

SANTA ANA WESTVIEW



Community
Development
Partners

MERCYHOUSE  Magis Realty

2530-2534 WESTMINSTER AVENUE, SANTA ANA, CA.

SITE PLAN REVIEW SUBMITTAL

BY: CITY FABRICK

FOR: COMMUNITY DEVELOPMENT PARTNERS AND MAGIS REALTY

JANUARY 06, 2021

SANTA ANA WESTVIEW

SITE PLAN REVIEW

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DEVELOPER
**COMMUNITY
DEVELOPMENT
PARTNERS**

3416 VIA OPORTO, SUITE 301
NEWPORT BEACH, CA 92663
COMMUNITYDEVPARTNERS.COM

KYLE PAINE
949.467.1344
Kpaine@communitydevpartners.com

BRITTANY SENIFF
949.467.1344
brittany@communitydevpartners.com

DEVELOPER
**MAGIS REALTY,
LLC**

204 EAST 4TH STREET, SUITE 0
SANTA ANA, CA 92701
MAGISREALTY.COM

BRIAN HENDRICKS
714.600.4606
BHENDRICKS@MAGISREALTY.COM

DESIGN
**CITY
FABRICK**

425 EAST 4TH STREET, SUITE E
LONG BEACH, CA 90802
CITYFABRICK.ORG

BRIAN ULASZEWSKI, LEED AP
562.901.2128
Brian@Cityfabrick.org

SANTA ANA WESTVIEW PROJECT INFORMATION

WESTVIEW

ADDRESS 2530-2534 WESTMINSTER AVENUE, SANTA ANA, CA.

	HARBOR-CORRIDOR*	HARBOR-TRANSITION*	SD36	SD41	PROPOSED
DENSITY	30 DU/AC	30 DU/AC	38.9 DU/AC	36.6 DU/AC	40 DU/AC
FLOOR AREA RATIO			17.7%		
LOT COVERAGE			35'	50' [4 LVL]	45' [4 LVL]
ALLOWABLE HEIGHT	3-4	3			
SETBACK					
FRONT	8-15	8-15	160**		7-12'
SIDE		15			10'
SIDE - 1ST/2ND	15	15			
SIDE - 3RD ABOVE	20	20			
SIDE - OVER 35'				15 + 1 TO 1	
SIDE STREET					
REAR					10'
PARKING	5	5	15		50'
OPEN SPACE REQUIRED					
COMMON	15%	15%	42.5%	250 SF/DU	200 SF/DU
PRIVATE	50-90 SF/DU	50-90 SF/DU			
PARKING REQUIRED					
RESIDENTIAL - ALL	1.50 PS/DU	2.00 PS/DU		2.00 PS/DU	1.00 PS/DU
RESIDENTIAL - ONE BED					1.00 PS/DU
RESIDENTIAL - TWO BED					2.00 PS/DU
RESIDENTIAL - THREE+ GUEST	0.25 PS/DU	0.25 PS/DU	1.0 PS/DU*** 2.0 PS/DU***	0.25 PS/DU	

NOTES

- * HARBOR BOULEVARD IS A FORM BASED CODE. ALLOWABLE HEIGHT AND REQUIRED SETBACKS ARE BASED O BUILDING TYPOLOGIES AND ARCHITECTURAL ELEMENTS.
- ** THIS IS A UNIQUE SITE CONDITION
- *** HALF OF THE PARKING STALLS ARE TO BE COVERED



PROGRAM/PROJECT TABULATIONS

PROJECT ADDRESS

2530-2534 WESTMINSTER AVENUE,
SANTA ANA, CA.

ASSESSOR PARCELS 198-132-21
198-132-23

LEGAL DESCRIPTION S TWP 5 RGE 10 SEC 10 SEC 10 T 5 R 10
W 150 FT E 370 FT N 436 FT NE1/4

SEC 10 T 5 R 10 POR OF NE1/4 NE1/4
TOGETHER WITH TRACT 9536 LOT 5
-EX STR-

EXISTING DISTRICTS C2 - GENERAL COMMERCIAL

GENERAL PLAN DATA GC - GENERAL COMMERCIAL

CURRENT USE VACANT

PROPOSED DISTRICTS SPECIFIC ZONE
PROPOSED LAND USE RESIDENTIAL

BUILDING CODES 2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING
STANDARDS CODE

FIRE SPRINKLERS TYPE VA [NFPA-13] RESIDENTIAL
(CBC TABLE 504.4 ALLOWABLE STORIES)

LOT AREA GROSS: 2.178 AC
NET: 2.056 AC

CONSTRUCTION TYPE TYPE VA
OCCUPANCY TYPES R2 - RESIDENTIAL
B - LEASING OFFICE/SERVICES OFFICE
A3 - COMMUNITY RM./ROOF TOP AMENITIES

PROGRAM TABULATIONS

SITE AREA	92,400 SF	2.12AC
DENSITY	40.1	
HEIGHT	45'	
SETBACKS	7-10'	
RESIDENTIAL PROGRAM		
UNIT TYPE	AFFORDABILITY	
ONE BEDROOM - PBV/NPLH	30%	23
TWO BEDROOM - PBV/NPLH	30%	3
THREE BEDROOM	30%	21
THREE BEDROOM	60%	13
FOUR BEDROOM	30%	16
FOUR BEDROOM	60%	8
TWO BEDROOM MANAGER	-	1
TOTAL		85 DU

PARKING PROGRAM

PBV/NPLH	1.0 PS/DU	26 PS
FAMILY HOUSING	2.0 PS/DU	118 PS
TOTAL		144 SF

PARKING TYPE

STANDARD	89 PS
TANDEM	42 PS
ACCESSIBLE	5 PS
TOTAL	136 PS

OPEN SPACE PROVIDED

COMMON OPEN SPACE	10,655 SF
PRIVATE OPEN SPACE	4,725 SF
TOTAL	15,380 SF
AVERAGE OPEN SPACE	179 SF/DU

PROJECT TABULATIONS

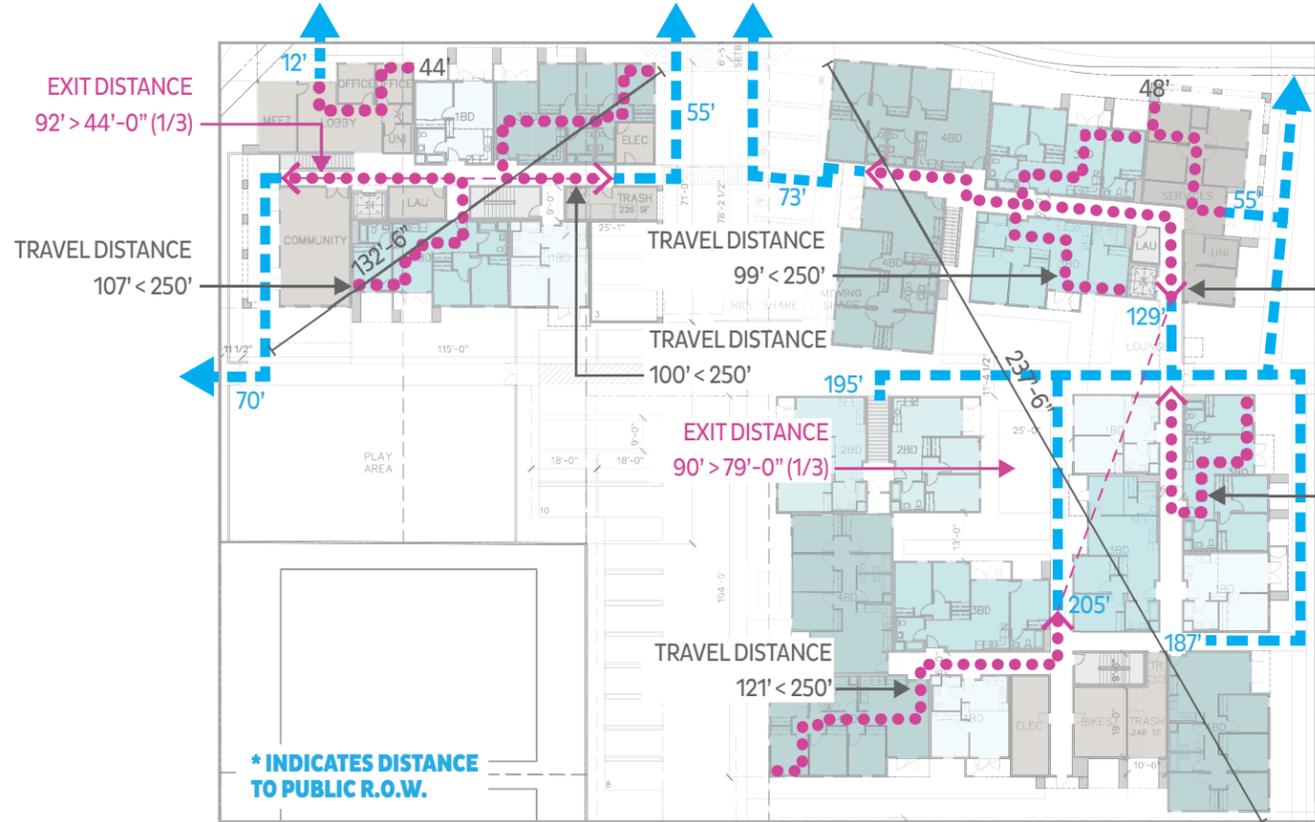
BUILDING AREA

Building A [WEST]	L1	L2	L3	L4	TOTAL
RESIDENTIAL	3,034	5,996	5,996	4,218	19,244 SF
AMENITIES	1,615	-	-	333	1,948 SF
COMMON	2,212	1,259	1,259	1,200	5,930 SF
BUILDING TOTAL	6,861	7,255	7,255	5,751	27,122 SF

Building B • [EAST]

Building B • [EAST]	L1	L2	L3	L4	TOTAL
RESIDENTIAL	13,604	16,156	14,717	11,646	56,123 SF
AMENITIES	1,788	-	-	665	2,453 SF
COMMON	3,390	2,626	2,423	2,166	10,605 SF
BUILDING TOTAL	18,782	18,782	17,140	14,477	69,181 SF

PROJECT	L1	L2	L3	L4	TOTAL
RESIDENTIAL	16,638	22,152	20,713	15,864	75,367 SF
AMENITIES	3,403	-	-	998	4,401 SF
COMMON	5,602	3,885	3,682	3,366	18,401 SF
PROJECT TOTAL	25,643	26,037	24,395	20,228	98,169 SF



FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL



OPEN SPACE DIAGRAM



FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

 **COMMON OPEN SPACE**
10,655 SQ. FT.

 **PRIVATE OPEN SPACE**
4,725 SQ. FT.

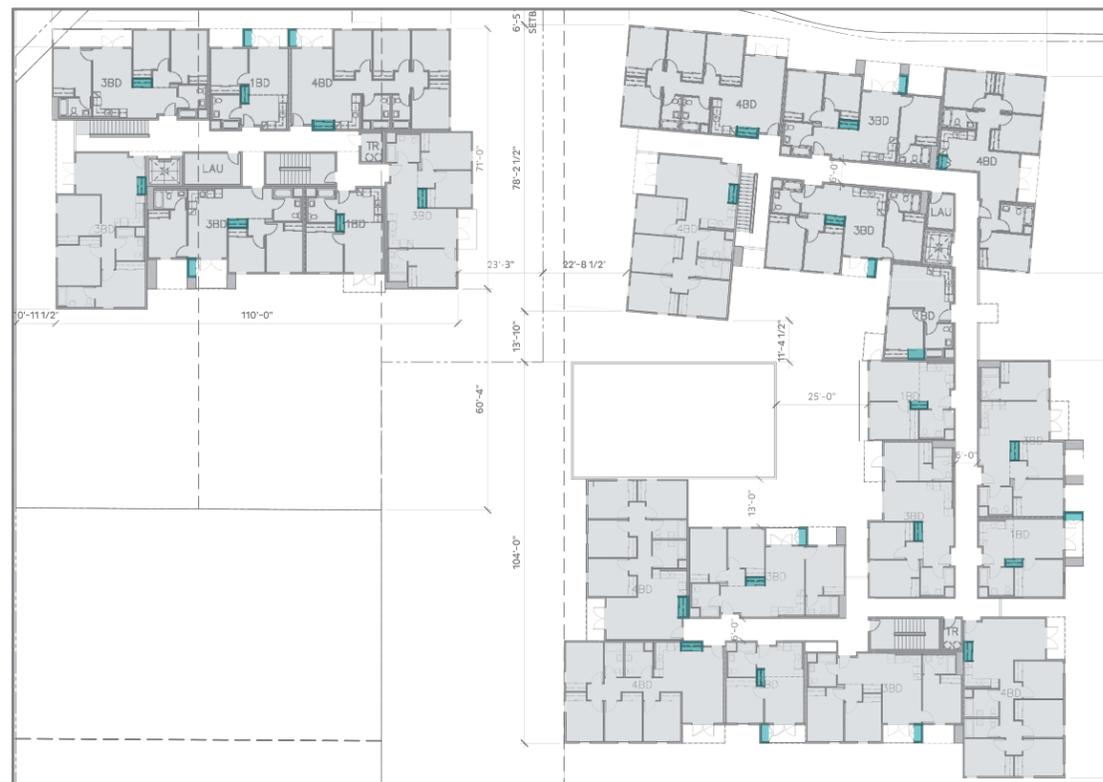


POTENTIAL RESIDENT STORAGE LOCKER LOCATION

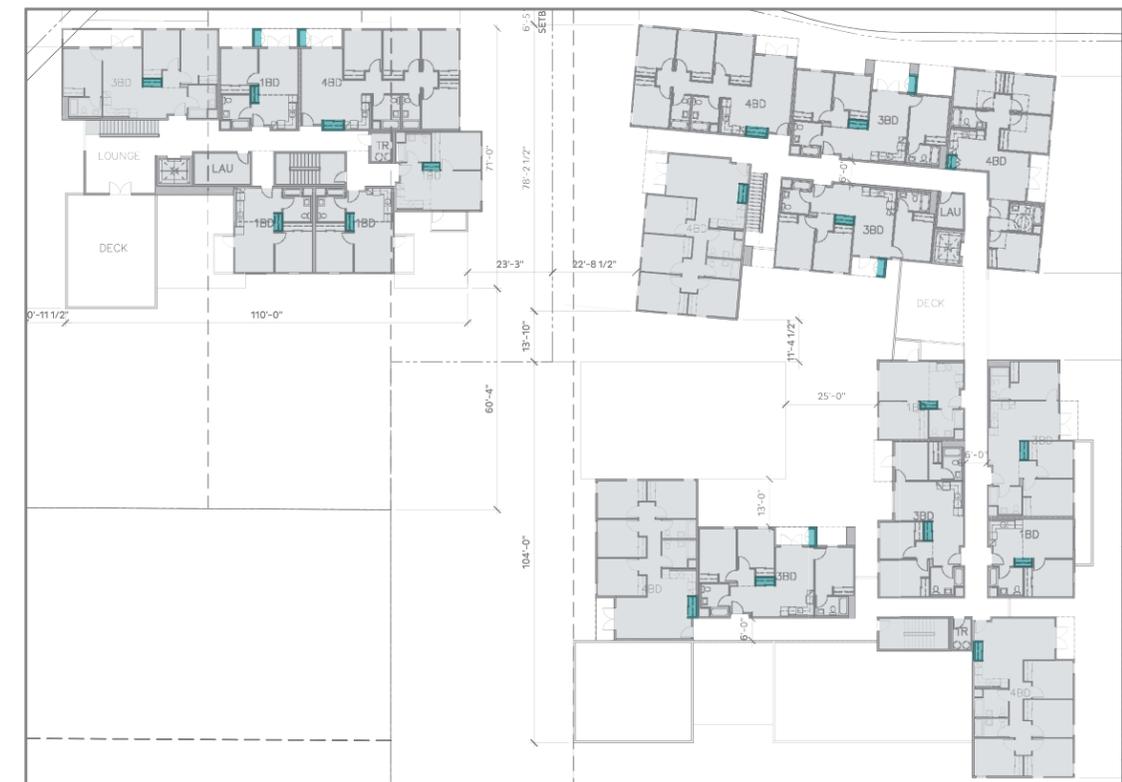
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

FIRE ACCESS DIAGRAM

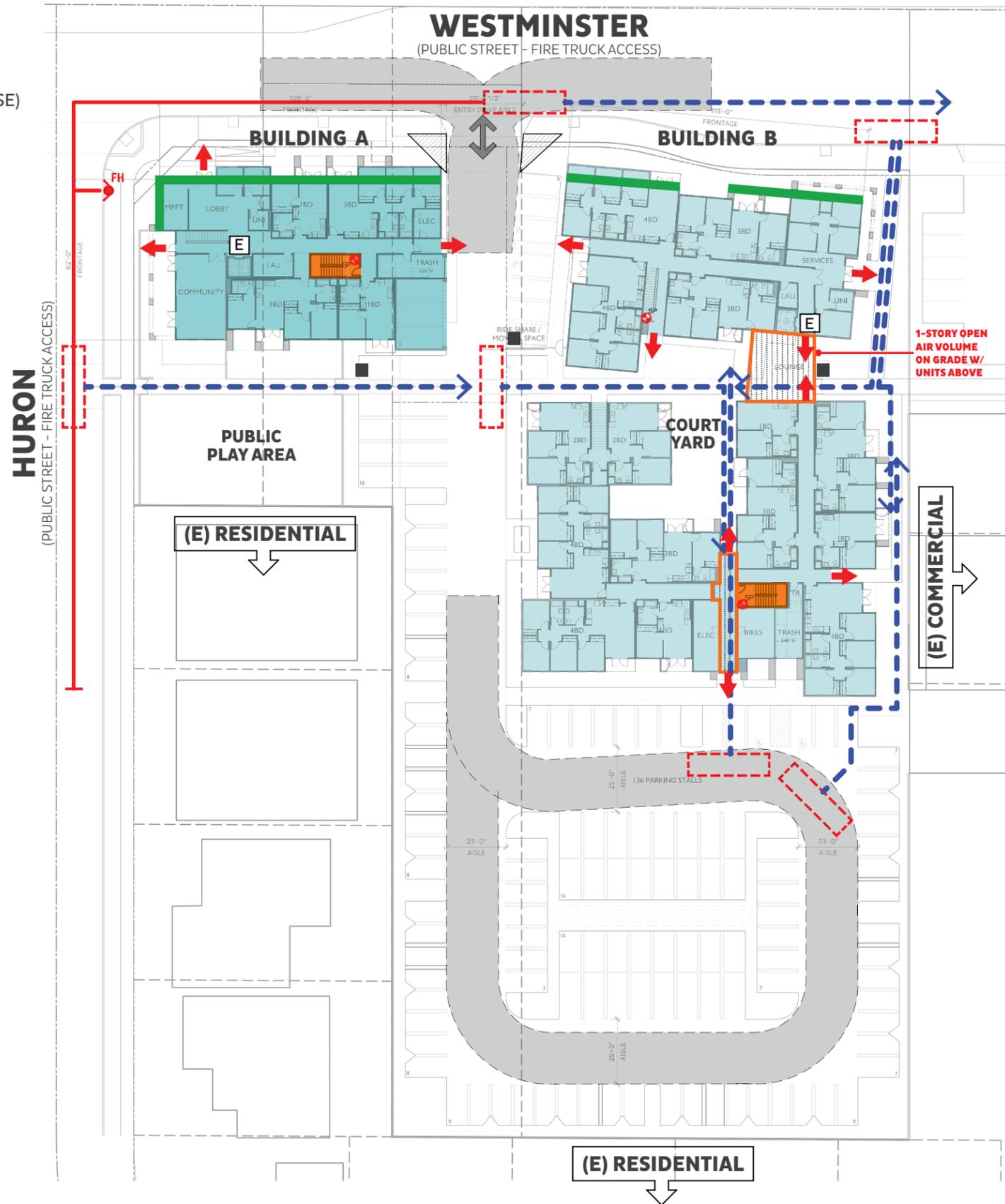
FLOOR AREAS

CBC TABLE 506.2: ALLOWABLE AREA
 OCCUPANCY: R-2
 CONSTRUCTION TYPE: VA, SPRINKLERED
 SM (WITHOUT HEIGHT INCREASE)
36,000 SF/FLOOR

	BUILDING A	BUILDING B
FIRST LEVEL	6,775 SF	18,430 SF
SECOND LEVEL	7,275 SF	18,885 SF
THIRD LEVEL	7,275 SF	17,200 SF
FOURTH LEVEL	5,715 SF	14,015 SF
TOTAL	27,040 SF	68,530 SF

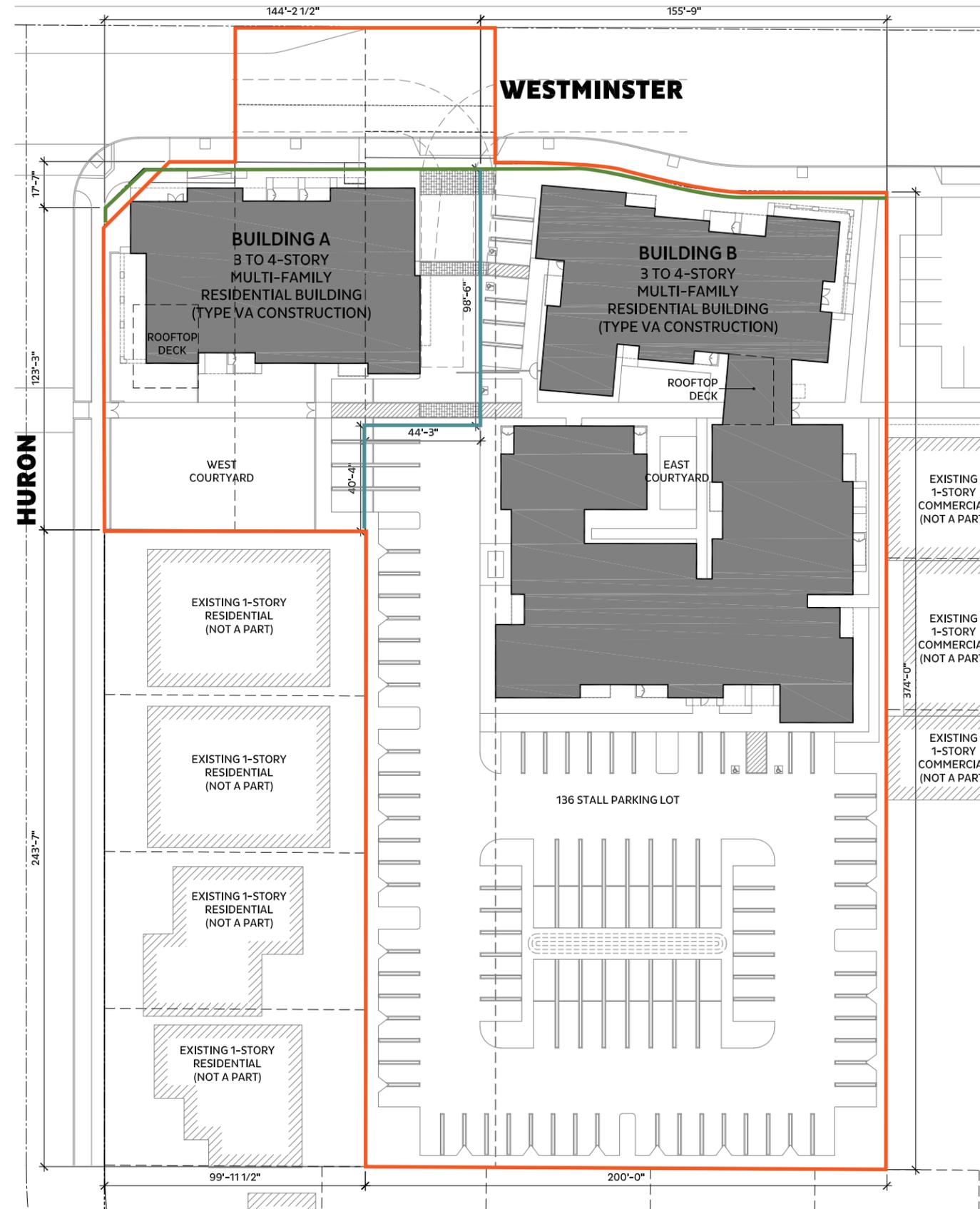
NOTES & LEGEND

1. ALL AREAS OF THE BUILDING ARE ACCESSIBLE WITHIN 150' HOSE PULL DISTANCE EITHER FROM TRUCK OR STANDPIPES WITHIN BUILDING.
2. ALL UNITS ARE WITHIN 250' OF A STAIR
3. (E) FIRE HYDRANT LOCATED WITHIN 350' LINEAR FEET OF PROPERTY LINES
4. CLEARANCES FOR LADDER ACCESS IS PROVIDED TO SERVE 2-4 LEVELS
5. PROVIDE FIRE RESISTANT RATED WALL CONSTRUCTION FOR WALLS THAT HAVE LESS THAN 30 FEET SETBACK FROM PROPERTY LINES PER TABLE 602 OF THE CALIFORNIA BUILDING CODE. ALSO FIRE RESISTIVE RATED EAVES AND PARAPETS MAY BE REQUIRED PER SECTION 705.2 AND SECTION 705.11



- FIRE HYDRANT
- WET STANDPIPE TO ALL LEVELS AND THE ROOF AS PART OF BUILDING AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13 SYSTEM)
- 150' HOSE PULL
- 200' MAX. FIRE TRUCK HOSE LAY
- 2-HOUR FIRE ACCESS CORRIDOR
- FIRE TRUCK ACCESS
- BUILDING EXITS AT GRADE
- AERIAL TRUCK LADDER ACCESS TO BUILDING (BETWEEN 20'-40' FROM ACCESS ROAD) - ROOF IS CONTINUOUS
- INDICATES APPROXIMATE LOCATION OF KNOX BOX WITH 3 SETS OF ENTRY DOOR / GATE KEYS. ALL GATES USED FOR FIRE ACCESS WILL BE (MIN.) 5' WALK-THRU GATE WITH SUB-KEYED KNOX BOX W/3 SETS OF GATE KEYS OR CARD READER
- INDICATES ENCLOSED 2-HR STAIRWAY TO ROOF
- INDICATES GURNEY-SIZED ELEVATOR
- VEHICULAR ENTRY/EXIT
- FIRE APPARATUS



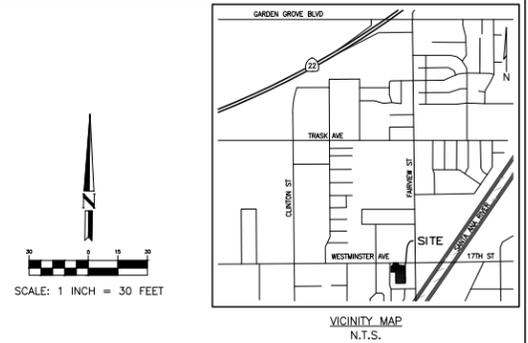


- Existing property line
- Code assumed property line
- Proposed property line



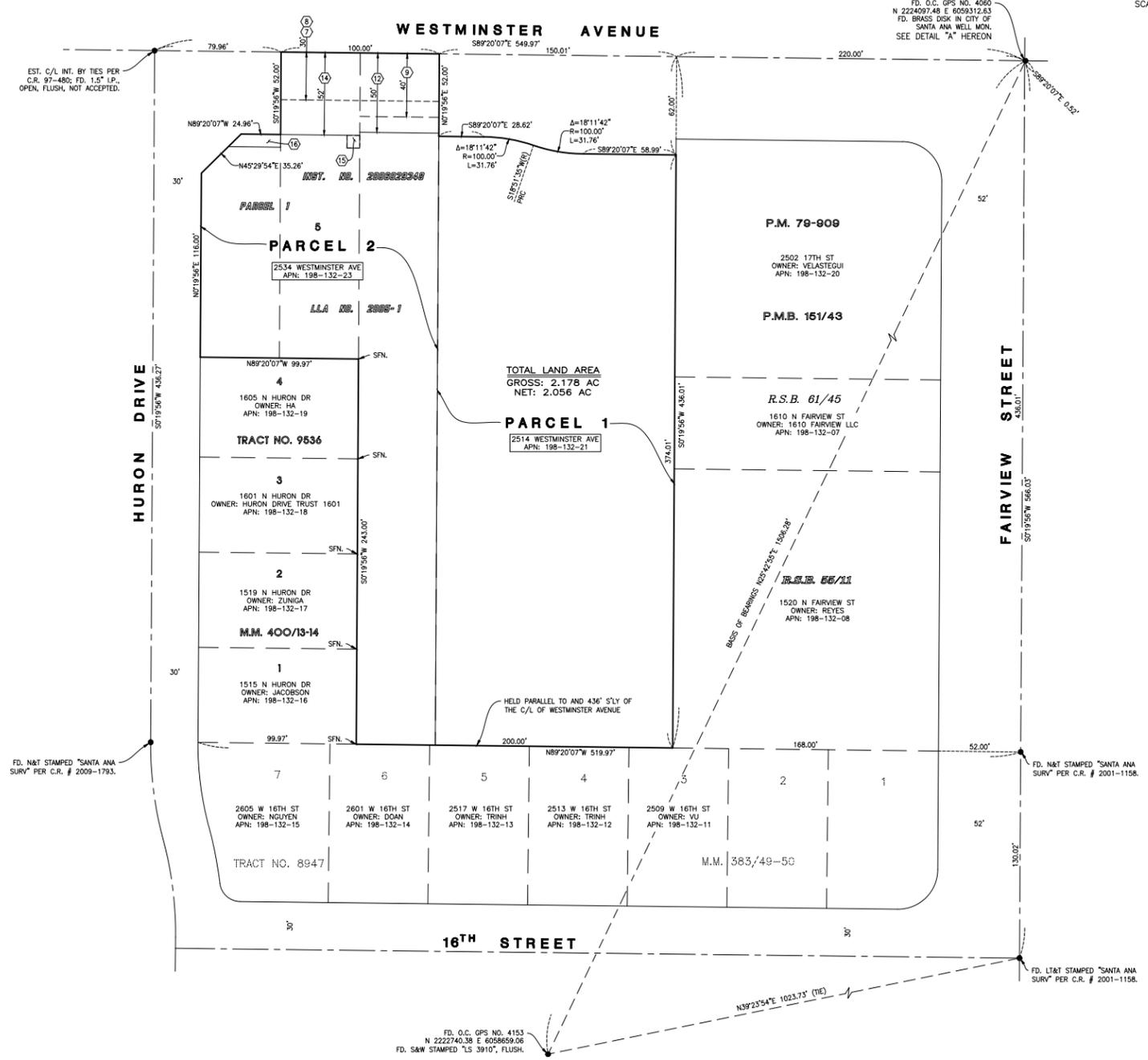
ALTA / NSPS LAND TITLE SURVEY

2530-2534 WESTMINSTER AVENUE SANTA ANA, CALIFORNIA



- TITLE INFORMATION:**
- THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO: 2930012052-61 DATED MARCH 20, 2019, AT 7:30 AM
- ⑦ DENOTES PLOTTED ITEM.
 - ⑦ AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
FOR : ROADS, RAILROADS AND DITCHES OVER SAID LAND
RECORDED : IN BOOK 30 OF DEEDS, PAGE 285
 - ⑧ AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
FOR : ROAD, RAILROADS AND DITCHES AND A RIGHT OF WAY FOR IRRIGATION AND DRAINAGE
DITCHES THROUGH SAID PREMISES
RECORDED : MAY 31, 1928 IN BOOK 161 OF OFFICIAL RECORDS, PAGE 483
 - ⑨ AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
FOR : RIGHT OF WAY, HIGHWAY AND INCIDENTAL PURPOSES
RECORDED : MAY 29, 1930 IN BOOK 383 OF OFFICIAL RECORDS, PAGE 487 SAID
 - 11 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
FOR : STREET AND HIGHWAY AND INCIDENTAL PURPOSES
RECORDED : IN BOOK 4043 OF OFFICIAL RECORDS, PAGE 425
(EASEMENT IS OUT OF AREA)
 - ⑫ AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
FOR : RIGHT OF WAY FOR STREET AND HIGHWAY
RECORDED : DECEMBER 3, 1958 IN BOOK 4503 OF OFFICIAL RECORDS, PAGE 57
(EASEMENT IS OUT OF AREA)
 - 13 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
FOR : STREET AND INCIDENTAL PURPOSES
RECORDED : SEPTEMBER 9, 1969 IN BOOK 5410 OF OFFICIAL RECORDS, PAGE 418
(EASEMENT LOCATION IS INDETERMINATE FROM RECORD)
 - ⑭ AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS SHOWN ON THE FILED MAP.
FOR : STREET AND HIGHWAY PURPOSES
 - ⑮ AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
FOR : CONSTRUCT, USE, MAINTAIN, OPERATE APPURTENANT FUTURE FOR ELECTRICAL DISTRIBUTION PURPOSES
RECORDED : IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 93-074191
 - ⑯ AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR THE PURPOSES STATED HEREIN.
IN FAVOR OF: CITY OF SANTA ANA FOR PUBLIC RIGHT-OF-WAY PURPOSES
RECORDED: JUNE 13, 2003 AS INSTRUMENT NO. 2003000691157, OF OFFICIAL RECORDS

DATUM STATEMENT:
COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 N.A.D. (2017.50 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY 0.99998272. (GPS 4060 VALUE).



LEGAL DESCRIPTION:
THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF ORANGE, CITY OF SANTA ANA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 10, 220 FEET WEST OF THE NORTHEAST CORNER-OF SAID SECTION 10, RUNNING THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 10, 436 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 10, 150 FEET; THENCE NORTH PARALLEL TO THE EAST OF SAID SECTION 10, 436 FEET TO THE NORTH LINE OF SAID SECTION; THENCE EAST ALONG SAID NORTH LINE, 150 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS, ASPHALTUM AND OTHER KINDRED SUBSTANCES AS RESERVED IN THAT CERTAIN DEED RECORDED DECEMBER 4, 1925 IN BOOK 617, PAGE 39 DEEDS; AND AS RESERVED IN THE DEED RECORDED JULY 3, 1925 IN BOOK 593, PAGE 215 DEEDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-FOURTH INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS AS RESERVED IN THAT CERTAIN DEED RECORDED APRIL 20, 1965 IN BOOK 3031, PAGE 204 OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF LAND CONVEYED TO THE CITY OF SANTA ANA BY CONDEMNATION, RECORDED MARCH 4, 1999 AS INSTRUMENT NO. 99-156659 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 198-132-21

PARCEL 2:
LOT 3 OF TRACT NO. 9536 IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 400, PAGES 13 AND 14 OF MISCELLANEOUS MAPS; IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH PORTIONS OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SAID SECTION IS SHOWN ON A MAP FILED IN BOOK 51, PAGE 12 OF SAID MISCELLANEOUS MAPS; SHOWN AND DESCRIBED AS PARCEL 1 OF LOT LINE ADJUSTMENT NO. 2005-011 RECORDED JANUARY 13, 2006 AS INSTRUMENT NO. 2006029348 OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, ASPHALTUM OR OTHER KINDRED SUBSTANCES IN, UPON OR UNDER SAID PREMISES, AS CONVEYED CHARLES MENDENHALL BY DEED RECORDED FEBRUARY 16, 1922 IN BOOK 414, PAGE 192 OF DEEDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, ASPHALTUM OR OTHER KINDRED SUBSTANCES IN, UPON OR UNDER SAID PREMISES, AS RESERVED BY CHARLES MENDENHALL, BY DEED RECORDED MAY 19, 1922 IN BOOK 423, PAGE 145 IF DEEDS.
APN: 198-132-23

VESTED OWNER:
WESTMINSTER & FAIRVIEW, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYOR'S HORIZONTAL CONTROL STATION GPS NO. 4153 AND GPS NO. 4060 BEING NORTH 25°42'55" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

BENCHMARK STATEMENT:
ORANGE COUNTY BENCHMARK NO. 10-116-69
ELEVATION: 95.809 FT (NAVD83 LEVELED 2010)
DESCRIBED AS: "ROUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "10-11669", SET IN THE SOUTHWESTERLY CORNER OF A 3.5 FT. BY 11 FT. CONCRETE CATCH BASIN MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF WESTMINSTER BOULEVARD AND FAIRVIEW ROAD, 112 FT. NORTHERLY OF THE CENTERLINE OF WESTMINSTER BOULEVARD AND 45 FT. WESTERLY OF THE CENTERLINE OF FAIRVIEW ROAD. MONUMENT IS SET LEVEL WITH THE SIDEWALK."

FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X - AREA WITH REDUCED FLOOD RISK DUE TO LEVEE" PER FEMA MAP NO. 080590C0144J, A PRINTED PANEL, EFFECTIVE DECEMBER 03, 2009.

PARKING SPACE COUNT:
NO PARKING OBSERVED ON SITE.

TOPOGRAPHY NOTE:
TOPOGRAPHY AND CONTOURS SHOWN HEREON ARE BASED ON 1' CONTOUR INTERVALS FROM FIELD TOPOGRAPHY SURVEY ON APRIL 5, 2019.

SURVEYOR'S NOTES:

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
- NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK AND BUILDING CONSTRUCTION.
- NO OBSERVED CHANGES IN STREET RIGHT OF WAY LINES.
- NO OBSERVED EVIDENCE OF RECENT STREET AND SIDEWALK CONSTRUCTION.
- NO OBSERVED EVIDENCE OF A LANDFILL.
- NO OBSERVED WETLAND DELINEATION MARKERS.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

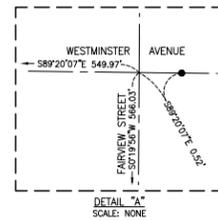
CAV CONSULTING ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR REFERENCE PURPOSES ONLY.

SURVEYOR'S CERTIFICATE:
TO: PRIMOR, INC; OLD REPUBLIC TITLE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 13, 14, 15, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 5, 2019.

DATE OF MAP: 9/5/19

DANE P. MCDUGALL
L.S. 9297
DMCDUGALL@CVC-INC.NET



PREPARED BY:
CVC CONSULTING, INC.
LAND TITLE SURVEYING

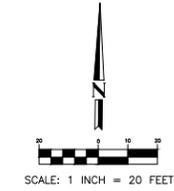
ALTA / NSPS LAND TITLE SURVEY
PROJECT NO. PRIM-002
2530-2534 WESTMINSTER AVENUE
SANTA ANA, CALIFORNIA
SHEET 1 OF 2

ALTA / NSPS LAND TITLE SURVEY

2530-2534 WESTMINSTER AVENUE

SANTA ANA, CALIFORNIA

WESTMINSTER AVENUE



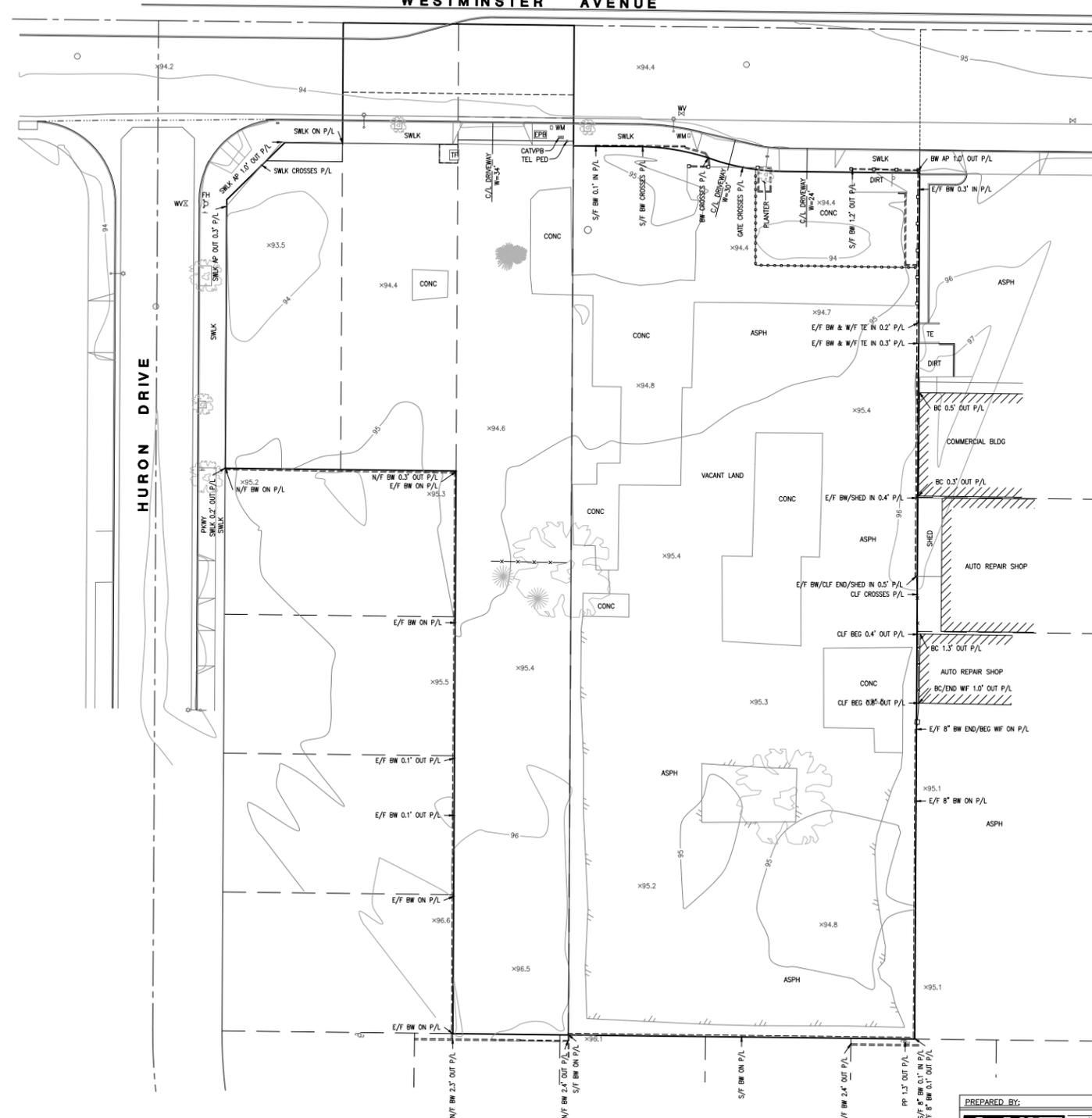
LEGEND:

- AP ANGLE POINT
- ASPH ASPHALT PAVEMENT
- BC BUILDING CORNER
- BEG BEGIN
- BO BLOW-OFF VALVE
- BLDG BUILDING
- BW BLOCK WALL
- CATVPB CABLE TV PULLBOX
- CB CATCH BASIN
- CF CURB FACE
- CLF CHAIN LINK FENCE
- CMF CORRUGATED METAL FENCE
- CONC CONCRETE PAVEMENT
- DI DRAIN INLET
- FH FIRE HYDRANT
- GM GAS METER
- LS LANDSCAPING
- PED PEDESTAL
- PKWY PARKWAY
- P/L PROPERTY LINE
- RET RETAINING
- SWLK SIDEWALK
- TE TRASH ENCLOSURE
- TEL TELEPHONE
- TF TRANSFORMER
- WF WOOD FENCE
- WIF WROUGHT IRON FENCE
- WL WALL
- WM WATER METER
- V VALVE

- IN P/L IN PROPERTY LINE
- OUT P/L OUT OF PROPERTY LINE
- N/F NORTH FACE
- S/F SOUTH FACE
- E/F EAST FACE
- W/F WEST FACE

SYMBOLS:

- BO BLOW-OFF VALVE
- DI DRAIN INLET
- △ FH FIRE HYDRANT
- ☆ LIGHT STANDARD
- ⊙ STORM DRAIN MANHOLE
- ⊕ SANITARY SEWER MANHOLE
- ⊙ SIGN POST
- ⊙ GM GAS METER
- ⊙ WM WATER METER
- V VALVE
- UTILITY/POWER POLE
- BLOCK/RETAINING SCREEN WALL
- BLOCK/RETAINING LOW WALL
- PLANTER/DECORATIVE WALL
- OVERHEAD WIRE
- EDGE OF ASPHALT PAVEMENT
- WOOD/WROUGHT IRON FENCE
- CHAIN LINK FENCE
- DIRECTION OF FLOW
- 95— MINOR CONTOUR (1' INTERVAL)
- 100— MAJOR CONTOUR (10' INTERVAL)
- ×91.5 SPOT ELEVATION



PREPARED BY:

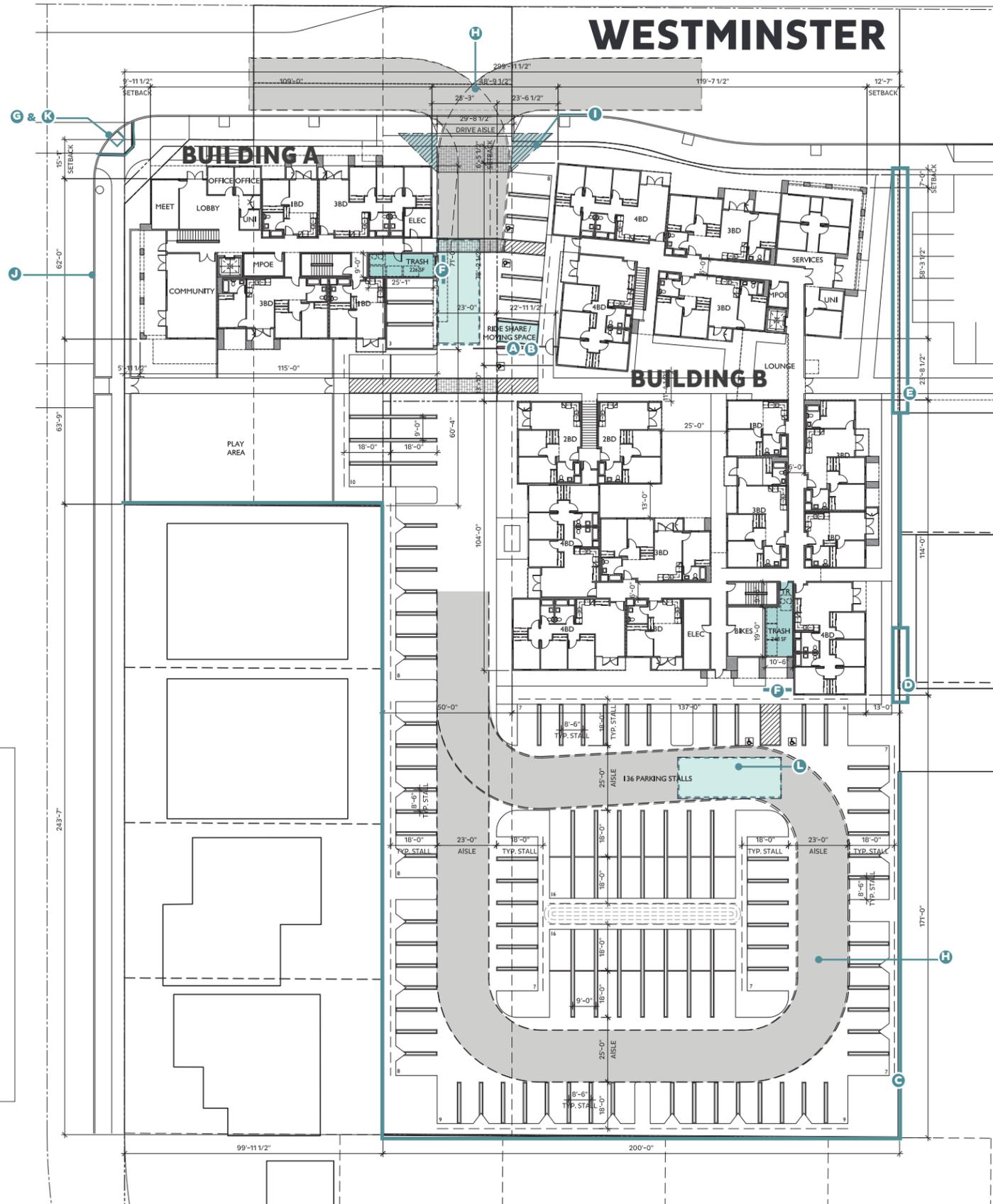
ALTA / NSPS LAND TITLE SURVEY

2530-2534 WESTMINSTER AVENUE
SANTA ANA, CALIFORNIA

PROJECT NO.	PRIM-002
SHEET	2
OF	2

HURON

WESTMINSTER



PROJECT ADDRESS

2530-2534 WESTMINSTER AVENUE,
WSANTA ANA, CA.

ASSESSOR PARCELS 198-132-21
198-132-23

LEGAL DESCRIPTION S TWP 5 RGE 10 SEC 10 T 5 R 10
W 150 FT E 370 FT N 436 FT NE1/4

SEC 10 T 5 R 10 POR OF NE1/4 NE1/4
TOGETHER WITH TRACT 9536 LOT 5
-EX STR-

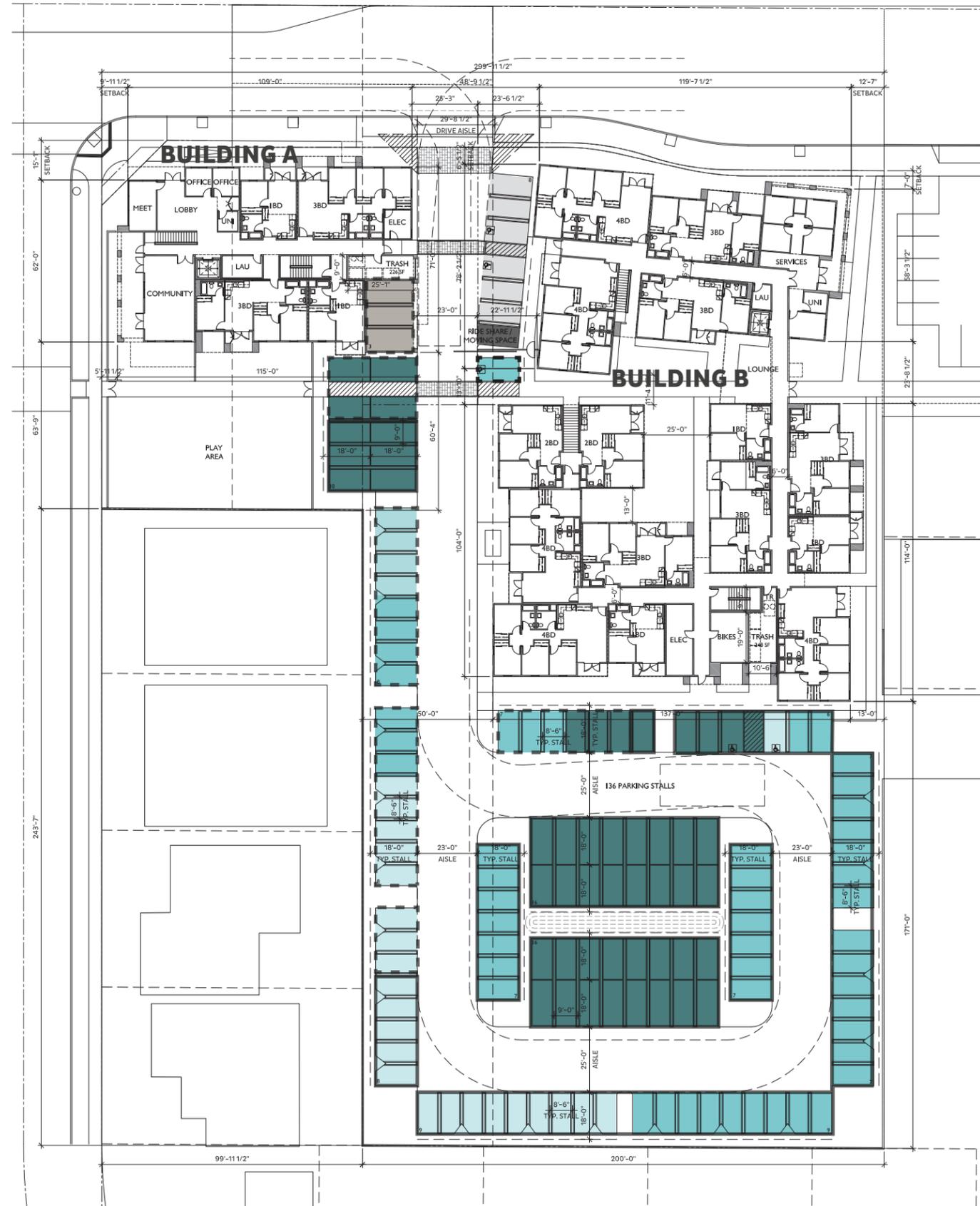


KEYNOTES

- A** Dedicated move in loading area
- B** Designated ride share drop/off pick up area
- C** Existing perimeter block wall
- D** Portion of new block wall to match existing wall
- E** Portion of existing wall to demo
- F** Trash Access
- G** On the Southeast corner of Westminster Avenue and Huron Drive, there will be a removal of the existing curb return and the construction of new 25 foot radius curb return.
- H** Fire Access/Trash Route
- I** 15 foot by 15 foot sight distance triangle area at the vehicular site access locations
- J** On Huron Drive, there is removal of existing sidewalk and the construction of new 7-foot landscape parkway and 5-foot sidewalk.
- K** Replacement of the curb ramp at the southeast corners of Westminster Avenue and Huron Drive, per City of Santa Ana Standard Plan #1122
- L** Site to be designed to allow for the safe and efficient access of trash vehicles to trash receptacles. The following are the guidelines and the minimum requirements:
 - Depict and note the exact location(s) of the trash and recycling receptacles.
 - The residential element of a project with 3 or more dwelling units will require a minimum combined trash and recycling service level of 0.5 cubic yards (CY) per residential unit, per SAMC Sec. 16-37.
 - Minimum 40 foot by 16 foot wide staging area shall be available on service days from 6 a.m. to 6 p.m.
 - Minimum vertical clearance of 25 feet at the staging area for bin service clearance
 - Minimum 13 foot vertical clearance for scout truck.
 - All staging areas are to be on-site. No street staging is permitted.
 - All driveway and staging areas must be able to sustain a minimum gross weight of 60,000 lbs. per vehicle.
 - Maximum size of bin shall be 4 cubic yards.
 - Maximum number of pick-ups is 2 times per week for residential projects only.

Buildings are not constructed over any property line.

This development will require and include a lot merger for the project site



LEGEND

- 1 BEDROOM UNIT
23 SPACES [including 1ADA+1EV]
- 2 BEDROOM UNIT
4 SPACES
- 3 BEDROOM UNIT
51 SPACES [including 1ADA+1EV]
- 4 BEDROOM
48 SPACES [including 1ADA+1EV]
- GUEST PARKING:
6 SPACES [including 2ADA+1EV]
- STAFF PARKING:
3 SPACES
- MOVE IN/DROP OFF
PARKING: 1 SPACE

- BUILDING A
- BUILDING B

HURON

WESTMINSTER



LEGEND

- UNIT PLAN A1
- UNIT PLAN A2
- UNIT PLAN B
- UNIT PLAN C
- UNIT PLAN D1
- UNIT PLAN D2
- PARKING
- AMENITIES
- SERVICES



HURON

WESTMINSTER



LEGEND

- UNIT PLAN A1
- UNIT PLAN A2
- UNIT PLAN B
- UNIT PLAN C
- UNIT PLAN D1
- UNIT PLAN D2
- PARKING
- AMENITIES
- SERVICES



HURON

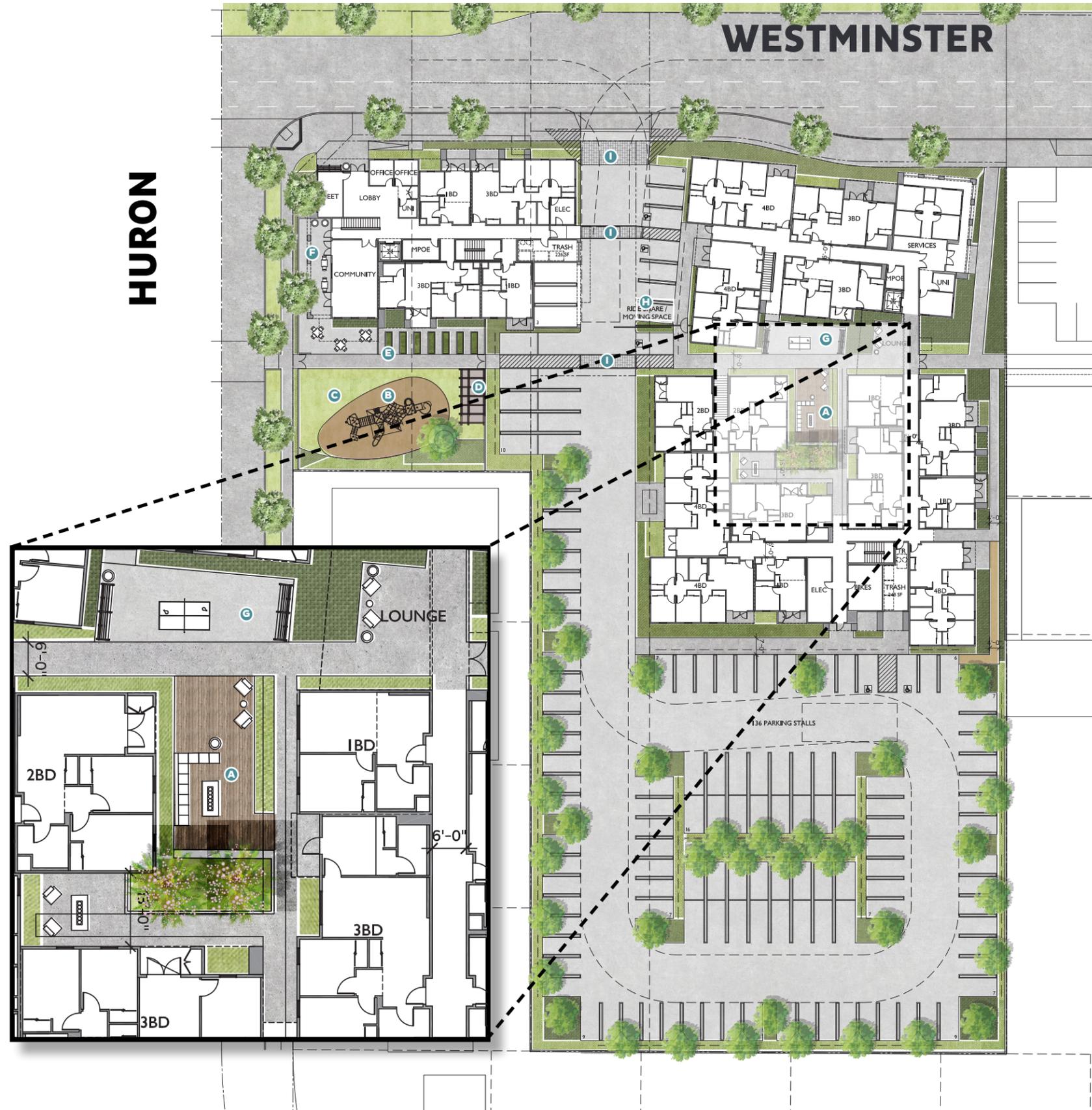
WESTMINSTER



LEGEND

- UNIT PLAN A1
- UNIT PLAN A2
- UNIT PLAN B
- UNIT PLAN C
- UNIT PLAN D1
- UNIT PLAN D2
- PARKING
- AMENITIES
- SERVICES



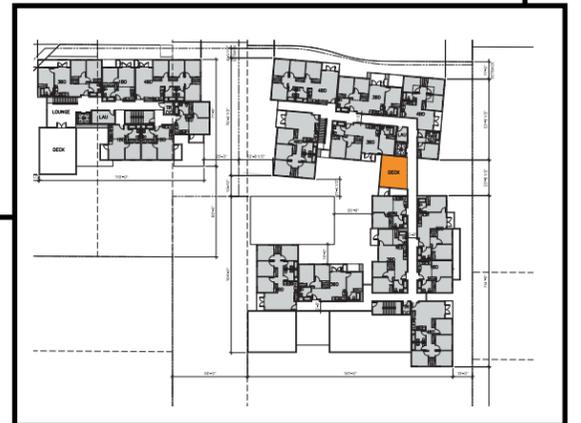
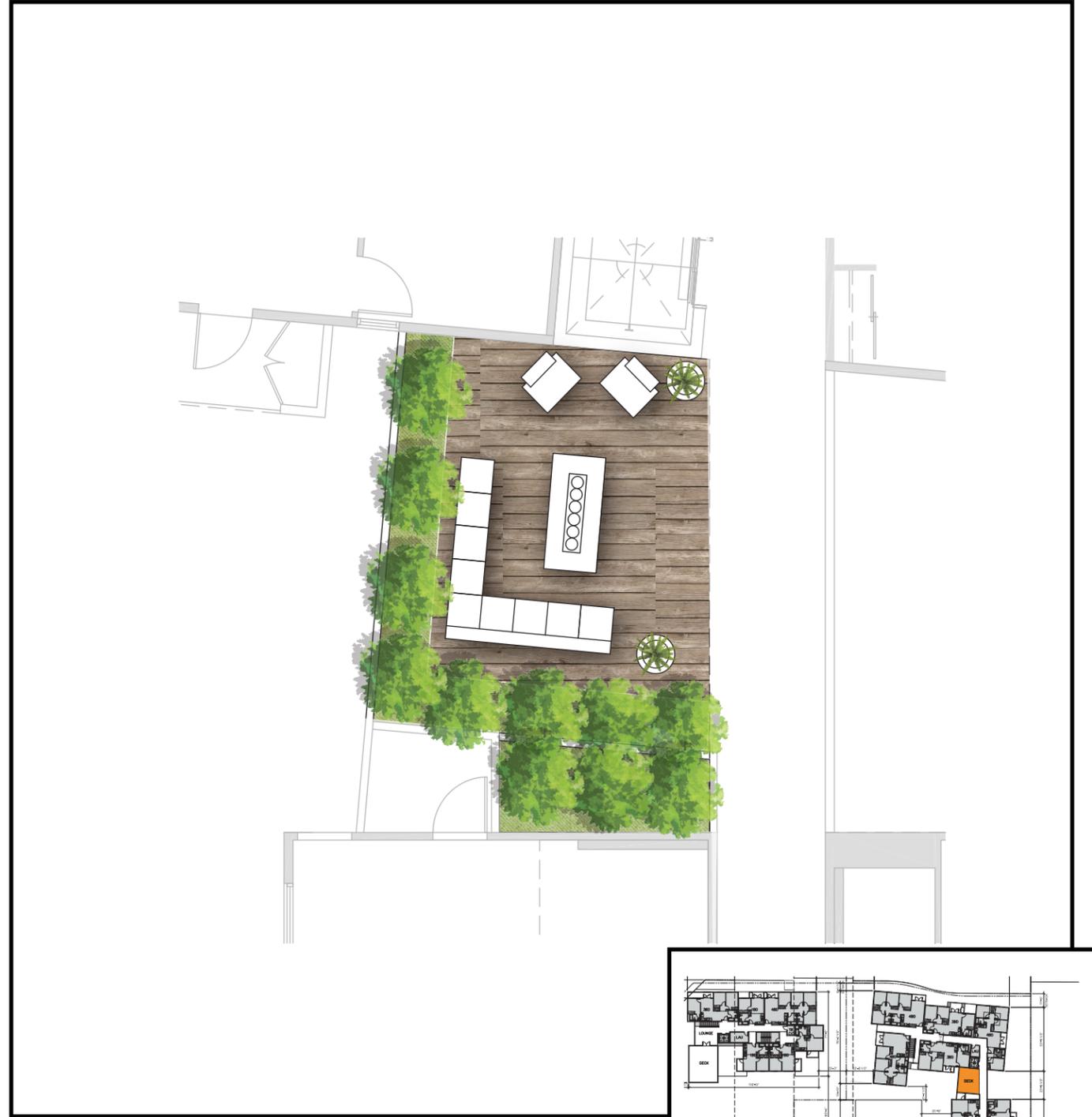
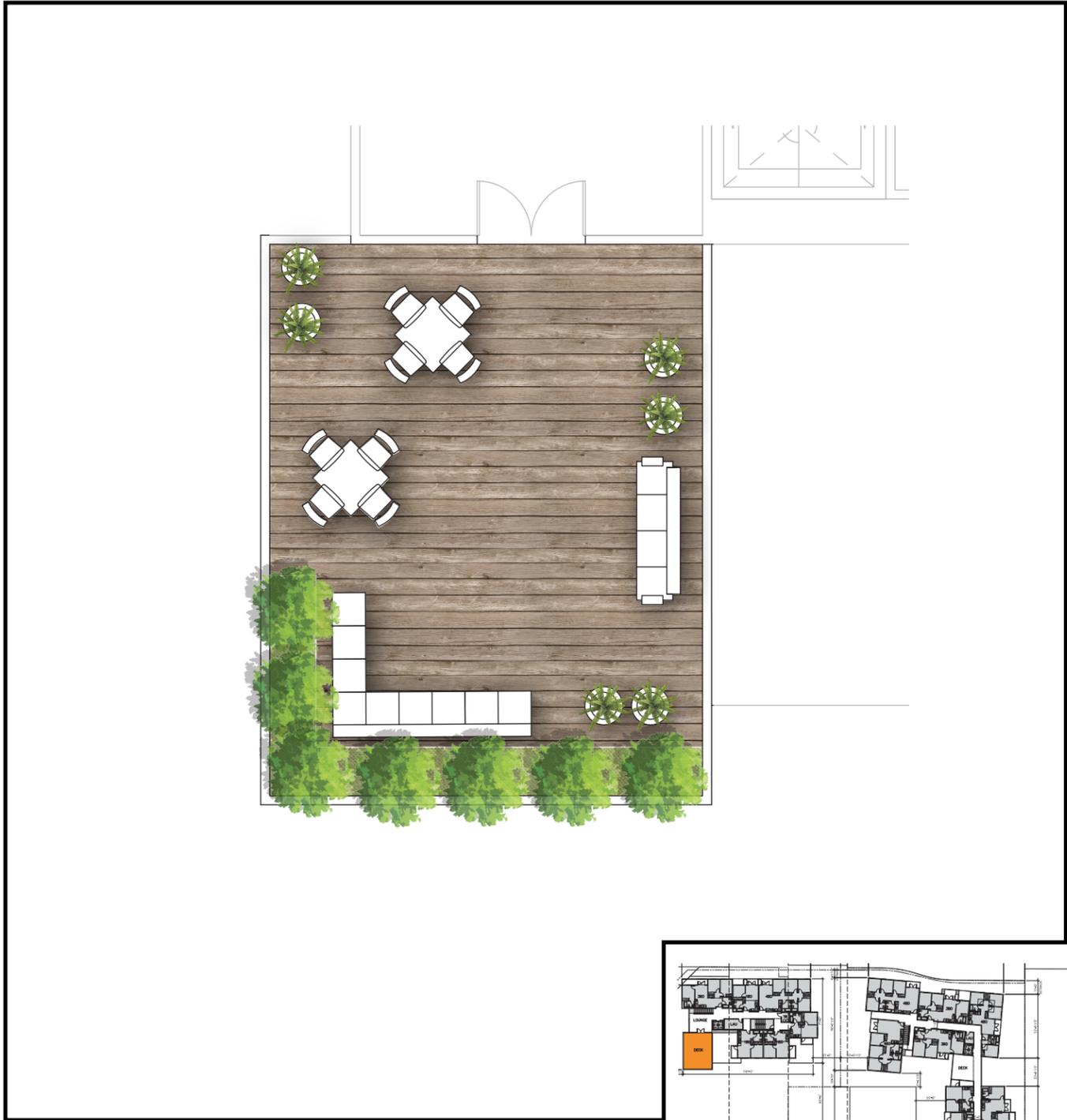


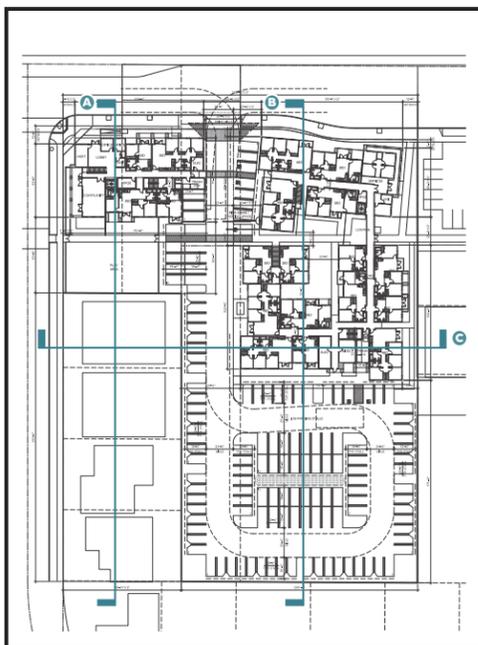
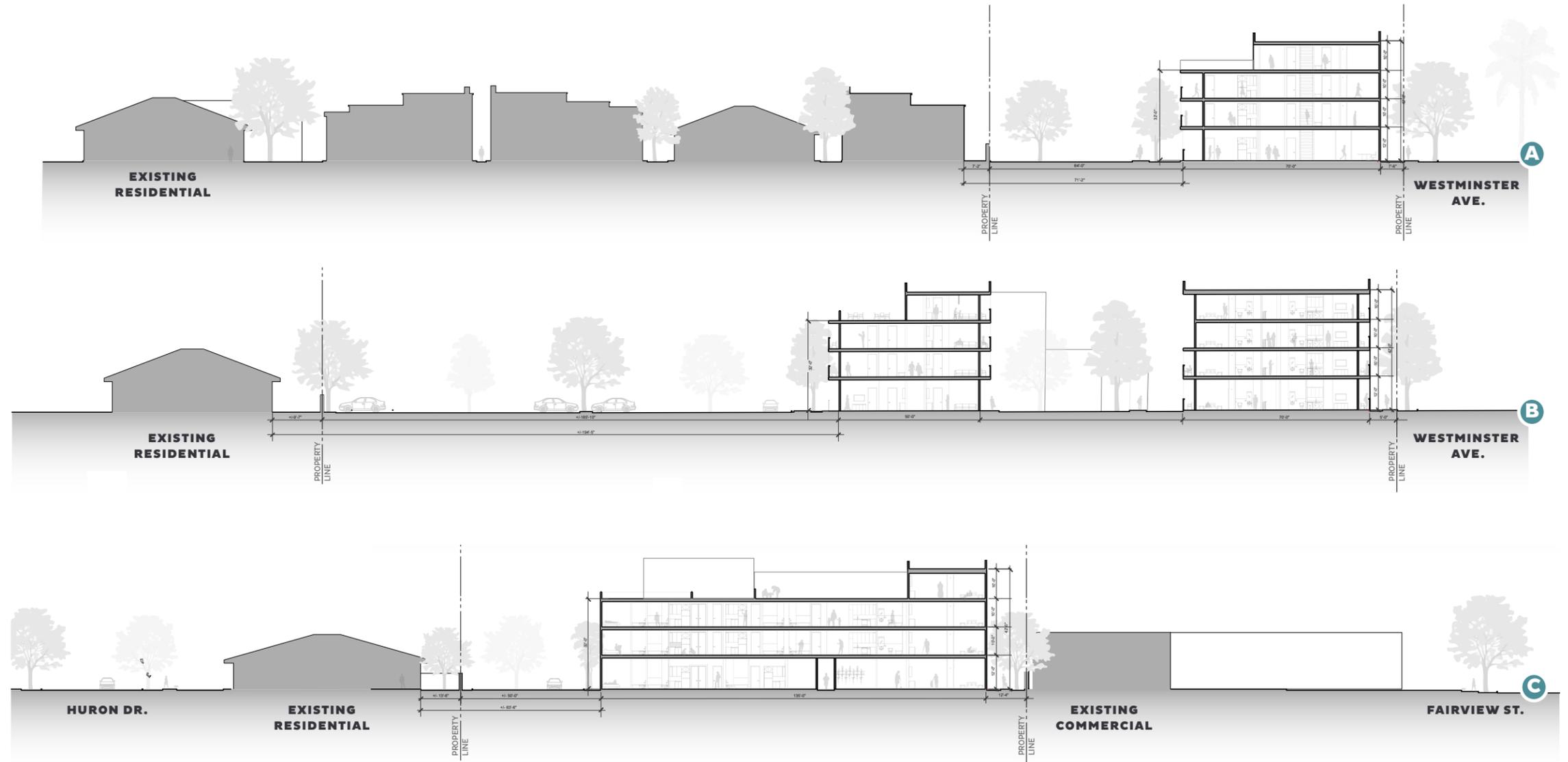
LEGEND

- A** Wood deck with outdoor furniture
- B** Play equipment with poured rubber mat
- C** Turf
- D** Wood overhead shade structure
- E** Raised vegetable farm
- F** Outdoor picnic area with outdoor furniture and an outdoor kitchen
- G** Outdoor furniture
- H** Designated ride share drop/off pick up area
- I** Decorative Hardscape

-  **QUERCUS VIRGINIANA
SOUTHERN LIVE OAK**
60" BOX MULTI-TRUNK
 -  **ULMUS PARVIFOLIA
CHINESE ELM**
36" STANDARD
 -  **GEIJERA PARVIFLORA
AUSTRALIAN WILLOW**
36" BOX MULTI-TRUNK
- * or a species as designated by Santa Ana Public Works

















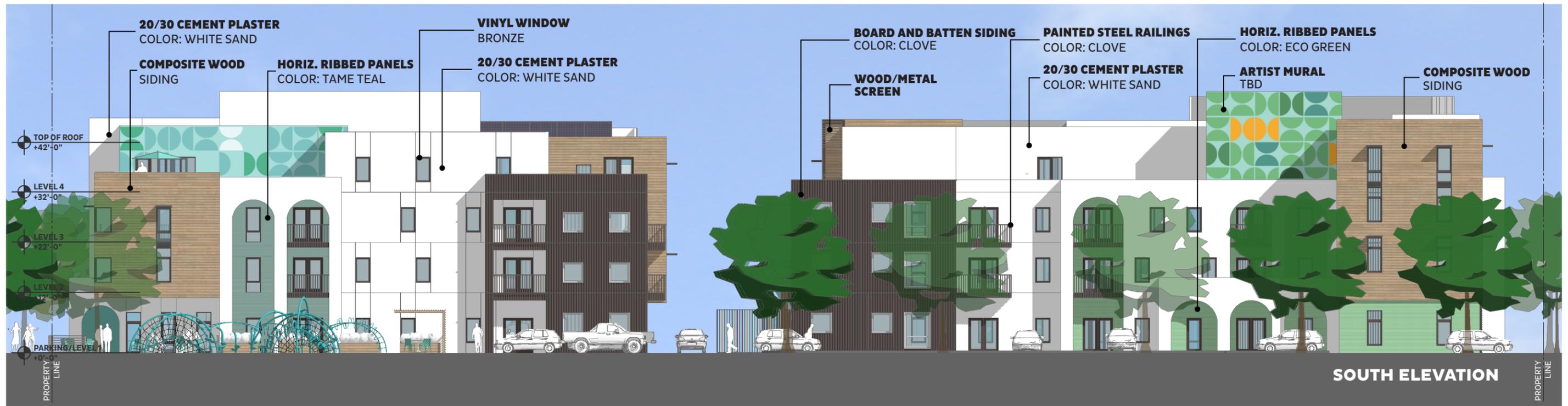


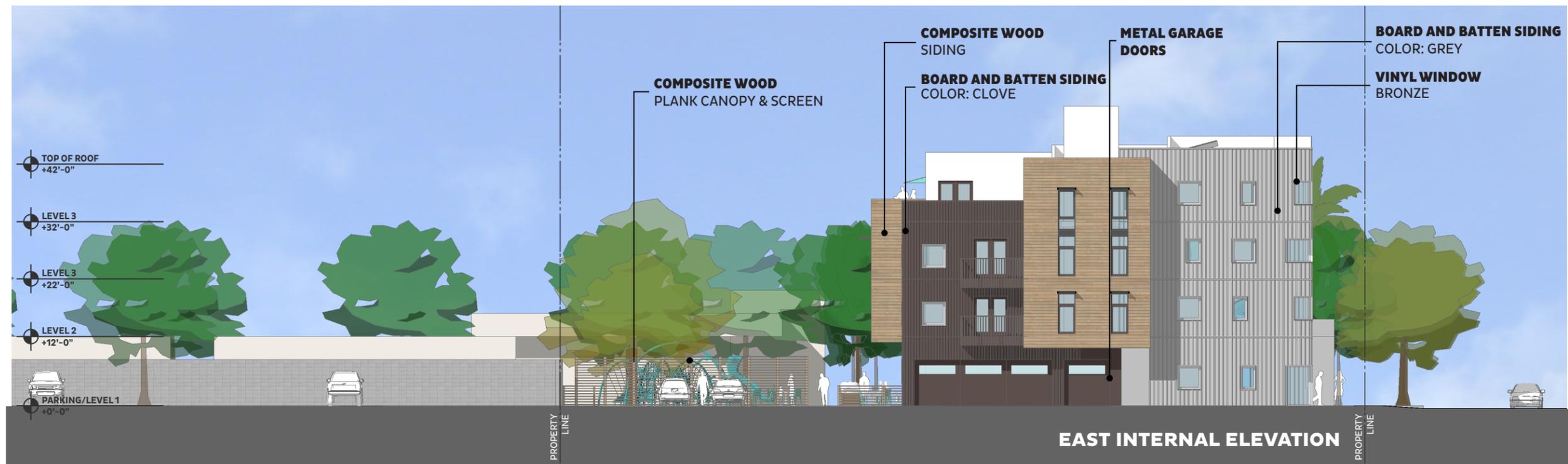
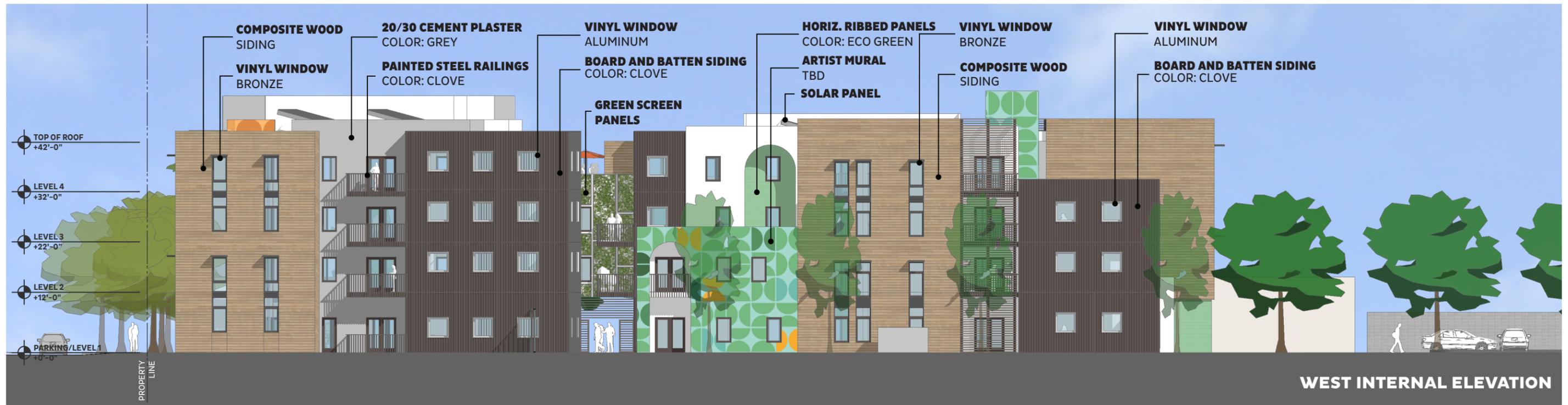


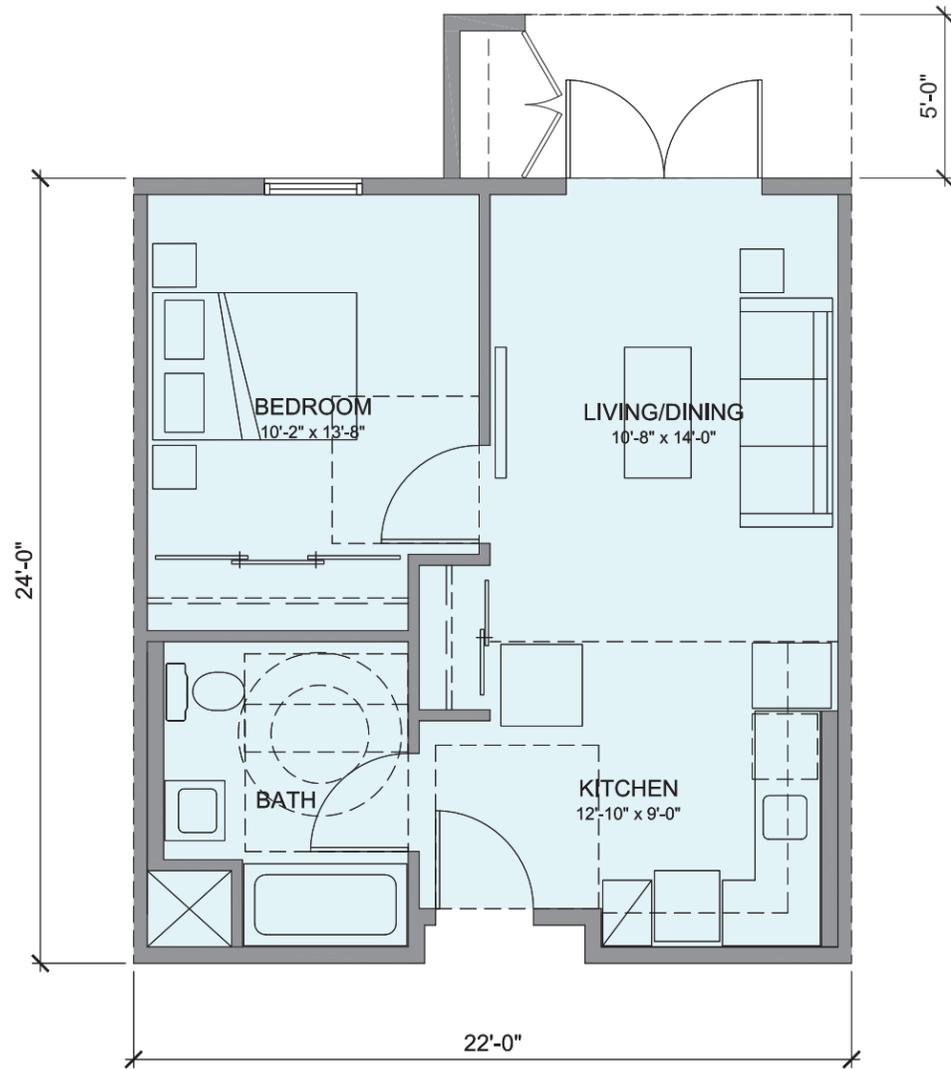




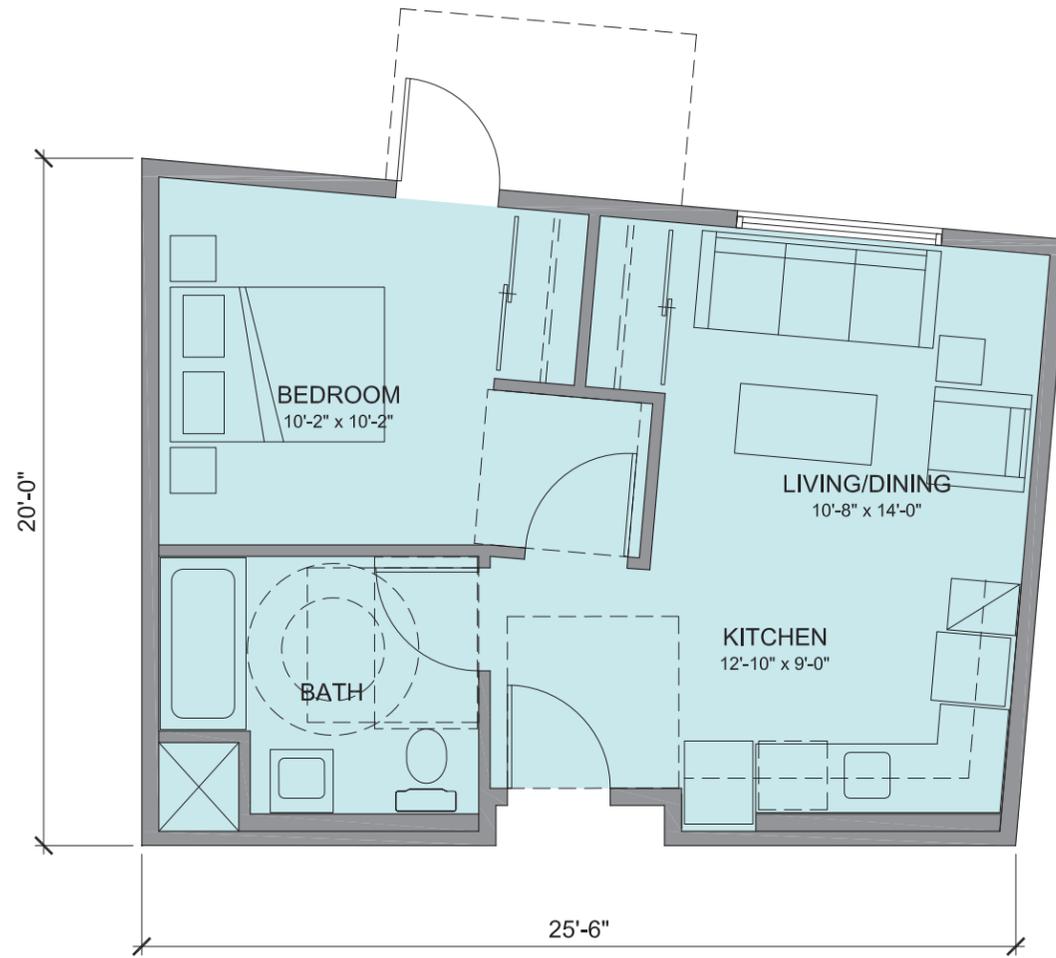
BUILDING ELEVATION - SOUTH AND EAST







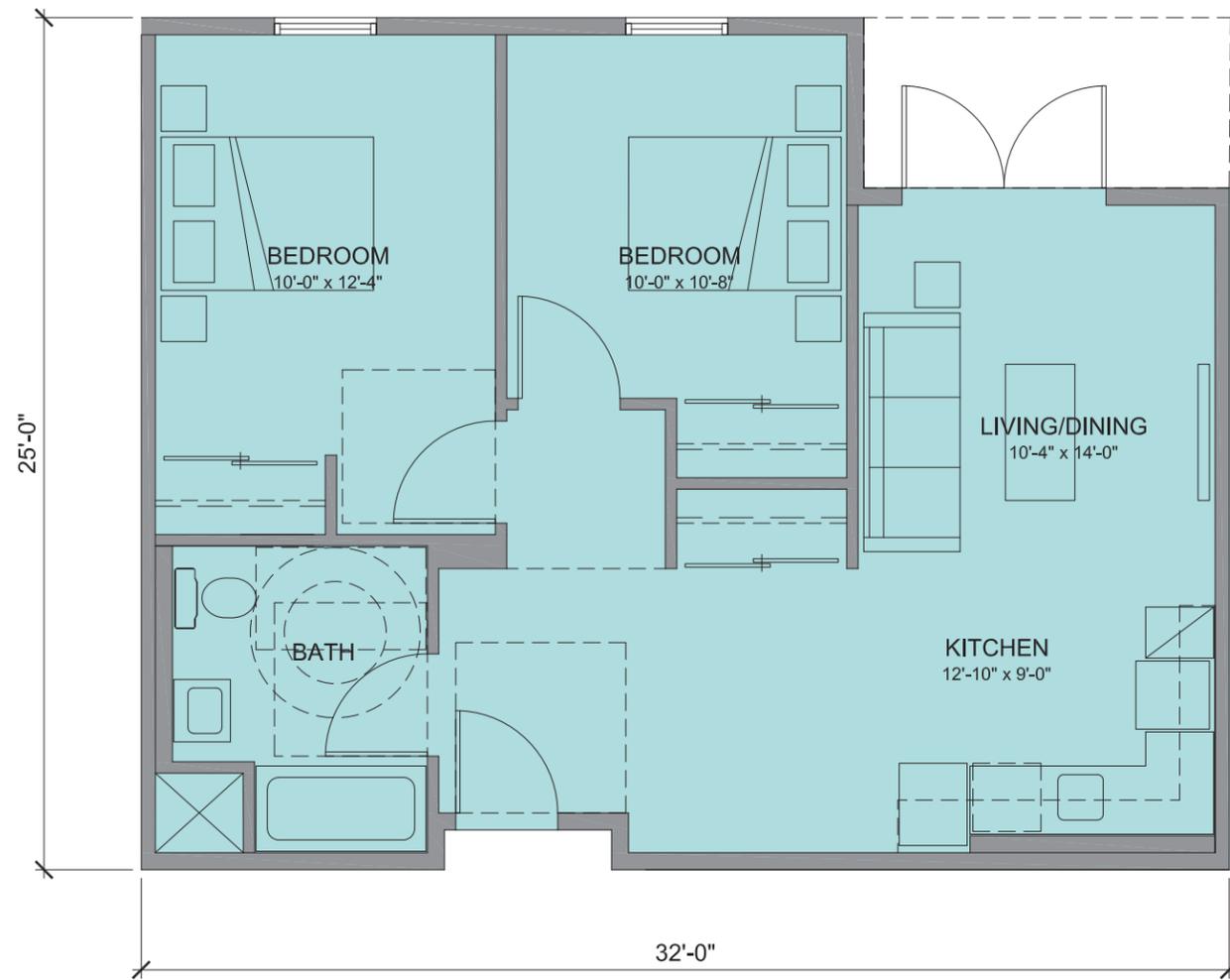
**ONE BEDROOM
523 SF**



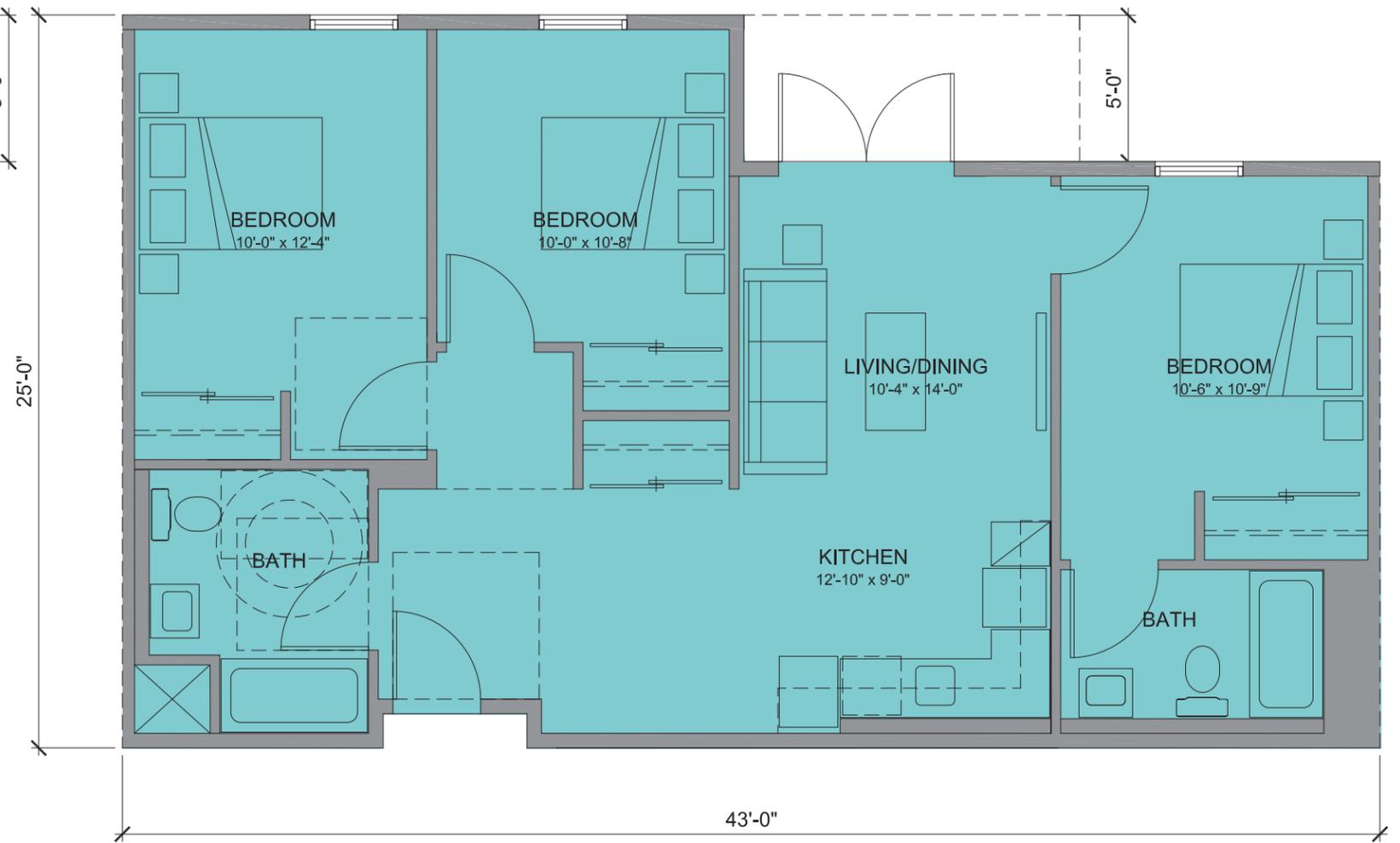
**ONE BEDROOM
489 SF**

NOTE:
SEE OVERALL FLOOR PLANS ON
SHEETS 13-16 FOR UNIT BALCONY
LOCATIONS AND STORAGE





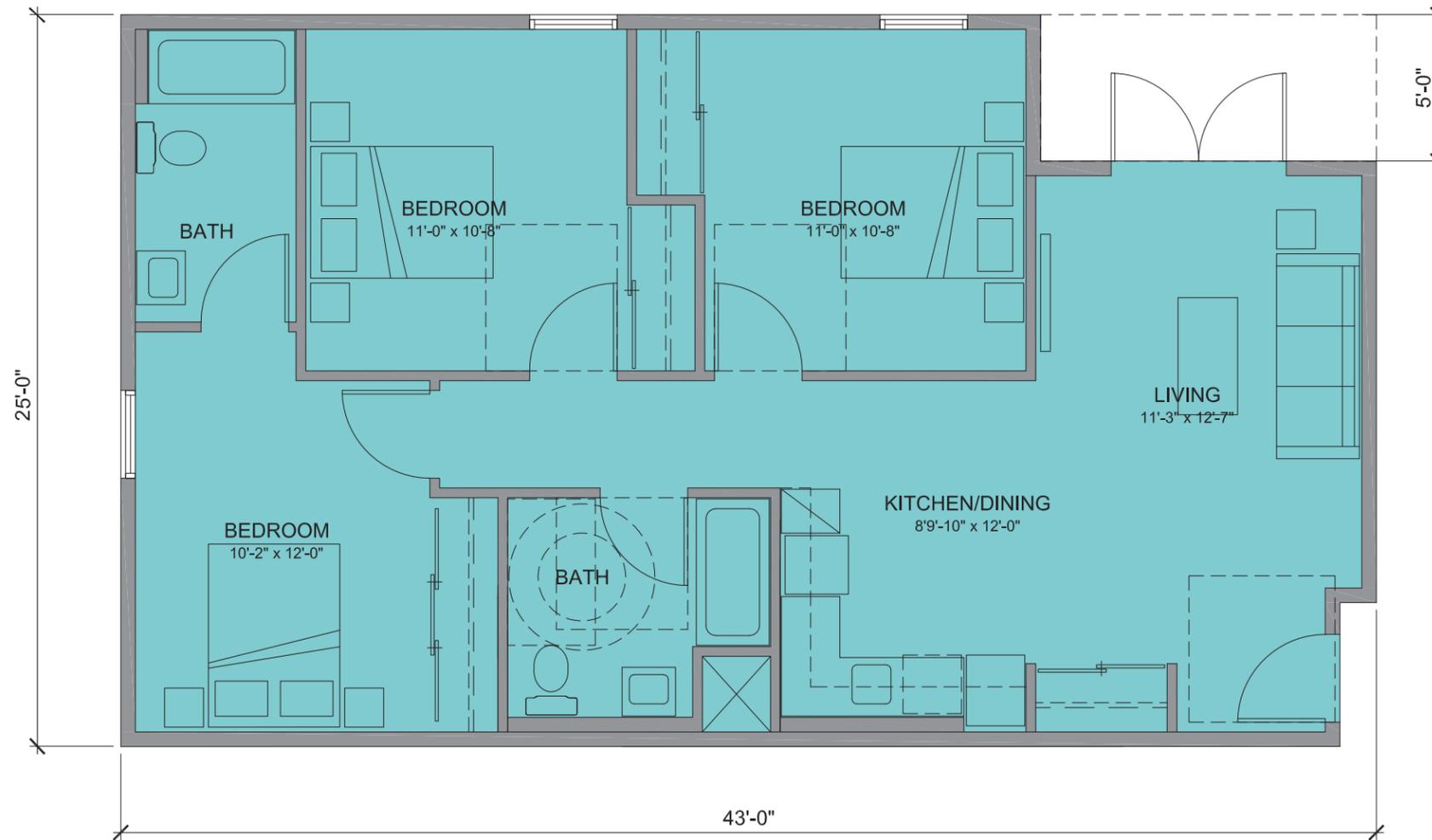
**TWO BEDROOM
756 SF**



**THREE BEDROOM
933 SF**

NOTE:
SEE OVERALL FLOOR PLANS ON
SHEETS 13-16 FOR UNIT BALCONY
LOCATIONS AND STORAGE

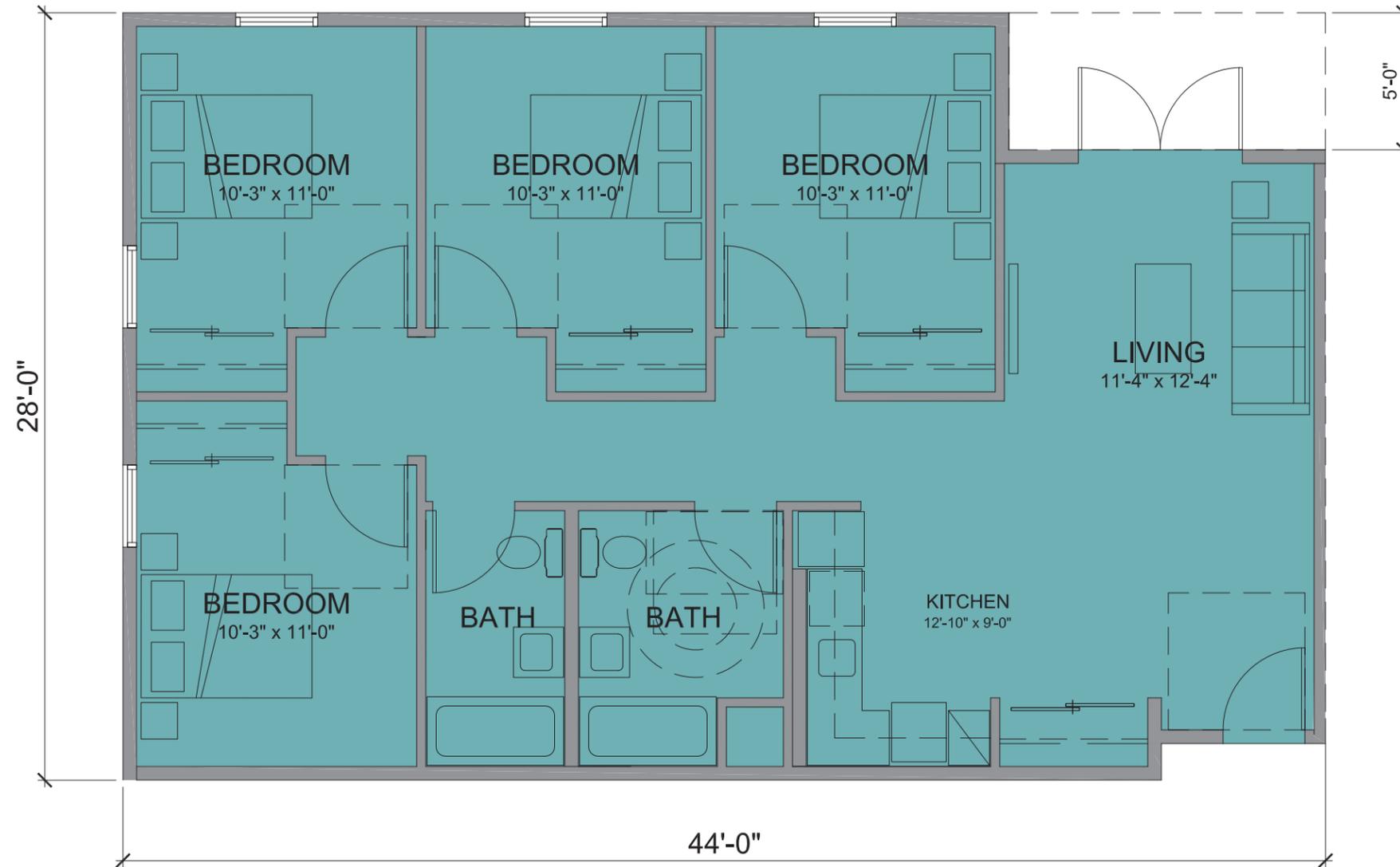




**THREE BEDROOM
1,101 SF**

**NOTE:
SEE OVERALL FLOOR PLANS ON
SHEETS 13-16 FOR UNIT BALCONY
LOCATIONS AND STORAGE**

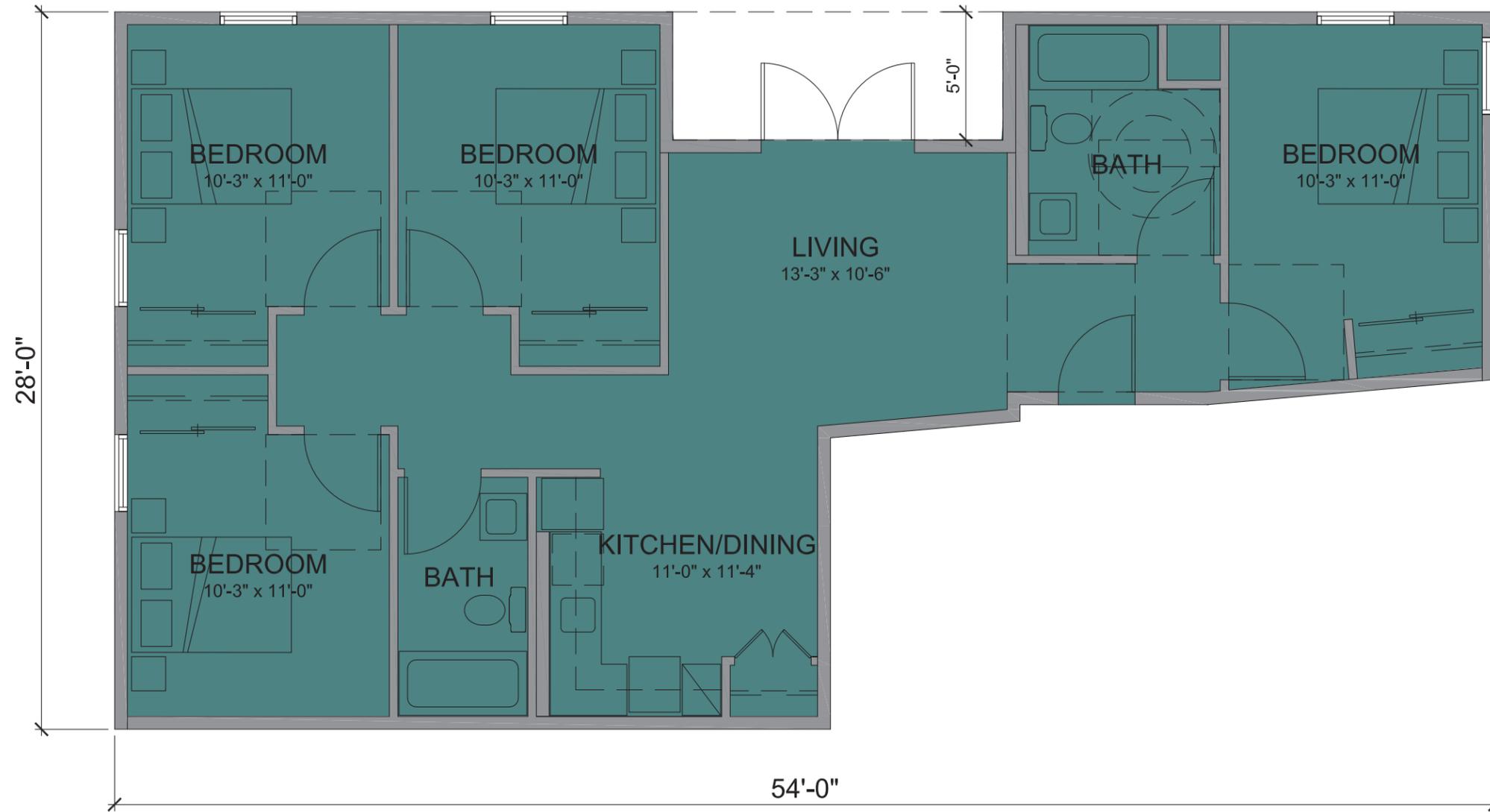




FOUR BEDROOM
1,178 SF

NOTE:
SEE OVERALL FLOOR PLANS ON
SHEETS 13-16 FOR UNIT BALCONY
LOCATIONS AND STORAGE

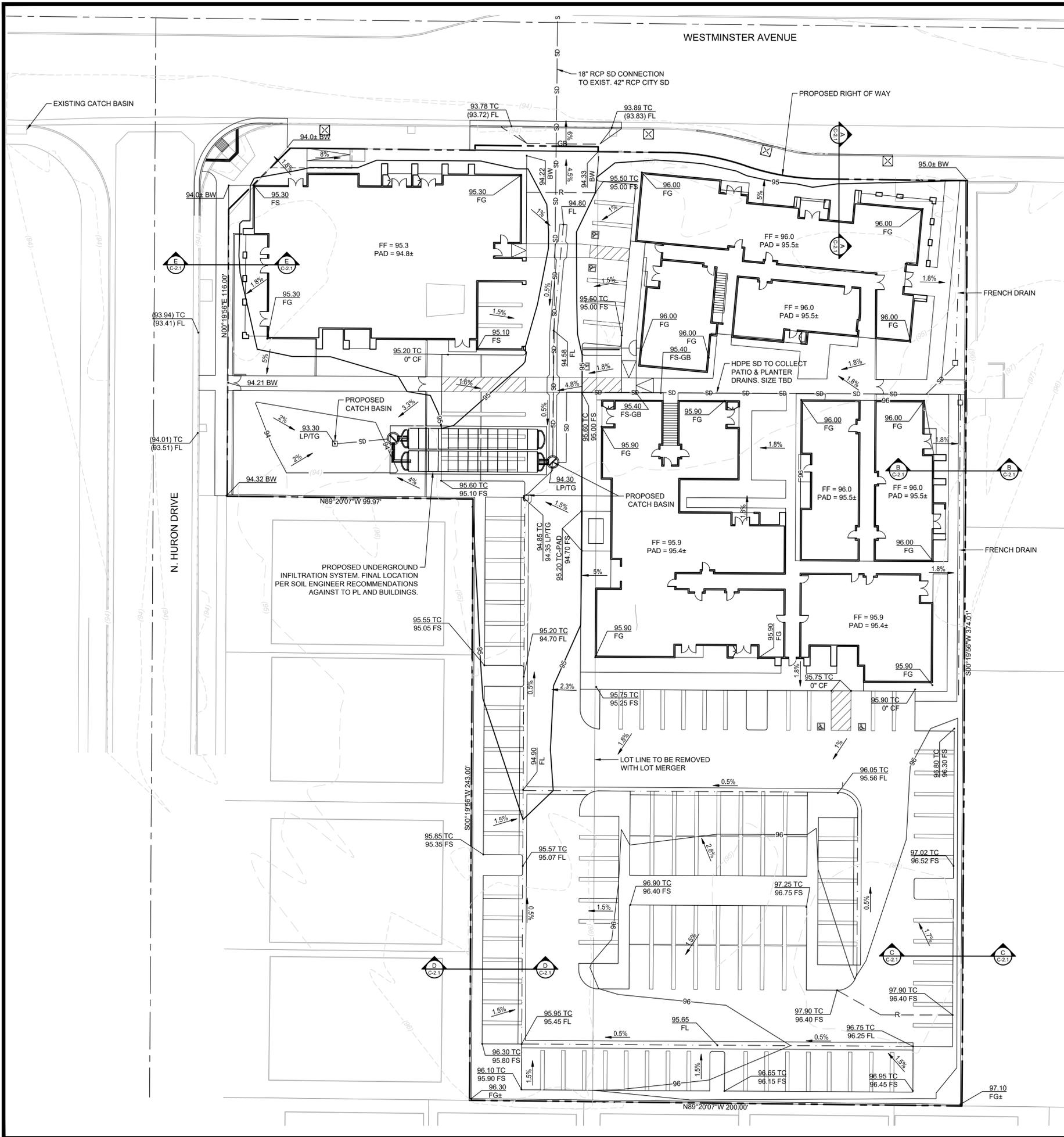




FOUR BEDROOM
1,187 SF

NOTE:
SEE OVERALL FLOOR PLANS ON
SHEETS 13-16 FOR UNIT BALCONY
LOCATIONS AND STORAGE





CITY GENERAL GRADING NOTES

- ALL GRADING SHALL COMPLY WITH THE LATEST CBC CHAPTERS 18 AND 33, AND APPENDIX J AND THE SANTA ANA MUNICIPAL CODE. A CITY GRADING PERMIT IS REQUIRED FOR GRADING.
- GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE CITY GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE STARTING OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, GEOTECHNICAL ENGINEER, GRADING INSPECTOR AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
- AN APPROVED COPY OF THE GRADING PLANS SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.
- THE DESIGN CIVIL ENGINEER SHALL BE AVAILABLE DURING THE GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN HIS PURVIEW.
- THE GEOTECHNICAL ENGINEER SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING. THE COMPACTION REPORT AND APPROVAL FROM THE GEOTECHNICAL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR DRIVE RING AND SHALL BE SO NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES BY THE FIELD TECHNICIAN.
- CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
- FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE DENSITY. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO MINIMUM OF 95% RELATIVE DENSITY. MAXIMUM DENSITY SHALL BE DETERMINED BY UNIFORM BUILDING CODE STANDARD NO. 70-1 OR APPROVED EQUIVALENT, AND FIELD DENSITY BY UNIFORM CODE STANDARD NO. 70-2 OR APPROVED EQUIVALENT.
- THE CONTRACTOR SHALL NOT CREATE ANY TRENCH OR EXCAVATION 5-FEET OR MORE WITHOUT THE NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.
- ALL SLOPED SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE GEOTECHNICAL ENGINEER TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE GEOTECHNICAL ENGINEER SHALL SUBMIT RECOMMENDED TREATMENT TO THE CITY ENGINEER FOR APPROVAL.
- THE PERMITEE IS RESPONSIBLE FOR DUST CONTROL MEASURES. WATER ACTIVE SITES AT LEAST TWICE DAILY.
- THE LOCATING AND PROTECTION OF ALL EXISTING UTILITIES IS THE RESPONSIBILITY OF THE PERMITEE.
- GRADING OPERATIONS INCLUDING MAINTENANCE OF EQUIPMENT WITHIN ONE-HALF MILE OF HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 5:00 P.M. AND 7:00 A.M.
- THE PERMITEE SHALL GIVE REASONABLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDINGS PRIOR TO BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN EXCAVATION COMMENCES. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.
- ALL EXISTING DRAINAGE COURSES THROUGH THE SITE SHALL REMAIN OPEN TO HANDLE THE STORM WATER; HOWEVER, IN ANY CASE, THE PERMITEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
- APPROVED EROSION PROTECTION DEVICES SHALL BE PROVIDED AND MAINTAINED DURING THE RAINY SEASON AND SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. PROPER EROSION CONTROL MEASURES MUST BE SHOWN ON THE PLANS.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITES.

LEGEND:

---	PROPERTY LINE	BW	BACK OF WALK
---	CENTERLINE	FF	FINISHED FLOOR
---	EXISTING 1" CONTOUR	FL	FLOW LINE
---	PROPOSED FLOW LINE	FS	FINISHED SURFACE
---	EXISTING JOIN SPOT ELEVATION	GB	GRADE BREAK
---	PROPOSED SPOT ELEVATION	LP	LOW POINT
---	PROPOSED SLOPE AND DIRECTION	PA	PLANTER AREA
---	PROPOSED STORM LINE	R	RIDGE
---	RIDGE / GRADE BREAK	SD	STORM DRAIN
		TC	TOP OF CURB
		TG	TOP OF GRATE

DISCHARGES OF MATERIAL OTHER THAN STORM WATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR 117 AND 302.

POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLES/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS.

DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUN-OFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.

DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

ALL DIRT, SAND, MUD, OR DEBRIS DEPOSITED OR SPILLED UPON PUBLIC STREETS DURING ANY GRADING, HAULING, OR EXPORT OPERATIONS SHALL BE IMMEDIATELY CLEANED UP BY THE DEVELOPER, HIS CONTRACTOR, SUBCONTRACTORS, OR AGENTS TO THE SATISFACTION OF THE CITY ENGINEER. FAILURE TO DO SO WILL BE CAUSE FOR STOPPING ALL SUCH GRADING, HAULING, OR EXPORT WORK BY THE CITY UNTIL SUCH TIME AS THE STREETS ARE CLEANED.

ALL TRUCKS HAULING DIRT, SAND, OIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN A LEAST TWO FEET OF FREEBOARD IN ACCORDANCE WITH THE REQUIREMENTS OF CVC SECTION 23114.

CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ALL DAMAGES TO PUBLIC PROPERTIES THAT ARE CAUSED BY THE WORK ON-SITE. REPAIR MUST BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER.

PRELIMINARY EARTHWORKS:
 CUT 365 CUBIC YARDS
 FILL 2025 CUBIC YARDS
 NET 1660 CUBIC YARDS (FILL)

SUBMIT HAUL ROUTES FOR APPROVAL IF NET VOLUMES EXCEED 500 CUBIC YARDS.

SEPARATE PERMITS MUST BE OBTAINED FROM THE CITY BUILDING AND SAFETY DIVISION FOR THE CONSTRUCTION OF RETAINING WALLS, LIGHT POLES, TRASH ENCLOSURES, ON-SITE PLUMBING AND ALL BUILDING STRUCTURES.

WARE MALCOMB
 LEADING DESIGN FOR COMMERCIAL REAL ESTATE

10 edelman
 irvine, ca 92618
 p 949 660 9128
 waresmalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

COMMUNITY DEVELOPMENT PARTNERS
 2514, 2534 WESTMINSTER AVE., SANTA ANA, CA 92706

PRELIM GRADING

NO.	DATE	REMARKS

JOB NO.:	IRV20-4009
PA / PM:	LC
DRAWN BY:	AN
DATE:	11/04/2020
PLOT DATE:	

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**CITY FABRICK
DESIGNERS**

**425 EAST 4TH ST UNIT E
LONG BEACH, CA 90802**

**BRIAN ULASZEWSKI
brian@cityfabrick.org**

CITYFABRICK.ORG