



# **PLANNING COMMISSION**

## **AGENDA REPORT**

VIII. 2

MEETING DATE: FEBRUARY 14, 2011

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-07-30: ONE YEAR TIME EXTENSION FOR A DETACHED TWO UNIT, TWO-STORY RESIDENTIAL COMMON-INTEREST DEVELOPMENT  
300 23<sup>RD</sup> STREET**

**DATE: FEBRUARY 3, 2011**

**FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714)754-5136  
WSHIH@CI.COSTA-MESA.CA.US**

### **DESCRIPTION**

The property owner is requesting a one-year time extension for a minor design review to construct a detached two-unit, two-story residential common interest development (condominium) project including the following:

- A minor modification from the street side setback requirement for the built-up stone veneer of a select area of the second-story elevation of Unit A (10 feet required; 8.5 feet proposed).
- A minor modification from the building separation requirement is required for the covered side entry of Unit B (10 feet required; 9 feet proposed).
- Deviation from the Residential Design Guidelines with respect to second-to-first floor ratio (80 percent maximum recommended; 83 percent proposed for plan A and 84 percent proposed for plan B) and second story interior side setback (10-foot average recommended; 7-foot average proposed).

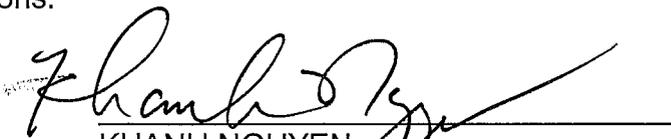
### **APPLICANT**

Mike Czajkowski is the property owner and project applicant.

### **RECOMMENDATION**

Approve the time extension to be valid to January 11, 2012, by adoption of Planning Commission resolution, subject to conditions.

  
WENDY SHIH  
Associate Planner

  
KHANH NGUYEN  
Assistant Development Svs. Director

## **BACKGROUND**

### ***Project Site***

The property is located in the Eastside, on the northeast corner of 23<sup>rd</sup> Street and Santa Ana Avenue. The area is developed with a mix of single- and multi-family residences. The property is zoned R2-MD (Multiple Family Residential – Medium Density) and has a General Plan land use designation of Medium Density Residential. The lot contains a single-family residence.

### ***Planning Commission Approval***

On January 11, 2010, Planning Commission, on a 5-0 vote, approved Planning Application PA-07-30 for the construction of a detached two-unit, two-story residential common interest development (condominiums) project and Parcel Map PM-07-174 to facilitate individual ownership of the units.

The Planning staff report and meeting minutes for the planning application can be viewed on the City's website at the link below:

<http://www.ci.costa-mesa.ca.us/CMCalendar.htm>

### ***Time Extension Request***

Pursuant to the State Subdivision Map Act, the parcel map approval is valid for two years and will not expire until January 11, 2012. Approval of Planning Application PA-07-30 was valid for one year unless building permits are obtained and construction commences. However, the applicant was not able to obtain building permits prior to the expiration of the application on January 11, 2011. Therefore, the applicant requests a time extension for the project approval. The applicant submitted a time extension request and processing fee on January 13, 2011.

The Zoning Code allows the final review authority (Planning Commission for this project) to extend a planning application for successive periods of one year upon showing of good cause by the applicant.

## **ANALYSIS**

Staff recommends approval of a one-year time extension to January 11, 2012, for the following reasons:

- *The property is currently maintained in good condition.* The property is currently in compliance with applicable codes and property maintenance standards for the existing development. Code Enforcement records also indicate that this property has not been a problem site.
- *The Commission's previously-adopted approval findings are still applicable to the project.* The applicable sections of the Zoning Code and Residential Design Guidelines have not changed since the Commission approved the project in 2010.

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The Commission determined that the project meets the purpose and intent of the Residential Design Guidelines. While the proposal includes minor departures from the recommended massing of the second story (80 percent maximum recommended, 83 to 84 percent proposed) and a deviation from the second floor setback (10-foot average

recommended, 7-foot average proposed), the proposed structures are compatible with the existing developments in the area, which consists of a mix of single and two-story residences.

The Commission also determined that the project would not appear out of place or obtrusive since the proposal incorporated variation in depth of floor plans, rooflines, multiple building planes and offsets to provide architectural interest and visual relief from off-site. Additionally, the second floor windows are placed so as to minimize privacy impacts and direct views into windows on the adjacent properties. Therefore, it was determined that the proposed development would not negatively impact the surrounding properties or aesthetics of the neighborhood.

Note: The City Council adopted Ordinance No. 10-3 regarding permitted construction hours after approval of this project. Therefore, the previous condition of approval no. 13 is no longer applicable (deleted) and the applicant is notified that all construction activities would be subject to the new ordinance. The applicant is also notified that the project would be subject to applicable adopted codes (such as Building, Mechanical, Electrical, etc.) at the time of construction plans submittal.

- *The applicant has shown good cause for needing the time extension.* Due to the economic conditions, the applicant was unable to obtain building permits and begin construction prior to the expiration of the application. The applicant did submit construction plans to begin the plan check process. The property is currently in compliance with applicable conditions and property maintenance standards for the existing development. Staff recommends a one-year time extension to January 18, 2012, to allow additional time for the applicant to secure funding to obtain building permits and to begin construction of the project that was approved by the Commission in 2010.
- *Approval of a one-year time extension would coincide with the expiration date of the parcel map approval.* A recorded parcel map is required prior to the issuance of building permits for the condominium units. Since building permits cannot be issued without proof of recordation of the parcel map, staff recommends that the planning application approval be extended one year to expire on the same date as the map.

## ALTERNATIVES

The Planning Commission may consider the following alternatives:

1. *Approve a one-year time extension.* This would allow additional time for the applicant to secure funding for the construction of the project as proposed.
2. *Deny the application.* If Commission denies the time extension, the planning application expires and the project may not be constructed as proposed. The parcel map approval will still be valid for another year without a corresponding development project.

## CONCLUSION

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Approval of the time extension will allow the applicant additional time to obtain building permits to construct the two unit residential common-interest development. Staff recommends approval of a one-year time extension given that applicable Code sections and Residential Design Guidelines have not changed since the original approval and that the Commission's previously-adopted

approval findings are still applicable to the project. The time extension would also coincide with the expiration of the parcel map approval.

- Attachments:
1. Draft Planning Commission Resolutions
  2. Applicant's Time Extension Request Letter
  3. Location Map
  4. Plans

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

Mike Czajkowski  
300 23<sup>rd</sup> Street  
Costa Mesa, CA 92627

File: 021411PA0730TimeExt	Date: 013111	Time: 11:30 a.m.
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# ATTACHMENT 1

## RESOLUTION NO. PC-11-

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING A ONE-YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-07-30, A MINOR DESIGN REVIEW TO CONSTRUCT A DETACHED TWO UNIT, TWO-STORY RESIDENTIAL COMMON INTEREST DEVELOPMENT.

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

WHEREAS, an application was filed by Mike Czaikowski, property owner and project applicant with respect to the real property located at 300 23<sup>rd</sup> Street, requesting approval of a minor design review to construct a detached, two unit, two-story residential common-interest development with minor modifications to encroach 1.5 feet into the required 10-foot street side setback and 1 foot into the required 10-foot building separation area for architectural projections, and a parcel map to facilitate the subdivision, in the R2-MD zone; and

WHEREAS, on January 11, 2010, Planning Commission approved PA-07-30 and PM-07-134 by adoption of Resolution No. PC-10-2, of which is attached hereto as Exhibit "1";

WHEREAS, a time extension request PA-07-30 was filed by property owner Mike Czaikowski;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 14, 2011, to consider the time extension request;

WHEREAS, the applicable sections of the Zoning Code and Residential Design Guidelines, as they relate to the proposed project, have not changed since the original approval of Planning Application PA-07-30 with exception to an amendment to the Noise Ordinance;

WHEREAS, on February 16, 2010, the City Council adopted Ordinance No. 10-3 amending Title 13, Chapter XIII, Section 13-279, of the Costa Mesa Municipal Code regarding exceptions to the Noise Ordinance for hours of construction activities;

WHEREAS, the time extension does not change the previously-adopted findings and conditions of approval for Planning Application PA-07-30, as specified in Exhibits "A" and "B" respectively, of Resolution No. PC-10-2, with exception of Condition of Approval

No. 13 which limited the construction hours. Other than the deletion of that condition, the original findings and conditions of approval are still applicable to the proposed project.

BE IT RESOLVED that, based on the evidence in the record, the Planning Commission hereby **APPROVES** an extension of time for Planning Application PA-07-30 to **January 11, 2012**, 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 Planning Application PA-07-30. This action is also based on the evidence in the record and findings and subject to the applicant's compliance with each and all of the conditions as specified in Resolution No. PC-10-2.

**PASSED AND ADOPTED this 14<sup>th</sup> day of February, 2011.**

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Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF ORANGE )

I, Khanh Nguyen, 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 February 14, 2011, by the following votes:

AYES: COMMISSIONERS  
NOES: COMMISSIONERS  
ABSENT: COMMISSIONERS  
ABSTAIN: COMMISSIONERS

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Khanh Nguyen, Secretary  
Costa Mesa Planning Commission

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-07-30 AND PARCEL MAP PM-07-174 FOR A MINOR DESIGN REVIEW TO CONSTRUCT TWO, TWO-STORY DETACHED CONDOMINIUMS AND A PARCEL MAP TO FACILITATE THE SUBDIVISION.**

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

WHEREAS, an application was filed by Mike Czaikowski, property owner and project applicant with respect to the real property located at 300 23<sup>rd</sup> Street, requesting approval of a minor design review to construct two, two-story detached condominium units with minor modifications to encroach 1.5 feet into the required 10-foot street side setback and 1 foot into the required 10-foot building separation area for architectural projections, and a parcel map to facilitate the subdivision, in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 11, 2010, with all persons provided an opportunity to speak for and against the proposed project.

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** Planning Application PA-07-30 and Parcel Map PM-07-174 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 Planning Application PA-07-30 and Parcel Map PM-07-174 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with 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 11<sup>th</sup> day of January 2010.**

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James Richeimer, Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF ORANGE )

I, Claire Flynn, Assistant 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 11, 2010, by the following votes:

AYES: COMMISSIONERS: RIGHEIMER, CLARK, FITZPATRICK, MCCARTHY, MENSINGER  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: NONE  
ABSTAIN: COMMISSIONERS: NONE



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Claire Flynn, Assistant Secretary  
Costa Mesa Planning Commission

## EXHIBIT "A"

**FINDINGS (approval)**

- A. 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 building and other site features, including functional aspects of the site development, have been considered.
  - c. The project is consistent with the General Plan designation of Medium Density Residential. Under this designation two dwelling units are allowed on the subject property and two dwelling units are proposed. Approval of the condominiums will also satisfy General Plan Goal LU-1A.4 that encourages additional home ownership opportunities in the City.
  - d. 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 section 13-29(g)(6) of the Costa Mesa Municipal Code in that the 1.5-foot encroachment into the required 10-foot street side setback and the 1-foot encroachment into the required 10-foot building separation for architectural projections will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood. The improvement is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes the appearance and scale of the structure and any other features relative to a compatible and attractive development.
- C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(14) 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 and Zoning Code, and the City's Residential Design Guidelines. The project is of a character and scale compatible with the neighborhood. 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 as to minimize privacy impacts and direct views into windows of adjacent residences.
- D. The proposed subdivision is consistent with the City's General Plan and Zoning Ordinances.
- E. The subject property is physically suitable to accommodate PM-07-174 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 and development of the property will not unreasonably interfere with the free and complete exercise of the public entry and/or public utility rights-of-way and/or easements within the tract.
- 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's environmental procedures, and has been found to be exempt from CEQA under Section 15303 for New Construction.
- J. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**EXHIBIT "B"****CONDITIONS OF APPROVAL**

- Plng.
1. The approved address of individual units (A and B) shall be blueprinted on the site plan and on all floor plans in the working drawings as part of the plan check submittal package.
  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 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 storm water 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 storm water 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.
  4. 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.
  5. The site plan submitted with initial working drawings shall contain a notation specifying the project is a two-unit, common interest (condominium) development.
  6. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
  7. 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.
  8. Homeowners Association CC&Rs shall include a provision that requires garages to be used for resident parking only. Storage may be permitted in the garage if it does not diminish the required parking space in the garage.
  9. 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.

10. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities.
11. The conditions of approval, code requirements, and special district requirements of Planning Application PA-07-30 and Parcel Map PM-07-174 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
12. 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.
13. ~~Grading, materials delivery, equipment operation, and other construction related activity shall be limited to between the hours of 7 a.m. through 7 p.m., Monday through Friday, and 9 a.m. through 6 p.m. Saturdays. Construction is prohibited all hours 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. [deleted on February 14, 2011, per time extension application]~~
14. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, additional second story windows, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. The proposed interlocking pavers in the driveway shall be made of appropriate materials that are designed to support the weight of motor vehicles. In addition, these pavers shall be installed in a manner to minimize cracking and buckling of driveway at stress points to the maximum extent possible. 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 design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
15. 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.
- Eng. 16. 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.
- PC 17. The applicant shall install a perimeter block wall along the north and east side property lines, per City's Walls, Fences, and Landscaping Standards and Specifications.

## ATTACHMENT 2

Mike Czajkowski  
300 E. 23<sup>rd</sup>. St.  
Costa Mesa, CA 92627

January 12, 2011

City of Costa Mesa, CA- Planning Commission

Reg.: Panning Application PA-07-30, Parcel Map PM-07-174300 23<sup>rd</sup>. St.-  
Two, Two Story Detached Condominium Units

I, the owner of the above referenced property respectfully request that  
Commission grants time extension for the previously approved development.

Additional time is needed to complete the Plan Check process and obtain  
Building Permit.

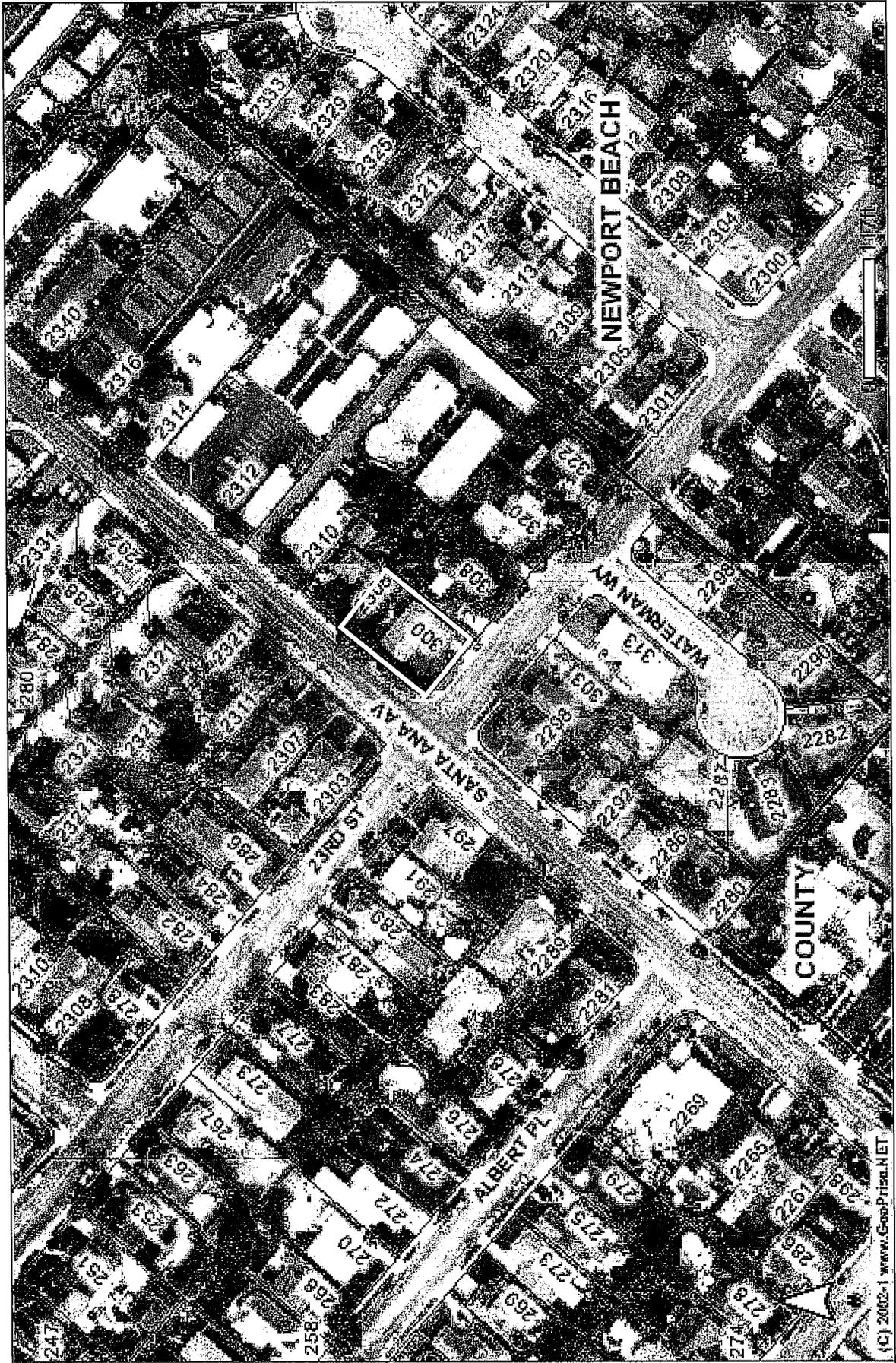
The project has been previously approved by the Commission ( on January  
11, 2010 ) and is presently in Plan Check by the Building and Safety  
Department.

Sincerely,

Mike Czajkowski

A handwritten signature in black ink, appearing to read "Mike Czajkowski". The signature is stylized with large, overlapping loops and a long, sweeping tail that extends downwards and to the right.

LOCATION MAP









# TENTATIVE PARCEL MAP NO. 2007-174

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

THE NORTHWESTERLY 74 FEET OF THE SOUTHWESTERLY 100 FEET OF LOT 102 OF THE TRACT NO. 300 AS SHOWN ON A MAP RECORDED IN BOOK 14, PAGES 11 AND 12, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, STATE OF CALIFORNIA.

SCALE: 3/32" = 1'-0"

**LEGEND**

- TC - TOP OF CURB
- DF - DRAINAGE FRESH FLOOR
- FL - FINISH FLOOR
- TP - TOP OF PLASTER
- WB - WALKWAY
- WD - WALKWAY DRIVE
- FS - FINISH SURFACE
- MS - MASONRY SURFACE
- MC - MASONRY CURB
- MB - MASONRY BENCHMARK
- TM - TYPICAL MARK
- SD - SURVEY DATUM
- PP - POWER POLE
- PC - POWER CABLE
- WC - WATER CURB
- CF - CURB FACE

ACRAGE: 0.170 ACRES  
PARCEL 1

NUMBER OF PROPOSED PARCELS:  
1 NUMBERED PARCEL

ASSESSOR'S PARCEL NO.:  
119-332-20

OWNER/SUBDIVIDER:  
MESA CALAMORON

306 E 2300 STREET  
COSTA MESA, CA 92627

DATE PREPARED:  
MAY 6, 2007 (REVISED ON 11/24/09)

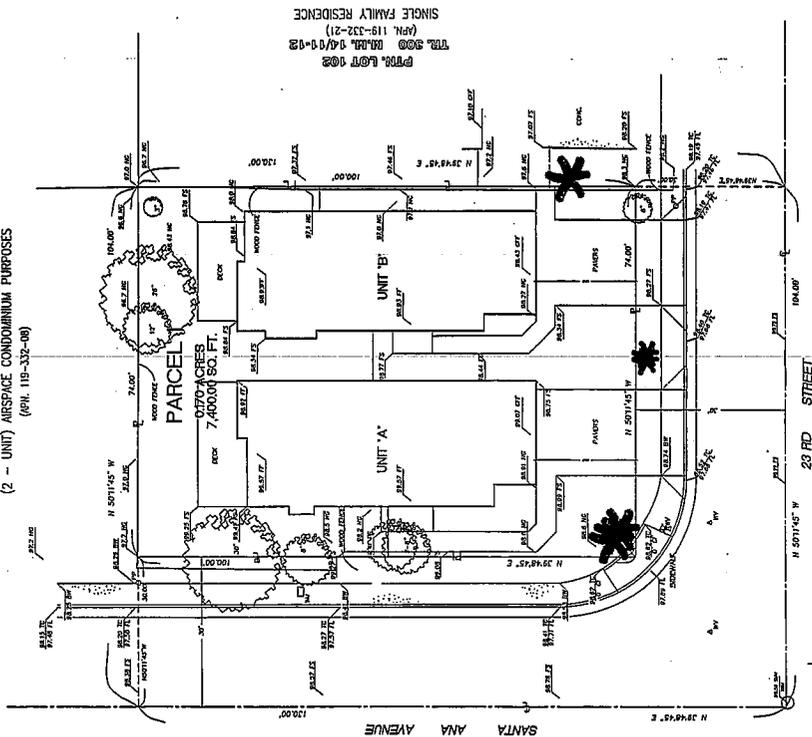
**UTILITIES**

- ELECTRIC : SOUTHWEST CALIFORNIA ENERGY SERVICES COMPANY, COSTA MESA, CALIFORNIA 92627
- GAS : SOUTHERN CALIFORNIA GAS COMPANY, 3315 WEST FIRST STREET, SANTA ANA, CALIFORNIA
- WATER : MESA CONSOLIDATED WATER DISTRICT, COSTA MESA, CALIFORNIA 92627
- SEWER : COSTA MESA SANITATION DISTRICT, 6001 47<sup>TH</sup> STREET
- TELEPHONE / FIBER : AT&T, 800-300-2335
- CABLE : TIME WARNER CABLE, 714-548-2559

**LEGAL DESCRIPTION**

THE NORTHWESTERLY 74 FEET OF THE SOUTHWESTERLY 100 FEET OF LOT 102 OF THE TRACT NO. 300 AS SHOWN ON A MAP RECORDED IN BOOK 14, PAGES 11 & 12 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

PTNL LOT 102  
TR. 300 (2 - UNIT) AIRSPACE CONDOMINIUM PURPOSES  
(PH. 119-332-08)



PAR. LOT 102  
TR. 300 (PH. 119-332-21)  
SINGLE FAMILY RESIDENCE



VICINITY MAP  
NOT TO SCALE

**EASEMENTS**

RIGHTS OF WAY OVER AND ACROSS SAID LAND FOR THE CONVEYANCE OF WATER, GAS, ELECTRICITY, AND TELEPHONE LINES, AS SHOWN ON THE RECORDS OF SAID COUNTY, STATE OF CALIFORNIA, RECORDS OF SAID COUNTY, VOLUME 119, PAGE 332-08, DATED RECORDED JANUARY 31, 1927 IN BOOK 8, PAGE 114. SPECIAL RECORDS, (NOT EXCHANGED)

**SURVEYOR**

SOUTH CALIF. SURVEYING  
14000 WILSON AVENUE  
NEWPORT BEACH, CA 92663  
949-631-8610

**FLOOD ZONING INFORMATION**

DOES NOT FALL WITHIN FLOOD ZONE

**ZONING INFORMATION**

SINGLE FAMILY

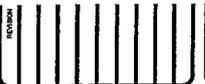
**PREPARED BY**

MATTHEW K. GIBERT P.L.S. 6723  
BY LICENSE DOPRES SEPTEMBER 30, 2009



**BASIS OF BEARING**

N 29°11'45" E  
CORNER OF SANTA ANA AVENUE AS SHOWN ON A MAP RECORDED AS TR. 300, IN BOOK 14, PAGES 11 & 12, RECORDS OF ORANGE COUNTY.



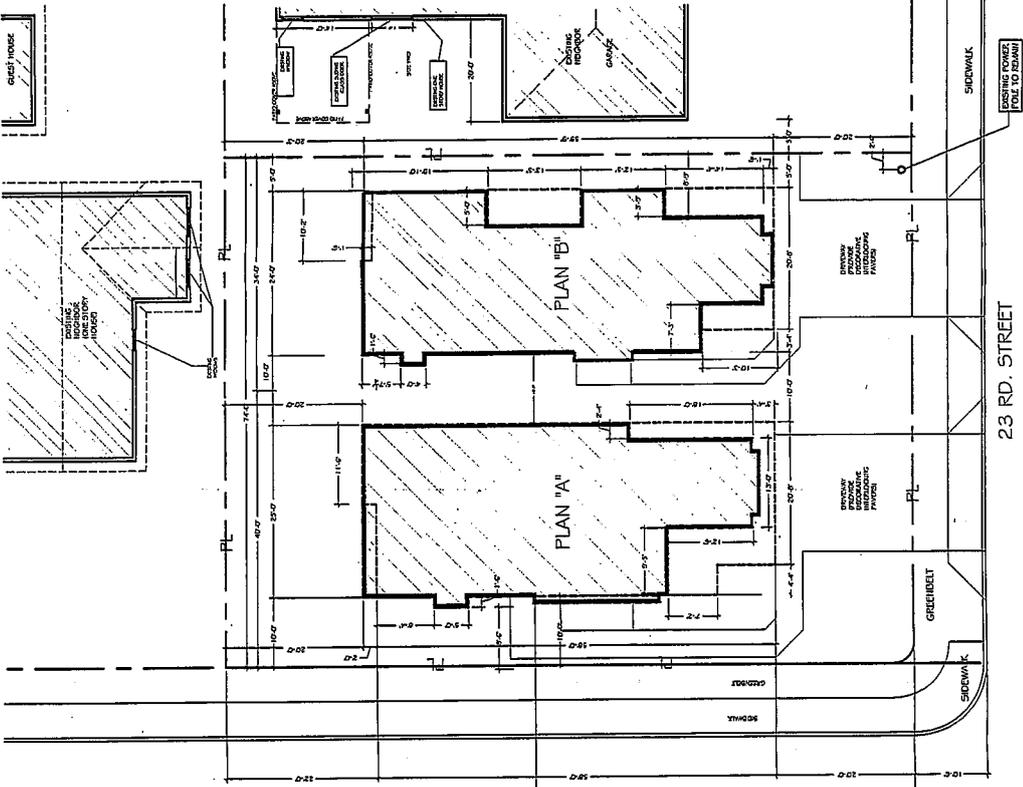
CZAJKOWSKI'S RESIDENCES

100 23RD STREET

PROPOSED SITE PLAN

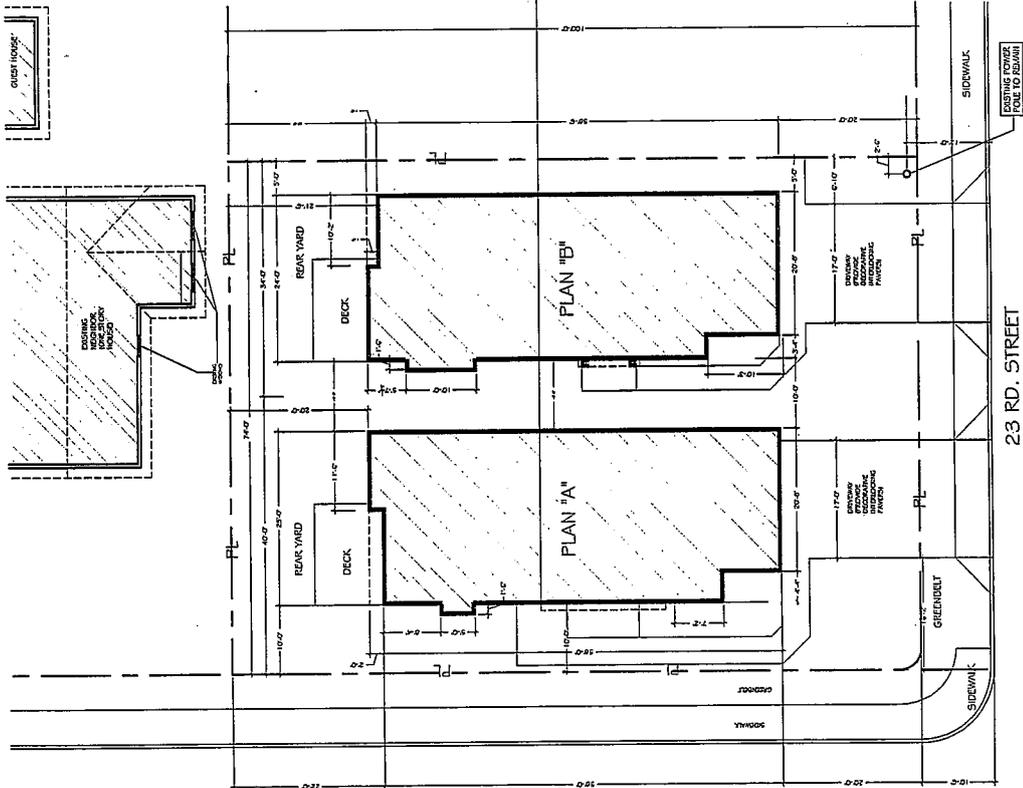
CONTENTS

SCALE:	1/8"
DESIGNER:	MIKE CZAJKOWSKI
DATE:	02/11/10
PROJECT:	111-1111
DRAWN BY:	BLCH
CHECKED BY:	BLCH
DATE:	02/11/10
PROJECT:	111-1111



PROPOSED SITE PLAN - SECOND FLOOR  
SCALE: 1/8" = 1'-0"

LEGEND  
 - - - - - INDICATES SETBACKS ON FIRST FLOOR  
 - - - - - INDICATES SETBACKS ON SECOND FLOOR  
 - - - - - INDICATES PROPERTY LINE



PROPOSED SITE PLAN - FIRST FLOOR  
SCALE: 1/8" = 1'-0"

LEGEND  
 - - - - - INDICATES SETBACKS ON SECOND FLOOR  
 - - - - - INDICATES SETBACKS ON FIRST FLOOR  
 - - - - - INDICATES PROPERTY LINE







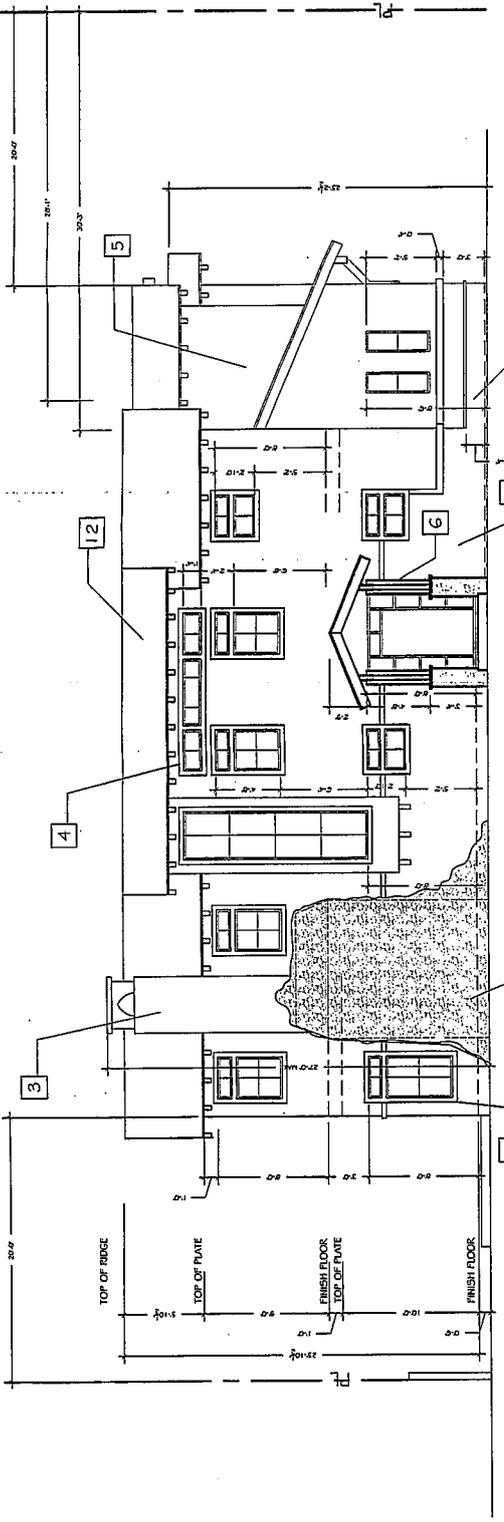
SCALE	1/4" = 1'-0"
DESIGNER	MIRE CZAJKA
DATE	11.03.09
PROJECT	WEST ELEVATIONS
OWNER	B.C.H.

**CONSTRUCTION NOTES**

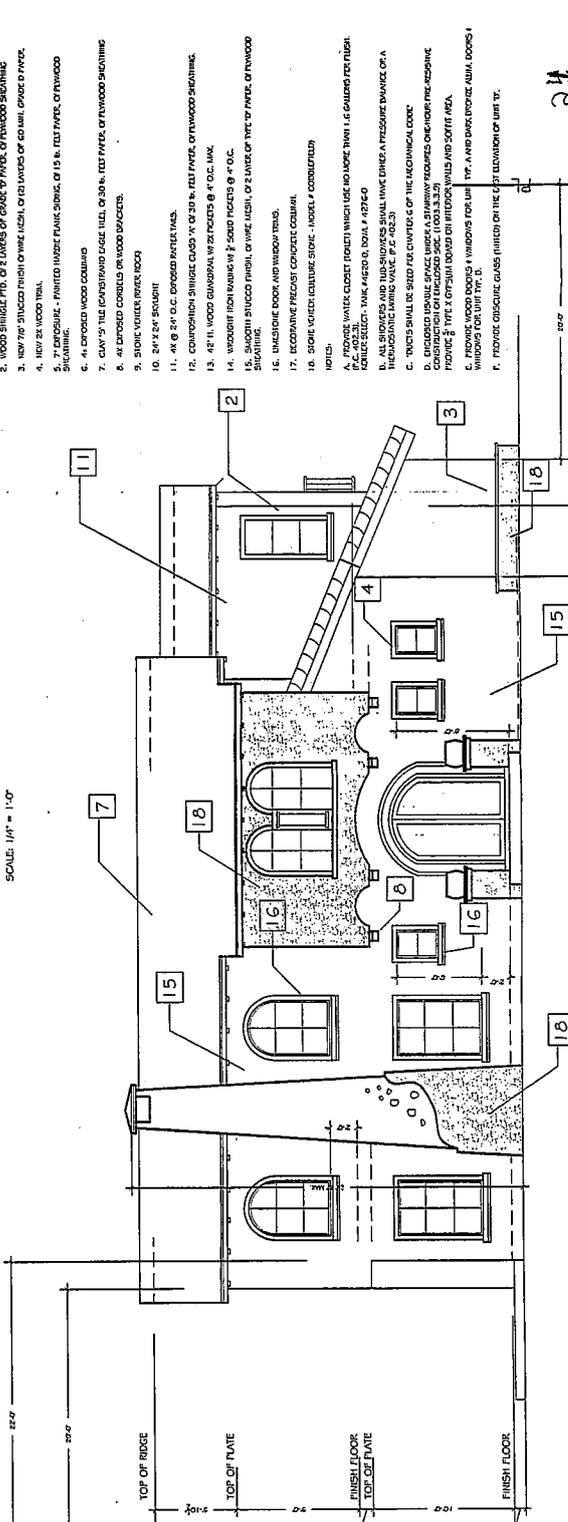
1. GYM WALL W/ STUCCO AND STONE CONSTRUCTION MESH.
2. WOOD SHINGLE FTD. OF 2 LAYERS OF 5/8" PLY OF FINISHED SHINGLING.
3. NEW 7/8" STUCCO FINISH OF WIRE MESH, OVER LAYERS OF 60 MIL. GYPSED PAPER.
4. NEW 2X WOOD TRIM.
5. 7' TYP. STUCCO FINISH.
6. 4" EXPOSED WOOD CORNING.
7. 6" W/ 5" TIE COMPARTING CASE, TIE, OF 30 #, TIE PLY, OF FINISHED SHINGLING.
8. 4" EXPOSED CORNICE OVER WOOD BRACKET.
9. STONE WATER WATER ROOF.
10. 2" X 2" 2X 5000 BTU.
11. 4" X 8" 2X 5000 BTU.
12. COMPARTING STUCCO CASE, 1" OF 30 #, TIE PLY, OF FINISHED SHINGLING.
13. 4" X 8" 2X 5000 BTU.
14. WOOD SHINGLES W/ 2" FIELDS @ 4" O.C. MAX.
15. STUCCO FINISH, OF WIRE MESH, OF 2 LAYERS OF 5/8" PLY, OF FINISHED SHINGLING.
16. ENCLAVE DOOR AND WINDOW TRIM.
17. EXPOSURE PRECIS CONCRETE CONCRETE.
18. STONE WATER WATER ROOF.

NOTES:  
 A. PROVIDE WATER CLOSET (TOILET) WHICH USE NO MORE THAN 1.6 GALLONS PER FLUSH.  
 B. ALL SHOWERS AND TUBS SHALL HAVE DRAINAGE PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE (TMV).  
 C. TOILETS SHALL BE SHED FOR COUNTER TOP OF THE MECHANICAL ROOM.  
 D. ENCLOSED SHOWER SPACE SHALL BE STAFFED BY ONE WORKER PER OCCUPANCY CONSTRUCTION OF FINISHED JOBS. (1003.3.3.2)  
 E. FINISHES SHALL BE INSTALLED OVER UNFINISHED AND SUFFICIENT AREA.  
 F. PROVIDE CONCRETE CURBS FINISHED ON THE TOP SURFACE OF CURB TOP.

**WEST ELEVATION (PLAN B)**  
SCALE: 1/4" = 1'-0"



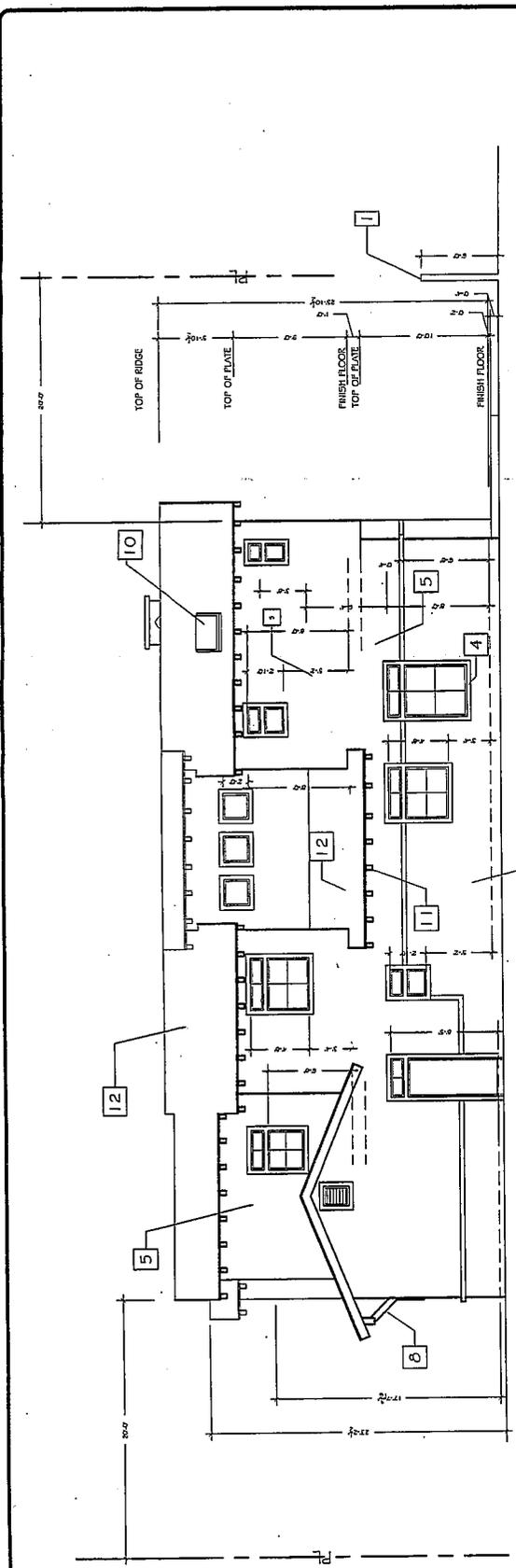
**WEST ELEVATION (PLAN A)**  
SCALE: 1/4" = 1'-0"



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CONTENTS

DATE	1/14
DESIGNED BY	JOHN CZARKOWSKI
DRAWN BY	JOHN CZARKOWSKI
CHECKED BY	JOHN CZARKOWSKI
SCALE	1/4" = 1'-0"
PROJECT	B.C.H.
DATE	11.03.09
SHEET	1

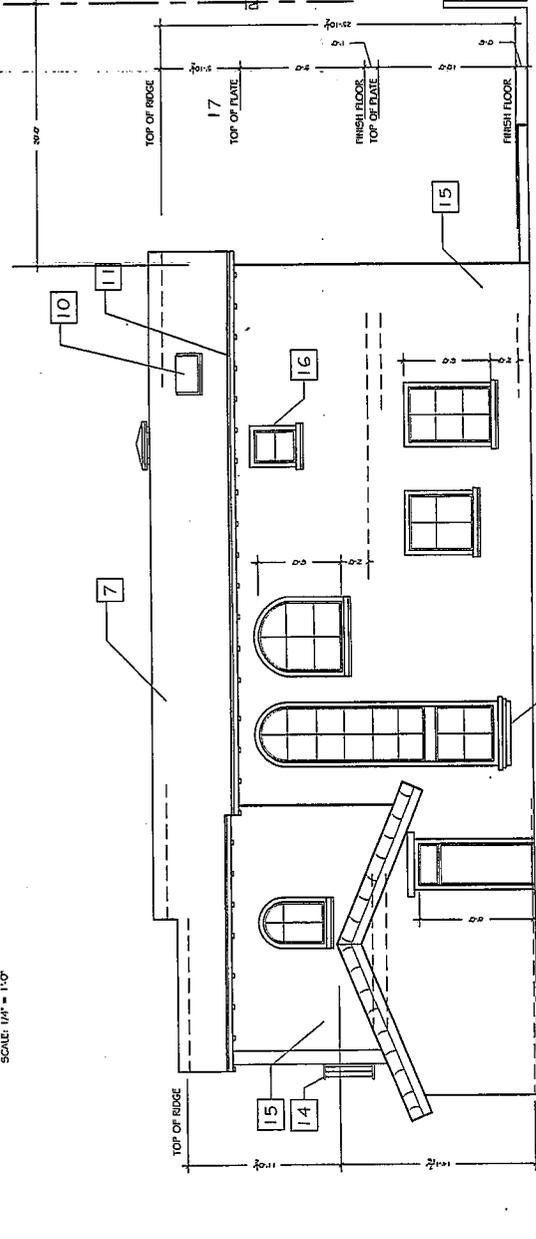


EAST ELEVATION (UNIT B)

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

CONSTRUCTION NOTES

1. GYM WALL W/ STUCCO AND STONE COMBINATION FINISH.
2. WOOD SHINGLE FTD. OF 2 LAYERS OF GRADE 2 PLY. OF FINISHED SHINGLING.
3. 1/2" X 2" STUCCO FINISH OVER W/STUCCO, OF 2 LAYERS OF 5/8" GYPSUM BOARD.
4. 1/2" X 2" WOOD TRIM.
5. 1/2" X 2" WOOD TRIM.
6. 1/2" X 2" WOOD TRIM.
7. 1/2" X 2" WOOD TRIM.
8. 1/2" X 2" WOOD TRIM.
9. 1/2" X 2" WOOD TRIM.
10. 1/2" X 2" WOOD TRIM.
11. 1/2" X 2" WOOD TRIM.
12. COMPOSITION SHINGLE CLASS 1, OF 30 L. 1/2" PLY. OF FINISHED SHINGLING.
13. 4" X 11" WOOD SHINGLES W/ 2" FLEETS @ 4" O.C. MAX.
14. WOOD SHINGLES W/ 2" FLEETS @ 4" O.C. MAX.
15. WOOD SHINGLES FINISH, OF W/STUCCO, OF 2 LAYERS OF 5/8" GYPSUM BOARD.
16. W/STUCCO DOOR AND WINDOW TRIMS.
17. DECORATIVE PRECAST CONCRETE COLUMN.
18. STONE VENTILATION SHOE - MODEL # CONNECTION

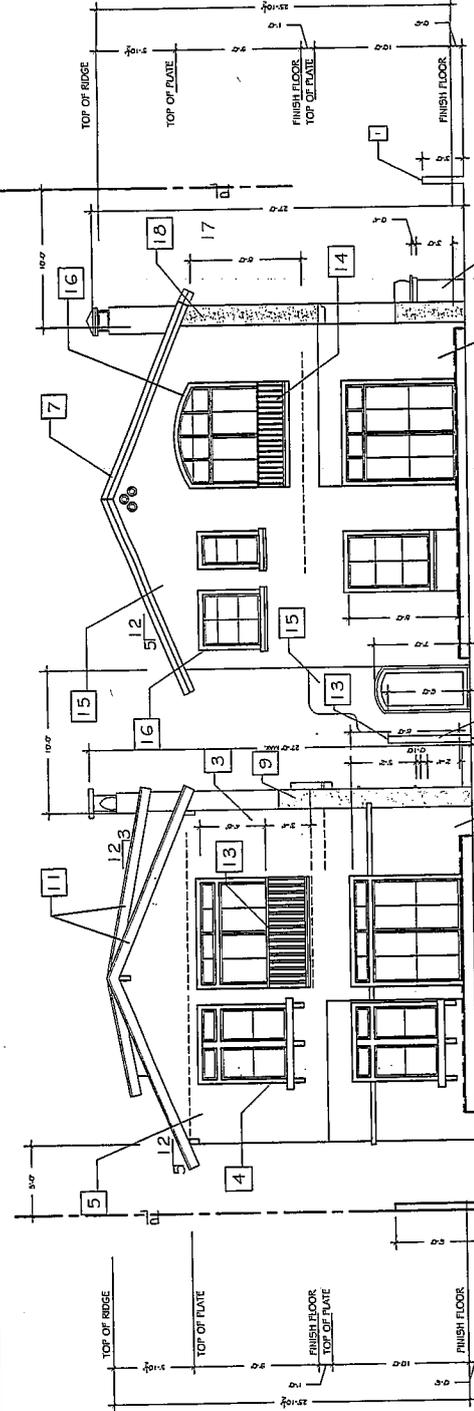


EAST ELEVATION (UNIT A)

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

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SCALE	1/4"
DATE	11/20/17
DESIGNED BY	B.C.H.
DRAWN BY	B.C.H.
CHECKED BY	B.C.H.
DATE	11/20/17
SHEET #	1



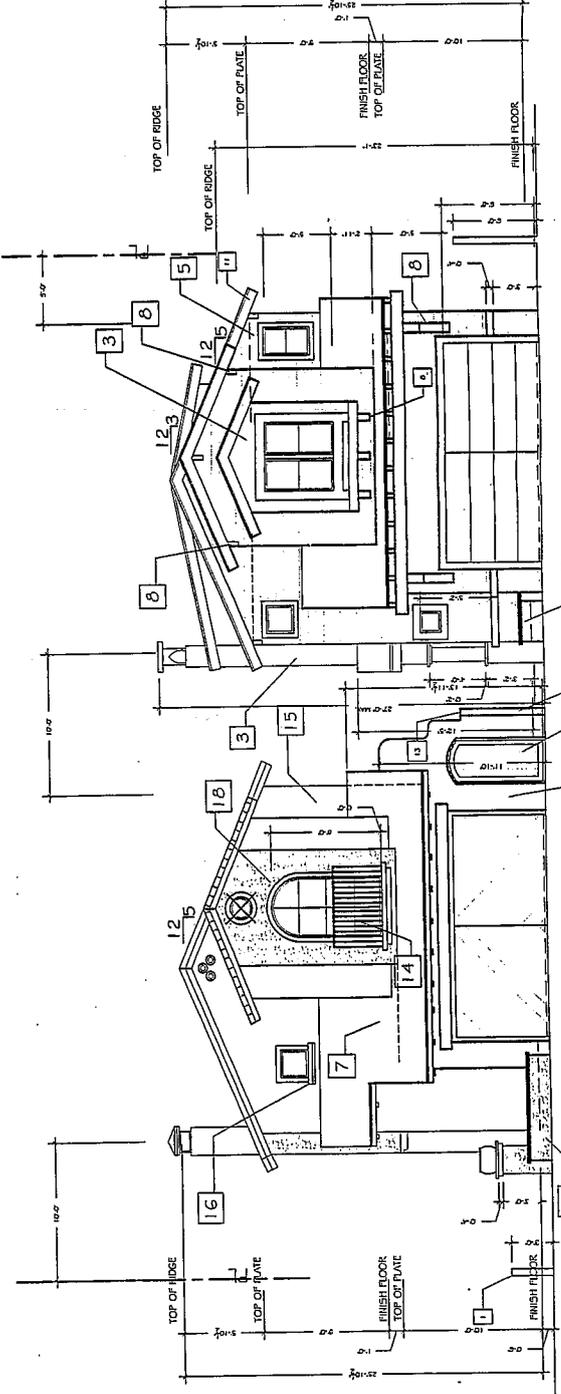
CONSTRUCTION NOTES

1. CHIMNEY WALL TO BRICK AND STONE COMBINATION FINISH.
2. WOOD SHINGLE SIDING ON 2 LAYERS OF GYP. & PAPER.
3. WOOD SHINGLE SIDING ON 2 LAYERS OF GYP. & PAPER.
4. 1/2" OSB SHEATHING ON WOOD FRAMING.
5. 1/2" OSB SHEATHING ON WOOD FRAMING.
6. 1/2" OSB SHEATHING ON WOOD FRAMING.
7. 1/2" OSB SHEATHING ON WOOD FRAMING.
8. 1/2" OSB SHEATHING ON WOOD FRAMING.
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17. 1/2" OSB SHEATHING ON WOOD FRAMING.
18. 1/2" OSB SHEATHING ON WOOD FRAMING.
19. 1/2" OSB SHEATHING ON WOOD FRAMING.

- NOTES
1. PROVIDE WALKER CLOSET (ROCK) WHICH USE NO MORE THAN 1/2" OSB SHEATHING ON WOOD FRAMING.
  2. PROVIDE WALKER CLOSET (ROCK) WHICH USE NO MORE THAN 1/2" OSB SHEATHING ON WOOD FRAMING.
  3. PROVIDE WALKER CLOSET (ROCK) WHICH USE NO MORE THAN 1/2" OSB SHEATHING ON WOOD FRAMING.
  4. PROVIDE WALKER CLOSET (ROCK) WHICH USE NO MORE THAN 1/2" OSB SHEATHING ON WOOD FRAMING.
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  19. PROVIDE WALKER CLOSET (ROCK) WHICH USE NO MORE THAN 1/2" OSB SHEATHING ON WOOD FRAMING.

NORTH ELEVATION  
SCALE: 1/4" = 1'-0"  
PLAN A

NORTH ELEVATION  
SCALE: 1/4" = 1'-0"  
PLAN B



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"  
PLAN B

SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"  
PLAN A

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