ATTACHMENT 2
PROJECT PLANS

TRUMARK COSTA MESA 2

TRUMARK
450 Newport Center Drive, Suite 300
Newport Beach, CA 92660
949.999.9800

SUBMITTED
DATE
TRUMARK HOMES

ENTRY PERSPECTIVE

COSTA MESA, CA

KTGY # 130841
Jurisdiction #

7/29/2014

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

ktgy

A0-11

TRUMARK COSTA MESA 2

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TYPICAL STREET SCENE

COSTA MESA, CA

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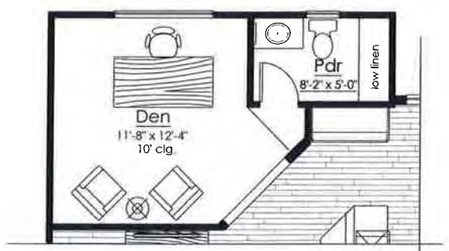
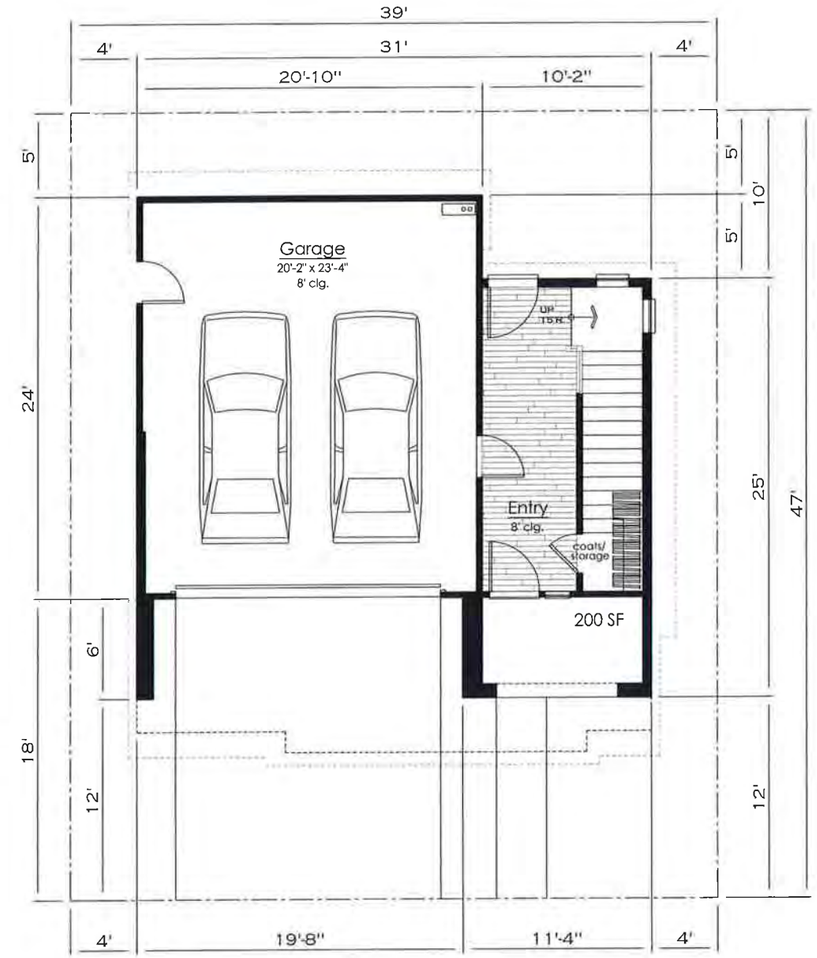
A0-12



Optional Den

SECOND FLOOR



FIRST FLOOR

0 2 4 8

TRUMARK COSTA MESA 2

PLAN 1 FIRST AND SECOND FLOOR PLAN - 1997 SF

A1-01

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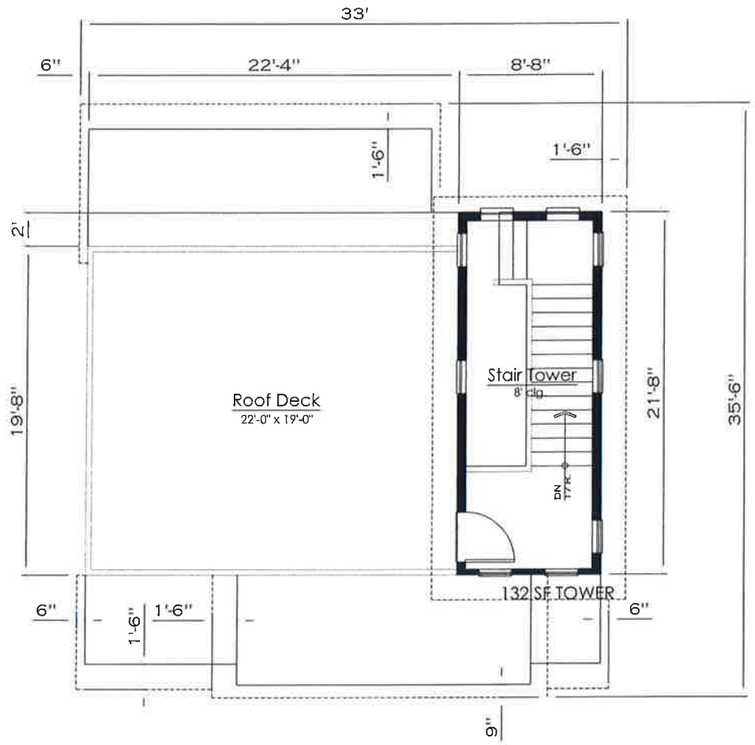
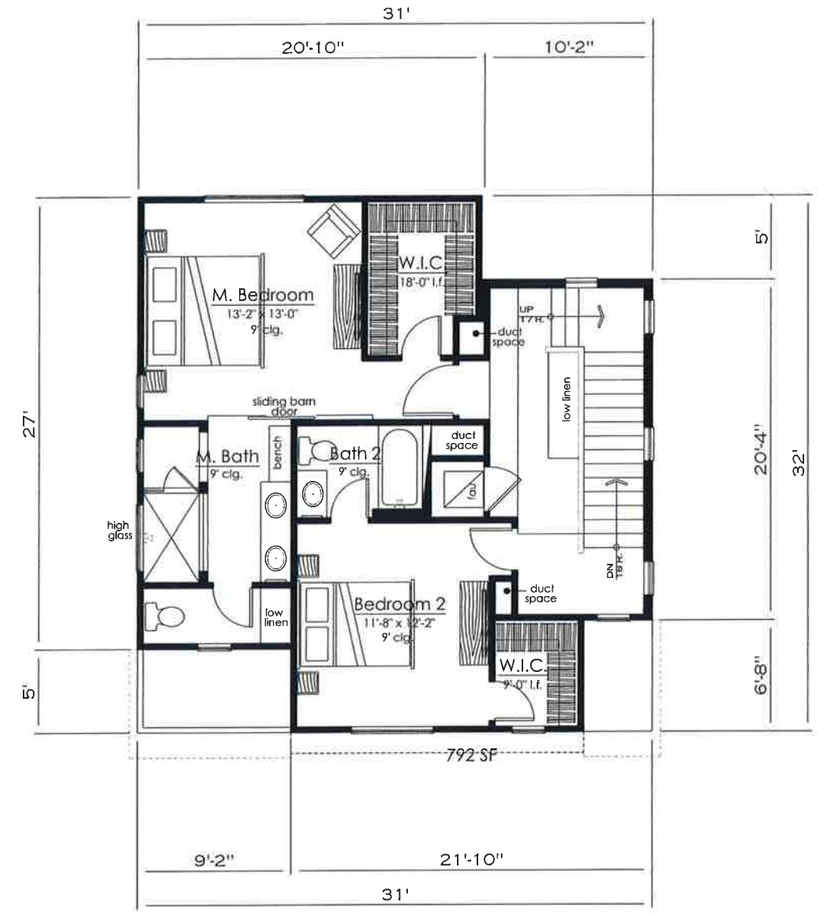


ROOF DECK



THIRD FLOOR

0 2 4 8

TRUMARK COSTA MESA 2

TRUMARK
450 Newport Center Drive, Suite 300
Newport Beach, CA 92660
949.999.9800

PLAN 1 THIRD FLOOR AND ROOF DECK PLAN

A1-02

COSTA MESA, CA

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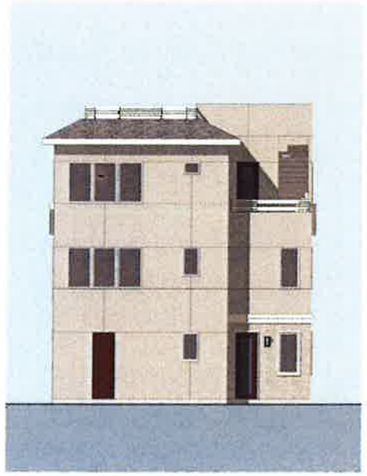
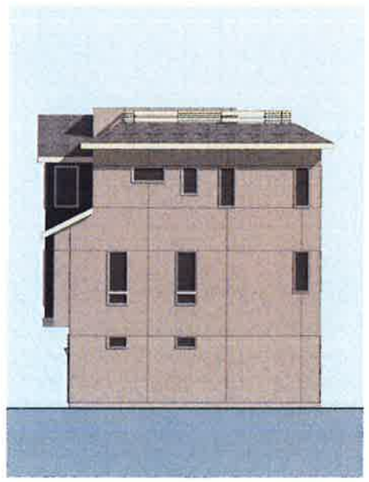


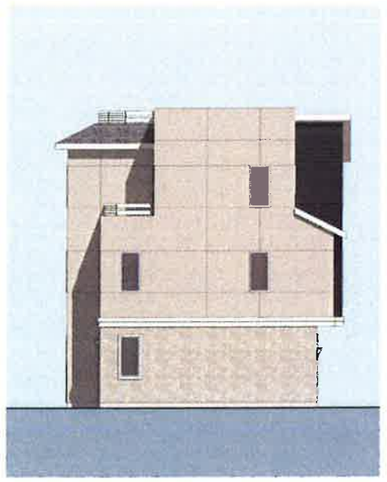
REAR ELEVATION

MATERIAL LEGEND

1. COMPOSITE SHINGLE ROOF
2. STUCCO, LIGHT SAND FINISH
3. FIBER CEMENT SIDING
4. STONE VENEER
5. WINDOW TRIM
6. BUILDING TRIM
7. NOT USED
8. VINYL GLAZING
9. METAL GUARDRAIL
10. WOOD SLAT GUARDRAIL
11. FIBERGLASS ENTRY DOOR
12. METAL SECTIONAL GARAGE DOOR
13. DECORATIVE EXTERIOR LIGHTING
14. ILLUMINATED ADDRESS SIGN



RIGHT ELEVATION



LEFT ELEVATION

FRONT ELEVATION - SCHEME A

FRONT ELEVATION - SCHEME C

0 2 4 8

TRUMARK COSTA MESA 2

PLAN 1 ELEVATIONS

A1-10

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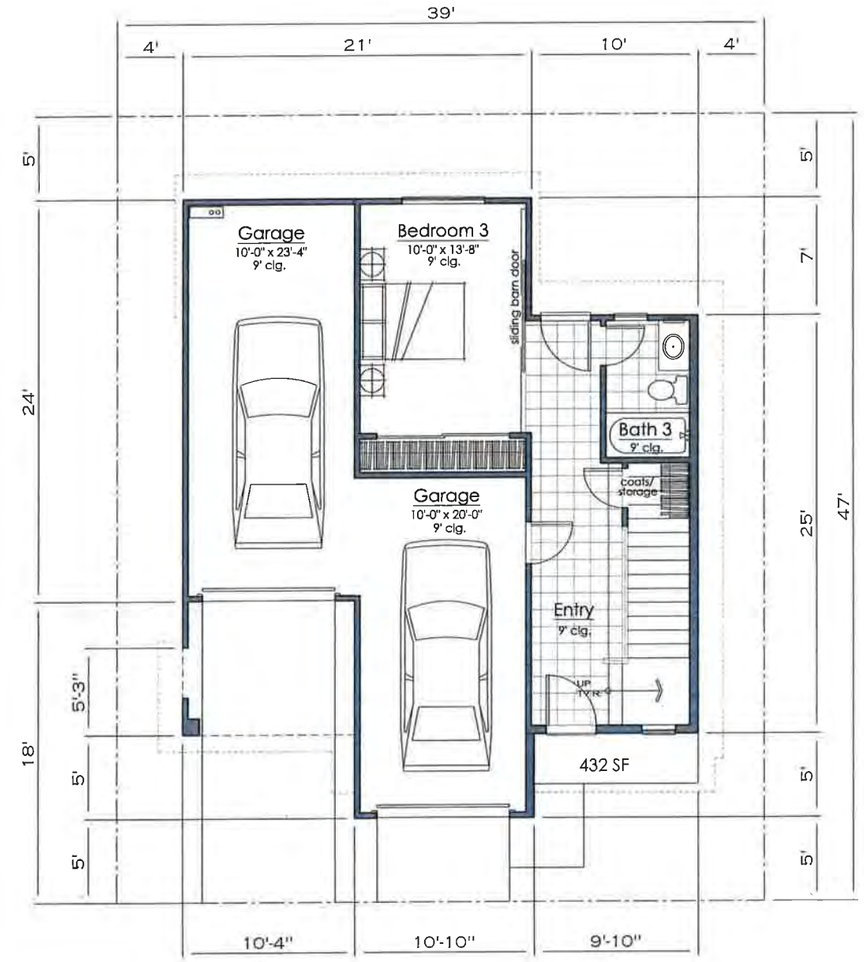
SECOND FLOOR



FIRST FLOOR

0 2 4 8

TRUMARK COSTA MESA 2

PLAN 2 FIRST AND SECOND FLOOR PLAN - 2244 SF

A2-01

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KTGY # 130841
Jurisdiction #

7/29/2014

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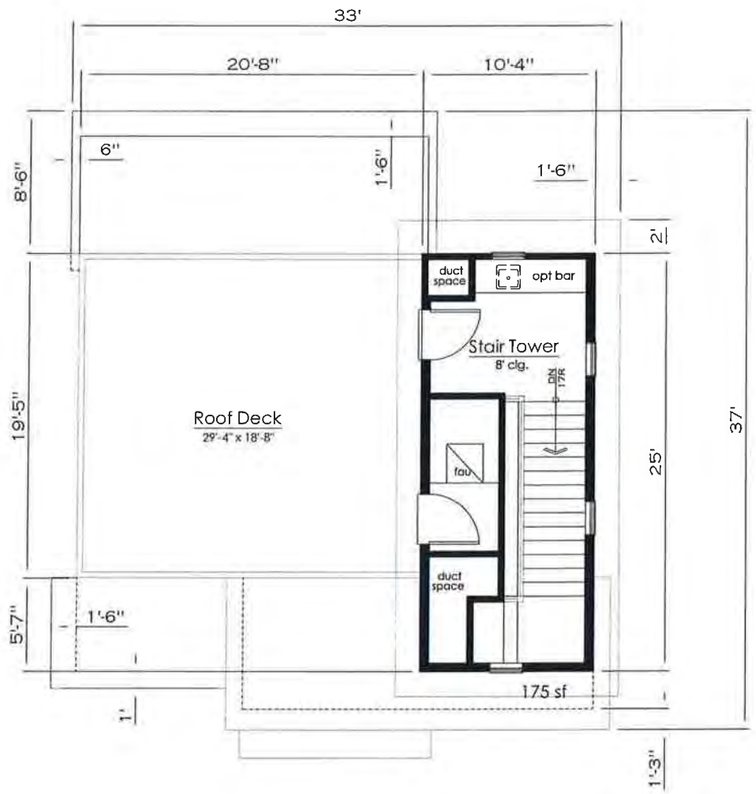
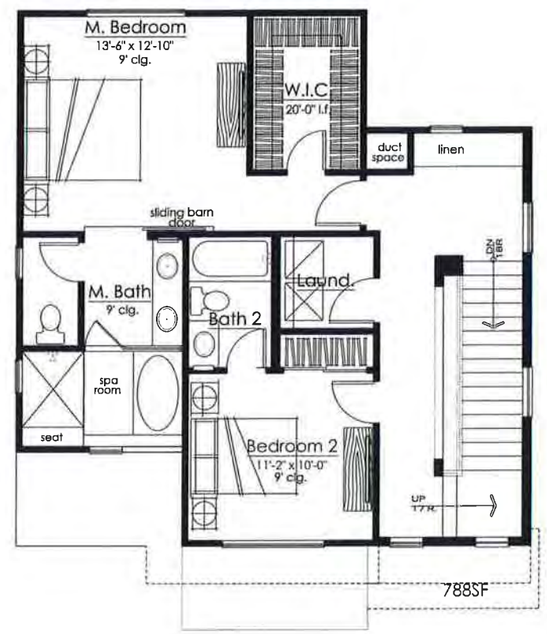
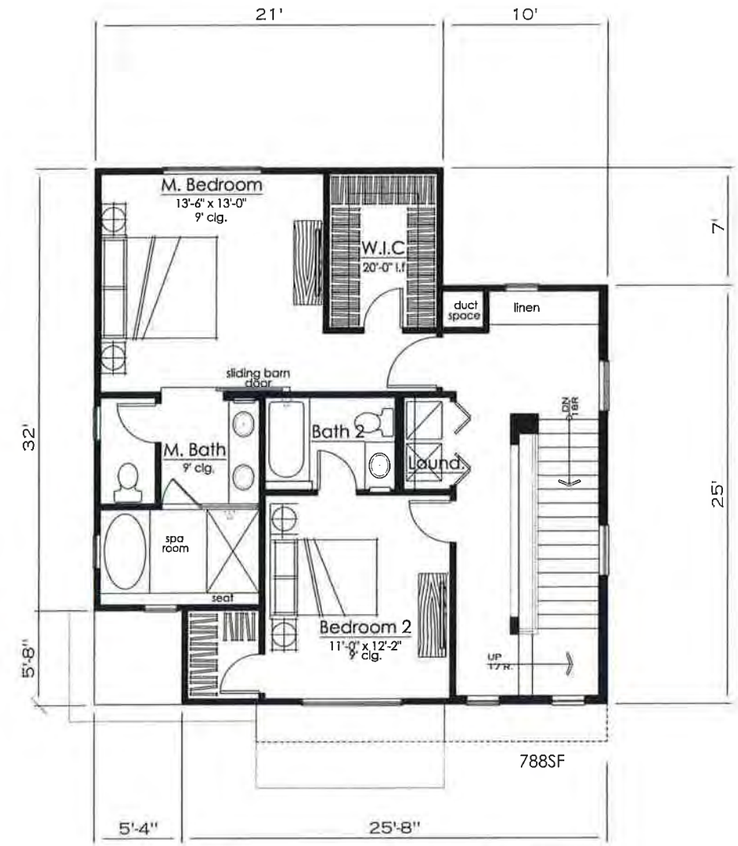


ROOF DECK



ALT 2



ALT 1
THIRD FLOOR

0 2 4 8

TRUMARK COSTA MESA 2

PLAN 2 THIRD FLOOR AND ROOF DECK PLAN

A2-02

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COSTA MESA, CA

KTGY # 130841 7/29/2014
Jurisdiction #

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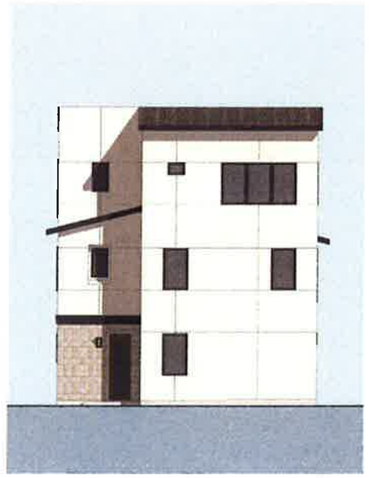

REAR ELEVATION

MATERIAL LEGEND

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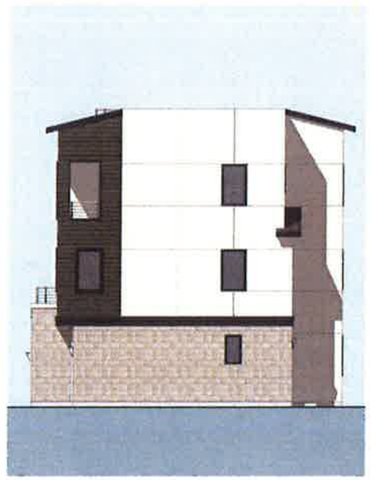
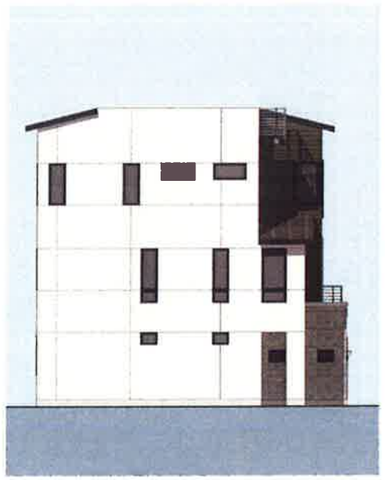


RIGHT ELEVATION



LEFT ELEVATION

FRONT ELEVATION - SCHEME B

FRONT ELEVATION - SCHEME A

0 2 4 8

TRUMARK COSTA MESA 2

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PLAN 2 ELEVATIONS

COSTA MESA, CA

KTGY # 130841 7/29/2014
Jurisdiction #

A2-10

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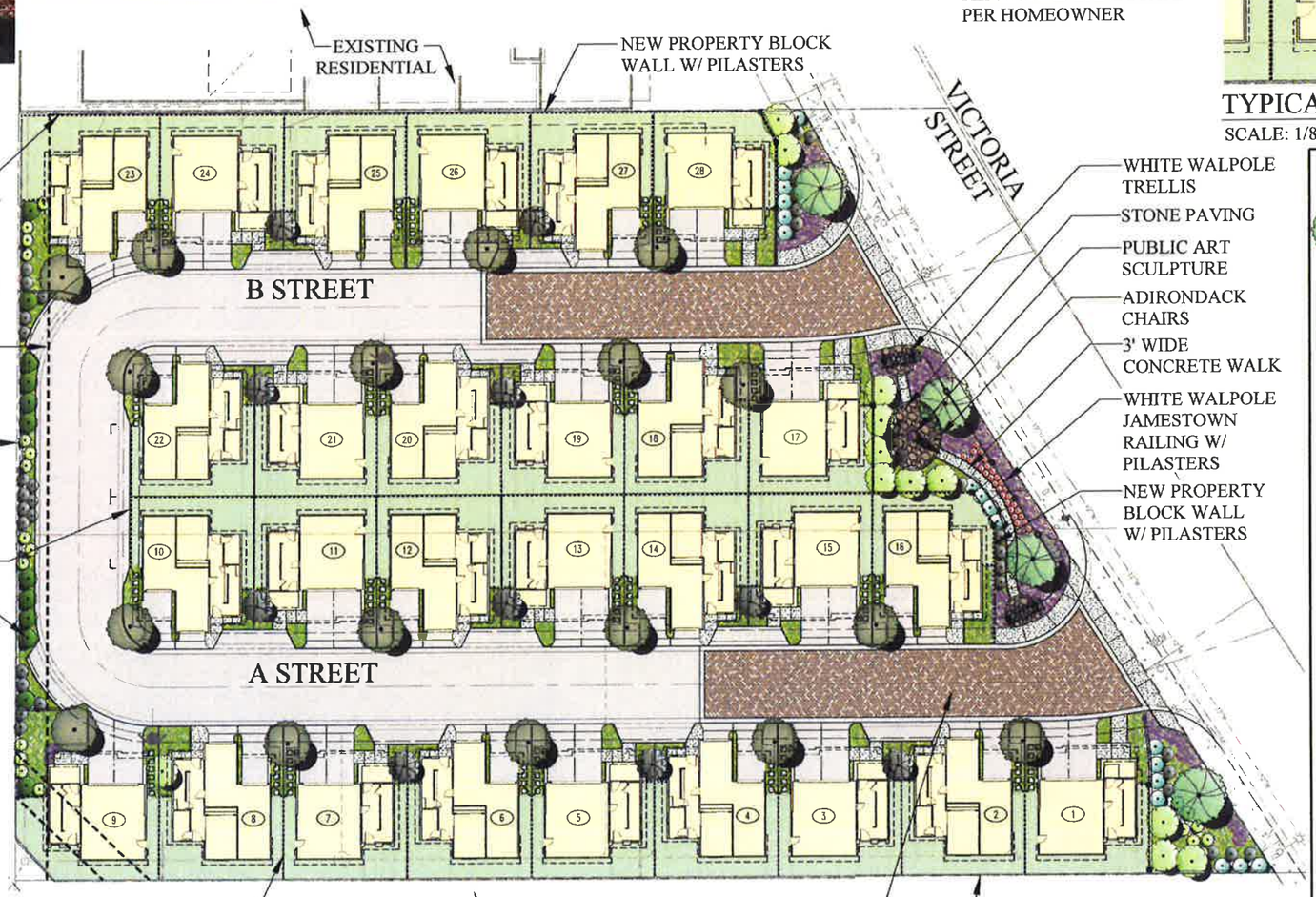
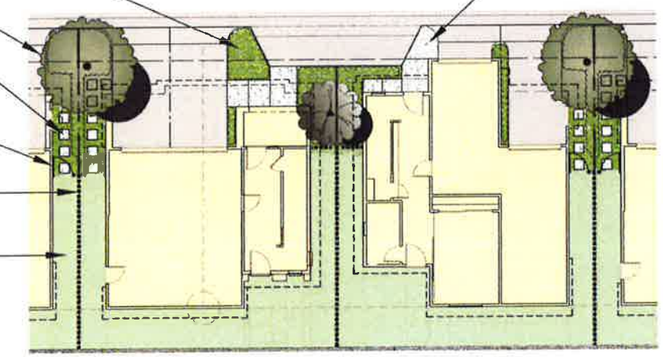




TYPICAL ENLARGEMENT

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

PLANT LEGEND

TREES	
Platanus acerifolia 'Bloodgood'	London Plane Tree
Geijera parviflora	Australian Willow
Pistacia chinensis	Chinese Pistache
Tristania conferta	Brisbane Box
Liquidambar styraciflua 'Palo Alto'	Palo Alto Sweetgum
Cercis occidentalis 'Std.'	Western Redbud
Lagerstroemia indica x fauriei 'Muskogee'	Muskogree Crape Myrtle
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia
SHRUBS	
Aloe arborescens	Torch Aloe
Carissa grandiflora	Natal Plum
Ceanothus griseus horizontalis 'Yankee Point'	Californian Lilac
Lantana montevidensis	Purple Trailing Lavender
Muhlenbergia lindheimeri	Lindheimer's Muhly
Muhlenbergia rigens 'Regal Mist'	Regal Mist Deergrass
Phormium tenax 'Bronze Baby'	New Zealand Flax
Photinia fraseri	Fraser's Photinia
Rosa spp.	Pink Iceberg Rose
Pittosporum tobira 'Variegata'	Variegated Pittosporum
Trachelospermum jasminoides	Star Jasmine
GROUND COVER	
Festuca glauca 'Elijah Blue	Elijah Blue Fescue
Juniperus horizontalis 'Bar Harbour'	Bar Harbor Creeping Juniper
VINES	
Ficus pumila	Creeping Fig
Parthenocissus tricuspidata	Boston Ivy

Preliminary Landscape Plan

Trumark 28

Costa Mesa, CA

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

TRUMARK HOMES

NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING
FX: 714.754.7546
PH: 714.754.7311
CA 1226 NV 396
08-18-2014

SHT 1 OF 1

PROPOSED TRASH CAN CONTAINER EXHIBIT
TENTATIVE TRACT NO. 17779
CITY OF COSTA MESA, CA

28 LOTS 2.04 ACRES GROSS

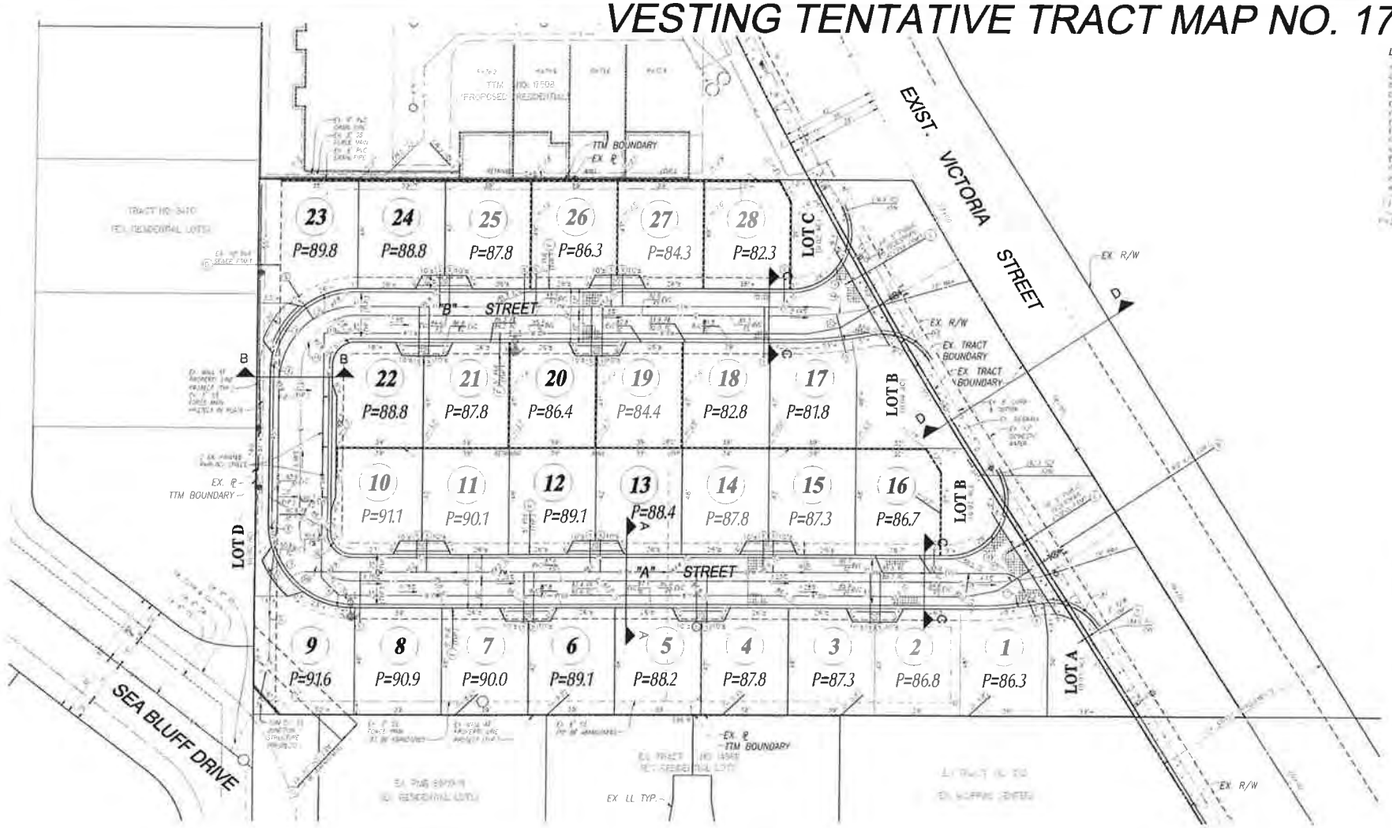
PREPARED FOR:
TRUMARK HOMES

PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC
PLANNING • ENGINEERING • SURVEYING

07/31/2014 | SHEET 1 OF 1

PLOTTED BY: Sean Swanson DATE: Jul 31, 2014 12:24:15 PM FILE: F:\0861\Engineering\OA_Project\Exh_General\Site Plan -Trash Can Container Location Exhibit.dwg

VESTING TENTATIVE TRACT MAP NO. 17779



LEGEND OF ABBREVIATIONS & SYMBOLS

GENERAL NOTES

PARKING SUMMARY

	REQUIRED	PROVIDED
GARAGE SPACES	58	58
ORIGINAL SPACES	85	85
VISITOR SPACES	14	11
TOTAL	112	112

UNIT MIX TABULATION

PLAN	TYPE	UNIT SQUARE FOOTAGE	NO. UNITS
PLAN 1	2 BEDROOM	1,000 S.F.	14
PLAN 2	3 BEDROOM	1,224 S.F.	15
TOTAL			29

* INCLUDES GARAGE COURT YARDS

LEGAL DESCRIPTION

ENGINEER'S STATEMENT

LOT SUMMARY TABLE

LOT	GROSS AREA	LOT	GROSS AREA	LOT	GROSS AREA
1	1,882	13	2,801	25	2,774
2	1,903	14	2,802	26	2,771
3	1,921	15	2,804	27	2,768
4	1,939	16	2,806	28	2,841
5	1,957	17	2,808	29	2,838
6	1,976	18	2,810	30	2,835
7	1,994	19	2,812	31	2,832
8	2,012	20	2,814	32	2,829
9	2,031	21	2,816	33	2,826
10	2,049	22	2,818	34	2,823
11	2,067	23	2,820		
12	2,085	24	2,822		

COMMON LOT SUMMARY TABLE

LOT	GROSS AREA
A	0.02
B	0.08
C	0.02
D	0.03

ACREAGE SUMMARY TABLE

LAND USE	TOTAL LOTS	ACREAGE
SINGLE FAMILY LOTS	29	1.79 AC
STREET LOTS	4	0.14 AC
PRIVATE STREETS	1	0.35 AC
VICTORIA ST R/W	1	0.07 AC
TOTAL AREA		2.34 AC

GROSS AREA _____ 2.34 AC
NET AREA _____ 2.34 AC
TOTAL DWELLING UNITS _____ 29 DU
MAXIMUM BUILDING HEIGHT _____ 2 ft. (1)
OPEN SPACE _____ 15.57 (54.4)
NET DENSITY _____ 12.4 DU/AC

ASSESORS PARCEL NUMBER'S

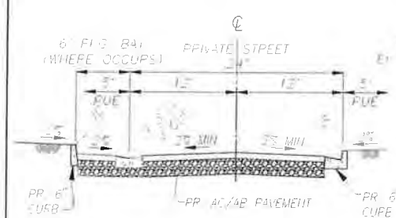
BASIS OF BEARINGS

BENCHMARK

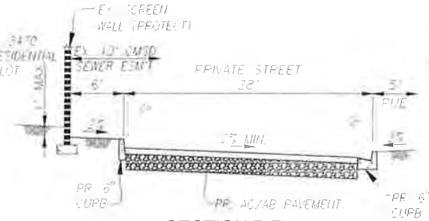
EASEMENT NOTES:

CURVE DATA

	DELTA/DIRECTION	RADIUS	LENGTH	TANGENT
C1	114°22'26"	20.00'	39.91'	33.85'
C2	39°24'07"	38.00'	26.14"	13.63'
C3	24°02'17"	24.00'	10.07'	10.08'
C4	12°34'47"	38.00'	8.34'	4.19'
C5	14°52'44"	38.00'	10.06'	5.06'
C6	16°34'44"	38.00'	22.03'	11.36'
C7	33°20'16"	100.00'	58.18'	29.93'
C8	47°26'19"	24.00'	19.87'	10.53'
C9	52°54'20"	38.00'	35.07'	18.97'
C10	30°11'06"	16.00'	8.79'	4.50'
C11	60°56'18"	16.00'	16.70'	9.20'
C12	12°00'39"	150.00'	31.44'	15.80'
C13	11°09'13"	35.00'	10.19'	5.12'
C14	14°27'16"	148.00'	37.34'	18.75'
C15	10°50'10"	28.00'	17.68'	21.91'
C16	30°00'00"	24.00'	12.56'	24.36'
C17	17°55'58"	148.00'	46.32'	18.47'



SECTION A-A
NTS



SECTION B-B
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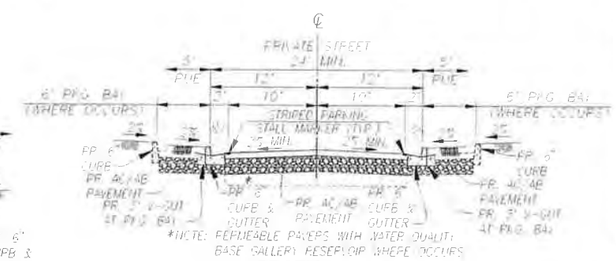
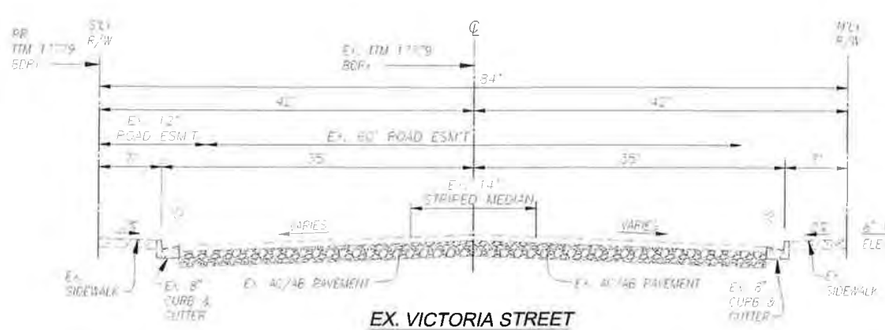
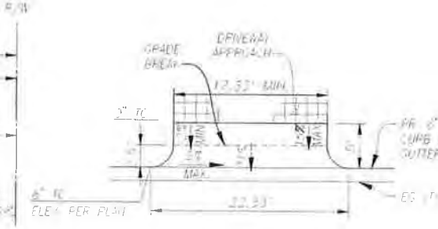


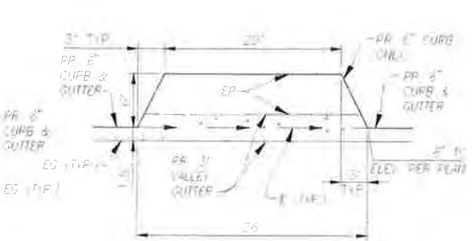
SECTION C-C
NTS



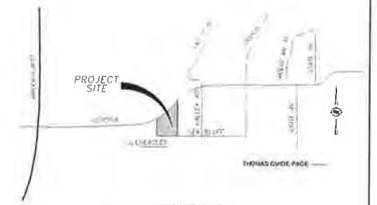
EX. VICTORIA STREET
SECTION D-D



DRIVEWAY DETAIL



TYPICAL PARKING BAY DETAIL



VICINITY MAP
NOT TO SCALE

MAP DATE IDENTIFIER
DATE 05/06/14 BY

PREPARED FOR: DEVELOPER

TRUMARK HOMES

PREPARED BY:

HUNSAKER & ASSOCIATES

VESTING TENTATIVE TRACT MAP NO. 17779

DATE: 07/31/2014

SHEET 1 OF 1

LEGEND

- PERMEABLE PAVERS LOCATION
- LOT NO — 28 — UNIT NO; P=82.3 — PAD ELEVATION: LOT NO., UNIT NO AND PAD ELEVATION
- 85.3 — SPOT ELEVATION
- ℄ DWY — DRIVEWAY CENTERLINE
- TC — TOP OF CURB
- R/W — RIGHT OF WAY
- 2% — GRADIENT RATE
- SF GR — STRAIGHT GRADE
- EXISTING RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT
- RETAINING WALL MIN HEIGHT
- PARALLEL PARKING BAY
- FIRE HYDRANT
- STREET LIGHT
- UTILITY POLE
- PR. E-ONE INDIVIDUAL SEWER PUMP UNIT
- PR. FORCE MAIN SEWER
- PR. DOMESTIC WATER LINE

LOTS / PRIVATE STREETS SUMMARY TABLE

AREA	USE	1ST FLOOR (SF)	YARD (SF)	UNIT AREA (SF)	DECORATIVE PAVEMENT (SF)	PAVEMENT (SF)	OPEN SPACE (SF)
LOT 1	MODEL 1R	762	812	89	229	–	–
LOT 2	MODEL 2	903	704	90	106	–	–
LOT 3	MODEL 1R	762	725	89	225	–	–
LOT 4	MODEL 2	903	704	90	106	–	–
LOT 5	MODEL 1R	762	725	89	225	–	–
LOT 6	MODEL 2	903	704	90	106	–	–
LOT 7	MODEL 1R	762	725	89	225	–	–
LOT 8	MODEL 2	903	772	90	106	–	–
LOT 9	MODEL 1	762	1,155	94	261	–	–
LOT 10	MODEL 2	903	724	94	106	–	–
LOT 11	MODEL 1R	762	725	89	225	–	–
LOT 12	MODEL 2	903	704	90	106	–	–
LOT 13	MODEL 1R	762	725	89	225	–	–
LOT 14	MODEL 2	903	704	90	106	–	–
LOT 15	MODEL 1R	762	725	89	225	–	–
LOT 16	MODEL 2	903	734	90	106	–	–
LOT 17	MODEL 1R	762	765	89	227	–	–
LOT 18	MODEL 2R	903	753	90	108	–	–
LOT 19	MODEL 1	762	689	89	225	–	–
LOT 20	MODEL 2R	903	671	90	106	–	–
LOT 21	MODEL 1	762	680	89	225	–	–
LOT 22	MODEL 2R	903	689	94	106	–	–
LOT 23	MODEL 2R	903	1,252	102	149	–	–
LOT 24	MODEL 1	762	765	89	225	–	–
LOT 25	MODEL 2R	903	743	90	106	–	–
LOT 26	MODEL 1	762	765	89	225	–	–
LOT 27	MODEL 2R	903	743	90	108	–	–
LOT 28	MODEL 1	762	808	89	225	–	–
LOT "A"	OPEN	–	–	–	–	–	1,150
LOT "B"	OPEN	–	–	–	–	–	2,642
LOT "C"	OPEN	–	–	–	–	–	638
LOT "D"	OPEN	–	–	–	–	–	837
"A" STREET	STREET	–	–	–	–	10,773	–
"B" STREET	STREET	–	–	–	–	8,624	–
SUB-TOTAL		23,310	21,362	2,531	6,719	19,397	5,467

OPEN SPACE SUMMARY TABLE

NOTE: WITH USE OF DECORATIVE PRIVATE STREET AND DRIVEWAYS PAVING OPEN SPACE REQUIREMENT MAY BE SATISFIED AT 32% FOR TTM 17779 TOTAL USABLE AREA

TTM 17779 TOTAL USABLE AREA	76,786 SF
LETTERED LOTS "A"–"D"	5,467 SF
SINGLE FAMILY LOTS PERSONAL OPEN SPACE	21,362 SF
PERCENT AVAILABLE TTM 17779 OPEN SPACE	34.9%

OVERALL SUMMARY TABLE

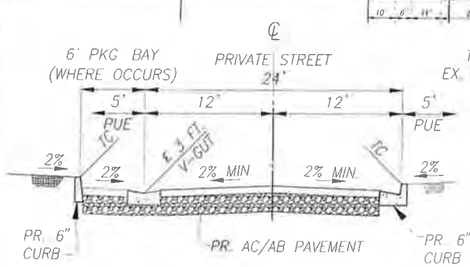
LAND USE	* 20' SETBACK (SQ FT.) (SEE BELOW VICTORIA AREAS WITHIN)	(SQ FT.)
PRIVATE STREETS "A" & "B"	+ SF	19,397 SF
SINGLE-FAMILY LOTS (28)	+ SF	51,922 SF
LETTERED LOTS (4)	+ SF	5,467 SF
20' SETBACK	5,644 SF	–
PR. TTM 17779 INTERIOR TOTAL USABLE AREA		76,786 SF
OFF-SITE VICTORIA STREET R/W ESM'T		11,822 SF
TTM 17779 TOTAL AREA (2.04 GROSS AC)		88,608 SF

* 20' SETBACK VICTORIA STREET AREA SUMMARY

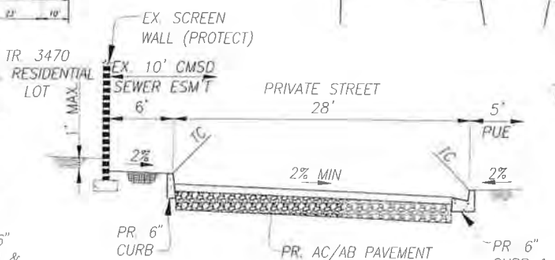
LAND USE	SQ FT.
PRIVATE STREETS "A" & "B"	1,595 SF
SINGLE-FAMILY LOTS (1, 16, 17 & 28)	481 SF
LETTERED LOTS "A", "B" & "C"	3,567 SF
TOTAL 20' SET-BACK AREA	5,644 SF

SCALE: 1" = 20'

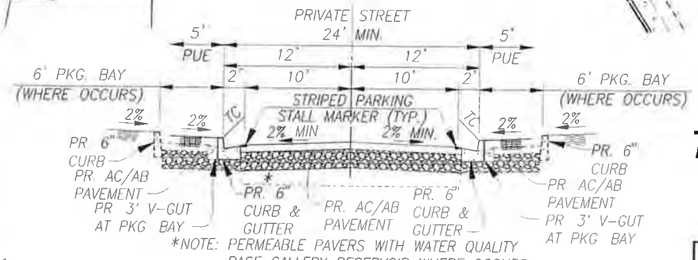
GRAPHIC SCALE 1"=20



SECTION A-A



SECTION B-B



SECTION C-C

SITE PLAN FOR TENTATIVE TRACT NO. 17779 CITY OF COSTA MESA, CA

28 LOTS 2.04 ACRES GROSS

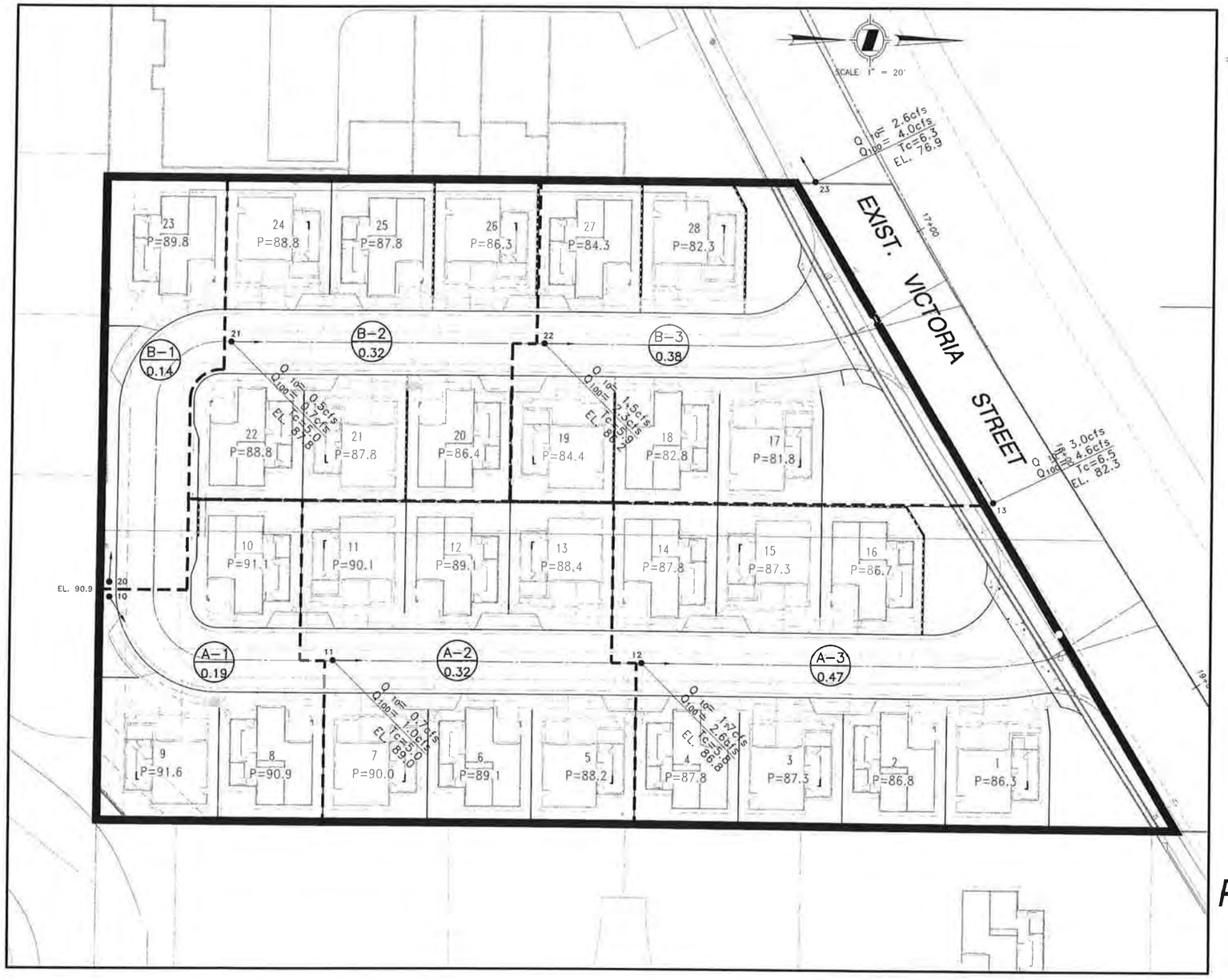
PREPARED FOR:
TRUMARK HOMES

PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING

07/31/2014 | SHEET 1 OF 1

WO 3593-2

PLOTTED BY: Sean Swanson DATE: Aug 06, 2014 02:45:27 PM FILE: F:\0861\Engineering\OA_Project\Exh_General\Site Plan.dwg



LEGEND

- MAJOR DRAINAGE BOUNDARY
- MINOR DRAINAGE BOUNDARY
- Q_{100}=8.0cfs, t=15.0 — PEAK FLOW RATE, TIME OF CONCENTRATION
- A / 1.0 — AREA DESIGNATION, AREA ACREAGE (IN ACRES)
- 100 — NODE NUMBER

PRELIMINARY PROPOSED HYDROLOGY MAP FOR TENTATIVE TRACT NO. 17779 CITY OF COSTA MESA, CA

PREPARED FOR:
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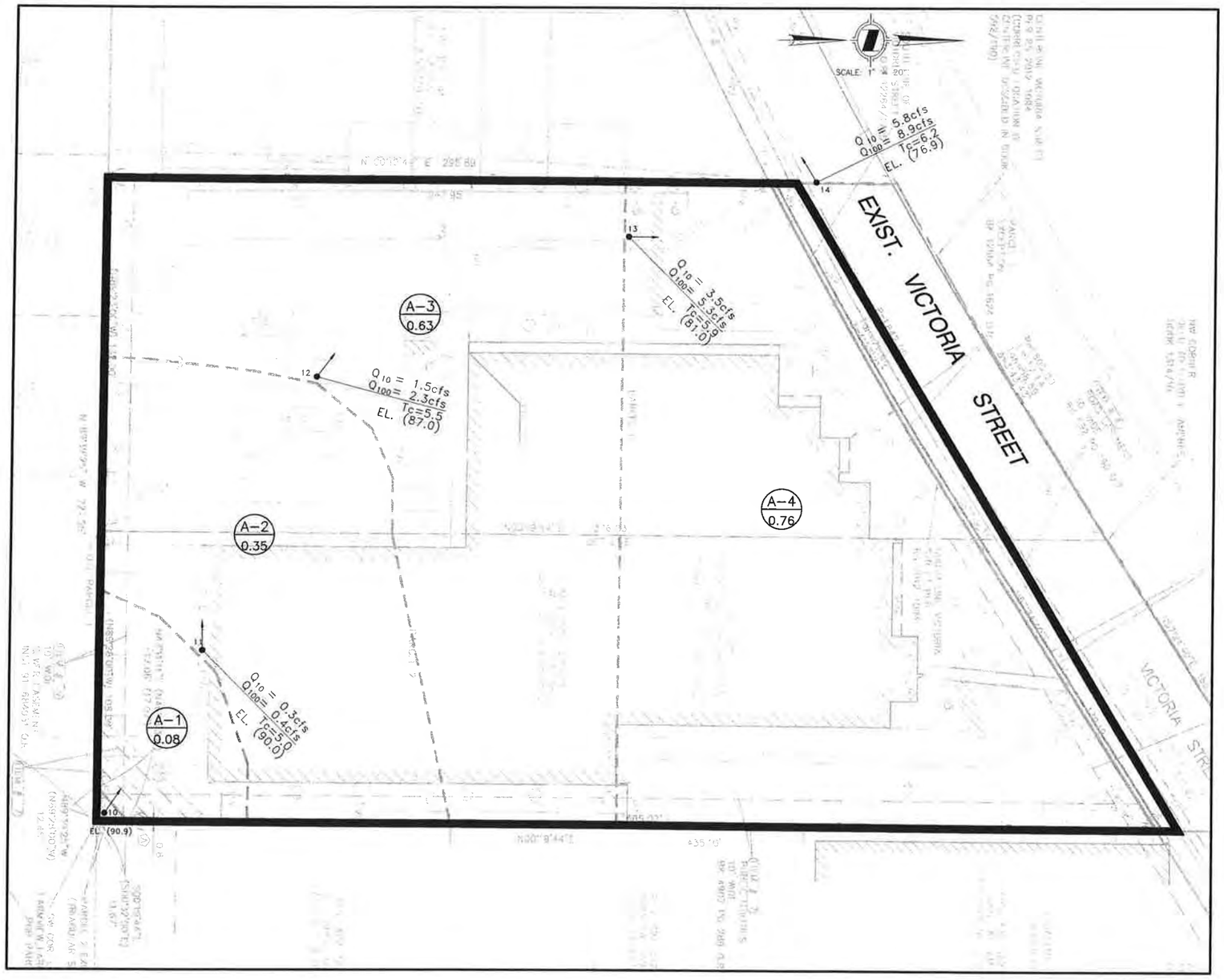

LEGEND

- MAJOR DRAINAGE BOUNDARY
- MINOR DRAINAGE BOUNDARY
- Q_{100}=8.0cfs, I=15.0 — PEAK FLOW RATE, TIME OF CONCENTRATION
- A / 1.0 — AREA DESIGNATION, AREA ACREAGE (IN ACRES)
- 100 — NODE NUMBER

EXISTING HYDROLOGY MAP FOR TENTATIVE TRACT NO. 17779 CITY OF COSTA MESA, CA

PREPARED FOR:
TRUMARK HOMES

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Irvine, CA 92618 • Ph: (949)583-1010 • Fx: (949)583-0759

DECEMBER 22, 2014
SITE PLAN PARKING STALLS MODIFICATIONS STUDY
TENTATIVE TRACT NO. 17779
CITY OF COSTA MESA, CA

28 LOTS 2.04 ACRES GROSS

NOTE: 14 PARALLEL PARKING STALLS ARE PROVIDED WITH PROJECT

PREPARED FOR: TRUMARK HOMES

PREPARED BY: HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING • ENGINEERING • SURVEYING

12/22/2014 SHEET 1 OF 1