



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: FEBRUARY 10, 2013

ITEM NUMBER: PH-1

**SUBJECT:** APPEAL OF THE PLANNING DIVISION'S ZONING APPROVAL TO CONSTRUCT ADDITIONS TO THE FIRST AND SECOND STORY OF AN EXISTING TWO-STORY RESIDENCE.

**DATE:** JANUARY 31, 2013

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

**PRESENTATION BY:** ANTONIO GARDEA, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT:** ANTONIO GARDEA (714) 754-5692  
antonio.gardea@costamesaca.gov

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## **PROJECT DESCRIPTION**

An appeal of the Planning Division's Zoning Approval (BC 13-00844) to allow construction of first and second story additions to an existing two-story residence at 3384 Wimbledon Way, subject to conditions of approval. The appellant claims that the project impacts the privacy of the adjacent home directly behind (east) of the subject property and that the project does not comply with the City's Residential Design Guidelines, including, but not limited to, those concerning privacy, coverage, second-story designs and window placement.

## **APPELLANT**

The appellant is Michael York, representing George Youssef, owner of an abutting property.

## **RECOMMENDATION**

Adopt a Resolution upholding the Planning Divisions Zoning Approval to allow construction of first and second story additions to an existing two-story residence subject to conditions of approval.

## **Background**

### ***Zoning Approval BC 13-00844***

On January 10, 2014 the Planning Division approved a request from David Maffei, representing Craig and Michelle Holliday, the property owners, to construct additions to an existing two story residence. The residence is currently 2,424 square feet in area. The proposed addition consists of 739 square feet of living area on the first floor and 966 square feet of living area on the second floor for a total of 1,705 square feet of new construction. The resulting home size will be 4,129 square feet.

The Notice of Zoning Approval (Attachment 3) issued by the Planning Division indicates that the proposed addition complies with the development standards of the Planned Development Residential–Medium District (PDR-MD) zone. A combined, ten foot setback is provided from the side property lines as required by the zoning Code. The first floor addition is set back a minimum of five from the north and south side property lines. The second story is setback five feet from the north property line and 17 feet from the south property line. The addition is exempt from the second story side yard setback of the City's Residential Design Guidelines since the project results in less than 50 percent lot coverage. A setback of 28 feet from the rear property line is provided. The notice goes on to state that views to adjacent properties are limited and no privacy impacts are anticipated.

On January 17, 2014, the Development Services Department received and an appeal request filed on behalf of George Youssef, the adjacent property owner to the east. The reasons provided for the appeal included privacy impacts, lot coverage, the second story design, and window placement. In addition, the appellant also cites that other undermined aspects of the plan may not copy with the Residential Design Guidelines. The appellant indicates that the City declined to provide copies of the plans for review. The plans may not be duplicated without expressed written permission of the architect, LSA Architecture Inc.



## **ANALYSIS**

### ***Project Site***

The property is located on Wimbledon Way immediately north of Salinas Avenue. The single-family residence was developed as part of a zero lot line development (ZE-78-34). The property is within the Planned Development Residential–Medium Density District (PDR-MD zone) and has a general plan land use designation of Medium Density Residential. The site is adjacent to the Mesa Woods development that is zoned R1, Single-Family Residential District.

### ***Zoning Compliance***

According to Zoning Code Section 13-56 (2), the Planning Division may approve second story additions that meet the *setback standards*, comply with the *Residential Design Guidelines* adopted by the City Council, and do not materially affect the required *open space, site coverage or parking*. These standards and the guidelines are addressed below. As part of the review of the project against the Residential Design Guidelines, staff analyzes these issues and requires may require modifications to ensure compliance. The appellant cites privacy impacts resulting from lot coverage, the design of the second story, and window placement. These design aspects are specifically analyzed below.

### ***Setbacks***

The proposed addition complies with the minimum setback requirements of the PDR-MD zone as follows:

Setbacks		
Side	Minimum Required	Provided
Front (west)	5 feet; Garage shall be setback more than 23 feet from the face of the street curb.	24'-0"
Side (north)	0 feet on one side; 10 feet combination of both sides.	5'-0" (first and second floor)
Side (south)	"	5'-6" (first floor) 17'-0" (second floor)
Rear (east)	5 feet	28'-0" (first floor) 30'-0" (second floor)

### ***Residential Design Guidelines***

#### ***Second-Story Design***

Second-story construction is subject to the following architectural design guidelines in conjunction with the Zoning Code development standards. The Residential Design Guidelines address second story design, building mass and form, second story side

yard setback, elevation treatment, window placement, integration of second story additions, site planning, and architectural consistency.

The second story design of the addition complies with the requirements of the Guidelines. The addition is designed with off-sets on all elevations to avoid a boxy appearance from the street and neighboring views. The side and rear elevations indicate that the exterior will be stucco with sand finish to match the existing elevations. The second-story floor area is 81 percent of the first-story floor area including the attached garage. The second story floor area includes an existing deck.

### *Building Mass and Form Considerations*

The second story addition incorporates offsets along the north side. The south façade includes a gabled roof design, a modulated first floor addition, existing bay windows, and projections that add visual interest. Because the residence was originally constructed as a zero lot line home, there are no windows existing along the south side. The second story off-set design provides both a vertical and horizontal plane break along the north (side) façade and employs a niche for the code required egress windows. These windows face one another and views to the adjacent property would be at an angle. The new north facing windows are indicated as frosted glass to ensure the neighbor's privacy. The roof design continues the original form and would have a minimal effect on the light and air provided to the adjacent property. The design of the second story addition takes into consideration the light, air and privacy of the adjacent property. Attachment 4-8 provide various plans and elevations showing the design features described in this report; they include a site plan, floor plans for the first and second floor, side and rear elevation.

### *Integration of Second-Story Construction*

The second-story addition is designed to appear as though it was part of the original house construction, and is well integrated into the design of the existing structure. It carries through the original roof forms and the exterior finishes will match the existing structure. The second-story floor-to-ceiling dimensions are the same as the first-story floor-to-ceiling dimension and the second story is proportional to the first story.

### *Second-Story Side Setback*

According to the Guidelines, the second-story, interior side setback is an average of 10 feet, but shall be no closer than five feet from the side property line. Exception: This requirement would not apply to the following:

- a) Second-story additions to existing residences with current side yard setbacks that are less than 10 feet; provided that the current width of the side yard is not further decreased. A minimum 5-foot setback shall be required; or
- b) Two-story new construction over 2,700 square feet in area (not including garage) with up to 50 percent lot coverage as defined by Article 2 of Title 13 (Zoning Code).

Both of these provisions for exemption from the side yard setback apply to the proposed second story addition. As mentioned previously, the property was developed as a zero lot line home. However, a five-foot setback was originally provided for this home, as indicated on the building permit and boundary survey provided by the property owner. In addition, the proposed residence will be greater than 2,700 square feet in area, with site coverage that is below the 50 percent maximum (49 percent actual) lot coverage. Therefore, the project is exempt from the side yard setback requirement.

### *Elevation Treatments*

Architectural projections are provided along the south side of the building emphasizing the main entry to the residence and the bay window in the dining room. The varied roof forms provide a transition from the first floor to the second floor. The north side elevation incorporates an offset and break in the building plane for the new windows.

### *Roof Forms*

The roof is designed with multiple gables that reflect the original design and character of the home. The addition is lower in height than the existing second story and incorporates the same roof pitch as the original design.

### *Window Placement*

The second-story windows that are necessary to comply with Building and Safety standards are designed within an off-set niche to minimize direct views onto the adjacent property. In addition, a 28-foot setback from the rear property line is provided, where a minimum 20-foot rear yard setback is required.

### *Consistency in Architectural Design*

The design of the addition is consistent with the original architecture of the building and uses matching materials, finishes, decorative details and colors.

### *Open Space*

The Zoning Code standards for the PD zone require that 45 percent of the total site area be preserved as open space and requires specifies areas that are excluded from the required open space, including roof areas and decks. Based on those requirements 51 percent of the lot area is open space. The open space does not include the second story deck and also excludes the driveway area. Therefore, the project does not materially affect the required open space.

**Site Coverage**

Maximum site coverage is not applicable in the PDR-MD zone.

**Parking**

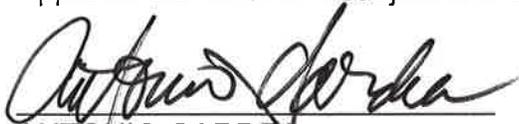
A minimum of four parking spaces, consisting of two enclosed and two open spaces, are required for additions resulting in five bedrooms or more. The required open parking may be provided on an individual unit's driveway. The existing residence has a three car garage. The driveway is approximately 24 four feet in length and can accommodate two more vehicles. Therefore, the existing residence exceeds the minimum number of parking spaces required.

**ENVIRONMENTAL DETERMINATION**

The original project was review for compliance with the provisions of the California Environmental Quality Act (CEQA) and was determined to be exempt under Section 15301 for Existing Facilities. The appeal is not a project as defined by CEQA and no further action is required.

**CONCLUSION**

The proposed second story addition complies with the development standards for the PDR-MD District and the Residential Design Guidelines. The proposed project is consistent with the Zoning Code requirements, complies with the recommendations in the Residential Design Guidelines and thereby will not have an adverse impact to surrounding properties. Therefore, staff recommends that the Planning Commission uphold Zoning Approval BC 13-00844 subject to the original Conditions of Approval.

  
ANTONIO GARDEA  
Senior Planner

  
GARY ARMSTRONG, AICP  
Economic & Development Services Director /  
Deputy CEO

- Attachments: 1. Draft Planning Commission Resolution  
2. Appeal  
3. Notice of Zoning Approval  
4. Site Plan

5. First Floor Plan
6. Second Floor Plan
7. Side Elevation
8. Rear Elevation

cc: Director of Economic & Development / Deputy CEO  
Sr. Deputy City Attorney  
Public Services Director  
City Engineer  
Transportation Services Manager  
Fire Protection Analyst  
Lt. Bryan Glass, Police Department  
Staff (6)  
File (2)

RESOLUTION NO. PC-14-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA UPHOLDING THE PLANNING DIVISION'S ZONING APPROVAL (BC13-00844) FOR CONSTRUCTION OF ADDITIONS TO THE FIRST AND SECOND STORY OF AN EXISTING TWO-STORY RESIDENCE.**

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

WHEREAS, an application was filed by David Maffei, representing Craig and Michelle Holiday, owners of property located at 3384 Wimbledon Way, requesting a Building Permit to allow construction of an addition consists of 739 square feet of living area to the first floor and 966 square feet of living area to the second floor for a total area of 1,705 square feet; and

WHEREAS, the Planning Division approved the application with a requirement for installation of frosted glass for second story north-facing windows and provided Official Public Notice of Zoning Approval on January 10, 2014; and

WHEREAS, an appeal of the Planning Division's Zoning Approval was filed on January 17, 2014 by Michael York, representing George Youssef, the adjacent property owner; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 10, 2014 and, with all persons having the 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 **upholds** Zoning Approval of Building Permit Number BC13-00844 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 development record for Zoning Approval BC13-00844 and upon the 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 10th day of February, 2014**

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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 February 10, 2014, by the following votes:

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

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Secretary, Costa Mesa  
Planning Commission

## EXHIBIT A

### FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-56 (2) because the proposed second story additions that meet the setback standards for the PDR-MD zone, comply with the Residential Design Guidelines adopted by the City Council, and do not materially affect the required open space, site coverage or parking.

The proposed project complies with the Zoning Code as follows. The additions on the ground floor provide a combined side yard setback of ten feet, six inches. A minimum combined side yard setback of ten feet is required. The proposed additions comply with the minimum required front and rear setbacks. The existing front setback is 24 feet from the front property line and the rear setback will be a minimum of 28 feet from the rear (east) property line. According to the PDR-MD standards, five-foot front and rear setbacks are required. The second story is well integrated with the existing house as it incorporates the existing roof design and exterior building finishes. The location of windows does not impose privacy impacts to the neighbors in that the north facing, second story windows would be opaque and angled to avoid direct views to the adjacent property to the north. In terms of the second story windows facing the rear, (east) adequate distance (30 feet) is provided from the neighboring property to limit direct views in to the neighbor's rear yard. An adequate amount of open space is provided (50 percent of the lot) and the standards do not include limits to the maximum site coverage. The residence has an existing three-car garage which is set back more than 19 feet from the front property line to provide open parking spaces on the driveway.

- B. 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 15301 for Existing Facilities.
- C. 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

- PIng.
1. The conditions of approval for Building Permit BC13-00844 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  2. No modification(s) of the approved floor plans, 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 or a variance, or in the requirement to modify the construction to reflect the approved plans.
  3. The second story windows on the north façade of the building shall be opaque/translucent (i.e. frosted) glass.
  4. The applicant 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, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. 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. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.



City of Costa Mesa

- Appeal of Planning Commission Decision/Rehearing - \$1,220.00
- Appeal of Zoning Administrator/Staff Decision - \$690.00

APPLICATION FOR APPEAL, REHEARING, OR REVIEW

Applicant Name\* George Youssef  
 Address c/o Michael G. York, 1301 Doye St., Suite 1000, Newport Beach, CA 92660  
 Phone 949-833-8848 Representing George Youssef

REQUEST FOR:  REHEARING  APPEAL  REVIEW\*\*

Decision of which appeal, rehearing, or review is requested: (give application number, if applicable, and the date of the decision, if known.)

BC13-00844, January 10, 2014

Decision by: Planning staff

Reasons for requesting appeal, rehearing, or review:

The project impacts the privacy of George Youssef and his family, and the project does not comply with the City's Residential Design Guidelines, including, but not limited to, those concerning privacy, coverage, second-story designs and window placements. The project may not comply in other respects, but the City has declined to provide a copy of the plans.

**Received**  
 City of Costa Mesa  
 Development Services Department  
 JAN 17 2014

Date: January 16, 2014 Signature:

\*If you are serving as the agent for another person, please identify the person you represent and provide proof of authorization.  
 \*\*Review may be requested only by Planning Commission, Planning Commission Member, City Council, or City Council Member

For office use only – do not write below this line

SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF:  
 If appeal, rehearing, or review is for a person or body other than City Council/Planning Commission, date of hearing of appeal, rehearing, or review:

LAW OFFICE  
OF  
MICHAEL G. YORK  
1301 DOVE STREET, SUITE 1000  
NEWPORT BEACH, CALIFORNIA 92660

TELEPHONE: (949) 833-8848  
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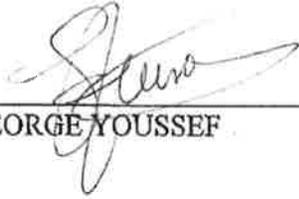
AUTHORIZATION

To: City of Costa Mesa

Re: No. BC13-00844

The Law Office of Michael G. York and its representatives are hereby authorized to represent me in connection with the above-referenced matter.

Dated: January 16, 2014

  
\_\_\_\_\_  
GEORGE YOUSSEF



**OFFICIAL PUBLIC  
NOTICE OF ZONING APPROVAL**

January 10, 2014

**RE: Zoning Approval (BC13-00844)  
3384 Wimbledon Way**

The Planning Division has completed its review of the above-referenced project. Based on the following project description, the project has been approved.

**PROJECT DESCRIPTION:**

The property owner is proposing to construct an addition to an existing two-story residence. The residence is 2,424 square feet in area. The proposed addition would add 739 square feet of living area to the first floor and 966 square feet of living area to the second floor. The total area of the proposed addition is 1,705 square feet.

The proposed addition complies with the development standards of the Planned Development Residential, Medium Density District (PDR-MD zone). A combined, ten foot setback is provided from the side property lines as required by the Zoning Code. The addition is set back a minimum of five feet from the north and south side property lines. The second story is set back five feet from the north property line and 12 feet from the south property line. The addition is exempt from the second story side yard setback of the City's Residential Design Guidelines. A setback of 28 feet from the rear property line is provided. Views to adjacent properties are limited and no privacy impacts are anticipated.

The zoning approval will become final at 5:00 p.m. on January 17, 2014, unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or by a member of the Planning Commission or City Council. If you have any questions regarding this notice, please feel free to contact the project planner, Antonio Gardea, at (714) 754-5692 or via email at [antonio.gardea@costamesaca.gov](mailto:antonio.gardea@costamesaca.gov).

Distribution:

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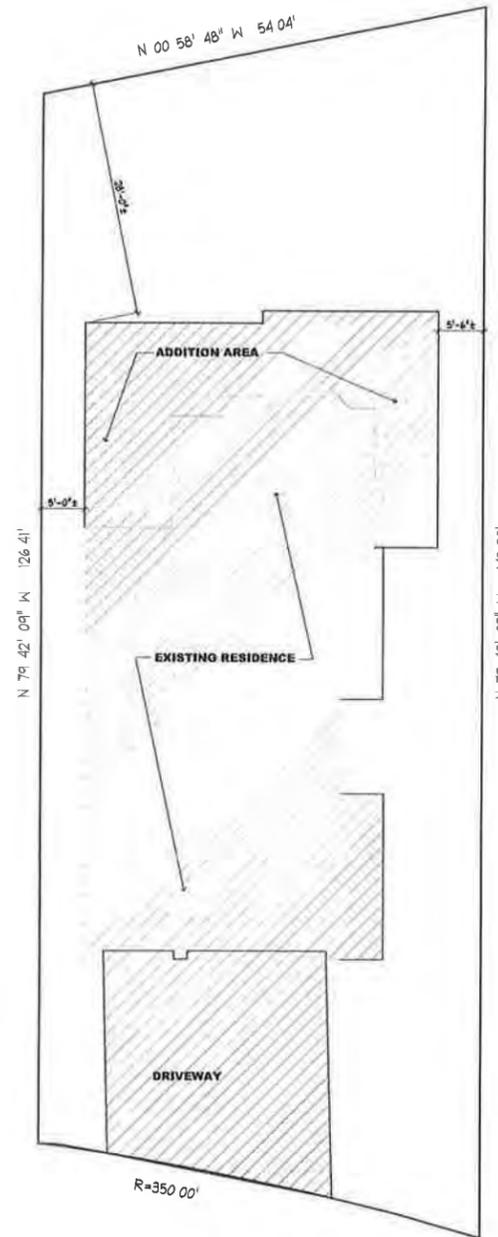
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1152 SALINAS AVENUE  
COSTA MESA, CA 92626

GEORGE YOUSSEF  
1133 DEBRA DRIVE  
COSTA MESA, CA 92626

File



**SITE COVERAGE**

**SQUARE FOOTAGE**

FIRST FLOOR	2,011 SQ. FT.
SECOND FLOOR	2,118 SQ. FT.
TOTAL	4,129 SQ. FT.

**SECOND FLOOR COVERAGE**

FIRST FLOOR + GAR	2,683 SQ. FT.
SECOND FLOOR	2,118 SQ. FT.

PERCENT COVERAGE 76.94%

**SITE COVERAGE**

SITE SQ. FTG.	7,237 SQ. FT.
COVERAGE	3,611 SQ. FT.

PERCENT COVERAGE 49.89%

**EXISTING SQUARE FOOTAGE**

FIRST FLOOR	1,272 SQ. FT.
SECOND FLOOR	1,152 SQ. FT.
TOTAL	2,424 SQ. FT.

GARAGE 672 SQ. FT.

**ADDITION SQUARE FOOTAGE**

FIRST FLOOR ADDITION	739 SQ. FT.
SECOND FLOOR ADDITION	966 SQ. FT.

TOTAL ADDITION 1,705 SQ. FT.

**TOTAL REVISED SQ. FTG.**

FIRST FLOOR	2,011 SQ. FT.
SECOND FLOOR	2,118 SQ. FT.
TOTAL	4,129 SQ. FT.

LSA Architecture reserves its copyright and all other rights in all designs and specifications herein. Use of these plans for other than the single and specific project intended by LSA Architecture is strictly prohibited. These plans may not be duplicated or reproduced in any way without the express written permission of LSA Architecture. Transfer of these plans to any 3rd party without the express written permission of LSA Architecture is strictly prohibited. Any violation of LSA Architecture's copyright or other rights will be prosecuted to the fullest extent of the law.

**HOLIDAY RESIDENCE  
3384 WIMBLETON WAY  
COSTA MESA, CA**



STAMP NOT VALID  
UNLESS SIGNED BY  
ARCHITECT  
IN BLOCK ABOVE

**PROPOSED SITE**



8018 E. Santa Ana Canyon Road  
Suite 100-121  
Anaheim, CA 92808  
(714) 667-8247

Job No. HOLIDAY  
RESIDENCE

Revisions:

Drawn:

Date: 10/02/13

Sheet

**A0.1**

Of

**EXTERIOR WINDOWS & DOORS**

- EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS, GLAZED OPENINGS WITHIN GARAGE DOORS, EXTERIOR STRUCTURAL GLASS VENEER, SHALL COMPLY WITH ONE OF THE FOLLOWING:
  - BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TYPED PANE BY CBC 2406
  - BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
  - HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
  - BE TESTED TO MEET THE PERFORMANCE OF SFPA Q-7A-2

**EXTERIOR DOORS**

- EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
  - THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, OR
  - SHALL BE CONSTRUCTED OF SOLID CORE HOOD HAVING STILES AND RALES NOT LESS THAN 1 1/4 INCHES THICK, RAISED PANELS NOT LESS THAN 1 1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIPHERY OF THE RAISED PANEL.
  - SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
  - SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFPA Q-7A-1

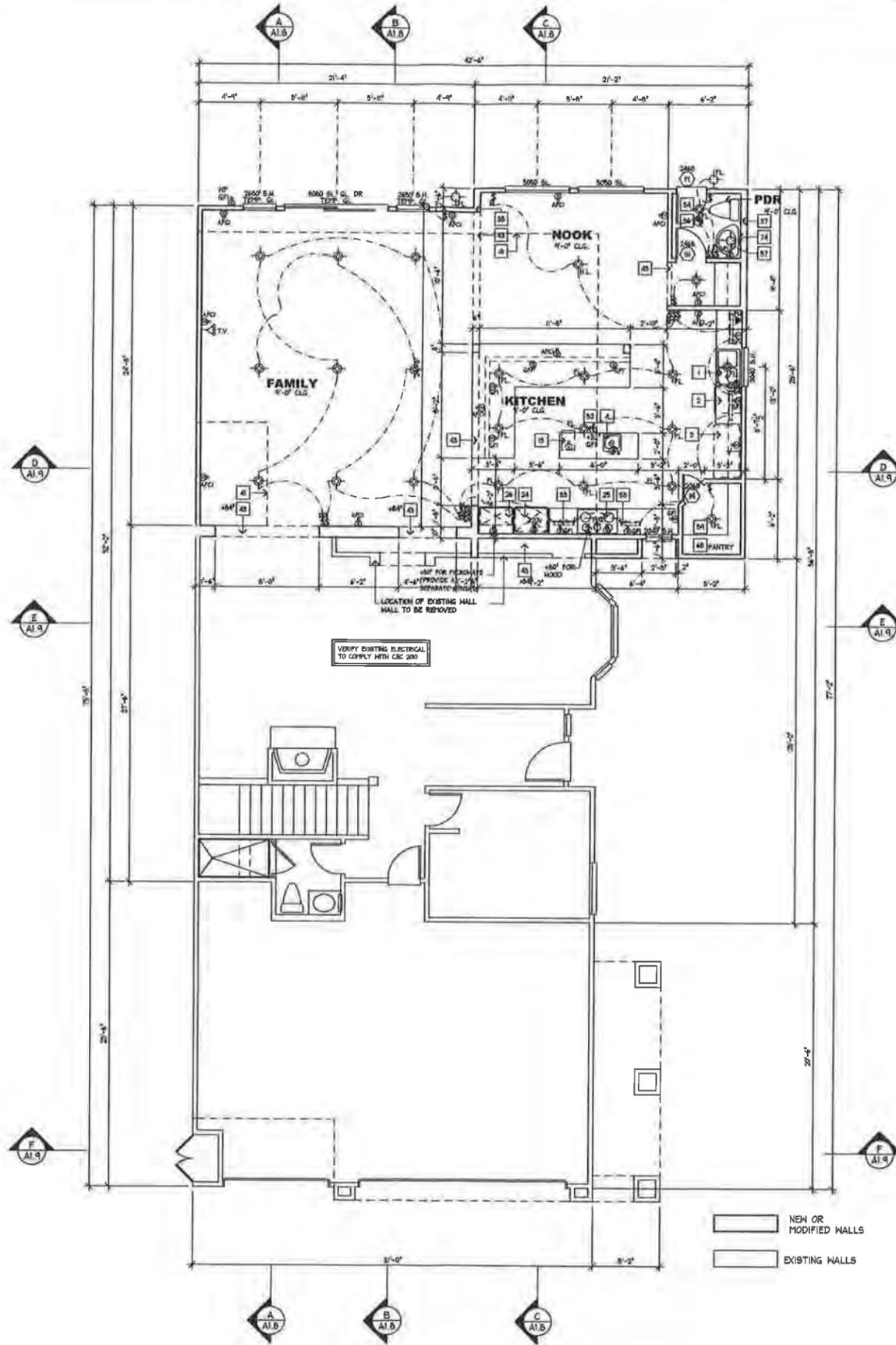
**CALIFORNIA PLUMBING CODE**

APPLIANCES IN ATTICS OPENING SHALL NOT BE MORE THAN 20' FROM THE OPENING ALONG THE PATHWAY. PATHWAY SHALL HAVE A SOLID FLOOR NOT LESS THAN 5/8" WIDE FROM OPENING TO APPLIANCE, PROVIDE A ROOFING PLATFORM IN FRONT OF THE APPLIANCE AND PROVIDE A 100 VOLT OUTLET WITH A LIGHT FIXTURE NEAR THE APPLIANCE WITH THE LIGHT SWITCH LOCATED NEAR THE OPENING. (D04-CFC)

**CALIFORNIA MECHANICAL CODE**

CONDENSATE LINES FROM MECHANICAL EQUIPMENT SHALL DISCHARGE TO A PLUMBING FIXTURE OR STORM DRAIN BY MEANS OF AN INSULATED WASTE PIPE. CONDENSATE LINES SHALL NOT TERMINATE IN LANDSCAPE OR YARD AREAS. (S01-CFC)

- GENERAL NOTES**
- PROVIDE HOUSE STREET NO. VISIBLE AND LEGIBLE FROM THE STREET. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE A MINIMUM OF 4" HIGH. (C.R.C. SECTION 804)
  - WITH SCALING VALUES AS REQUIRED PER C.E.C.
  - SAFETY GLAZING IS REQUIRED AT HANDICAP DOOR, IF APPLICABLE. C.R.C. SECTION 808.
  - DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE CHILING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A 1/4" GOS HIGH SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. (C.R.C. SECTION 808.3)
  - PROVIDE WITH SHOWN VALVE AT HOSE BIBS.
  - THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING, AND LIGHTING FIXTURES, AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM PROPERLY.
  - AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2. THE CERTIFICATE SHALL STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND HEIGHT FOR SQUARE FEET.
  - ALL BRANCH CIRCUITS SERVING RECEPTACLES IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY LISTED RESIDUAL-CIRCUIT INTERRUPTER.
  - THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FIREPROOFING RATING COUNCIL (NFRC) AND BAKING COMPLIANCE WITH THE ENERGY CALCULATION.
  - A DESIGNATED 20 AMP CIRCUIT IS REQUIRED TO SERVE REQUIRED BATHROOM RECEPTACLES PER C.E.C.
  - PROVIDE A MINIMUM OF TWO 5/8" HIGH HOSE BIBS, ONE LOCATED READILY ACCESSIBLE TO THE FRONT YARD AND ONE READILY ACCESSIBLE TO THE REAR YARD.
  - WATER CLOSETS AT SECOND FLOOR SHALL BE SECURELY ANCHORED TO SOLID FLOOR JOISTS OR BLOORING WITH FLOOR BRACKETING AND VALLS NED JANT ON BLOORING SUPPORT. SEE DETAIL, 015A.
  - FITTINGS HAVING CONCEALED SLIP-JOINT CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL OR UTILITY SPACE AT LEAST 12" IN ITS LEAST DIMENSION AND SO ARRANGED WITHOUT OBSTRUCTIONS AS TO MAKE SUCH CONNECTIONS READILY ACCESSIBLE FOR INSPECTION AND REPAIR.
  - PROVIDE KITCHEN RANGE EXHAUST DUCT DIRECTLY TO THE OUTSIDE OF THE BUILDING.
  - PROVIDE A MINIMUM OF 7" WATER SUPPLY LINE TO THE SMALLEST DWELLING. BIDDING SHALL BE REQUIRED TO INCREASE DUE TO AVAILABLE PRESSURE OR IF REQUIRED TO PROVIDE A FIRE SUPPRESSION SYSTEM.
  - AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS (200 C.E.C.)
  - ALL LIGHTING IN THE BUILDING EXCEPT CLOSETS LESS THAN 20 SQUARE FEET IN AREA SHALL BE FLUORESCENT LIGHTING UNLESS LIGHTING IS CONTROLLED WITH NOTION SENSOR OR DIMMERS.
  - ALL LIGHTING IN BATHROOMS, THE LAUNDRY ROOM, THE GARAGE AND THE POWDER ROOM SHALL BE FLUORESCENT LIGHTING UNLESS LIGHTING IS CONTROLLED WITH NOTION SENSOR.
  - TWO 20- AMP APPLIANCE BRANCH CIRCUITS SERVING THE KITCHEN COUNTER RECEPTACLES SHALL HAVE NO OTHER OUTLETS PER 200 C.E.C.
  - ALL EXTERIOR LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY UNLESS THOSE LIGHTING FIXTURES ARE CONTROLLED BY NOTION SENSORS.
  - CONDUCTORS NORMALLY USED TO CARRY CURRENT SHALL BE COPPER, FOR ALUMINUM AND COPPER-CLAD ALUMINUM IS, AND LARGER (200 C.E.C.)
  - EXCEPTION: ALUMINUM CONDUCTORS SMALLER THAN 4/0 AWG MAY BE USED PROVIDED THE METHOD OF CONNECTION IS APPROVED IN ADVANCE BY THE BUILDING OFFICIAL AND THE INSTALLATION IS MADE UNDER CONTINUOUS SPECIAL INSPECTION.
  - EXCEPT FIELD APPLIANCE, SUCH AS FOOD WASTE DISPOSERS, DISHWASHERS, WASHING MACHINES, DRYERS, LAUNDRY TUBS, LOCATION, BUILT-IN REFRIGERATORS OR FREEZERS, FURNACES, AC, BUILT-IN HEATERS OR ANY OTHER FIELD APPLIANCE WITH A MOTOR OF 1/2 HP. OR LARGER SHALL BE ON A SEPARATE 20 AMP BRANCH CIRCUIT.
  - NO COORD-COMBUSTED, CHAIN, CABLE, CORD-SUPPORTED, LIGHTING TRACES, PENDANT LUMINAIRES OR CEILING-SUPPORTED FANS SHALL BE LOCATED WITHIN 6' HORIZONTALLY AND 6' VERTICALLY FROM THE TOP OF THE BATHUB OR SHOWER STALL. LUMINAIRES LOCATED IN THIS ZONE SHALL BE LISTED FOR DAMP AREAS OR LISTED FOR WET LOCATIONS NEARS SUBJECT TO SHOWER SPRAY.
  - IN CLOSETS, LUMINAIRE SHALL BE SURFACE-MOUNTED OR RECESSED RECESSED WITH COMPLETELY ENCLOSED LAMPS OR FLUORESCENT LUMINAIRES INSTALLED ON THE WALL OR CEILING PROVIDED THERE IS A MINIMUM CLEARANCE OF 6" BETWEEN THE LUMINAIRE AND THE NEAREST POINT OF STORAGE.
  - WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.6 GALLONS OF WATER PER FLUSH, 1.28 GALLONS PER FLUSH AFTER JULY 1, 2005. (A03-CFC)
  - WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SEC. 6041 OF THE CALIFORNIA PLUMBING CODE. PEX, CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 604 OF THE CPC. INSTALLATION STANDARDS OF APPROVED I OF THE CPC AND MANUFACTURER'S RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN SEC. 60411 OF THE CPC PRIOR TO PERMIT ISSUANCE.
  - LOCATE DUCT SYSTEM TO AVOID PENETRATION INTO BEAR WALLS IF ANY DUCTS PENETRATE BEAR WALL CONTACT STRUCTURAL ENGINEER FOR CORRECT PROCEEDURE PRIOR TO BEGINNING WORK.
  - CALLS RECEPTACLES IN BATHROOMS, BARRIERS, OUTDOORS, DRINK SPACES, UNFINISHED BARRIERS, KITCHENS (WHERE RECEPTACLES ABOVE COUNTER TOP SURFACES), LAUNDRY UTILITY, HOT BAR BARRIERS (WITHIN 4' OF THE EDGE OF THE BAR), SHALL HAVE GROUND-Fault CIRCUIT-INTERRUPTER (GFCI) PROTECTION (200 C.E.C.)
  - PROVIDE LOCK-TYPE TAMPER RESISTANT CAPS FOR REFRIGERANT SERVICE PORTS.
  - PROVIDE TAMPER RESISTANT RECEPTACLES THROUGHOUT DWELLING UNITS. (CFC 406.1)
  - IF NO CIRCUITS IN PANELS SHALL BE DESCRIBED IN A PLANNER THAT DEPENDS ON TRANSIENT CONDITIONS OF OCCUPANCY.
  - DISHWASHERS LOCATED IN KITCHEN/PANTRY LOCATIONS SHALL BE AS LISTED FOR APPLICATION.
  - PROVIDE SEPARATE CIRCUIT FOR ALL RANGE HOODS. (CFC 403.1.1.1)
  - PROVIDE GFCI RECEPTACLES IN ALL LAUNDRY ROOMS (CFC 203.1.1.1)
  - PANELS SHALL BE MARKED OR LABELED ACCORDING TO CALIFORNIA ELECTRICAL CODE. NO SHARPE MARKS ALLOWED AS A METHOD OF IDENTIFICATION.
  - ALL ELECTRICAL CONDUITS AND GAS LINE PENETRATIONS THROUGH CONCRETS SHALL BE SEALED.
  - ALL RADIATORS AND HEATS USED OUTDOORS SHALL BE RATED AND LISTED FOR NET LOCATION.
  - WONDER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 2.8 GALLONS PER MINUTE. (A02.1-CFC)
  - FANUCES IN KITCHENS, HOT BARS, LAVATORIES, LAUNDRY ROOMS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 2.2 GALLONS PER MINUTE.
  - DUCTS PENETRATING WALL OR CEILING SEPARATIONS BETWEEN A GARAGE AND A DWELLING UNIT SHALL BE CONSTRUCTED OF FRIBRETE OR GALVE SHEET METAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
  - BATHUBS & SHOWER FLOORS & WALLS ABOVE BATHUBS WITH SHOWER & SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE TO A HEIGHT OF 4" ABOVE THE FLOOR.
  - CERAMIC, FIBER-CEMENT, FIBER-GLASS REINFORCED CONCRETE, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BARE FOR HALL TILE IN TUB & SHOWER AREAS & HALL & CEILING PANELS IN SHOWER AREAS.



PROPOSED FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

17

- INDICATOR FLOOR PLAN NOTES-**  
SEE ALPHABETIC DESIGN
- DOUBLE KITCHEN SINK WITH GARAGE DISPOSAL.
  - BUILT-IN DISHWASHER (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS.)
  - 1/2" CLEAR REFRIGERATION SPACE. PROVIDE EQUAL IN FLUORESCENT FOR ICE TRAZER VALVE IN RECESSED PLASTIC WITH KNOTH PAST VALVE WITH DRAINAGE OFF-VENT.
  - 1/2" VENTILATED SINK WITH GARAGE DISPOSAL.
  - 1/2" VENTILATED STEEL TUB WITH SHOWER ABOVE. PROVIDE CERAMIC TILE THROUGHOUT TO ONE FULL TILE ABOVE SHOWER HEAD - 4" FROM SHOWER HEAD. PROVIDE GARBAGE BOX.
  - TRASH COMPACTOR (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS.)
  - WASHING MACHINE SPACE - PROVIDE RECESSED BOX AND HAZET.
  - DRYER SPACE - PROVIDE VENT TO EXTERIOR AIR WITH RECESSED BOX AT WALL VENT. ATTACHED PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL SIZE AND LOCATION OF THE SERVICE VENT AND SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
  - DRYER VENT LOCATION - (DIA. 3/4" GA. 3" C.). DRYER VENT SHALL BE INSTALLED PER CFC 403.1.1.1 AND SHALL BE A MINIMUM OF 4" IN DIAMETER. THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL SIZE AND LOCATION OF THE DRYER VENT AND SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS. DRYER EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. SEE SHEET 63 FOR DRYER VENT CALCULATIONS.
  - DOUBLE OVEN (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS.)
  - 1/2" COOKTOP (3 BURNER) PROVIDE HOOD WITH LIGHT AND FAN ABOVE. (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS.)
  - MICROWAVE. PROVIDE SEPARATE ELECTRICAL CIRCUIT (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS.)
  - TRACE OF T.A.U.
  - MANUFACTURER'S CARRIER EQUIPMENT - MODEL 580TH00-1-18 - BTU 18,000 - SEER 13 - TON 4.0
  - PROVIDE UNOBTSTRUCTED 3/4" HOSE PLUMBING FLOOR PARAGANGWAY FROM ACCESS PROVIDE CONDENSATE DRAIN TO OUTSIDE. PROVIDE LIGHT AND SWITCH AT P.A.U. AREA. PROVIDE ELECTRIC AND FUEL GAS AS REQUIRED BY UNIT.
  - INSTALLED FURNACE SHALL MEET ALL CLEARANCES TO COMBUSTIBLES AS LISTED IN THE FURNACE MANUFACTURER'S SPECIFICATIONS. SEE DETAIL 102A.
  - APPLIANCES IN ATTICS SHALL COMPLY WITH CFC 804.
  - SEE REQUIREMENTS IN THIS SHEET FOR ELECTRICAL CALCULATIONS SPECIFICATIONS.
  - CLOSET / STORAGE / PANTRY LIGHTING SHALL COMPLY WITH C.E.C. FOR MINIMUM CLEARANCE FROM STORAGE SPACE.
  - APPROVED SMOKE ALARM PER C.E.C. SECTION 811 ALARM TO BE PERMANENTLY WIREED AND INSTALLED AT DISCONNECT SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. ALL SMOKE ALARMS SHALL BE WIRRED TOGETHER FOR SPECTATORSHIP ALARMS. ALL SMOKE ALARMS SHALL HAVE APPROVED BATTERY BACK UP. SEE GENERAL NOTES SHEET 61 DIVISION 6 / 1011 FOR FLOOR REQUIREMENTS.
  - APPROVED CARBON MONOXIDE ALARM PER C.E.C. 810 ALARM TO BE PERMANENTLY WIREED AND INSTALLED AT DISCONNECT SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. ALL ALARMS TO BE WIRRED TOGETHER FOR SPECTATORSHIP ALARMS. ALL CARBON MONOXIDE ALARMS SHALL HAVE APPROVED BATTERY BACK UP.
  - APPROVE A SOLID SURFACE AT PANTRY OR LUNCH CLOSET.
  - SHOULDER AND SINGLE POLE.
  - RECESSED MEDICINE CABINET.
  - GUARDRAIL - SEE DETAIL 101A. GUARDRAIL SHALL COMPLY WITH C.E.C. SECTION 802. GUARDRAIL SHALL NOT LESS THAN 42" IN A SINGLE DETACHED DWELLING. UNIT AND WITHIN AND INDIVIDUAL MULTI-FAMILY DWELLING UNIT. A GUARDRAIL SECTION AS A HANDRAIL AT A STAIR RUN SHALL HAVE A HEIGHT NOT LESS THAN 36" HIGH AND NOT MORE THAN 36" HIGH REBARRED VERTICALLY FROM THE LEADING EDGE.
  - PROVIDE 1/2" PAN AND DRAIN PER DETAIL. SEE DETAIL 51D3.
  - SEE FLOOR PLAN FOR SIZE.
  - PROVIDE 1/2" IN LAMINATED FLOOR OR AIR VENT AT BOTTOM OF DOOR OR IN HALL.
  - PROVIDE LIGHT, SWITCH AND VENT OUTLET ABOVE THE DOOR WITH NOTE 52.
  - BATHUBS & SHOWER FLOORS & WALLS ABOVE BATHUBS WITH SHOWER & SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE TO A HEIGHT OF 4" ABOVE THE FLOOR.
  - CERAMIC, FIBER-CEMENT, FIBER-GLASS REINFORCED CONCRETE, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BARE FOR HALL TILE IN TUB & SHOWER AREAS & HALL & CEILING PANELS IN SHOWER AREAS.

- TITLE 24 ELECTRICAL / LIGHTING NOTES**
- PROVIDE DIMMER SWITCH AT ALL ROOMS AND HALLS
    - NOT REQUIRED AT SWITCHES WITH MANUAL ON OCCUPANCY SENSOR. (SEE TEST 604 DESIGN)
    - NOT REQUIRED AT FLUORESCENT FIXTURES.
    - NOT REQUIRED AT CLOSETS LESS THAN 20 SQ. FT. IN AREA.
    - NOT REQUIRED AT DIMMER SWITCHES TO LIGHTS TO NOT OUTLET.
  - PROVIDE MANUAL ON OCCUPANCY SENSOR AT INCANDESCENT BULB LIGHTS AT MASTER BATH VANITIES, SECONDARY BATH VANITIES & SHOWER INCANDESCENT FIXTURE AT POWDER ROOM.
  - ATTIC FIXTURE SHALL BE FLUORESCENT OR IF INCANDESCENT SHALL BE TO DIMMER SWITCH.
    - DIMMER SWITCH
    - MANUAL ON MOTION SENSOR SWITCH

THIS PLAN IS TO COMPLY WITH CFC SECTION R327 "MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE"

- SEE SHEET 'C' FOR COMPLETE NOTES AND REQUIREMENTS ON:
- ROOFING
  - ATTIC VENTILATION
  - EAVE AND SOFFIT PROTECTION
  - EXTERIOR WALLS
  - VENTS IN EXTERIOR WALLS
  - EXTERIOR WALL GLAZING
  - EXTERIOR GLAZING IN MAIN DOORS
  - GLAZING IN GARAGE DOORS
  - EXTERIOR DOORS
  - EXTERIOR TRIM
  - EXTERIOR DECKS, STAIRS TREAD, LANDINGS, PORCHES AND BALCONIES
  - UNDERSIDE OF DECKS, PORCHES AND PATIOS
  - ANCILLARY BUILDINGS
  - FUEL REDUCTION STANDARDS
  - ALTERNATE METHODS AND MATERIALS
  - FIELD APPLIED FIRE TREATMENT - NOT ALLOWED

**EXISTING SQUARE FOOTAGE**

FIRST FLOOR	1,272 SQ. FT.
SECOND FLOOR	1,152 SQ. FT.
TOTAL	2,424 SQ. FT.

**ADDITION SQUARE FOOTAGE**

GARAGE	672 SQ. FT.
FIRST FLOOR ADDITION	734 SQ. FT.
SECOND FLOOR ADDITION	966 SQ. FT.

**TOTAL ADDITION** 1,705 SQ. FT.

**TOTAL REVISED SQ. FTG.**

FIRST FLOOR	2,011 SQ. FT.
SECOND FLOOR	2,118 SQ. FT.
TOTAL	4,129 SQ. FT.

HOLIDAY RESIDENCE  
3384 WIMBLETON WAY  
COSTA MESA, CA



STAMP NOT VALID UNLESS SIGNED BY ARCHITECT IN BLOCK ABOVE

PROPOSED FIRST FLOOR PLAN



8018 E. Santa Ana Canyon Road  
Suite 100-121  
Anaheim, CA 92808  
(714) 667-8247

Job No. HOLIDAY RESIDENCE

Revisions:

Drawn: \_\_\_\_\_  
Date: 10/02/13

Sheet

A1.6

Of \_\_\_\_\_

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**EXTERIOR WINDOWS & DOORS**

EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS, GLAZED OPENINGS WITHIN GARAGE DOORS, EXTERIOR STRUCTURAL GLASS VENEER, SHALL COMPLY WITH ONE OF THE FOLLOWING:

- BE CONSTRUCTED OF MULTIPLE GLAZING WITH A MINIMUM OF ONE TYPED PANE BY CBC 2404
- BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
- HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
- BE TESTED TO MEET THE PERFORMANCE OF SFM 12-7A-2

**EXTERIOR DOORS**

EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:

- THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON COMBUSTIBLE OR NONFIRE-RESISTANT MATERIAL
- SHALL BE CONSTRUCTED OF SOLID CORE WOOD HAVING STILES AND RAJLS NOT LESS THAN 1 3/8 INCHES THICK, RAISED PANELS NOT LESS THAN 1 1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL
- SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
- SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-1

**CALIFORNIA PLUMBING CODE**

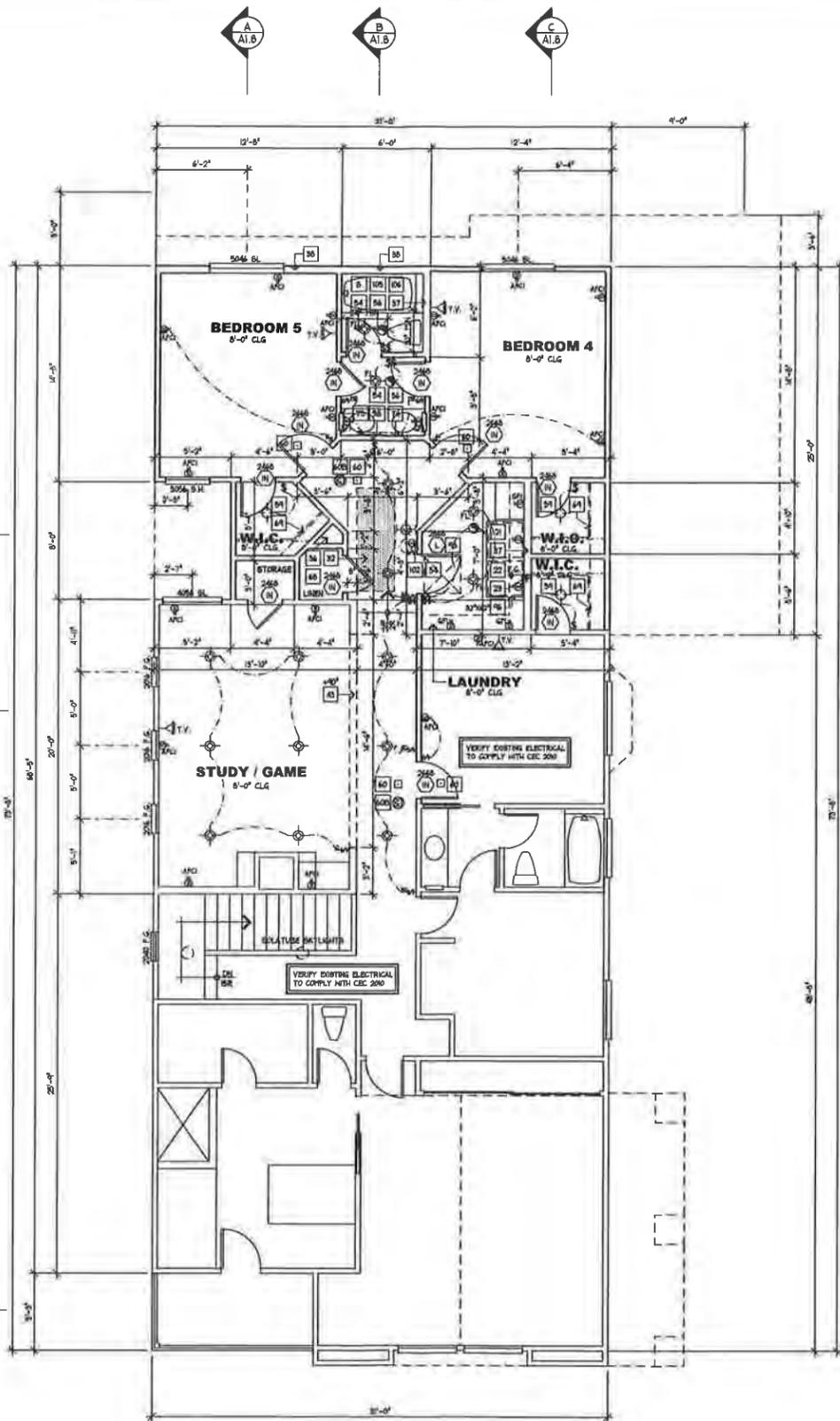
APPLIANCES IN ATTICS OPENING SHALL NOT BE MORE THAN 30" FROM THE OPENING ALONG THE PATHWAY. PATHWAY SHALL HAVE A SOLID FLOOR NOT LESS THAN 2" WIDE FROM OPENING TO APPLIANCE. PROVIDE A 20 AMP HOURING PLATE IN FRONT OF THE APPLIANCE AND PROVIDE A 100 VOLT OUTLET WITH A LIGHT FIXTURE NEAR THE APPLIANCE WITH THE LIGHT SWITCH LOCATED NEAR THE OPENING. (BOL4 CPC)

**CALIFORNIA MECHANICAL CODE**

CONDENSATE LINES FROM MECHANICAL EQUIPMENT SHALL DISCHARGE TO A PLUMBING FIXTURE OR STORM DRAIN BY MEANS OF AN INDOOR DRAIN PIPE. CONDENSATE LINES SHALL NOT TERMINATE IN LANDSCAPE OR YARD AREAS. (B011 CM)

**GENERAL NOTES**

1. PROVIDE HOSE STREET NO. VISIBLE AND LEGIBLE FROM THE STREET. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE A MINIMUM OF 4" HIGH (C.R.C. SECTION R301)
2. ANTI SCALDING SHOWER AND TUBSHOWER VALVES ARE REQUIRED. PER C.P.C.
3. SAFETY GLASS IS REQUIRED AT WINDOW DOOR, IF APPLICABLE. C.R.C. SECTION R308
4. DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE HALLS OR CEILING SEPARATING THE DRIVING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A 1/4" GUN DRILL SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. (C.R.C. SECTION R302.2)
5. PROVIDE ANTI SPRINK VALVE AT HOSE BIDS
6. THE BUILDING OWNER/OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING, AND LIGHTING SYSTEMS, AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS TO USE THEM EFFICIENTLY.
7. AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER STATING THAT THE INSTALLATION COMPLETES WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2. THE CERTIFICATE SHALL STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND HEIGHT PER SQUARE FOOT.
8. ALL BRANCH CIRCUITS SUPPLYING RECEPTACLES IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, HALLWAYS, RECREATION ROOMS, CLOSET, HALLWAYS AND OTHER ROOMS OR AREAS SHALL BE PROTECTED BY LISTED AIR-FALLT CIRCUIT INTERRUPTER.
9. THE MANUFACTURED WIREDOGS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FIREPROOFING RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
10. A DESIGNATED 20 AMP CIRCUIT IS REQUIRED TO SERVE REQUIRED BATHROOM RECEPTACLES PER C.E.C.
11. PROVIDE A MINIMUM OF TWO 3/4" HIGH HOSE BIDS, ONE LOCATED READILY ACCESSIBLE TO THE FRONT YARD AND ONE READILY ACCESSIBLE TO THE REAR YARD
12. WATER CLOSETS AT SECOND FLOOR SHALL BE SECURELY ANCHORED TO SOLID FLOOR JOISTS OR BLOOMS WITH FLOOR BREATHING END NAILED INTO JOIST OR BLOOMING SUPPORT. SEE DETAIL W/D 6
13. FIXTURES HAVING CONCEALED SLIP-JOINT CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL OR UTILITY SPACE AT LEAST 1/4" IN ITS LEAST DIMENSION AND SO ARRANGED WITHOUT OBSTRUCTION AS TO MAKE SUCH CONNECTIONS READILY ACCESSIBLE FOR INSPECTION AND REPAIR
14. PROVIDE KITCHEN RANGE EXHAUST DUCT DIRECTLY TO THE OUTSIDE OF THE BUILDING
15. PROVIDE A MINIMUM OF 1" WATER SUPPLY LINE TO THE SINGLE FAMILY DWELLING. SIZE MAY BE REDUCED TO 3/8" DUE TO AVAILABLE PRESSURE OR IF REQUIRED TO PROVIDE A FIRE SUPPRESSION SYSTEM
16. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS (200 C.E.C.)
17. ALL LIGHTING IN THE BUILDING EXCEPT CLOSETS LESS THAN TO SQUARE FEET IN AREA SHALL BE FLUORESCENT LIGHTING UNLESS LIGHTING ARE CONTROLLED WITH MOTION SENSOR OR DIMMER
18. ALL LIGHTING IN BATHROOMS, THE LAUNDRY ROOM, THE GARAGE AND THE POWDER ROOM SHALL BE FLUORESCENT LIGHTING UNLESS LIGHTING ARE CONTROLLED WITH MOTION SENSOR
19. THE 20-AMP BRANCH CIRCUIT RECEIVING THE KITCHEN COUNTERTOP RECEPTACLES SHALL HAVE NO OTHER OUTLETS PER 200 C.E.C.
20. ALL EXTERIOR LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY UNLESS THOSE LIGHTING FIXTURES ARE CONTROLLED BY MOTION SENSORS
21. CONDUCTORS NORMALLY USED TO CARRY CURRENT SHALL BE COPPER FOR ALUMINUM AND COPPER-CLAD ALUMINUM 86 ANS AND LARGER (200 C.E.C.)
22. EXCEPT FOR ALUMINUM CONDUCTORS SMALLER THAN 4" AWG MAY BE USED PROVIDED THE METHOD OF CONNECTION IS APPROVED IN ADVANCE BY THE BUILDING OFFICIAL AND THE INSTALLER IS MADE UNDER CONTRACTOR'S SPECIAL INSPECTION
23. EVERY FIXED APPLIANCE, SUCH AS FOOD WASTE GRINDERS, DISHWASHERS, HANDSINK MACHINES, DRYERS, LAUNDRY TUBS, REFRIGERATORS OR FREEZERS, STOVEGRIDS, AC, BUILT IN HEATERS OR ANY OTHER FIXED APPLIANCE WITH A MOTOR OF 1/4 HP. OR LARGER SHALL BE ON A SEPARATE 20 AMP BRANCH CIRCUIT.
24. NO COOD-COMBATED CHAIN, CABLE, COOD-SUPPORTED, LIGHTING TRACK, FREQUENT LAMPARERS OR CEILING-SUPPORTED FANS SHALL BE LOCATED WITHIN 6' HORIZONTALLY AND 6' VERTICALLY FROM THE TOP OF THE BATHUB OR ON BATHING STALL. LAMPARERS LOCATED IN THIS ZONE SHALL BE LISTED FOR THIS AREA OR LISTED FOR NET LOCATIONS WHERE SUBJECT TO BATHING SPRAY
25. IN CLOSETS, LAMPARERS SHALL BE SURFACE-MOUNTED OR RECESSED RECESSED WITH COMPLETELY ENCLOSED LAMPS OR FLUORESCENT LAMPARERS INSTALLED ON THE WALL OR CEILING PROVIDED THERE IS A MINIMUM CLEARANCE OF 6" BETWEEN THE LAMPARER AND THE NEAREST POINT OF STORAGE
26. WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.6 GALLONS OF WATER PER FLUSH, 1.25 GALLONS PER FLUSH AFTER JULY 1, 2011 (BOL3 CPC)
27. WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SEC. 604.1 OF THE CALIFORNIA PLUMBING CODE. PEX, CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 604 OF THE CPC. INSTALLATION STANDARDS OF APPROX 1" OF THE CPC AND MANUFACTURER'S RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN SEC. 604.1 OF THE CPC FROM THE PERMIT ISSUANCE.
28. DUCTS PENETRATE SHALL CONTACT STRUCTURAL ENGINEER FOR CORRECT PROCEDURE PRIOR TO BEGINNING WORK.
29. ALL RECEPTACLES IN BATHROOMS, GARAGES, OUTDOOR, CRANE SPACES, UNFINISHED BASEMENTS, KITCHENS (GAS RECEPTACLES EXCEPT THE BATHING, LAUNDRY UTILITY, NET BAR SINKS (WITHIN 6' OF THE EDGE OF THE SINK), SHALL HAVE GROUND-Fault CIRCUIT-INTERRUPTER (GFCI) PROTECTION (200 C.E.C.)
30. PROVIDE LOCK-TYPE TAMPER RESISTANT GAPS FOR NEARBY SERVICE PORTS.
31. PROVIDE TAMPER RESISTANT RECEPTACLES THROUGHOUT DWELLING UNITS. (CPC 406.1)
32. NO CIRCUITS IN PANELS SHALL BE DISCONNECTED IN A MANNER THAT DEPENDS ON TRANSIENT CONDITIONS OF OCCUPANCY.
33. LAMPARERS LOCATED IN NET/STAMP LOCATIONS SHALL BE SO LISTED FOR APPLICATION
34. PROVIDE SEPARATE CIRCUIT FOR ALL RANGE HOODS (CPC 402.10.1)
35. PROVIDE GFCI RECEPTACLES IN ALL LAUNDRY ROOMS (CPC 203.4.1.7)
36. PANELS SHALL BE MARKED OR LABELED ACCORDING TO CALIFORNIA ELECTRICAL CODE. NO SHARING PANELS ALLOWED AS A METHOD OF IDENTIFICATION.
37. ALL ELECTRICAL CONDUITS AND GAS LINE PENETRATIONS THROUGH CONCRETE SHALL BE WEAIVED
38. ALL BACKWAYS AND WRES USED OUTDOORS SHALL BE RATED AND LISTED FOR NET LOCATION
39. SHOWER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 2.5 GALLONS PER MINUTE (A02.11 CPC)
40. FAUCETS IN KITCHENS, NET BARS, LAVATORIES, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 2.2 GALLONS PER MINUTE
41. DUCTS PENETRATING WALL OR CEILING SEPARATING GARAGE AND A DWELLING UNIT SHALL BE CONSTRUCTED OF PERMIT 24-GAGE SHEET METAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
42. BATHING & SHOWER FLOORS & HALLS ABOVE BATHING WITH SHOWNERS & SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 6" ABOVE THE FLOOR
43. CENTER, FIBER-GLASS, FIBER-GLASS REINFORCED CONCRETE, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR HALL TILE IN TUB & SHOWER AREAS & HALL & CEILING PANELS IN SHOWER AREAS



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

ADDITIONAL SQUARE FOOTAGE

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**FLOOR PLAN NOTES**

- INDICATED FLOOR PLAN NOTES - SEE NUMBER BELOW
1. DOUBLE KITCHEN SINK WITH GARBAGE DISPOSAL
  2. BUILT-IN DISHWASHER (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS.)
  3. 6" CLEAN REFRIGERATOR SPACE. PROVIDE SINK IN PLUMBING FOR ICE MAKER VALVE IN RECESSED PLASTIC NEUTRAL MAY VARY WITH MANUFACTURER'S SPECIFICATIONS
  4. 6" WIDE VEGETABLE SINK WITH GARBAGE DISPOSAL
  5. 30" WIDE PRESSED STEEL TUB WITH SHOWER ABOVE. PROVIDE CERAMIC TILE MANTICUT TO ONE FULL TILE ABOVE SHOWER HEAD - 6" MIN. ABOVE DRAIN. PROVIDE CHROME ROSS
  6. TRAIL CONTRACTOR (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS)
  7. WASHING MACHINE SPACE - PROVIDE RECESSED BOX AND HURST
  8. DRYER SPACE - PROVIDE VENT TO OUTSIDE AIR WITH RECESSED BOX AT HALL VENT ATTACHMENT. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL SIZE AND LOCATION OF THE DRYER VENT AND SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
  9. DRYER VENT LOCATION ( DRA 20 SA G.I.)
  10. DRYER VENT SHALL BE INSTALLED PER THE C.I.C. AND SHALL BE A MINIMUM OF 4" IN DIAMETER. THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL SIZE AND LOCATION OF THE DRYER VENT AND SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS. DRYER EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. SEE SHEET FOR DRYER VENT CALCULATIONS
  11. DOUBLE OVEN (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS.)
  12. 6" GYPSUM (8 BUNDLES) PROVIDE 1400 WITH LIGHT AND FAN ABOVE. (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS.)
  13. MICROVAPE. PROVIDE SEPARATE ELECTRICAL CIRCUIT (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS.)
  14. TRACE OF FAU - MANUFACTURER'S CABINET EQUIPMENT - MODEL BATHING-1-B - BTU 85,000 - SEE B/D - TON 4.0
  15. PROVIDE UNRESTRICTED 2" WIDE FLOORWOOD FLOOR MANAGERWAY FROM ACCESS. PROVIDE CONDENSATE LINE TO OUTSIDE. PROVIDE LIGHT SWITCH AT FAU AREA. PROVIDE ELECTRIC AND FUEL GAS AS REQUIRED BY UNIT.
  16. INSTALLED FURNACE SHALL MEET ALL CLEARANCES TO COMBUSTIBLES AS LISTED IN THE FURNACE MANUFACTURER'S SPECIFICATIONS. SEE DETAIL W/D 3
  17. APPLIANCES IN ATTIC SHALL COMPLY WITH CPC 504.4
  18. SEE REQUIREMENTS IN THIS AREA
  19. 30" WIDE ATTIC ACCESS. PROVIDE WEATHER STRIP OR SEAL AT ACCESS PANEL TO PREVENT BACK DRAFT
  20. DUCT CHASE - PROVIDE DRAFT/FIRE STOP AS REQUIRED BY CODE
  21. 4" PLUMBING HALL
  22. 6" STUD HALL
  23. 1/2" HALL. SEE PLAN FOR HEIGHT/SEE DETAIL W/D 5
  24. CRIPPLE HALL
  25. 1/2" OF FLOOR ABOVE
  26. GYPSUM BOARD SHELF - SEE PLAN FOR HEIGHT.
  27. GYPSUM BOARD SKYVIT - TOP AT 9" UNLESS OTHERWISE NOTED.
  28. PROVIDE R-8 INSULATION AT WALL AS INDICATED
  29. PROVIDE RECESSED FLUORESCENT FIXTURE
  30. UNDER CABINET FLUORESCENT TANK LIGHTING
  31. PROVIDE SURFACE MOUNT FLUORESCENT FIXTURE
  32. PROVIDE SURFACE MOUNT FLUORESCENT FIXTURE IN THIS COMPARTMENT
  33. PROVIDE FAN AND/OR FAN/LIGHT COMBINATION. EXHAUST FAN SHALL BE CAPABLE OF PROVIDING 50 CFM EXHAUST CAPACITY
  34. PROVIDE A HALLWAY HOUSE FAN - SEE TITLE 24 FOR ENERGY CALCULATIONS SPECIFICATIONS
  35. TRAY/DROP LIGHT FIXTURE
  36. THEATRICAL LIGHTING
  37. CLOSET / STORAGE / PANTRY LIGHTING SHALL COMPLY WITH C.E.C. FOR HALLWAY CLEARANCE FROM STORAGE SPACE
  38. APPROVED SMOKE ALARM PER C.E.C. SECTION 916 ALARM TO BE PERMANENTLY WIRRED AND WITHOUT A DISCONNECT SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. ALL SMOKE ALARMS TO BE WIRRED TOGETHER FOR SPECIFICATION ALARM. ALL SMOKE ALARMS SHALL HAVE APPROVED BATTERY BACK UP. SEE GENERAL NOTES SHEET D.1 / DIVISION 16 / ITEM 1 FOR FULL REQUIREMENTS.
  39. APPROVED CARBON MONOXIDE ALARM PER C.E.C. SECTION 916 ALARM TO BE PERMANENTLY WIRRED AND WITHOUT A DISCONNECT SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. ALL ALARMS TO BE WIRRED TOGETHER FOR SPECIFICATION ALARM. ALL CARBON MONOXIDE ALARMS SHALL HAVE APPROVED BATTERY BACK UP.
  40. PROVIDE 1" SQUARE ANGLE AT PANTRY OR LAUNDRY CLOSET.
  41. SHELF AND SINGLE POLE
  42. FINISH
  43. RECESSED MEDICINE CABINET
  44. GUARDRAIL - SEE DETAIL W/D 8. GUARDRAIL SHALL COMPLY WITH C.E.C. SECTION 916. AND SHALL BE NOT LESS THAN 42" HIGH WITH A SINGLE DETACHED SWELLING UNIT AND WITHIN AND INDIVIDUAL MULTI-FAMILY DWELLING UNIT. A GUARDRAIL SERVING AS A HANDRAIL AT A STAIR RUN SHALL HAVE A HEIGHT NOT LESS THAN 36" HIGH AND NOT MORE THAN 36" HIGH MEASURED VERTICALLY FROM THE LEADING EDGE.
  45. PROVIDE 1/2" PAN AND DRAIN PER DETAIL. SEE DETAIL W/D 8
  46. SEE FLOOR PLAN FOR SIZE
  47. PROVIDE 1/2" B. LAYERS MAKE UP AIR VENT AT BOTTOM OF DOOR OR IN HALL
  48. PROVIDE LIGHT, SWITCH AND 100V OUTLET IN ATTIC. IN CONJUNCTION WITH NOTE 32.
  49. BATHING & SHOWER FLOORS & HALLS ABOVE BATHING WITH SHOWNERS & SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 6" ABOVE THE FLOOR
  50. CENTER, FIBER-GLASS, FIBER-GLASS REINFORCED CONCRETE, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR HALL TILE IN TUB & SHOWER AREAS & HALL & CEILING PANELS IN SHOWER AREAS

**TABLE 24 ELECTRICAL / LIGHTING NOTES**

- A14 PROVIDE DIMMER SWITCH AT ALL ROOMS AND HALLS.
  - NOT REQUIRED AT SWITCHES WITH MANUAL OCCUPANCY SENSOR. (SEE ITEM 204 BELOW)
  - NOT REQUIRED AT FLUORESCENT FIXTURES
  - NOT REQUIRED AT CLOSETS LESS THAN 100 SQ. FT. IN AREA
  - NOT REQUIRED AT SWITCHES TO 1/2" OUTLETS.
- B24 PROVIDE MANUAL ON OCCUPANCY SENSOR AT NEARBY LIGHTS AT WATER BATH WASHBUB, SECONDARY BATH WASHBUB AND AT DECORATIVE RECESSED FIXTURE AT POWDER ROOM.
- C14 ATTIC FIXTURE SHALL BE FLUORESCENT IF RECESSED SHALL BE
  - DIMMER SWITCH
  - DIMMER SWITCH
  - MANUAL ON INTEN. SENSOR SWITCH

THIS PLAN IS TO COMPLY WITH CBC SECTION R307 'MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE'

- SEE SHEET 'C' FOR COMPLETE NOTES AND REQUIREMENTS ON:
- ROOFING
  - ATTIC VENTILATION
  - EAVE AND SOFFIT PROTECTION
  - EXTERIOR WALLS
  - VENTS IN EXTERIOR WALLS
  - EXTERIOR HALL GLAZING
  - EXTERIOR GLAZING IN HALL DOORS
  - GLAZING IN GARAGE DOORS
  - EXTERIOR DOORS
  - EXTERIOR TRIM
  - EXTERIOR DECKS, STAIRS TREAD, LANDINGS, PORCHES AND BALCONIES
  - UNDERSIDE OF DECKS, PORCHES AND PATIOS
  - ANCILLARY BUILDINGS
  - FUEL REDUCTION STANDARDS
  - ALTERNATE METHODS AND MATERIALS
  - FIELD APPLIED FIRE TREATMENT - NOT ALLOWED

**EXISTING SQUARE FOOTAGE**

FIRST FLOOR	1,272 SQ. FT.
SECOND FLOOR	1,152 SQ. FT.
TOTAL	2,424 SQ. FT.
GARAGE	672 SQ. FT.

**ADDITION SQUARE FOOTAGE**

FIRST FLOOR ADDITION	720 SQ. FT.
SECOND FLOOR ADDITION	966 SQ. FT.

TOTAL ADDITION 1,686 SQ. FT.

**TOTAL REVISED SQ. FTG.**

FIRST FLOOR	1,992 SQ. FT.
SECOND FLOOR	2,118 SQ. FT.
TOTAL	4,110 SQ. FT.

HOLIDAY RESIDENCE  
3384 WIMBLETON WAY  
COSTA MESA, CA



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**PROPOSED SECOND FLOOR PLANS**



2018 E. Sosa Ave Canyon Road  
Suite 100-121  
Anaheim, CA 92808  
(714) 667-5347

Job No: HOLIDAY RESIDENCE

Revisions:

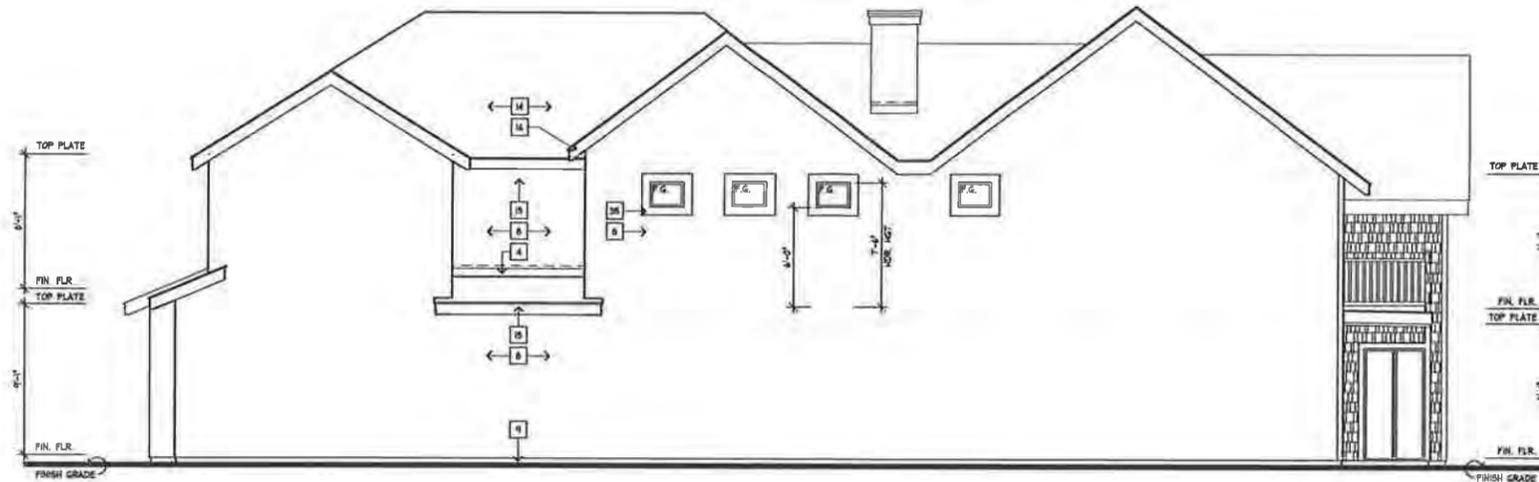
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LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

**ELEVATION NOTES**

- INDICATES EXTERIOR ELEVATION NOTES SEE NUMBERS BELOW.
- 4. G1 FLASH AND COUNTER FLASH AT ROOF TO WALL. - SEE DETAILS D / D1 AND U / D1
- 5. G1 SCREENED AND LOUVERED ATTIC VENT. - SEE PLAN FOR SIZE. SEE ATTIC VENT SUPPLY AT ROOF PLAN FOR ADDITIONAL INFORMATION.
- 6. G1 SCREENED AND LOUVERED DORMER VENT. - SEE ATTIC VENT SUPPLY AT ROOF PLAN FOR ADDITIONAL INFORMATION.
- 7. G1 SCREENED AND LOUVERED CHIMNEY ROOF VENT. - SEE ATTIC VENT SUPPLY AT ROOF PLAN FOR ADDITIONAL INFORMATION.
- 8. TYPICAL STUCCO TO HAVE SAND FINISH - VERIFY WITH BUILDER. TWO LAYERS OF GRADE D PAPER UNDER STUCCO WITH OVER HOOD WEATHERING.
- 9. G1 STUCCO SCREED. - SEE DETAIL I / D1
- 10. EXISTING ROLL UP GARAGE DOOR
- 11. ENTRY DOOR PER BUILDER'S SELECTION
- 12. CONCRETE PORCH
- 13. CONCRETE STUCCO
- 14. CONCRETE ROOF TILE PER BUILDER'S SELECTION
- 15. 2x8 R/S FASCIA - SEE DETAIL PER ROOF PLAN
- 16. 2x8 R/S BARGE - SEE DETAIL PER ROOF PLAN
- 17. 2x6 POLY TRIM WITH STUCCO OVER.

LSA ARCHITECTURE AGREES TO CORRECT OR SUPPLEMENT THESE PLANS IN ALL CASES WHERE THE ARCHITECT'S NEGLIGENCE OR MALPRACTICE IS PROVEN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEE PAID TO THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEE PAID TO THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEE PAID TO THE ARCHITECT.

**HOLIDAY RESIDENCE**  
**3384 WIMBLETON WAY**  
**COSTA MESA, CA**



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**NEW EXTERIOR ELEVATIONS**



8018 E. Santa Ana Canyon Road  
 Suite 100-121  
 Anaheim, CA 92800  
 (714) 667-8547

Job No: **HOLIDAY RESIDENCE**

Revisions:

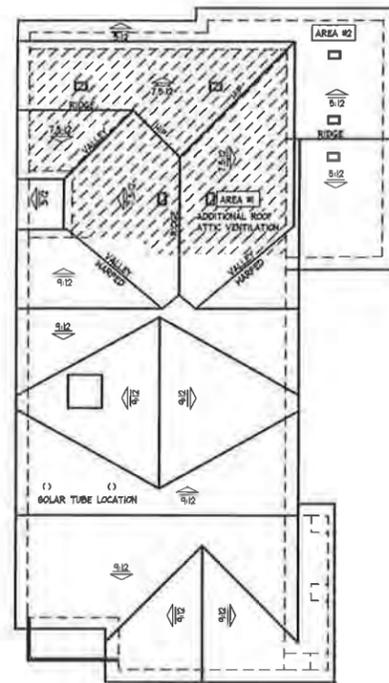
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Date: 10/02/13

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ROOF PLAN

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

**NOTE:**  
ROOF MATERIALS INSTALLED ON STRUCTURES LOCATED IN A FIRE ZONE OR AREA SHALL BE NON COMBUSTIBLE OR CLASS A TYPE ROOFING.

ALUMINUM GUTTERS—STANDARD AROUND PERIMETER EXCEPT WHERE ONE ROOF OVERHANGS ON TO ANOTHER (LOWER) ROOF THEN THE LOWER ROOF ONLY WILL HAVE RAIN GUTTERS. CONTRACTOR SHALL PROVIDE LAYOUT DRAWINGS TO BUILDER PRIOR TO INSTALLATION.

ROOF GUTTERS SHALL BE PROVIDED WITH PROTECTION TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS WITHIN THE GUTTER. AN EXAMPLE OF PROTECTION IS 1/4" CORROSION RESISTANT WIRE OVER THE ENTIRE OPEN AREA OF THE GUTTER. WIRE SHALL BE REMOVABLE FOR CLEANING - SEE DETAIL 19D/2 FOR ADDITIONAL INFORMATION.

**NOTE:**  
PROVIDE A CLASS I OR CLASS II VAPOR BARRIER ON THE WARM SIDE OF THE ATTIC INSULATION PER 2009 C.R.C. SECTION 506.2 TYPICAL ABOVE ALL CONDITIONED LIVING SPACES.

**NOTE:**  
FOR CALIFORNIA FRAMED ROOF AREA - VERIFY LOCATION WITH STRUCTURAL ENGINEERING DRAWINGS. UNLESS OTHERWISE NOTED PROVIDE TYP. CUT-OUTS THROUGH SHEATHING BELOW FOR VENTILATION AND AS APPLICABLE, ACCESS TO CALIFORNIA FRAMED AREA, VERIFY SIZE AND LOCATION OF CUT-OUTS WITH STRUCTURAL ENGINEER.

**ROOF NOTES**

1. ROOF SLOPE : TYPICAL ROOF SLOPE = 5:12 SEE ROOF PLAN
2. ROOF OVERHANG : 12" AT EAVE (U.N.O.) 18" AT BARGE (U.N.O.)
3. ROOF VENTS : DORMER VENTS TO BE SELECTED BY BUILDER. NET FREE AREA PER VENT SHALL BE 90 SQ. IN PER
4. ROOF VENTS : CHIMNEY VENTS TO BE SELECTED BY BUILDER. NET FREE AREA PER VENT SHALL BE 75 SQ. IN PER
5. ROOF MATERIAL : 3/4" TILE "EAGLE TILE - EAGLELITE" OR EQUAL ICC-ES ESR-1920 HEIGHT 700W / 80. MAX.

**ATTIC VENTILATION**

ATTIC VENTILATION CALCULATIONS PER C.R.C. SECTION 506.

- \* ALL VENT OPENINGS SHALL BE COVERED W/ 1/4" CORROSION RESISTANT METAL MESH
- \* FRAMER SHALL BE RESPONSIBLE FOR COORDINATING W/FRAMER PER. TO ACCOMMODATE ALL ATTIC VENTS
- \* ALL VENTS SHALL BE INSTALLED 60 AS TO MAKE THEM WATER-PROOF AND WALL MOUNTED LOUVERS SHALL BE SEALED AND FLASHED WITH "MOISTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATIONS.
- \* PROVIDE APPROVED INSULATION DAVIS (BATTLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES BEING BLOCKED BY INSULATION
- \* PAINT DORMER VENTS TO MATCH ROOF COLOR.

**ATTIC VENTILATION CALC.**

ATTIC AREA : A SQ. FT.  
A 9' F. X 14'00 X 14'4 = B SQ. IN

AREA	AREA #	AREA #2
A ATTIC AREA ( UNIT : SQ. FT. )	678	404
B CALCULATE REQ'D NET FREE VENTING AREA ( UNIT : SQ. IN. )	355	198
ATTIC VENTILATION REQUIRED	355	198
CHIMNEY VENTS (16 SQ. IN./UNIT)	4	3
TOTAL AREA PROVIDED	360	200



**ELEVATION NOTES**

- INDICATES EXTERIOR ELEVATION NOTES SEE REFERRED BLOCK.
- 6.1 FLASH AND GOUNTER FLASH AT ROOF TO WALL - SEE DETAILS 10 / D1 AND 11 / D1
- 6.1 SCREENED AND LOUVERED ATTIC VENT - SEE PLAN FOR SIZE SEE ATTIC VENT SUMMARY AT ROOF PLAN FOR ADDITIONAL INFORMATION
- 6.1 SCREENED AND LOUVERED DORMER VENT - SEE ATTIC VENT SUMMARY AT ROOF PLAN FOR ADDITIONAL INFORMATION
- 6.1 SCREENED AND LOUVERED CHIMNEY ROOF VENT - SEE ATTIC VENT SUMMARY AT ROOF PLAN FOR ADDITIONAL INFORMATION
- TYPICAL STUCCO TO HAVE SAND FINISH - VERIFY WITH BUILDER. TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHEN OVER HOOD SHEATHING
- 6.1 STUCCO SCROED - SEE DETAIL 1 / D1
- DORMER ROLL UP GARAGE DOOR
- ENTRY DOOR PER BUILDER'S SELECTION
- CONCRETE PORCH
- CONCRETE STUCCO
- CONCRETE ROOF TILE PER BUILDER'S SELECTION
- 208 R/S FASCIA - SEE DETAIL PER ROOF PLAN
- 208 R/S BARGE - SEE DETAIL PER ROOF PLAN
- 208 R/S TRIM WITH STUCCO OVER



REAR ELEVATION

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

HOLIDAY RESIDENCE  
3384 WIMBLETON WAY  
COSTA MESA, CA



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NEW EXTERIOR ELEVATIONS & ROOF PLAN



8018 E. Santa Ana Canyon Road  
Suite 100-121  
Anaheim, CA 92808  
(714) 667-8247

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# **PLANNING COMMISSION**

## **SUPPLEMENTAL MEMO**

MEETING DATE: FEBRUARY 10, 2014

ITEM NUMBER **PH-1**

**SUBJECT:** APPEAL OF ZONING APPROVAL TO CONSTRUCT ADDITIONS TO THE FIRST AND SECOND STORY OF AN EXISTING TWO-STORY RESIDENCE LOCATED AT 3384 WIMBLEDON WAY

**DATE:** FEBRUARY 7, 2014

**FROM:** ANTONIO GARDEA, SENIOR PLANNER *AG*

**FOR FURTHER INFORMATION CONTACT:** ANTONIO GARDEA, (714) 754-5692  
antonio.gardea@costamesaca.gov

---

Staff received a request from the appellant to postpone the item to allow more time to prepare for the public hearing. The appellant indicates that he was not provided sufficient notice of the hearing. The purpose of this memorandum is to explain the procedure and noticing requirement for an appeal of a zoning approval in response to the attached correspondence.

### **Project's Approval and Appeal Period**

The building permit application (BC13-00844) which includes a second story addition is subject to the provisions of the Residential Design Guidelines (Guidelines). Projects that meet the Guidelines can be approved through the City's plan check process and the Planning Division is the final review authority. Issuance of building permits are a ministerial action and do not require public notification prior to approval. However, a **notice of approval** for two-story additions is provided by mail to all owners of properties that share a common property line with the approved project. The property owners that receive the notice have seven days, from the date of the notice, to file an appeal.

### **Appeal Process**

The following is a summary of the City's appeal process and the steps taken to process this appeal request.

Code Requirement - Municipal Code Section 2-303 requires that, the appeal be considered at the first regular meeting which follows receipt of the application by ten or more days.

Compliance Action - The appeal was filed on January 17, 2014. The next regular meeting of the Planning Commission was on January 27<sup>th</sup>, which barely complied with the minimum time frame for scheduling the appeal, so it was scheduled for the subsequent meeting to be held on February 10<sup>th</sup>.

Code Requirement - Municipal Code Section 2-308 requires notice of the hearing in the same manner as required for the decision subject to the appeal<sup>1</sup>. In addition, Code requires that the hearing notice be given to the original applicant and appellant.

Compliance Action - On January 29, 2014, eight post card notices of the Planning Commission meeting were mailed to the adjacent property owners that included the property owner appealing the project.

Compliance Action - On February 4th, an electronic copy of the staff report was emailed to the property owner and the appellant's representative.

The record indicates that the appeal procedure has been followed per Code requirements. The process has provided the appellant with two additional weeks beyond the minimum required time timeline for consideration of the appeal.

### **Alternatives**

After weighing the interests of the applicant and the appellant in this matter the Planning Commission may decide to do the following:

1. Proceed to hear the appeal at this meeting; or
2. Vote to continue the item to February 24, 2014.

Attachments: 1 - Appellant's Request  
2 – Municipal Code Excerpts

Distribution: Director of Economic & Development/Deputy CEO  
Senior Deputy City Attorney  
Public Services Director  
City Engineer  
Transportation Services Manager  
Fire Protection Analyst  
Staff (6)  
File (2)

---

<sup>1</sup> The original decision did not have any advanced noticing requirements. The only noticing for the original application was post approval.

**GARDEA, ANTONIO**

---

**From:** Michael York <york@dslextreme.com>  
**Sent:** Thursday, February 06, 2014 4:43 PM  
**To:** GARDEA, ANTONIO  
**Subject:** RE: Staff report for Appeal of Building Permit # BC13-00844

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Gardea:

This email is sent to you as a follow up to our telephone conversation a few minutes ago.

As I pointed out, and you agreed, I was not given notice of the hearing on the appeal. I did not know about the hearing until I saw your email, which I did not see until yesterday. (I did not mention this to you, but I tried to discuss this issue with you yesterday, but you were not in yesterday.)

It is my information that 10 days' notice of a hearing is usually given. In any event, five days' notice is not sufficient time to do what needs to be done to prepare and submit materials in support of our position, and otherwise prepare for the hearing.

Therefore, I request that the hearing be postponed.

Michael G. York  
Law Offices of Michael G. York  
1301 Dove Street, Suite 1000  
Newport Beach, California 92660  
Telephone: (949) 833-8848  
Facsimile: (949) 955-3682  
Email: [york@dslextreme.com](mailto:york@dslextreme.com)

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**From:** GARDEA, ANTONIO [mailto:[antonio.gardea@costamesaca.gov](mailto:antonio.gardea@costamesaca.gov)]  
**Sent:** Tuesday, February 04, 2014 9:20 AM  
**To:** 'Craig Holiday'; 'york@dslextreme.com'  
**Cc:** 'dave@grooveconstructioninc.com'  
**Subject:** Staff report for Appeal of Building Permit # BC13-00844

Attached please find a copy of the staff report for the Planning Commission consideration of the Planning Division's Zoning Approval of Building Permit No. BC13-00844.  
Please contact me if you have any questions or comments.

**Antonio Gardea**  
**Senior Planner**

**Sec. 2-303. Procedure for appeal.**

- (1) Any affected person may, within the time limits set forth in section 2-305, file an application for appeal with the city clerk. Said application shall contain sufficient information to identify the party, its interest in the matter, and the reasons for requesting an appeal.
- (2) If the appeal is to be heard by a person or body which conducts regularly scheduled meetings, the appeal shall be considered at the first regular meeting which follows receipt of the application by ten (10) or more days, and which allows sufficient time for the giving of notice as required by section 2-308
- (3) If the appeal is to be heard by an individual or body which does not conduct regularly scheduled meetings, the appeal shall be considered not more than ten (10) days following receipt of the application; provided that the time period may be extended if necessary to allow the giving of notice as required by section 2-308
- (4) An appeal hearing shall consist of a new (i.e., de novo) hearing on the matter by the person or body specified in section 2-309. The appeal hearing shall be based on the following evidence:
  - (a) Any relevant evidence, including staff reports, etc., submitted at the time of the prior decision and at the appeal hearing, and
  - (b) Findings, if any, and decision of the person or body whose decision is being appealed.
- (5) Notwithstanding the provisions of this chapter, there shall be no right of appeal to the city council from a decision by a public officer designated by City Council Policy No. 100-7 on an application for a waiver of fees for use of a city owned public facility or show wagon. A decision pursuant to City Council Policy No. 100-7 shall be subject to California Code of Civil Procedure section 1094.6.
- (6) If the original decision being appealed involved issuance of any permit, license, or other entitlement or approval or requested some action by the city, the applicant for the original decision shall have the burden of proof to support the granting of the requested issuance, approval, or action at the appeal.

**Sec. 2-305. Time limitations for appeals and reviews.**

All applications for appeals and reviews must be filed, in writing, during regular business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays, and within the time limits hereinafter set forth:

- (1) For all matters relating to the approval, disapproval or extension of tentative and parcel maps, within ten (10) days from the date of the final decision subject to appeal or review.
- (2) For all other items, within seven (7) days from the date of the final decision subject to appeal or review.
- (3) For all matters requiring approval by the city, its employees, committees, or commissions, and by the redevelopment agency, the time limits for all applications shall begin on the date of the later of the following:
  - (a) Final decision by the city, its employees, committees, or commissions; or
  - (b) Final decision by the redevelopment agency.

If the final day for filing an application for appeal or review falls on a holiday or weekend day when city hall is closed, the application shall be filed no later than the next business day.

**Sec. 2-308. Notice of appeal or review.**

Notice of the hearing for the appeal or review shall be given in the same manner as any required notice for the hearing at which the decision subject to the appeal or review was made. In all cases for the hearing for an appeal or review, written notice of the date, time, and place shall be given to the original applicant, if any, any prior applicant for appeal regarding the same matter, and for appeals the person requesting the current appeal.

PH-1  
PLAZA DEL SOL  
HOMEOWNERS ASSOCIATION

February 5, 2014

Antonio Gardea  
City of Costa Mesa, Planning Commission  
77 Fair Drive  
Costa Mesa, CA 92626

**RE: Zoning Approval (BC 13000844)  
3385 Wimbledon Way, Costa Mesa, CA 92626**

Dear Mr. Gardea:

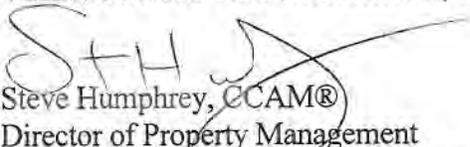
As Management Agent for the Plaza Del Sol Homeowners Association, a 54 single-family home development in Costa Mesa, (located adjacent to the Wimbledon Village Homeowners Association), I am writing to you on behalf of impacted homeowners (George & Sylvia Youssef) from the Plaza Del Sol Homeowners Association, regarding the above referenced property improvement.

The Yousseff's are concerned that their privacy may be impacted by the above referenced homeowner's proposed remodeling project, and that it may effect their property values. Accordingly, the Youssef's kindly request that their concerns be taken into consideration at the February 10, 2014 Planning Commission meeting.

Thank you and please contact the undersigned at (949) 450-1515 ext. 215 if you have any questions or need additional information.

Sincerely,

VILLAGEWAY MANAGEMENT, INC.

  
Steve Humphrey, CCAM®  
Director of Property Management  
At the Direction of the Board of Directors

**Received**  
City of Costa Mesa  
Development Services Department

FEB 10 2014

Cc: Board of Directors