PLANNING COMMISSION AGENDA REPORT

VII. 8

MEETING DATE: JANUARY 10, 2005 ITEM NUMBER:

SUBJECT: DESIGN REVIEW PA-04-42/TENTATIVE PARCEL MAP PM-2004-114
2307 AND 2325 ORANGE AVENUE

DATE: DECEMBER 30, 2004

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714)754-5136

DESCRIPTION

The applicant is requesting approval of a design review to construct a 3-unit, 2-story, small lot, residential common interest development and a tentative parcel map to accommodate the project.

APPLICANT

Joseph Cefalia is the property owner and applicant for this project.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

WENDY SHIH
Associate Planner

R. MICHAEL ROBINSON
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 2307 and 2325 Orange Ave.

Application: PA-04-42/PM-04-114

Request: Construct a 3-unit, 2-story, small lot residential common interest development.

SUBJECT PROPERTY:		SURROUNDING PROPERTY:	
Zone:	R2-MD	North:	R2-MD
General Plan:	Medium Density Residential	South:	R2-MD
Lot Dimensions:	140 ft. x 100 ft.	East:	I&R – S (School)
Lot Area:	14,000 sq. ft.	West:	R2-MD
Existing Development:	Two detached rental units.		

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width (Development Lot)	100 ft.	140 ft.
Lot Area (Development Lot)	12,000 sq. ft.	14,000 sq. ft.
Lot Area (Indiv. Lot Minus Common Area)	3,000 sq.ft min./3,500 sq.ft. avg.	4,199 sq.ft. each lot
Density:		
Zone/General Plan	1 du/3,630 sq. ft.	1 du/4,667 sq. ft.
Building Coverage (Development Lot):		
Buildings	N/A	39% (5,541 sq.ft.)
Paving	N/A	8% (1,080 sq.ft.)
Open Space	40% (5,600 sq. ft.)	53% (7,379 sq.ft.)
TOTAL		100% (14,000 sq. ft.)
Open Space (Individual Lots)	40% (1,679 sq.ft.)	52% (2,172 sq.ft.)
Building Height:	2 stories/27 ft.	2 stories/26 ft.
Ratio of 2nd floor to first floor*:	80%	74% (1,368 sq.ft./1,847 sq.ft.)
Setback (Development Lot)		
Front	20 ft.	20 ft.
Side (left/right)	5 ft./5 ft.	5 ft./5 ft.
Second Floor Side (left/right)*	10 ft. average	7.4 ft. average
Rear (1st story/2nd story)	10 ft./20 ft.	26 ft.
Separation between units	10 ft.	10 ft.
Private Open Space	400 sq. ft./ 15 ft. min. dimension	1,190 sq.ft./26 ft. min. dimension
Parking:		
Covered	6	6
Open	6	6
TOTAL	12 Spaces	12 Spaces
Driveway Width:	17 ft.	18 ft.

CEQA Status Exempt, Class 3

Final Action Planning Commission

* Residential Design Guidelines.

BACKGROUND/PROJECT DESCRIPTION

The property is located approximately mid-block between 23rd and Wilson Street, on the west side of Orange Avenue. On April 26, 2004, Planning Commission approved a 25-unit, small lot residential common interest development (PA-03-47/TT-16600) for the Calvary Church property, which abuts the subject property to the south and west.

The applicant's original request was for variances from lot width and lot area requirements for 3 separate lots, with a minor modification to allow a 1 ft. encroachment into the side setbacks for 3 single-family residences (included in notices and publication). However, new plans were submitted in conformance with all applicable Code requirements because staff informed the applicant that there is no justification for staff's support of the variances and minor modification for the new development.

The property is developed with 2 detached, 1-story residences. On April 12, 2004, the Planning Commission approved Planning Application PA-04-06/PM-04-114 to subdivide the property into two lots with variances from minimum lot width and lot area requirements so the existing residences could be sold separately. The applicant did not record the parcel map and is now proposing to demolish the 2 units and construct a 3-unit, 2-story, small lot residential common interest development. Each lot will have an individual driveway from Orange Avenue. The proposal includes a parcel map to subdivide the property into 3 lots to accommodate single-family residential ownership and 1 common lot (10 ft. strip) along Orange Avenue.

ANALYSIS

Residential developments of three or more units are subject to a design review, which requires Planning Commission consideration. This allows review of the structures' scale, site planning, landscaping, appearance, and any other applicable features relative to a compatible and attractive development.

The proposed development meets or exceeds all residential development standards and the intent of the design guidelines. The second floor is approximately 74% of the first floor area (1,368 sq.ft./1,847 sq.ft.) and incorporates variable rooflines, architectural projections, and other features to provide architectural interest. Average side setbacks of 7.4 ft. are proposed for the second floors (design guidelines recommend a 10 ft. average side setback). However, the elevations incorporate projections and offsets for visual relief from adjacent properties. In addition, there will be 15 ft. to 20 ft. separation between the proposed residences and the structures on the adjacent lots to the right (north) and left (south) of the development lot.

Staff has conducted a field inspection and is of the opinion that the proposed development would not negatively impact the surrounding properties or aesthetics of the neighborhood. There are many existing 2-story structures in the area and the proposal is consistent with the 25-unit, small lot common interest development that was approved for the abutting property to the south and west. The second-story windows will not have direct views into the windows of existing and new residences on adjoining lots because the proposed structures will be located over 45 ft. away from the

residences to the rear (west) and only "non-viewing" (bathroom) windows are proposed on the right (north) and left (south) side elevations.

The map consists of three dwelling unit lots. Each lot is 4,199 sq.ft. in area, which exceeds the minimum lot area of 3,000 sq.ft. and average lot area of 3,500 sq.ft. required by Code. A 10 ft. deep common lot (Lot "A") containing landscaped open space and driveways is proposed. The map is consistent with the R2-MD zone, the General Plan, the common interest development standards, and the State Subdivision Map Act. Approval of the parcel map will provide additional home ownership opportunities in the City.

ALTERNATIVES

1. If the application is approved, it would allow subdivision of the site and construction of the proposed 3-unit residential development.

2. If the application is not approved, the property could not be subdivided or built as proposed. The applicant could not submit substantially the same type of design for six months.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act.

CONCLUSION

Approval of the proposed project will allow the replacement of rental units with a conforming development that will provide additional home ownership opportunities in the City. The proposed development meets all applicable residential development standards and the intent of the design guidelines. It is staff's opinion that the proposed development will provide an overall upgrade of the property.

Attachments:
- Draft Planning Commission Resolution
- Exhibit "A" - Draft Findings
- Exhibit "B" - Draft Conditions of Approval
- Applicant's Project Description and Justification
- Zoning/Location Map
- Plans

cc: Deputy City Mgr.-Dev. Svcs. Director
Acting City Attorney
Sr. Deputy City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Mr. Joseph Cefalia
1625 Irvine Ave., Unit B
Costa Mesa, CA 92627

RESOLUTION NO. PC-05-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING DESIGN REVIEW PA-04-42 AND TENTATIVE PARCEL MAP PM-04-114

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by the property owner, Joseph Cefalia, with respect to the real property located at 2307 and 2325 Orange Avenue, requesting approval of design review for a 3 unit, two-story, small lot common interest development in the R2-MD zone with a parcel map to create 3 lots with 1 common lot; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 10, 2005.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Design Review PA-04-42 and Tentative Parcel Map PM-04-114 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Design Review PA-04-42 and Tentative Parcel Map PM-04-114 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 10th day of January, 2005.

_____

Chair, Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on January 10, 2005, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(14)(a) in that the proposed development is substantially compatible and harmonious with existing and/or anticipated development on surrounding properties. This includes site planning, landscaping, appearances, scale of structures, location of windows, and any other applicable features relative to a compatible and attractive development. Specifically, the project is consistent with the City's General Plan, CCMC Section 13-32 (Residential Development Standards - R2-MD zone), CCMC Section 13-41 (Common Interest Development Standards), and the City's Residential Design Guidelines. The buildings incorporate multiple building planes and offsets, and elevations with stepping forms both horizontally and vertically to provide architectural interest. The second story windows are also placed so that privacy impacts on adjoining properties are minimized. Approval of the planning application will provide additional home ownership opportunities in the City.

B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
   a. The proposed development and use is compatible and harmonious with uses both on site as well as those on surrounding properties.
   b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
   c. The project is consistent with the General Plan.
   d. The planning application is for a project-specific case and does not establish a precedent for future development.

C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.

D. The project, as conditioned, is consistent with Chapter IX, Article 12, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

EXHIBIT "B"

CONDITIONS OF APPROVAL

Plng. 1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.

2. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.

3. The final map shall show easements or other provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.

4. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.

5. To avoid an alley-like appearance, the driveways shall be developed without a center concrete swale. Design shall be approved by the Planning Division.

6. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.

7. The site plan submitted with initial working drawings shall contain a notation specifying the project is a 3-unit, small lot, common interest development.

8. The applicant shall contact Comcast (cable television) at 200 Paularino, Costa Mesa, (888.255.5789) prior to issuance of building permits to arrange for pre-wiring for future cable communication service.

9. The conditions of approval and ordinance or code provisions and special district requirements of Design Review PA-04-42/PM-04-114 shall be blueprinted on the face of the site plan as part of the plan check submittal package.

10. The applicant shall contact the Planning Division to arrange for an

inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

11. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning staff.
12. Block walls shall be provided on all interior lot lines. New block walls shall be decorative block, subject to approval by the Planning Division. The wall(s) shall have a finished quality on both sides. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them. Block walls visible from the street shall be decorative block and set back from adjacent sidewalks to provide a landscape planter area, subject to approval by the Planning Division.
13. Decorative paving shall be provided at the driveway entry area. This condition shall be completed under the direction of Planning Division.
14. Grading, materials delivery, equipment operation, and other construction-related activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.

Eng 15. At the time of development, maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public right-of-way by sweeping or sprinkling.

PLANN..G DIVISION - CITY OF COS MESA

DESCRIPTION/JUSTIFICATION

Application #: PA-04-42/PM-04-07 **Environmental Determination:**
Address:

2307 + 2325 Orange Ave.

1. **Fully describe your request:**

Develop 3 Single Family Residences, 4 bedroom, 3 bath

2. **Justification**

A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

Home ownership, for home Buyers, Large size Lots, Big Back yards. These SFR will blend in with the surrounding new development, Olson Co.

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. **This project is: (check where appropriate)** NA

___ In a flood zone.
___ Subject to future street widening.
___ In the Redevelopment Area.
___ In a Specific Plan Area.

4. **I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:**

✓ Is not included in the publication indicated above.

___ Is included in the publication indicated above.

Joseph Cofolia
Signature

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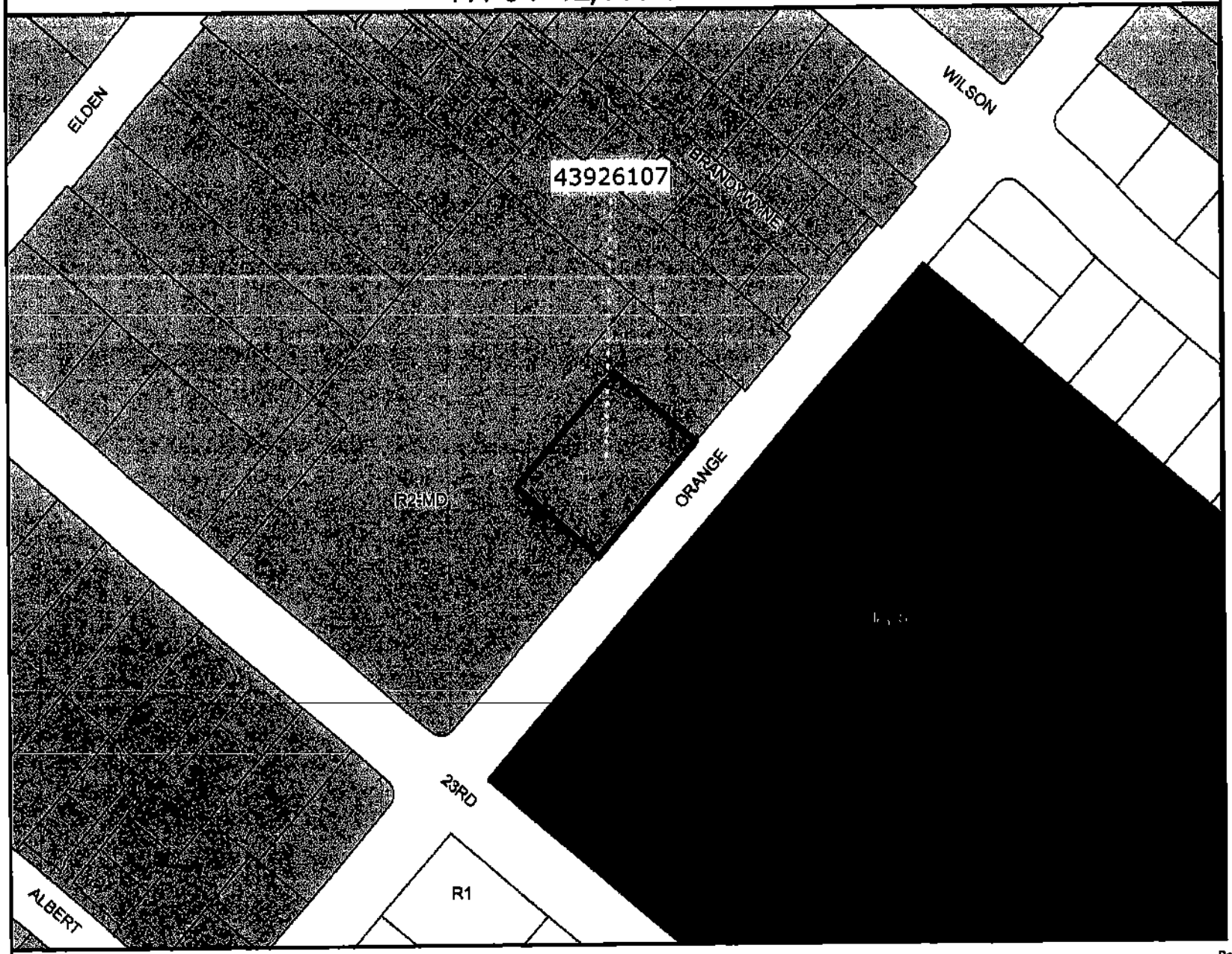
10/8/04
Date

March '96

ZONING/LOCATION MAP

PA-04-42/PM-04-114



Legend

- Selected Features
- Street Names
- Parcel Lines
- City Boundary
- Zoning
  - AP
  - C1
  - C1-S
  - C2
  - CL
  - IBR
  - IBR-S
  - MG
  - MP
  - P
  - PDC
  - PDI
  - PDR-HD
  - PDR-LD
  - PDR-MD
  - PDR-NCM
  - R1
  - R2-HD
  - R2-MD
  - R3
  - TC
- Dwelling General
- General Plan Specific Land

N W E S

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AERIAL PHOTOGRAPH

PA-04-42/PM-04-114

Legend

- Selected Features
- Street Names
- Parcel Lines
- City Boundary
- Dwelling General
- General Plan Specific Land
- Ortho Photography
- Parcels

N
W E
S

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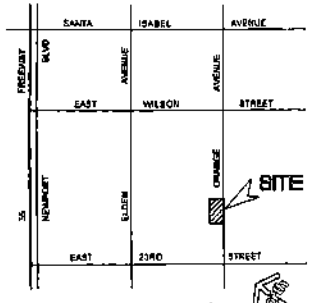
REVISED

TENTATIVE PARCEL MAP NO. 2004 - 114

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

ROBIN B HAMERS & ASSOC , INC
DATE OF SURVEY. DECEMBER, 2003
ROBIN B HAMERS



VICINITY MAP

NTS

OWNER & SUBDIVIDER

JOSEPH CEFALIA
ADDRESS 818 WEST BALBOA BOULEVARD
NEWPORT BEACH, CA 92627
(714) 321-6302

DATE OF PREPARATION

JANUARY 15, 2004
~~SEPTEMBER 9, 2004~~

SITE ADDRESS.

2325 ORANGE AVENUE
COSTA MESA CA. 92627

ENGINEER

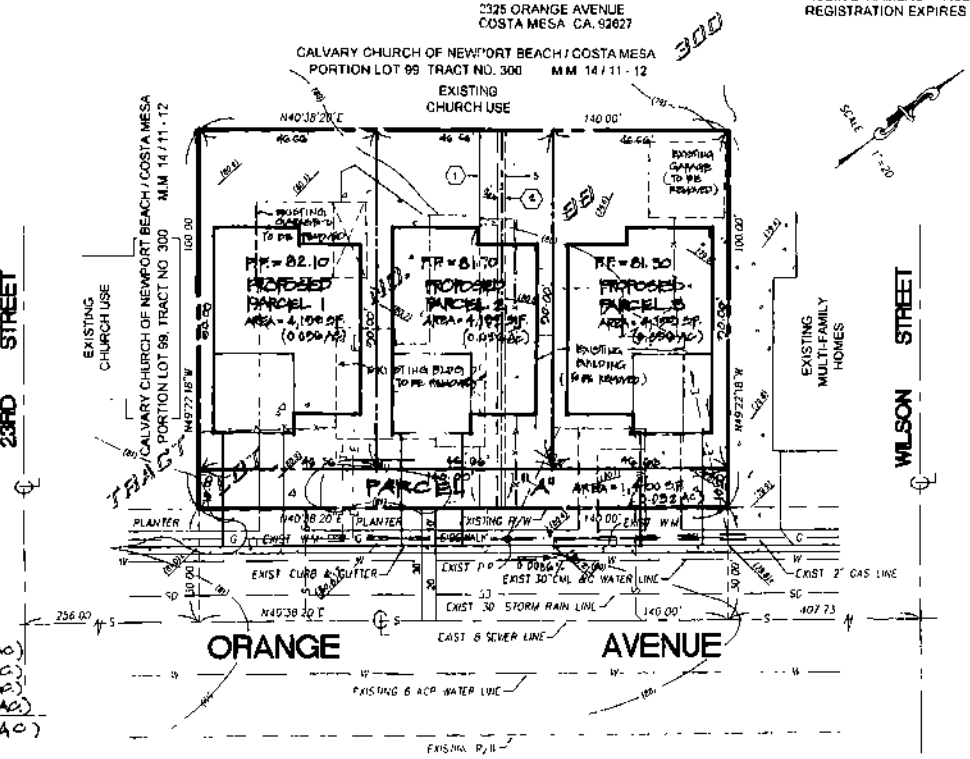
ROBIN B HAMERS & ASSOC , INC
234 E. 17TH STREET, SUITE 205
COSTA MESA, CA 92627
(949) 548-1192

ROBIN B HAMERS RCE 31720
REGISTRATION EXPIRES 12/31/04

REGISTERED PROFESSIONAL ENGINEER
ROBIN B. HAMERS
NO. RCE 31720
EXP. 12/31/2004
CIVIL
STATE OF CALIFORNIA

GRAPHIC SCALE

1 IN FEET
1 inch = 20 ft



SCALE 1" = 20'

SYMBOLS/LEGEND:

	PARCEL BOUNDARY
	RIGHT-OF-WAY LINE
W	WATER LINE
S	SEWER LINE
	STREET CENTERLINE
S F	SQUARE FEET
AC	ACRES
BW	BACK OF WALK
TC	TOP OF CURB
FL	FLOWLINE
	CONCRETE
	EASEMENT LINE
	FENCE LINE
(81.1)	SPOT ELEVATION
	EXIST CONTOUR
	OVERHEAD LINES
	PARCEL LINE
F F	FINISHED FLOOR

LEGAL DESCRIPTION

A PORTION OF LOT 99 OF TRACT NO 300, IN THE CITY OF COSTA MESA COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 14, PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA

ASSESSOR'S PARCEL NUMBER

439-261-07

SETBACK REQUIREMENTS.

FRONT SETBACK 20 FEET
SIDE SETBACK 5 FEET
REAR SETBACK 20 FEET

EASEMENTS.

1. A 5.00' WIDE SOUTHERN CALIFORNIA EDISON EASEMENT FOR CONDUITS AND INCIDENTAL PURPOSES PER O.R. 1837/243
2. A 2.00' WIDE SOUTHERN CALIFORNIA EDISON EASEMENT FOR CONDUITS AND INCIDENTAL PURPOSES PER O.R. 1837/241

AREA SUMMARY

PROPOSED PARCEL 1 : 4,200 SF (0.096AC)
PROPOSED PARCEL 2 : 4,200 SF (0.096AC)
PROPOSED PARCEL 3 : 4,200 SF (0.096AC)
PROPOSED PARCEL A : 1,400 SF (0.032AC)
GROSS TOTAL AREA OF SITE 14,000 SF (0.32 AC)

BASIS OF BEARING:

13

THE CENTERLINE OF ORANGE AVENUE BEING N40°38'20"E AS SHOWN ON TRACT NO 300 BK 14 PGS 11-12

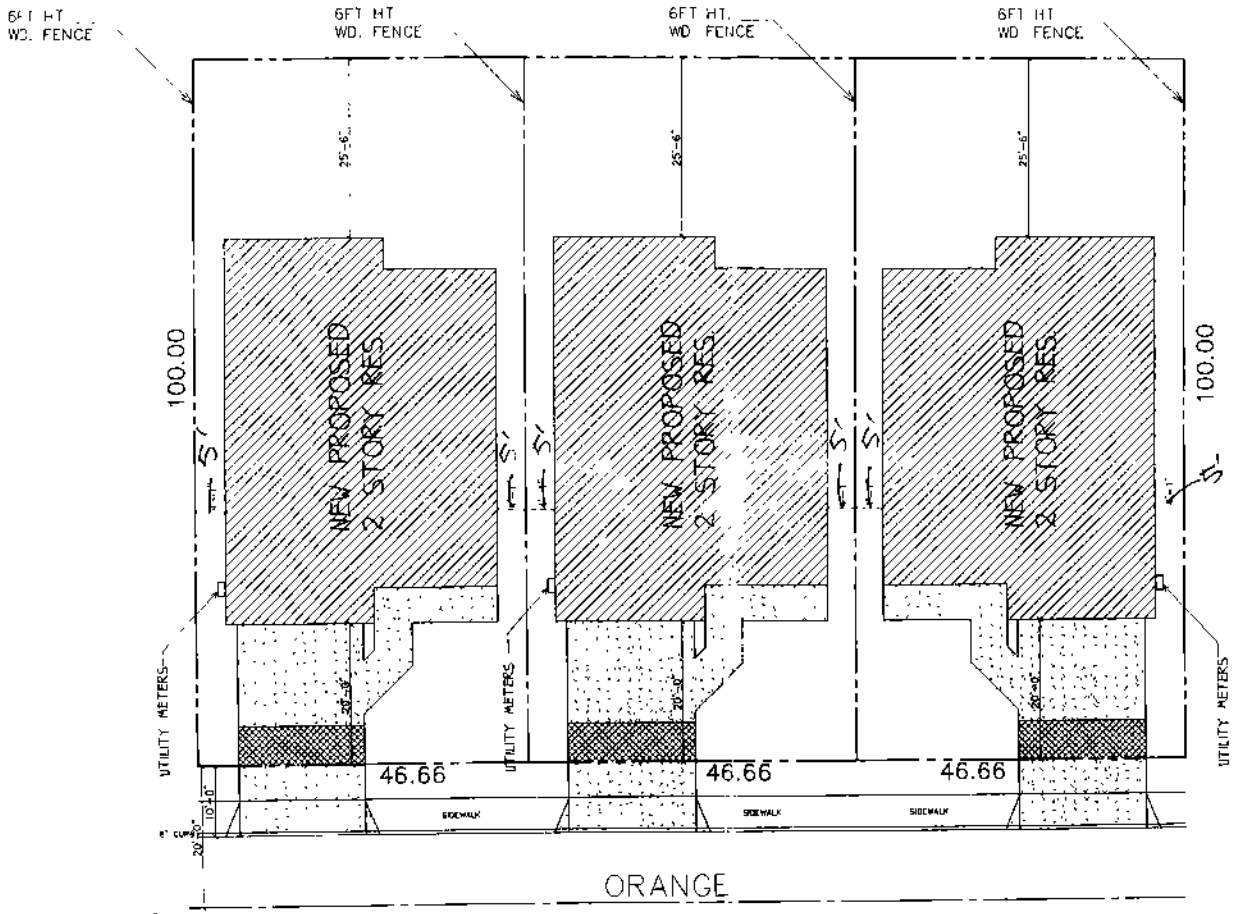
FLOOD ZONE.

ZONE X, OUTSIDE THE 500 YR FLOOD BOUNDARIES

PROPOSED NUMBER OF PARCELS:

3 NUMBERED LOTS
1 LETTERED LOT

1ST FLOOR LIVING AREA= ~~1470~~ 1370 SF
2ND FLOOR LIVING AREA= 1368 SF
PORCH AREA= ~~97~~ SF 276
TOTAL LIVING AREA= ~~2838~~ SF
GARAGE AREA= 469 SF
FOOTPRINT AREA= ~~2028~~ SF 1924
LOT AREA= ~~4667~~ SF 4199
LOT COVERAGE= ~~43%~~ 41



SITE PLAN

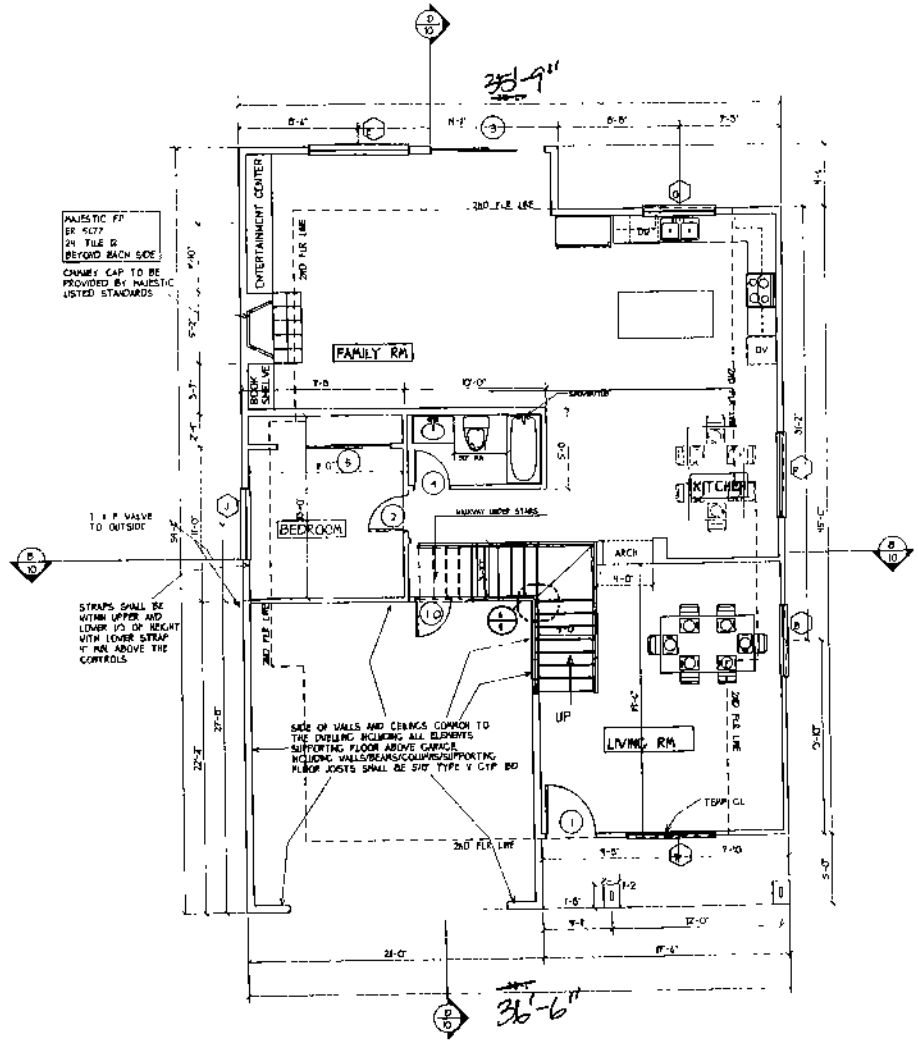
PA-04-42

PETE VOLBEDA Architecture Planning
518 N LEMON AVE, ONTARIO, CA 91764
TEL 909 391 5888

SITE PLAN

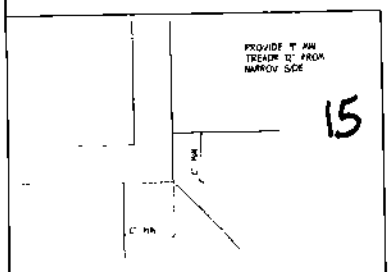
RESIDENCE FOR JOE CEFALU
2307 & 2325 ORANGE AVE. COSTA MESA, CA

SHEET 2



FIRST FLOOR PLAN
SCALE 1/4" = 1 FT-0 IN

SMOKE DETECTORS:
BAND-WIRE SMOKE DETECTORS WITH A BATTERY BACK-UP IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA. A DETECTOR SHALL BE LOCATED AT EACH STORY AND BASEMENT. ON THE UPPER LEVEL OF SPLIT LEVEL STORIES AND BOTH LEVELS IS SLEEPING AREA IS ON LOWER LEVEL. A DETECTOR SHALL BE LOCATED IN CLOSE PROXIMITY TO THE STAIRWAY WHEN SLEEPING ROOMS ARE ON THE UPPER LEVEL WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE. DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND WITHIN THE HIGH POINT OF THE ADJOINING ROOM. BATTERY OPERATED SMOKE DETECTOR PERMITTED IN EXISTING CONSTRUCTION ONLY.



STAIR & CORNER WALL DET | A

PETE VOLBEDA Architecture Planning
615 N BENSON AVE, SUITE C UPLAND CA 91786
TEL 909 373 1150 FAX 909 373 1152

DATE	
PLAN CHECK	
APPROVED	
BID SET	
ISSUED	

DATE	
PLOT DATE 5-8-2004	
PLAN REVIEW/CORRECTIONS	
FOR PLOT SCALE 1"=1'-0"	

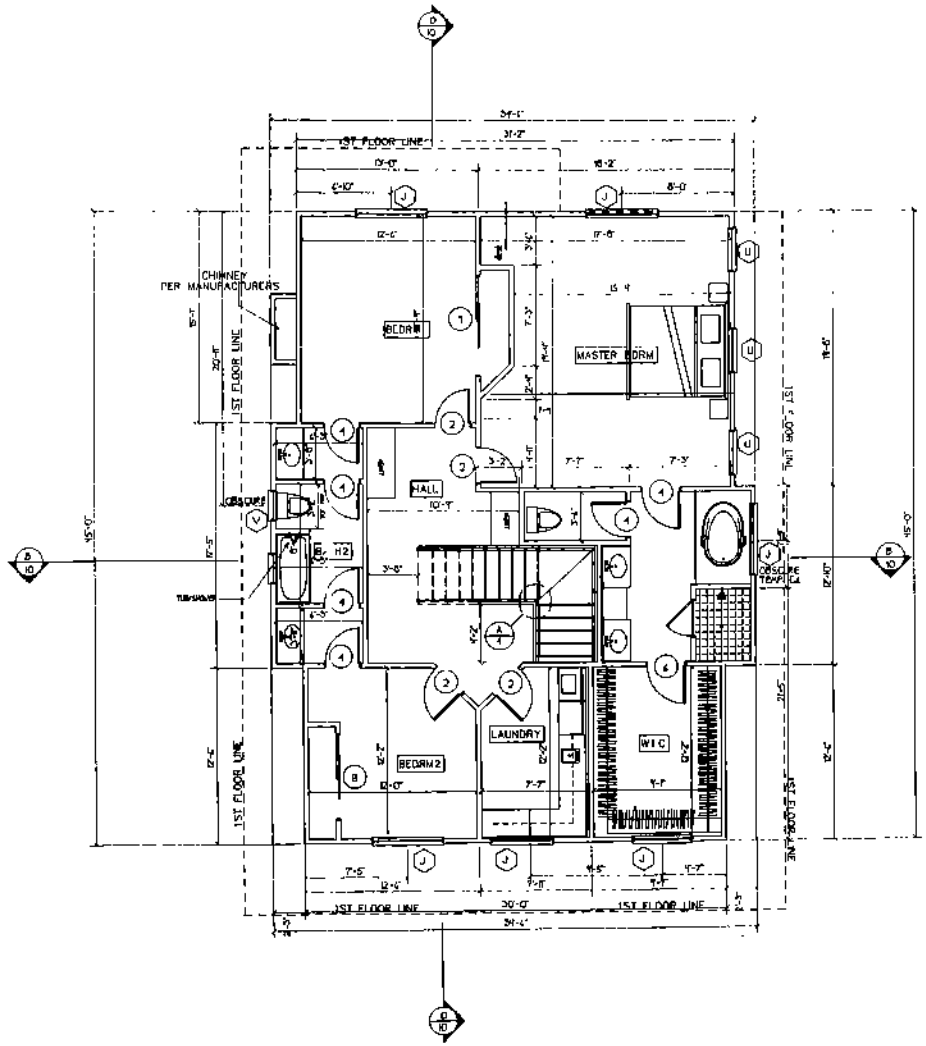
FIRST FLOOR PLAN

RESIDENCE FOR JOE CEFALIA
2307 & 2325 ORANGE AVE
COSTA MESA, CA 92627

SHEET 1 OF

EXTERIOR BALCONIES EXTERIOR EAVES, TRELLISES AND OTHER SIMILAR STRUCTURES ATTACHED TO A HABITABLE STRUCTURE SHALL BE OF 1 HOUR FIRE RESISTIVE CONSTR OR HEAVY TIMBER CON TO SEC 605.6 SEE 07/F FOR EAVES OPENINGS INTO ATTIC UNDERFLOOR OR OTHER ENCLOSED AREAS SHALL NOT EXCEED 144 SQ INCHES EACH SUCH OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4 INCH

SHOWERHEADS (2.5 GPM) AND FAUCETS (2.5 GPM) (CPC 402.3 402.5 402.7 AND 402.8)



16

SECOND FLOOR PLAN
SCALE 1/4" = 1 FT-0 IN.

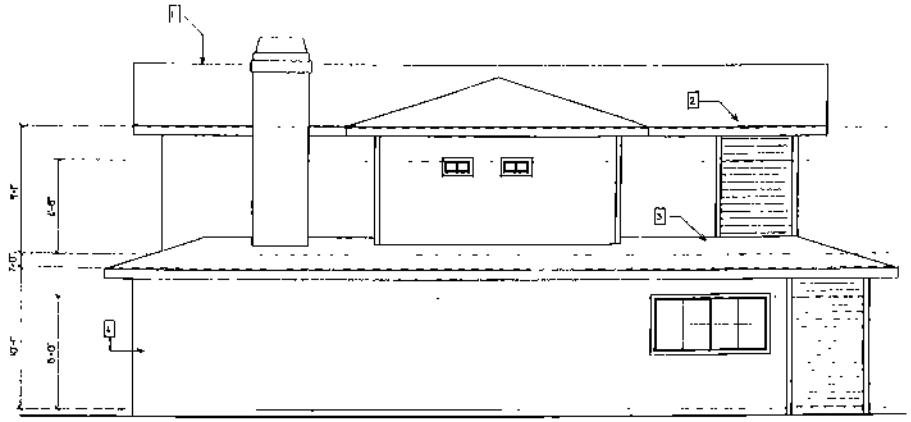
PETE VOLBEDA Architecture Planning
615 N BENSON AVE, SUITE C UPLAND CA 91786
TEL 909 373 1150 FAX 909 373 1152

2ND FLOOR PLAN

RESIDENCE FOR JOE CEFALIA
2307 & 2325 ORANGE AVE
COSTA MESA, CA 92626

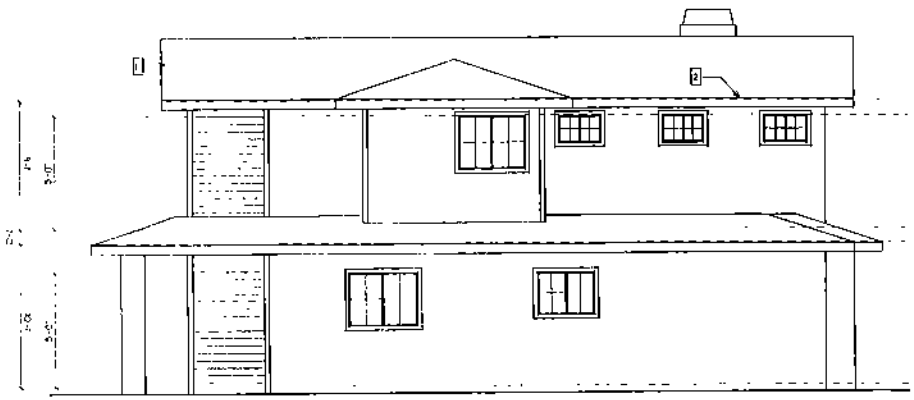
5

FRONT ELEVATION
SCALE 1/4" = 1 FT-0 IN

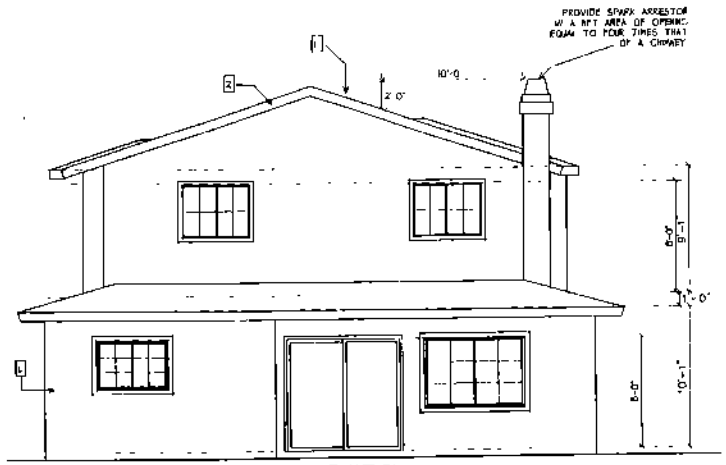


LEFT ELEVATION
SCALE 1/4" = 1 FT-0 IN

1. ROOF TILE LIFETIME DESERT BREEZE C/T
2. 2X10 FASCIA BD NORFOLK BROWN DF
3. EXTERIOR SHINGLE SIDING CEDAR TEAK BROWN DF
4. 2X6 TRIM TYPICAL AT 2ND FLOOR NORFOLK BROWN
5. 2X12 BELLY BOARD NORFOLK BROWN
6. EXTERIOR PLASTER



RIGHT ELEVATION
SCALE 1/4" = 1 FT-0 IN



REAR ELEVATION
SCALE 1/4" = 1 FT-0 IN

17

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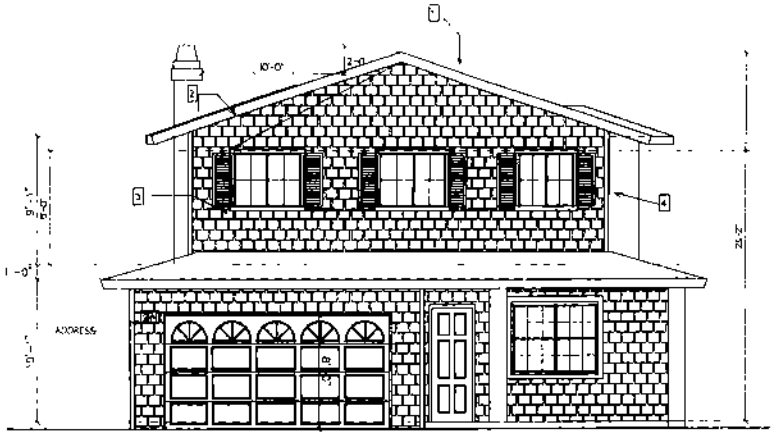
615 N BENSON AVE. SUITE C UPLAND CA 91786
TEL 909 373 1150 FAX 909 373 1152

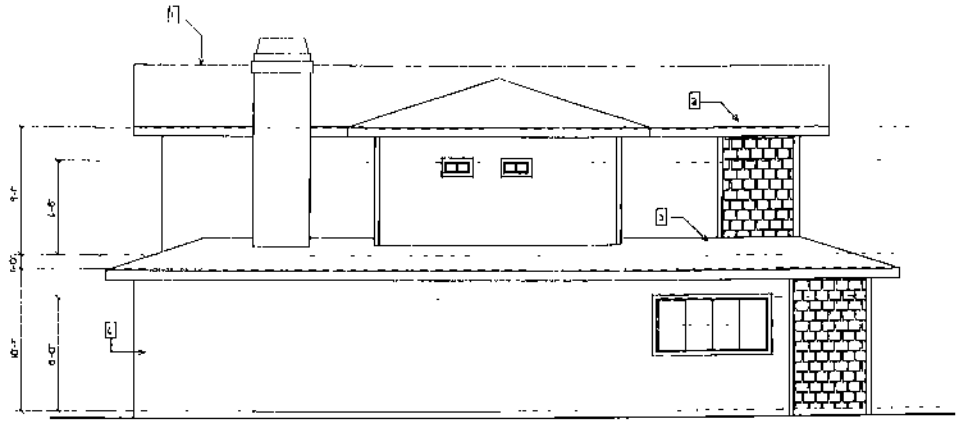
ELEVATIONS

RESIDENCE FOR JOE CEFALIA
2307 & 2325 ORANGE AVE
COSTA MESA, CA 92676

E1

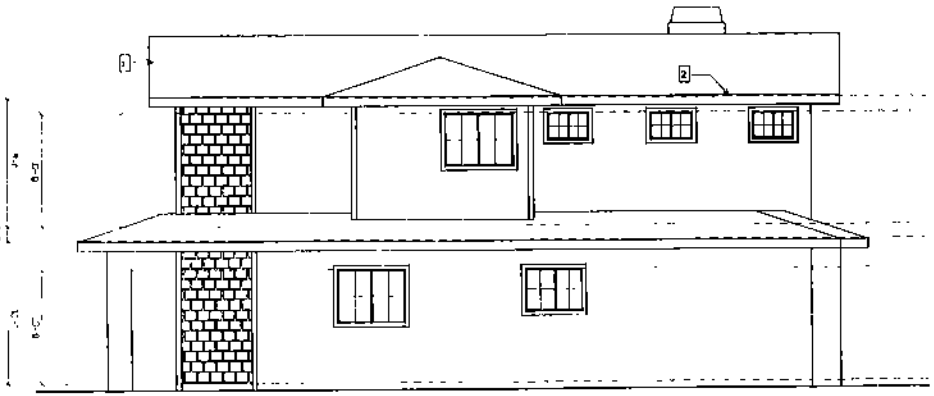


FRONT ELEVATION
SCALE 1/4" = 1 FT-0 IN

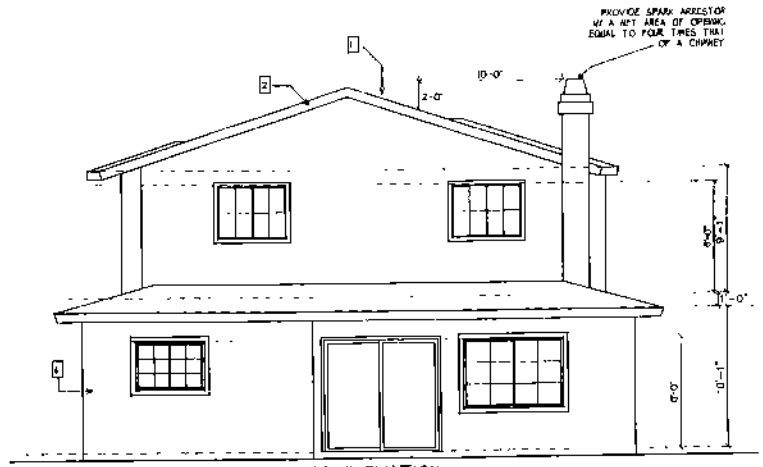


LEFT ELEVATION
SCALE 1/4" = 1 FT-0 IN

1. ROOF TILTY LIFETIME DESERT BREEZE C/T
2. 2X10 FASCIA BD NORFOLK BROWN D.E.
3. EXTERIOR SHINGLE SIDING CEDAR TEAK BROWN DT
4. 2X4 TRIM TYPICAL AT 2ND FLOOR NORFOLK BROWN
5. 2X12 BELLY BOARD NORFOLK BROWN
6. EXTERIOR PLASTER



RIGHT ELEVATION
SCALE 1/4" = 1 FT-0 IN



REAR ELEVATION
SCALE 1/4" = 1 FT-0 IN

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PETE VOLBEDA Architecture Planning
615 N BENSON AVE, SUITE C UPLAND CA 91786
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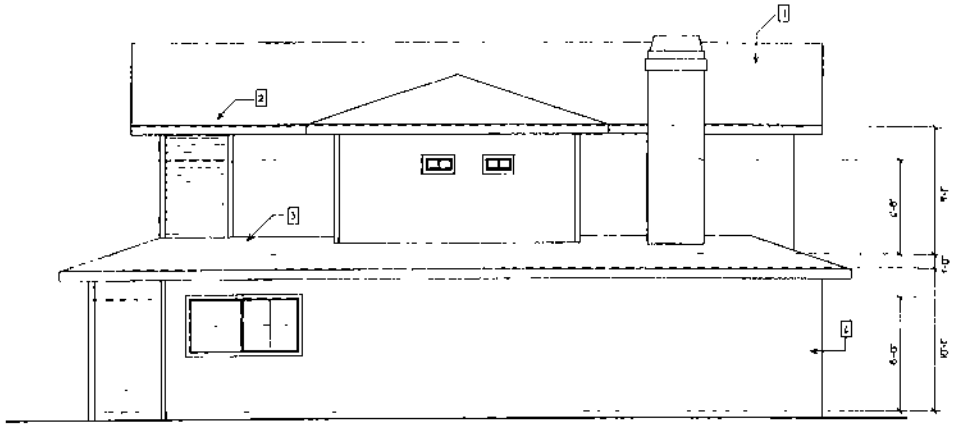
DESIGN
DRAWN BY
CHECKED
CHECK APPROVAL
PLOT DATE SUBMISSION
PLOT DATE 1/4" = 1'-0"

DATE
PLAN CHECK
APPROVED
BID SET
REVISION
DATE

ELEVATIONS

RESIDENCE FOR JOE CEFALIA
2307 / 2325 ORANGE AVE
COSTA MESA, CA 92626

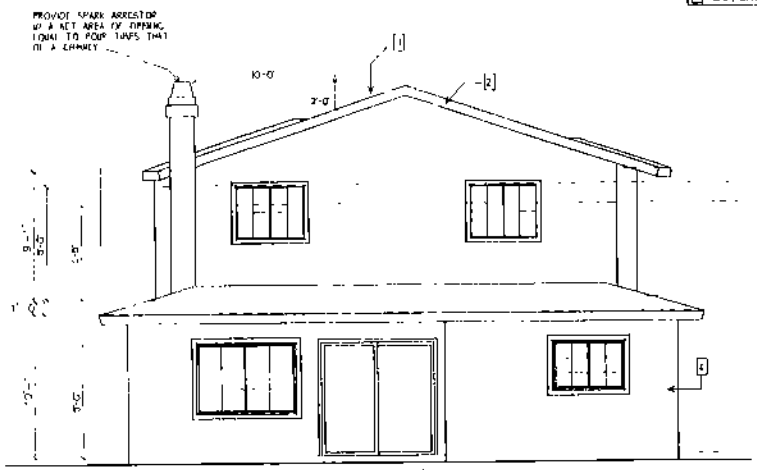
SHEET
E2



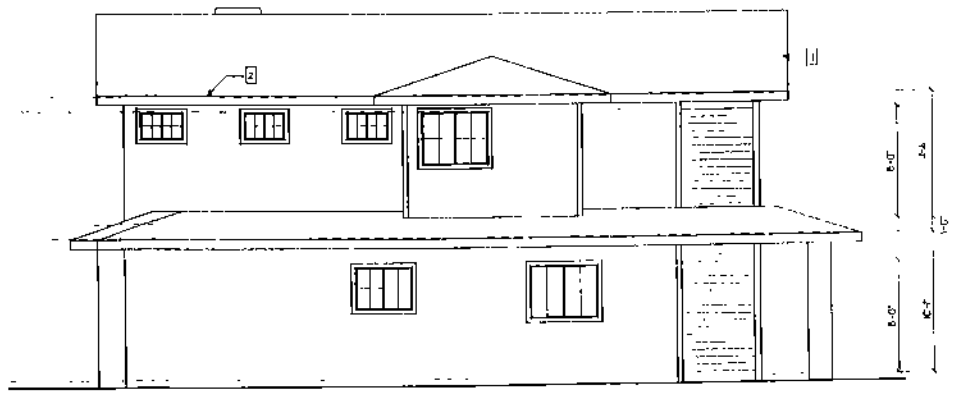
LEFT ELEVATION
SCALE 1/4" = 1 FT-0 IN

FRONT ELEVATION
SCALE 1/4" = 1 FT-0 IN

1	ROOF TILE/ LIFETIME DESERT BREEZE C/T
2	2X10 FASCIA BD NORFOLK BROWN D.E
3	EXTERIOR SHINGLE SIDING CEDAR TEAK BROWN D.E
4	2X6 TRIM TYPICAL AT 2ND FLOOR NORFOLK BROWN
5	2X12 BELLY BOARD NORFOLK BROWN
6	EXTERIOR PLASTER



REAR ELEVATION
SCALE 1/4" = 1 FT-0 IN



RIGHT ELEVATION
SCALE 1/4" = 1 FT-0 IN

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E3