



# **PLANNING COMMISSION**

## **AGENDA REPORT**

VII. 2

MEETING DATE: APRIL 11, 2011

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-10-38**  
**MINOR DESIGN REVIEW FOR TWO, TWO-STORY DETACHED CONDOMINIUM UNITS**  
**1970 MAPLE AVENUE**

**DATE: MARCH 31, 2011**

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

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### **DESCRIPTION**

Minor design review to construct a detached, two-story, two-unit residential common interest development (condominiums) including deviation from the following Residential Design Guidelines:

1. Second to first floor ratio (80 percent recommended; 98 percent proposed including second floor balcony and areas "open to below"); Please note that this ratio would be 68 percent if the calculation strictly included only the floor area.)
2. Second story side setbacks (10-foot average recommended; 5 feet proposed on both sides).

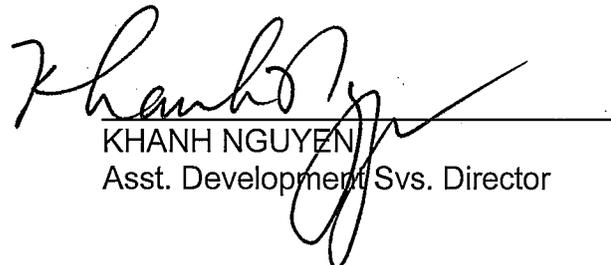
### **APPLICANT**

Alison Nguyen is the authorized agent for property owner, Kathy Nguyen.

### **RECOMMENDATION**

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

  
WENDY SHIH  
Associate Planner

  
KHANH NGUYEN  
Asst. Development Svs. Director

**PLANNING ZONING REVIEW SUMMARY**

Location: 1970 Maple Avenue Planning Application: PA-10-38

Request: Minor design review for two, two-story detached residential common interest development (condominiums).

**SUBJECT PROPERTY:**

**SURROUNDING PROPERTY:**

Zone:	<u>R2-HD</u>	North:	<u>R3 – apartments</u>
General Plan:	<u>High Density Residential</u>	South:	<u>R2-HD – apartments</u>
Lot Dimensions:	<u>54.61 FT x 127.5 FT</u>	East:	<u>R2-HD (across alley) – condominiums</u>
Lot Area:	<u>6,963 SF</u>	West:	<u>R2-HD (across Maple Ave.) - apartments</u>
Existing Development:	<u>Single-family residence and detached garage.</u>		

**DEVELOPMENT STANDARD COMPARISON**

<u>Development Standard</u>	<u>City Requirement</u>	<u>Proposed/Provided</u>
Lot Size:	12,000 SF	6,963 SF <sup>1</sup>
Lot Width:	100 FT	54.61 FT <sup>1</sup>
Density:	1 unit/3,000 SF	1 unit/3,481 SF
Lot Coverage:		
Buildings	NA	44% (3,064 SF)
Paving	NA	14% (969 SF)
Open Space	40% min.	42% (2,930 SF)
TOTAL	100%	100%
Private Open Space:	10 FT x 10 FT adjoining patio	10 FT min.
Building Height:	2 stories/ 27 FT	2 stories/ 27 FT
Ratio of 2 <sup>nd</sup> floor to 1 <sup>st</sup> floor <sup>2</sup>	80% max.	98% (1,500 SF/1,532 SF)
Building Setbacks:		
Front	20 FT	20 FT
Side (left/right)	5 FT/5 FT	5 FT/5 FT
2 <sup>nd</sup> story interior sides <sup>2</sup>	10 FT average	5 FT both sides
Rear (abutting alley)	5 FT	18 FT
Building Separation:	10 FT	10 FT
Parking (4-bedrooms/unit):		
Garage	4	4
Open	4	4
TOTAL	8	8

CEQA Status Exempt- Class 32  
 Final Action Planning Commission

- Existing nonconforming.
- Residential Design Guidelines (second floor area calculation includes balcony and areas "open to below").

## **BACKGROUND**

### ***Project Site***

The property is located near the northeast corner of Maple Avenue and Bernard Street. It is zoned R2-HD (Multiple Family Residential – High Density) and has a General Plan land use designation of High Density Residential. The property is surrounded by multiple-family residences to the north, south, across Maple Avenue to the west and across the alley to the east.

The property contains a single-family residence and a detached garage that were constructed in 1955. The property has been vacant since 2007.

### ***Previous Entitlements***

In March 2005, the Zoning Administrator approved ZA-04-86 for two detached, two-story apartment units. The Zoning Administrator granted a one-year time extension in 2006, and then the approval expired in March 2007 because the applicant did not obtain building permits prior to the expiration of the application.

In December 2007, Planning Application PA-07-59 was submitted for two detached, two-story condominium units. The application was withdrawn by staff in 2009 due to inactivity. No action was taken on the proposal.

### ***Property Maintenance Issues***

The property has had numerous Title 20 Property Maintenance violations over the years, including overgrown weeds, trash and debris in public view, open access to transients, and deteriorated fencing. The documented code enforcement cases began in 2001. The majority of the violations were corrected within a one-month period, but would reoccur over time. The current owner is a new owner who acquired the previously bank-owned property in October 2010. Code Enforcement is currently following up on an open case for overgrown weeds and open access on this property.

### ***Project Description***

The applicant proposes to construct a detached two-unit, two-story residential common interest development (condominium units) that does not comply with the following Residential Design Guidelines:

1. Second to first floor ratio (80 percent recommended; 98 percent proposed including second floor balcony and areas "open to below");
2. Second story side setbacks (10-foot average recommended; 5 feet proposed on both sides).

Pursuant to Zoning Code Section 13-28(i)(1)(b), a minor design review is required for two or fewer two-story dwelling units that do not comply with the Residential Design Guidelines. Since the proposal is for a new residential common interest development

(condominium units), the Code requires the project to be processed according to the design review procedures, which require Planning Commission review.

A tract map to facilitate the condominium project will be required to be processed and recorded before construction of the units can begin. The applicant plans to submit a tract map application at a later date.

## **ANALYSIS**

### ***Justification for Approval of PA-10-38***

The project complies with Zoning Code requirements. The project does not conform to two design guidelines. Staff supports approval of the project for the following reasons:

- *The project, as conditioned, 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. The residential properties in this immediate area are characterized by single and two-story apartment complexes and multi-family attached structures.

Staff believes that the proposed structures would not appear out of place or obtrusive because they are similar in scale and massing with several two-story residences in the vicinity. Additionally, the applicant has incorporated quality materials such as terracotta roof tiles with varying rooflines and architectural features such as stone base columns, stucco trim, molding around windows, and decorative railings to provide visual relief from off-site.

The floor plan is designed with majority of the "view" windows facing the front (west), rear (east), or interior of the property rather than facing existing residences on the adjoining properties to the left (north) or right (south). The second floor windows are also placed so as to minimize privacy impacts and direct views into windows on the adjacent two-story apartment building to the north. Therefore, the proposed development would not negatively impact the surrounding properties or aesthetics of the neighborhood.

To further minimize potential privacy impacts, **condition of approval no. 2** requires obscure glass for the large master bathroom windows and a minimum 5-foot high privacy wall on the side of the second floor balconies, under the direction of the Planning Division.

**Condition of approval no. 3** also requires the applicant to work with Planning staff to provide additional articulation on the south side elevation for both units. The purpose of this condition is to meet the intent (although not the letter) of the residential design guideline for a 10-foot average side yard setback along the south side elevation. Modification to the plans will include a revision in the second story side setback and additional building façade enhancements to the satisfaction of the Development Services Director.

- The project complies with the Residential Common Interest Development Standards.

The proposal involves condominium units which will increase the amount of ownership units in the City's housing stock.

Residential Common Interest Development Standards require all projects to be designed with a minimum of one lot to be held in common ownership and maintained by a homeowners association, including at least 10 feet of street setback landscaped areas. The proposed project complies with this requirement because it will involve an airspace subdivision with a common lot for all driveways, parking, and open space areas; the CC&Rs will designate areas for exclusive use and/or maintenance such as private yards and required open parking spaces for each unit.

- Project complies with Code-required parking.

For each of the proposed single-family detached residences, Code requires two garage parking spaces and two open parking spaces. The total Code-required parking is eight spaces. The proposal meets the Code requirement for each dwelling unit.

**Condition of approval no. 11** requires a provision in the Homeowners Association CC&Rs 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.

- Proposal involves redevelopment of property formerly containing a marginal residence into ownership housing.

The proposal will contribute additional ownership housing to the City's housing stock. This is consistent with Land Use Element Policy LU-1A.4 to strongly encourage the development of ownership housing to improve the imbalance between renter- and owner-occupied housing in the City.

**Condition of approval no. 18** requires a parcel map to be approved to allow the sale of the units as ownership units. The applicant may request that the expiration date of the minor design review application coincide with the map approval date at that time.

While the proposal involves deviations from recommended design guidelines, staff believes that the proposed two-unit residential common-interest development meets the intent of the guidelines and creates a quality living environment.

#### **GENERAL PLAN CONFORMITY**

The property has a General Plan designation of High Density Residential. Under this designation two dwelling units are allowed on the subject property. Therefore, the proposal is consistent with the use and density allowed by the City's General Plan.

Approval of the condominiums will also satisfy General Plan Goal LU-1A.4 that encourages additional home ownership opportunities in the City.

### **ALTERNATIVES**

The Planning Commission may consider the following alternatives:

1. Approve the application. This would allow the construction of the project as proposed, subject to conditions and Code requirements.
2. Deny the application. If Commission denies the application, the project may not be constructed and a similar request may not be submitted for six months.

### **ENVIRONMENTAL DETERMINATION**

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 15332 for In-Fill Development Projects. If the project is denied, it is exempt from the provisions of CEQA Section 15270(a) for Projects Which Are Disapproved.

### **CONCLUSION**

The proposed construction satisfies all applicable Code requirements and the intent of the Residential Design Guidelines. Approval of the project will allow redevelopment of the lot and provide additional home ownership opportunities in the City.

- Attachments: 1. Draft Planning Commission Resolutions  
 2. Applicant's Project Description Letter  
 3. Location/Aerial Map  
 4. Plans

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

Alison Nguyen  
 Alpha Construction  
 14561 Golders Green Lane  
 Westminster, CA 92683

Kathy Nguyen  
 9600 Calendula Avenue  
 Westminster, CA 92683

## RESOLUTION NO. PC-11-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-10-38 TO CONSTRUCT TWO, TWO-STORY DETACHED CONDOMINIUM UNITS**

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

WHEREAS, an application was filed by Alison Nguyen, authorized agent for property owner Kathy Nguyen, with respect to the real property located at 1970 Maple Avenue in the R2-HD zone, requesting approval of a minor design review to construct two, two-story detached condominium units with the following deviations from the Residential Design Guidelines:

1. Second to first floor ratio (80 percent recommended; 98 percent proposed);
2. Second story side setbacks (10-foot average recommended; 5 feet proposed on both sides).

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 11, 2011, 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-10-38 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-10-38 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 April 2011.**

 COLIN MCCARTHY  
Chair, 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 five 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 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, Zoning Code, and the intent of the City's Residential Design Guidelines.
- The area consists of a mix of single- and two-story residences and the proposed structures would not appear out of place or obtrusive because they are similar in scale and massing with several two-story residences in the vicinity. The homes also incorporate quality materials such as terracotta roof tiles with varying rooflines and architectural features such as stone base columns, stucco trim, molding around windows, and decorative railings to provide visual relief from off-site. The second floor windows are also placed so as to minimize privacy impacts and direct views into windows on the adjacent properties.
- C. 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 15332 for In-Fill Development Projects.
- D. 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 (IF PROJECT IS APPROVED)

- 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. Provide obscure glass for the large master bathroom windows and a minimum 5-foot high privacy wall on the side of the second floor balconies, under the direction of the Planning Division.
  3. The applicant shall work with Planning staff to provide additional articulation on the south elevation for both units. The purpose of this condition is to meet the intent (although not the letter) of the residential design guideline for a 10-foot average side yard setback along the south side elevation. Modification to the plans will include a revision in the second story side setback and additional building façade enhancements to the satisfaction of the Development Services Director.
  4. The landscape setback area from Maple Avenue shall be landscaped with trees and vegetation. The landscape plan shall be approved prior to issuance of building permits and shall contain additional 24-inch box trees than the minimum Code requirements to the satisfaction of the Development Services Director or his/her designee.
  5. Solid masonry walls shall be constructed pursuant to Costa Mesa Municipal Code Section 13-75(a). The walls 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.
  6. 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.
  7. 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.
  8. The site plan submitted with initial working drawings shall contain a notation specifying the project is a two-unit, common interest (condominium) development.

9. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
10. 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.
11. 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.
12. 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.
13. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities.
14. The conditions of approval, Code requirements, and special district requirements of Planning Application PA-10-38 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
15. 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.
16. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, increase in size or number of 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. 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.
17. 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.
18. Approval of a subdivision map for condominium purposes shall be required for this project. The subdivision map shall be recorded prior to issuance of building permits for the proposed development. At the time of tentative map approval by the Planning Commission, applicant may request that the expiration date of the design review application coincide with the expiration date of the tentative map approval.

**RESOLUTION NO. PC-11-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-10-38 TO CONSTRUCT TWO, TWO-STORY DETACHED CONDOMINIUM UNITS**

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

WHEREAS, an application was filed by Alison Nguyen, authorized agent for property owner Kathy Nguyen, with respect to the real property located at 1970 Maple Avenue in the R2-HD zone, requesting approval of a minor design review to construct two, two-story detached condominium units with the following deviations from the Residential Design Guidelines:

1. Second to first floor ratio (80 percent recommended; 98 percent proposed);
2. Second story side setbacks (10-foot average recommended; 5 feet proposed on both sides).

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 11, 2011, 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", the Planning Commission hereby **DENIES** Planning Application PA-10-38 with respect to the property described above.

**PASSED AND ADOPTED this 11<sup>th</sup> day of April 2011.**

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COLIN MCCARTHY  
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:
  - a. The proposed development and use is not compatible and harmonious with uses both on site or 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 not consistent with the General Plan designation of Medium Density Residential.
  - d. The planning application is for a project-specific case and does not establish a precedent for future development.
  
- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(14) in that the proposed development is not 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. The project is not consistent with the City's General Plan and the Residential Design Guidelines.
  
- C. The Costa Mesa Planning Commission has denied PA-10-38. 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.

**Alison Nguyen**  
*Alpha Construction*  
14561 Golders Green Lane  
Westminster, CA 92683  
714-470-0684

**Kathy Nguyen**  
*Property Owner*  
9600 Calendula Avenue  
Westminster, CA 92683  
714-875-8056

**City of Costa Mesa**  
Development Services Department  
77 Fair Drive, 2nd Floor,  
Costa Mesa, CA 92628  
714-754-5245

November 8, 2010

APPLICANT LETTER

This letter is to request for a planning review and approval of two new detached condominium units for the property located at 1970 Maple Avenue, Costa Mesa, CA 92627.

The Owner plans on living in one unit and sell out the second unit. Therefore, the owner will file a request for a review and approval of a subdivision map for condo air space subdivision.

The property is zoned R2-HD with the net total lot size of 7099 square feet. Each detached condominium unit will have its own driveway approach, car garages, additional parking in front of the garages, electrical meter, water meter, gas meter, separate landscape, and CMU side wall around the property for privacy.

The total habitable space for each unit is 2,125 square feet: encompass of 4 bedrooms, 4.5 bathrooms, 1 kitchen room, 1 dining room, 1 living room, and a 2 car garages.

I have enclosed all documents requested in the Submittal Checklist for your review. Please contact Alison Nguyen at Alpha Construction (information provided above) if you would need to request for additional information or provide comments.

Sincerely,

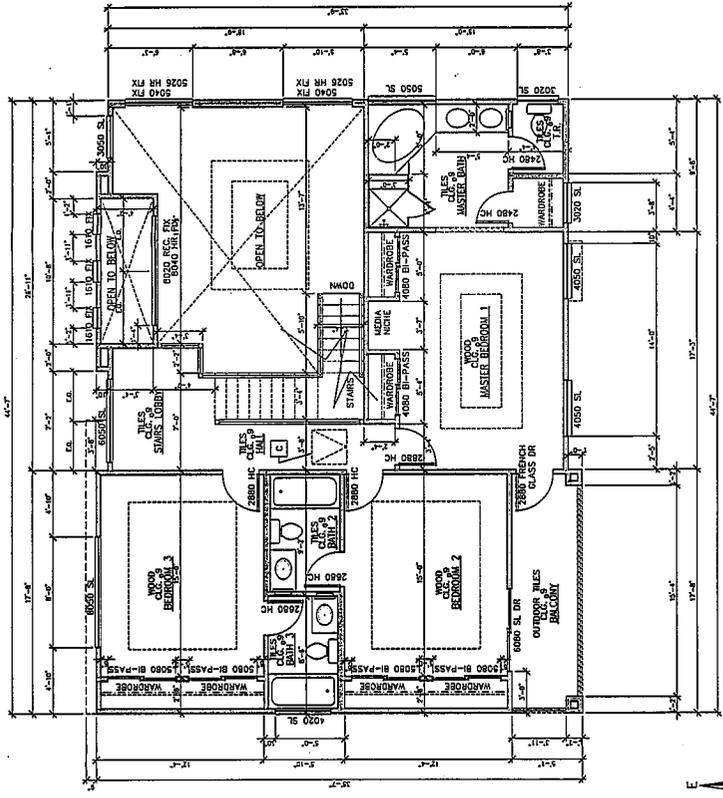
  
Alison Nguyen

LOCATION/AERIAL MAP

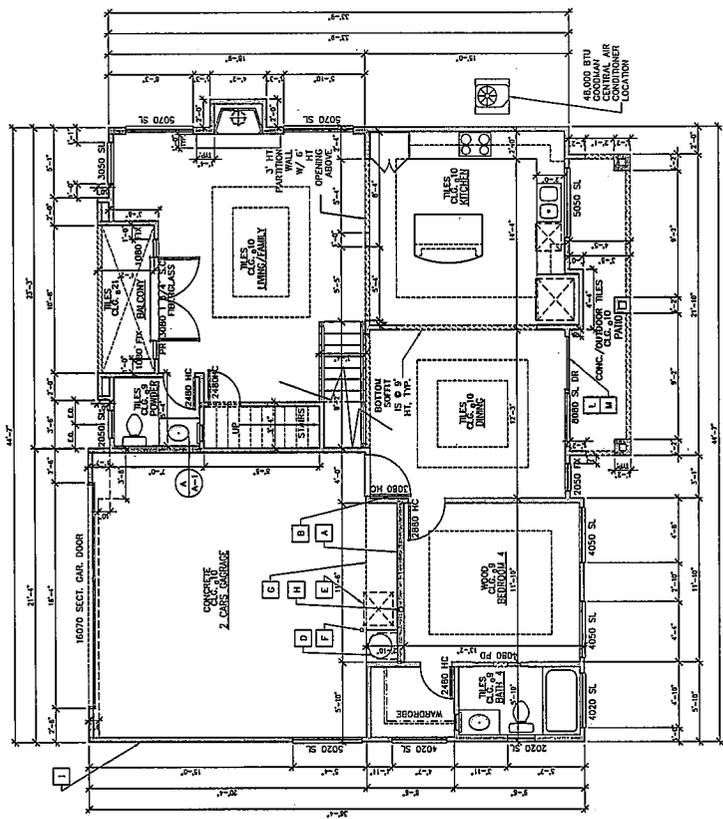
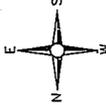








**PROPOSED 2nd FLOOR PLAN - BUILDING 2A**  
 SCALE: 1/8"=1'-0"



**PROPOSED 1st FLOOR PLAN - BUILDING 2A**  
 SCALE: 1/8"=1'-0"

KEY NOTES:	WALL LEGEND	BUILDING AREAS	A - NOT USED	B - NOT USED
<p><b>A</b> 2007 CBC 408.1.4. 1 HOUR FIRE SEPARATION GRADE / LIVING AREA W/ 5/8" SOUND RATING. USE 5/8" GYP. BD. TYPE X @ WALLS AND CEILING. TYP. SEE NOTE 9/A-1 AND DETAIL A/SHEET A-2</p> <p><b>B</b> 2888 x 1 3/8" THICK SOLID WOOD. TRIGHT DITING. SELF TO DWELLING PER 2007 CBC 408.1.4. SEE NOTE 9/A-1</p> <p><b>C</b> 30" x 30" ATIC ACCESS W/ 30" MIN. HEADROOM PER CBC 109.02. MAX. OF 20' F.T. FROM ATIC ACCESS OPENING TO FAUCI LOCATION. SHOWN AS THE OPENING</p> <p><b>D</b> WATER HEATER SHALL BE ANCHORED TO WALL WITH 1" X 18 GA STEEL STRAP ANCHOR TO BLDG STUDS WITH 3/8" LAC. NUT WAS BOLT WITH WASHER (170) AT STEEL STRAP TO STEEL STRAP CONNECTION</p> <p><b>E</b> WASHER AND DRYER LOCATION</p> <p><b>F</b> FLOOR BRAN</p> <p><b>G</b> PROVIDE 200 CUBIC FEET OF SECURABLE STORAGE SPACE. STORAGE SHALL BE PROVIDED IN THE FRONT OF THE PARKING AREA AT THE FINISHED SURFACE LEVEL OF THE PARKING AREA AT LEAST 4 FT. ABOVE</p> <p><b>H</b> CLOTHES DRYER MOISTURE EXHAUST DUCT (MAX. 4" DIA.) TO THE OUTSIDE AND EQUIP WITH A BACK-DRAFFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14 FEET WITH 2 ELBOWS PER CBC 504.2</p>	<p>===== (H) 2x WOOD WALL</p> <p>----- SECOND FLOOR ABOVE / FIRST FLOOR BELOW</p> <p>--- DECORATIVE CEILING DROP (OPTIONAL)</p>	<p><b>1ST FLOOR:</b></p> <p>LIVING SPACE 1,079 S.F.</p> <p>BACK PATIO 108 S.F.</p> <p>GARAGE AREA 454 S.F.</p> <p><b>2ND FLOOR:</b></p> <p>LIVING SPACE 1,077 S.F.</p> <p>OPEN SPACE 306 S.F.</p> <p>BALCONY 108 S.F.</p> <p>TOTAL LIVING SPACE 2,462 S.F.</p>	SCALE: N.T.S.	SCALE: N.T.S.

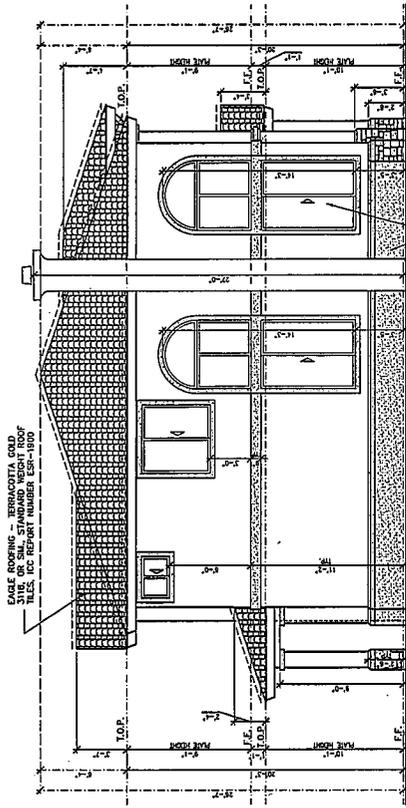
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SCALE: 1/4" = 1'-0"  
 1/4" = 1'-0"

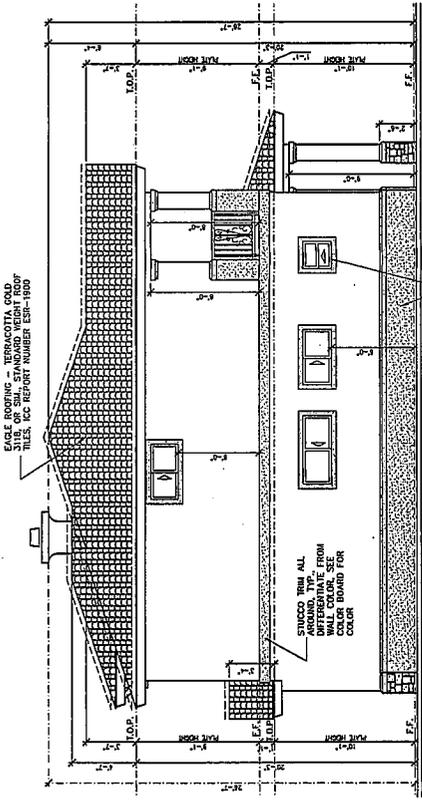
**KATHY HOUSE**  
 PROJECT ADDRESS: 1870 MAPLE AVE  
 COSTA MESA CA 92627  
 SCOPE OF WORK: 2 DETACHED CONDOMINIUM UNITS

**ALPHA.A. CONSTRUCTION**  
 14581 GOLDENS GREEN LANE, WESTMINSTER, CA 92683  
 PHONE: 714-470-0884 FAX: 714-531-7452  
 A.L.P.H.A.CONSTRUCTION@HOTMAIL.COM

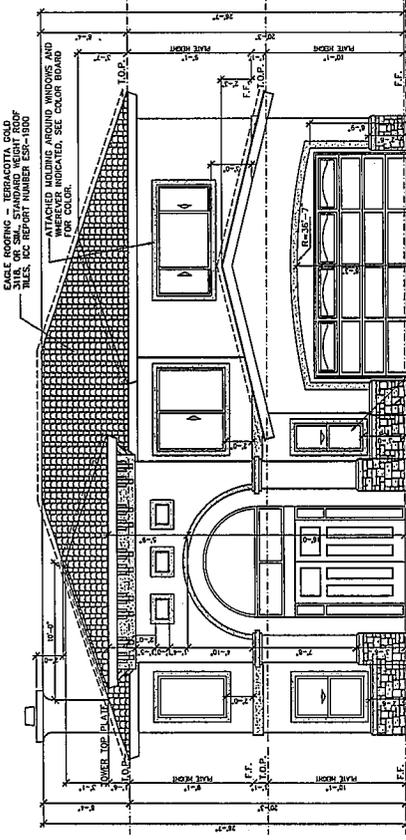
**ELEVATIONS PLAN BUILDING 1A**  
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 DATE: 10/17/00  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NUMBER: **A-3**



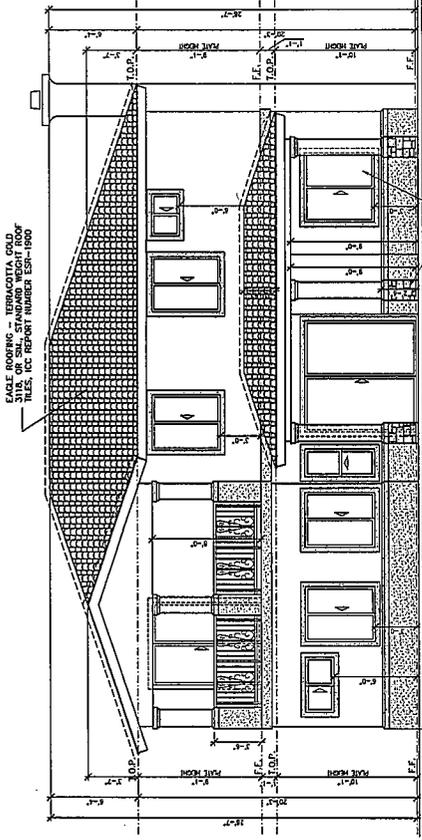
**LEFT ELEVATION (NORTH)-BUILDING 1A**  
 SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION (SOUTH)-BUILDING 1A**  
 SCALE: 1/4" = 1'-0"



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



**BACK ELEVATION (EAST)-BUILDING 1A**  
 SCALE: 1/4" = 1'-0"



# PUBLIC ALLEY

54.61'

## LANDSCAPE LEGEND



QUEEN PALM TREE -  
SYAGRUS ROMANZOFFIANA



HYDRANGEA MACROPHYLLA



FESTUCA ELATIOR /  
MARATHON II SOD



PHORMIUM TENAX 'RUBRUM' /  
RED FLAX

BLUE FESCUE GRASS



EXISTING SHRUBS

130'

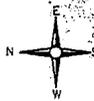
130'

2A

1A

54.61'

# MAPLE AVE



SITE / ROOF PLAN

COLOR SITE PLAN  
Scale: N.T.S.  
December 09, 2010

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ATHY HOUSE--Unit 1A & 2A--LANDSCAPE PLAN

970 MAPLE AVE  
COSTA MESA, CA 92627



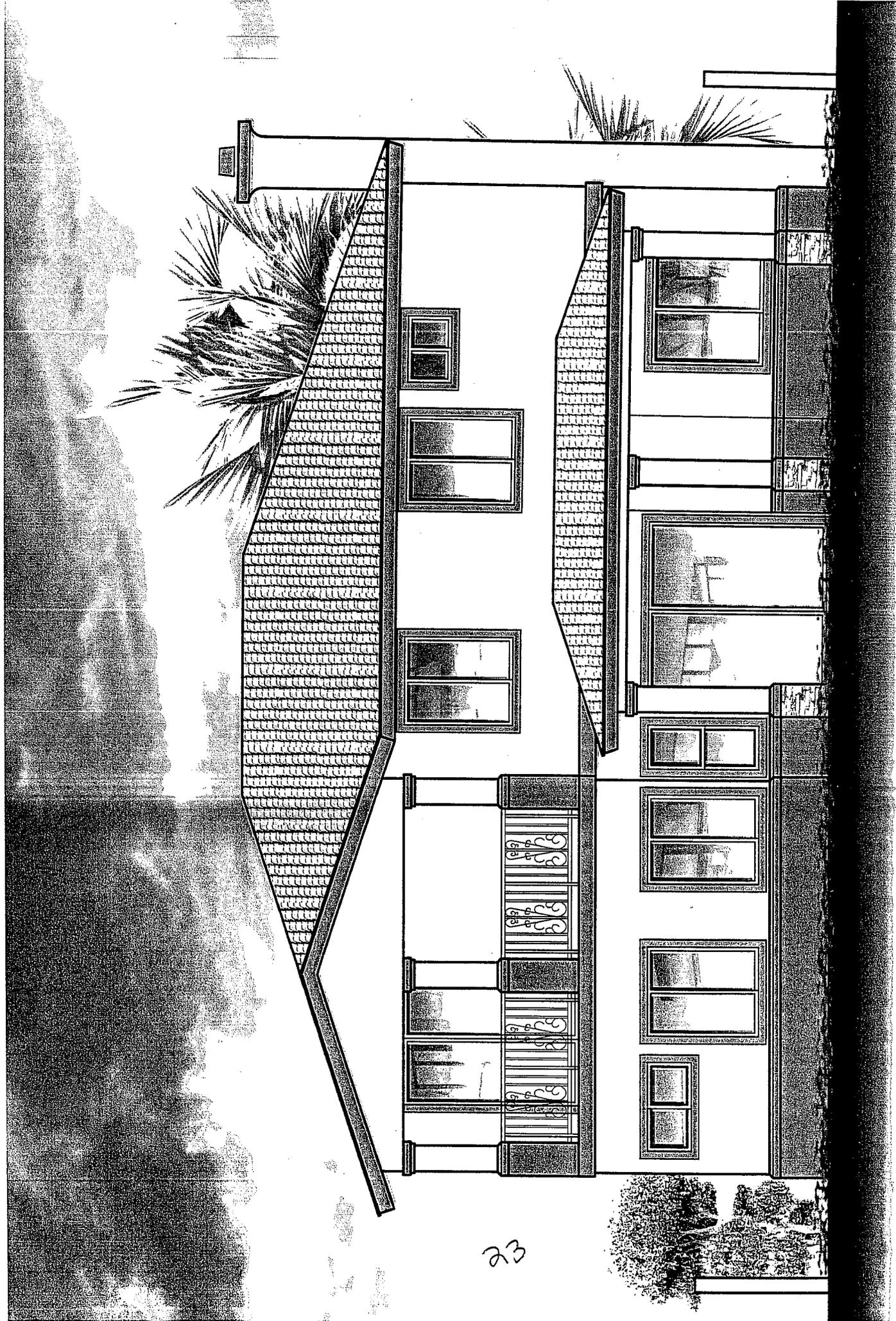
2D ELEVATION  
Scale: N.T.S.  
December 09, 2010

# KATHY HOUSE--Unit 1A & 2A--FRONT ELEVATION

970 MAPLE AVE  
COSTA MESA, CA 92627

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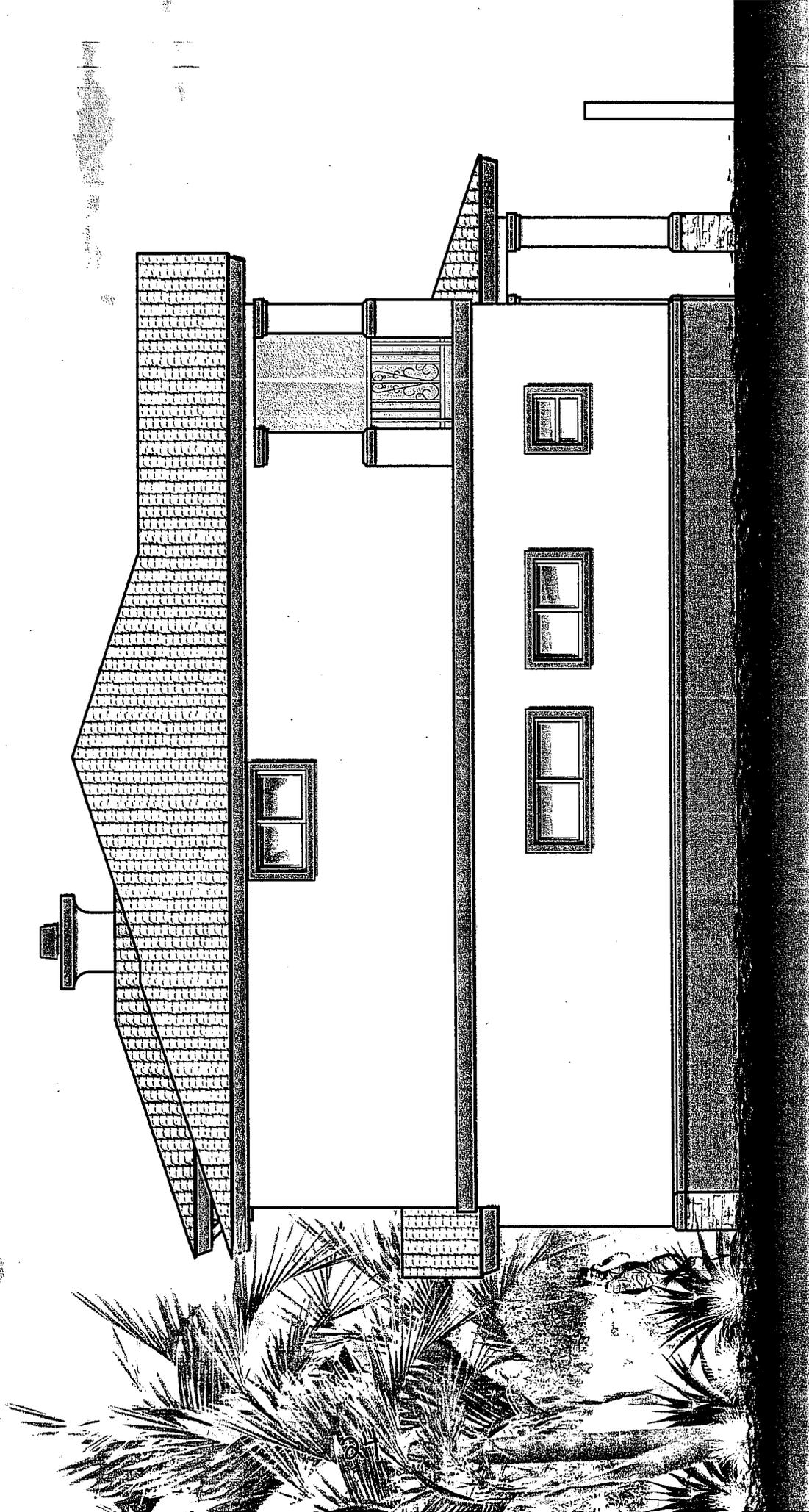
23

# KATHY HOUSE--Unit 1A & 2A--BACK ELEVATION

970 MAPLE AVE  
COSTA MESA, CA 92627

2D ELEVATION  
Scale: N.T.S.  
December 09, 2010

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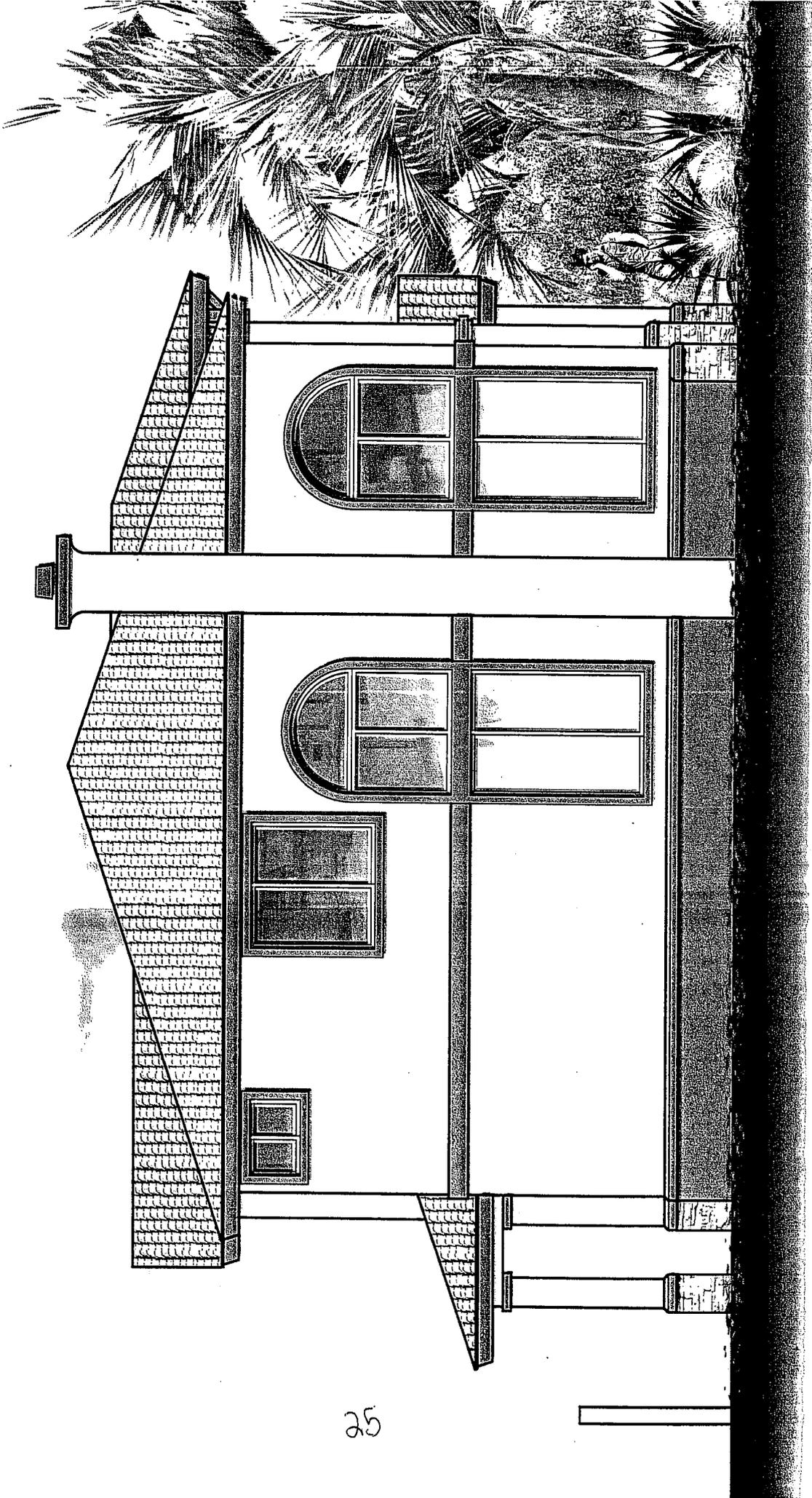


2D ELEVATION  
Scale: N.T.S.  
December 09, 2010

# KATHY HOUSE--Unit 1A & 2A--RIGHT ELEVATION

970 MAPLE AVE  
COSTA MESA, CA 92627

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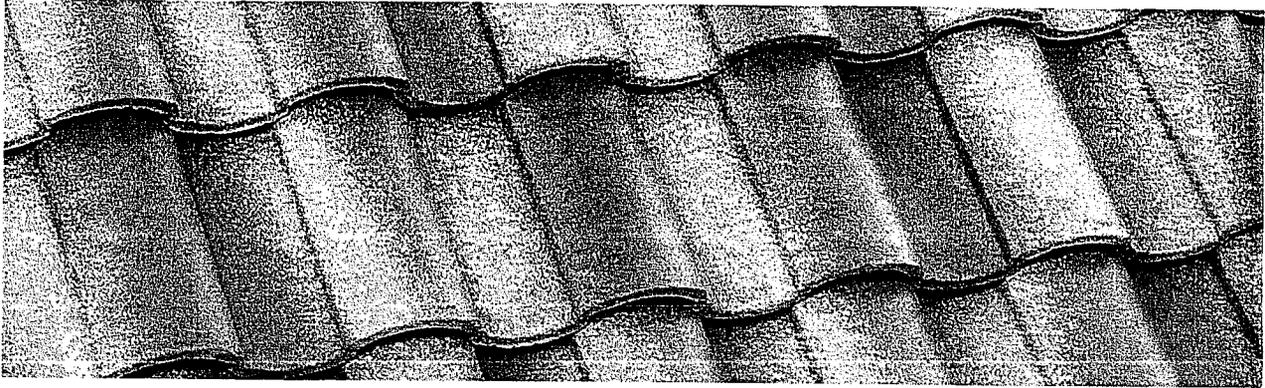


2D ELEVATION  
Scale: N.T.S.  
December 09, 2010

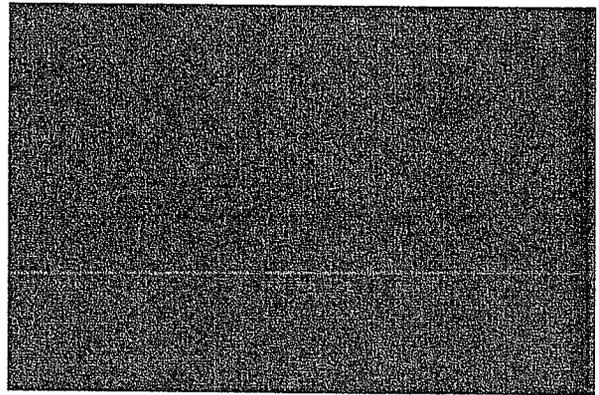
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# KATHY HOUSE--Unit 1A & 2A--LEFT ELEVATION

970 MAPLE AVE  
COSTA MESA, CA 92627



ROOF TILE--Eagle Roofing Products--  
Capistrano, No. 3118, Terracotta Gold



WALL -- MERLEX EXTERIOR STUCCO--  
P-2 CAMEO

TRIM/BASE -- MERLEX EXTERIOR  
STUCCO -- P-192 CAMELO



STONE COLUMN -- Colorado Stone --  
Eastern Ledge -- Color: Wheat

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Colors and Finishes

for

**Kathy House -- Unit 1A & 2A**

1970 MAPLE AVE  
COSTA MESA, CA 92627