



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MAY 27, 2014

ITEM NUMBER:

PH-2

SUBJECT: PLANNING APPLICATION PA-14-12 AND TENTATIVE PARCEL MAP NO. 14-113 FOR A TWO-UNIT RESIDENTIAL DEVELOPMENT AT 389 ROCHESTER STREET

DATE: MAY 16, 2014

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: ANTONIO GARDEA, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: ANTONIO GARDEA (714) 754-5692
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DESCRIPTION

The proposed project is a request to construct two, two-story detached, residential dwelling units and a small lot subdivision to create two, fee-simple lots on a 10,101-square foot site at 389 Rochester Street. The project includes the following:

1. **Design Review PA-14-12** to construct two, two-story detached single family residences.
2. **Tentative Parcel Map No. 14-113** to subdivide a 10,101-square foot parcel into two fee-simple lots as part of a Small Lot Subdivision.

The proposed project complies with the Code-required residential development standards, the Residential Design Guidelines and the recently adopted Small Subdivision Ordinance.

APPLICANT

The applicant is Rod A. Jeheber, authorized agent for the property owner, Rincon Real Estate Group.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Find that the project is exempt from further CEQA review per Section 15332 – In-fill Development Projects; and
2. Approve the project by adoption of Planning Commission resolution, subject to conditions.

PLANNING APPLICATION SUMMARY

Location: 389 Rochester Street
 APN: 425-021-18

Application Number: PA-14-12, PM-14-113

Request: Design Review of a two unit residential development and a subdivision map.

SUBJECT PROPERTY:

Zone: R2-MD
 General Plan: MDR
 Lot Dimensions: 67.5 FT x 150 FT
 Lot Area: 10,101 square feet
 Existing Development: One parcel with two single family dwellings

SURROUNDING PROPERTY:

North: R2-MD Multi-Family Residential
 South: R2-MD Multi-Family Residential
 East: I&R Harper School & Park
 West: R2-MD Multi-Family Residential

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed R2-MD zone	Proposed/Provided
Lot Area	12,000 SF	10,101 SF
Open space	3,030 SF - 30% minimum	5,497 SF - 54%
Density:		
Medium Density Residential Land Use Zone – R2-MD	Max. 12 units per acre Max. 2 dwelling units 1 du/3,630 SF	12 units per acre 2 dwelling units 1 du/5,050 SF
Building Height	Two-stories / 27 ft.	2 stories / 27 ft.
Distance between main buildings	No Minimum /SLO	10 ft.
Building Setbacks:		
Front (Tustin Avenue)	20 ft.	20 ft.
Side (Rochester Street)	10 ft.	20 ft.
Side	10 ft.	10 ft.
Rear	10 ft.	10 ft.
Rear (2 nd Story)	N/A	20 ft.
% ratio of 2nd floor to 1st floor	100%	74%
Driveway Length	19 ft.	19 ft.
Parking	Two garage and two open per unit	Two garage and two open per unit
Total	8 spaces	8 spaces
Final Action	Planning Commission	
CEQA Review	Exempt, Class 32 for in-fill development	

BACKGROUND

Project Site/Environs

The 10,101-square foot project site abuts residential uses to the north, south, and west. The project site is currently developed with three residential structures. The property is zoned R2-MD with a maximum development potential of two units (12 dwelling units per acre).

The abutting properties to the north, west and south are developed with multiple-family residences. The property at 1753 Tustin Avenue is developed with three units and the property immediately to the west at 387 Rochester Street is developed with two units, one of which is two stories. Harper School and Park are located across Tustin Avenue to the east.

ANALYSIS

Project Description

The proposed project consists of two detached single family residences with attached two car garages. The property would be divided in half and the proposed residences would be separated by ten feet. The floor plans mirror one another but the architectural finishes would be different for each house. The project complies with the Small Lot Subdivision standards and the Residential Design Guidelines. The residences are two stories in height and are setback 20 feet from both Rochester Street and Tustin Avenue. A total of 54 percent of the lot area is provided as open space and landscaping. Private yards are provided along the interior side yard setback area. Vehicular access for both homes will be taken off of Rochester Street and the garages are set back 19 feet to provide two additional parking spaces on the driveways. The yard area in between each home is accessed from the garage and will serve as the side yard for storage of trash bins.

Design Review PA-14-12

The Residential Small Lot Subdivisions are required to be processed according to the Design Review procedures contained in Section 13-29. The project complies with the review criteria for the planning applications, the development standards for small lot subdivisions, and the Residential Design Guidelines. The location of the units takes into consideration the surrounding properties and orients the windows and living areas away from the yards of adjacent neighbors. The buildings are placed on the property with sufficient setbacks to provide private useable open space and maximizes the southern exposure. The layout takes into consideration safety for vehicle and pedestrian circulation and orients the units towards Rochester Street, which is a local street. The units have well-articulated façades with uniform windows and high-quality finishes. The driveway approach on Tustin Avenue will be removed. The project density complies with the General Plan designation of Medium Density Residential (MDR).

Tentative Parcel Map PM-13-114

The applicant proposes a parcel map in compliance with the City's Small Lot Subdivision Ordinance to allow the units to be sold separately on fee simple lots. The proposed property is physically suitable to accommodate the proposed small lot subdivision. Engineering staff has confirmed that there are no interferences with the City's or other utility agencies' right-of-

way areas and/or easements. The map is consistent with City codes and the State Subdivision Map Act.

General Plan Conformance

The proposed development is a small lot subdivision development of two detached single family residences. The project is consistent with the General Plan because at 12 dwelling units per acre, the density is consistent with its Medium Density Residential land use designation. Also, the project promotes homeownership opportunities (Land Use Objective LU-1A.4), and encourages increased private market investment in declining or deteriorating neighborhoods (Land Use Objective LU-2A.8). The project complies with the Development Standards of the R2-MD zone.

Residential Design Guidelines

The design of the proposed residences meet the intent of the City's Residential Development Standards and Design Guidelines. The proposed residences include elevations with varied roof forms and modulated vertical and horizontal planes. The architecture incorporates stone and brick veneer bases, wood shingle siding and wood lap siding and stucco to provide depth and definition along the elevations as well as a visual transition from the first story to the second story. Because of the window placement and setback from the property line of the second story, the project should not result in privacy impacts to the surrounding residences. Both units have balconies on the second floor. The balcony for Unit A faces Tustin Avenue. The balcony for Unit B would overlook the driveway of the abutting property to the northwest. Because the abutting property is developed with the residence constructed near the opposite property line, the project should not result privacy impacts. All four facades of the buildings are equally treated with consistent finishes and materials. The design of the two-story homes complies with the building mass and form, side and rear yard setback, elevation treatment, window placement and architectural consistency guidelines.

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 (May 2015). After the initial 24-month period, a time extension for these applications would be required to be processed for another 12-month period.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15332, for Infill Development. The project is consistent with the General Plan designation of Medium Density Residential that allows up to 12 dwelling unit per acre and with all applicable General Plan policies as well as the Zoning Code designation of R2-MD (Multiple-Family Residential - Medium Density). The site is 10,101 square feet in size which allows a maximum of two dwelling units. The site is surrounded by multiple-family residential uses and has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

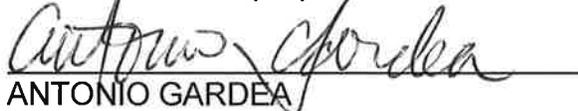
CONCLUSION

Approval of the Design Review will allow development of a two units as a Small Lot Subdivision Development. The project is deemed to be a high-quality development, therefore it is consistent with the intent of the General Plan and Zoning Code.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Continue the project to a later Planning Commission meeting to allow time for further analysis or project revisions.
2. Direct staff to prepare a resolution for denial of the project.


ANTONIO GARDEA
Senior Planner


JERRY GUARRACINO
Interim Assistant Director of Development Services

- Attachments:
1. Draft Planning Commission Resolutions and Exhibits
 2. Vicinity Map
 3. General Plan and Zoning Map
 4. Project Plans/Elevations
 5. Tentative Parcel Map 2014-113

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

Rod A. Jeheber
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Newport Beach, CA 92663

Rincon Real Estate Group
1520 N. El Camino Real
San Clemente, CA 92672

RESOLUTION NO. PC-14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-12 AND TENTATIVE PARCEL MAP 14-113, LOCATED AT 389 ROCHESTER STREET

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

WHEREAS, an application was filed by Rod A. Jeheber, as the authorized agent on behalf of the property owner, Rincon Real Estate Group, requesting approval of the following:

- 1) **Design Review PA-14-12** to construct a two-unit, two-story detached single-family residential development; and
- 2) **Tentative Parcel Map No. 14-113** to subdivide a 10,101-square foot parcel into two, fee simple residential lots.

WHEREAS, a duly noticed public hearing held by the Planning Commission on May 27, 2014 with all persons having the opportunity to speak 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** Planning Application PA-14-12 and Tentative Parcel Map 14-113.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-14-12 and Tentative Parcel Map 14-113 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 operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 27th day of May, 2014.

Jim Fitzpatrick, Chair
Chair, Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(14) because:

Required Finding: The project complies with 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.

Response: The design of the two-story homes complies with the building mass and form, side and rear yard setback, elevation treatment, and architectural consistency guidelines. The proposed residences include elevations with varied roof forms and modulated vertical and horizontal planes. The buildings are placed on the property with sufficient setbacks to provide private useable open space and maximizes the southern exposure. The location of the units takes into consideration the surrounding properties and orients the windows and living areas away from the yards of adjacent neighbors. The window placement and second story setbacks will ensure minimal impacts to privacy of the surrounding properties. A condition of approval has also been incorporated requiring construction of a six-foot tall decorative block wall around the perimeter of the site. The exterior elevations of the proposed structures will consist of a combination of stone and brick veneer bases with stucco, wood lap, and wood shingle siding, and fiberglass composition shingle roofing. All four facades of the buildings are equally treated with consistent finishes and materials.

Required Finding: The visual prominence associated with the construction of a two-story house or addition in a predominantly single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid unrelieved two-story walls.

Response: The subject site is in a neighborhood with both single-story and two-story residences. The second story is smaller than the first story and the second is off set from the first floor on all four elevations. The second floors of the units are set back 20 feet from the north and south property lines. The second floors are also set back an additional three, feet six inches from one another. The smaller second floors provide a vertical break between the floors and are also visually differentiated with changes in materials and finishes. The second floors are visually less prominent than the first floors.

Required Finding: As applicable to affordable multi-family housing developments, the project complies with the maximum density standards allowed pursuant to the general plan and provides affordable housing to low or very-low income households, as defined by the California Department of Housing and Community Development. The project includes long-term affordability covenants in compliance with state law.

Response: The proposed project complies with the maximum density allowed of 12 dwelling units per acre per the General Plan Designation of Medium Density Residential. The project is not an affordable housing development and does not require long-term affordability covenants.

- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(13) because:

Required Finding: The creation of the subdivision and related improvements is consistent with the General Plan and the Zoning Code.

Response: The creation of the subdivision is consistent with General Plan Land Use Objective LU-1A.4 in that it creates ownership opportunities to improve the imbalance between renter- and owner-occupied housing in the City. The project design complies with the Small Lot Subdivision Standards and the Residential Design Guidelines.

Required Finding: The proposed use of the subdivision is compatible with the General Plan.

Response: The proposed project has a density of 12 units per acre, consistent with the General Plan designation of Medium Density Residential.

Required Finding: The subject property is physically suitable to accommodate the subdivision 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 Zoning Code and General Plan, and consideration of appropriate environmental information.

Response: The proposed project is exempt from the provisions of the California Environmental Quality Act under Section 15332, for In-fill Development Projects. The project complies with the maximum allowed density for the site and provides adequate open space, parking and setbacks from adjacent properties.

Required Finding: 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 State Government Code Section 66473.1.

Response: The proposed residences are east-west oriented and provide private rear yards are located on the south side of the property ensuring natural and passive heating from the sun exposure. Operable windows on east, north and west facades also help provide passive cooling opportunities.

Required Finding: The subdivision and development of the property 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 tract.

Response: The proposed project does not interfere with the public right of way. Two trees will be required to be planted in the Rochester Street right of way and one tree in the parkway on Tustin Avenue.

Required Finding: 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).

Response: The applicant will be required to comply with all regulations set forth by the Costa Mesa Sanitation District as well as the Mesa Water District.

- B. **Required Finding:** The project is exempt from the provisions of the California Environmental Quality Act under Section 15332 for In-fill Development Projects.

Response: The project is consistent with the General Plan designation of Medium Density Residential that allows up to 12 dwelling unit per acre and with all applicable General Plan policies as well as the Zoning Code designation of R2-MD (Multiple-Family Residential - Medium Density). The site is 10,101 square feet in size which allows a maximum of two dwelling units. The site is surrounded by multiple-family residential uses and has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

- C. 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 expiration of Planning Application PA-14-12 shall coincide with the expiration of the approval of the Tentative Parcel Map 14-113 which is valid for two years. An extension request is needed to extend the expiration for each additional year after the initial two-year period.
 2. The conditions of approval for PA-14-12 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 3. 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.
 4. The applicant shall submit a detailed wall and fence plan for review. The location and heights of fences/walls shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress. The private, interior fences or walls between the homes shall be a minimum of six feet in height.
 5. Prior to issuance of certificate of occupancy, the applicant shall construct a minimum six-foot tall decorative masonry wall around the perimeter of the project site, unless otherwise approved by the Developer Services Director. 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 and/or provide adequate privacy screening by trees and landscaping.
 6. If the project is constructed in phases, the perimeter wall, landscaping along the frontages, and irrigation shall be installed prior to the release of utilities for the first phase.
 7. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring residential uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to residents during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.

8. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
9. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
10. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, 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.
11. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
12. Provide proof of recordation of TTM 14-113 prior to issuance of building permits.
13. Applicant shall provide proof of establishment of a Homeowners Association or Maintenance Association prior to release of any utilities.
14. 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 (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.

- Park. 15. The applicant shall plant a 24" box Magnolia 'Samuel Sommer' tree on the parkway facing Tustin Avenue and plant two 24" box Pyrus 'Chanticleer' trees on the parkway facing Rochester Street.
- Utilities 16. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.

CODE REQUIREMENTS (PA-14-12, TTM 14-113)

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng.
1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
 2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
 3. Development shall comply with all requirements of Section 13-32, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
 4. All on-site utility services shall be installed underground.
 5. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
 6. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
 7. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
 8. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
 9. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
 10. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 11. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
 12. If present and/or projected exterior noise exceeds 60 CNEL, California Noise Insulation Standards, Title 25, California Code of Regulations require a maximum interior noise level of 45 CNEL for residential structures. If

- required interior noise levels are achieved by requiring that windows be inoperable or closed, the design for the structure must also specify the means that will be employed to provide ventilation, and cooling if necessary, to provide a habitable interior environment.
- Bldg. 13. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
14. Submit grading plans, an erosion control plan and a hydrology study.
15. Submit a soil's report for the project. Soil's Report recommendations shall be blueprinted on both the architectural and grading plans.
16. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent.
17. Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first 10 feet. CRC R401.3
18. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum of 10 feet measured perpendicular to the face of the wall. CBC 1803.3.
- Fire 19. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
- Parks 20. Street trees in the front setback shall meet with the approval of the parks and parkways division.
21. Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development.
- Trans. 22. Construct residential driveway approach at locations specified on submitted site plan. Drive approach dimensions shall be W=16 feet, X=4 feet, per City Standards.
23. Close unused drive approaches with full height curb and gutter per City Standards.

SPECIAL DISTRICT REQUIREMENTS (PA-14-12, TTM 14-113)

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani. 1. Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.

2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer. To receive credit for buildings to be demolished, call (714) 754-5307.
3. Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.
4. The applicant is required to contact the Costa Mesa Sanitary District at (714) 754-5307 to arrange final sign-off prior to certificate of occupancy being released.
5. Unless an off-site trash hauler is being used, applicant shall contact the Costa Mesa Sanitary District at (714) 754-5043 to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from this requirement.
6. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.
- AQMD 7. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
- School 8. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits.
- State 9. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
- Water 10. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District

Overview Map



Legend

Address
Large

Address
Points

Roads

Major
Newport BLVD

Freeway

Collector
Freeway
(cont)

Primary
(cont)

Map Display



Overview Map



Legend

- Address Large
- Address Points
- Freeway
- Roads
- Collector
- Freeway
- Major
- Newport BLVD (cont)
- Primary
- SECONDARY
- Hydrology
- Channels
- Street Names
- Street Centerlines
- Parcel Lines
- City Boundary

Map Display



ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
AMP	AMPERE
@	AT
BD	BOARD
BLD'G	BUILDING
BL'K'G	BLOCKING
BOT.	BOTTOM
CAB	CABINET
CLG.	CEILING
CL	CENTERLINE
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
DED.	DEDICATED
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DN	DOWN
DWG.	DRAWING
DWR.	DRAWER
EA.	EACH
ELECT.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EXT.	EXTERIOR
EXIST'	EXISTING
F.D.	FLOOR DRAIN
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FIXT.	FIXTURE
FLUOR.	FLUORESCENT
F.O.C.	FACE OF COLUMN
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.S.	FLOOR SINK
FURR.	FURRING
FURN.	FURNITURE
GA.	GAUGE
GD.	GLASS
GYP. BD.	GYPSUM BOARD
H.	HIGH
H.C.	HOLLOW CORE
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HOR.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
J-BOX	JUNCTION BOX
LAM.	LAMINATE
L.H.	LEFT HAND
LAM. PLAS.	LAMINATED PLASTIC
LAV.	LAVATORY
LT.	LIGHT
MAINT.	MAINTENANCE
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MUL.	MULLION
NO.	NUMBER
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
OV.	OVER
O.C.	ON CENTER
OFF.	OFFICE
PLAS. LAM.	PLASTIC LAMINATE
PL.	PLATE
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
PR.	PAIR
PTN.	PARTITION
RAD.	RADIUS
REF.	REFERENCE
REFR.	REFRIGERATOR
REQ'D	REQUIRED
R.H.	RIGHT HAND
RM.	ROOM
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
S.C.	SOLID CORE
SECT.	SECTION
S.F.	SQUARE FEET
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
S.S.	STAINLESS STEEL
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
TELE.	TELEPHONE
TEMP.	TEMPERED
THK.	THICK
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
V.	VOLT
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W/	WITH
WC	WALL COVERING
WC	WATER CLOSET
W.H.	WATER HEATER
W.P.	WATER PROOF
W.R.	WATER RESISTANT

CAL GREEN GENERAL NOTES

ENERGY EFFICIENCY

- EACH APPLIANCE PROVIDED BY THE BUILDER TO BE "ENERGY STAR" IF AVAILABLE. (CG 4.4 210.1)

WATER EFFICIENCY AND CONSERVATION

- INDOOR WATER USE shall BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS. (CG SECTION 4.303.1)
 - PLUMBING FIXTURES AND FITTING THAT MEET REDUCED FLOW RATE PER TABLE 4.303.2

FIXTURE TYPE	FLOW RATE
SHOWERHEADS	2 gpm @ 80 PSI
LAVATORY FAUCETS	1.5 gpm @ 60 PSI ²
KITCHEN FAUCETS	1.8 gpm @ 60 PSI
WATER CLOSETS	1.28 gallons / flush ¹
URINAL	0.5 gallons / flush

- INCLUDES SINGLE AND DUAL FLUSH WATER CLOSETS WITH AN EFFECTIVE FLUSH RATE OF 1.28 GALLONS OR LESS WHEN TESTED PER ASME A12.19.233.2 FOR SINGLE FLUSH AND ASME A12.19.14 FOR DUAL FLUSH TOILETS
- LAVATORY FAUCETS SHALL NOTE HAVE A FLOW RATE LESS THAN 0.8 gpm AT 20 PSI
- OR, USING A CALCULATION OF WATER USE BASELINE PER TABLE 4.303.1 USING ONLY WATER CLOSETS, URINALS, LAVATORY FAUCETS AND SHOWERHEADS.
- THE COMBINED FLOW RATE IF ALL MULTIPLE SHOWER HEADS SHALL NOT EXCEED FLOW RATE AS SPECIFIED UNDER 20% REDUCTION COLUMN IN TABLE 4.303.2 (CG SECTION 4.302.2)
- PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWER HEADS) SHALL MEET THE STANDARDS REFERENCED IN TABLE 4.303.3 (CG SECT. 4.303.1)
- A KITCHEN FAUCET WILL USE A MAXIMUM WATER FLOW RATE OF 1.5 GALLONS PER MINUTE AND DISHWASHERS WITH "ENERGY STAR" USING NOT MORE THAN 5.8 GALLONS OF WATER PER CYCLE. (CG SECT. 4.4.303.1)
- AUTOMATIC IRRIGATION SYSTEM CONTROLLERS SHALL BE WEATHER BASED. (CG SECTION 4.304.1).

MATERIAL CONSERVATION and RESOURCES EFFICIENCY

- ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR OTHER SIMILAR METHODS ACCEPTABLE TO THE ENFORCING AGENCY. (CG SECTION 4.406.1)
- AN OPERATION AND MAINTENANCE MANUAL, CD, WEB-BASED REFERENCE OR OTHER APPROVED MEDIA SHALL BE PROVIDED BY THE BUILDER TO THE BUILDING OWNER AT THE FINAL INSPECTION. IT SHALL INCLUDE OPERATION & MAINTENANCE INSTRUCTION OF THE EQUIPMENT AND APPLIANCES. (CG SECTION 4.410.1)

ENVIRONMENTAL QUALITY

- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOLATILE ORGANIC COMPOUND (VOC) LIMITS, TABLE 4.504.2 (CG SECT. 4.504.2.1)
- PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH PRO- AND OTHER TOXIC COMPOUND LIMITS, TABLE 4.504.3. (CG SECT. 4.504.2.2)
- AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. (CG SECTION 4.504.2.3)
- DOCUMENTATION SHALL PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. (CG SECTION 4.504.2.4)
- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (CG SECTION 4.504.3)
- 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM (CG SECTION 4.504.4)
- PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. (CG SECTION 4.504.5)
- MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE ACCORDING TO PROCEDURE IN CG SECTION 4.505.3
- HIGHER THAN MREY 7 FILTERS SHALL INSTALLED ON CENTRAL OR VENTILATION SYSTEMS. NBMC 15.11.020
- DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS (CG SECTION 4.507.2):
 - ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR EQUIVALENT DESIGN METHODS
 - SIZE DUCT SYSTEMS ACCORDING TO ACCA 29-D (MANUAL D) ASHRAE HANDBOOKS OR EQUIVALENT
 - SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUAL S) OR EQUIVALENT.
- DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION (CG SECTION 4.504.1)

INSTALLER and SPECIAL INSPECTOR QUALIFICATIONS

- HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED OR WORK UNDER DIRECT SUPERVISION OF TRAINED AND CERTIFIED INSTALLERS IN THE PROPER INSTALLATION OF HVAC SYSTEMS (CG SECTION 702.1)
- WHEN REQUIRED BY THE ENFORCING AGENCY, HVAC SPECIAL INSPECTOR MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING. (CG SECTION 702.2)
- DOCUMENTATION WHICH SHOWS COMPLIANCE WITH CAL GREEN CODE INCLUDING CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, AND INSPECTION REPORTS AND VERIFICATION SHALL BE AVAILABLE AT THE FINAL INSPECTION. (CG SECTION 703.1)
- INSTALLATION CERTIFICATE OF COMPLIANCE (CITY FORM) IS REQUIRED TO BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO FINAL BUILDING INSPECTION (CG SECTION 703.1)

CONSTRUCTION NOTES

A FOUNDATION AND UNDER FLOOR

- CONCRETE FOR FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND SHALL BE COMPOSED OF 1 PART CEMENT, 3 PARTS SAND, 4 PARTS OF 1 INCH MAXIMUM SIZE ROCK & NOT MORE THAN 7-1/2 GALLONS OF WATER PER SACK OF CEMENT. FIVE SACK CEMENT / CU YD. MIN. PER SECTION 1808.8 & TABLE 1808.8.1 OF CBC 2010.
- WOOD AND EARTH SEPARATION. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 8" ABOVE THE ADJACENT FINISH GRADE.
- SLABS ON GRADE SHALL BE AT LEAST 5" THICK.
- ALL FOUNDATION PLATES AND SILLS OR SLEEPERS ON A CONCRETE SLAB, WHICH IS IN DIRECT CONTACT WITH THE EARTH AND SILLS THAT REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE PRESSURE TREATED WOOD OR FOUNDATION GRADE REDWOOD
- ALL FOOTING SILLS SHALL HAVE FULL BEARING ON THE FOOTING WALL OR SLAB AND SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" IN DIAMETER BY 10" LONG BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE OR REINFORCED MASONRY OR 15" INTO UN-REINFORCED GROUTED MASONRY. BOLTS SHALL BE SPACED NO FURTHER THAN 12" FROM ANY CORNER OR SPLICE. SPACING AND SIZE OF BOLTS MAY VARY AS DIRECTED BY THE FOUNDATION AND FRAMING PLANS. PROVIDE 3" X 3" SQUARE BY 3/16" THICK PLATE WASHERS PER BOLT.

B WOOD FRAMING:

- ALL JOISTS, RAFTERS, BEAMS, AND POSTS 2" WIDE AND NO LONGER THAN 4" THICK SHALL BE NO. 2 GRADE DOUGLAS FIR-LARCH OR BETTER. ALL POSTS AND BEAMS 5" AND THICKER SHALL BE NO. 1 GRADE DOUGLAS FIR-LARCH OR BETTER UNLESS NOTED OTHERWISE ON FRAMING PLANS.
- PROVIDE BLOCKING AT ENDS AND SUPPORTS OF RAFTERS MORE THAN 8" IN DEPTH.
- PROVIDE BLOCKING AT ENDS AND AT SUPPORTS OF RAFTERS AT ALL EXTERIOR WALLS.
- PROVIDE DOUBLE TOP PLATES WITH MINIMUM OF 48" LAP SPLICE
- NAILING WILL BE IN COMPLIANCE WITH TABLE 2304.9.1 FASTENING SCHEDULE OF THE CBC 2010 EDITION
- FIRE BLOCKING SHALL BE PROVIDED FOR WALLS OVER 10'-0" IN HEIGHT. HORIZONTAL SHAFTS 10'-0" O.C. AND FOR CONCEALED DRAFT OPENINGS.
- STUDS FOR EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE NOT LESS THAN 2 X 4 WOOD STUDS AT 16" O.C. STUDS 2" WIDE AND 4" THICK AND NOT MORE THAN 8' LONG SHALL BE "STUD GRADE" DOUGLAS FIR-LARCH OR BETTER WHEN SUPPORTING NOT MORE THAN ONE FLOOR AND OR A ROOF.
- ALL EXPOSED WOOD SHALL BE WRAPPED W/ 1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.

C VERIFICATION:

- CONTRACTORS SHALL VISIT AND INSPECT THE SITE AND FAMILIARIZE THEMSELVES W/ THE SITE CONDITIONS, AND STUDY THESE DOCUMENTS FULLY BEFORE AGREEING TO WORK ON THE PROJECT. THEIR AGREEMENT TO WORK ON THE PROJECT CONSTITUTES VERIFICATION THAT THEY HAVE SO STUDIED THE SITE AND THE DOCUMENTS. UPON INSPECTION OF THE SITE AND STUDYING OF THE DOCUMENTS, THE CONTRACTORS SHALL SUBMIT TO THE OWNERS, FOR THE BUILDING DESIGNER'S REVIEW, ANY SPECIAL CONDITIONS OR UNCLEAR AREAS WHICH MIGHT ALTER HIS BID DURING CONSTRUCTION.

D GENERAL REQUIREMENTS:

- THIS PROJECT SHALL COMPLY W/ THE 2010 EDITION OF THE CALIFORNIA RESIDENTIAL CODE (TITLE 24) WHICH ADOPTS THE 2009 IRC, UMC, UPC, NEC, THE 2008 CALIFORNIA ENERGY EFFICIENCY CODE AND THE CITY OF NEWPORT BEACH AMENDMENTS

E DOCUMENTS:

- THE DRAWINGS ARE NECESSARILY SCHEMATIC AND DO NOT PURPORT TO SHOW COMPLETE SITUATIONS. THE DRAWINGS, SPECIFICATIONS, AND ADDENDA ARE COMPLIMENTARY, SO WHAT IS CALLED FOR BY ONE IS CALLED FOR BY ALL. THEREFORE THE DRAWINGS, SPECIFICATIONS, AND ADDENDA MUST ALSO BE CONSIDERED TOGETHER.
- DO NOT SCALE THE DRAWINGS.

F GENERAL MATERIAL SPECIFICATIONS:

- REINFORCING STEEL: WHEN USED IN CONSTRUCTION OF REINFORCED MASONRY OR CONCRETE STRUCTURES SHALL BE DEFORMED AND COMPLY WITH ASTM A615-74A, GRADE 60.
- STRUCTURAL STEEL: USED AS STRUCTURAL SHAPES SUCH AS WIDE FLANGE SECTIONS, CHANNEL, PLATES AND ANGLES SHALL COMPLY WITH ASTM A-36.

G ROOFING AND WEATHER PROOFING:

- ALL WOOD SIDING AND EXTERIOR LATH AND PLASTER SHALL BE PLACED TWO LAYERS OF GRADE "D" PAPER OVER ALL WOOD BASE SHEATHING.
- EVERY OPENING IN ANY EXTERIOR WALL SHALL BE FLASHED WITH MIN. 28 GA. SHEET METAL OR 15 POUND BUILDING PAPER.
- A WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE FOR ALL EXTERIOR STUD WALLS FINISHED ON THE EXTERIOR WITH STUCCO. THE SCREED SHALL BE PLACED A MINIMUM OF 4" ABOVE THE GRADE AND 2" ABOVE HARDSCAPE OR STEPS.
- ALL WEATHER PROOFING AROUND WINDOWS AND DOORS SHALL BE PERFORMED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS. ANY SPECIAL CONDITIONS WHERE INSTALLATION HAS TO BE ALTERED SHALL BE PRESENTED TO THE BUILDING DESIGNER IN WRITING FOR APPROVAL.

H INSULATION:

- COMPLY WITH CALIFORNIA ENERGY COMMISSION LAWS IN FORCE
- INSULATE ALL EXTERIOR PARTITIONS WITH FULL THICK BATTS. USE SOUND ATTENUATING FULL THICK BATTS AT WALLS ENCLOSING BATH-ROOMS, LAUNDRY ROOMS, FAU CLOSETS AND ANY OTHER INTERIOR PARTITION AS CALLED FOR BY THE DRAWINGS. ALL EXTERIOR WALLS: R-13 BATTS MINIMUM. ALL FLAT CEILINGS WITH ATTIC SPACE ABOVE: R-30 BATTS. ALL VOLUME CEILING AREAS WITH FINISH APPLIED TO THE UNDERSIDE OF THE RAFTERS: R-19 BATTS.

ALL OF THE ABOVE ARE THE MINIMUM REQUIREMENTS ONLY. PLEASE REFER TO THE TITLE 24 ENERGY FORMS THAT ARE INCLUDED WITH THIS SET OF PLANS FOR THE ACTUAL INSTALLATION REQUIREMENTS.

- CONTRACTOR SHALL SIGN AND POST ON THE STRUCTURE AN INSULATION CERTIFICATION PRIOR TO THE FINISH INSPECTION.

CONSTRUCTION NOTES

J STUCCO:

- GENERAL: COMPLY WITH APPLICABLE REQUIREMENTS OF CLPCA LATHING AND PLASTERING REFERENCE SPECIFICATION.
- WIRE FABRIC LATH: AQUA K-LATH, SELF FURRING TYPE SPFD (AK), BY "K-LATH CORP" OR APPROVED EQUAL. SECURE WITH 14 GAUGE G.I. WIRE STAPLES.
- CASING BEAD: 24 GAUGE WITH EDGE TO MATCH EXISTING. INSTALL WHERE INDICATED ON DRAWINGS, AT ALL CORNERS, AND WHERE STUCCO ABUTS OTHER MATERIALS.
- FINISH TO MATCH EXISTING AND COLOR TO BE SELECTED BY OWNERS.
- EXTERIOR LATH & PLASTER: PROVIDE TWO LAYERS OF GRADE "D" PAPER OVER ALL WOOD BASE SHEATHING. CHAPTER 25 OF 2010 CBC.

K MISCELLANEOUS:

- INTERIOR SURFACE TEXTURE SHALL BE APPROVED BY THE OWNERS FIRST.
- THE PLUMBING, ELECTRICAL, AND MECHANICAL CONTRACTORS SHALL PROVIDE SHOP DRAWINGS, BROCHURES, AND SPECIFICATIONS OF ENTIRE SYSTEM(S) FOR APPROVAL BY OWNERS AND BUILDING DESIGNER PRIOR TO INSTALLATION.
- ALL FINISH SURFACES: TRADES SHALL SUBMIT A 2' SQUARE FINISHED BOARD AS AN EXAMPLE OF THE TEXTURE, COLOR, AND QUALITY OF THE FINISH THE OWNERS ARE TO EXPECT. THIS BOARD SHALL BE SUBMITTED TO THE OWNER PRIOR TO INSTALLATION, FOR THE OWNERS APPROVAL.
- EXHAUST FANS IN BATHS: MINIMUM ONE AIR CHANGE PER 5 MIN. ALL EXHAUST FANS, FIREPLACE FLUES, ETC. SHALL HAVE BACK FLOW DAMPERS.
- GLASS AND GLAZING: SHALL SATISFY THE PROVISIONS OF CHAPTER 24, SECTION 2403 OF CBC 2010 EDITION. FEDERAL SPECIFICATIONS SHALL TAKE PRECEDENCE.
- SKYLIGHT GLAZING: SHALL SATISFY THE PROVISIONS OF CHAPTER 24, SECTION 2405 OF 2010 CBC EDITION.

L DEFERRED SUBMITTALS:

- THE HOME FIRE SPRINKLER SYSTEM (2010 NFPA 13D) PLANS AND CALC'S SHALL BE A DEFERRED SUBMITTAL AT THIS TIME. THE SUB-CONTRACTOR HIRED BY THE OWNER SHALL PROVIDE DETAILED DRAWINGS AND CALCULATIONS TO THE DESIGNER & RECORD ENGINEER FOR APPROVAL PRIOR TO SUBMISSION TO THE BUILDING DEPARTMENT FOR THEIR APPROVALS. THE GENERAL CONTRACTOR TO OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.
- THE AIR CONDITIONING UNIT SHALL BE A DEFERRED SUBMITTAL AT THIS TIME. THE SUB-CONTRACTOR HIRED BY THE OWNER SHALL PROVIDE HIS OWN PLANS TO THE BUILDING DEPARTMENT FOR THEIR APPROVAL.

SHEET INDEX

SHT. NO:	DESCRIPTION
A0.0	PROJECT DATE / CONSTRUCTION NOTES
A0.1	SITE PLAN
A1.0	FIRST FLOOR PLAN "A"
A2.0	SECOND FLOOR PLAN "A"
A4.0	ROOF PLAN "B"
A5.0	FRONT & REAR EXTERIOR ELEVATIONS - UNIT "A"
A5.1	LEFT & RIGHT EXTERIOR ELEVATIONS - UNIT "A"
B1.0	FIRST FLOOR PLAN "B"
B2.0	SECOND FLOOR PLAN "B"
B4.0	ROOF PLAN "B"
B5.0	FRONT & REAR EXTERIOR ELEVATIONS - UNIT "B"
B5.1	LEFT & RIGHT EXTERIOR ELEVATIONS - UNIT "B"
LS	LOT SURVEY
C-1	GRADING PLAN
C-2	SITE DETAILS

ATTACHMENT 4

SCOPE

TWO (2) 1 W/ ATTACHED TWO-CAR GARAGES W/ DRIVEWAYS FOR TWO (2) ADDITIONAL PARKING SPACES - EIGHT (8) TOTAL PARKING SPACES ARE PROVIDED

LEGAL DESCRIPTION

OWNER:
RINCON REAL ESTATE GROUP
1520 N. EL CAMINO REAL, UNIT 5
SAN CLEMENTE, CA 92672
714-724-5847 Attn: TOM ST. CLAIR

LEGAL:
A PORTION OF LOT 116, NEWPORT HEIGHTS M/M 4/83
CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA

ASSESSOR PARCEL NUMBER:

ZONING:
R2-MD

OCCUPANCY:
R-3/U

TYPE OF CONSTRUCTION:
TYPE V-B SPR

NUMBER OF UNITS:
TWO

LOT AREA CALCULATIONS:

LOT SIZE: 10,101.0 SQUARE FEET

CITY MINIMUM OPEN SPACE: 10,101 x 30% = 3,030.3 SQUARE FEET

OPEN SPACE / LANDSCAPE AREA: 5,497 / 10,101 = 54.42%

BUILDING AREA: 3,856 / 10,101 = 38.17%

COVERED PORCH AREA: 140 / 10,101 = 1.40%

DRIVEWAY AREA: 608 / 10,101 = 6.01%

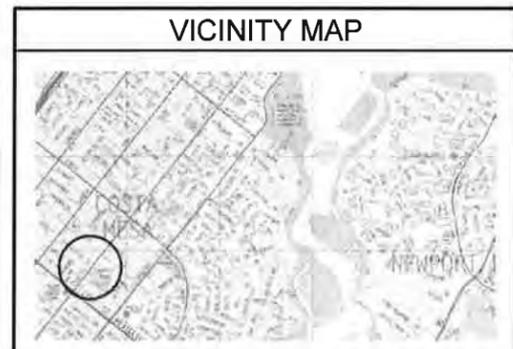
PROJECT STATISTICS

	SQUARE FOOTAGE CALCULATIONS			
	GARAGE	1st. FLOOR	2nd. FLOOR	SUB-TOTAL
UNIT "A"	588.00 sq. ft.	1,340.00 sq. ft.	1,422.00 sq. ft.	3,350.00 sq. ft.
UNIT "B"	588.00 sq. ft.	1,340.00 sq. ft.	1,422.00 sq. ft.	3,350.00 sq. ft.
SUB-TOTAL	1,176.00 sq. ft.	2,680.00 sq. ft.	2,844.00 sq. ft.	6,700.00 sq. ft.

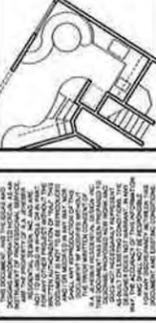
	EXTERIOR SPACE SQUARE FOOTAGE CALCULATIONS			
	DRIVEWAY	PORCH	PATIO	BALCONY
UNIT "A"	304.00 sq. ft.	70.00 sq. ft.	140.00 sq. ft.	152.00 sq. ft.
UNIT "B"	304.00 sq. ft.	70.00 sq. ft.	140.00 sq. ft.	152.00 sq. ft.
TOTAL:	608.00 sq. ft.	140.00 sq. ft.	280.00 sq. ft.	304.00 sq. ft.

PROJECT CONSULTANTS

BUILDING DESIGNER:	ENERGY CONSULTANT:
R A JEHEBER RESIDENTIAL DESIGN, INC. 410 32ND STREET, SUITE 202 NEWPORT BEACH, CA 92663 949-723-4393 ATTN: ROD JEHEBER	TERRY ENGINEERING 180 EAST MAIN STREET SUITE 150 TUSTIN, CA 92780 714-838-1124 ATTN: JAMES TERRY
CIVIL ENGINEER:	GEO TECHNICAL ENGINEER
REZAEI CONSULTING ENGINEERS 2575 McCABE WAY SUITE 240 IRVINE, CA 92614 (949) 872-2040 ATTN: ALI REZAEI	EGA CONSULTANTS 375-C MONTE VISTA AVENUE COSTA MESA, CA 92627 (949) 642-9309 DAVID WORTHINGTON REPORT #R787.1
STRUCTURAL ENGINEER:	LAND SURVEYOR:
REZAEI CONSULTING ENGINEERS 2575 McCABE WAY SUITE 240 IRVINE, CA 92614 (949) 872-2040 ATTN: ALI REZAEI	STILES SURVEYING LEONARD C. STILES 2209 CARRIE AVENUE ORANGE, CA 92667 (714) 538-4278 LEONARD STILES



R. A. JEHEBER
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Newport Beach, California 92663
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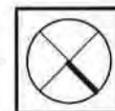
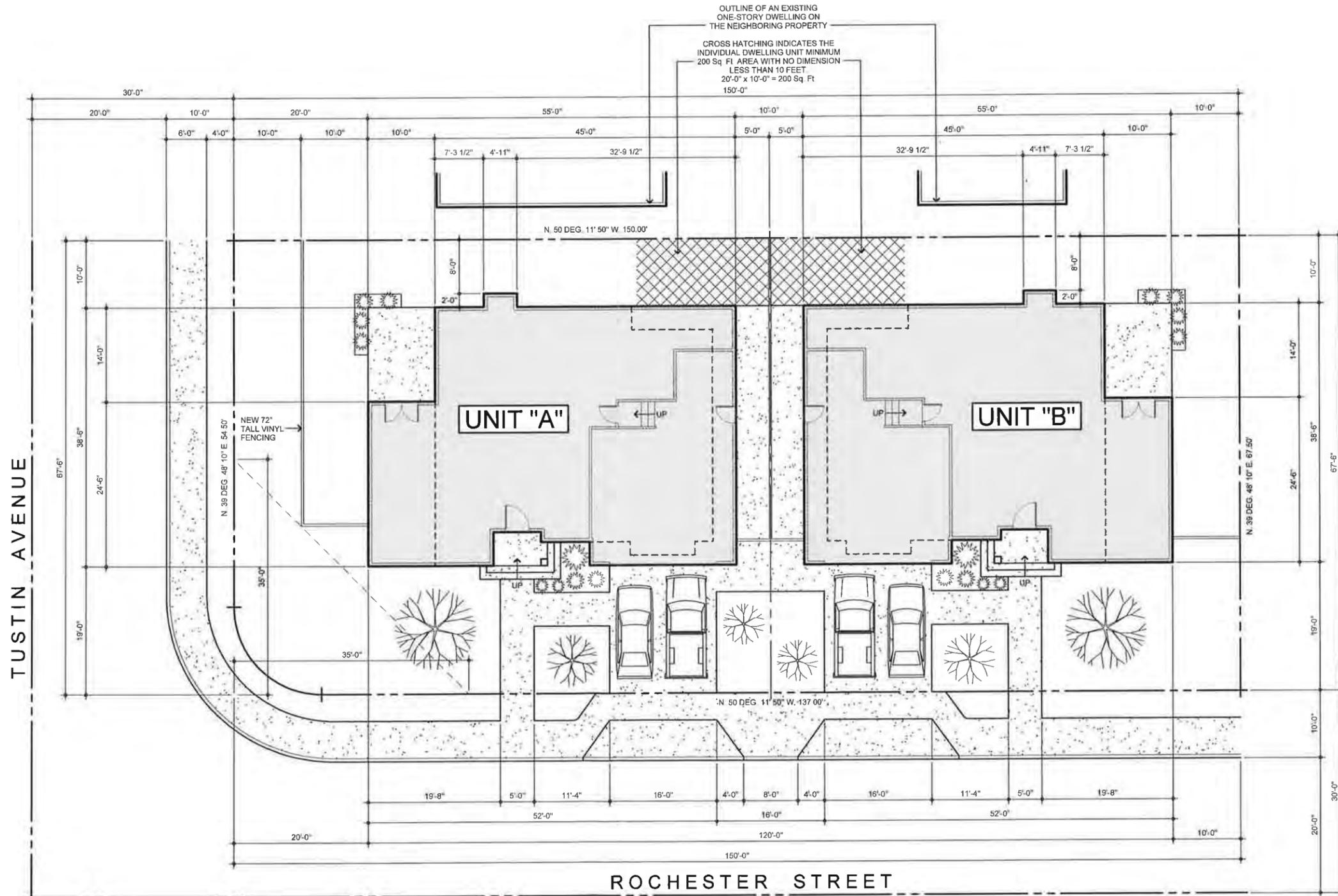
SHEET TITLE
PROJECT DATA
CONSTRUCTION NOTES

CUSTOM HOUSE PLANS FOR:
Rincon Real Estate Group
PROJECT ADDRESS:
389 ROCHESTER STREET
COSTA MESA, CALIFORNIA

Plot Date: 4/14/2014 2:20 PM
Sheet Project #: 2013-52
REVISIONS

NO.	DESCRIPTION

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A0.0

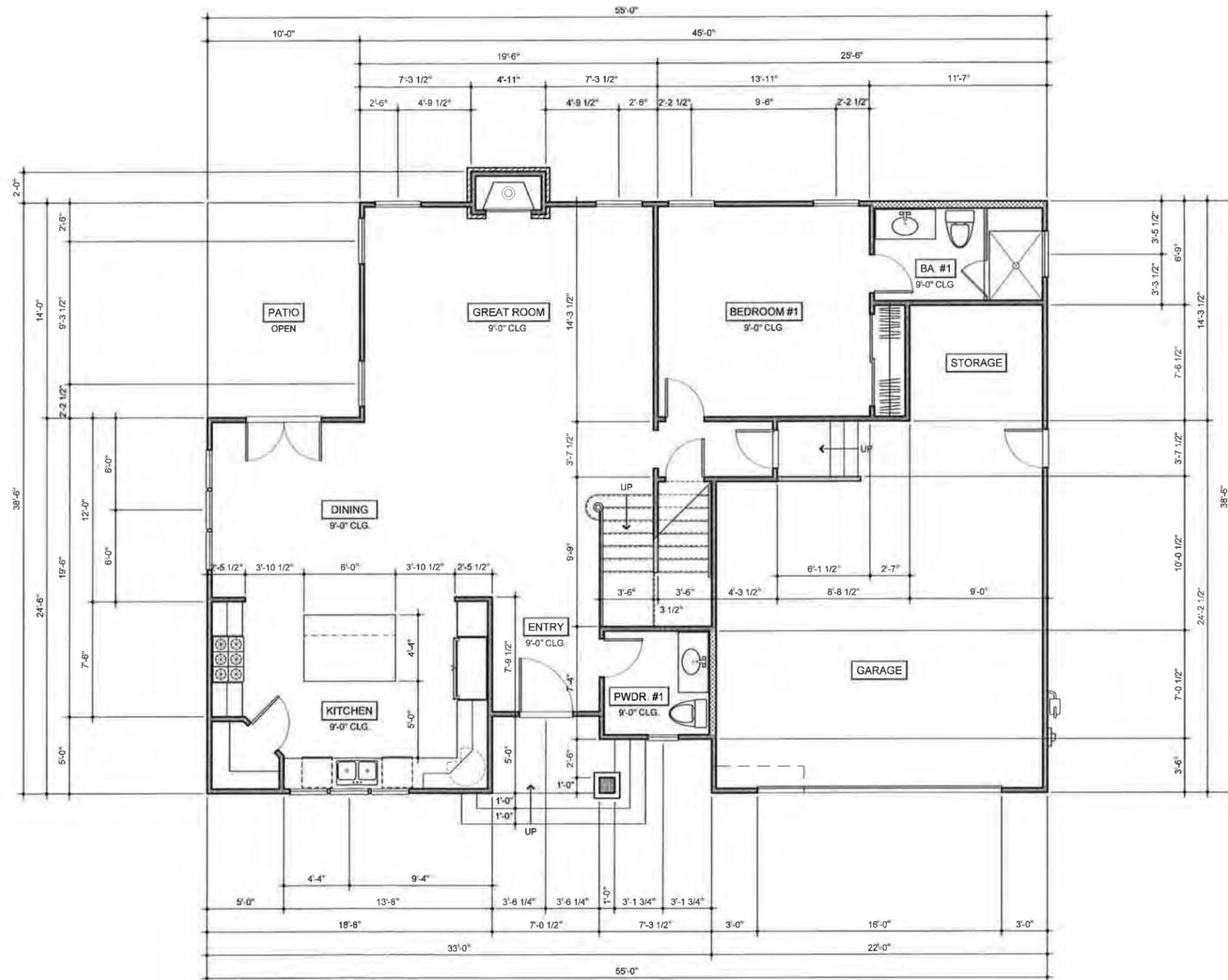


CUSTOM HOUSE PLANS FOR:
Rincon Real Estate Group
 PROJECT ADDRESS:
 389 ROCHESTER STREET
 COSTA MESA, CALIFORNIA

SHEET TITLE
SITE PLAN

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 Newport Beach, California 92663
 949.723.4393 (rajeheber@gmail.com)



21

FIRST FLOOR PLAN "A"

LIVING: 1340.00 sq. feet
 GARAGE: 588.00 sq. feet
 TOTAL: 1928.00 sq. feet x 80% = 1542.40 sq. feet

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



Sheet
A1.0

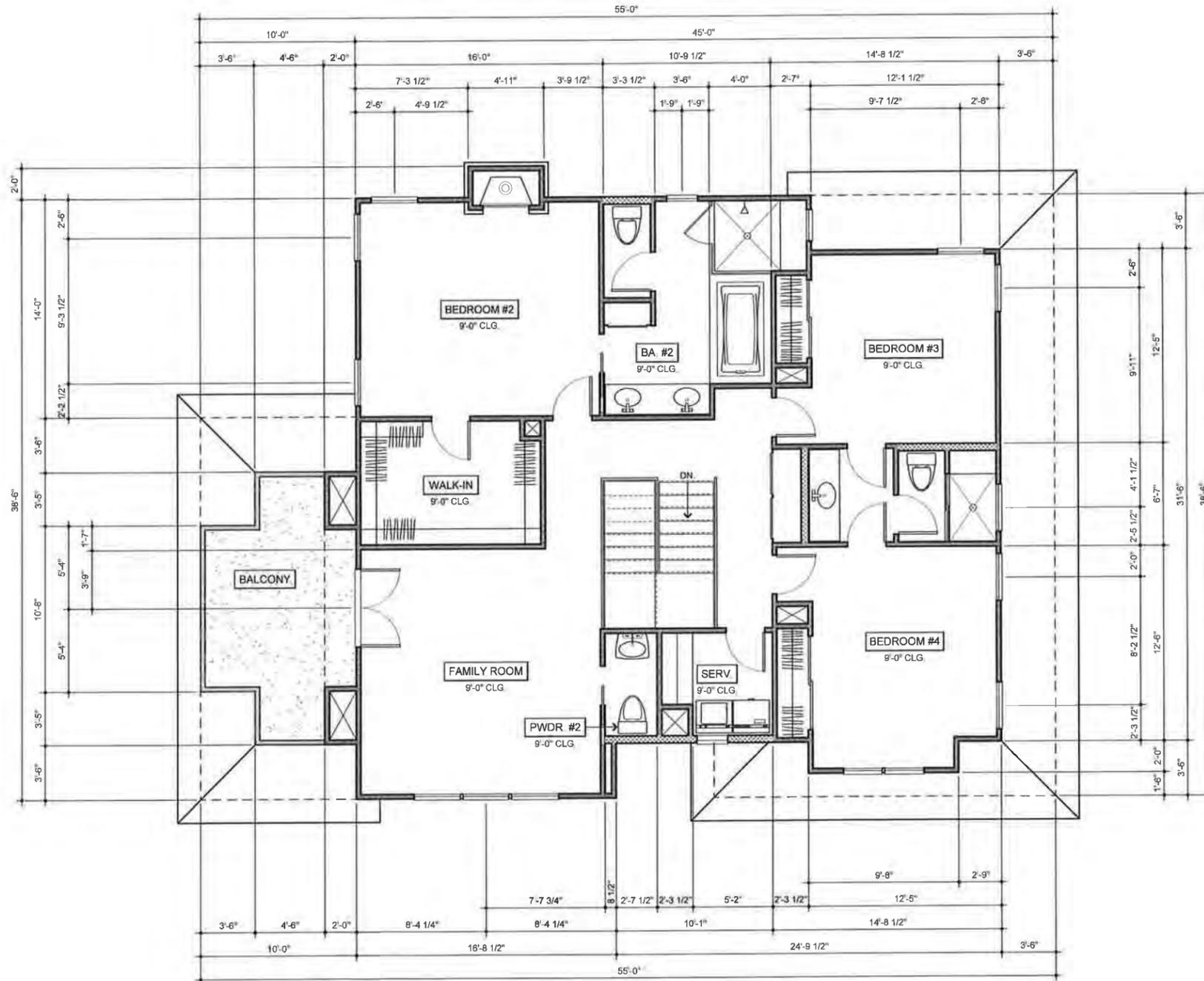
CUSTOM HOUSE PLANS FOR:
Rincon Real Estate Group
 PROJECT ADDRESS:
 389 ROCHESTER STREET
 COSTA MESA, CALIFORNIA

SHEET TITLE
FIRST FLOOR PLAN "A"

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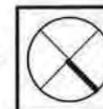


22

2nd. FLOOR PLAN "B"

LIVING: 1422.00 sq feet
BALCONY: 152.00 sq feet

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



Sheet
A2.0

CUSTOM HOUSE PLANS FOR:

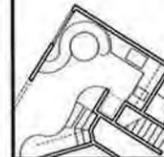
Rincon Real Estate Group

PROJECT ADDRESS:
389 ROCHESTER STREET
COSTA MESA, CALIFORNIA

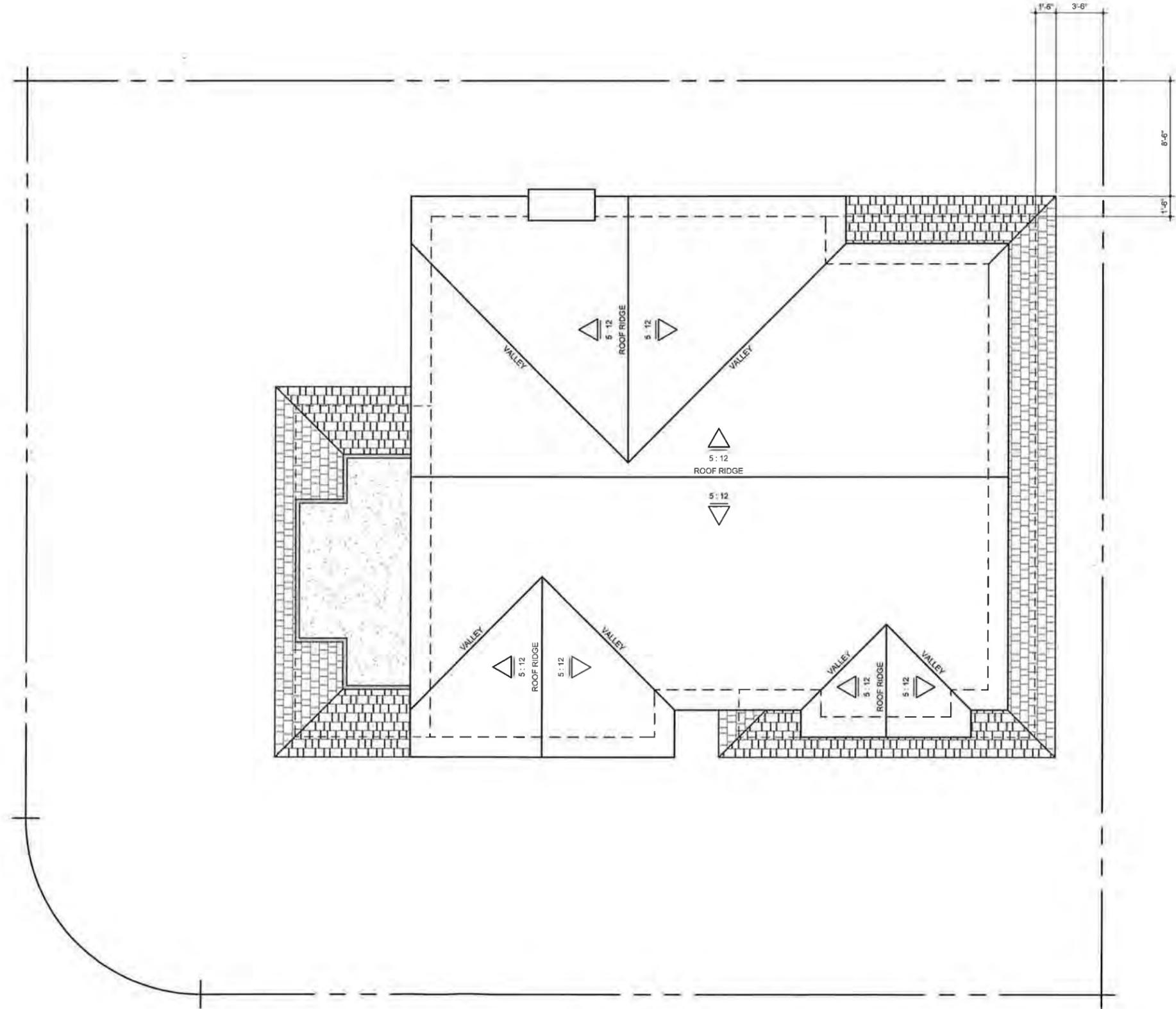
SHEET TITLE

2nd. FLOOR PLAN "B"

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23

ROOF PLAN "A"

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



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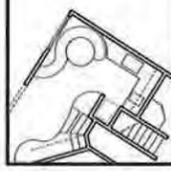
NO.	REVISIONS

Print Date:
4/14/2014 2:20 PM
RAJ Project #
2013-52

CUSTOM HOUSE PLANS FOR:
Rincon Real Estate Group
PROJECT ADDRESS:
389 ROCHESTER STREET
COSTA MESA, CALIFORNIA

SHEET TITLE
ROOF PLAN "A"

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REAR ELEVATION "A"

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



FRONT ELEVATION "A"

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

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SHEET TITLE
EXTERIOR ELEVATIONS
UNIT "A"

CUSTOM HOUSE PLANS FOR:
Rincon Real Estate Group
 PROJECT ADDRESS:
 388 ROCHESTER STREET
 COSTA MESA, CALIFORNIA

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Plot Program	2013-52
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RIGHT SIDE ELEVATION "A"

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



LEFT SIDE ELEVATION "A"

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

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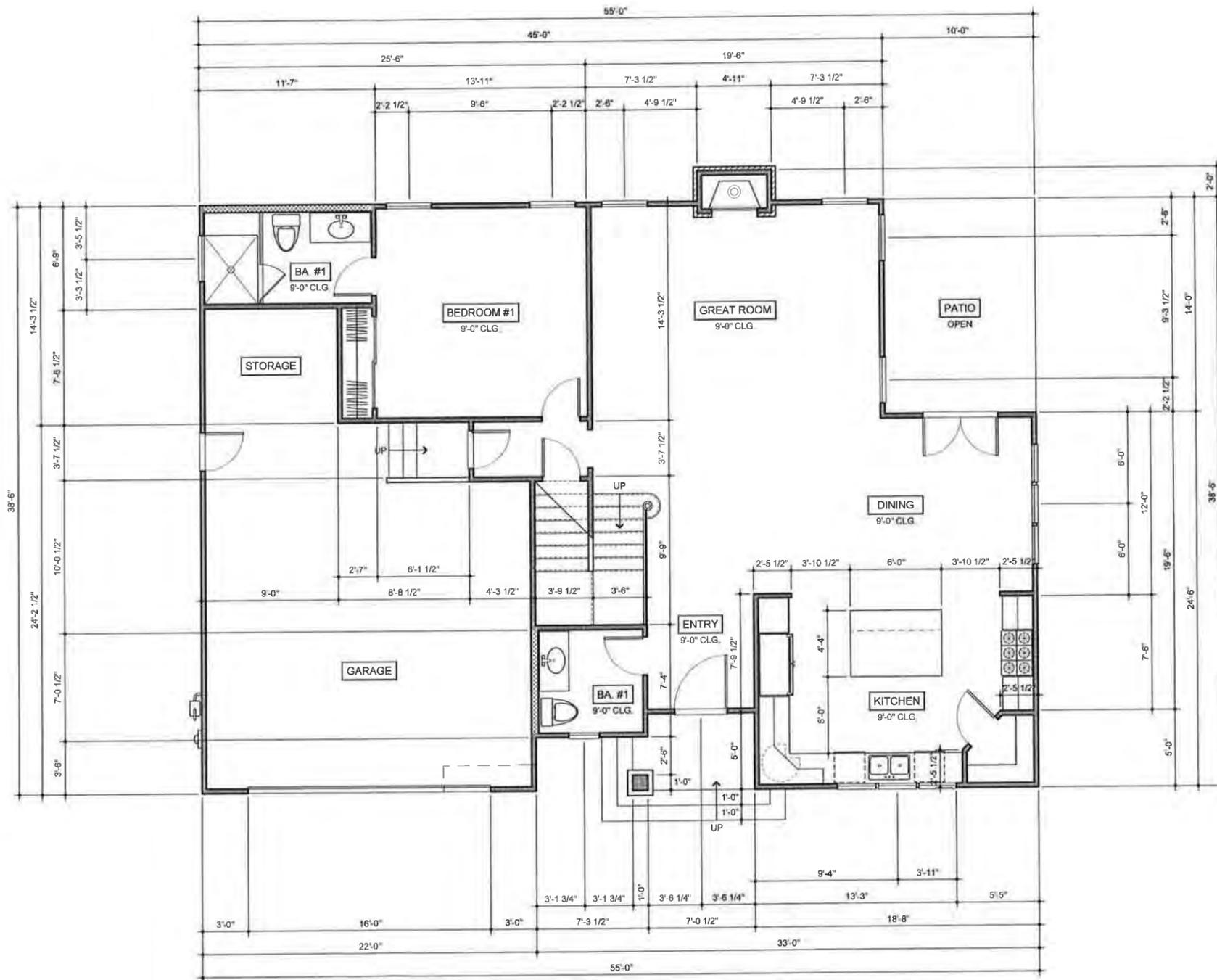


SHEET TITLE
EXTERIOR ELEVATIONS
UNIT "A"

CUSTOM HOUSE PLANS FOR:
Rincon Real Estate Group
 PROJECT ADDRESS:
 389 ROCHESTER STREET
 COSTA MESA, CALIFORNIA

Print Date	5/5/2014 8:35 PM
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26

FIRST FLOOR PLAN "B"

LIVING: 1340.00 sq feet
 GARAGE: 588.00 sq feet
 TOTAL: 1928.00 sq feet x 80% = 1542.40 sq, feet

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



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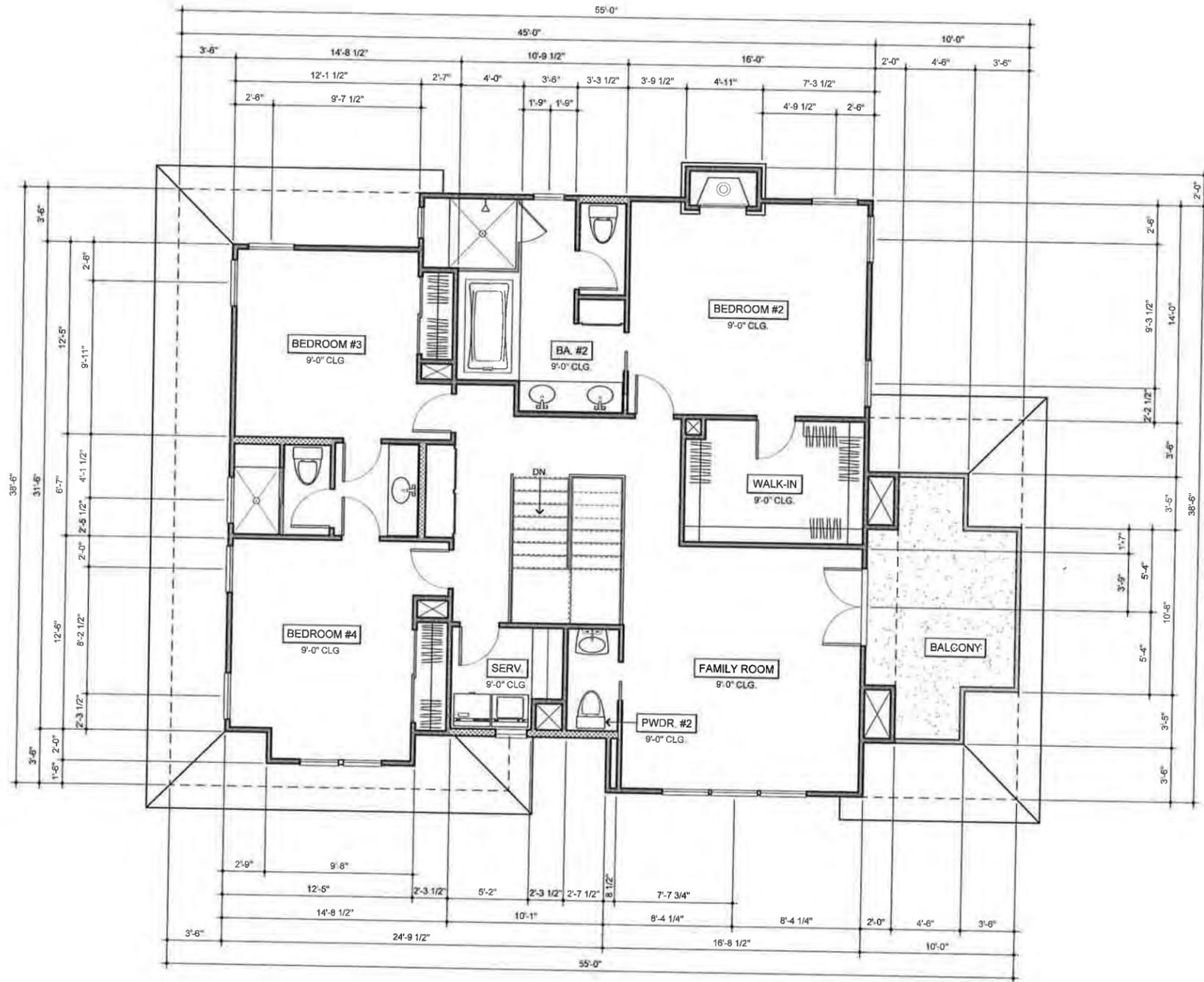
CUSTOM HOUSE PLANS FOR:
Rincon Real Estate Group
 PROJECT ADDRESS:
 389 ROCHESTER STREET
 COSTA MESA, CALIFORNIA

SHEET TITLE
FIRST FLOOR PLAN "B"

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SECOND FLOOR PLAN "B"

LIVING: 1422.00 sq. feet
BALCONY: 152.00 sq. feet

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

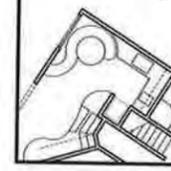


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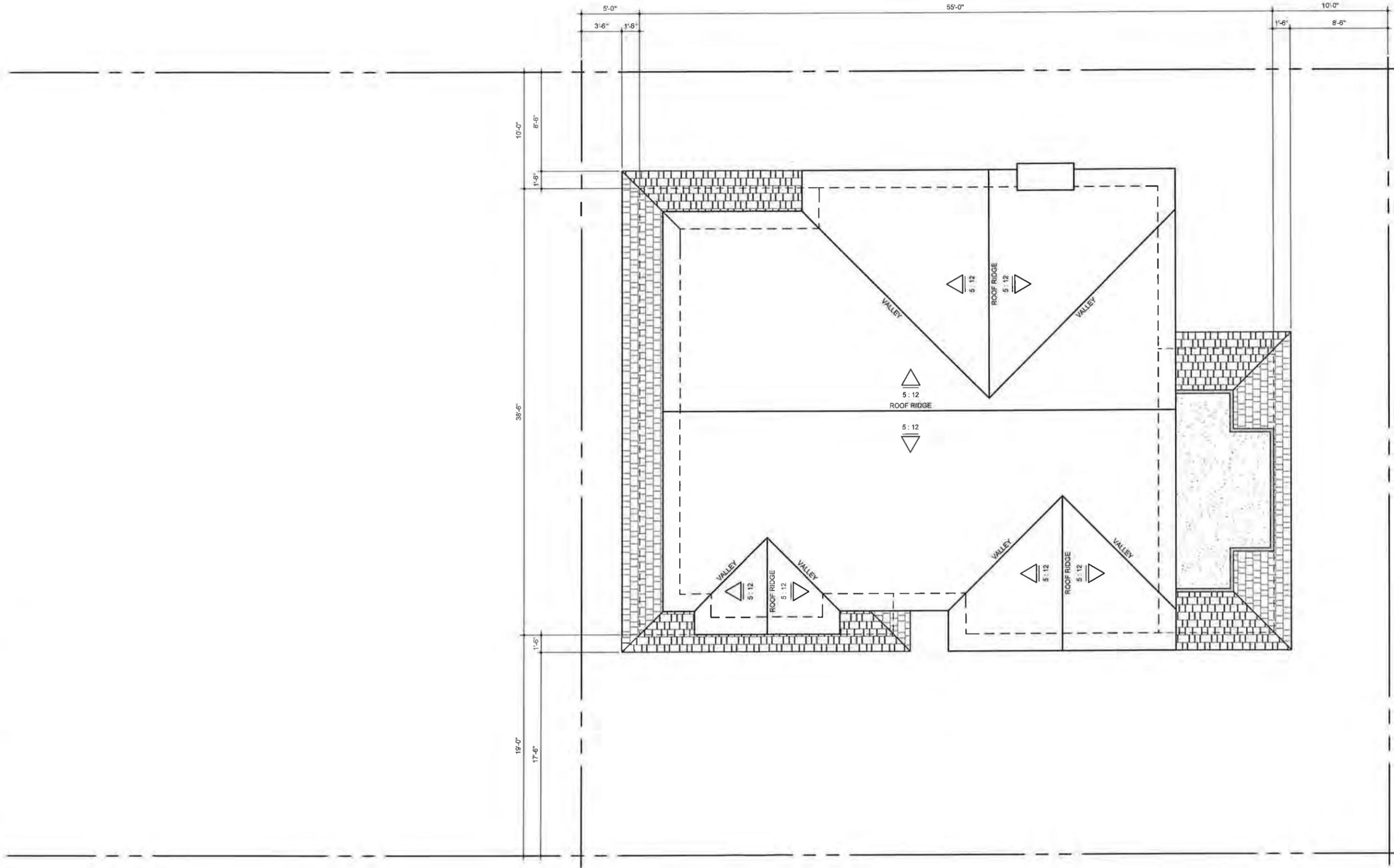
CUSTOM HOUSE PLANS FOR:
Rincon Real Estate Group
PROJECT ADDRESS:
389 ROCHESTER STREET
COSTA MESA, CALIFORNIA

SHEET TITLE
SECOND FLR. PLAN "B"

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28

ROOF PLAN "B"

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



NO.	REVISIONS

Plot Date

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RAJ Project #

2013-52

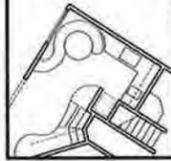
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CUSTOM HOUSE PLANS FOR:
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 389 ROCHESTER STREET
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SHEET TITLE

ROOF PLAN "B"

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REAR ELEVATION "B"

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



FRONT ELEVATION "B"

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

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NOT TO SCALE
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 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
 FINISHES ARE TO BE AS SHOWN UNLESS OTHERWISE NOTED
 MATERIALS TO BE AS SHOWN UNLESS OTHERWISE NOTED
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND FINISHES
 CONTRACTOR TO VERIFY ALL MATERIALS AND FINISHES
 CONTRACTOR TO VERIFY ALL CONDITIONS AND CONDITIONS
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 CONTRACTOR TO VERIFY ALL CONDITIONS AND CONDITIONS

SHEET TITLE
EXTERIOR ELEVATIONS
UNIT "B"

CUSTOM HOUSE PLANS FOR:
Rincon Real Estate Group
 PROJECT ADDRESS:
 388 ROCHESTER STREET
 COSTA MESA, CALIFORNIA

Plot Date	5/5/2014 6:35 PM
Plot Project #	2013-52
REVISIONS	

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LEFT SIDE ELEVATION "B"

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



RIGHT SIDE ELEVATION "B"

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

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SHEET TITLE
EXTERIOR ELEVATIONS
UNIT "B"

CUSTOM HOUSE PLANS FOR:
Rincon Real Estate Group
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388 ROCHESTER STREET
COSTA MESA, CALIFORNIA

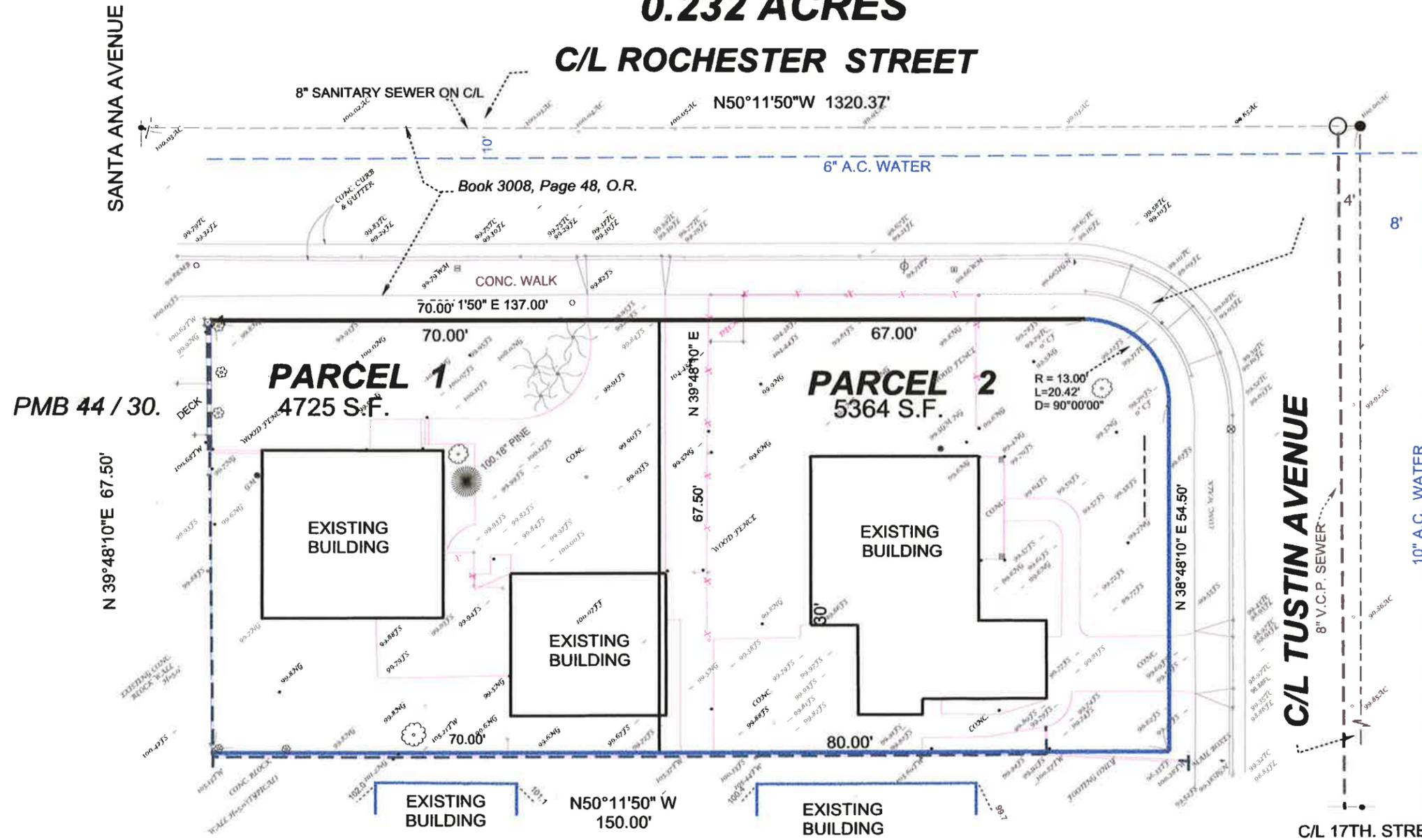
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REVISIONS	

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TENTATIVE PARCEL MAP NO. 2014-113
CITY OF COSTA MESA
FEBRUARY 26, 2014
0.232 ACRES
C/L ROCHESTER STREET



SCALE 1" = 20'



LEGAL DESCRIPTION

PARCEL 1

The southeasterly 180 feet (said southeasterly 180 feet being measured from the centerline of Tustin Avenue) of the southwesterly half of Lot 116 of Newport Heights, as shown on a map recorded in Book 4, page 83, of Miscellaneous Maps in the Office of the County Recorder Orange County, California.

PARCEL 2

An easement for road purposes over the southwesterly 30 feet of the southeasterly 150 feet (said southeasterly 150 feet measured from the northwesterly line of Tustin Avenue) of the northeasterly half of Lot 116 of Newport Heights as shown on a map recorded in Book 4, Page 83 of Miscellaneous Maps in the Office of the Recorder of Orange County, California.

OWNER AND SUBDIVIDER

Rincon Real Estate Group, Inc.
 1520 North El Camino Real,
 San Clemente CA 92672
 Contact Thomas St. Clair
 714-724-5647

PREPARED BY

Stiles Surveying
 2209 Carrie Avenue
 Orange CA 92867
 Leonard C. Stiles, P.L.S. 5023
 714-538-4276

Portion of Lot 116
 Newport Height
 MM 4 / 83
 R-2