



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 10, 2013

ITEM NUMBER: VI. 1

**SUBJECT: ZONING APPLICATION ZA-13-10/PARCEL MAP PM-13-117 FOR A MINOR DESIGN REVIEW AND SUBDIVISION MAP FOR A DETACHED TWO-UNIT COMMON INTEREST DEVELOPMENT
185 E. 19TH STREET**

DATE: MAY 30, 2013

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

DESCRIPTION

The proposed project involves the following:

- 1) Minor design review to construct two, two-story, detached residential units with a deviation from the City's Residential Design Guidelines related to average second story side yard setback (10-foot average second story side setback recommended, 7-foot average proposed).
- 2) A tentative parcel map to facilitate the subdivision of the property into a common interest development. The subdivision will allow the units to be sold independent of one another.

APPLICANT

Rudy Morales is the authorized agent for South Pointe Equities, LLC, the property owner.

RECOMMENDATION

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

PLANNING APPLICATION SUMMARY

Location: 185 E. 19th Street Application: ZA-13-10 & PM-13-117

Request: Construct two, two-story detached residential units and a tentative parcel map.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	<u>R2-HD</u>	North:	<u>Surrounding properties</u>
General Plan:	<u>High Density Residential</u>	South:	<u>are zoned</u>
Lot Dimensions:	<u>57 FT x 130 FT</u>	East:	<u>residential and contain</u>
Lot Area:	<u>7,475 SF</u>	West:	<u>residential uses.</u>
Existing Development:	<u>Vacant</u>		

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	100 FT	57 FT (1)
Lot Area	12,000 SF	7,475 SF (1)
Density:		
Zone	1 du/3,000 SF	1 du/3,737 SF
General Plan	1 du/3,000 SF (Max 2 Units)	1 du/3,737 SF (Max 2 Units)
Building Coverage (Development Lot):		
Buildings	NA	2,800 SF (38%)
Paving	NA	1,603 SF (21%)
Open Space	2,990 SF (40%)	3,072 SF (41%)
TOTAL		7,475 SF (100%)
Building Height:	2 Stories/27 FT	2 Stories/25 FT
Chimney Height	29 FT	28 FT
First Floor Area (Including Garages)	NA	1,659 SF (Bldg A) 1,144 SF (Bldg B)
Second Floor Area	NA	1,248 SF (Bldg A) 913 SF (Bldg B)
2 nd Floor% of 1 st Floor (2)	80%	75% (Bldg A) 80% (Bldg B)
Rear Yard Lot Coverage	25% (285 SF)	9% (108 SF)
Setbacks		
Front	20 FT	20 FT
Side (right/left)	5 FT/ 5 FT (1 Story) 10 FT Avg. (2 Story) (2)	13 FT/6 FT (1 Story Bldg A) 5 FT/5 FT (1 Story Bldg B) 18 FT/7 FT (2 Story Bldg A) (3) 12 FT/7 FT (2 Story Bldg B) (3)
Rear	10 FT (1 Story) 20 FT (2 Story)	11 FT (1 Story To Porch Bldg B) 20 FT (2 Story Bldg B)
Parking:		
Covered	4	4
Open	4	4
TOTAL	8 Spaces	8 Spaces
Driveway Width	10 FT	10 FT
Interior garage dimension	20 FT	20 FT
Building Separation	10 FT	10 FT
Landscape Parkway	NA	NA
NA = Not Applicable or No Requirement		
(1) The property is legal nonconforming		
(2) Residential Design Guideline		
(3) Does not comply with Code/Design Guideline (see staff report discussion)		
CEQA Status	Exempt, Class 3 (New Construction)	
Final Action	Planning Commission	

BACKGROUND

Project Site/Environs

The property is located on the south side of East 19th Street, west of Orange Avenue, and is currently vacant. The property is zoned R2-HD, which allows a maximum of two dwelling units on the property.

ANALYSIS

Zoning Application ZA-13-10

Minor Design Review

The proposed project involves the construction of two, two-story detached residential units on the property. A summary of the units is below:

	CONDO A	CONDO B
# of Bedrooms/Bathrooms	4 Beds/3.5 Baths	3 Beds/2.5 Baths
Unit SF (Excluding Garage)	2,469 SF	1,647 SF
No. of Garage Spaces	Two-Car Garage Spaces	
No. of Open Parking Spaces	Two Open Spaces	
Total Parking Spaces (Entire Site)	8 Parking Spaces (Per Code)	

With regard to the minor design review, staff notes the following:

- *Deviation from Residential Design Guidelines for average second story interior side yard setback (average 10-foot side yard setback recommended, 7 feet proposed).* A minor design review is required for two-story construction that does not comply with the City's Residential Design Guidelines; in this case, the average second story side setback as noted above. Typically, minor design review applications are reviewed by the Zoning Administrator; however in this case, it is being combined with the proposed parcel map application for consideration by the Planning Commission.

The design guidelines are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. In this case, because the setback deviation is for the building elevations abutting an existing two-story residential development to the east, no adverse visual impacts to the existing surrounding residences is anticipated. Conditions of approval have been incorporated requiring additional architectural detailing on the left side elevation for Building A and the rear elevation for Building B to provide additional architectural interest and visual relief from off-site. Additionally, a condition of approval has been incorporated requiring the upper-level windows on the building elevations to be smaller view-obscuring windows and be offset to avoid direct lines of sight into any abutting second-story windows abutting the project.

- The project features quality construction and materials. The exterior elevations of the proposed structures will consist of a combination of stucco and wood siding, with a stone veneer base and composition shingle roofing. A condition of approval has been incorporated requiring the existing perimeter fencing on the interior side and rear property lines (a combination of older block walls and wood fences of varying heights) be replaced with a decorative block wall a minimum of 7 feet in height. Where walls on adjacent properties already exist, the applicant is required to work with the adjacent property owners to prevent side-by-side walls with gaps in between them.
- Proposal involves redevelopment of a vacant property into ownership housing within the General plan density limits. The proposal involves 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. The project is subject to the payment of park fees.
- Project will comply with Code-required parking. Code-required parking is based on the number of bedrooms for common-interest development in the R2-HD zone. Code requires a total of 8 standard parking spaces for this development; the submitted plans indicate 8 standard parking spaces. Additionally, the proposed garages will feature a minimum 20-foot x 20-foot interior dimensions as required by Code. Staff has also incorporated, as a condition of approval, that the porch for Unit A (adjacent to the driveway for Unit B) be equipped with a reinforced barrier with a minimum height of 42 inches to provide adequate protection from vehicular traffic.
- The proposed project is consistent with the General Plan/Zoning Code with regard to use, density and intensity. The existing lot size would allow subdivision of a two-unit detached residential development consistent with the high-density zoning district standards.

Parcel Map PM-13-117

The applicant proposes a parcel map to allow the units to be sold separately. The map is consistent with City codes and the State Subdivision Map Act. Approval of the map will facilitate a small lot subdivision for ownership purposes so each unit may be sold separately.

Expiration of Projects

Per City Code, planning application approvals are valid for one year unless renewed. Per the State Subdivision Map Act, tentative tract map approvals are valid for 24 months. As a result, staff has incorporated a condition of approval allowing the planning application expiration to coincide with the expiration of the respective map; in other words, the planning application and map would expire in 24 months (June 2015). After the initial 24-month period, a time extension for these applications would be required to be processed for another 12-month period.

Number of Construction Jobs

According to the applicant, the project will generate 18 construction jobs.

ENVIRONMENTAL DETERMINATION

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

GENERAL PLAN CONFORMITY

As discussed earlier, the property has a general plan designation of Medium Density Residential. Under this designation two units are allowed and two units are proposed. Therefore, if approved, the use and density would conform to the City's General Plan. Also, as noted earlier, the project is consistent with General Plan Goal LU-1A.4 which encourages additional home ownership opportunities in the City.

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 development, as conditioned, satisfies the intent Residential Design Guidelines and is therefore is consistent with the General Plan and applicable Zoning Code sections. Therefore, staff recommends approval of the project.



 MEL LEE, AICP
 Senior Planner



 CLAIRE FLYNN, AICP
 Acting Development Services Director

- Attachments:
1. Draft Resolutions
 2. Applicant's Description of the Use
 3. Site Photos
 4. Location Map and Plans

cc:

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

Rudy Morales
10651 Rainbrook Road
Fallbrook, CA 92028

South Pointe Equities, LLC
Attn: Bill Parker
29379 Rancho California Road, Suite 106
Temecula, CA 92590

RESOLUTION NO. PC-13-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING ZONING APPLICATION ZA-13-10 AND PARCEL MAP PM-13-117 FOR A DETACHED 2-UNIT RESIDENTIAL COMMON INTEREST DEVELOPMENT AT 185 EAST 19TH STREET

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

WHEREAS, an application was filed by Rudy Morales, authorized agent for South Pointe Equities LLC, owner of real property located at 185 East 19th Street, for the following:

- Minor design review to construct two, two-story, detached residential units with a deviation from the City's Residential Design Guidelines related to average second story side yard setback (10-foot average second story side setback recommended, 7-foot average proposed).
- A tentative parcel map to facilitate the subdivision of the property into a common interest development. The subdivision will allow the units to be sold independent of one another.

WHEREAS, a duly noticed public hearing held by the Planning Commission on June 10, 2013, with all persons having the opportunity to speak and be heard for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Zoning Application ZA-13-10 and Parcel Map PM-13-117.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Zoning Application ZA-13-10 and Parcel Map PM-13-117 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the project, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 10th day of June, 2013.

Jim Fitzpatrick Chair,
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, 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 June 10, 2013 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, 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 the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The project, as conditioned, is consistent with the General Plan.
 4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The project complies with the purpose and intent of the City of Costa Mesa Zoning Code and meets the purpose and intent of the residential design guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

Additional facts and findings are as follows:

- Deviation from Residential Design Guidelines for average second story interior side yard setback (average 10-foot side yard setback recommended, 7 feet proposed). A minor design review is required for two-story construction that does not comply with the City's Residential Design Guidelines; in this case, the average second story side setback as noted above. Typically, minor design review applications are reviewed by the Zoning Administrator; however in this case, it is being combined with the proposed parcel map application for consideration by the Planning Commission.

The design guidelines are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. In this case, because the setback deviation is for the building elevations abutting an existing two-story residential development to the east, no adverse visual impacts to the existing surrounding residences is anticipated. Conditions of approval have been incorporated requiring additional architectural detailing on the left side elevation for Building A and the rear elevation for Building B to provide additional architectural interest and visual relief from off-site. Additionally, a condition of approval has been incorporated requiring the upper-level windows on the building elevations to be smaller view-obscuring windows and be offset to avoid direct lines of sight into any abutting second-story windows abutting the project.

- The project features quality construction and materials. The exterior elevations of the proposed structures will consist of a combination of stucco and wood siding, with a stone veneer base and composition shingle roofing. A condition of approval has been incorporated requiring the existing perimeter fencing on the interior side and rear property lines (a combination of older block walls and wood fences of varying heights) be replaced with a decorative block wall a minimum of 7 feet in height. Where walls on adjacent properties already exist, the applicant is required to work with the adjacent property owners to prevent side-by-side walls with gaps in between them.
 - Proposal involves redevelopment of a vacant property into ownership housing within the General plan density limits. The proposal involves 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. The project is subject to the payment of park fees.
 - Project will comply with Code-required parking. Code-required parking is based on the number of bedrooms for common-interest development in the R2-HD zone. Code requires a total of 8 standard parking spaces for this development; the submitted plans indicate 8 standard parking spaces. Additionally, the proposed garages will feature a minimum 20-foot x 20-foot interior dimensions as required by Code. Staff has also incorporated, as a condition of approval, that the porch for Unit A (adjacent to the driveway for Unit B) be equipped with a reinforced barrier with a minimum height of 42 inches to provide adequate protection from vehicular traffic.
 - The proposed project is consistent with the General Plan/Zoning Code with regard to use, density and intensity. The existing lot size would allow subdivision of a two-unit detached residential development consistent with the high-density zoning district standards.
- C. The subdivision of the property for residential ownership is consistent with the purpose and intent of the City's General Plan and Zoning Code.
- D. The proposed use of the subdivision is for residential ownership purposes which is compatible with the objectives, policies, general plan land use designation, and programs specified in the City of Costa Mesa 2000 General Plan.
- E. The subject property is physically suitable to accommodate Parcel Map PM-13-117 in terms of type, design, and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the purpose and intent of the City's Zoning Code and General Plan.
- F. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by

Government Code Section 66473.1.

- G. The subdivision will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the subdivision.
- H. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- I. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City environmental procedures, and has been found to be exempt from CEQA under Section 15303 for New Construction.
- J. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng.
1. The conditions of approval, code requirements, and special district requirements of ZA-13-10 and PM-13-117 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 2. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
 3. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a minor design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
 4. Additional architectural detailing on the left side elevation for Building A and the rear elevation for Building B shall be provided to provide additional architectural interest and visual relief from off-site, subject to approval by the Planning Division.
 5. Upper level windows shall be smaller view-obscuring windows and shall be offset to avoid direct lines of sight into abutting second-story windows abutting the project.
 6. The developer shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy. This inspection is to confirm that the Planning Division conditions of approval and code requirements have been satisfied.
 7. Prior to issuance of building permits, developer shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 8. The developer shall contact the current cable service provider prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
 9. 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.
 10. The expiration of Planning Application ZA-13-10 shall coincide with the expiration of Parcel Map PM-13-117; therefore, both applications shall be valid for 24 months from the date of the resolution. It should be noted that a request for a 12-month time extension must be made prior to the expiration date and must reference both applications.
 11. Permanent masonry wall(s) shall be constructed along the interior side and rear property lines of the development lot at a minimum height of 7 feet as measured from the highest adjacent grade. The perimeter 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. The Development Services Director may approve other alternative design and opaque materials for the perimeter walls.

12. Fences or walls interior to the project shall be a minimum of 6 feet in height.
 13. The porch for Unit A (adjacent to the driveway for Unit B) shall be equipped with a reinforced barrier with a minimum height of 42 inches to provide adequate protection from vehicular traffic.
 14. Prior to issuance of building permits, the building plans shall demonstrate that all units are equipped with a mechanical ventilation system that will properly filter the indoor air. The ventilation system can be a component of the air conditioning system with the distinction being that clean, ventilated air flow does not necessarily need coolant.
 15. Prior to issuance of building permits, the developer shall provide the Conditions, Covenants, and Restrictions (CC&Rs) reflecting a Maintenance Agreement to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office. The formation of a Homeowner's Association is not required. Subject to the Development Services Director's approval, the CC&Rs will contain provisions for architectural review and approval by an unincorporated HOA and that disagreements be resolved through arbitration.
 16. Developer shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
- Eng. 17. 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-13-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING ZONING APPLICATION ZA-13-10 AND PARCEL MAP PM-13-117 FOR A DETACHED 2-UNIT RESIDENTIAL COMMON INTEREST DEVELOPMENT AT 185 EAST 19TH STREET

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

WHEREAS, an application was filed by Rudy Morales, authorized agent for South Pointe Equities LLC, owner of real property located at 185 East 19th Street, for the following:

- Minor design review to construct two, two-story, detached residential units with a deviation from the City's Residential Design Guidelines related to average second story side yard setback (10-foot average second story side setback recommended, 7-foot average proposed).
- A tentative parcel map to facilitate the subdivision of the property into a common interest development. The subdivision will allow the units to be sold independent of one another.

WHEREAS, a duly noticed public hearing held by the Planning Commission on June 10, 2013, with all persons having the opportunity to speak and be heard for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, the Planning Commission hereby **DENIES** Zoning Application ZA-13-10 and Parcel Map PM-13-117.

PASSED AND ADOPTED this 10th day of June, 2013.

Jim Fitzpatrick, Chair
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

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

South Pointe Equitied LLC

March 26, 2013

Re: 185 19th Street
Costa Mesa Ca.

To: City of Costa Mesa
Planning Department.

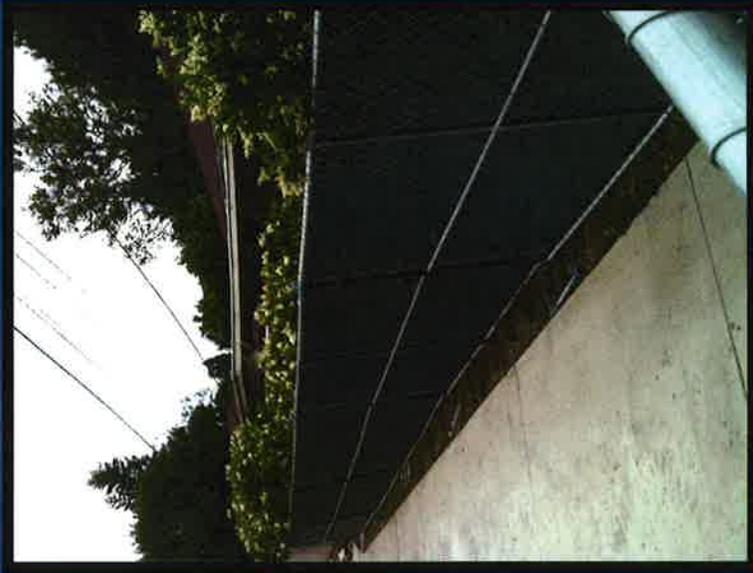
We are proposing to submit plans for proposed 2 condominium units- each structure shall be 2 story with a 2-car garage. Enclosed is a parcel map showing a proposed lot line adjustment. Also we are applying for a minor design review deviating from the City standards as follows:

2- story 10' set back is proposed as a 6-11" setback on the east side. We have no windows on the east side that would invade on privacy on the neighboring lots. We also provided architectural relief to the long façade on the east.

Sincerely

Moises Villegas

29379 Rancho California Rd. #106
Temecula, Ca 92590
P: 951-764-1385



SITE PHOTOS



FRONT ELEVATION- UNIT A
1/4"=1'-0"



FRONT ELEVATION- UNIT B
1/4"=1'-0"

FRONT ELEVATIONS

SOUTH POINTE EQUITIES LLC

185 E 19TH STREET, COSTA MESA, CA 92627

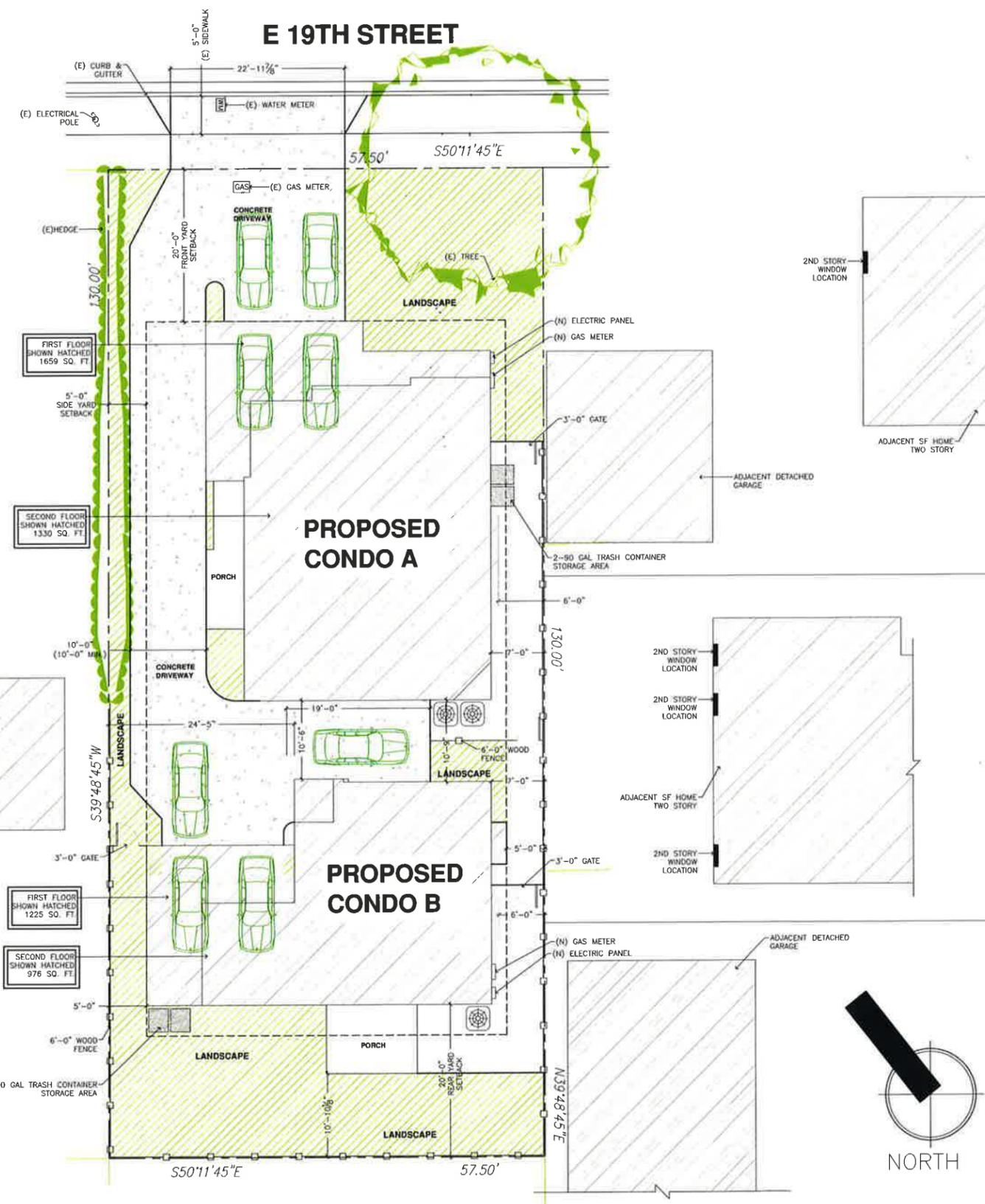
CONTACT: RUDY MORALES



DATE: 6/18/2015
JOB: 19-01
DRAWN: MARI DRAYTON
DESIGN:
SCALE: AS SHOWN

SHEET #
A7.0

OF 8 SHEETS



SITE PLAN
1/8"=1'-0"

REVISIONS

SCOPE OF WORK
ALL EXISTING STRUCTURES (SINGLE FAMILY HOME & DETACHED GARAGE) SHALL BE DEMOLISHED. UTILITIES (GAS, POWER, SEWER) SHALL BE RE-ROUTED TO DESIGNATED AREAS, COMPLYING WITH UTILITY SERVICE REQUIREMENTS AND GUIDELINES.
TWO 2 STORY CONDOMINIUM UNITS SHALL BE CONSTRUCTED, COMPLYING WITH THE CITY OF COSTA MESA DESIGN GUIDELINES. BOTH BUILDINGS SHALL BE SINGLE FAMILY DWELLINGS WITH AN ATTACHED GARAGE. UTILITIES TO BE PROVIDED FOR BOTH BUILDINGS, IN ACCORDANCE TO UTILITY SERVICE REQUIREMENTS AND GUIDELINES.

PROJECT SUMMARY

LEGAL DESCRIPTION	
APN #	.425-234-12
LOT #	9
TR#	377
BLOCK	C
OCCUPANCY	
GROUP	R2-HD
CONSTRUCTION TYPE	VB SPRINKLERED

LOT SIZE	
RECTANGULAR	7475 S.F.
ZONING COSTA MESA	

BUILDING FLOOR AREA CALCULATIONS	
BUILDING A	
NEW 1ST FLOOR	1,221 S.F.
NEW 2ND FLOOR	1,248 S.F.
NEW LIVING AREA	2,469 S.F.

BUILDING B	
NEW 1ST FLOOR	793 S.F.
NEW 2ND FLOOR	972 S.F.
NEW LIVING AREA	1,765 S.F.

HEIGHT OF BUILDING	
TWO STORY (27'-0" MAX)	
BUILDING A	25'-4"
BUILDING B	25'-1/8"

OUTDOOR LIVING AREAS	
BUILDING A	
FRONT PORCH	135 S.F.
DECK	82 S.F.
BUILDING B	
FRONT PORCH	28 S.F.
REAR PORCH	108 S.F.
TOTAL	353 S.F.

ATTACHED GARAGE	
NEW GARAGE	
BUILDING A	438 S.F.
BUILDING B	408 S.F.

DWELLING UNITS	
BUILDING A	4 BEDROOMS, 3.5 BATHS, ATTACHED 2 CAR GARAGE
BUILDING B	3 BEDROOMS, 2.5 BATHS, ATTACHED 2 CAR GARAGE

1ST & 2ND FLOOR RATIO (2ND MUST BE 80% OF 1ST)	
BUILDING A	
1ST FLOOR AREA	1,221 S.F.
GARAGE	438 S.F.
TOTAL	1,659 S.F.
	x 80%
ALLOWABLE 2ND FLOOR	1327.2 S.F.
2ND FLOOR AREA	1,248 S.F.

BUILDING B	
1ST FLOOR AREA	793 S.F.
GARAGE	410 S.F.
TOTAL	1,203 S.F.
	x 80%
ALLOWABLE 2ND FLOOR	962 S.F.
2ND FLOOR AREA	972 S.F.

LOT COVERAGE		
	AREA S.F.	PERCENTAGE
LOT AREA	7,475.00	
BUILDING A OUTLINE	1,659.00	22.19%
BUILDING B OUTLINE	1,203.00	16.09%
DRIVEWAY & OPEN PARKING	1,454.00	19.45%
TOTAL	4,316.00	57.74%

OPEN SPACE	3,159.00	42.26%
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NOTES:

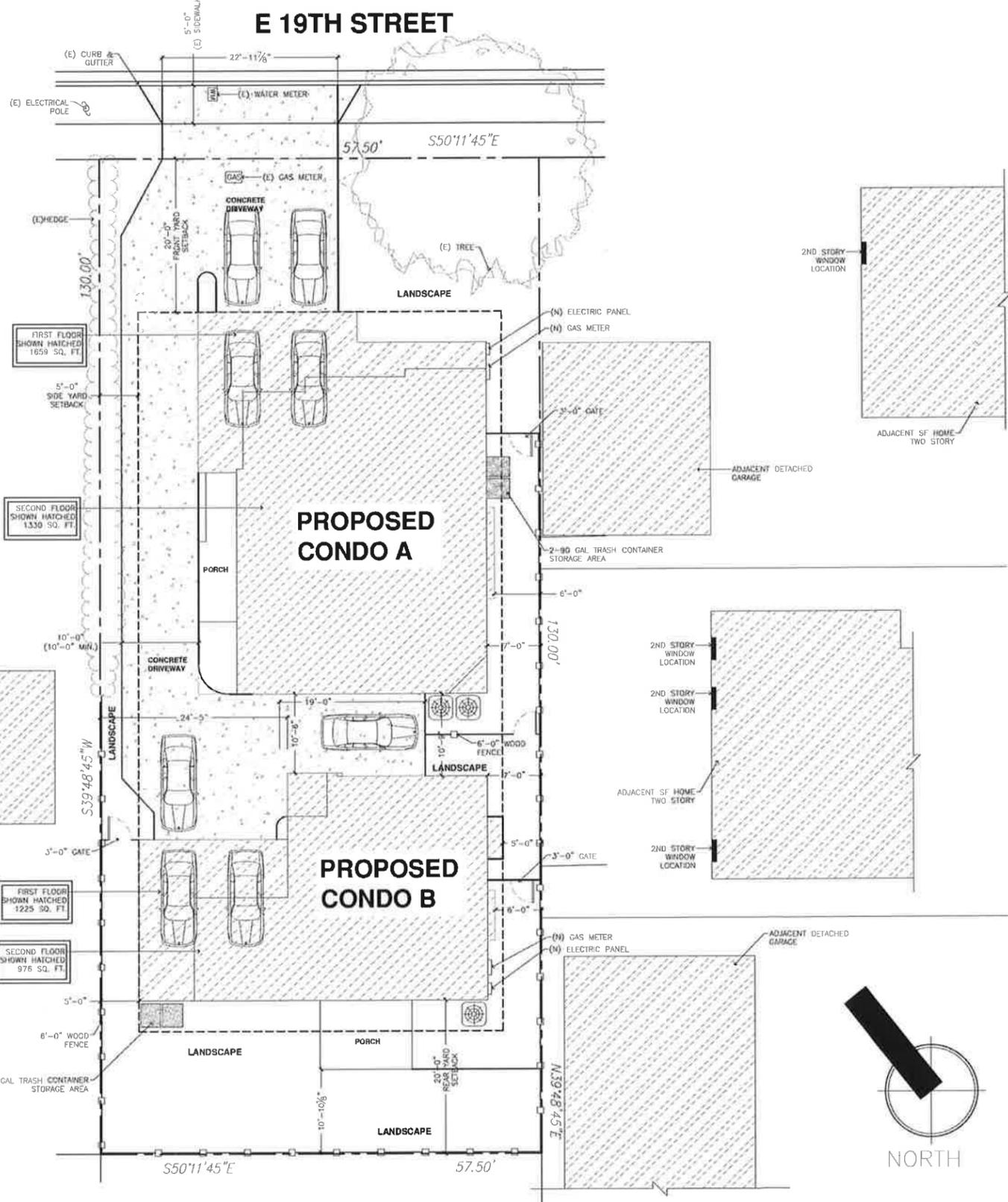
- TWO PARKING SPACES ARE PROVIDED PER DWELLING UNIT. SEE SITE PLAN FOR LOCATIONS.
- CONSTRUCTION OF TWO CONDOMINIUM UNITS IS ESTIMATED TO GENERATE 18 AMOUNT OF CONSTRUCTION JOBS.

TENTATIVE TRACT MAP FOR CONDOMINIUM DEVELOPMENT

SOUTH POINTE EQUITIES LLC
185 E 19TH STREET, COSTA MESA, CA 92627
CONTACT: RUDY MORALES



DATE: 5/14/2019
JOB #: TRM-01
DRAWING: TRACT MAPS & DESIGN
SCALE: AS SHOWN
SHEET #
A1.0
OF X - SHEETS



SITE PLAN
1/8"=1'-0"

SCOPE OF WORK

ALL EXISTING STRUCTURES (SINGLE FAMILY HOME & DETACHED GARAGE) SHALL BE DEMOLISHED. UTILITIES (GAS, POWER, SEWER) SHALL BE RE-ROUTED TO DESIGNATED AREAS, COMPLYING WITH UTILITY SERVICE REQUIREMENTS AND GUIDELINES.
TWO 2 STORY CONDOMINIUM UNITS SHALL BE CONSTRUCTED, COMPLYING WITH THE CITY OF COSTA MESA DESIGN GUIDELINES. BOTH BUILDINGS SHALL BE SINGLE FAMILY DWELLINGS WITH AN ATTACHED GARAGE. UTILITIES TO BE PROVIDED FOR BOTH BUILDINGS, IN ACCORDANCE TO UTILITY SERVICE REQUIREMENTS AND GUIDELINES.

PROJECT SUMMARY

LEGAL DESCRIPTION	
APN #	425-234-12
LOT #	5
TRP	377
BLOCK	C
OCCUPANCY	
GROUP	
CONSTRUCTION TYPE	VB - SPRINKLERED

LOT SIZE	
RECTANGULAR	7475 S.F.
ZONING	R2-HD
COSTA MESA	

BUILDING FLOOR AREA CALCULATIONS	
BUILDING A	
NEW 1ST FLOOR	1,221 S.F.
NEW 2ND FLOOR	1,248 S.F.
NEW LIVING AREA	2,469 S.F.

BUILDING B	
NEW 1ST FLOOR	734 S.F.
NEW 2ND FLOOR	913 S.F.
NEW LIVING AREA	1,647 S.F.

HEIGHT OF BUILDING	TWO STORY (27'-0" MAX)
BUILDING A	25'-4"
BUILDING B	25'-4"

OUTDOOR LIVING AREAS	
BUILDING A	
FRONT PORCH	135 S.F.
DECK	82 S.F.
BUILDING B	
FRONT PORCH	28 S.F.
REAR PORCH	108 S.F.
TOTAL	353 S.F.

ATTACHED GARAGE	
NEW GARAGE	
BUILDING A	438 S.F.
BUILDING B	409 S.F.

DWELLING UNITS	
BUILDING A	4 BEDROOMS, 3.5 BATHS, ATTACHED 2 CAR GARAGE
BUILDING B	3 BEDROOMS, 2.5 BATHS, ATTACHED 2 CAR GARAGE

1ST & 2ND FLOOR RATIO (2ND MUST BE 80% OF 1ST)	
BUILDING A	
1ST FLOOR AREA	1,221 S.F.
GARAGE	438 S.F.
TOTAL	1,659 S.F.
	x 80%
ALLOWABLE 2ND FLOOR	1,327.2 S.F.
2ND FLOOR AREA	1,248 S.F.

BUILDING B	
1ST FLOOR AREA	734 S.F.
GARAGE	410 S.F.
TOTAL	1,144 S.F.
	x 80%
ALLOWABLE 2ND FLOOR	915 S.F.
2ND FLOOR AREA	913 S.F.

LOT COVERAGE		
AREA S.F.		PERCENTAGE
LOT AREA	7,475.00	

BUILDING A OUTLINE	5,659.00	75.72%
BUILDING B OUTLINE	1,141.00	15.26%
DRIVEWAY & OPEN PARKING	1,600.00	21.44%
TOTAL	4,400.00	58.90%
OPEN SPACE	3,072.00	41.10%

NOTES:

- TWO PARKING SPACES ARE PROVIDED PER DWELLING UNIT. SEE SITE PLAN FOR LOCATIONS.
- CONSTRUCTION OF TWO CONDOMINIUM UNITS IS ESTIMATED TO GENERATE 18 AMOUNT OF CONSTRUCTION JOBS.

REVISIONS	BY

TENTATIVE TRACT MAP FOR CONDOMINIUM DEVELOPMENT

SOUTH POINTE EQUITIES LLC
185 E 19TH STREET, COSTA MESA, CA 92627
CONTACT: RUDY MORALES



DATE	5/14/2013
JOB #	185-01
DESIGNER	CHRISTOPHER M. MORALES
CHECKER	CHRISTOPHER M. MORALES
SCALE	AS SHOWN

SHEET #
A1.0
OF X SHEETS

DOOR SCHEDULE																	
A_INDEX	Count	Name	B_WIDTH	C_HEIGHT	D_THICK	E_TYPE	F_CORE	G_FIRE-RATED	H_MFG	I_MODEL	J_FINISH	K_FRAME	L_GLAZE	M_TEMPERED	N_DESCRIPTION	O_ADDL_INFO	P_HARDWARE
D110	1	DRSYM	3'-0"	6'-8"	1-3/8"	HINGED	SOLID		TBD	TBD	FACTORY	1-1/8" SOLID					HW-1
D101	2	DRSYM	2'-4"	6'-8"	1-3/8"	HINGED	SOLID		TBD	TBD	FACTORY	1-1/8" SOLID					HW-1
D102	2	DRSYM	6'-0"	6'-8"	1-3/4"	SLIDING	GLASS		TBD	TBD	FACTORY	1-1/8" SOLID					HW-1
D103	1	DRSYM	5'-0"	6'-8"	1-3/8"	DOUBLE HINGED	SOLID		TBD	TBD	FACTORY	1-1/8" SOLID					HW-1
D104	2	DRSYM	2'-0"	6'-8"	1-3/8"	HINGED	SOLID		TBD	TBD	FACTORY	1-1/8" SOLID					HW-1
D105	1	DRSYM	3'-0"	6'-8"	1-3/8"	HINGED	SOLID	20 MIN RATED	TBD	TBD	FACTORY	1-1/8" SOLID					HW-1
D106	5	DRSYM	2'-4"	6'-8"	1-3/8"	HINGED	SOLID		TBD	TBD	FACTORY	1-1/8" SOLID					HW-1
D107	5	DRSYM	2'-4"	6'-8"	1-3/8"	HINGED	SOLID		TBD	TBD	FACTORY	1-1/8" SOLID					HW-1
D108	3	DRSYM	6'-0"	6'-8"	1-3/8"	BI-PASS	SOLID		TBD	TBD	FACTORY	1-1/8" SOLID					HW-1
D109	1	DRSYM	16'-0"	7'-0"	TBD	CARAGE DOOR	TBD		TBD	TBD	FACTORY		SILHOUETTED GARAGE DOOR				HW-1
D100	1	DRSYM	3'-0"	8'-0"	1-3/4"	HINGED	SOLID	20 MIN RATED	TBD	TBD	FACTORY	1-1/8" SOLID					HW-1

WINDOW SCHEDULE															
A_WDWSYM	Count	Name	B_WIDTH	C_HEIGHT	D_TYPE	E_MAT'L	F_GLASS	G_HEADERHT	H_DESCRIPTION	I_DESCRIPTION2	J_DESCRIPTION3	K_MANUFACTURE	L_COLOR	M_MODEL	
W1	5	WDWSYM	3'-0"	4'-0"	SINGLE HUNG	VINYL	DUAL GLAZED	6'-8"	LOW-E	TEMP EXT PANE	TEMPERED EXT / INT PANE		WHITE	TBD	
W2	2	WDWSYM	3'-0"	3'-0"	SLIDING	VINYL	DUAL GLAZED	6'-8"	LOW-E	TEMP EXT PANE	TEMPERED EXT / INT PANE		WHITE	TBD	
W3	1	WDWSYM	5'-0"	3'-0"	SLIDING	VINYL	DUAL GLAZED	6'-8"	LOW-E	TEMP EXT PANE	TEMPERED EXT / INT PANE		WHITE	TBD	
W4	5	WDWSYM	2'-0"	4'-0"	SINGLE HUNG	VINYL	DUAL GLAZED	6'-8"	LOW-E	TEMP EXT PANE	TEMPERED EXT / INT PANE		WHITE	TBD	
W5	1	WDWSYM	6'-0"	4'-0"	SLIDING	VINYL	DUAL GLAZED	6'-8"	LOW-E	TEMP EXT PANE	TEMPERED EXT / INT PANE		WHITE	TBD	
W6	4	WDWSYM	4'-0"	4'-0"	SLIDING	VINYL	DUAL GLAZED	6'-8"	LOW-E	TEMP EXT PANE	TEMPERED EXT / INT PANE		WHITE	TBD	

SHEET NOTES

A. KITCHEN

- KITCHEN DOUBLE SINK W/ GARBAGE DISPOSAL
- 36" RANGE OR COOKTOP (VERIFY)
- REFRIGERATOR SPACE
- DISHWASHER SPACE
- BASE CABINETS AND COUNTER TOP
- UPPER CABINETS
- ISLAND W/BASE CABINET & COUNTER TOP

B. LAUNDRY

- WASHER SPACE
- DRYER SPACE
- CL DRYER VENT TO OUTSIDE -- MIN. 4" EQUIPPED WITH BACK-DRAFT DAMPER OR PROVIDE AN APPROVED BOOSTER FAN, EXHAUST DUCT LENGTH IS LIMITED TO 14' W/ MAX 2-90° ELBOWS.
- SINGLE SINK
- BASE CABINET AND COUNTER TOP
- UPPER CABINETS

C. BATHROOMS

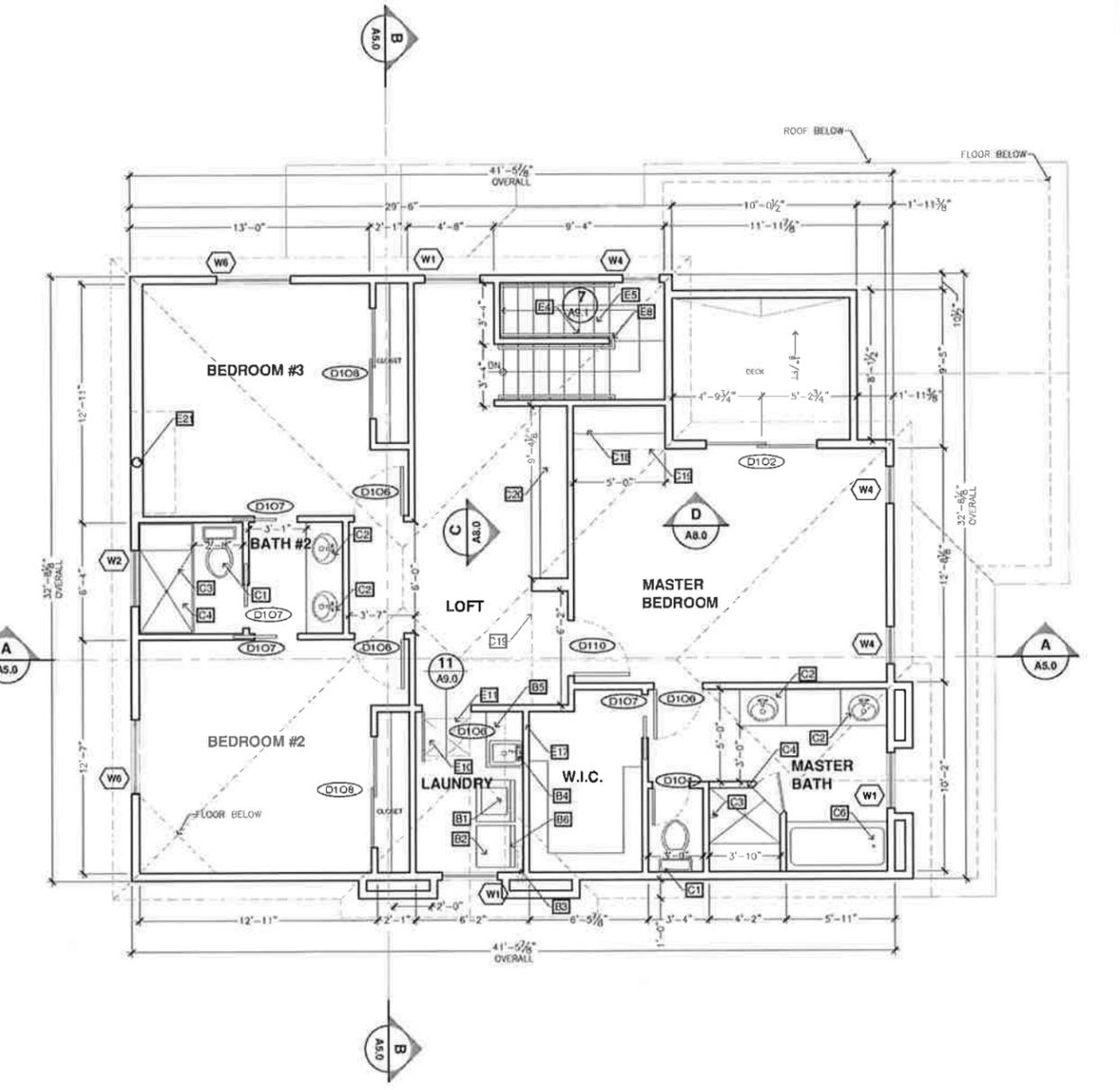
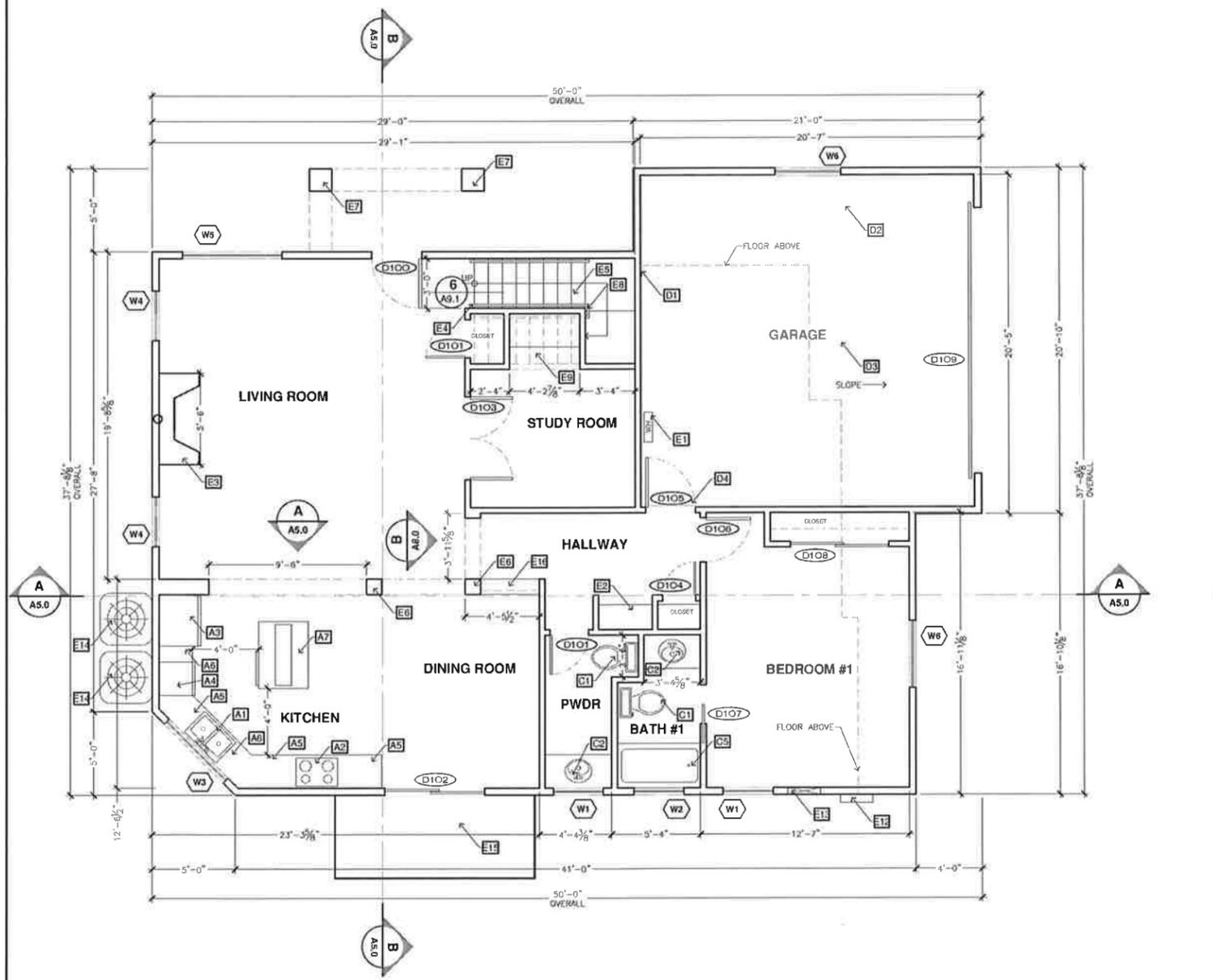
- TOILET LOW FLOW TYPE (1.28 GALLON PER FLUSH) TO HAVE MIN. 30" CLEAR WIDTH & 24" CLEAR WIDTH IN FRONT OF TOILET
- LAV. WITH BASE CABINET W/ FAUCET FLOW RATE OF 2.2 GALLONS PER MIN.
- SHOWER - MINIMUM INSIDE DIM. 32"x32" CLEARANCE. SHOWER HEAD FLOW RATE SHALL BE 2.5 GALLONS PER MIN. REFER TO NOTE #5 FOR ADDITIONAL REQUIREMENTS

D. GARAGE

- 1-HOUR FIRE RATED WALL (USE 5/8" TYPE "X" GYP BD.) TO ROOF SHEATHING OR 1-HOUR RATED CEILING
- 5/8" TYPE "X" GYPSUM BOARD @ GARAGE CEILING
- SLOPE GARAGE FLOOR TO GARAGE APPROX. 2" AND SEAL
- GARAGE TO HOUSE DOOR SHALL BE 20 MIN. RATED W/ SELF CLOSER, SMOKE GASKET AND WEATHER STRIPPING.

E. MISCELLANEOUS

- TANKLES HOT WATER HEATER
- BUILT-IN CABINET, UPPER AND LOWER
- GAS PREFAB. METAL FIREPLACE BY "DESA" (ICCES ER 3507) WITH 100% FITTING METAL OR GLASS DOOR INTAKE W/ DAMPER CONTROL; FLUE DAMPER AND CONTROL; AND A FACTORY LISTED SPARK ARRESTOR. NO LOG LIGHTER IS ALLOWED IN FIREPLACE.
- STAIRCASE HANDRAIL - 36" ABOVE NOSING LINE.
- STAIRCASE - MINIMUM TREAD= 11", MAX. RISE= 7-3/4".
- PLASTER WITH POST
- SQUARE FRAMED COL. STONE VENEER FIN. SEE PLAN A.
- CONT. HANDRAIL
- 5/8" TYPE "X" GYP. BD. UNDER STAIRS.
- FAU. IN ATTIC PROVIDE PLATFORM, LIGHT AND POWER
- 24"x30" ATTIC ACCESS
- LOCATION OF NEW GAS METER (VERIFY WITH GAS COMPANY)
- LOCATION OF NEW 200A PANEL (VERIFY WITH ELECT. COMPANY)
- HVAC-FAN COIL UNIT SEE ELEC. PLAN
- CONCRETE LANDING ELEVATION SHALL NOT EXCEED 8" IF DOOR DOES NOT SWING OVER LANDING AND 1" IF IT DOES.
- 44" PONY WALL WITH BUILT IN BOOK SHELVES
- LAUNDRY CHUTE ACCESS
- BUILT IN DESK
- SOFFIT CEILING
- ENTERTAINMENT COUNTER
- 6" FIREPLACE FLUE



REVISIONS	BY

BUILDING A

SOUTH POINTE EQUITIES LLC
185 E 19TH STREET, COSTA MESA, CA 92627
CONTACT: RUDY MORALES

SOUTH POINTE EQUITIES

DATE: 5/18/23
JOB #: 19A-01
DRAWING NAME: DRAWINGS
DESIGNER: ASB
SCALE: AS SHOWN
SHEET #
A2.0
OF 5 SHEETS

DOOR SCHEDULE																	
A_INDEX	Count	Name	B_WIDTH	C_HEIGHT	D_THICK	E_TYPE	F_CORE	G_FIRE-RATED	H_MFG	I_MODEL	J_FINISH	K_FRAME	L_GLAZE	M_TEMPERED	N_DESCRIPTION	O_ADDL_INFO	P_HARDWARE
D103	2	DRSYM	2'-0"	6'-8"	1-3/8"	HINGED	SOLID	-	TBD	TBD	FACTORY	1-1/8" SOLID	-	-	-	-	HW-1
D104	3	DRSYM	2'-4"	6'-8"	1-3/8"	POCKET	SOLID	-	TBD	TBD	FACTORY	1-1/8" SOLID	-	-	-	-	HW-1
D105	1	DRSYM	5'-0"	6'-8"	1-3/4"	SLIDING	GLASS	-	TBD	TBD	FACTORY	1-1/8" SOLID	-	-	-	-	HW-1
D106	1	DRSYM	16'-0"	7'-0"	-	TBD	GARAGE DOOR	-	TBD	TBD	FACTORY	1-1/8" SOLID	SILHOUETTE GARAGE DOOR	-	-	-	HW-1
D109	2	DRSYM	6'-0"	6'-8"	1-3/8"	BI-PASS	SOLID	-	TBD	TBD	FACTORY	1-1/8" SOLID	-	-	-	-	HW-1
D110	1	DRSYM	3'-0"	6'-8"	1-3/8"	HINGED	SOLID	20 MIN RATED	TBD	TBD	FACTORY	1-1/8" SOLID	-	-	-	-	HW-1
D102	1	DRSYM	2'-6"	6'-8"	1-3/8"	HINGED	SOLID	-	TBD	TBD	FACTORY	1-1/8" SOLID	-	-	-	-	HW-1
D107	3	DRSYM	2'-8"	6'-8"	1-3/8"	HINGED	SOLID	-	TBD	TBD	FACTORY	1-1/8" SOLID	-	-	-	-	HW-1
D108	1	DRSYM	2'-4"	6'-8"	1-3/8"	HINGED	SOLID	-	TBD	TBD	FACTORY	1-1/8" SOLID	-	-	-	-	HW-1
D100	1	DRSYM	3'-0"	6'-0"	1-3/4"	HINGED	SOLID	-	TBD	TBD	FACTORY	1-1/8" SOLID	-	-	-	-	HW-1

WINDOW SCHEDULE														
A_WDWSYM	Count	Name	B_WIDTH	C_HEIGHT	D_TYPE	E_MATL	F_GLASS	G_HEADERHT	H_DESCRIPTION	I_DESCRIPTION2	J_DESCRIPTION3	K_MANUFACTURE	L_COLOR	M_MODEL
W1	1	WDWSYM	6'-0"	4'-0"	SLIDING	VINYL	DUAL GLAZED	6'-0"	LOW-E	TEMP EXT PANE	TEMPERED EXT / INT PANE	-	WHITE	TBD
W2	8	WDWSYM	2'-0"	4'-0"	SINGLE HUNG	VINYL	DUAL GLAZED	6'-8"	LOW-E	TEMP EXT PANE	TEMPERED EXT / INT PANE	-	WHITE	TBD
W3	5	WDWSYM	4'-0"	4'-0"	SLIDING	VINYL	DUAL GLAZED	6'-8"	LOW-E	TEMP EXT PANE	TEMPERED EXT / INT PANE	-	WHITE	TBD
W4	1	WDWSYM	3'-0"	4'-0"	SLIDING	VINYL	DUAL GLAZED	6'-8"	LOW-E	TEMP EXT PANE	TEMPERED EXT / INT PANE	-	WHITE	TBD
W5	1	WDWSYM	4'-0"	1'-0"	SLIDING	VINYL	DUAL GLAZED	6'-8"	LOW-E	TEMP EXT PANE	TEMPERED EXT / INT PANE	-	WHITE	TBD
W6	1	WDWSYM	4'-0"	3'-0"	SLIDING	VINYL	DUAL GLAZED	6'-8"	LOW-E	TEMP EXT PANE	TEMPERED EXT / INT PANE	-	WHITE	TBD

SHEET NOTES

- A. KITCHEN**
- KITCHEN DOUBLE SINK W/ GARBAGE DISPOSAL
 - 36" RANGE OR COOKTOP (VERIFY)
 - REFRIGERATOR SPACE
 - DISHWASHER SPACE
 - BASE CABINETS AND COUNTER TOP
 - UPPER CABINETS
 - ISLAND W/BASE CABINET & COUNTER TOP
- B. LAUNDRY**
- WASHER SPACE
 - DRYER SPACE
 - G.I. DRYER VENT TO OUTSIDE --- MIN. 4" S EQUIPPED WITH BACK-DRAFT DAMPER OR PROVIDE AN APPROVED BOOSTER FAN, EXHAUST DUCT LENGTH IS LIMITED TO 14' W/ MAX 2-90° ELBOWS.
 - SINGLE SINK
 - BASE CABINET AND COUNTER TOP
 - UPPER CABINETS
- C. BATHROOMS**
- TOILET LOW FLOW TYPE (1.28 GALLON PER FLUSH) TO HAVE MIN. 30" CLEAR WIDTH & 24" CLEAR WIDTH IN FRONT OF TOILET
 - LAV. WITH BASE CABINET W/ FAUCET FLOW RATE OF 2.2 GALLONS PER MIN.
 - SHOWER - MINIMUM INSIDE DIM. 32"x32" CLEARANCE. SHOWER HEAD FLOW RATE SHALL BE 2.5 GALLONS PER MIN. REFER TO NOTE #5 FOR ADDITIONAL REQUIREMENTS
 - ENCLOSURES TO BE TEMPERED GLASS.
- SHOWERS SHALL BE FINISHED 70" ABOVE DRAIN WITH MATERIALS NOT ADVERSELY AFFECTED BY MOISTURE AS FOLLOWS:
 PROVIDE WATER RESISTANT GYPSUM BACKING BOARD AS A BASE FOR PREFAB. SHOWER OR TUB WALL PANELS
 1/2" TILE BACKER BOARD OVER #15 FELT FOR CERAMIC TILE BACKING.
 ANTISCALDING SHOWER VALVE REQUIRED C.P.C. SEC 420
- SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THE THERMOSTATIC MIXING TYPE AND SHALL BE ADJUSTED PER MANUFACTURERS INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 F. DEGREES.
- STANDARD TUB. SET NOTE #5 FOR ENCLOSURE
 - FREE STANDING TUB
- D. GARAGE**
- 1-HOUR FIRE RATED WALL (USE 5/8" TYPE "X" GYP BD.) TO ROOF SHEATHING OR 1-HOUR RATED CEILING
 - 5/8" TYPE "X" GYPSUM BOARD @ GARAGE CEILING
 - SLOPE GARAGE FLOOR TO GARAGE APPROX. 2" AND SEAL COND.
 - GARAGE TO HOUSE DOOR SHALL BE 20 MIN. RATED W/ SELF CLOSER, SMOKE GASKET AND WEATHER STRIPPING.
- E. MISCELLANEOUS**
- TANKLES HOT WATER HEATER
 - BUILT-IN CABINET, UPPER AND LOWER
 - WOODBURNING PREFAB. METAL FIREPLACE BY "DESA" (CCES ER 3507) WITH TIGHT FITTING METAL OR GLASS DOOR INTAKE W/ DAMPER CONTROLS FLUE DAMPER AND CONTROLS AND A FACTORY LISTED SPARK ARRESTOR. NO LOG LIGHTER IS ALLOWED IN FIREPLACE.
 - STAIRCASE HANDRAIL - 36" ABOVE NOSING LINE.
 - STAIRCASE - MINIMUM TREAD= 11", MAX. RISER= 7-3/4".
 - PLASTER WITH POST
 - SQUARE FRAMED COL. STONE VENEER FIN, SEE PLAN A.
 - CONT. HANDRAIL
 - 5/8" TYPE "X" GYP. BD. UNDER STAIRS.
 - FAU. IN ATTIC PROVIDE PLATFORM, LIGHT AND POWER
 - 24"x30" ATTIC ACCESS
 - LOCATION OF NEW GAS METER (VERIFY WITH GAS COMPANY)
 - LOCATION OF NEW ZODIA PANEL (VERIFY WITH ELECT. COMPANY)
 - HVAC-FAN COIL UNIT SEE ELECT. PLAN
 - CONCRETE LANDING ELEVATION SHALL NOT EXCEED 8" IF DOOR DOES NOT SWING OVER LANDING AND 1" IF IT DOES.
 - BUILT IN DESK W/ LOWER CABINETS
 - LAUNDRY CHUTE ACCESS

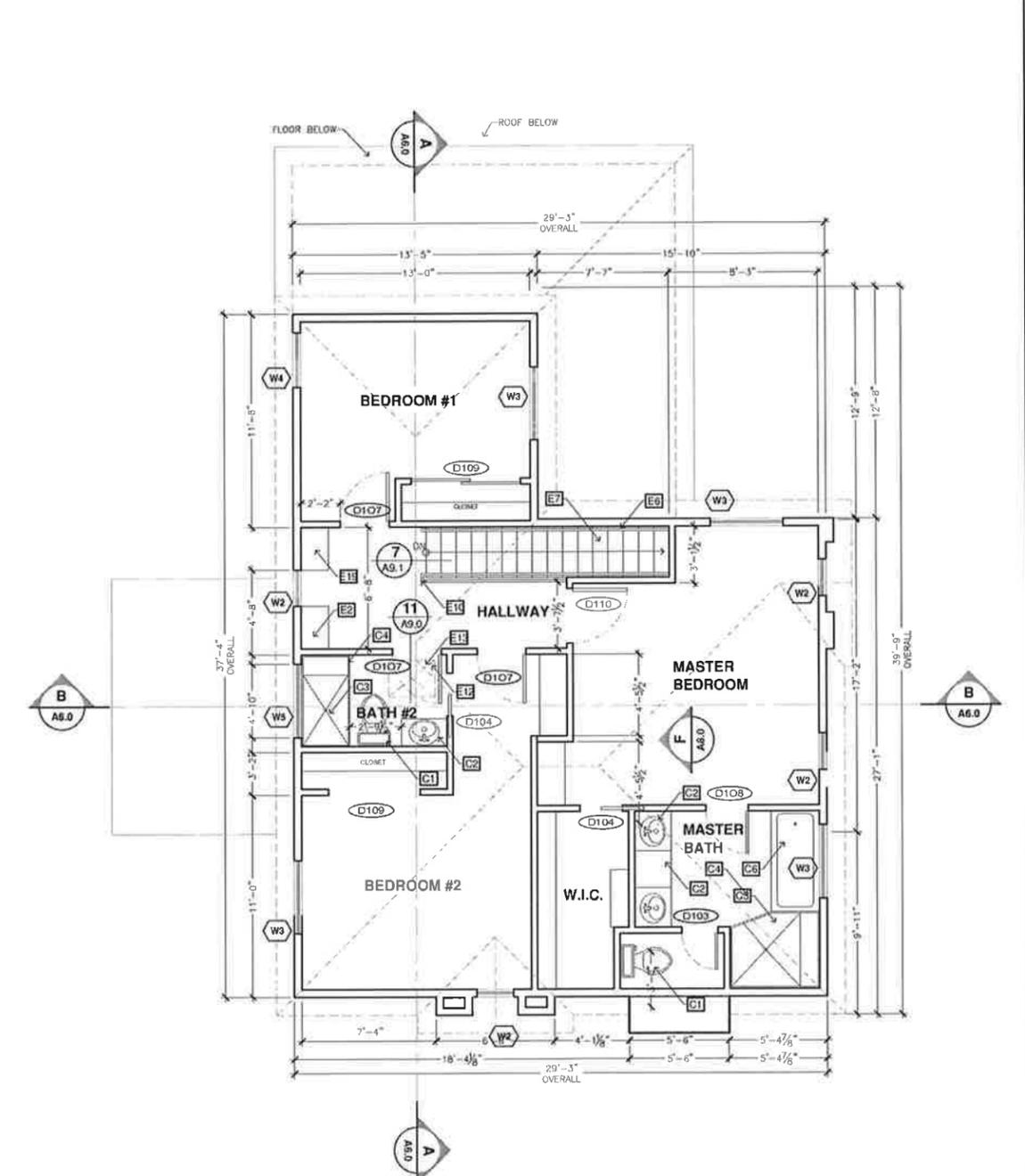
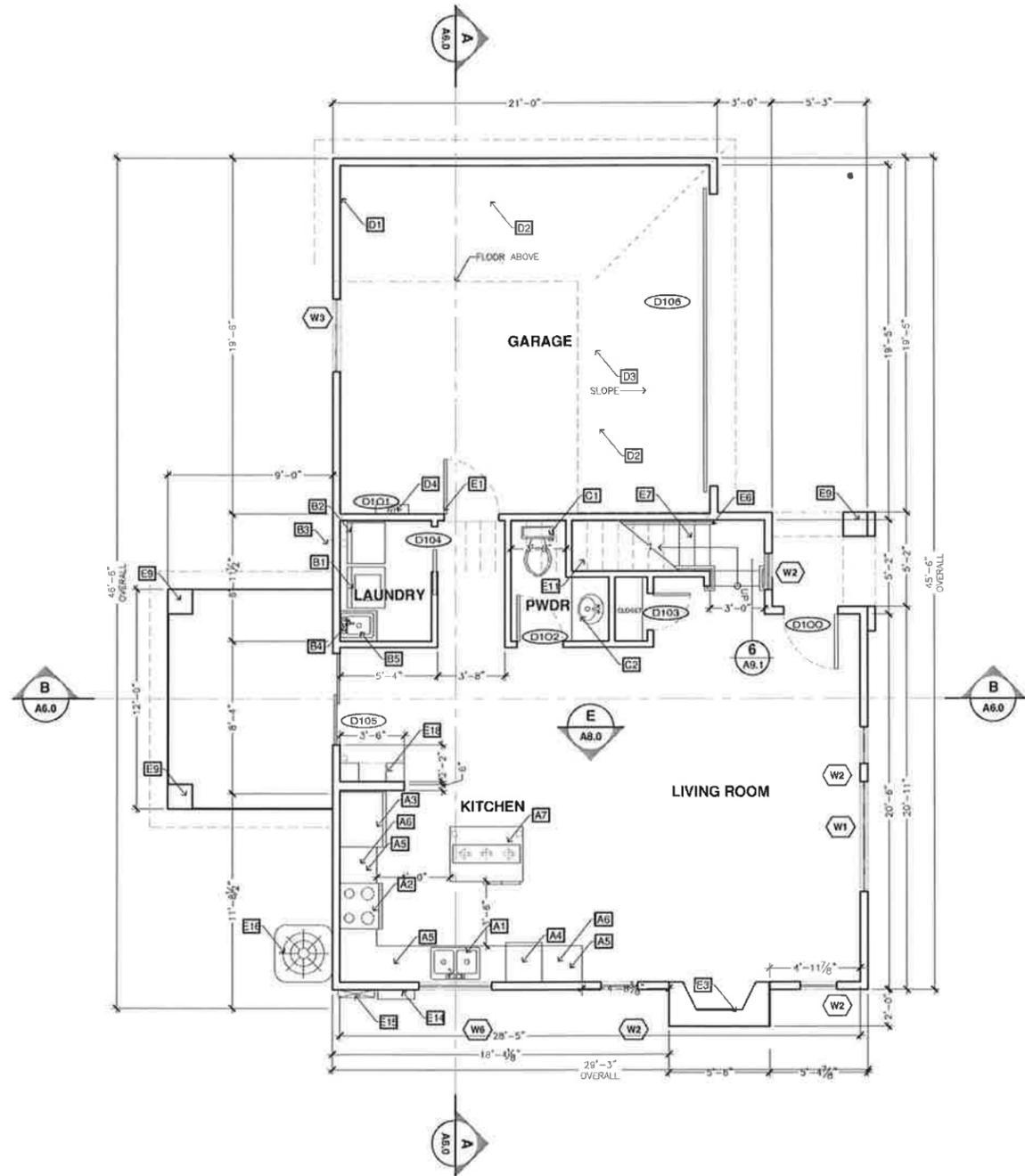
REVISIONS
 BY
 DATE
 DESCRIPTION

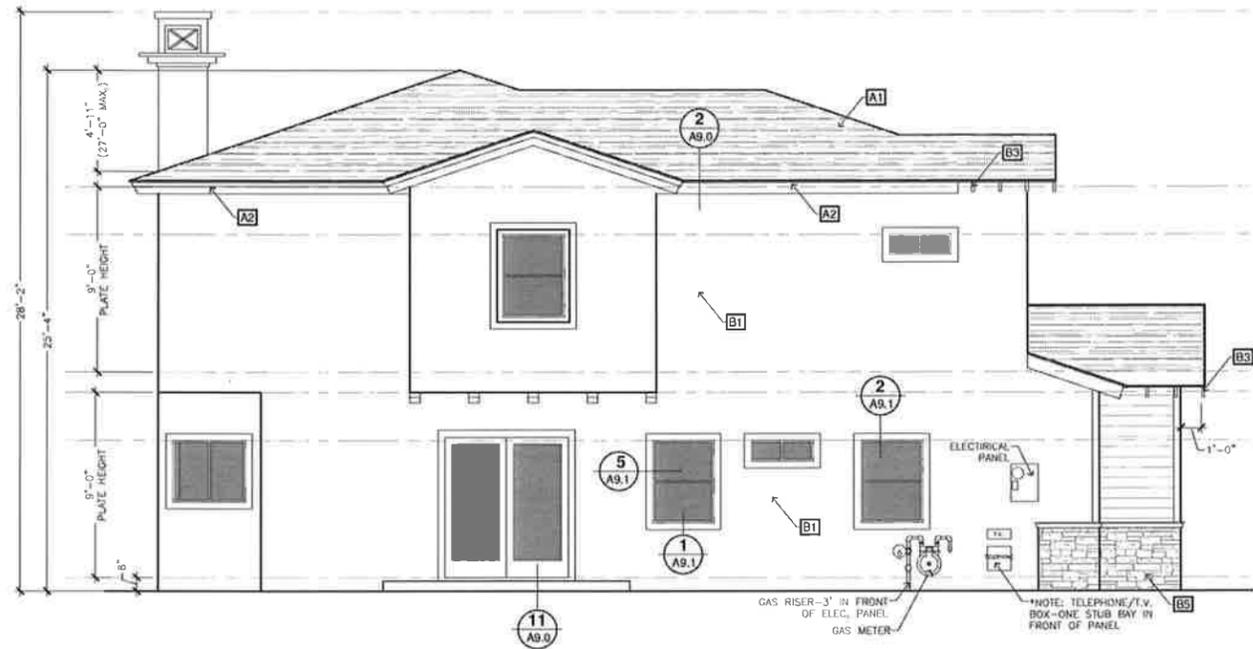
BUILDING B

SOUTH POINTE EQUITIES LLC
 185 E 19TH STREET, COSTA MESA, CA 92627
 CONTACT: RUDY MORALES

DATE: 01/20/23
 JOB: 190-0
 DRAWING: EXISTING DRAFTING & DESIGN
 SCALE: AS SHOWN

SHEET #
A3.0
 OF 2 SHEETS





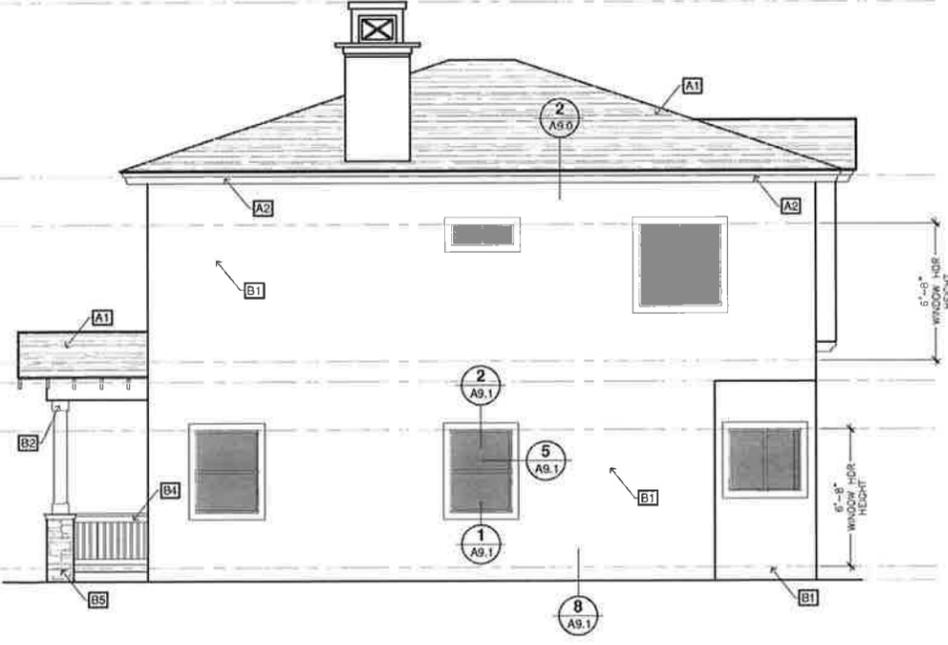
LEFT ELEVATION
1/4"=1'-0"



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



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



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

ELEVATION NOTES

- A. ROOF:
1. COMP. SHINGLES, SEE SHEET T101 FOR ROOF SPEC'S.
 2. 2x10 FACIA BO, WITH 1x8 TRIM
 3. G.I. LOUVERED ATTIC VENT MITL
 4. CHIMNEY W/APPROVED SPARK ARRESTOR
 5. FLASHING
- B. EXTERIOR FINISH:
1. STUCCO FINISH - OVER 2-LAYERS OF GRADE D BUILDING PAPER,
 2. TRIM CAP AT PLASTER
 3. 2x6 EXPOSED RAFTER TAILS
 4. 3/4" WOOD RAILING
 5. STONE VENEER BASE
 6. WOOD POST
 7. PLYWOOD SILING

REVISIONS	BY

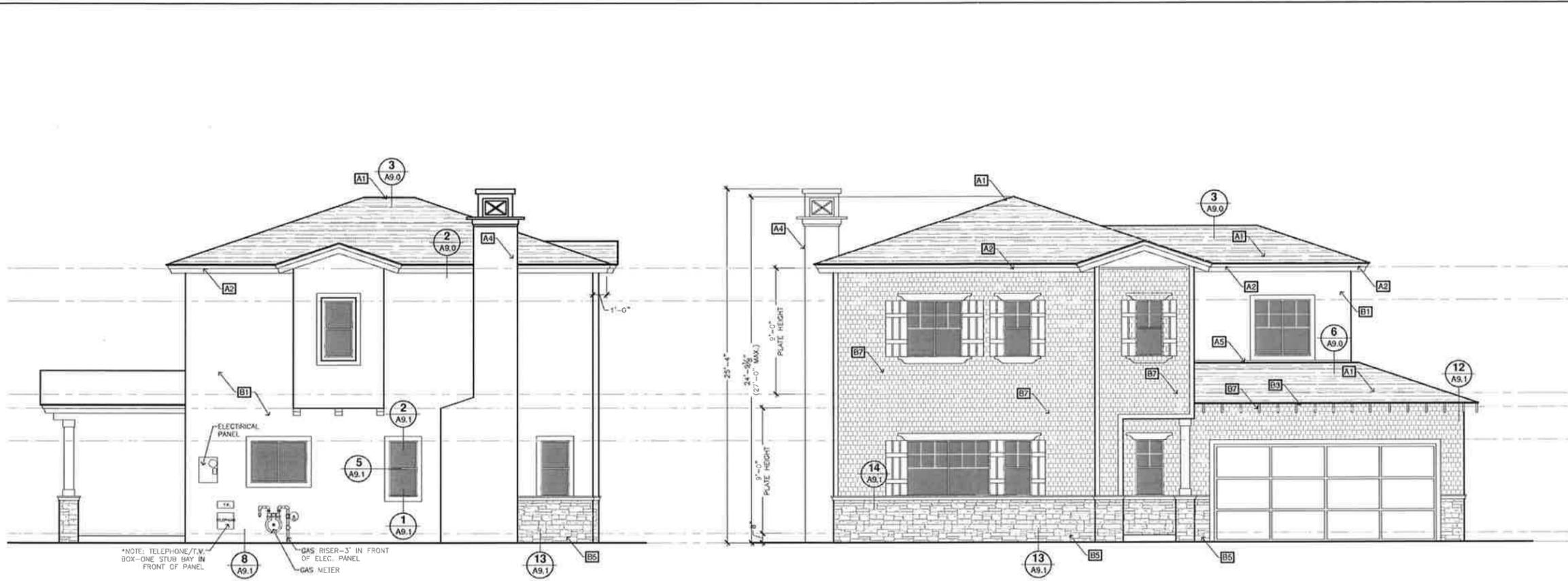
BUILDING A

SOUTH POINTE EQUITIES LLC
185 E 19TH STREET, COSTA MESA, CA 92627
CONTACT: RUDY MORALES



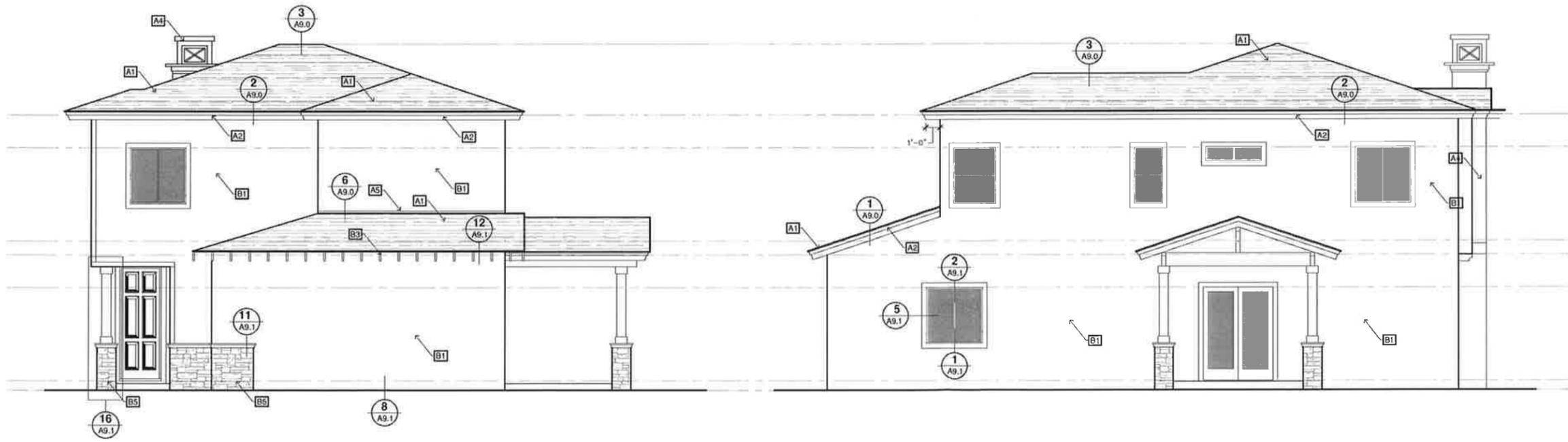
DATE: 5/18/2013
JOB #: 100-01
DRAFTER: WENDY DRAFFORD & JENNIFER
SCALE: AS SHOWN

SHEET #
A5.0



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

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



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

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

ELEVATION NOTES

- A. ROOF:
1. COMP. SHINGLES, SEE SHEET T101 FOR ROOF SPEC'S.
 2. 2x10 FACIA BD. WITH 1x8 TRIM
 3. G.L. LOUVERED ATTIC VENT MITL.
 4. CHIMNEY W/APPROVED SPARK ARRESTOR
 5. FLASHING
- B. EXTERIOR FINISH:
1. STUCCO FINISH - OVER 2-LAYERS OF GRADE D BUILDING PAPER.
 2. TRIM CAP AT PILASTER
 3. 2x6 EXPOSED RAFTER TAILS
 4. 3/4" WOOD RAILING
 5. STONE VENEER BASE
 6. WOOD POST
 7. PLYWOOD SIDING
 8. EXPOSED ROOF RAFTERS

REVISIONS	BY

BUILDING B

SOUTH POINTE EQUITIES LLC
185 E 19TH STREET, COSTA MESA, CA 92627
CONTACT: RUDY MORALES



DATE: 5/12/23
JOB #: 19041
DRAWN: MORALES
SCALE: AS SHOWN

SHEET #
A6.0
OF X SHEETS

TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES

PARCEL MAP NO. 2013-117

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

RICHARD H. SHIOTSUGU

DATE OF SURVEY: FEBRUARY 2013



OWNER / DEVELOPER:

SOUTH POINTE EQUITIES LLC
29379 RANCHO CALIFORNIA #106
TEMECULA, CA 95191
P- 1.951.676.2773

SITE ADDRESS:

185 E. 19TH STREET
COSTA MESA, CA 92627

DATE OF PREPARATION:

MAY 2013

CIVIL ENGINEER:

RICHARD H. SHIOTSUGU
41120 ELM STREET SUITE F
MURRIETA, CA 92562

LEGAL DESCRIPTION:

BEING THE SOUTH EASTERLY ONE HALF OF THE NORTHEASTERLY 130 FEET OF LOT 9, BLOCK C OF TRACT NO. 377, AS SHOWN ON THAT MAP RECORDED IN BOOK 16, PAGE 16 OF MAPS IN THE OFFICE OF THE ORANGE COUNTY RECORDER.

ASSESSOR'S PARCEL NUMBER:

APN: 425-234-12

SETBACK REQUIREMENTS:

FRONT SETBACK: 20'-0"
SIDEYARD SETBACK: 5'-0"
REARYARD SETBACK: 20'-0"

EASEMENTS:

N/A

BASIS OF BEARINGS:

BASIS OF BEARINGS FOR THIS MAP IS NORTH 50°11'45" WEST ALONG 19TH STREET AS SHOWN ON TRACT NO. 377, AS SHOWN ON THAT MAP RECORDED IN BOOK 16, PAGE 16, OF MAPS IN THE OFFICE OF THE ORANGE COUNTY RECORDER.

PROPOSED USE:

2 SINGLE FAMILY HOMES.

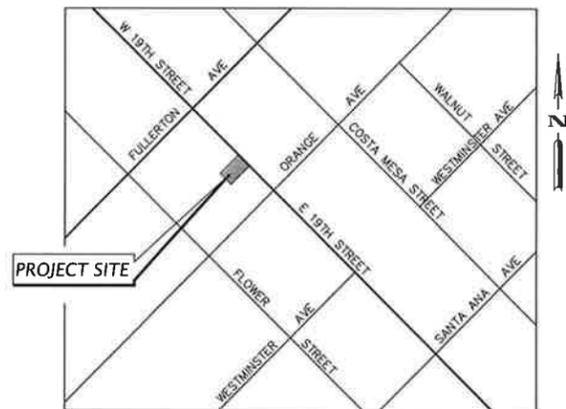
FLOOD ZONE:

ZONE X, OUTSIDE OF 500 YEAR FLOOD BOUNDARIES.

AREA SUMMARY:

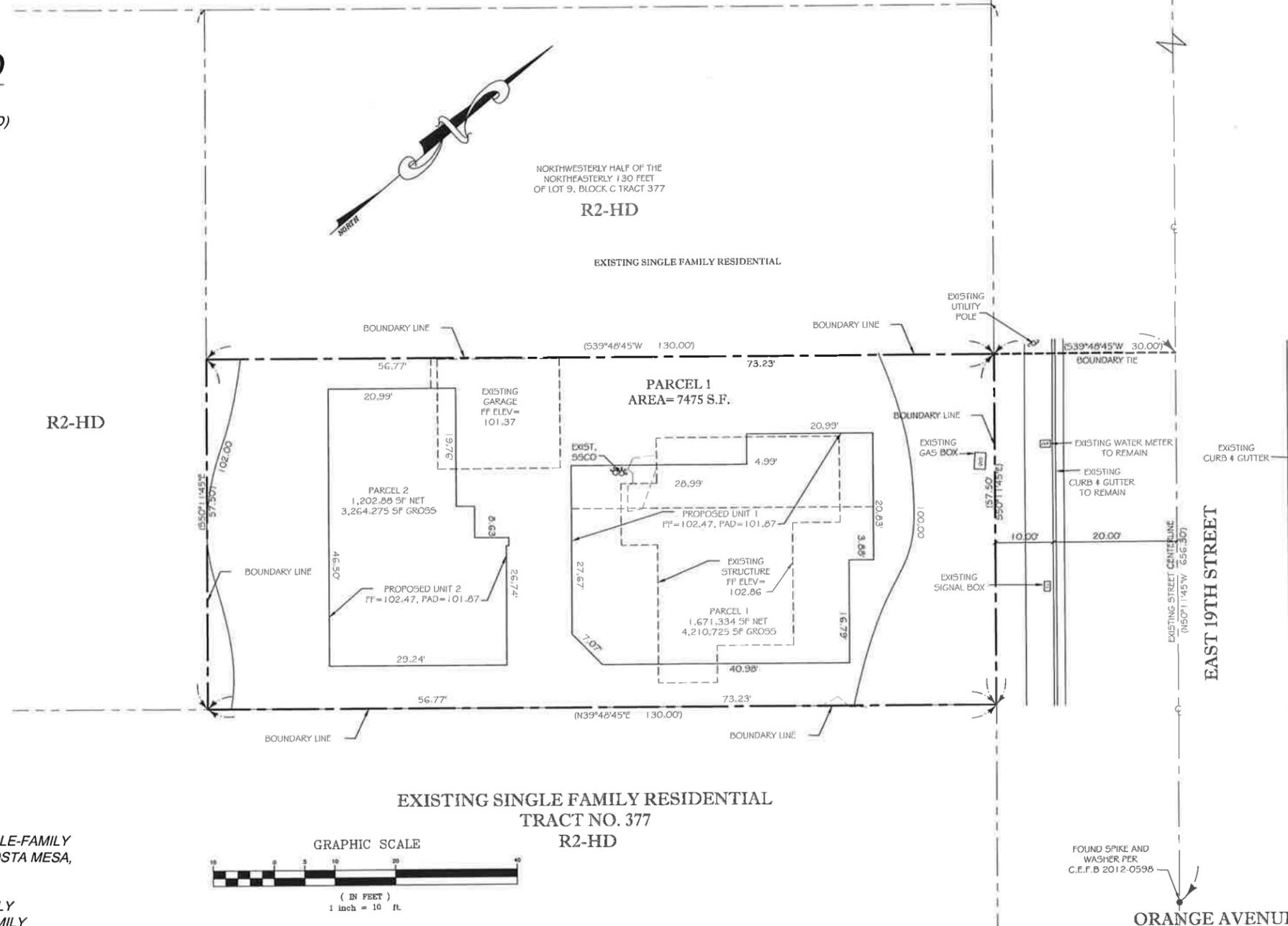
EXISTING AREA OF SITE: 7475 S.F. (.17 ACS)
PROPOSED AREA OF SITE: 7475 S.F. (.17 ACS)

VICINITY MAP N.T.S.



SYMBOLS/LEGEND

- MONUMENT FOUND (AS NOTED)
- () INDICATE RECORDED DATA
- FF FINISHED FLOOR
- S.F. SQUARE FEET
- ACS ACRES
- PARCEL BOUNDARY
- 2'-0" CONTOUR INTERVAL
- ⊕ STREET CENTERLINE
- W WATER LINE
- S SEWER LINE



NOTES:

1. EXISTING/PROPOSED LAND USE: SINGLE-FAMILY RESIDENCES. 185 EAST 19TH STREET, COSTA MESA, CALIFORNIA

2. EXISTING PROPERTY USE IMMEDIATELY SURROUNDING SUBDIVISION: SINGLE-FAMILY RESIDENCES

