



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JANUARY 24, 2005

111.12
ITEM NUMBER:

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

DATE: JANUARY 14, 2005

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

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
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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:		
Ratio of 2 nd 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 (1 st story/2 nd 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 24, 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 24TH day of January, 2005.

Chair, 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.

PLANNING DIVISION - CITY OF COSTA 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.

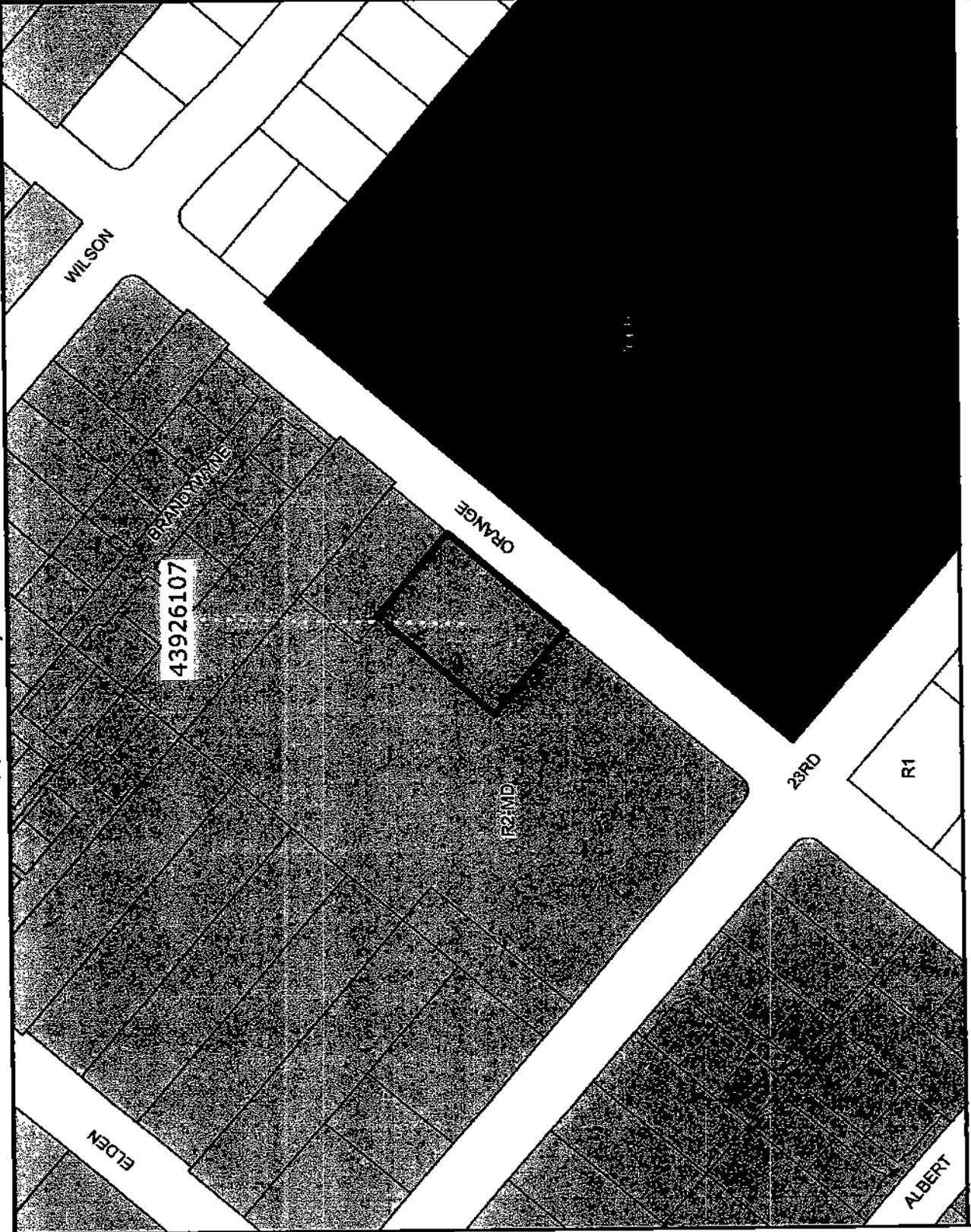
Signature: Joseph Gfolari

10

Date: 10/8/04

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
- IMR
- IMR-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



AERIAL PHOTOGRAPH

PA-04-42/PM-04-114

43926107



Legend

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



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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

OWNER & SUBDIVIDER

JOSEPH CEFALIA
ADDRESS 818 WEST BALBOA BOULEVARD
NEWPORT BEACH, CA 92627
(714) 321-8302

ENGINEER

ROBIN B. HAMERS & ASSOC. INC
220 WEST FIRST STREET, SUITE 205
COSTA MESA, CA 92627
(949) 548-1199



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

DATE OF PREPARATION
JANUARY 15, 2004
SEPTEMBER 9, 2004

SITE ADDRESS
2325 ORANGE AVENUE
COSTA MESA, CA 92627

CALVARY CHURCH OF NEWPORT BEACH / COSTA MESA
PORTION LOT 89, TRACT NO. 300 M.M. 14/11-12



VICINITY MAP

SYMBOLS/LEGEND:

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

AREA SUMMARY

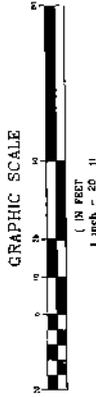
PROPOSED PARCEL 1: 4,200 SF (0.096 AC)
 PROPOSED PARCEL 2: 4,200 SF (0.096 AC)
 PROPOSED PARCEL 3: 4,120 SF (0.094 AC)
 PROPOSED PARCEL A: 14,400 SF (0.332 AC)
 GROSS TOTAL: 14,400 SF (0.332 AC)
 AREA OF SITE

BASIS OF BEARING:

13
 THE CENTERLINE OF ORANGE AVENUE BEING
 NAD 83 201° AS SHOWN ON TRACT NO. 300,
 BK 14, PGS 11-12

FLOOD ZONE

ZONE X OUTSIDE THE 500 YR FLOOD BOUNDARIES



GRAPHIC SCALE
1 inch = 20 feet



LEGAL DESCRIPTION

A PORTION OF LOT 89 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

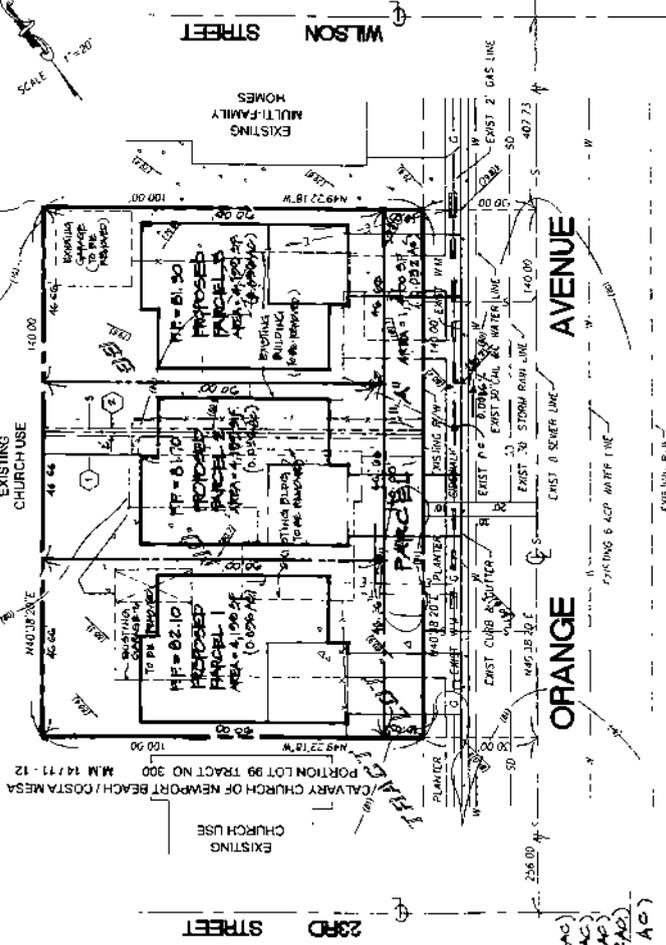
438-261-07

SETBACK REQUIREMENTS

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

EASEMENTS

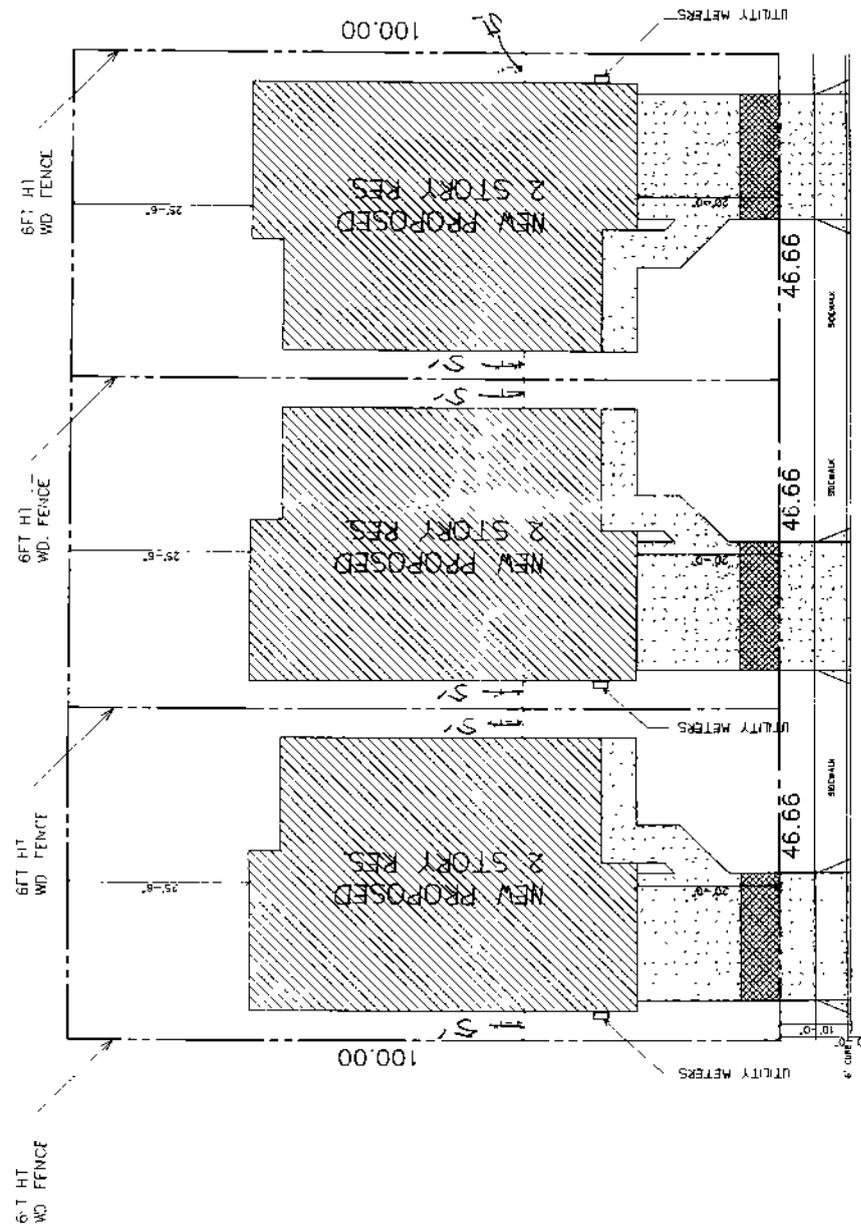
- ① A 5.00' WIDE SOUTHERN CALIFORNIA EDISON EASEMENT FOR CONDUITS AND INCIDENTAL PURPOSES PER O.R. 1837243
- ② A 2.00' WIDE SOUTHERN CALIFORNIA EDISON EASEMENT FOR CONDUITS AND INCIDENTAL PURPOSES PER O.R. 1837241



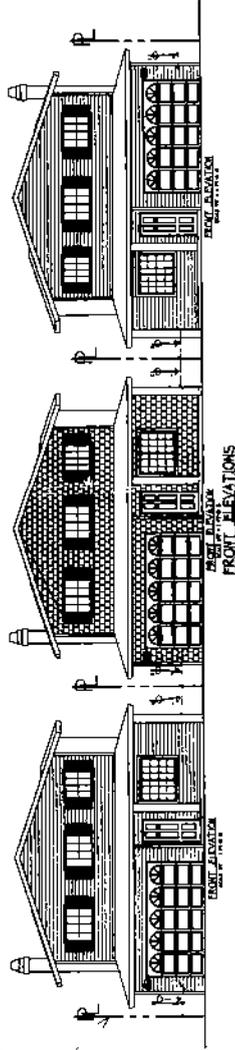
PROPOSED NUMBER OF PARCELS: 3
 3 NUMBERED LOTS
 1 LETTERED LOT

1310
 1ST FLOOR LIVING AREA = 4442 SF
 2ND FLOOR LIVING AREA = 1368 SF
 PORCH AREA = 777 SF
 TOTAL LIVING AREA = 6626 SF
 GARAGE AREA = 469 SF
 FOOTPRINT AREA = 3026 SF
 LOT AREA = 4667 SF
 LOT COVERAGE = 43%
 41

SITE PLAN
 SCALE 1/8" = 1'-0" N
 PA-1112

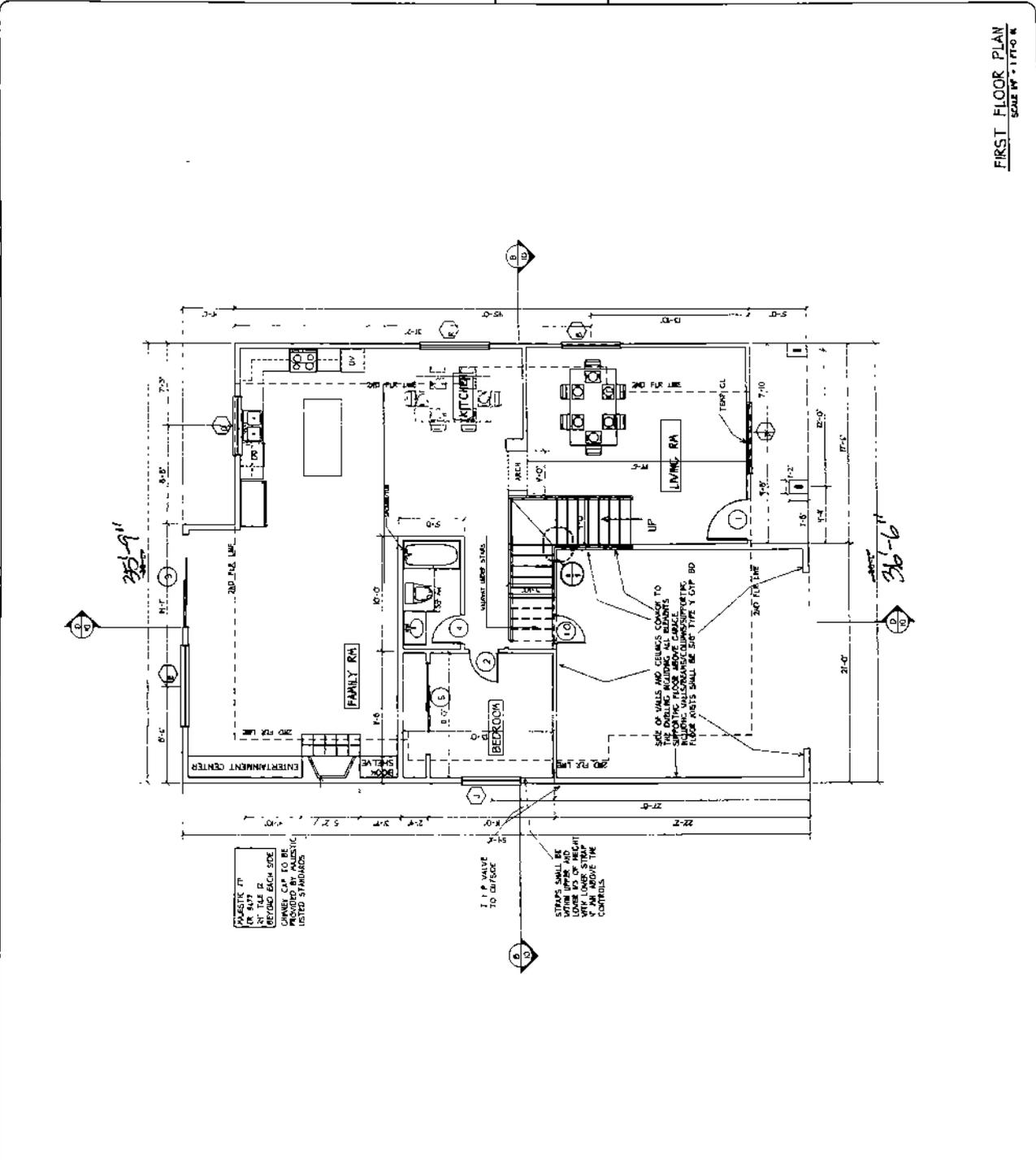


ORANGE

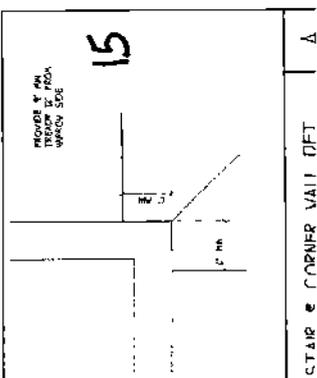


14
 6 FT. HT. WD. FENCE TYP. AT PL

FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"

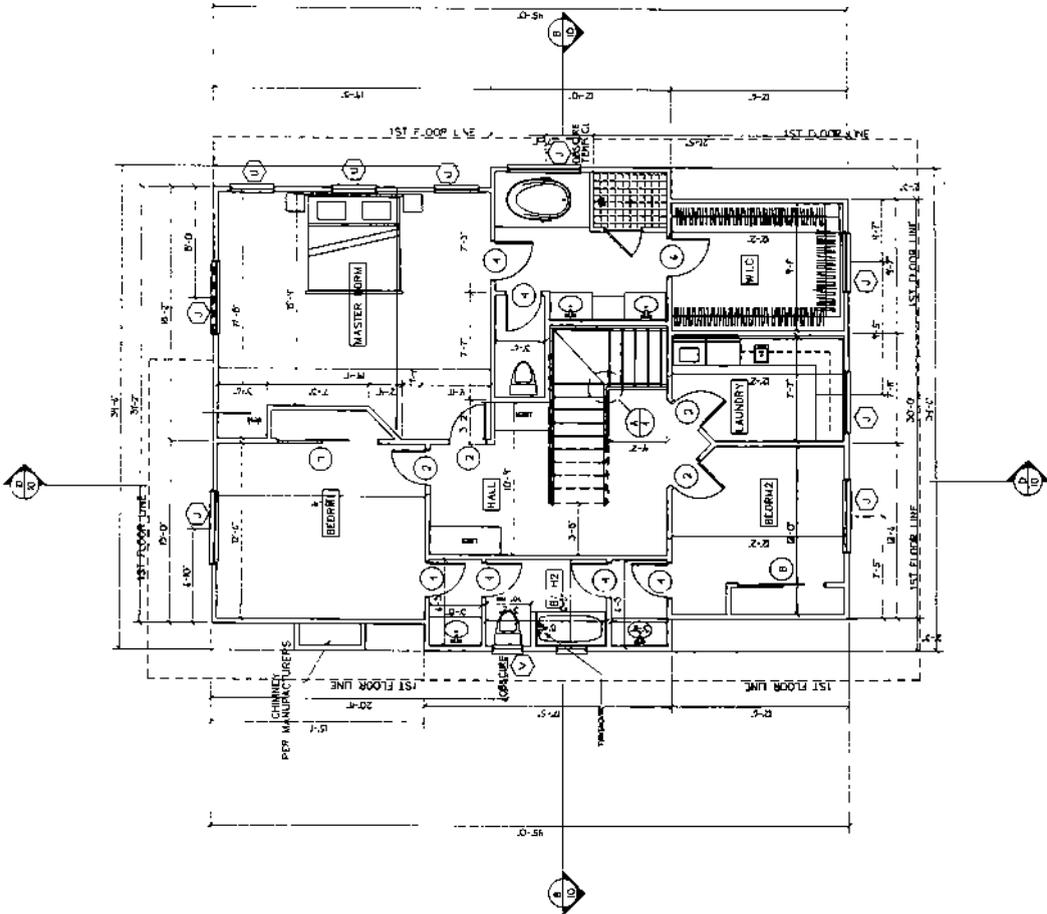


SMOKE DETECTORS:
 HAND-HELD SMOKE DETECTORS WITH A BATTERY BACKUP IN EACH SLEEPING ROOM AND AT A POINT OF ENTRY TO EACH SLEEPING AREA. A SMOKE DETECTOR SHALL BE LOCATED AT EACH STORY AND BASINMENT OF THE UPPER LEVEL OF EACH SLEEPING ROOM. A DETECTOR SHALL BE LOCATED IN CLOSE PROXIMITY TO THE STAIRWAY AND SLEEPING ROOMS ARE ON THE UPPER LEVEL. THE SMOKE DETECTOR SHALL BE INSTALLED TO THE HALLWAY OR STAIRWAY. THE DETECTOR SHALL BE INSTALLED IN THE HALLWAY AND NOT THE ROOM PART OF THE ADDRESS ROOM. DETECTOR SHALL BE INSTALLED IN EXISTING CONSTRUCTION ONLY.



STAIR e CORNER WALL DFT A

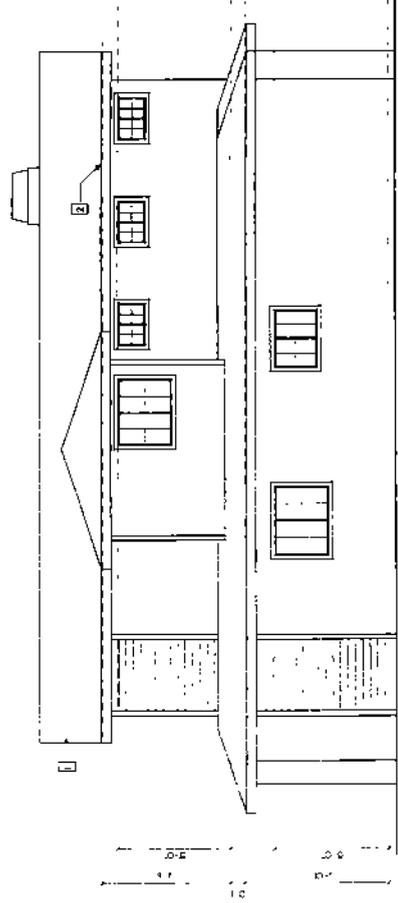
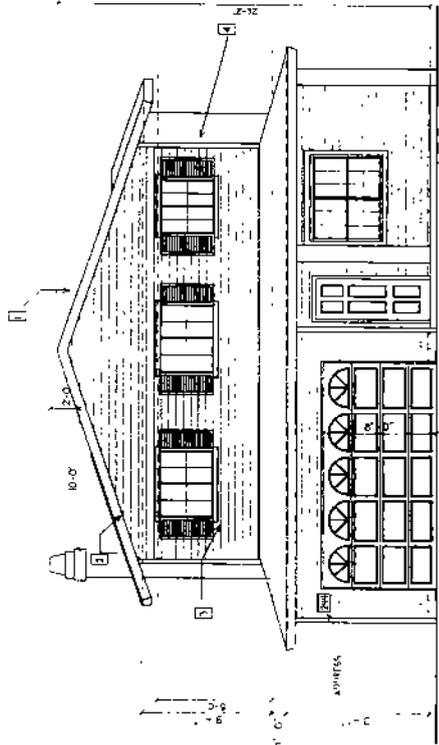
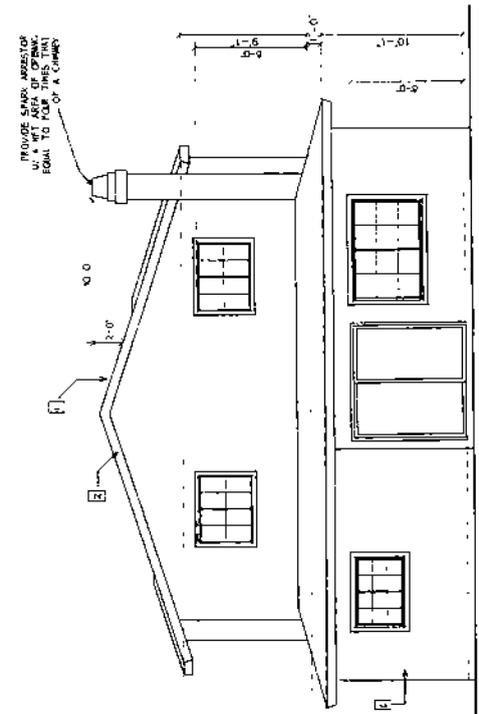
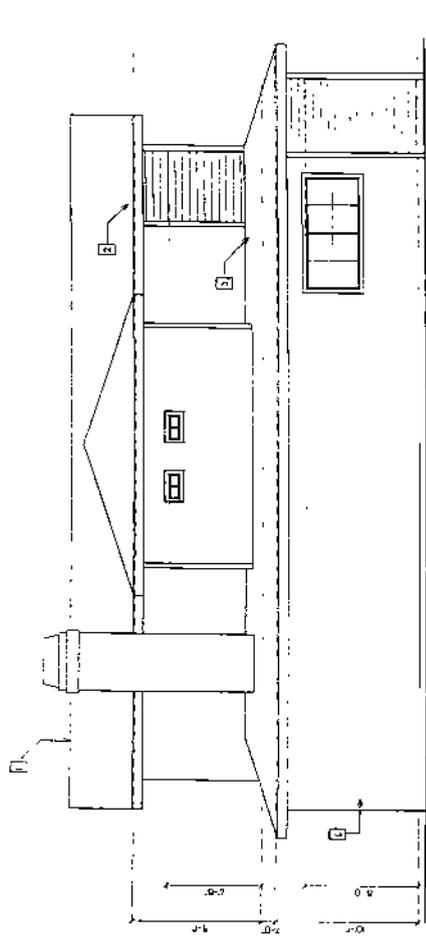
SECOND FLOOR PLAN
 1/2" = 1'-0"



EXTERIOR BALCONIES EXTERIOR EAVES
 SHALL BE CONSTRUCTED PER LOCAL CODES
 TO A MINIMUM STRUCTURE SHALL BE OF
 1/2" X 4" W/2" RESISTIVE COMPOSITE OR HEAVY
 WOODEN CON TO SPEC CODE. SEE PLAN FOR DIMS
 AND FINISHES. ALL BALCONY AND EAVE
 ENCLOSED AREAS SHALL NOT EXCEED 30' X 30'
 EACH. SUCH OPENINGS SHALL BE COVERED WITH
 APPROVED SCREENING WITH 1/2" X 1/2" MESH
 OPENING OF 1/4".

SHOWING 125 GPH AND FANETS GLE CPN
 IFC 1023 1025 1027 AND 1028

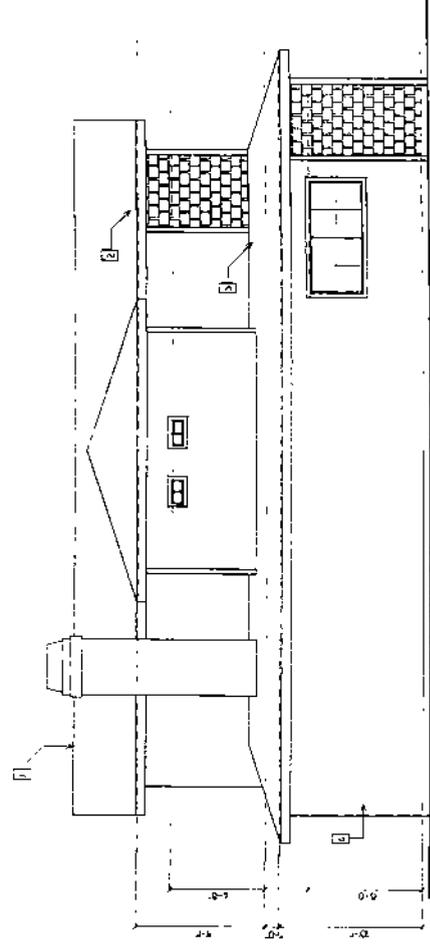
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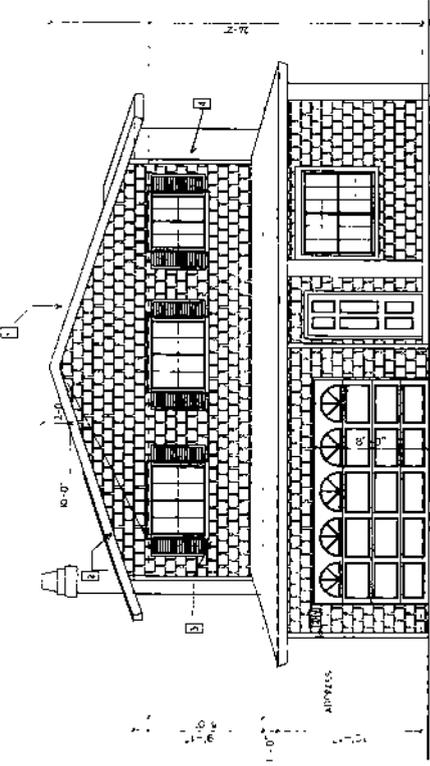
- 1 ROOF: 1/2" - 12/12 SHEDDING BREEZE CUT
- 2 2ND FLOOR: 8" ROYFOLK BROWN DT
- 3 EXTERIOR: 1/2" ASPHALT SIDING, CEDAR TRIM, BROWN DT
- 4 2ND FLOOR: 1" THICK AT 2ND FLOOR NORFOLK BROWN
- 5 2ND FLOOR: BOARDWORK, NORFOLK BROWN
- 6 EXTERIOR: PLASTER

SCALE 1/4" = 1'-0"

17

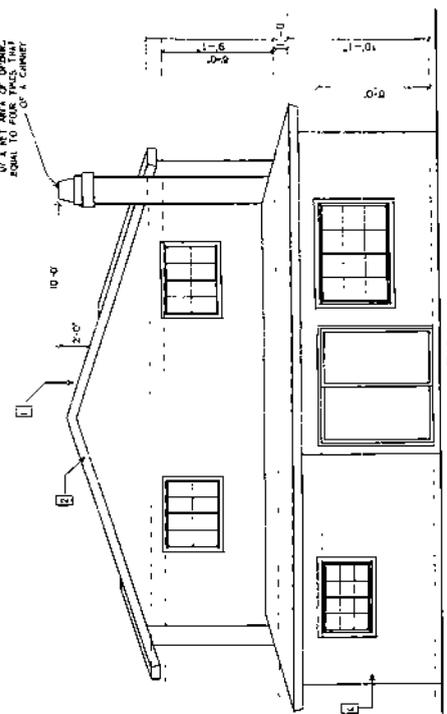


LEFT ELEVATION
 SCALE 1/4" = 1'-0"

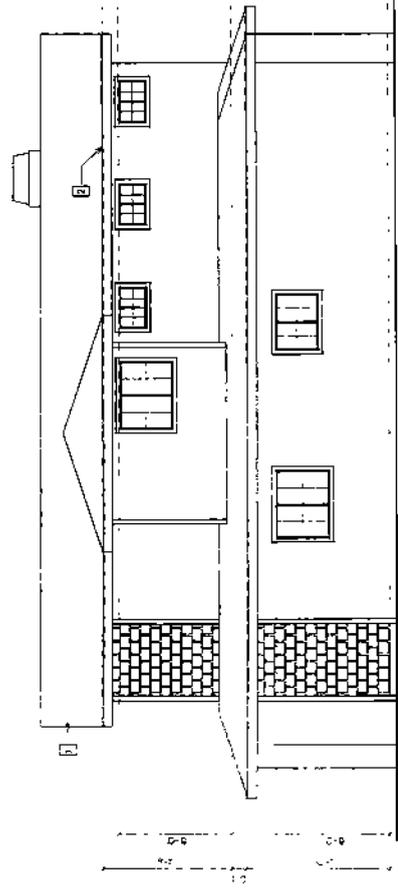


FRONT ELEVATION
 SCALE 1/4" = 1'-0"

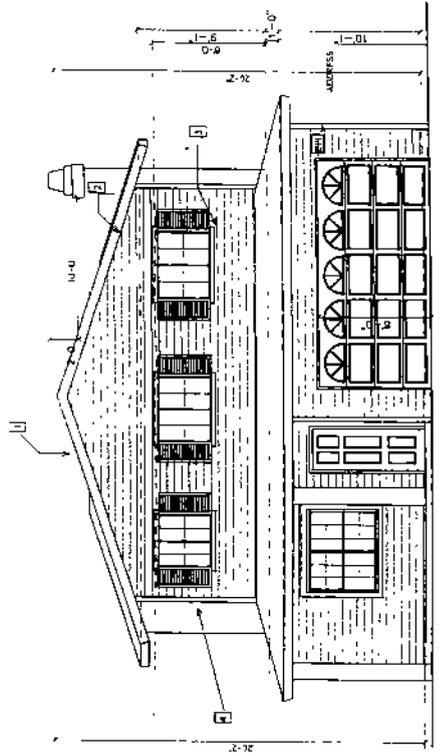
- 1 60# 1 1/2" LIGHT DESERT GREZZE C/T
- 2 2X6 FACIA. BD NORFOLK BROWN DT
- 3 EXTERIOR SHINGLE SIDING CEDAR TEAK BROWN DF
- 4 2ND TRIM TYPICAL AT 2ND FLOOR NORFOLK BROWN
- 5 2ND FLOOR BOARD NORFOLK BROWN
- 6 EXTERIOR PLASTER



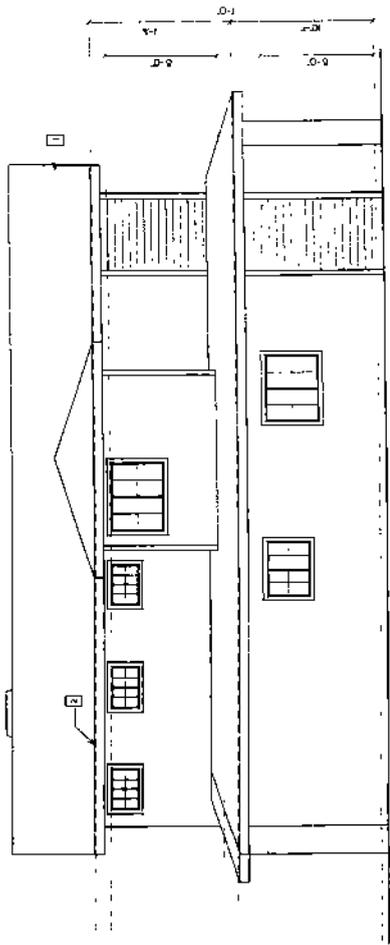
REAR ELEVATION
 SCALE 1/4" = 1'-0"



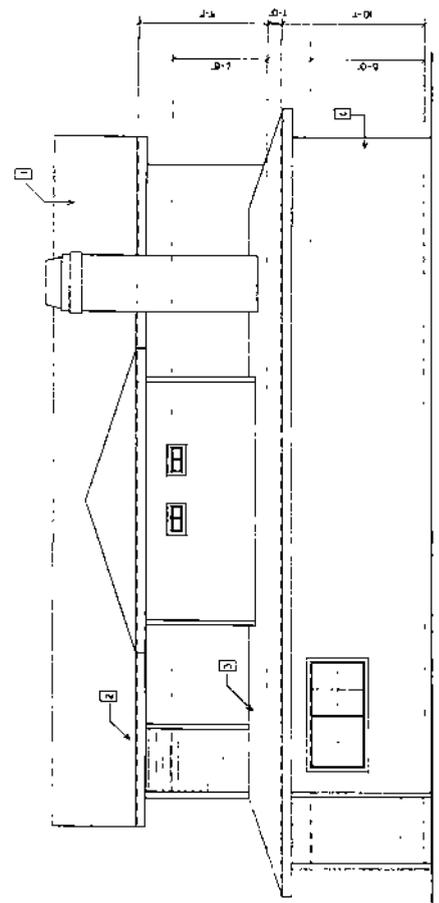
RIGHT ELEVATION
 SCALE 1/4" = 1'-0"



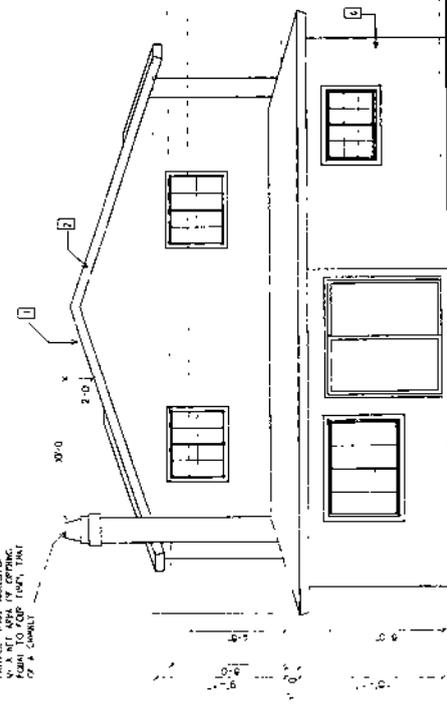
FRONT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

- 1 ROOF TIE/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

PROVIDE 3/8" X 6" BRACKET
 ATTACHED TO ROOF TRUSS
 TO SUPPORT 2" X 6" TRIM
 OF A CORNER

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CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE PLANNING DIV. AT (714)754-5245.**