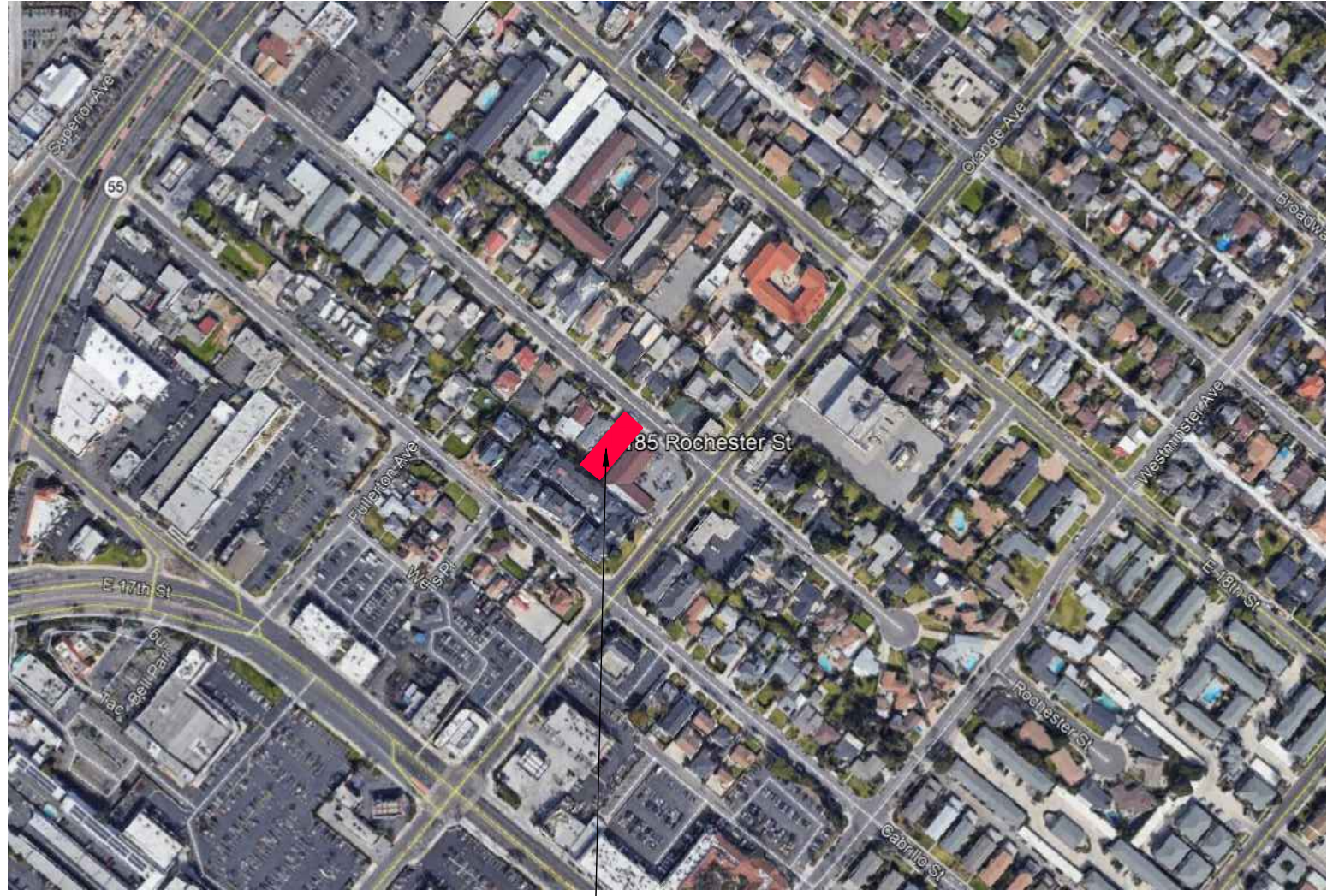




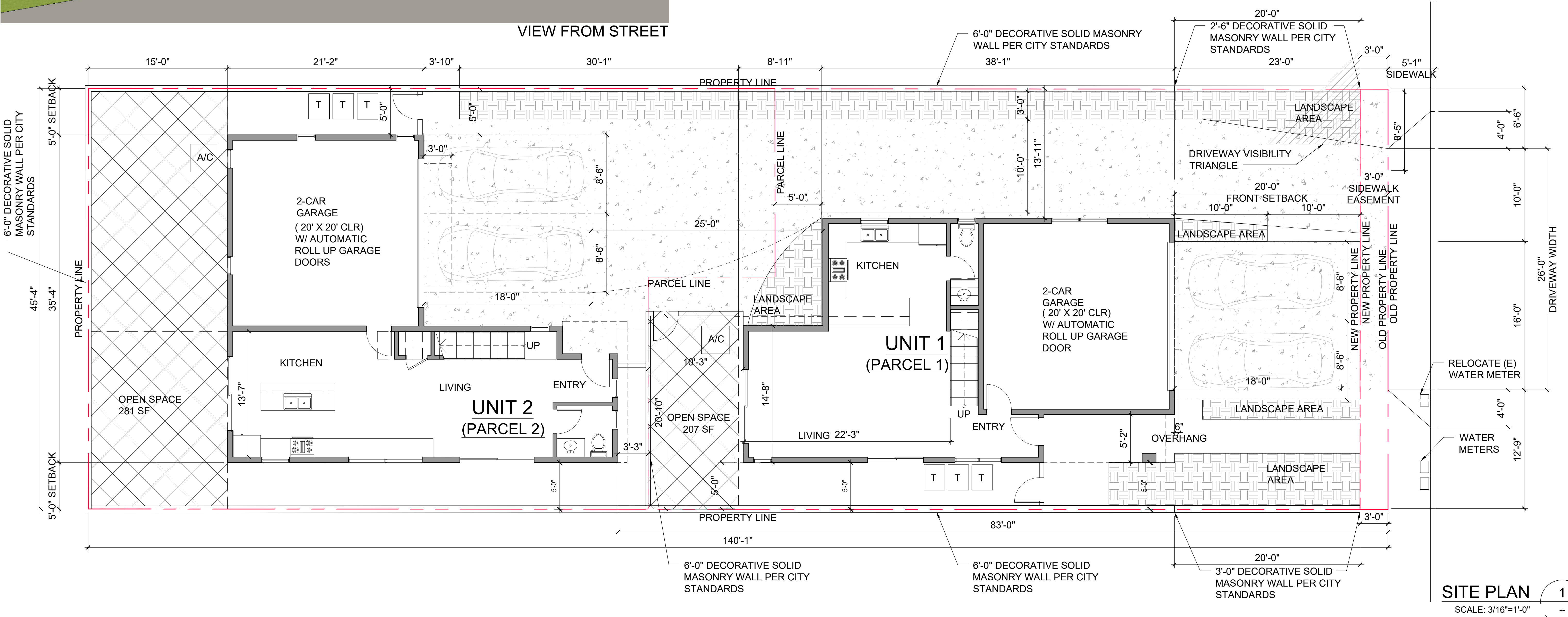
VIEW FROM STREET



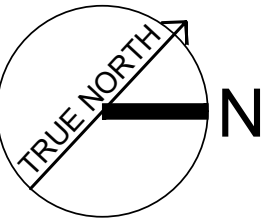
PROJECT SITE

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 91006
PROJECT SUMMARY DESCRIPTION:	PROPOSE 2 SINGLE FAMILY DWELLINGS (WITH SMALL LOT DIVISION ORD.) 6,207 SF (6,343 SF BEFORE STREET DEDICATION)
LOT SIZE:	PARCEL 1(GROSS) : 3,334 SF PARCEL 1(NET) : 3,198 SF PARCEL 2 : 3,009 SF
ZONING SUMMARY ZONING:	R2-HD HIGH DENSITY RESIDENTIAL
LOT SIZE:	2 (2 ALLOWED)
PROPOSED DENSITY:	24'-6" (27'-0" ALLOWED)
PROPOSED BUILDING HEIGHT:	13'-6" (6'-0" ALLOWED)
PROPOSED BUILDING SEPARATION:	20'-0" (20'-0" REQUIRED)
PROPOSED SETBACK:	FRONT YARD SIDE YARD REAR YARD
PROPOSED BUILDING COVERAGE:	15'-0" (15'-0" REQUIRED)
PROPOSED OPEN SPACE:	2,088 SF (33.6%)
PAVING & DRIVEWAY :	2,198 SF (35.4%) > 35% (MIN. REQUIRE)
PROPOSED PARKING:	1,921 SF (31%)



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



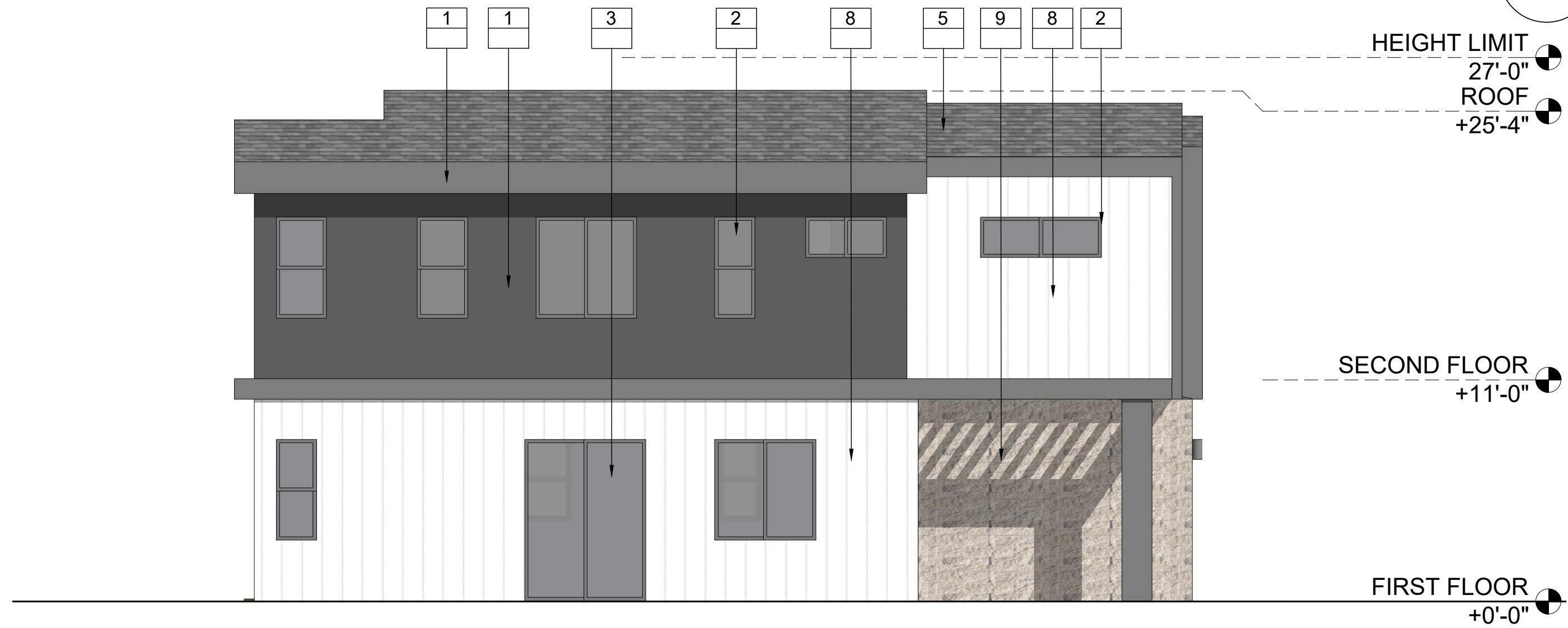






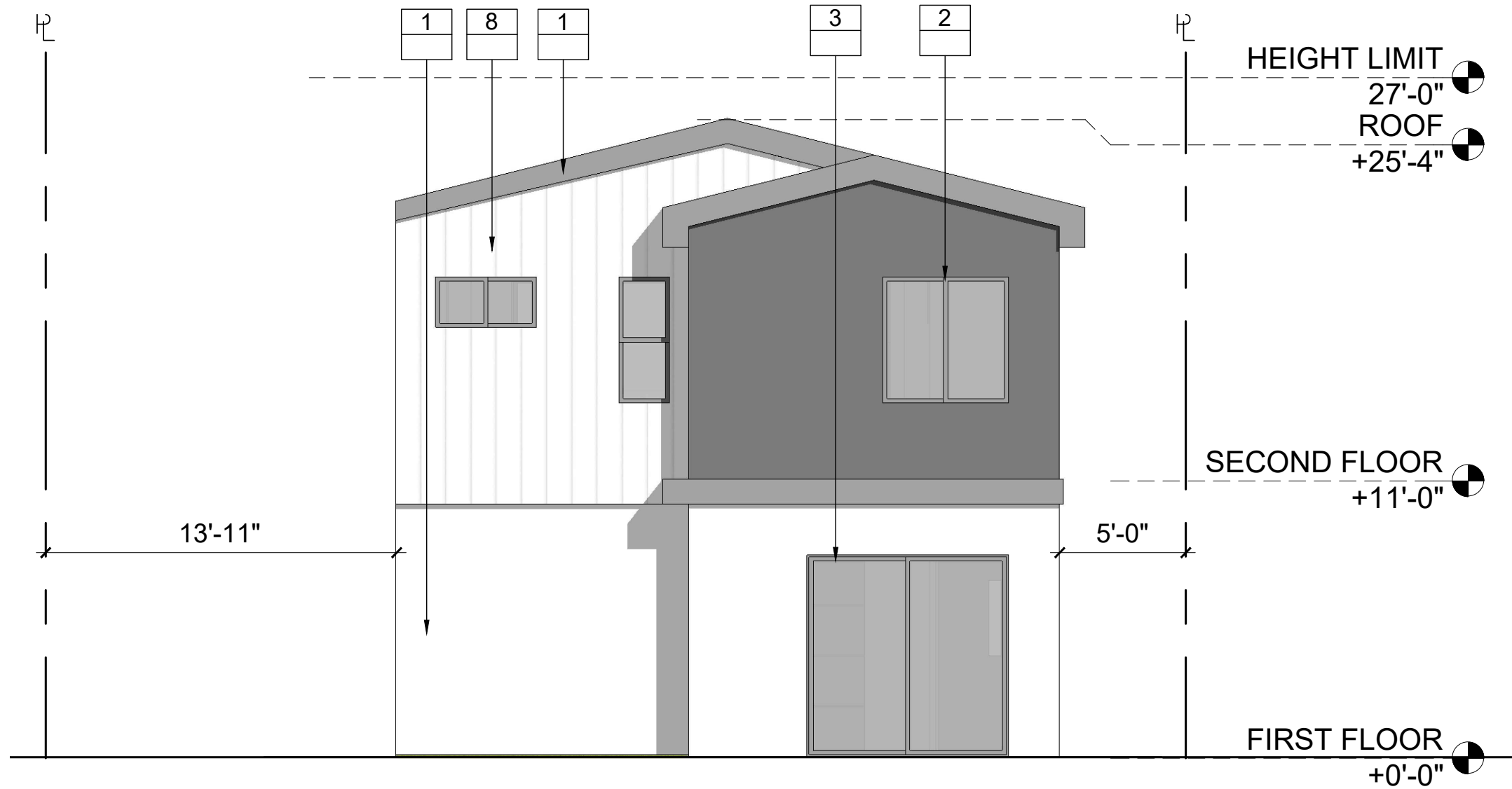
WEST ELEVATION

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



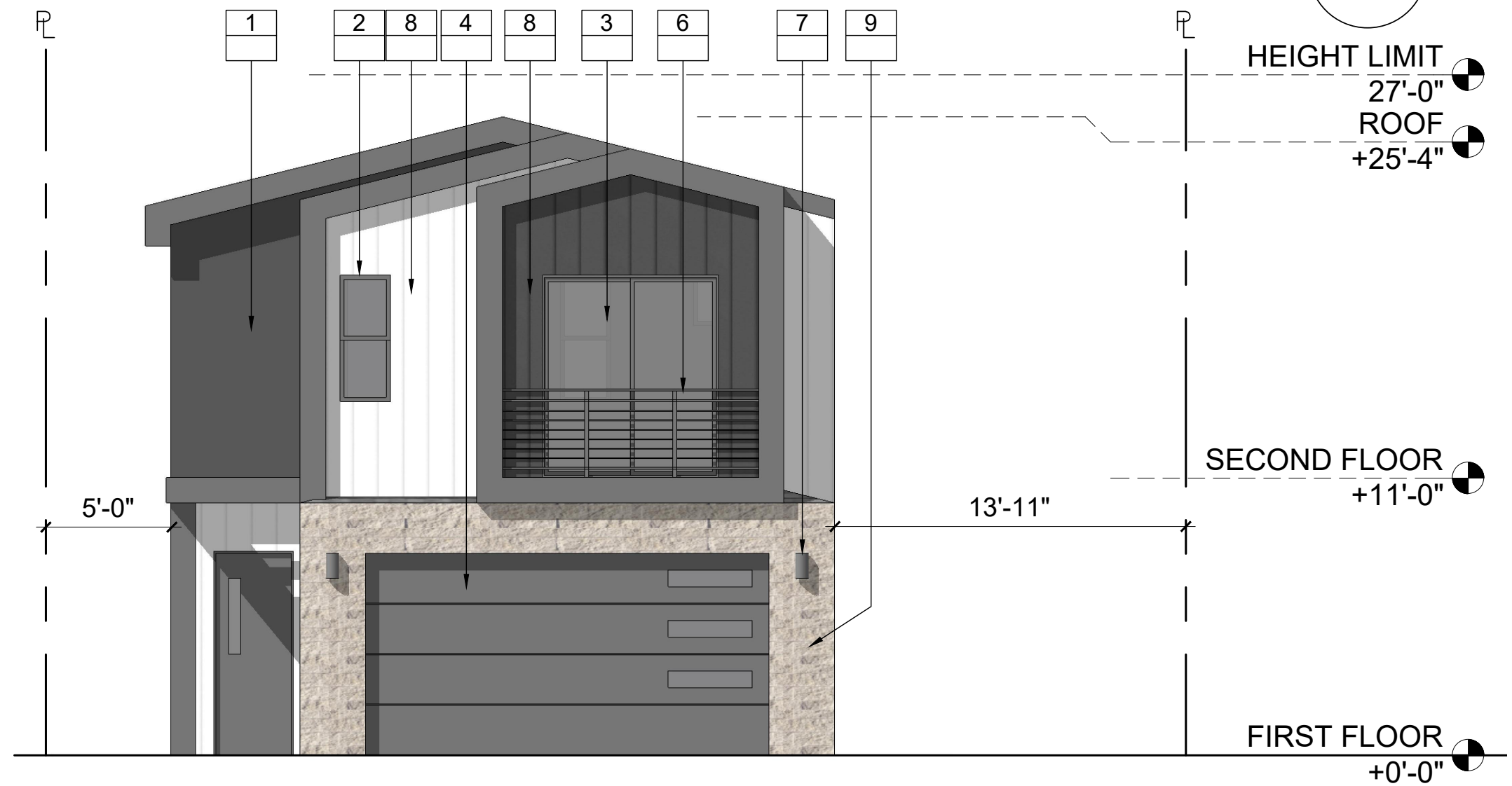
EAST ELEVATION

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



SOUTH ELEVATION

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



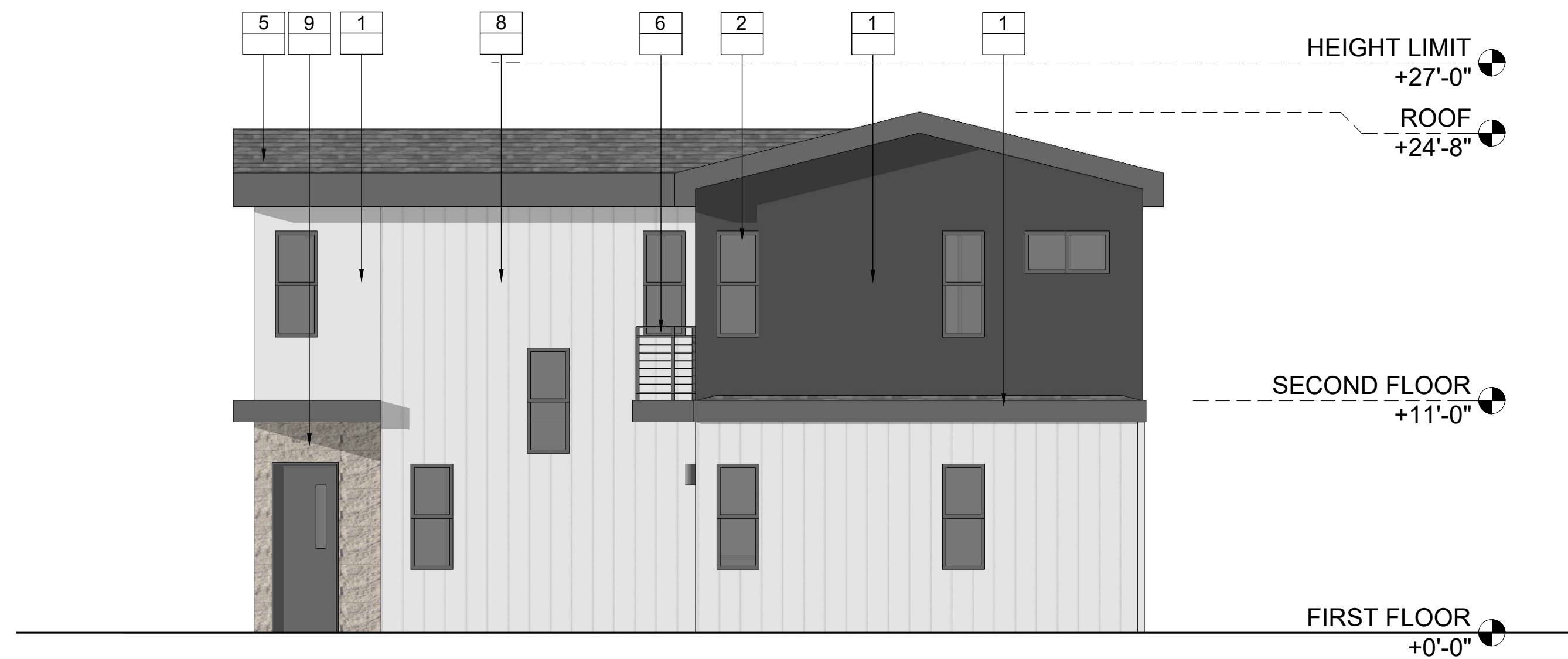
NORTH ELEVATION

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

**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

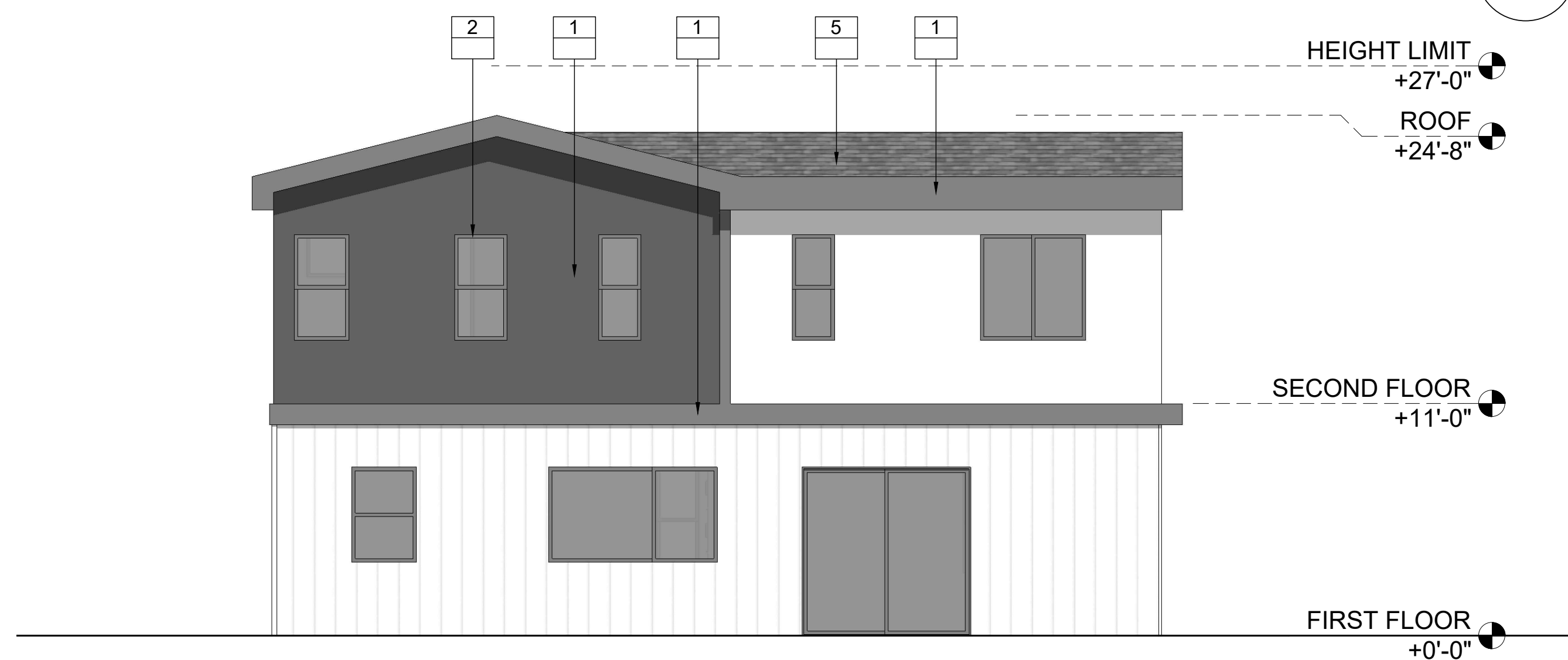




**WEST ELEVATION**

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

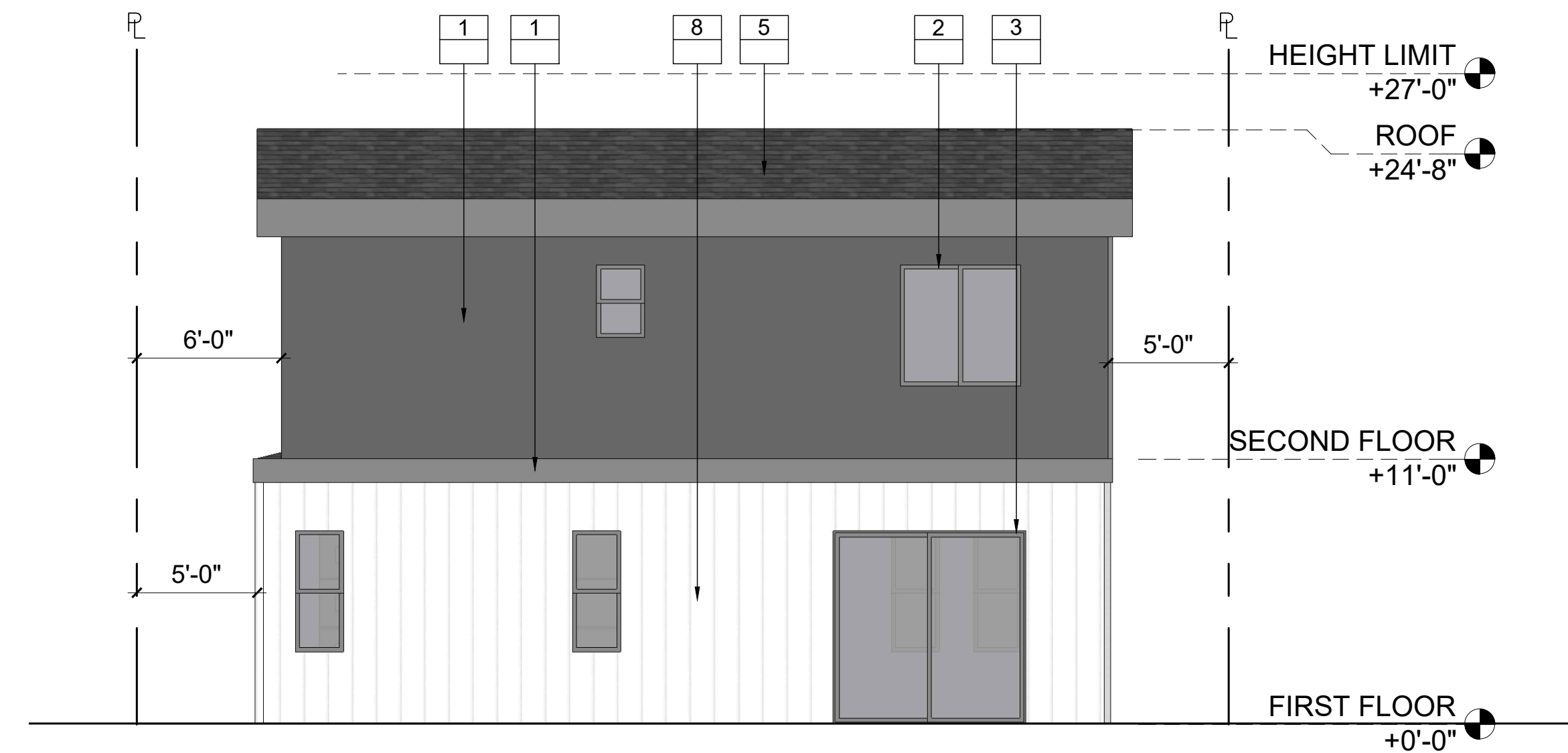
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**EAST ELEVATION**

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

3



**SOUTH ELEVATION**

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

2



**NORTH ELEVATION**

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

1

**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



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"

DOOR SCHEDULE

SCALE: NTS

6

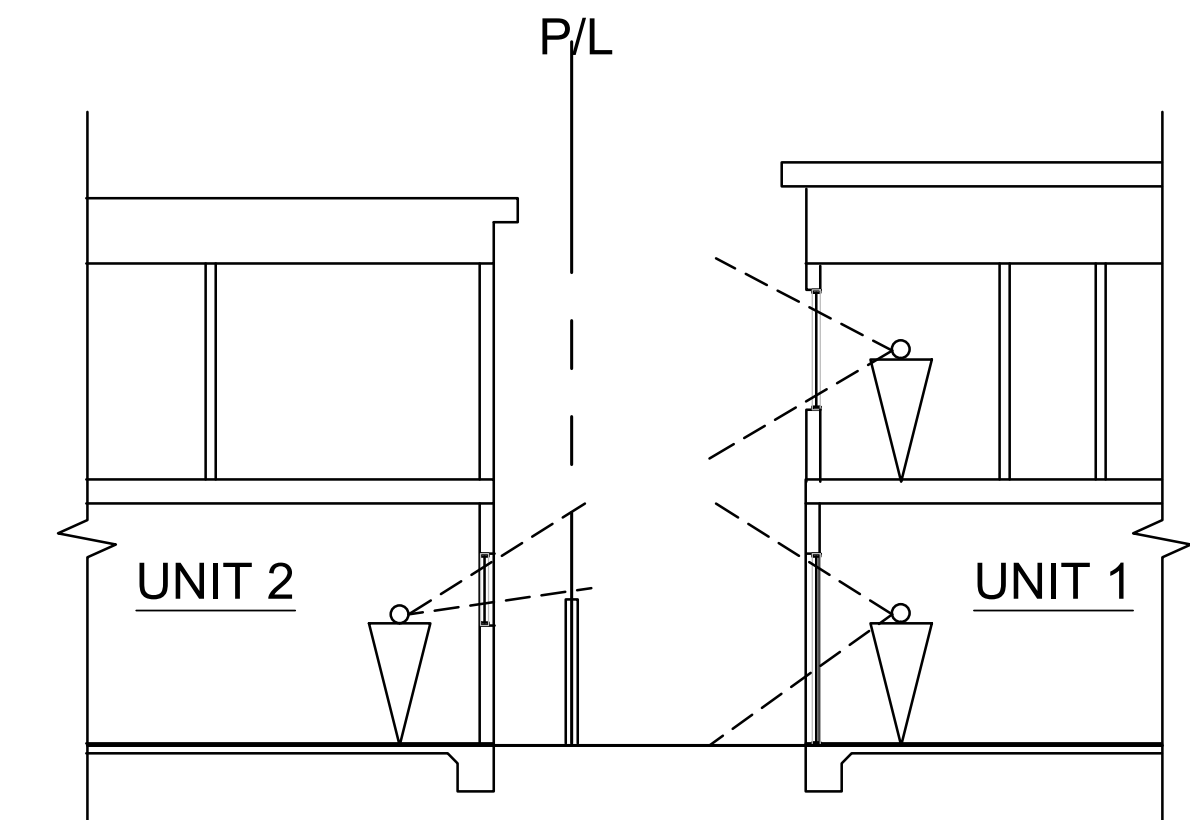
WINDOW SCHEDULE				
SYMBOL NUMBER	TYPE	SIZE		
		WIDTH	HEIGHT	HEAD HEIGHT
J	J	8'-0"	4'-6"	8'-0"
L	L	3'-0"	4'-6"	8'-0"

WINDOW SCHEDULE

SCALE: NTS

5

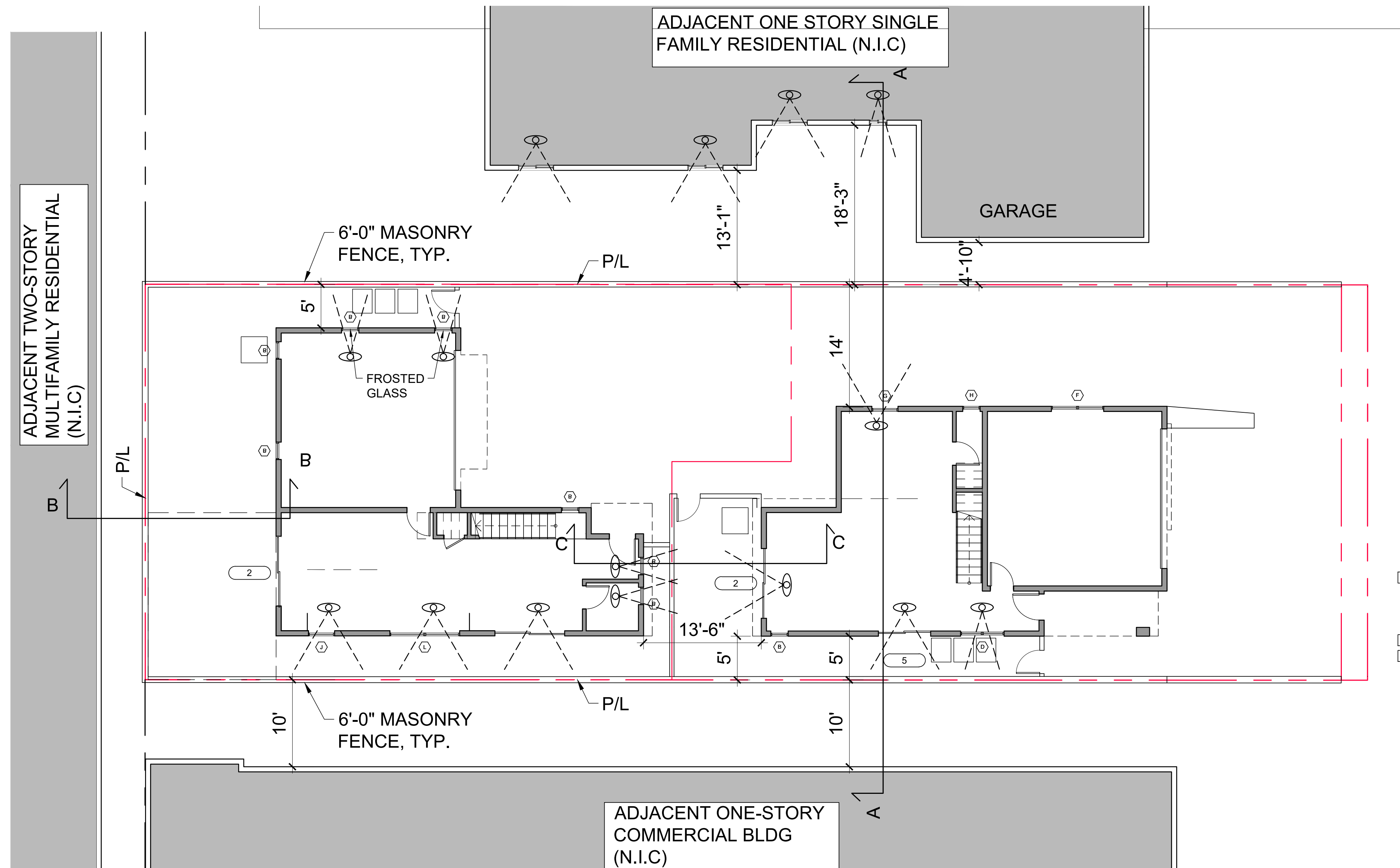
WINDOW SCHEDULE				
SYMBOL NUMBER	TYPE	SIZE		
		WIDTH	HEIGHT	HEAD HEIGHT
A	A	2'-0"	6'-0"	8'-0"
B	B	2'-0"	5'-0"	8'-0"
C	C	6'-0"	6'-0"	8'-0"
D	D	5'-0"	5'-0"	8'-0"
E	E	3'-0"	5'-0"	8'-0"
F	F	6'-0"	2'-0"	8'-0"
G	G	4'-0"	2'-0"	8'-0"
H	H	2'-0"	4'-0"	8'-0"
I	I	2'-0"	3'-0"	8'-0"



SIGHT DIAGRAM: SECTION C-C

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

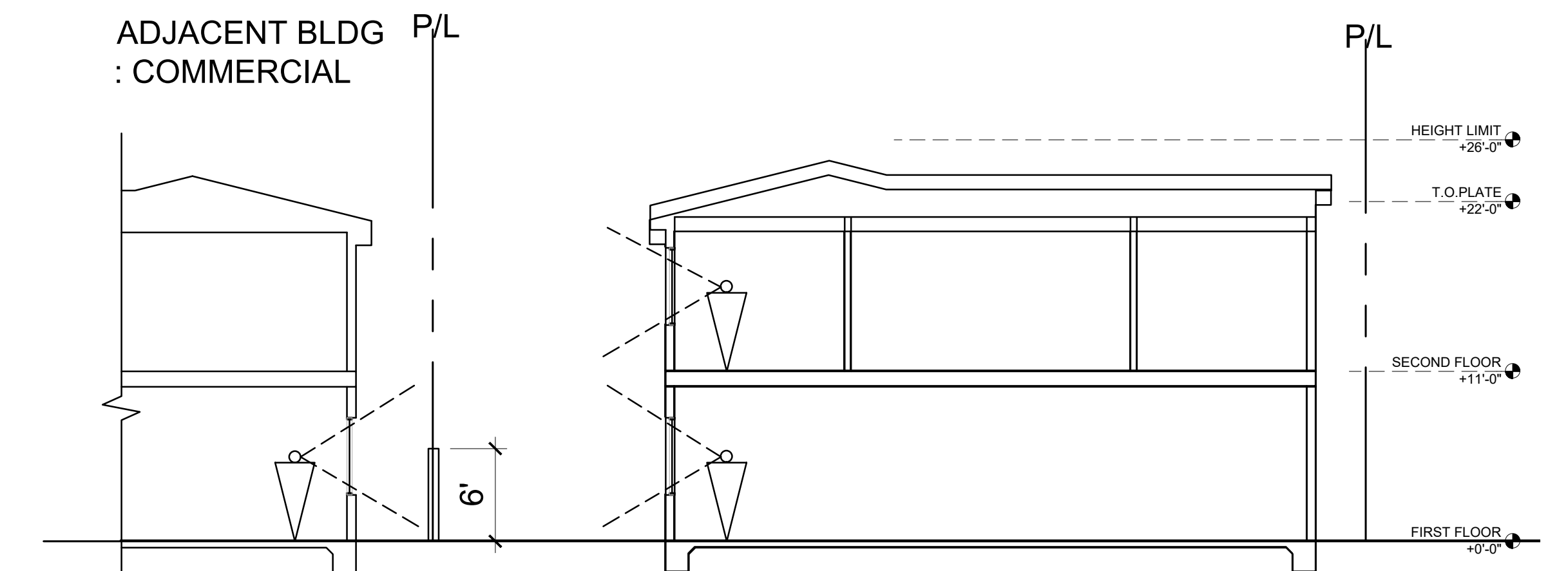
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SIGHT DIAGRAM: FLOOR PLAN

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

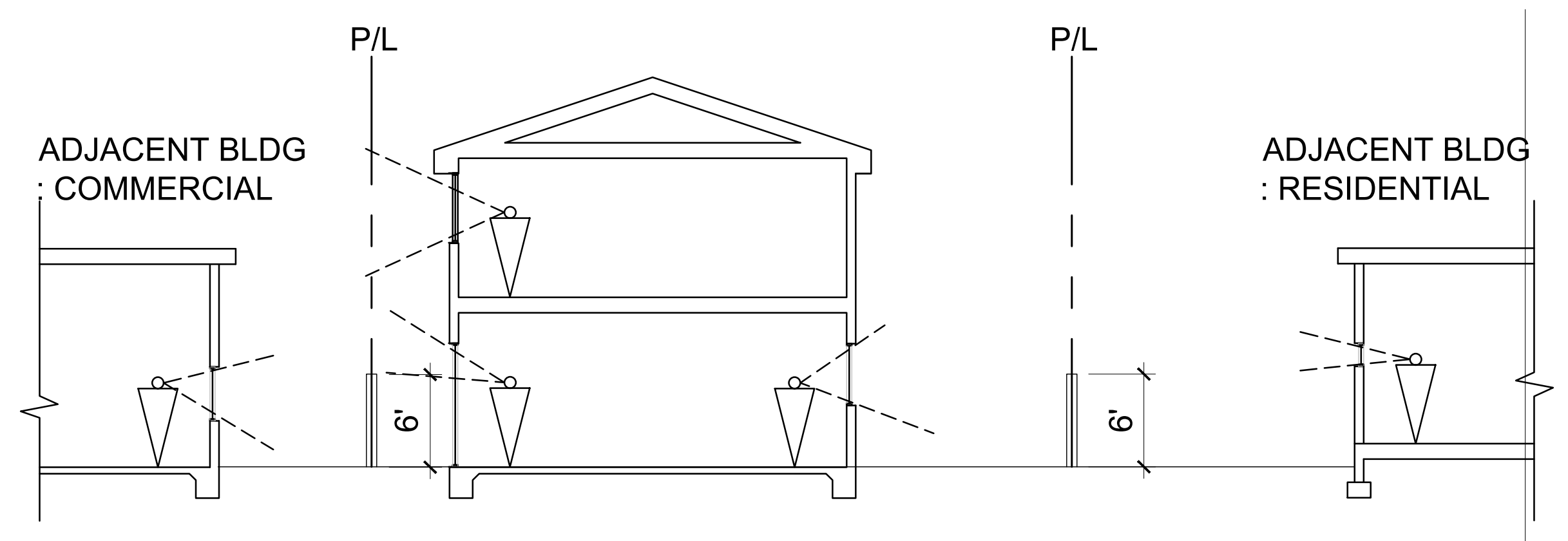
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SIGHT DIAGRAM: SECTION B-B

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

2

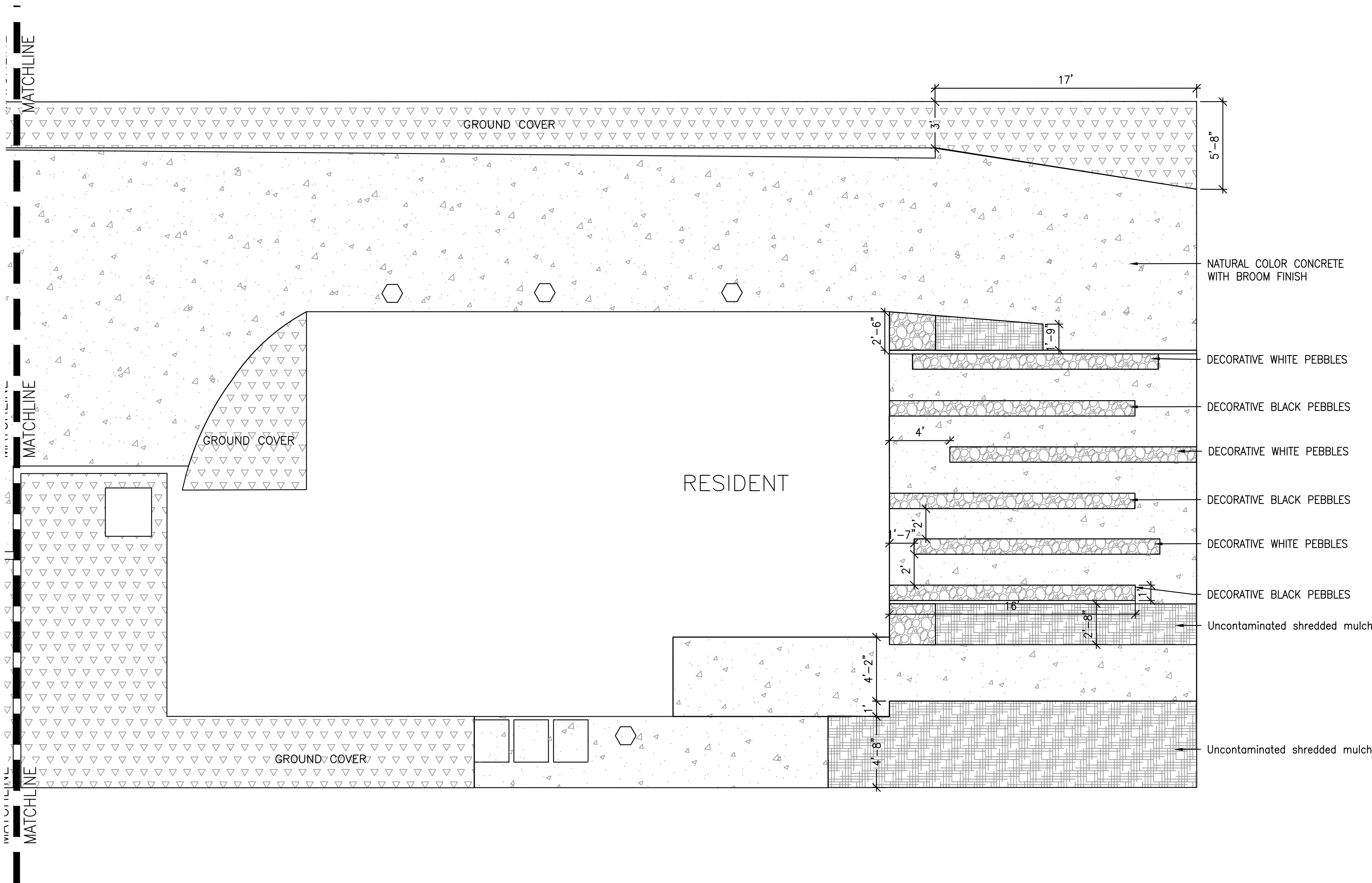


SIGHT DIAGRAM: SECTION A-A

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

1





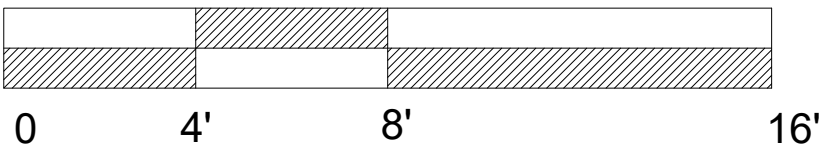
ABBREVIATION LEGEND			
ARCH	ARCHITECT	INV	INVERT
CL	CENTER LINE	HP	HIGH POINT
CLR	CLEAR	LP	LOW POINT
D	DOOR	MFG	MANUFACTURER
DS	DOWNSPOUT	OC	ON CENTER
DWG	DRAWINGS	PA	PLANTING AREA
EQ	EQUAL	QTY	QUANTITY
EX	EXISTING	SJ	SCORE JOINT
FF	FINISH FLOOR	SYM	SYMBOL
FG	FINISH GRADE	TYP	TYPICAL
GC	GROUND COVER	W	WINDOW
HB	HOSE BIB		

SYMBOL LEGEND	
	EXISTING DOWNSPOUT
	EXISTING ELECTRICAL OUTLET
	EXISTING HOSE BIB
	EXISTING SLOPE
	EXISTING SPOT ELEVATION
	EXISTING TREE TO BE REMOVED
	EXISTING IRRIGATION VALVE
	PROPOSED DOWNSPOUT
	PROPOSED ELECTRICAL OUTLET
	PROPOSED HOSE BIB
	PROPOSED PLANTER DRAIN
	PROPOSED SLOPE
	3" POP UP DRAIN AT SWALE
	NEW SOD
	PLANTING AREA
	STEP DOWN ARROW
	STEP UP ARROW
	ABOVE-GROUND CONVEYANCE
	BELOW-GROUND CONVEYANCE

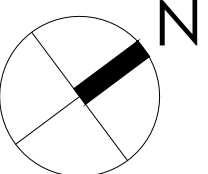
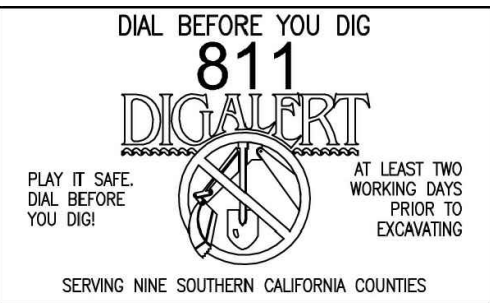
BOULDER & STONE LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	LARGE BOULDER (24"-36")	X
	MEDIUM BOULDER (18"-24")	X
	SMALL BOULDER (12"-18")	X
	DECORATIVE GRAVEL	SF

NOTES:

- BOULDERS TO BE MALIBU BOULDERS OR AS CLOSE A MATCH AS POSSIBLE (ROUNDED, WARM COLOR BOULDERS AS OPPOSED TO SHARP EDGES & GRAY)
- DECORATIVE GRAVEL: USE 3/8" AND 1/2" MIXED DEL RIO, UNLESS OTHERWISE SPECIFIED



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



**L.I.U. Landscape Inc.**  
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www.liulandscape.com  
626-888-9915

Project:

**Alfa Made LLC**  
185 Rochester St.  
Costa Mesa CA 92627

SITE PLAN FRONT

Revisions:

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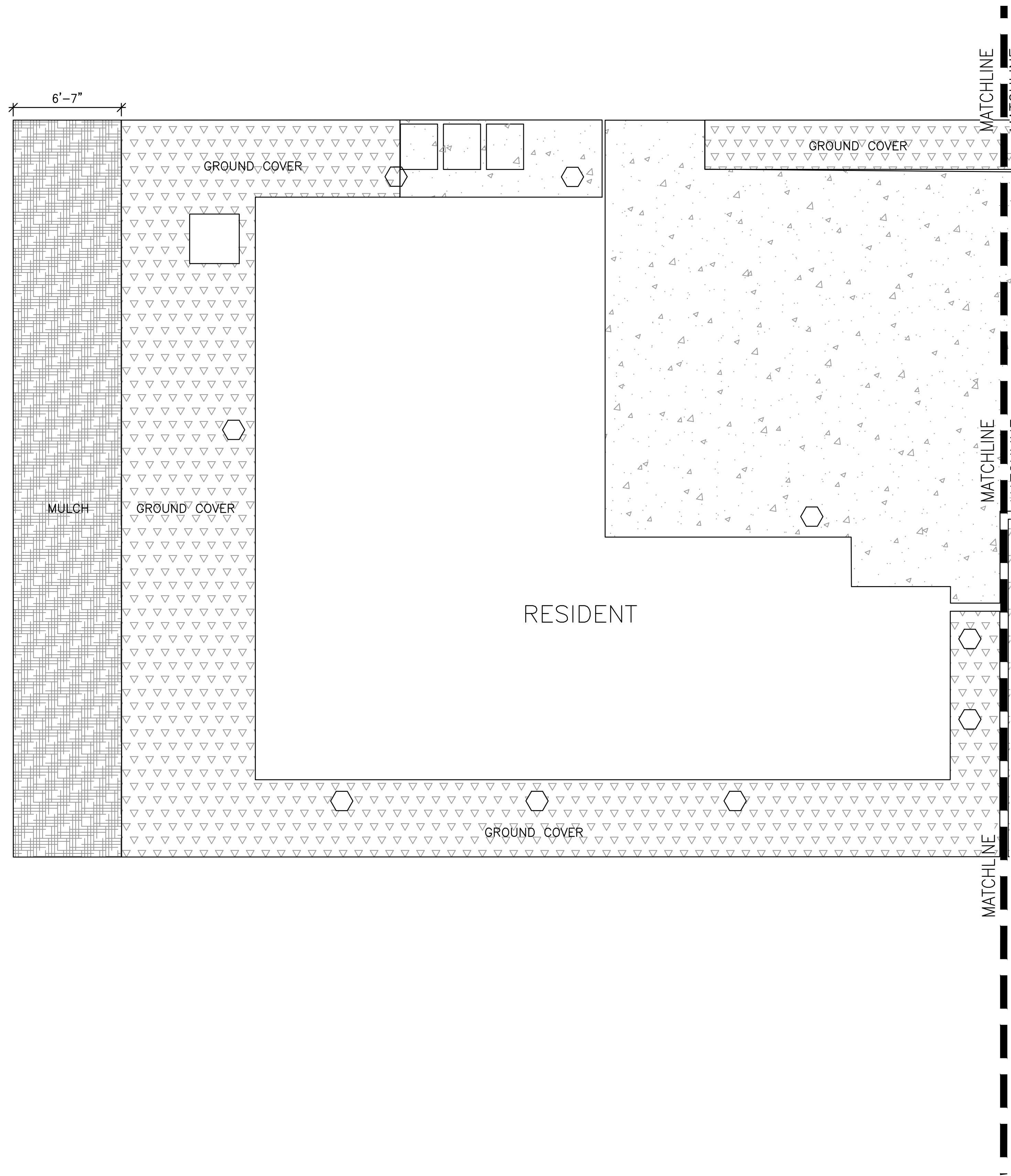
Submittal Date:

February 4, 2022

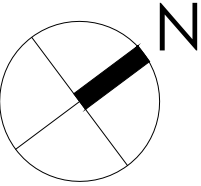
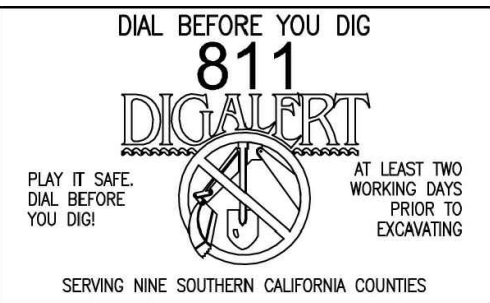
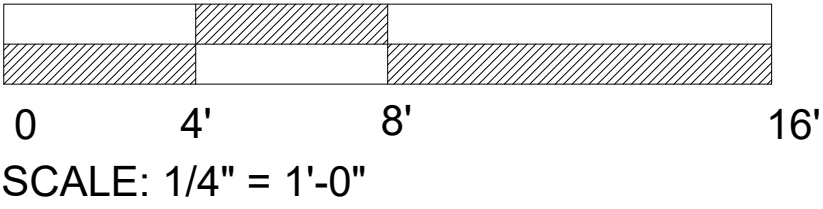
Sheet Number:

L1.1





UNCONTAMINATED SHREDDED  
MULCH



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SITE PLAN BACK

Revisions:

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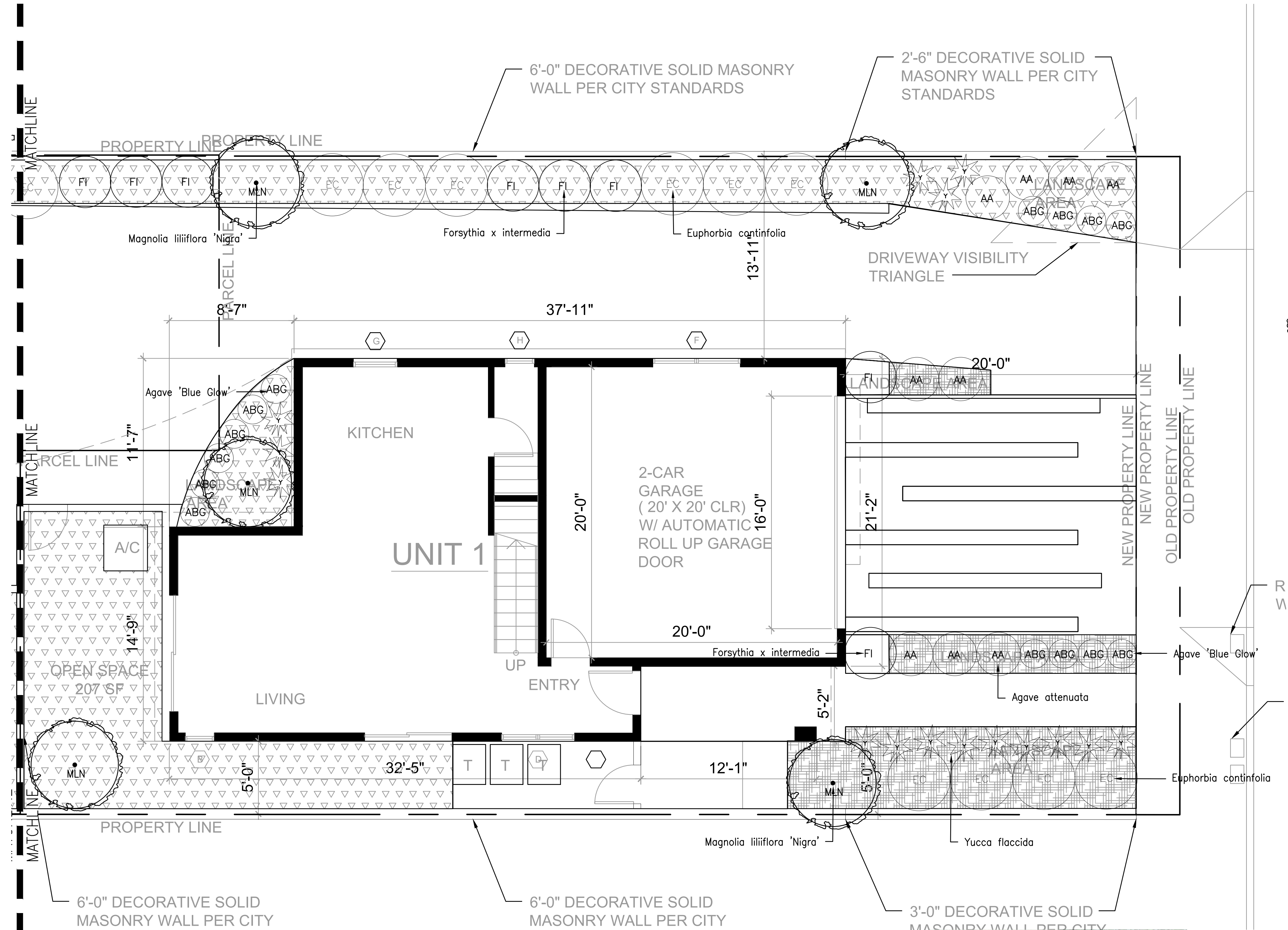
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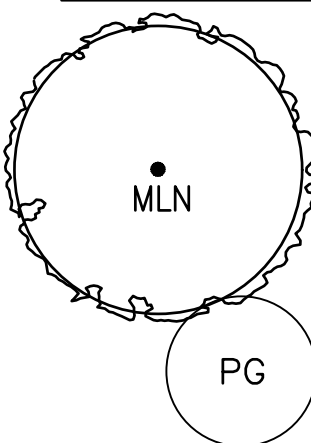
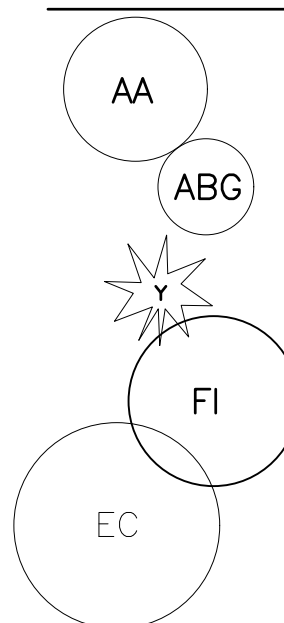

February 4, 2022

Sheet Number:

L1.2





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	1187 sq.ft	



Magnolia liliiflora 'Nigra'



Agave attenuata



Agave 'Blue Glow'



Podocarpus Gracilior



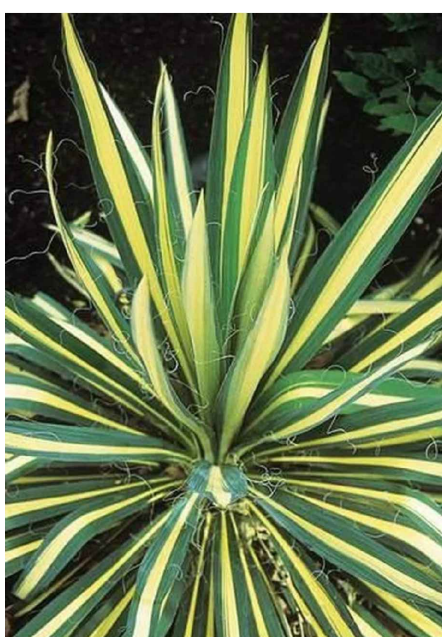
Dymondia margaretae



Euphorbia cotinifolia



Forsythia x intermedia



Yucca flaccida



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PLANTING PLAN FRONT

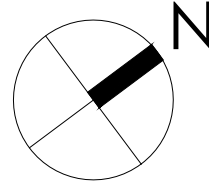
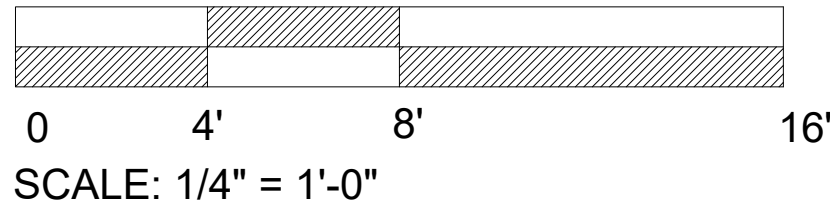
Revisions:


Submittal Date:

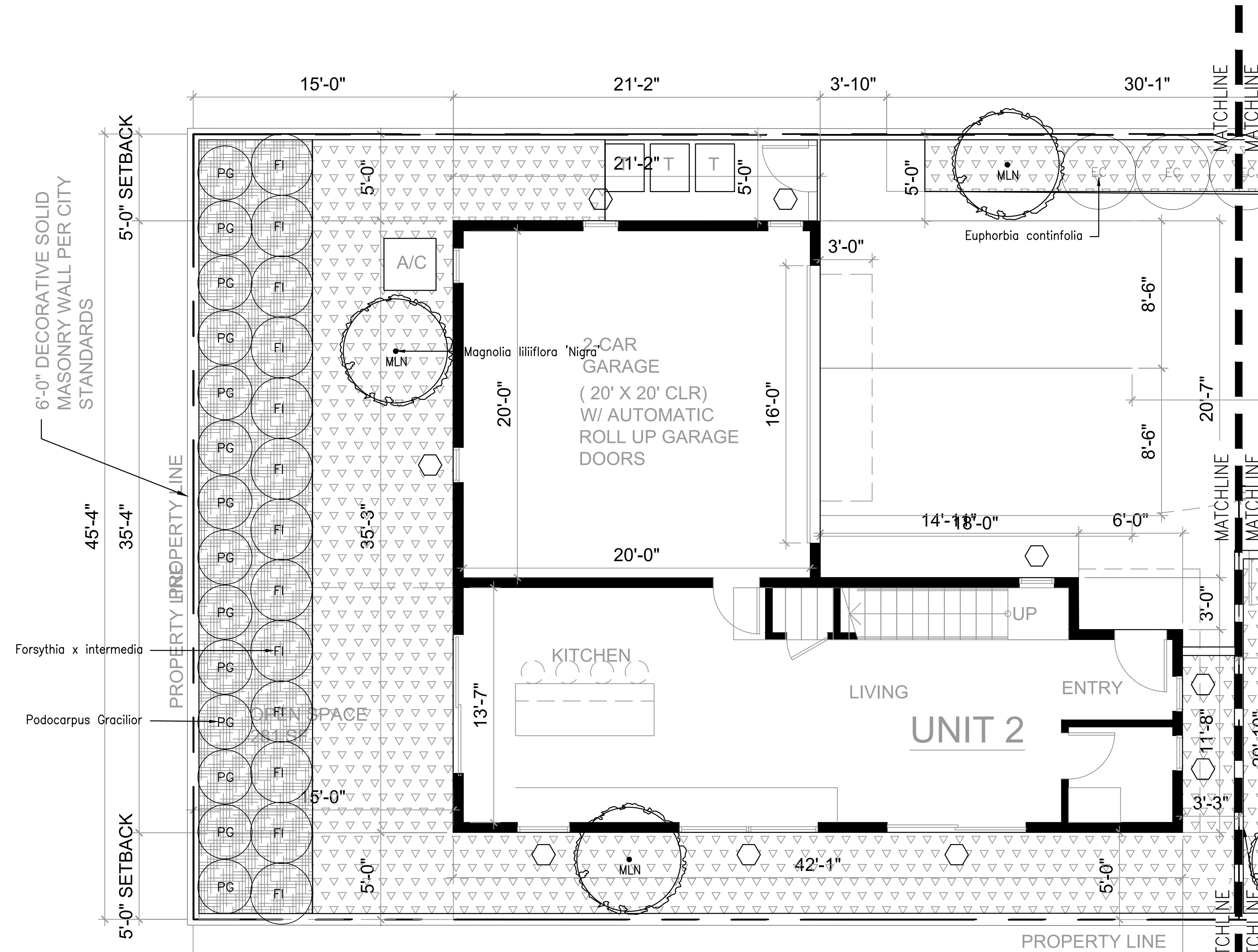
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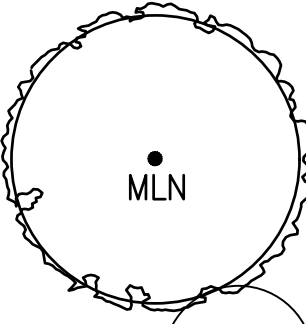






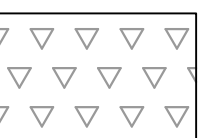
Sheet Number:

L3.1







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 margaretæ	Silver Carpet	1277 sq.ft	

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

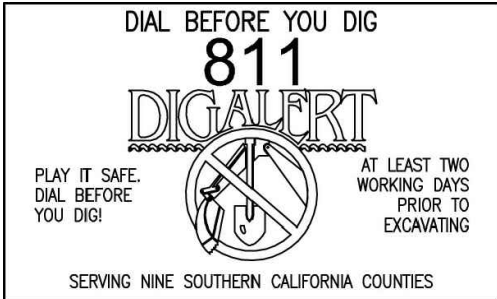
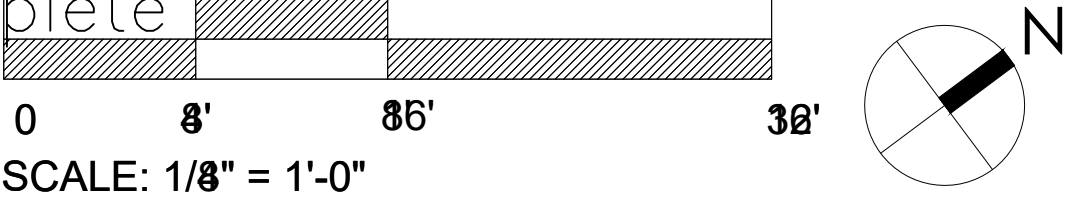
Trees: 22 Shrubs: 72 Mulch: 483 sq.ft. Mulch percentage: 27%  
Ground cover: 1274 sq.ft. Ground cover percentage: 72%

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.



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PLANTING PLAN BACK

Revisions:

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



Submittal Date:

February 4, 2022

Sheet Number:

L3.2



EMMITER FLOW RATE & COUNT PER PLANT				CONTROL VALVE LEGEND		HYDROZONE DESCRIPTION AND LEGEND							GENERAL IRRIGATION NOTES	
PLANT SIZE	EMITTER QTY	EMITTER FLOW RATE	TOTAL GPH	CONTROL VALVE #		CONTROL VALVE # (HYDROZONE ZONE)	LANDSCAPE AREA (SQ.FT)	W.U.C.O.L.S. PLANT WATER USE RATING	PLANT SIZE	HYDROZONE DESCRIPTION	HYDROZONE EXPOSURE	ZONE PRESSURE	APPLICATION RATE	<p>CONTRACTOR SHALL BE LICENSED; IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO READ, UNDERSTAND, AND ADHERE TO PROJECT NOTES AND SPECIFICATION, PERTAINING TO ALL PLANS, INCLUDING THE FOLLOWING GENERAL AND SITE SPECIFIC NOTES.</p> <p>1. THIS DESIGN IS DIAGRAMMATIC. ALL VALVES, ETC., SHOW WITHIN PAVED AREAS FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN THE PLANTING AREAS WHERE POSSIBLE, AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM AND EXISTING STRUCTURES, UTILITIES AND PLANTING.</p> <p>2. ALL MAINLINE PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES, MAIN LINE SLEEVE, CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING, OR SIZE AS INDICATED ON PLANS.</p> <p>3. ALL EXTERIOR LOW VOLTAGE WIRE CONNECTIONS SHALL BE FULLY ENCLOSED USING WATERPROOF CONNECTORS.</p> <p>4. EXTEND ALL SLEEVES A MINIMUM OF SIX (6) INCHES BEYOND PAVING EDGES.</p> <p>5. PROVIDE A MINIMUM OF 18" COVER OVER ALL PRESSURE MAINLINE PIPE AND 12" MINIMUM COVER OVER ALL NON-PRESSURE LATERAL LINES.</p> <p>6. CONTRACTOR SHALL BE RESPONSIBLE FOR PULLING VALVE WIRING THROUGH SLEEVING WHEN NECESSARY.</p> <p>7. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.</p> <p>8. EXERCISE EXTREME CARE WHEN EXCAVATING FOR IRRIGATION SYSTEM DUE TO EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH AND ALL OTHER TRADES ON SITE.</p> <p>9. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF L.I.U. LANDSCAPE INC.. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.</p> <p>10. ALL THREADED PIPE CONNECTIONS MADE TO SLIP-JOINT PVC PIPE SHALL BE MADE WITH A PVC THREADED COUPLING. ALL THREADED ADAPTERS AND COUPLINGS ARE TO BE 'DURA' DEEP SOCKET TYPE.</p> <p>11. ALL VALVES SHALL BE LOCATED IN GROUND COVER AREAS WHENEVER POSSIBLE. REMOTE CONTROL VALVES SHALL BE INSTALLED IN BELOW GRADE BOXES. USE BROWN COLORED BOXES UNLESS OTHERWISE SPECIFIED.</p> <p>12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE FINAL CONNECTION OF CONTROL WIRES BETWEEN EXISTING WIRES AND NEW CONTROL VALVES.</p> <p>13. CONTRACTOR SHALL PROVIDE SEPARATE SLEEVE FOR PRESSURIZED MAINLINE AND LATERALS ROUTED UNDER EXISTING WALKWAYS AS NEEDED.</p> <p>14. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION AND COORDINATION OF THE IRRIGATION SYSTEM TO INSURE A COMPLETE SYSTEM.</p> <p>15. COVER ALL DRIP LINES WITH MINIMUM 3" THICK LAYER OF APPROVED BARK MULCH</p> <p>16. PRESSURE REGULATION DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.</p> <p>17. MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.</p> <p>18. CHECK VALVES OR ANTI-DRAIN VALVES AREA REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.</p>
24" BOX	4	0.50 GPH (BLUE)	2	1		204	LOW/MED	1G,5G,15G	TREES,SHRUBS	P SHADE	30 PSI	.6"/HR.		
15 GALLON	3	0.50 GPH (BLUE)	1.50	2		302	LOW/MED	1G,5G,15G	TREES,SHRUBS	P SHADE	30 PSI	.6"/HR.		
5 GALLON	2	0.50 GPH (BLUE)	1.00	3		293	MED	15G	TREES	P SHADE	30 PSI	.6"/HR.		
1 GALLON	1	0.50 GPH (BLUE)	0.50	4		64	LOW/MED	1G,15G	TREES,SHRUBS	P SHADE	30 PSI	.8"/HR.		
				5	274	LOW	FLATS	GROUND COVER	P SHADE	30 PSI	.8"/HR.			
				6	631	LOW	FLATS	GROUND COVER	P SHADE	30 PSI	.8"/HR.			
HYDROZONE BOUNDRIES						GENERAL DRIP NOTES								
						1. ONLINE DRIP RECOMMENDED FOR SHRUB AND TREE PLANTING. EMITTER QUANTITY PER LEGEND ABOVE.						W.U.C.O.L.S. PLANTS WATER NEEDS RATINGS: MED=MEDIUM, L = LOW, M/L = MEDIUM LOW, L/VL = LOW TO VERY LOW		
						2. INLINE DRIP PIPE RECOMMENDED FOR GROUND COVER AND PLUG PLANTING (ie, SWALES & PARKWAY).								
						STATIC WATER PRESSURE								
						1. EXISTING STATIC WATER PRESSURE IS 136-170 PSI. THIS IS BASED ON A CALCULATION FROM THE CITY OF LOS ANGELES. CONTRACTOR SHALL VERIFY EXISTING STATIC WATER PRESSURE ONSITE 2. SET STATIC WATER PRESSURE AT NEW REGULATOR FOR IRRIGATION SYSTEM @ 150 PSI 3. EXISTING WATER METER IS 1"								
IRRIGATION EQUIPMENT LEGEND														
SYMBOL		DESCRIPTION									SHEET & DETAIL CALL-OUT			
		IRRIGATION SYSTEM CONTROLLER: WEATHERMATIC SL1600 SMARTLINE 8 ZONE MODULAR									SEE 1/L7.0			
		WEATHER MONITOR: WEATHERMATIC SLW1									SEE 2/L7.0			
		1" RP BACKFLOW PREVENTOR W/STRAINER AND PRESSURE REGULATOR FEBCO MODEL 825 YA, ANGLE PATTERN REDUCED PRESSURE ASSEMBLY WITH MODULAR RELIEF VALVE AND CHECK VALVE INTERNAL COMPONENTS: INTEGRAL FLANGED UNION CONNECTIONS AND BALL VALVE									SEE 3/L7.0			
		1" Ø BALL VALVE: CONTRACTOR TO SUPPLY AND INSTALL NIBCO, PVC Tru-Bloc TRUE UNION, MODEL 'D' BALL VALVE WITH DUEL THREADED UNIONS OR APPROVED EQUIVALENT. • INSTALL USING NDS PRO-SERIES 14"x19" CORRUGATED VALVE BOX, WITH OVERLAPPING BOLT DOWN LID, SAND COLOR BOX AND COVER PART #314BCB-SAND OR APPROVED EQUIVALENT.									SEE 4/L7.0			
		¾" QUICK COUPLING VALVE ASSEMBLY: RAINBIRD MODEL # 33DLRC, WITH LOCKING COVER									SEE 5/L7.0			
		LOW FLOW REMOTE CONTROL VALVES W/PRESSURE REGULATOR & RBY FILTER ASSEMBLY:  CONTRACTOR TO SUPPLY AND INSTALL, NEW RAINBIRD CONTROL ZONE KITS WITH PLASTIC GLOBE VALVE AND COMBINED PRESSURE REGULATOR AND FILTER, OR APPROVED EQUIVALENT AS FOLLOWS: • AT CONTROL VALVE 'A1'-USE RAINBIRD MODEL XCZ-100-PRF 1"CONTROL ZONE KITS WITH PLASTIC GLOBE VALVE COMBINED PRESSURE REGULATOR AND FILTER • INSTALL NEW CONTROL VALVES IN NDS PRO-SERIES 14"x19" CORRUGATED VALVE BOX, OR APPROVED EQUIVALENT, WITH OVERLAPPING BOLT DOWN LID, SAND COLOR, BOX AND COVER PART # 314BCB-SAND, OR APPROVED EQUIVALENT.									SEE 6/L7.0			
		IRRIGATION MAIN LINE: CONTRACTOR TO SUPPLY AND INSTALL 1"Ø SCH 40 PVC PIPE AND ALL REQUIRED FITTINGS AND MATERIAL, FROM NEW 1" POINT OF CONNECTION AND BALL VALVE. IRRIGATION CONTRACTOR TO CONFIRM LOCATION OF POINT OF CONNECTION WITH CITY REPRESENTATIVE, SEE SITE SPECIFIC NOTES.									SEE 7/L7.0			
		UNDERGROUND SLEEVES: 4" DIAMETER SCHEDULE 40 PVC TYP., UNLESS OTHERWISE NOTED. EXTEND 6" BEYOND EDGE OF ALL PAVING AREA									SEE 7/L7.0			
		IRRIGATION LATERAL SCHEDULE: ¾"40 PVC PLASTIC PIPE AND ALL REQUIRED FITTINGS & MATERIALS FROM DRIP REMOTE CONTROL VALVES									SEE 2/L7.1			
		POC IN-LINE DRIP PIPE: SOLID DIAMOND DENOTES CONNECTION TO INLINE DRIP PIPE AT GRADE									--			
		POLYLINE POC: SOLID CIRCLE DENOTES CONNECTION BETWEEN SCHEDULE 40 PVC LATERAL STUB UP AND DRIP POLY LINE									--			
		BLANK POLY LINE: NETAFIM TECHLINE RW 17MM BLANK POLYETHYLENE, IRRIGATION TUBING (BROWN WITH PURPLE STRIPE) UV RESISTANT OR APPROVED EQUAL. SEE PLAN & NOTES FOR LOCATIONS.  POINT SOURCE, ONLINE DRIP EMITTERS: NETAFIM COLOR CODED SPECS SERIES SELF PIERCING EMITTERS W/INTERNAL CHECK VALVE, ANTI-SIPHON, PRESSURE COMPENSATING AND SELF CLEANING. SEE EMITTER FLOW RATE & COUNT LEGEND, THIS SHEET > 0.5 GPH EMITTERS MODEL # SPCV-05, BLUE  ON GRADE IN-LINE DRIP IRRIGATION PIPE: NETAFIM TECH LINE CV 17MM BROWN UV RESISTANT POLYETHYLENE DRIPLINE MODEL #TLCV-4-12 WITH 0.4 GPH FLOW. 12" O.C. INSTALL PER DRIP DETAILS, DRIPLINE ROW SPACING 16" O.C.									SEE 8/L7.0 & 1/L7.1			
		12" POP-UP TATTAL-TAIL ASSEMBLY: (TWO PER IRRIGATION CIRCUIT), CONTRACTOR TO SUPPLY AND INSTALL, RAINBIRD 1812 12" POP-UP BODY WITH RAINBIRD PA-80 ADAPTER, 1/2" SCH 40 PVC THREADED CAP, RAINBIRD SA-12-5050 SWING JOINT ASSEMBLY, FITTING WITH 1/2" FPT OUTLET, OR APPROVED EQUIVALENT, SEE DETAIL. PLACE VISIBLE LOCATIONS PER L.I.U. LANDSCAPE INC. REPRESENTATIVES APPROVAL. INSTALL PER MFG. NOTE AND SPECIFICATION.									SEE 3/L7.1			
		MANUAL LINE FLUSH VALVE: CONTRACTOR TO SUPPLY AND INSTALL, NETAFIM MANUAL SHUT OFF VALVE MODEL# TL5OV, OR APPROVED EQUIVALENT. MOUNTED AT END OF POLYETHYLENE (BLANK) IRRIGATION TUBING RUN. SEE PLAN FOR REFERENCE LOCATIONS, FINAL LOCATION TO BE DETERMINED ON SITE DURING INSTALLATION OF IRRIGATION SYSTEM.INSTALL USING NDS PRO SERIES, 10" DIAMETER X 12"H ROUND SAND COLORED VAVLE BOX WITH LID, PART #111 BC SAND, OR APPROVED EQUIVALENT.									SEE 4/L7.1			
RECOMMENDED WATERING SCHEDULE														
<p>WATER DURING INTIAL PLANTING PERIOD: SHRUB AND GROUNDCOVERS SYSTEMS: 30 MINUTES 1X PER DAY FOR FIRST 10 DAYS</p> <p>SPRING WATERING DURING PLANT ESTABLISHMENT TREE, SHRUB AND GROUNDCOVER SYSTEMS: 30 – 35 MINUTES 2X PER WEEK</p> <p>SUMMER WATERING AFTER PLANT ESTABLISHMENT TREE, SHRUB AND GROUNDCOVER SYSTEMS: 45 MINUTES 1X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)</p> <p>FALL WATERING AFTER PLANT ESTABLISHMENT TREE, SHRUB AND GROUNDCOVER SYSTEMS: 35-45 MINUTES 2X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)</p> <p>WINTER WATERING AFTER PLANT ESTABLISHMENT TREE, SHRUB AND GROUNDCOVER SYSTEMS: 40 MINUTES 1X PER WEEK (SUPPLEMENTAL WATER ONLY REQUIRED IN DROUGHT CONDITIONS)</p> <p>NOTE: 1. WATERING SCHEDULE IS PROVIDED AS A GENERAL GUIDELINE. TIME AND DAYS PER WEEK SHALL BE ADJUSTED BASED ON WEATHER CONDITIONS, PLANT TYPE, SOIL, ETC. 2. ESTABLISHMENT IS TYPICALLY FIRST 3-6 MONTHS 3. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.</p>														



**L.I.U. Landscape Inc.**  
**9422 East Las Tunas Drive**  
**Temple City, CA 91780**  
**License # LA1043216**  
**www.liulandscape.com**  
**626-888-9915**

Project:

**Alfa Made LLC**  
185 Rochester St.  
Costa Mesa CA 92627

IRRIGATION LEGEND

Revisions:

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Submittal Date:

February 4, 2022

Sheet Number:

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Project:

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Costa Mesa CA 92627

IRRIGATION HYDROZONE PLAN FRONT

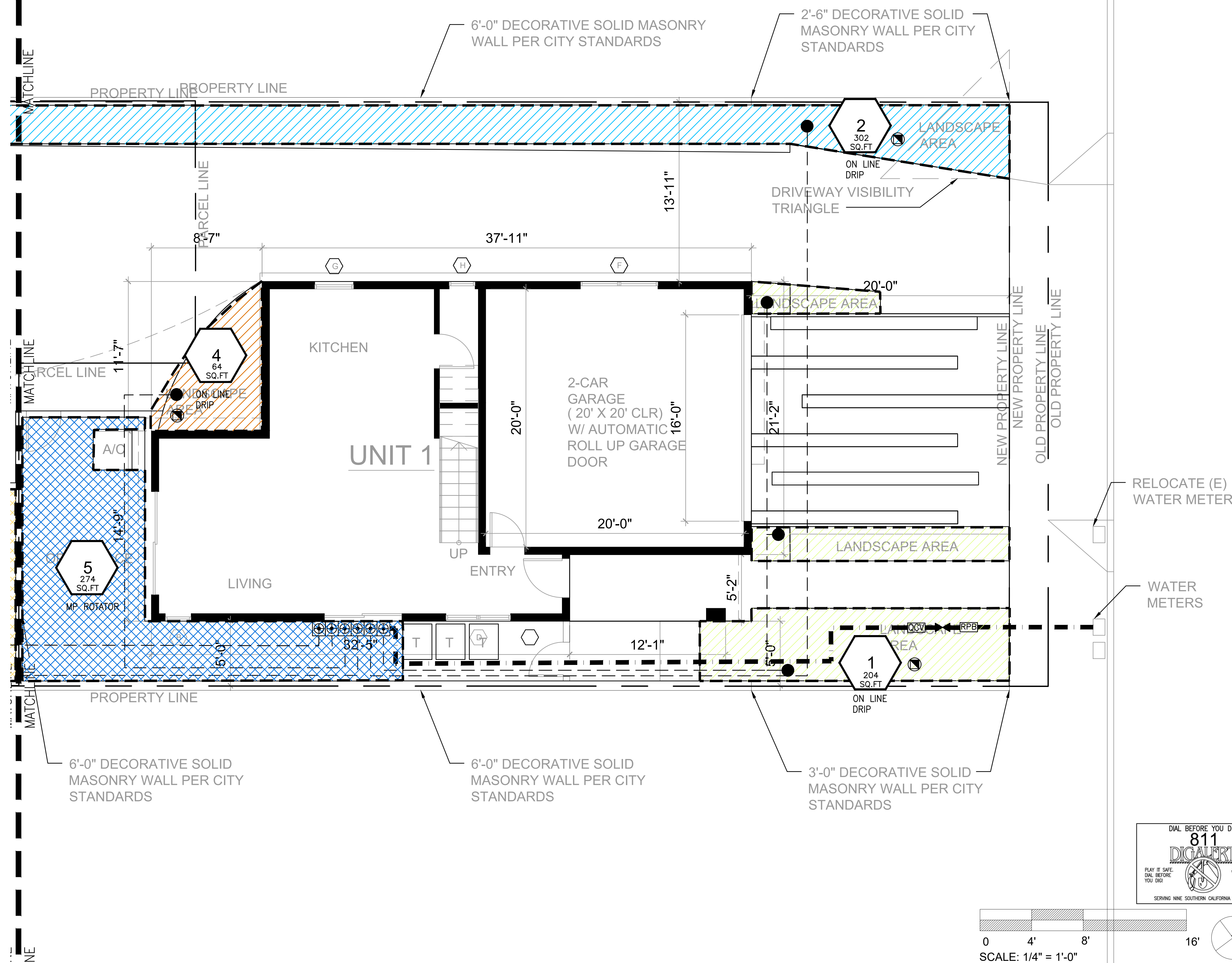
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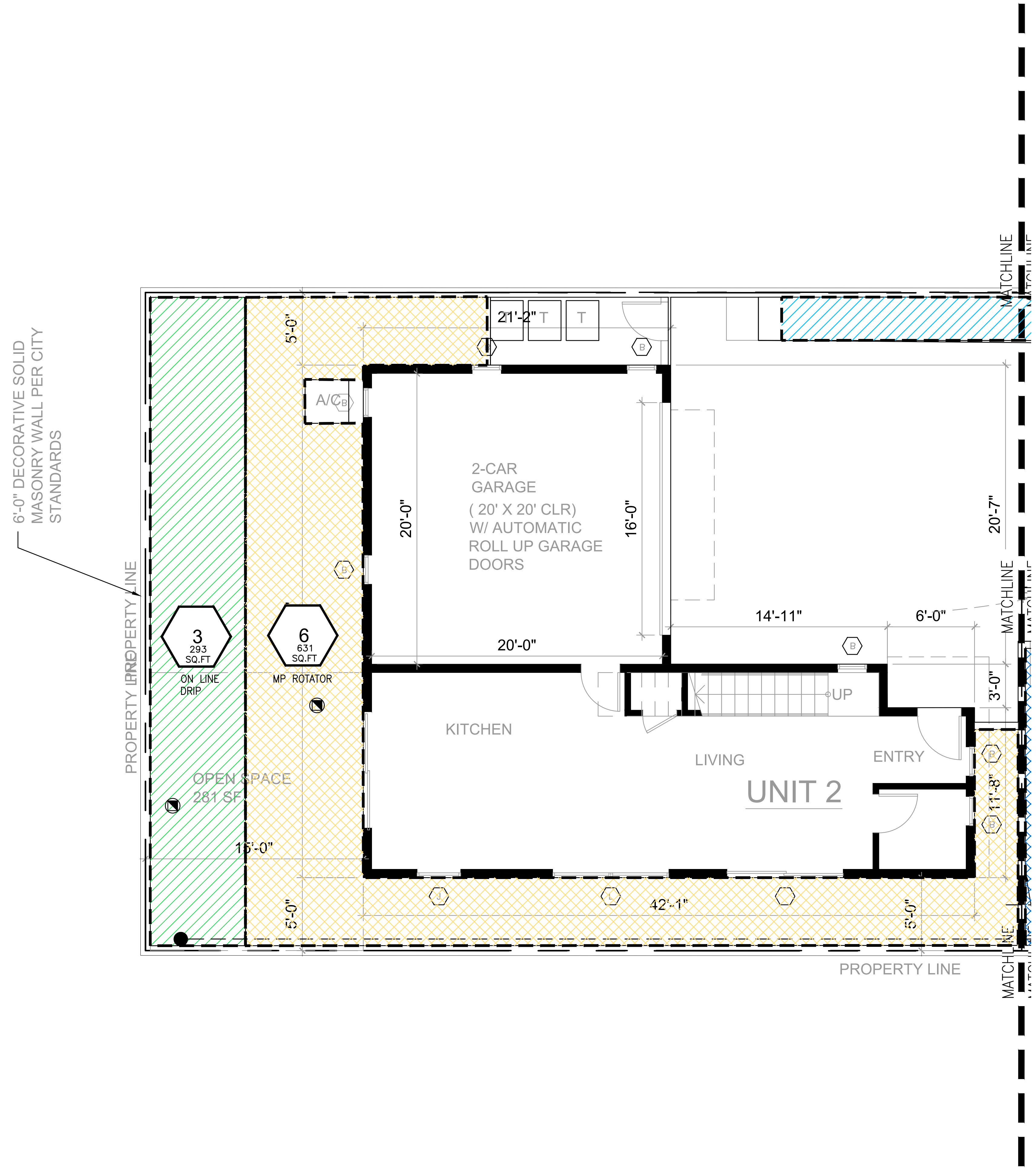
February 4, 2022

Sheet Number:

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04816

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

DIAL BEFORE YOU DIG

811

DIGALERT

PLAY IT SAFE:  
DIAL BEFORE  
YOU DIG!

AT LEAST TWO  
WORKING DAYS  
PRIOR TO  
EXCAVATING

SERVING NINE SOUTHERN CALIFORNIA COUNTIES

N

L.I.U. Landscape Inc.

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Tempe City, CA 91780

License # LA1043216

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Project:

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Costa Mesa CA 92627

IRRIGATION HYDROZONE PLAN BACK

Revisions:

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Submittal Date:

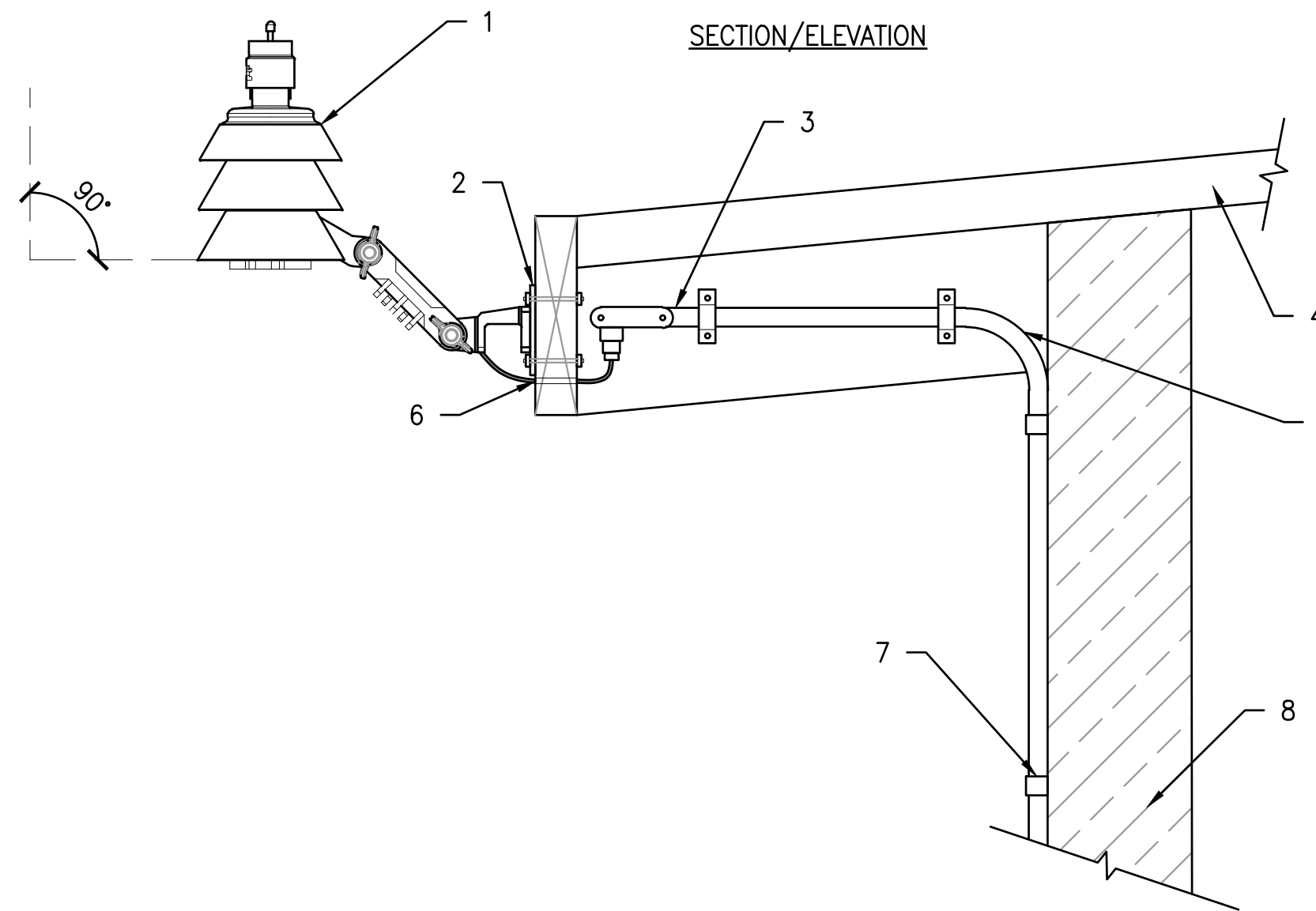
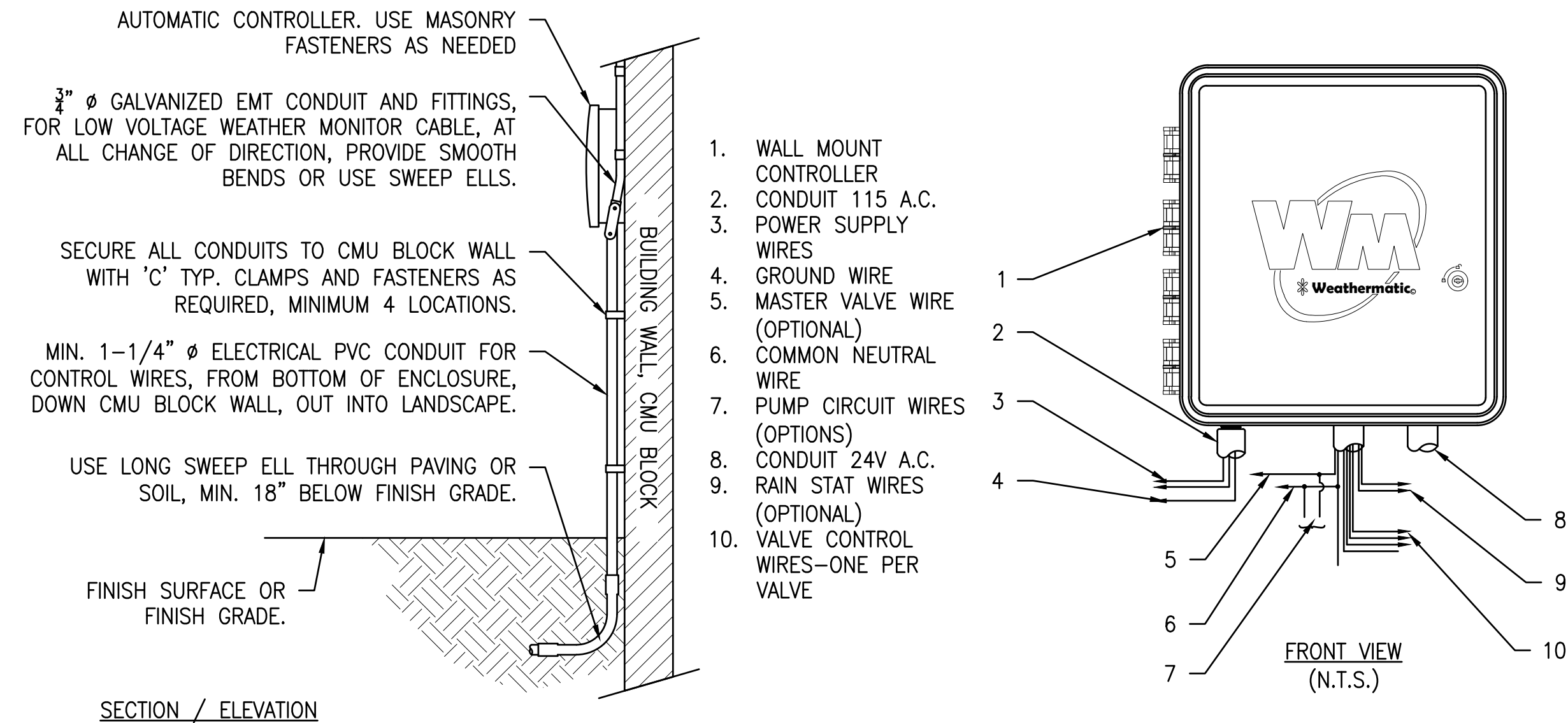
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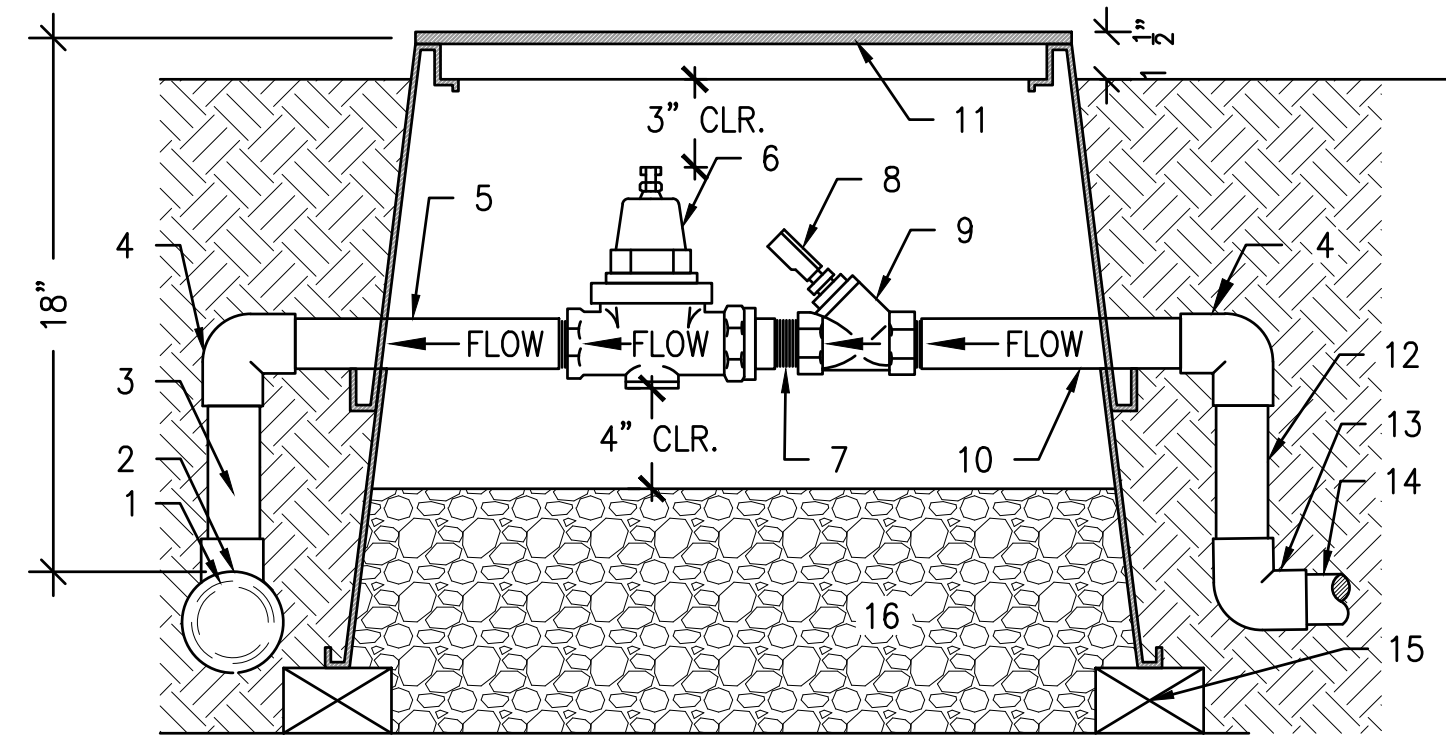




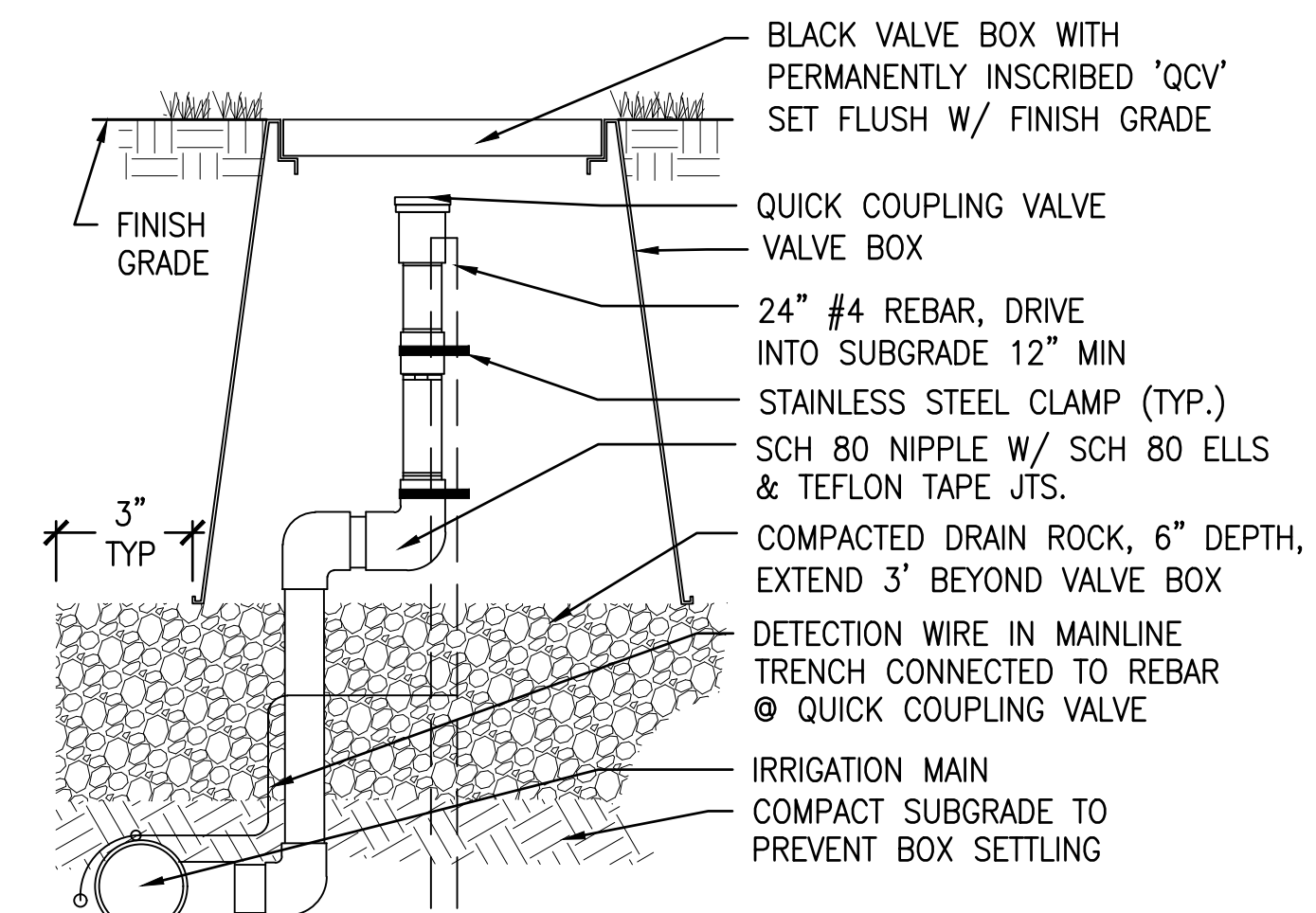
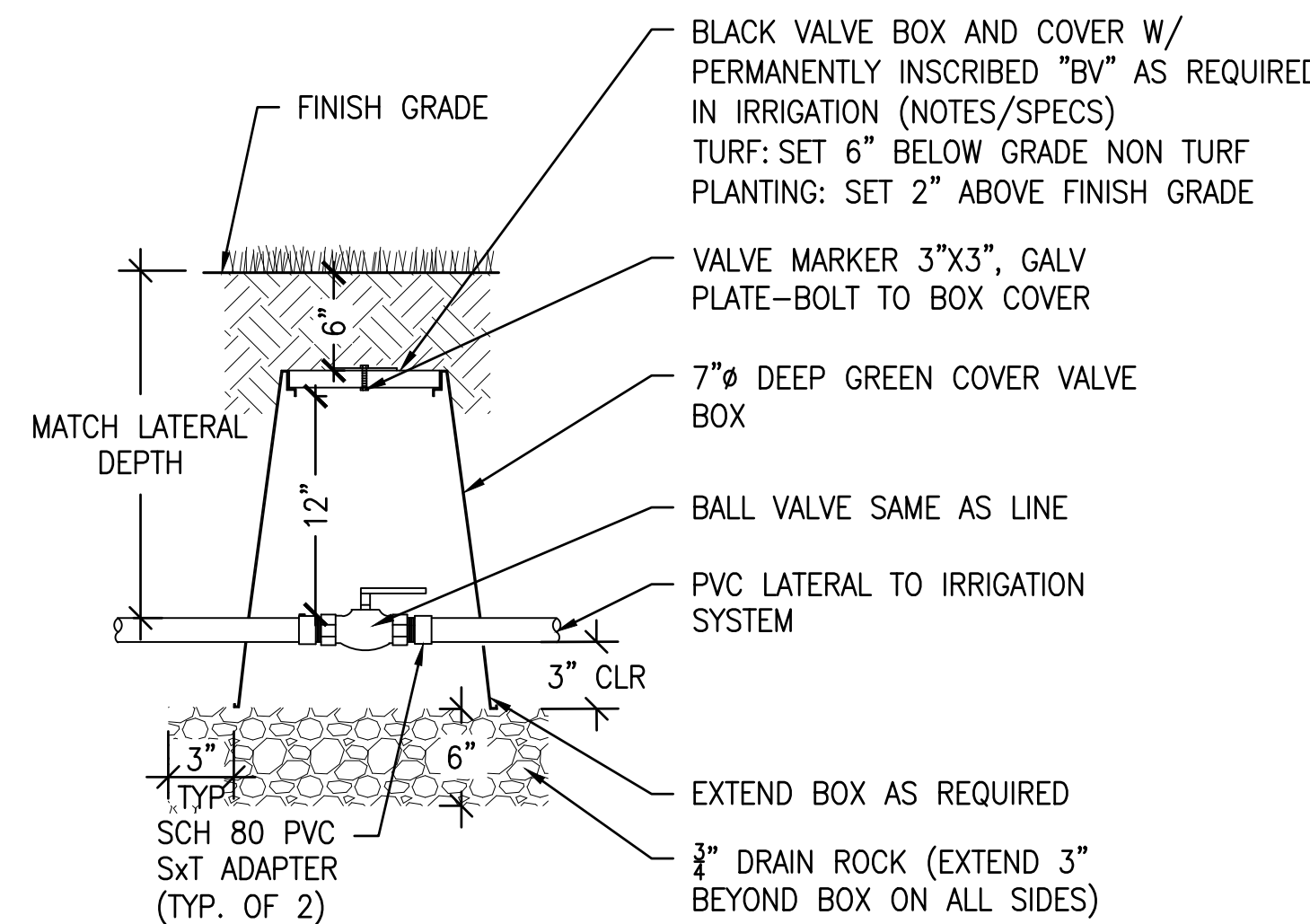
1. NEW WEATHER MONITOR, SEE IRRIGATION LEGENDS AND NOTES FOR MODEL AND MFG.
2. MOUNT WEATHER MONITOR ON BUILDING EAVE AS SHOWN, WITH BRACKET PROVIDED BY MFG. PER DETAILS, NOTES AND MFG. DIRECTIONS. SET MONITOR PLUMB AND LEVEL.
3. 'L' TYPE CONDUIT OUTLET BODY WITH WEATHER TIGHT RUBBER COMPRESSION FITTING AT END OF  $\frac{3}{4}$ "  $\phi$  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:  $1\frac{1}{2}" = 1'$

2 WEATHER MONITOR ON BUILDING EVE  
SCALE:  $1" = 1'$



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  $\frac{3}{4}$ " WASHED GRAVEL.

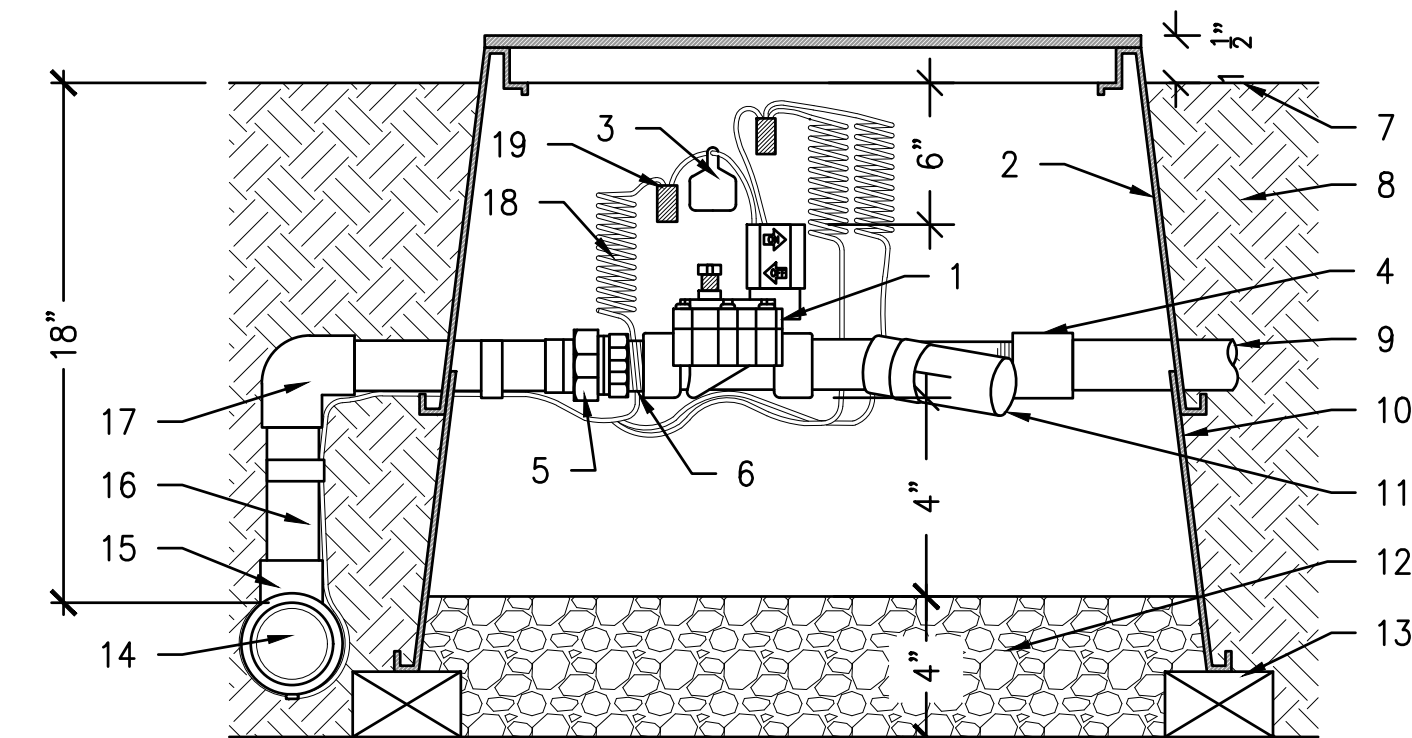


- NOTES:
1. INSTALL TO PREVENT SETTLING.
  2. CENTER QCV IN BOX.
  3. POSITION QCV TO ALLOW CONVENIENT, ACCESSIBLE ACCESS TO QCV KEY & HOSE SWIVEL.

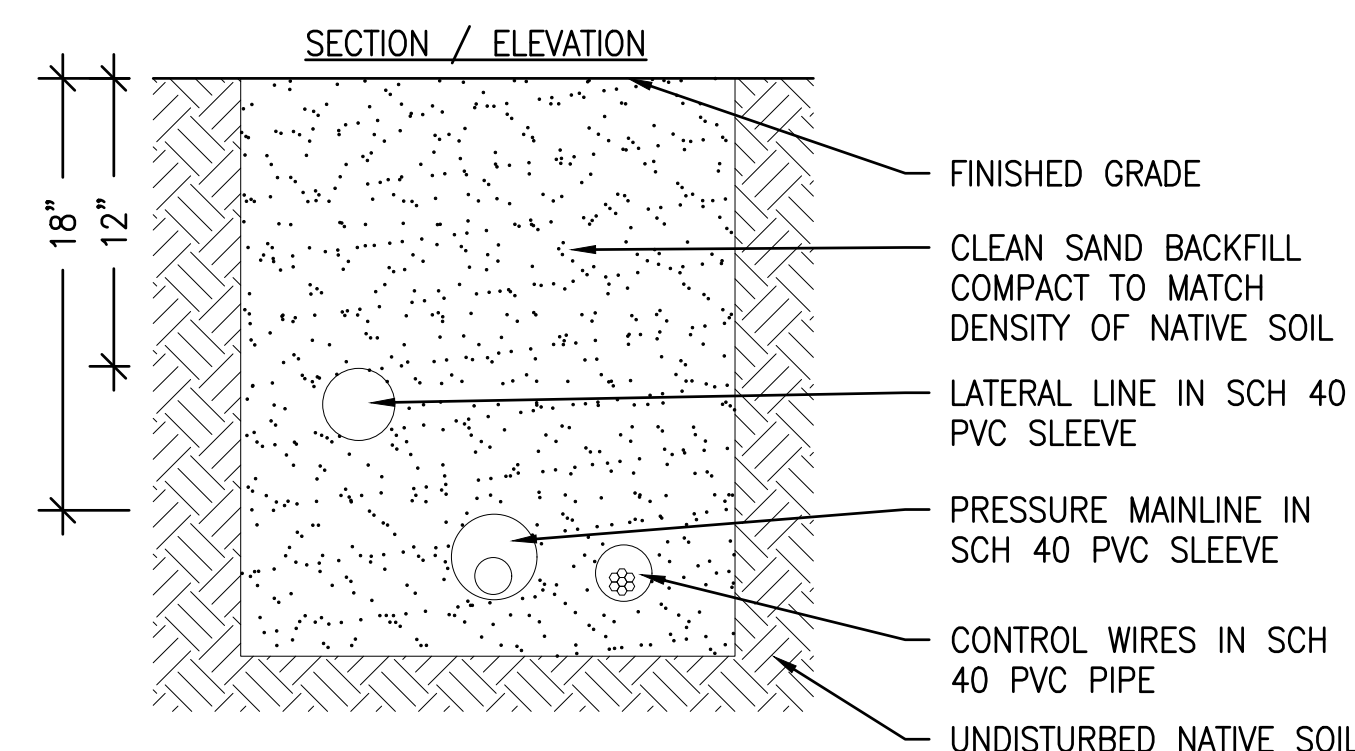
3 PRESSURE REGULATOR WYE STRAINER ASSEMBLY  
SCALE:  $1\frac{1}{2}" = 1'$

4 BALL VALVE  
SCALE:  $1\frac{1}{2}" = 1'$

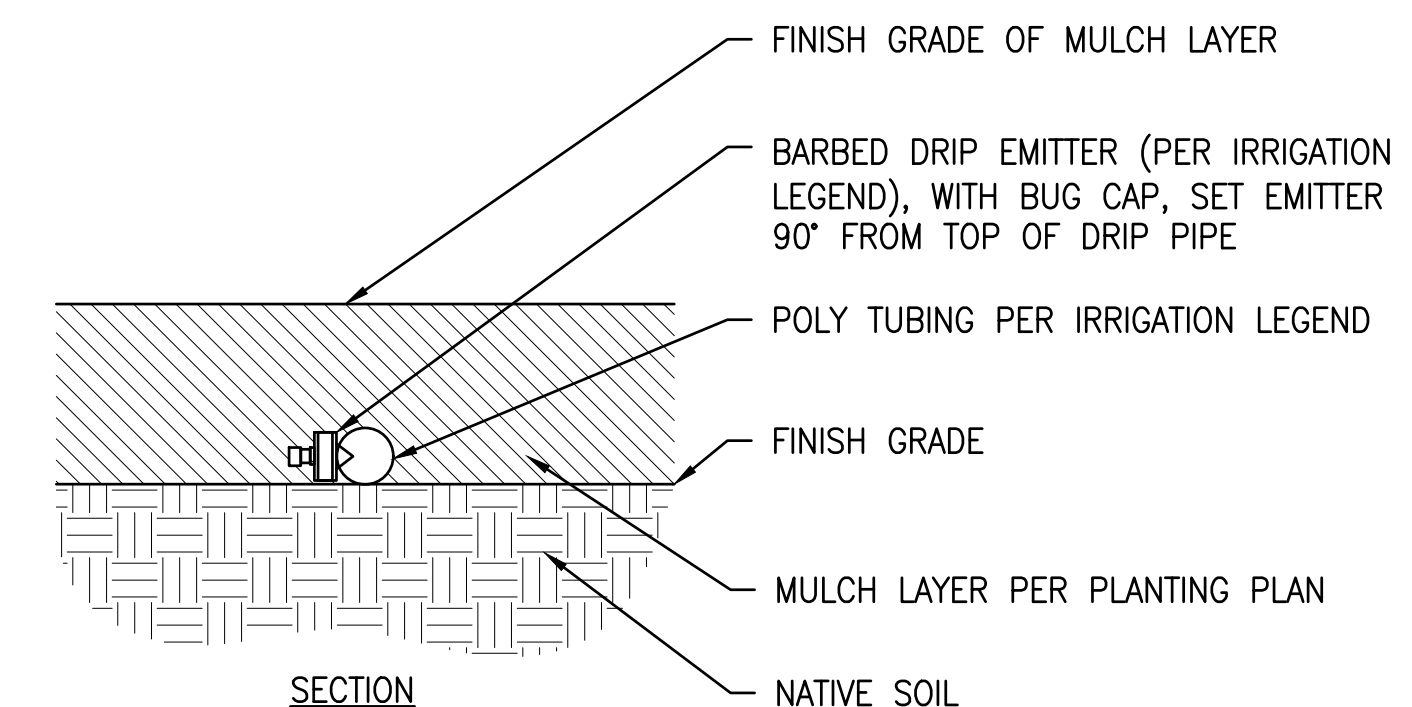
5 QUICK COUPLER VALVE  
SCALE:  $3" = 1'$



1. REMOTE CONTROL VALVE PER LEGEND.
2. RECTANGULAR PLASTIC VALVE BOX SIZE AND COLOR PER IRRIG. LEGEND, HEAT BRAND. STATION NUMBER AND "DZ" ON LID IN 2" HIGH BLOCK LETTERS.
3. (2) I.D. TAGS REQUIRED, 1) PURPLE 'RECYCLED/RECLAIMED WATER TAG AND SECOND TAG. WITH PRINTED STATION NUMBER, SEE SPECIFICATIONS.
4. SCH 40 PVC MALE ADAPTER.
5. SCH 80 PVC UNION (LINE SIZE).
6. SCH 80 PVC CLOSE NIPPLE.
7. FINISH GRADE.
8. NATIVE SOIL.
9. PVC PIPING TO SYSTEM (CONNECT AND ADAPT AS NECESSARY).
10. RECTANGULAR PLASTIC VALVE BOX USED AS EXTENSION (NDS #318B OR APPROVED EQUAL).
11. COMBINED PRESSURE REGULATOR AND Y-FILTER PER LEGEND.
12. FILL BASE OF BOX WITH PEA GRAVEL.
13. COMMON BRICK SUPPORTS (4 REQUIRED).
14. MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE). 14.1. SCH 40 PVC MAINLINE FITTING (OUTLET TO BE VALVE SIZE).
15. SCH 80 PVC ELL (VALVE SIZE).
16. SCH 80 PVC PIPING (VALVE SIZE) LENGTH AS REQUIRED.
17. SCH 80 PVC ELL (VALVE SIZE)
18. #14 UF CONTROL WIRE WITH 30' LENGTH COILED, TAPE TO PIPES PER DET. 'H', RUN TO CONTROLLER (COLOR CODED).
19. WATERPROOF WIRE CONNECTOR (2 REQUIRED).



- NOTES:
1. SIZE ALL SLEEVES PER THE IRRIGATION PLANS. EXTENDED SLEEVES 6" MINIMUM BEYOND EDGE OF HARDSCAPE (AT EACH END) INTO THE PLANTING AREAS.
  2. \*SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE.



- INSERT DRIP EMITTER DIRECTLY INTO POLY TUBING. LOCATE EMITTERS JUST INSIDE THE EDGE OF ROOT BALL UNLESS INSTRUCTED OTHERWISE BY THE L.I.U. LANDSCAPE INC. REPRESENTATIVE. REFER TO PLANTING PLAN FOR DEPTH OF MULCH. WHEN ON A SLOPE, INSTALL ON UP-HILL SIDE OF PLANT WHERE DEVICE IS USED ON AN INDIVIDUAL PLANT BASIS.
- NOTES:
1. ON-LINE POINT SOURCE DRIPPER, SEE IRRIGATION PLAN

6 DRIP ZONE CONTROL VALVE  
SCALE:  $1\frac{1}{2}" = 1'$

7 UNDERGROUND SLEEVING  
SCALE:  $1\frac{1}{2}" = 1'$

8 DRIP EMITTER ON POLY TUBING  
SCALE:  $3/4" = 1'$



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www.liulandscape.com  
626-888-9915

Project:

**Alfa Made LLC**  
185 Rochester St.  
Costa Mesa CA 92627

IRRIGATION DETAILS

Revisions:

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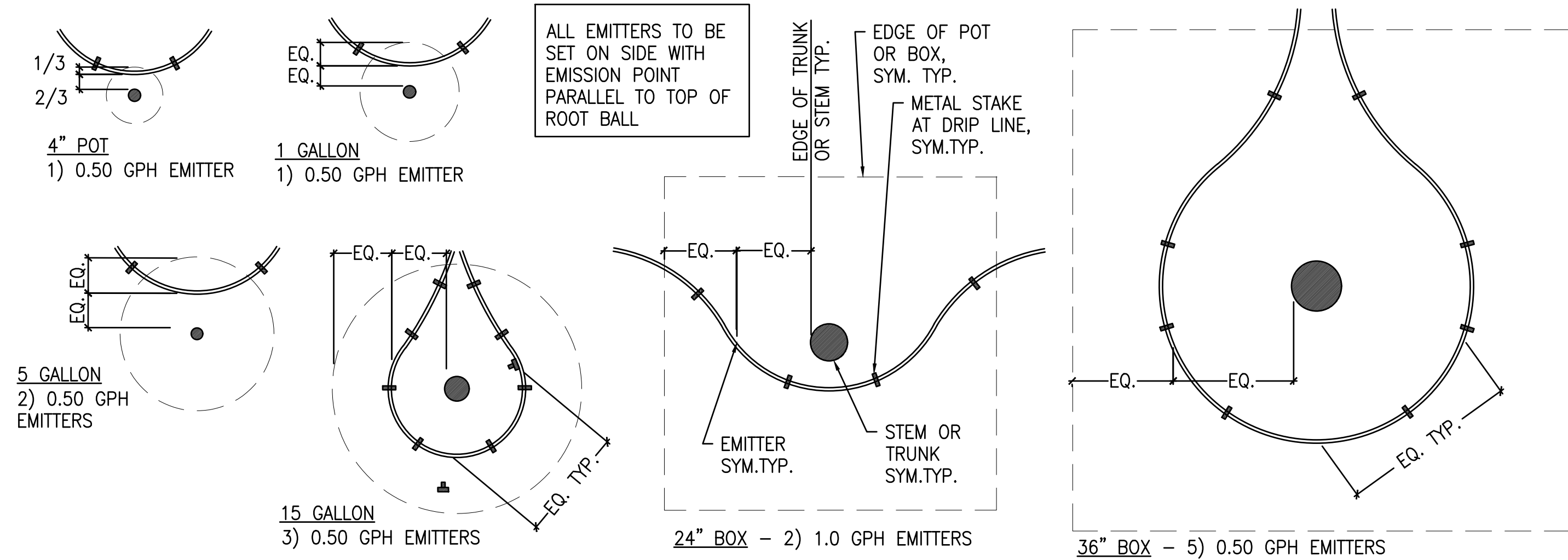
Submittal Date:

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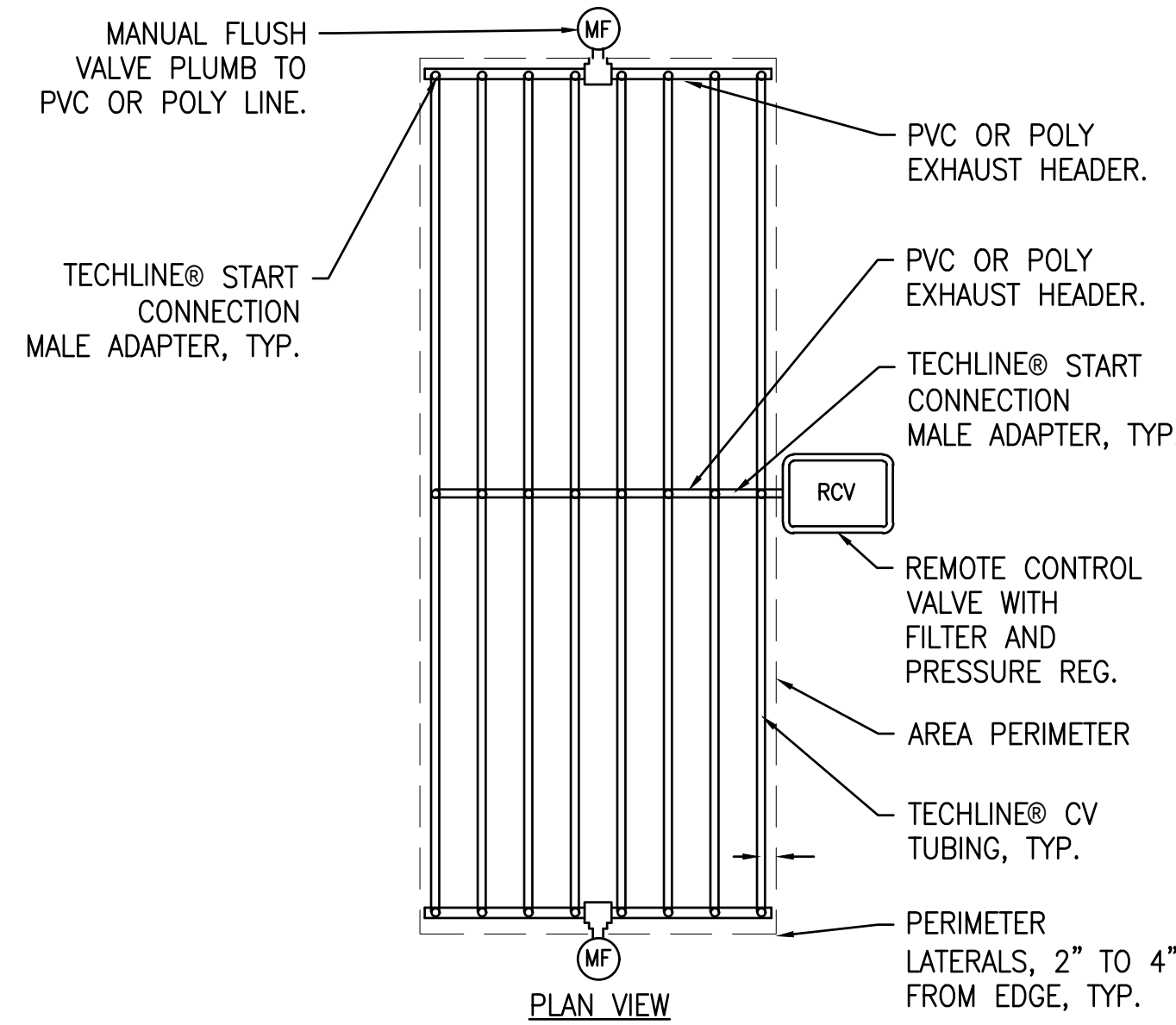
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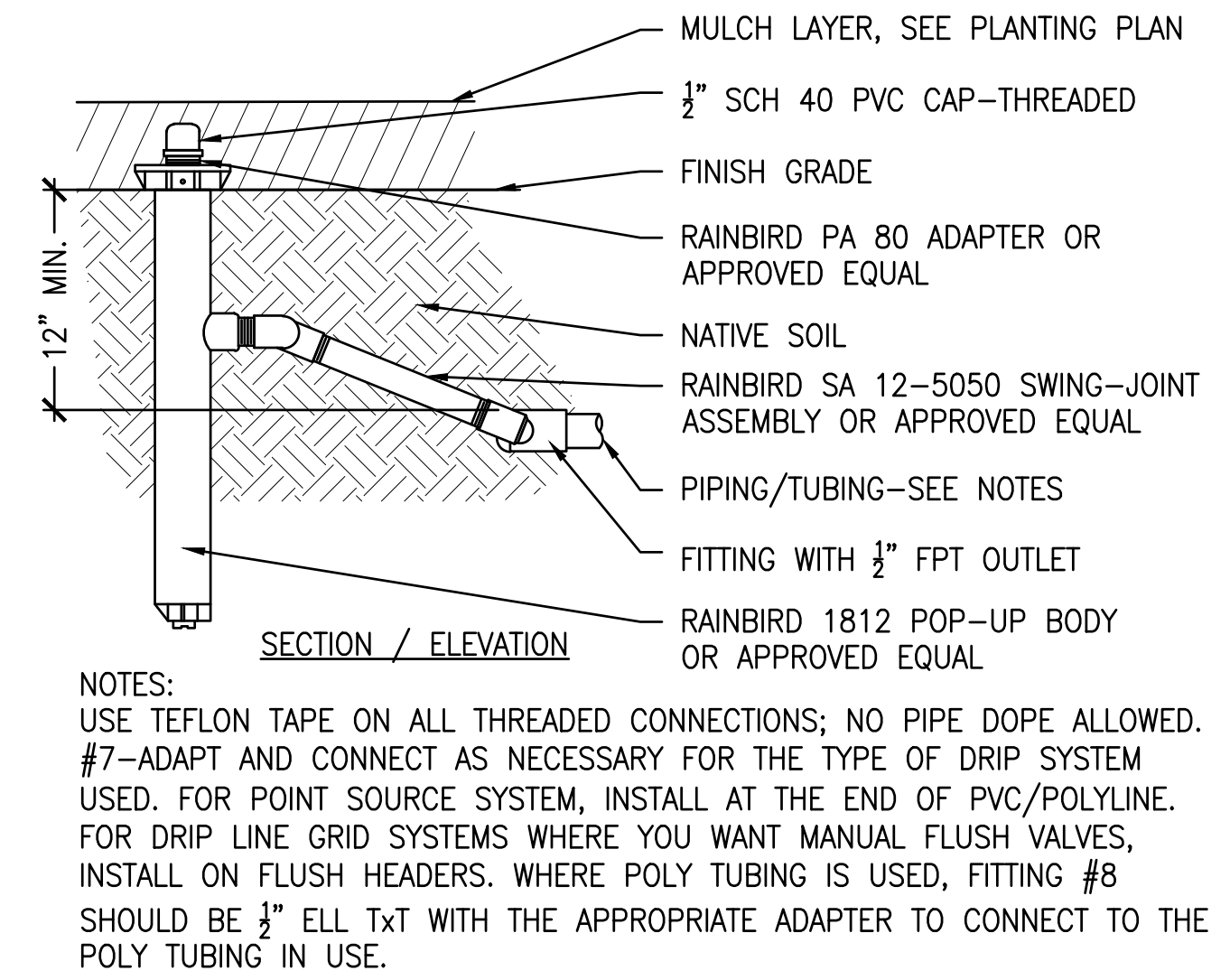




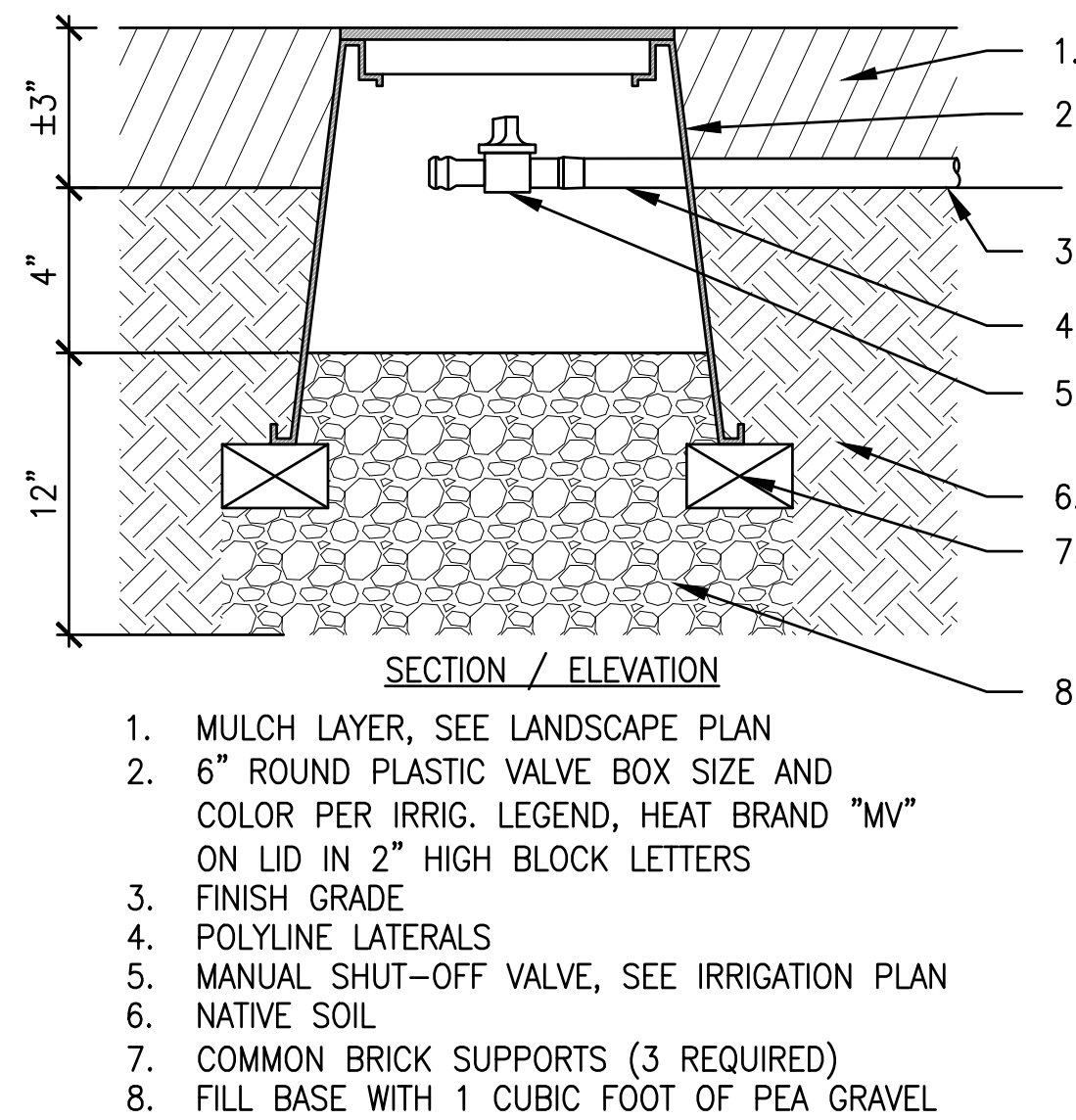
1 ONLINE DRIP EMITTER LAYOUT  
SCALE: 3/4" = 1'



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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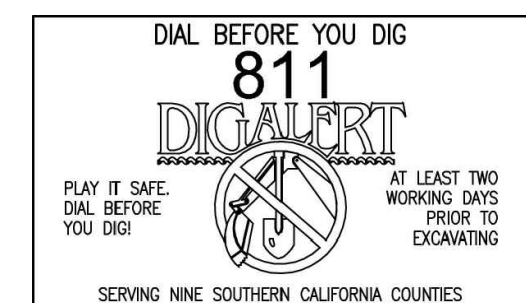
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February 4, 2022

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CITY OF COSTA MESA  
PRECISE GRADING PLAN  
FOR  
PROPOSED RESIDENCE

185 ROCHESTER STREET  
COSTA MESA, CA 92627

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 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 filed 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-feet 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 (±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 AVENUA  
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 Years Day, Memorial Day, Independence Day, Labor Day, and Thanksgiving Day. CMMC sec 13-279
- a) 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.

EROSION CONTROL

43. In the case of emergency (24-Hour/Day), call Will Rolph 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

51. 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.
52. 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.
53. 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.
54. Dewatering of contaminated groundwater or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge 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.

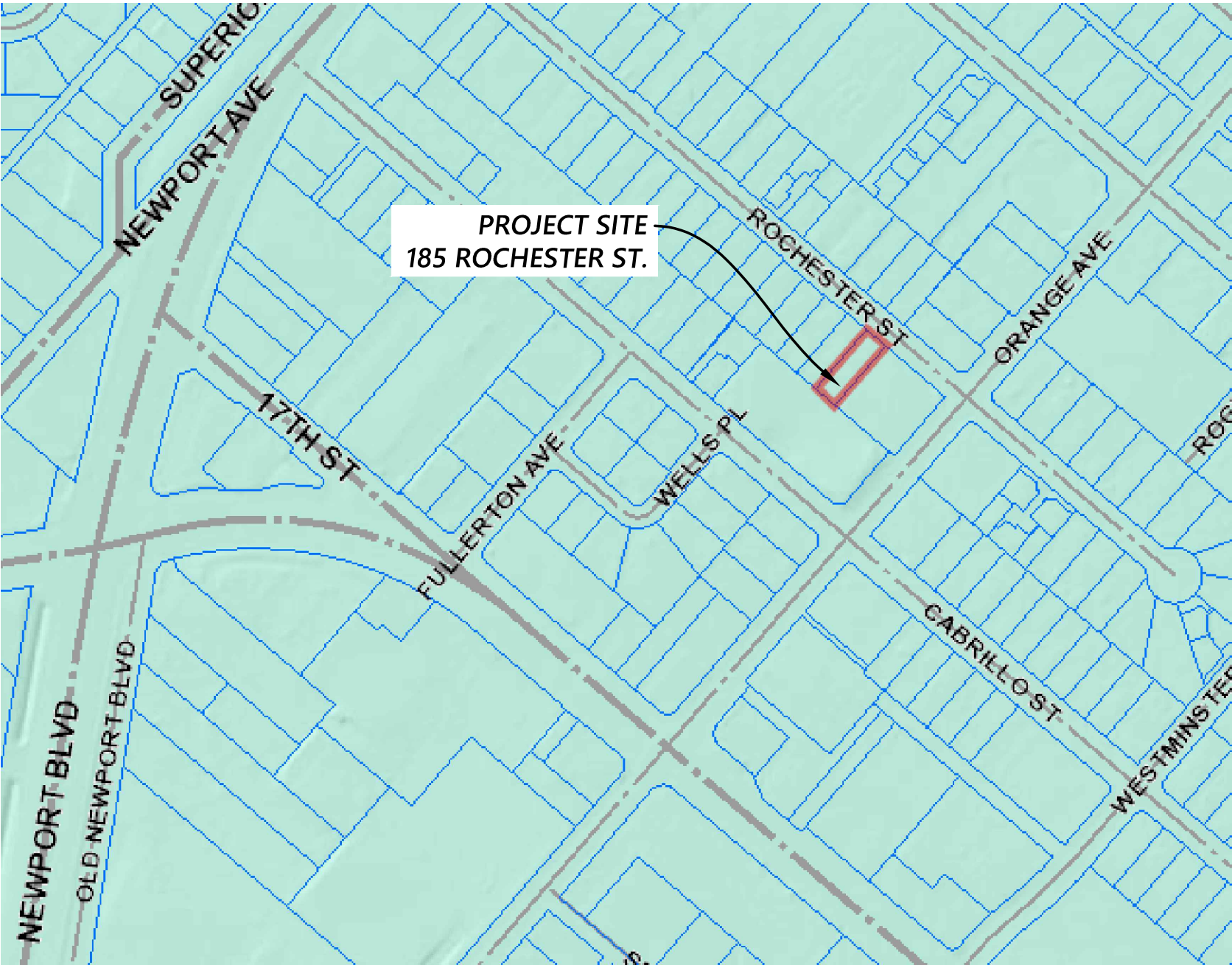
SURVEY NOTE

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



VICINITY MAP

NO SCALE



PRECISE GRADING PLAN  
FOR PROPOSED RESIDENCE  
TITLE SHEET

185 ROCHESTER STREET  
COSTA MESA, CA 92627

NO.	REVISION	DATE
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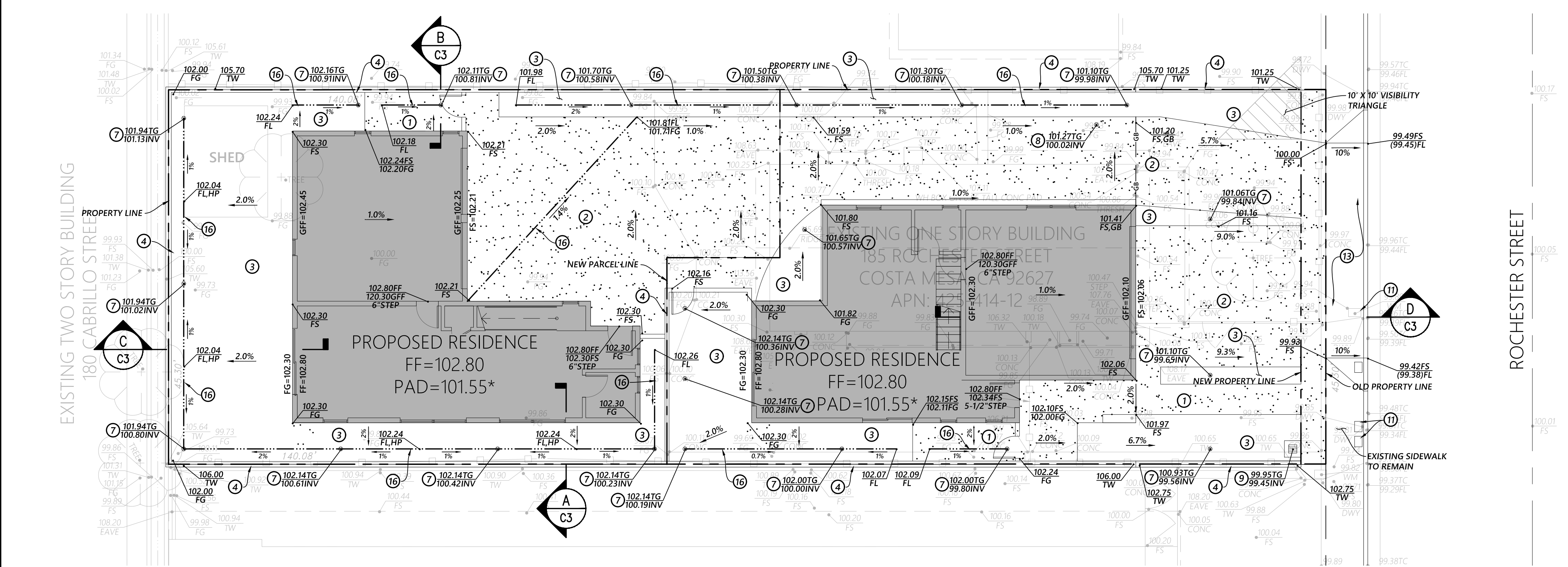

JOB NO.	20059
DATE	5/25/2022
SHEET NO.	

C1

SHEET NO. 1 OF 4







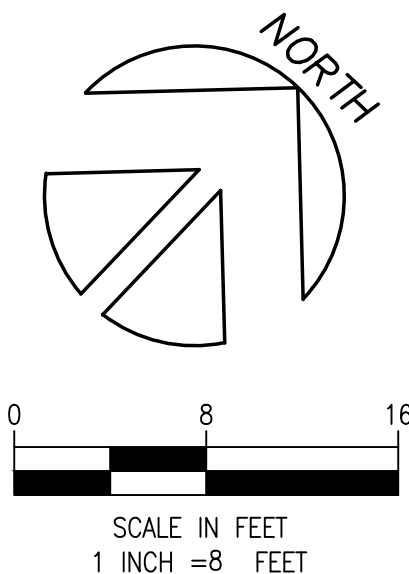
PUBLIC SERVICES GENERAL NOTES

- PUBLIC SERVICES INSPECTION IS REQUIRED PRIOR TO ISSUANCE OF BUILDING FINAL. AT THE TIME OF INSPECTION, IF ANY EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CURB & GUTTER AND STREET PAVEMENT WILL BE REQUIRED.
- PLEASE OBTAIN WRITTEN APPROVAL FROM SEWER AND WATER AGENCIES
- LANDSCAPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH SECTION 3.0 OF COSTA MESA STREETSCAPE AND MEDIAN DEVELOPMENT

GRADING PLAN

SCALE: 1" = 8'

\* PAD ELEVATIONS ARE SHOWN HEREON FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY SLAB THICKNESS AND SECTION PRIOR TO CONSTRUCTION W/FOUNDATION PLANS, AND SOILS REPORT PRIOR TO CONSTRUCTION.



CONSTRUCTION NOTES

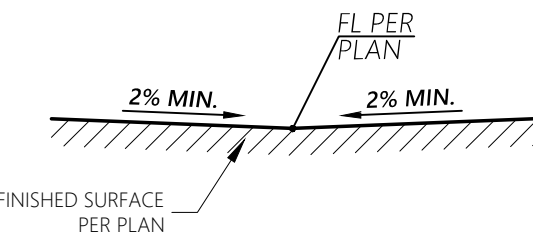
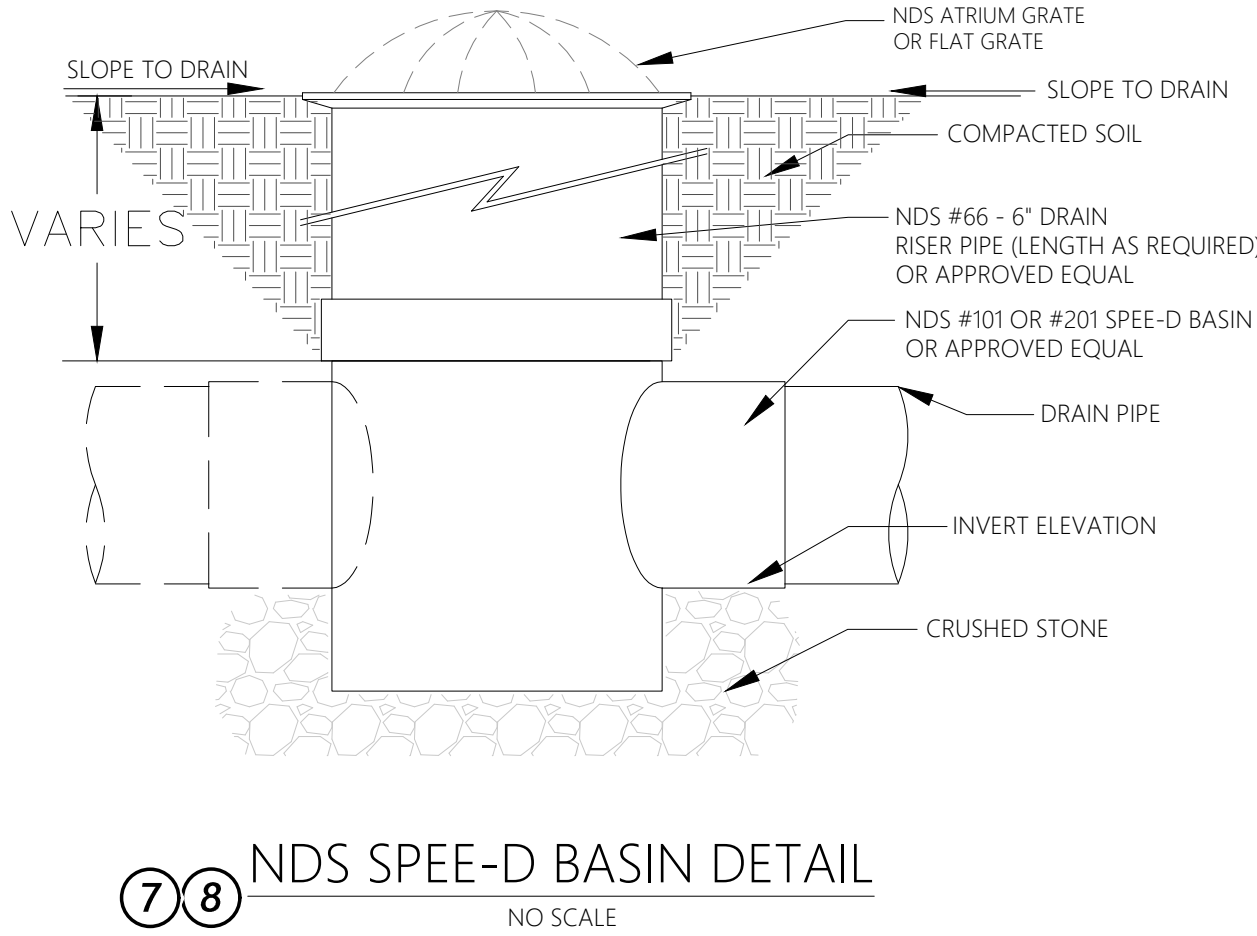
- HARDSCAPE PER LANDSCAPE ARCHITECT'S PLAN.
- DRIVEWAY PER LANDSCAPE ARCHITECT'S PLAN.
- PLANTER AREA PER LANDSCAPE ARCHITECT'S PLAN.
- WALL OR FENCE PER ARCHITECT'S PLAN.
- CONNECT DOWNSPOUT TO ONSITE STORM DRAIN SYSTEM PER DETAIL ON SHEET C3; OTHERWISE OUTLET TO HARDSCAPE, DIRECT FLOW TOWARDS NEAREST FLOWLINE.
- FURNISH & INSTALL 4-INCH SDR-35 PVC STORM DRAIN (OR APPROVED EQUAL) PER CPC. INCLUDE REQUIRED JOINTS AND FITTINGS PER CPC. CONSTRUCT TRENCH, BEDDING, AND BACKFILL PER ASTM D 2321 AND SOILS REPORT.
- FURNISH & INSTALL 6" NDS SPEE-D BASIN W/6" GREEN ATRIUM GRATE PER DETAIL HEREON.
- FURNISH & INSTALL 6" NDS SPEE-D BASIN W/6" BRASS SQUARE GRATE PER DETAIL HEREON.
- FURNISH & INSTALL 12"X12" DROP INLET W/REMOVABLE ALHAMBRA FOUNDRY A-2010 CAST IRON GRATE OR EQUIV. PER CITY OF COSTA MESA STD 418.
- CONSTRUCT PARKWAY DRAIN AND INLET PER CITY OF COSTA MESA STD NO. 418 CASE I CIRCULAR 3" DIA. PIPE.
- DISCONNECT AND REMOVE 5/8-INCH WATER METER; RETURN TO MESA WATER DISTRICT. REMOVE #4-METER BOX AND PREPARE SITE FOR NEW #5-METER BOX TO BE PROVIDED BY MESA WATER DISTRICT. MESA WATER DISTRICT TO INSTALL NEW #5-METER BOX AND NEW 1-INCH METER PER MESA WATER DISTRICT STD DWG NO. 3. OWNER TO MAKE DOWNSTREAM CONNECTION TO 1-INCH METER FROM METER TO RESIDENCE. OWNER WILL BE REQUIRED TO MAKE ALL CONCRETE SIDEWALK REPAIRS PER CITY OF COSTA MESA STANDARDS. POINT OF CONNECTION TO THE IRRIGATION SYSTEM WITH REQUIRED BACKFLOW PROTECTION. (I.E. ANTI-SIPHON VALVES)
- FIELD VERIFY LOCATION AND CONDITION OF EXISTING SEWER LATERAL TO SATISFACTION OF CITY AND WATER DISTRICT. REMOVE EXISTING CLEANOUT AND PROVIDE NEW SEWER CLEANOUT WITH TRAFFIC RATED BOX PER DISTRICT STANDARDS.
- REMOVE AND RECONSTRUCT TYPE I DRIVEWAY APPROACH PER CITY OF COSTA MESA STD NO. 513 OVER 6" CMB, W=26', X=4'.
- REMOVE EXISTING PER CITY OF COSTA MESA STD 811 AND CONSTRUCT TYPE (C-6) CURB & GUTTER PER CITY OF COSTA MESA STD 312 OVER 6" CMB. CONTRACTOR SHALL RECONSTRUCT MINIMUM OF 3-FT OF AC ADJACENT TO NEW GUTTER. EXTEND CURB & GUTTER REMOVAL TO NEXT JOINT OF LESS THAN 8-F FEET AWAY. (LIMITS PER CITY OF COSTA MESA PUBLIC SERVICES INSPECTOR)
- REMOVE EXISTING SIDEWALK PER CITY OF COSTA MESA STD 811, AND RECONSTRUCT SIDEWALK PER CITY OF COSTA MESA STD 411 & 413 OVER 4" CMB.
- CONSTRUCT FLOWLINE PER DETAIL HEREON.

\*\*\* ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.

\*\*\*\* ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.

LEGEND

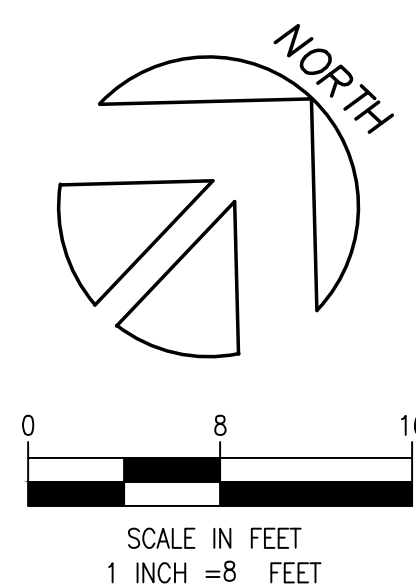
- |            |  |
|------------|--|
| TS         | TOP OF STEM WALL   |
| TOP        | TOP OF SLOPE   |
| TRW        | TOP OF RETAINING WALL  |
| FF         | FINISHED FLOOR ELEVATION   |
| TG         | TOP OF GRADE   |
| TC         | TOP OF COPING OR TOP OF CURB   |
| TF         | TOP OF FENCE   |
| 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  |
|            | HARDSCAPE PER LANDSCAPE ARCHITECT'S PLAN   |
|            | PROPERTY LINE AND LIMIT-OF-WORK  |
|            | PROPOSED WALL  |
|            | EXISTING DIRECTION OF FLOW   |
| (102.6) OR | VERIFY ELEVATION; CONTRACTOR SHALL FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO CIVILSCAPES ENGINEERING |



STORM DRAIN PLAN

SCALE: 1" = 8'









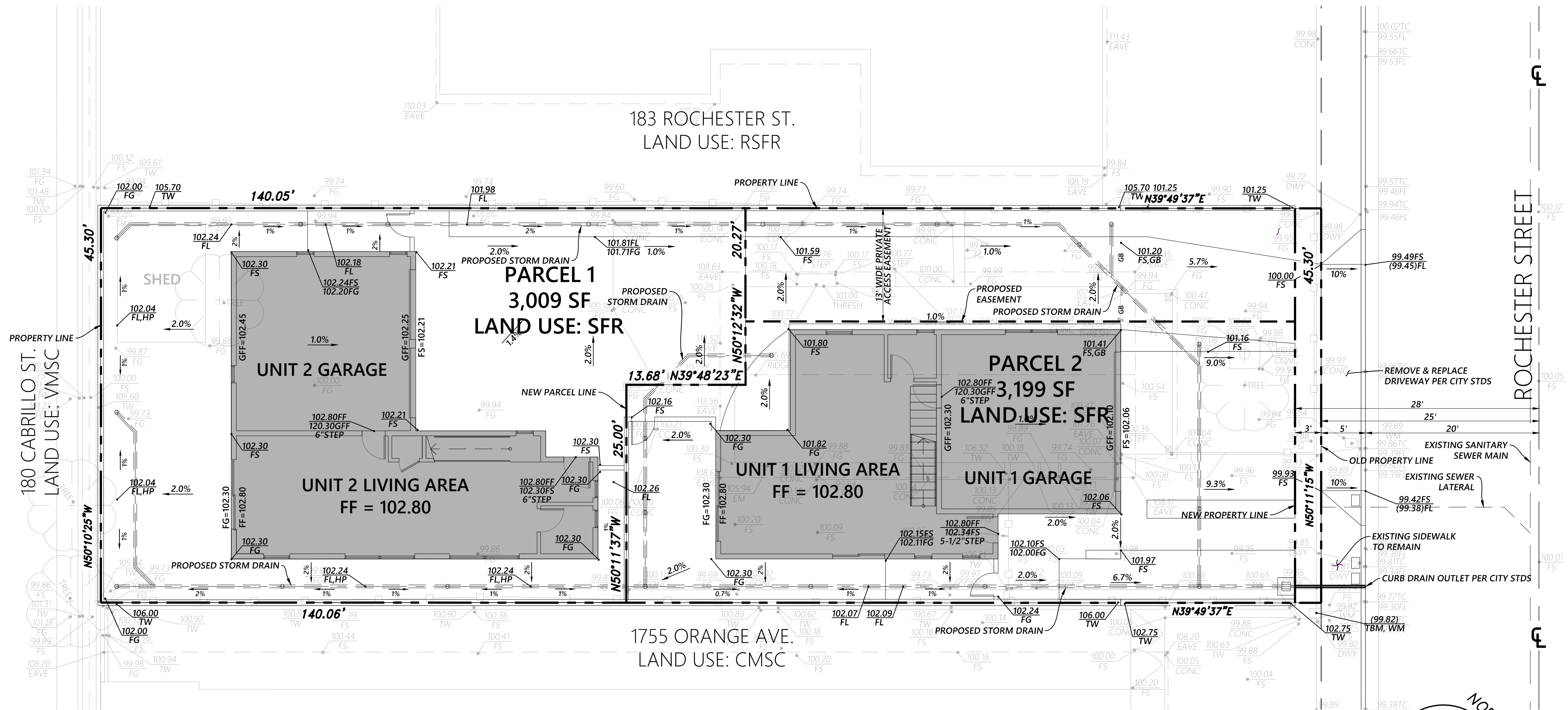


# TENTATIVE PARCEL MAP 2022-139

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 9381



## 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-JFA

## UTILITIES NOTE:

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

## BASIS OF BEARINGS:

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

## TENTATIVE BENCHMARK

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

## OWNER/ SUBDIVIDER:

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

## SURVEYOR:

CIVILSCAPES ENGINEERING, INC.  
28052 CAMINO CAPISTRANO, STE 213  
LAGUNA NIGUEL, CA 92677  
949.464.8115

## SITE ADDRESS:

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

## ACERAGE:

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