

| PROJECT SUMMARY | | | | | | | | | |
|-------------------------------------|--|--------------------------------|--------------------------------------|----------------------------------|--------------------------------------|---------------------|------------------|-----------------|--|
| ZONING SUMMARY | | | | | | | | | |
| PROJECT SITE INFORMATION | | | | | | | | | |
| | APN # | ADDRESS | ZONING | LOT AREA (SF) | LOT AREA (ACRE) | | | | |
| | | 17TH ST. AND POMONA COSTA MESA | MESA WEST BLUFFS URBAN PLAN | 20,160 SF | .46 ACRES | | | | |
| | | | | 20,160 SF | | | | | |
| PROJECT CONSTRUCTION TYPE | | | | | | | | | |
| 3 STORY TYPE V-B 13D (R3 OCCUPANCY) | | | | | | | | | |
| SETBACKS | | | | | | | | | |
| | | ALLOWED | PROPOSED | NOTES | | | | | |
| | POMONA ST. (EAST) | 15'-0" FRONT YARD | 15'-0" FRONTYARD | MESA WEST BLUFFS URBAN PLAN | | | | | |
| | SOUTH | 0'-0" SIDE YARD | 10'-0" SIDE YARD | | | | | | |
| | WEST | 0'-0" REAR YARD | 5'-0" REAR YARD | | | | | | |
| | NORTH | 0'-0" SIDE YARD | 10'-0" SIDE YARD | | | | | | |
| DENSITY | | | | | | | | | |
| | | 22 DU. / AC. = 10 DU. | 8 UNITS | MESA WEST BLUFFS URBAN PLAN | | | | | |
| | | | GROSS DENSITY = 17 DU./AC. | | | | | | |
| FLOOR AREA RATIO | | | | | | | | | |
| | | 1.0 | 0.79 | MESA WEST BLUFFS URBAN PLAN | | | | | |
| LOT COVERAGE | | | | | | | | | |
| | | 90% MAX. | 7,054 SF | 35% | MESA WEST BLUFFS URBAN PLAN TABLE A2 | | | | |
| FLOOR AREA | | | | | | | | | |
| | | | TOTAL = 15,992 SF | | | | | | |
| | | | RESIDENTIAL = 13,992 SF | | | | | | |
| | | | HOME OFFICE = 2,000 SF | | | | | | |
| BUILDING HEIGHT | | | | | | | | | |
| | | 4 STORIES | 60'-0" MAX. | 3 STORIES / 41'-0" T.O.P. | MESA WEST BLUFFS URBAN PLAN TABLE A1 | | | | |
| PARKING SUMMARY | | | | | | | | | |
| | | REQUIRED | PROPOSED | PARKING BREAK DOWN | | | | | |
| | MESA WEST BLUFFS URBAN PLAN TABLE A2 | UNIT 1 | 1.5 SPACES PER UNIT 6 SPACES | PRIVATE GARAGE = 12 SPACES | GARAGE = 12 SPACES | | | | |
| | | UNIT 2 | 1.5 SPACES PER UNIT 6 SPACES | OPEN PARKING = 8 SPACES | TUCK-UNDER = 4 SPACES | | | | |
| | | GUEST | 1.5 SPACES PER UNIT 12 SPACES | TUCK-UNDER PARKING = 4 SPACES | ACCESSIBLE = 2 SPACE | | | | |
| | | | TOTAL = 24 SPACES | TOTAL = 24 SPACES | STANDARD = 6 SPACES | | | | |
| | | | | TOTAL = 24 SPACES | TOTAL = 24 SPACES | | | | |
| UNIT SUMMARY | | | | | | | | | |
| PLAN | DESCRIPTION | QUANTITY | NET AREA | NET AREA SUBTOTAL | GROSS AREA | GROSS AREA SUBTOTAL | ROOF DECK / DECK | TOTAL DECK | |
| UNIT 1 | 3 BR + OFFICE / 2 & 2-HALF BATH TOWNHOME | 4 UNITS | 1,887 SF | 7,548 SF | 1,999 SF | 7,996 SF | 600 SF | 2,400 SF | |
| UNIT 2 | 3 BR + OFFICE / 2 & 2-HALF BATH TOWNHOME | 4 UNITS | 1,887 SF | 7,548 SF | 1,999 SF | 7,996 SF | 600 SF | 2,400 SF | |
| PROJECT UNIT TOTAL | | 8 UNITS | | 15,096 SF | | 15,992 SF E | | 4,800 SF | |
| BUILDING SUMMARY | | | | | | | | | |
| | RESIDENTIAL | UTILITY / MECHANICAL / GARAGE | HOME OFFICE | FAR BUILDING FLOOR AREA (F.A.R.) | TOTAL GROSS BUILDING FLOOR AREA | | | | |
| BUILDING 1 | 5,247 SF | 938 SF | 750 SF | 5,997 SF | 6,935 SF | | | | |
| BUILDING 2 | 8,745 SF | 1,850 SF | 1,250 SF | 9,995 SF | 11,845 SF | | | | |
| TOTAL | 13,992 SF | | 2,000 SF | 15,992 SF | 18,780 SF | | | | |
| OPEN SPACE / AMMENITY SUMMARY | | | | | | | | | |
| | | REQUIRED | MESA WEST BLUFFS URBAN PLAN TABLE A2 | | PROPOSED | | | | |
| | COMMON OPEN SPACE | | OPEN SPACE - 30% OF LOT AREA | 6,048 SF | PRIVATE DECK = 4,800 SF | | | | |
| | | | | | COMMON AREA = 4,656 SF | | | | |
| | | | TOTAL = 6,048 SF | | TOTAL = 9,456 SF | | | | |

VICINITY MAP



SHEET INDEX

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- SD-3.2 BUILDING ELEVATIONS
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- L-3 PRELIMINARY IRRIGATION CALCULATIONS

17TH STREET AND POMONA - COSTA MESA, CA

APPLICANT / OWNER
BERK CUSTOM HOMES, INC.

PROJECT INFORMATION



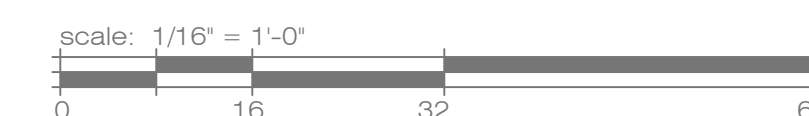
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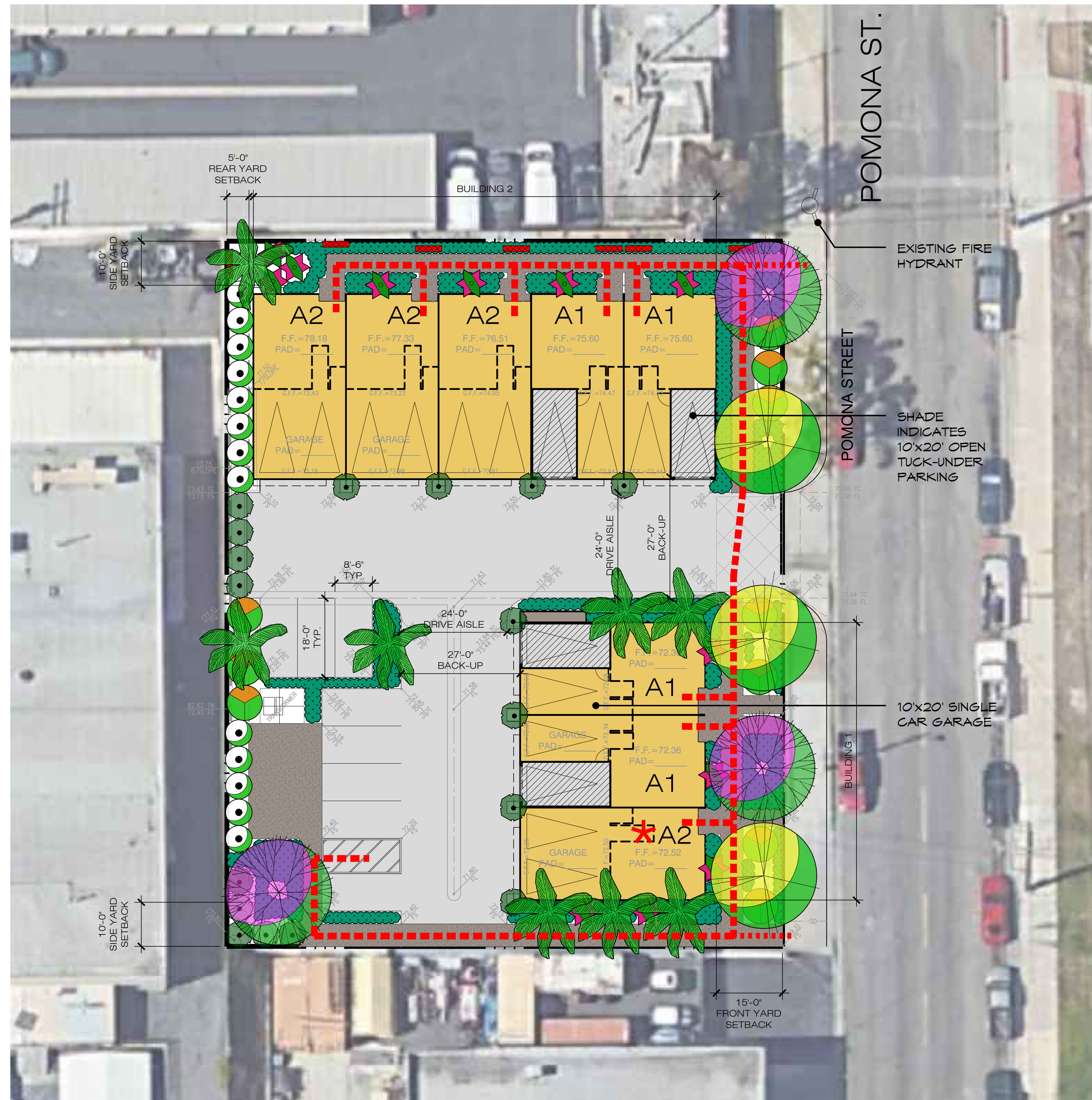
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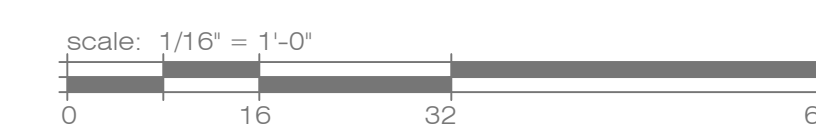


| LEGEND | | | |
|--------|--------------------------------|--|--------------------------------|
| | RESIDENTIAL UNITS | | PROPOSED TRANSFORMER |
| | COLORED STAMPED CONCRETE DRIVE | | EXISTING FIRE HYDRANT |
| | MECH | | ACCESSIBLE ROUTE |
| | | | ADAPTABLE UNITS AT GRADE LEVEL |

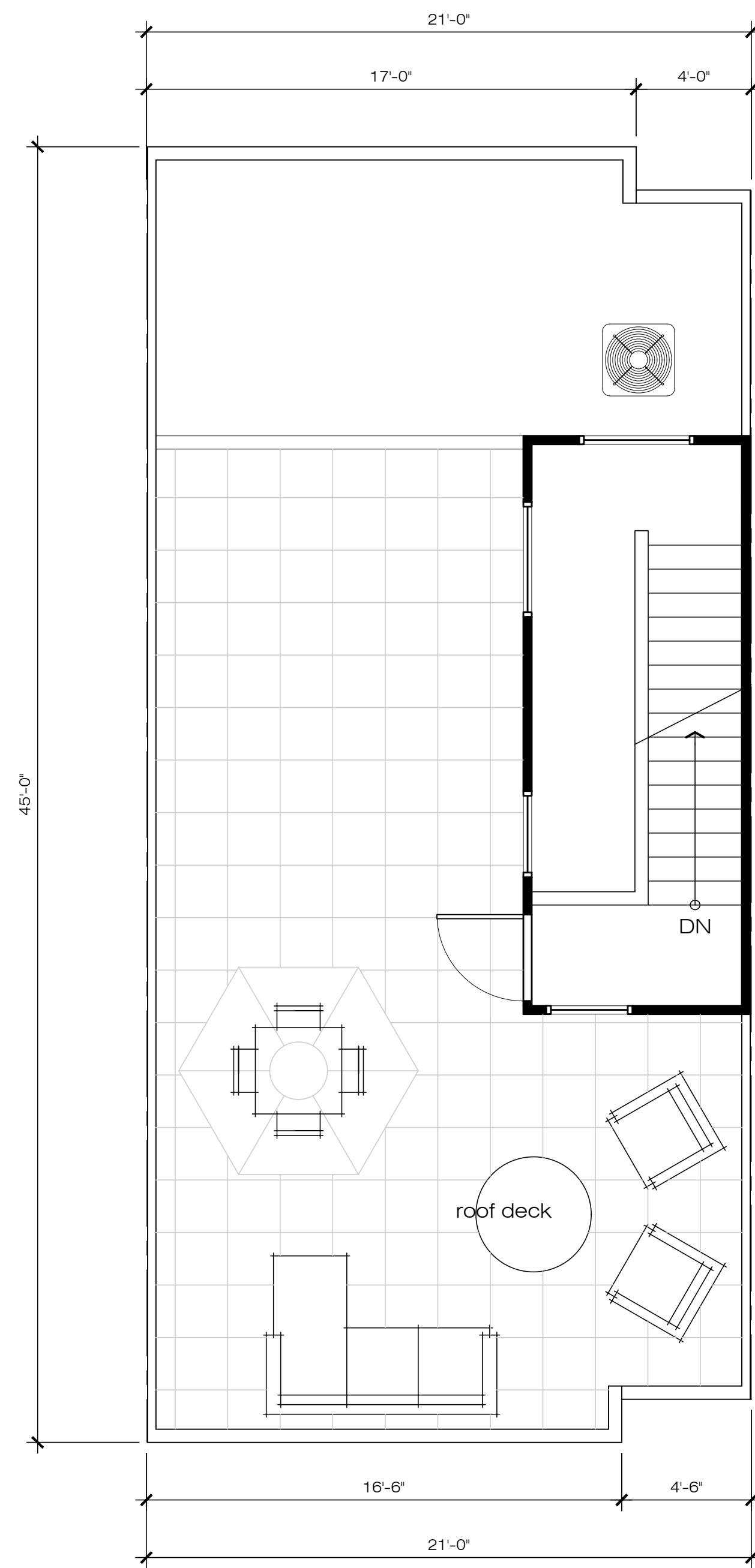
17TH STREET AND POMONA - COSTA MESA, CA

CONCEPTUAL SITE PLAN

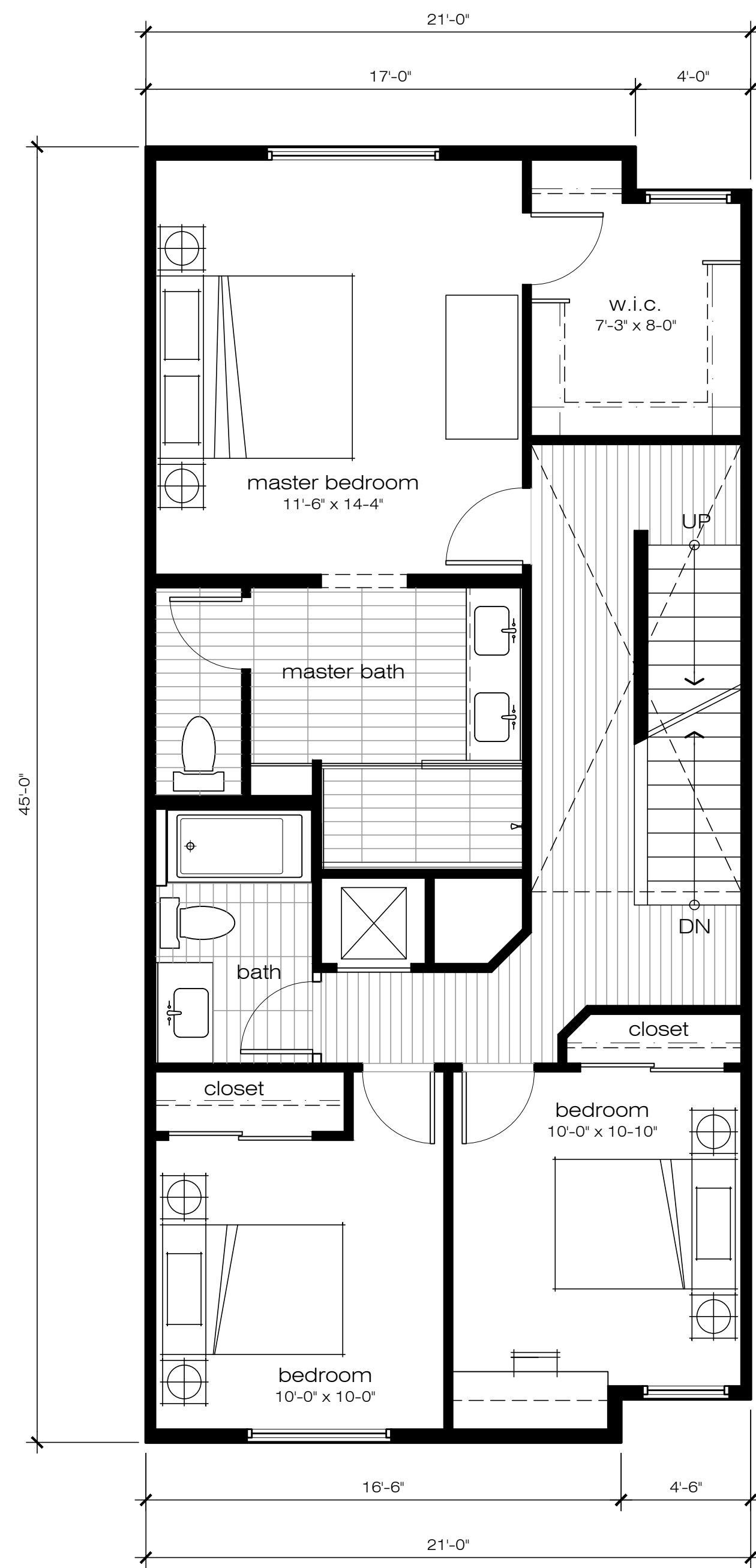
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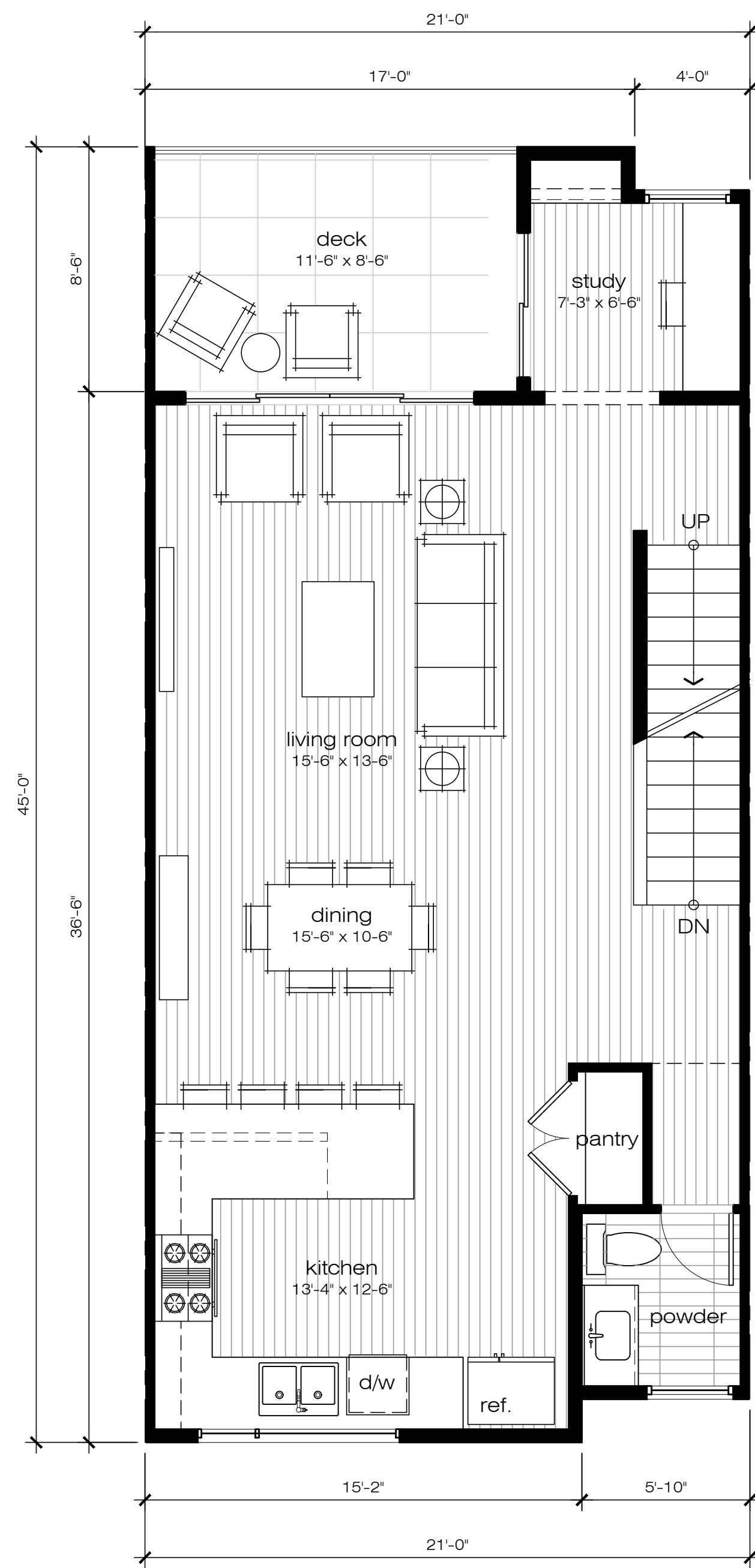
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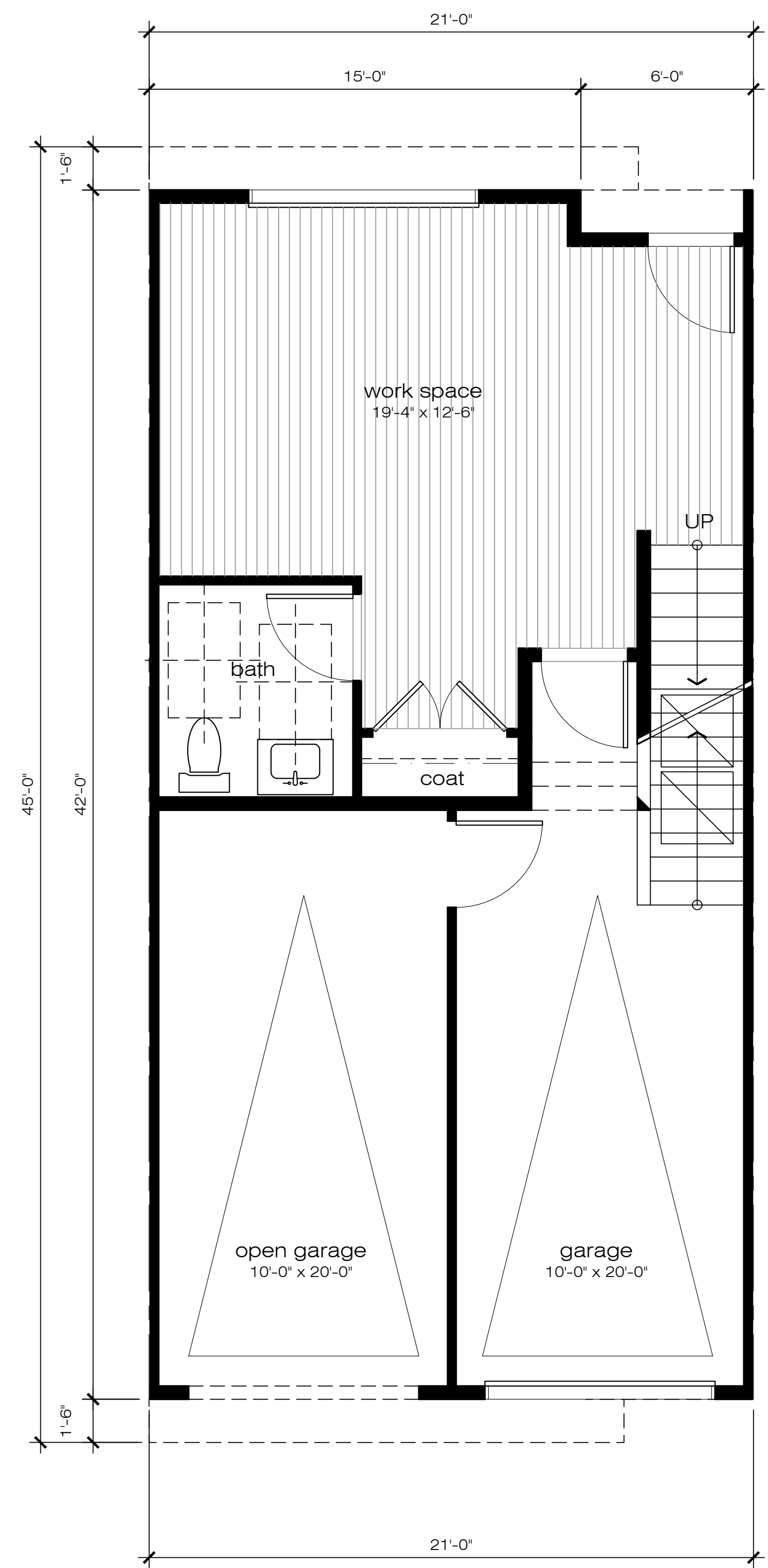
TYP. UNIT A - first floor plan
ROOF DECK AREA: 500 S.F.



TYP. UNIT A - first floor plan
GROSS AREA: 814 S.F.
NET AREA: 770 S.F.



TYP. UNIT A - first floor plan
GROSS AREA: 770 S.F.
NET AREA: 724 S.F.
PRIVATE DECK: 100 S.F.



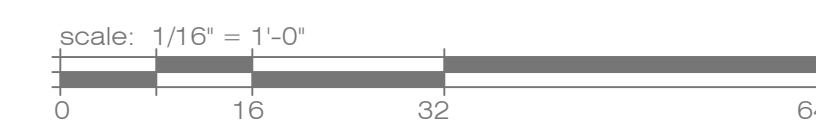
TYP. UNIT A - first floor plan
GROSS AREA: 415 S.F.
NET AREA: 393 S.F.
WORK AREA: 250 S.F.

TOTAL
GROSS AREA: 1,999 S.F.
NET AREA: 1,887 S.F.
PRIVATE DECK: 100 S.F.
ROOF DECK: 500 S.F.

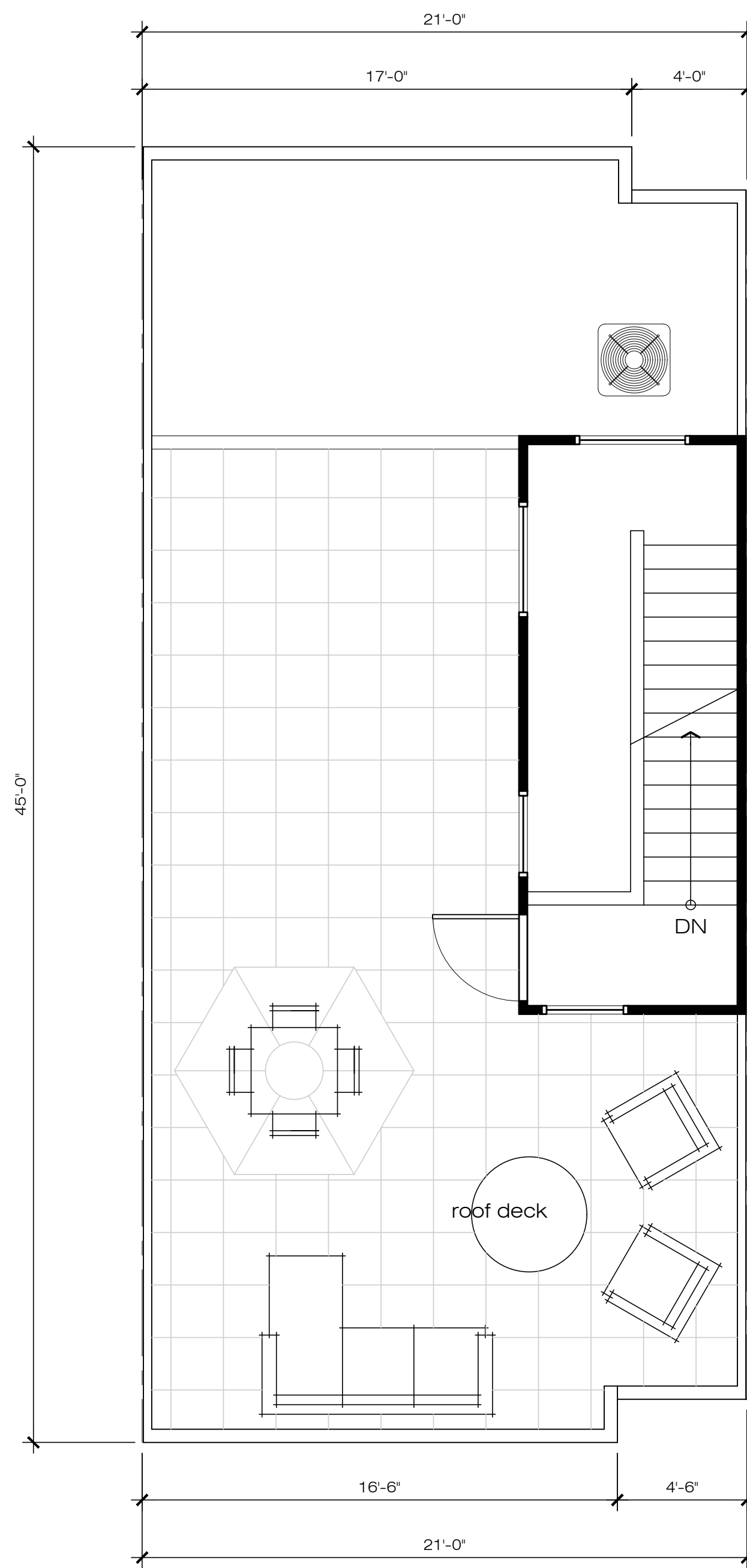
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CONCEPTUAL UNIT PLAN

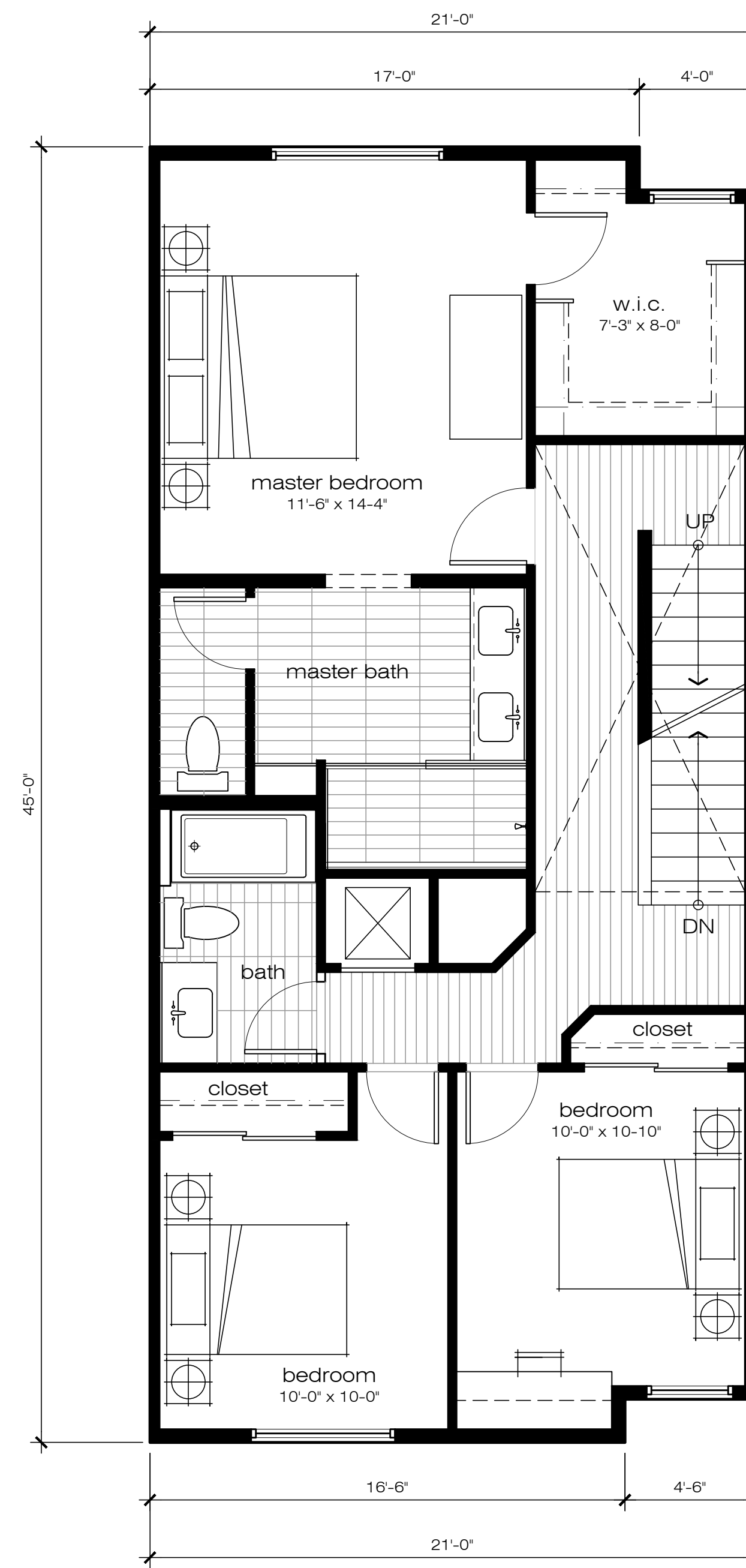
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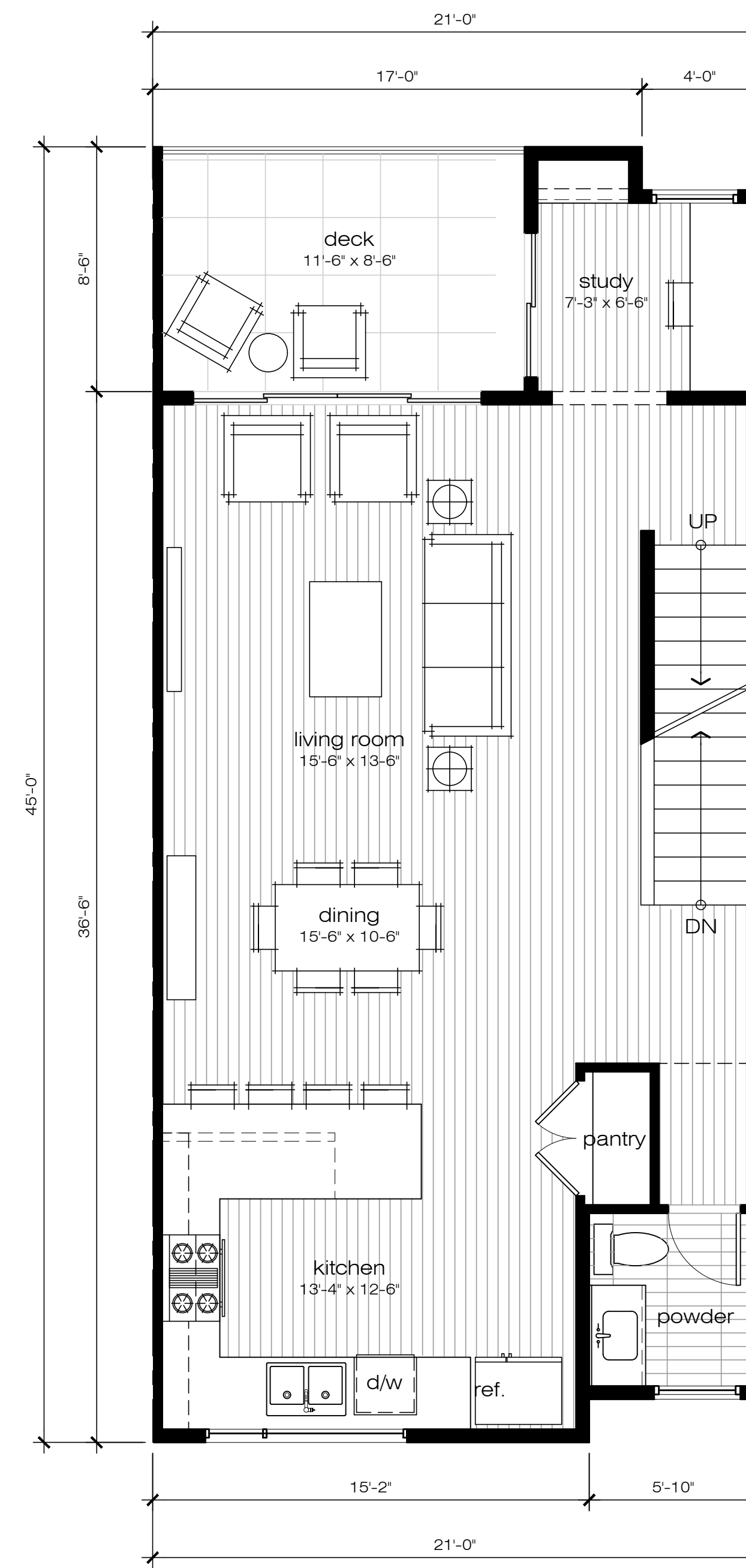
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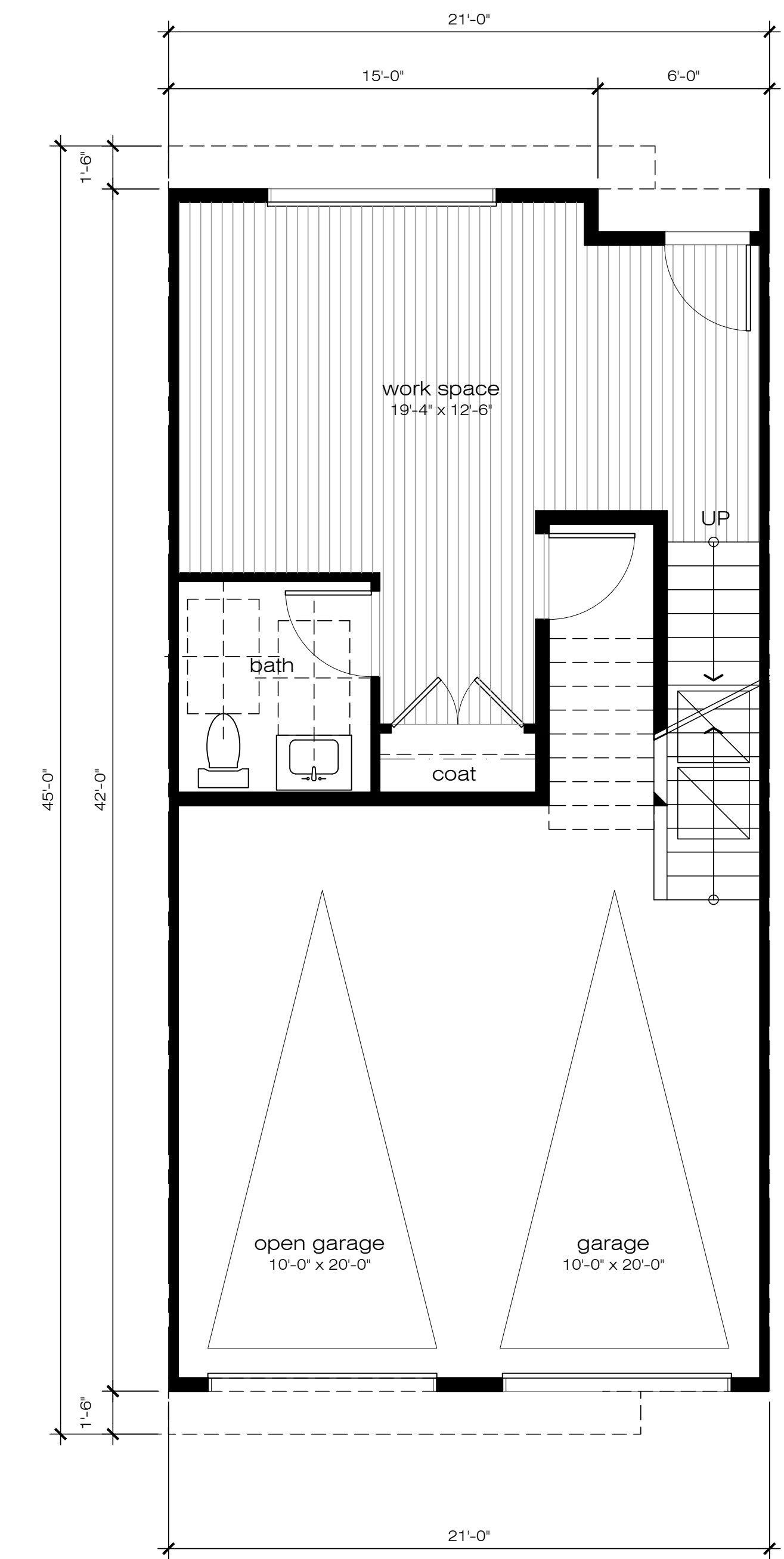
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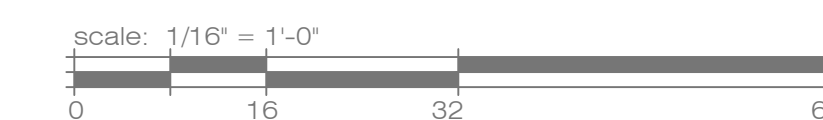
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17TH STREET AND POMONA - COSTA MESA, CA

CONCEPTUAL UNIT PLAN

APPLICANT / OWNER
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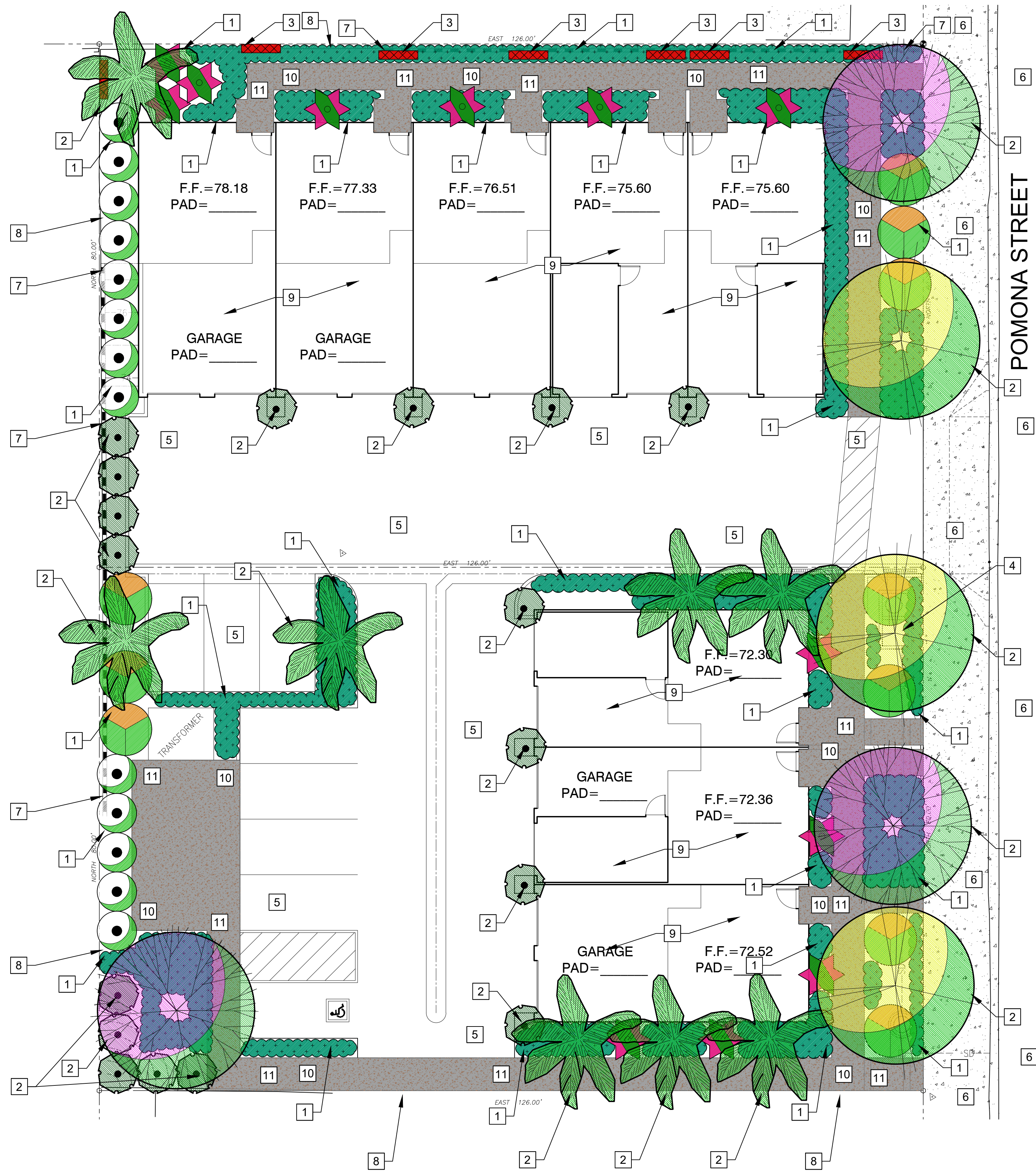


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PRELIMINARY LANDSCAPE LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY | HYDROZONE (WATER USE - HYDROZONE #) | REMARKS | INSTALLED SIZE (HEIGHT X WIDTH) | MATURE SIZE (HEIGHT X WIDTH) |
|---|--------------------------------------|-----------------------------|--|--------------------------------|-------------------------------------|--|---------------------------------|------------------------------|
| | HANDROANTHUS CHRYSOTRICHIA | GOLDEN TRUMPET TREE | 24" BOX | 3 | M-1 | STANDARD FLOWERING DECIDUOUS ACCENT | 9'-10" H X 3'-4" W | 25'-40" H X 25'-30" W |
| | HANDROANTHUS HEPTAPHYLLUS | PINK TRUMPET TREE | 24" BOX | 3 | M-1 | STANDARD FLOWERING DECIDUOUS ACCENT | 9'-11" H X 4'-5" W | 25'-40" H X 30'-60" W |
| | SYAGRUS ROMANZOFFIANUM | QUEEN PALM | 24" BOX | 8 | M-1 | STANDARD FEATHER PALM | 7'-8" TALL | 40'-50" H X 20'-25" W |
| | PODOCARPUS HENKELII | LONG-LEAFED YELLOWWOOD | 15 GALLON | 17 | M-1 | COLUMNAR ACCENT / EVERGREEN SCREEN (MAINTAIN AS 8'-10" TALL COLUMNS) | 6'-7" H X 2'-3" W | 30'-50" H X 15'-20" W |
| DROUGHT TOLERANT SHRUBS, ORNAMENTAL GRASSES, SUCCULENTS, AND GROUND COVERS | | | | | | | | |
| | STRELITZIA REGINAE | BIRD OF PARADISE | 5 GAL. @ 8" O.C. | 10 | L-2 | FLOWERING EVERGREEN PERENNIAL | 5'-6" H X 6'-8" W | |
| | BRUGMANSIA X CANDIDA 'DOUBLE WHITE' | ANGEL'S TRUMPET | 5 GAL. @ 6" O.C. | 13 | L-2 | LARGE FLOWERING EVERGREEN SHRUB | 12'-16" H X 6'-12" W | |
| | BOUGAINVILLEA 'TORCH GLOW' | SHRUB BOUGAINVILLEA | 5 GAL. @ 6" O.C. | 12 | L-2 | FLOWERING EVERGREEN SHRUB | 3'-4" H X 4'-6" W | |
| | LANTANA 'MISS HUFF' | MISS HUFF LANTANA | 1 GAL. @ 4" O.C. | 2,133 S.F. (APPROX. 275 TOTAL) | L-2 | FLOWERING EVERGREEN SHRUB | 4'-6" H X 4'-6" W | |
| | CARISSA MACROCARPA | NATAL PLUM | 1 GAL. @ 3" O.C. | | | FLOWERING EVERGREEN HEDGE | 3'-5" H X 3'-5" W | |
| | JUSTICIA BRANDEGEANA | SHRIMP PLANT | 1 GAL. @ 3" O.C. | | | FLOWERING EVERGREEN SHRUB | 3'-4" H X 3'-4" W | |
| | AGAPANTHUS AFRICANUS | LILY OF THE NILE | 1 GAL. @ 3" O.C. | | | FLOWERING PERENNIAL | 2'-3" H X 2'-3" W | |
| | AGAPANTHUS 'PETER PAN' | DWARF LILY OF THE NILE | 1 GAL. @ 2" O.C. | | | DWARF FLOWERING PERENNIAL | 15"-24" H X 18"-30" W | |
| | PHORMIUM 'YELLOW WAVE' | YELLOW WAVE FLAX LILY | 1 GAL. @ 4" O.C. | | | EVERGREEN PERENNIAL | 3'-4" H X 4'-5" W | |
| | PHORMIUM 'AMAZING RED' | AMAZING RED FLAX LILY | 1 GAL. @ 2" O.C. | | | EVERGREEN PERENNIAL | 1'-2" H X 1'-2" W | |
| | LIMONIUM PEREZII | SEA LAVENDER | 1 GAL. @ 3" O.C. | | | FLOWERING PERENNIAL | 1'-2" H X 2'-3" W | |
| | TULBAGHIA VIOLACEA | SOCIETY GARLIC | 1 GAL. @ 3" O.C. | | | FLOWERING EVERGREEN SHRUB | 10"-12" H X 2'-3" W | |
| | FESTUCA GLAUCA 'ELIJAH' | ELIJAH BLUE FESCUE | 1 GAL. @ 18" O.C. | | | ORNAMENTAL GRASS | 12"-15" H X 12"-18" W | |
| | BOUGAINVILLEA 'BARBARA KARST' | BARBARA KARST BOUGAINVILLEA | 15 GAL. | 7 | M-3 | FLOWERING EVERGREEN VINE ON STEEL CABLE TRELLIS - DIAMOND PATTERN | 6" H X 6" W (TRELLIS) | |
| DESCRIPTION | | | QUANTITY | REMARKS | | | | |
| PRELIMINARY PAVING | | | | | | | | |
| | NEW INTEGRAL COLOR CONCRETE WALKWAYS | 2,450 S.F. | EXPOSED AGGREGATE CONCRETE WITH HIGHLIGHT BANDS - COLORS TO BE SELECTED BY OWNER | | | | | |

PRELIMINARY KEYNOTES

- 1 NEW SUB-TROPICAL DROUGHT TOLERANT LANDSCAPE (3,834 S.F.) - SEE SHEET L-2 FOR PLANT PALETTE - SEE PLANTING LEGEND THIS SHEET
- 2 NEW DROUGHT TOLERANT TREES/PALMS - 31 TOTAL (496 S.F.) - SEE SHEET L-2 FOR PLANT PALETTE - SEE PLANTING LEGEND THIS SHEET
- 3 NEW DROUGHT TOLERANT VINES - 7 TOTAL (112 S.F.) - SEE SHEET L-2 FOR PLANT PALETTE - SEE PLANTING LEGEND THIS SHEET
- 4 BIO-RETENTION PLANTER LOCATION - SEE CIVIL PLANS FOR REFERENCE
- 5 NEW PAVING / HARDSCAPE BY OTHERS - SEE ARCHITECTURAL AND CIVIL PLANS FOR REFERENCE
- 6 EXISTING PAVING / HARDSCAPE TO REMAIN
- 7 NEW BLOCK WALL - SEE ARCHITECTURAL AND CIVIL PLANS FOR REFERENCE
- 8 EXISTING BLOCK WALL - SEE ARCHITECTURAL AND CIVIL PLANS FOR REFERENCE
- 9 PROPOSED BUILDINGS - SEE ARCHITECTURAL PLANS FOR REFERENCE
- 10 NEW COMMON OPEN SPACE AREA
- 11 NEW DECORATIVE PAVING - INTEGRAL COLOR CONCRETE - SEE PLANTING LEGEND THIS SHEET

ADDITIONAL LANDSCAPE NOTES:
 TOTAL SITE AREA: 20,160 S.F.
 TOTAL LANDSCAPE AREA: 3,834 S.F. (19% OF SITE AREA)
 TOTAL EXISTING LANDSCAPE AREA TO REMAIN: 0 S.F.
 TOTAL PROPOSED NEW LANDSCAPE AREA: 3,834 S.F.
 TOTAL EXISTING OPEN SPACE AREA: 0 S.F.
 TOTAL PROPOSED OPEN SPACE AREA (PRIVATE): 4,000 S.F.
 TOTAL PROPOSED OPEN SPACE AREA (COMMON): 6,503 S.F.
 PROPOSED NEW PALMS: 8 WITHIN LIMIT OF WORK
 PROPOSED NEW TREES: 23 WITHIN LIMIT OF WORK
 PARKING SPACES PROVIDED: 24 TOTAL ON-SITE
 TOTAL BUILDING AREA: 6,984 S.F. (35% OF SITE AREA)
 TOTAL HARDSCAPE AREA: 9,342 S.F. (46% OF SITE AREA)
 TYPE OF CONSTRUCTION: NEW LANDSCAPE AT A NEW LIVE / WORK DEVELOPMENT SITE (WELO IS APPLICABLE)
 WATER: POTABLE WATER
 WATER PURVEYOR: CITY OF COSTA MESA

NOTE:
 I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE PRELIMINARY LANDSCAPE DESIGN PLAN. SEE PRELIMINARY WELO CALCULATIONS THIS SHEET.

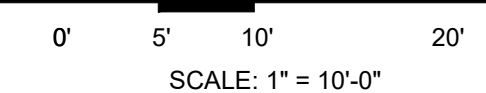


JDC
 Landscape Architects
 Planners

L-1 PRELIMINARY LANDSCAPE PLAN

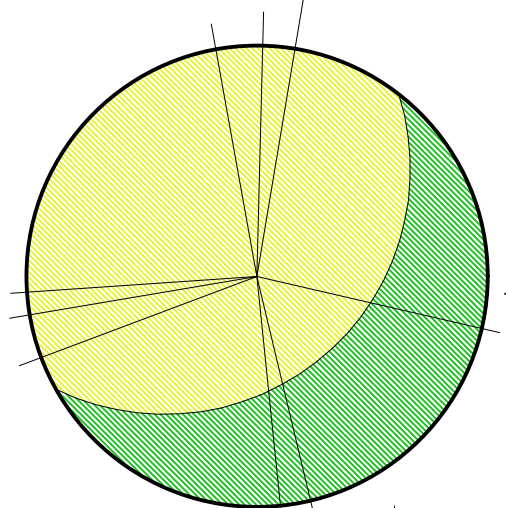
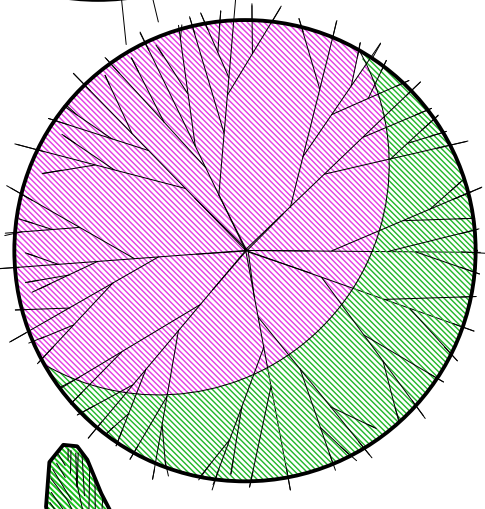
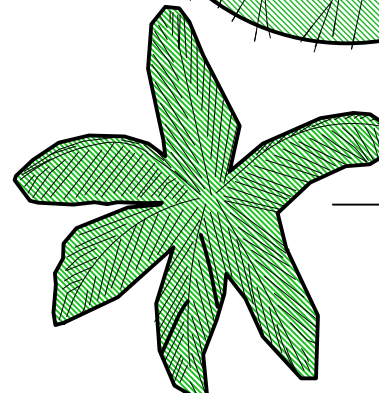
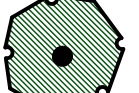
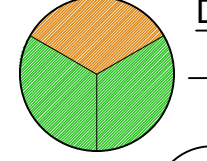
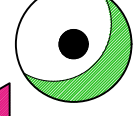

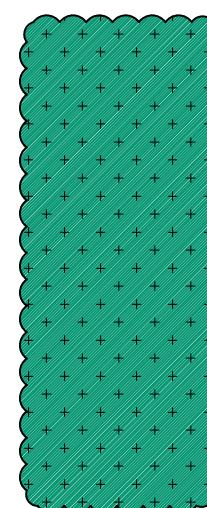
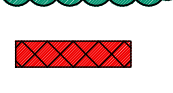
COSTA MESA TOWNHOMES - 17TH STREET AND POMONA, COSTA MESA, CA

DATE: 05/10/22



JON DAVID CICCHETTI
 140 LINDEN AVENUE, SUITE 286
 LONG BEACH, CA 90802
 562.989.1880
 CWC LANDARCH@EARTHLINK.NET

PRELIMINARY LANDSCAPE LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY |
|---|-------------------------------------|-----------------------------|-------------------|-----------------------------------|
|  | HANDROANTHUS CHRYSOTRICHIA | GOLDEN TRUMPET TREE | 24" BOX | 3 |
|  | HANDROANTHUS HEPTAPHYLLUS | PINK TRUMPET TREE | 24" BOX | 3 |
|  | SYAGRUS ROMANZOFFIANUM | QUEEN PALM | 24" BOX | 8 |
|  | PODOCARPUS HENKELII | LONG-LEAFED YELLOWWOOD | 15 GALLON | 17 |
| DROUGHT TOLERANT SHRUBS, ORNAMENTAL GRASSES, SUCCULENTS, AND GROUND COVERS | | | | |
|  | STRELITZIA REGINAE | BIRD OF PARADISE | 5 GAL. @ 8' O.C. | 10 |
|  | BRUGMANSIA X CANDIDA 'DOUBLE WHITE' | ANGEL'S TRUMPET | 5 GAL. @ 6' O.C. | 13 |
|  | BOUGAINVILLEA 'TORCH GLOW' | SHRUB BOUGAINVILLEA | 5 GAL. @ 6' O.C. | 12 |
|  | LANTANA 'MISS HUFF' | MISS HUFF LANTANA | 1 GAL. @ 4' O.C. | 2,133 S.F. (APPROX. 275 TOTAL) |
| | CARISSA MACROCARPA | NATAL PLUM | 1 GAL. @ 3' O.C. | |
| | JUSTICIA BRANDEGEANA | SHRIMP PLANT | 1 GAL. @ 3' O.C. | |
| | AGAPANTHUS AFRICANUS | LILY OF THE NILE | 1 GAL. @ 3' O.C. | |
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| | LIMONIUM PEREZII | SEA LAVENDER | 1 GAL. @ 3' O.C. | |
| | TULBAGHIA VIOLACEA | SOCIETY GARLIC | 1 GAL. @ 3' O.C. | |
| | FESTUCA GLAUCA 'ELIJAH' | ELIJAH BLUE FESCUE | 1 GAL. @ 18" O.C. | |
|  | BOUGAINVILLEA 'BARBARA KARST' | BARBARA KARST BOUGAINVILLEA | 15 GAL. | 7 |



HANDROANTHUS HEPTAPHYLLUS
PINK TRUMPET TREE



HANDROANTHUS CHRYSOTRICHIA
GOLDEN TRUMPET TREE



SYAGRUS ROMANZOFFIANUM
QUEEN PALM



STRELITZIA REGINAE
BIRD OF PARADISE



BRUGMANSIA X CANDIDA 'DOUBLE WHITE'
DOUBLE WHITE ANGELS TRUMPET



BOUGAINVILLEA 'TORCH GLOW'
TORCH GLOW BOUGAINVILLEA



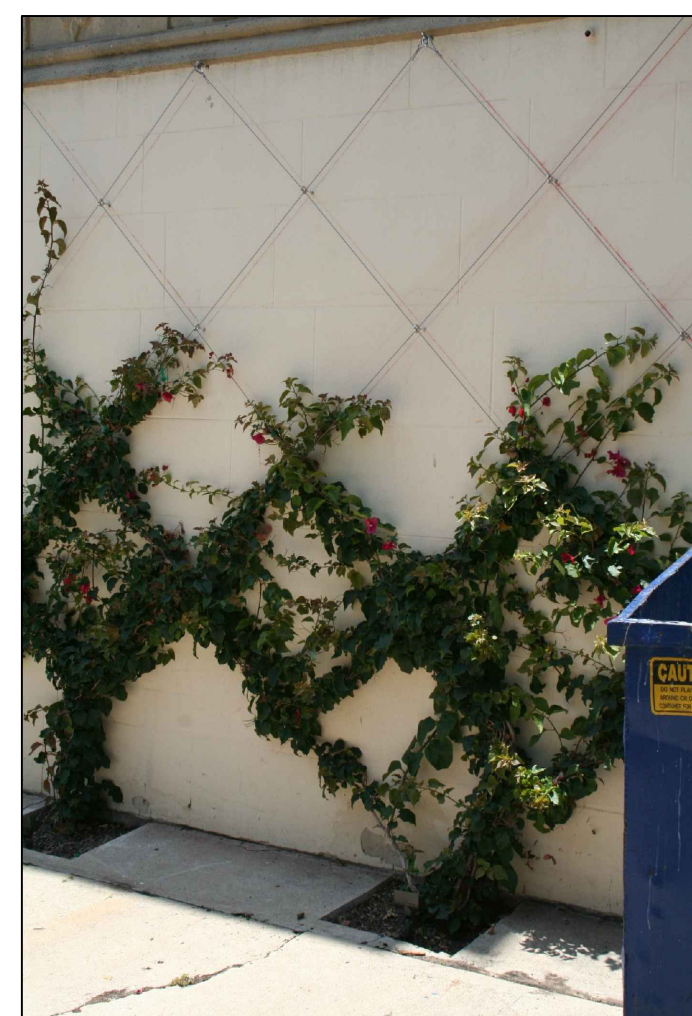
LANTANA CAMARA 'MISS HUFF'
MISS HUFF LANTANA



JUSTICIA BRANDEGEANA
SHRIMP PLANT



AGAPANTHUS AFRICANUS
LILY OF THE NILE



BOUGAINVILLEA 'BARBARA KARST'
BARBARA KARST BOUGAINVILLEA
DIAMOND CABLE TRELLIS VINE



AGAPANTHUS 'PETER PAN'
DWARF LILY OF THE NILE



PHORMIUM 'YELLOW WAVE'
YELLOW WAVE FLAX LILY



PHORMIUM 'AMAZING RED'
AMAZING RED FLAX LILY



LIMONIUM PEREZII
SEA LAVENDER



TULBAGHIA VIOLACEA
SOCIETY GARLIC



FESTUCA GLAUCA 'ELIJAH BLUE'
ELIJAH BLUE FESCUE

L-2 - PRELIMINARY PLANT PALETTE IMAGERY

COSTA MESA TOWNHOMES - 17TH STREET AND POMONA, COSTA MESA, CA

DATE: 05/10/22

SCALE: 1" = 10'-0"



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PRELIMINARY LANDSCAPE AND IRRIGATION STATEMENT (WELO):

I HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE PRELIMINARY LANDSCAPE PLAN. THE NEW IRRIGATION SYSTEM IS TO UTILIZE A 'SMART' IRRIGATION CONTROLLER WITH A NEW WEATHER SENSOR AND NEW DEDICATED IRRIGATION SUB-METER WITH FLOW SENSING. SHRUBS WILL BE IRRIGATED WITH SUB-SURFACE DRIP LINE TUBING AND POINT TO POINT EMITTERS ON DEDICATED CONTROL VALVES WITH PRESSURE REGULATORS AND DRIP FILTERS. POINT TO POINT DRIP EMITTERS WILL BE USED WHERE NECESSARY FOR LARGER SHRUBS, VINES AND TREES. TREES AND VINES WILL BE PROVIDED WITH DEDICATED CONTROL VALVES WITH 2 LOW FLOW BUBBLERS EACH FOR MONTHLY DEEP ROOT WATERING.

PROPOSED NEW IRRIGATION EQUIPMENT:
 NEW IRRIGATION-ONLY SUB-METER WITH FLOW SENSING AND MASTER VALVE - HC-FLOW METER (HUNTER) / 3100PRS (SUPERIOR)
 NEW IRRIGATION SUB-SURFACE DRIPLINE SYSTEM - GPH HEAVY WALL DRIPLINE AND DRIP ACCESSORIES (GPH)
 NEW IRRIGATION SUB-SURFACE BUBBLERS - ROOT ZONE WATERING SYSTEM (HUNTER)
 NEW IRRIGATION SUB-SURFACE POINT TO POINT DRIP SYSTEM WITH PRESSURE REGULATING EMITTERS AND BUG CAPS
 NEW IRRIGATION CONTROL VALVES - SUPERIOR 810 (DRIP) AND 950 (BUBBLER) BRASS VALVES WITH PRESSURE REGULATION AND FILTRATION
 NEW IRRIGATION ACCESSORIES - IRRIGATION VALVES FOR DRIP AND BUBBLER SYSTEMS SHALL INCLUDE 150 MESH STAINLESS STEEL FILTERS
 NEW IRRIGATION CONTROLLER - HUNTER HC 'SMART' CONTROLLER WITH WIRELESS WEATHER SENSOR AND FLOW MONITORING
 NEW IRRIGATION GATE VALVES - NIBCO T-113 BRASS GATE VALVES FOR PARTIAL OR COMPLETE SYSTEM SHUTDOWN

| Cimis Data - Station #75 - Irvine - South Coast Valleys Region - as of 05/10/22 | | | | |
|---|---------------------|-------------------|---------------------------|--------------------------|
| | Monthly Average Eto | Daily Average Eto | Monthly % (Of Total Year) | Monthly % (Of Peak July) |
| January | 2.36 | 0.076 | 4.67% | 36.53% |
| February | 2.66 | 0.094 | 5.27% | 41.18% |
| March | 3.84 | 0.124 | 7.60% | 59.44% |
| April | 4.82 | 0.161 | 9.54% | 74.61% |
| May | 5.10 | 0.165 | 10.10% | 78.95% |
| June | 5.78 | 0.193 | 11.44% | 89.47% |
| July | 6.46 | 0.208 | 12.79% | 100.00% |
| August | 6.23 | 0.201 | 12.33% | 96.44% |
| September | 4.80 | 0.160 | 9.50% | 74.30% |
| October | 3.67 | 0.118 | 7.27% | 56.81% |
| November | 2.65 | 0.088 | 5.25% | 41.02% |
| December | 2.14 | 0.069 | 4.24% | 33.13% |
| Yearly Total | 50.51 | 0.138 | 100.00% | N/A |

Water Efficient Landscape Worksheet

City of Costa Mesa, CA

Irrigation System 'A'

Maximum Applied Water Allowance

Total MAWA = (Eto x 0.55 x LA in SF x 0.62 + (Eto x 1.0 x SLA in SF x 0.62) = Gallons per Year for LA+SLA

Where:

- MAWA = Maximum Applied Water Allowance (gallons per year)
- Eto = Reference Evapotranspiration (Appendix A) (inches per year)
- 0.55 = ET Adjustment Factor (ETAF) for Residential Site (Live Work Spaces)
- 1.0 = ET Adjustment Factor (ETAF) for Special Landscape Area
- LA = Landscape Area (square feet)
- 0.62 = Conversion factor (to gallons per square foot)
- SLA = Special Landscape Area (square feet)
- Billing Unit = 1 Hundred Cubic feet (HCF) or 748 gallons

MAWA Calculation:

| | Eto | ETAF | LA or SLA (SF) | Conversion | MAWA (Gallons per Year) |
|--------------------------------|-------|--------|----------------|------------|------------------------------------|
| MAWA for LA = | 50.51 | x 0.55 | x 3,834 | x 0.62 = | 66,036 |
| MAWA for SLA = | 50.51 | x 1.00 | x 0 | x 0.62 = | 0 |
| Total Area (SF) = 3,834 | | | | | Total MAWA = 66,036 Gal/Yr. |
| | | | | | = 88 Billing units |

| Estimated Total Water Use | | Irrigation System 'A' | |
|---|-------|---|-------------------------|
| KL = Landscape Coefficient (Plant Factor) | | Kd = Density Factor (range = 0.5 to 1.3) (See WUCOLS for density ranges) | |
| LA = Landscape Area (square feet) | | Kmc = Microclimate Factor (range = 0.5 to 1.4) (See WUCOLS) | |
| 0.62 = Conversion factor (gallons / square foot) | | WUCOLS - www.owue.water.ca.gov/docs/wucols00.pdf | |
| IE = Irrigation Efficiency = IME x DU | | | |
| IME = Irrigation Management Efficiency (90%) | | | |
| DU = Distribution Uniformity of Irrigation head | | | |
| ETAF = KI x LA (ET Adjustment Factor) | | | |
| ETWU Calculation: Eto x KI x LA in SF x 0.62 = Gallons per Year | | | |
| Eto | | SLA | Conversion |
| SLA / Special Landscape Area - Turf | 50.51 | 0 | 0.62 |
| | | x | = |
| | | 0 | 0 |
| (ETAF) | | | |
| Eto | KI | LA | Conversion |
| L-2 \ Low Water Using Shrubs | 50.51 | x 0.25 | x 3,834 |
| M-1 \ Moderate Water Using Trees \ Palms (31)* | 50.51 | x 0.40 | x 496 |
| M-3 \ Moderate Water Using Vines (7)* | 50.51 | x 0.40 | x 112 |
| Total ETWU = | | 4,330 | |
| | | | 46,460 Gallons per year |
| | | | 62 Billing units |

SUMMARY

- The ETWU (46,460 gallons per year) is less than the MAWA (66,036 gallons per year). (70%)
- The project's Landscape Estimated Total Water Use complies with the City of Costa Mesa Water Efficient Landscape Ordinance
- *Trees \ Palms \ Vines are assigned 16 s.f. per Tree and are calculated in addition to the project MAWA landscape area of coverage

| Sprinkler Head Types | Average Precipitation Rate | Distribution Uniformity of Irrigation Head |
|----------------------|----------------------------|--|
| Dripline | 0.60"/Hr. | 0.90 |
| Flood Bubbler | 1.5"/Hr. | 0.90 |

L-3 - PRELIMINARY IRRIGATION CALCULATIONS AND STATEMENTS

COSTA MESA TOWNHOMES - 17TH STREET AND POMONA, COSTA MESA, CA

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