



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: MAY 14, 2012

ITEM NUMBER: **VI. 5**

**SUBJECT: PLANNING APPLICATION PA-12-07 CONDITIONAL USE PERMIT FOR A DETACHED  
POOL HOUSE WITH A BATHROOM IN AN R1 ZONE  
3058 MURRAY LANE**

**DATE: MAY 3, 2012**

**FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

**PRESENTATION BY: MEL LEE, SENIOR PLANNER**

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611  
mel.lee@costamesaca.gov**

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## **PROJECT DESCRIPTION**

The applicant is requesting approval of a conditional use permit to allow a detached pool house with a bathroom for a single-family residentially-zoned property.

## **APPLICANT**

The applicant is Myriam Mahiques, authorized agent for Steve and Maritza French, the owners of the property.

## **RECOMMENDATION**

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

## Planning Application Summary

Location: 3058 Murray Lane Application: PA-12-07

Request: Conditional use permit to allow a detached pool house with a bathroom for a single-family residentially-zoned property.

**SUBJECT PROPERTY:**

**SURROUNDING PROPERTY:**

Zone: <u>R1</u>	North: <u>Surrounding properties are zoned</u>
General Plan: <u>Low Density Residential</u>	South: <u>R1 (Single-Family Residential)</u>
Lot Dimensions: <u>Irregular</u>	East: <u>and contain residences.</u>
Lot Area: <u>10,080 SF</u>	West: <u></u>
Existing Development: <u>One-story single-family residence</u>	

**DEVELOPMENT STANDARD COMPARISON**

Development Standard	Required/Allowed	PROPOSED/PROVIDED
<b>Lot Size:</b>		
Lot Width	50 FT	63 FT
Lot Area	6,000 SF	10,080 SF
<b>Building Coverage:</b>		
Buildings	NA	3,068 SF (30%)
Paving	NA	1,178 SF (12%)
Open Space	4,032 SF (40%)	5,834 SF (58%)
<b>TOTAL</b>		<b>10,080 SF (100%)</b>
<b>Setbacks (Pool House):</b>		
Front	20 FT	84 FT
Side (left/right)	5 FT / 5 FT	59 FT / 5 FT
Rear	10 FT	10 FT
Rear Yard Lot Coverage	930 SF	170 SF
<b>Parking</b>		
Covered	2	2
Open (In Driveway)	2	2
<b>Total</b>	<b>4 Spaces</b>	<b>4 Spaces</b>
CEQA Status	Exempt, Class 1 (Existing Facilities)	
Final Action	Planning Commission	

## **BACKGROUND**

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

The property consists of a one-story single-family residence with an existing in-ground swimming pool in the rear yard area. According to City records, the residence was constructed in 1957 and the swimming pool was constructed in 1965.

The subject property and surrounding properties are zoned R1 (Single-Family Residential) and contain single-family residences.

### ***History***

On July 11, 2011, Planning Commission considered Code Amendment CO-10-06, an amendment to Title 13 of the Costa Mesa Municipal Code to revise the regulations regarding second units (i.e., granny units and accessory apartments). As part of this code amendment, Commission also recommended requiring approval of a conditional use permit for bathrooms with showers or bathtubs in accessory structures.

On September 20, 2011, City Council introduced and gave first reading to the ordinance, the staff report for which can be found on the City website at the below link:

<http://www.ci.costa-mesa.ca.us/council/agenda/2011-09-20/092011CO1006.pdf>

## **ANALYSIS**

### ***Planning Application PA-12-07***

The project involves the construction of a detached 570 square-foot pool house with a bathroom. The bathroom will have a sink, toilet, and shower. According to the applicant's description (Attachment 2) the pool house will have a bathroom for the use of visitors during the summer months and will not be used as a separate living unit. The proposed construction materials will match the existing residence. Staff supports the proposed project for the following reasons:

- *There is no history of code enforcement or civil citations related to the existence of multiple residential units on the subject property.*
- *The proposed structure complies with applicable R1 code provisions for building setbacks and rear yard lot coverage.*
- *A condition of approval has been incorporated requiring the recordation of a land use restriction informing future property owners that the pool house cannot be utilized as a second unit prior to final building inspection (Condition no. 2).* The land use restriction will also allow City staff to inspect the pool house at least once a year or on an as needed basis in order to ensure that the structure is not used as a separate living unit.

**ENVIRONMENTAL DETERMINATION**

If the request is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities. 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 use will be consistent with the R1 zone and surrounding uses, as specified in Objective LU-1F.2 of the General Plan Land Use Element.

**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**

It is staff's opinion that the use is consistent with the General Plan and will not create adverse impacts on surrounding properties since the pool house will not be used as a separate unit. Therefore, staff recommends approval of the project.

  
 \_\_\_\_\_  
 MEL LEE, AICP  
 Senior Planner

  
 \_\_\_\_\_  
 CLAIRE FLYNN, AICP  
 Acting Asst. Development Services Director

- Attachments:
1. Draft Planning Commission Resolutions
  2. Applicant's Project Description
  3. Location Map and Plans

- cc:
- Deputy CEO / Economic & Development Services Director
  - Interim Development Services Director
  - Sr. Deputy City Attorney
  - Public Services Director
  - City Engineer
  - Transportation Services Manager
  - Fire Protection Analyst
  - Staff (4)
  - File (2)

Myriam Mahiques  
 4662 Milo Drive #D  
 Huntington Beach, CA 92649

Steve and Maritza French  
3058 Murray Lane  
Costa Mesa, CA 92626

## RESOLUTION NO. PC-12\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-12-07 TO ALLOW A DETACHED POOL HOUSE WITH A BATHROOM FOR A SINGLE-FAMILY RESIDENTIALLY-ZONED PROPERTY**

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

WHEREAS, an application was filed by Myriam Mahiques, authorized agent for Steve and Maritza French, owners of real property located at 3058 Murray Lane, for the following:

- A conditional use permit to allow a detached pool house with a bathroom for a single-family residentially-zoned property.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 14, 2012.

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-12-07 to allow a detached pool house with a bathroom for a single-family residentially-zoned property, 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-12-07 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 14th day of May, 2012.**

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Colin McCarthy, Chair  
Costa Mesa Planning Commission



## EXHIBIT A

### FINDINGS

- 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 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(g)(2) because:
- a. The proposed use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.
  - b. Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.
  - c. Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation for the property.
- Specifically, the proposed structure complies with applicable R1 code provisions for building setbacks and rear yard lot coverage and a condition of approval has been incorporated requiring the recordation of a land use restriction informing future property owners that the pool house cannot be utilized as a second unit.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.
- D. 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

- Plng. 1. The use shall be limited to the type of operation described in the staff report and the applicant's letter dated March 9, 2012, subject to conditions. Any change in the operational characteristics shall be subject to Planning Division review and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
2. A land use restriction executed by and between the applicant and the City of Costa Mesa shall be recorded prior to final building inspection to inform future property owners of the restriction that the pool house cannot be utilized as a second unit, and allow City staff to inspect the pool house at least once a year or on an as needed basis in order to ensure that the structure is not used as a separate living unit. Applicant shall submit to the Planning Division a copy of the legal description for the property, and either a lot book report or current title report identifying the current legal property owner so that the document may be prepared.
3. All new and existing construction shall be architecturally compatible with regard to building materials, style, colors, etc. with the existing residence. Plans submitted for plan check shall indicate how this will be accomplished.
4. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
5. The conditions of approval, code requirements, and special district requirements of PA-12-07 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
- Eng. 6. 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-12\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-12-07 TO ALLOW A DETACHED POOL HOUSE WITH A BATHROOM FOR A SINGLE-FAMILY RESIDENTIALLY-ZONED PROPERTY**

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

WHEREAS, an application was filed by Myriam Mahiques, authorized agent for Steve and Maritza French, owners of real property located at 3058 Murray Lane, for the following:

- A conditional use permit to allow a detached pool house with a bathroom for a single-family residentially-zoned property.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 14, 2012.

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-12-07 to allow a detached pool house with a bathroom for a single-family residentially-zoned property, with respect to the property described above..

**PASSED AND ADOPTED this 14th day of May, 2012.**

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Colin McCarthy, Chair  
Costa Mesa Planning Commission



## EXHIBIT A

FINDINGS

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29 (e) because:
  - a. The proposed use is not compatible and harmonious with uses both on site and those on surrounding properties.
  - b. The project is not consistent with the General Plan.
  
- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) because:
  - a. The proposed use is not substantially compatible with developments in the same general area and would be materially detrimental to other properties within the area.
  - b. Granting the conditional use permit will be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.
  - c. Granting the conditional use permit will allow a use, density or intensity which is not in accordance with the general plan designation for the property.
  
- C. The Costa Mesa Planning Commission has denied PA-12-07. 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.

MARCH 9th, 2011

ADDRESS: 3058 MURRAY LN

ATTACHMENT 2

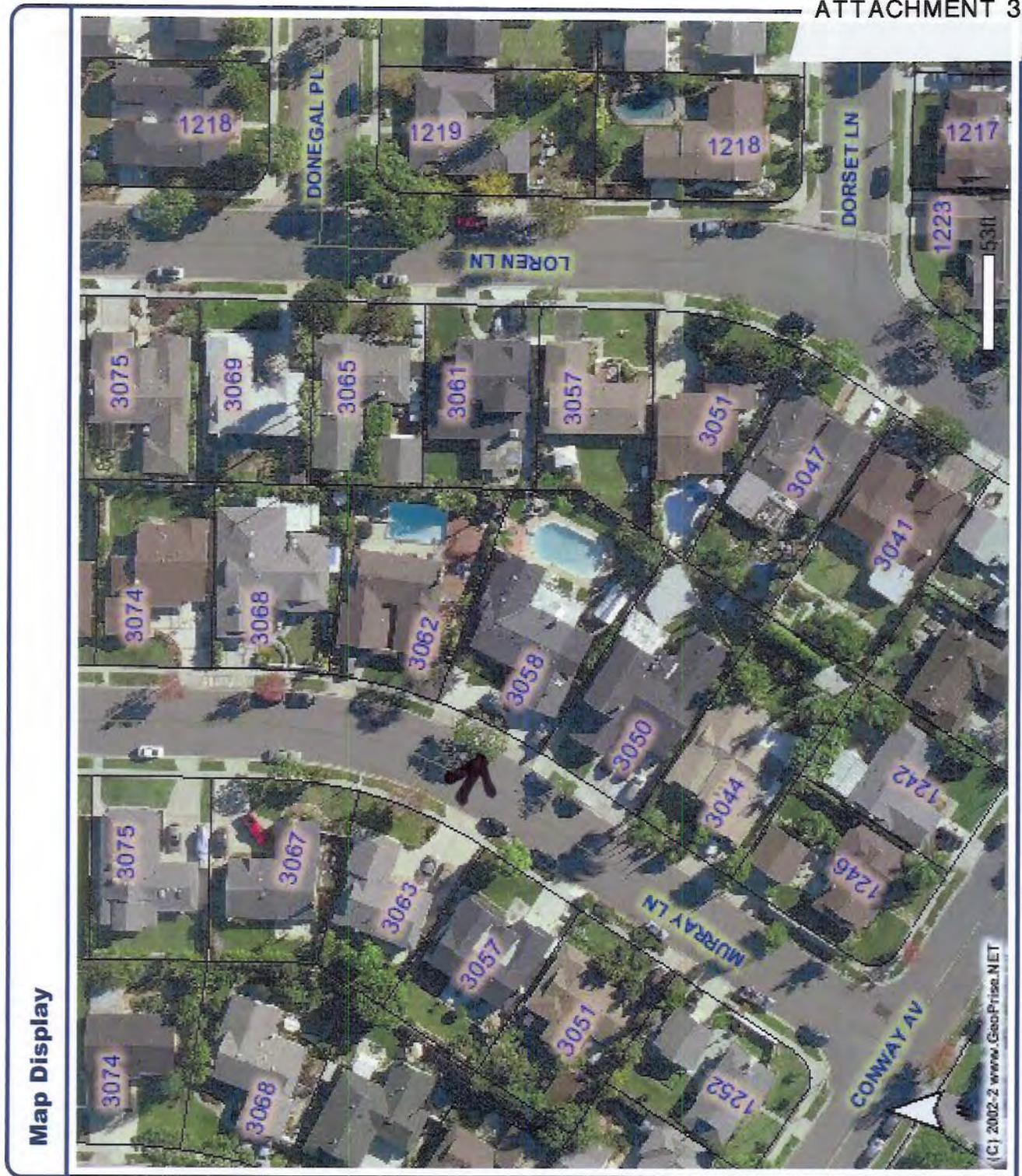
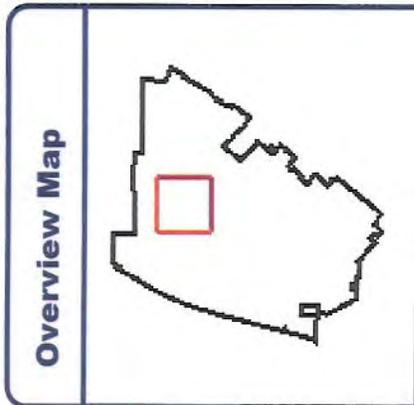
ATT. TO: PLANNING COMMISSION  
PROJECT #: PA-12-07.

TO WHOM IT MAY CONCERN:

WE ARE PROPOSING A POOL HOUSE AT THE REAR YARD, NEXT TO AN EXISTING SWIMMING POOL. THE PROJECT HAS A BATHROOM FOR VISITORS WITH A SMALL SHOWER FOR THEIR COMFORT IN SUMMER. THERE ARE NO PARTITION WALLS INSIDE. WE ARE ADDING A STORAGE WITH A ONE <sup>EXTERIOR</sup> DOOR, NO WINDOWS, NO WATER CONNECTION, ONLY ONE SWITCH AND LAMP FOR ELECTRICITY. THE PROPOSED MATERIALS ARE TO MATCH THE EXISTING HOUSE - WE PREFER A ROOF WITH CA FRAMING TO DIMINISH THE SCALE OF THE CONSTRUCTION. THE ACCESS TO THE POOL HOUSE IS THROUGH A SLIDING DOOR (TEMPERED GLASS) FROM THE SWIMMING POOL. THE SPACE WILL BE LUMINOUS WITH BIG WINDOWS AND OPENABLE SKYLIGHTS. AS A DETAIL, WE NEED A SMALL CLOSET FOR TOWELS. ALL PROPOSED SET BACKS ARE THE ONES REQUIRED PER CODE. ~~AND~~ THIS WILL NOT BE A LIVING UNIT.

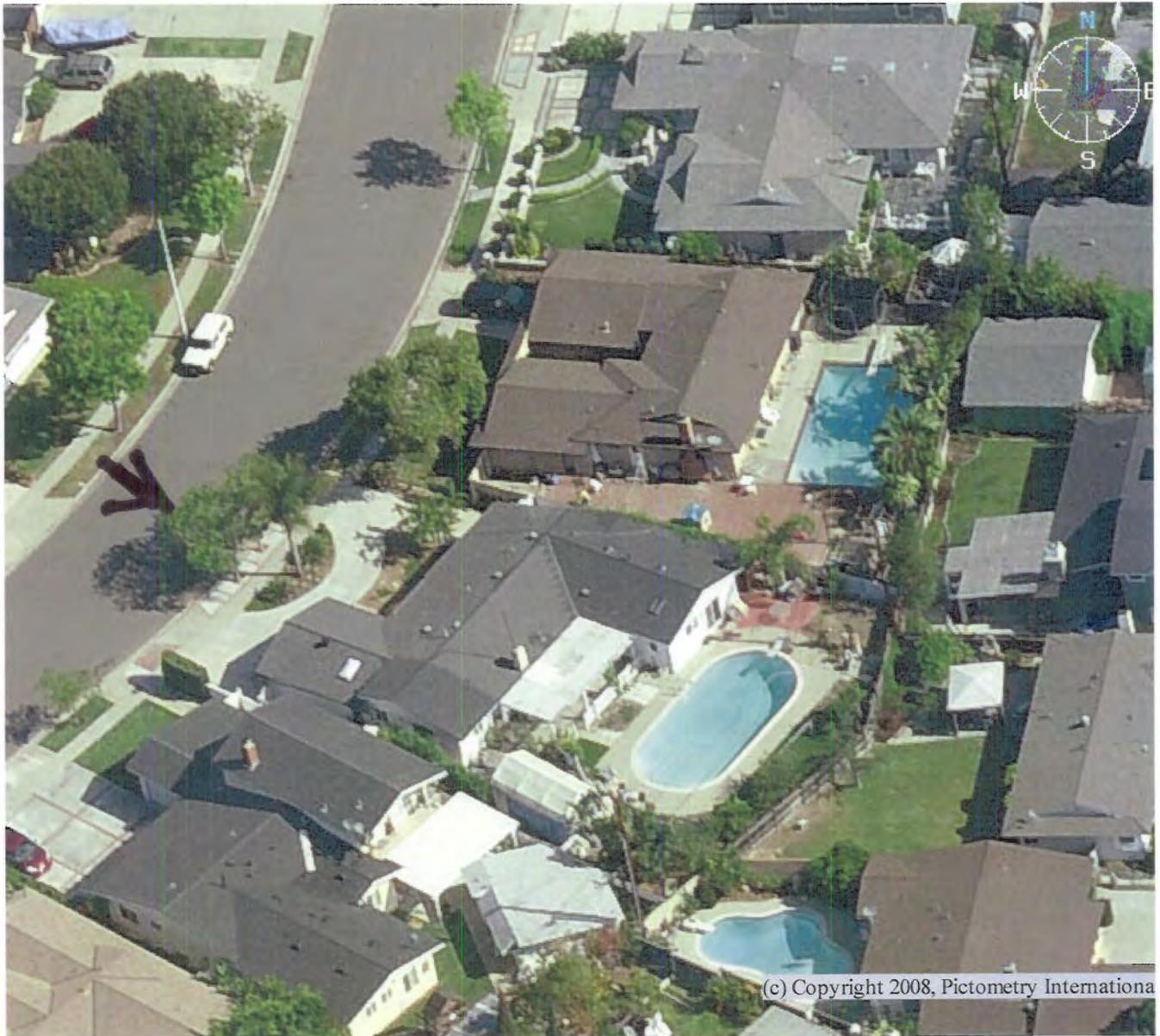
BEST REGARDS;

  
MRS. MARITZA FRENCH  
HOMEOWNER.



**Legend**

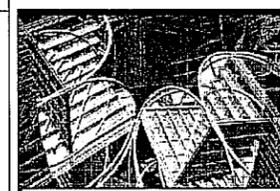
Address Large	Primary	SECONDARY	Hydrology	Channels	Street Names	Street Centerlines
Address Points	Freeway	Roads	Collector	Freeway	Major	Newport BLVD (cont)



Zoom In Zoom Out View From North South East West Ortho Tool: none

# MUR

3058 MURRAY LN, COSTA MESA, CA 92626



MYRIAM MAHIQUES - LUIS MAKIANICH  
Consultants

4662 Milo drive, unit D  
Huntington Beach, CA 92649  
(562) 991-9067 CEL  
(714) 845-0963 TEL

www.wix.com/architrave/hom  
mbmahiques@gmail.com  
luismakianich@gmail.com

### REVISIONS


ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF MYRIAM MAHIQUES - LUIS MAKIANICH CONSULTANT AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF MYRIAM MAHIQUES - LUIS MAKIANICH, CONSULTANT.

OWNER: STEVE AND MARITZA FRENCH

ADDRESS: 3058 MURRAY LN, COSTA MESA, CA 92626

PROJECT: NEW POOL HOUSE

PLOT PLAN  
GENERAL NOTES  
CALC OF ATTIC VENT

SCALE: 1/8" = 1' DATE: FEB-29-12

# 14

SHEET BY

FP\_MUR\_PLOT Plan FEB27\_08

FILE

JOB ADDRESS: 3058 MURRAY LN, COSTA MESA CA 92626  
OWNER: STEVE AND MARITZA FRENCH  
OCCUPANCY AND CLASS: R3-U  
ZONING: R1  
TYPE OF CONSTRUCTION: VB

- ### PLANS INDEX
1. PLOT PLAN-VICINITY MAP-GENERAL NOTES
  2. FLOOR PLAN - ROOF PLAN
  3. ELEVATIONS
  4. DETAILS - CROSS SECTIONS

PROJECTIONS INCLUDING EAVES, SHALL HAVE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION, HEAVY TIMBER OR OF NONCOMBUSTIBLE MATERIAL IF THEY PROJECT INTO THE 3 FEET SETBACK AREA FROM THE PROPERTY LINE.

DUST CONTROL MEASURE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

THIS PROJECT SHALL COMPLY WITH THE 2010 CBC, CHC, CPC, AND CEC, 2008 F-24 ENERGY CONSERVATION REGULATIONS AND CITY ORDINANCES.  
SEPARATE PERMITS ARE REQUIRED FOR ACCESSORY BUILDING, LANDSCAPE PATIO COVERS, FENCES, SWIMMING POOL, RETAINING WALL, DEMOLITION, ETC.  
\*THE EXISTING BUILDING IS NOT PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM\*

### AREA CALCULATION

ZONING=	R1
LOT AREA=	10080 Sq.Ft.
BUILDING ON LOT=	1
TYPICAL HOUSE:	
(E) ONE STORY HOUSE = (LIVABLE)	1967 Sq.Ft.
(E) PORCH	82 Sq.Ft.
(E) TWO CARS GARAGE	449 Sq.Ft.
(N) POOL HOUSE	570 Sq.Ft.
PROPOSED OPEN SPACE	
6000 SQ FT IS MORE THAN REQUIRED 40% OF LOT AREA= 4032 SQ FT	
REAR AREA 4670 SQ FT	
PROPOSED COVERAGE OF REAR AREA: 570 SQ FT IS LESS THAN THE 50% MAXIMUM	

### DESCRIPTION OF WORKS

NEW POOL HOUSE

#### BEST MANAGEMENT PRACTICES

"THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM HYDROCARBONS, SOLID PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM."

"EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE AND/OR PREVENT THE TRANSPORT OF SOILS FROM THE CONSTRUCTION SITE."

"APPROPRIATE BMPs FOR CONSTRUCTION RELATED MATERIALS, WASTES, SPILLS, OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF"

#### GENERAL REQUIREMENTS

THE PLANS ARE ARTICLES OF SERVICE AND SUCH ARE THE PROPERTY OF THE DESIGNERS. THEY ARE INTENDED FOR USE IN THE CONSTRUCTION OF ONE BUILDING ONLY IN THE LOCATION SHOWN AND SHALL NOT BE USED ON ANY ADDITIONAL CONSTRUCTION EXCEPT BY THE WRITTEN CONSENT OF THE DESIGNER.

APPROVED PLANS SHALL BE AVAILABLE AT THE JOB SITE DURING INSPECTIONS

SANITARY FACILITY FOR CONSTRUCTION SITE MUST BE PROVIDED

FINAL INSPECTIONS SHALL BE COMPLETED AND APPROVED FOR ANY REMODELING, ADDITION OR TENANT IMPROVEMENT PROJECT

TRASH AND CONSTRUCTION DEBRIS CONTAINERS, PORTABLE TOILETS AND CONSTRUCTION EQUIPMENT SHALL NOT ENCRoACH ONTO PUBLIC SIDEWALKS AND STREETS.

CONTRACTORS SHALL INSTALL ALL MATERIALS AND SHALL PERFORM ALL OPERATIONS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED INSTRUCTIONS, INCLUDING PREPARATION OF UNDERLYING MATERIALS AS WELL AS SUBSEQUENT FINISHING PROCEDURES

WHERE THE PLANS CALL FOR ON SITE INSPECTION BY PROFESSIONAL ENGINEERS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETAINING THE ENGINEERS AND SECURING THEIR RESPECTIVE APPROVAL FOR WORK IN PROGRESS.

CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS DIRECTLY AND SEPARATELY EMPLOYED BY THE OWNER FOR TIMELY STORAGE AND INSTALLATION OF THEIR PRODUCTS

ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY THE DESIGNERS OF ANY DISCREPANCIES.

EXCEPT WHERE NOTED IN THE DRAWINGS OR SPECIFICATIONS, ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE BUILDING CODE OF THE BUILDING AUTHORITY HAVING JURISDICTION OVER THE PROJECT, CURRENT ADDITION.

ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE PORTIONS OF THE DRAWINGS AND SPECIFICATIONS WHICH APPLY TO THEIR RESPECTIVE TRADES. THEY SHALL BE HELD RESPONSIBLE FOR ADHERING TO THEIR REQUIREMENTS. CONTRACTORS SHALL BE RESPONSIBLE FOR CORRECTION OF WHICH IS INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS AT THEIR OWN EXPENSE.

THE ELECTRICAL, MECHANICAL AND PLUMBING CONTRACTORS ARE RESPONSIBLE FOR OBTAINING COMPREHENSIVE PERMITS FOR THEIR RESPECTIVE WORK.

ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CALCULATING AND VERIFYING ALL CIRCUITS AND ELECTRICAL LOADS

### ATTIC VENTILATION CALC

ATTIC NEW AREA	NFAV
ROOF AREA /150	570 Sq FT
SOX PROVIDED BY DORMERS	3.80 Sq FT
	1.90 Sq FT
4 x9' X 18' /2 DORMER	2.20 Sq Ft
MIN 15' EAVE VENT x 0.128 SQ FT	1.92 Sq Ft
TOTAL PROVIDED	4.12 Sq Ft

AREA PROVIDED IS BIGGER THAN REQ'D.

PROPOSED DORMERS: HARLEN GALVANIZED STEEL, HALF ROUND CURVE, NO. L1818-H 18"

PROPOSED LOUVERS: LOMANO 100 SERIES, 6"X6" MODEL.

UNVENTED ATTIC ASSEMBLIES SHALL MEET ALL THE CONDITIONS IN SECTION R906.4

OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16IN MIN. AND 1/4 IN MAX. OPENING

INSULATION SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.

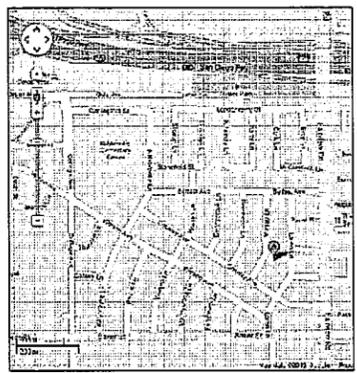
### PLAN DRAINAGE NOTES

PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES

OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS

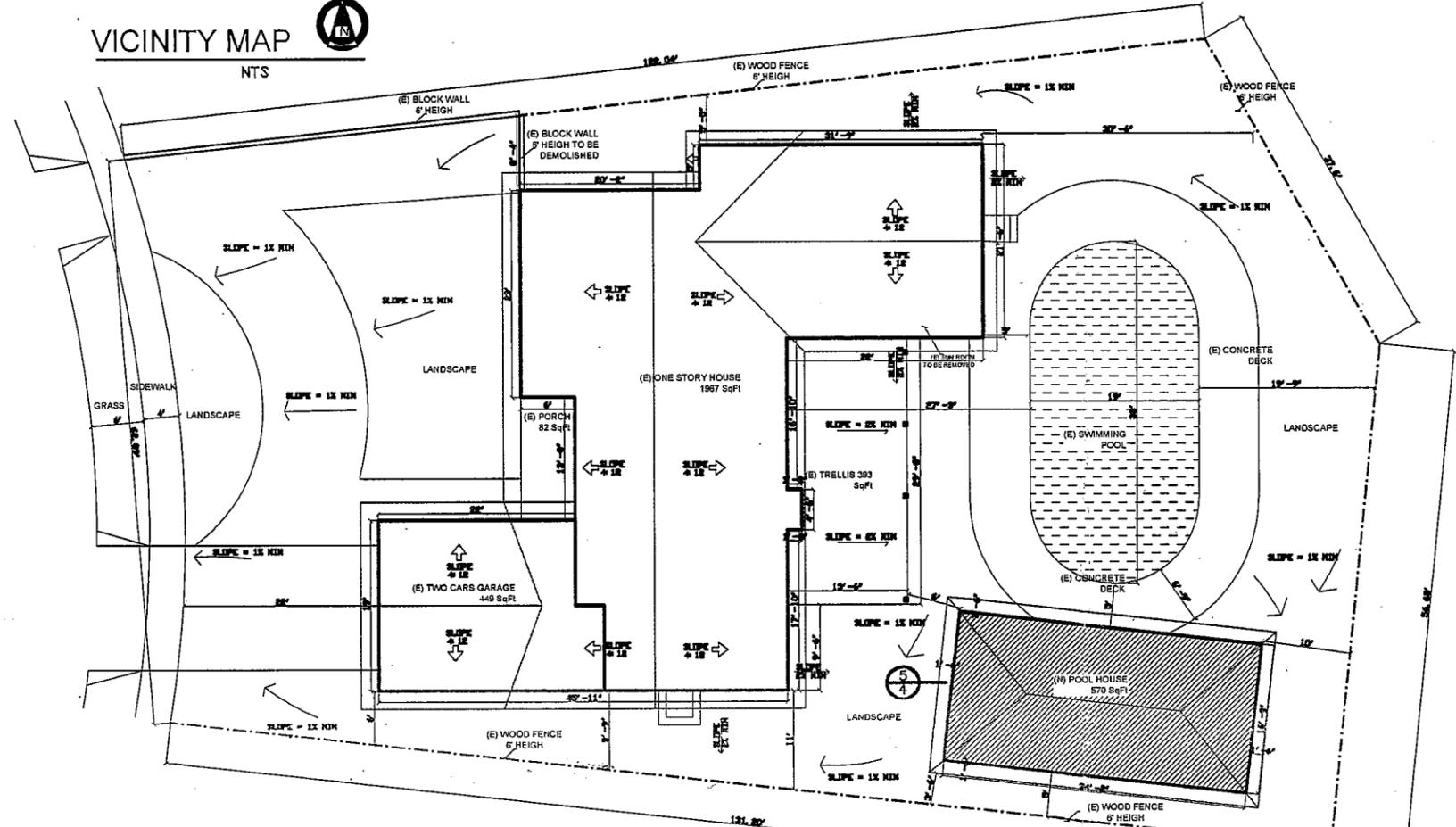
AN EXCAVATION/ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION AND/OR DISCHARGE OF DRAINAGE WITHIN PUBLIC ROAD R/W

PROVIDE A MINIMUM GRADE FALL OF 6 INCHES WITHIN THE FIRST 10 FEET FROM



### VICINITY MAP

NTS



3058 MURRAY LN  
COSTA MESA CA. 92626  
PLOT PLAN

ALL SURFACE WATER SHALL DRAIN AWAY FROM STRUCTURES, AWAY FROM NEIGHBORING PROPERTIES AND AWAY TO THE STREET OR OTHER APPROVED TREATMENT. THE MINIMUM SLOPE AND 66 AWAY FROM STRUCTURES WITHIN 5'-0" OF STRUCTURE IS FOR DRIVEWAY AND LANDSCAPE AREAS

ALL DIMENSIONS TO BE VERIFIED ON THE FIELD PRIOR TO CONSTRUCTION

# MUR

3058 MURRAY LN, COSTA MESA, CA 92626



MYRIAM MAHIQUES - LUIS MAKIANICH  
Consultants

4682 Milo drive, unit D  
Huntington Beach, CA 92649

(562) 991-9067 CEL  
(714) 846-0963 TEL

www.wix.com/architrave/hd  
mbmahiques@gmail.com  
luismakianich@gmail.com

### REVISIONS


ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF MYRIAM MAHIQUES - LUIS MAKIANICH CONSULTANTS AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS OR PLANS SHALL BE USED OR DISCLOSED TO ANY OTHER PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF MYRIAM MAHIQUES - LUIS MAKIANICH, CONSULTANTS.

OWNER:  
**STEVE AND MARITZA FRENCH**  
ADDRESS:  
3058 MURRAY LN, COSTA MESA, CA 92626

NEW POOL HOUSE

FLOOR PLAN  
ROOF PLAN

SCALE: 1/4" = 1' DATE: FEB-29-12

# 24

SHEET BY

FP\_MUR\_Floor Plan\_FEB27\_0

FILE

PROJECT NAME: 3058 MURRAY LN  
 CITY: COSTA MESA  
 DATE: FEB/27/12  
 REVISION: M.M.  
 DRAFTER: L.M.  
 JOB NUMBER:

DOOR SCHEDULE (#)			
No	SIZE	MATERIAL	REMARKS
1	2'-8" x 6'-8"	WOOD HOLLOW CORE	NEW INTERIOR-SINGLE PIVOT
2	3'-0" x 6'-8"	METAL FINISH-TEMPERED GLASS	NEW EXTERIOR-SINGLE PIVOT
3	6'-0" x 6'-8"	VINYL-TEMPERED GLASS	NEW SLIDING DOOR

WINDOW SCHEDULE (#)			
No	SIZE	MATERIAL	REMARKS
1	6'-0" x 4'-0"	VINYL-DOUBLE GLASS	NEW SLIDING WINDOW
2	4'-0" x 4'-0"	VINYL-DOUBLE GLASS	NEW SLIDING WINDOW
3	2'-0" x 2'-0"	VINYL-DOUBLE GLASS	NEW SLIDING WINDOW

**VELUX DECK MOUNTED VENTILATING SKYLIGHT. REFERENCE STANDARDS**

VELUX skylights are certified and labeled in accordance with the International Building Code (IBC), International Residential Code (IRC) and the International Energy Conservation Code (IECC). Many states have building codes which adopt vast parts of the International model codes (California, Florida, North Carolina, etc.). VELUX skylights are certified for structural integrity, durability, and performance by an independent third party certification agency, WDMA Hallmark.

Several VELUX skylights and SUN TUNNELS are also covered in evaluation reports developed by Architectural Testing Inc. - Evaluation Services, called Code Compliance Research Reports (CRR).

A. ASTM E 283 - Standard Test Method for Determining Rate of Air Leakage through Exterior Windows, Curtain Walls, and Doors While under Specific Pressure Differences Across the Specimen.

B. ASTM E 330 - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference.

C. ASTM E 331 - Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference.

D. ASTM E 1886 - Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Missiles(s) and Exposed to Cyclic Pressure Differentials.

E. ASTM E 1996 - Standard Specifications for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Windborne Debris in Hurricanes.

F. National Fenestration Rating Council, NFRC 100, Procedure for Determining Fenestration Product U-factors

G. National Fenestration Rating Council, NFRC 200, Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence.

H. National Fenestration Rating Council, NFRC 300, Test Method for Determining the Solar Optical Properties of Glazing Materials and Systems.

I. Occupational Safety & Health Administration, OSHA Standards - 29 CFR 1910.23, Guarding Floor Openings and Holes.

J. Underwriters Laboratories Inc., UL 325, Standard for Door, Drapery, Gate, Louver and Window Operators and Systems, Fifth Edition.

ELECTRICAL LEGEND	
WALL BRACKET	SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS AND SHALL BE HARDWIRED WITH BATTERY BACKUP
DUPLEX OUTLET	CARBON MONOXIDE ALARM
1/2 HOT OUTLET	THERMOSTAT
220 OUTLET	PUSHBUTTON
GFCI OUTLET	ROOF FAN
GFCI OUTLET-WATERPROOF	CHIMES
JUNCTION BOX	OPTIONAL SECURITY
CEILING MOUNTED LIGHT	TELEPHONE OUTLET
PENDANT LIGHT	TV OUTLET
WALL SCONCE	FUEL GAS
WALL MOUNTED LIGHT	FIREPLACE KEY (LOOSE)
FLUORESCENT WALL MOUNTED LIGHT	HOSE BIBB WITH NO REMOVABLE BACKFLOW PREVENTION DEVICE
4'-0" WALL MOUNTED LIGHT BAR	RECESSED STUB-OUT FOR ICE-MAKER
KEYLESS CEILING MOUNTED LIGHT	RETURN AIR GRID
RECESSED CAN LIGHT	12" X 48" TUBE FLUORESCENT FIXTURE WITH LENS
EXHAUST FAN 5 AIR CHANGES PER HOUR	GENERAL LIGHTING FLUORESCENT TYPE
COMB EXHAUST FAN AND FLUORESCENT LIGHT FIXTURE	PHOTOCONTROL MOTION SENSOR COMBINATION
FLUORESCENT CEILING MOUNTED LIGHT	VACANCY SENSOR OFF
4'-0" WALL MOUNTED LIGHT BAR	DIMMER
KEYLESS CEILING MOUNTED LIGHT	MECHANICAL VENTILATION
RECESSED CAN LIGHT	ELECTRIC METER
EXHAUST FAN 5 AIR CHANGES PER HOUR	GAS METER
COMB EXHAUST FAN AND FLUORESCENT LIGHT FIXTURE	CARBON MONOXIDE ALARM
FLUORESCENT CEILING MOUNTED LIGHT	
FLUORESCENT CAN LIGHT	
FLUORESCENT FIXTURE (UNDER CABINET)	
SINGLE SWITCH	
3-WAY SWITCH	
DIMMER SWITCH	

LIGHTING	
KITCHEN	HIGH EFFICACY LUMINARIES, FLUORESCENT AND COMPACT FLUORESCENT WITH ELECTRONIC BALLASTS AND HIGH INTENSITY DISCHARGE LAMPS.  OR OTHER MEANS TO OBTAIN 40 LUMENS/WATT OR GREATER
BATHROOM-GARAGE-LAUNDRY-UTILITIES	MANUAL SWITCH ON AND AUTOMATIC VACANCY-SENSOR OFF
OTHER ROOMS	ALL LUMINARIES SHALL BE CONTROLLED BY DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ FT ARE EXEMPT FROM THIS REQUIREMENT
OUT DOOR	ALL LUMINARIES SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION

\*ALL RECESSED LUMINARIES INSTALLED IN ANY CEILING MUST BE INSULATED CEILING RATED AND CERTIFIED AIRTIGHT PER ASTM E283\*

**NOTES FOR FINISHES**

GYPSUM WALLBOARD SHOULD NOT BE INSTALLED ON EXTERIOR SURFACES. Water resistance gypsum board can no longer be used as a backing board for tile in tub or shower areas. Cement, fiber-cement, or glass mat gypsum backers shall be used as a base for wall tile in tub and shower areas, and wall and ceiling panels in shower areas.

WEATHER-EXPOSED SURFACES SHOULD BE PROVIDED A WEATHER-RESISTIVE BARRIER (BUILDING PAPER OR FELT DAMPROOF FOUNDATION WALLS ENCLOSING A BASEMENT BELOW FINISHED GRADE BY AN APPROVED METHOD OR PER SOILS REPORT.

WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS:  
 vi. OVER A VAPOR RETARDER  
 vii. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.  
 viii. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES ON CENTER.

BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHOULD BE WATERPROOFED AND SLOPED A MINIMUM OF 1/4 UNIT VERTICAL 12 UNITS HORIZONTAL (2% SLOPE) FOR DRAINAGE.

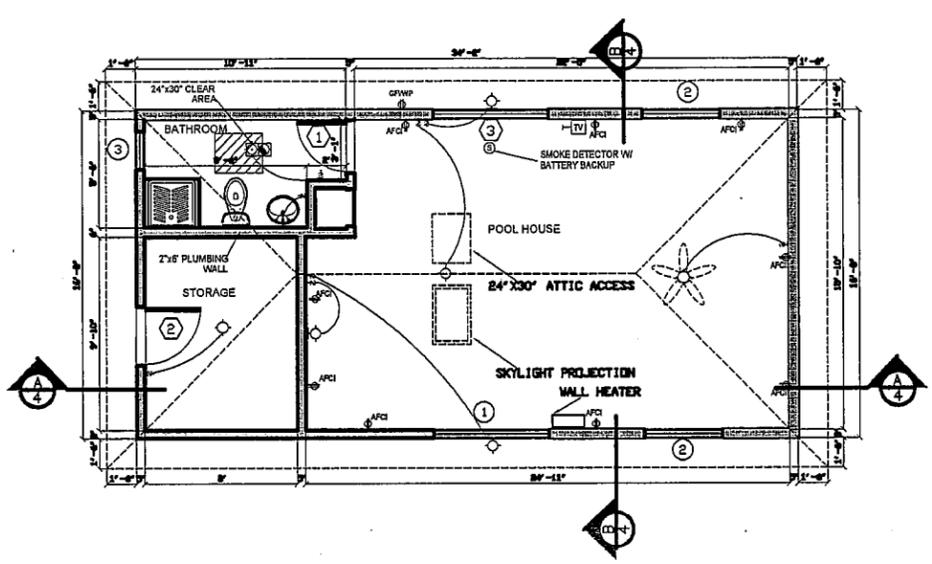
**GYPSUM BOARD AND PLASTER**

- INSULATION AND GYPSUM PRODUCTS SHALL NOT BE INSTALLED UNTIL THE EXTERIOR OF THE BUILDING HAS BEEN WEATHERPROOFED.  
 - WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS:  
 - OVER A VAPOR RETARDER  
 - IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY  
 - ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES ON CENTER

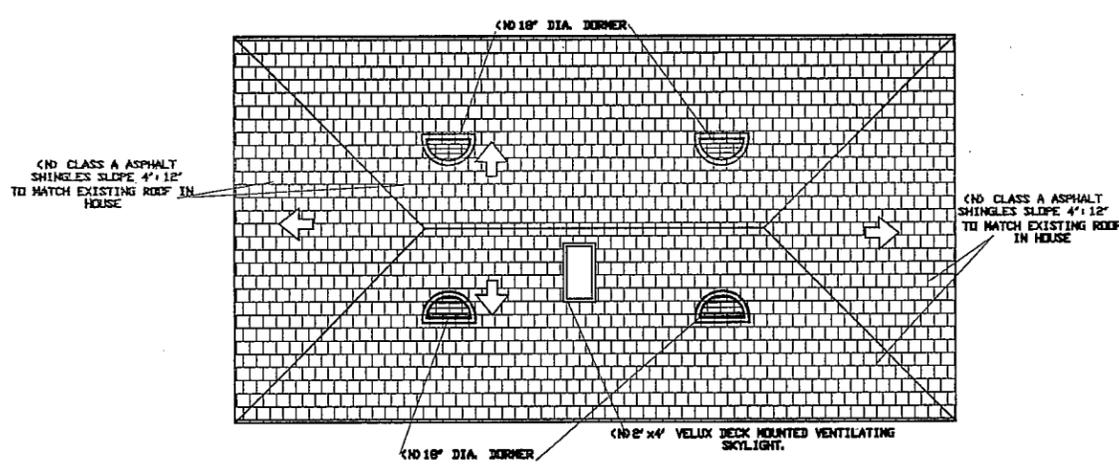
**NOTE:** ALL PLUMBING WALLS ARE TO BE FRAMED WITH A MIN. OF 4" STUDS. DOUBLE WALLS USED AS PLUMBING WALLS ARE TO BE A MIN. OF 8" WIDE AND NO "FLAT" STUDS PERMITTED. STAGGERED STUDS ARE ACCEPTABLE. NOTE: OTHER METHODS MAY BE USED PROVIDED A SATISFACTORY ENGINEERING AND/OR ARCHITECTURAL DESIGN IS SUBMITTED.

LEGEND		
EXISTING WALL AND FTG	EXISTING WALL TO REMAIN	NEW WALL
NEW WALL AND FTG	EXISTING WALL TO BE REMOVED	EXISTING WALL TO BE LEGALIZED

ALL DIMENSIONS ON THE FIELD TO BE VERIFIED PRIOR TO CONSTRUCTION.



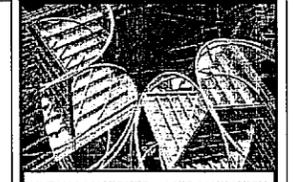
**FLOOR PLAN**  
SCALE 1/4" = 1'



**ROOF PLAN**  
SCALE 1/4" = 1'



**MUR**  
3058 MURRAY LN, COSTA  
MESA, CA 92626



MYRIAM MAHIQUES - LUIS MAKIANICH  
Consultants

4682 Milo drive, unit D  
Huntington Beach, CA 92649  
(562) 991-9067 CEL  
(714) 846-0963 TEL

www.wix.com/architrave/hq-  
mbmahiques@gmail.com  
luismakianich@gmail.com

REVISIONS

NO.	DESCRIPTION

ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF MYRIAM MAHIQUES - LUIS MAKIANICH CONSULTANTS AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER PERSON OR CORPORATION OR FIRM FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF MYRIAM MAHIQUES - LUIS MAKIANICH, CONSULTANTS.

OWNER:  
**STEVE AND MARITZA FRENCH**

ADDRESS:  
3058 MURRAY LN, COSTA MESA, CA 92626

PROJECT:  
NEW POOL HOUSE

DATE: FEB-29-12

DETAILS  
CROSS SECTIONS

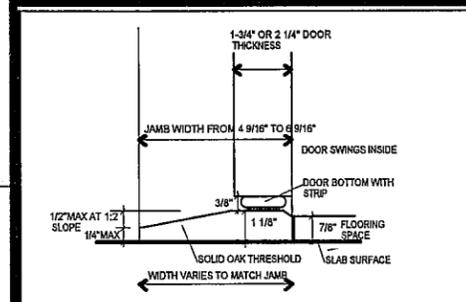
SCALE: 1/4" = 1" DATE: FEB-29-12

4 SHEET BY 4

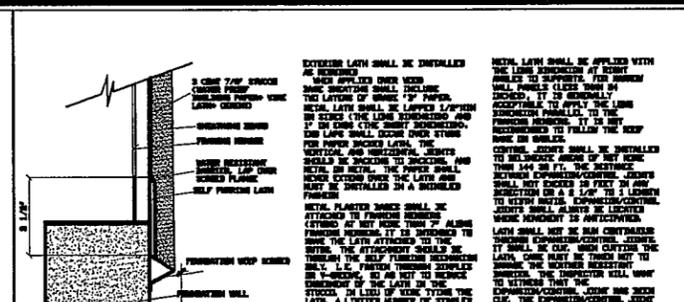
FP\_MUR\_Floor Plan\_FEB27\_0

FILE

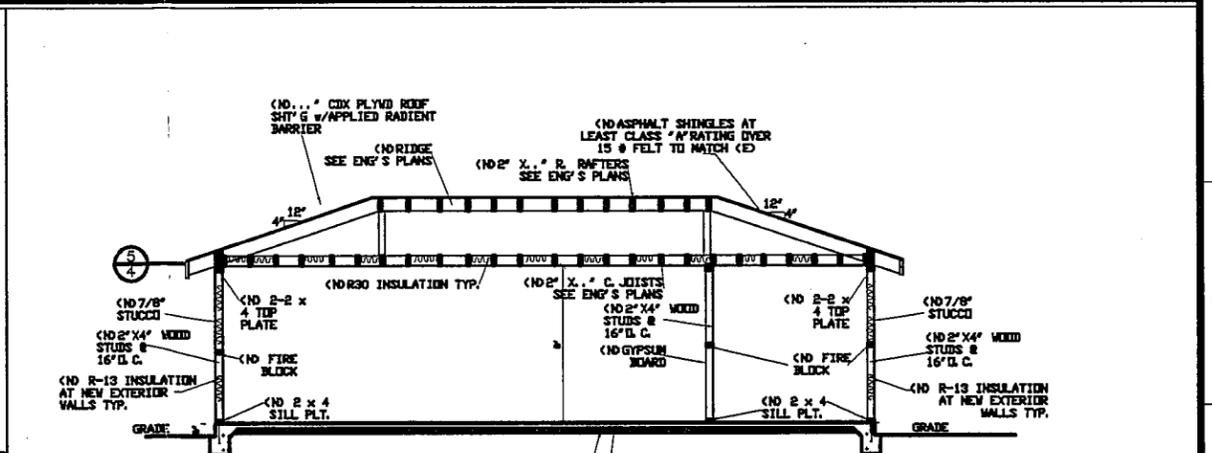
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DATE: FEB/27/12  
REVISION: M.M.  
CITY: COSTA MESA  
JOB NUMBER: 3058 MURRAY LN



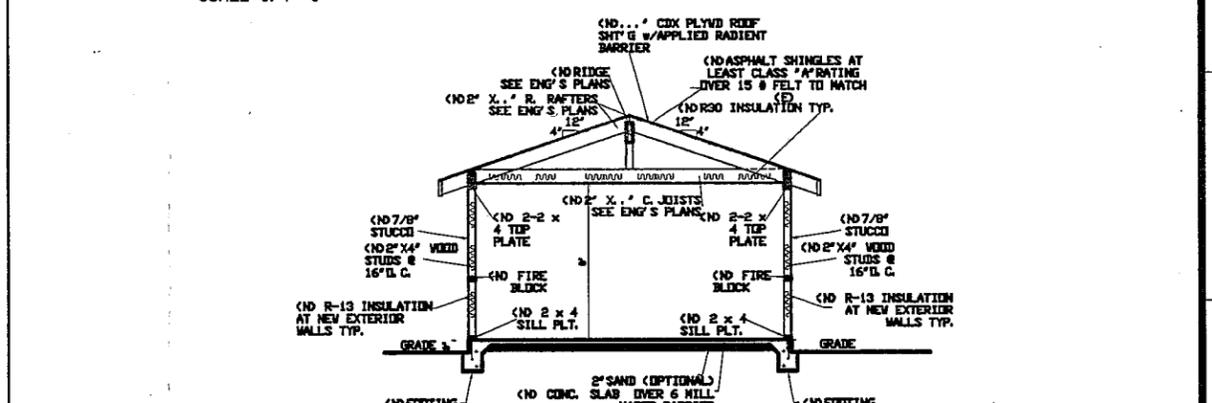
1009.1.5 LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OF THE DOOR, WHICHEVER IS GREATER. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 IN.  
1009.1.6 REGARDLESS OF THE OCCUPANT LOAD, THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE FLOOR OR LANDING SHALL NOT BE MORE THAN ONE INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. LANDINGS SHALL BE LEVEL, EXCEPT FOR EXTERIOR LANDINGS, WHICH MAY HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE)



EXTERIOR LATH SHALL BE INSTALLED AS SHOWN AND SHALL BE APPLIED WITH AN OVERLAP OF 1/2\"/>



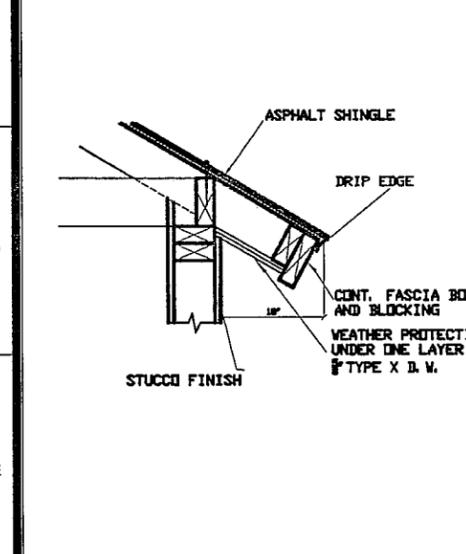
CROSS SECTION AA  
SCALE 1/4" = 1"



CROSS SECTION BB  
SCALE 1/4" = 1"

PROPOSED THRESHOLD

WEEP SCREEN DETAIL

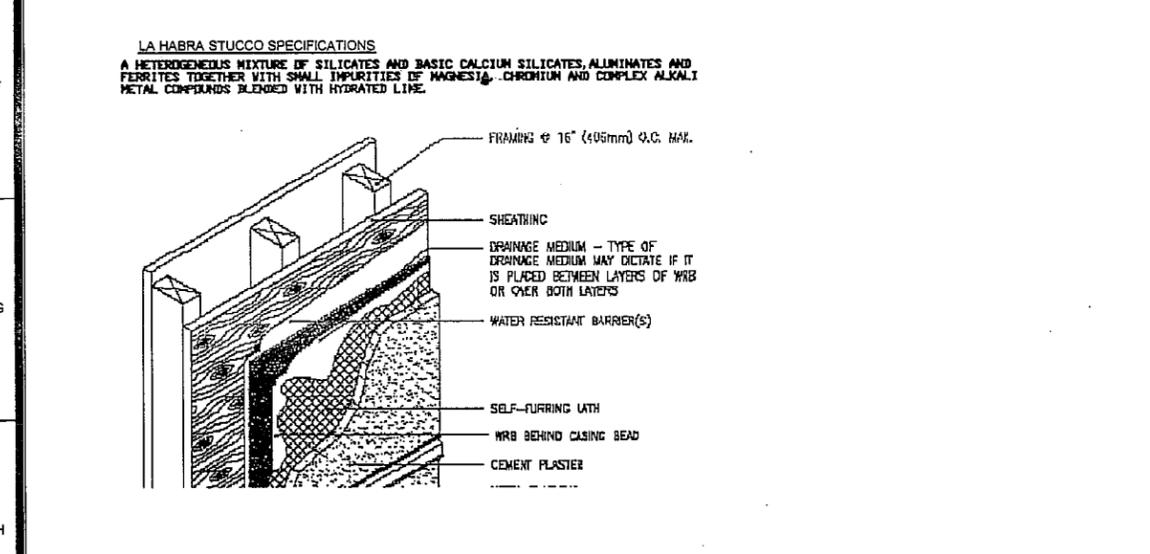


ASPHALT SHINGLES SHALL BE FASTENED WITH NOT LESS THAN FOUR NAILS. NAILS SHALL NOT BE LESS THAN 12 GAUGE WITH 3/8\"/>

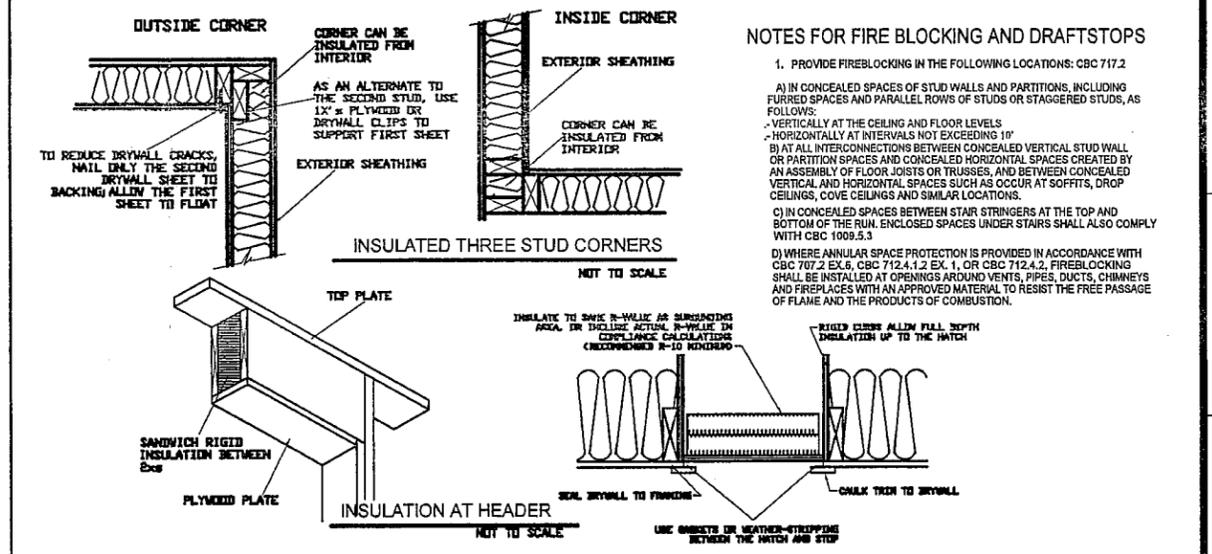
CROSS SECTIONS

1HR FIRE RATED EAVE

ROOF SIDE-EDGE FLASHING



STUCCO ASSEMBLY



FIRE BLOCKING AND DRAFTSTOPS DETAILS

NOTES FOR FIRE BLOCKING AND DRAFTSTOPS

- 1. PROVIDE FIREBLOCKING IN THE FOLLOWING LOCATIONS: CBC 717.2
A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
- VERTICALLY AT THE CEILING AND FLOOR LEVELS
- HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'