



# COSTA MESA SC HOUSING

COSTA MESA, CA

-1-

**PARKING SUMMARY**

PARKING REQUIRED (AB 744) - PSH			
UNIT TYPE	PARKING REQ. PER DWELLING UNIT	NO OF UNITS	STALLS REQUIRED
1 & 2 BEDROOM	0	60	0
EXISTING SURFACE PARKING			145
<b>TOTAL PARKING REQUIRED</b>			<b>145</b>

PARKING PROVIDED	
OPEN STANDARD STALLS	62
OPEN COMPACT STALLS	12
GARAGE STALLS (GROUND LEVEL)	71
<b>TOTAL PARKING PROVIDED</b>	<b>145</b>
ADA PARKING STALLS 13	
EV CAPABLE STALLS (10% OF TOTAL PARKING)	15
EV READY STALLS (25% OF TOTAL PARKING)	37
EV CHARGER STALLS (5% OF TOTAL PARKING)	8

**UNIT SUMMARY**

PLAN	BED/BATH	NET S.F.	NO. OF UNITS	UNIT S.F. TOTAL	UNIT MIX
P1.0	1BED / 1BA	±566	45	25,470	
P1.1	1BED / 1BA	±588	9	5,292	
P1.2	1BED / 1BA	±614	5	3,070	
<b>1 BR SUBTOTAL</b>			<b>59</b>		<b>98%</b>
P2.0	2 BED / 2 BA	±855	1	855	
<b>2 BR SUBTOTAL</b>			<b>1</b>		<b>2%</b>
<b>TOTAL</b>			<b>60</b>	<b>34,687</b>	<b>100%</b>

**BUILDING AREA SUMMARY**

	RESIDENTIAL	LEASING/ SERVICES/	CIRC. AND UTILITY	AMENITIES	GARAGE	TOTAL
1ST FLOOR	0	3,988 S.F.	1,409 S.F.	0	25,596 S.F.	30,993 S.F.
2ND FLOOR	13,576 S.F.	683 S.F.	4,447 S.F.	3,706 S.F.	0	22,412 S.F.
3RD FLOOR	13,175 S.F.	0	4,733 S.F.	0	0	17,908 S.F.
4TH FLOOR	13,197 S.F.	0	4,733 S.F.	0	0	17,930 S.F.
<b>TOTAL</b>	<b>39,948 S.F.</b>	<b>4,671 S.F.</b>	<b>15,322 S.F.</b>	<b>3,706 S.F.</b>	<b>25,596 S.F.</b>	<b>89,243 S.F.</b>

**PROJECT TEAM**

CLIENT: JAMBOREE HOUSING CORPORATION  
17701 COWAN AVE SUITE 200  
IRVINE CA 92614  
PHONE: 949.263.8676

CIVIL: UNITED CIVIL-L.A INC.  
1180 DURFEE AVENUE  
SOUTH EL MONTE CA 91733  
CONTACT: CHRISTOPHER M.H. NEO  
PHONE: 626.575.9999 EXT.201

ARCHITECT: ARCHITECTURE DESIGN COLLABORATIVE  
23231 SOUTH POINTE DRIVE  
LAGUNA HILLS, CA 92653  
CONTACT: CHRIS WEIMHOLT  
PHONE: 949.267.1660 EXT. 202

LANDSCAPE ARCHITECT: MJS LANDSCAPE ARCHITECTURE  
507 30TH STREET  
NEWPORT BEACH, CA 92663  
CONTACT: DAN DELLE  
PHONE: 949.675.9964

**PROJECT INFO**

URBAN PLAN AREA: 19 WEST URBAN PLAN

ZONING: C1 (LOCAL BUSINESS DISTRICT)

SITE ADDRESS: 695 W 19TH, COSTA MESA CA 92627

PROJECT DESCRIPTION: THE PROPOSED PROJECT CONSISTS OF 60 UNITS OVER THE TYPE I PODIUM GARAGE AT THE EXISTING COSTA MESA SENIOR CENTER PARKING LOT. THERE IS A MIX OF UNITS RANGING FROM 1-BEDROOM TO 2-BEDROOM UNIT.

APN: (1007-722-03-0000)

SITE AREA: ± 2.66 ACRES

UNITS: 60 UNITS

DENSITY: 22.6DU / ACRE

CONSTRUCTION TYPE: PODIUM - (1) AND (3) LEVELS OF TYPE V-A OVER (1) LEVEL OF TYPE I-A

SPRINKLERS: NFPA 13

BLDG. OCCUPANCY: R-2, S-2, A-3, & B

**CONCESSION AND WAIVER REQUIRED**

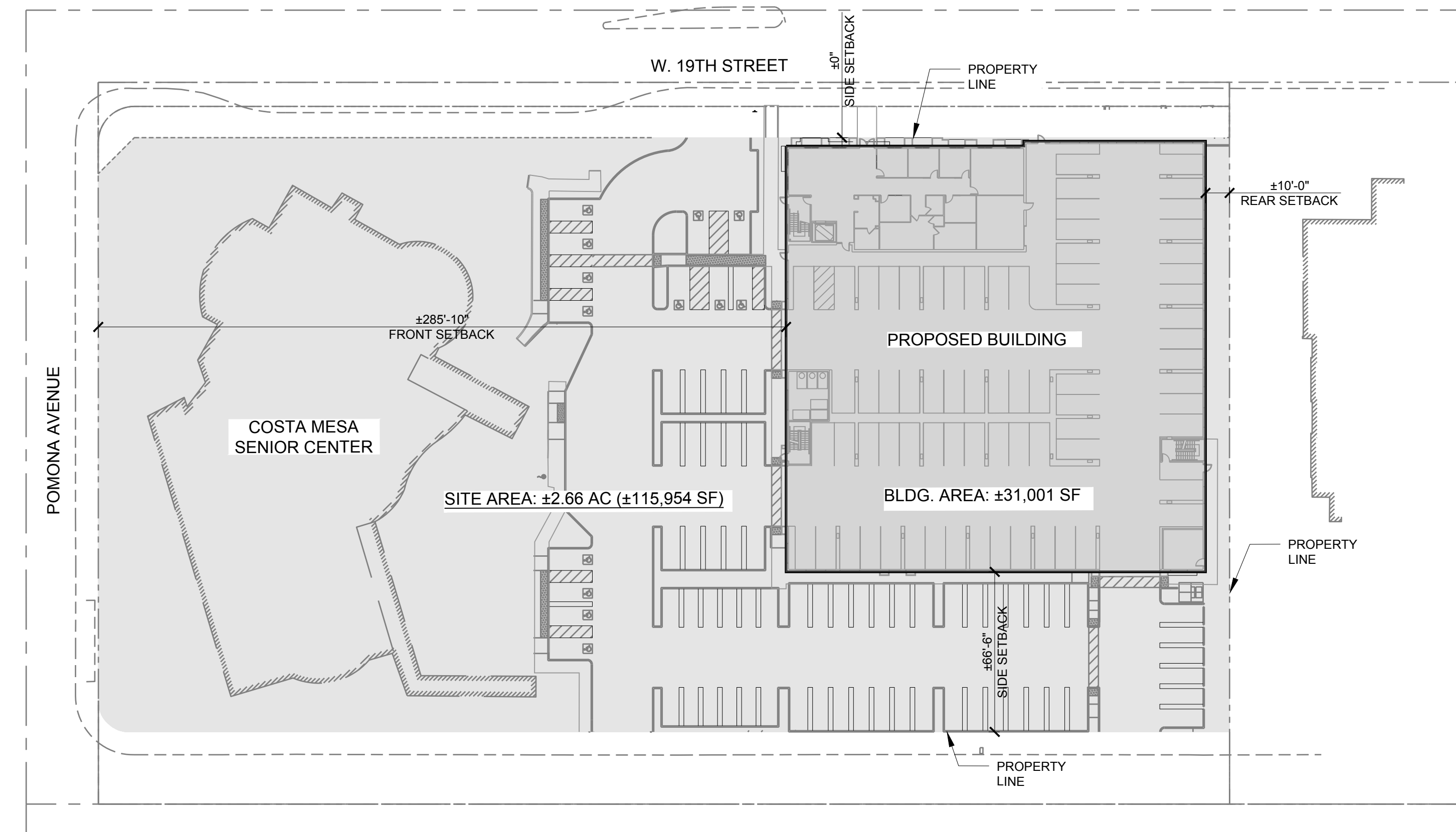
SUBJECT	REQUIRED	CONCESSIONS NEEDED
SIDE SETBACK ABUTTING PUBLIC STREET	MINIMUM: 5'-0"	YES
DEVELOPMENT LOT MINIMUM OPEN SPACE	34,786 S.F. (30% OF LOT AREA)	YES
ADDITIONAL PARKING STALL WIDTH ADJACENT TO WALL/COLUMN.	1FT ADDITIONAL WIDTH	YES

**SHEET INDEX**

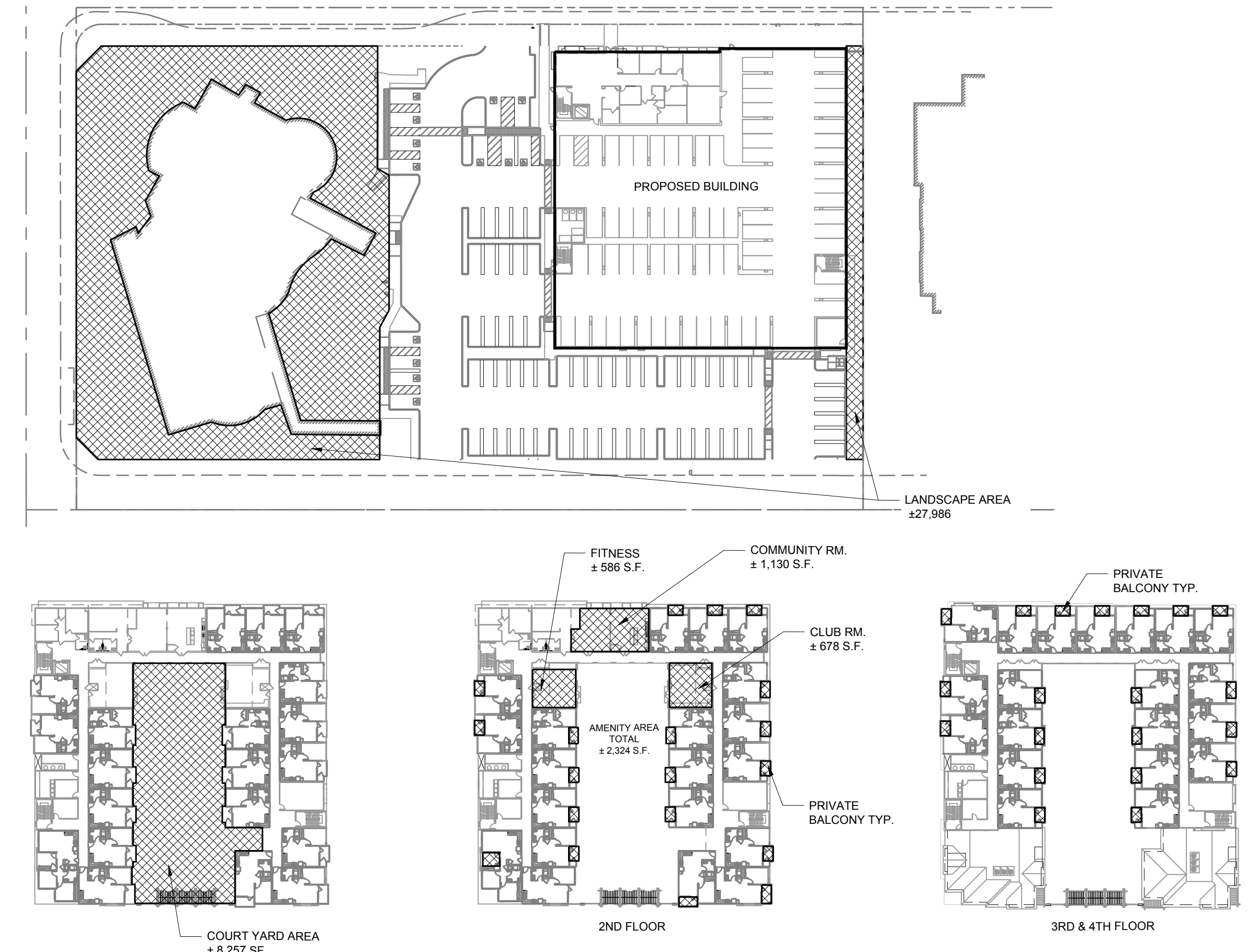
GENERAL	
A0.0	TITLE SHEET
G0.0	GENERAL INFORMATION
G0.1	ZONING CONFORMANCE
G0.2	CODE ANALYSIS
G0.3	SITE PHOTO CONTEXT
LANDSCAPE	
L.1	COMPOSITE LANDSCAPE PLAN
L.2	GROUND LANDSCAPE PLAN
L.3	PODIUM LEVEL LANDSCAPE PLAN
L.4	CIRCULATION
CIVIL	
PRELIMINARY GRADING PLAN	
ARCHITECTURAL	
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A1.1	FIRE MASTER PLAN
A2.0	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A2.2	THIRD FLOOR PLAN
A2.3	FOURTH FLOOR PLAN
A2.4	ROOF PLAN
A2.5	ENLARGED SERVICE PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A4.0	UNIT PLANS

**VICINITY MAP**





SITE AREA EXHIBIT



OPEN SPACE EXHIBIT

**URBAN PLAN DEVELOPMENT STANDARD SUMMARY**

URBAN PLAN AREA: 19 WEST URBAN PLAN

SUBJECT	REQUIRED	PROVIDED	CONCESSIONS NEEDED
FRONT SETBACK	MINIMUM: 15'-0"	±285'-10"	NO
SIDE YARD SETBACK	MINIMUM: 5'-0"	0'-0" AND ±66'-6"	YES
REAR SETBACK	MINIMUM: 10'-0"	±10'-0"	NO
MAXIMUM HEIGHT	60'-0" (4 STORIES)	±57'-6" (4 STORIES)	NO
F.A.R.	MAXIMUM: 1.0	0.94	NO
DEVELOPMENT LOT MINIMUM OPEN SPACE	34,786 S.F. (30% OF LOT AREA)	29,786 S.F.	YES
RESIDENTIAL MINIMUM OPEN SPACE	12,000 S.F. (200 S.F. / UNIT)	14,068 S.F.	NO

**FLOOR AREA RATIO SUMMARY**

REQUIRED MAXIMUM FLOOR AREA RATIO (MIXED-USED)	1.0 FAR ALLOWED
EXISTING SENIOR CENTER BUILDING	20,127 S.F.
PROPOSED BUILDING AREA	88,294 S.F.
PROVIDED FLOOR AREA RATIO = 108,421 / 115,954	0.94 FAR

**LOT COVERAGE SUMMARY**

REQUIRED MAXIMUM LOT COVERAGE	90%
PROPOSED FIRST FLOOR BUILDING AREA	31,001 S.F.
EXISTING SENIOR CENTER BUILDING FOOTPRINT	20,127 S.F.
PROVIDED LOT COVERAGE RATIO = 51,128 / 115,954	44.1%

**DEVELOPMENT LOT OPEN SPACE SUMMARY**

DEVELOPMENT LOT OPEN SPACE REQUIRED	
MINIMUM 30% OF LOT AREA	34,786 S.F.

OPEN SPACE PROVIDED	
LANDSCAPE	27,986 S.F.
COURTYARD (±8,257 S.F.)	
10% MAX. OF LOT OPEN SPACE REQUIRED CAN OCCUR ON RAISED COURTYARD	1,800 S.F.
TOTAL OPEN SPACE PROVIDED	29,786 S.F.

**RESIDENTIAL OPEN SPACE SUMMARY**

RESIDENTIAL OPEN SPACE REQUIRED	
200 S.F. PER UNIT X 60 UNITS	12,000 S.F.

RESIDENTIAL OPEN SPACE PROVIDED	
AMENITY	2,324 S.F.
PRIVATE BALCONY	3,163 S.F.
COURTYARD	8,581 S.F.
TOTAL OPEN SPACE PROVIDED	14,068 S.F.

**PRELIMINARY ALLOWABLE HEIGHT CALCULATION**

BUILDING HEIGHT AND NUMBER OF STORIES FOR TYPE I-A CONSTRUCTION					
OCCUPANCY CLASSIFICATION	SPRINKLER	ALLOWABLE NUMBER OF STORIES C.B.C. TABLE 504.4	PROPOSED STORIES	ALLOWABLE HEIGHT C.B.C TABLE 504.3	PROPOSED HEIGHT
S-2 (MAIN)	SPRINKLERED	UNLIMITED	1	UNLIMITED	13.0 FT.

BUILDING HEIGHT AND NUMBER OF STORIES FOR TYPE V-A CONSTRUCTION					
OCCUPANCY CLASSIFICATION	SPRINKLER	ALLOWABLE NUMBER OF STORIES C.B.C. TABLE 504.4	PROPOSED STORIES	ALLOWABLE HEIGHT C.B.C TABLE 504.3	PROPOSED HEIGHT
R-2 (MAIN)	SPRINKLERED (W/O AREA INCREASE)	4	3	70 FT.	57.6 FT.

**PRELIMINARY ALLOWABLE AREA CALCULATION - TYPE I-A**

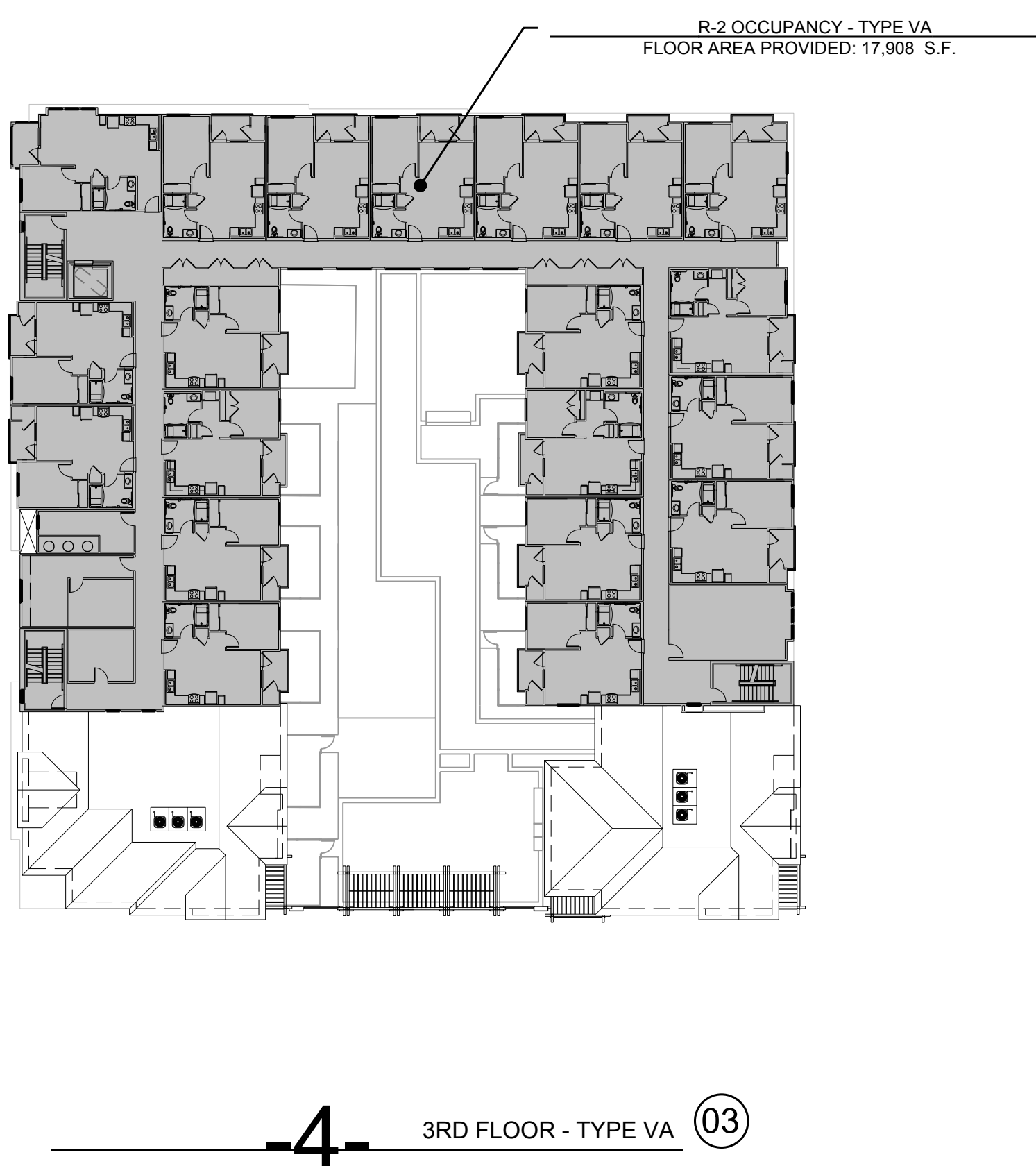
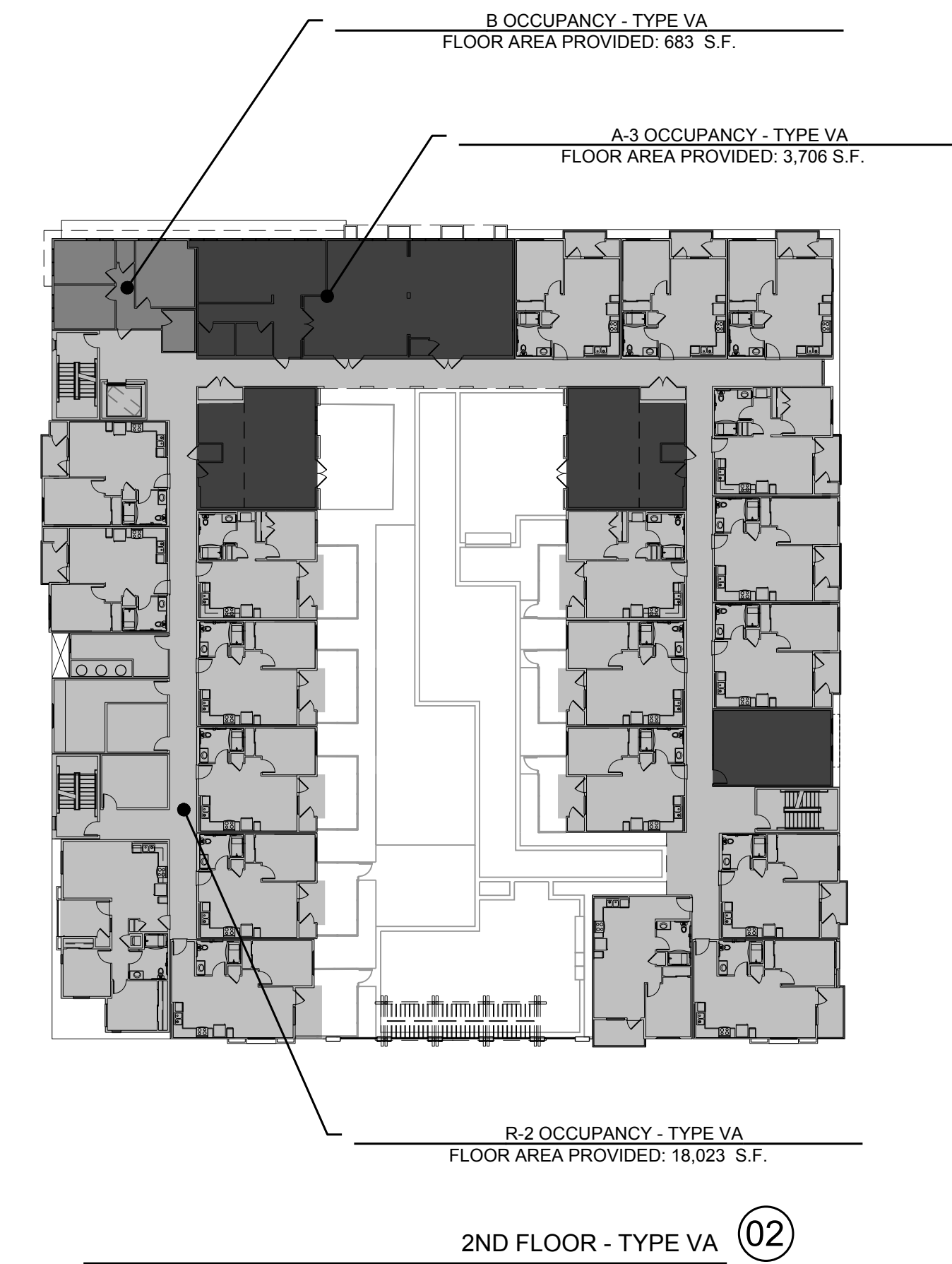
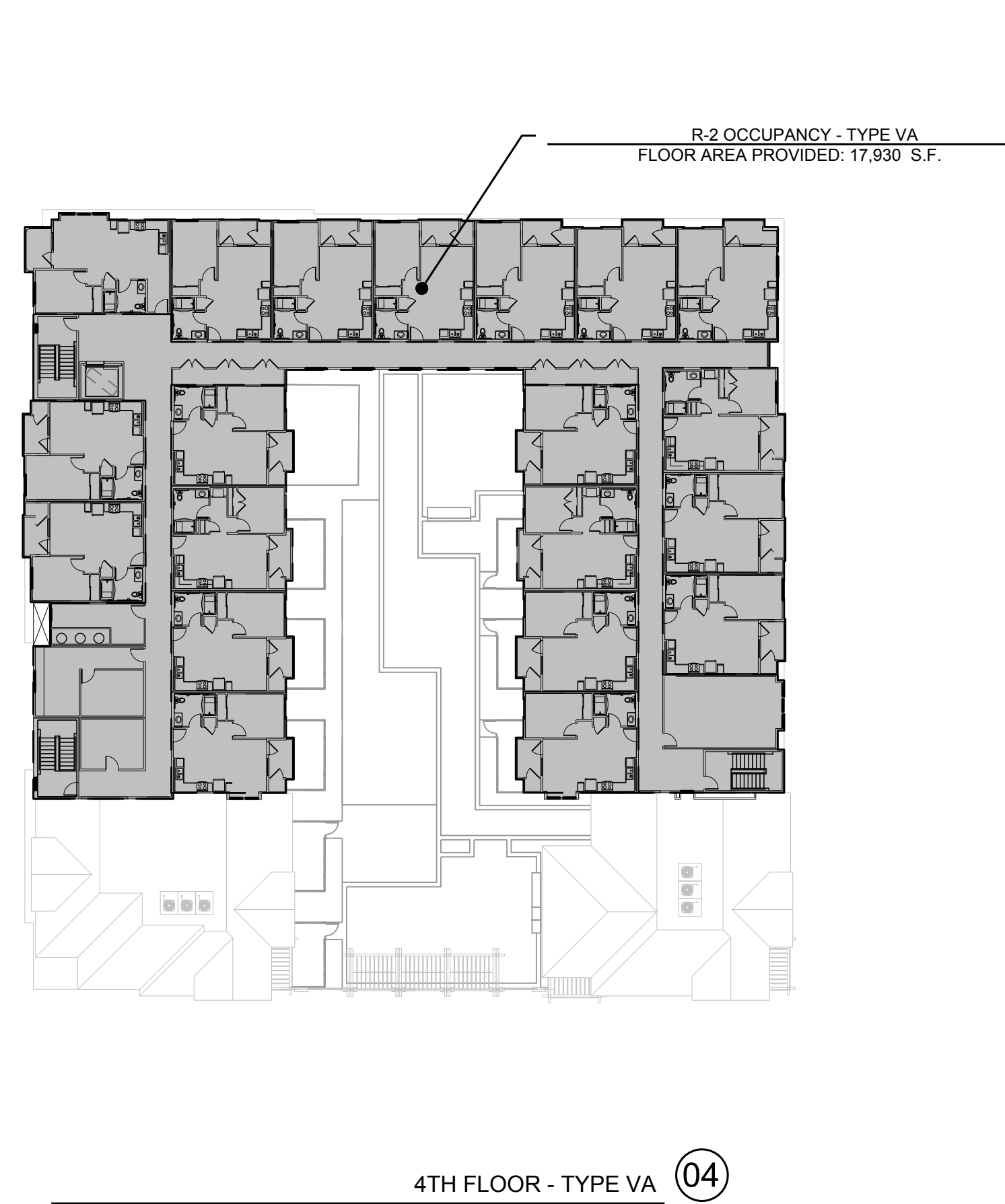
ALLOWABLE AREA PER STORY (PER CBC 506.2.2) Mixed-Occupancy, Multistory Buildings $A_a = [A_i + (N_s \times I_f)]$	
S-2	B
(PER CBC TABLE 506.2: S-2) Sprinklered $A_i = \text{UNLIMITED}$ $N_s = \text{UNLIMITED}$ $I_f = 0$ $A_a = \text{UNLIMITED}$	(PER CBC TABLE 506.2: B) Sprinklered $A_i = \text{UNLIMITED}$ $N_s = \text{UNLIMITED}$ $I_f = 0$ $A_a = \text{UNLIMITED}$

LEVEL	ACTUAL BUILDING AREA (S.F.)					ALLOWABLE BUILDING AREA			
	R-2	A-3	B	S-2	TOTAL	S-2 AREA RATIO (S-2/UNLIMITED)	B AREA RATIO (B/UNLIMITED)	TOTAL	ALLOWABLE AREA
1ST	0	0	4,309	26,684	30,993	-	-	-	-

**PRELIMINARY ALLOWABLE AREA CALCULATION - TYPE V-A**

ALLOWABLE AREA PER STORY (PER CBC 506.2.2) Mixed-Occupancy, Multistory Buildings $A_a = [A_i + (N_s \times I_f)]$		
R-2	A-3	B
(PER CBC TABLE 506.2: R-2) Sprinklered $A_i = 36,000 \text{ SF}$ $N_s = 12,000 \text{ SF}$ $I_f = 0$ $A_a = [36,000 + (12,000 \times 0)] = 36,000 \text{ SF}$ $A_a = 36,000 \text{ SF}$	(PER CBC TABLE 506.2: A-3) Sprinklered $A_i = 34,500 \text{ SF}$ $N_s = 11,500 \text{ SF}$ $I_f = 0$ $A_a = [34,500 + (11,500 \times 0)] = 34,500 \text{ SF}$ $A_a = 34,500 \text{ SF}$	(PER CBC TABLE 506.2: B) Sprinklered $A_i = 54,000 \text{ SF}$ $N_s = 18,000 \text{ SF}$ $I_f = 0$ $A_a = [54,000 + (18,000 \times 0)] = 54,000 \text{ SF}$ $A_a = 54,000 \text{ SF}$

LEVEL	ACTUAL BUILDING AREA (S.F.)					ALLOWABLE BUILDING AREA				
	R-2	A-3	B	S-2	TOTAL	R-2 AREA RATIO (R-2/36,000)	A-3 AREA RATIO (A-3/34,500)	B AREA RATIO (B/54,000)	TOTAL	ALLOWABLE AREA
2ND	18,023	3,706	683	0	22,412	0.501	0.107	0.013	0.621	0.621 < 1 ✓
3RD	17,908	0	0	0	17,908	0.497	0.000	0.000	0.497	0.497 < 1 ✓
4TH	17,930	0	0	0	17,930	0.498	0.000	0.000	0.498	0.498 < 1 ✓
TOTAL	53,861	3,706	683	0	58,250	1.496	0.107	0.013	1.118	1.616 < 2 ✓

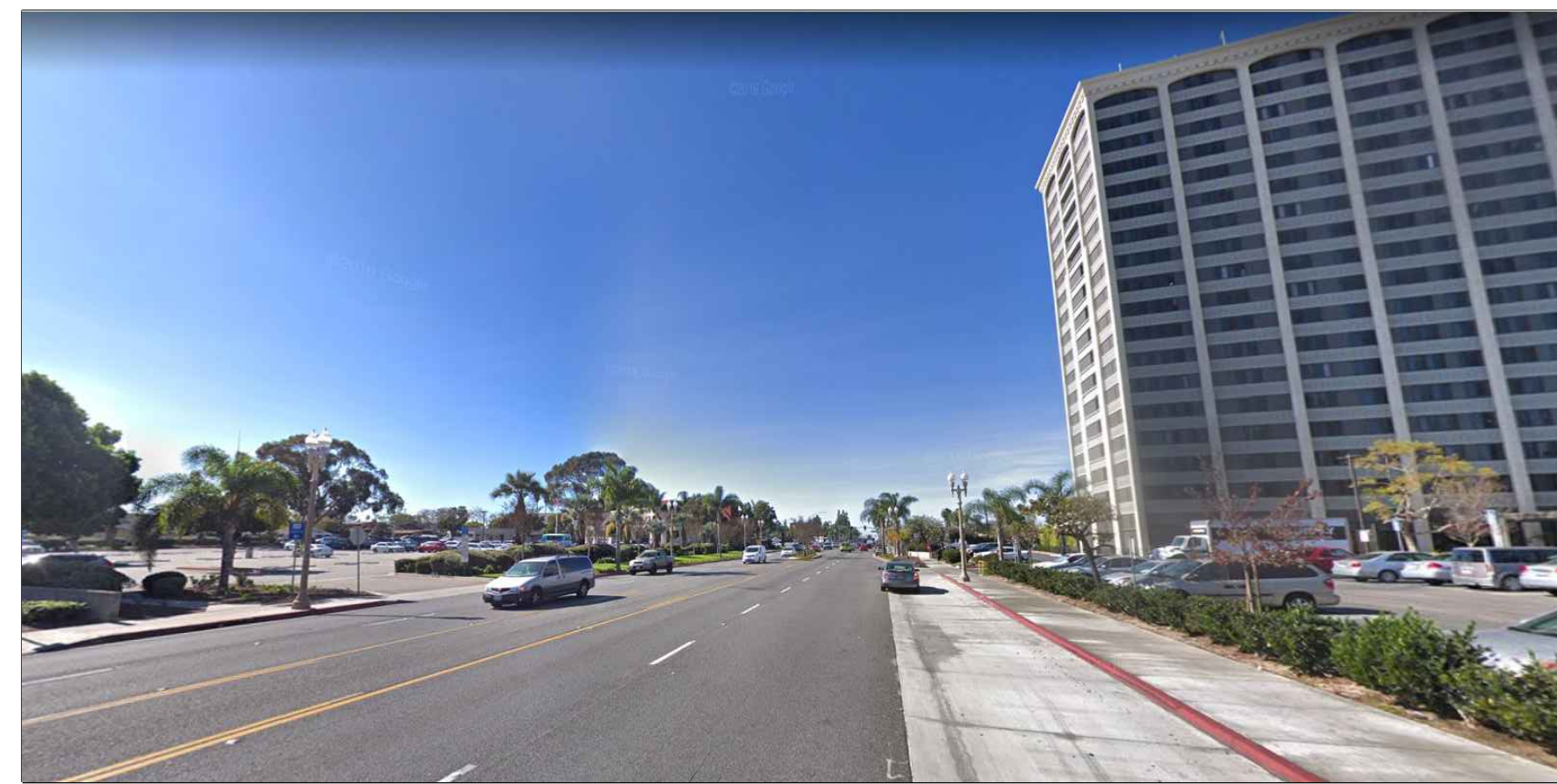




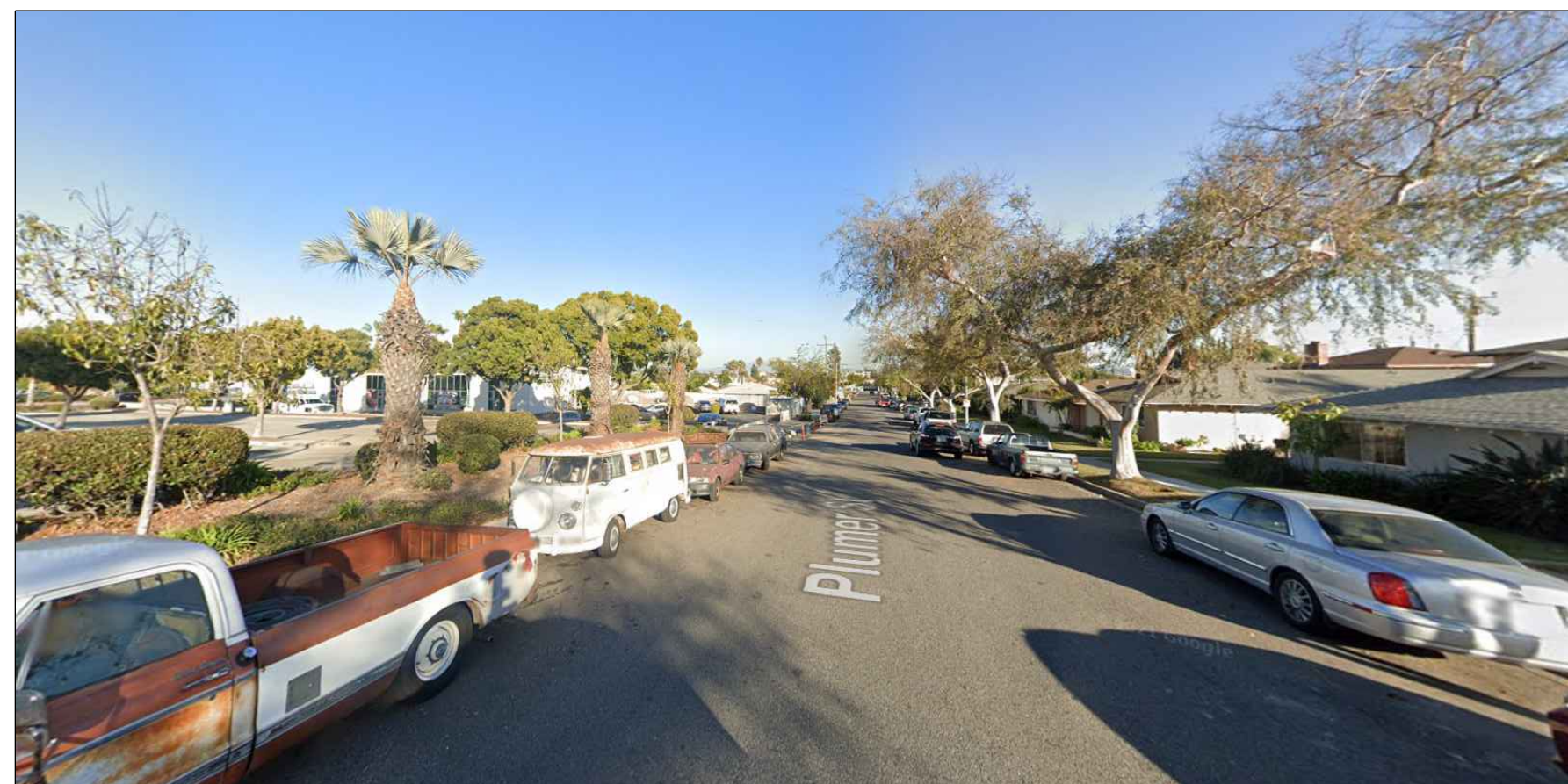
VIEW LOOKING NORTH FROM POMONA AVE. 010



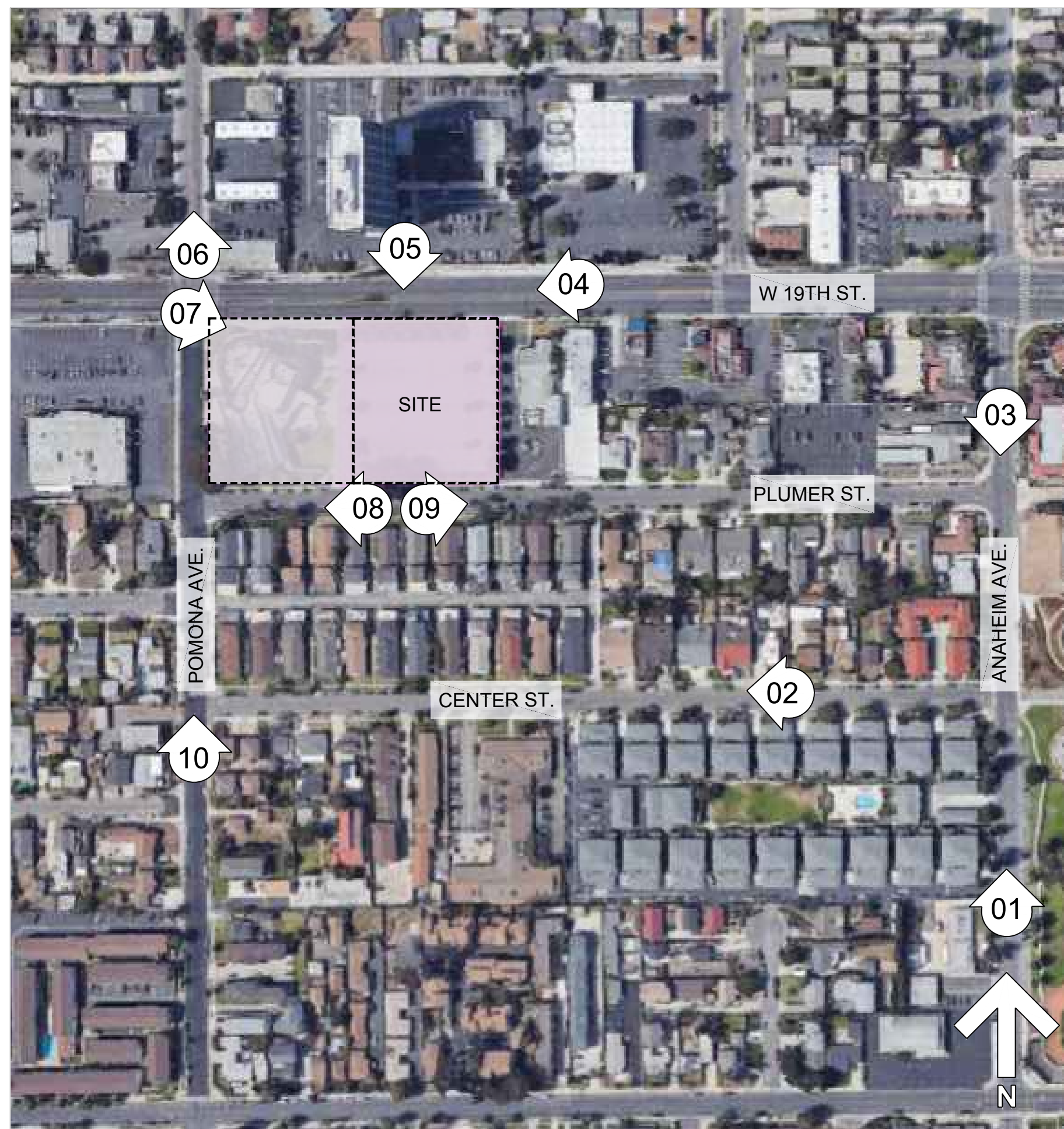
VIEW LOOKING NORTH FROM INTERSECTION OF POMONA AVE. AND W 19TH ST. 006



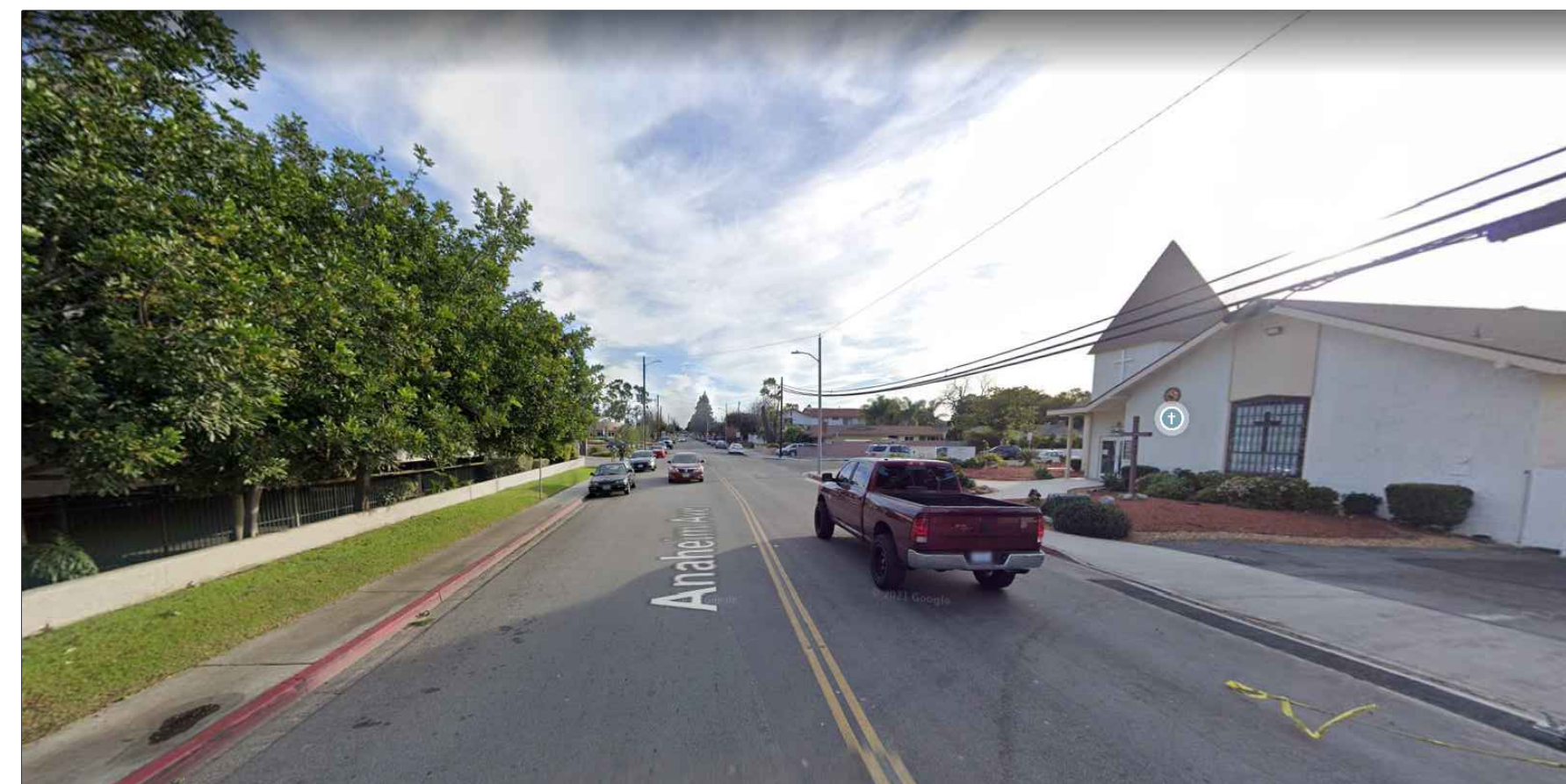
VIEW LOOKING WEST FROM W 19TH ST. 004



VIEW LOOKING EAST FROM PLUMER ST. 009



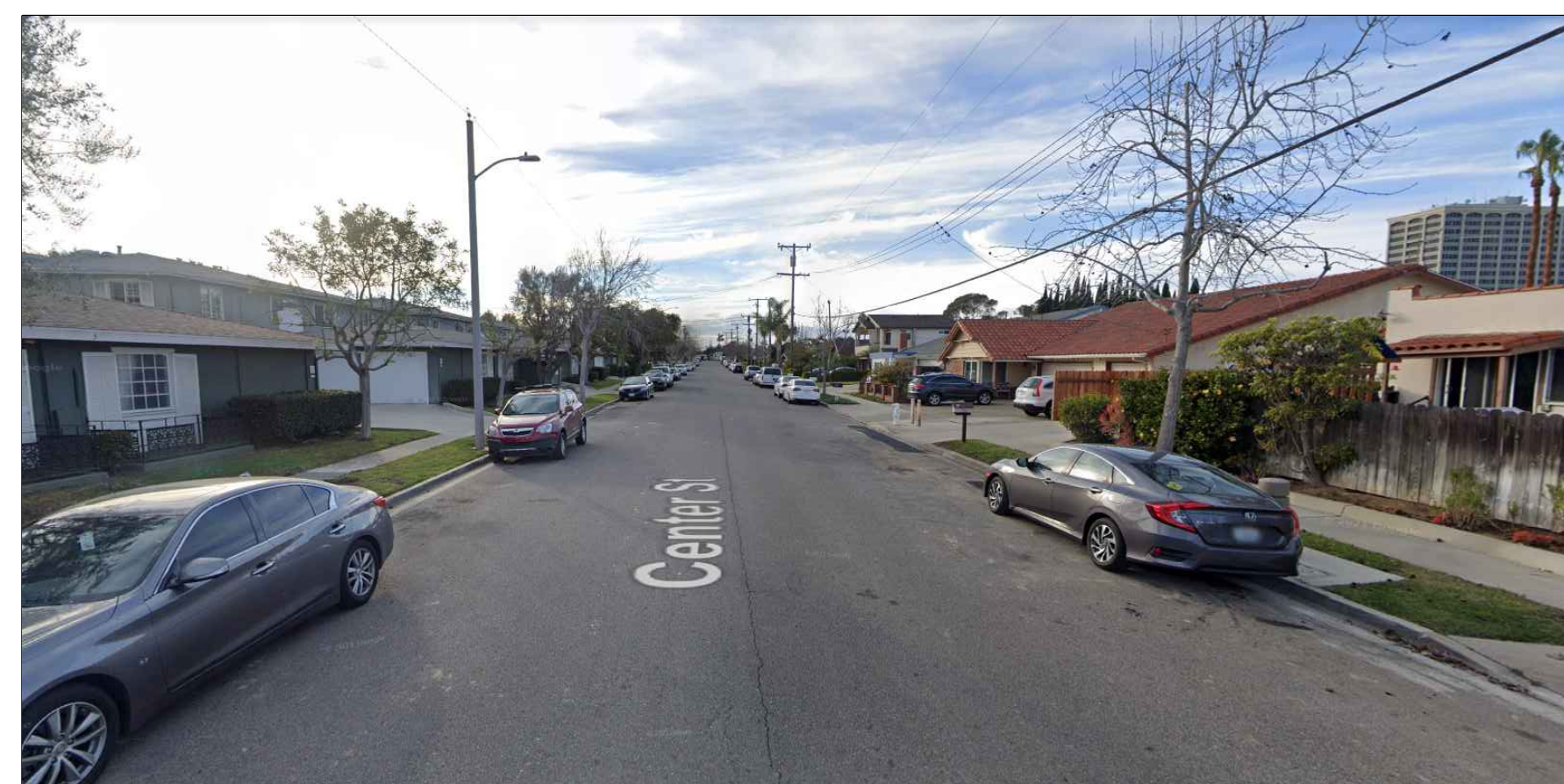
VICINITY MAP



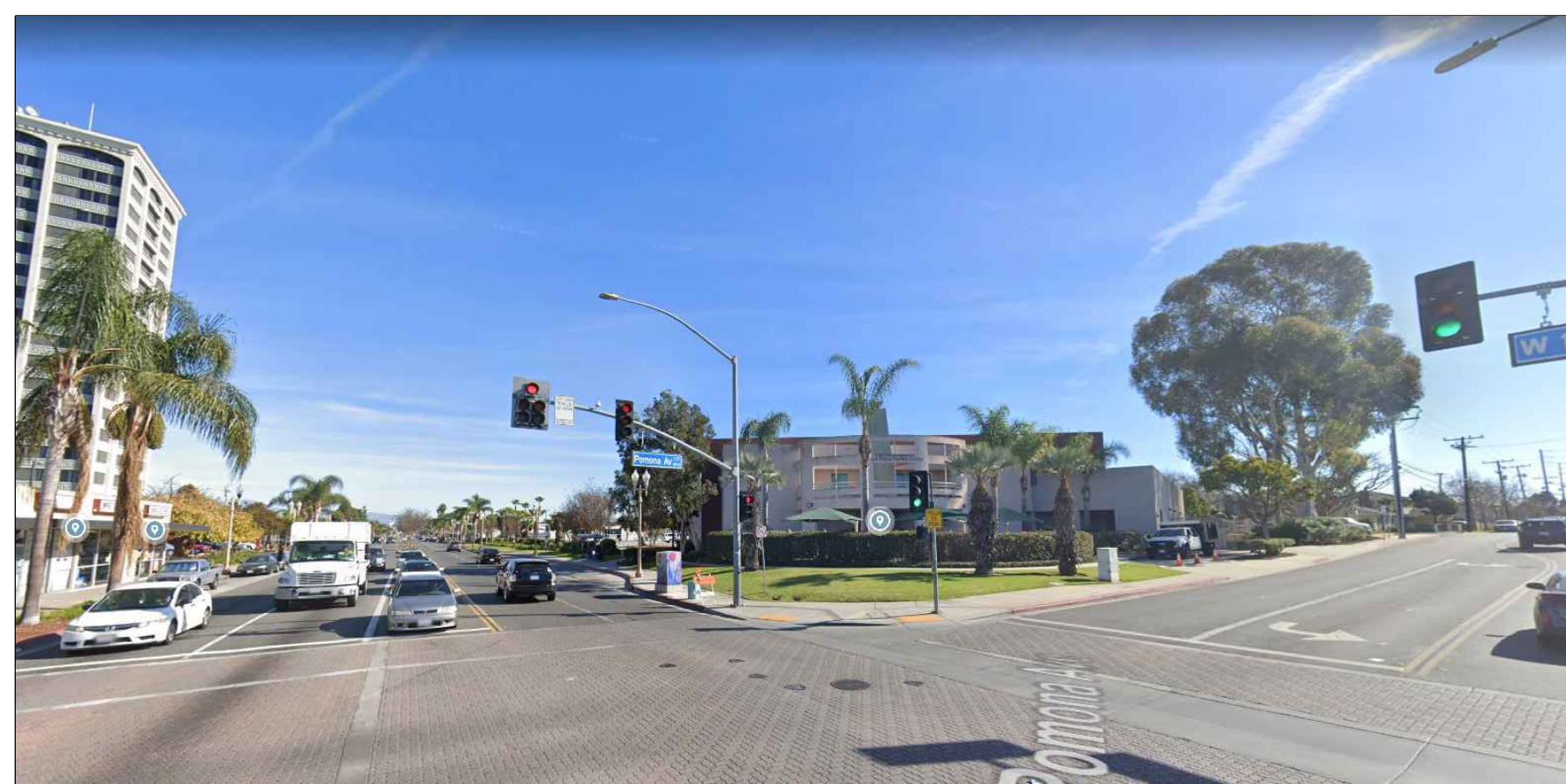
VIEW LOOKING SOUTH FROM ANAHEIM AVE. 003



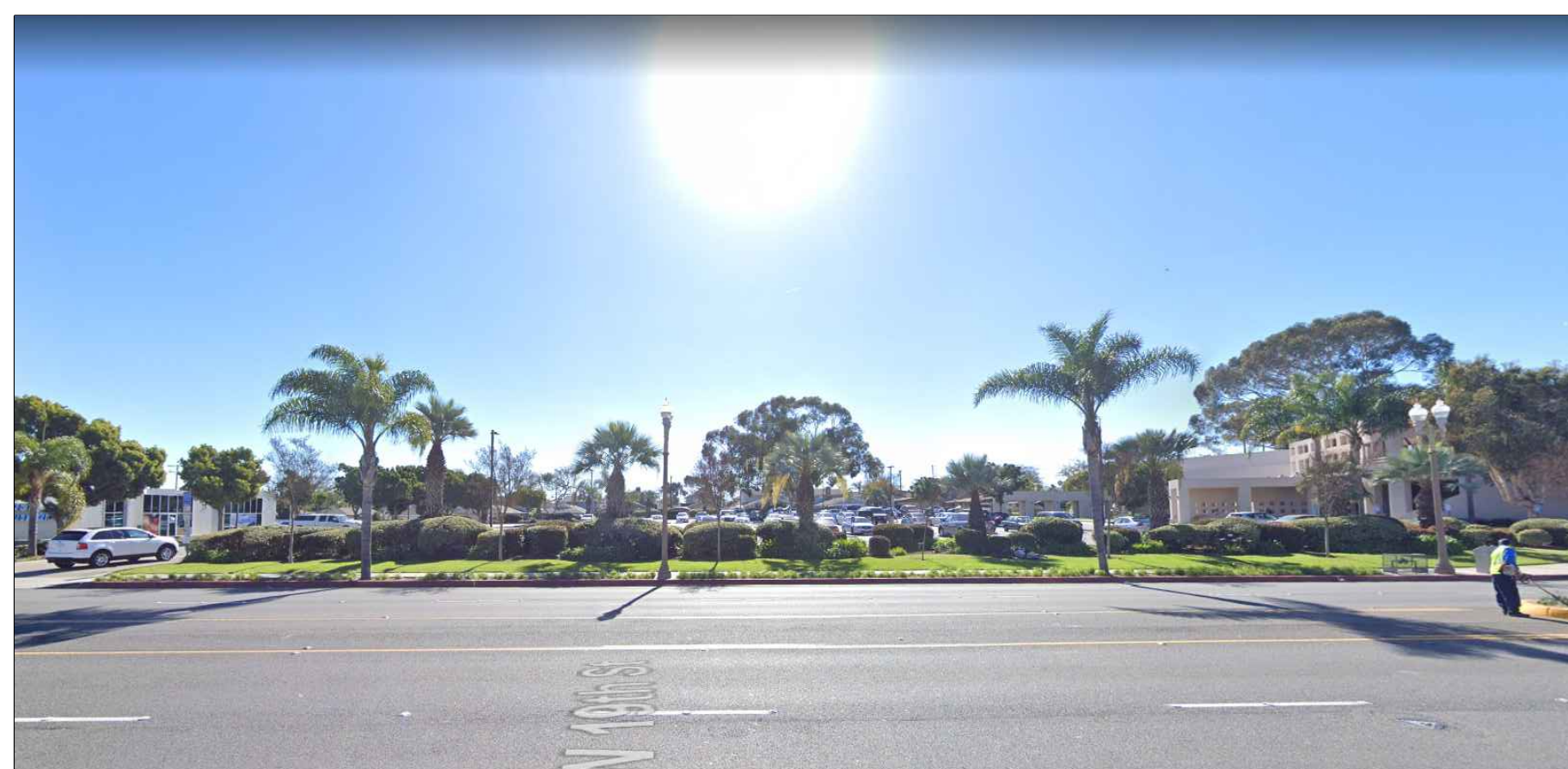
VIEW LOOKING WEST FROM PLUMER ST. 008



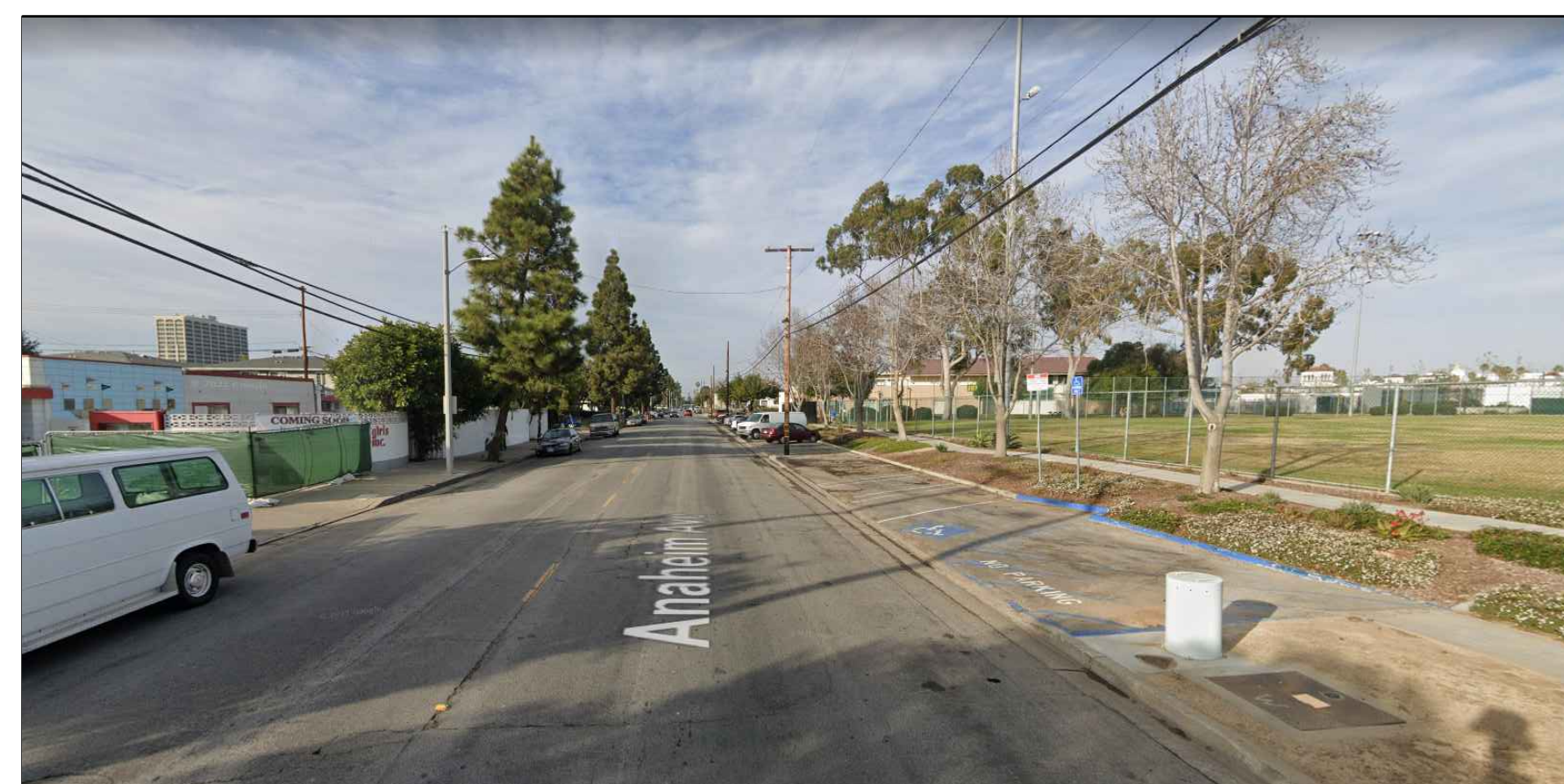
VIEW LOOKING WEST FROM CENTER ST. 002



VIEW LOOKING EAST FROM INTERSECTION OF POMONA AVE. AND W 19TH ST. 007



VIEW LOOKING SOUTH FROM W 19TH ST. 005



VIEW LOOKING NORTH FROM ANAHEIM AVE. 001



GROUND LEVEL  
LANDSCAPE PLAN  
• see sheet L.2

PODIUM LEVEL  
LANDSCAPE PLAN  
• see sheet L.3

W 19th St

Plumer St

Pomona Ave

EXISTING SENIOR CENTER

SERVICES

COMMUNITY ROOM

FITNESS

LIBRARY /  
COMP. ROOM

PET SPA

LAUNDRY

STORAGE

C

C

C

C

C

C

-6-



JAMBOREE HOUSING CORPORATION  
17701 COWAN AVE  
SUITE 200  
IRVINE, CA 92614  
949.263.8676

# 190079 **COSTA MESA SC HOUSING**  
COSTA MESA, CA

DATE: 12.14.23



**L.1**  
COMPOSITE LANDSCAPE PLAN



**PARKING LOT TREE COUNT**  
 MUNICIPAL CODE 13-106 SECTION 1

- required ratio = 1 tree : 6 uncovered stalls
- required trees 74 / 6 stalls = 13 trees
- provided tree count = 18 (including 4 existing\*)





**FITNESS LAWN**

- synthetic lawn
- pottery screen

**PATIO DINING**

- dining tables
- bbq counter
- olive tree grove in pots
- enhanced paving

**MULTI-USE LAWN**

- lawn games
- yoga / tai chi

**PRIVATE PATIO**

- wrought iron fence with gate  
\*gate application varies
- pottery

**LOUNGE**

- group seating
- pottery
- enhanced paving

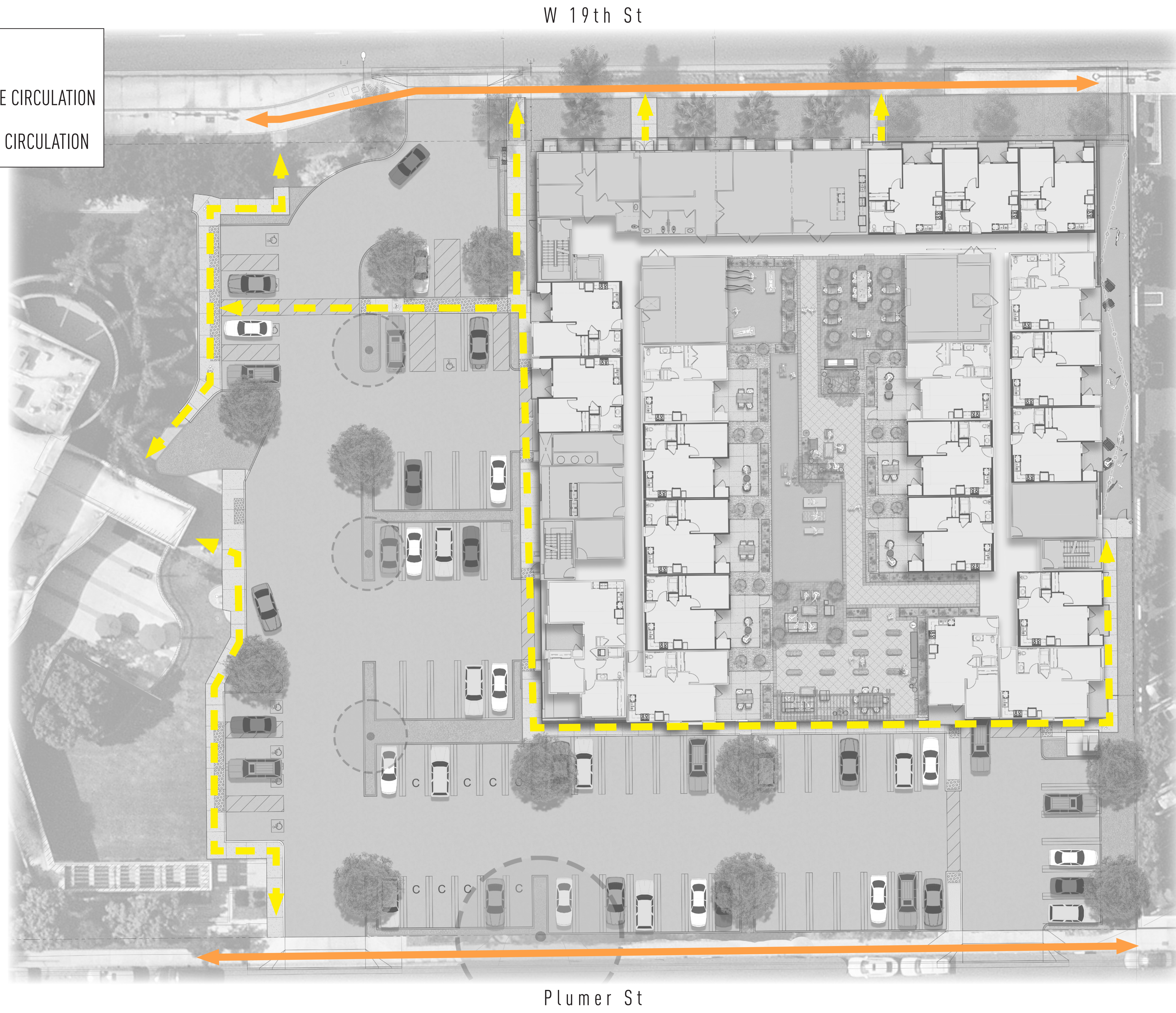
**COMMUNITY GARDEN**

- raised planting beds
- planting work table and storage
- patio seating
- pergola / trellis



**LEGEND**

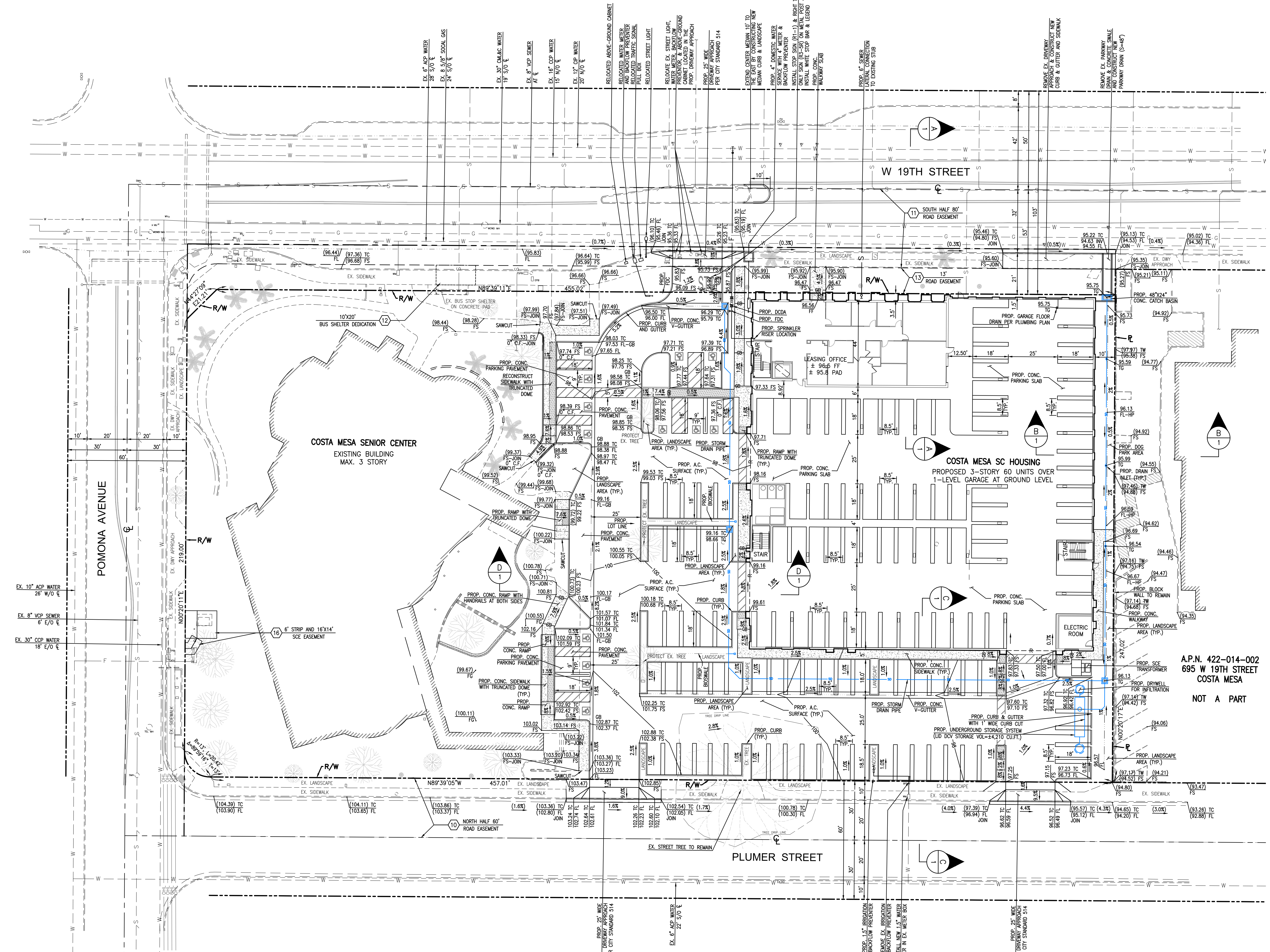
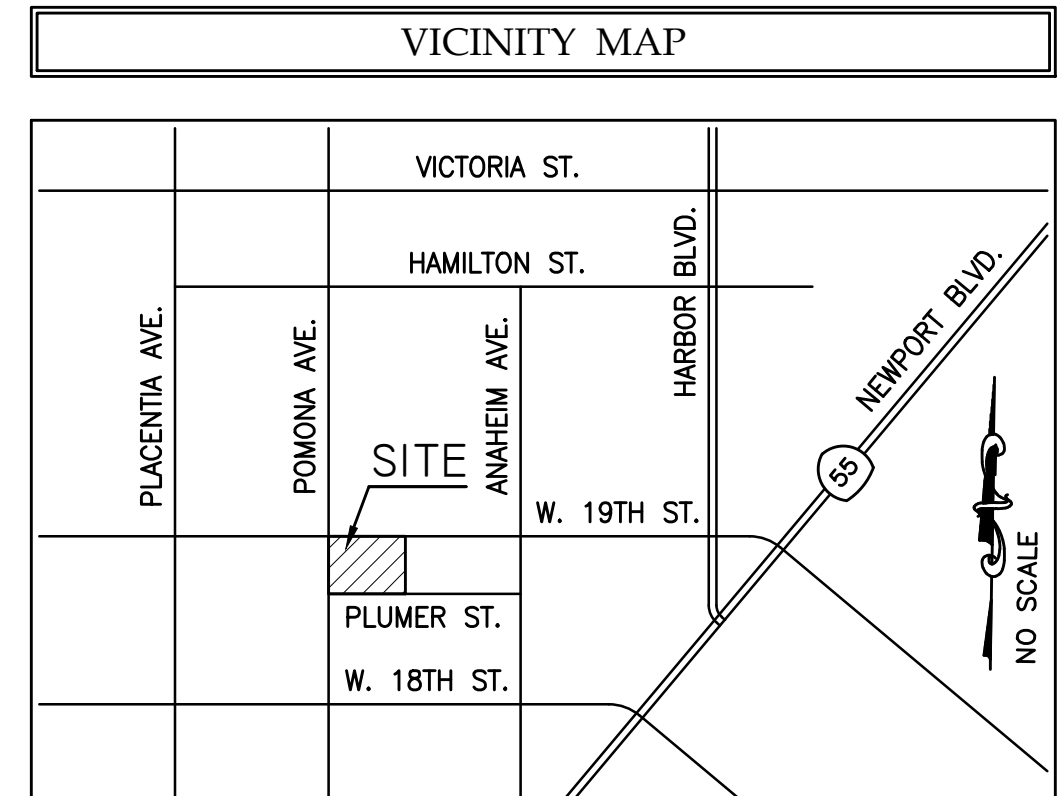
- PRIVATE ROUTE OF ACCESSIBLE CIRCULATION
- PUBLIC ROUTE OF ACCESSIBLE CIRCULATION



W 19th St

Plumer St

# PRELIMINARY GRADING PLAN



- ### EASEMENTS
- AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED AS BOOK 3663, PAGE 518 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF COSTA MESA. AFFECTS: AS DESCRIBED THEREIN.
  - AN EASEMENT FOR THE WIDENING OF WEST 19TH STREET AND INCIDENTAL PURPOSES, RECORDED DECEMBER 06, 1956 AS BOOK 3735, PAGE 110 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF COSTA MESA. AFFECTS: AS DESCRIBED THEREIN.
  - AN OFFER OF DEDICATION FOR PUBLIC BUS SHELTER AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 13, 1977 AS BOOK 12375, PAGE 254 OF OFFICIAL RECORDS. TO: THE CITY OF COSTA MESA.
  - AN EASEMENT FOR STREETS AND HIGHWAYS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 1979 AS BOOK 13396, PAGE 1206 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF COSTA MESA. AFFECTS: AS DESCRIBED THEREIN.
  - AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS NECESSARY OR USEFUL FOR DISTRIBUTING ELECTRICAL AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 05, 1991 AS INSTRUMENT NO. 91-4292 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. SUCCESSORS AND ASSIGNS AS DESCRIBED THEREIN.

- ### BENCH MARK
- PUBLIC WORKS OF ORANGE COUNTY DESIGNATION: CM-39-81
- DESCRIBED BY OCS 2001 - FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-39-81", SET IN THE SOUTHEAST CORNER OF A 3 FT. BY 15 CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF PLACENTIA AVENUE AND 18TH STREET, 23 FT. SOUTHERLY OF THE CENTERLINE OF 18TH STREET AND 0.5 FT. WESTERLY OF THE WEST END OF THE SOUTHWEST CURB RETURN. MONUMENT IS SET LEVEL WITH SIDEWALK.
- ELEVATION: 102.442 (2005 ADJUSTMENT) NAVD 1988

- ### BASE OF BEARINGS
- THE BEARING NORTH 89°27'28" EAST ALONG THE CENTERLINE OF 19TH STREET AS SHOWN ON TRACT NO. 3287 RECORDED IN BOOK 102, PAGES 39 TO 39 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

### SITE INFORMATION

SITE ADDRESS: 695 W. 19TH STREET, COSTA MESA, CA 92627

### LEGAL DESCRIPTION

THE REAL PROPERTY IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS:

LOT 501, NEWPORT MESA TRACT, AS PER MAP RECORDED IN THE BOOK 5, PAGE 1 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EASTERLY 160 FEET.

### EARTHWORK ESTIMATES

	RAW CUT (CY)	RAW FILL (CY)
OVER-EXCAVATION - BUILDING (3' DEEP, 5' BOUND FOOTPRINT)	-1,066	211
UNDERCUT - DRIVEWAY, PARKING & SIDEWALK (12')	-402	537
UNDERGROUND STORAGE SHRINKAGE (10%)		
<b>TOTAL</b>	<b>-5,367</b>	<b>4,597</b>

NET EXPORT = 770 CY

### PROJECT INFORMATION

ZONE: 19 WEST URBAN PLAN  
 SITE ADDRESS: 695 W. 19TH STREET, COSTA MESA, CA 92627  
 PROJECT DESCRIPTION: THE PROPOSED PROJECT CONSISTS OF 60 UNITS OVER THE TYPE I PODIUM GARAGE AT THE EXISTING COSTA MESA SENIOR CENTER PARKING LOT. THERE IS A MIX OF UNITS RANGING FROM 1-BEDROOM TO 2-BEDROOM UNIT.

ASSESSOR PARCEL NO.: 424-211-01  
 SITE AREA OVERALL: 3.24 AC (GROSS)  
 2.66 AC (NET - EXCLUDE EXISTING STREET EASEMENTS)  
 UNITS: 60 UNITS  
 CONSTRUCTION TYPE: POORUM - (1) AND (3) LEVELS OF TYPE V OVER (1) LEVEL OF TYPE I  
 BUILDING HEIGHT: 45'  
 NFPA 13

### UTILITY PROVIDERS

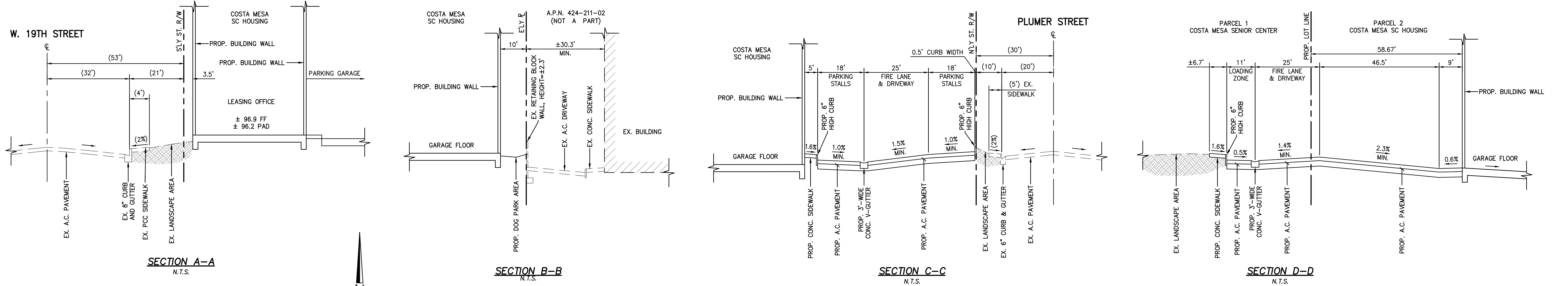
UTILITY	PROVIDER	PHONE
CATV	SPECTRUM CALIFORNIA EDISON	1-833-267-6994
ELECTRICITY	SOUTHERN CALIFORNIA EDISON	1-800-655-4555
GAS	SOUTHERN CALIFORNIA GAS	1-800-427-2200
SEWER	COSTA MESA SANITARY DISTRICT	1-949-445-8400
STORM DRAIN	CITY OF COSTA MESA	1-714-754-5123
TELEPHONE	AT&T	1-800-310-2355
TRASH COLLECTION	COSTA MESA DISPOSAL	1-949-645-8400
WATER	MESA WATER DISTRICT	1-949-631-1201

### ABBREVIATION

AC	ADRE
A.C.	ASPHALT CONCRETE
ACP	ASBESTOS CONCRETE PIPE
BC	BACKFLOW PREVENTER
CL	CENTER LINE
CCP	CONCRETE CYLINDER PIPE
CIP	CAST IRON PIPE
CML&C	CEMENT MORTAR LINES & CEMENT MORTAR COATED STEEL PIPE
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRATE
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
INV	INVERT
HP	HIGH POINT
NG	NATURAL GRADE
OHL	OVERHEAD LINE
P	PROPERTY LINE
PROP.	PROPOSED
R/W	RIGHT OF WAY
S	SEWER CLEANOUT
SLOPE	SLOPE
STD	STANDARD
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
VCL	VITRIFIED CLAY PIPE
VOLUME	VOLUME

### LEGEND

	CONCRETE PAVEMENT		EXISTING OVERHEAD LINE
	FIRE HYDRANT		EXISTING GAS LINE
	POWER POLE		EXISTING SEWER LINE
	TELECOMMUNICATION MANHOLE		EXISTING WATER LINE
	SEWER MANHOLE		PROP. FIRE WATER SERVICE
	WATER DISTRICT MANHOLE		PROP. DOMESTIC WATER SERVICE
	SIGN		PROP. IRRIGATION WATER SERVICE
	STREET LIGHT		EX. PROPERTY LINE
	UTILITY POLE		EX. RIGHT-OF-WAY
	HOSE BIB		EX. LOT LINE
	TRAFFIC SIGNAL		RETAINING/BLOCK/BRICK WALL
	FLAG POLE		EX. BUILDING
	CATV PULL-BOX		EX. TREE
	ELECTRIC PULL-BOX		GUY WIRE
	TELEPHONE PULL-BOX		BACKFLOW VALVE
	TRAFFIC SIGNAL PULL-BOX		EXISTING ON-SITE LIGHT
	ELECTRIC METER		
	GAS METER		
	GAS VALVE		
	WATER METER		
	WATER VALVE		

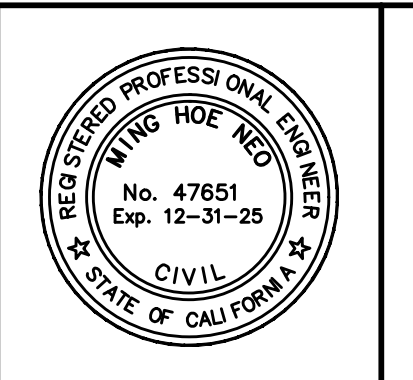


### REVISION BLOCK

REV#	DATE	REVISION DESCRIPTION
-10-		

DEVELOPER/APPLICANT:  
**Jamboree**  
 JAMBOREE HOUSING CORPORATION  
 17701 COWAN AVE. SUITE 200  
 IRVINE, CA 92614  
 TEL: 949-263-8978  
 CONTACT: ERIC CUSHMAN

PREPARED BY:  
**United Civil, Inc.**  
 1180 DUFFREY AVENUE, SUITE 220  
 SOUTH HILL MONTE, CA 91733  
 PH: (626) 575-9999  
 FAX: (626) 575-9986  
 DATE: 12-11-2023

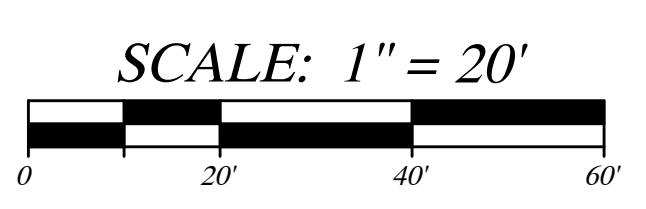


**COSTA MESA SC HOUSING**  
**PRELIMINARY GRADING PLAN**  
 695 W. 19TH STREET  
 COSTA MESA, CA 92627

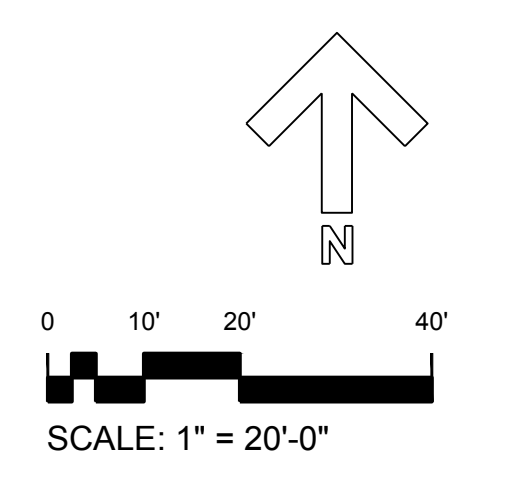
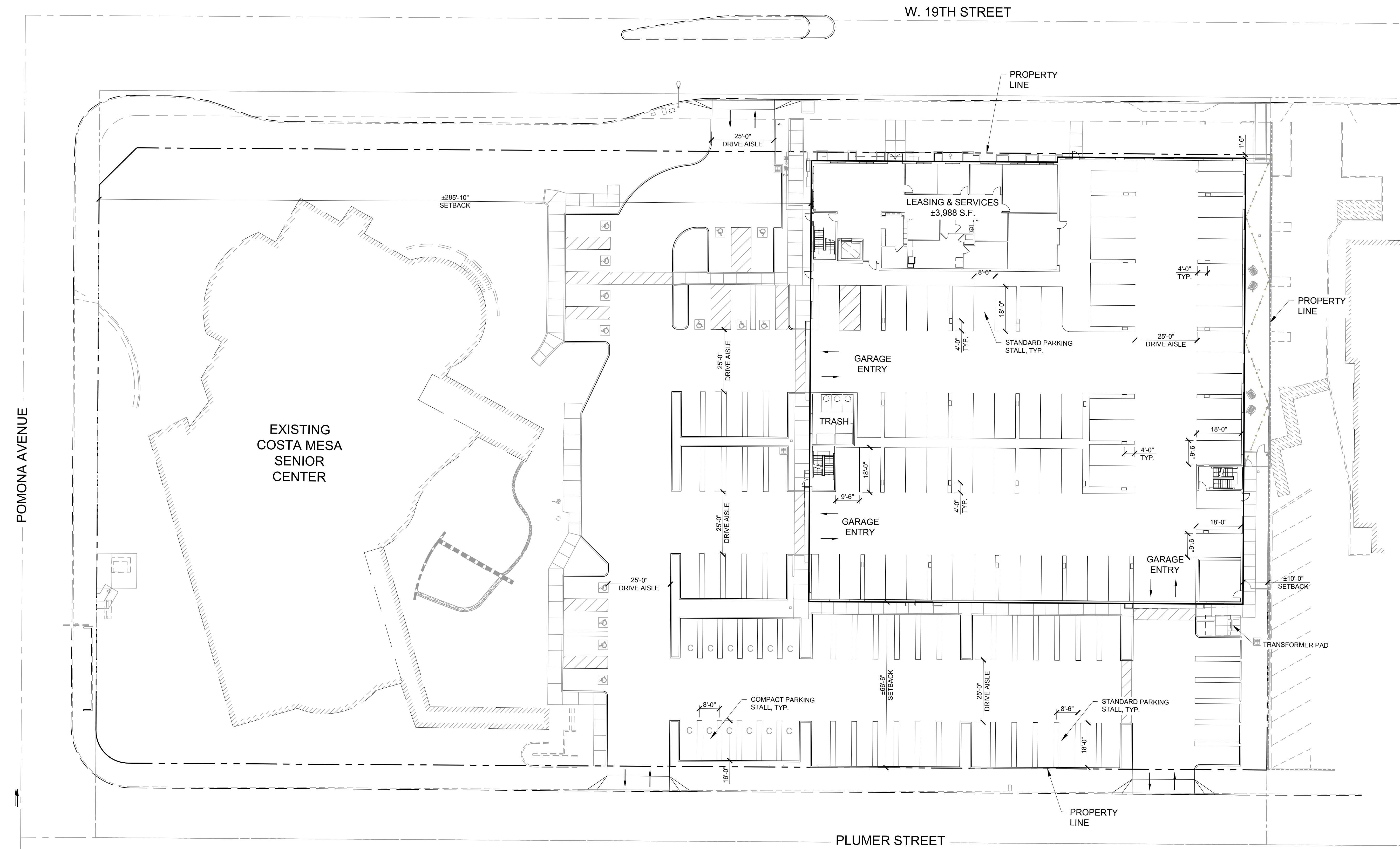
SHEET 1 OF 1  
 DATE: 12/15/2023

LANDSCAPE ARCHITECT  
 MAS LANDSCAPE ARCHITECTURE  
 507 30TH STREET  
 NEWPORT BEACH, CA 92663  
 TEL: (949) 675-9964  
 CONTACT: DAN DELLE






ARCHITECT  
 ARCHITECTURE DESIGN COLLABORATIVE  
 23231 SOUTH POINTE DRIVE  
 LAGUNA HILLS, CA 92653  
 TEL: (949) 267-1880 EXT. 202  
 CONTACT: CHRIS WEINHOLT

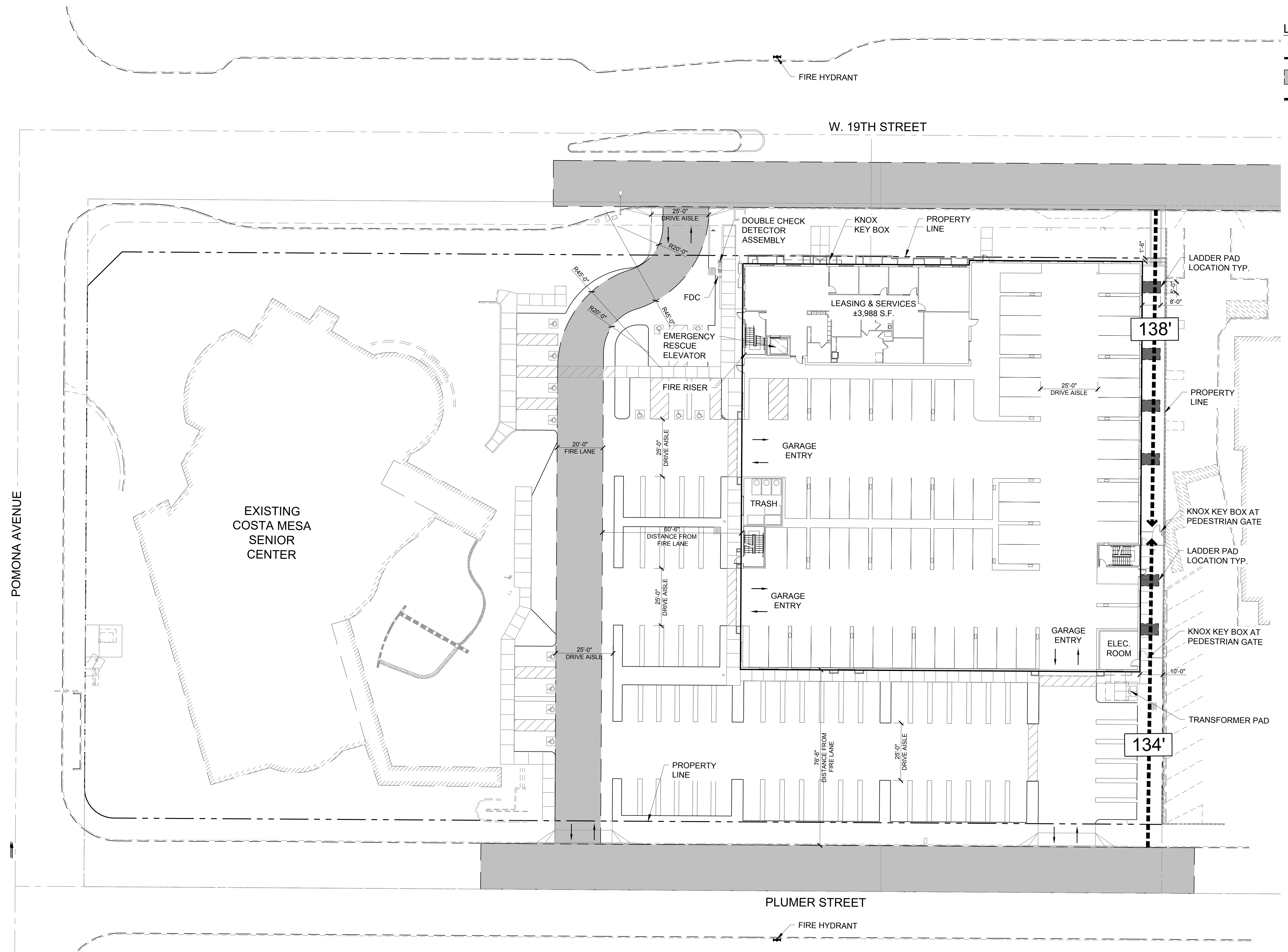


**NOTE:**  
1. PARKING STRIPING IS SHOWN FOR GRAPHIC PURPOSES ONLY. ALL PARKING STRIPING TO COMPLY WITH PARKING DESIGN GUIDELINES UPON CONSTRUCTION.



LEGEND

-  PROPERTY LINE
-  20'-0" FIRE ACCESS LANE
-  HOSE PULL
-  LADDER PAD LOCATION
-  FIRE HYDRANT LOCATION



POMONA AVENUE

W. 19TH STREET

PLUMER STREET

EXISTING COSTA MESA SENIOR CENTER

PROPERTY LINE

DRIVE AISLE

FIRE LANE

DOUBLE CHECK DETECTOR ASSEMBLY

KNOX KEY BOX

FDC

EMERGENCY RESCUE ELEVATOR

FIRE RISER

LEASING & SERVICES ±3,988 S.F.

GARAGE ENTRY

TRASH

GARAGE ENTRY

ELEC. ROOM

PROPERTY LINE

LADDER PAD LOCATION TYP.

138'

PROPERTY LINE

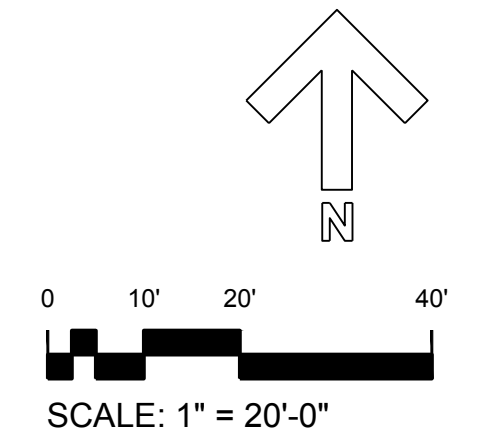
KNOX KEY BOX AT PEDESTRIAN GATE

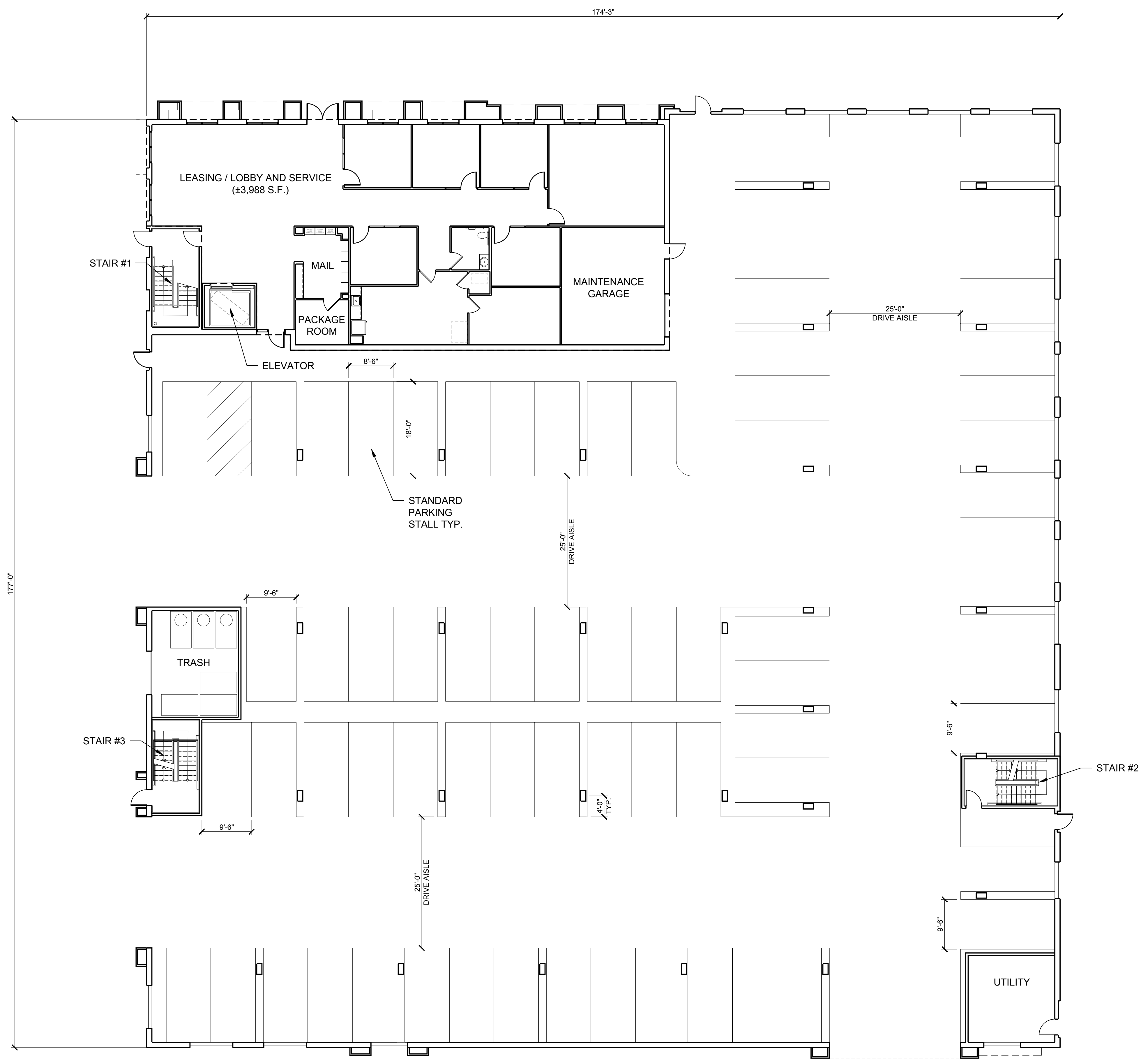
LADDER PAD LOCATION TYP.

KNOX KEY BOX AT PEDESTRIAN GATE

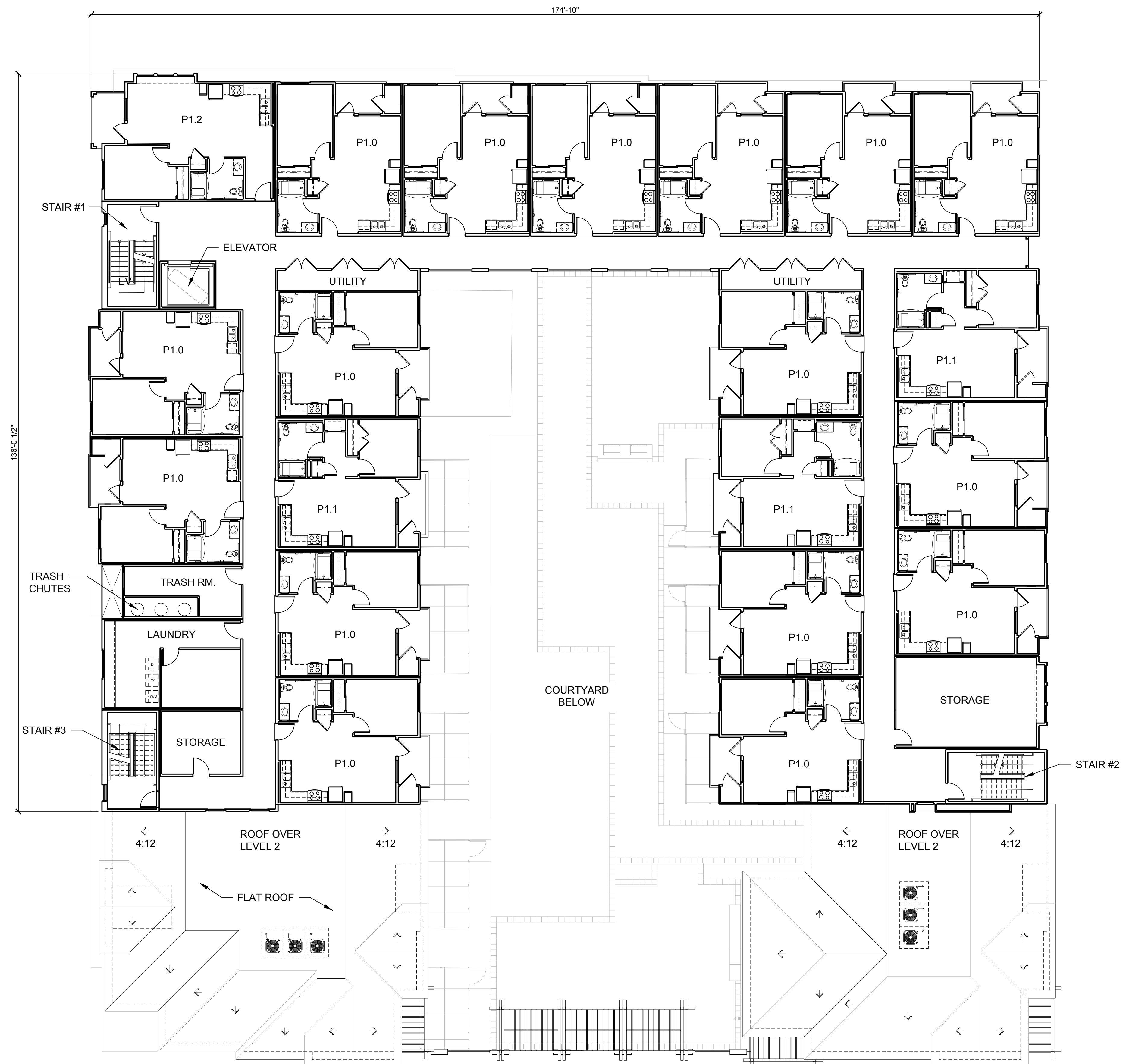
TRANSFORMER PAD

134'



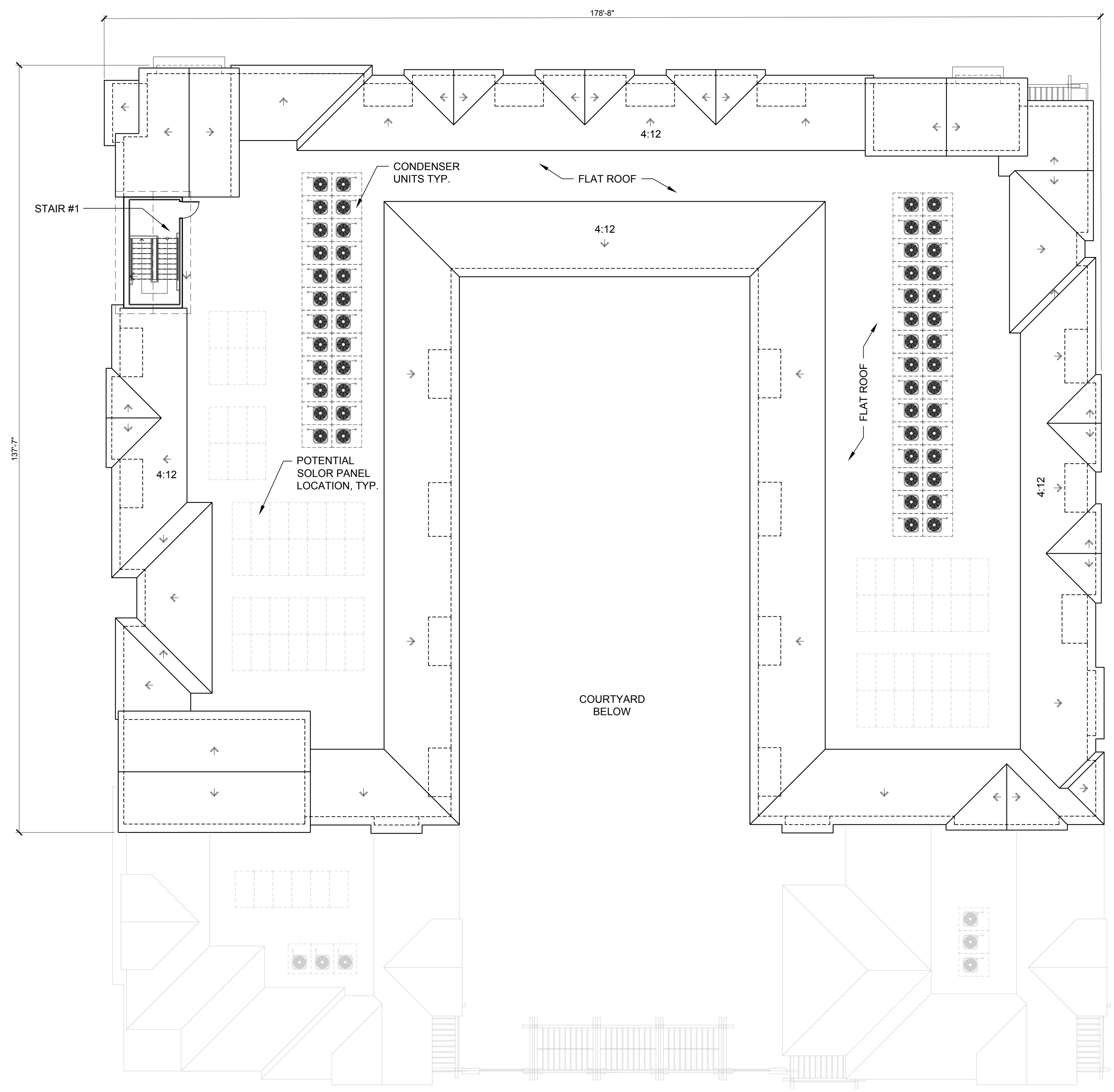


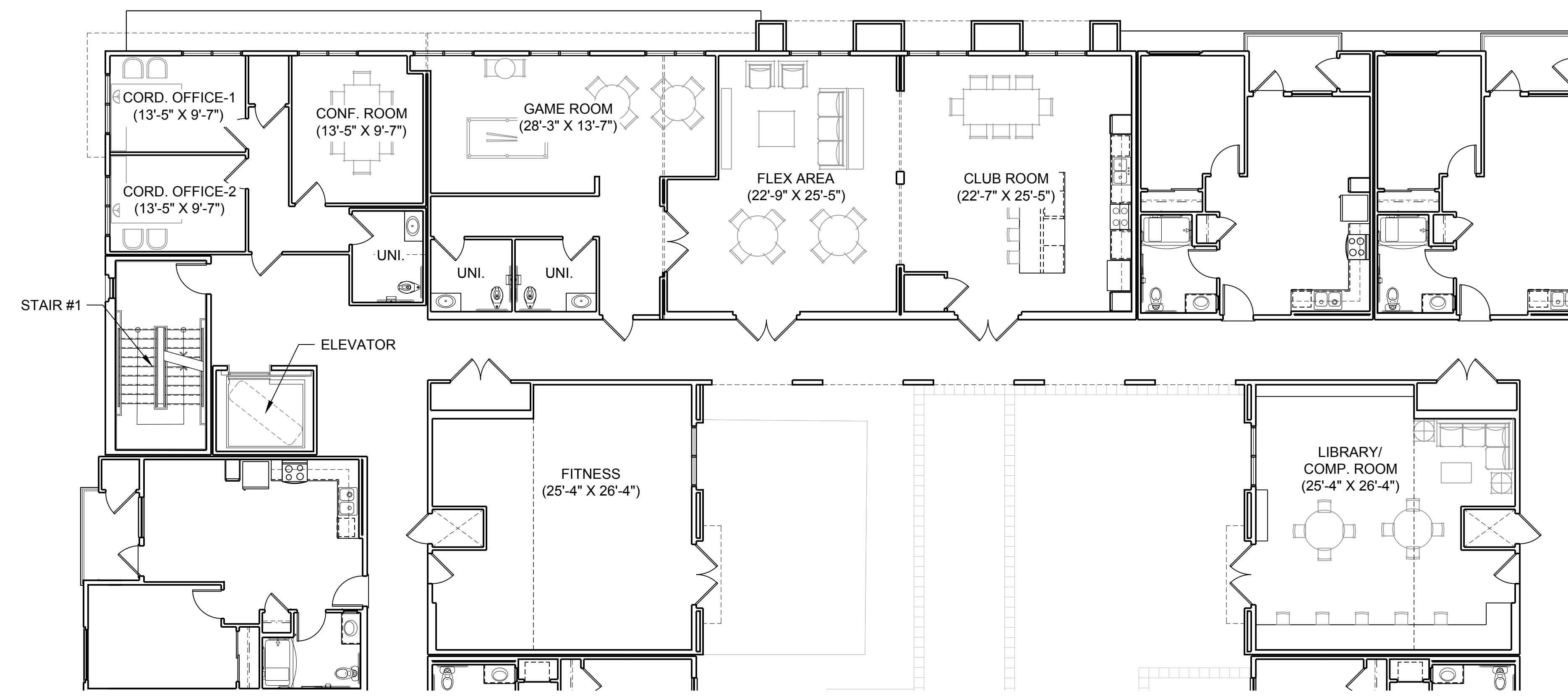




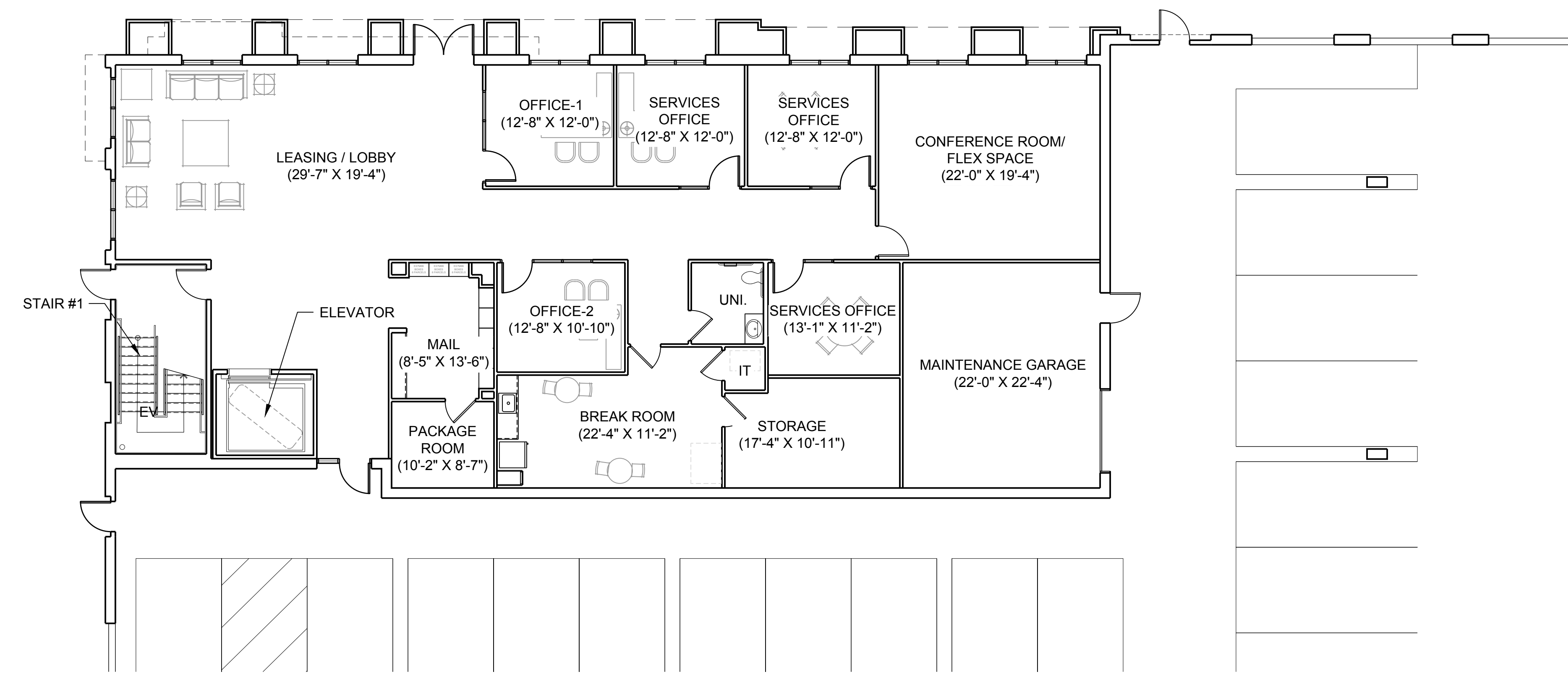




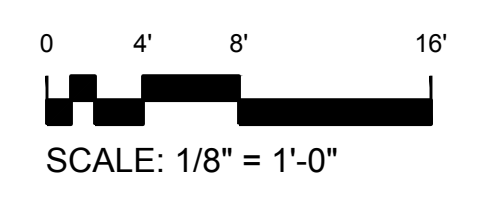




SECOND FLOOR PLAN SEGMENT 2

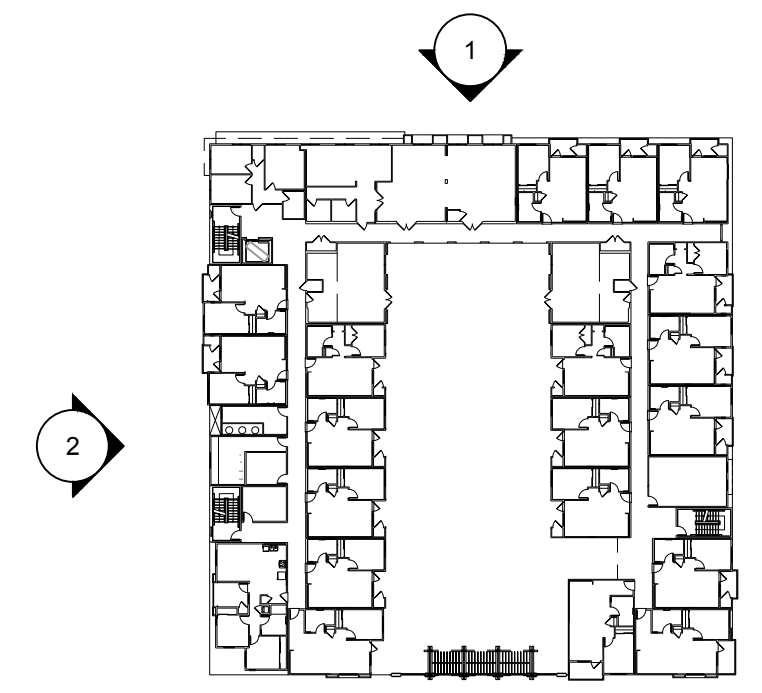


FIRST FLOOR PLAN SEGMENT 1



-18-

KEY PLAN



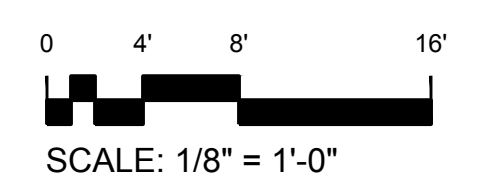
RIGHT ELEVATION 2

MATERIAL LEGEND:

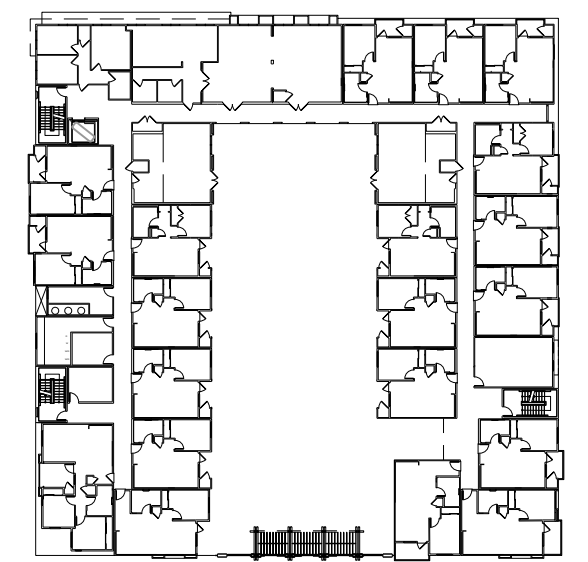
- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 DECORATIVE GABLE VENTS
- 4 PAINTED METAL GUARDRAIL
- 5 CONCRETE "S" PROFILE ROOF TILE
- 6 WOOD FASCIA
- 7 FOAM TRIMS, SILLS, & CORBELS
- 8 WHITE VINYL WINDOWS
- 9 STOREFRONT WINDOWS
- 10 WOOD TRELLIS
- 11 DECORATIVE TILES
- 12 DECORATIVE WROUGHT IRON
- 13 DECORATIVE CONCRETE BLOCKS
- 14 DECORATIVE WOOD RAFTER TAILS
- 15 SECTIONAL GARAGE DOOR
- 16 ROLL UP GARAGE DOOR



FRONT ELEVATION 1



KEY PLAN



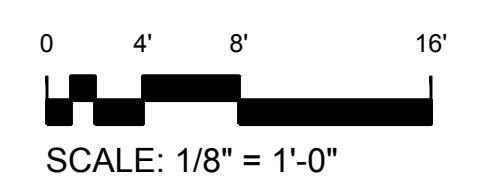
LEFT ELEVATION 2

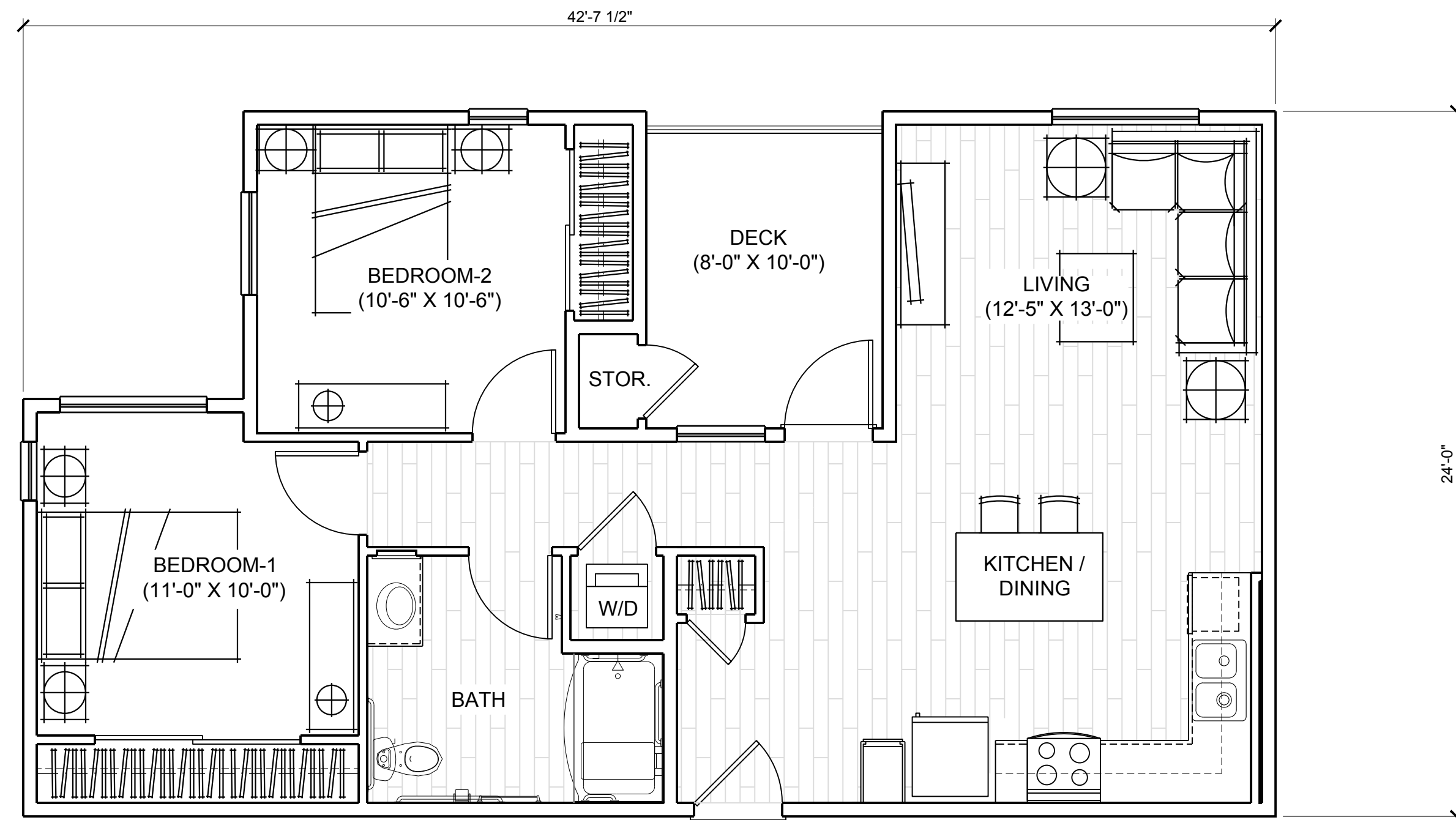
MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 DECORATIVE GABLE VENTS
- 4 PAINTED METAL GUARDRAIL
- 5 CONCRETE "S" PROFILE ROOF TILE
- 6 WOOD FASCIA
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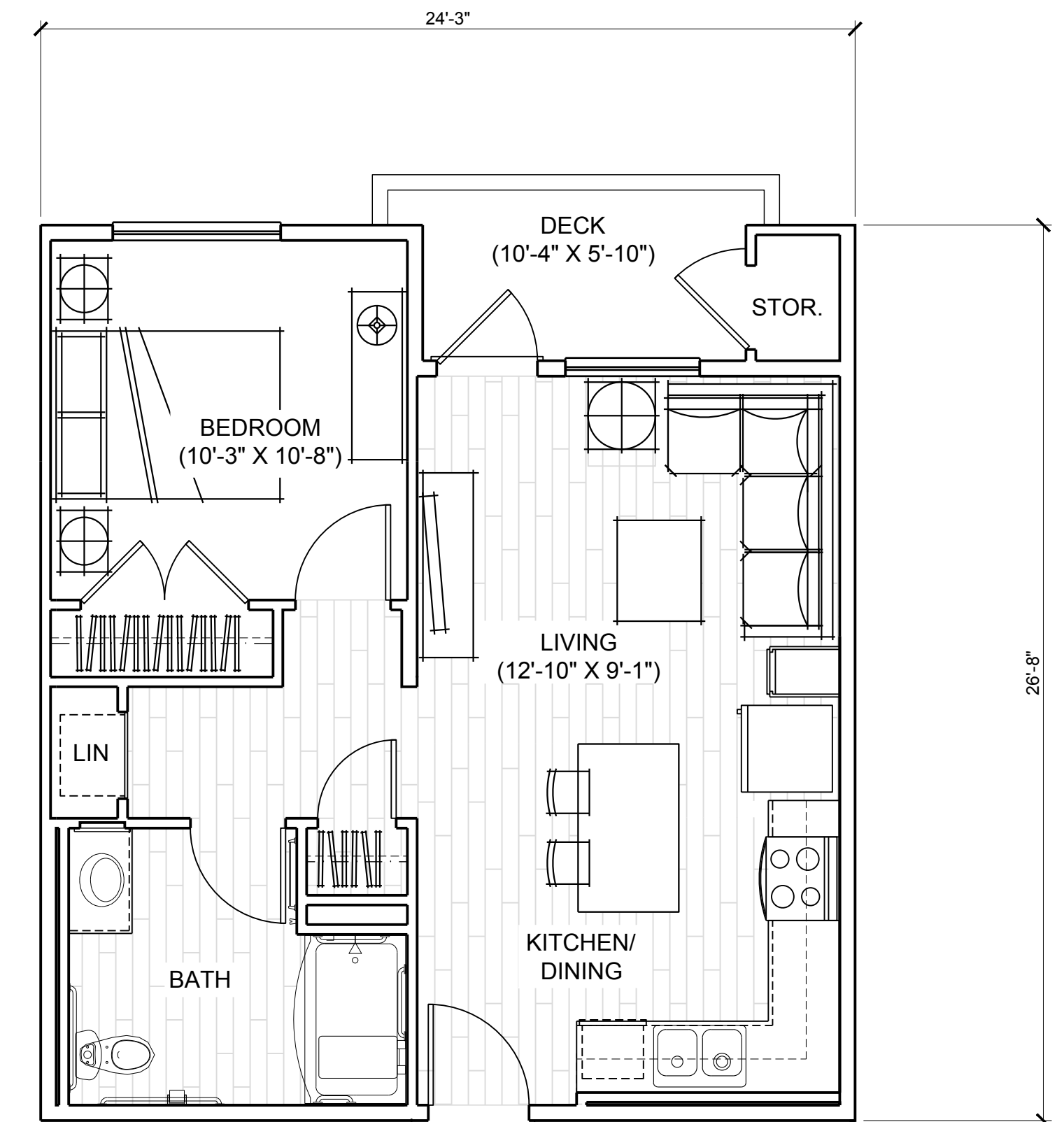
REAR ELEVATION 1





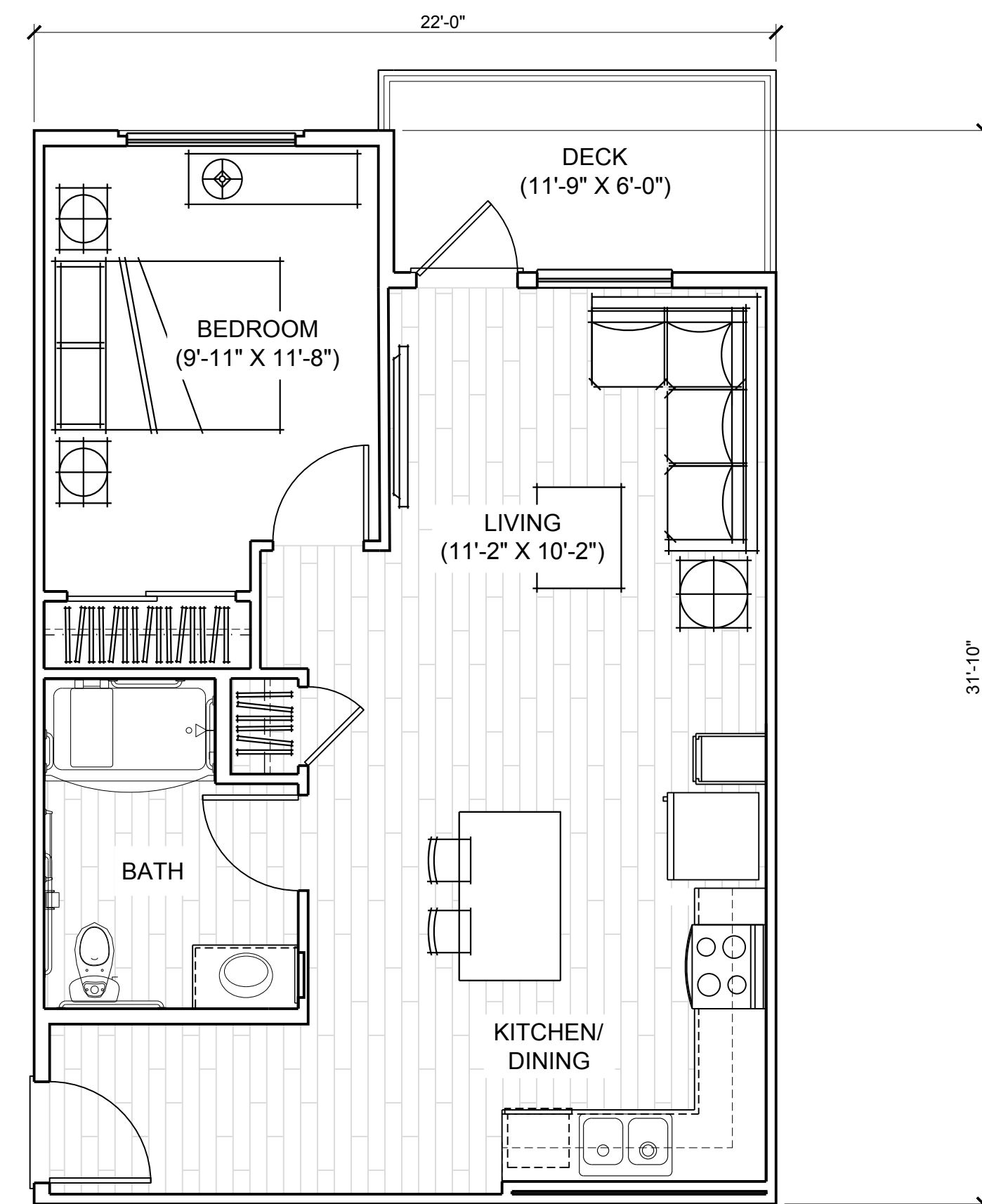
P2.0 4

2 BED/1 BATH - 855 S.F. (1 TOTAL)



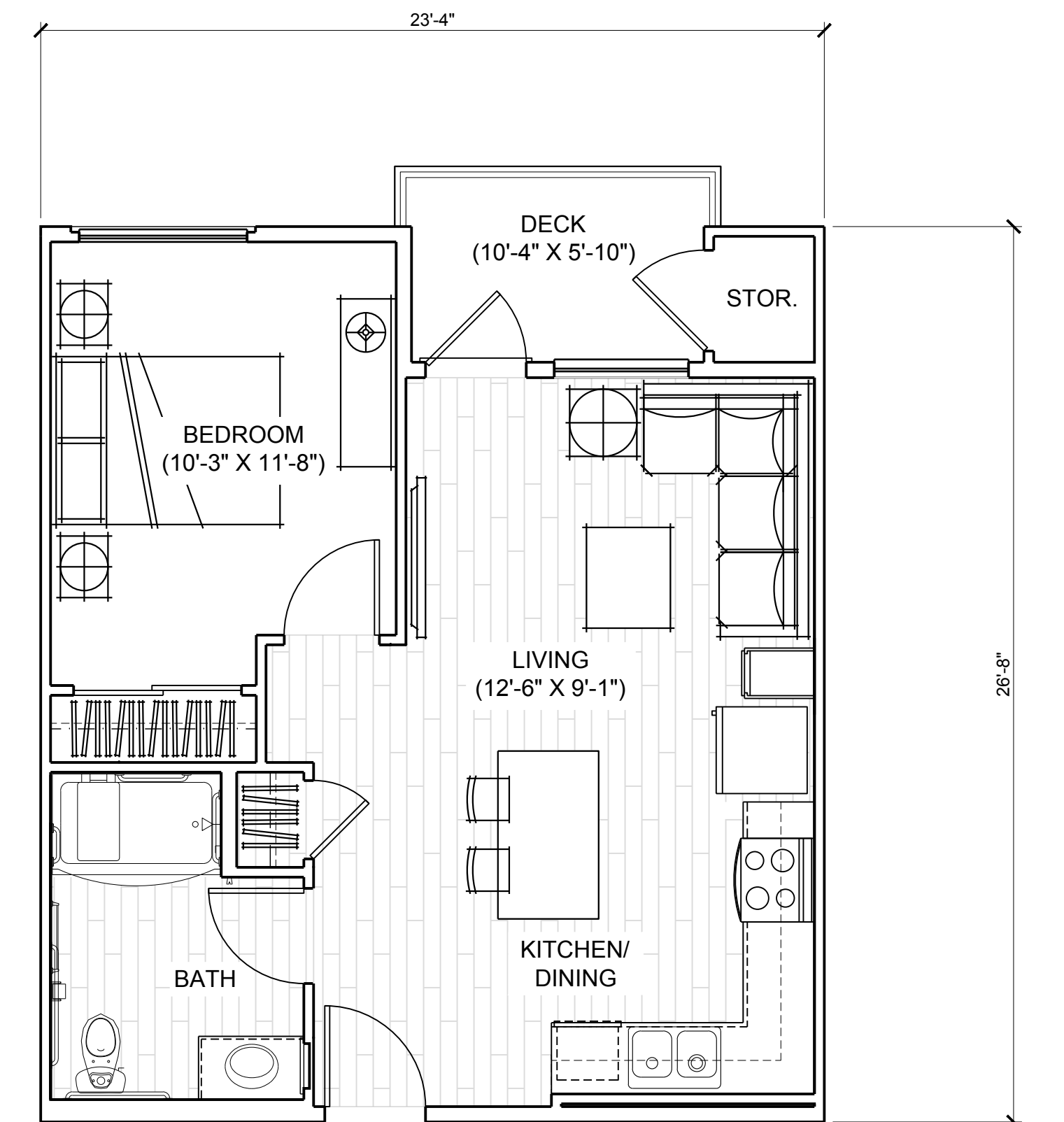
P1.1 (MOBILITY) 2

1 BED/1 BATH - 588 S.F. (9 TOTAL)



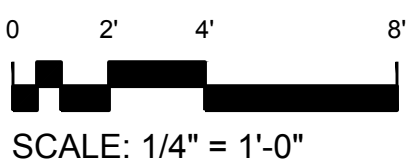
P1.2 3

1 BED/1 BATH - 614 S.F. (5 TOTAL)

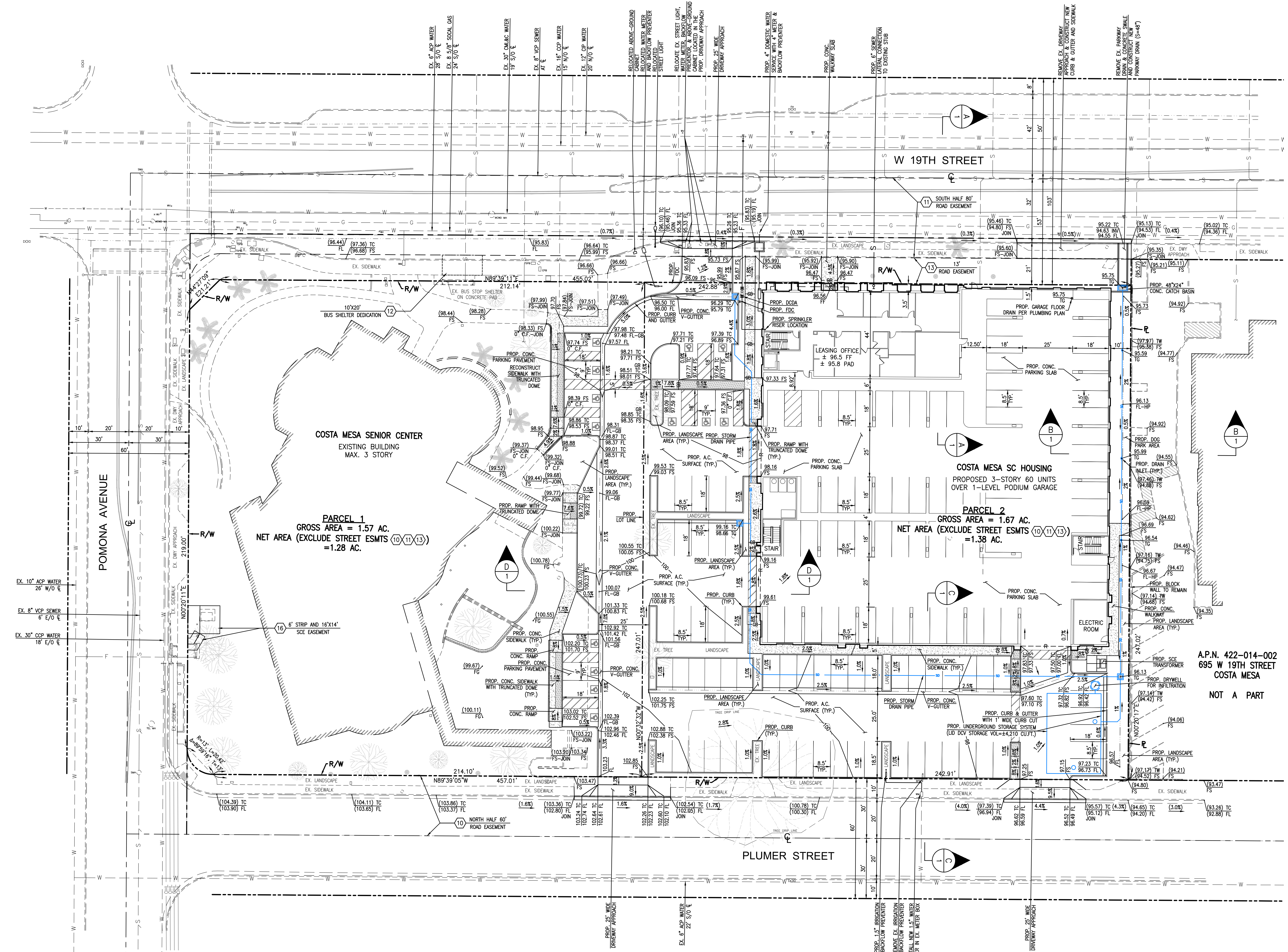
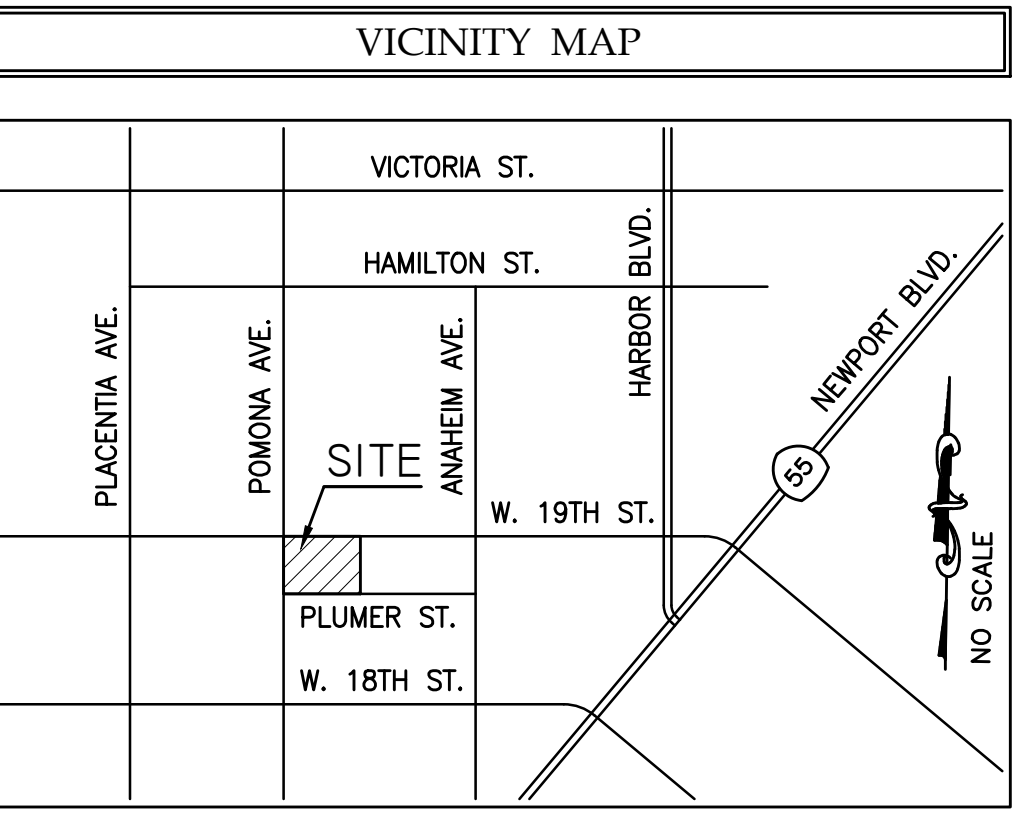


P1.0 1

1 BED/1 BATH - 566 S.F. (45 TOTAL)



# TENTATIVE PARCEL MAP NO. 2023-160 (FOR SUBDIVISION PURPOSES)



- ### EASEMENTS
- AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED AS BOOK 3683, PAGE 518 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF COSTA MESA AS DESCRIBED THEREIN
  - AN EASEMENT FOR THE WIDENING OF WEST 19TH STREET AND INCIDENTAL PURPOSES, RECORDED DECEMBER 06, 1956 AS BOOK 3735, PAGE 110 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF COSTA MESA AS DESCRIBED THEREIN
  - AN OFFER OF DEDICATION FOR PUBLIC BUS SHELTER AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 1979 AS BOOK 13396, PAGE 1206 OF OFFICIAL RECORDS. TO: THE CITY OF COSTA MESA
  - AN EASEMENT FOR STREETS AND HIGHWAYS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 1979 AS BOOK 13396, PAGE 1206 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF COSTA MESA AS DESCRIBED THEREIN
  - AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS NECESSARY OR USEFUL FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 05, 1991 AS INSTRUMENT NO. 91-479126 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. SUCCESSORS AND ASSIGNS AS DESCRIBED THEREIN

### EARTHWORK ESTIMATES

	RAW CUT (CY)	RAW FILL (CY)
OVER-EXCAVATION - BUILDING (3' DEEP, 5' BEYOND FOOTPRINT)	-3,849	3,849
UNDERCUT - DRIVEWAY, PARKING, & SIDEWALK (12")	-1,066	211
UNDERGROUND STORAGE SHRINKAGE (10%)	-452	537
<b>NET EXPORT = 770 CY</b>	<b>TOTAL = -5,367</b>	<b>4,597</b>

### UTILITY PROVIDERS

UTILITY	PROVIDER	PHONE
CATV	SPECTRUM	1-833-267-6094
ELECTRICITY	SOUTHERN CALIFORNIA EDISON	1-800-655-4555
GAS	SOUTHERN CALIFORNIA GAS	1-800-427-2200
SEWER	COSTA MESA SANITARY DISTRICT	1-949-645-8400
STORM DRAIN	CITY OF COSTA MESA	1-714-754-5121
TELEPHONE	AT&T	1-800-310-2355
TRASH COLLECTION	COSTA MESA DISPOSAL	1-949-645-8400
WATER	MESA WATER DISTRICT	1-949-631-1201

### PARKING SUMMARY

UNIT TYPE	PARKING REQ. PER DWELLING UNIT	NO. OF UNITS	STALLS REQUIRED
1 & 2 BEDROOM	0	60	0
EXISTING SURFACE PARKING:			145
<b>TOTAL PARKING REQUIRED:</b>			<b>145</b>
<b>PARKING PROVIDED:</b>			
OPEN STANDARD STALLS		62	
OPEN COMPACT STALLS		12	
GARAGE STALLS (GROUND LEVEL)		71	
<b>TOTAL PARKING PROVIDED:</b>			<b>145</b>

### UNIT SUMMARY

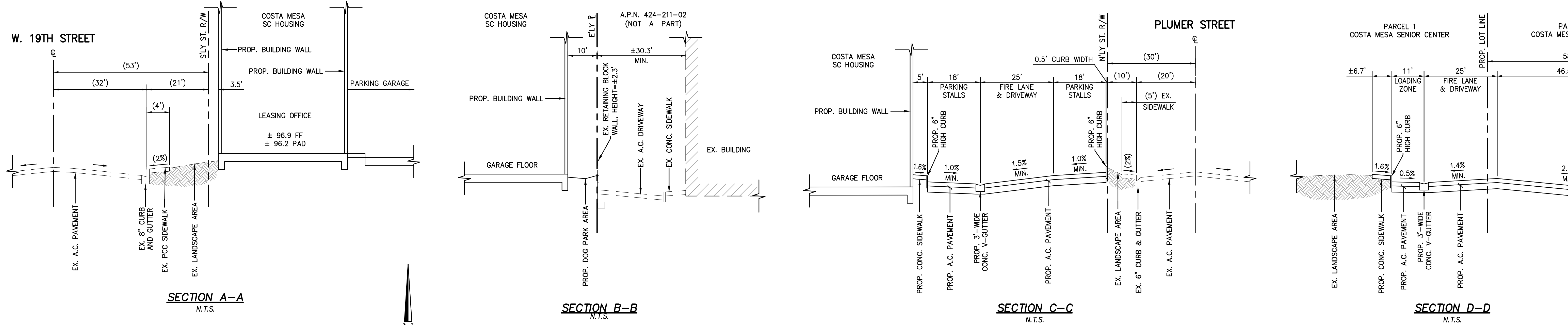
PLAN	BED/BATH	NET S.F.	NO. OF UNITS	UNIT S.F.	UNIT MIX
P1.0	1 BED / 1 BA	±566	45	25,470	
P1.1	1 BED / 1 BA	±588	9	5,292	
P1.2	1 BED / 1 BA	±614	5	3,070	98%
	1 BEDROOM SUBTOTAL:		59		
P2.0	2 BED / 2 BA	±855	1	855	2%
	2 BEDROOM SUBTOTAL:		1		
<b>TOTAL:</b>			<b>60</b>	<b>34,687</b>	<b>100%</b>

### BUILDING AREA SUMMARY

FLOOR	RESIDENTIAL	LEASING/ SERVICES	CIRC. AND UTILITY	AMENITIES	GARAGE	TOTAL
1ST FLOOR	0	3,915 S.F.	1,416 S.F.	0	25,670 S.F.	31,001 S.F.
2ND FLOOR	13,393 S.F.	1,544 S.F.	4,604 S.F.	2,720 S.F.	0	22,261 S.F.
3RD FLOOR	12,950 S.F.	0	4,566 S.F.	0	0	17,516 S.F.
4TH FLOOR	12,950 S.F.	0	4,566 S.F.	0	0	17,516 S.F.
<b>TOTAL</b>	<b>39,293 S.F.</b>	<b>5,459 S.F.</b>	<b>15,152 S.F.</b>	<b>2,720 S.F.</b>	<b>25,670 S.F.</b>	<b>88,294 S.F.</b>

### LEGEND

CONCRETE PAVEMENT	EXISTING OVERHEAD LINE
FIRE HYDRANT	EXISTING GAS LINE
POWER POLE	EXISTING WATER LINE
TELECOMMUNICATION MANHOLE	PROP. FIRE WATER SERVICE
SEWER MANHOLE	PROP. SEWER LATERAL
WATER DISTRICT MANHOLE	PROP. IRRIGATION WATER SERVICE
STREET LIGHT	EX. PROPERTY LINE
UTILITY POLE	EX. RIGHT-OF-WAY
HOSE BIB	EX. LOT LINE
TRAFFIC SIGNAL	RETAINING/BLOCK/BROCK WALL
FLAG POLE	EX. BUILDING
CATV	EX. TREE
CATV PULL-BOX	GUY WIRE
ELECTRIC PULL-BOX	BACKFLOW VALVE
TELEPHONE PULL-BOX	EXISTING ON-SITE LIGHT
TRAFFIC SIGNAL PULL-BOX	
ELECTRIC METER	
ELECTRIC VAULT	
GAS METER	
GAS VALVE	
WATER METER	
WATER VALVE	

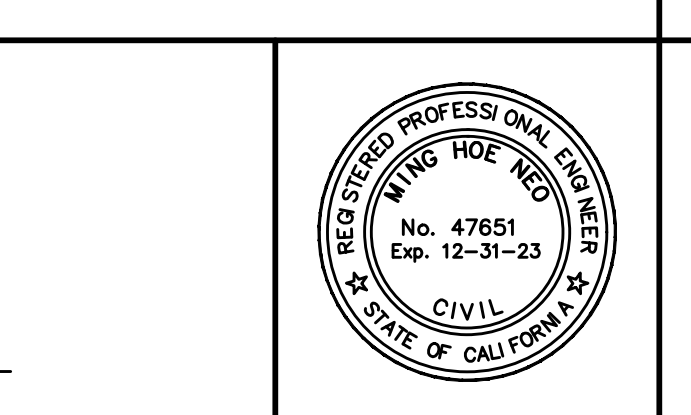


### REVISION BLOCK

REV#	DATE	REVISION DESCRIPTION

**DEVELOPER/APPLICANT:**  
**Jamboree**  
 JAMBOREE HOUSING CORPORATION  
 17701 COWAN AVE. SUITE 200  
 IRVINE, CA 92614  
 TEL: 949-263-9876  
 CONTACT: ERIC CUSHMAN

**PREPARED BY:**  
**UNITED CIVIL, INC.**  
 1180 DUFFREE AVENUE, SUITE 220  
 SOUTH HILL MONTELEONE, CA 91733  
 PH: (626) 575-9999  
 FAX: (626) 575-9986  
 DATE: 08-01-2023



## COSTA MESA SC HOUSING

# TENTATIVE PARCEL MAP No. 2023-160 / PRELIMINARY GRADING PLAN

695 W. 19TH STREET  
COSTA MESA, CA 92627

SHEET 1 OF 1  
DATE: 08/01/2023



**LANDSCAPE ARCHITECT**  
 MAS LANDSCAPE ARCHITECTURE  
 507 30TH STREET  
 NEWPORT BEACH, CA 92663  
 TEL: (949) 675-9964  
 CONTACT: DAN DELLE

**ARCHITECT**  
 ARCHITECTURE DESIGN COLLABORATIVE  
 23231 SOUTH POINTE DRIVE  
 LAGUNA HILLS, CA 92653  
 TEL: (949) 267-1880 EXT. 202  
 CONTACT: CHRIS WEINHOLT