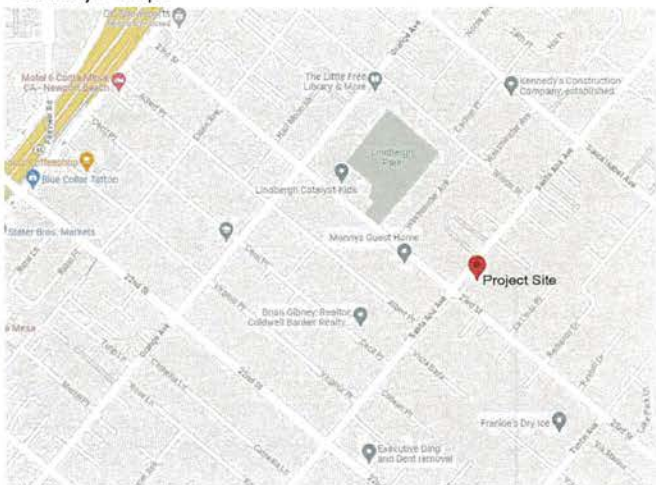


2308 Santa Ana Ave Costa Mesa, CA

Vicinity Map:



Notes:

- Setbacks are to be measured from the face of finish.
- The subject property's ultimate finish grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property.
- Fences, hedges, and walls shall not exceed a height of 3 feet within the first 10' of the front property line (adjacent to Santa Ana Ave) and no more than 6 feet for the remainder of the lots.
- First level decks and patios shall not be raised more than 6 inches above natural grade.
- Fire sprinklers NFPA 13D are required for the new units and will be a deferred submittal.
- Project to comply with the 2022 California Fire Code, including the reference standards, as adopted and amended by Costa Mesa Fire and Rescue. Residential fire sprinklers (NFPA 13D) are required for the new units. Install NFPA 13D Fire Protection Systems with interconnected smoke detectors inside each home.
- Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil removal or excavation. Call CDFA at (714)708-1910 for information.
- Prior to the Building Div. (AQMD) issuing a demo permit, contact South Coast Air Quality Management District located at: 21865 Copley Dr. Diamond Bar, CA 91765-4178 Tel: 909-396-2000 or visit their web site at <http://costamesaca.gov/modules/showdocument.aspx?documentid=2338>. The Building Division will not issue a demolition permit until an Identification no. is provided by AQMD.
- All new residential construction shall have solar system install prior to final building inspection.
- Maximum area of exterior wall openings shall be determined in accordance with the applicable provisions of California Residential Code R302.1(2).
- Submit approved plan from OC Health Department. All new residential construction shall have electrical appliances ready.
- Construction documents shall be prepared under the supervision of a registered California Architect or Engineer. Plan shall be stamped and signed by the registered California Architect or Engineer.

Project Data:

Scope: Demolish existing improvements and construct two new 2-story SFR's using City's Small Lot Ordinance

Address: 2308 Santa Ana Ave

APN: 119-332-08
Legal: Tract 300, Lot 102

Total Lot Area: 9,450 s.f.
Proposed Area: Lot 1 = 3,862 s.f.
Lot 2 = 5,588 s.f.

Zoning: R-2, MD Small Lot Subdivision
Land Use Cat: MDR

Minimum open space - 35% or 3,307.5 s.f.

Open space provided:
Note: Floor areas for this calculation include the exterior materials.
(House and garage footprints, covered patios and porches and vehicular driveways)

Lot 1 First Floor	1,118
Lot 1 Garage	434
Lot 2 First Floor	1,444
Lot 2 Garage	430
Driveways	1,693
total	5,117 s.f.

$9,450 - 5,117 = 4,333 / 9,450 = 45.8\%$ open space

Setbacks:

Front	20'
Side	5'
Rear	15'

Second Story Area Limit:
Note: Floor areas for this calculation include the exterior materials.

Plan 1
First floor & Garage = 1,552 s.f.
Second floor = 1,528 s.f. / 1,552 = 98.5%

Plan 2
First floor & Garage = 1,872 s.f.
Second floor = 1,618 s.f. / 1,872 = 86.4%

Building Codes:

Project to comply with the requirements of the adopted, 2022 California Residential Code or the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Code, California Energy code (or most recent applicable adopted) and all current City of Costa Mesa regulations.

Owner:

Eastside Coastal, LLC
1024 Bayside Drive, Suite 340
Newport Beach, CA 92660
(949)636-2666
Contact: Ali Sedghi

Architect:

Mark Gross & Associates, Inc.
8881 Research Drive
Irvine, CA 92618
(949) 387-3800
Contact: Doug McBeth

Landscape Architect:

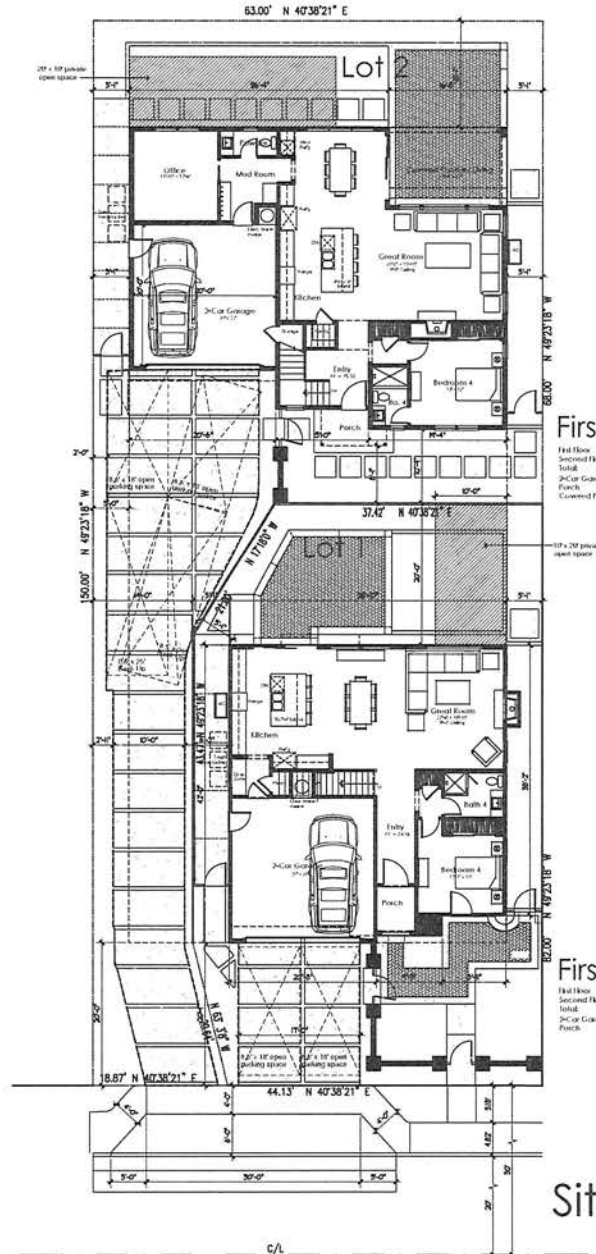
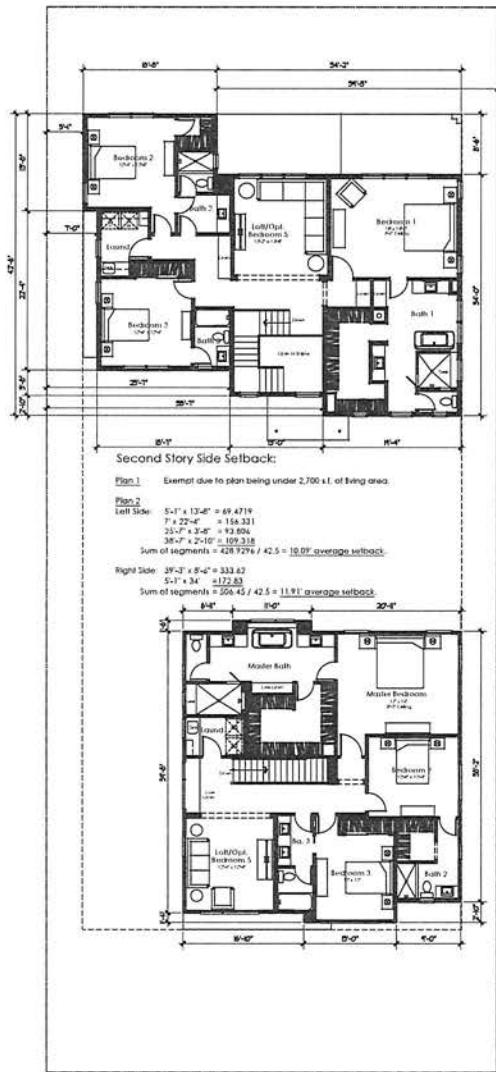
Landscape Dynamics
(951)264-8195
Contact: Greg Zoll

Civil Engineer:

Coast Engineering Designs, Inc.
1500 Adams Ave, suite 303
Costa Mesa, CA 92626
(714)593-0337
Contact: Farhad Rezaei

Sheet Index:

A	Cover Sheet
A-1	Site Plan
A-2	Plan 1 Floor Plan
A-3	Plan 1 Elevations
A-4	Plan 2 Floor Plan
A-5	Plan 2 Elevations
A-6	Plan 1 & 2 Roof Plans
C1	Grading General Notes and Details
C2	Topo and Demolition Plan
C3	Precise Grading Plan
C-4	Erosion Control and Utility Plan
TPM	Tentative PM
1-1	Street Improvement Plan
L1	Landscape Cover Sheet
L2	Fence and Wall Conceptual Plan
L3	Irrigation Plan
L4	Hydrozone Plan
L5	Irrigation Details
L6	Irrigation Details
L7	Planting Plan
L8	Planting Details



First Floor Plan Plan 2

First Floor Plan Plan 1

Site Plan



Project Data:

Scope: Demolish existing improvements and construct two new 2-story SFR's using City's Small Lot Ordinance

Address: 2308 Santa Ana Ave

APN: 119-332-08

Total Lot Area: 9,450 s.f.
Proposed Area: Lot 1 = 3,862 s.f.
Lot 2 = 5,588 s.f.

Zoning: R-2, MD Small Lot Subdivision

Minimum open space - 35% or 3,307.5 s.f.

Open space provided:
Note: Floor areas for this calculation include the exterior materials.
(House and garage footprints, covered patios and porches and vehicular driveways)

Lot 1 First Floor	1,118
Lot 1 Garage	434
Lot 2 First Floor	1,442
Lot 2 Garage	430
Driveways	1,693
Total	5,117 s.f.

9,450 - 5,117 = 4,333 / 9,450 = 45.8% open space

Setbacks:

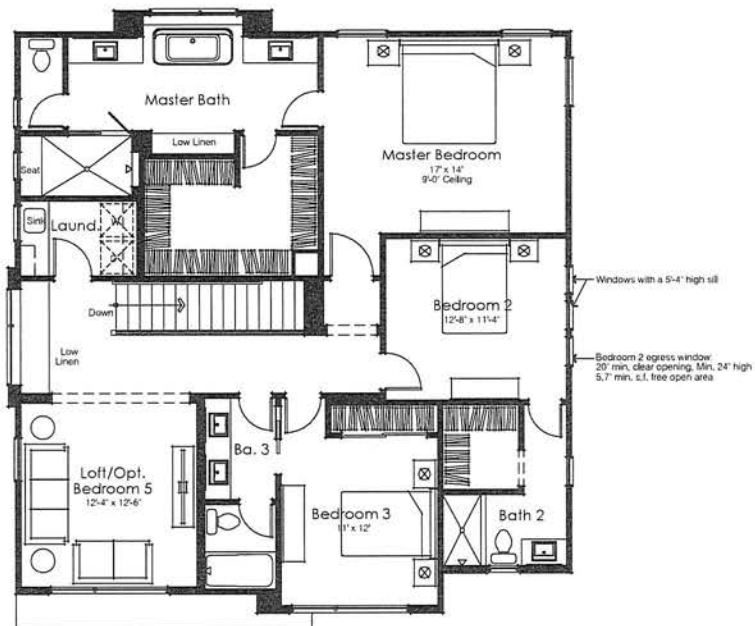
Front	20'
Side	5'
Rear	15'

Second Story Area Limit:

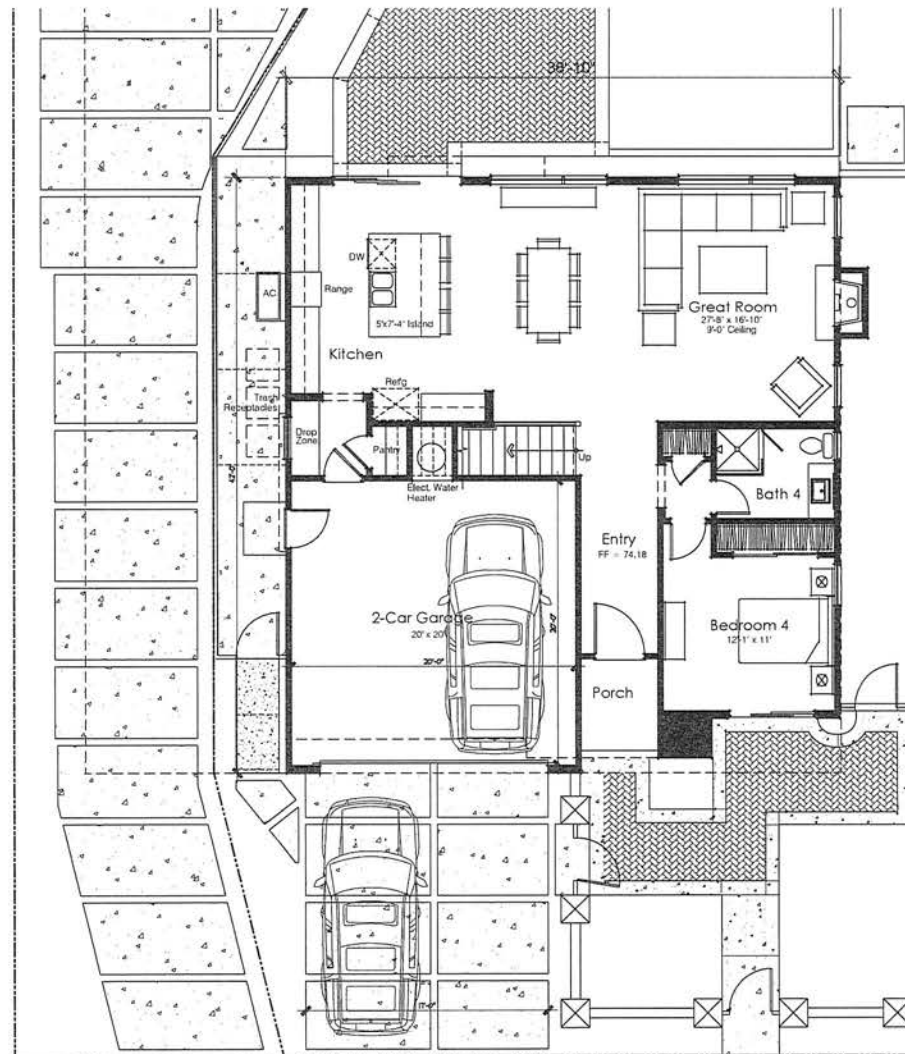
Note: Floor areas for this calculation include the exterior materials.

Plan 1	
First floor & Garage=	1,552 s.f.
Second floor=	1,528 s.f. / 1,552 = 98.5%

Plan 2	
First floor & Garage=	1,872 s.f.
Second floor =	1,618 s.f. / 1,872 = 86.4%

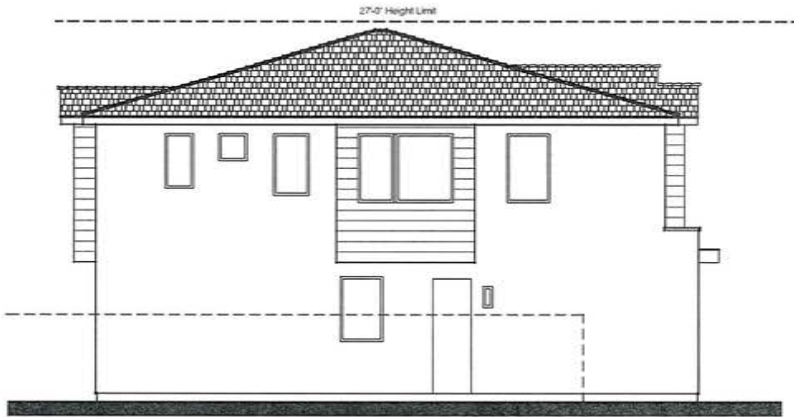


Second Floor Plan



First Floor Plan

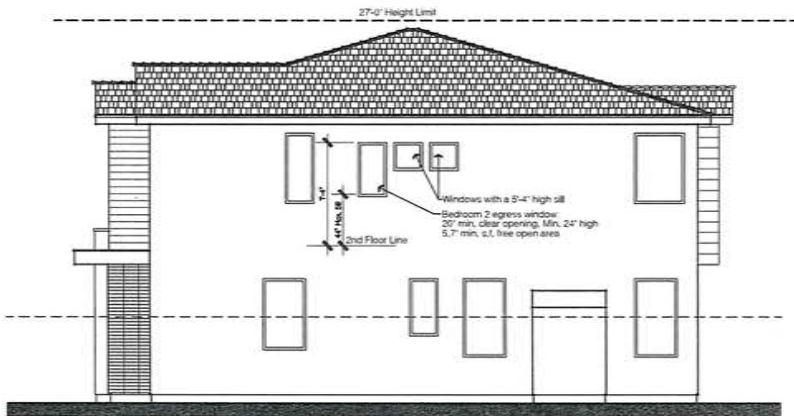
First Floor	1,108 sq. ft.
Second Floor	1,515 sq. ft.
Total	2,623 sq. ft.
2-Car Garage	430 sq. ft.
Porch	39 sq. ft.



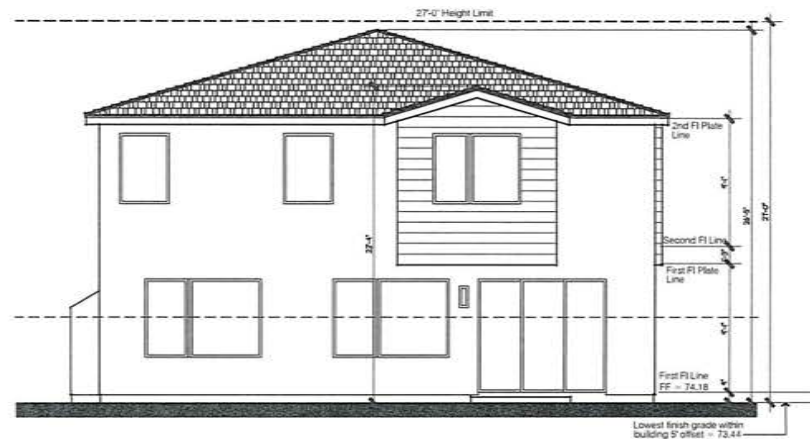
Left Elevation



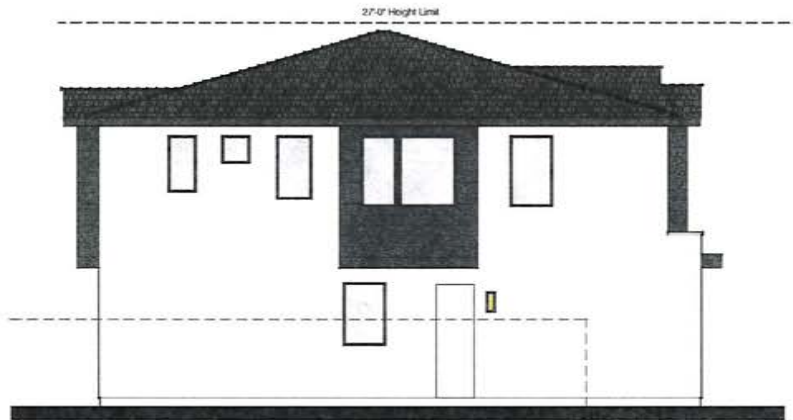
Front Elevation



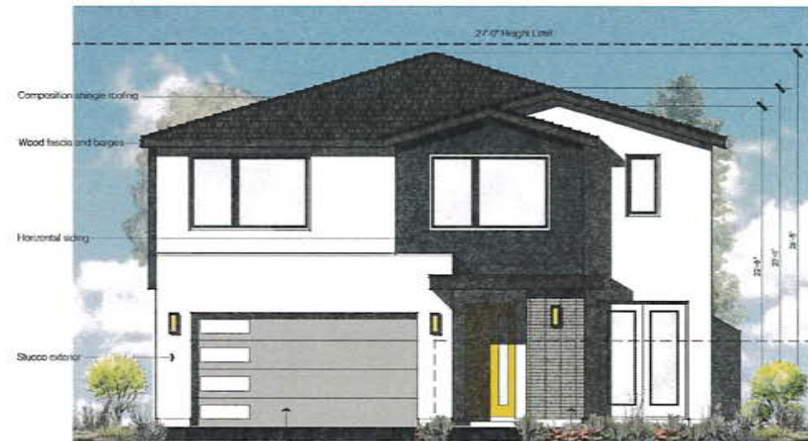
Right Elevation



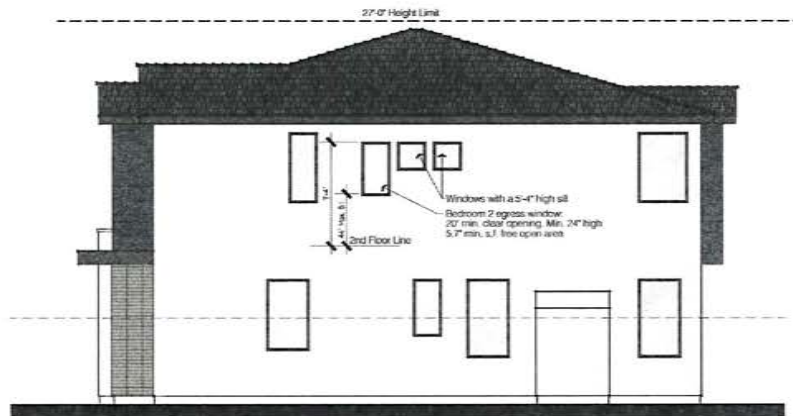
Rear Elevation



Left Elevation



Front Elevation



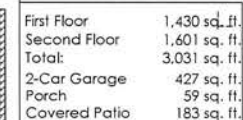
Right Elevation



Rear Elevation



Second Floor Plan



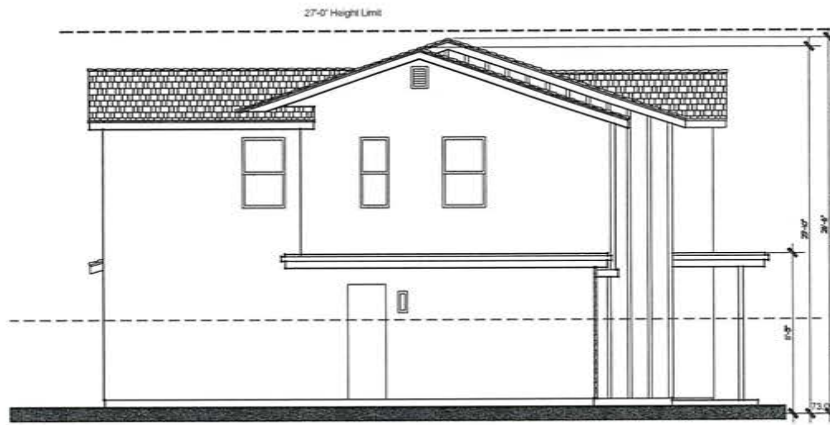
First Floor Plan

Eastside Coastal, LLC
2308 Santa Ana Ave, Costa Mesa, CA

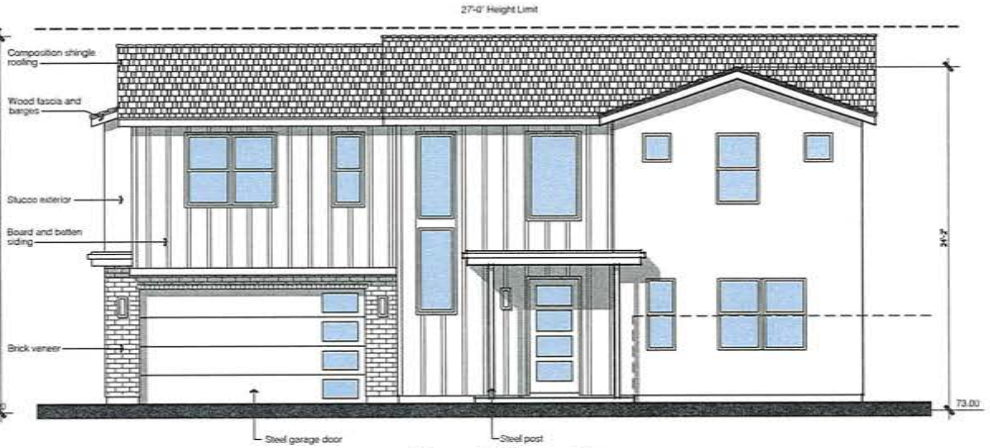
Plan 2
Floor Plan

Date	July 5, 2023
Project Number	4465
Scale	1/4" = 1'-0"
Revision	
12-14-2023	Planning
6-3-2024	Planning
11-3-2024	Planning
2-25-2025	Planning
Sheet No.	

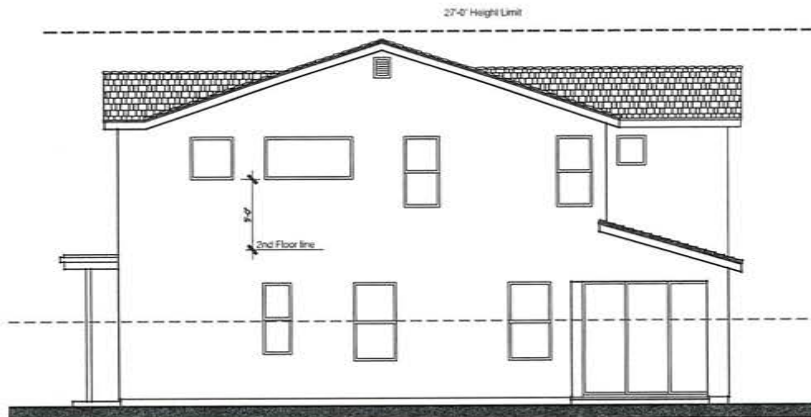
A-4



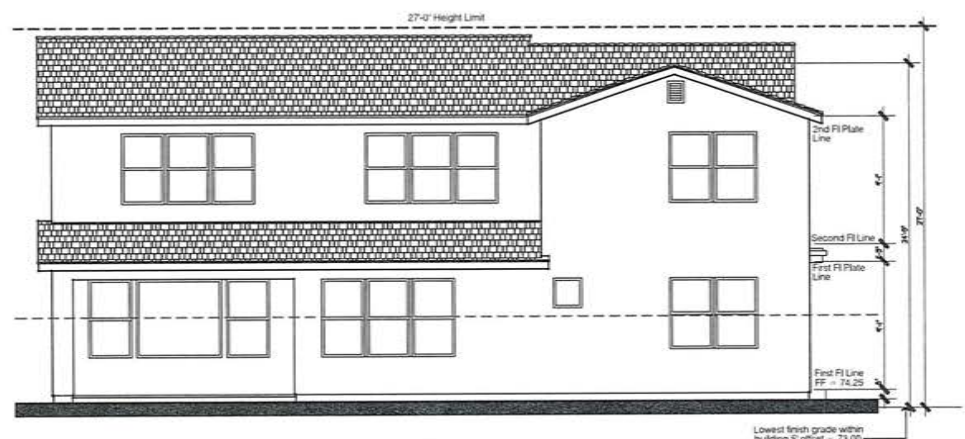
Left Elevation



Front Elevation



Right Elevation



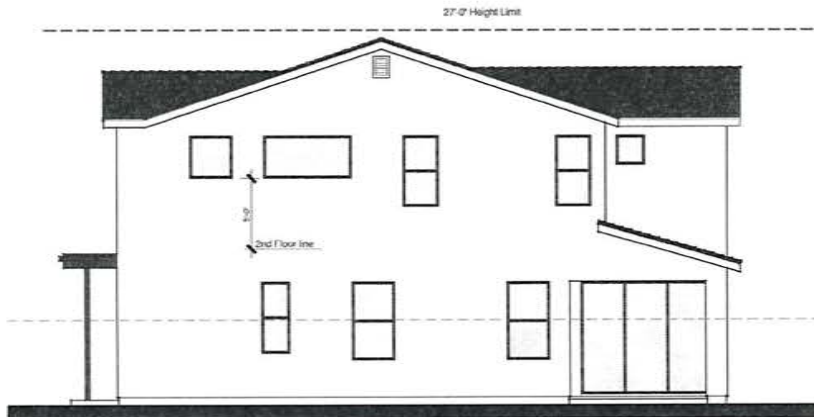
Rear Elevation



Left Elevation



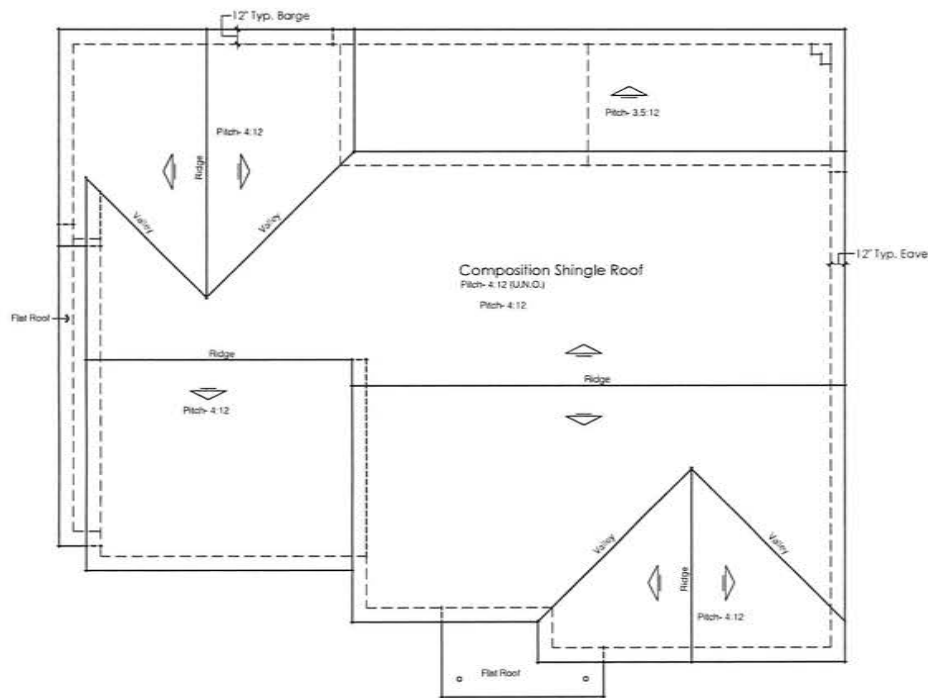
Front Elevation



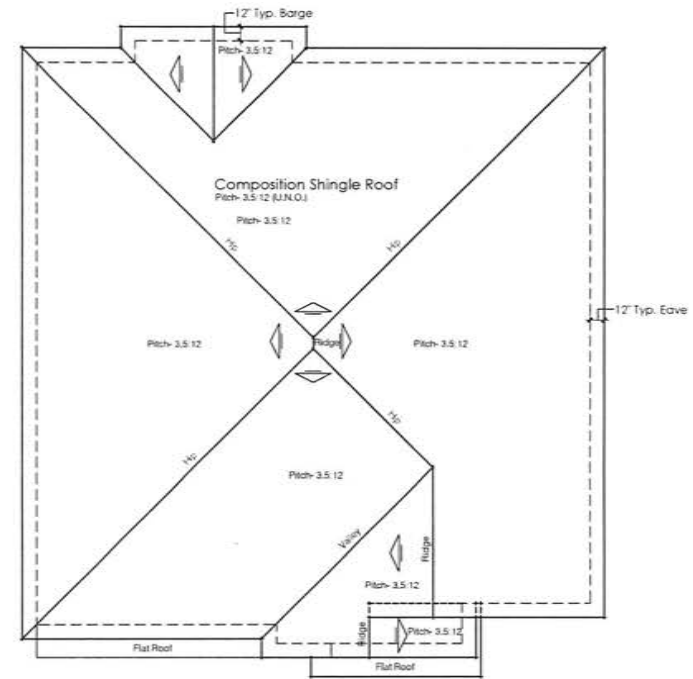
Right Elevation



Rear Elevation



Roof Plan - Plan 2



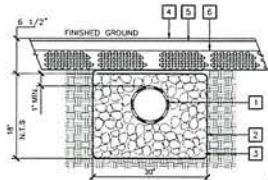
Roof Plan - Plan 1

2308 SANTA ANA AVE
COSTA MESA, CA 92627

REVISION		BY		DATE		APP'D		DATE	
△									
△									
△									
△									

PREPARED BY:
 COAST ENGINEERING DESIGNS, INC.
 1500 ADAMS AVE., SUITE 303
 COSTA MESA, CA 92626
 PH. (714) 593-0337
 CIVIL AND STRUCTURAL ENGINEERS

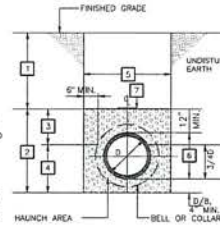
- 1 4" DIAMETER PERFORATED PIPE CLASS 2000 OR SCH. 40 PVC PIPE SURROUNDED BY GRAVEL AND ENCLOSED IN FRAME PERFORATED DOWN (BOTTOM)
- 2 1/2" CRUSHED ROCK
- 3 FILTER CLOTH LAY 12" @ TOP
- 4 1/2" WEAR COURSE
- 5 7" SHOCK COURSE
- 6 1/2" 90% MIN COMPACTED AGGREGATE



GROUND INFILTRATION / PIPE DETAIL SCALE NONE

- 1 BACKFILL TYPE 12" MATERIAL
- 2 TYPE 12" MATERIAL
- 3 TYPE 12" MATERIAL
- 4 SLOPE LINE
- 5 2" WIDE WRAPPING TO DRAIN

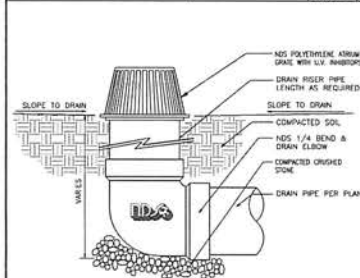
- 1 TYPE 12" MATERIAL SHALL BE PLACED IN A MANNER SUCH AS SLUING, SHOVEL, SPADING OR SHOVEL, RIGGING TO INSURE COMPLETE FILLING OF THE TRENCH AREA BELOW THE PIPE
- 2 TYPE 12" CLASS 200 RELATIVE COMPACTION SHALL BE SAND SURVEY BACKFILL 90-100% RELATIVE COMPACTION NATURAL MATERIAL AT 90% RELATIVE COMPACTION



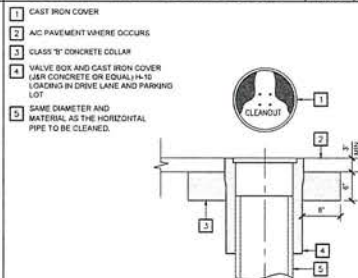
SDR AND PVC BEDDING DETAIL SCALE NONE

DEMOLITION NOTES:

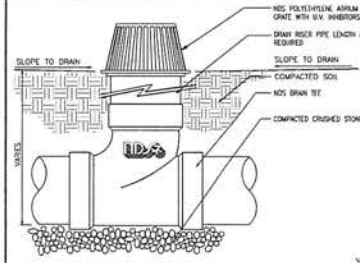
- 70 REMOVE STORAGE SHED AND DISPOSE PROPERLY
- 71 REMOVE BUILDING, FOUNDATION, AND DISPOSE PROPERLY
- 72 REMOVE TREE, ROOT, AND DISPOSE PROPERLY
- 73 REMOVE A/C PAVEMENT AND BASE AND DISPOSE PROPERLY
- 74 REMOVE CONCRETE WALK AND DISPOSE PROPERLY
- 75 PROTECT IN PLACE
- 76 REMOVE FENCE AND DISPOSE PROPERLY
- 77 REMOVE WOOD DECK AND DISPOSE PROPERLY



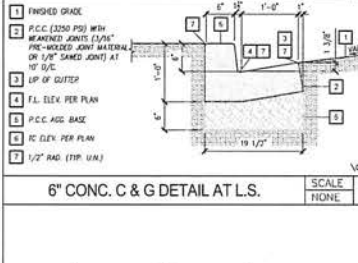
NDS ATRIUM GRATE SCALE NONE



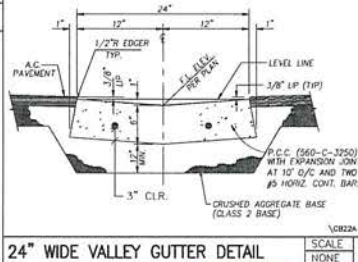
STANDARD CLEAN-OUT SCALE NONE



NDS ATRIUM GRATE SCALE NONE



6" CONC. C & G DETAIL AT L.S. SCALE NONE



24" WIDE VALLEY GUTTER DETAIL SCALE NONE

DIGALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

"CAUTION" REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

REVISION	BY	DATE	APP'D.	DATE
1				
2				
3				

PREPARED BY:
COAST ENGINEERING DESIGNS, INC.
1500 ADAMS AVE., SUITE 303
COSTA MESA, CA 92626
PH: (714) 263-0337
CIVIL AND STRUCTURAL ENGINEERS
J.N. 08-2023



OWNER INFORMATION:
ALI SEDCHI
1024 BAYSIDE DR. STE. 340
FARMPORT BEACH, CA 92660
949-636-2666

PREPARED UNDER SUPERVISION OF
FARMPORT BEACH, R.C.E. 39868
DATE: 4/30/2025
CHECKED BY:
RECOMMENDED:
APPROVED:

2308 SANTA ANA AVE
COSTA MESA, CA 92627

TOPO & DEMOLITION PLAN, LEGEND, AND DETAILS

LEGEND

AMERICAN PUBLIC WORKS ASSOCIATION	APWA
ASPHALT CONCRETE	AC
BACK OF WALL	BM
BLOCK WALL	BL
BOTTOM	BDT
BRIDGE	BRG
CAL. CURB	CLC, CLCN
CATCH BASIN	CB
CHAIN LINK FENCE	CLF
COMMUNICATION BOX	COM. BX.
COMMUNICATION VAULT	COM. VLT.
CONCRETE	CONC.
CONCRETE	CONCT.
CONCRETE BUILDING	CB
CONCRETE CONCRETE	CC
CRUSHED AGGREGATE BASE	CAB
CURB FACE, CURB BACK	CF, CB
DOUBLE DETECTION CHECK VALVE	DDCV
DOWN SPOT	DS
ELECTRICAL BOX, ELECTRICAL CABINET	ELEC. BOX, ELEC. CAB.
EXISTING	EX. EXIST.
EXISTING CONTOUR	EXISTING CONTOUR
EXISTING DRIVEWAY APPROACH	EXISTING DRIVEWAY APPROACH
EXISTING ELEVATION	(E) E
FIRE HYDRANT	FH
FIRST FLOOR ELEVATION	F1
FRESH GRADE	FG
FRESH SURFACE	FS
GAS LINE	G
GOLDEN STATE WATER COMPANY	G
GRADE BREAK	GB
HIGH POINT	HP
IRIGATOR	IR
IRIGATOR BOX, IRRIGATION VALVE	IRIG. BOX, IRR. VALVE
LANDSCAPING, PLANTER AREA	L.S., P.A.
LIGHT POLE	LP
LIP OF CURB, OUTER EDGE	LIP
LOW POINT	LP
NEW CONTOUR	NEW CONTOUR
ON CENTER	ON C.
ORANGE COUNTY ENVIRONMENTAL MANAGEMENT AGENCY	OC
ORANGE COUNTY FIRE AUTHORITY	OCFA
PAVED ROAD LINES	PAVED ROAD LINES
PLANTING AREA	PA
PORTLAND CEMENT CONCRETE	PCC
PRESSURE TREATED	PT
PROPERTY LINE	PL
PROPOSED ELEVATION	P.E.
QUANTITY	QTY.
ROOF DOWN SPOTS AND SPLASH BLOCK	ROOF DOWN SPOTS AND SPLASH BLOCK
SAFETY SIGN	S
SAFETY SIGN HOUSE CONNECTION	S
SAFETY SIGN WHOLE	S
SEWER CLEANOUT	SC
SITE LIGHT BASE	SLB
STORM DRAIN	SD
STORM DRAIN MAN HOLE	SDMH
STREET	ST.
STREET LIGHT	SL
STREET LIGHT PULL BOX	SLPB
TELEPHONE BOX	TB
TOP OF BRICK	TOB
TOP OF CONCRETE	TOC
TOP OF CURB, FLOW LINE	TOC, FL
TOP OF GRADE	TOG
TOP OF FINISH	TOF
TOP OF WALL, TOP OF FOOTING	TOF, TF
TRAFFIC SIGNAL, PULL BOX	TS
TRUNKED CLAY PIPE	TRC.P.
WATER LINE	WL
WATER MAIN	WM
WATER SERVICE LINE	WSL
WATER VALVE	WV

SURVEY DATE:
02-04-2023

SANTA ANA AVE.

TOPO AND DEMOLITION PLAN SCALE 1"=10'-0"

C-2

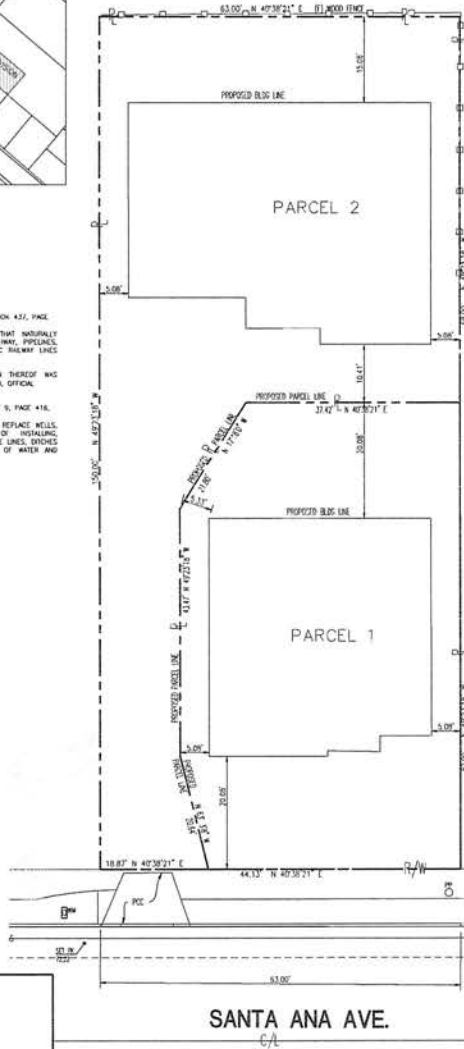
SHEET OF



VICINITY MAP
N.T.S.

EASEMENTS:

- AN EASEMENT RECORDED SEPTEMBER 13, 1927 IN BOOK 437, PAGE 231, DEEDS (NON-PLUMBABLE) GIVEN TO CARRY OFF AND DRAIN WATER THAT NATURALLY COLLECTS ON AND FLOWS, AND HAS PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, WATER PIPE LINES, DITCHES OR OTHER CONDUITS FOR THE DISTRIBUTION OF WATER AND INCIDENTAL PURPOSES.
- AN INSTRUMENT DECLARING A MODIFICATION THEREOF WAS RECORDED 8/21/1989 IN BOOK 5276, PAGE 228, OFFICIAL RECORDS.
- AN EASEMENT RECORDED JANUARY 31, 1927 IN BOOK 5, PAGE 416, OFFICIAL RECORDS (NON-PLUMBABLE) GIVEN TO CARRY OFF AND DRAIN WATER THAT NATURALLY COLLECTS ON AND FLOWS, AND HAS PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, WATER PIPE LINES, DITCHES OR OTHER CONDUITS FOR THE DISTRIBUTION OF WATER AND INCIDENTAL PURPOSES.



LEGAL DESCRIPTION

THE SOUTHWESTERLY 63 FEET OF THE NORTHEASTERLY 530 FEET OF THE NORTHEASTERLY 150 FEET OF LOT 102 OF TRACT NO. 306, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 11 AND 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER:

119-332-08

SITE ADDRESS:

2308 SANTA ANA AVE.
COSTA MESA, CA 92627

OWNER/SUBOWNER:

EASTSIDE COASTAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
1024 BAYSIDE DRIVE, SUITE 340
NEWPORT BEACH, CA 92660
ATTENTION: AU SEDGHA

AREA SUMMARY:

EXISTING PARCEL: 9450 S.F. (0.217 ACRES)

PROPOSED PARCELS:

PARCEL 1: 3862 S.F. (0.089 ACRES)
PARCEL 2: 5588 S.F. (0.128 ACRES)

EXISTING LAND USE:

ONE PARCEL OF SINGLE STORY HOUSE AND DETACHED GARAGE

EXISTING SURROUNDING PROPERTY LAND USE:

REAR: R2 - NO MULTI-FAMILY RESIDENTIAL
FRONT: R2 - NO MULTI-FAMILY RESIDENTIAL
LEFT: R2 - NO MULTI-FAMILY RESIDENTIAL
RIGHT: R2 - NO MULTI-FAMILY RESIDENTIAL

PROPOSED LAND USE:

SMALL LOT SUBDIVISION - SINGLE FAMILY RESIDENTIAL

WATER RESOURCES:

THERE ARE NO WATERCOURSE CROSSING THE SITE OR ADJOINING PROPERTIES, LAND IS NOT SUBJECT TO OVERFLOW.

WATER RESOURCES:

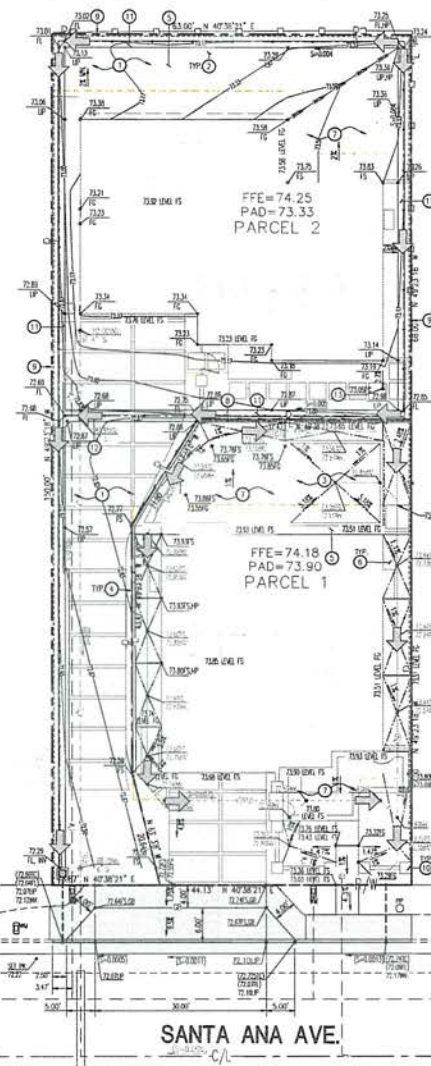
FEMA FIRM FLOOD ZONE = X, MAP NUMBER 06059C220K
EFFECTIVE DATE: 03/21/2019

LEGEND

SITE SETBACK
CURB
PROPERTY LINE



SCALE: 1"=10'



ON SITE CONSTRUCTION NOTES:

- DESCRIPTION
- CONSTRUCT CONCRETE WALK PER LANDSCAPING PLANS
 - CONC. MON STRIP PER LANDSCAPING PLANS
 - CONSTRUCT TURF PER LANDSCAPING PLANS
 - CONSTRUCT FENCE PER LANDSCAPING PLANS
 - PLANTER PER LANDSCAPING PLANS
 - GRAVEL PER LANDSCAPING PLANS
 - CONSTRUCT FINISH PER LANDSCAPING PLANS
 - CONCRETE CURB RETAINING WALL WITH FENCE ON TOP PER LANDSCAPING PLANS (BY SEPARATE PERMIT)
 - RETAINING WALL AND FENCE ON TOP PER LANDSCAPING PLANS (BY SEPARATE PERMIT)
 - CONSTRUCT DECORATIVE WALL PER LANDSCAPING PLANS (BY SEPARATE PERMIT)
 - CONSTRUCT CONC. CURB & GUTTER PER DETAIL 7/C-2
 - CONSTRUCT CONC. V-GUTTER PER DETAIL 8/C-2
 - LOWEST FINISH GRADE WITHIN 5' BUILDING LINE

BUILDING CODE SEC. 1006.7.4
TOP OF EXTERIOR FOUNDATION = FFE-6 INCH SLAB THICKNESS TOP OF EXT.
FOUNDATION FRONT BUILDING = 74.64-75.19-75.33
TOP OF EXT. FOUNDATION REAR BUILDING = 74.54-75.01-75.27
STREET GUTTER ELEVATION AT POINT OF DISCHARGE = 72.57
72.57+14.82(10') = 73.27



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

"CAUTION" REMEMBER THAT THE USA CENTER NOTICES ONLY
THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE
OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL
INFORM YOU OF WHOM THEY WILL NOTIFY.

REVISION	BY	DATE	APPROVED BY	DATE

PREPARED BY:
COAST ENGINEERING DESIGNS, INC.
1500 ADAMS AVE., SUITE 303
COSTA MESA, CA 92626
PH: (714) 293-0337
CIVIL AND STRUCTURAL ENGINEERS



OWNER INFORMATION:
AU SEDGHA
1024 BAYSIDE DR. STE. 340
NEWPORT BEACH, CA 92660
949-536-2668

PREPARED UNDER SUPERVISION OF	DATE
FARHAD REZAI R.E.C. 39868	4/30/2025
DRAWN	
CHECKED BY	
RECOMMENDED	
APPROVED	

2308 SANTA ANA AVE
COSTA MESA, CA 92627

PRECISE GRADING PLAN

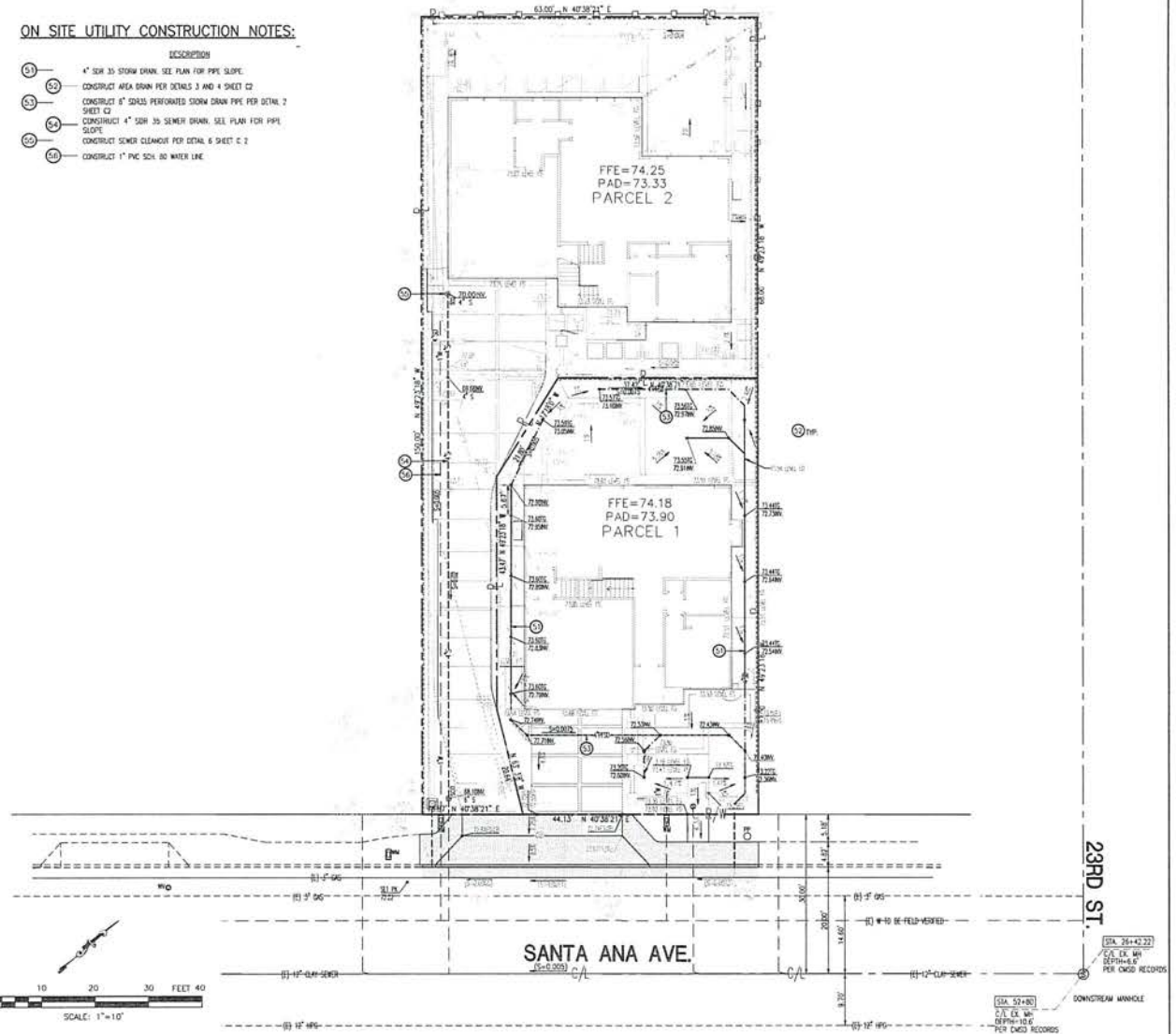
PRECISE GRADING PLAN SCALE 1"=10'-0" 1

C-3

SHEET OF

ON SITE UTILITY CONSTRUCTION NOTES:

- | DESCRIPTION |
|---|
| 1. 4" SCH 30 STORM DRAIN, SEE PLAN FOR PIPE SLOPE. |
| 2. CONSTRUCT AREA DRAIN PER DETAILS 3 AND 4 SHEET C2 |
| 3. CONSTRUCT 8" SDR35 PERFORATED STORM DRAIN PIPE PER DETAIL 2 SHEET C2 |
| 4. CONSTRUCT 4" SCH 30 SINKER DRAIN, SEE PLAN FOR PIPE SLOPE. |
| 5. CONSTRUCT SINKER CLEANOUT PER DETAIL 6 SHEET C 2 |
| 6. CONSTRUCT 1" PVC SCH 80 WATER LINE. |



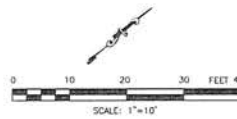
DIGALERT



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

"CAUTION": REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.



UTILITY PLAN SCALE 1"=10'-0" 1

REVISION	BY	DATE	APP'D.	DATE
1				
2				
3				

PREPARED BY:
COAST ENGINEERING DESIGNS, INC.

1500 ADAMS AVE., SUITE 303
COSTA MESA, CA 92626
PH: (714) 533-0337

CIVIL AND STRUCTURAL ENGINEERS



OWNER INFORMATION:

ALL RECORDS
1024 BAYSIDE DR. STE. 340
NEWPORT BEACH, CA 92660
949-636-2666

PREPARED UNDER SUPERVISION OF	DATE
FARHAD REZAI, R.C.E. 59868	4/30/2025
CHECKED BY:	
RECOMMENDED:	
APPROVED:	

2308 SANTA ANA AVE
COSTA MESA, CA 92627

UTILITY PLAN

C-4

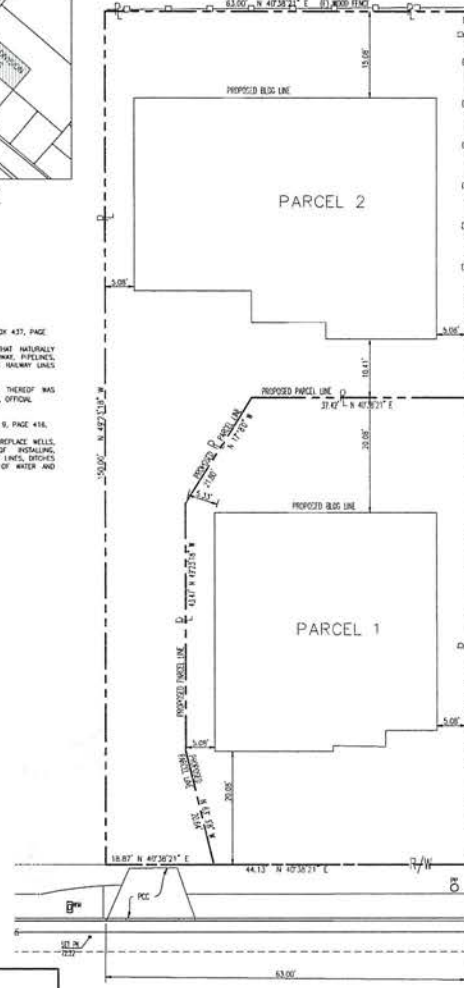
SHEET OF



VICINITY MAP
N.T.S.

EASEMENTS:

1. AN EASEMENT RECORDED SEPTEMBER 13, 1922 IN BOOK 437, PAGE 231, (BOOK 437, PAGE 231) GRANTING TO CARRY OFF AND DRAIN WATER THAT NATURALLY COLLECTS ON AND FLOWS AND ROADS, HIGHWAYS, PIPELINES, ILLUMINATING, TELEPHONE, POWER AND ELECTRIC, RAILROAD LINES AND INCIDENTAL PURPOSES.
2. AN INSTRUMENT DECLARING A MODIFICATION THEREOF WAS RECORDED 4/21/1960 IN BOOK 3296, PAGE 239, OFFICIAL RECORDS.
3. AN EASEMENT RECORDED JANUARY 31, 1927 IN BOOK 9, PAGE 416, OFFICIAL RECORDS (BOOK 9, PAGE 416) GRANTING TO CARRY OFF AND DRAIN WATER THAT NATURALLY COLLECTS ON AND FLOWS AND ROADS, HIGHWAYS, PIPELINES, ILLUMINATING, TELEPHONE, POWER AND ELECTRIC, RAILROAD LINES AND INCIDENTAL PURPOSES.



LEGAL DESCRIPTION

THE SOUTHWESTERLY 63 FEET OF THE NORTHEASTERLY 530 FEET OF THE NORTHEASTERLY 150 FEET OF LOT 102 OF TRACT NO. 350, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 11 AND 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER:

119-332-08

SITE ADDRESS:

2308 SANTA ANA AVE.
COSTA MESA, CA 92627

OWNER/SUBDIVIDER:

EASTSIDE COASTAL LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
1024 BAYSIDE DRIVE, SUITE 340
NEWPORT BEACH, CA 92660
ATTENTION: ALI SEDOH

AREA SUMMARY:

EXISTING PARCEL: 9450 S.F. (0.217 ACRES)

PROPOSED PARCELS:

PARCEL 1: 3862 S.F. (0.089 ACRES)

PARCEL 2: 5588 S.F. (0.128 ACRES)

EXISTING LAND USE:

ONE PARCEL OF SINGLE STORY HOUSE AND DETACHED GARAGE

EXISTING SURROUNDING PROPERTY LAND USE:

REAR: R2 - MD MULTI-FAMILY RESIDENTIAL
FRONT: R2 - MD MULTI-FAMILY RESIDENTIAL
LEFT: R2 - MD MULTI-FAMILY RESIDENTIAL
RIGHT: R2 - MD MULTI-FAMILY RESIDENTIAL

PROPOSED LAND USE:

SMALL LOT SUBDIVISION - SINGLE FAMILY RESIDENTIAL

WATER RESOURCES:

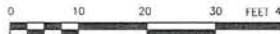
THERE ARE NO WATERCOURSE CROSSING THE SITE OR ADJOINING PROPERTIES. LAND IS NOT SUBJECT TO OVERFLOW.

WATER RESOURCES:

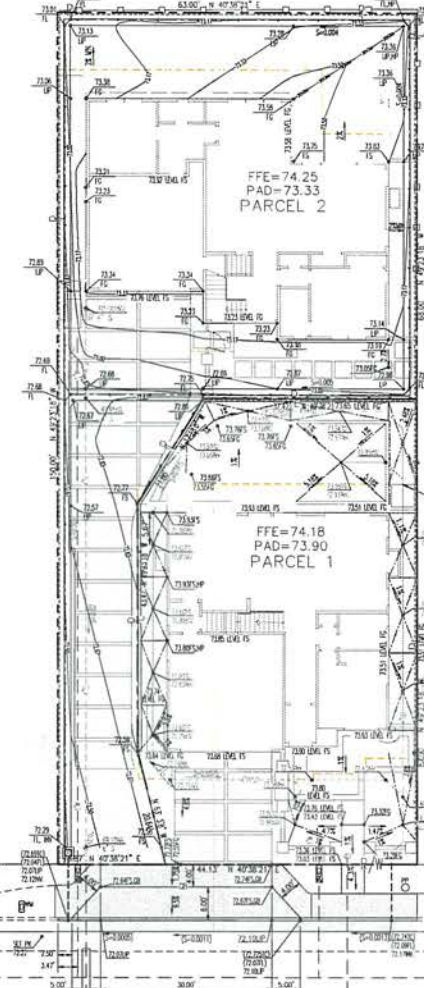
FEMA FIRM FLOOD ZONE = X, MAP NUMBER 06050C0200N
EFFECTIVE DATE: 03/21/2019

LEGEND

SITE SETBACK
CURB
PROPERTY LINE



SCALE: 1"=10'



BUILDING CODE SEC. 1008.7.4
TOP OF EXTERIOR FOUNDATION = FFE-6 INCH SLAB THICKNESS TOP OF EXT.
FOUNDATION FRONT BUILDING = 74.64-75.21-75.37
TOP OF EXT. FOUNDATION REAR BUILDING = 74.56-75.21-75.27
STREET GUTTER ELEVATION AT POINT OF DISCHARGE = 72.87
72.87+4.02(10') = 73.27



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

"CAUTION" REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

REVISION	BY	DATE	APP'D.	DATE
1				
2				
3				

PREPARED BY:
COAST ENGINEERING DESIGNS, INC.
15002 ADAMS AVE., SUITE 303
COSTA MESA, CA 92626
PH: (714) 393-0337



OWNER INFORMATION:
ALI SEDOH
1024 BAYSIDE DR. STE. 340
NEWPORT BEACH, CA 92660
949-636-2666

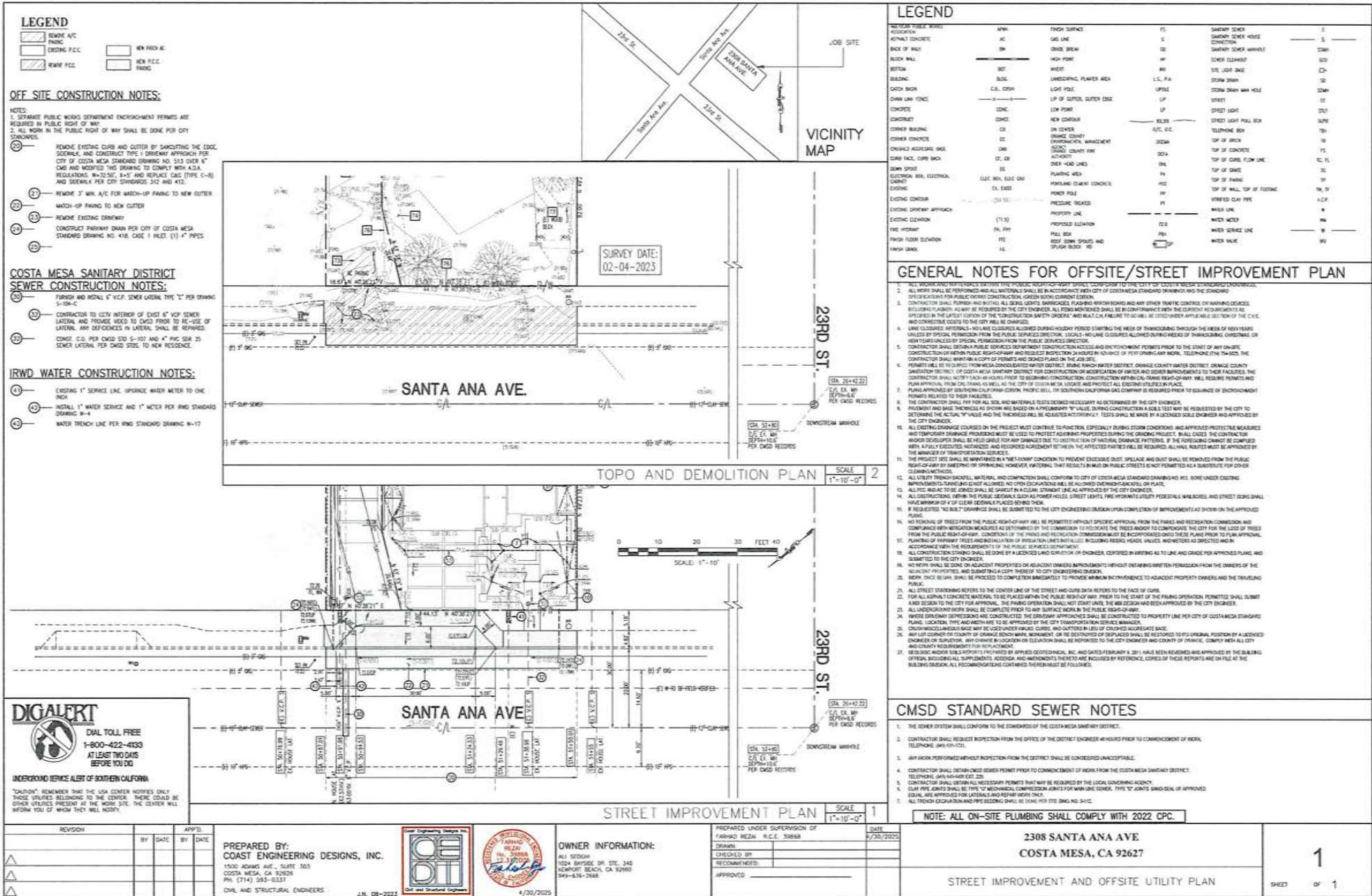
PREPARED UNDER SUPERVISION OF	DATE
FARHAD HIZAN, R.C.E. 39868	4/30/2025
CHECKED BY	
RECOMMENDED	
APPROVED	

2308 SANTA ANA AVE
COSTA MESA, CA 92627

TENTATIVE PARCEL MAP NO 2023-117

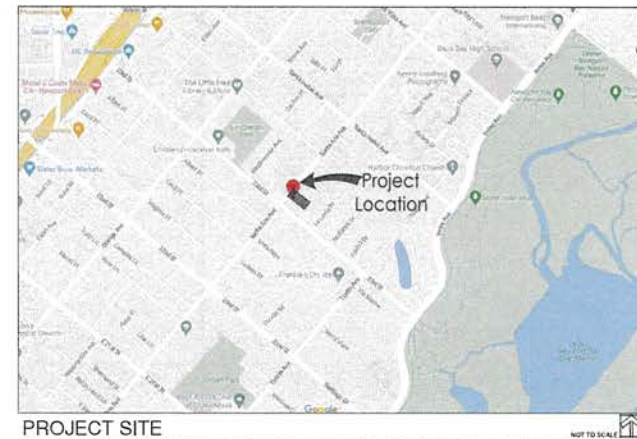
TENTATIVE PM SCALE 1"=10'-0" 1

2
SHEET OF



Landscape Plans

Eastside Coastal, LLC
2308 Santa Ana Avenue
Costa Mesa, CA 92627



Project Information:
Type: New Landscape Installation
Irrigation Water Source: Potable

Total Landscape Area - 2,428 S.F.

Applicant:
Landscape Dynamics, Greg Zoll
(951) 264-8195
gregzoll@landscapedynamics.net

Owner:
Eastside Coastal, LLC

Sheet List Table

Sheet No.	Sheet Title
L1	Coversheet
L2	Fence and Wall Conceptual Plan
L3	Irrigation Plan
L4	Hydrozone Plan
L5	Irrigation Details
L6	Irrigation Details
L7	Planting Plan
L8	Planting Details



Landscape Architectural Plans
Eastside Coastal, LLC
2308 Santa Ana Avenue, Costa Mesa Ca 92627



COVER SHEET

April 28, 2025

L1

1 of 8

CITY DIRECTED SITE WALL CONSTRUCTION REQUIREMENTS

1. All exterior property lines of the master development lot shall have solid masonry walls that conform to the city's wall, fences and landscaping standards in respect to height and location as well as the following standards. The final review authority shall approve the wall location, height, masonry material, and finish.

(i) Only one type of wall design with the appropriate mix of masonry material and finishes shall be permitted for the development lot.

(ii) Wall materials such as uncolored cinder block shall be treated with a decorative finish that complements and enhances the project and surrounding neighborhood.

(iii) Exceptions to the requirements stated in subsections (2)(i) through (2)(ii) may be approved by the final review authority. These exceptions may include, but are not limited to, combination masonry walls with vinyl fencing, stained/treated wood, wrought iron fencing, green wall, and green sustainable composite materials.

(iv) The development services director shall review and approve any future additions to the exterior walls, after project completion, which shall be constructed of materials which are either identical and/or compatible with the original wall.

HARDSCAPE LEGEND

Symbol Description

- ① — 6' High Vinyl Fence, Color: White
- ② — 6' High x 3' Wide Vinyl Gate
- ③ — 2' High CMU Wall with Precast Concrete Cap & Stucco Finish
- ④ — 30" High (Max.) x 2' Square CMU Filter with Precast Concrete Cap. Finish shall be ledger stone or stucco per owner direction.
- ⑤ — 28" High x 36" Wide Wrought Iron Gate, Color and design to match existing residence amenities.

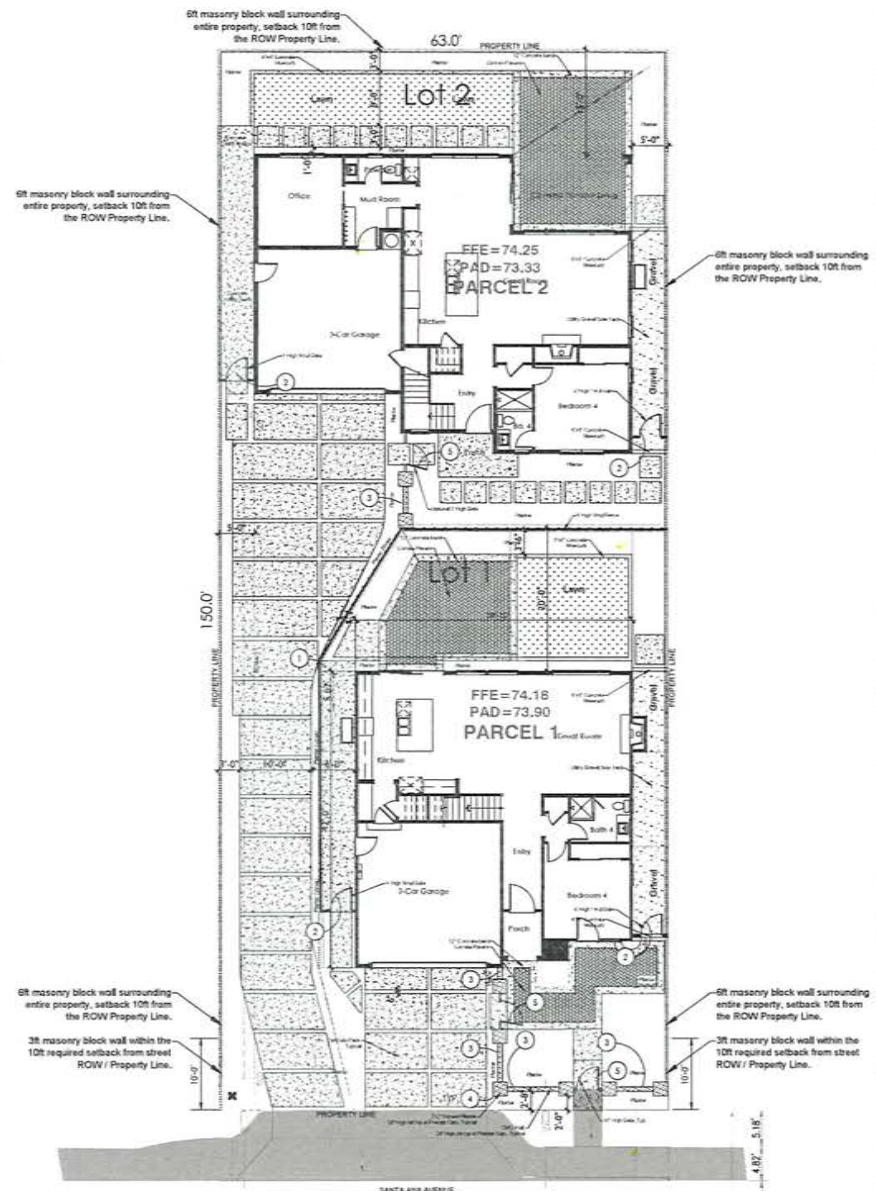
Exterior Wall on Exterior Property Line Notes
1. Masonry block wall finish to be in either stucco or a decorative split face block on the interior side of property. Where block wall is visible from street, both the exterior and interior side will be finished in either stucco or use of a decorative split face block.



Vinyl Fence with Gate



Pillar with Low Wall
Pillars and Gate
(No Lights or Planters on Top)



FENCE AND WALL CONCEPTUAL PLAN

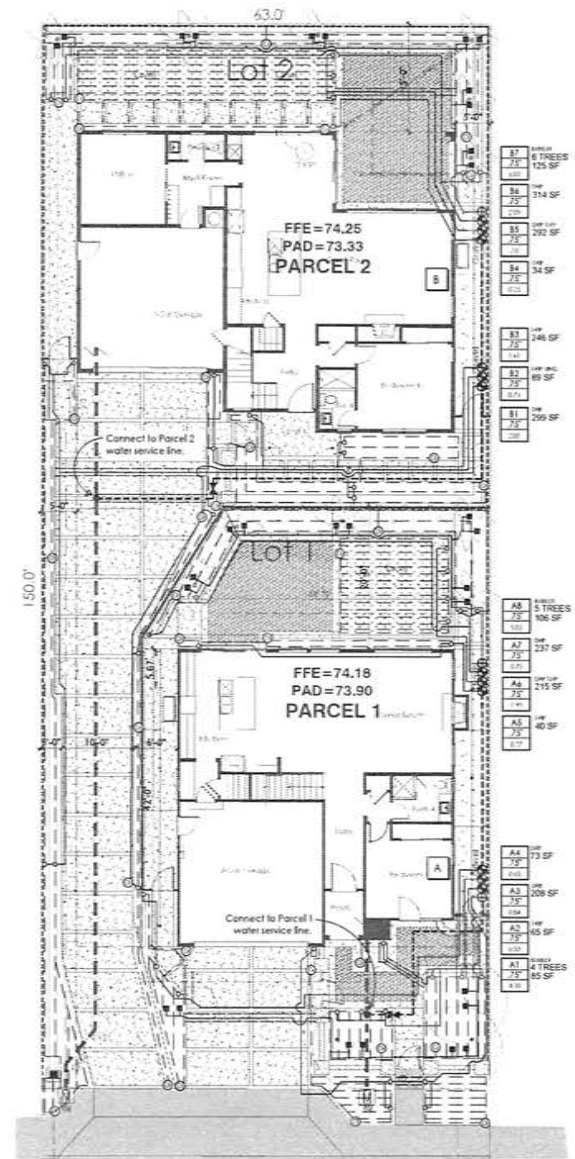


IRRIGATION EQUIPMENT LEGEND

SYM.	NAME	DESCRIPTION	SYM.	NAME	DESCRIPTION
A B	Rainbird	12 station Rainbird Controller with Rain Sensor and Wi-Fi Remote Control Module Model TM2-12, (UKWR), WR2-48	---	Netalm (Irr)	Technique CV Dripeline, 40 gph emitter spaced at 12" O.C. & lines spaced at 12". Model: TLCV16-12 Buy dripine evenly 4" below grade throughout entire zone.
M		Assumed Water Meter Location	---	Netalm (Shrub)	Technique CV Dripeline, 90 gph emitter spaced at 18" O.C. & lines spaced at 18". Model: TLCV18-18 Install on-grade in planters and place match over dripine.
1/4"	1/4"	Line Size Brass ball valve 1580-A Installed in 1/2" Round Box	---	Netalm	PVC Thread to Drip tubing Connection (3/4" or 1/2") TL500MA
1/4"	Rainbird	3/4" Anti-Siphon Dip Irrigation control valve with Pressure Regulating Filter (For Dip Area) Model: Q75-ASVF with PRF-Q75-R81	---	Rainbird	Drip System Operation Indicator Model: OPERIND (with yellow cap)
1/4"	Rainbird	3/4" Anti-Siphon Dip Irrigation control valve (For tree Bubbles) Model: Q75-ASVF	■	Rainbird	Rail Water System - 0.5 GPM PER RWS Model: RWS-B-C-1-402 with RWS-SOCK & RWSGRATE

VALVE LEGEND	
Valve Label	Zone Description
A2	79 SF
75	Valve Size
100	GPM

- Existing Water Supply Feed to Residence
- Irrigation Mainline to be SCH 40, Size 1"
- Lateral: SCH 40 pvc pipe, Size 3/4" (all laterals)
- SCH 40 PVC Sleeve. All pipes that cross under pavement and structures are installed in a SCH 40 sleeve 2 times the pipe diameter.



IRRIGATION PLAN



Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET₀): 45.6

Hydrozone # Planting Description*	Plant Factor (PF)	Irrigation Method ¹	Irrigation Efficiency (IEF)	ETAF (PF x IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
A1-TREES	0.4	DRIP	0.81	0.40	85	42	1,187
A2-FRONTAGE	0.2	DRIP	0.81	0.25	148	37	1,033
A3-COURTYARD	0.4	DRIP	0.81	0.40	208	103	2,904
A4-HEDGE	0.4	DRIP	0.81	0.40	73	36	1,019
A5-FOUNDATION	0.2	DRIP	0.81	0.25	40	10	279
A6-TURF	0.7	DRIP	0.81	0.86	215	186	5,253
A7-PLANTER	0.8	DRIP	0.81	0.49	237	117	3,309
A8-PALM	0.4	DRIP	0.81	0.40	106	52	1,460
B1-FRONTAGE	0.2	DRIP	0.81	0.25	305	75	2,129
B2-FENCELINE	0.2	DRIP	0.81	0.25	89	22	621
B3-FRONT DOOR	0.4	DRIP	0.81	0.40	246	121	3,435
B4-FOUNDATION	0.2	DRIP	0.81	0.25	34	8	237
B5-TURF	0.7	DRIP	0.81	0.86	292	252	7,134
B6-PLANTER	0.4	DRIP	0.81	0.40	314	155	4,384
B7-PALMS	0.4	DRIP	0.81	0.40	125	62	1,745
Totals					(A) 2,517	(B) 1,279	
						ETWU Total	36,150
						Maximum Allowed Water Allowance (MAWA)*	37,894

*Hydrozone # Planting Description

E.g.
1.) front lawn
2.) rose water use plantings
3.) medium water use planting

*Irrigation Method
Overhead spray,
drip or bubbler

*Irrigation Efficiency
0.75 for spray head
0.81 for drip, bubbler

*ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion
factor that converts acre-
inches per acre per year to
gallons per square foot per
year. Complete ETWU for
each hydrozone

*MAWA (Annual Gallons Allowed) =

(Eto) x 0.62 x (ETAF x TLA) + ((ETAF) x SLA)
where 0.62 is a conversion factor, TLA is the total
landscape area in square feet, SLA is the total special
landscape area in square feet, and ETAF is .55 for
residential areas and 0.45 for non-residential areas.

ETAF Calculations

Average ETAF for Regular Landscape Areas must be
0.55 or below for residential areas, and 0.45 or below
for non-residential areas.

Regular Landscape Areas

Total ETAF x Area	(B)	1,279
Total Area	(A)	2,517
Average ETAF	B ÷ A	0.51

All Landscape Areas

Total ETAF x Area	(B+D)	1,279
Total Area	(A+C)	2,517
Site wide ETAF	(B+D) ÷ (A+C)	0.51

Hydrozone Descriptions

Total Landscape Area - 2,437 sf

Let 1

Controller A

Front Yard

A1 - 4 Trees - Moderate, 85 sf

A2 - Frontage and Dianella - Low, 148 sf

A3 - Roses in Courtyard - Moderate, 208 sf

A4 - Frontage - Low, 73 sf

Backyard -

A5 - Foundation Sansevieria - Low, 40 sf

A6 - Turf - High, 215 sf

A7 - Planter - Moderate, 237 sf

A8 - [8] Palm Trees - Moderate, 106 sf

Let 2

Controller B

Front Yard

B1 - Hedge of Property & Frontage - Low, 305 sf

B2 - Vines on Fence - Low, 89 sf

B3 - Roses at Front Door - Moderate, 246 sf

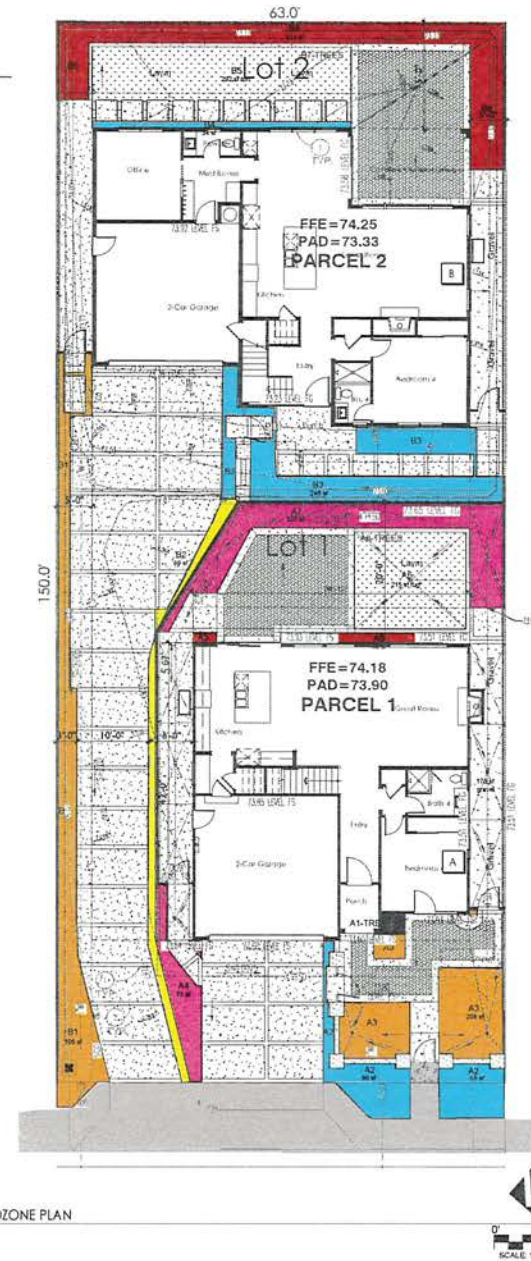
Backyard -

B4 - Foundation Sansevieria - Low, 34 sf

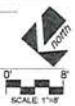
B5 - Turf - High, 292 sf

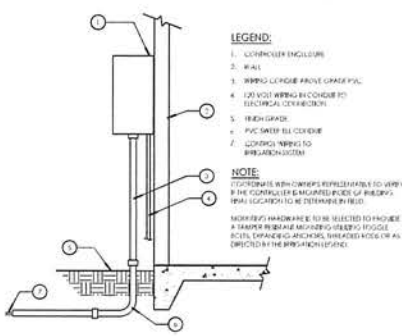
B6 - Planter - Moderate, 314 sf

B7 - [6] Palm Trees - Moderate, 125 sf

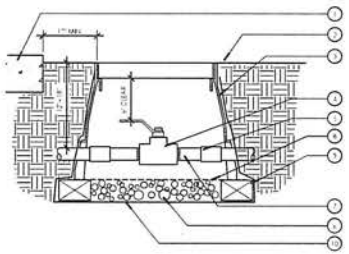


HYDROZONE PLAN

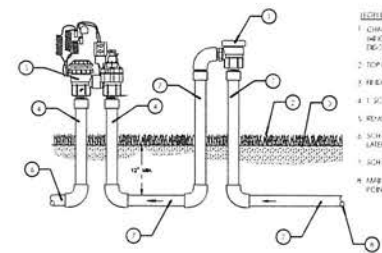




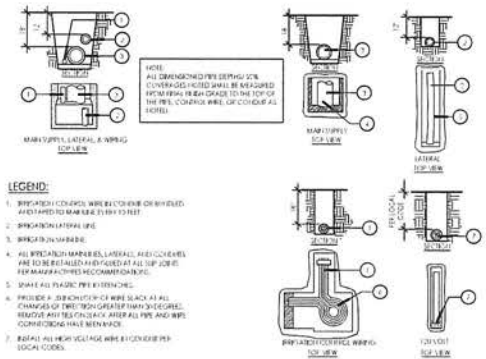
IRRIGATION CONTROLLER



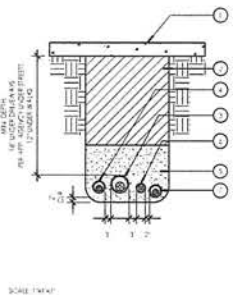
BALL VALVE



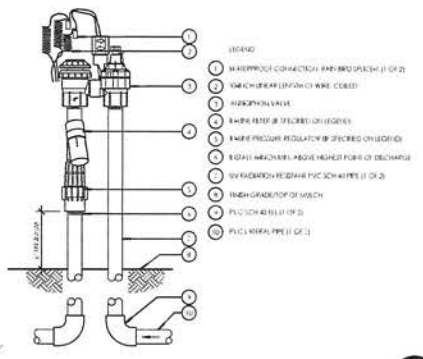
RESIDENTIAL BACKFLOW DEVICE



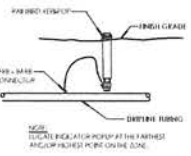
TRENCHING



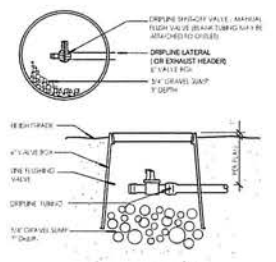
SLEEVING



ANTI SIPHON VALVE DRIP CONTROL ZONE



POP-UP SPRAY HEAD / DRIP ZONE INDICATOR SPRAY



MANUAL FLUSH VALVE



1. FLUSHING ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERWATERED SIDEWALKS, WALLS, FENCES, ELECTRIC/ODORABLE NOTES, ETC. AS MUCH AS POSSIBLE.
2. CORRECTION SHALL BE MADE (CHECK LATER) IF ALL HEADS IN EACH ZONE HEAD DRAINAGE OCCURS.

Synthetic Turf

Symbol Description

- 1 Install synthetic turf edging per turf contractor and manufacturer's recommendations.
- 2 Select turf color to match Santa Ana natural turf planned per this plan.

Note: All synthetic turf at edges of driveway shall be tucked under at edge per manufacturer's recommendations or use an edging specific for synthetic turf.

Trees



Podocarpus elongatus
'Monnal'
ICEE BLUE PODOCARPUS



Magnolia 'Little Gem'
LITTLE GEM MAGNOLIA



Trachycarpus fortunei
WINDMILL PALM

Shrubs and Groundcovers



Buxus microphylla 'Green Beauty'
GREEN BEAUTY BOXWOOD



Callistemon viminalis 'CV01' PP
#24,444
SLIM BOTTLE BRUSH



Cordyline x 'JURed'
FESTIVAL BURGUNDY
CORDYLIN



Dianella revoluta 'Baby Bliss'
BABY BLISS FLAX LILY



Lavandula stoechas 'Otto Quast'
SPANISH LAVENDER



Myoporum parvifolium 'Pink'
PINK AUSTRALIAN RACER



Rosa 'Iceberg'
ICEBERG ROSE



Sansevieria trifasciata 'Laurentii'
Striped Mother-in Law's Tongue



Distictis 'Rivers'
ROYAL TRUMPET VINE

PLANTING LEGEND

TREES

Symbol	Botanical / Common Name	Container	Kc	Qty	Height	Width
(1)	Magnolia 'Little Gem'	24" Box	0.5	4	20-25	10-15
(2)	Trachycarpus fortunei	24" Box	0.5	11	25-30	8-10
(3)	Podocarpus elongatus 'Monnal'	15 Gallon	0.5	7		
(4)	ICEE BLUE PODOCARPUS					

SHRUBS

Symbol	Botanical / Common Name	Container	Kc	Qty	Height	Width
(5)	Buxus microphylla 'Green Beauty'	5 Gallon	0.5	31	4-6	(Hedged)
(6)	Callistemon viminalis 'CV01' PP #24,444	5 Gallon	0.3	39	8-10	3-4
(7)	CORDYLIN x 'JURed'	5 Gallon	0.5	9	3	3
(8)	FESTIVAL BURGUNDY CORDYLIN					
(9)	Dianella revoluta 'Baby Bliss'	1 gallon	0.3	81	1'-2'	1'-2'
(10)	BABY BLISS FLAX LILY					
(11)	Lavandula stoechas 'Otto Quast'	1 gallon	0.3	32	2'	2'
(12)	SPANISH LAVENDER					
(13)	Rosa 'Iceberg'	5 Gallon	0.5	50	3'	4'
(14)	ICEBERG ROSE					
(15)	Sansevieria trifasciata 'Laurentii'	5 Gallon	0.5	43	3'-4'	Clumping
(16)	Striped Mother-in Law's Tongue					
(17)	Distictis 'Rivers'	5 Gallon	0.3	11	25-30" long	
(18)	ROYAL TRUMPET VINE					

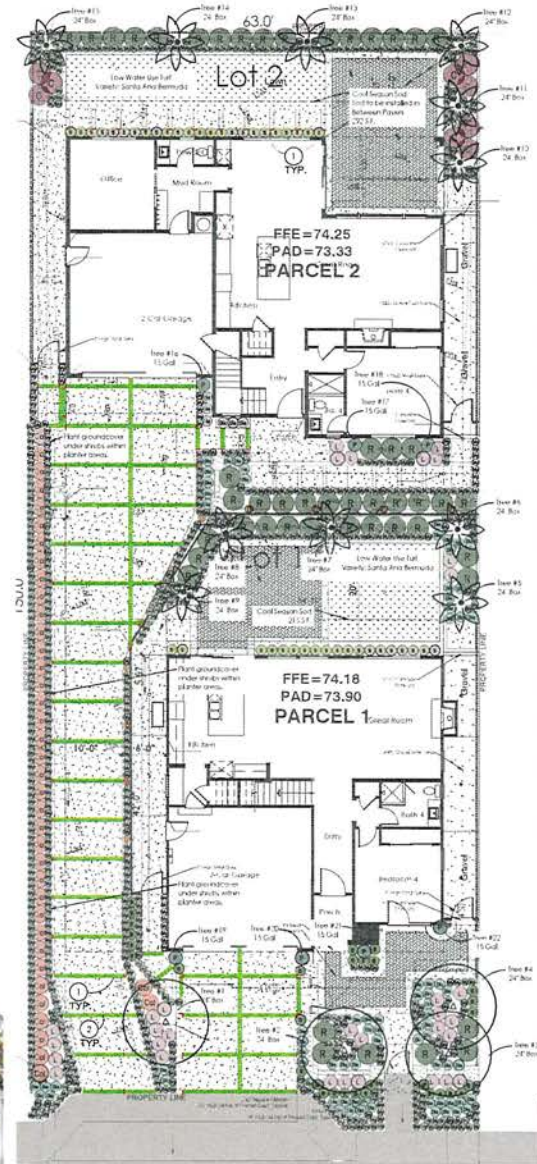
GROUNDCOVER

Symbol	Botanical / Common Name	Roasted Cuttings	From Flats	Qty	Less than 12"	6"
(19)	Myoporum parvifolium 'Pink'			727		
(20)	Pink Australian Racer					

Turf Grass

Symbol	Supplier: West Coast Turf	Sod	0.6	507 SF
(21)	Variety: Santa Ana			
(22)	Drought tolerant water saving bermudagrass			
(23)	sod cultivated for warmer areas.			

Groundcover 70% Coverage Note:
Additional Myoporum roasted cuttings (groundcover) are to be installed as required by the city landscape inspector to achieve the targeted 70% under-planting in shrub area. Groundcovers shall be installed where the stem and canopy height of the primary shrub plant material allows such installations and where the installation of groundcover will not be detrimental to the health and growth of the primary shrub plant material. Understory groundcover planting of shrub area shall be completed to achieve 70% groundcover coverage.



PLANTING PLAN



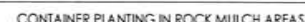
Ecosystem
Urban
UES
LandscapeDynamics.net

Landscape Architectural Plans
Eastside Coastal, LLC
2308 Santa Ana Avenue, Costa Mesa Ca 92627

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST THREE DAYS
BEFORE YOU GO
UNDERGROUND SERVICE ALERT OF
SOUTHERN CALIFORNIA

PLANTING PLAN
April 28, 2025
L7
7 of 8

Intended to be superseded by revised plans (Attachment 8)



NOTE: DATA COLLECTION PLANS
When developing a complete, transferable contract and initial proposals, it is a responsibility for analysts and contractors to ensure that the results will be provided in a form acceptable for evaluation of management information. Information procedures should account for adequate depth for the analysis to be done.

