



# PLANNING COMMISSION AGENDA REPORT

VI.5

MEETING DATE: AUGUST 9, 2010

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-10-13 FOR A MINOR DESIGN REVIEW FOR A TWO-UNIT, TWO-STORY COMMON INTEREST DEVELOPMENT AND VESTING TENTATIVE PARCEL MAP VTPM-10-117

DATE: JULY 28, 2010

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER  
(714) 754-5611 (mlee@ci.costa-mesa.ca.us)

## DESCRIPTION

The applicant is requesting approval of a minor design review to construct an attached two-story, two-unit, common interest development in conjunction with a vesting tentative parcel map to facilitate the subdivision for condominium purposes.

## APPLICANT

Kerry Smith is the authorized agent for Jose and Rose Toribio, the property owners.

## RECOMMENDATION

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

MEL LEE, AICP  
Senior Planner

KHANH NGUYEN  
Acting Asst. Development Svs. Director

**PLANNING APPLICATION SUMMARY**

Location: 2568 Orange Avenue Application: PA-10-13 & VTPM-10-117

Request: Minor design review to construct an attached two-story, two-unit, common interest development in conjunction with a vesting tentative parcel map to facilitate the subdivision for condominium purposes.

**SUBJECT PROPERTY:**

Zone: R2-MD  
 General Plan: Medium Density Residential  
 Lot Dimensions: Irregular  
 Lot Area: 7,131 SF  
 Existing Development: Vacant

**SURROUNDING PROPERTY:**

North: Single-family residential uses  
 South: Multi-family residential uses  
 East: Single- and multi-family residential uses  
 West: Single- and multi-family residential uses

**DEVELOPMENT STANDARD COMPARISON**

<b><u>Development Standard</u></b>	<b><u>Required/Allowed</u></b>	<b><u>Proposed/Provided</u></b>
<b><u>Lot Size:</u></b>		
Lot Width (Development Lot)	100 FT	71 FT <sup>1</sup>
Lot Area (Development Lot)	12,000 SF	7,131 SF <sup>1</sup>
<b><u>Density:</u></b>		
Zone	1 du/3,000 SF <sup>2</sup>	1 du/3,565 SF
General Plan	1 du/3,000 SF <sup>2</sup>	1 du/3,565 SF
<b><u>Building Coverage (Development Lot):</u></b>		
Buildings	NA	3,012 SF (42%)
Paving	NA	781 SF (11%)
Open Space	2,852 SF (40%)	3,338 SF (47%)
TOTAL		7,131 SF (100%)
Building Height:	2 Stories/27 FT	2 Stories/27 FT
Chimney Height	NA	NA
First Floor Area Including Garage – Both Units	NA	3,012 SF
Second Floor Area	NA	2,264 SF
2nd Floor% of 1st Floor <sup>4</sup>	Max. 80%	75%
<b><u>Setbacks <sup>3</sup></u></b>		
Front	20 FT	20 FT
Side (left/right)	5 FT (1 Story) 10 FT Avg. (2 Story) <sup>4</sup>	5 FT /6 FT, 2 IN 10 FT, 2 IN/10 FT, 2 IN
Rear	10 FT (1 Story) 20 FT (2 Story)	22 FT (1 Story) 27 FT (2 Story)
Rear Yard Coverage	Max. 25%	0%
Private Open Space	Min. 10 FT dimension	Min. 18 FT dimension
<b><u>Parking:</u></b>		
Covered	4	4
Open	4	4
TOTAL	8 Spaces	8 Spaces
Driveway Width:	35 FT, 8 IN (Max.)	35 FT, 8 IN
Driveway Length	Min. 19 FT	20 FT and 22 FT

NA = Not Applicable or No Requirement

(1) Legal nonconforming.

(2) Applies to legal R2-MD lots existing as of March 16, 1992, that are less than 7,260 sq. ft. but not less than 6,000 sq. ft. per Zoning Code Section 13-32.

(3) Rear property line is parallel to the front property line and abuts 205 Susannah Place. Left side property lines (two total) abut 201 and 203 Susannah Place.

(4) Residential Design Guideline.

CEQA Status Exempt, Class 3 (New Construction)

Final Action Planning Commission

## **BACKGROUND**

### ***Project Site/Environs***

#### **2568 Orange Avenue (Subject Property)**

The project site is located on the east side of Orange Avenue, south of Susannah Place. The site is vacant and is abutted by one-story residential structures separated by a combination of wood fences and block walls. The property is zoned R2-MD and has a general plan designation of Medium Density Residential.

#### **2590 Orange Avenue**

Two proposals to construct a two-unit, two-story detached residential development at 2590 Orange Avenue (approximately 120 feet to the north of the subject site) under Planning Applications PA-05-42 and PA-06-68 were denied by the Planning Commission because of the following:

- There was no justification for approval of the requested variances from minimum lot size and lot width proposed under PA-05-42, nor from front and rear yard setback requirements and rear yard coverage proposed under PA-06-68.
- Two driveway approaches were proposed on Susannah Place, reducing the amount of on-street parking.
- The size and scale of the proposed units were not compatible with the surrounding neighborhood.

A proposal for an attached two-unit project was approved under Development Review DR-08-03 on August 20, 2008, however the one-year approval for the development has expired and was never built.

While these development proposals relate to a site northeasterly of the subject property, they provide neighborhood context as to the development projects that have been considered and the issues that have been raised.

## **ANALYSIS**

### ***Proposed Project***

#### ***Planning Application PA-10-13: Minor Design Review***

The applicant proposes to construct an attached two-unit (3 bedrooms each), two-story residential common interest development. Proposed residential common interest developments 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.

Two-unit development projects are considered by the Zoning Administrator. However, because this proposal is a common-interest development, Code requires the Planning Commission to be the final review authority for the minor design review (development project) and the subdivision map.

### *Vesting Tentative Parcel Map VTPM-10-117*

The applicant proposes a vesting tentative parcel map to allow the units to be sold separately. The difference between vesting parcel maps and regular parcel maps is that vesting maps confer to the developer a vested right to proceed with the development in substantial compliance with the codes set forth in the Zoning Code and the State Subdivision Map Act (Code Section 13-224).

### ***Justifications for Approval***

Staff supports approval of the proposed project for the following reasons:

- *The proposed project complies with Code requirements.* The proposal does not include any requests for administrative adjustments or variances for deviations from the City's Code requirements for residential development. The structures will be 27 feet high (maximum 27 feet allowed) and will provide adequate open space areas (minimum 40% required, 47% proposed).

It should be noted that while two individual driveways are proposed along Orange Avenue, the project does comply with the 35-foot, 8 inch, maximum driveway width. A landscape parkway consisting of live plant materials will be located between the driveways. A similar design/configuration was approved in 2007 for a two-unit attached apartment project at 114 and 118 Albert Place under Minor Design Review ZA-06-39.

- *The project exhibits excellence in architectural design.* It is staff's opinion that the proposed structures are compatible with the existing developments in the area and do not appear to be out of place or obtrusive since they incorporate variation in depth of floor plans, rooflines, multiple building planes and offsets to provide architectural interest and visual relief from off-site.
- *The project features quality construction materials.* The exterior elevations of the proposed structures will consist of stucco, stone veneer, stucco trim around windows and doors, and composition shingle roofing. The existing perimeter of the property consists of a combination of wood fences and block walls. A condition of approval has been incorporated requiring the developer to construct a new 6-foot high perimeter block wall for this project (Condition No. 12).
- *The project meets the purpose and intent of the Residential Design Guidelines.* The design guidelines are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. To minimize second story mass, the City's Residential Design Guidelines recommend that the second floor not exceed 80% of the first floor area and the second story be set back an average of 10 feet from the side property lines. The

proposed second floors are 75% of the first floors, and provide a minimum 10-foot second story side setback, in compliance with these guidelines.

- Location of second-story windows minimize privacy impacts. The second floor windows have been placed so as to minimize direct views into windows on the adjacent properties. Therefore, the proposed development would not negatively impact the surrounding properties or aesthetics of the neighborhood.
- The parcel map is consistent with City codes and the State Subdivision Map Act. Approval of the parcel map will facilitate a one-lot, airspace subdivision for condominium purposes so each unit may be sold separately. A condition of approval (number 9) is included requiring a provision in the CC&Rs for the use of garages for resident parking only. Staff has included conditions that require CC&Rs for maintenance of all common areas, including the proposed landscape planter between the drive approaches.

### ***Side Yard Setback Requirements***

The property is irregularly shaped in that it has three property lines, two of which are adjacent to the proposed "Unit A". Unit A has been placed so as to comply with the 5-foot minimum side yard requirement per Code and the 10 foot minimum second story side setback as recommended in the City's Residential Design Guidelines (12 feet proposed).

### ***Expiration of Projects***

Per City Code, planning application approvals are valid for one year unless renewed. Per the State Subdivision Map Act, tentative map approvals are valid for 24 months. As a result, staff has incorporated a condition of approval allowing the planning application expiration to coincide with the expiration of the respective map; in other words, the planning application and map would expire in 24 months in 2012. After the initial 24-month period, a time extension for these applications would be required to be processed for another 12-month period.

### **ENVIRONMENTAL DETERMINATION**

If the request is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15303 for New Construction. If the request is denied, it is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15270(a) for projects which are disapproved.

### **GENERAL PLAN CONFORMITY**

The properties have a general plan designation of Medium Density Residential. Under this designation two units are allowed and two units are proposed. Therefore, if approved, the use and density would conform to the City's General Plan.

## ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the project, subject to the recommended conditions of approval.
2. Deny the project. If the project were denied, the applicant could not submit substantially the same type of application for six months.

## CONCLUSION

The development of the project is consistent with the General Plan, Urban Plan, and applicable Zoning Code sections. Therefore, staff recommends approval of the project.

- Attachments:
1. Draft Planning Commission Resolutions and Exhibits
  2. Location Map
  3. Plans

cc:                   Development Services Director  
                      Deputy City Attorney  
                      City Engineer  
                      Transportation Svs. Mgr.  
                      Fire Protection Analyst  
                      Staff (4)  
                      File (2)

Kerry Smith  
120 Monte Vista Avenue  
Costa Mesa, CA 92627

Jose and Rose Toribio  
1316 S. Broadway  
Santa Ana, CA 92707

File: 080910PA1013PM10117

Date: 072910

Time: 1:15 p.m.

## RESOLUTION NO. PC-10-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-10-13 AND VESTING TENTATIVE PARCEL MAP VTPM-10-117**

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

WHEREAS, an application was filed by Kerry Smith, authorized agent for Jose and Rose Toribio, owners of real property located at 2568 Orange Avenue, for a minor design review to construct an attached two-story, two-unit, common interest development in conjunction with a vesting tentative parcel map to facilitate the subdivision for condominium purposes;

WHEREAS, a duly noticed public hearing held by the Planning Commission on August 9, 2010 with all persons having the opportunity to speak and be heard for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-10-13 and Vesting Tentative Map VTPM-10-117 .

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 Planning Application PA-10-13 and Vesting Tentative Map VTPM-10-117 and upon applicant's compliance with each and all of the conditions in Exhibit "B", and compliance of all applicable federal, state, and local laws. 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 9th day of August, 2010.**

7

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James Righeimer, Chair,  
Costa Mesa Planning Commission



**EXHIBIT "A"**

**FINDINGS (APPROVAL)**

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses on surrounding properties.
  2. Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
  3. The project, as conditioned, is consistent with the General Plan.
  4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(14) in that the project complies with the City of Costa Mesa Zoning Code, and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features. The visual prominence associated with the construction of a two-story residence has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid unrelieved two-story walls. Privacy of the adjoining neighbors will not be impacted because second-story windows will be required to be placed to minimize direct lines-of-sight into windows on neighboring properties.
- C. The subdivision of the property for residential condominiums is consistent with the City's General Plan and Zoning Code.
- D. The proposed use of the subdivision is for residential ownership purposes which is compatible with the objectives, policies, general plan land use designation, and programs specified in the City of Costa Mesa 2000 General Plan.
- E. The subject property is physically suitable to accommodate Vesting Tentative Parcel Map VTPM-10-117 in terms of type, design, and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- F. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.

- G. The subdivision will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the subdivision.
- H. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- I. 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 under Section 15303 for New Construction.
- J. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL (IF PROJECT IS APPROVED)**

- Plng. 1. The conditions of approval, code requirements, and special district requirements of PA-09-18 and VTPM-10-117 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
2. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a minor design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
3. The developer shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy. This inspection is to confirm that the Planning Division conditions of approval and code requirements have been satisfied.
4. Prior to issuance of building permits, developer shall contact the U.S. 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.
5. The developer shall contact the current cable service provider prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
6. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 36 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site 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 be continuously maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
7. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
8. The expiration of Planning Application PA-10-13 shall coincide with the expiration of Vesting Tentative Parcel Map VTPM-10-117; therefore, both applications shall be valid for 24 months from the date of the resolution. It should be noted that a request for a 12-month time extension must be made prior to the expiration date and must reference both applications.
9. The CC&R's shall require that garage spaces be used for parking purposes only. Any changes made to this provision shall require prior review and approval by the City of Costa Mesa.

10. The CC&Rs shall include a provision mandating binding arbitration in the event of any dispute between the two property owners relating to the homeowner's association.
11. The CC&Rs shall include a provision mandating that the landscape planter between the two drive approaches shall be maintained by the homeowner's association. This planter area shall primarily consist of live plant materials.
12. The developer shall construct a new perimeter block wall no less than six feet in height, subject to City Standards and Planning Division approval. The Development Services Director may approve other alternative opaque materials for the perimeter wall.
- Eng. 13. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

**RESOLUTION NO. PC-10-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA DENYING PLANNING APPLICATION  
PA-10-13 AND VESTING TENTATIVE PARCEL MAP VTPM-  
10-117**

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

WHEREAS, an application was filed by Kerry Smith, authorized agent for Jose and Rose Toribio, owners of real property located at 2568 Orange Avenue, for a minor design review to construct an attached two-story, two-unit, common interest development in conjunction with a vesting tentative parcel map to facilitate the subdivision for condominium purposes;

WHEREAS, a duly noticed public hearing held by the Planning Commission on August 9, 2010 with all persons having the opportunity to speak and be heard for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," the Planning Commission hereby **DENIES** Planning Application PA-10-13 and Vesting Tentative Parcel Map VTPM-10-117.

**PASSED AND ADOPTED this 9th day of August, 2010.**

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James Righeimer, Chair,  
Costa Mesa Planning Commission

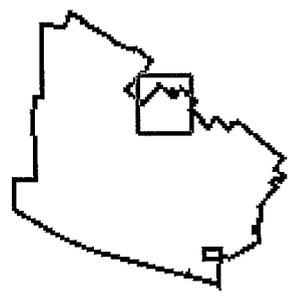


**EXHIBIT "A"**

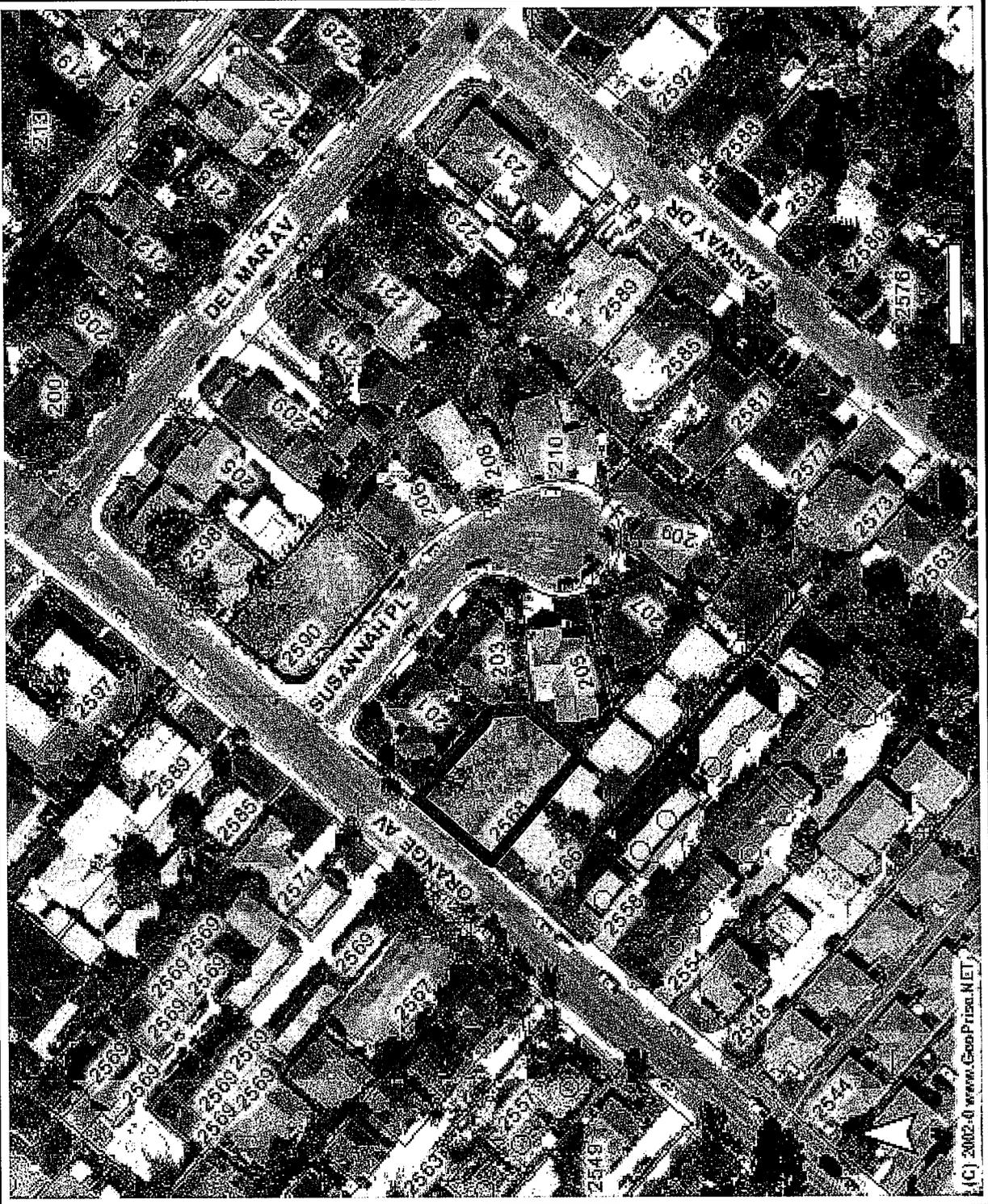
**FINDINGS (DENIAL)**

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
  - 1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
  - 2. The proposed project does not comply with the performance standards as prescribed in the Zoning Code.
  - 3. The proposed project is not consistent with the General Plan or Zoning Code.
  
- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(14) in that the project does not meet the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.
  
- C. The subdivision of the property for residential condominiums is not consistent with the City's General Plan and Zoning Code.
  
- D. The Costa Mesa Planning Commission has denied Planning Application PA-10-13 and Vesting Tentative Parcel Map VTPM-10-117. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.
  
- E. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**Overview Map**



**Map Display**



**Legend**

- Address Medium
- Address Points
- Street Names
- Parcel Lines
- Ortho 2008 Level1
- Ortho 2006 Level1
- Parcels
- ROW
- Polygon-s





# KERRY SMITH - 2 RESIDENTIAL UNITS

120 MONTE VISTA AVENUE COSTA MESA, CA 92627

PROJECT MANAGER	ISD
DESIGNER	ISD
DATE	
BY	
CHECKED	
SHEET	

A-2

SHEET 05

REV	DATE	REVISIONS

NOTE: SOME PORTALS MAY VARY DUE TO MISMATCH OR CALCULATION

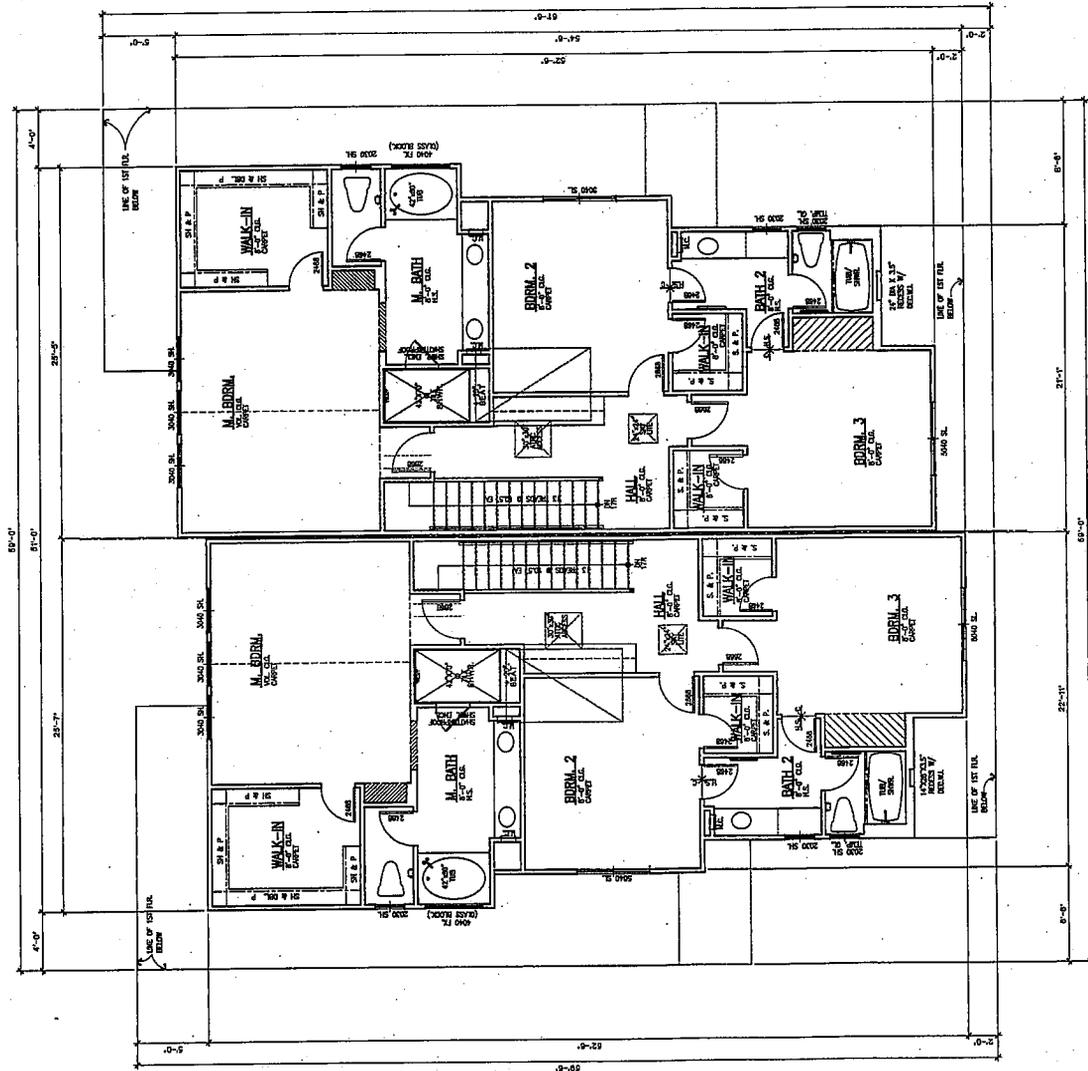
## NOTES

1. PROVIDE THE ACCESS PORTALS TO THE UNIT ENTRY AND TO THE BATHS WITH A MINIMUM CLEARANCE OF 6'-0" TO THE TOP OF THE PORTAL.
2. ALL CHANGES TO THE ORIGINAL DESIGN SHALL BE APPROVED BY THE ARCHITECT AND THE CLIENT. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE APPROVED BY THE ARCHITECT AND THE CLIENT. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE APPROVED BY THE ARCHITECT AND THE CLIENT.
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## WALL KEY

- ROTATES LOW WALL
- 2 x 4 STUD WALL
- 2 x 6 STUD WALL
- 2 x 8 PLUMBING WALL
- POT SHELF
- BOFFIT LIMITS

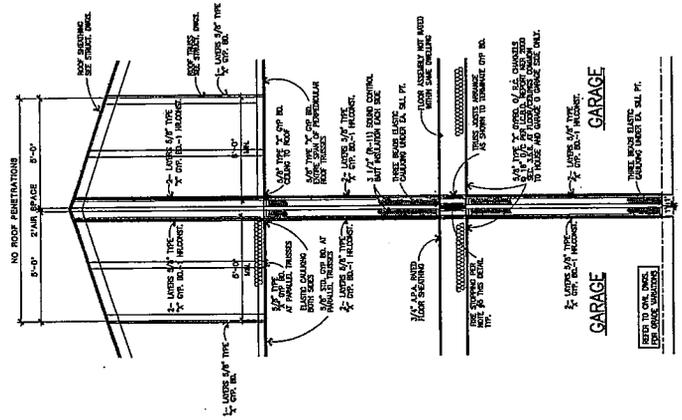
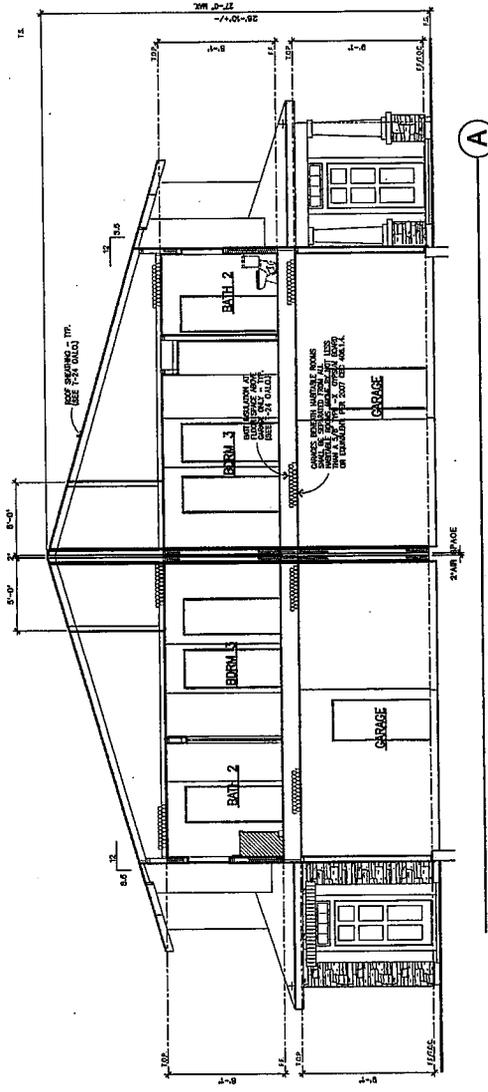
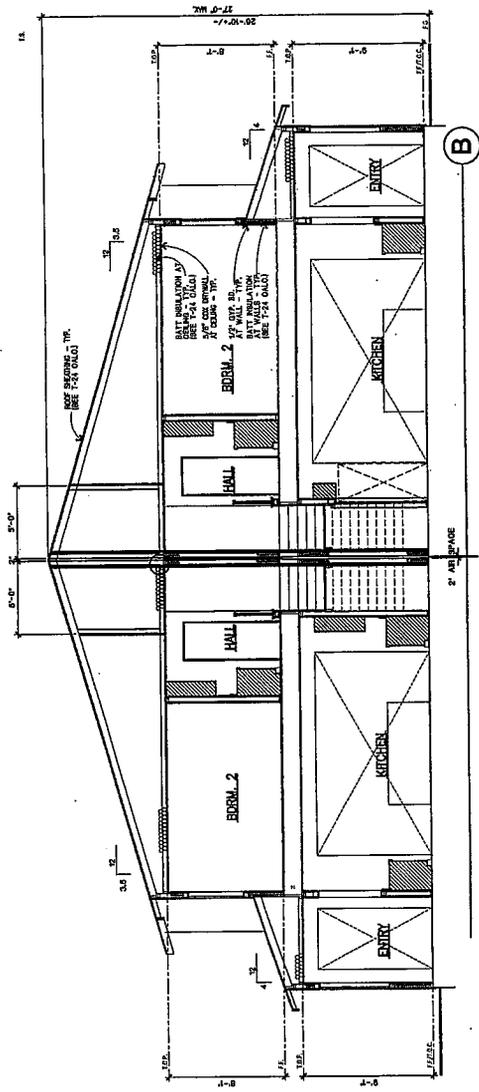
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

PROJECT MANAGER	RD
DESIGNER	SD
DATE	05
JOB NO.	6-1-10
SHEET	A-5

BY	DATE	REVISIONS



**AREA SEPARATE WALL**

- NOTES:**
1. WALL FINISHES SHALL PROVIDE AN APPROXIMATE SOUND INSULATION RATIO OF 45 DB. FINISHES SHALL BE APPROXIMATELY 1/2\"/>

TYPICAL CONTRIBUTION	
A. ROOF-SHEATHING	1/2\"/>
B. INSULATION	2\"/>
C. WALL	1/2\"/>
D. FLOORING	1/2\"/>

SCALE: 1/4" = 1'-0"

SECTIONS



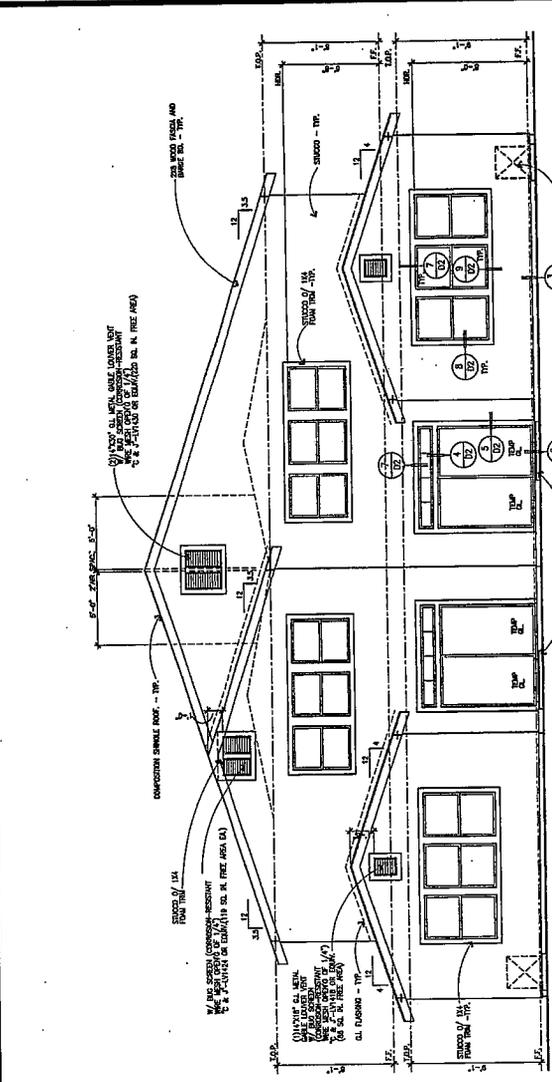
NO.	DATE	REVISIONS

KERRY SMITH - 2 RESIDENTIAL UNITS  
120 MONTE VISTA AVENUE COSTA MESA, CA 92627

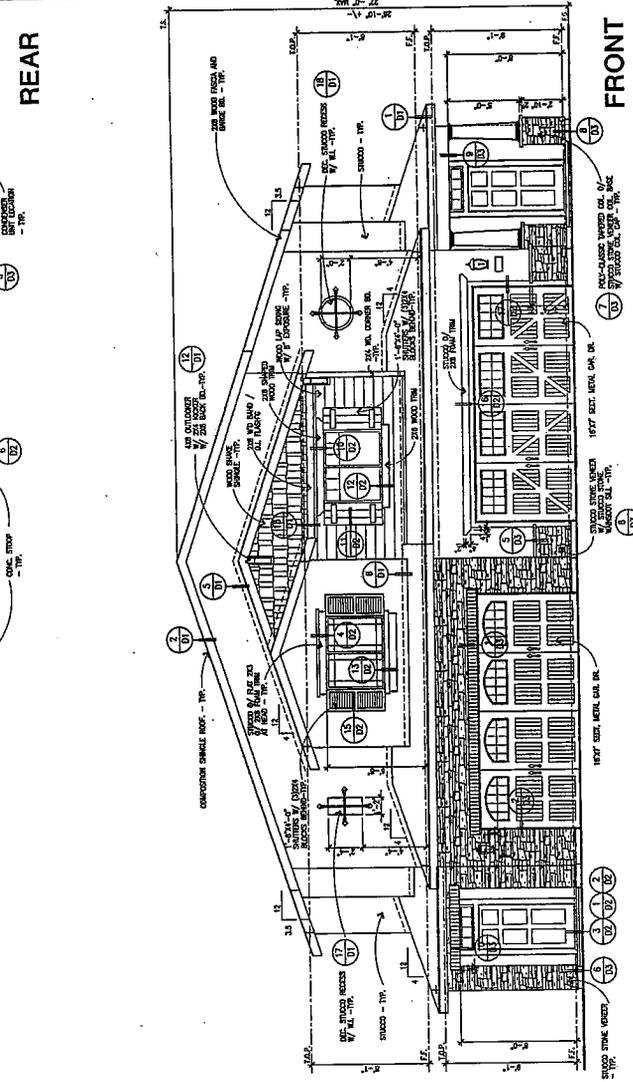
PROJECT MANAGER	
DESIGNER	
DATE	
COUNT	
SHEET	

A-7

SHEET OF 7



REAR

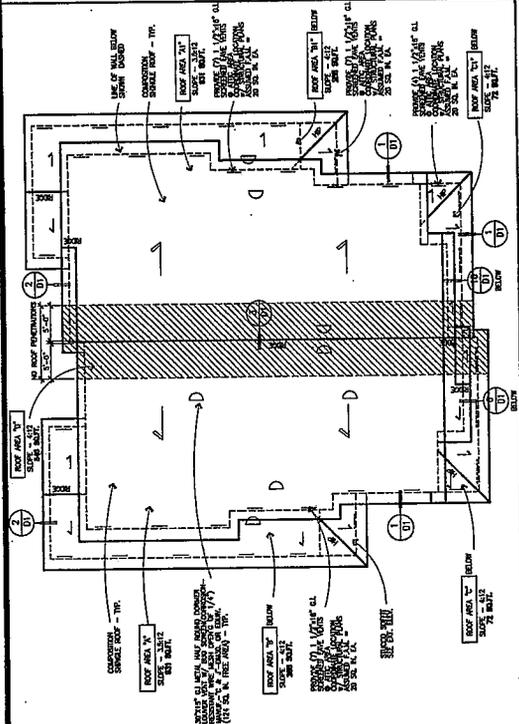


FRONT

SCALE: 1/4" = 1'-0"

PLEASE PRINT NAME, DATE AND SHEET NUMBER

EXTERIOR ELEVATIONS



ROOF PLAN LEGEND

1. SEE GENERAL NOTES ON ROOF SHEET

2. DIMENSIONS: DIMENSIONS OF ROOF AREAS ARE SHOWN IN FEET AND INCHES. DIMENSIONS OF ROOF AREAS ARE SHOWN IN FEET AND INCHES.

3. SEE PLAN 1 FOR THE CASE BACK

4. THE ROOF SHALL BE CONSTRUCTED AS SHOWN ON THIS SHEET. THE ROOF SHALL BE CONSTRUCTED AS SHOWN ON THIS SHEET. THE ROOF SHALL BE CONSTRUCTED AS SHOWN ON THIS SHEET.

5. THE ROOF SHALL BE CONSTRUCTED AS SHOWN ON THIS SHEET. THE ROOF SHALL BE CONSTRUCTED AS SHOWN ON THIS SHEET. THE ROOF SHALL BE CONSTRUCTED AS SHOWN ON THIS SHEET.

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	WOOD SHEDS AND SHEDS - TP	100	SQ. FT.	1.00	100.00
2	WOOD TRIM	100	LINEAL FT.	1.00	100.00
3	WOOD TRIM	100	LINEAL FT.	1.00	100.00
4	WOOD TRIM	100	LINEAL FT.	1.00	100.00
5	WOOD TRIM	100	LINEAL FT.	1.00	100.00
6	WOOD TRIM	100	LINEAL FT.	1.00	100.00
7	WOOD TRIM	100	LINEAL FT.	1.00	100.00
8	WOOD TRIM	100	LINEAL FT.	1.00	100.00
9	WOOD TRIM	100	LINEAL FT.	1.00	100.00
10	WOOD TRIM	100	LINEAL FT.	1.00	100.00
TOTAL					1000.00

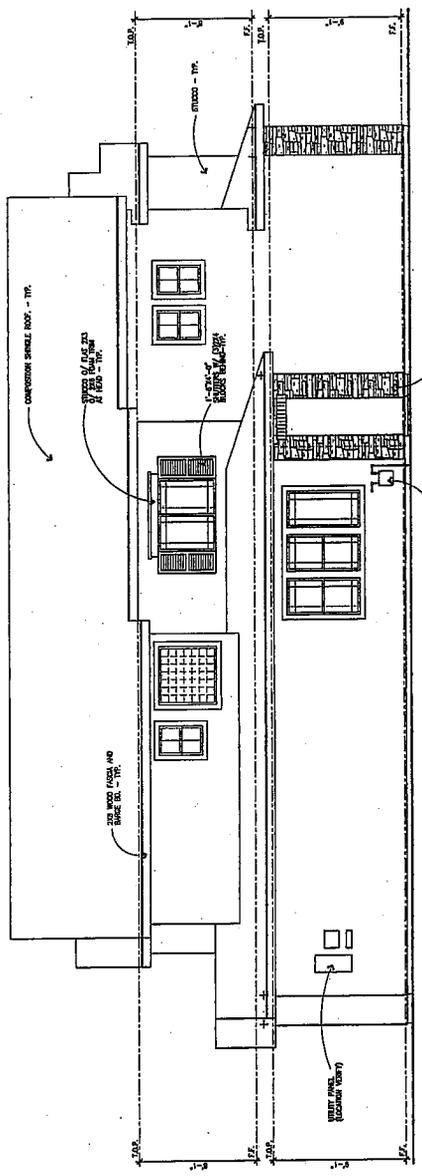
ROOF PLAN

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

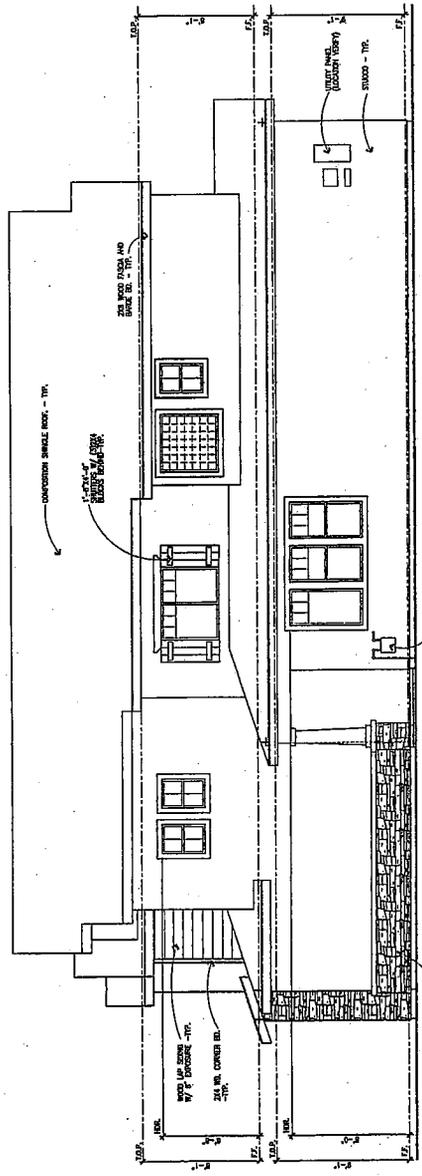
REV	DATE	REVISIONS

KERRY SMITH - 2 RESIDENTIAL UNITS  
120 MONTE VISTA AVENUE COSTA MESA, CA 92627

PROJECT MANAGER	
DESIGNER	
CHECKER	
DATE	
DRAWN BY	
SCALE	
SHEET	A-8
OF	



LEFT



RIGHT

DATE SENT TO FIELD FOR CONSTRUCTION

EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

