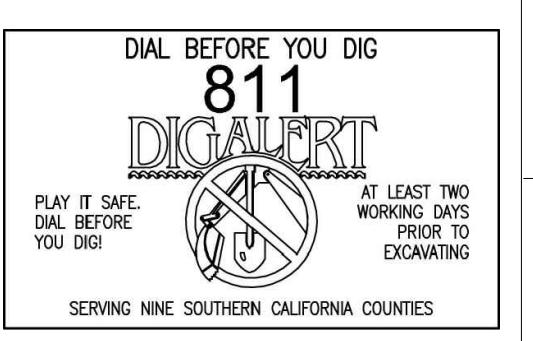
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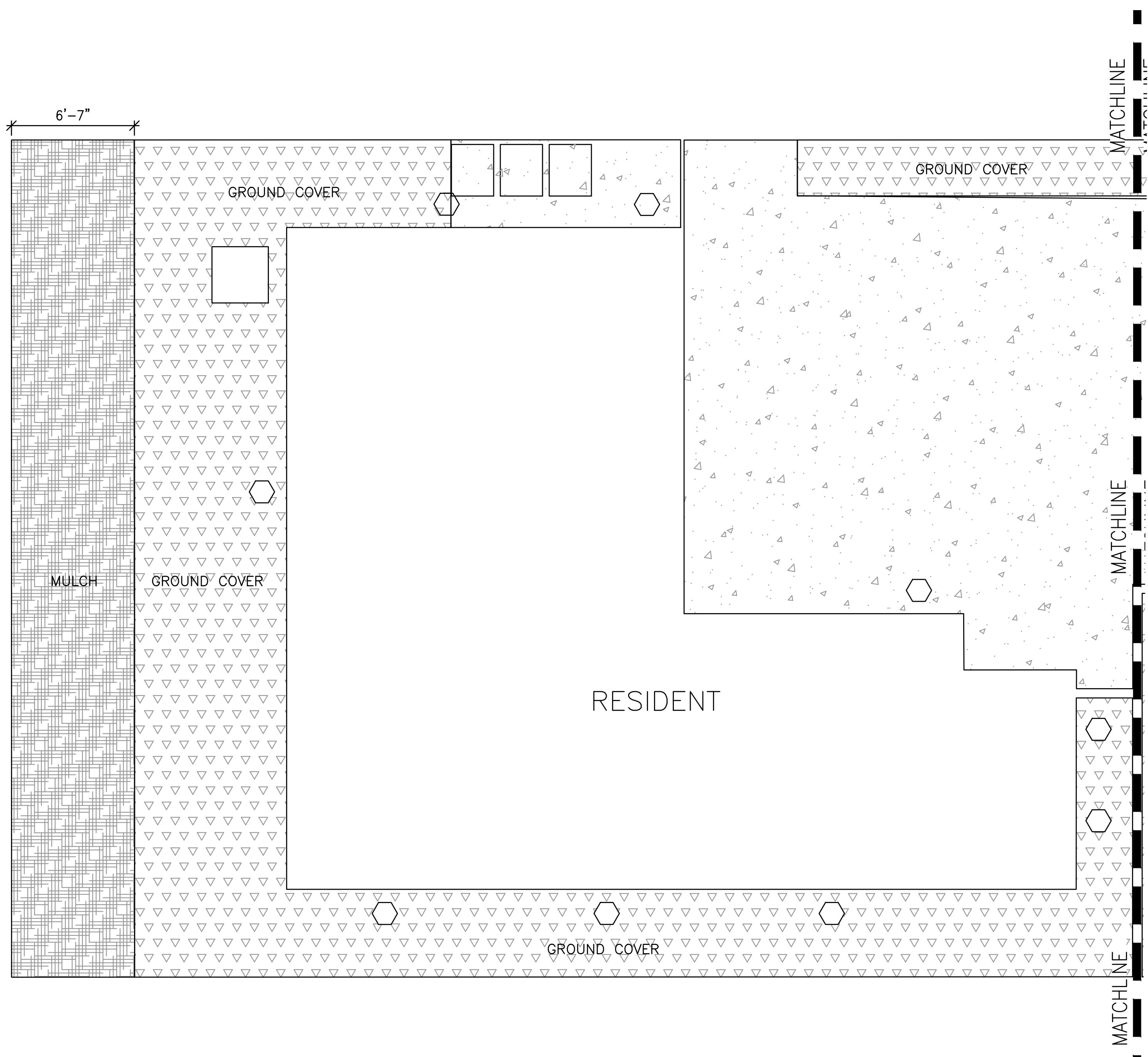
February 4, 2022

Sheet Number:

1.1



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



UNCONTAMINATED SHREDDED MULCH



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Project:

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185 Rochester St.
Costa Mesa CA 92627

SITE PLAN BACK

Revisions:

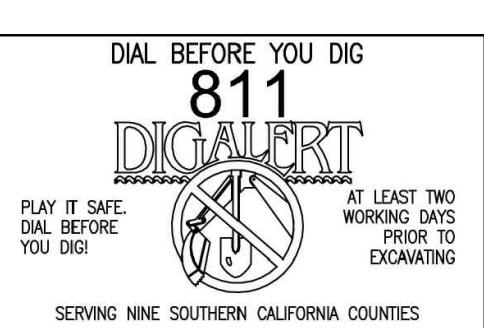
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Submittal Date:

February 4, 2022

Sheet Number:

L 1.2



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

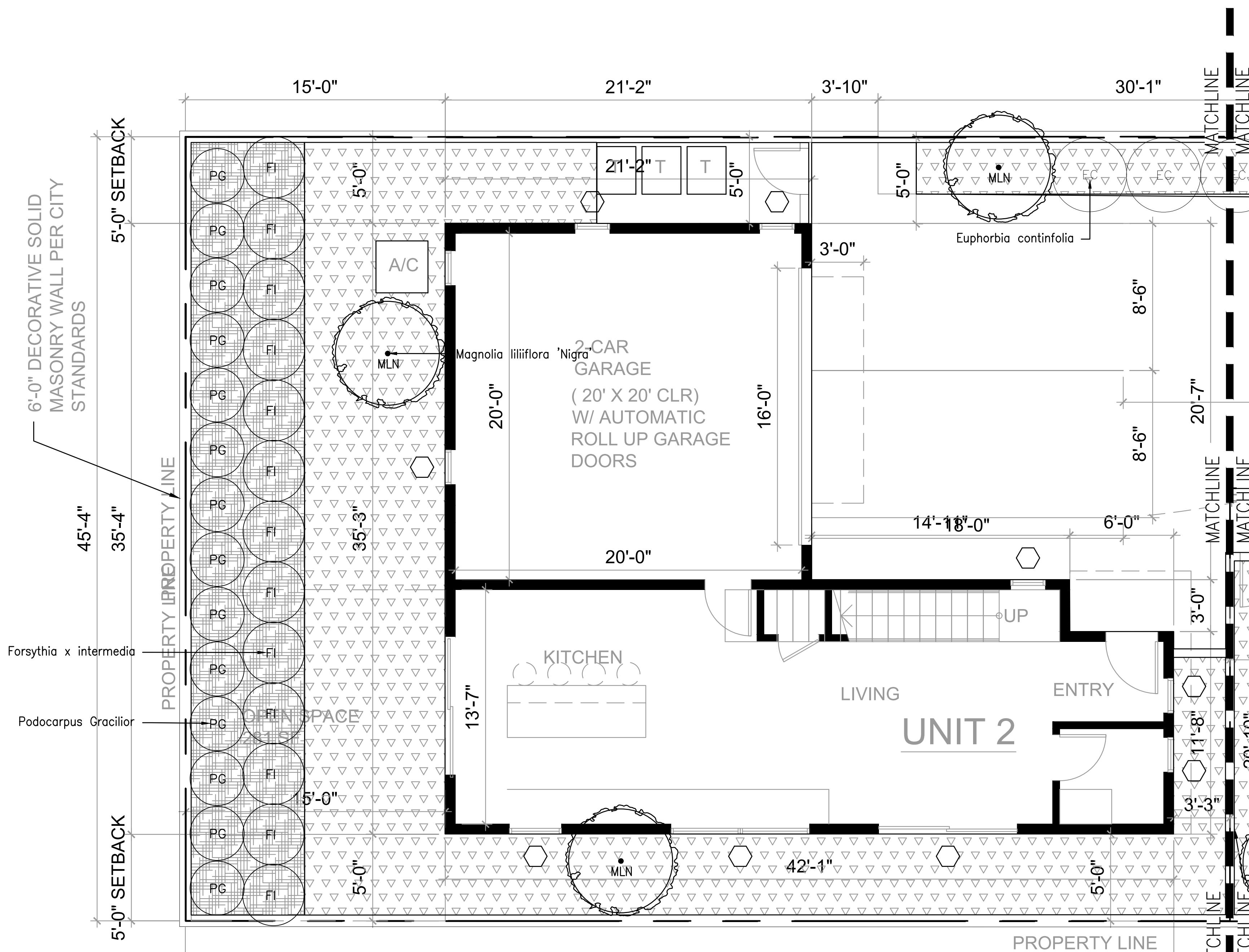


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185 Rochester St.
Costa Mesa CA 92627

PLANTING PLAN BACK



CITY REQUIREMENTS

Total Landscape Area: 1781 sq.ft.
8 trees are required

One (1) tree (fifteen (15) gallon or larger) shall be provided for every two hundred (200) square feet of landscaped area. Fifty (50) percent of all trees shall be evergreen.

At least two (2) different tree species shall be identified on plans and installed as part of the project landscaping

At least seventy (70) percent of all landscaped areas containing trees and shrubs shall be underplanted with groundcover, with the remaining areas to incorporate a layer of uncontaminated compost or mulch as required per water efficient landscape guidelines

Uncontaminated mulch, shredded bark, and/or compost used as a groundcover shall maintain a consistent two (2) inch minimum layer and provide complete coverage under shrubs and trees.

PROPOSED DESIGN

Trees: 22 Shrubs: 72 Mulch: 483 sq.ft. Mulch percentage: 27%
Ground cover: 1274 sq.ft. Ground cover percentage: 72%

One (1) tree (24 box) was provided for every two hundred (200) square feet of landscaped area. Fifty (50) percent of all trees area evergreen.

Two (2) different tree species were identified on plans and installed as part of the project landscaping

At least seventy (70) percent of all landscaped areas containing trees and shrubs were underplanted with groundcover, with the remaining areas to incorporate a layer of uncontaminated compost or mulch as required per water efficient landscape guidelines

Uncontaminated mulch, used as a groundcover shall maintain a consistent two (2) inch minimum layer and provide complete coverage under shrubs and trees.

TREE				
Scientific Name	Common Name	Size	Qty	
Magnolia liliiflora 'Nigra'	Purple Lily Magnolia	24B	8	
Podocarpus Gracilior	African Fern Pine	24B	14	
SHRUB				
Scientific Name	Common Name	Size	Qty	
Agave attenuata	Foxtail agave	5G	9	
Agave 'Blue Glow'		1G	14	
Yucca flaccida	Adam's Needle	1G	15	
Forsythia x intermedia	Forsythia	5G	21	
Euphorbia cotinifolia	Caribbean Copper Plant	5G	13	
GRASS				
Name	Square Footage			
Dymondia margaretae	Silver Carpet			1277 sq.ft

Revisions:

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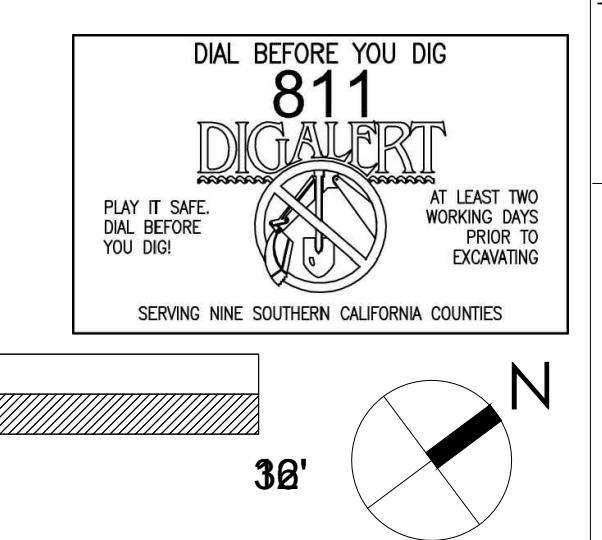
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Submittal Date:

February 4, 2022

Sheet Number:

L 3.2



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

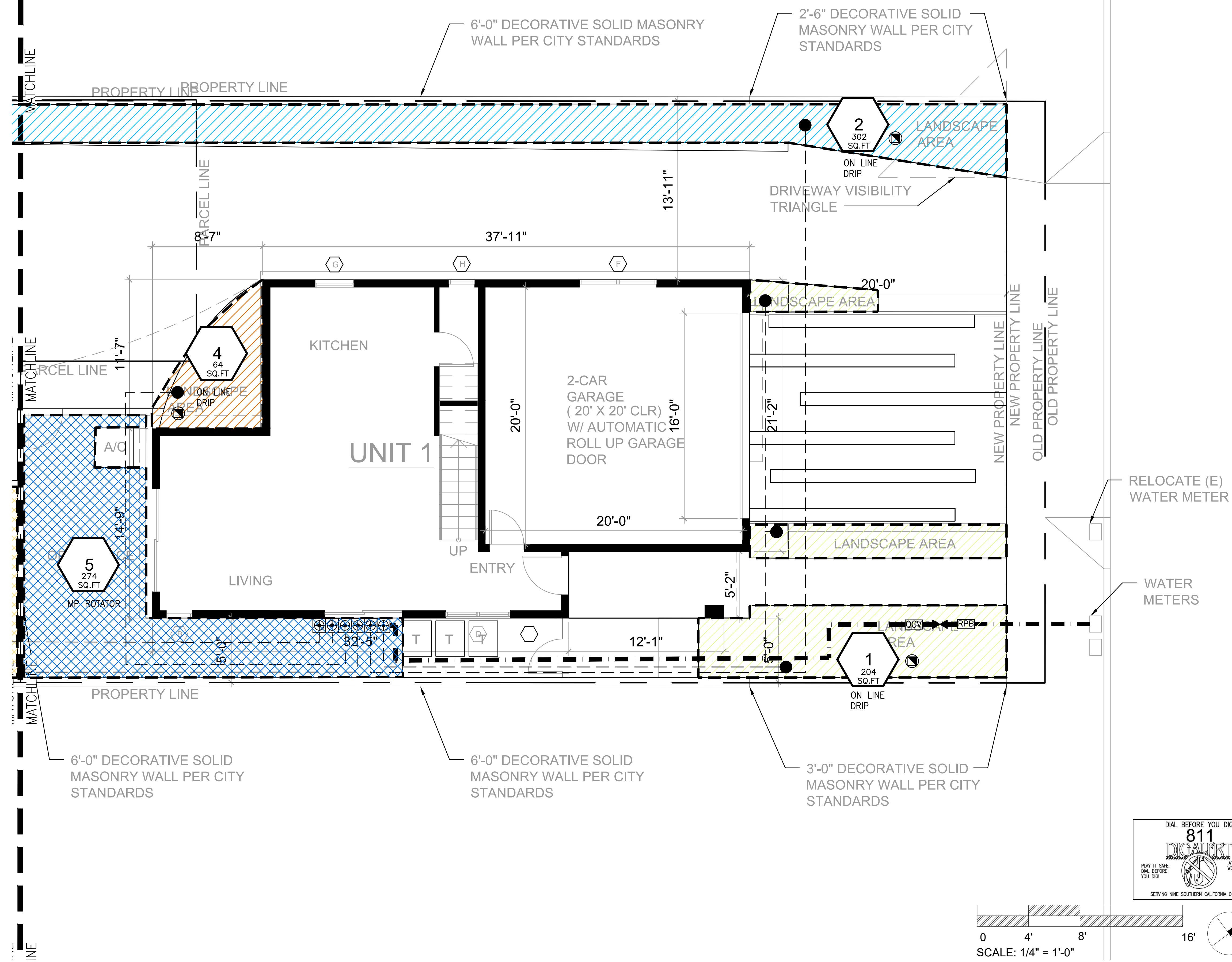


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IRRIGATION HYDROZONE PLAN FRONT



Revisions:

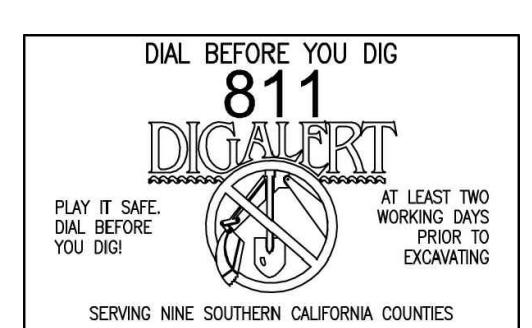
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Submittal Date:

February 4, 2022

Sheet Number:

L6.0



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SCALE: 1/4" = 1'-0"

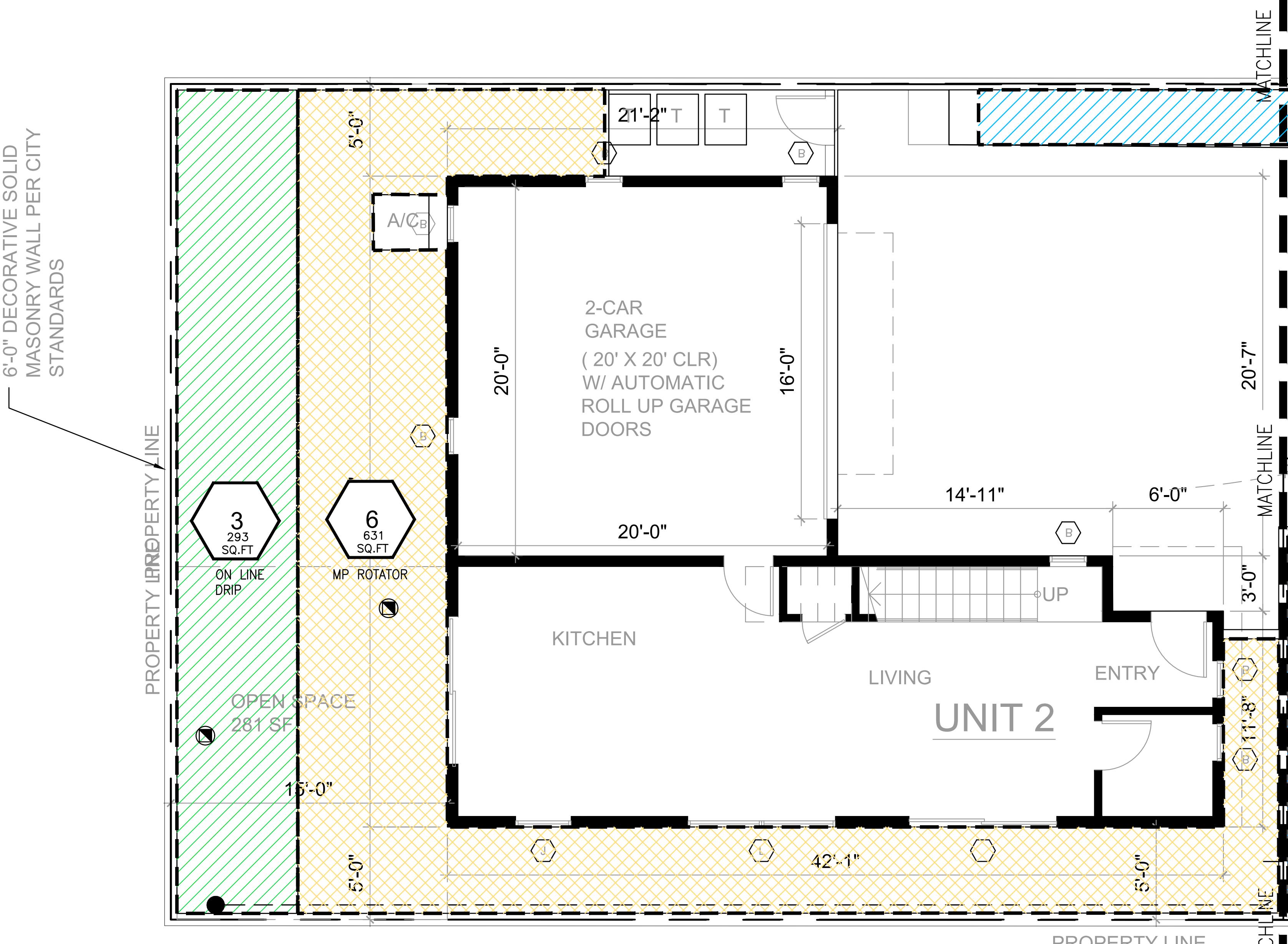


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IRRIGATION HYDROZONE PLAN BACK



Revisions:

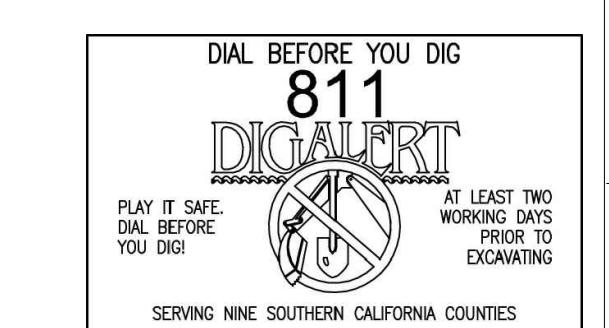
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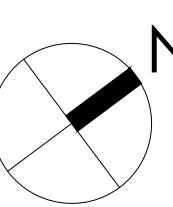
February 4, 2022

Sheet Number:

L6.1



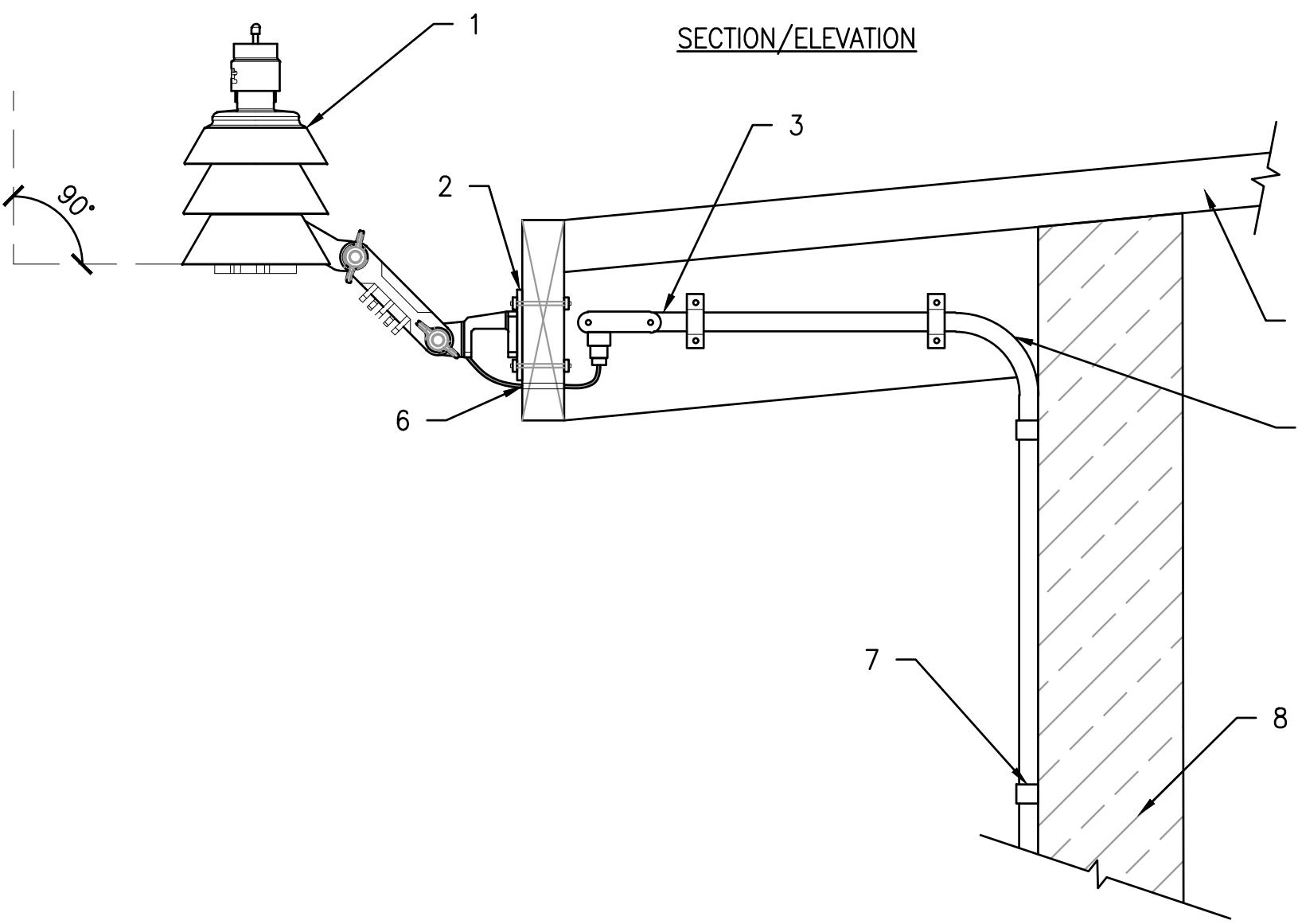
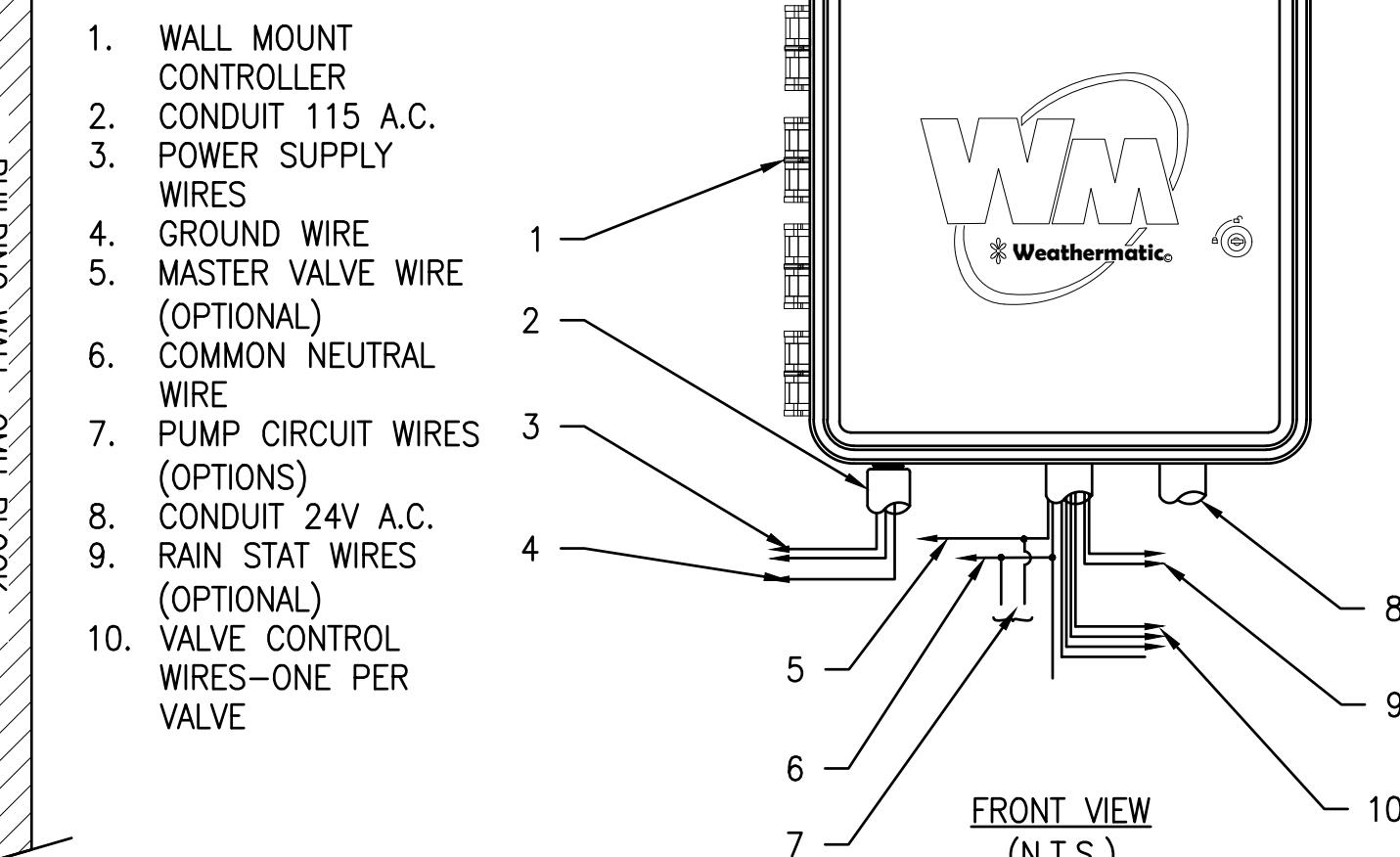
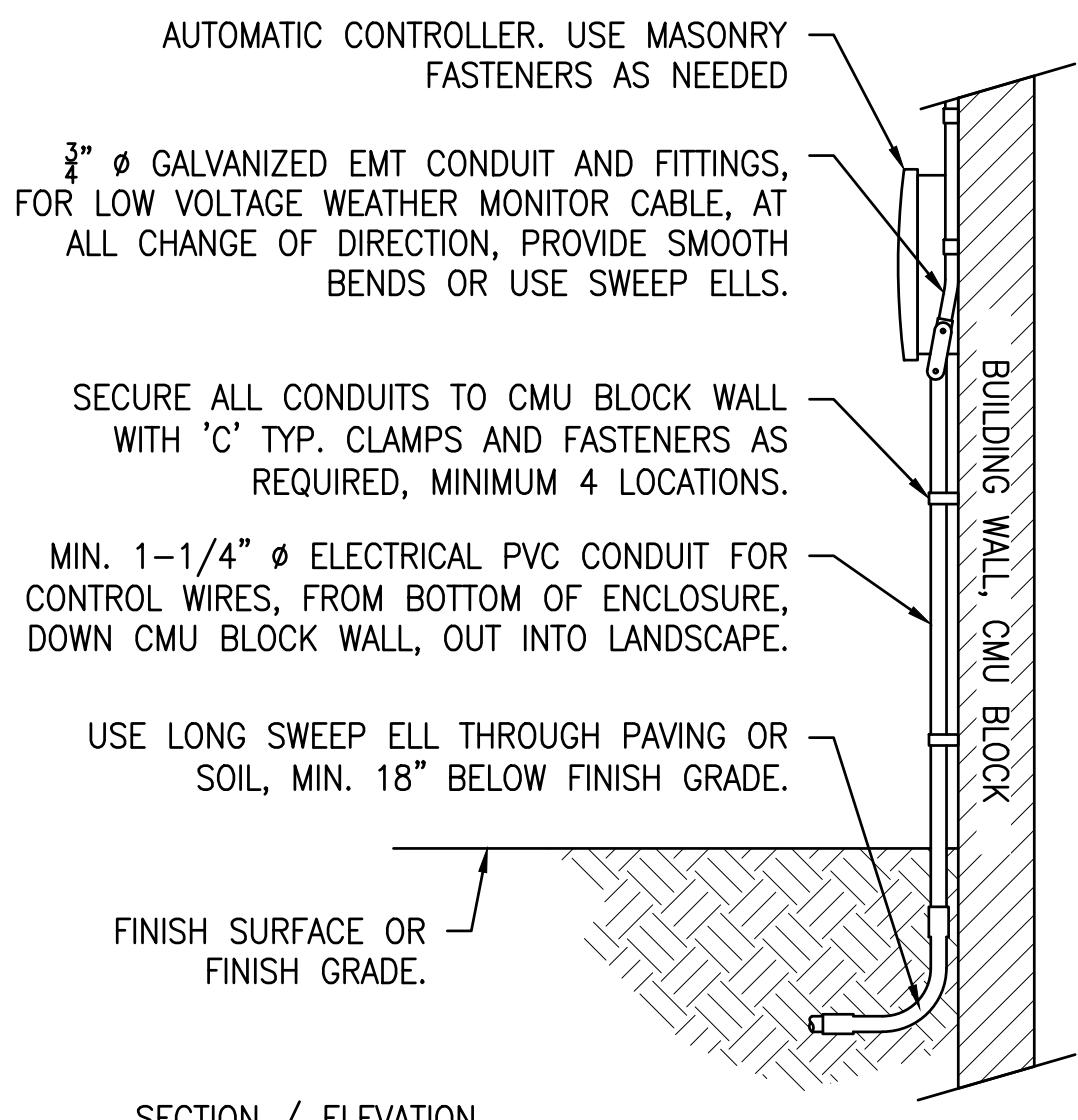
0 4' 8' 16'
SCALE: 1/4" = 1'-0"





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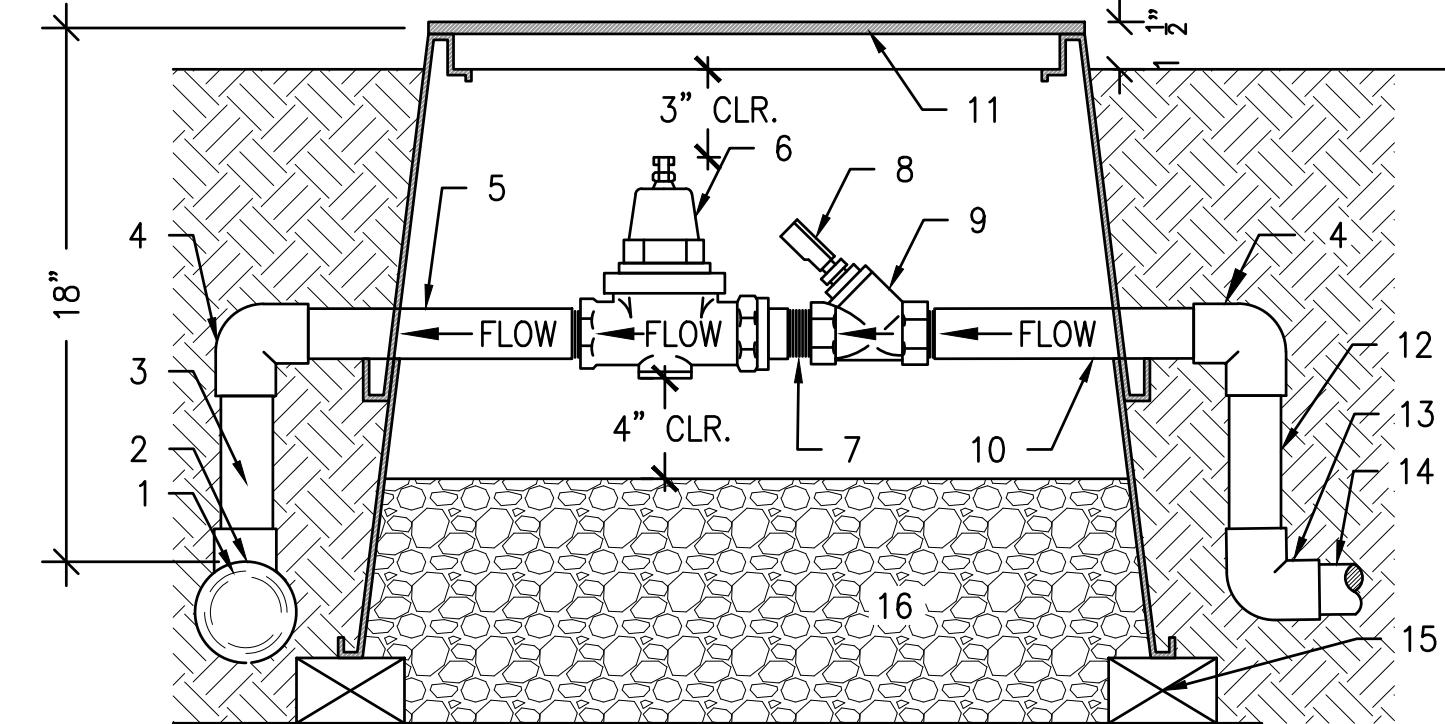
Project:
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Costa Mesa CA 92627



1. NEW WEATHER MONITOR, SEE IRRIGATION LEGENDS AND NOTES FOR MODEL AND MFG.
2. MOUNT WEATHER MONITOR ON BUILDING EAVE AS SHOWN, WITH BRACKET PROVIDED BY MFG. PER DETAILS, NOTES AND MFG. DIRECTIONS. SET MONITOR PLUMB AND LEVEL.
3. 'L' TYPE CONDUIT OUTLET BODY WITH WEATHER TIGHT RUBBER COMPRESSION FITTING AT END OF 3/4" GALVANIZED EMT CONDUIT WITH FITTINGS REQUIRED.
4. BUILDING ROOF.
5. AT ALL CHANGE OF DIRECTIONS IN CONDUIT, PROVIDE SMOOTH BEND OR USE SWEEP ELLS, SIZE TO MATCH.
6. DRILL CLEARANCE HOLE THROUGH WOOD EAVE TO EASILY FEED CABLE FROM WEATHER MONITOR TO NEW CONDUIT.
7. SECURE ALL CONDUITS TO SIDE OF WOOD ROOF RAFTER AND CMU BUILDING WALL WITH TYP, CLAMPS AND FASTENERS AS REQUIRED, CLAMPS, MIN. 4 LOCATIONS.
8. BUILDING WALL, CMU BLOCK.

1 IRRIGATION SYSTEM CONTROLLER

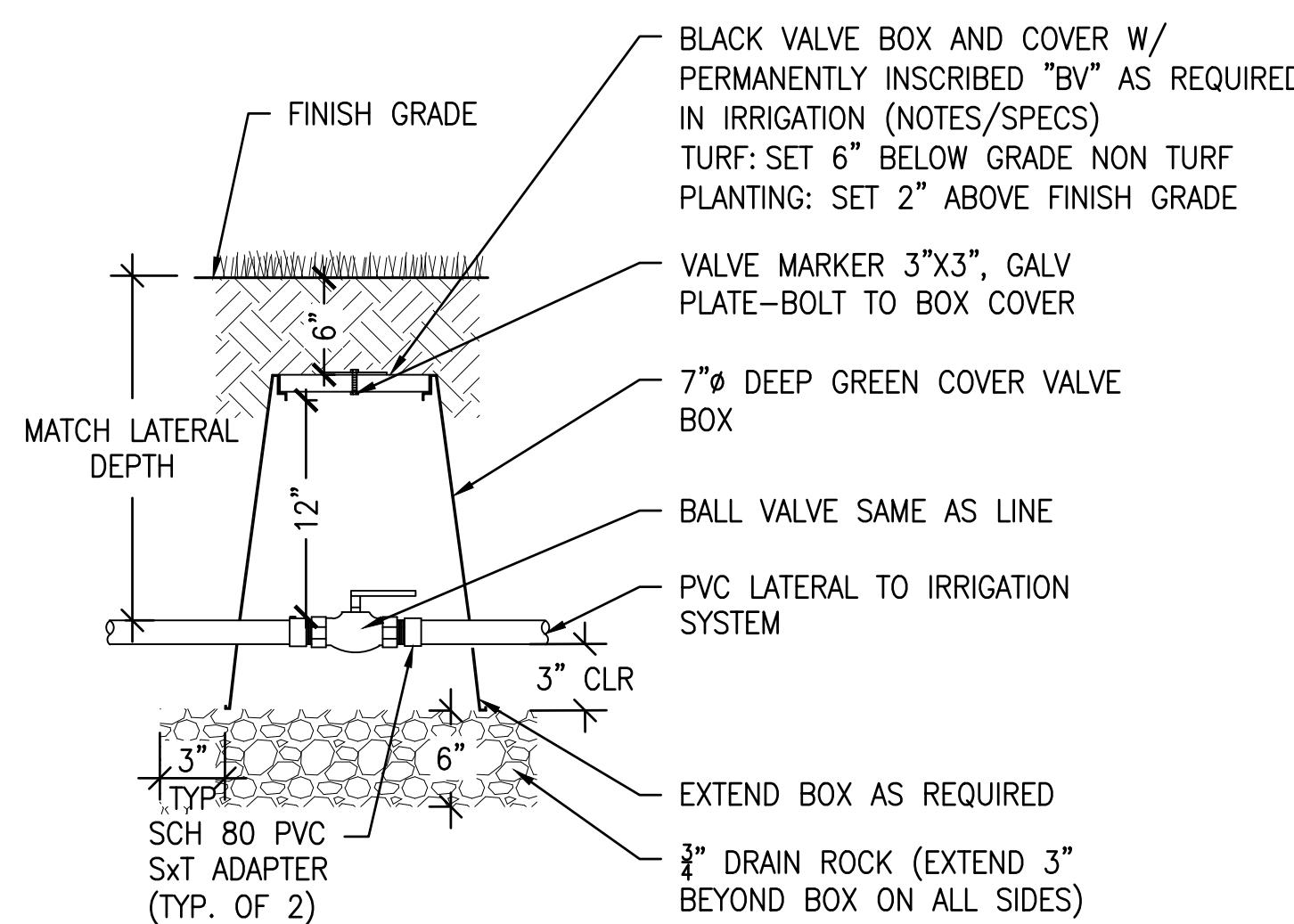
SCALE: 1/2" = 1'

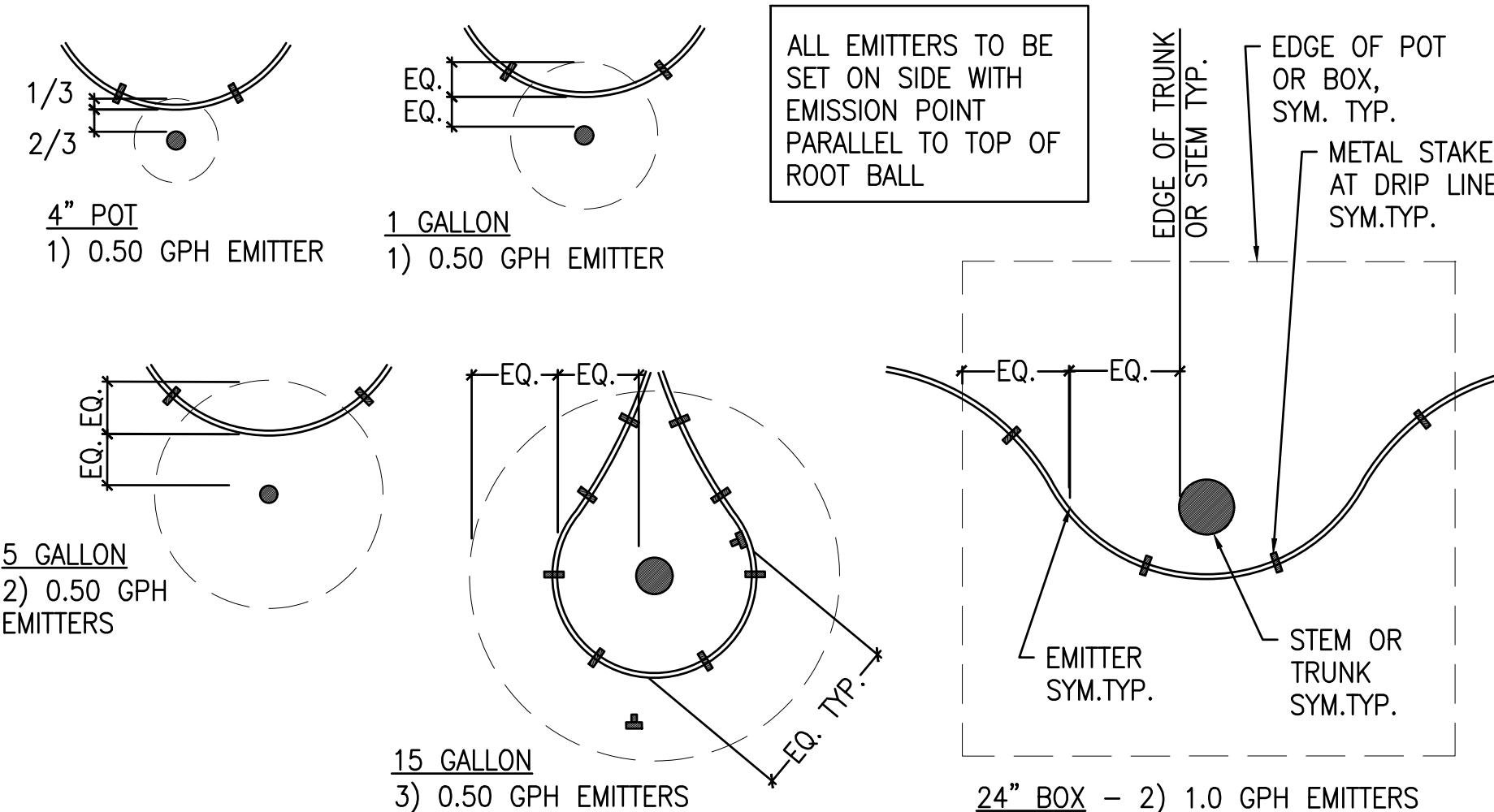


1. SCH 40 PVC LATERAL LINE, SIZE PER PLAN.
2. SCH 80 PVC SLIP X SLIP TEE OR ELL, (WITH REDUCER IF NEEDED), SIZE PER PLAN.
3. SCH 80 PVC SLIP X SLIP NIPPLE, SIZE AND LENGTH AS NEEDED (2 REQUIRED).
4. SCH 80 PVC SLIP X SLIP ELL, SIZE PER PLAN (2 REQUIRED).
5. SCH 80 PVC SLIP X THREAD NIPPLE, SIZE AND LENGTH AS NEEDED (2 REQUIRED).
6. PRESSURE REGULATOR-MFG. AND SIZE PER IRRIG. LEGEND.
7. THREADED BASS NIPPLE, SIZE AND LENGTH AS REQUIRED.
8. PRESSURE GAUGE, MFG. AND MODEL, SEE IRRIG. LEGEND, SET DIAL FACING UP.
9. BRASS WYE STRAINER, MFG., SIZE AND SCREEN IRRIG. LEGEND.
10. SCH 80 PVC SLIP X THREAD NIPPLE, SIZE AND LENGTH REQUIRED.
11. RECTANGULAR PLASTIC VALVE BOX, SIZE AND COLOR PER IRR. LEGEND, HEAT "PR" ON LID IN 2" HIGH BLOCK LETTERS.
12. SCH 80 PVC SLIP X SLIP NIPPLE, SIZE, LENGTH AS REQUIRED.
13. SCH 80 PVC SLIP X SLIP ELL, SIZE PER PLAN.
14. SUPPLY LINE OR FROM EX. P.O.C. - SEE NOTES ON PLAN.
15. BRICK SUPPORTS (1 OF 4).
16. 4" THICK BASE OF 3/4" WASHED GRAVEL.

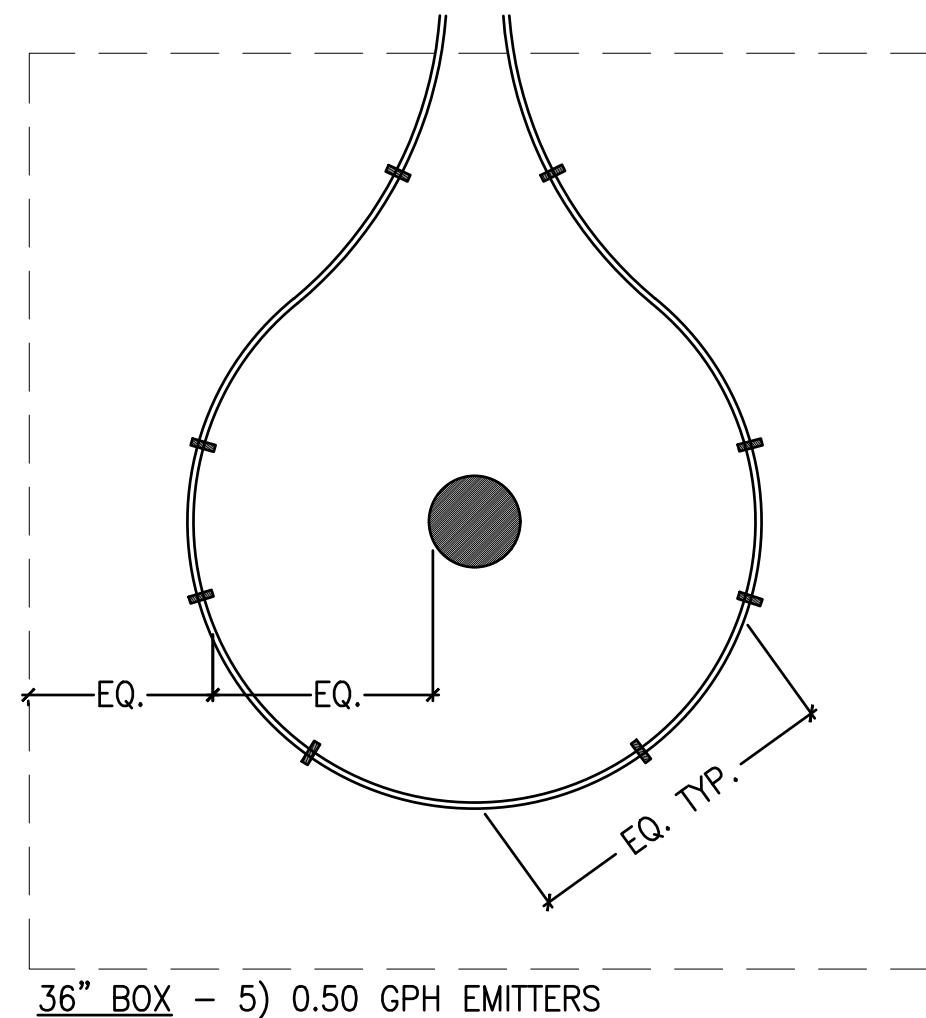
2 WEATHER MONITOR ON BUILDING EAVE

SCALE: 1" = 1'

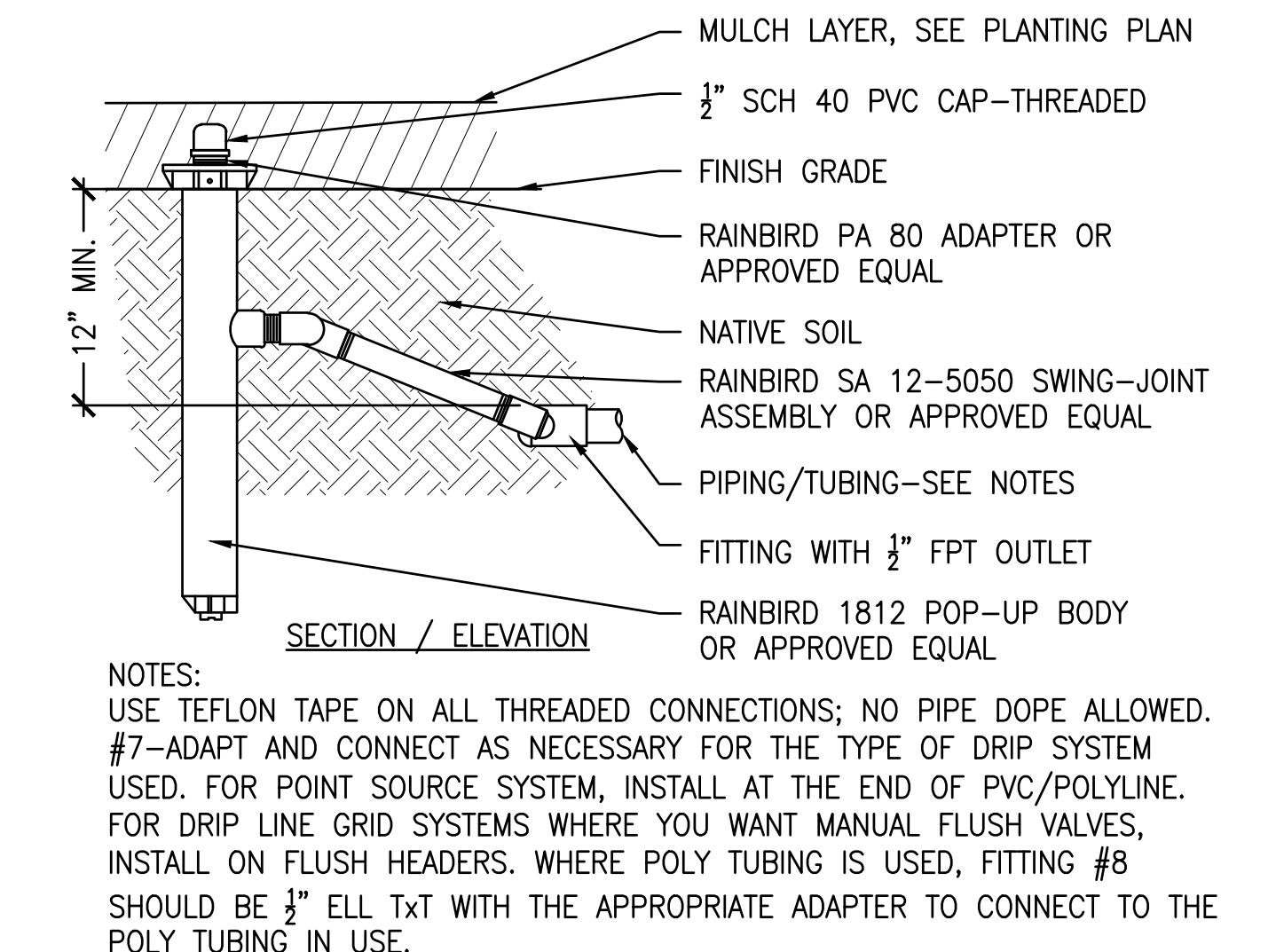
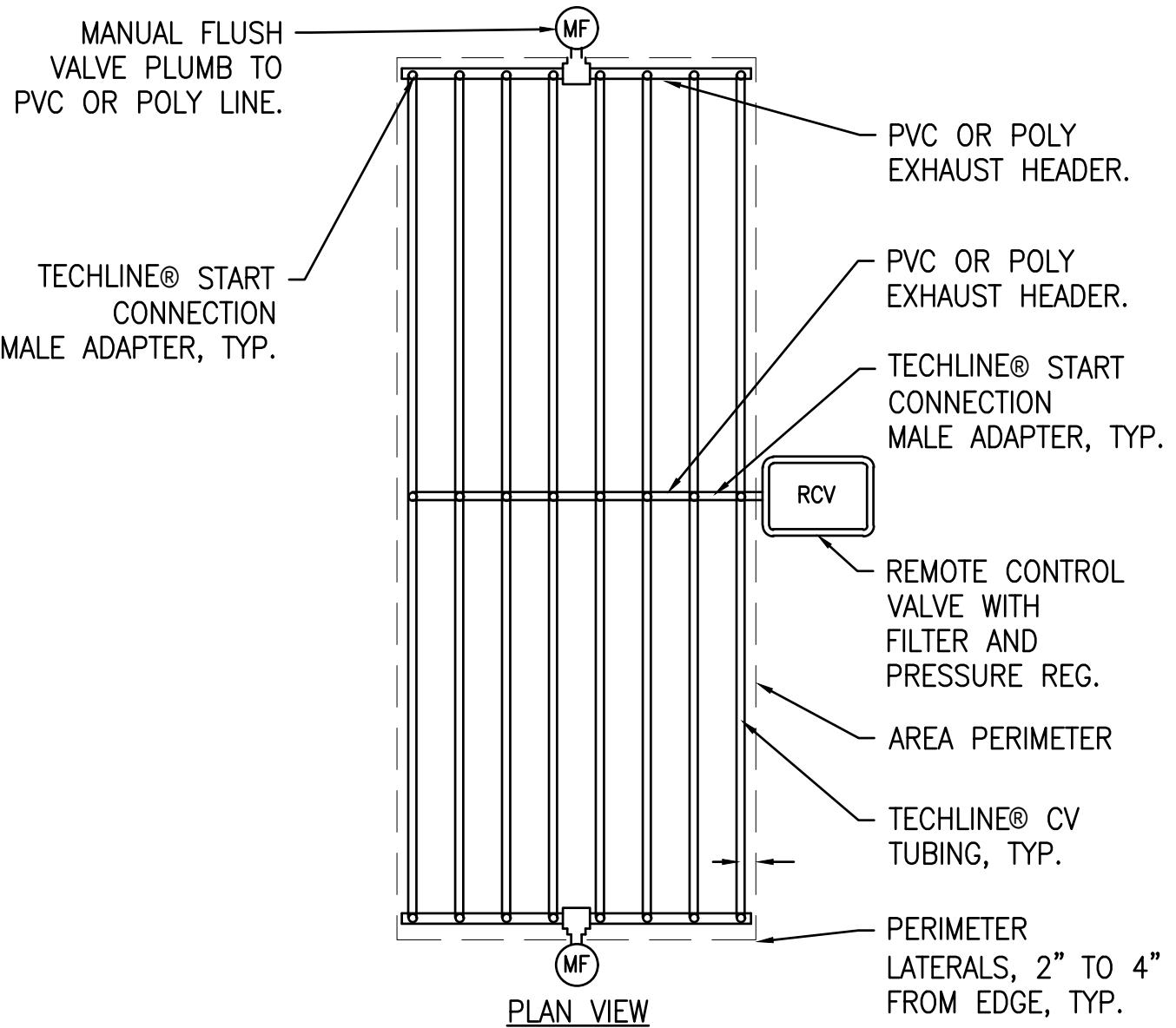




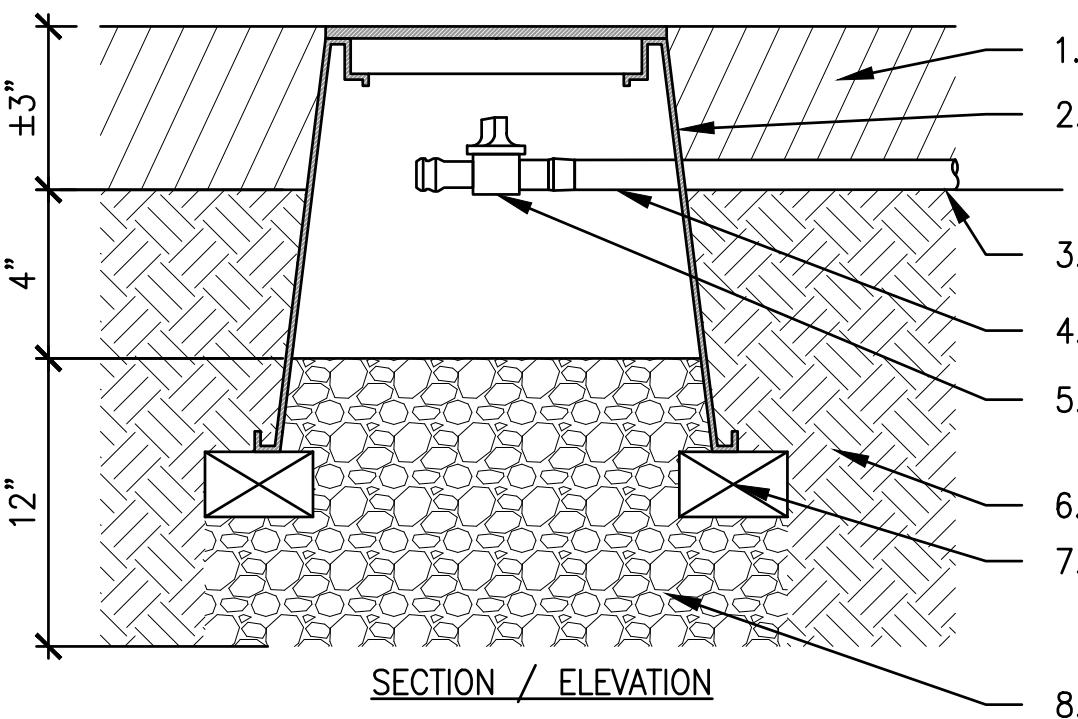
1 ONLINE DRIP Emitter LAYOUT
SCALE: $3/4'' = 1'$



2 INLINE DRIP CENTER FEED
SCALE: $3/4'' = 1'$



3 POP-UP TATTLETALE ASSEMBLY
SCALE: $1'' = 1'$



4 MANUAL FLUSH VALVE
SCALE: $1 1/2'' = 1'$



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IRRIGATION DETAILS

Revisions:

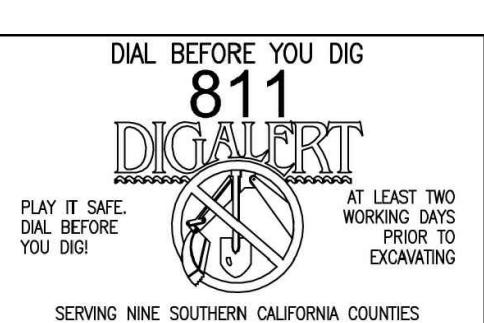
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Submittal Date:

February 4, 2022

Sheet Number:

7.1



CITY OF COSTA MESA PRECISE GRADING PLAN FOR PROPOSED RESIDENCE

GRADING NOTES

1. All work shall be in accordance with the Grading Code of the County of Orange and any amendments by the City of Costa Mesa or any special requirements of the permit. A copy of the City Code and City Manual shall be retained on the job site while work is in progress. When referenced on the grading plans, a copy of the OC Public Works Standard Plans shall also be retained on the site.

2. Grading shall not be started without first notifying the assigned City Inspector. A pregrading meeting on the site is required before start of grading with the following people present: Owner, Grading Contractor, Design Civil Engineer, Soil Engineer, Engineering Geologist, OC Grading Inspector, and when required, the Archaeologist, Paleontologist, and Surveyor. The required inspections for grading will be explained at the meeting.

3. Issuance of a grading permit does not eliminate the need for permits from other agencies with regulatory responsibilities for construction activities associated with the work authorized on this plan.

4. The Grading Permit and an approved copy of the approved Grading Plan shall be on the permitted site while grading work is in progress.

5. Preliminary soil and geology reports, and all subsequent reports as approved by the Building Division are considered a part of the approved grading plan.

6. The Soil Engineer and Engineering Geologist shall perform sufficient inspections and be available during grading and construction to verify compliance with the plans, specifications and the Code within their purview.

7. The Civil Engineer shall be available during grading to verify compliance with the plans, specifications, City Code, and any special conditions of the permit within their purview.

8. The Soil Engineer and Engineering Geologist shall, after clearing and prior to placement of fill in canyons, inspect each canyon for areas of adverse stability, and to determine the presence or absence of subsurface water or spring flow. If needed, subdrains will be designed and constructed prior to the placement of fill in each respective canyon.

9. Subdrain outlets shall be completed at the beginning of the subdrain construction.

10. The exact location of the subdrains shall be surveyed in the field for line/grade and shown on as graded or revised plans.

11. Areas to receive fill shall be properly prepared and approved in writing by the Soil Engineer and the Building Official prior to placing fill.

12. Fills shall be benched into competent material per OC Public Works Standard Plan No 1322.

13. All existing fills shall be approved by the Building Official or removed prior to placing additional fills.

14. Fills shall be compacted throughout to a minimum of 90% relative compaction. Aggregate base for asphaltic areas shall be compacted to a minimum of 95% relative compaction. Maximum density shall be determined by ASTM D1557 or approved equivalent and fill density by ASTM D1556 (Sand-Cone) and ASTM D6938 (Nuclear Gauge Method) or an approved equivalent.

15. Cut and fill slopes shall be no steeper than 2-foot horizontal to 1-foot vertical (2:1) except where specifically approved by the Building Official.

16. All cut slopes shall be investigated both during and after grading by the Engineering Geologist to determine if any slope stability problems exist. Should excavation disclose any geological hazards or potential geological hazards, the Engineering Geologist shall submit recommended treatment to the Building Official for approval.

17. Where support or buttressing of cut and natural slopes is determined necessary by the Engineering Geologist and Soil Engineer, the Soil Engineer shall submit design, locations and calculations to the Building Official prior to construction. The Engineering Geologist and Soil Engineer shall inspect and control the construction of the buttressing and certify to the stability of the slope and adjacent structures upon completion.

18. When cut pads are brought to near grade, the Engineering Geologist shall determine if the bedrock is extensively fractured or faulted, and will readily transmit water. If considered necessary by the Engineering Geologist and Soil Engineer, a compacted fill blanket will be placed.

19. All trench backfill shall be tested and approved by the Soil Engineer per the City Code.

20. Any existing irrigation lines and cisterns shall be removed or crushed in place and approved by the Building Official and the Soil Engineer.

21. Any existing water wells shall be abandoned in compliance with the specifications approved by Orange County Health Care Agency and Division of Environmental Health.

22. Any existing cesspools and septic tanks shall be abandoned in compliance with the California Plumbing Code to the approval of Building Official.

EARTHWORK QUANTITIES

RAW CUT	0	CUBIC YARDS
RAW FILL	340	CUBIC YARDS
OVER-EX	280	CUBIC YARDS
SHRINKAGE ($\pm 5\%$)	15	CUBIC YARDS
NET	355	CUBIC YARDS (IMPORT)

SOILS ENGINEER

REFER TO GEOTECHNICAL INVESTIGATION FOR ADDITIONAL INFORMATION:

EGA CONSULTANTS, INC.
DAVID A. WOTHINGTON, C.E.G.
375-C MONTE VISTA AVENUE
COSTA MESA, CA 92627
949.642.9309



GRADING NOTES (CONTINUED)

23. The stockpiling of excess material shall be approved by the Building Official prior to excavation.

24. Export soil must be transported to a legal dump or to a permitted site approved by the Building Division.

25. The permittee is responsible for dust control measures.

26. The permittee shall give reasonable notice to the owner of adjoining lands and building prior to beginning excavations which may affect the lateral and subjacent support of the adjoining property. The notice shall state the intended depth of the excavation and when the excavation will commence. The adjoining owner shall be allowed at least 30 days and reasonable access on the permitted property to protect his structure, if he so desires, unless otherwise protected by law.

27. All concrete structures that are exposed to the on-site soils shall be constructed with Type V cement, unless deemed unnecessary by soluble sulfate-content tests conducted by the Soil Engineer.

28. Slopes exceeding 5 feet in height shall be planted with an approved plant material. In addition, slopes exceeding 15 feet in height shall be provided with an approved irrigation system, unless otherwise approved by the Building Official.

29. All existing drainage courses through this site shall remain open until facilities to handle storm water are approved and functional; however, in any case, the permittee shall be held liable for any damage due to obstructing natural drainage patterns.

30. Sanitary facilities shall be maintained on site.

31. The location and protection of all utilities is the responsibility of the permittee.

32. Approved protective measures and temporary drainage provisions shall be used to protect adjoining properties during grading.

33. Grading operations including maintenance of equipment within one-mile of a human occupancy shall be conducted between the hours of 7:00 a.m. and 7:00 p.m. Monday thru Friday. Saturdays 9:00 a.m. thru 6:00 p.m. Prohibited all hours Sundays and the following Federal holidays: Christmas Day, New Year Day, Memorial Day, Independence Day, Labor Day, and Thanksgiving Day. CMMC sec 13-279

34. All construction vehicles or equipment, fixed or mobile, operated within 1000 feet of a dwelling shall be equipped with properly operational and maintained mufflers.

b) Stockpiling and/or vehicle staging areas shall be located as far as practical from dwellings and within the limits of the grading permit.

34. Grading and excavation shall be halted during periods of high winds. According to AQMD Rule 403, high wind conditions means instantaneous wind speeds exceed 25 MPH. This level occurs only under extreme conditions such as Santa Ana Wind conditions.

35. Asphalt sections must be per City Code: Parking stall – 3" A/C over 6" A/B, Drives 3" A/C over 10" (Commercial), and 12" (Industrial). Or: Prior to rough grade release for Building Permits by the City Inspector; the Soil Engineer shall submit for approval pavement section recommendations, based on "R" value analysis of the sub-grade soils, and expected traffic indices.

36. Roof gutters shall be installed to prevent roof drainage from falling on manufactured slopes, with appropriate down spouts and outlets.

37. The Civil Engineer, as a condition of rough grade approval, shall provide a blue top with accompanying witness stake, set at the center of each pad reflecting the pad elevation for precise permits, and a blue top with witness stake set at the drainage swale high-point reflecting the high point elevation for Preliminary Permits.

38. Prior to final approval, the Civil Engineer shall certify to the Building Official the amount of earth moved during the grading operation.

39. The Engineering Geologist shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.

40. The Grading Contractor shall submit a statement of compliance to the assigned Grading Inspector that the grading is in accordance with the approved Grading Plan prior to final approval.

41. The compaction report and approval from the Soil Engineer shall indicate the type of field testing performed. The method of obtaining the in-place density shall be identified whether sand cone, drive ring or nuclear, and shall be noted for each test. Sufficient maximum density determinations shall be performed to verify accuracy of the maximum density curves used by the Field Technician.

42. In the event that soil contamination is discovered during excavation and removal of an existing tank, work shall be stopped until a site assessment and mitigation plan has been prepared, submitted and approved by the OC Health Care Agency/Environmental Health and the Building Division.

43. In the case of emergency (24-Hour/Day), call Will Ralph at Work Telephone 949.464.8115.

44. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.

45. Erosion, sediment and chemical control devices shall not be moved or modified without the approval of the Building Official.

46. All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.

47. After a rainstorm, all silt and debris shall be removed from streets, check berms and basins.

48. Graded areas of the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed towards desilting facilities.

49. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.

50. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plan.

ENVIRONMENTAL NOTES

1. The permittee shall notify all general contractors, subcontractors, material suppliers, lessees and property owners that dumping of chemicals into the storm drain system or the watershed is prohibited.

2. Permittee shall maintain construction site in a condition that an anticipated storm does not carry wastes or pollutants off the site. Potential pollutants include but are not limited to: solid or liquid chemical spills, wastes from paint, stains, sealants, glues, limes, pesticides/herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and super chlorinated potable water line flushing. During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential storm water runoff, with ultimate disposal in accordance with local, state and federal requirements.

3. Permittee may discharge material other than storm water only when necessary for performance and completion of construction practices and where they do not: cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination or nuisance, or contain a hazardous substance in a quantity reportable under Federal Regulation 40 CFR, parts 117 and 302.

4. Dewatering of contaminated groundwater or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Elimination System Permit from the respective State Regional Water Quality Control Board.

55. SPECIAL NOTE: "Survey monuments shall be preserved and referenced before construction and replaced after construction pursuant to Section 8771 of the Business and Professional Code."

SPECIAL NOTE

ALL GRADING SHALL COMPLY PER SOILS REPORT'S RECOMMENDATIONS.

SCOPE OF WORK

THE PROJECT PROPOSES DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH YARD IMPROVEMENTS.

SURVEY NOTE

SURVEYOR OR ENGINEER (LICENSE BELOW 33966) SHALL MONUMENT PROPERTY CORNERS BEFORE STARTING GRADING.

PERMITS REQUIRED

SEPARATE PLAN CHECKS AND PERMITS SHALL BE REQUIRED FOR RETAINING WALLS AND BLOCK WALLS.

AN ENROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY FROM THE PUBLIC SERVICES DEPARTMENT.

SHEET INDEX

C1	TITLE SHEET
C2	GRADING & DRAINAGE PLAN
C3	EROSION CONTROL PLAN
C4	GEOTECHNICAL NOTES

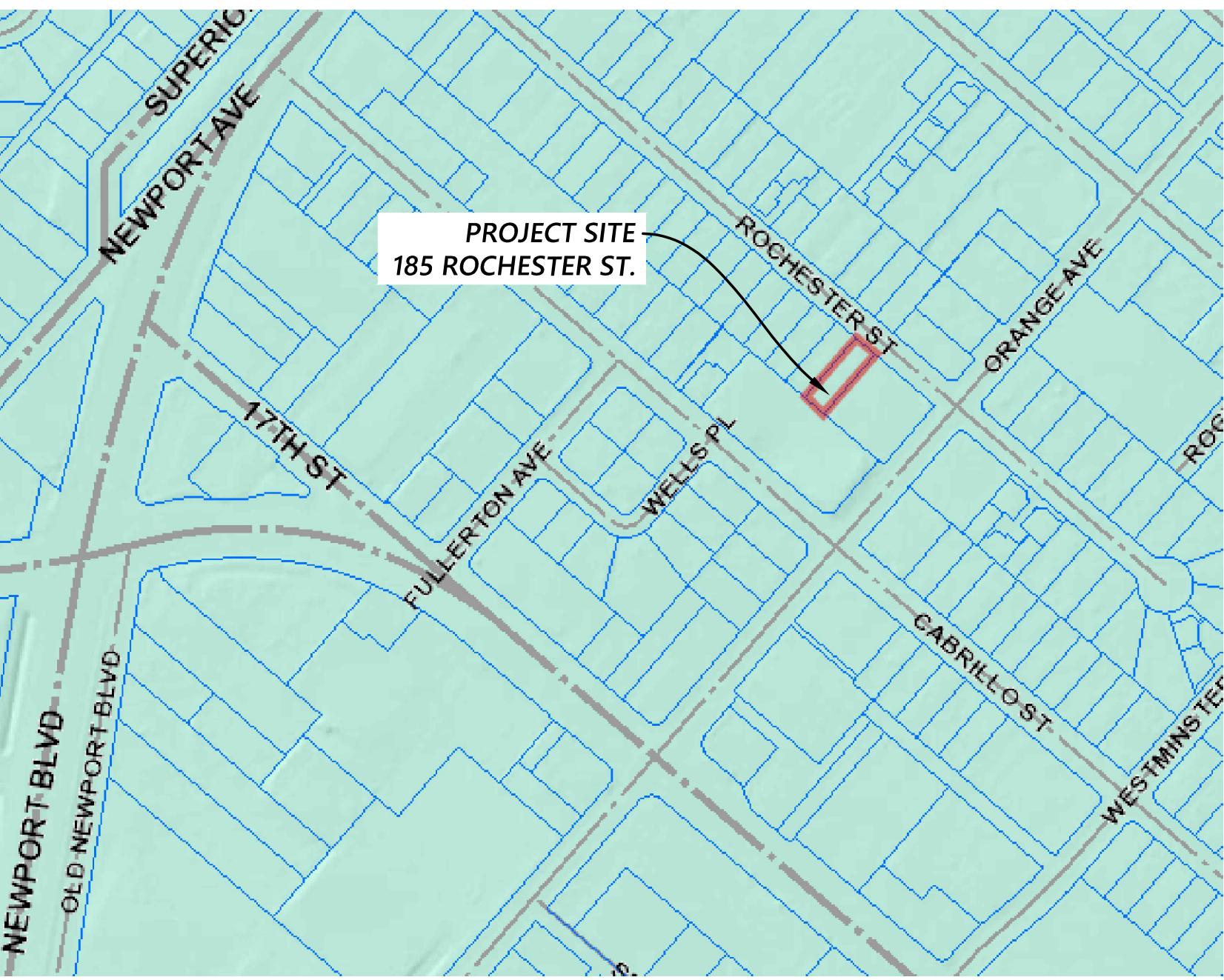
LEGAL DESCRIPTION

LOT 3 OF TRACT NO. 442, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 425-414-12

LEGEND

TS	TOP OF STEM WALL
TOP	TOP OF SLOPE
TRW	TOP OF RETAINING WALL
FF	FINISHED FLOOR ELEVATION
TG	TOP OF GRATE
TC	TOP OF COPING OR TOP OF CURB
PA	PLANTER AREA
TW	TOP OF WALL
LS	LANDSCAPE
FS	FINISHED SURFACE
FL	FLOW LINE
FG	FINISHED GRADE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
GFF	GARAGE FINISHED FLOOR
EG	EXISTING GRADE
()	EXISTING SPOT ELEVATION
—	PROPERTY LINE AND LIMIT-OF-WORK
PROPOSED WALL	
(102.6)	EXISTING ELEVATION: CONTRACTOR SHALL FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO CIVILSCAPES ENGINEERING
OR	
102.6	
—	FLOWLINE
R	RIDGE LINE
—	STORM DRAIN PIPE



VICINITY MAP

NO SCALE

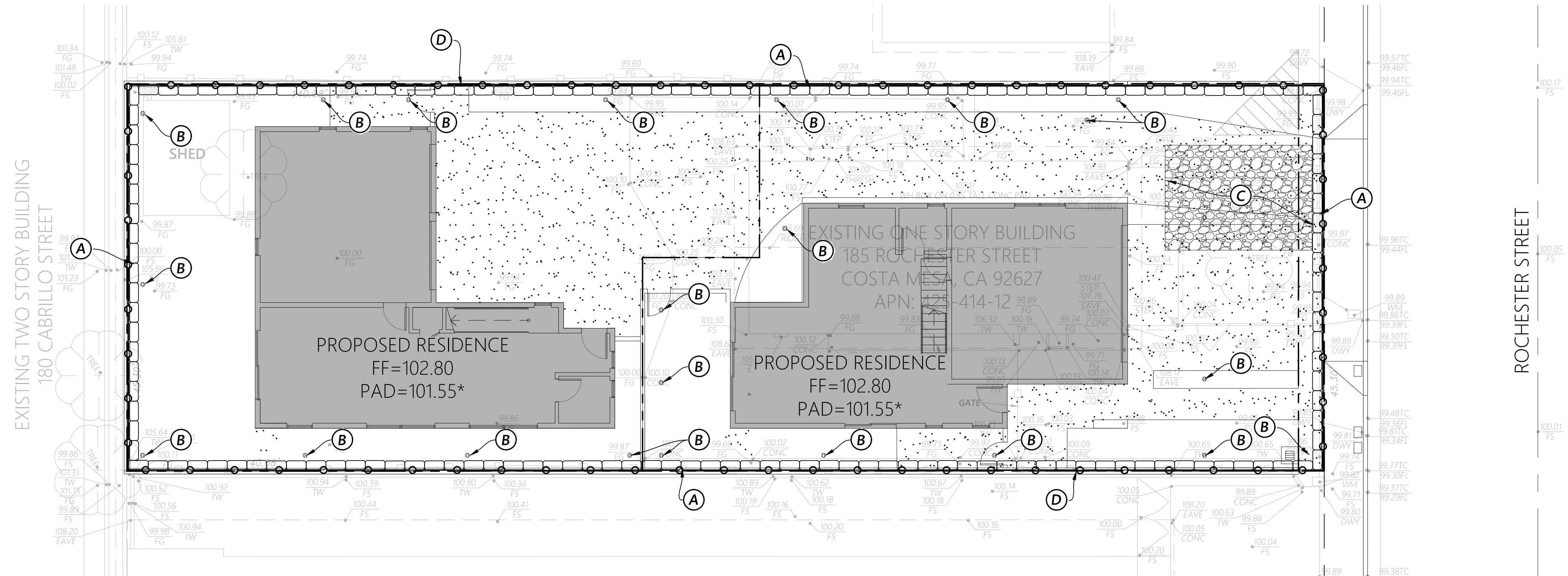
CIVILSCAPES
28052 CAMINO CAPISTRANO, STE 213
LAGUNA NIGUEL, CA 92677
949.464.8115 info@civilscapes.com

**PRECISE GRADING PLAN
FOR PROPOSED RESIDENCE
TITLE SHEET**
185 ROCHESTER STREET
COSTA MESA, CA 92627

C1
Job No. 20059
Date 5/25/2022
Sheet No. 1 of 4
GProjects 2005185 Rochester, CNDY/202099 GRADED
REGISTERED PROFESSIONAL WILLIAM D. ROBERTS C 76698
F.C. CAL

BENCHMARK: SOILS ENGINEER:
EGA CONSULTANTS, INC.
DAVID A. WOTHINGTON, C.E.G.
375-C MONTE VISTA AVENUE
COSTA MESA, CA 92627
949.642.9309

SHEET NO. 1 OF 4

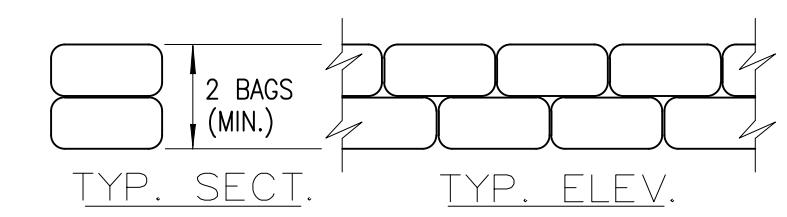


EROSION CONTROL CONSTRUCTION NOTES

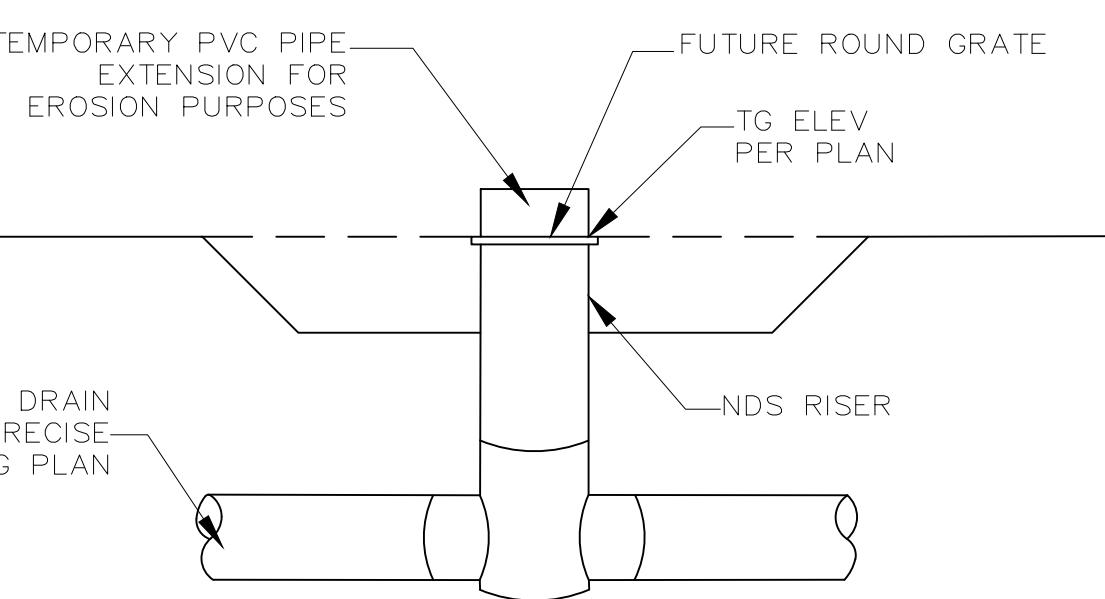
- (A) INSTALL GRAVEL BAG BARRIER PER CASQA SE-8 AND SE-6
- (B) INLET PROTECTION PER DETAIL HEREON
- (C) STABILIZED CONSTRUCTION ENTRANCE USING CRUSHED ROCK PER CASQA TC-1
- (D) 6' TALL CHAIN-LINK FENCE WITH DUST CONTROL COVER AROUND PERIMETER OF PROPERTY.

NOTES:

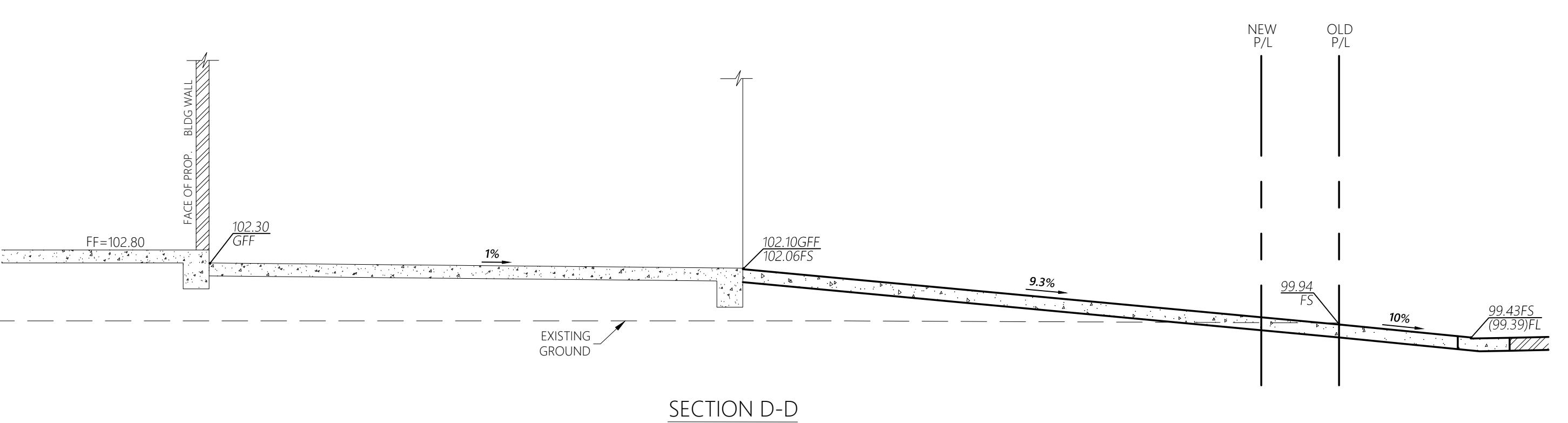
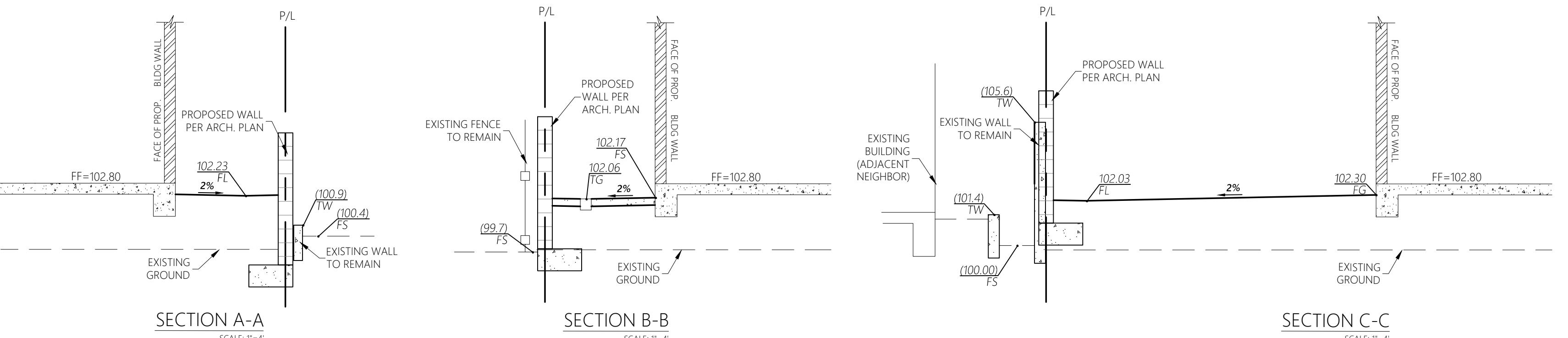
1. CONTRACTOR SHALL PROVIDE ON SITE CONCRETE WASHOUT FACILITY AND COMPLY WITH CASQA BMP WM-8.
2. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
3. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OF ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
3. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.



(A) GRAVEL BAG DETAIL
NO SCALE



(B) AREA DRAIN INLET PROJECTION
NO SCALE



CIVILSCAPES

ENGINEERING

PRECISE GRADING PLAN FOR PROPOSED RESIDENCE EROSION CONTROL PLAN

185 ROCHESTER STREET
COSTA MESA, CA 92627

REVISIONS	NO.	REVISION	DATE



JOB NO. 20059

DATE 5/25/2022

SHEET NO. C3

SHEET NO. 3 OF 4

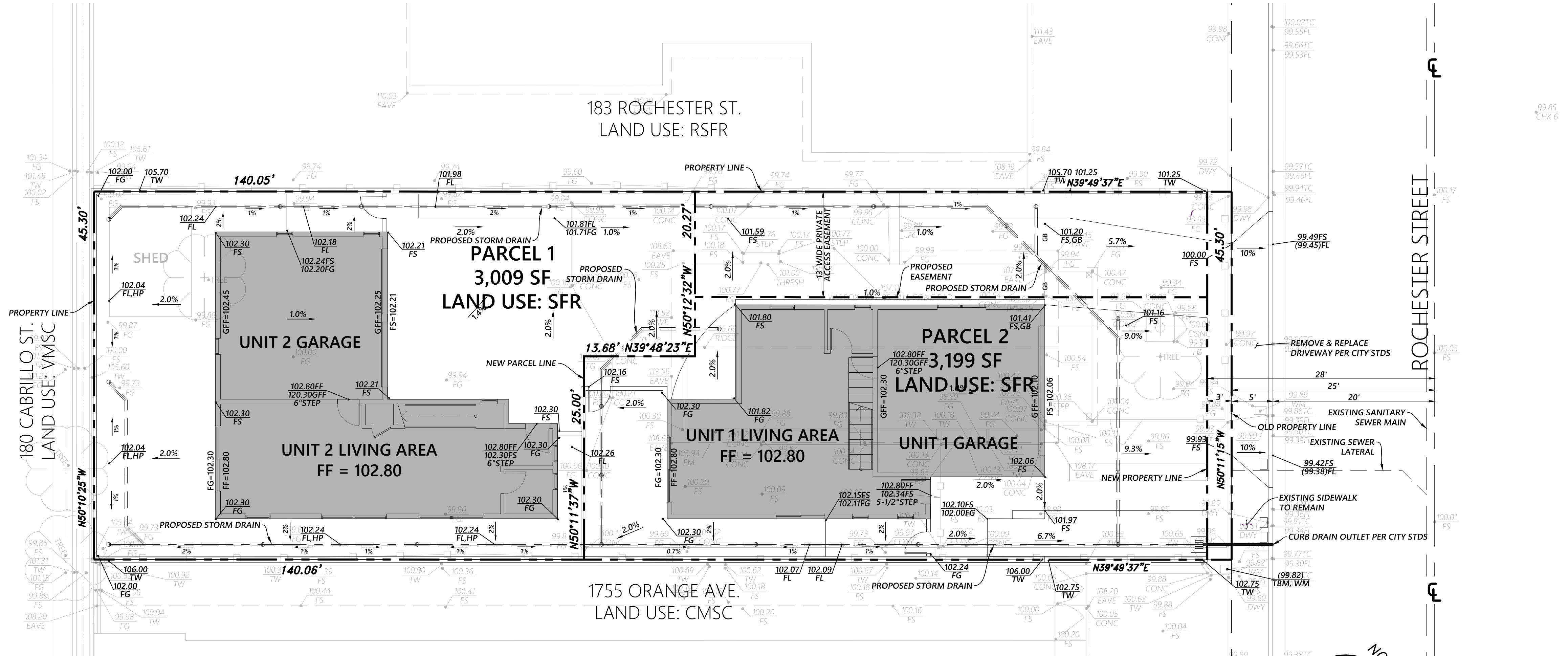
GiProjects 20059 Rochester, CA 5/25/2022 GRADING

TENTATIVE PARCEL MAP 2022-139

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SURVEY OF LOT 3, TRACT 442 AS PER MAP FILED IN BOOK 16, PAGE 43, OF MISCELLANEOUS MAPS IN
THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

CIVILSCAPES ENGINEERING, INC. WILLIAM D. ROLPH, PLS 938



TITLE REPORT

CHICAGO TITLE COMPANY
5 CORPORATE PARK, #100
NEWPORT BEACH, CA 92660
TITLE OFFICER: JOHN F. ALLEN
ChicagoAllen@ctt.com
949-263-0872
TITLE NO. 58602013110-IEA

BASIS OF BEARINGS

THE CENTERLINE OF ORCHID AVE
BEING N40°33'42"E PER PMB
378/39-40

**OWNER/
SUBDIVIDER**

185 ROCHESTER COSTA MESA
16800 ASTON STREET, SUITE 275
IRVINE, CA 92606

SITE ADDRESS:

185 ROCHESTER STREET
COSTA MESA
APN: 425-414-12

UTILITIES NOTE

NO EXISTING OR PROPOSED
UNDERGROUND UTILITIES ARE
LOCATED WITHIN THE PROJECT SITE

TENTATIVE BENCHMARK

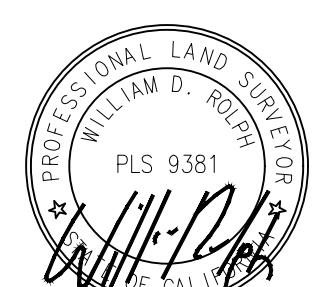
WATER METER SOUTHEAST OF SITE LABELED 'WM,TBM' HEREON
TBM ELEVATION = 99.82

SURVEYOR

CIVILSCAPES ENGINEERING, INC.
28052 CAMINO CAPISTRANO, STE 2
LAGUNA NIGUEL, CA 92677
949.464.8115

ACERAGE

3 PARCEL 1: 0.069 AC GROSS 0.069 AC NET
PARCEL 2: 0.073 AC GROSS 0.055 AC NET
TOTAL: 0.142 AC GROSS 0.124 AC NET



CIVILSCAPES

ENGINEERING