

PROJECT NAME

215-223 MESA DRIVE RESIDENCES
NEW 4-UNIT RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS

215 & 223 MESA DR, COSTA MESA, CA 92627

SUBJECT LOT INFORMATION

LEGAL DESCRIPTION:	N TR 376 BLK LOT 63 TR 376 LOT 63	
ZONING:	R2-MD (MEDIUM DENSITY)	
USE:	MULTI-FAMILY RESIDENTIAL	
APN:	215 MESA DR	223 MESA DR
ORIGINAL LOT SIZE:	439-213-24	439-213-25
EXISTING NUMBER OF UNITS:	9,148 SF	9,583 SF
EXISTING SQUARE FOOTAGE:	1	2
EXISTING # BEDS & BATHS	818 SF	1,968 SF
YEAR BUILT:	2 BEDS & 1 BATH	3 BEDS & 2 BATHS
	1948	1948

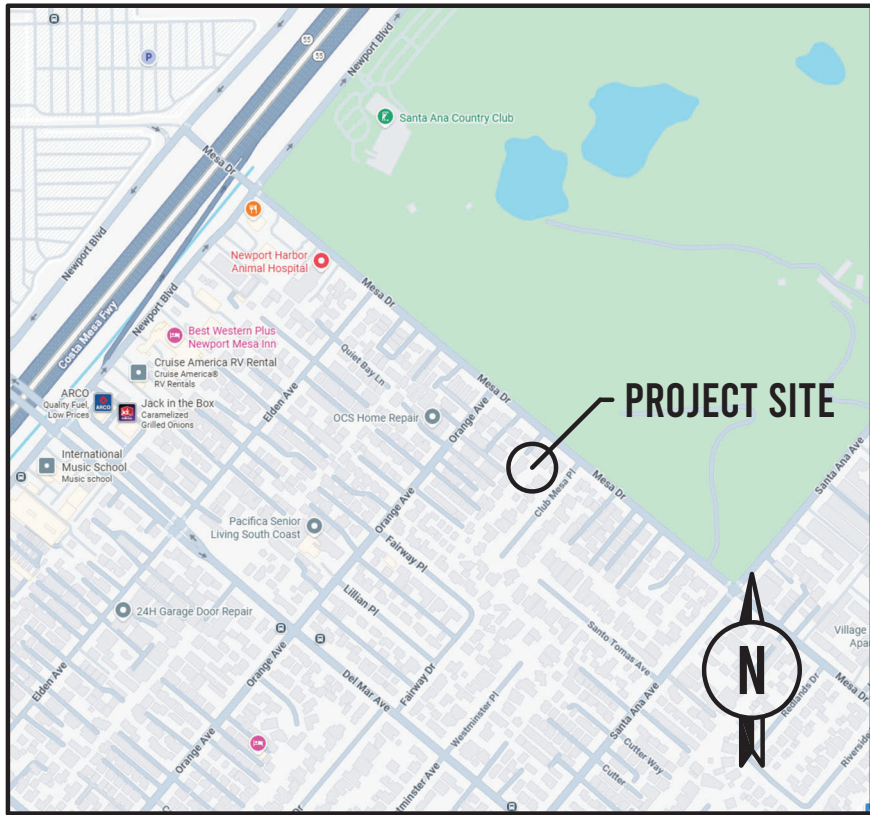
PROJECT AREA BREAKDOWNS

	215 MESA DR	223 MESA DR
ORIGINAL DEVELOPMENT LOT:	9,148 SF	9,583 SF
NEW DEVELOPMENT LOT:	9,000 SF	9,654 SF
TOTAL # BEDS & BATHS	8 BEDS & 9 BATHS	8 BEDS & 9 BATHS
TOTAL DRIVEWAYS:	1,905 SF	1,956 SF
TOTAL GARAGES:	848 SF	848 SF
TOTAL 1ST FLOORS:	2,235 SF	2,553 SF
TOTAL 2ND FLOORS:	2,955 SF	3,314 SF
LOT COVERAGE:	4,988 SF (55%)	5,357 SF (55%)
OPEN SPACE:	4,012 SF (45%)	4,297 SF (45%)
PROVIDED PARKING:	(2) 2 COVERED (2) 2 OPEN	(2) 2 COVERED (2) 2 OPEN
215 MESA DR A (FRONT)		
4 BEDS & 4.5 BATHS		
GARAGE:	425 SF	
1ST FLOOR:	1,139 SF	
2ND FLOOR:	1,479 SF	
TOTAL LIVING:	2,618 SF	
TOTAL BUILDING:	3,043 SF	
215 MESA DR B (REAR)		
4 BEDS & 4.5 BATHS		
GARAGE:	423 SF	
1ST FLOOR:	1,096 SF	
2ND FLOOR:	1,476 SF	
TOTAL LIVING:	2,572 SF	
TOTAL BUILDING:	2,995 SF	
223 MESA DR A (FRONT)		
4 BEDS & 4.5 BATHS		
GARAGE:	425 SF	
1ST FLOOR:	1,288 SF	
2ND FLOOR:	1,652 SF	
TOTAL LIVING:	2,940 SF	
TOTAL BUILDING:	3,365 SF	
223 MESA DR B (REAR)		
4 BEDS & 4.5 BATHS		
GARAGE:	423 SF	
1ST FLOOR:	1,265 SF	
2ND FLOOR:	1,662 SF	
TOTAL LIVING:	2,927 SF	
TOTAL BUILDING:	3,350 SF	

PROJECT TEAM

OWNER:	PROJECT DESIGNER:
OBSIDIAN DEVELOPMENT, LLC	JOSH MARTINEZ, OSSA HOMES
17741 MITCHELL, SUITE 200	11947 VALLEY VIEW ST. #5991
IRVINE, CA 92614	GARDEN GROVE, CA 92846
DAVID@OBSIDIANDEVLLC.COM	JOSH@OSSAHOMES.COM
(714) 240-5592	(714) 488-3327
LAND SURVEYOR	CIVIL ENGINEER:
KKL SURVEYING INC.	WAI CHEN, P.E., W.H. ENGINEERING GROUP
19539 BERMUDA ST	548 WALD,
PORTER RANCH, CA 91326	IRVINE, CA 92618
KKLSURVEYING@GMAIL.COM	WAI@WHENGINEERINGGROUP.COM
(818) 482-6532	(949) 229-1413
LANDSCAPE ARCHITECT	
SHAMS KHORAM, HOF	
2609 SIMPLICITY	
IRVINE, CA 92620	
INFO@HOFPLANNING.COM	
(951) 961-4003	

VICINITY



SHEET INDEX

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4-UNIT DEVELOPMENT CONCEPT



SCOPE OF WORK

DEMOLISHING EXISTING ONE-STORY RESIDENCES (2,786 SF) AND DETACHED GARAGES, AND CONSTRUCTING (4) NEW TWO-STORY RESIDENCES TOTALING 11,882 SF LIVING AND 1,727 SF GARAGES.

CODE REVIEW

ALL DESIGNS, PLANS, CONSTRUCTION WORK, AND MATERIALS SHALL CONFORM STRICTLY TO THE FOLLOWING APPLICABLE CODES:

CITY OF COSTA MESA LOCAL ORDINANCES

CALIFORNIA BUILDING CODES

2025 CRC 2025 CBC 2025 CFC 2025 CPC 2025 CEC

2025 CMC 2025 CEES (CA ENERGY) 2025 CG (CAL GREEN)

ALL OTHER FEDERAL, STATE, AND LOCAL CODES

OCCUPANCY TYPE:	R-3/U
TYPE OF CONSTRUCTION:	V-B
FIRE SPRINKLERS:	NFPA-13D
NUMBER OF STORIES:	2-STORIES

DEFERRED SUBMITTALS

- FIRE SPRINKLERS (NFPA-13D)
NOTE: NFPA 13D 11.2.3.1 WATERFLOW DEVICES - WHERE WATERFLOW DETECTION DEVICES ARE INSTALLED, THESE DEVICES, INCLUDING THE ASSOCIATED ALARM CIRCUITS, SHALL BE FLOW THROUGH THE INSPECTOR'S TEST CONNECTION AND SHALL RESULT IN AN AUDIBLE ALARM ON THE PREMISES.
- SOLAR PHOTOVOLTAICS (PV)
- SOUND ATTENUATION DESIGN FOR HVAC UNITS
- SITE WALLS
NOTE: DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT DESIGNER OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY.

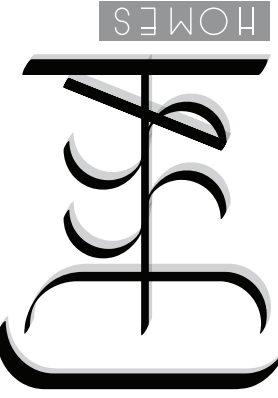
ATTACHMENT 6

CONTACT:
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17741 MITCHELL N #200
IRVINE, CA 92614
(714) 240-5592
DMIRRAFI@GMAIL.COM

PROJECT:
NEW 2-STORY 4-UNIT DEVELOPMENT
FOR OBSIDIAN DEVELOPMENT, LLC
ADDRESS:
215 & 223 MESA DR.,
COSTA MESA, CA 92627

PROJECT DESIGNER
JOSH MARTINEZ

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GARDEN GROVE, CA 92846
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JOSH@OSSAHOMES.COM
(714) 488-3327



PROJECT STATUS: PLANNING REVIEW

OSHA HOMES RETAINS ALL COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. PROJECT PLANS CANNOT BE REPRODUCED, ALTERED, OR COPIED IN ANY FORM. PROJECT PLANS SHALL NOT BE TRANSFERRED TO A THIRD PARTY WITHOUT PRIOR WRITTEN APPROVAL FROM OSSA HOMES. ANY THIRD PARTY USING THE PLANS FOR PURPOSES BEYOND THE ORIGINAL PROJECT SHALL INDEMNIFY AND HOLD OSSA HOMES HARMLESS FROM ANY RESULTING CLAIMS.

REVISIONS

T-1

SHEET 1 OF 25

DATE: 12.20.25

ORANGE AVENUE

S40°37'57"W

LEGAL DESCRIPTION:

APN: 439-213-25

THE NORTHEASTERLY 160.9 FEET OF LOT 63 OF TRACT 376, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 29 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY. EXCEPTING THEREFROM THE NORTHWESTERLY 245 FEET, TOGETHER WITH ALL RIGHT TITLE AND INTEREST IN AND TO THAT CERTAIN LEASE RECORDED APRIL 28, 1967, IN BOOK 8238, PAGE 815, OFFICIAL RECORDS, ORANGE COUNTY, BEING THAT CERTAIN SUBSURFACE OIL AND GAS LEASE DATED APRIL 13, 1967, EXECUTED BY STAN RISDON AND ADA RISDON, AS LESSORS, AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, AS LESSEE.

APN: 439-213-24

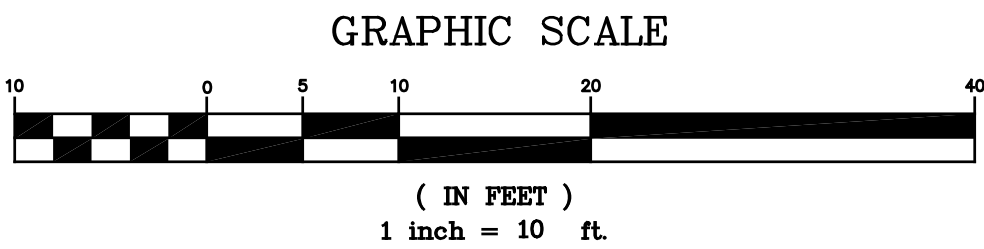
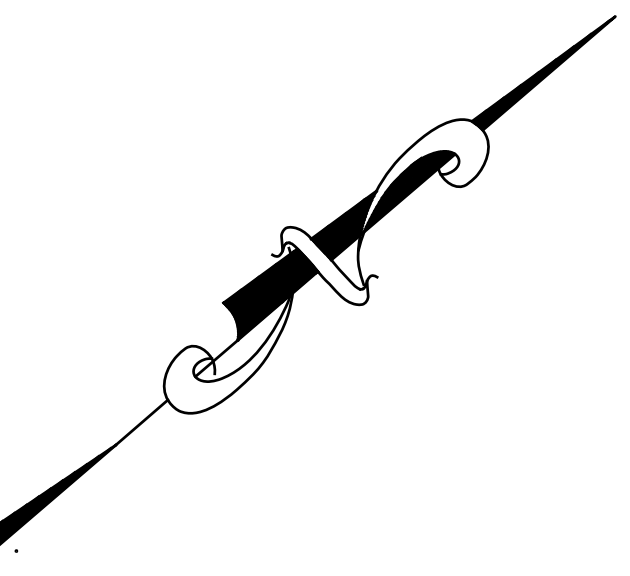
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LEGEND

TE TRASH ENCLOSURE
NG NATURAL GRADE
L.S. LANDSCAPING
TC TOP OF CURB
FL FLOWLINE
TW TOP OF WALL
FF FINISH FLOOR
PE PAD ELEVATION
DN DOWN
P.A. PLANTING AREA
FS FINISH SURFACE
FG FINISH GRADE
G.B. GRADE BREAK
Ø DIAMETER
MIN. MINIMUM
H. HIGH
BW BACK OF WALK
TG TOP OF GRATE
INV INVERT ELEVATION

← DN DOWN
WV WATER VALVE
DU DUCT VENTILATION

WROUGHT IRON FENCE
CHAIN LINK FENCE
CENTERLINE
PROPERTY LINE
EXISTING C.M.U. WALL
EXISTING C.M.U. RET. WALL



BENCHMARK:

Orange County Designation No: CM-51-89

Monument Type:
Orange County Surveyor's 3 3/4"
Aluminum Disk

ELEVATION: 65.967 NAVD88(FT)

Description:
DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-51-89", SET IN THE TOP OF A 4" BY 4" CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF SANTA ANA AVENUE AND MESA DRIVE, 57 FT. WESTERLY OF THE CENTERLINE OF MESA DRIVE AND 21 FT. NORTHERLY OF THE CENTERLINE OF SANTA ANA AVENUE. MONUMENT IS SET LEVEL WITH TOP OF CURB.

Underground Service Alert

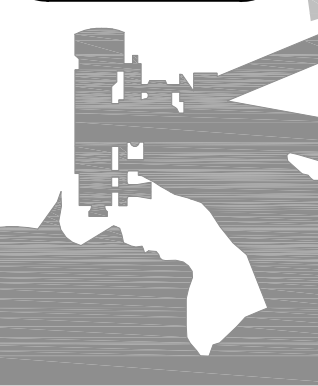


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losi.eng@hotmail.com

Land and Creative Solutions Inc.



7340 Florence Ave, Suite 210
Downey, Ca 90240
P562-335-6848 C562-335-6848

Civil Engineering Architectural Design

Topographic Survey Map

location: 215-223 Mesa Drive
Costa Mesa, Ca 92627
A.P.N. 439-213-24
A.P.N. 439-213-25

City of Costa Mesa

scale: 1" = 10'
drawn by: VENEGAS
sheet number: 1
SHEET 1 OF 1
plot date: July 14-2023

LEGEND

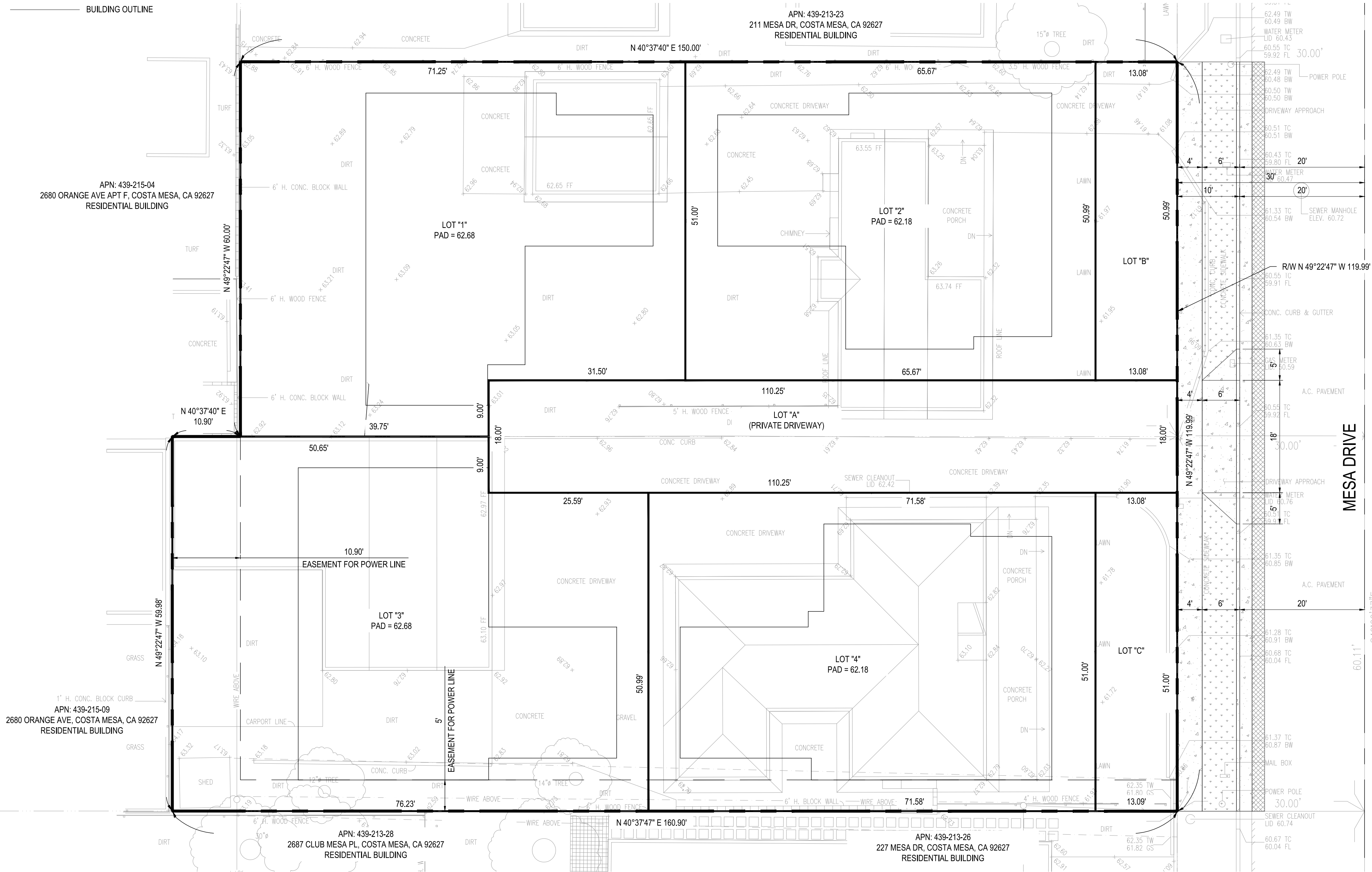
----- PROPERTY LINE
- - - - - CENTER LINE
===== LOT LINE
===== BUILDING OUTLINE

CIVIL ENGINEER

W.H. CIVIL, INC.
548 WALD
IRVINE, CA 92618
PHONE: 949-229-3357

TENTATIVE PARCEL MAP NO. 2026-129

FOR PLANNED DEVELOPMENT PURPOSE (4 RESIDENTIAL UNITS)
215-223 MESA DRIVE, COSTA MESA, CA 92627
APN: 439-213-25, 439-213-24



BENCHMARK

ORANGE COUNTY DESIGNATION NO: CM-51-89
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OWNER / APPLICANT

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17741 MITCHELL, SUITE 200
IRVINE, CA 92614
PHONE: 949-252-9999

FEMA FLOOD ZONE

ZONE X (OTHER AREAS)
PER PANEL 0267J OF MAP NUMBER 06059C0267J
EFFECTIVE DATE: DECEMBER 3, 2009
PROJECT AREA IS OUTSIDE THE FLOOD ZONE.

IMPERVIOUS AREA CALCULATION		
LOT AREA (GROSS AND NET)	=	18,651 SQ-FT (0.428 ACRE)
TOTAL EXISTING IMPERVIOUS AREA	=	9,108 SQ-FT
TOTAL PROPOSED IMPERVIOUS AREA	=	7,584 SQ-FT
TOTAL PROPOSED PERVIOUS AREA	=	11,067 SQ-FT

LEGAL DESCRIPTION

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NOTES

- EXISTING TWO SINGLE FAMILY DWELLINGS TO BE DEMOLISHED FOR CREATION OF FOUR (4) UNITS CONDOMINIUM UNITS.
- PROJECT ADDRESS: 215/223 N. MESA DR. COSTA MESA, CA 92627
- THE SITE IS RELATIVELY FLAT.
- THE SITE IS NOT IN THE FLOOD ZONE AREA.
- SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
- LOT AREA = 18,651 S.F. (0.428 ACRES)
- PROPOSED DEVELOPMENT DATA: FOUR (4) UNITS CONDOMINIUM UNITS.
- VEHICULAR ACCESS ARE FROM THE COMMON DRIVEWAY.
- TRASH BIN AND RECYCLE ARE IN PRIVATE YARD AREA.
- GRADING QUANTITIES:
CUT = 204 C.Y.
FILL = 204 C.Y.
- THE SITE IS NOT IN GEOLOGICALLY HAZARDOUS AREA.
- EXISTING ZONING: R2

SITE SUMMARY

DESCRIPTION	PROPOSED
TOTAL NUMBER OF UNITS	4
PROJECT ACREAGE (NET)	0.428
PROJECT DENSITY (NET)	9.35 UNITS PER ACRE

NUMBERED LOTS

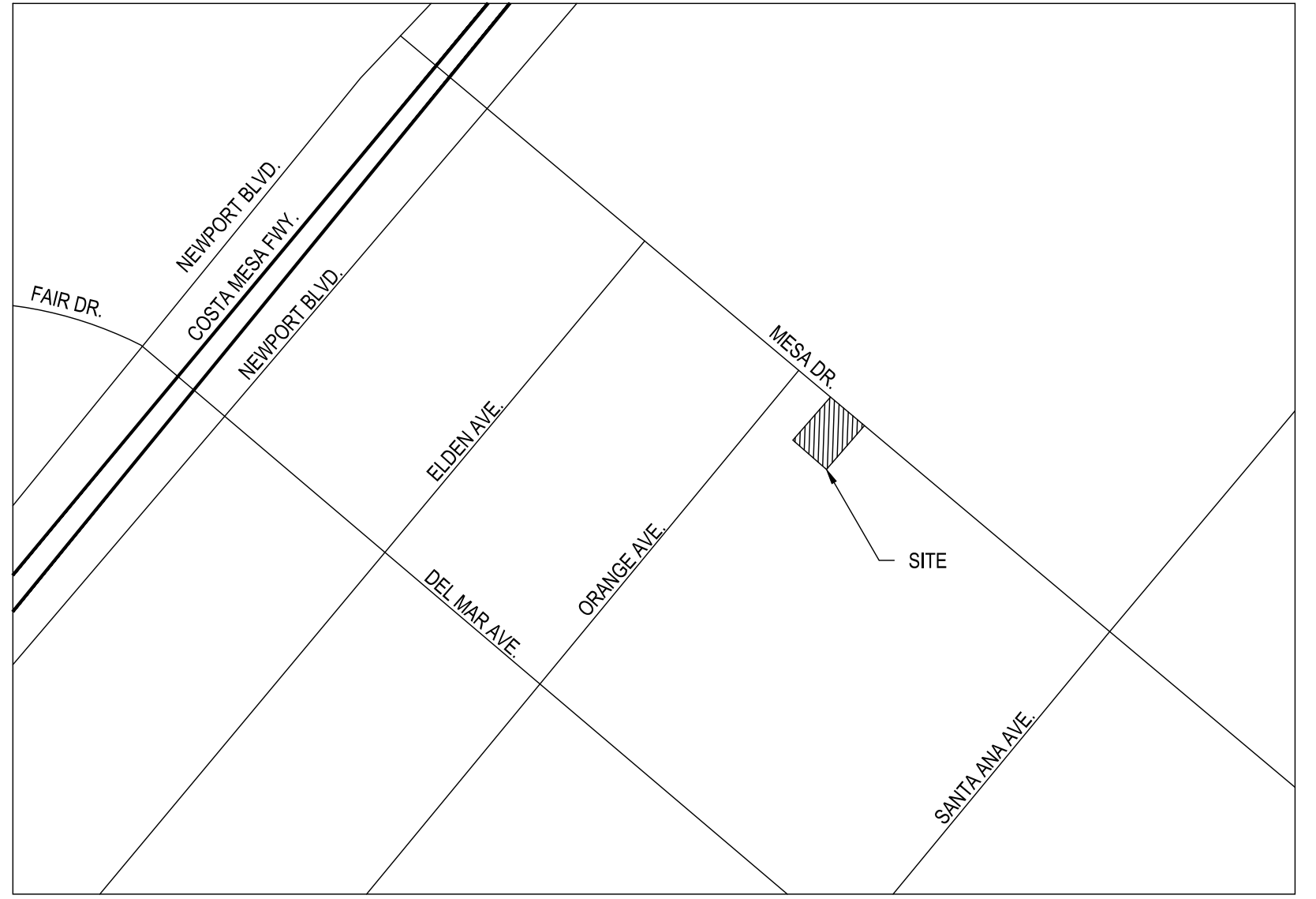
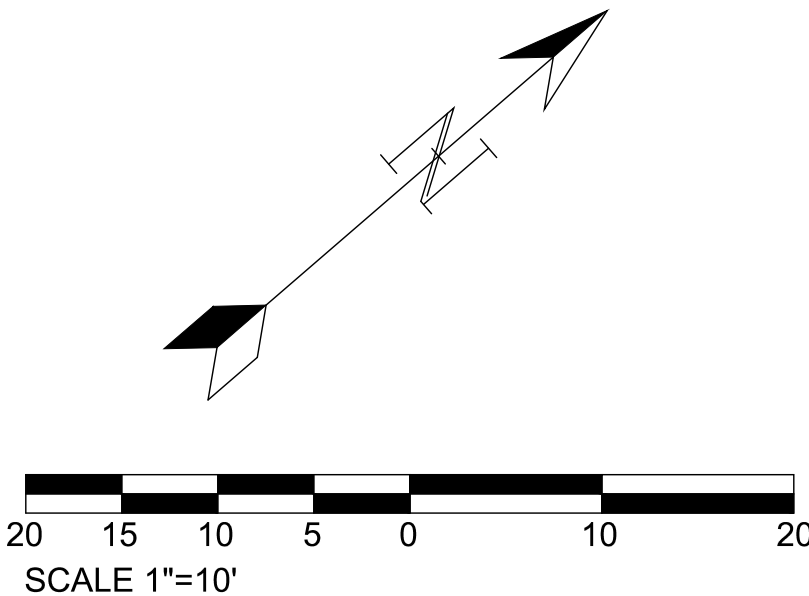
LOT NUMBER	PROPOSED LAND USE	AREA (SQUARE FEET)	LOT AREA ACRES
1	RESIDENTIAL	3,991	0.092
2	RESIDENTIAL	3,349	0.077
3	RESIDENTIAL	4,342	0.100
4	RESIDENTIAL	3,650	0.084

LETTERED LOTS

LOT NO.	PROPOSED LAND USE	AREA (SQUARE FEET)	LOT AREA ACRES	OWNERSHIP AND MAINTENANCE RESPONSIBILITY
LOT "A"	PRIVATE DRIVEWAY	1,985	0.046	HOA
LOT "B"	LANDSCAPE	667	0.015	HOA
LOT "C"	LANDSCAPE	667	0.015	HOA

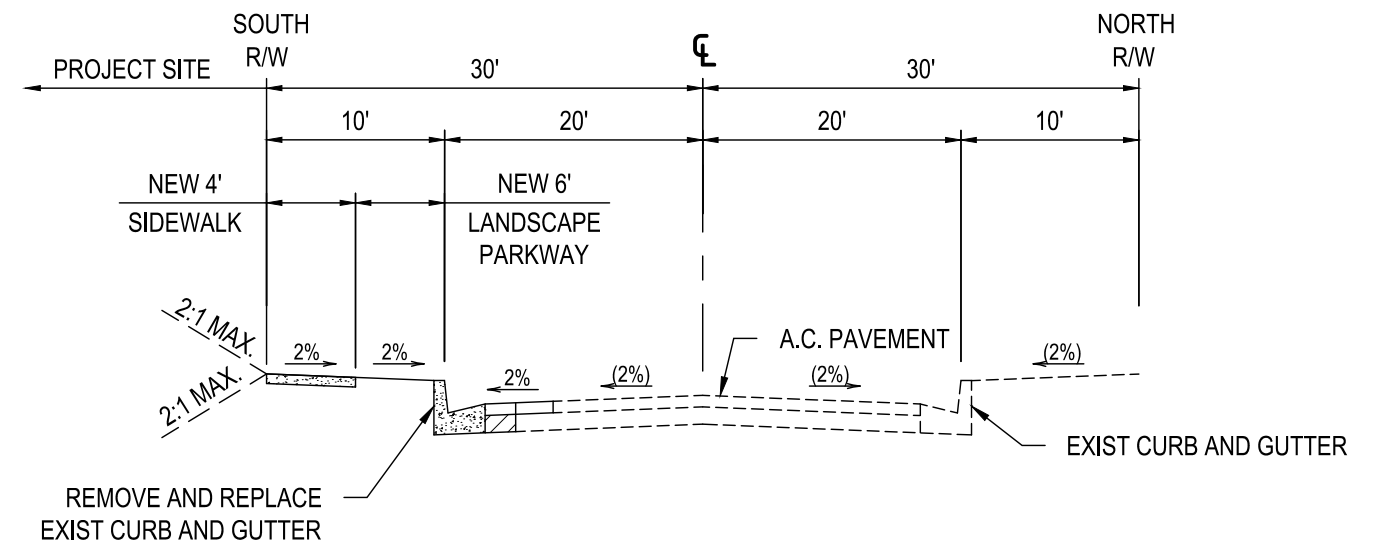
LOT PLAN

SCALE 1"=10'



VICINITY MAP

NOT TO SCALE



TYPICAL SECTION
MESA DRIVE

OWNER / APPLICANT

HOMEX DEVELOPMENT LLC
17741 MITCHELL, SUITE 200
IRVINE, CA 92614
PHONE: 949-252-9999

UTILITIES COMPANIES

ELECTRICITY
GAS
WATER & SEWER
CABLE AND INTERNET
FIRE DISTRICT

- SOUTHERN CALIFORNIA EDISON
- SOUTHERN CALIFORNIA GAS
- MESA WATER DISTRICT
- SPECTRUM INTERNET
- ORANGE COUNTY FIRE AUTHORITY

- PHONE: 1-800-855-4555
- PHONE: 1-800-427-2200
- PHONE: 1-877-637-3662
- PHONE: 1-888-369-2408
- PHONE: 714-573-6000

BENCHMARK
ORANGE COUNTY DESIGNATION NO: CM-51-89
MONUMENT TYPE: ORANGE COUNTY SURVEYOR'S 3 3/4" ALUMINUM DISK.
ELEVATION: 65.967 NAVD88(FT)
DESCRIPTION: DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-51-89", SET IN THE TOP OF A 4" BY 4" CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF SANTA ANA AVENUE AND MESA DRIVE, 57 FT. WESTERLY OF THE CENTERLINE OF MESA DRIVE AND 21 FT. NORTHERLY OF THE CENTERLINE OF SANTA ANA AVENUE. MONUMENT IS SET LEVEL WITH TOP OF CURB.

TENTATIVE PARCEL MAP

LOT PLAN

FOR
215-223 MESA DRIVE, COSTA MESA, CA 92627

PLANS PREPARED BY:

W.H. ENGINEERING GROUP



548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357

W.H. LIN MAUNG CHEN
REGISTERED PROFESSIONAL ENGINEER
NO. C 83487
EXP. 3/31/2027
CIVIL
R/C: C83487 EXP. 3/31/2027

6/5/2026
DATE

SHEET NO.

1 OF 2

DRAWING NO.

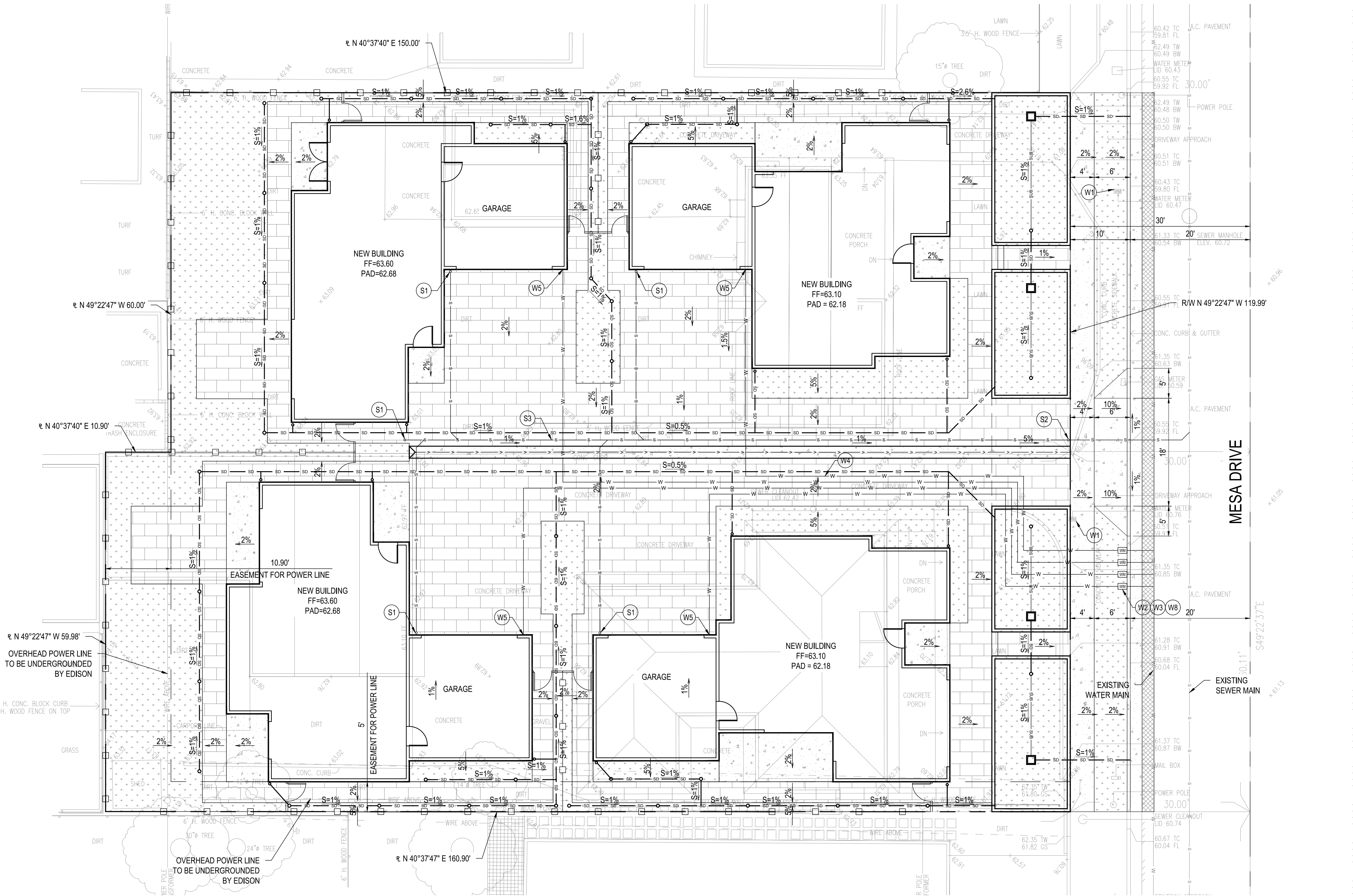
G25088

TENTATIVE PARCEL MAP NO. 2026-129

FOR PLANNED DEVELOPMENT PURPOSE (4 RESIDENTIAL UNITS)

215-223 MESA DRIVE, COSTA MESA, CA 92627

APN: 439-213-25, 439-213-24



PRELIMINARY GRADING PLAN

SCALE 1"=10'

CONSTRUCTION NOTE

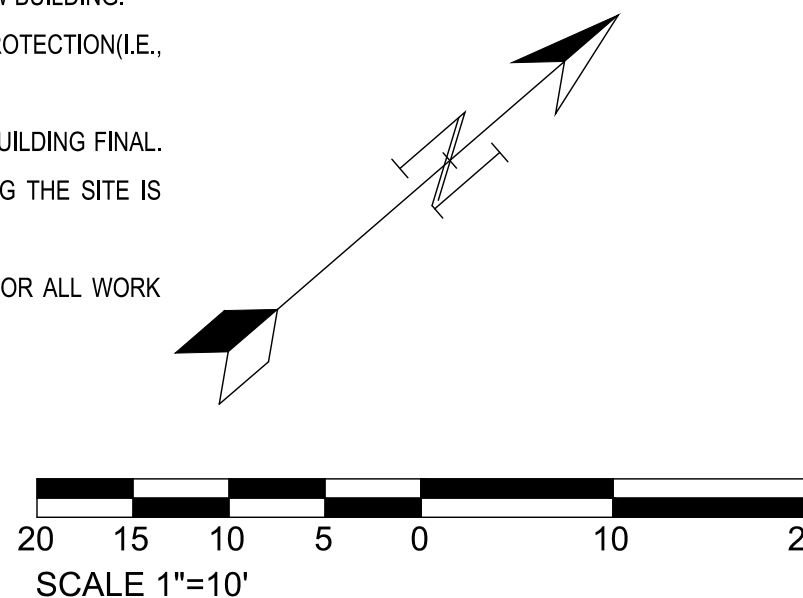
- 1 INSTALL 6" DIA. DRAIN NDS 40 W/ RISER AND ADAPTOR OR EQUAL.
- 2 INSTALL 4" DIA. PVC SCHEDULE 40 OR SDR 35 PIPE DRAIN SYSTEM.
- 3 INSTALL DOWNSPOUT PER DETAIL ON SHEET C-3.
- 4 CONSTRUCT PERMEABLE PAVER PER DETAIL ON SHEET C-3.
- 5 CONSTRUCT PARKWAY DRAIN PER CITY OF COSTA MESA STANDARD 418 (MAX 3" PIPE, CLEAN OUT BEHIND PROPERTY LINE).
- 6 INSTALL STORMWATER PLANTER OUTLET PER DETAIL ON SHEET C-3.
- 7 CONSTRUCT 8" CURB & GUTTER PER CITY OF COSTA MESA STANDARD 312.
- 8 CONSTRUCT DRIVEWAY APPROACH PER CITY OF COSTA MESA STANDARD 513.
- 9 CONSTRUCT SIDEWALK PER CITY OF COSTA MESA STANDARD 411 & 413.
- 10 REMOVE & REPLACE AC PAVEMENT.
- 11 INSTALL STORMWATER PLANTER AREA PER DETAIL ON SHEET C-3.
- 12 INSTALL 6" DIA. SCHEDULE 40 PERFORATED SUBDRAIN PIPE.
- 13 CONSTRUCT 2" WIDE CONCRETE GUTTER PER DETAIL ON SHEET C-3.

SEWER NOTE

- S1 INSTALL NEW SEWER CLEANOUT PER CMSD STD S-107.
- S2 INSTALL NEW 2" DIA. CLEANOUT PER COSTA MESA SANITARY DISTRICT STANDARD S-107-A.
- S3 INSTALL 4" DIA. SDR-26 PVC PRIVATE SEWER LATERAL. MINIMUM 2% SLOPE.

WATER NOTE

- W1 OWNER'S CONTRACTOR SHALL REMOVE #4 METER BOX AND PREPARE SITE FOR NEW #5 METER BOX TO BE PROVIDED BY MESA WATER DISTRICT. METER BOX SHALL BE BACK OF CURB PER MESA WATER DISTRICT STD DWG. NO. 3. NEW METER BOX CANNOT BE IN DRIVEWAY OR DRIVEWAY APPROACH.
- W2 MESA WATER DISTRICT WILL FURNISH AND INSTALL A NEW #5 METER BOX AND 1-INCH METER PER MESA WATER DISTRICT STANDARD DRAWING NO. 3. METER BOX AND 1-INCH METER INSTALLATION SHALL BE UPON CONTRACTOR'S REQUEST. METER BOX CANNOT BE IN DRIVEWAY OR DRIVEWAY APPROACH.
- W3 OWNER'S CONTRACTOR SHALL MAKE DOWNSTREAM CONNECTION TO 1-INCH METER FROM SERVICE TO THE RESIDENTIAL PROPERTY. OWNER WILL BE REQUIRED TO MAKE ANY LANDSCAPING AND SIDEWALK REPAIRS PER CITY COSTA MESA STANDARDS NO. 813 AND ANY OTHER APPLICABLE STANDARDS. METER TO BE REMAIN LOCKED UNTIL THE FIRE PROTECTION SYSTEM IS TESTED AND PASSES.
- W4 OWNER'S CONTRACTOR SHALL FURNISH AND INSTALL 1.0-INCH WATER LATERAL LINE TO NEW BUILDING.
- W5 POINT OF CONNECTION TO THE IRRIGATION SYSTEM WITH REQUIRED BACKFLOW PROTECTION (I.E. ANTI-SIPHON VALVES).
- W6 CITY OF COSTA MESA PUBLIC WORKS INSPECTION IS REQUIRED PRIOR TO ISSUANCE OF BUILDING FINAL. AT THE TIME OF INSPECTION, IF ANY OF EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CURB & CUTTER AND STREET PAVEMENT WILL BE REQUIRED.
- W7 AN APPROVED ENCROACHMENT PERMIT FROM THE CITY OF COSTA MESA IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY FROM CITY PUBLIC WORKS DEPARTMENT.
- W8 MESA WATER DISTRICT WILL DISCONNECT AND REMOVE 5/8-INCH METER.



OWNER / APPLICANT

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UTILITIES COMPANIES

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GAS	- SOUTHERN CALIFORNIA GAS	- PHONE: 1-800-427-2200
WATER & SEWER	- MESA WATER DISTRICT	- PHONE: 1-877-637-3662
CABLE AND INTERNET	- SPECTRUM INTERNET	- PHONE: 1-888-369-2408
FIRE DISTRICT	- ORANGE COUNTY FIRE AUTHORITY	- PHONE: 714-573-8000

BENCHMARK
ORANGE COUNTY DESIGNATION NO: CM-51-89
MONUMENT TYPE: ORANGE COUNTY SURVEYOR'S
3 3/4" ALUMINUM DISK.
ELEVATION: 65.967 NAVD88(FT)
DESCRIPTION: DESCRIBED BY OCS 2001 - FOUND 3
3/4" OCS ALUMINUM BENCHMARK DISK STAMPED
"CM-51-89", SET IN THE TOP OF A 4" BY 4"
CONCRETE POST. MONUMENT IS LOCATED IN THE
SOUTHWEST CORNER OF THE INTERSECTION OF
SANTA ANA AVENUE AND MESA DRIVE, 57 FT.
WESTERLY OF THE CENTERLINE OF MESA DRIVE
AND 21 FT. NORTHERLY OF THE CENTERLINE OF
SANTA ANA AVENUE. MONUMENT IS SET LEVEL
WITH TOP OF CURB.

TENTATIVE PARCEL MAP PRELIMINARY GRADING PLAN

FOR
215-223 MESA DRIVE, COSTA MESA, CA 92627

PLANS PREPARED BY:

W.H. ENGINEERING GROUP



548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357

WAI LIN MAUNG CHEN
R.E.C. C63467 EXP. 3/31/2027

6/5/2026
DATE

SHEET NO.

2 OF 2

DRAWING NO.

G25088



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



SITE PLAN LEGEND

- BUILDING OUTLINE
- PROPERTY LINE
- SETBACK LINE
- EXISTING SITE CONDITION TO BE REMOVED
- KEYNOTE TAG
- AIR CONDENSER(S)
- GAS METER(S)
- WATER METER(S)
- TANKLESS WATER HEATER(S) (OUTDOOR & WALL MOUNT)
- ELECTRICAL METER(S) - 200 AMP
- HOSE BIBB LOCATION

AVERAGE GRADE CALCULATION

215 MESA DRIVE	223 MESA DRIVE
62.84	62.02
62.14	62.34
62.20	62.03
62.24	62.24
62.695	62.8576
62.61 AVG GRADE	62.66 AVG GRADE

FINISH FLOORS

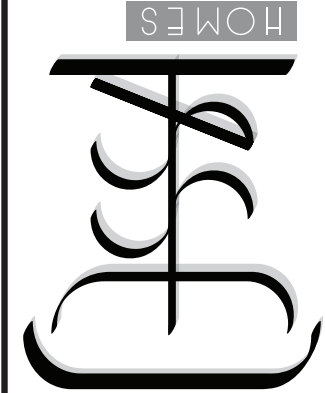
215 MESA DRIVE	223 MESA DRIVE
FRONT UNIT "A" = 63.10 FF	FRONT UNIT "A" = 63.10 FF
REAR UNIT "B" = 63.60 FF	REAR UNIT "B" = 63.60 FF

CONTACT:
DAVID MIRRAFI
17741 MITCHELL N #200
IRVINE, CA 92614
(714) 240-5592
DMIRRAFI@GMAIL.COM

PROJECT:
NEW 2-STORY 4-UNIT DEVELOPMENT
FOR OBSIDIAN DEVELOPMENT, LLC
ADDRESS:
215 & 223 MESA DR.,
COSTA MESA, CA 92627

Josh Martinez
PROJECT DESIGNER
JOSH MARTINEZ

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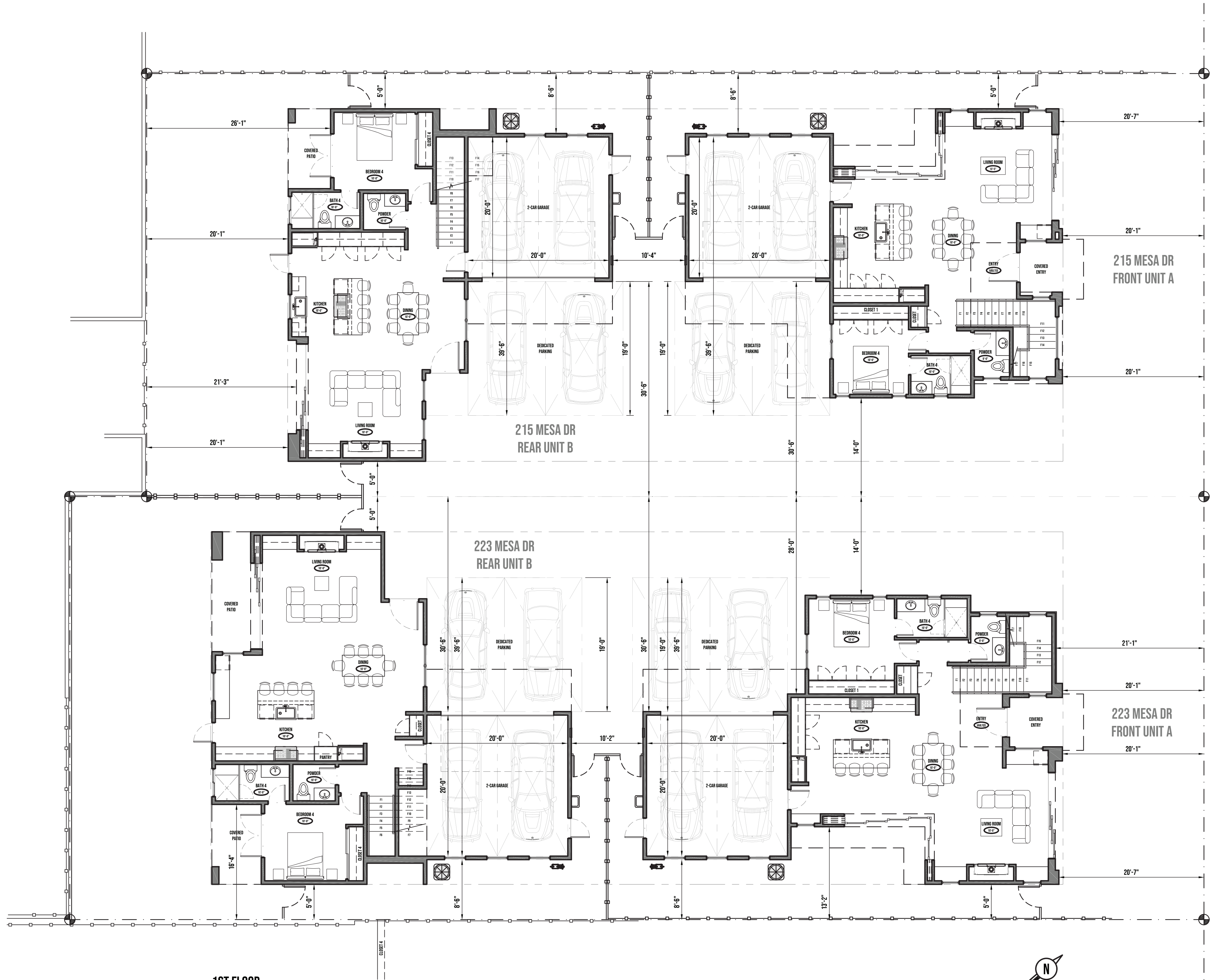


PROJECT STATUS: PLANNING REVIEW

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REVISIONS

A-1



1ST FLOOR

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

AREA BREAKDOWNS

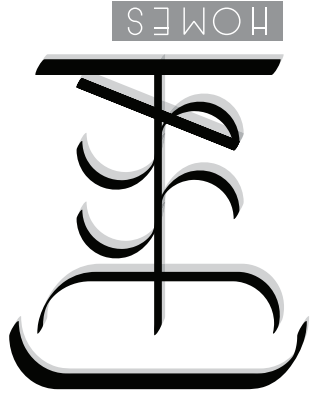
215 MESA DR	215 MESA DR A FRONT UNIT	215 MESA DR B REAR UNIT	TOTAL GROSS (CUMULATIVE)	223 MESA DR	223 MESA DR A FRONT UNIT	223 MESA DR B REAR UNIT	TOTAL GROSS (CUMULATIVE)
# OF BEDROOMS:	4 BEDS	4 BEDS	8 BEDS	# OF BEDROOMS:	4 BEDS	4 BEDS	8 BEDS
# OF BATHS:	4.5 BATHS	4.5 BATHS	9 BATHS	# OF BATHS:	4.5 BATHS	4.5 BATHS	9 BATHS
GARAGE:	425 SF	423 SF	865 SF	GARAGE:	425 SF	423 SF	848 SF
1ST FLOOR:	1,139 SF	1,096 SF	2,235 SF	1ST FLOOR:	1,288 SF	1,265 SF	2,553 SF
2ND FLOOR:	1,479 SF	1,476 SF	2,955 SF	2ND FLOOR:	1,662 SF	1,662 SF	3,314 SF
COVERED BALCONY:	86 SF	120 SF	216 SF	COVERED BALCONY:	111 SF	153 SF	277 SF
TOTAL LIVING:	2,618 SF	2,572 SF	5,190 SF	TOTAL LIVING:	2,940 SF	2,927 SF	5,867 SF
TOTAL BUILDING:	3,043 SF	2,995 SF	6,038 SF	TOTAL BUILDING:	3,365 SF	3,360 SF	6,715 SF

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REVISIONS

A-2



2ND FLOOR

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

AREA BREAKDOWNS

215 MESA DR	215 MESA DR A FRONT UNIT	215 MESA DR B REAR UNIT	TOTAL GROSS (CUMULATIVE)	223 MESA DR	223 MESA DR A FRONT UNIT	223 MESA DR B REAR UNIT	TOTAL GROSS (CUMULATIVE)
# OF BEDROOMS:	4 BEDS	4 BEDS	8 BEDS	# OF BEDROOMS:	4 BEDS	4 BEDS	8 BEDS
# OF BATHS:	4.5 BATHS	4.5 BATHS	9 BATHS	# OF BATHS:	4.5 BATHS	4.5 BATHS	9 BATHS
GARAGE:	425 SF	423 SF	865 SF	GARAGE:	425 SF	423 SF	848 SF
1ST FLOOR:	1,139 SF	1,096 SF	2,235 SF	1ST FLOOR:	1,288 SF	1,265 SF	2,553 SF
2ND FLOOR:	1,479 SF	1,476 SF	2,955 SF	2ND FLOOR:	1,652 SF	1,662 SF	3,314 SF
COVERED BALCONY:	86 SF	120 SF	216 SF	COVERED BALCONY:	111 SF	153 SF	277 SF
TOTAL LIVING:	2,618 SF	2,572 SF	5,190 SF	TOTAL LIVING:	2,940 SF	2,927 SF	5,867 SF
TOTAL BUILDING:	3,043 SF	2,995 SF	6,038 SF	TOTAL BUILDING:	3,365 SF	3,350 SF	6,715 SF

AVERAGE SECOND-STORY STEPBACK

215 MESA DR	WALL WIDTH SEGMENT	SETBACK SEGMENT	SEGMENT TOTALS	223 MESA DR	WALL WIDTH SEGMENT	SETBACK SEGMENT	SEGMENT TOTALS
FRONT UNIT A B	15'-0" 32'-6"	9'-8" 10'-2"	145.00 330.42	FRONT UNIT F G	15'-0" 37'-0"	9'-8" 10'-2"	145.00 376.12
TOTALS	47'-6"		475.42	TOTALS	52'-0"		521.17
TOTAL SETBACK AVG			10.01'	TOTAL SETBACK AVG			10.02'
REAR UNIT C D E	16'-6" 9'-0" 20'-6"	11'-6" 8'-0" 10'-0"	189.75 72.00 205.00	REAR UNIT H I J	20'-6" 9'-0" 21'-6"	11'-0" 8'-0" 10'-0"	225.50 72.00 215.00
TOTALS	46'-0"		466.75	TOTALS	51'-0"		512.50
TOTAL SETBACK AVG			10.15'	TOTAL SETBACK AVG			10.05'

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REVISIONS

A-3

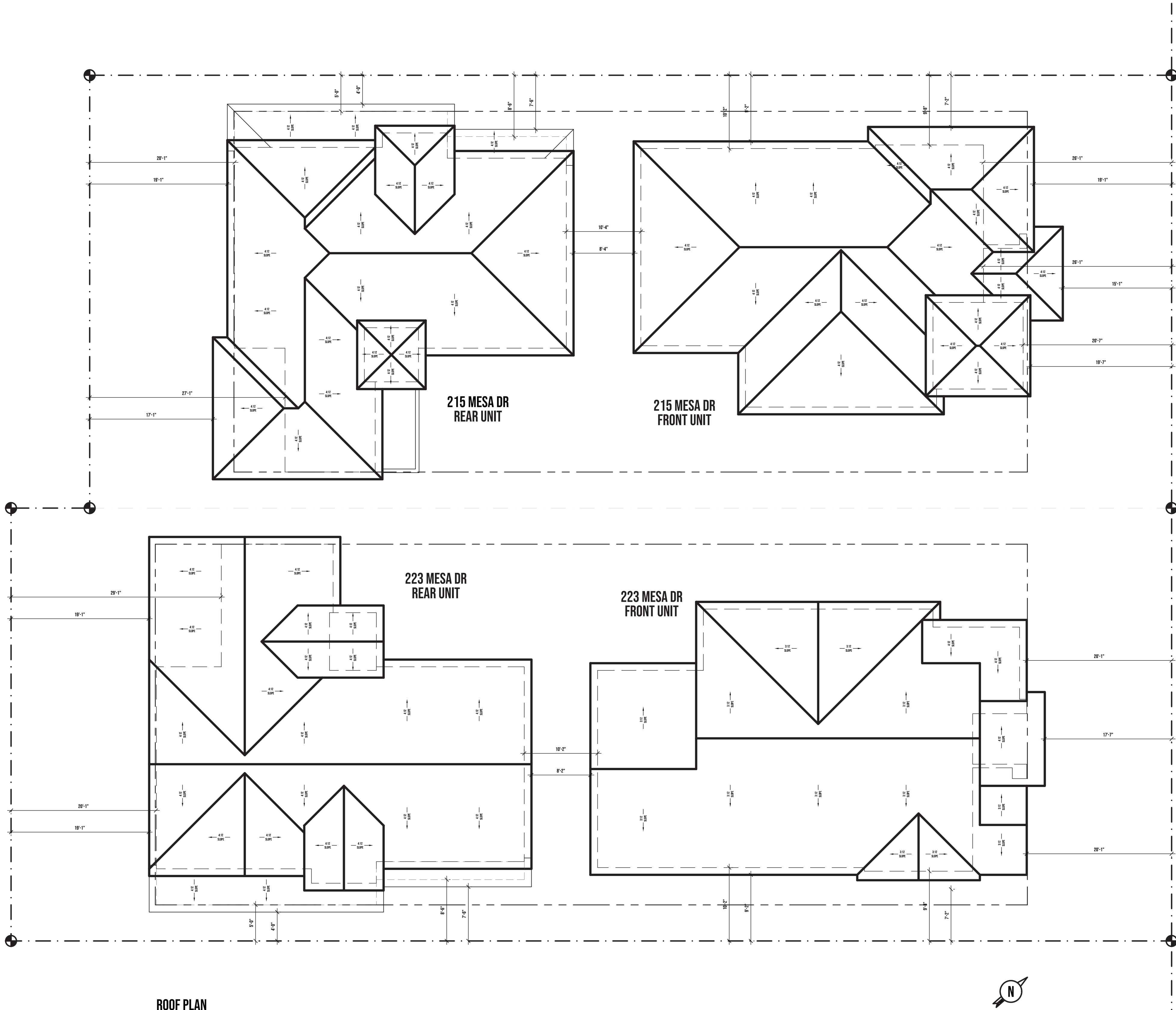
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ROOF PLAN

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

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REVISIONS

A-4

SHEET 8 OF 25

DATE: 12.20.25

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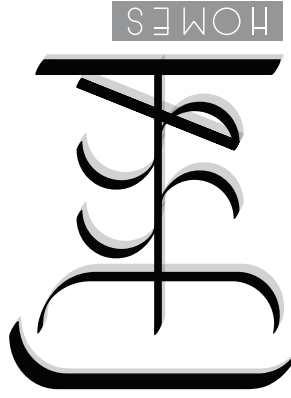
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REVISIONS

A-4

SHEET 8 OF 25

DATE: 12.20.25



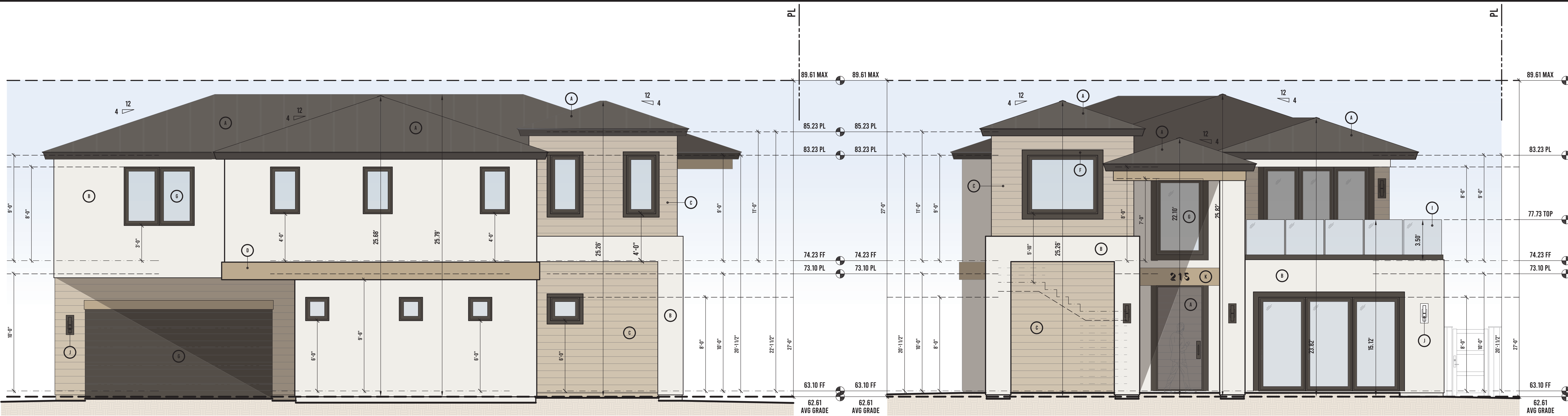
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WWW.OSSAHOMES.COM
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(714) 486-3327



Josh Martinez
PROJECT DESIGNER
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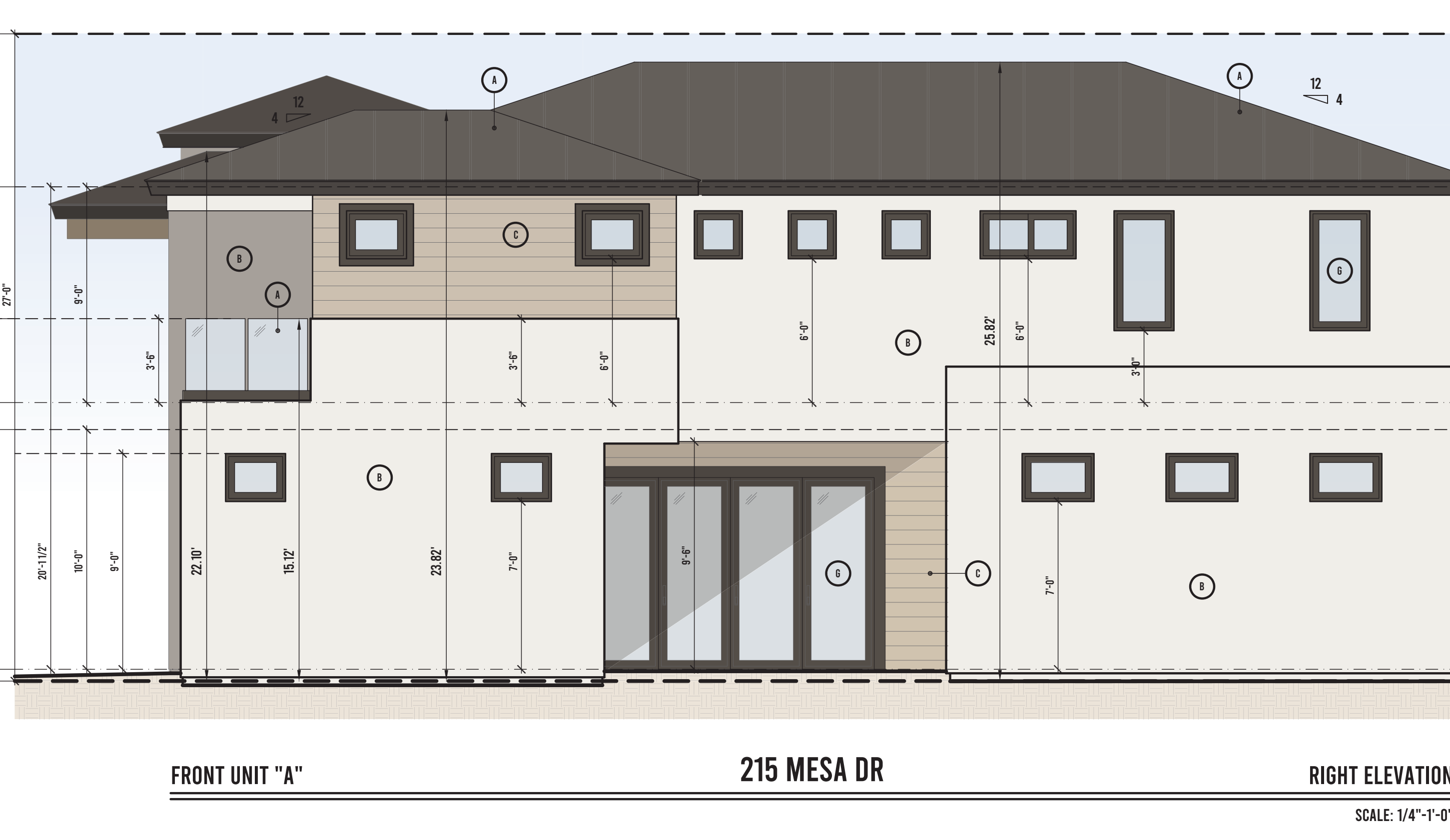
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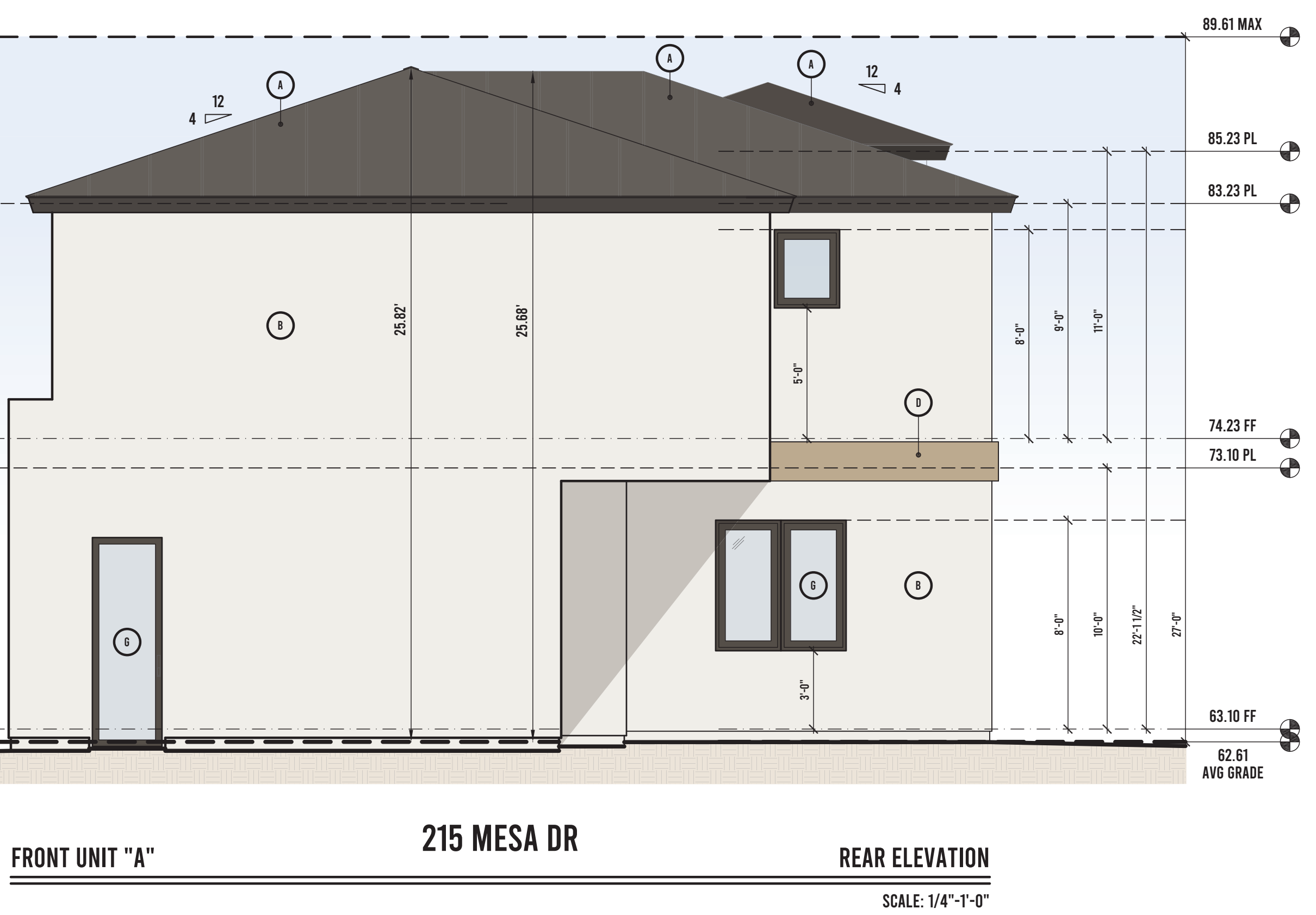


FRONT UNIT "A" 215 MESA DR LEFT ELEVATION
SCALE: 1/4"=1'-0"

FRONT UNIT "A" 215 MESA DR FRONT ELEVATION
SCALE: 1/4"=1'-0"



FRONT UNIT "A" 215 MESA DR RIGHT ELEVATION
SCALE: 1/4"=1'-0"



FRONT UNIT "A" 215 MESA DR REAR ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION MATERIALS & KEYNOTE LEGEND

TAG		NOTES	TAG		NOTES	TAG		NOTES
A	PETERSON STANDING SEAM METAL ROOF	C	SIDING	E	EXTERIOR CONCRETE CLADDING (LIGHTWEIGHT)	G	DOORS & WINDOWS	
STYLE:	METAL ROOF PANELS	STYLE:	WOOD CEDAR BOARDS (1X8)	WEIGHT:	3.2 LBS/FT ²	H	DECORATIVE SLATS FOR PRIVACY	
COLOR:	SLATE GREY	APPLICATION:	NICKEL SPACE	THICKNESS:	1/2"	I	EXTERIOR GLASS GUARDRAIL	
REPORT:	ESI-120	COLOR:	URBANE BRONZE (SW 7048)	STYLE:	1/4" MORTAR LINE EDGE	J	EXTERIOR SLIM WALL SCONCE - DARK BRONZE	
LISTING:	UL CLASS A FIRE RESISTANCE RATING			COLOR:	CHARCOAL	K	ADDRESS PLAQUE - CUSTOM	
	ASTM E84 - CLASS A ROOF			FIRE RATING:	CLASS A FIRE RATED	L	FIRE ALARM BELL LOCATION	
PETERSON ALUMINUM CORPORATION				DEKO CONCRETE		M	FINISH FLOOR LINE	
1005 TOWNE ROAD				1975 SETTERINGTON AVE		N	TOP PLATE LINE	
ELK GROVE VILLAGE, ILLINOIS 60007				KINGSVILLE, ONTARIO CANADA				
WWW.PAC-CLAD.COM				WWW.PAC-CLAD.COM				
1 (847) 956-7988				1 (847) 956-7988				
B	SMOOTH STUCCO	D	METAL HORIZONTAL BAND	F	WOOD TRIM (HEADER ACCENTS)			
STYLE:	SANTA BARBARA FINISH	STYLE:	ARCHITECTURAL METAL	STYLE:	HARDIEBOARD PANEL TRIM BOARD			
APPLICATION:	STEEL TROWEL	APPLICATION:	PRE-FINISHED ALUMINUM CLAD	TEXTURE:	RUSTIC GRAIN			
COLOR:	WESTHIGHLAND WHITE (SW 7566)	COLOR:	MATTE BLACK	COLOR:	IRON GRAY			

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PROJECT STATUS: PLANNING REVIEW

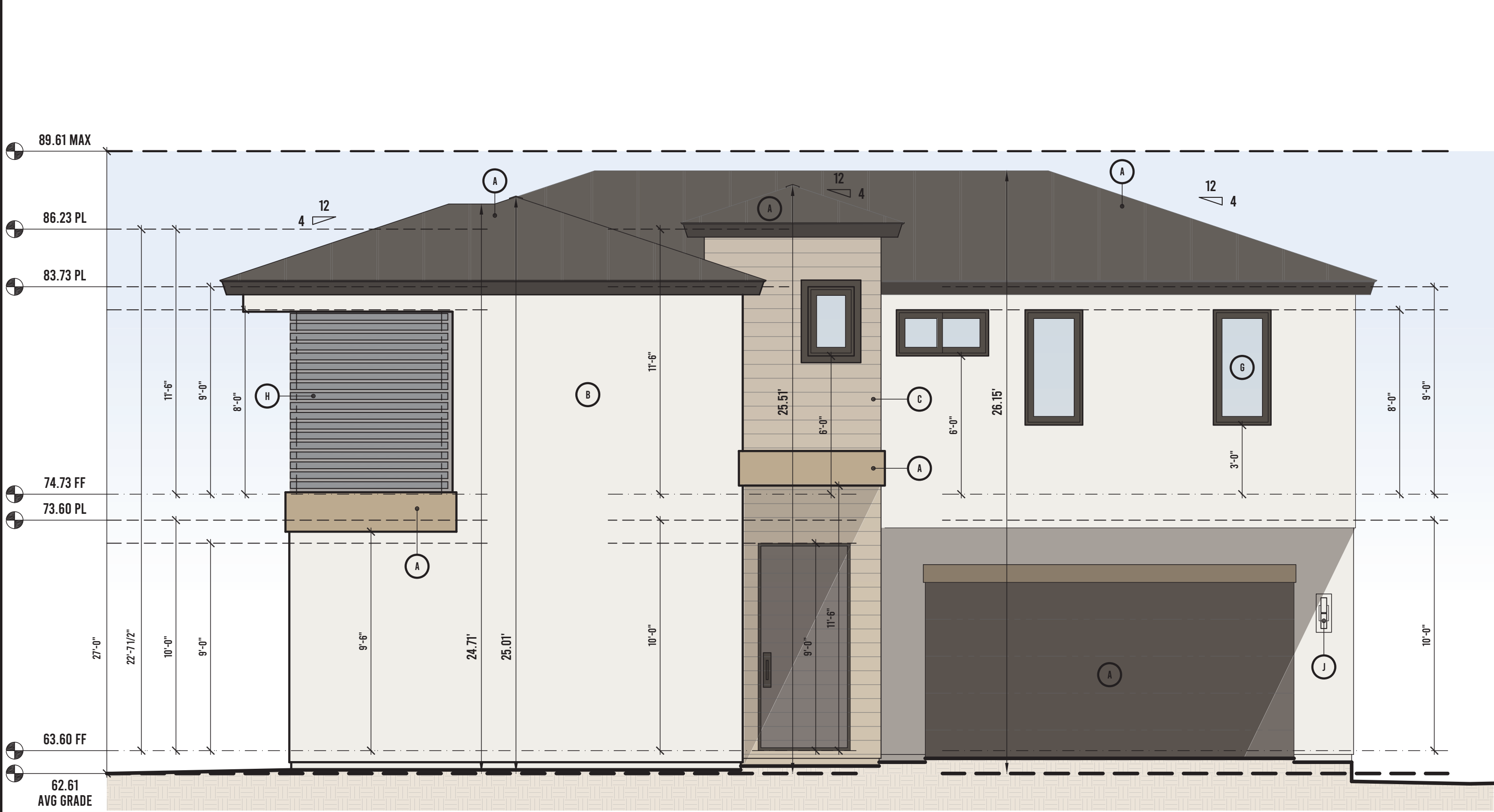
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REVISIONS

A-5.1

SHEET 9 OF 25

DATE: 12.20.25

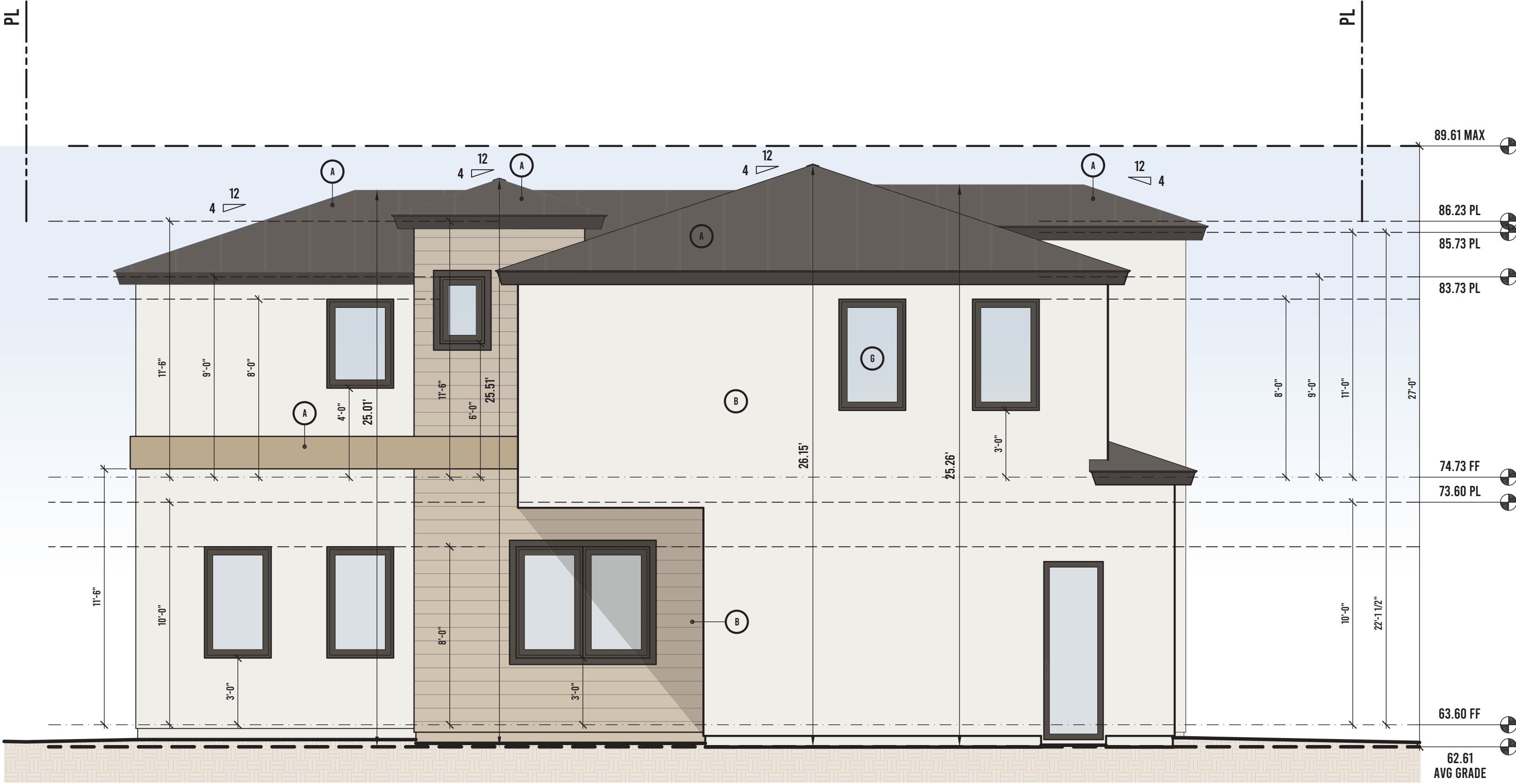


REAR UNIT "B"

215 MESA DR

LEFT ELEVATION

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

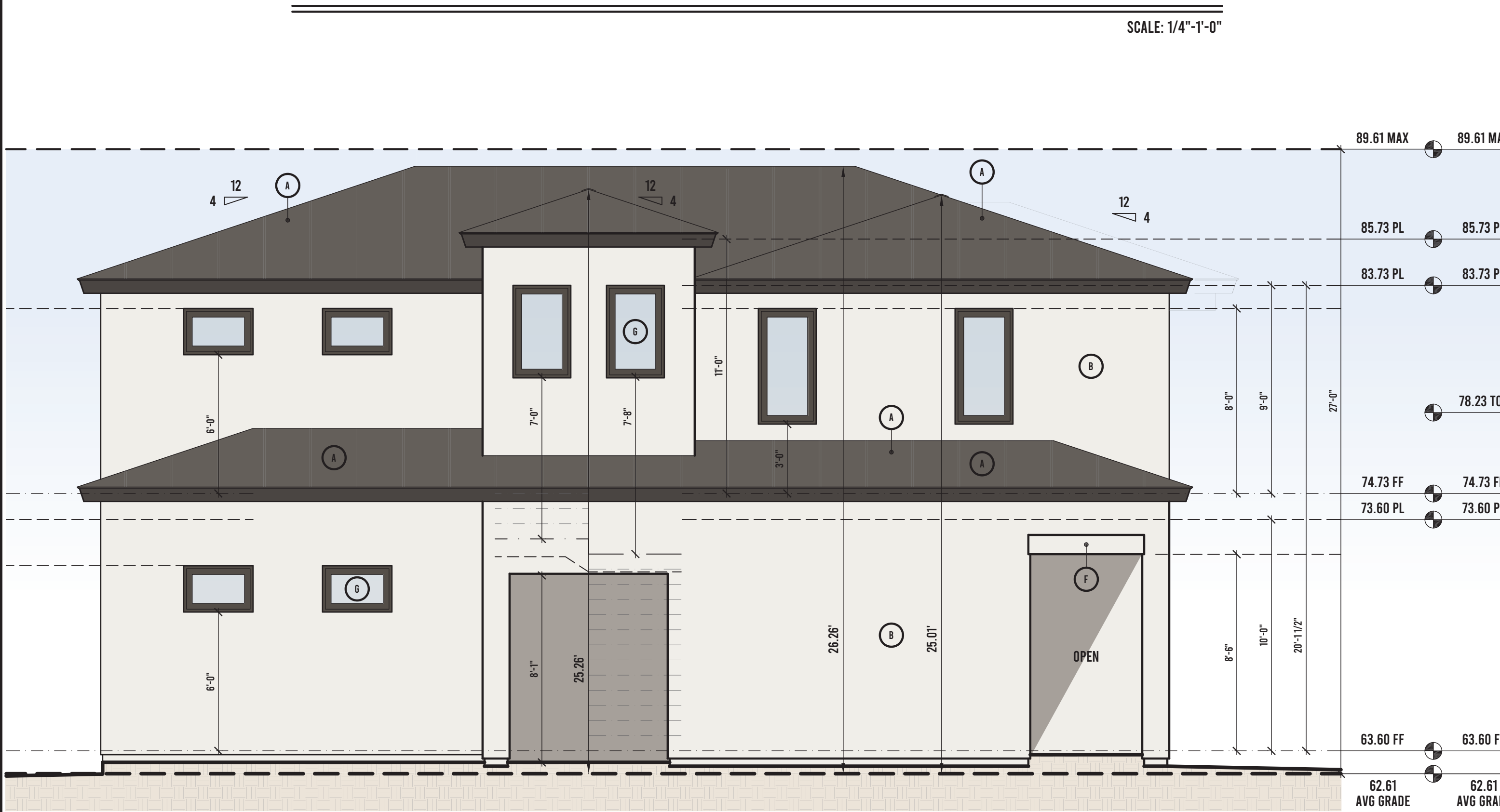


REAR UNIT "B"

215 MESA DR

FRONT ELEVATION

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

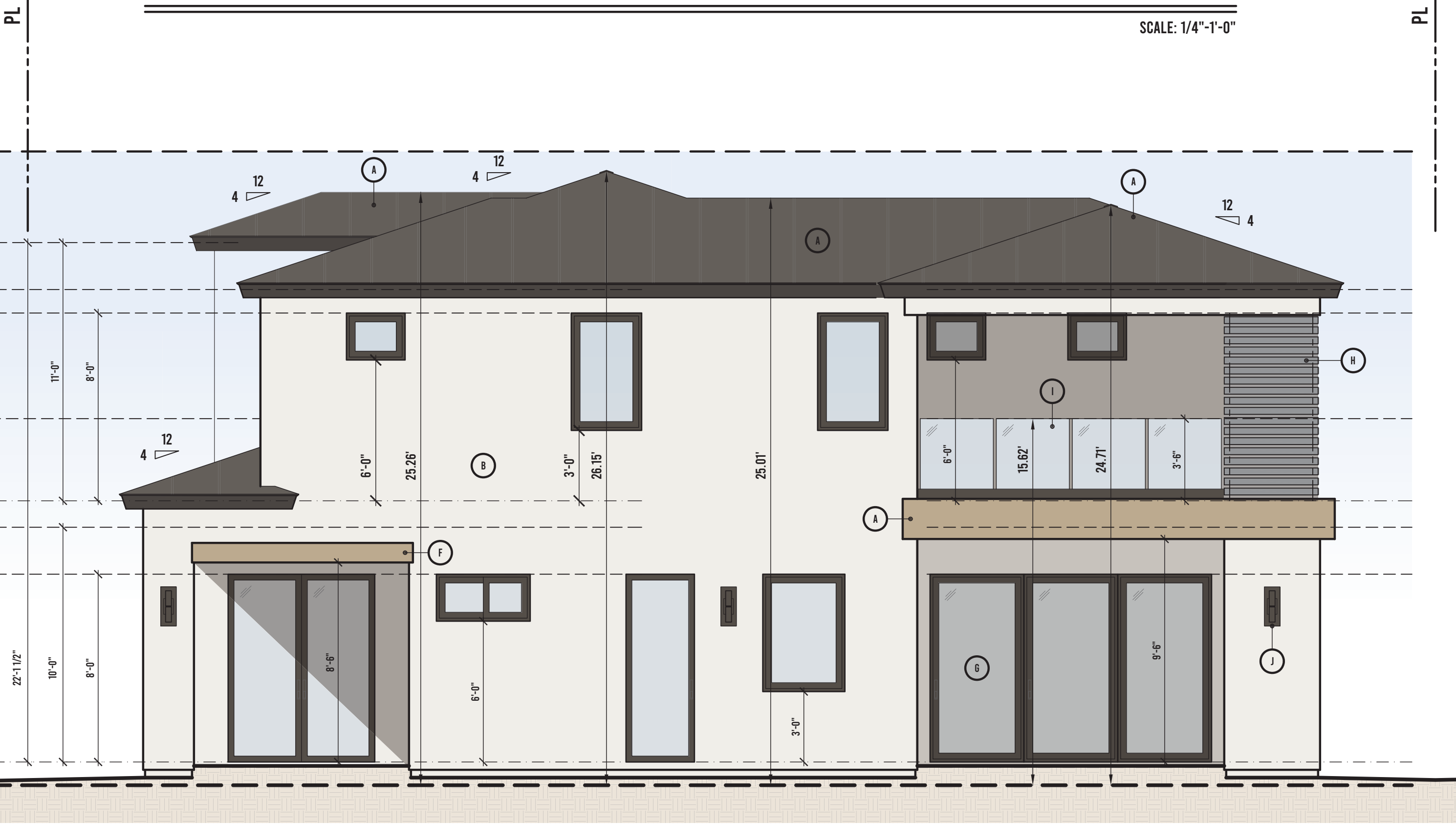


REAR UNIT "A"

215 MESA DR

RIGHT ELEVATION

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



REAR UNIT "B"

215 MESA DR

REAR ELEVATION

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

ELEVATION MATERIALS & KEYNOTE LEGEND

TAG A PETERSON STANDING SEAM METAL ROOF
STYLE: METAL ROOF PANELS
COLOR: SLATE GREY
REPORT: ESA-1220
LISTING: UL CLASS A FIRE RESISTANCE RATING
ASTM E108 - CLASS A ROOF

PETERSON ALUMINUM CORPORATIONS
1005 TUNING ROAD
ELK GROVE VILLAGE, ILLINOIS 60007
WWW.PAC-CLAD.COM
1 (847) 956-7968

B SMOOTH STUCCO
STYLE: SANTA BARBARA FINISH
APPLICATION: STEEL TROWEL
COLOR: WESTHIGHLAND WHITE (SW 7566)

TAG C SIDING
STYLE: WOOD CEDAR BOARDS (1X8)
APPLICATION: NICKEL SPACE
COLOR: URBANE BRONZE (SW 7048)

D METAL HORIZONTAL BAND
STYLE: ARCHITECTURAL METAL
APPLICATION: PRE-FINISHED ALUMINUM CLAD
COLOR: MATTE BLACK

TAG E EXTERIOR CONCRETE CLADDING (LIGHTWEIGHT)
WEIGHT: 3.2 LBS/FT²
THICKNESS: 1/2"
STYLE: 1/4" MORTAR LINE EDGE
COLOR: CHARCOAL
FIRE RATING: CLASS A FIRE RATED

DECKO CONCRETE
1915 SETTERINGTON AVE
KINGSVILLE, ONTARIO CANADA
WWW.PAC-CLAD.COM
1 (847) 956-7968

F WOOD TRIM (HEADER ACCENTS)
STYLE: HARDIEBOARD PANEL TRIM BOARD
TEXTURE: RUSTIC SHAM
COLOR: IRON GRAY

G DOORS & WINDOWS
H DECORATIVE SLATS FOR PRIVACY
I EXTERIOR GLASS GUARDRAIL
J EXTERIOR SLIM WALL SCONCE - DARK BRONZE
K ADDRESS PLAQUE - CUSTOM
L FIRE ALARM BELL LOCATION
M FINISH FLOOR LINE
N TOP PLATE LINE

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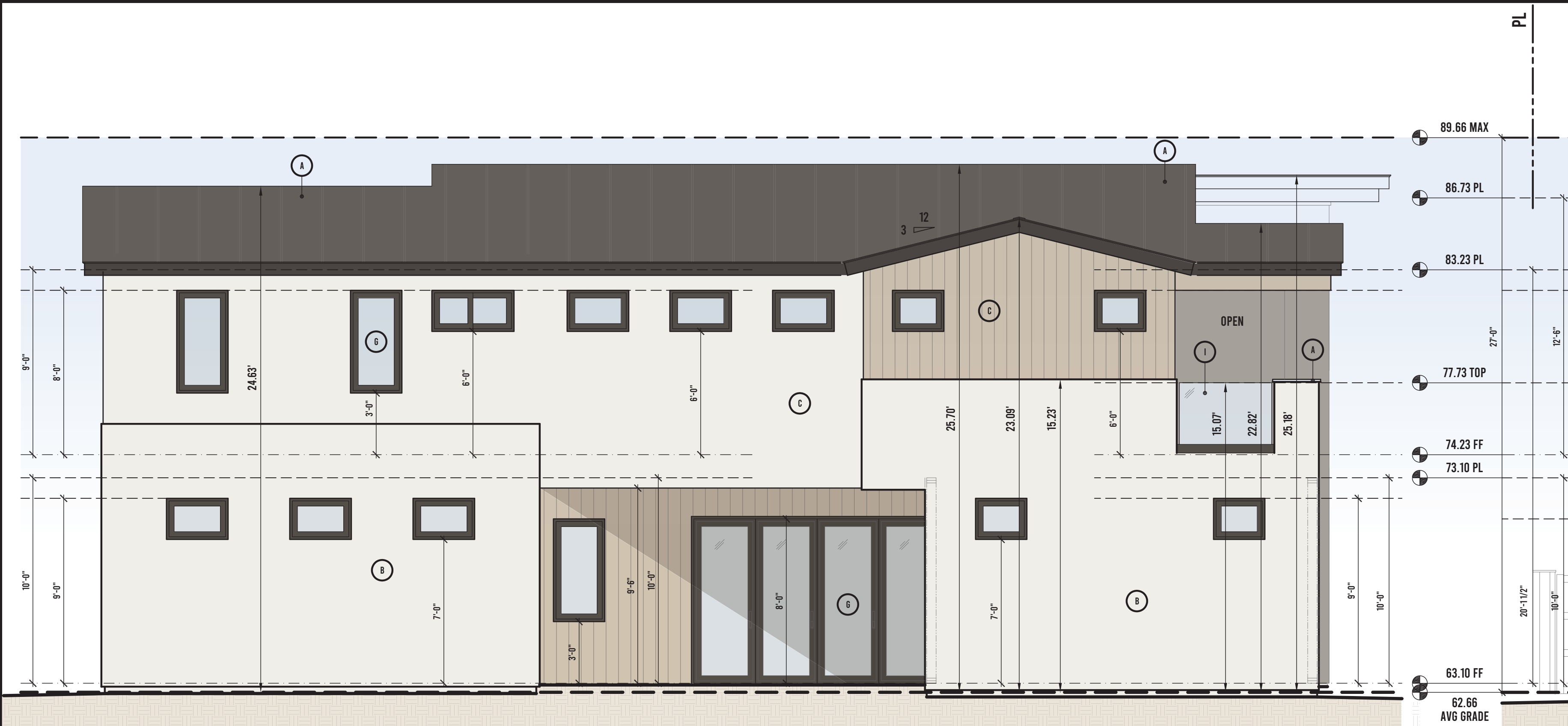
OSSA HOMES

A-5.2

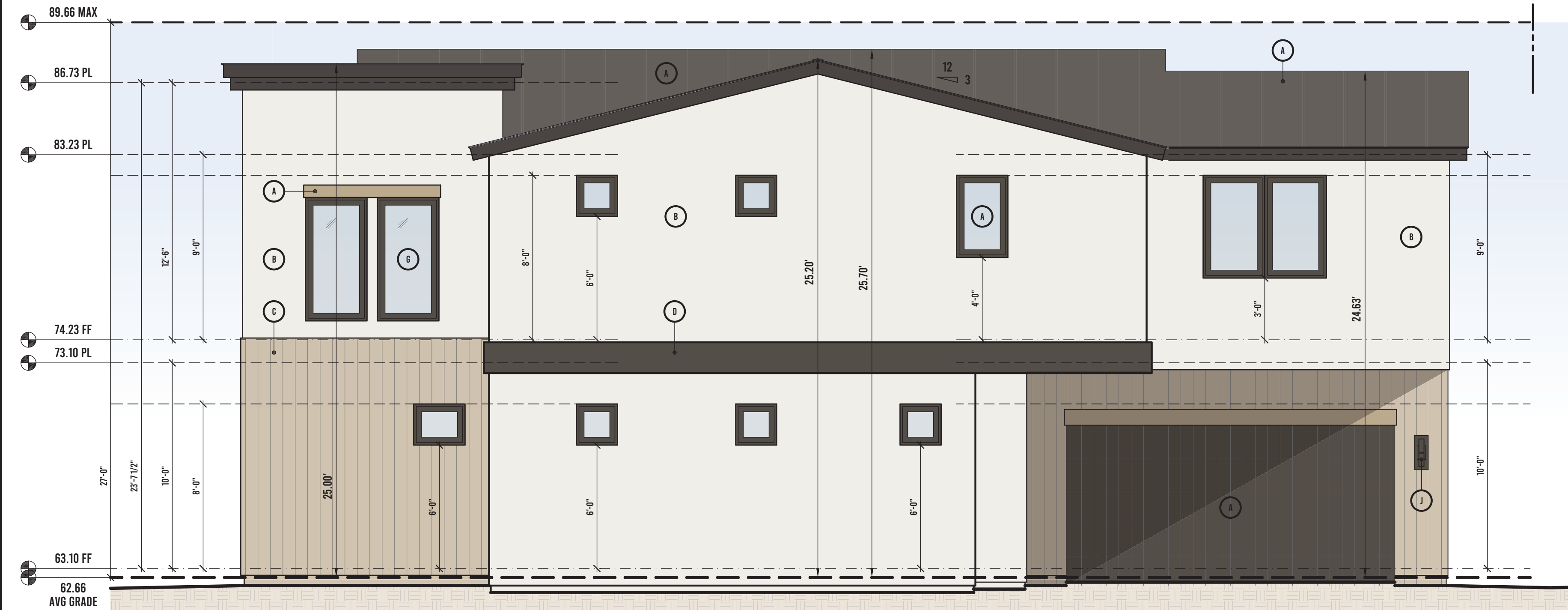
SHEET 10 OF 25

DATE: 12.20.25

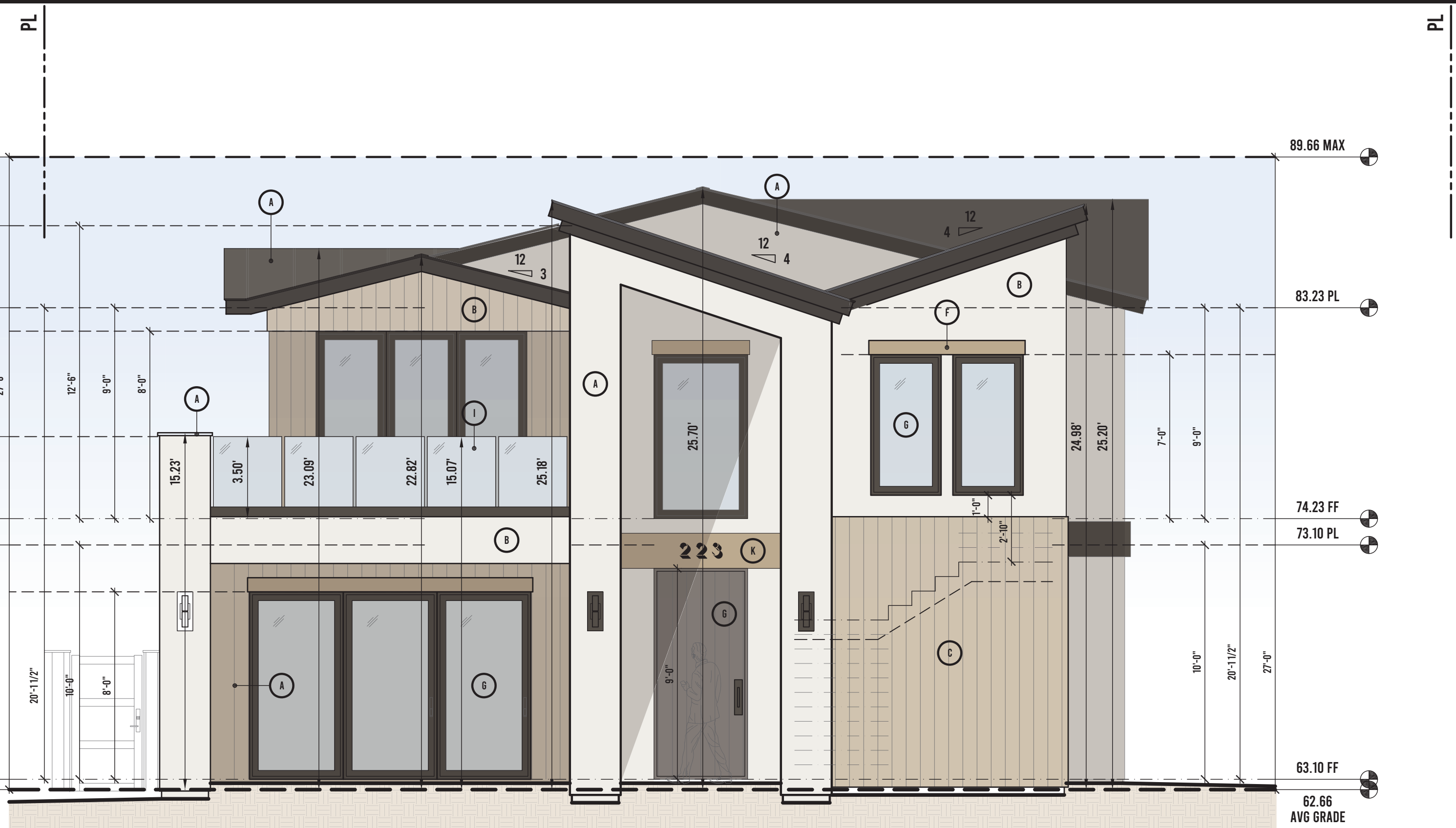
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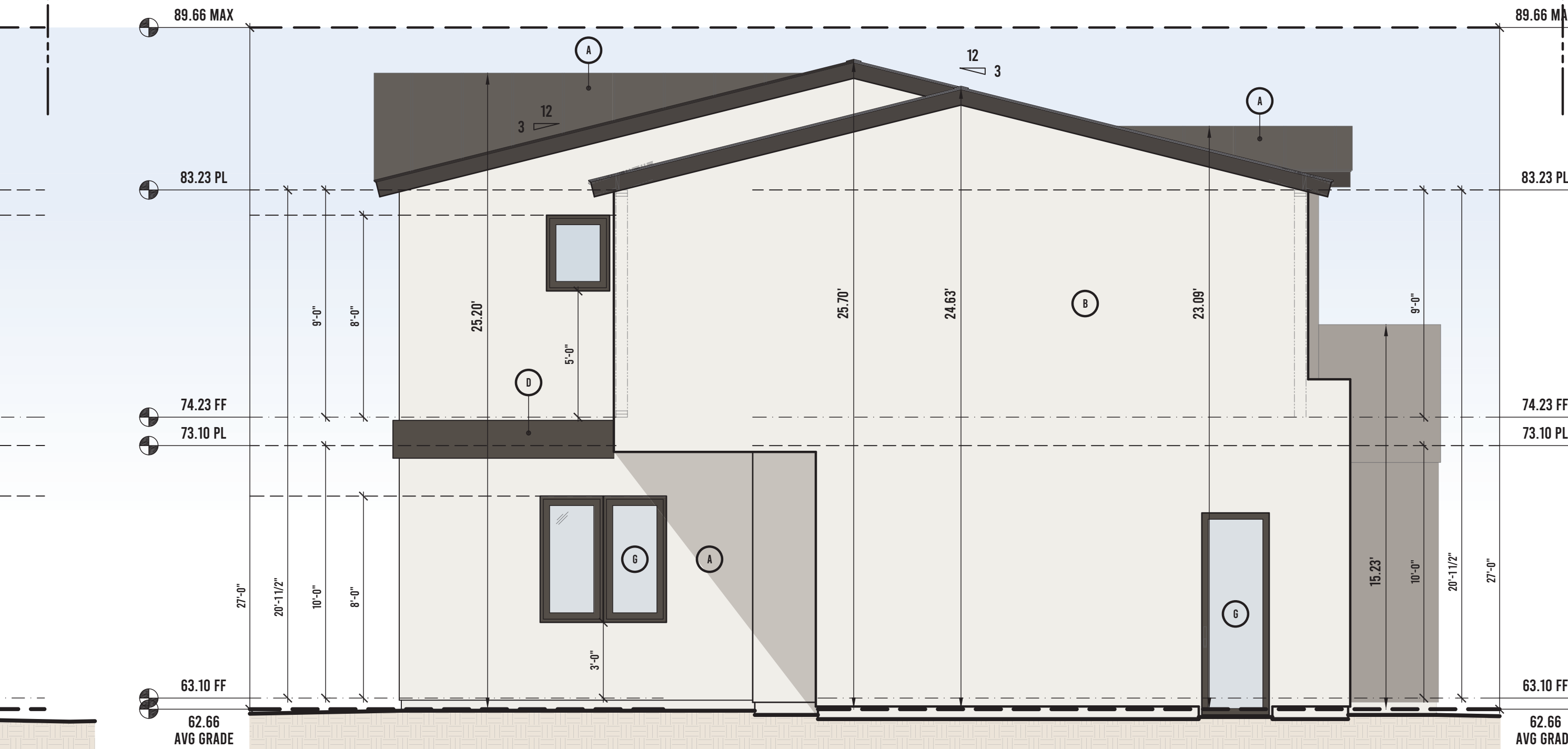
FRONT UNIT "A" 223 MESA DR LEFT ELEVATION
SCALE: 1/4"=1'-0"



FRONT UNIT "A" 223 MESA DR RIGHT ELEVATION
SCALE: 1/4"=1'-0"



FRONT UNIT "A" 223 MESA DR FRONT ELEVATION
SCALE: 1/4"=1'-0"



FRONT UNIT "A" 223 MESA DR REAR ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION MATERIALS & KEYNOTE LEGEND

TAG	NOTES
A	PETERSON STANDING SEAM METAL ROOF STYLE: METAL ROOF PANELS COLOR: SLATE GREY REPORT: ESL-1920 LISTING: UL CLASS A FIRE RESISTANCE RATING ASTM E108 - CLASS A ROOF PETERSON ALUMINUM CORPORATION 1005 TONNIE ROAD ELK GROVE VILLAGE, ILLINOIS 60007 WWW.PAC-CLAD.COM 1 (847) 956-7988
B	SMOOTH STUCCO STYLE: SANTA BARBARA FINISH APPLICATION: STEEL TROWEL COLOR: WESTHIGHLAND WHITE (SW 7566)

TAG	NOTES
C	SIDING STYLE: WOOD CEDAR BOARDS (1X8) APPLICATION: NICKEL SPACE COLOR: URBANE BRONZE (SW 7048)
D	METAL HORIZONTAL BAND STYLE: ARCHITECTURAL METAL APPLICATION: PRE-FINISHED ALUMINUM CLAD COLOR: MATTE BLACK

TAG	NOTES
E	EXTERIOR CONCRETE CLADDING (LIGHTWEIGHT) WEIGHT: 3.2 LBS/FT THICKNESS: 1/2" STYLE: 1/4" MORTAR LINE EDGE COLOR: CHARCOAL FIRE RATING: CLASS A FIRE RATED DENKO CONCRETE 1919 SETTERINGTON AVE KINGSVILLE, ONTARIO CANADA WWW.PAC-CLAD.COM 1 (847) 956-7988
F	WOOD TRIM (HEADER ACCENTS) STYLE: HARDIEBOARD PANEL TRIM BOARD TEXTURE: RUSTIC GRAIN COLOR: IRON GRAY

G	DOORS & WINDOWS
H	DECORATIVE SLATS FOR PRIVACY
I	EXTERIOR GLASS GUARDRAIL
J	EXTERIOR SLIM WALL SCONCE - DARK BRONZE
K	ADDRESS PLAQUE - CUSTOM
L	FIRE ALARM BELL LOCATION
M	FINISH FLOOR LINE
N	TOP PLATE LINE

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HOMES

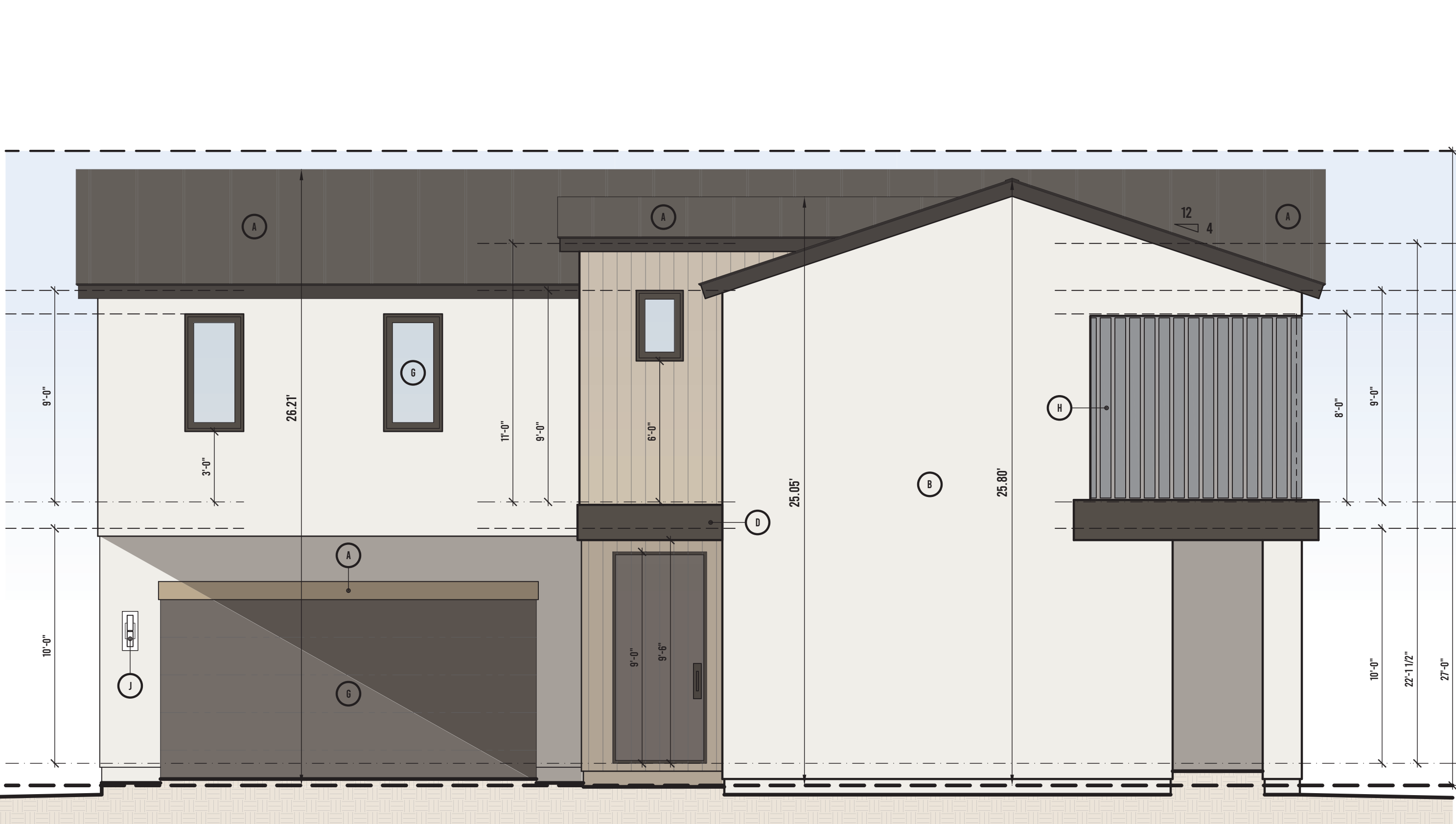
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REVISIONS

A-5.3

SHEET 11 OF 25

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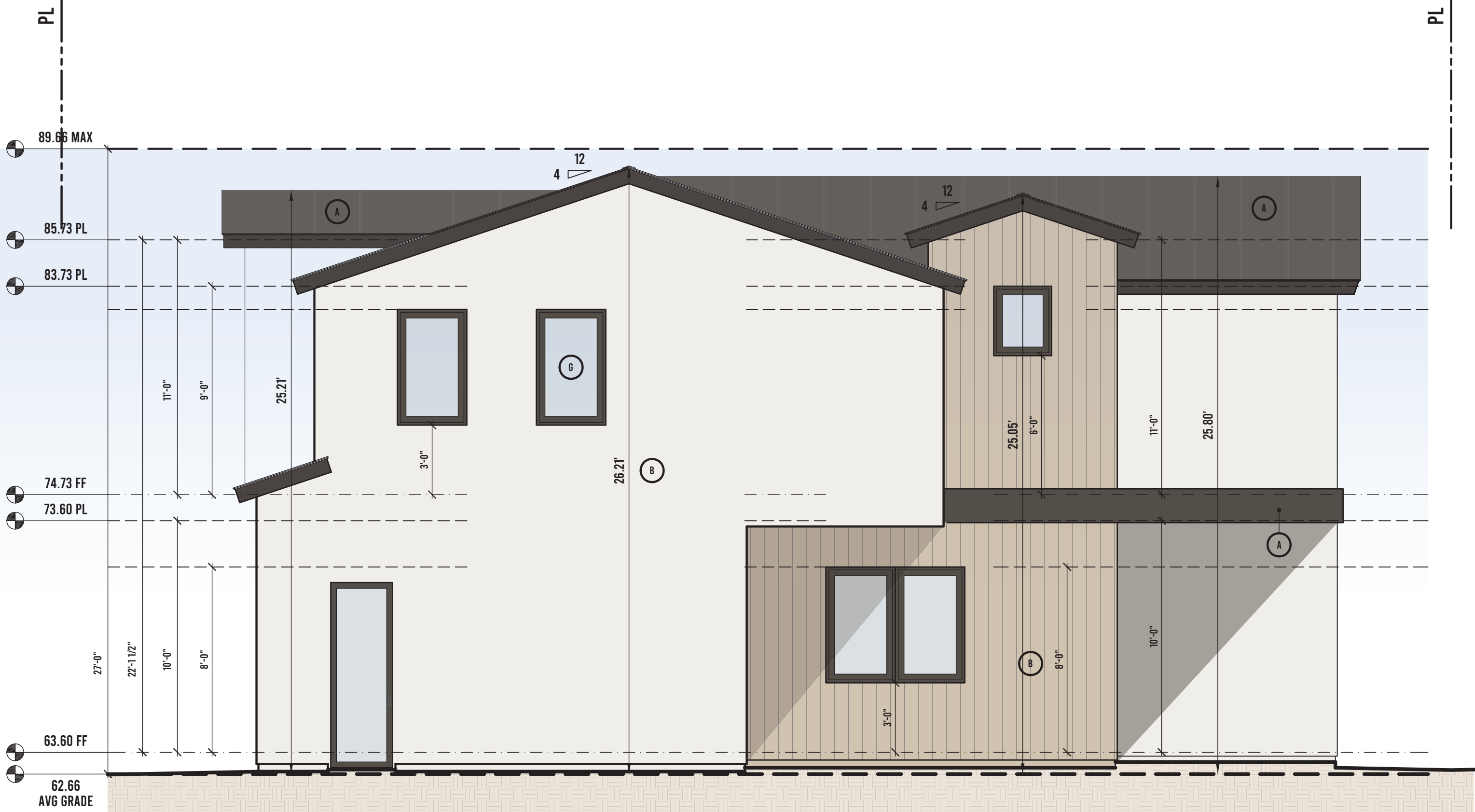


REAR UNIT "A"

223 MESA DR

RIGHT ELEVATION

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

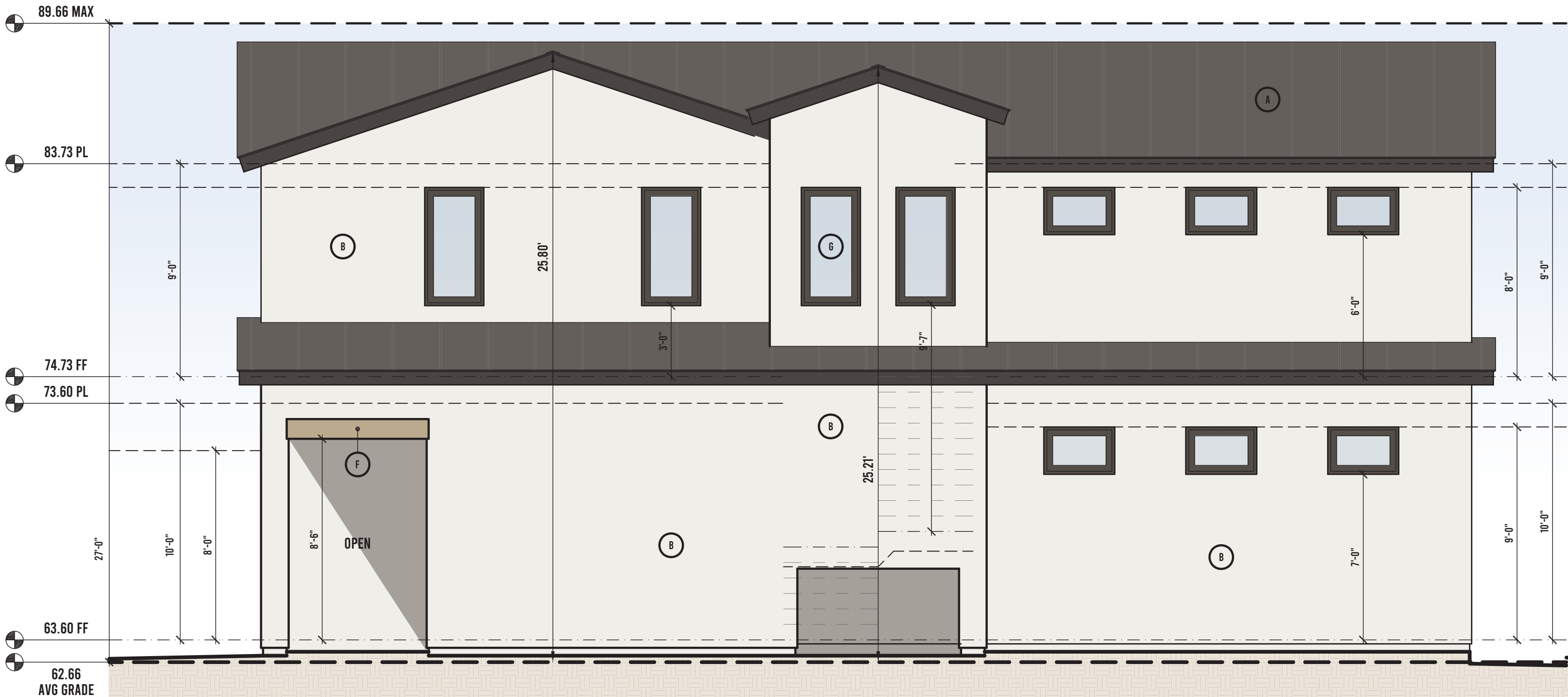


REAR UNIT "B"

223 MESA DR

FRONT ELEVATION

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

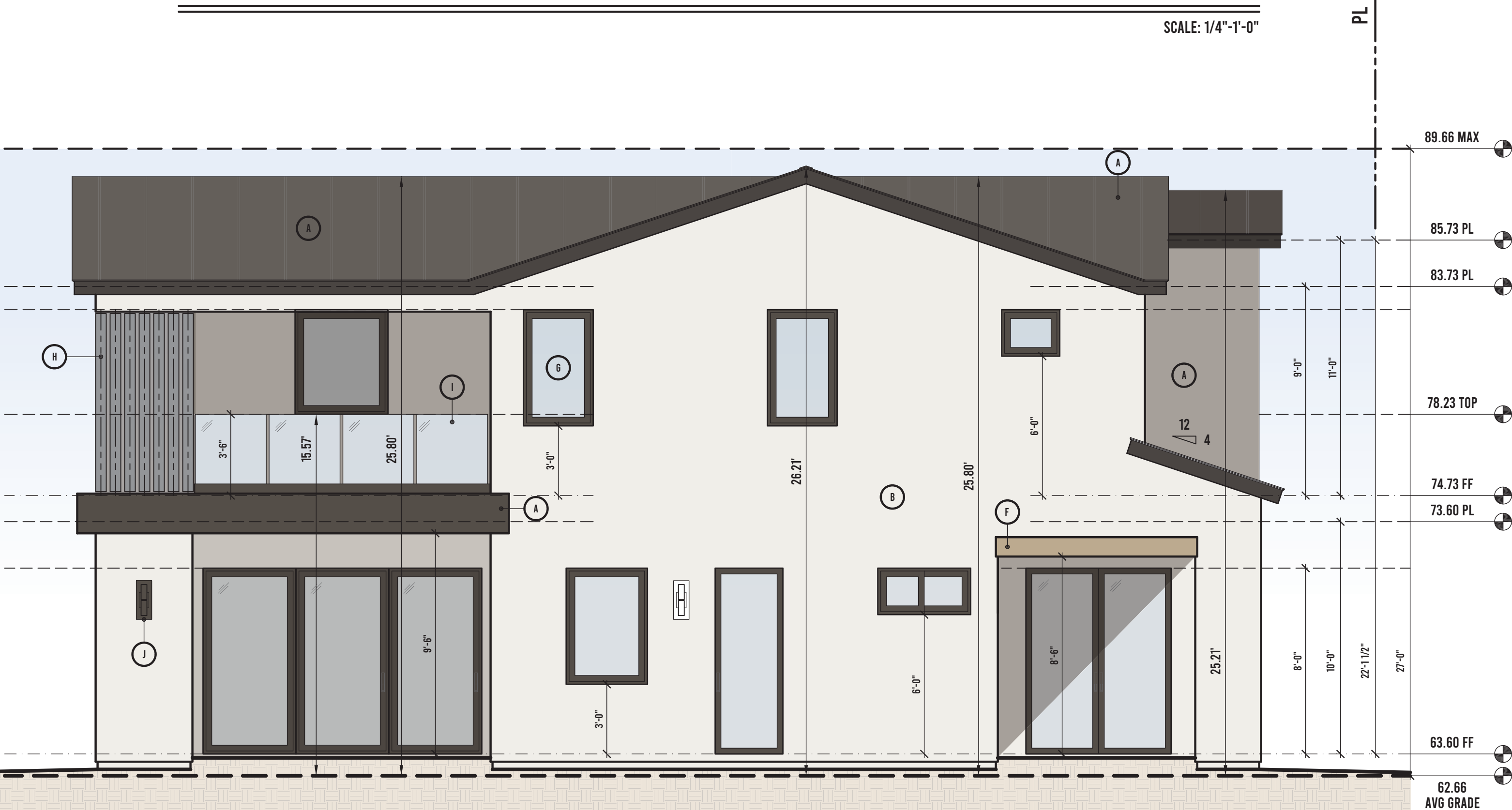


REAR UNIT "B"

223 MESA DR

LEFT ELEVATION

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



REAR UNIT "B"

223 MESA DR

REAR ELEVATION

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

ELEVATION MATERIALS & KEYNOTE LEGEND

TAG A NOTES
PETERSON STANDING SEAM METAL ROOF
STYLE: METAL ROOF PANELS
COLOR: SLATE GREY
REPORT: ECL-1020
LISTING: UL CLASS A FIRE RESISTANCE RATING
ASTM E108 - CLASS A ROOF

PETERSON ALUMINUM CORPORATION
1915 TOWNE ROAD
ELK GROVE VILLAGE, ILLINOIS 60007
WWW.PAC-CLAD.COM
1 (847) 956-7968

B SMOOTH STUCCO
STYLE: SANTA BARBARA FINISH
APPLICATION: STEEL TROWEL
COLOR: WESTHIGHLAND WHITE (SW 7566)

TAG C NOTES
SIDING
STYLE: WOOD CEDAR BOARDS (1X8)
APPLICATION: NICKEL SPACE
COLOR: URBANE BRONZE (SW 7048)

D METAL HORIZONTAL BAND
STYLE: ARCHITECTURAL METAL
APPLICATION: PRE-FINISHED ALUMINUM CLAD
COLOR: MATTE BLACK

TAG E NOTES
EXTERIOR CONCRETE CLADDING (LIGHTWEIGHT)
WEIGHT: 3.2 LBS/FT²
THICKNESS: 1/2"
STYLE: 1/4" MORTAR LINE EDGE
COLOR: CHARCOAL
FIRE RATING: CLASS A FIRE RATED

DENKO CONCRETE
1915 SETTERINGTON AVE
KINGSTOWN, ONTARIO CANADA
WWW.PAC-CLAD.COM
1 (847) 956-7968

F WOOD TRIM (HEADER ACCENTS)
STYLE: HARDBOARD PANEL TRIM BOARD
TEXTURE: RUSTIC BROWN
COLOR: IRON GRAY

G DOORS & WINDOWS
H DECORATIVE SLATS FOR PRIVACY
I EXTERIOR GLASS GUARDRAIL
J EXTERIOR SLIM WALL SCONCE - DARK BRONZE
K ADDRESS PLAQUE - CUSTOM
L FIRE ALARM BELL LOCATION
M FINISH FLOOR LINE
N TOP PLATE LINE

PROJECT STATUS: PLANNING REVIEW

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REVISIONS

A-5.4

SHEET 12 OF 25

DATE: 12.20.25

PROJECT:
NEW 2-STORY 4-UNIT DEVELOPMENT
FOR OSSIAN DEVELOPMENT, LLC

ADDRESS:
215 & 223 MESA DR.,
COSTA MESA, CA 92627

Josh Martinez
PROJECT DESIGNER
JOSH MARTINEZ

OSSA HOMES
11847 VALLEY VIEW ST #6991
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WWW.OSSAHOMES.COM
JOSH@OSSAHOMES.COM
(714) 486-3327

OSSA HOMES

CONTACT:
DAVID MIRRAFI
17741 MITCHELL N #200
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(714) 240-5592
DMIRRAFI@GMAIL.COM

DESIGN NARRATIVE

THE PROPOSED MESA DRIVE RESIDENCES UTILIZE A CONTEMPORARY CALIFORNIA COASTAL ARCHITECTURAL VOCABULARY CONSISTING OF SMOOTH STUCCO WALL PLANES, WARM WOOD ACCENT CLADDING, DARK STANDING SEAM METAL ROOFING, BLACK METAL TRIM ELEMENTS, ARCHITECTURAL CONCRETE ACCENTS, AND EXPANSIVE GLAZING. THE MATERIAL PALETTE EMPHASIZES DURABILITY, SIMPLICITY, AND TIMELESS RESIDENTIAL DESIGN WHILE PROVIDING VISUAL INTEREST THROUGH CONTRASTING TEXTURES, INTEGRATED LANDSCAPE DESIGN, AND CAREFULLY ARTICULATED BUILDING FORMS. THE OVERALL COMPOSITION CREATES A COHESIVE AND HIGH-QUALITY RESIDENTIAL ENVIRONMENT COMPATIBLE WITH THE EVOLVING CHARACTER OF THE EASTSIDE COSTA MESA NEIGHBORHOOD.

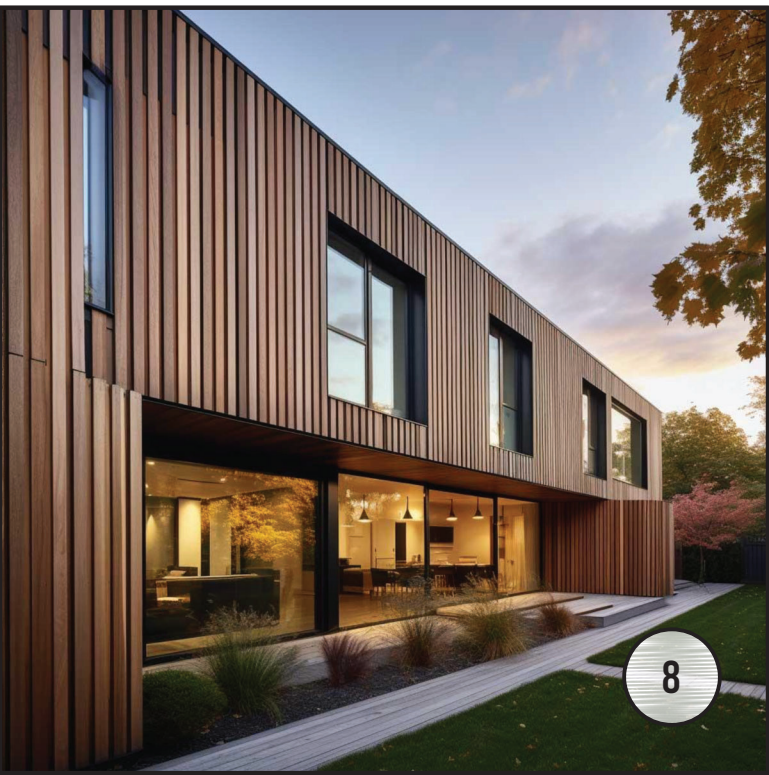


LANDSCAPE

9. DROUGHT-TOLERANT LANDSCAPE PALETTE CONSISTING OF ORNAMENTAL GRASSES, SUCCULENTS, AND ACCENT TREES SUPPORTS SUSTAINABILITY GOALS WHILE ENHANCING THE PROJECT'S CONTEMPORARY CHARACTER.



ARCHITECTURAL CHARACTER EXHIBITS



ARCHITECTURAL MATERIALS BOARD

- SMOOTH WHITE STUCCO**
FINISH: WARM WHITE
SMOOTH TROWEL STUCCO FINISH SERVING AS THE PRIMARY EXTERIOR WALL MATERIAL. THE LIGHT COLOR PALETTE ENHANCES BUILDING ARTICULATION AND COMPLEMENTS NATURAL WOOD ACCENTS.
- WOOD HEADER AND BEAM TRIM**
FINISH: STAINED TIMBER APPEARANCE
WOOD HEADER AND BEAM ACCENTS PROVIDE WARMTH AT PEDESTRIAN SCALE AND EMPHASIZE ENTRY CANOPIES AND ARCHITECTURAL TRANSITIONS.
- ALUMINUM WINDOWS AND DOORS**
FINISH: BLACK ANODIZED
DARK ALUMINUM-FRAMED WINDOWS AND DOORS CREATE CRISP ARCHITECTURAL OPENINGS AND COMPLEMENT THE METAL ROOFING AND TRIM ACCENTS.
- HORIZONTAL WOOD ACCENT CLADDING**
STYLE: JAMES HARDIE ARCHITECTURAL COLLECTION WOOD-LOOK CLADDING PRECEDENTS
FINISH: NATURAL OAK / CEDAR TONE
HORIZONTAL WOOD-LOOK SIDING UTILIZED AT UPPER-STORY ARCHITECTURAL MASSES TO CREATE VISUAL CONTRAST AGAINST SMOOTH STUCCO SURFACES.
- STANDING SEAM METAL ROOF**
STYLE: PAC-CLAD OR SIMILAR STANDING SEAM ROOF PRECEDENTS
FINISH: MATTE CHARCOAL
STANDING SEAM METAL ROOFING IN MATTE CHARCOAL FINISH. THE ROOFING SYSTEM PROVIDES A DURABLE, LOW-MAINTENANCE MATERIAL WITH CLEAN CONTEMPORARY LINES AND STRONG SHADOW DEFINITION.
- HORIZONTAL METAL BAND**
STYLE: TRESPA OR ARCHITECTURAL METAL FASCIA PRECEDENTS
FINISH: MATTE BLACK
POWDER-COATED METAL TRIM AND FASCIA BANDS CREATE STRONG HORIZONTAL DATUMS THROUGHOUT THE PROJECT WHILE REINFORCING THE CONTEMPORARY DESIGN LANGUAGE.
- GLASS GUARDRAILS**
FINISH: CLEAR TEMPERED GLASS
CLEAR GLASS GUARDRAILS MAINTAIN OPENNESS AND TRANSPARENCY WHILE PRESERVING CONTEMPORARY ARCHITECTURAL AESTHETICS.
- VERTICAL WOOD ACCENT CLADDING**
STYLE: JAMES HARDIE ARCHITECTURAL COLLECTION WOOD-LOOK CLADDING PRECEDENTS
FINISH: NATURAL CEDAR TONE
VERTICAL WOOD-LOOK CLADDING UTILIZED AT FEATURE WALL ELEMENTS AND ENTRY VOLUMES TO INTRODUCE WARMTH, SCALE, AND ARCHITECTURAL DEPTH.

PROJECT STATUS: PLANNING REVIEW

OSSA HOMES

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GARDEN GROVE, CA 92646
WWW.OSSAHOMES.COM
JOSH@OSSAHOMES.COM
(714) 488-3327

REVISIONS

PROJECT: NEW 2-STORY 4-UNIT DEVELOPMENT FOR OBSIDIAN DEVELOPMENT, LLC

ADDRESS: 215 & 223 MESA DR., COSTA MESA, CA 92627

CONTACT: DAVID MIRRAFI 17741 MITCHELL N #200 IRVINE, CA 92614 (714) 240-5592 DMIRRAFI@GMAIL.COM

PROJECT DESIGNER JOSH MARTINEZ

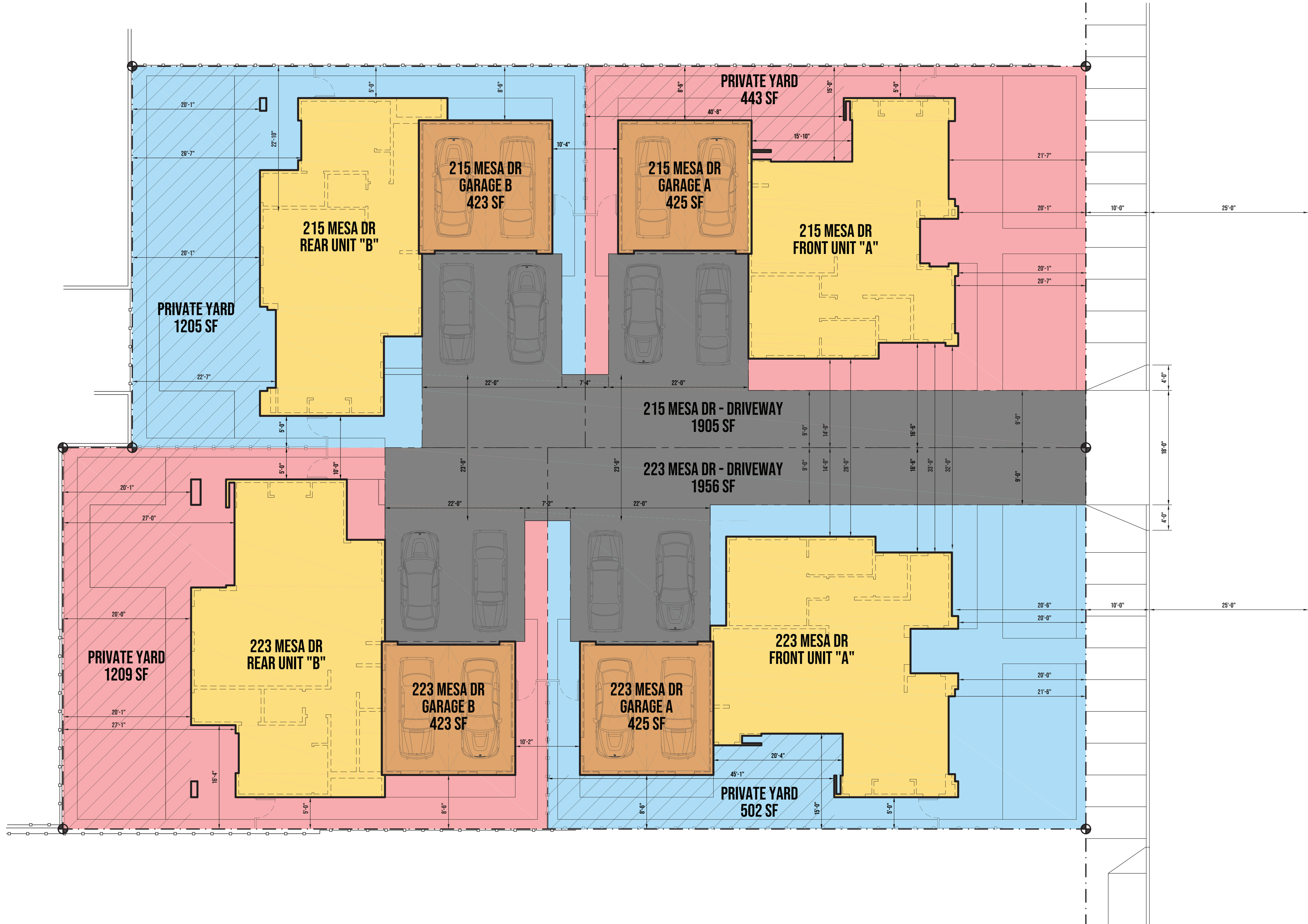
JSA

HOMES

A-5.5

SHEET 13 OF 25

DATE: 12.20.25



DEVELOPMENT LOT AREA / OPEN SPACE CALCULATIONS

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



DEVELOPMENT LOT AREA

215 MESA DRIVE		223 MESA DRIVE	
LOT AREA	= 9,000 SF	LOT AREA	= 9,654 SF
AVG LOT AREA	= 4,500 SF	AVG LOT AREA	= 4,827 SF
FRONT UNIT "A"	= 4,725 SF	FRONT UNIT "A"	= 5,080 SF
REAR UNIT "B"	= 4,275 SF	REAR UNIT "B"	= 4,574 SF

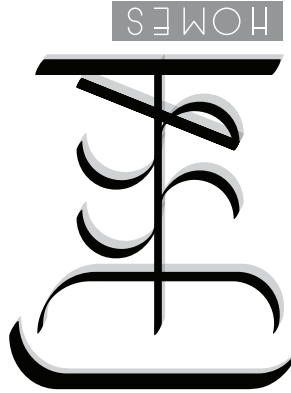
OPEN SPACE CALCULATIONS

215 MESA DRIVE		223 MESA DRIVE	
LOT AREA	= 9,000 SF	LOT AREA	= 9,654 SF
DRIVEWAY	= 1,905 SF	DRIVEWAY	= 1,956 SF
GARAGES	= 848 SF	GARAGES	= 848 SF
BUILDING FOOTPRINTS	= 2,235 SF	BUILDING FOOTPRINTS	= 2,583 SF
LOT COVERAGE	= 4,988 SF (55%)	LOT COVERAGE	= 5,357 SF (55%)
OPEN SPACE	= 4,012 SF (45%)	OPEN SPACE	= 4,297 SF (45%)

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REVISIONS

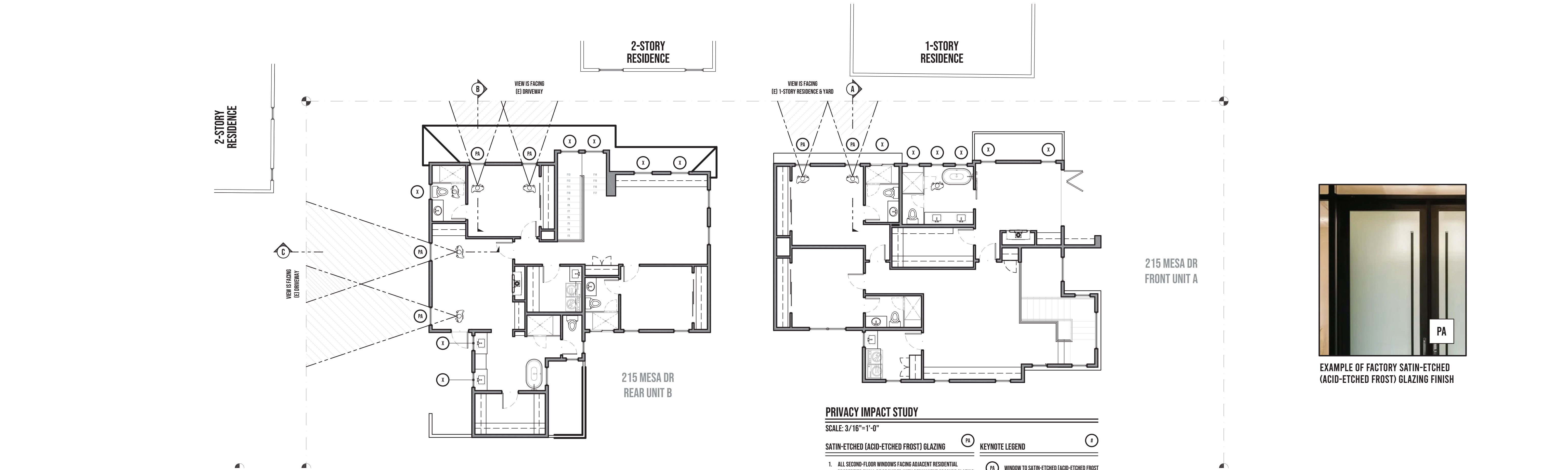


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Josh Martinez
PROJECT DESIGNER
JOSH MARTINEZ

PROJECT:
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PRIVACY IMPACT STUDY

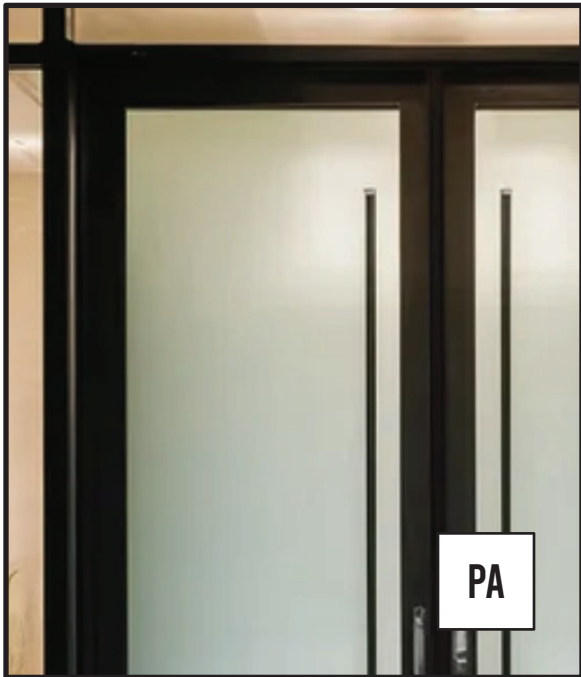
SCALE: 3/16"=1'-0"

SATIN-ETCHED (ACID-ETCHED FROST) GLAZING

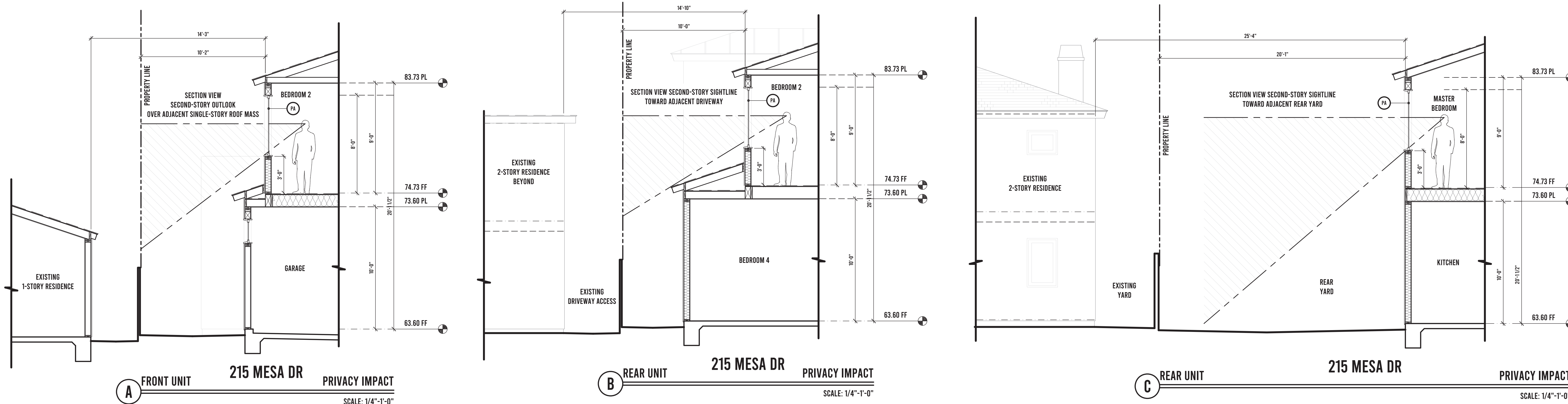
- ALL SECOND-FLOOR WINDOWS FACING ADJACENT RESIDENTIAL PROPERTIES SHALL BE PROVIDED WITH PERMANENT OBSCURE GLAZING TO PRESERVE VISUAL PRIVACY BETWEEN NEIGHBORING DWELLINGS.
- THE GLAZING SHALL CONSIST OF FACTORY SATIN-ETCHED (ACID-ETCHED FROST) GLASS OR APPROVED EQUIVALENT, PROVIDING A UNIFORM MATTE TRANSLUCENT FINISH THAT DIFFUSES LIGHT WHILE OBSTRUCTING DIRECT VIEWS INTO ADJACENT YARDS OR WINDOWS.

KEYNOTE LEGEND

- PA WINDOW TO SATIN-ETCHED (ACID-ETCHED FROST)
- X VIEW IS ABOVE EYE LEVEL (6 FT SILL)



EXAMPLE OF FACTORY SATIN-ETCHED (ACID-ETCHED FROST) GLAZING FINISH



CONTACT:
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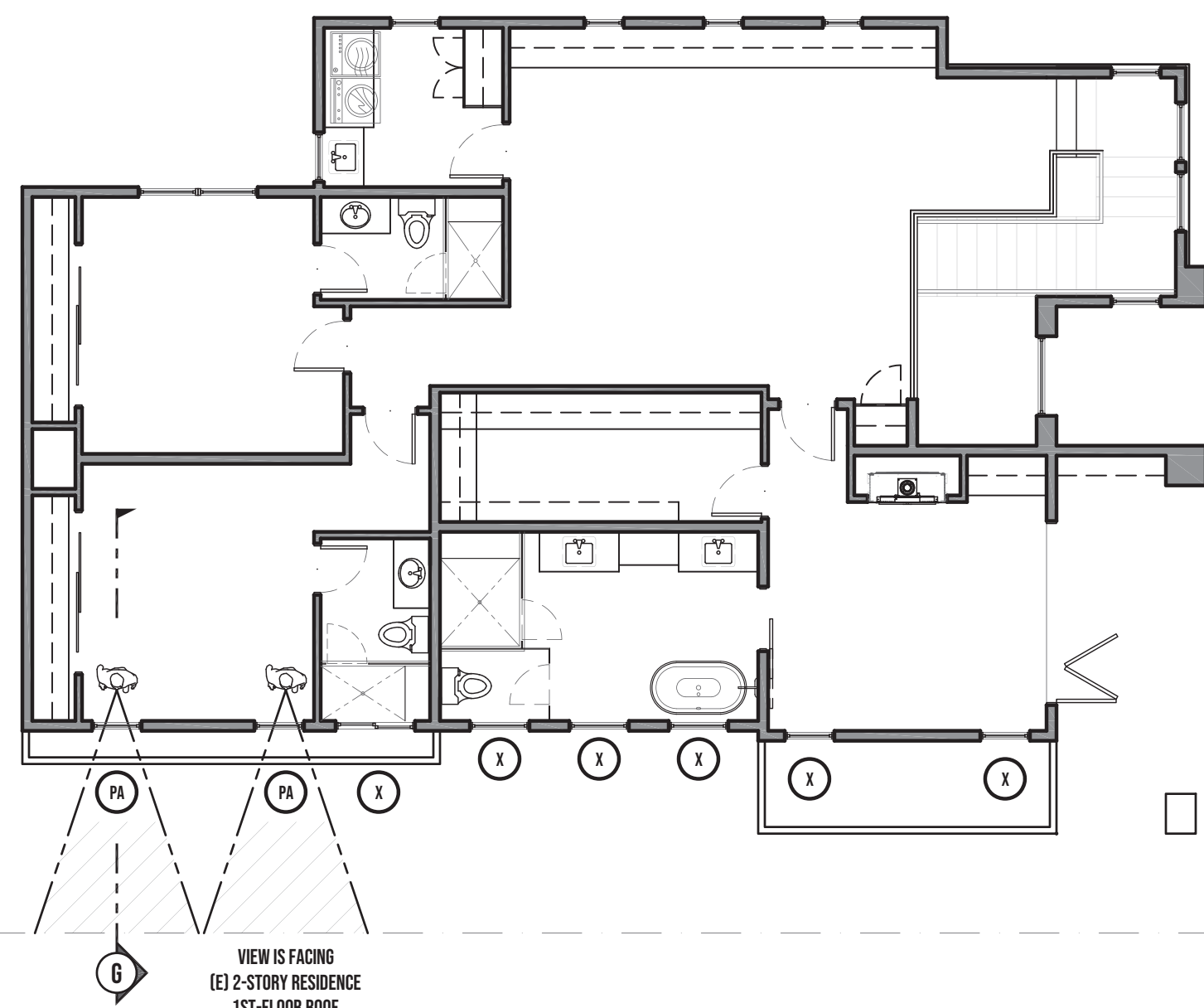
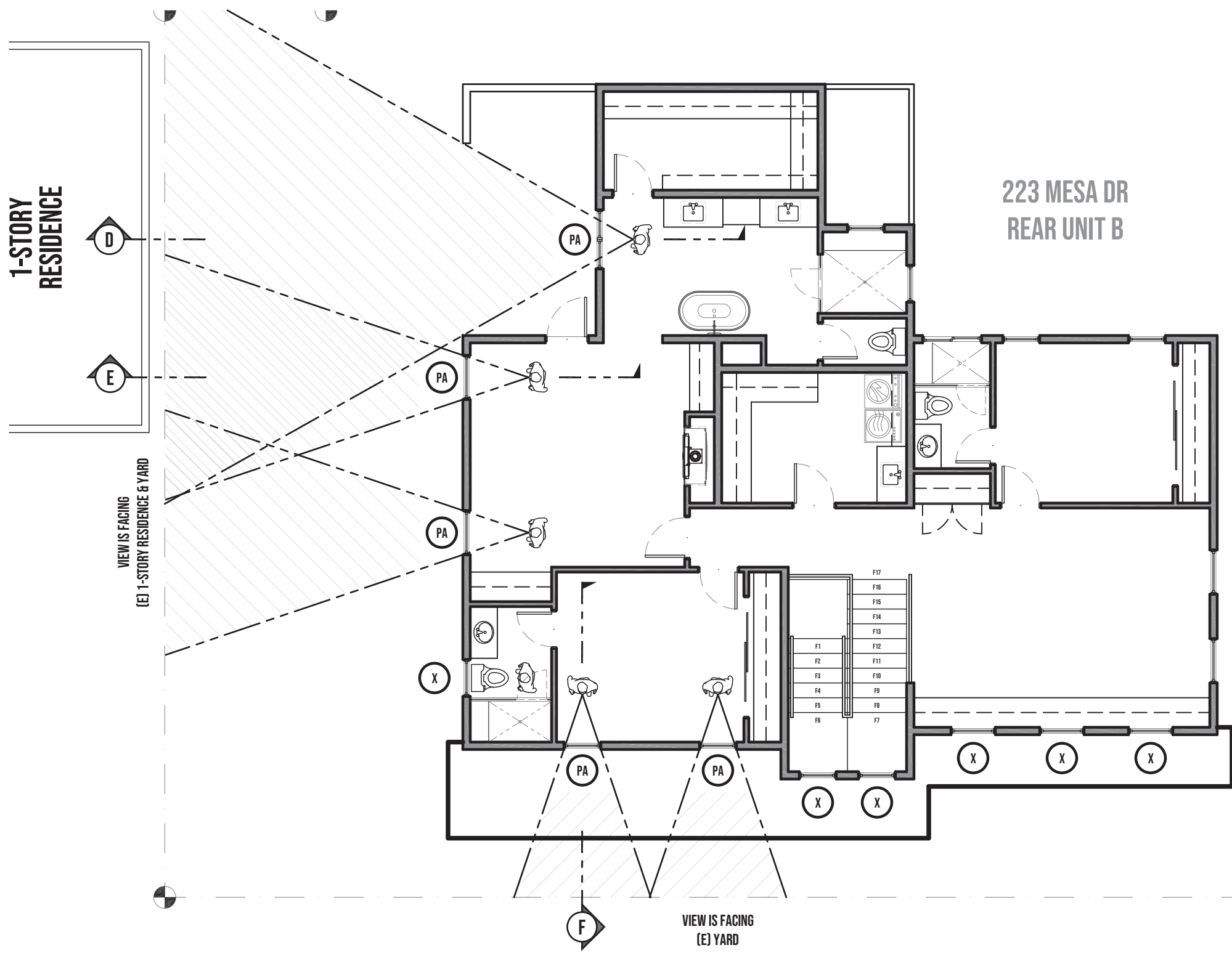
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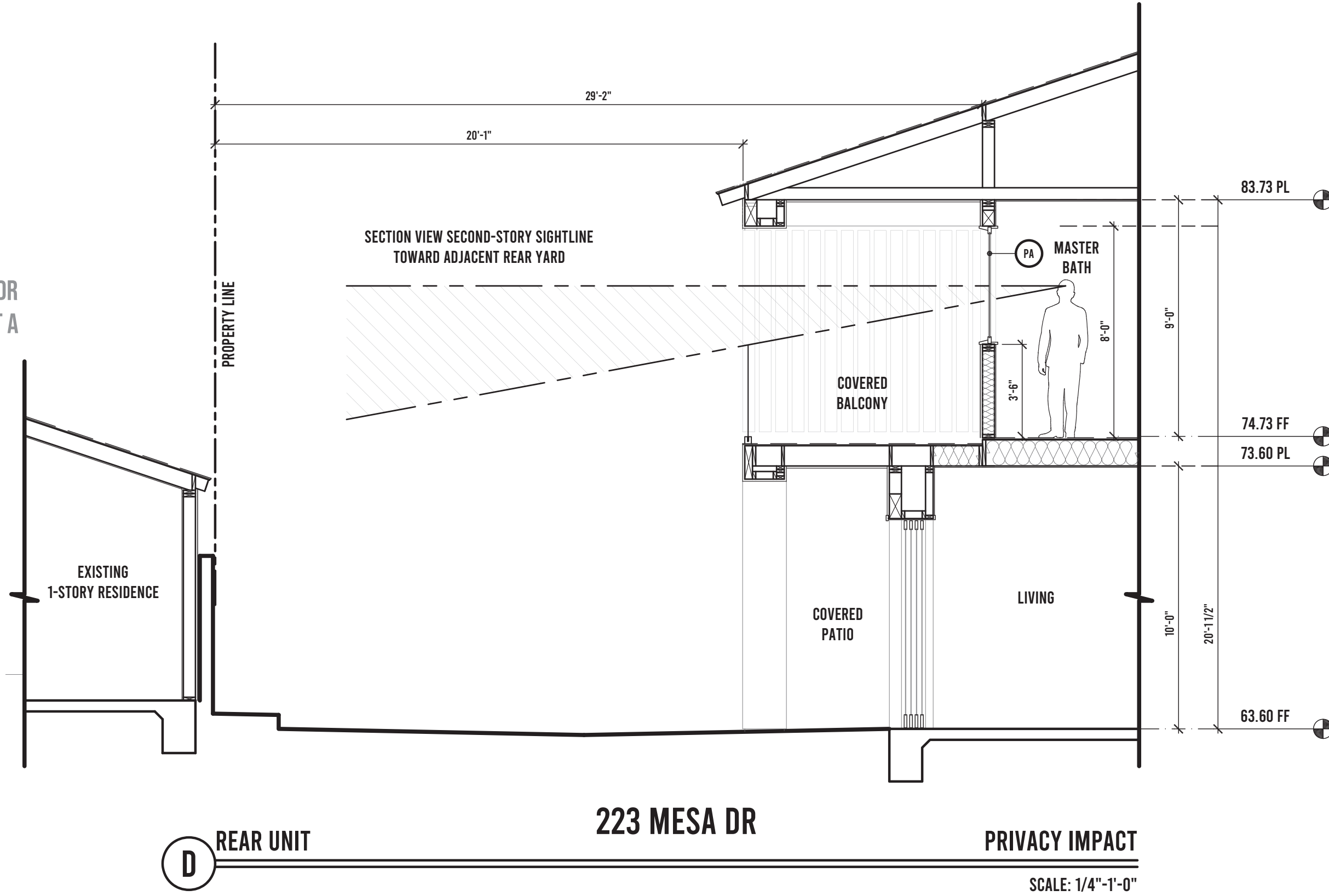
A-7.1

SHEET 15 OF 25

DATE: 12.20.25



223 MESA DR
FRONT UNIT A



PRIVACY IMPACT STUDY

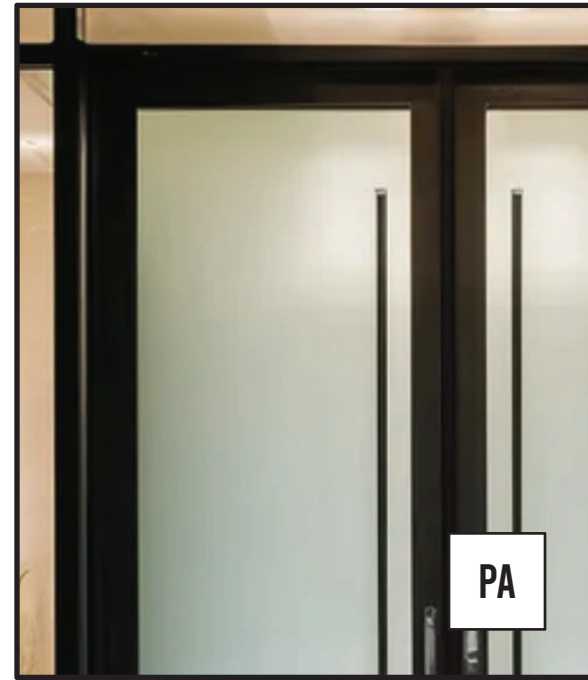
SCALE: 3/16"=1'-0"

SATIN-ETCHED (ACID-ETCHED FROST) GLAZING

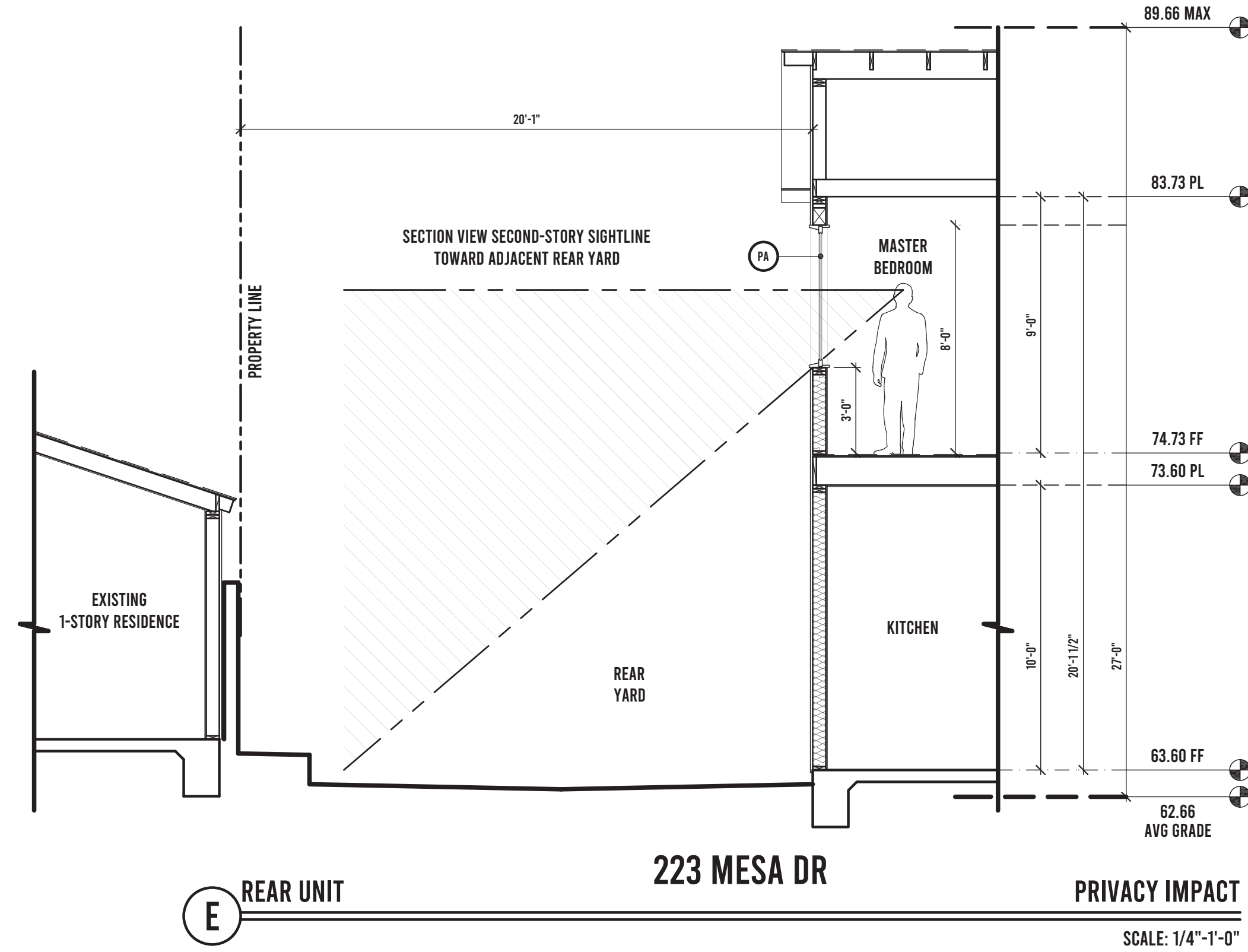
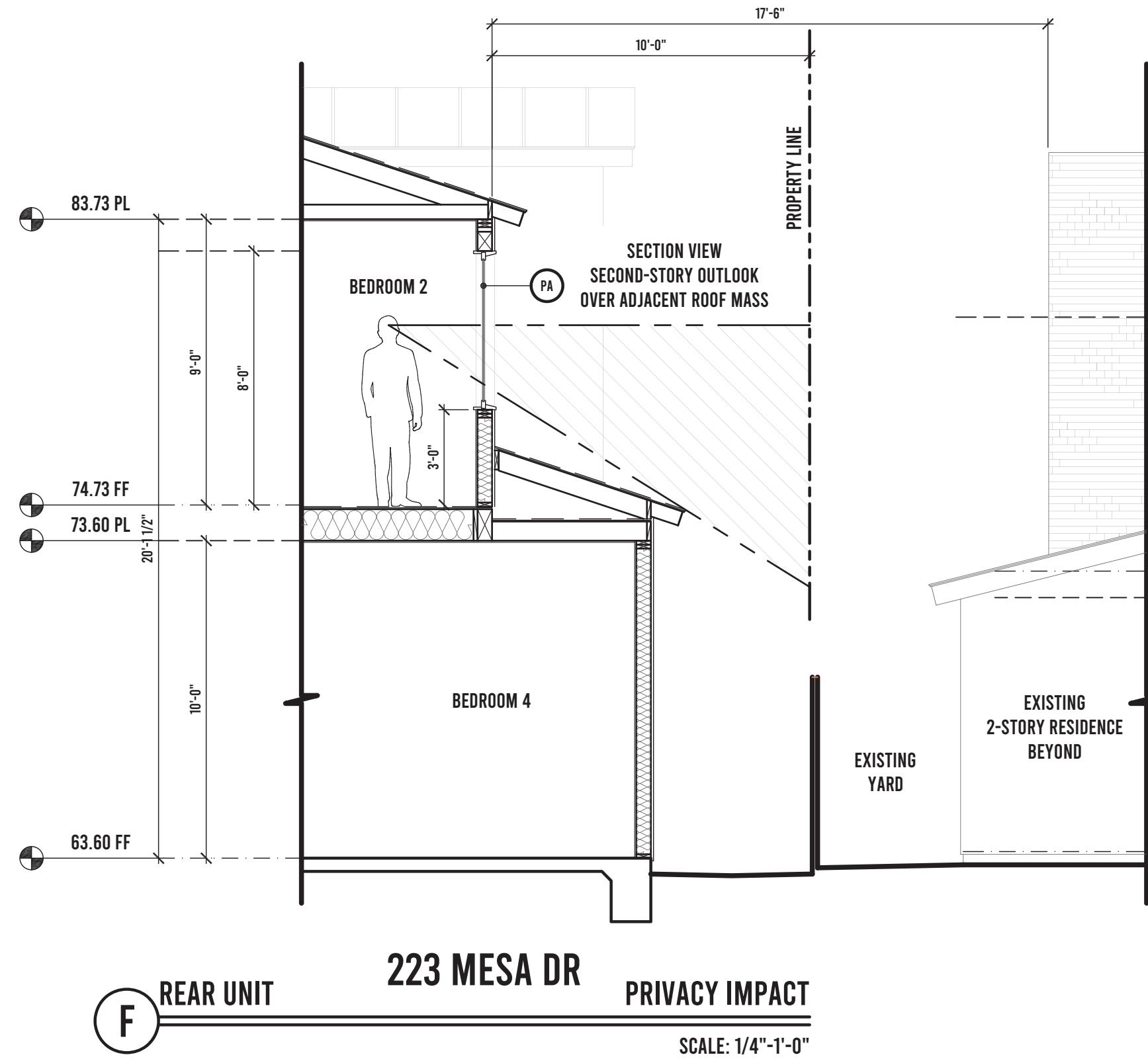
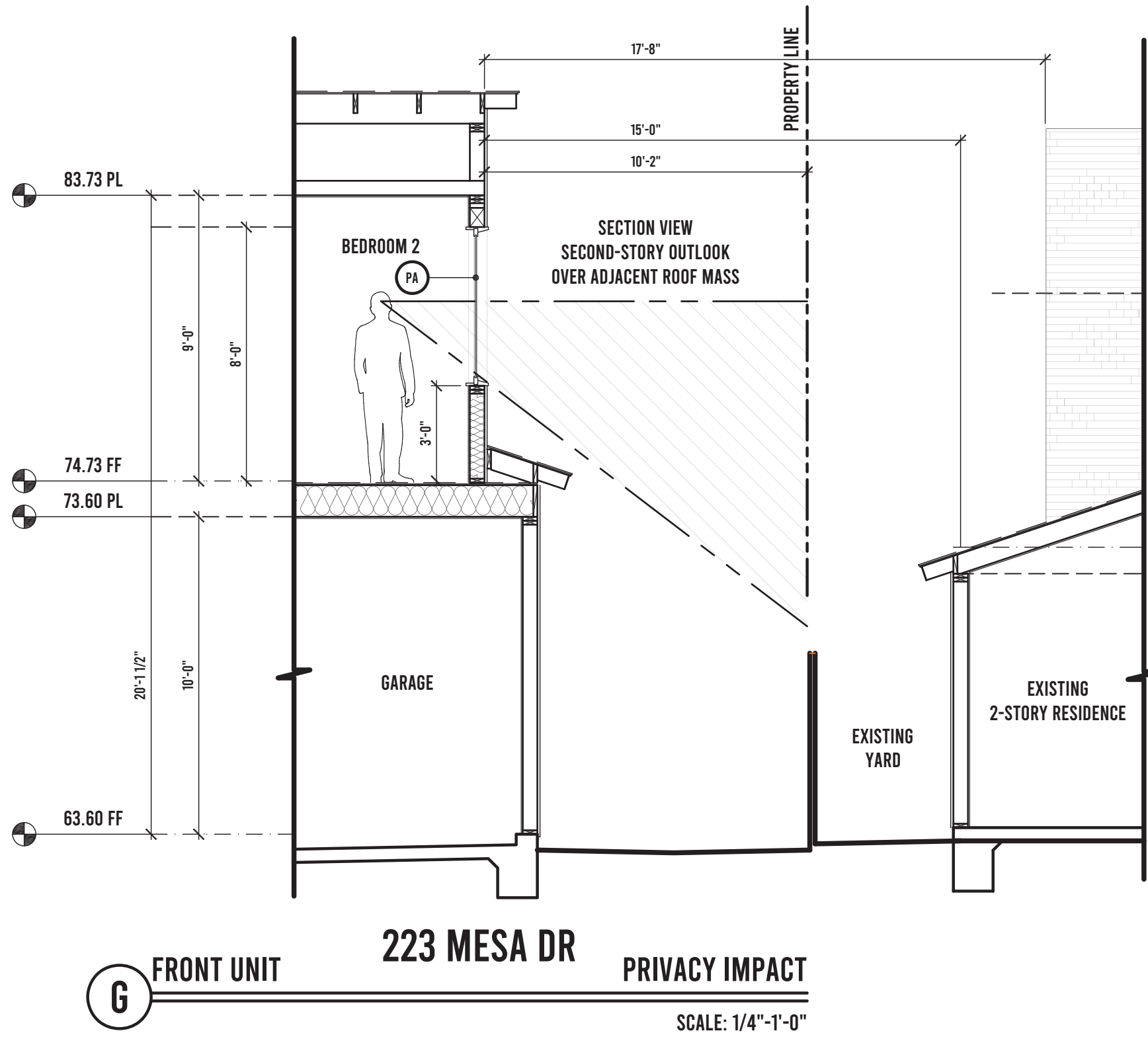
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KEYNOTE LEGEND

- PA WINDOW TO SATIN-ETCHED (ACID-ETCHED FROST)
- X VIEW IS ABOVE EYE LEVEL (6 FT SILL)



EXAMPLE OF FACTORY SATIN-ETCHED
(ACID-ETCHED FROST) GLAZING FINISH

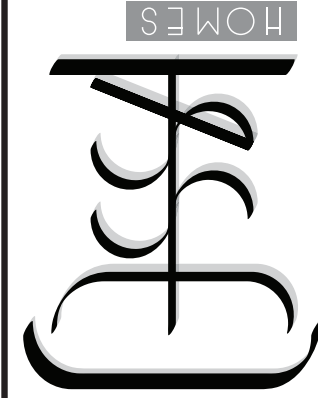


CONTACT:
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IRVINE, CA 92614
(714) 240-5592
DMIRRAFI@GMAIL.COM

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FOR OBSIDIAN DEVELOPMENT, LLC
ADDRESS:
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COSTA MESA, CA 92627

Josh Martinez
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PROJECT STATUS: PLANNING REVIEW

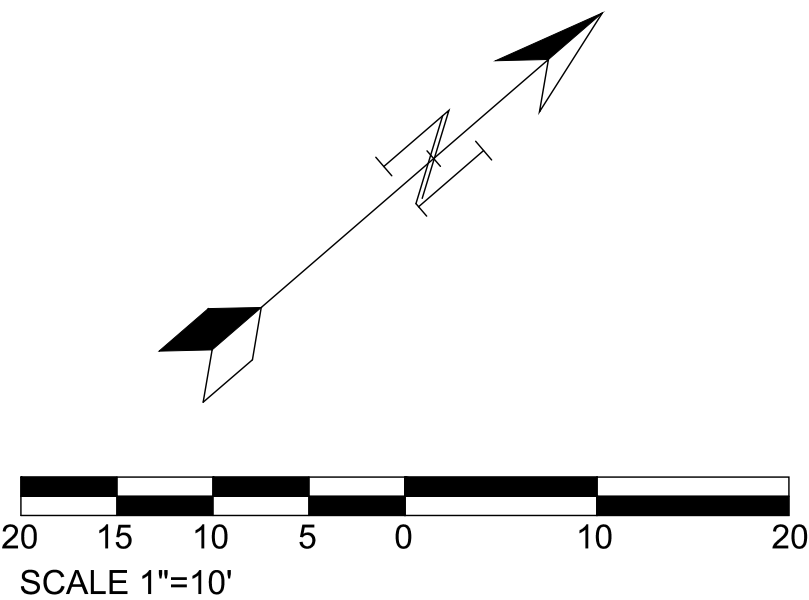
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REVISIONS

A-7.2

SHEET 16 OF 25

DATE: 12.20.25



PLOT DATE: 6/4/2026

OWNER/SUBDIVIDER:
HOMEX DEVELOPMENT LLC
17741 MITCHELL, SUITE 200
IRVINE, CA 92614
PHONE: 949-252-9999

215-223 MESA DRIVE'S RESIDENCE

SECTIONS & DETAILS

215-223 MESA DRIVE,
COSTA MESA, CA92627

PLANS PREPARED BY:

 W.H. ENGINEERING GROUP

W.H. ENGINEERING GROUP
548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357



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DESIGNED BY:	
CHECKED BY:	
DATE:	

DESIGN	
DESIGN	
DRAFT	
CHECK	BY

APPROVED

SN								
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REVISION

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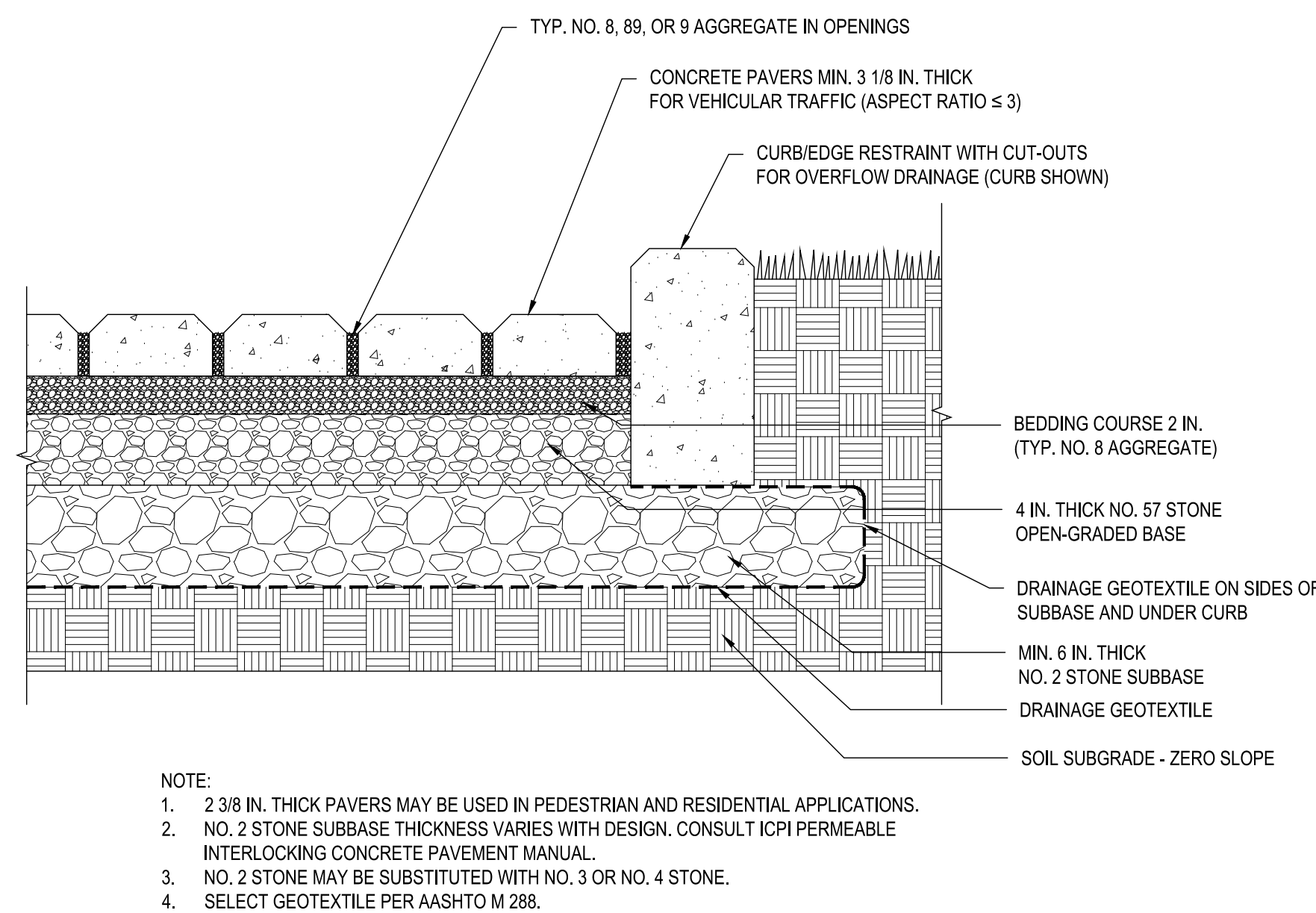
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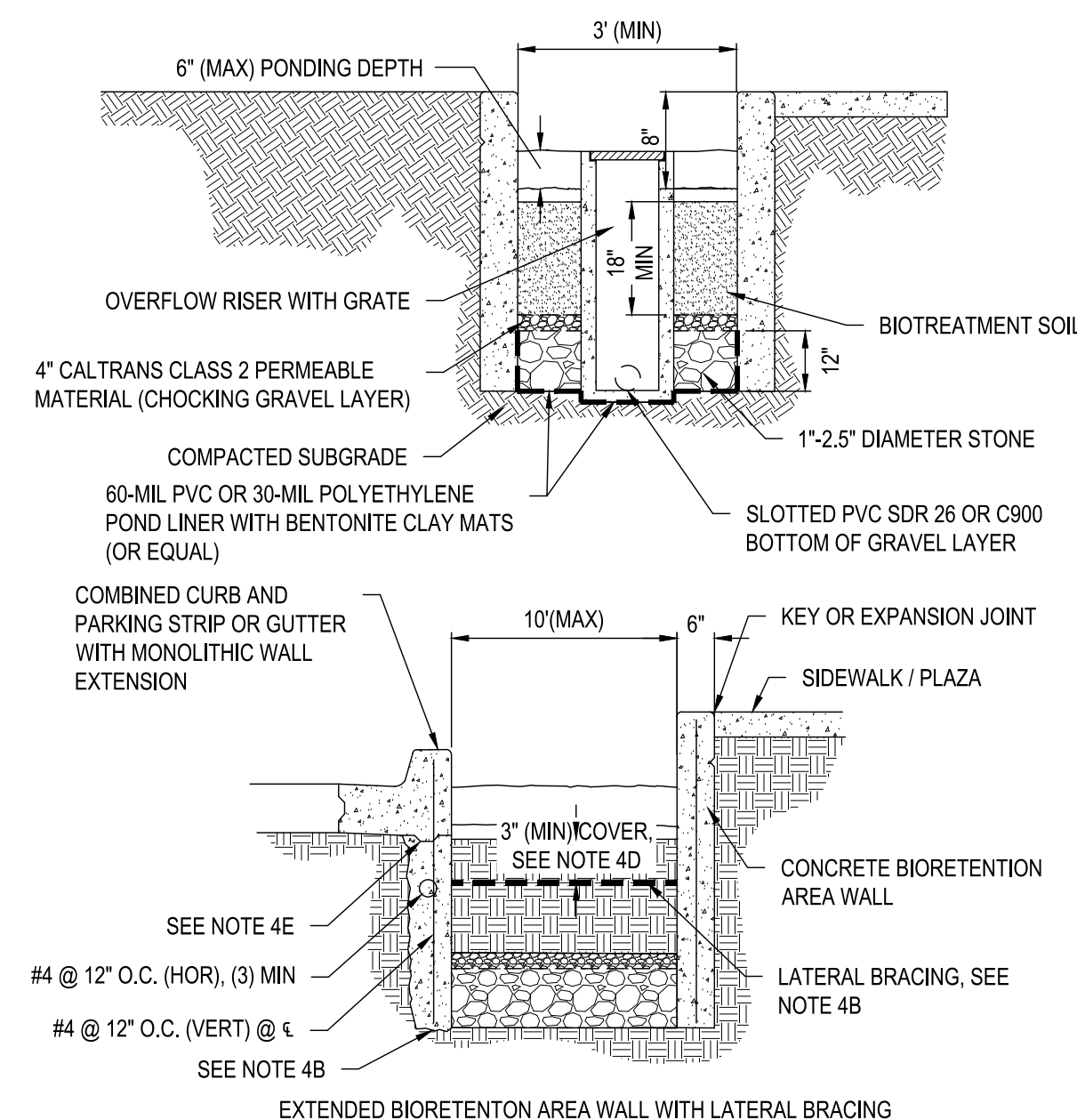
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C-3

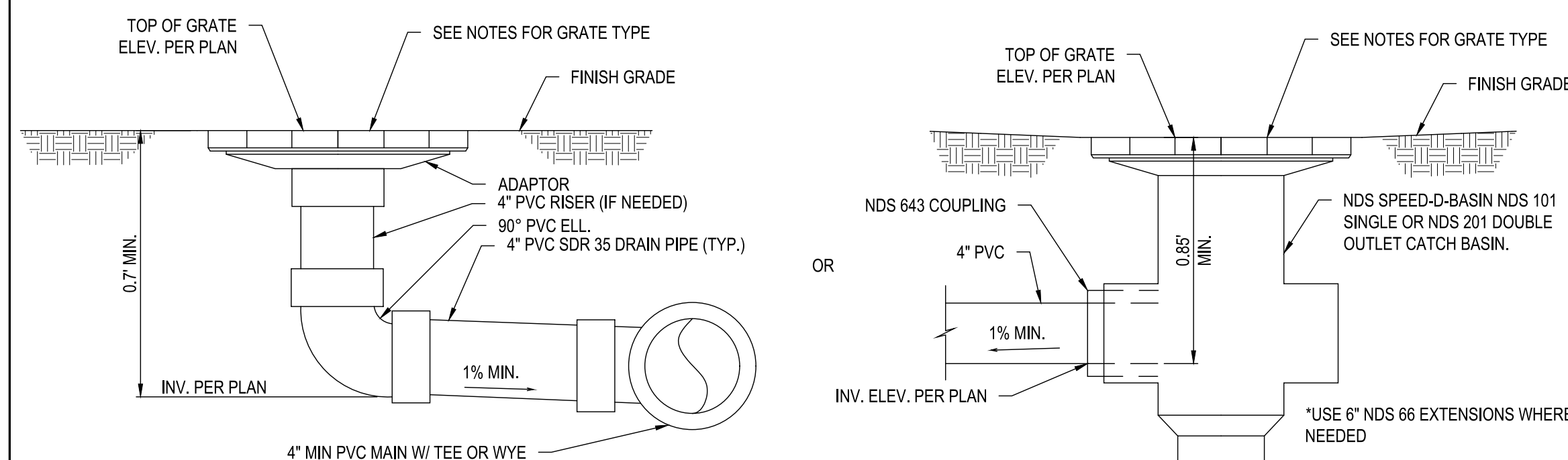
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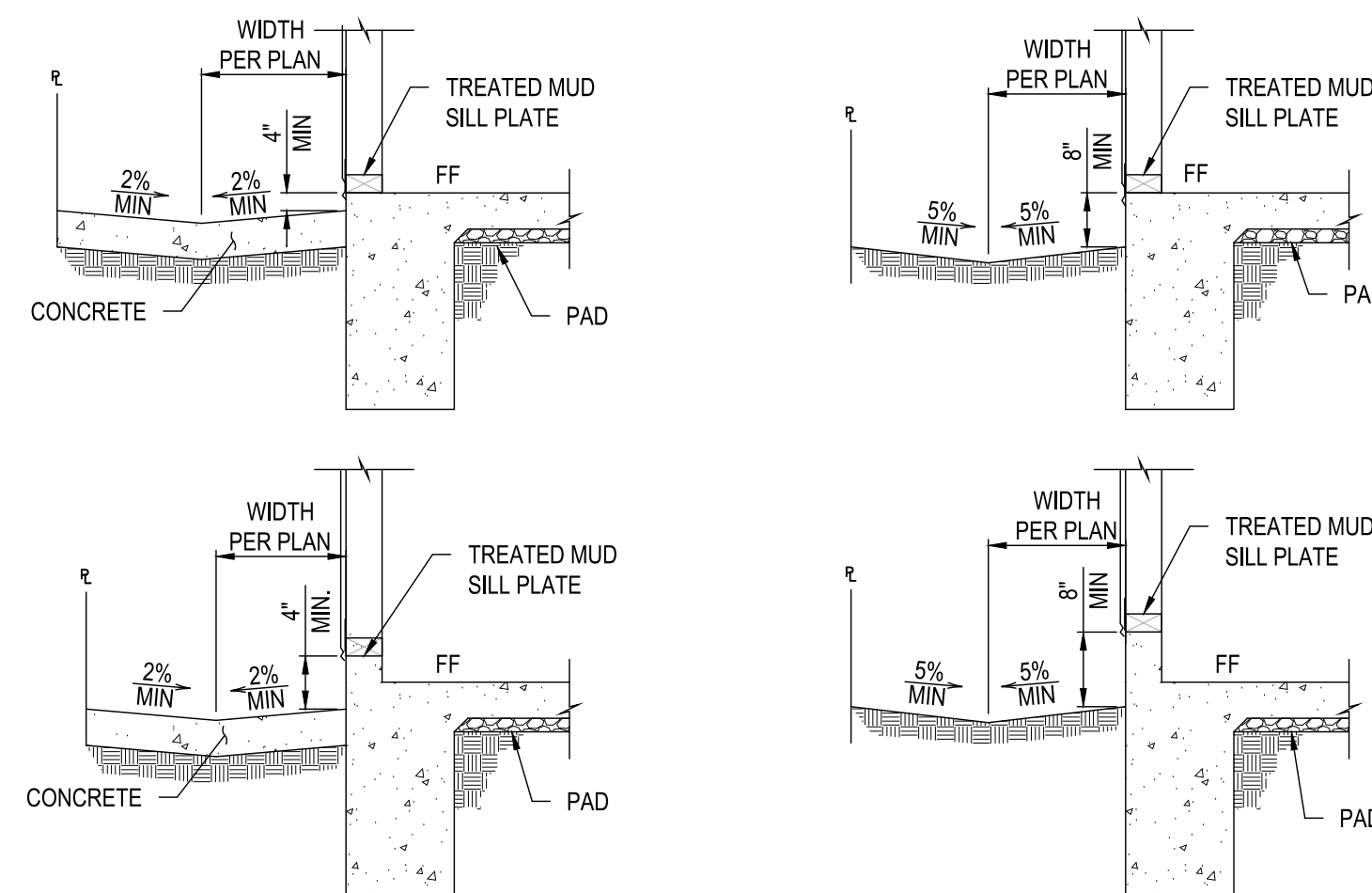
DETAIL
PERMEABLE PAVEMENT
NOT TO SCALE



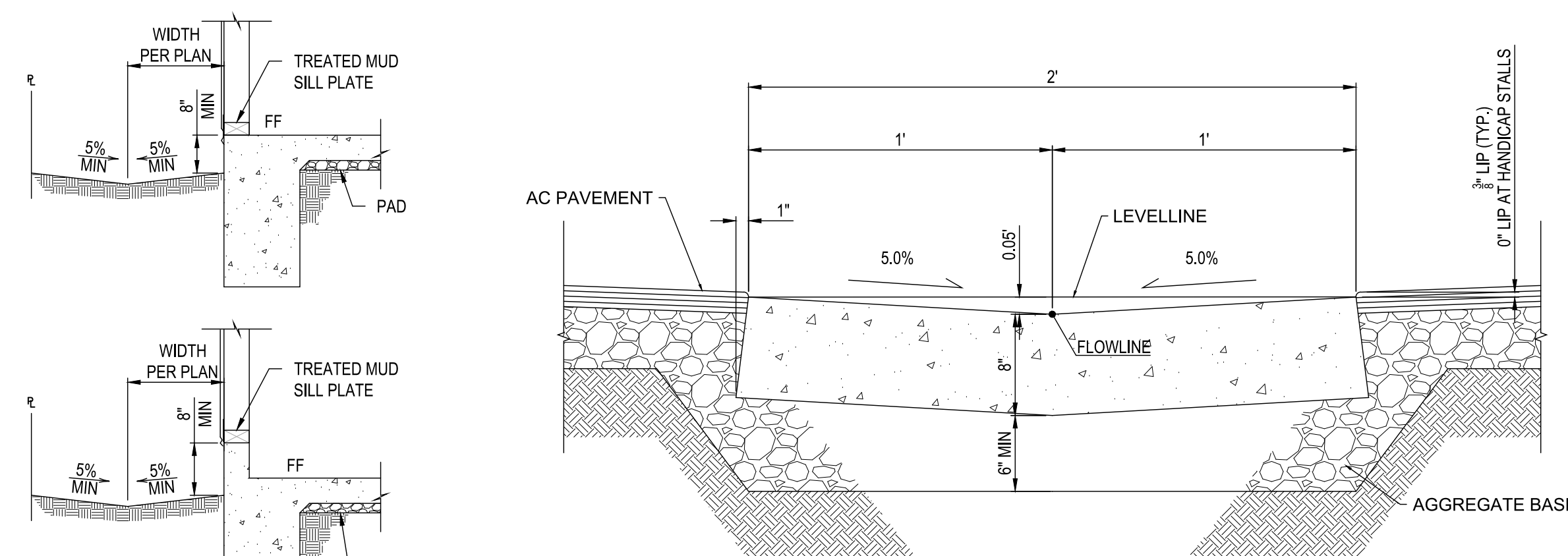
DETAIL
STORMWATER PLANTER AREA 11
NOT TO SCALE



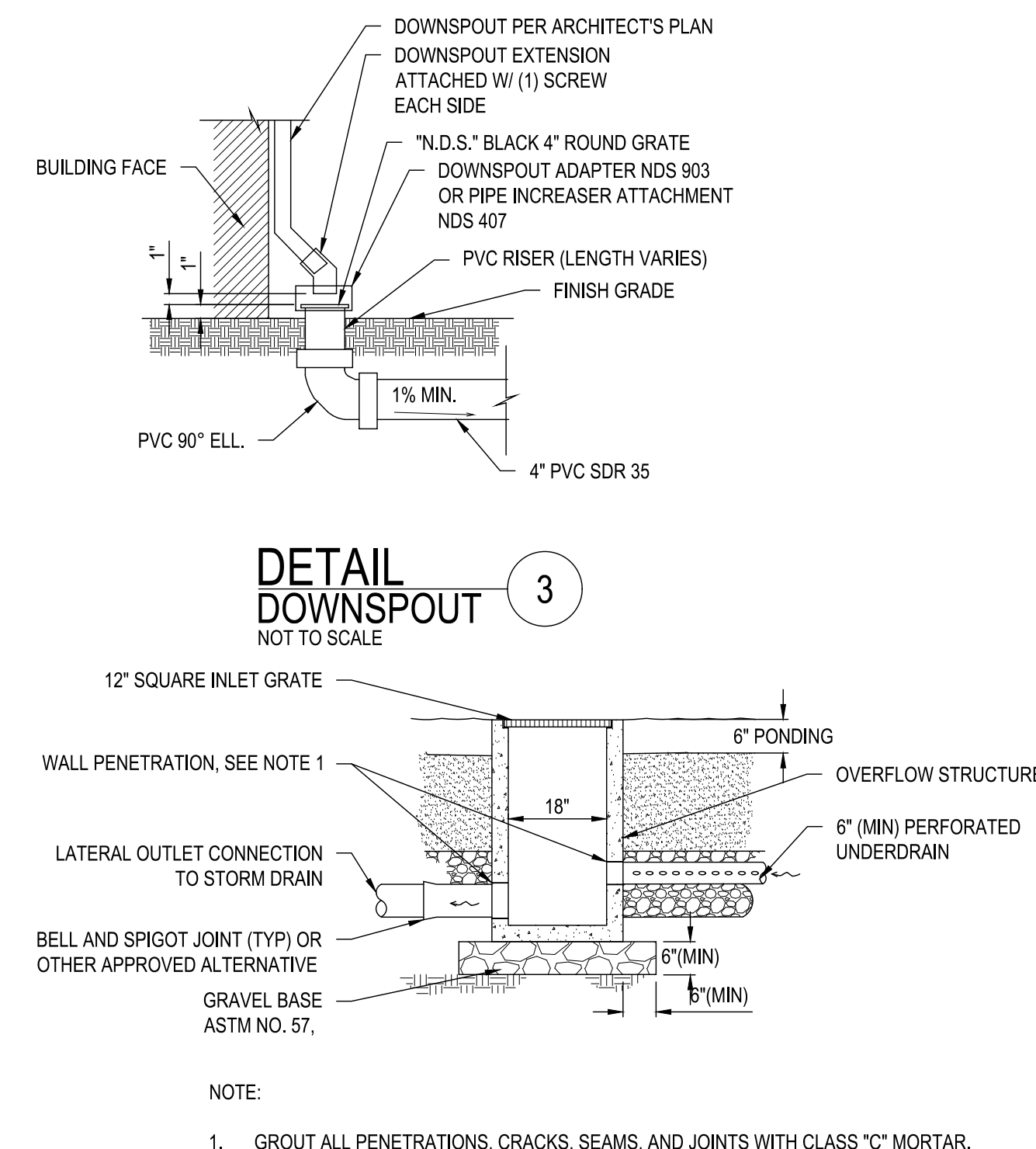
DETAIL
INLET DRAIN
NOT TO SCALE



DETAIL
BUILDING DRAINAGE AT HARDSCAPE
NOT TO SCALE

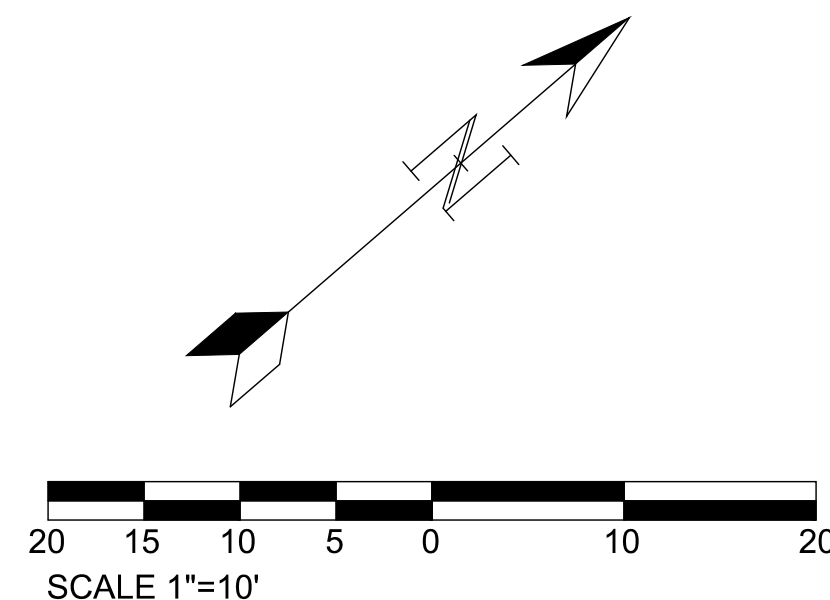
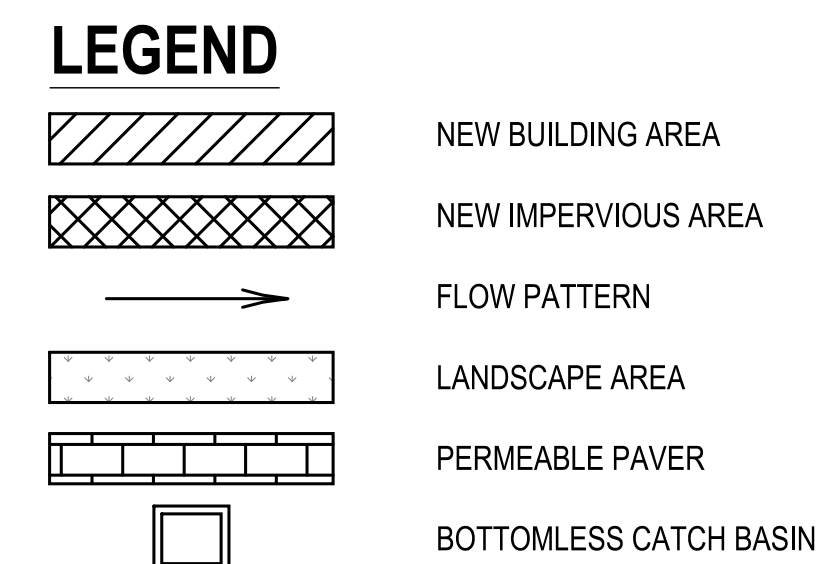


DETAIL
2' WIDE CONCRETE DITCH
NOT TO SCALE



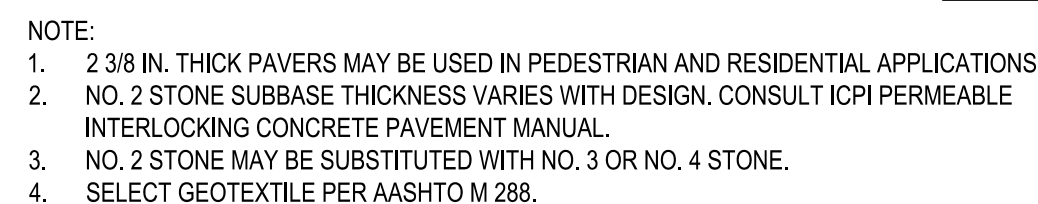
DETAIL
STORMWATER PLANTER OUTLET DETAIL
NOT TO SCALE

PLOT DATE: 6/4/2026



DRAINAGE MANAGEMENT AREA SUMMARY FOR 215-223 MESA DRIVE, COSTA MESA, CA 92627					
AREA ID	AREA	NEW IMPERVIOUS AREA	LANDSCAPE AREA	PERMEABLE AREA	BMP TYPE
	SQ-FT	SQ-FT	SQ-FT	SQ-FT	
DMA-1	3,717	1,955	1,048	714	STORMWATER PLANTER
DMA-2	2,457	1,967	205	285	STORMWATER PLANTER
DMA-3	3,348	1,684	1,004	660	STORMWATER PLANTER
DMA-4	2,219	1,757	196	266	STORMWATER PLANTER
DMA-5	5,681	221	898	4,562	PERMEABLE PAVER
TCM-1	275	0	275	0	STORMWATER PLANTER
TCM-2	340	0	340	0	STORMWATER PLANTER
TCM-3	333	0	333	0	STORMWATER PLANTER
TCM-4	281	0	281	0	STORMWATER PLANTER

SCALE 1"=10'



NOTE:

1. AVOID UNNECESSARY COMPACTION OF EXISTING SUBGRADE BELOW BIORETENTION AREA.
2. SCARIFY SUBGRADE TO A DEPTH OF 3" (MIN) IMMEDIATELY PRIOR TO PLACEMENT OF AGGREGATE STORAGE AND BIOTREATMENT SOIL MATERIAL.
3. FOR STRUCTURAL SUPPORT, SUBGRADE UNDER WALLS ONLY COMPACTED PER ENGINEER SPECIFICATIONS.
4. VERTICAL SIDE WALLS (WHEN SPACE LIMITED):
 - A. ALL BIORETENTION AREA WALLS SHALL EXTEND TO BOTTOM OF AGGREGATE STORAGE LAYER OR DEEPER, MINIMUM 3'.
 - B. DEPTHS SHALL BE DESIGNED TO PREVENT LATERAL SEEPAGE INTO THE ADJACENT PAVEMENT SECTION.
5. FOOTING AND/OR LATERAL BRACING SHALL BE DESIGNED BY THE ENGINEER TO WITHSTAND ANTICIPATED LOADING ASSUMING NO REACTIVE FORCES FROM THE UNCOMPACTED BIOTREATMENT SOIL.
6. BIORETENTION AREA WALLS EXTENDING MORE THAN 36" BELOW ADJACENT LOAD-BEARING SURFACE, OR WHEN LOCATED ADJACENT TO PAVERS, SHALL HAVE FOOTING OR LATERAL BRACING. FOOTING OR LATERAL BRACING MAY BE EXCLUDED ONLY IF THE ENGINEER DEMONSTRATES THAT THE PROPOSED WALL DESIGN MEETS LOADING REQUIREMENTS, WIND UPLIFT, AND SETTLEMENT CRITERIA.
7. CONTRACTOR TO PROVIDE 3" MINIMUM COVER OVER ALL LATERAL BRACING FOR PLANT ESTABLISHMENT.
8. ALL CONSTRUCTION JOINTS SHALL INCORPORATE EPOXY, DOWEL/TIE BAR, KEYWAY, OR WATER STOP.
9. 18" PLANTING MEDIA: PLANTING MEDIA SPECIFICATION PER BIO-RETENTION TECHNICAL SPECIFICATION T-1 STORM WATER PLANTER.
 - A. HAVE A MINIMUM DEPTH OF 1.5 FEET, EXCLUDING THE MULCH LAYER.
 - B. ACHIEVE A LONG-TERM, IN-PLACE MINIMUM INFILTRATION RATE OF AT LEAST 5 IN/HR TO SUPPORT MAXIMUM STORMWATER RUNOFF RETENTION AND POLLUTANT REMOVAL.
 - C. CONSIST OF 60 TO 70 PERCENT SAND MEETING THE SPECIFICATIONS OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) C33 AND 30 TO 40 PERCENT COMPOST

DETAIL

PERMEABLE PAVEMENT

NOT TO SCALE

NOT TO SCALE

DETAIL
STORMWATER PLANTER AREA
NOT TO SCALE

NOT TO SCALE

OWNER/SUBDIVIDER:
HOMEX DEVELOPMENT LLC
17741 MITCHELL, SUITE 200
IRVINE, CA 92614
PHONE: 949-252-9999

215-223 MESA DRIVE'S RESIDENCE

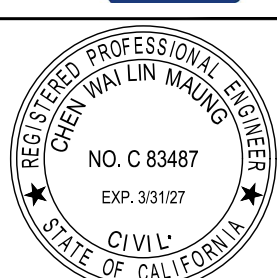
WATER QUALITY PLAN

215-223 MESA DRIVE,
COSTA MESA, CA92627

PLANS PREPARED BY:  W H ENGINEERING GROUP

548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM

WU JIN MAUNG CHEN
6/4/2026
DATE

[illegible]

PROJECT NO.:

G25088

SHEET NO.:

C-5

PILOT DATE: 6/1/2028	
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PLANTING NOTES

- Contractor shall review plans, verify site conditions and plant quantities prior to installation. Contractor shall take sole responsibility for any cost incurred due to damage of existing utilities. Plant material quantities are listed for the convenience of the Contractor. Actual number of symbols shall have priority over quantity designated. Conflicts between the Owner and these plans or within these plans shall be brought to the attention of the Landscape Architect prior to landscape installation. Any deviation(s) from the plans or specifications will require written approval from the Owner and/or Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- The Contractor shall maintain a qualified supervisor on the site at all times during construction through completion of pick-up work.
- The Contractor shall receive site graded within 0.10 foot of finish grade. Commencement of work indicates Contractor's acceptance of existing grades and conditions. Final grades shall be adjusted by Contractor as directed by Owner's representative. All grading shall be completed prior to commencement of planting operation.
- The Contractor shall furnish and pay for all container grown trees, shrubs, vines, seeded/sodded turf, hydramulches, and flatted groundcovers. The Contractor shall also be responsible for and pay for planting, staking, and guarantee of all plant materials. See planting details for planting and staking/guying requirements.
- The Landscape Architect and/or Owner shall approve plant material placement by Contractor prior to installation.
- Fertilizer for all planting areas shall be a slow-release, high-nitrogen fertilizer incorporated into the soil during planting.
- For areas to be landscaped and irrigated, the following amendments shall be uniformly broadcast and thoroughly incorporated 6" deep by means of a rototiller or equal.

Amount per 1000 square feet
4 cu. yds. nitrogen stabilized organic compost
50 pounds agricultural gypsum
- The planting pits for trees shall be dug twice the diameter of the root ball and two inches shallower than the rootball. Planting pits for shrubs and perennials shall be dug twice the original root ball width, and one-and-a-half times as deep as the rootball. Planting pits for groundcovers shall be dug one-and-a-half times the original root ball size in all directions.
- The Landscape Contractor shall maintain all planted areas shown on the plans, including (but not limited to) watering, pruning, edging, and mowing, for a period of thirty (30) days after completion of project and acceptance by Owner.
- The Landscape Contractor shall warranty and replace any plant material that shows signs of lack of vigor or other unhealthful appearance within ninety (90) days of completion of contract. Trees that have been topped or otherwise improperly pruned by the Contractor shall be removed and replaced by the Contractor at no cost to the Owner.

GENERAL NOTES

- A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting ground covers, or direct seeding applications where mulch is contraindicated."
- A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape architect for the project".
- For soil amendments see "Planting Notes", #7.

HOLD HARMLESS & INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, THE CSA, COUNTY OF LOCAL JURISDICTION, AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, THE CSA, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

- The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product UB 24-2 manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).

- Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.

- Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.

- Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)

- Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

- Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (four (4) between each set of ribs, see Details B & D).

- Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2,354 PSI	D638
Tensile strength @ yield - Hinge	2,846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness - scale - Wall	84.4	D785A

DETAIL D - TREE ROOT BARRIER PANEL

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REQUIRED LANDSCAPING MATERIALS	
PER COSTA MESA MUNICIPAL CODE, SECTION 13-106	
TREE REQUIREMENT	
(ONE TREE PER 200 S.F. OF LANDSCAPED AREA)	
TOTAL LANDSCAPED AREA:	4,479 S.F.
TOTAL TREES REQUIRED:	22
TOTAL TREES PROPOSED:	12
50% OF THE PROPOSED TREES ARE 15 GAL AND EVERGREEN	
SHRUB REQUIREMENT	
(ONE SHRUB FOR EVERY 25 S.F. OF LANDSCAPED AREA. 60% OF REQUIRED SHRUBS TO BE A MIN. OF 5 GALLONS.)	
TOTAL SHRUBS REQUIRED:	179
TOTAL SHRUBS PROPOSED:	296
5 GALLON SHRUBS REQUIRED:	107
5 GALLON SHRUBS PROPOSED:	107
GROUND COVER REQUIREMENT	
(AT LEAST 70% OF ALL LANDSCAPED AREAS CONTAINING TREES AND SHRUBS TO BE UNDERPLANTED WITH GROUND COVER)	
100% OF LANDSCAPED AREAS ARE UNDERPLANTED WITH GROUND COVER SUCH AS MULCH OR PROPOSED GROUND COVER MENTIONED IN PLANT LEGEND.	

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

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

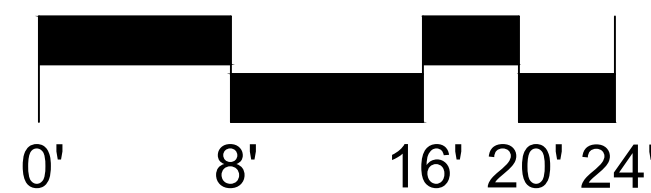
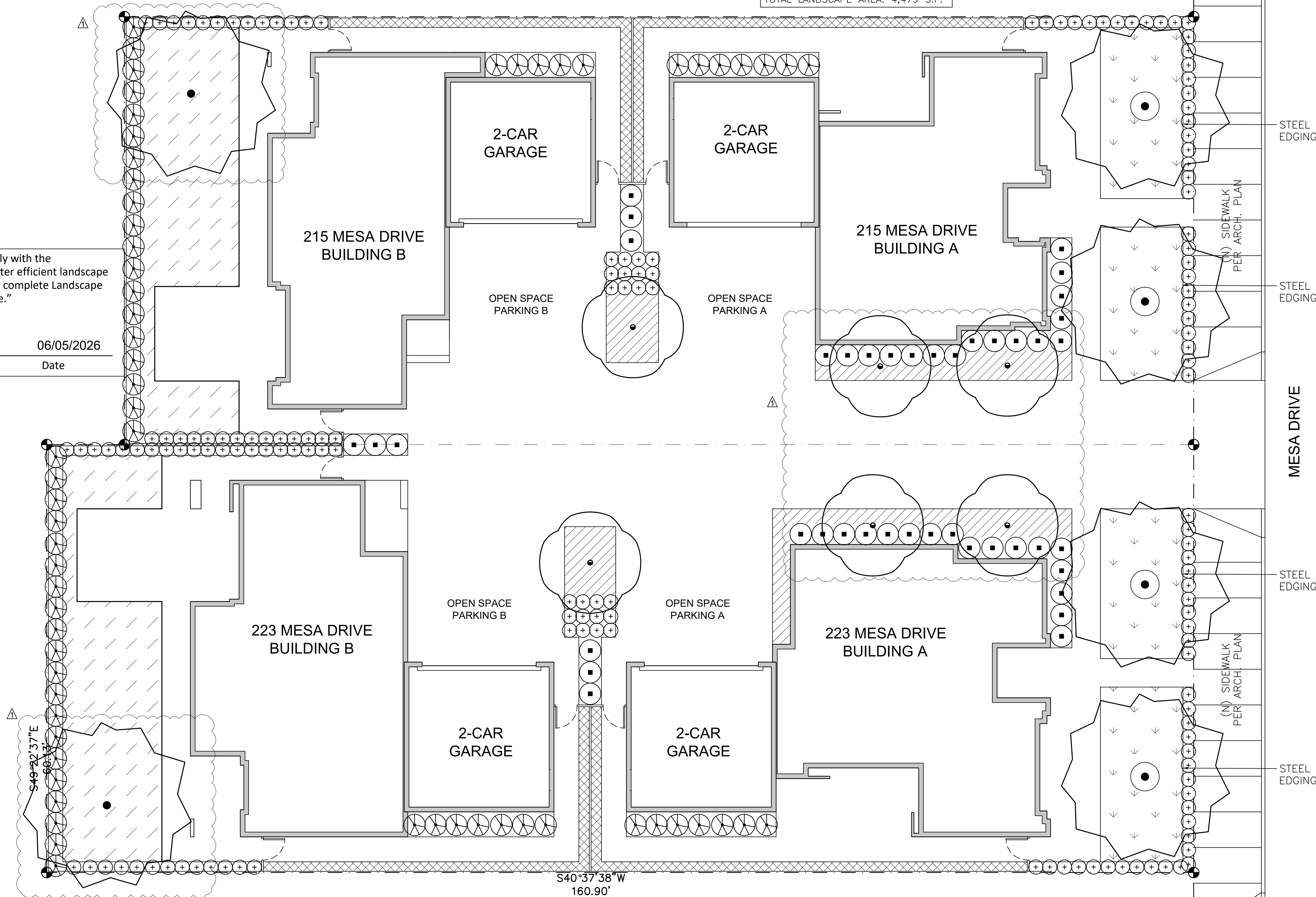
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS FACTOR	REMARKS
TREES						
	Lagerstroemia i. 'Tuscarora'	Crape Myrtle	15 gal	6	Low	Multi-trunk
	Rhus lancea	African sumac	24" box	6	Low	Standard
SHRUBS						
	Callistemon 'Little John'	Dwarf Bottlebrush	5 gal	42	Low	
	Rhaphiolepis indica 'Ballerina'	Rhaphiolepis Ballerina	5 gal	65	Low	
PERENNIALS						
	Dianella revoluta	Little Rev Flax Lily	1 gal	154	Low	
GROUND COVERS						
	Myoporum parvifolium	Prostrate Myoporum	flats	7	Low	plant @ 12" o.c.
	Trachelospermum jasminoides	Star Jasmine	flats	7	Low	plant @ 12" o.c.
	Dymondia margaritae	Silver Carpet	flats	21	Low	plant @ 12" o.c.
	Festuca arundinacea	Tall Fescue	1,004 SQFT		Moderate	Marathon II or equal
TOTAL LANDSCAPE AREA: 4,479 S.F.						

NOTE: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."

Licensed Architect

06/05/2026
Date



Revisions:		
No.	Date	Description
1	06/04/26	comments

PROJECT:
APN # : 439-213-024
APN # : 439-213-025
223 & 215 MESA DR.
COSTA MESA, CA 92627

DATE:	3/11/2026
DRAWN:	S.K.
REVIEWED:	J.M.
PROJECT NO:	2519
SCALE:	1/8" = 1'-0"
SHEET TITLE:	

PLANTING PLAN

SHEET NO:

SHEET: 1 OF 4

Hôf

Landscape Design

2609 SIMPLICITY, IRVINE, CA 92620
951-961-4003
info@hofplanning.com | www.hofplanning.com

SEAL - DESIGN ENGINEER

LICENSED LANDSCAPE ARCHITECT

JAIME MACIAS

No. 5870

SIGNATURE

12-31-2027

RENEWAL DATE

06-05-2026

EXPIRATION DATE

STATE OF CALIFORNIA

Revisions:

No.	Date	Description

PROJECT:

APN # : 439-213-024
APN # : 439-213-025
223 & 215 MESA DR.
COSTA MESA, CA 92627

DATE:	3/11/2026
DRAWN:	S.K.
REVIEWED:	J.M.
PROJECT NO:	2519
SCALE:	1/8" = 1'-0"

SHEET TITLE:

PLANT PICTURES

SHEET NO:

L-2

SHEET: 2 OF: 4

THESE DRAWINGS ARE UNLESS OTHERWISE SPECIFIED AND ARE PROPERTY OF HOF PLANNING. ALL DESIGN AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE OF THE SPECIFIED CLIENT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESS WRITTEN PERMISSION OF HOF PLANNING. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. CONTRACTORS SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. CONTRACTORS SHALL BE RESPONSIBLE FOR ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS.

TREES

Lagerstroemia i. 'Tuscarora'

Rhus lancea

SHRUBS

Raphiolepis indica 'Ballerina'

Callistemon 'Little John'

PERENNIALS

Dianella revoluta

GROUNDCOVERS

Myoporum parvifolium

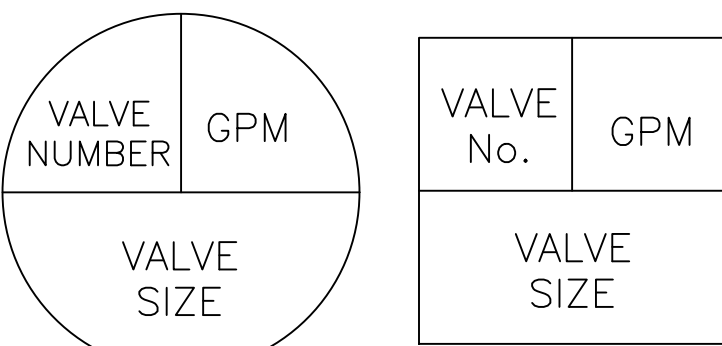
Trachelospermum jasminoides

Dymondia margaretae

Festuca arundinacea

IRRIGATION LEGEND							
SYMBOL	MFG	MODEL/ DESCRIPTION	PATN.	GPM	PSI	RAD	DET
	NETAFIM	MANUAL FLUSH VALVE IN 6" VALVE BOX MODEL #TLSOV					C
	HUNTER	WEATHER BASED CONTROLLER: MODEL: PRO-C (8 STATION) VERIFY LOCATION W/ GENERAL CONTRACTOR(G.C.) NOTE: CONTROLLER TO BE INSTALL ON A DEDICATED CIRCUIT AND GROUNDED PER LOCAL CODES.					F
	HUNTER	MODEL: SOLAR-SYNC-SEN, MOUNT TO ROOF EAVE PER MANUFACTURE SPECS. VERIFY LOCATION W/ G.C.					F
	ANY APPROVED	PVC SCHEDULE 40 SLEEVING, INSTALL UNDERGROUND (AT LEAST TWICE LINE SIZE)					G
	ANY APPROVED	PVC SCHEDULE 40 LATERAL LINE SIZE AS INDICATED ON PLAN					T
	ANY APPROVED	PVC SCHEDULE 40 MAIN LINE, SIZE AS INDICATED ON PLAN NOTE: USE CLASS 315 PVC FOR LINES 2" AND LARGER					T
	NETAFIM	TECHLINE MODEL: TLHCVR5-12 LINES LAYOUT @ 18" O.C.		0.53 GPH	40		H
	HUNTER DRIP IRRIGATION	MODEL: PGV-ASV, SIZE AS PER PLAN INSTALL A SENNINGER PR-40 PRESSURE REGULATOR & NETAFIM FILTER MDL# DF075-140					J
	HUNTER	MODEL: PGV-ASV, SIZE AS PER PLAN					I
	NIBCO	BRASS BALL VALVE, MODEL: T-580-A LINE SIZE					K
	EXISTING WATER METER						

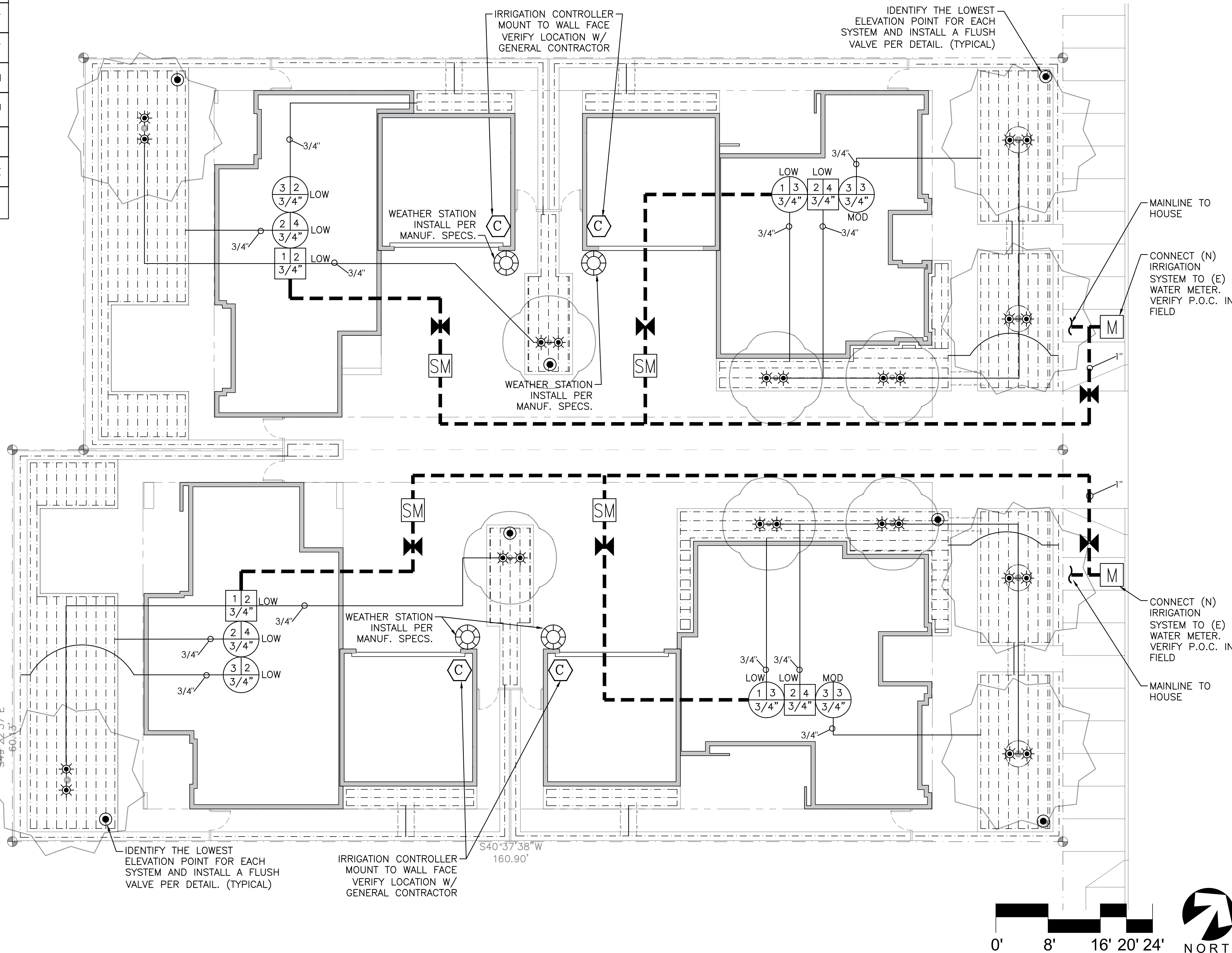
VALVE SYMBOLS



NOTE:
THIS DESIGN IS DIAGRAMMATIC
FOR CLARIFICATION. THE LOCATION
OF MAINLINES, LATERALS, VALVES,
AND OTHER IRRIGATION COMPONENTS
SHALL BE LOCATED INSIDE PLANTER
AREAS AS MUCH AS POSSIBLE.
VERIFY WITH GENERAL CONTRACTOR.

GENERAL IRRIGATION NOTES

- It is the responsibility of the irrigation Contractor to familiarize himself with all grade differences, location of wall, retaining walls, structures and utilities. The Contractor shall repair or replace, at no additional cost to the owner, all items damaged by his work. The Contractor shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.
- The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or differences in the area dimension exist that might not have been addressed in the design of the irrigation system. Such obstructions or differences shall be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any necessary alterations to the work.
- The Contractor shall obtain, coordinate, and pay for any and all inspections as required.
- The Contractor shall be responsible and liable for any encroachment into adjacent property, R.O.W.'s easements setbacks or any other legal property restrictions either marked or unmarked.
- The irrigation system design is based on a minimum operation pressure of 40 PSI and a maximum flow demand of 10.0 GPM. The Contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection to the Landscape Architect.
- This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The Contractor shall locate all valves in shrub or groundcover areas.
- Trenching within the dieline of large existing trees shall be performed by hand, and with extreme care not to sever roots 1-1/2" in diameter and larger. Where roots 1-1/2" in diameter and larger are encountered, the Contractor shall tunnel under said roots. Exposed roots that have been tunneled under shall be wrapped in wet burlap and kept moist while the trench is open.
- All main line piping, lateral line piping, and control wires under all paving shall be installed in Schedule 40 PVC sleeves at a minimum depth of 18". Sleeves shall be installed before paving is in place. All sleeve sized shall be a minimum of twice the diameter of the pipe to be sleeved. Control wire sleeves shall be of sufficient size for the required number of wires under paving.
- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- The Contractor shall flush and adjust all drip tubing, and valves for optimum coverage with minimal misting and/or over spray onto walls, streets, wells, etc. Substitution of nozzle pattern or radius as required to achieve optimum coverage is responsibility of contractor.
- All irrigation equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- Drip tubing shall be installed in parallel rows (wherever possible) 18" apart on top the finish grade (unless stated otherwise on plan OR irrigation legend) and covered with 3" of specify groundcover material- see planting plan. Emitter spacing of adjacent rows staggered. Tubing shall be firmly staked in place with U-staples at 5' on center (24" on center around tight curves). In steeply sloped areas, install tubing rows perpendicular to the direction of the slope. Install flush valves at the circuit's major low points (verify in field). Install flush valves in 6" valve boxes. Drip irrigation tubing shall be connected to Schedule 40 PVC supply line and exhaust manifolds where indicated on the plans.
- 120 VAC electrical power source at controller location shall be provided by Electrician or General Contractor. The Contractor shall make the final connection from the electrical source to the controller.
- Pressure test Mainline at 150 PSI per three(3) hours constant.



Point of Connection # 1						
Maximum Applied Water Allowance (MAWA) Total MAWA = (ETo x 0.55 x LA x 0.62) + (ETo x 1.0 x SLA x 0.62) = Gallons per year for LA+SLA						
where: MAWA = Maximum Applied Water Allowance (gallons per year) ETo = Reference Evapotranspiration Appendix C (inches per year) 0.55 = Evapotranspiration Adjustment Factor (ETAF) residential 0.45 = Evapotranspiration Adjustment Factor (ETAF) non-residential 1.0 = ETAF for Special Landscaped Area LA = Landscaped Area (square feet) 0.62 = Conversion factor (to gallons per square foot) SLA = Special Landscaped Area (square feet)						
MAWA Calculation:						
	ETo		ETAF		LA or SLA (ft2)	Conversion
MAWA for LA=	48.2	x	0.55	x	4,479	x 0.62 =
Total MAWA =					4,479	= 73,618.00 Gal./ Year

Estimated Applied Water Use											
EAWU = ETo x K _L x LA x 0.62 ÷ IE = Gallons per year											
where: EAWU = Estimated Applied Water Use (gallons per year) ETo = Reference Evapotranspiration Appendix C (inches per year) K _L = Landscape Coefficient LA = Landscaped Area (square feet) 0.62 = Conversion factor (to gallons per square foot) IE = Irrigation Efficiency = IME x DU (See definition in Appendix E for example IE percentages)					K _L = K _s x K _d x K _{mc} K _s = species factor (range = 0.1-0.9) (see WUCOLS list for values) K _d = density factor (range = 0.5-1.3) (see WUCOLS for density value ranges) K _{mc} = microclimate factor (range = 0.5-1.4) (see WUCOLS)						
IME = Irrigation Management Efficiency (90%) DU = Distribution Uniformity of irrigation head											
EAWU Calculation											
	ETo		K _L		LA		Conversion		IE		EAWU (Gallons per year)
(Drip) Low Water Using Shrub	48.2	x	0.2	x	3,311	x	0.62	÷	0.81	=	24,431
(Drip) Moderate Water Using Lawn	48.2	x	0.6	x	1,000	x	0.62	÷	0.81	=	22,136
(Bubbler) Moderate Water Trees	48.2	x	0.2	x	168	x	0.62	÷	0.81	=	1,312
Total EAWU =					4,479					=	47,879.00 Gal./ Year

Hof

Landscape Design

2609 SIMPLICITY, IRVINE, CA 92620
951-961-4003
info@hofplanning.com | www.hofplanning.com

SEAL - DESIGN ENGINEER

Revisions:

No.	Date	Description

PROJECT:

APN # : 439-213-024
APN # : 439-213-025
223 & 215 MESA DR.
COSTA MESA, CA 92627

DATE: 3/11/2026
DRAWN: S.K.
REVIEWED: J.M.
PROJECT NO: 2519
SCALE: 1/8" = 1'-0"

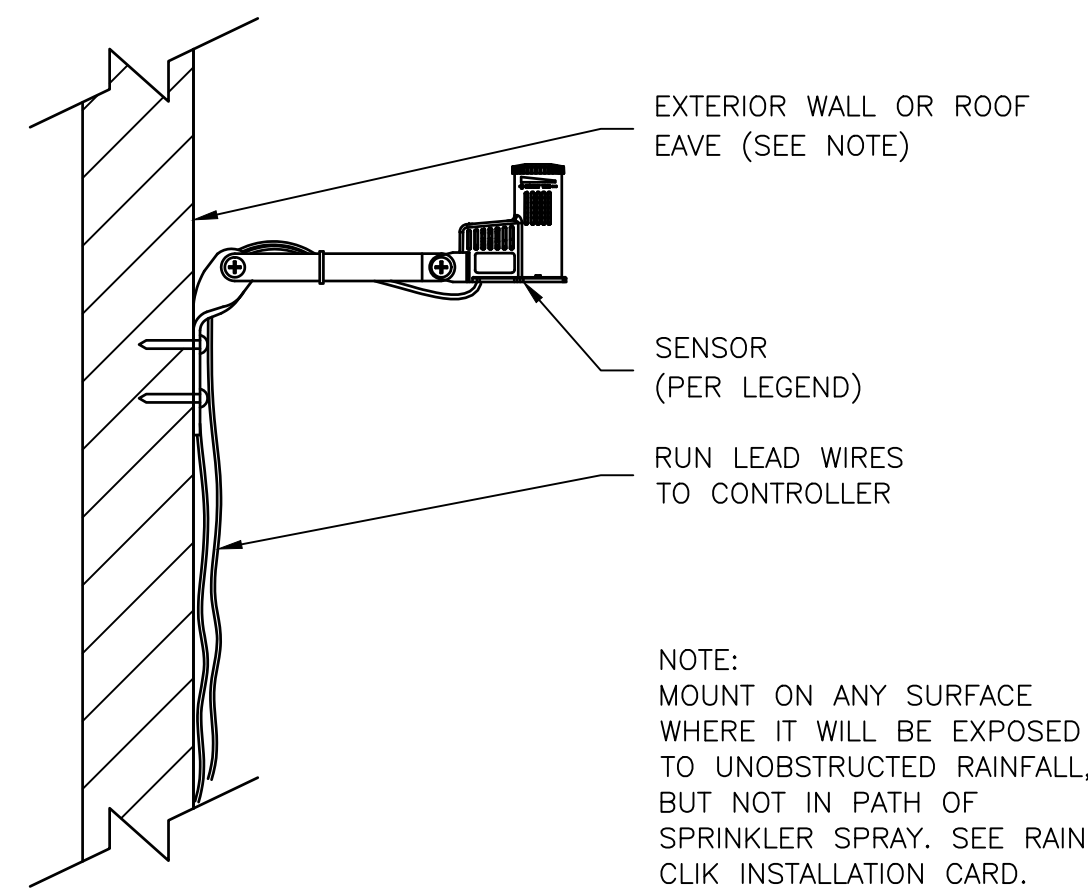
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IRRIGATION PLAN

SHEET NO:

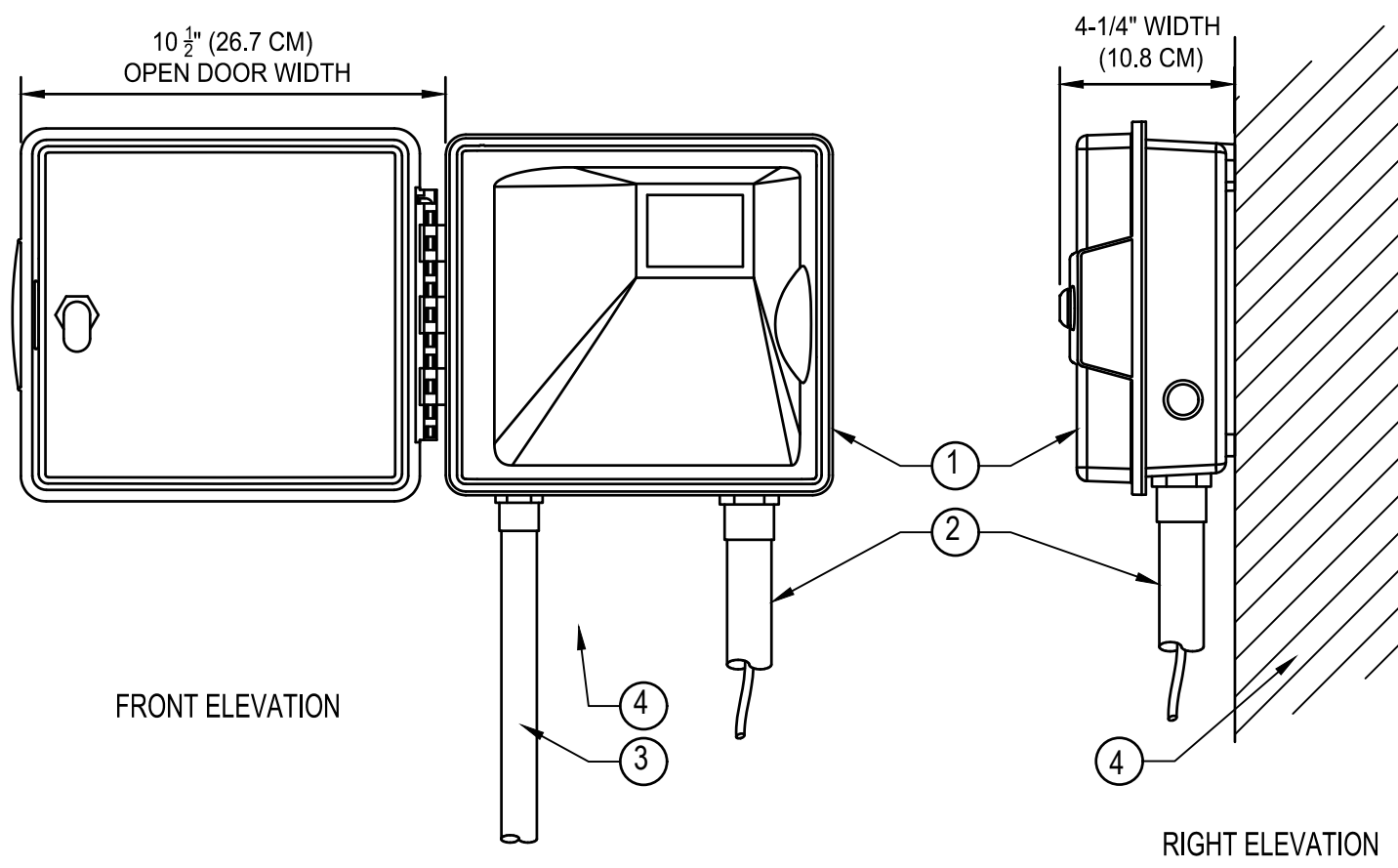
L-3

SHEET: 3 OF: 4



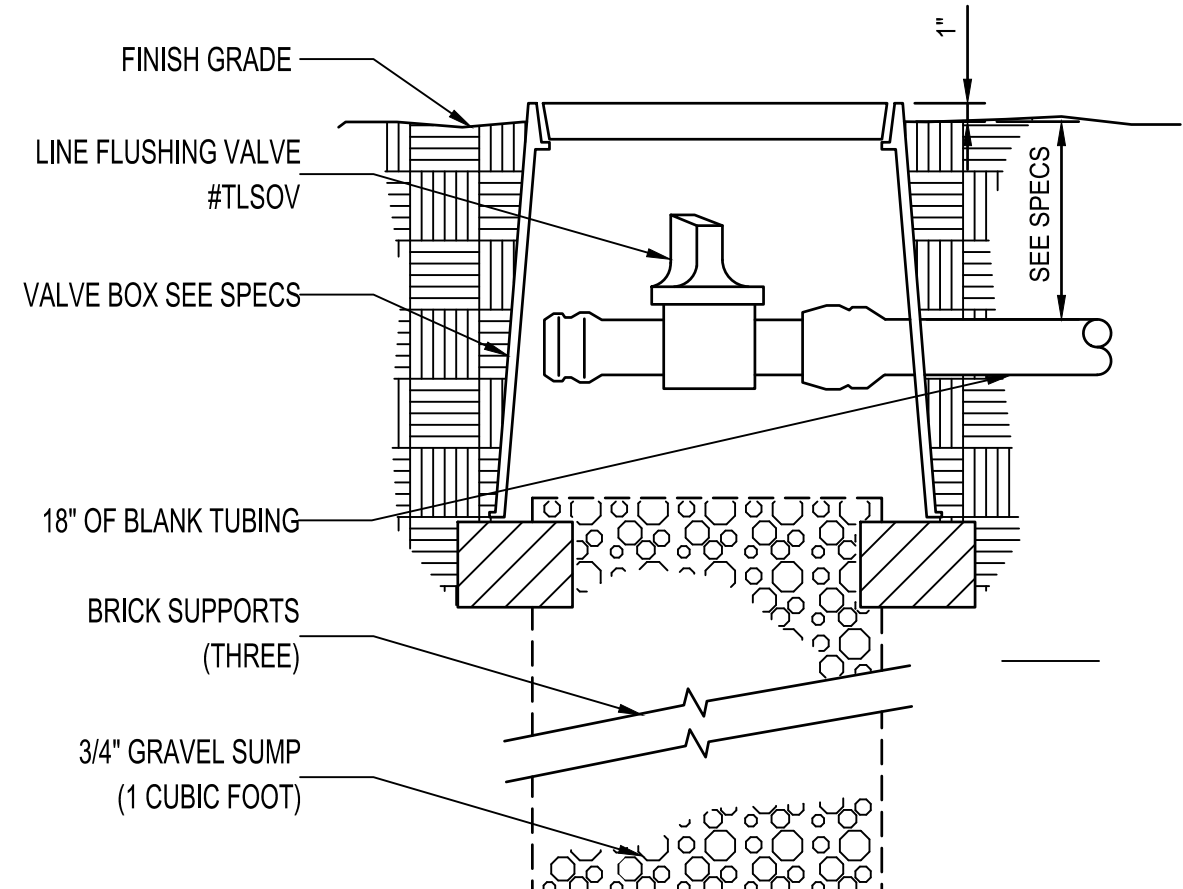
F WEATHER SENSOR

N.T.S



F HUNTER IRRIGATION CONTROLLER

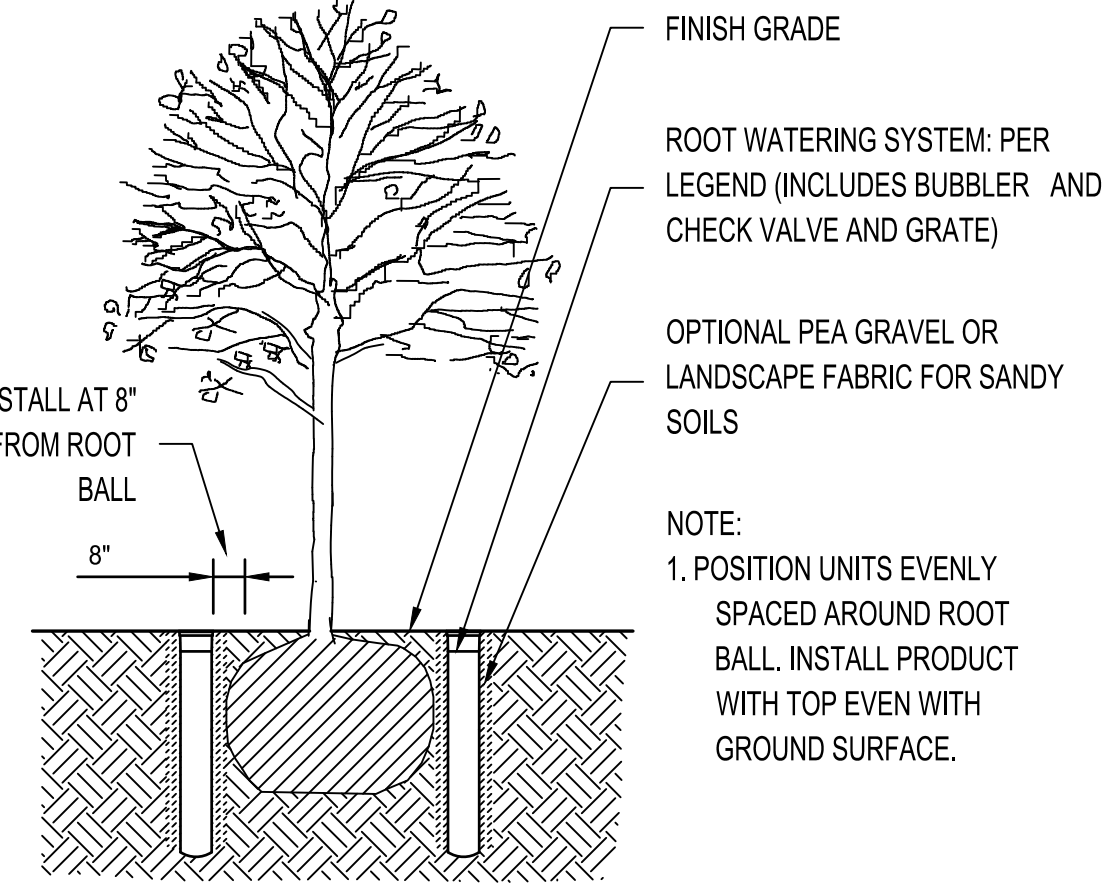
N.T.S



C MANUAL LINE FLUSHING VALVE TLSOV

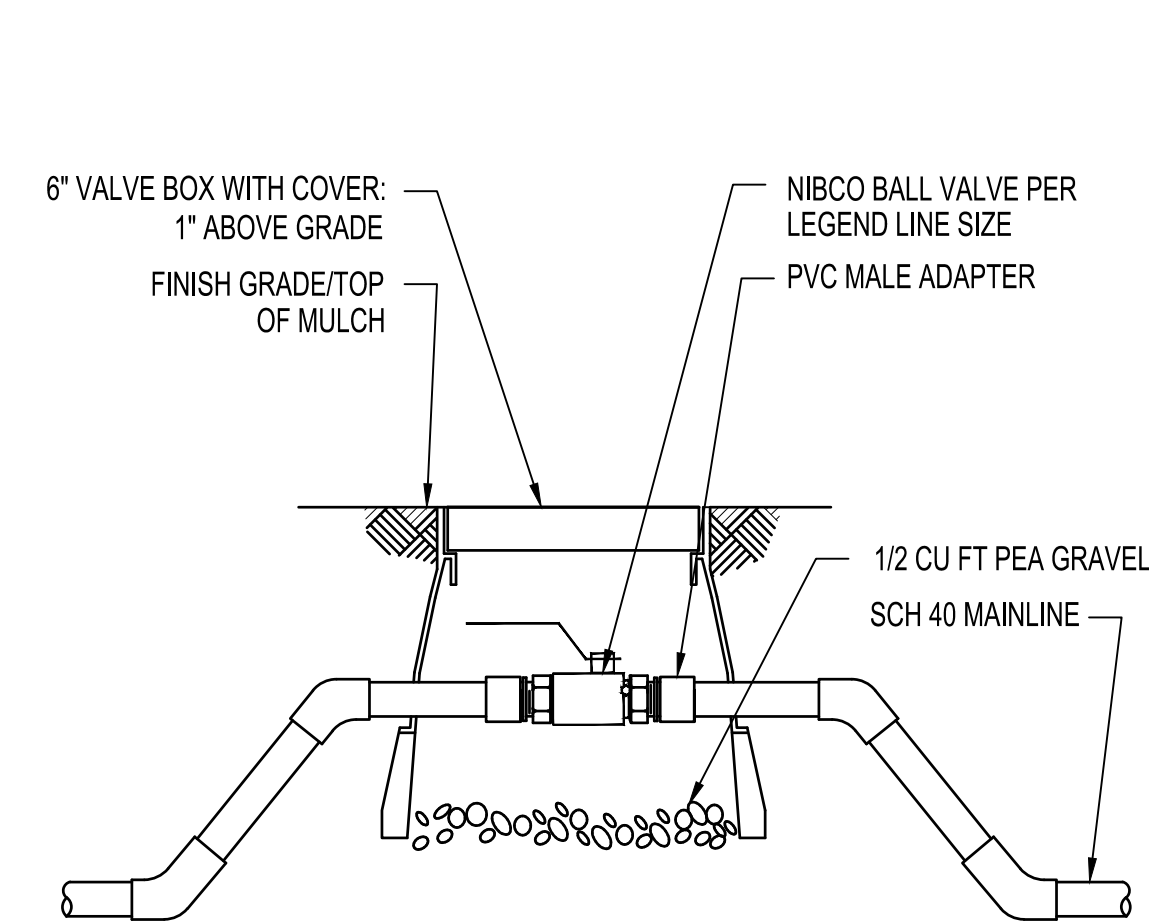
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N.T.S



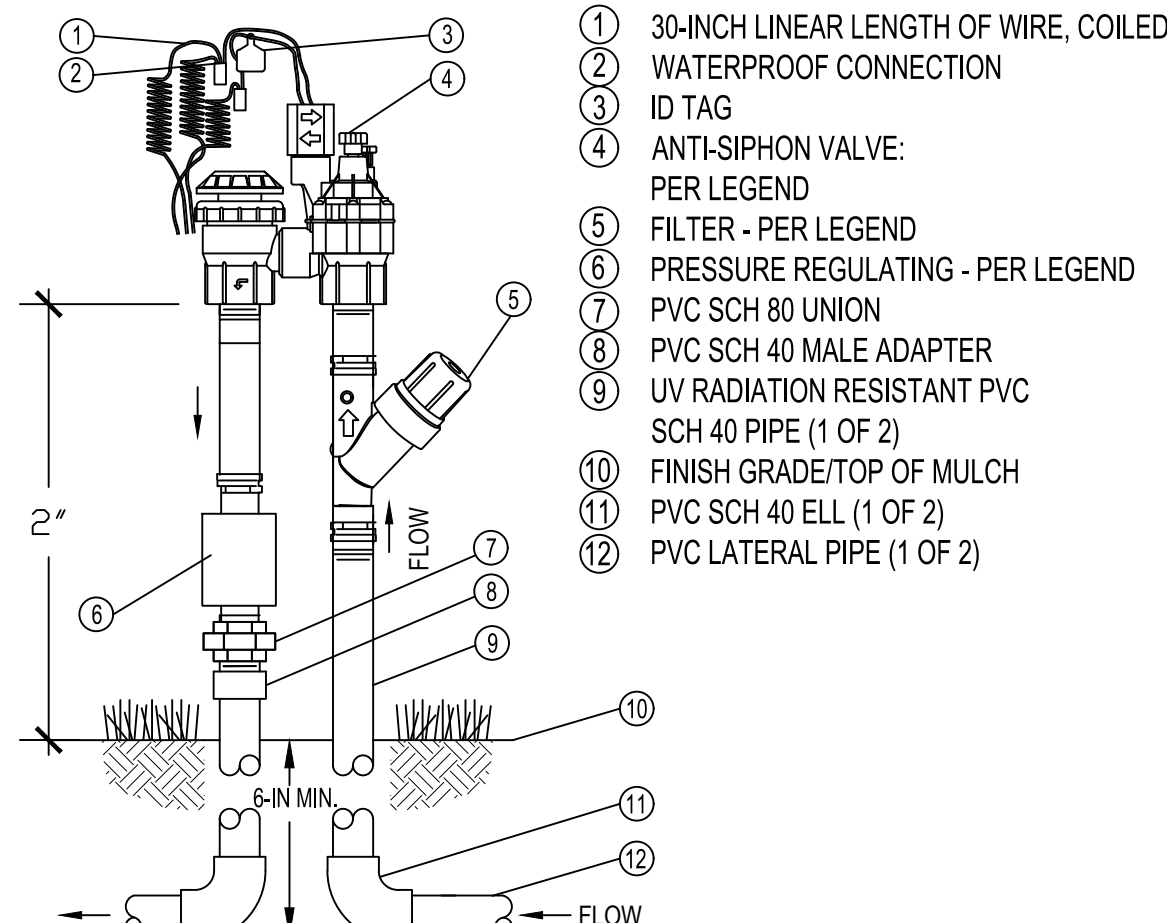
B ROOT WATERING FOR (N) TREES

N.T.S



K BALL VALVE

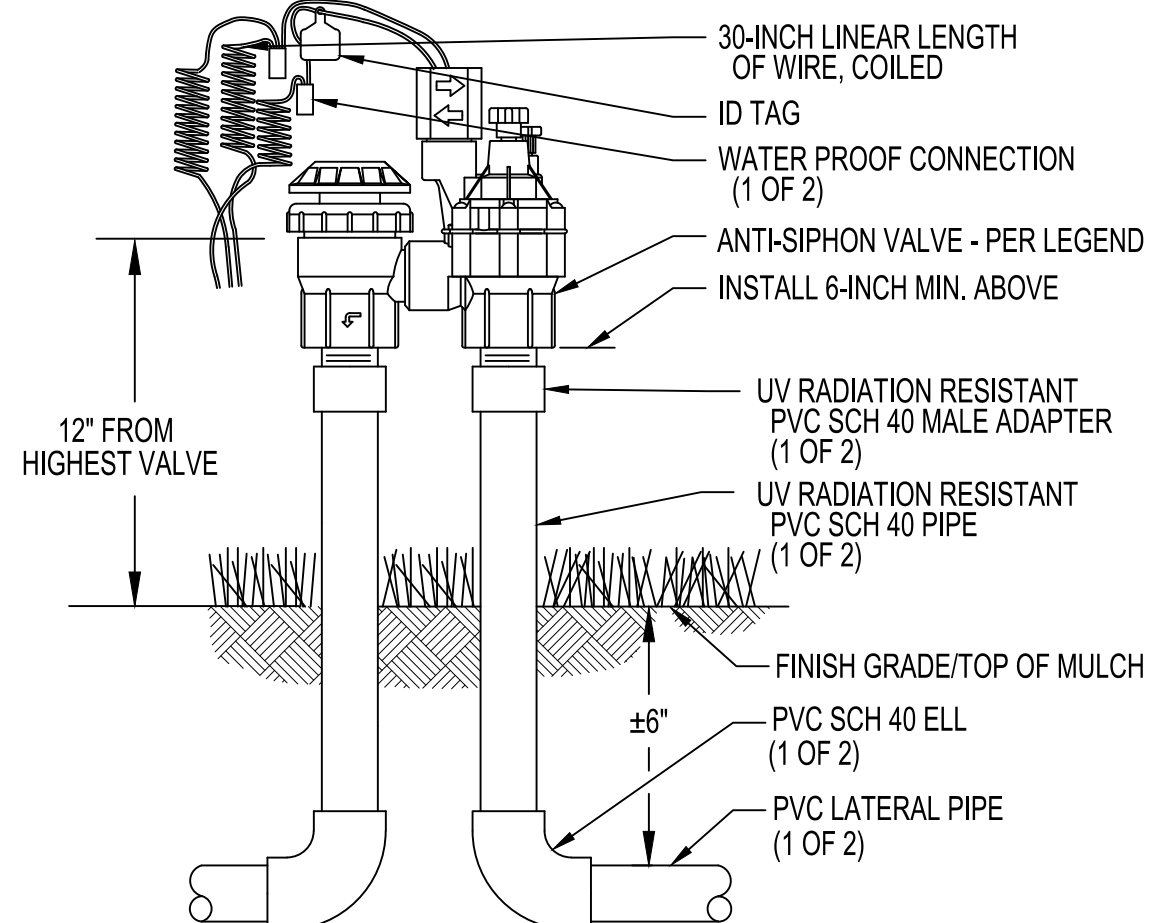
N.T.S



J ANTI-SIPHON VALVE

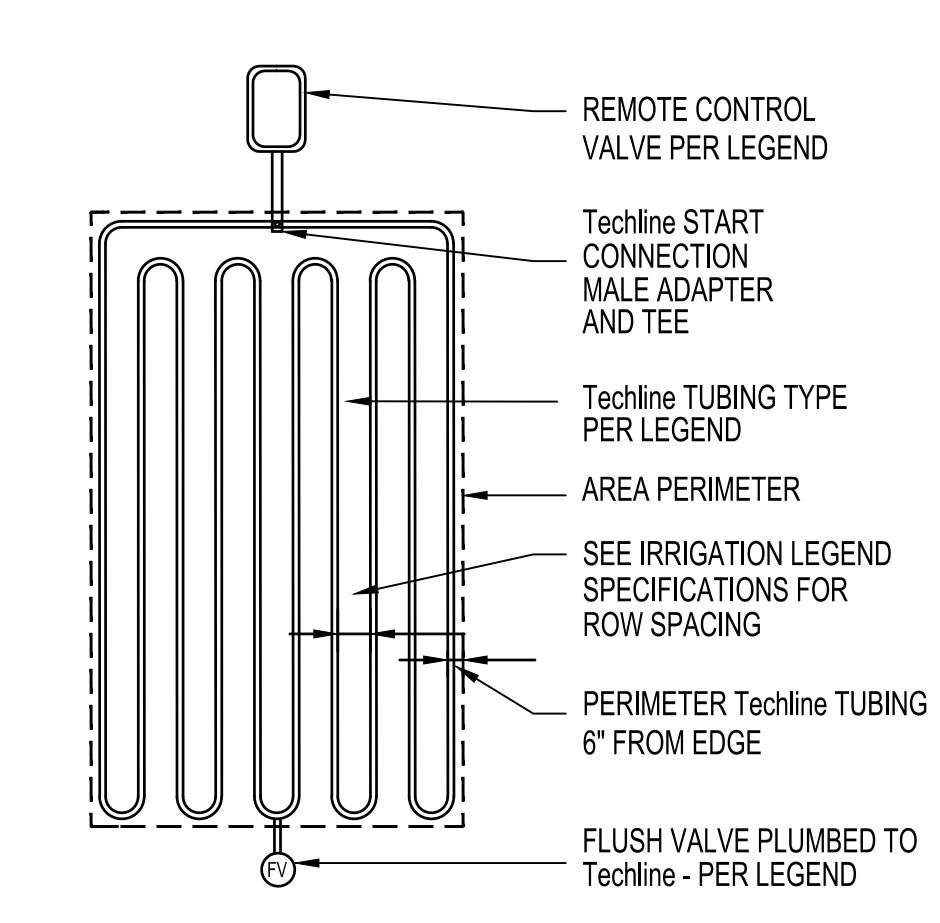
DRIP IRRIGATION SYSTEM

N.T.S



I ANTI-SIPHON VALVE

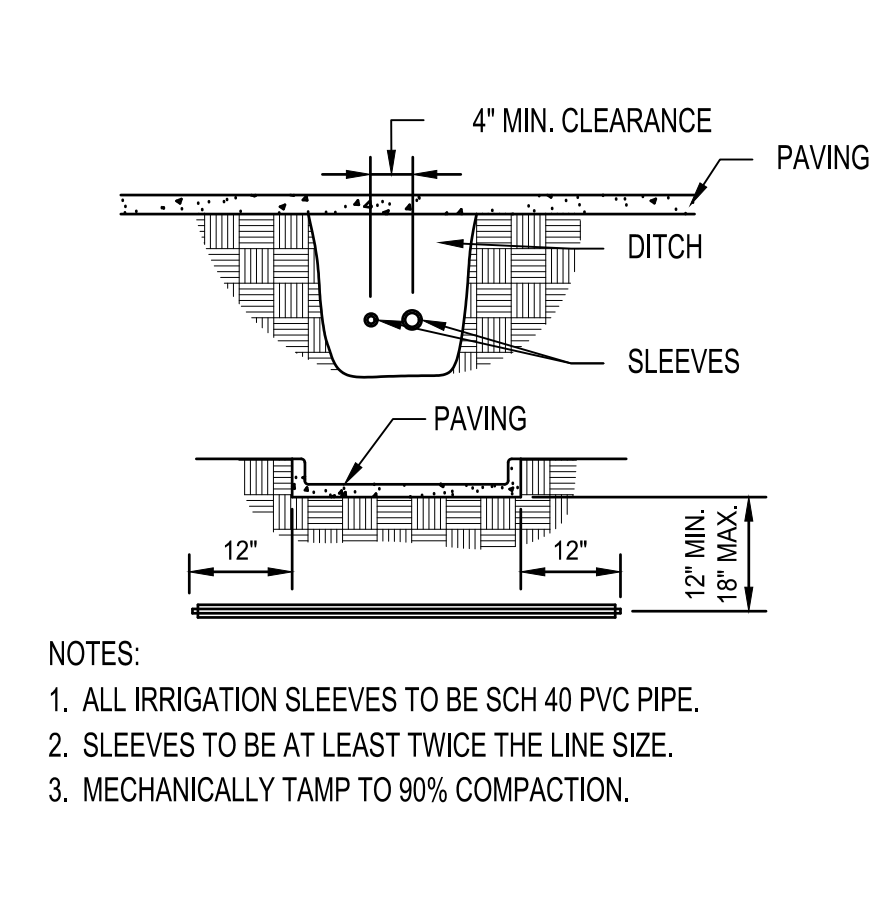
N.T.S



H TECHLINE DRIP (END FEED LAYOUT)

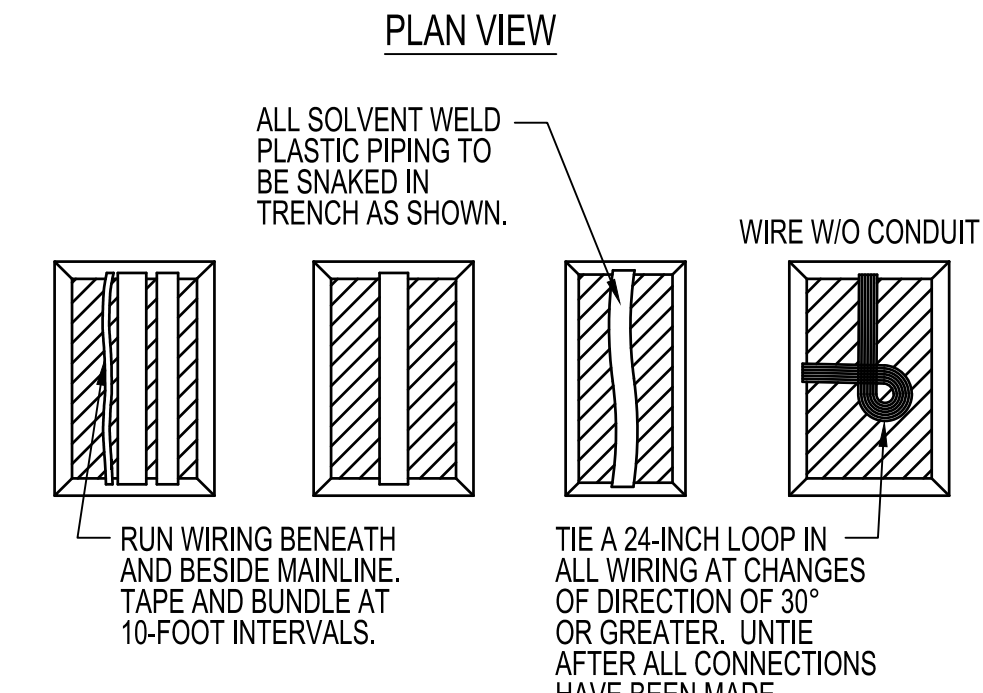
ON-SURFACE INSTALLATION

N.T.S



G SLEEVES

N.T.S

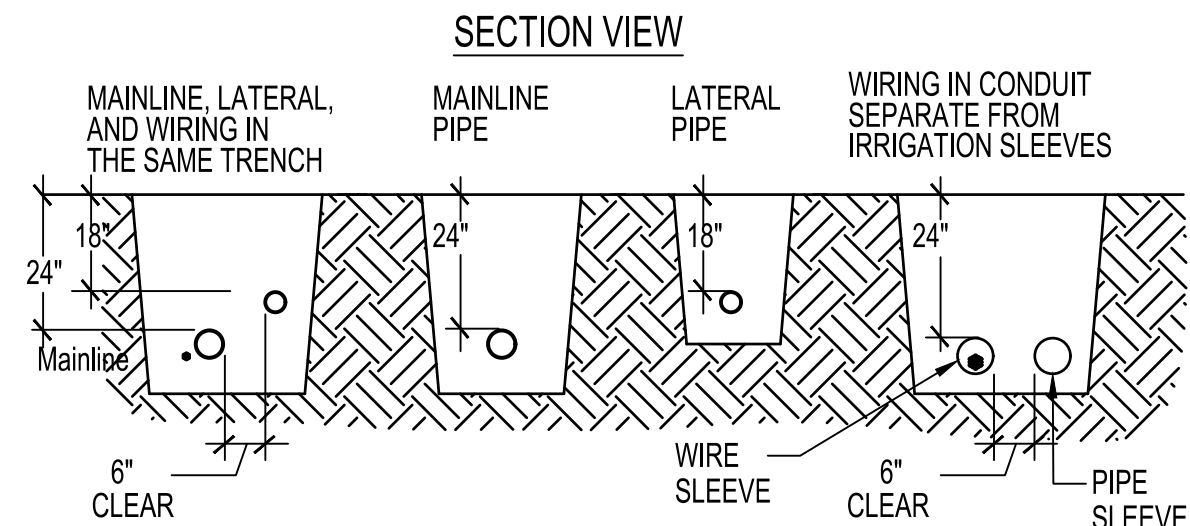


- NOTES:
- PIPE SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH-40 PVC TWICE THE DIAMETER OF THE PIPE AT A MINIMUM DEPTH OF 24".
 - WIRE SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH-40 PVC TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN AT A MINIMUM DEPTH OF 24".

T PIPE & WIRE TRENCHING

TYPICAL DETAIL

N.T.S



Revisions:		
No.	Date	Description

PROJECT:
APN # : 439-213-024
APN # : 439-213-025
223 & 215 MESA DR.
COSTA MESA, CA 92627

DATE:	3/11/2026
DRAWN:	S.K.
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SCALE:	1/8" = 1'-0"

SHEET TITLE:

IRRIGATION DETAILS

SHEET NO:

L-4

SHEET: 4 OF 4