



1626 PLACENTIA AVENUE

C O S T A M E S A , C A L I F O R N I A

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ARCHITECTURE

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CIVIL

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LANDSCAPE

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LP 3 - WALL AND FENCE PLAN

SITE SUMMARY									
APN: 424-121-02									
STREET ADDRESS:		1626 PLACENTIA AVENUE, COSTA MESA, CALIFORNIA				OCCUPANCY:		R-2	
						TYPE OF CONSTRUCTION:		V-B	
COUNTY:		ORANGE COUNTY				SPRINKLER SYSTEM:		FULL NFPA 13	
GENERAL PLAN LAND USE		LIGHT INDUSTRIAL				NUMBER OF STORIES:		3	
CURRENT ZONING:		GENERAL INDUSTRIAL				PROPOSED BUILDING HEIGHT:		37'-11"	
SPECIFIC PLAN:		MESA WEST BLUFFS URBAN PLAN, RESIDENTIAL DEVELOPMENT STANDARDS				MAX:		60'	
								Per Mesa Bluffs Urban Plan, Residential Development Standards Table A1	
						SETBACKS:		Per Mesa Bluffs Urban Plan, Residential Development Standards Table A3	
								PROVIDED	
LOT AREA (GROSS):		±		1,433 AC		62,421 SF			
LOT AREA (NET):		±		1,395 AC		60,766 SF			
DEVELOPMENT LOT COVERAGE:				60% REQUIRED - RESIDENTIAL					
				90% REQUIRED - LIVE-WORK					
BUILDING FOOTPRINTS:		25,614 SF							
DRIVE AISLE, DRIVE WAY, & PARKING:		14,059 SF							
TOTAL:		39,673 SF =		65% PROVIDED					
OPEN SPACE:				30% MIN. REQ. - LIVE-WORK					
		21,093 SF=		35% PROVIDED					
FAR (LIVE-WORK): 1.0		PROVIDED:		0.9					
DENSITY (15-20 DU/ACRE RESIDENTIAL):		PROVIDED:		24.4 DU/AC		(NET) STATE DENSITY BOOST			
NUMBER OF HOMES:				34 UNITS					
						FRONT		9'-0" *WAIVER REQUESTED MIN. 15'	
						SIDE		15'-4" MIN. 10'	
						REAR		54'-3" MIN. 5'	

UNIT SUMMARY												
DWELLING UNITS												
PLAN TYPE	DESCRIPTION	# OF UNITS	MIX	NET/ UNIT	TOTAL NET	LIVE - WORK	GROSS/UNIT	TOTAL GROSS	GARAGE	PRIVATE UPPER FLOOR DECKS	GROUND FLOOR PATIOS SF	TOTAL PRIVATE UPPER FLOOR DECKS
PLAN 1 PLAN 1 ALT. PLAN 2 (LIVE - WORK)	3 BEDS / 3 BATHS	16 UNITS	47%	1,432 SF	22,912 SF	0 SF	1,544 SF	24,704 SF	505 SF	78 SF	VARIABLES PER SITE PLAN SEE A0.10 PRIVATE OPEN SPACE	1,248 SF
	3 BEDS / 3 BATHS	2 UNITS	6%	1,432 SF	2,864 SF	0 SF	1,544 SF	3,088 SF	606 SF	78 SF		156 SF
	4 BEDS / 4 BATHS	16 UNITS	47%	1,667 SF	26,672 SF	285 SF/UNIT	1,777 SF	28,432 SF	457 SF	80 SF		1,280 SF
		TOTAL	34 UNITS	100%	52,448 SF			56,224 SF		236 SF		2,684 SF
ACCESSIBLE UNITS: 10 % OF 34 UNITS = 4 ACCESSIBLE UNITS												

BUILDING SUMMARY				
BLDG #	DESCRIPTION	NET SF	GROSS SF	GROSS SF (+GARAGE & PRIV. DECK)
BLDG 1	B600 (6-PLEX)	9,297 SF	9,963 SF	13,323 SF
BLDG 2	B600 (6-PLEX)	9,297 SF	9,963 SF	13,323 SF
BLDG 3	B500 (5-PLEX)	7,630 SF	8,186 SF	11,110 SF
BLDG 4	B500 (5-PLEX)	7,630 SF	8,186 SF	11,110 SF
BLDG 5	B600 (6-PLEX)	9,297 SF	9,963 SF	13,323 SF
BLDG 6	B600 (6-PLEX)	9,297 SF	9,963 SF	13,323 SF
TOTAL BUILDING SF		52,448 SF	56,224 SF	75,512 SF

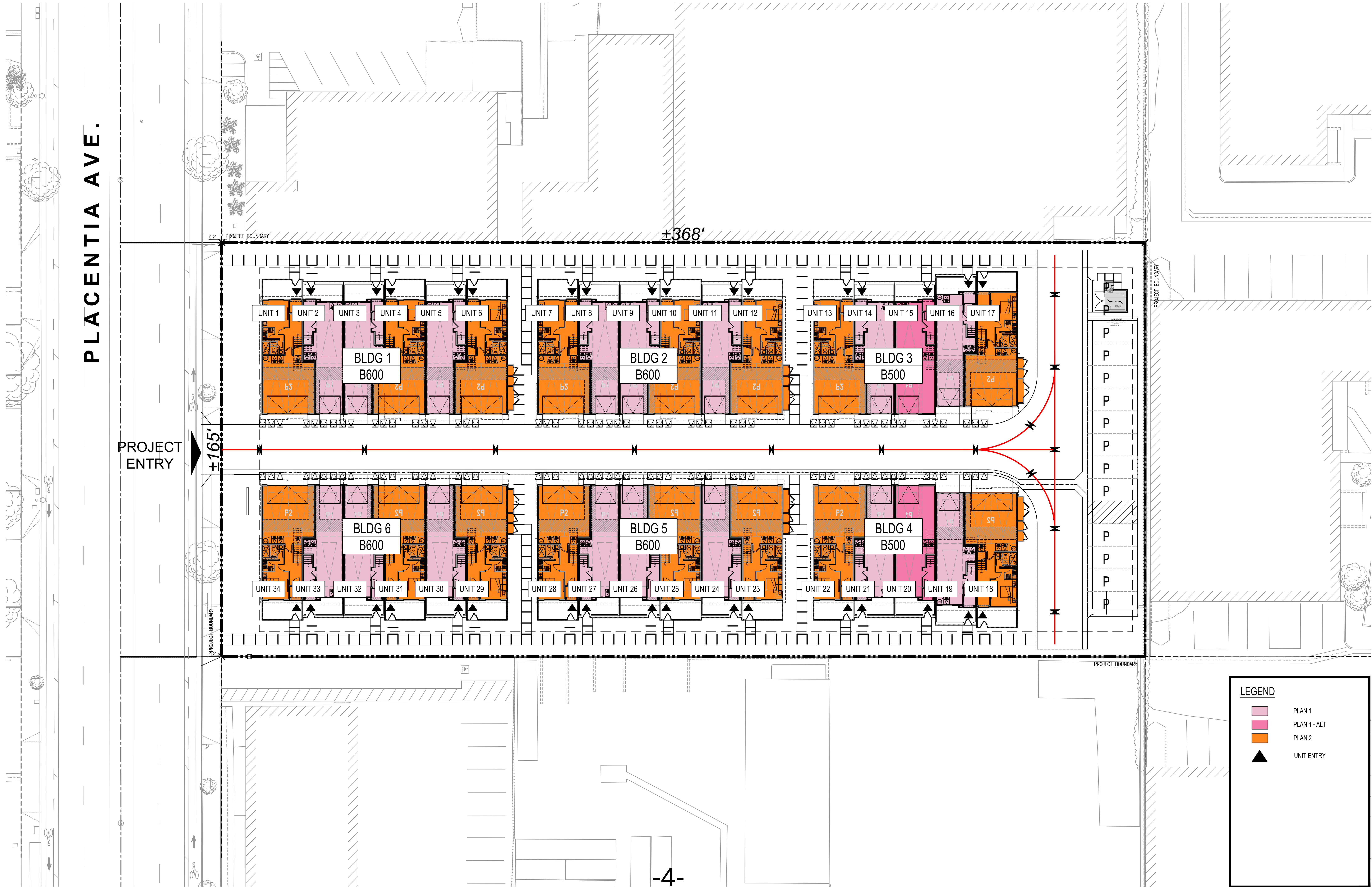
OPEN SPACE SUMMARY				
REQUIRED OPEN SPACE				
PER MESA WEST BLUFFS URBAN PLAN				
MIN. 200 SF PER DU	200 SF	X	34 DU =	6,800 SF
PROVIDED OPEN SPACE				
SHARED OPEN SPACE	10977 SF			
PRIVATE OPEN SPACE (PATIOS+DECKS)	6,977 SF			
TOTAL OPEN SPACE	17,954 SF	528 SF/DU		

PARKING SUMMARY				
REQUIRED PARKING *PER STATE DENSITY BONUS				
0-1 BEDS	1.25 SPACES / UNIT	x	0 UNITS =	0 SPACES
2 BEDS	1.5 SPACES / UNIT	x	0 UNITS =	0 SPACES
3 BEDS	1.5 SPACES / UNIT	x	18 UNITS =	27 SPACES
4 BEDS	2.5 SPACES / UNIT	x	16 UNITS =	40 SPACES
TOTAL REQUIRED PARKING				67 SPACES
PROVIDED PARKING				
RESIDENTIAL (GARAGE SPACES)				
3 BEDS	18 UNITS	x	2 SPACES /DU =	36 SPACES
4 BEDS	16 UNITS	x	2 SPACES /DU =	32 SPACES
GUEST PARKING				= 12 SPACES (INCL. 1 ADA SPACE)
TOTAL PROVIDED PARKING				80 SPACES
SATISFIES STATE DENSITY BONUS REQUIREMENT				

PRIVATE OPEN SPACE		
UNIT	PRIVATE PATIOS	PRIVATE DECKS
1	131 sf	80 sf
2	123 sf	78 sf
3	123 sf	78 sf
4	131 sf	80 sf
5	123 sf	78 sf
6	131 sf	80 sf
7	131 sf	80 sf
8	123 sf	78 sf
9	123 sf	78 sf
10	131 sf	80 sf
11	123 sf	78 sf
12	131 sf	80 sf
13	131 sf	80 sf
14	123 sf	78 sf
15	123 sf	78 sf
16	123 sf	78 sf
17	131 sf	80 sf
18	130 sf	80 sf
19	122 sf	78 sf
20	122 sf	78 sf
21	122 sf	78 sf
22	130 sf	80 sf
23	130 sf	80 sf
24	122 sf	78 sf
25	130 sf	80 sf
26	122 sf	78 sf
27	122 sf	78 sf
28	130 sf	80 sf
29	130 sf	80 sf
30	122 sf	78 sf
31	130 sf	80 sf
32	122 sf	78 sf
33	122 sf	78 sf
34	130 sf	80 sf
TOTAL	4,293 sf	2,684 sf

NOTES:

1. PLANS TO BE IN COMPLIANCE WITH:
- 2025 CALIFORNIA BUILDING CODE
 - 2025 CALIFORNIA ENERGY CODE
 - 2025 CALIFORNIA GREEN BUILDING CODE
 - 2025 CALIFORNIA PLUMBING CODE
 - 2025 CALIFORNIA MECHANICAL CODE
 - 2025 ELECTRICAL CODE.





FRONT PERSPECTIVE OF BUILDING TYPE B-500



REAR PERSPECTIVE OF BUILDING TYPE B-500



4 - LEFT



2 - RIGHT



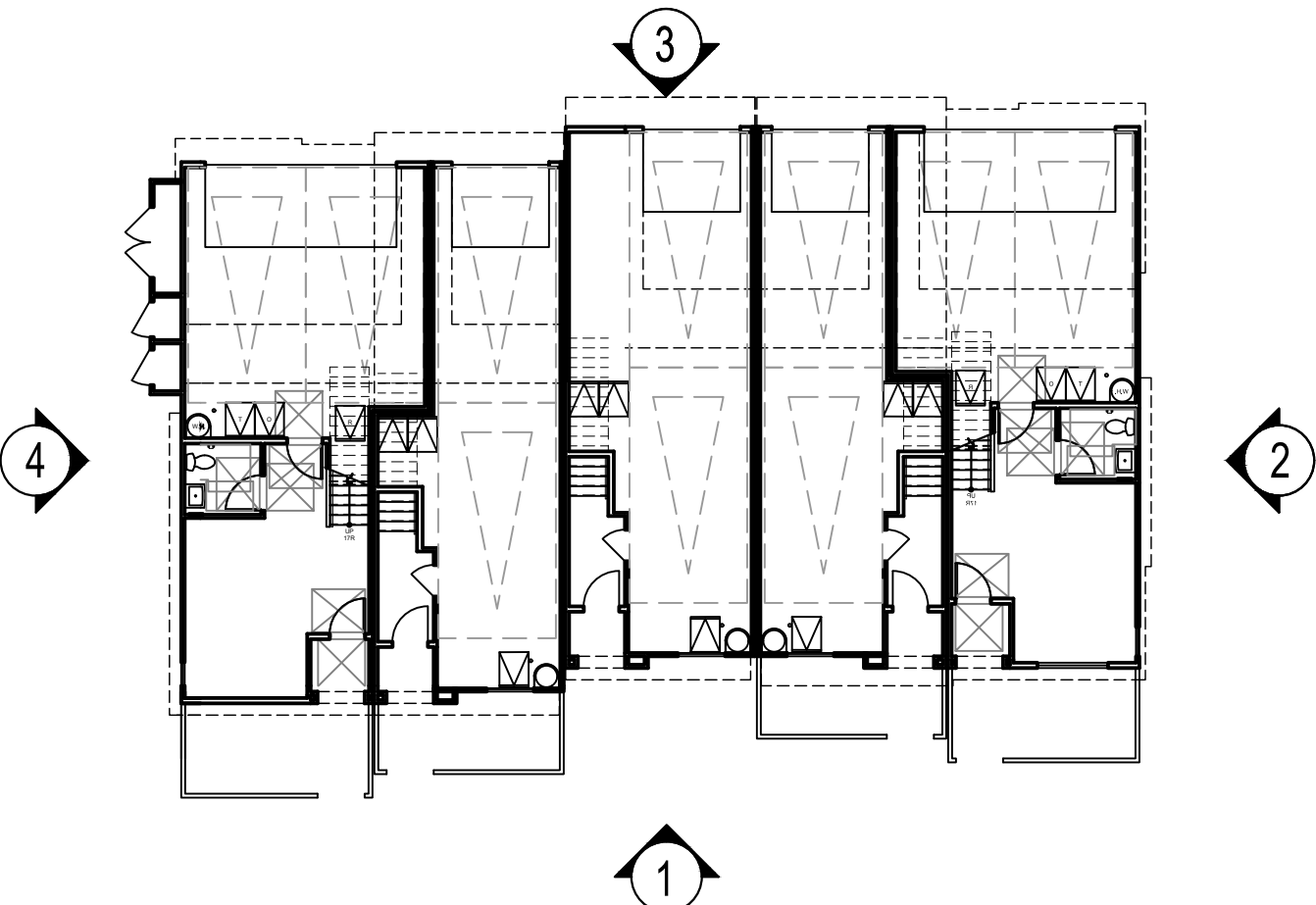
3 - REAR



1 - FRONT

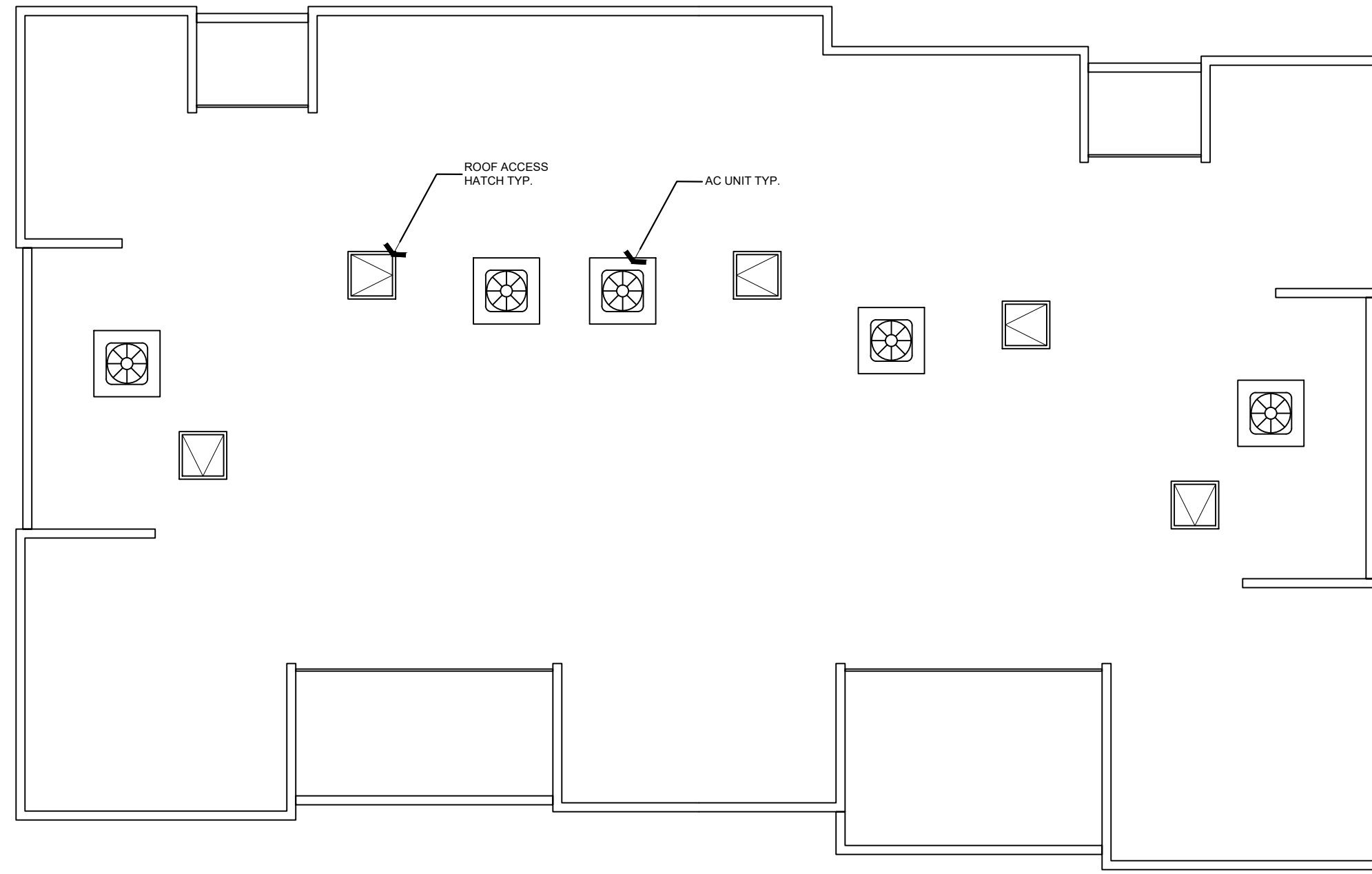
MATERIAL LEGEND

- 1. STUCCO, LIGHT SAND FINISH
- 2. STUCCO O/ FOAM TRIM
- 3. VINYL WINDOWS
- 4. METAL DECK RAILING
- 5. METAL FALL PROTECTION RAILING
- 6. HORIZONTAL SIDING
- 7. FIBERGLASS ENTRY DOOR
- 8. ILLUMINATED ADDRESS SIGN
- 9. DECORATIVE LIGHT
- 10. METAL SECTIONAL GARAGE DOOR
- 11. ROOF MOUNTED AC UNITS

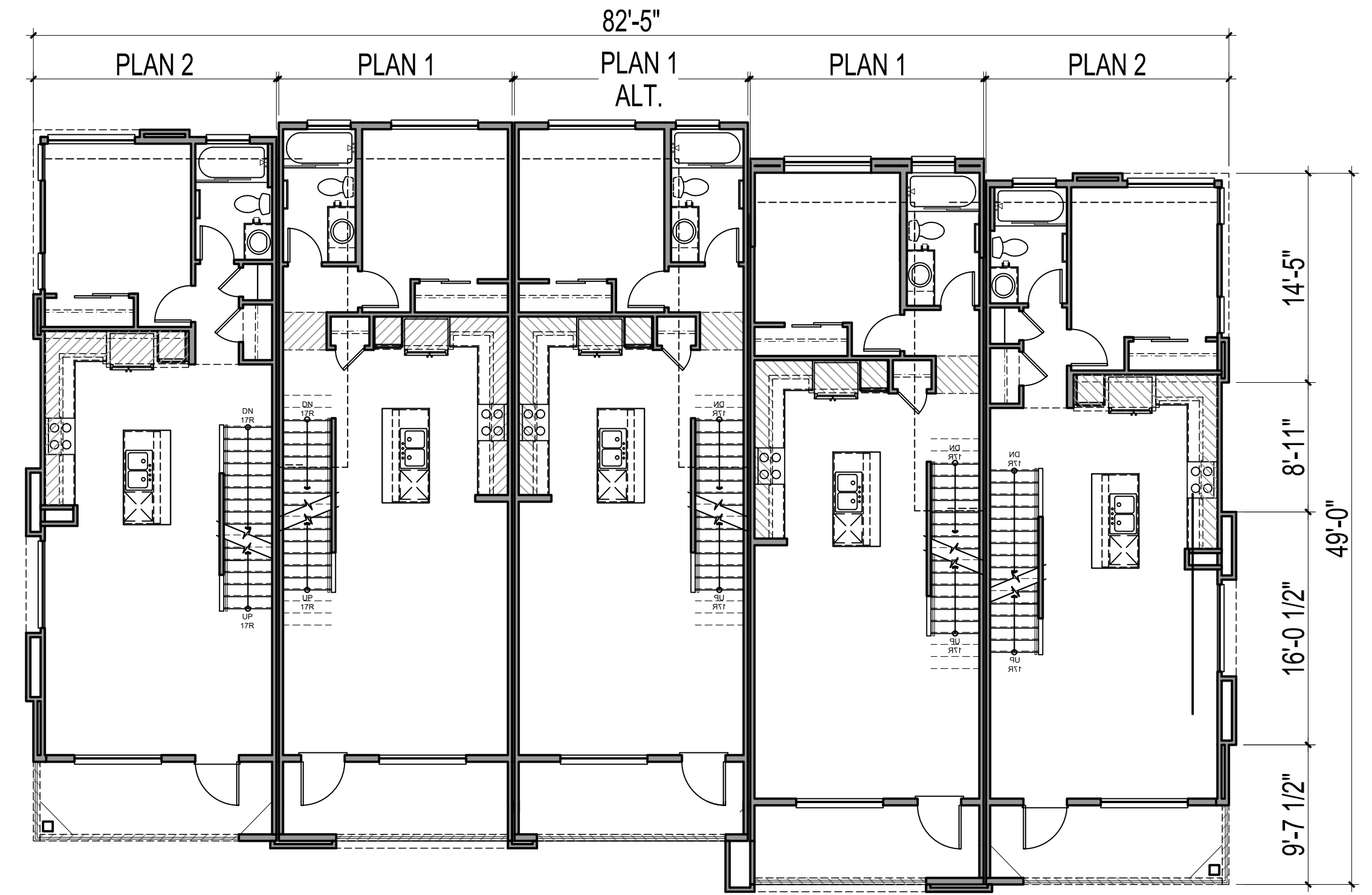


KEY BUILDING PLAN: 1/16" = 1'-0"

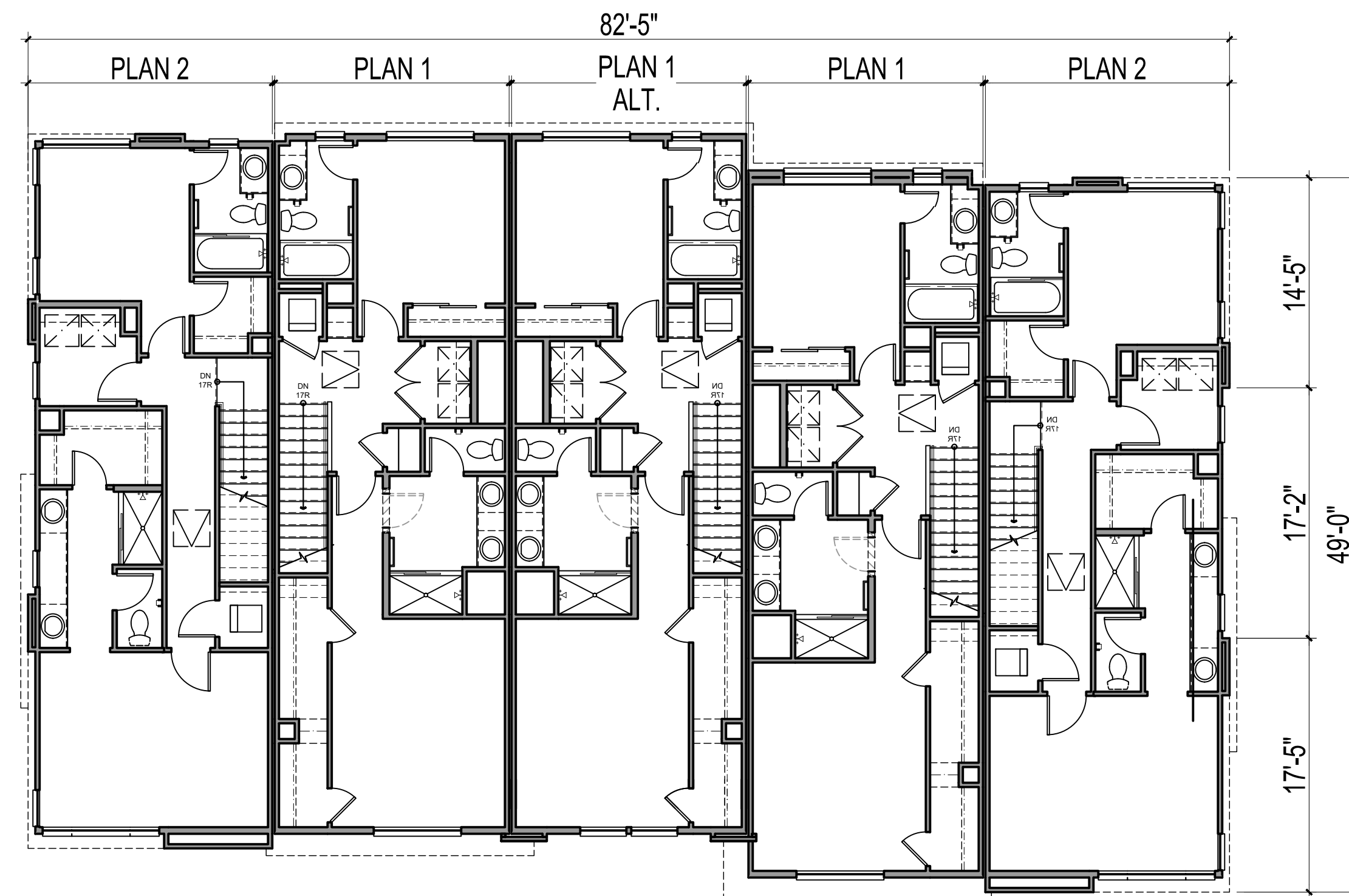
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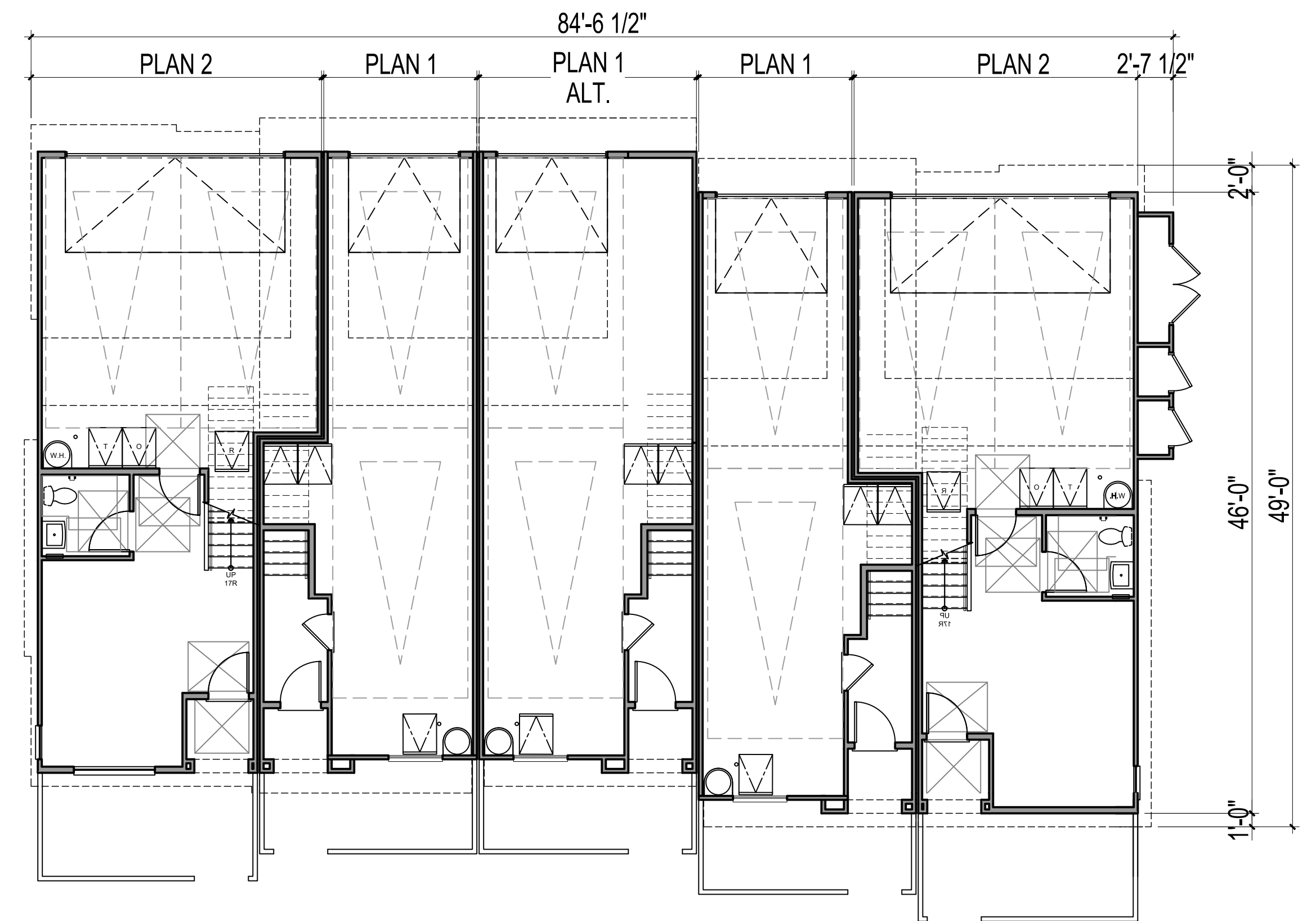
ROOF PLAN



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



FRONT PERSPECTIVE OF BUILDING TYPE B-600



REAR PERSPECTIVE OF BUILDING TYPE B-600



4 - LEFT



2 - RIGHT



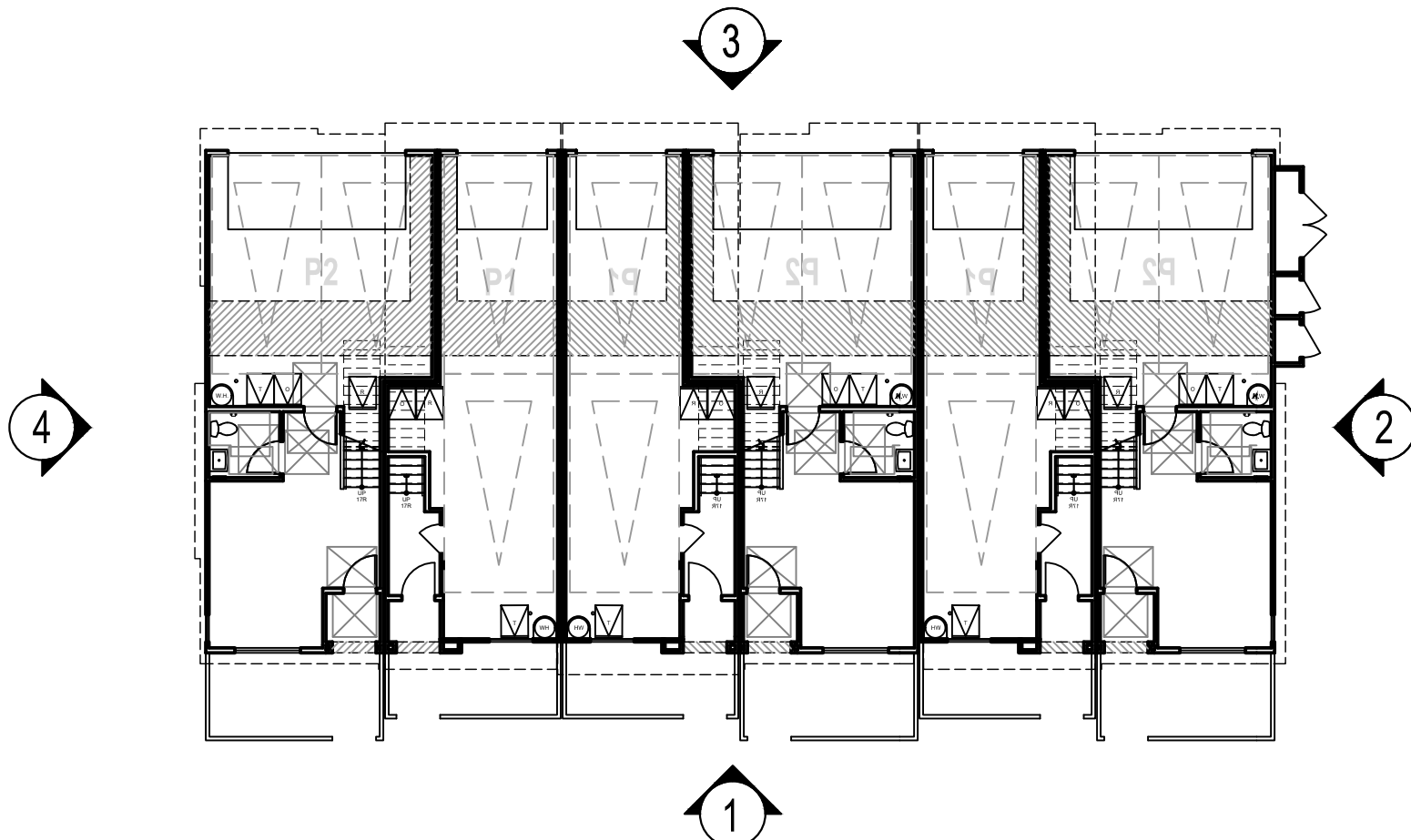
3 - REAR



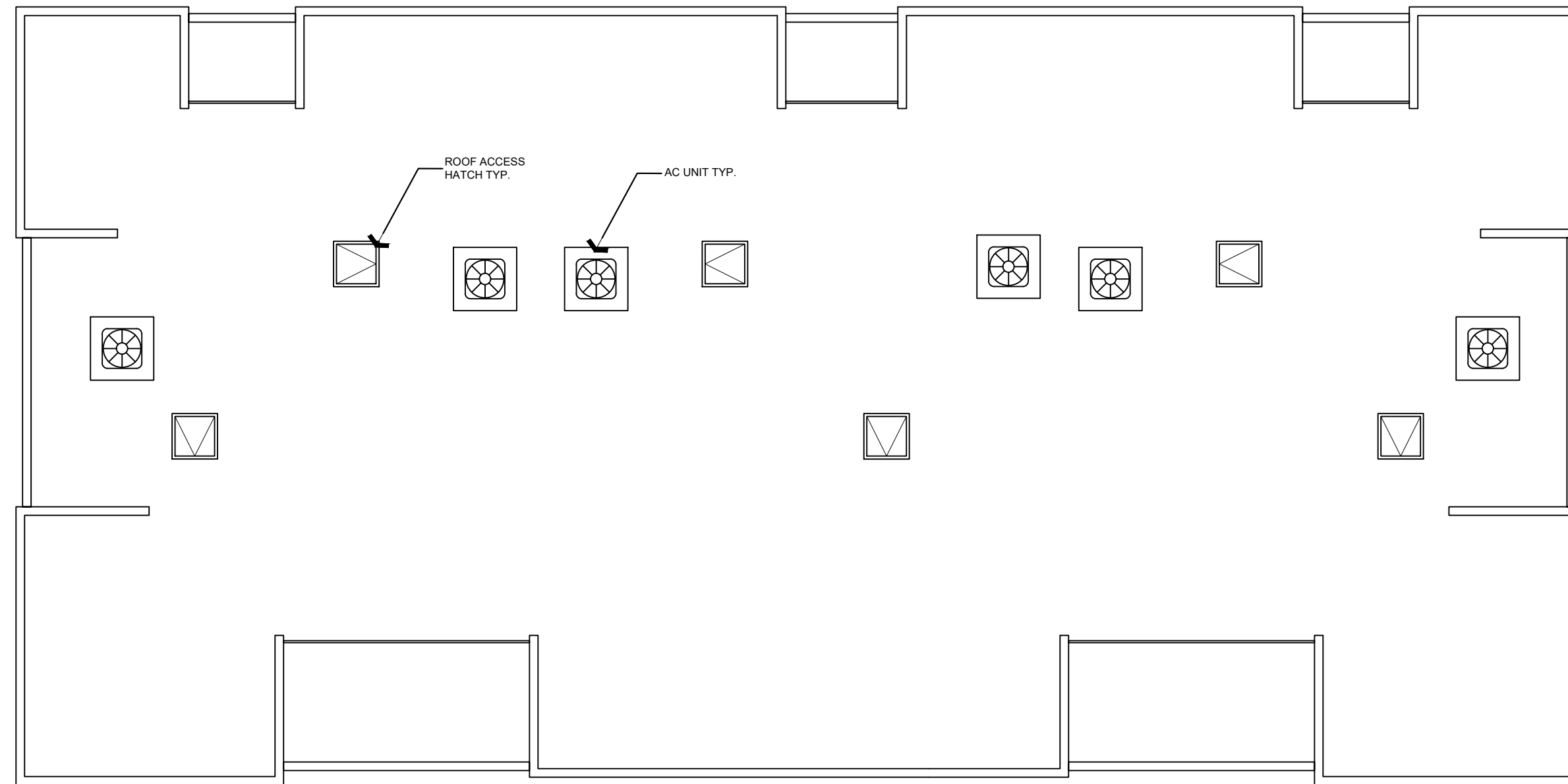
1- FRONT

MATERIAL LEGEND

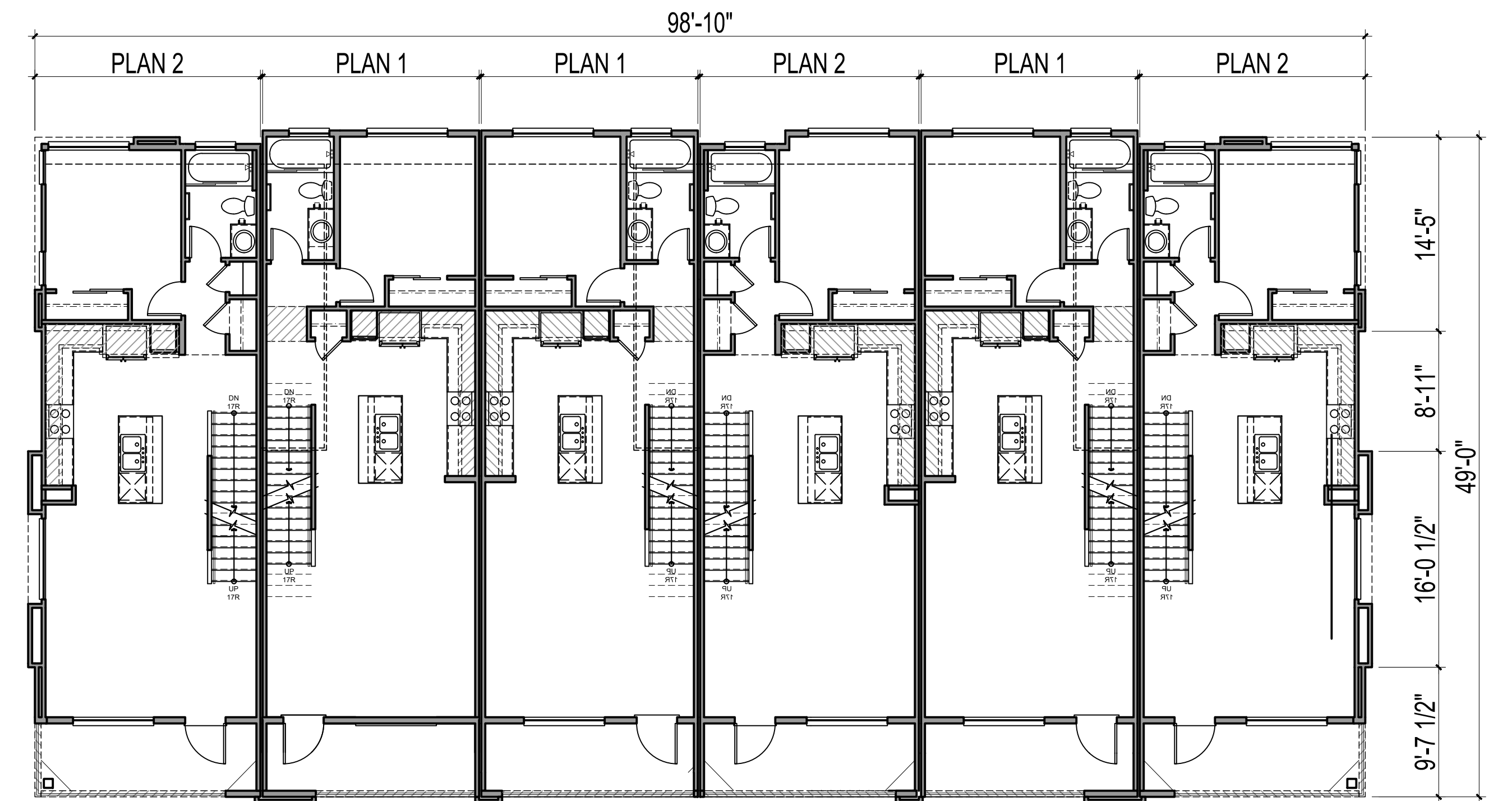
- 1. STUCCO, LIGHT SAND FINISH
- 2. STUCCO O/ FOAM TRIM
- 3. VINYL WINDOWS
- 4. METAL DECK RAILING
- 5. METAL FALL PROTECTION RAILING
- 6. HORIZONTAL SIDING
- 7. FIBERGLASS ENTRY DOOR
- 8. ILLUMINATED ADDRESS SIGN
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- 10. METAL SECTIONAL GARAGE DOOR
- 11. ROOF MOUNTED AC UNITS



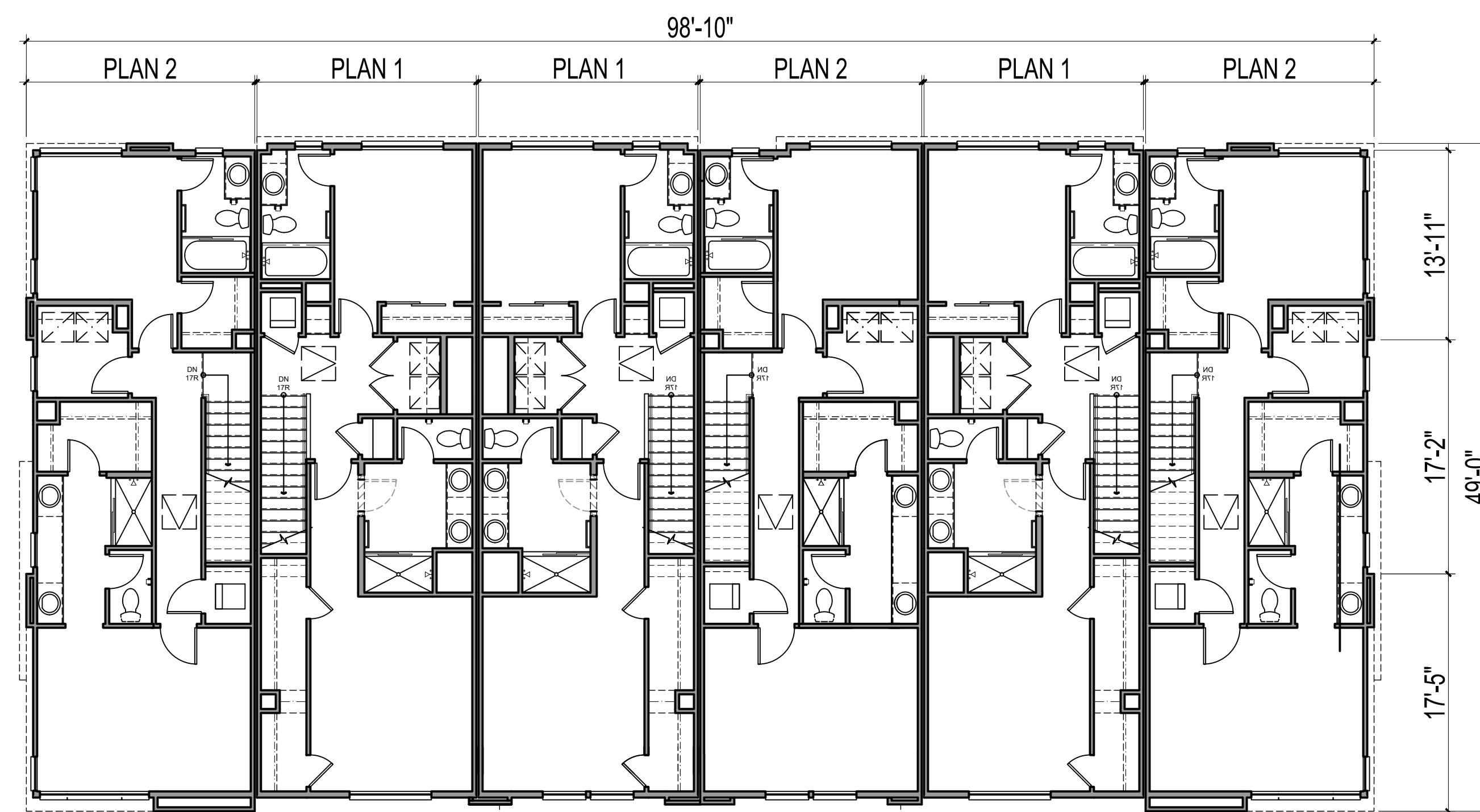
KEY BUILDING PLAN: 1/16" = 1'-0"



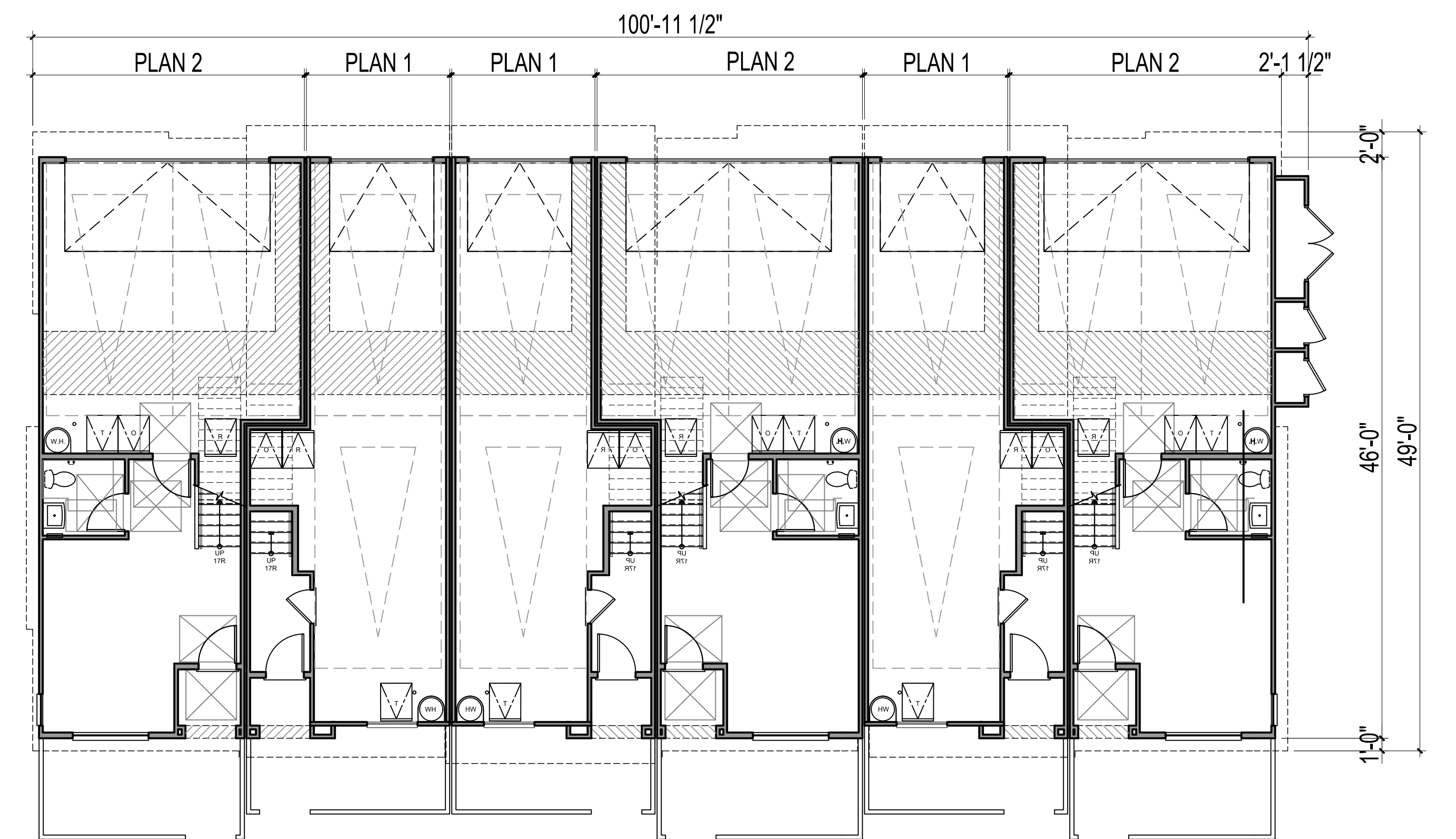
ROOF PLAN



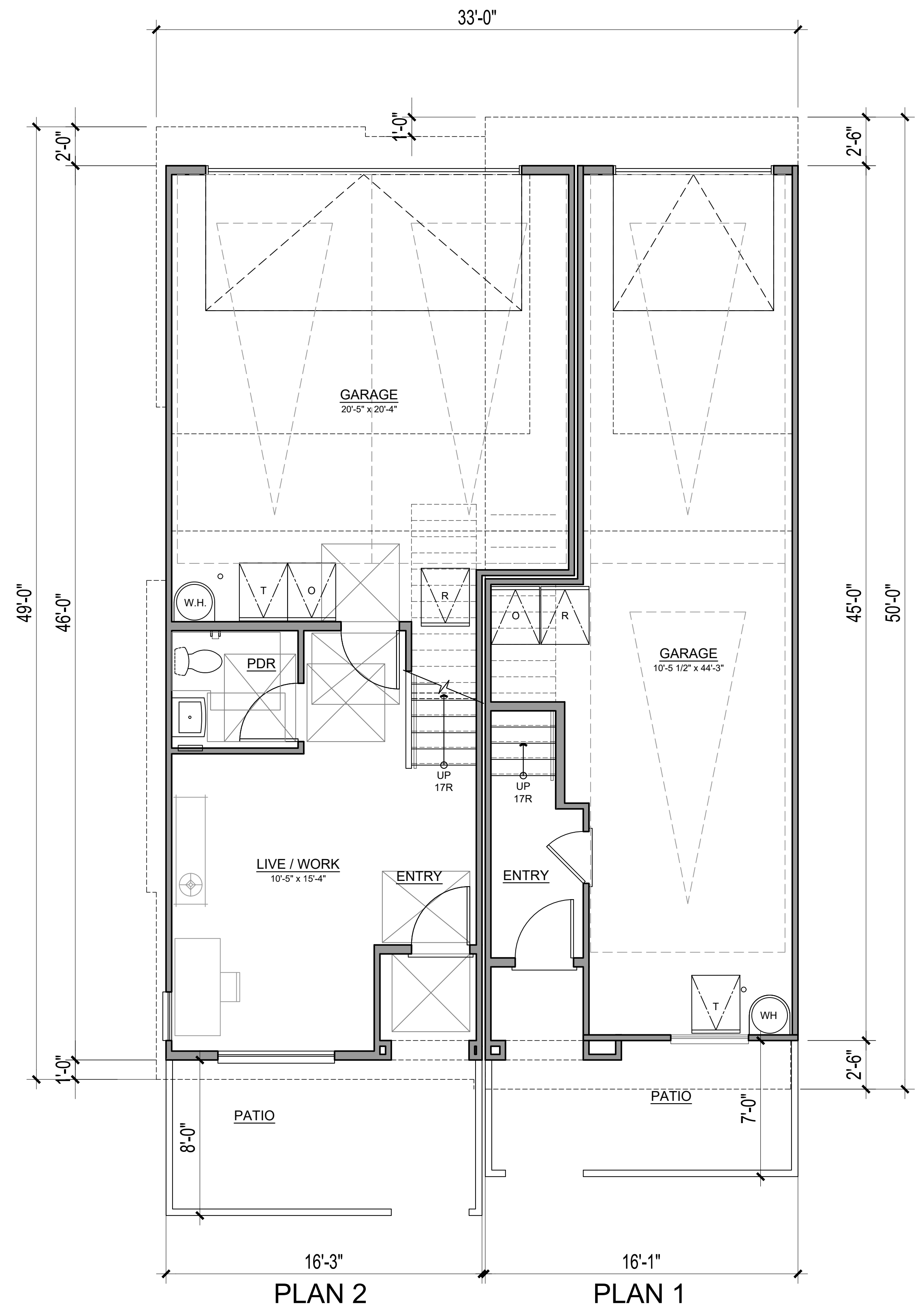
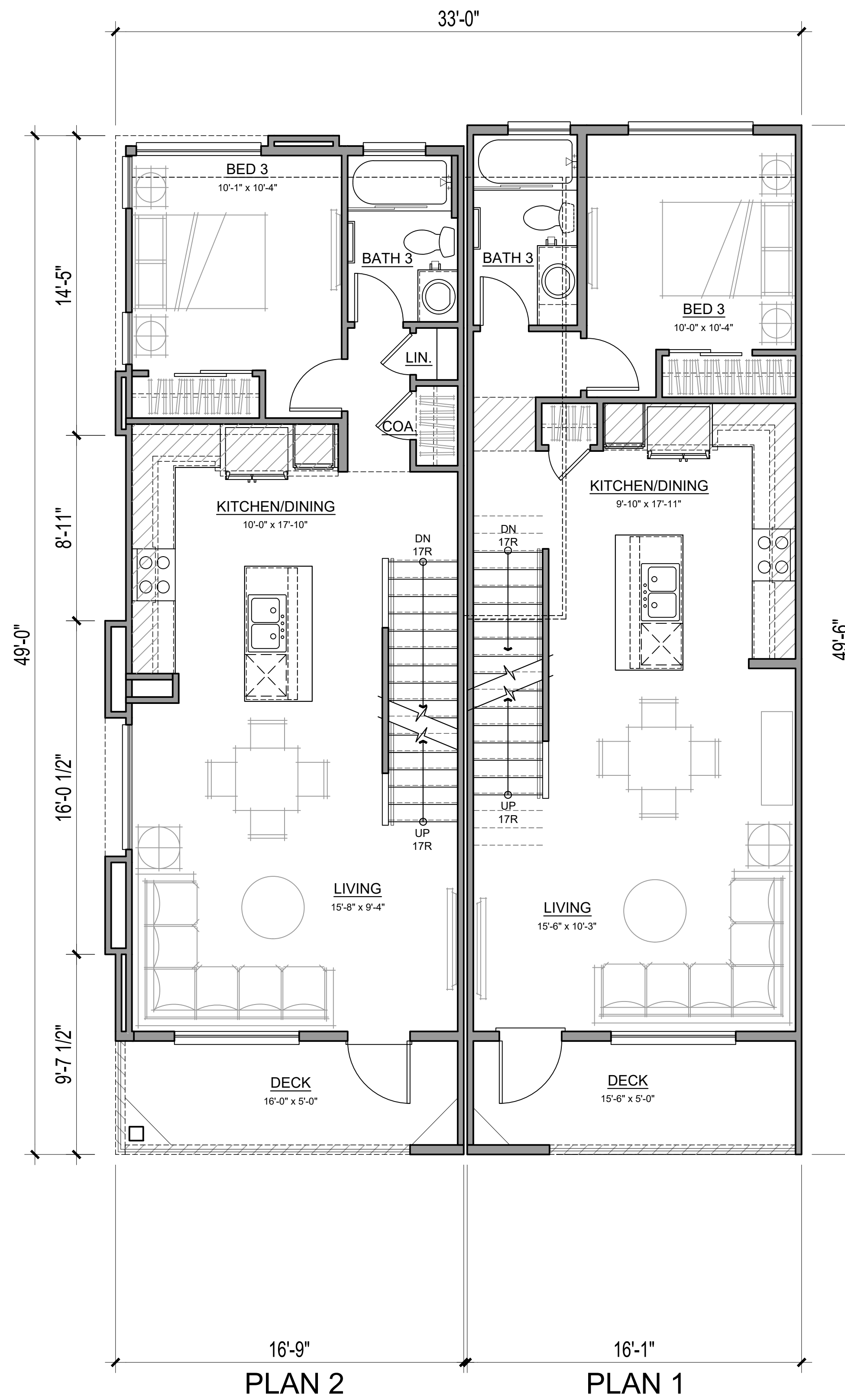
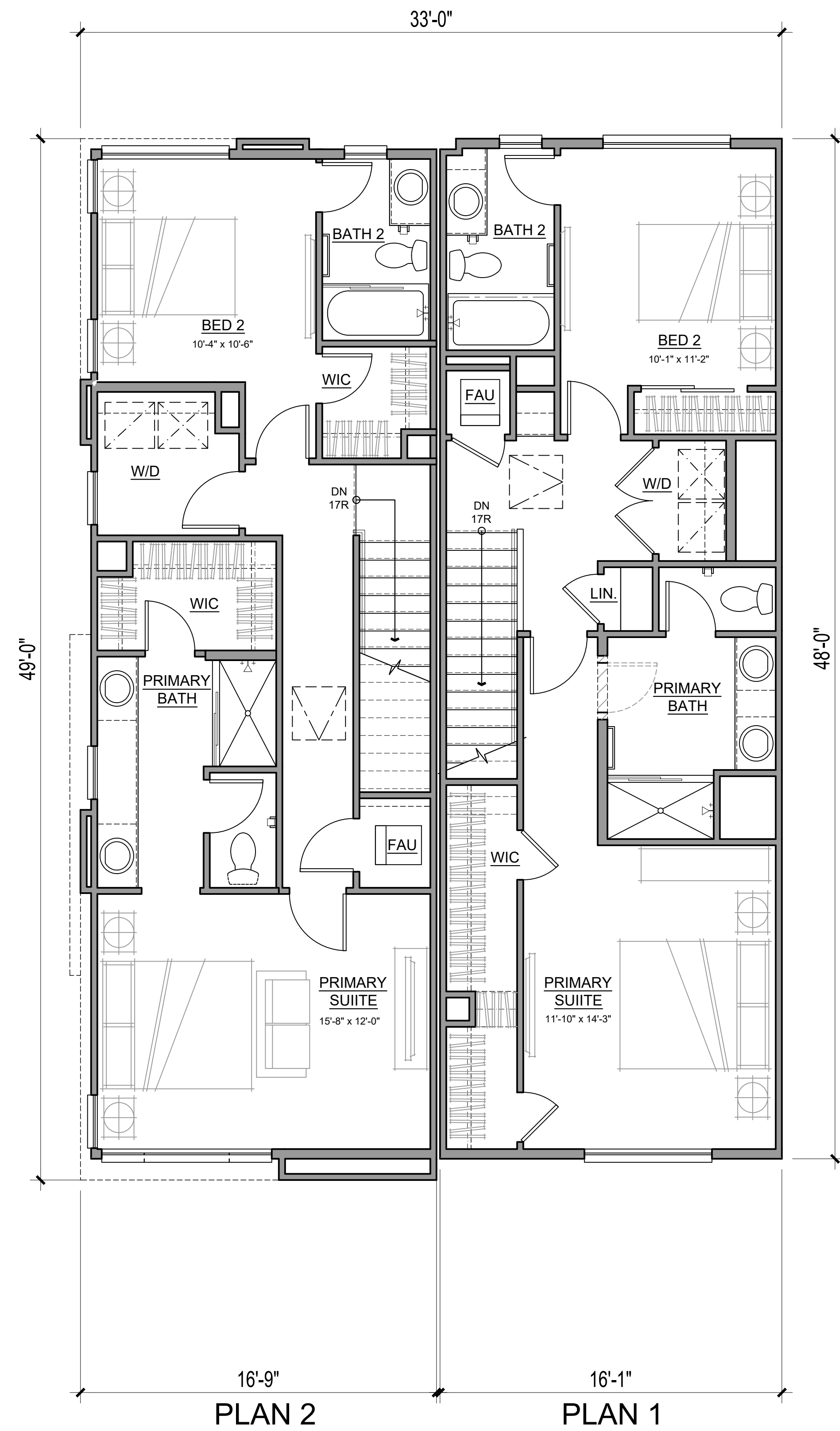
SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

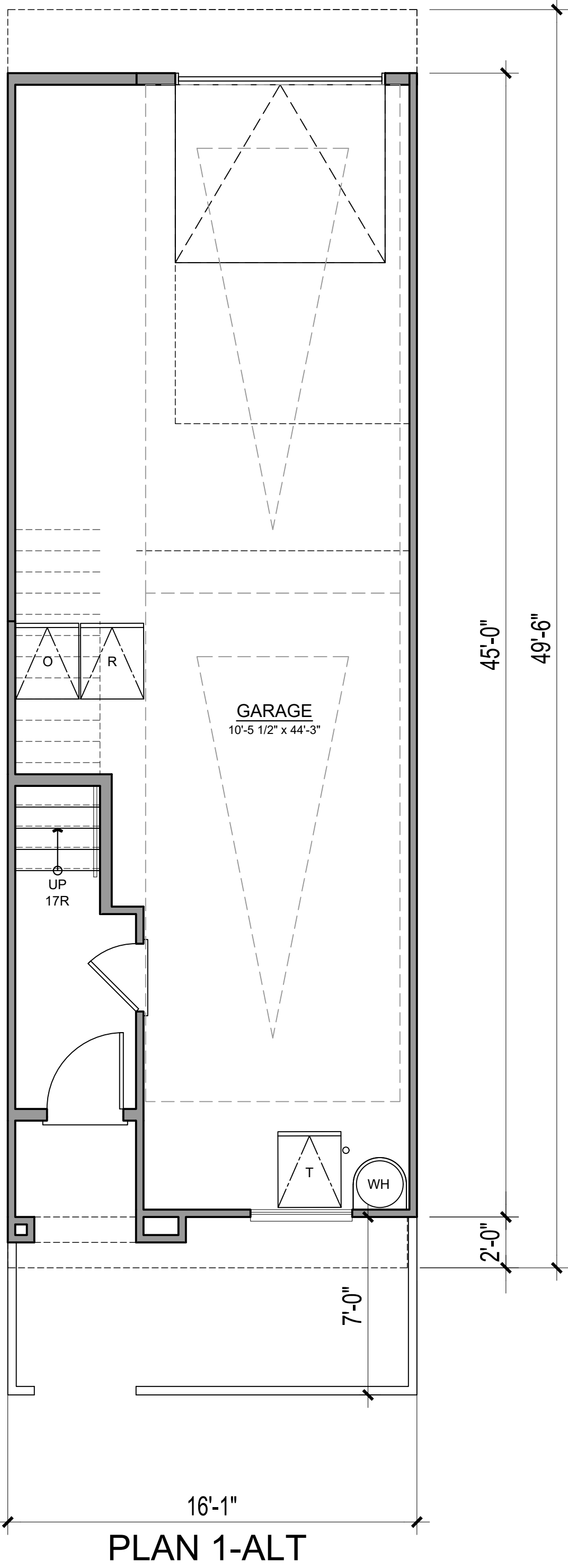


4 BED / 4 BATHS

PLAN 2 SQUARE FOOTAGE		
	NET	GROSS
1ST FLOOR	337 SQ. FT.	361 SQ. FT.
2ND FLOOR	658 SQ. FT.	699 SQ. FT.
3RD FLOOR	671 SQ. FT.	716 SQ. FT.
TOTAL LIVING	1667 SQ. FT.	1777 SQ. FT.
LIVE - WORK	285 SQ. FT.	
GARAGE	457 SQ. FT.	
DECK	80 SQ. FT.	
PATIO	SEE A0.10 PRIVATE OPEN SPACE	
COVERED PORCH	26 SQ. FT.	

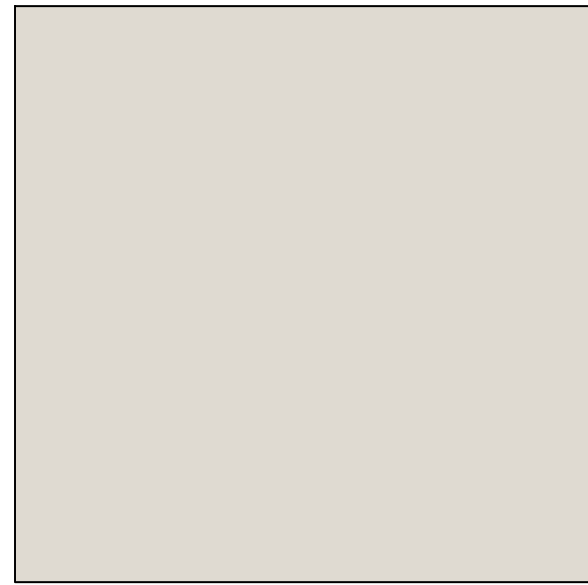
3 BED / 3 BATHS

PLAN 1 SQUARE FOOTAGE		
	NET	GROSS
1ST FLOOR	92 SQ. FT.	106 SQ. FT.
2ND FLOOR	668 SQ. FT.	708 SQ. FT.
3RD FLOOR	671 SQ. FT.	730 SQ. FT.
TOTAL LIVING	1432 SQ. FT.	1544 SQ. FT.
GARAGE	505 SQ. FT.	
DECK	78 SQ. FT.	
PATIO	SEE A0.10 PRIVATE OPEN SPACE	
COVERED PORCH	22 SQ. FT.	

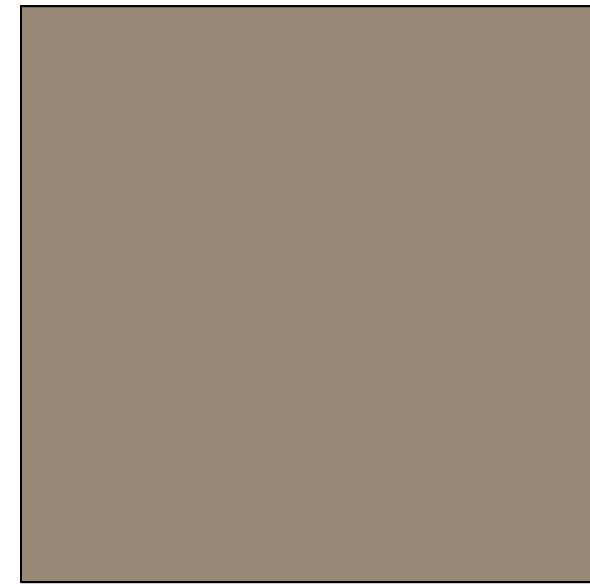


3 BED / 3 BATHS

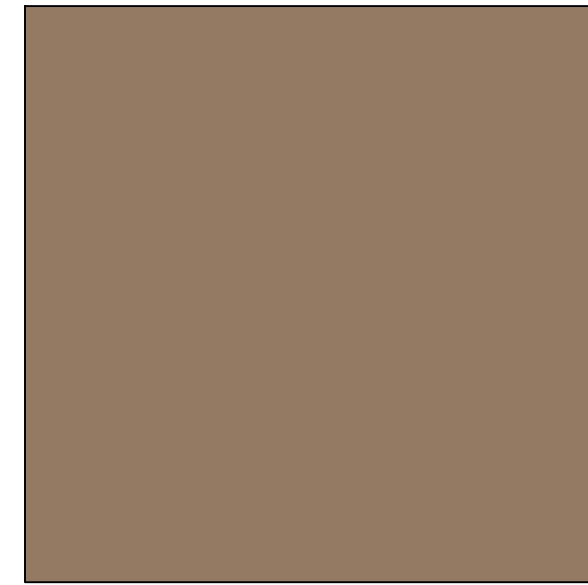
PLAN 1 - ALT SQUARE FOOTAGE		
	NET	GROSS
1ST FLOOR	92 SQ. FT.	106 SQ. FT.
2ND FLOOR	668 SQ. FT.	708 SQ. FT.
3RD FLOOR	671 SQ. FT.	730 SQ. FT.
TOTAL LIVING	1432 SQ. FT.	1544 SQ. FT.
GARAGE	606 SQ. FT.	
DECK	78 SQ. FT.	
PATIO	SEE A0.10 PRIVATE OPEN SPACE	
COVERED PORCH	22 SQ. FT.	



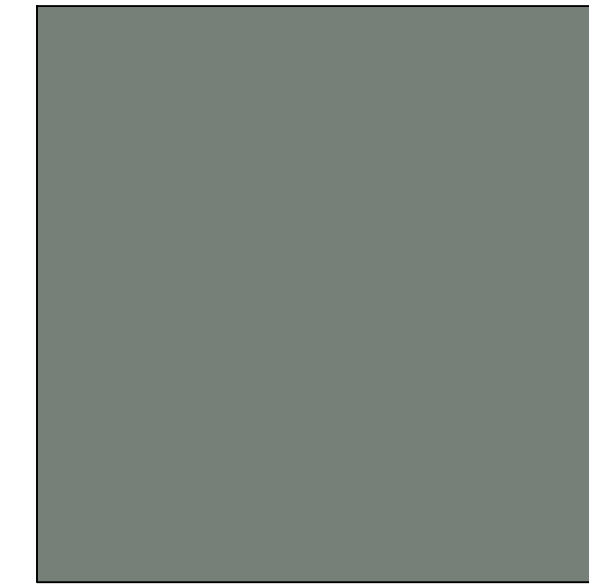
STUCCO BODY 1, LIGHT SAND FINISH
SW 7631 CITY LOFT



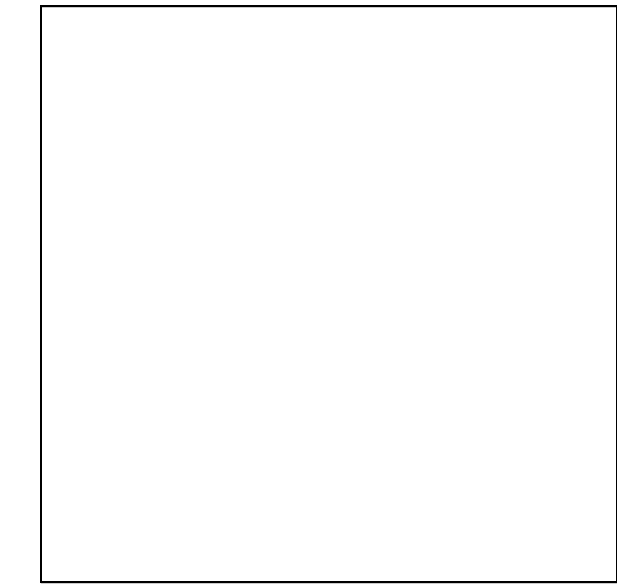
STUCCO BODY 2, LIGHT SAND FINISH
SW 0024 CURIO GRAY



STUCCO BODY 3, LIGHT SAND FINISH
SW 6102 PORTABELLO



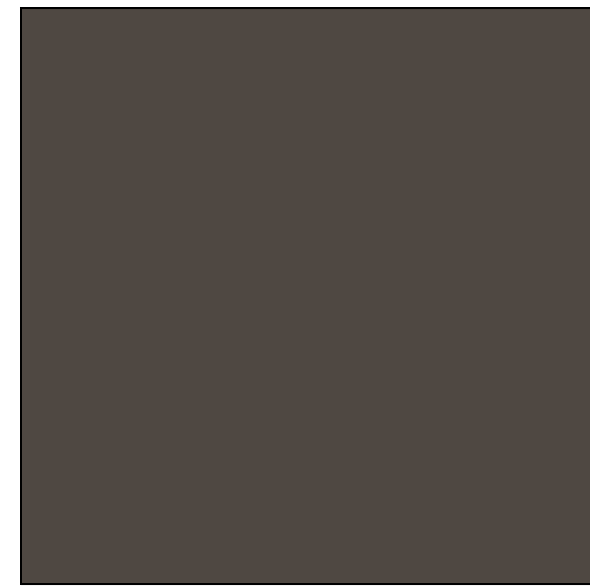
HORIZONTAL SIDING & TRIM
SW 9654 TAIGA



VINYL WINDOW
WHITE



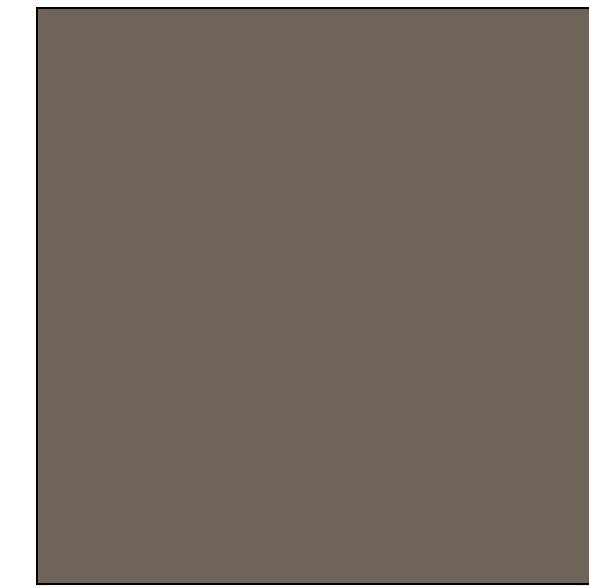
METAL DECK RAILING
SW 7069 IRON ORE



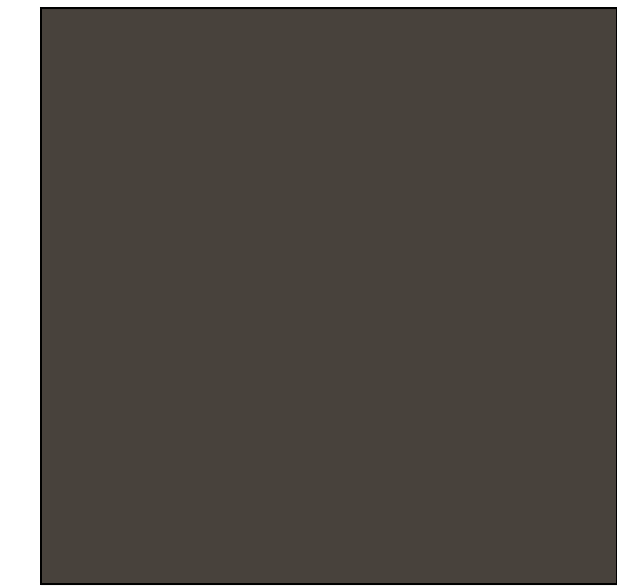
ENTRY DOOR I
SW 7020 BLACK FOX



ENTRY DOOR II
SW 0038 LIBRARY PEWTER



METAL SECTIONAL GARAGE DOOR I
SW 7026 GRIFFIN



METAL SECTIONAL GARAGE DOOR I
SW 7675 SEALSKIN



2 - REAR



1 - FRONT



B500 - RIGHT ELEVATION - VISIBILITY DIAGRAM



B500 - FRONT ELEVATION - VISIBILITY DIAGRAM



B600 - RIGHT ELEVATION - VISIBILITY DIAGRAM



B600 - FRONT ELEVATION - VISIBILITY DIAGRAM