PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 27, 2015 **ITEM NUMBER:** PH-2

SUBJECT: **PLANNING APPLICATION PA-14-50 AND TENTATIVE PARCEL MAP NO. 15-109 FOR A TWO-UNIT RESIDENTIAL DEVELOPMENT AT 162 E. 18TH STREET**

DATE: **APRIL 17, 2015**

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

PRESENTATION BY: **RYAN LOOMIS, ASSOCIATE PLANNER**

FOR FURTHER INFORMATION CONTACT: **RYAN LOOMIS (714) 754-5608**
ryan.loomis@costamesaca.gov

DESCRIPTION

The proposed project involves the following:

1. ***Design Review PA-14-50*** for a small lot subdivision consisting of two, two-story detached single family residences of approximately 1,963 square feet (Unit 1) and 2,090 square feet (Unit 2) with attached two-car garages and off-street open parking at 162 East 18th Street. The proposal features a three bedroom/3 bath two-story (Unit 1) and a three bedroom/2.5 bath (Unit 2) wood frame construction that are both considered of Contemporary/Modern style design. The proposed project complies with the Code-required residential development standards and the Residential Design Guidelines. The proposal does not involve any request for a variance or administrative adjustment.

2. ***Tentative Parcel Map No. PM-15-109*** to subdivide a 6,263-square foot parcel into two fee-simple lots consistent with the requirements of Article 2.5. Residential Small Lot Subdivision Ordinance.

APPLICANT

The applicant is Stephen A. Brahs, authorized agent for the property owner, Urban Viking Properties.

RECOMMENDATION

Staff recommends that the Planning Commission:

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

PLANNING APPLICATION SUMMARY

Location: 162 E. 18th Street
APN: 425-231-03

Application Number: PA-14-50, PM-15-109

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

SUBJECT PROPERTY:

Zone: R2-HD
General Plan: HDR
Lot Dimensions: 50 FT x 125.25 FT
Lot Area: 6,263 square feet

SURROUNDING PROPERTY:

North:	R2-HD	Multi-Family Residential, High Density
South:	R2-HD	Multi-Family Residential, High Density
	R-3	Multi-Family Residential
East:	R2-HD	Multi-Family Residential, High Density
West:	R2-HD	Multi-Family Residential, High Density
	R-3	Multi-Family Residential

Existing Development: One parcel with two unit one-story residential development

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed R2-HD zone	Proposed/Provided
Lot Area	12,000 SF new lots **or** No minimum per Small Lot Subdivision Standards	Unit 1- 2,775 SF Unit 2- 3,488 SF
Open space (development lot)	1,878 SF - 30% of total lot area per Small Lot Subdivision Standards	41%- 2,579 SF
Open space (individual unit)	200 SF with no dimension less than 10 feet per Small Lot Subdivision Standards	Unit 1- 202 SF Unit 2- 206 SF
Density:		
High Density Residential Land Use	Max. 20 units per acre	13.91 units per acre
Zone – R2-HD	1 du/3,000 SF (14.52 du/ac) Max. 2 dwelling units	2 dwelling units
Building Height	Two-stories / 27 ft.	Two-stories /maximum 27 ft.
Distance between main buildings	No Minimum /SLO	10 ft.
Building Setbacks:		
Front (18th Street)	20 ft.	20 ft.-7 in.
Side	10 ft.	5 ft. (Unit 1) 10 ft. (Unit 2)
Side	10 ft.	5 ft.
Rear (Abutting a Publicly Dedicated Alley)	5 ft.	5 ft.- 6 in.
% ratio of 2nd floor to 1st floor (Unit 1)	100%	92%
% ratio of 2nd floor to 1st floor (Unit 2)	100%	87%
Driveway Length	19 ft.	20ft 7 in. (Unit 2 only)
Parking	Two garage and two open per unit	Two garage, one covered and one open (Unit 1) Two garage and two open (Unit 2)
Total	8 spaces	8 spaces

CEQA Status	Guidelines Section 15303/Class 3, New Construction of three or fewer single-family homes in urban areas
Final Action	Planning Commission

BACKGROUND

Project Site/Environs

The subject project site is a 6,263 square-foot parcel located on the northeast side of East 18th Street between Orange and Fullerton Avenues. The project site is currently developed with two existing single-story single-family residential units and a storage shed. The proposed project will replace the two residential units. Existing driveway and access is provided off of Orange Avenue with secondary access off of a publicly dedicated rear alley. The property is zoned R2-HD with a maximum development potential of 2 dwelling units (14.52 dwelling units per acre).

The properties immediately to the southeast (166 East 18th Street) and northwest (150 East 18th Street) of the subject property are developed as one-story multi-family residences. The property to the southwest across 18th Street (161 18th Street) is developed with a two-story multi-unit apartment complex. The property to the northeast of the subject property (across the alley) is developed with a two-story multi-family residence.

The designs of the homes were created by AMK Studio architectural firm. Each home is custom designed to blend harmoniously into the surrounding environment. Both residences will be oriented toward 18th Street with garage access for the rear home from the existing alley. Elevations are enhanced with premium materials, wall offsets, combination of hipped and gable roofs, significant horizontal and vertical articulation, as well as numerous accents and details.

ANALYSIS

Design Review PA-14-50

The proposed project consists of two detached, single-family residences with attached two-car garages. The property would be subdivided into two separate fee simple lots, and the proposed residences will be separated each by a 5-foot setback, for a total of 10 feet. Unit 1 is situated on the proposed rear lot, and will be accessed by the rear alley, as well as a 6-foot pedestrian easement along the northwest side of Unit 2 lot. The proposed lot area for Unit 1 is 2,775 square feet. Unit 2 is proposed on what is considered the front lot, and will be accessed by a driveway and walkway off of 18th Street. The proposed lot area for Unit 2 is 3,488 square feet.

The project layout, floor plans and elevations comply with the Small Lot Subdivision Standards and the Residential Design Guidelines. The site is laid out with a 1,963 square-foot house (Unit 1) at the rear of the development lot, and a 2,090 square-foot house (Unit 2) oriented at the front of the project site along 18th Street. The residences are two stories in height and will not exceed the 27-foot height maximum requirements. Unit 1 has a 5-foot setback from Unit 2 shared property line, a 5.5-foot rear setback from alley, and a 5-foot side setback from both the northwestern and southeastern side property lines. Unit 2 has a 20'-7" front setback from 18th Street, a 10-foot side setback from the northwestern side property line, a 5-foot setback from the southeastern side property line, and a 5-foot setback from Unit 1 shared property line. A total of 41 percent of the development lot area is provided as open space and landscaping, which includes 202 square feet of private open space for Unit 1 and 206 square feet for Unit 2. The 202 square feet of private open space for Unit 1 will be located

within the interior side portion of the lot, and be accessed by sliding doors from the adjacent kitchen and living room. The 206 square feet of private open space proposed for Unit 2 will be located within the front setback, and be used as a front entry court. Both Unit 1 and Unit 2 will include attached two-car garages accessed from a driveway. The driveway proposed for Unit 1 garage will not provide adequate length for open parking, however two additional parking spaces, including one covered parking and one open parking, will be provided adjacent to the garage. Unit 2 will include a 20-foot driveway, providing for two open parking spaces. Trash bins can be stored in the yard areas adjacent to the garages.

The two proposed units each have three bedrooms, and include an open floor plan for living and kitchen areas. Unit 1 includes a small second-story loft, and Unit 2 provides for a flex space on the first floor with access to a partially covered patio. Both units have hipped metal roofs, a combination of both horizontal and vertical cement siding and stucco. The front unit (Unit 2) features additional architectural features and materials, including wood eave accents, and metal railings along the second story balcony. Each new home will have a flush-panel sectional garage door.

The project complies with the review criteria and development standards of the Small Lot Subdivision Ordinance and the Residential Design Guidelines. The project density complies with the General Plan designation of High Density Residential.

Tentative Parcel Map PM-2015-109

The applicant proposes a parcel map in compliance with the City's Small Lot Subdivision Ordinance to allow the formation of two fee simple lots. The proposed property is suitable to accommodate the proposed small lot subdivision. 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.

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. Both homes incorporate second story balconies, a combination of horizontal and vertical siding, stucco siding and enhanced windows to provide visual interest. Because of the window placement and setbacks from the southeastern and northwestern side property lines, the project should not result in privacy impacts to the surrounding residences, which are single story. The design of the two-story homes, as conditioned, complies with the building mass and form, setback requirements, elevation treatment and window placement guidelines. Residences with less than 2,700 square feet of living area (excluding the garage) are not required to comply with an average second-story side setback of ten feet.

General Plan Conformance

The proposed development is a small lot subdivision development of two detached single family residences. The project is consistent with the maximum allowable General Plan density of 1 dwelling unit per 2,187 square feet, or 20 dwelling units per acre. The proposal is 13.91 dwelling units per acre, which is below the 20 dwelling units per acre allowed in the High Density Residential land use designation. The project also complies with Land Use Objective LU-1A.4: "Strongly encourage the development of low-density residential uses and

owner-occupied housing where feasible to improve the balance between rental and ownership housing opportunities" in that the two parcels will be sold independent of one another, therefore promoting homeownership opportunities.

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. The planning application and map would expire in 24 months (April 2017). After the initial 24-month period, a time extension for these applications would be required to be processed for another 12-month period.

JUSTIFICATIONS FOR APPROVAL

Pursuant to Title 13, Section 13-29, *Planning Application Review Process*, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of Design Review PA-14-50 and Parcel Map PM-15-109, based on the following assessment of facts and findings which are also reflected in the draft resolution.

- *The proposed project complies with the General Plan and with the Zoning Code standards.* The creation of the subdivision is consistent with General Plan Land Use Objective LU-1A.4 in that it creates new homeownership opportunities to improve the balance between renter and owner occupied housing in the City. The project design complies with all development standards of the Small Lot Subdivision Ordinance, including five foot side setbacks permitted due to the excellence in design of the project. The proposed project does not exceed the maximum density of less than 20 units per acre, consistent with the General Plan designation of High Density Residential.

- *The proposed project meets the purpose and intent of the Residential Design Guidelines.* The design of the two-story homes complies with the building mass and form, setbacks, elevation treatments, window placement, and architectural consistency guidelines. The proposed residences include elevations with varied roof forms and elevation treatments to enhance visual interest. The exterior elevations of the proposed homes incorporate front porches and enhanced windows to provide visual interest. The combination use of horizontal and vertical siding, and stucco for both units, provides a broken building facades to promote variety and interest.

- *The setbacks of existing neighboring structures were considered with regard to the proposed five foot interior setbacks (10 feet required or a minimum 5 feet side setback could be approved, subject to certain conditions.)* The Small Lot Subdivision Ordinance requires a minimum 10-foot side setback unless the neighboring structures are a reasonable distance away from the new structures. Note: The Small Lot Subdivision Ordinance is currently being considered by the City Council for an amendment to allow a minimum 5-foot side interior side setback.

The buildings are placed on the property with sufficient setbacks to provide private useable open space and minimizes the potential privacy impacts to surrounding properties. The location of the units takes into consideration the rear yards of the abutting homes and places the homes to maximize distances from all adjacent dwellings.

Specifically, the proposed units maintain a 10-foot (Unit 2) and 5-foot (Unit 1) setback from the northwestern side property line. The main residence for the property to the immediate northwest is located beyond the 5-foot minimum setback from the property line; however a detached garage in the rear portion of the property is located approximately 5-feet from property line. In addition, both units maintain a 5-foot side setback from the southeastern side property line. The residence to southeast is single story, and an existing 6-foot fence is located along the property line. No second-story decks are proposed along the southeastern portion of both proposed units. The separations from neighboring properties can be seen in the attached site plan.

- *The proposed project is conditioned to include a 2.5-foot alley easement.* To maintain increased vehicular access along the rear public alley, the project will include a 2.5-foot alley dedication while still maintaining a minimum 5-foot rear setback for properties abutting a public dedicated alley. The rear unit will have a rear setback of 5.5 feet.

- *The proposed subdivision is consistent with the General Plan and Zoning Code.* The subdivision complies with General Plan Land Use Objective LU-1A.4 in that it allows the units to be sold independent of one another and creates home ownership opportunities. The subdivision is consistent with applicable development standards contained in the Zoning Code. The subdivision also provides for future natural heating and cooling. The project provides private open space areas under partial roof canopies and incorporates landscaping, such as trees, to ensure natural and passive heating and cooling from the sun exposure. In addition, window placement for both units is maximized on the northwestern side of the units to minimize sun exposure.

  The landscape concept plan is consistent with the City's standards for multi-family development. Specifically, the plan includes landscaping in the setback abutting the public right-of-way, within the private open space areas, and along the driveway and parking areas for each unit. The concept plan shows approximately 4 large trees along the perimeter of the development lot, shrubs and bamboo along the alley and fences to encourage privacy, and drought tolerant ground cover throughout the project.

- *The Declaration of the Covenants, Conditions, and Restrictions (CC&Rs) is required to be filed on the property.* The Small Lot Ordinance requires that all small lot subdivisions establish some form of self-governance through CC&Rs, maintenance associations, and/or homeowner's associations. In the City of Costa Mesa, the most common type of association is an incorporated homeowner's association. This is a corporation in which the members of the corporation vote for a board of directors which runs the affairs of the corporation. In this case, as a 2-unit small lot development, Code does not require that an HOA be established. The Small Lot Ordinance requires, at a minimum, that CC&Rs be recorded on the property. Because there are no common areas for circulation, parking, or landscape purposes, a condition of approval requires that the CC&Rs shall contain the ground rules related to: architectural control over

future building modifications or additions, architectural design and guidelines for the property, and engagement in alternative dispute resolution before filing a lawsuit to resolve conflicts.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3), New Construction or Conversion of Small Structures. In urbanized areas, up to three single-family residences may be constructed or converted under the Class 3 exemption.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. *Approve the project with modifications*. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.

2. *Deny the project*. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support of denial to be included in the attached draft resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

Approval of the Design Review and Tentative Parcel Map will allow development of a two-unit small lot subdivision. The project is deemed to be a high-quality development, therefore it is consistent with the intent of the General Plan and Zoning Code. Resolutions for approval and denial of the project are attached for consideration by the Planning Commission.

RYAN LOOMIS
Associate Planner

CLAIRE FLYNN, AICP
Assistant Director
Development Services

Attachments:
1. Draft Planning Commission Resolutions and Exhibits
2. Vicinity Map and Zoning Map
3. Applicant's Project Description
4. Project Plans/Elevations
5. Tentative Parcel Map 2015-109
6. Conceptual Landscape Plans

7. Existing Site Photos
8. Surrounding Property Photos

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

Stephen A. Brahs
Urban Viking Properties
2208 Port Lerwick Place
Newport Beach, CA 92660

ATTACHMENT 1:
Draft Planning Commission Resolutions and Exhibits

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-50 AND TENTATIVE PARCEL MAP PM-15-109 AT 162 EAST 18TH STREET IN THE R2-HD ZONE

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

WHEREAS, an application was filed by Stephen A. Brahs, as the authorized agent on behalf of the property owner, Urban Viking Properties, LLC., requesting approval of the following:

1) ***Design Review PA-14-50*** to construct a small lot subdivision consisting of two, two-story detached single family residences of approximately 1,963 square feet and 2,090 square feet with attached two-car garages;

2) ***Tentative Parcel Map No. PM-15-109*** to subdivide a 6,263-square foot parcel into two, fee-simple residential lots;

WHEREAS, a duly noticed public hearing held by the Planning Commission on April 27th, 2015 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, the two-unit project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3), Construction and Conversion of Small Structures.

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-14-50 and Tentative Parcel Map PM-15-109.

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-14-50 and Tentative Parcel Map PM-15-109 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.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 27th day of April, 2015.

Robert L. Dickson Jr., 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 April 27th, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Claire L. Flynn, Secretary,
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS

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

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.

Facts in Support of Findings: The design of the two-story homes complies with the building mass and form, window placement, setbacks, elevation treatments, and architectural consistency guidelines. The proposed residences include elevations with varied roof forms and elevation treatments to enhance visual interest. The buildings are placed on the property with sufficient setbacks to provide private useable open space and minimizes the potential privacy impacts to surrounding properties. The location of the units takes into consideration the rear yards of the abutting homes and places the buildings away from the neighboring residence located to the northwest and has sufficient buffer between the residences located to the southeast. An existing six-foot tall wood fence along both property lines will improve the aesthetics of the site and the abutting properties. The exterior elevations of the proposed homes incorporate second-story porches away from sensitive views of neighboring residences, and enhanced windows to provide visual interest.

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 flat two-story walls.

Facts in Support of Finding: The subject site is in a neighborhood with both single-story and two-story residences. The combination of horizontal and vertical siding and stucco for both units provides a vertical break between the first and second story. The second floors of both units increase the overall aesthetic.

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

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

Facts in Support of Finding: 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 balance between renter and owner occupied housing in the City. The project design complies with the Small Lot Subdivision Ordinance and the Residential Design Guidelines.

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

Facts in Support of Finding: The proposed project has a density of 13.91 units per acre, consistent with the General Plan designation of High Density Residential, which allows 20 dwelling units per acre.

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.

Facts in Support of Finding: The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3), New Construction or Conversion of Small Structures. The project complies with the maximum allowed density for the site and provides adequate open space, parking and setbacks from adjacent properties.

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.

Facts in Support of Finding: The project provides private open space areas under partial roof canopies and incorporates landscaping, such as trees, to ensure natural and passive heating and cooling from the sun exposure. In addition, window placement for both units is maximized on the northwestern side of the units to minimize sun exposure.

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.

Facts in Support of Finding: The proposed project does not interfere with the public right of way. A 2.5-foot wide dedication for alley purposes is required to ensure the public access along the rear portion of the subject site.

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).

Facts in Support of Finding: 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.

C. **Finding:** The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3) for New Construction or Conversion of Small Structures.

Facts in Support of Finding: In urbanized areas, up to three single-family residences may be constructed under the Class 3 exemption. The project proposes to construct two residential units and therefore qualifies for a Class 3 exemption.

D. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

Plng.

1. The expiration of Planning Application PA-14-50 shall coincide with the expiration of the approval of the Tentative Parcel Map PM-15-109 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-14-50 and Tentative Parcel Map PM-15-109 shall be blueprinted on the face of the site plan as part of the plan check submittal package. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
3. Prior to issuance of a certificate of occupancy, the applicant shall file and record a declaration of covenants, conditions, and restrictions (CC&Rs) on the property. The establishment of a homeowner's association shall be optional. Prior to issuance of a building permit, a draft of the CC&Rs shall be remitted to the Development Services Director and City Attorney's office for review and approval. Because there are no common areas for circulation, parking, or landscape purposes, the CC&Rs shall be limited to the ground rules related to: architectural control over future building modifications or additions, architectural design and guidelines for the property, and engagement in alternative dispute resolution before filing a lawsuit to resolve conflicts. The Development Services Director has the discretion to request any other provisions in the CC&Rs to promote self-governance between the two property owners.
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. 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.

7. 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.
8. 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.
9. Applicant shall provide additional enhancement of the second-story elevations. 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.
10. A minimum 20-foot by 20-foot clear inside dimension shall be provided for the two-car garages. The proposed garages shall be used for parking as required by code as it is not habitable space; further excess storage which prevents parking the required number of vehicles is prohibited.
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. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.

a. The CC&R's shall contain restrictions requiring residents to park vehicles in garage spaces provided for each unit. Storage of other items may occur only to the extent that vehicles may still be parked within the required garage at the number for which the garage was originally designed and to allow for inspections by the association to verify compliance with this condition.
b. Any subsequent revisions to the CC&Rs related to these provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.

13. 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.

Utilities 14. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.

Parks/ Prkwys. 15. Plant one (1) 24" Box Tabebuia ipe 3 feet behind sidewalk in dedicated right of way.

Eng. 16. Dedicate a 2.5-foot width for rear alley behind existing right of way line of alley.

Eng. 17. Dedicate a 3-foot sidewalk easement to the City of Costa Mesa behind the right-of-way line on E. 18th Street.

Eng. 18. Dedicate an access easements along the side of subdivision to benefit Parcels 1 & 2.

Eng. 19. Submit subdivision application and comply with conditions of approval and code requirements.

Eng. 20. Applicant is informed E. 18th Street is under a "NO OPEN CUT" moratorium. Open cutting the street pavement during the moratorium period shall require resurfacing requirements.

CODE REQUIREMENTS

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 Year's 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. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
9. 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.
10. 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.
11. 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.

Bldg.

12. Comply with the requirements of the adopted 2013 California Residential Code,2013 California Building 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 Residential Code, California Building 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.

13. Submit grading plans, an erosion control plan and a hydrology study.
14. Submit precise grading plans, an erosion control plan and a hydrology study. A precise grading and a hydrology report plan shall not be required if any of the following are met:
    1- An excavation which does not exceed 50 CY on any one site and which is less than 2 ft in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).
    2- A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
    3- A fill less than 3 ft. in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
15. Submit a soil's report for the project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise 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 two percent (2%). 2013 California Residential Code CRC 403.1.7.3
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 ten feet. CRC R401.3
18. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the five foot setback area from the property line. They may project a maximum of 12 inches beyond the three foot setback. CRC Tables R302.1(1) and R302.1(2).

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.

Trans.

20. 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.
21. Close unused drive approaches with full height curb and gutter per City Standards.

Eng.

22. Two copies of the Final Map and one copy of the Property Boundary closure calculations shall be submitted to the City of Costa Mesa Engineering Division for checking.
23. Submit updated Title Report of the subject property.
24. The Parcel Map shall be developed in full compliance of CCMMC Sec 13-208 through 13-261 inclusive.
25. Release and relinquish all vehicular and pedestrian access rights to 18th Street to the City of Costa Mesa except at approved locations.

26. Submit seven copies, one duplicate mylar and an electronic copy of recorded map or signed plan to Engineering Division, City of Costa Mesa, prior to occupancy.
27. Prior to recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor and shall submit to the City Engineer and the County Surveyor a digital-graphic file of said map in a manner described in Subarticle 11/12, Sections 7-9-330/7-9-337 of the Orange County Subdivision Code.
28. Survey Monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyors Act and Business and Professional code.
29. Submit cash deposit or surety bond to guarantee monumentation prior to approval of the map. Amount to be determined by City Engineer.
30. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
31. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
32. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
33. A Construction Access Permit and deposit of $580 will be required by City of Costa Mesa, Engineering Division, prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
34. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for new driveway approaches.
35. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. Residential sidewalk per City of Costa Mesa Standards as shown on the Off-site Plan, including four (4) feet clear around obstructions in the sidewalk.
36. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of Final Map/Approval of Plans.
37. In order to comply with the 2003 Drainage Area Management Plan (DAMP), the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.

a) A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.

b) Location of BMPs shall not be within the public right-of-way.

SPECIAL DISTRICT REQUIREMENTS

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

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-14-50 AND TENTATIVE PARCEL MAP NO. PM-15-109 FOR PROPERTY AT 162 EAST 18TH STREET IN THE R2-HD ZONE

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

WHEREAS, an application was filed by Stephen A. Brahs, as the authorized agent on behalf of the property owner, Urban Viking Properties, LLC., requesting approval of the following:

1) ***Design Review PA-14-50*** to construct a two-unit, two-story detached single-family residential development;

2) ***Tentative Parcel Map No. PM-15-109*** to subdivide a 6,263-square foot parcel into two, fee-simple residential lots;

WHEREAS, a duly noticed public hearing held by the Planning Commission on April 27, 2015 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, the Planning Commission hereby **DENIES** Planning Application PA-14-50 and Tentative Parcel Map No. PM-15-109.

DENIED this 27th day of April, 2015.

Robert L. Dickson Jr., 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 April 27th, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____

Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
   1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
   2. The proposed project does not comply with the performance standards as prescribed in the Zoning Code.
   3. The proposed project is not consistent with the General Plan or Zoning Code.

B. The proposed project does not comply with Costa Mesa Municipal Code Section Code Section 13-29(g)(13) because:

   1. There creation of the subdivision and related improvements is not consistent with the General Plan, any applicable specific plan, and this Zoning Code.
   2. The proposed use of the subdivision is not compatible with the General Plan.
   3. The subject property is not physically suitable to accommodate the subdivision in terms of type, design and density of development, and will result in substantial environmental damage or public health problems, based on noncompliance with the Zoning Code and General Plan, and consideration of appropriate environmental information.
   4. The design of the subdivision does not provide for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code Section 66473.1.
   5. The division and development will interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.
   6. The discharge of sewage from this land division into the public sewer system will violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code Section 13000).

C. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(14) in that the project does not meet the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

D. The subdivision of the property is not consistent with the City's General Plan and Zoning Code.

E. The Costa Mesa Planning Commission has denied Planning Application PA-14-28 and Tentative Parcel Map No. PM-14-140. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.

F. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

ATTACHMENT 2:
Vicinity Map and Zoning Map

City of Costa Mesa

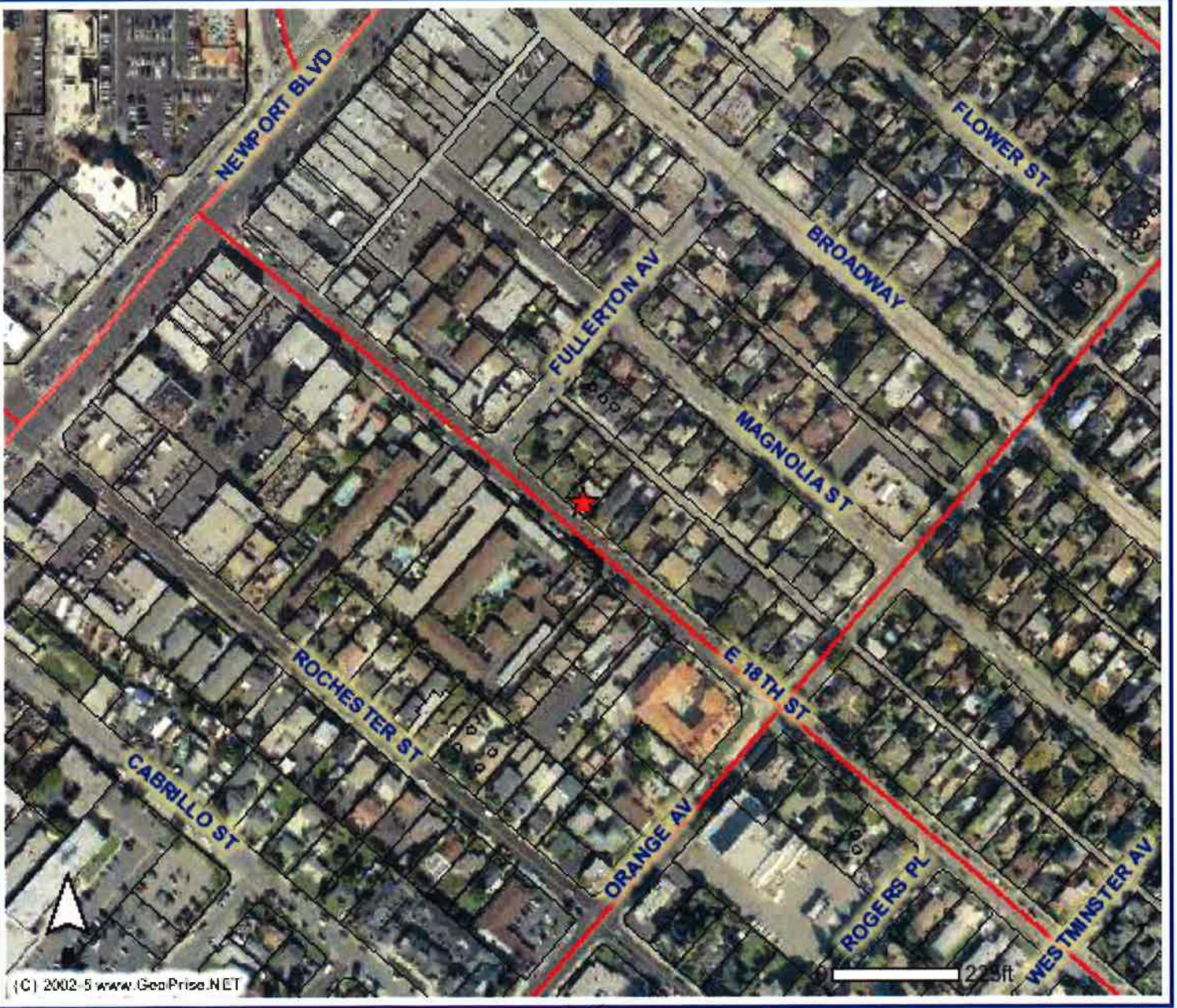
VICINITY MAP- 162 E 18TH STREET - [Created: 4/13/2015 11:53:06 AM] [Scale: 349.63] [Page: 8.5 x 11 / Portrait]

Overview Map

Legend

- Address Points
- Freeway
- Roads
- Collector
- Freeway (cont)
- Major
- Newport BLVD
- Primary (cont)
- SECONDARY
- Hydrology
- Channels

Map Display



City of Costa Mesa

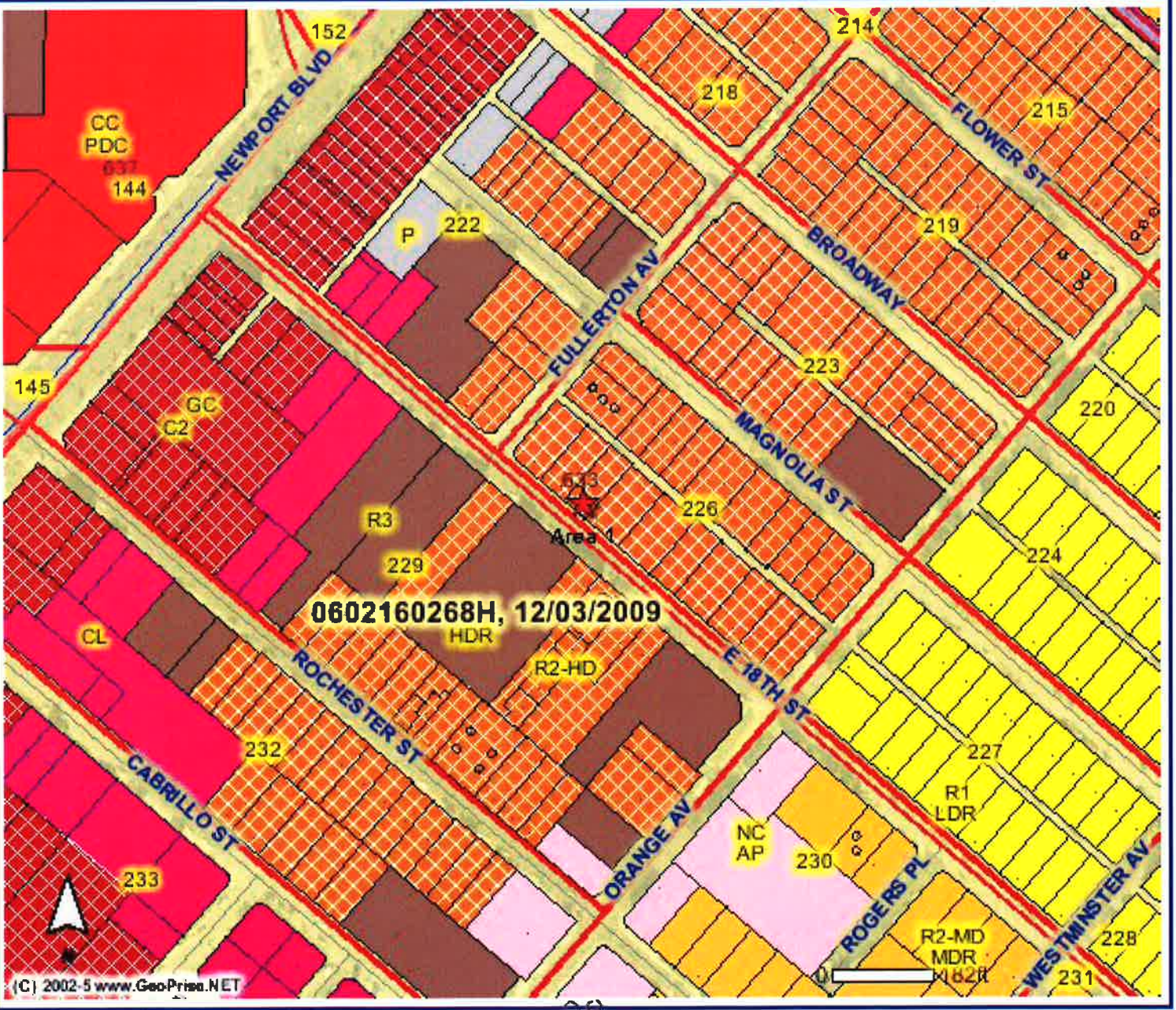
ZONING MAP- 162 E 18TH STREET - [Created: 4/13/2015 11:55:17 AM] [Scale: 349.62] [Page: 8.5 x 11 / Portrait]

Overview Map

Legend

- Address Points
- Freeway Roads
- Collector
- Freeway
- Major (cont)
- Newport BLVD
- Primary
- SECONDARY
- Hydrology Channels
- Street Names
- Street Centerlines
- Parcel Lines
- City Boundary
- Water Ways
- Zoning
- AP
- C1 (cont)
- C1-S
- C2
- CL
- I&R
- I&R-S
- MG
- MP
- P
- PDC (cont)

Map Display



(C) 2002-5 GeoPrise.net (GeoVec, Inc.) - (866)422-2505

ATTACHMENT 3:
Applicant's Project Description

162 E. 18th Street Costa Mesa

PROJECT DESCRIPTION AND JUSTIFICATION

The property is located on the North side of East 18th Street, between Orange and Fullerton Avenues. The zoning designation is R2-HD, which allows 2 dwelling units on this 6,534 square foot property. The site is currently developed with 2 single-family residences and a storage shed.

This 50 foot by 128 foot rectangular lot is situated in a block that is predominately apartments. An Alley borders the back of the lot and apartments are on the East and South sides of the property; two single story residences are located on the parcel on the west side of the property.

The proposed project is for two Two-Story residences to replace the existing two residential units in despair. A Minor Design Review is requested for this project. A Tentative Parcel map is also requested in accordance with the small lot program to create two Fee Simple parcels.

The designs of the homes were created by leading architectural firm AMK Studio. Each home is custom although they both blend harmoniously into their environment; the size and mass of the buildings are also appropriate for their environment. Both residences will be oriented toward 18th Street with garage access for the rear home from the Alley. Elevations are enhanced with premium materials, wall offsets, a combination of gable and hipped roofs, significant horizontal and vertical articulation, as well as numerous accents and details.

A significant effort has been made to create two extraordinary homes that Urban Viking Properties will be proud of. Equally as important, we want to create two extraordinary homes that our community and City will be proud of.

ATTACHMENT 4:
Project Plans/Elevations

abbreviations

Periods only used on one word abbreviations, if the abbreviation is a different word by itself; e.g. ARCH., BIT., and LAM.
Periods are usually used when abbreviating multiple words, unless they are very common without periods; e.g. AFF, HVAC, R/A, and WWM.

- & AND
- @ AT
- ℄ CENTERLINE
- d PENNY
- # POUND / NUMBER
- ℘ PROPERTY LINE
- Ø ROUND / DIAMETER

a

- A.B. ANCHOR BOLT
- ABV ABOVE
- A/C AIR CONDITIONING
- ACC ACCESS
- AC.T. ACOUSTICAL TILE (CLG)
- AFF ABOVE FINISH FLOOR
- A.D. AREA DRAIN
- ADD ADDENDUM
- ADH ADHESIVE
- ADJ ADJUSTABLE
- AGG AGGREGATE
- A.H.U. AIR HANDLING UNIT
- ALT ALTERNATE
- ALUM ALUMINUM
- A.P. ACCESS PANEL
- APX APPROXIMATE
- ARCH ARCHITECT(URAL)
- ASPH ASPHALT
- A.T. ASPHALT TILE
- AUTO. AUTOMATIC
- AVE AVERAGE
- AWNG AWNING

b

- BA BATHROOM
- BD BOARD
- BF BI-FOLD (DOOR)
- BIT. BITUMINOUS
- BLKG BLOCKING
- BLDG BUILDING
- BLK BLOCK (CMU's)
- BLKG BLOCKING
- BLW BELOW
- BM BEAM
- B.M. BENCH MARK
- BP BI-PASS (DOOR)
- BRG BEARING
- BRK BRICK
- B.S. BOTH SIDES
- BSMT BASEMENT
- BTM OR BOT BOTTOM
- BTWN BETWEEN
- B.U.R. BUILT UP ROOF
- BVL BEVELED
- B.W. BOTH WAYS

c

- CAB CABINET
- C.B. CATCH BASIN
- CEM CEMENT
- CER CERAMIC
- CF CUBIC FOOT
- CHAM CHAMFER
- C.I. CAST IRON
- C.I.P. CONC. CAST-IN-PLACE CONC.
- CIR CIRCLE
- CIRC CIRCUMFERENCE
- C.J. CONTROL JOINT OR CONSTRUCTION JOINT
- CK CALK(ING) CAULK(ING)
- CL CLOSET OR CENTER LINE
- CLG CEILING
- CLR CLEAR(ANCE)
- CLS CLOSURE OR CLOSER (DOOR)
- CM CENTIMETER(S)
- CMU CONCRETE MASONRY UNIT
- C.O. CASED OPENING
- COL COLUMN
- COMB COMBINATION
- CONC CONCRETE
- COND (AC) CONDENSER
- CONST CONSTRUCTION
- CONT CONTINUOUS
- CONTR CONTRACTOR
- CORR CORRUGATED
- CPR COPPER
- C OR CPT CARPET
- CRS COURSE(S)
- CR CORROSION RESISTANT
- CSMT CASEMENT
- C.ST. CAST STONE
- C.T. CERAMIC TILE
- CTR CENTER OR COUNTER
- CX CONNECTION
- CY CUBIC YARD

d

- D DRYER, OR DRAIN
- DBL DOUBLE
- DECO DECORATIVE
- DEMO DEMOLISH, DEMOLITION
- DEP DEPRESSED
- DET DETAIL
- D.F. DRINKING FOUNTAIN
- DH DOUBLE HUNG
- DIAM DIAMETER
- DIAG DIAGONAL
- DIM DIMENSION
- DISP DISPOSAL
- DIV DIVERTER
- D.L. DEAD LOAD
- DN DOWN (STAIRS)
- D.P. DAMP-PROOFING
- DR DOOR
- DRY DRYER MACHINE
- DS DOWNSPOUT
- D/S DRAWER STACK (CABINET)
- D.T. DRAIN TILE
- DTL DETAIL
- DW DISH WASHER
- DWG DRAWING
- DWR DRAWER

e

- E EAST
- EA EACH
- EB EYEBROW (FLAT ARCH)
- E.F. EACH FACE
- E.J. EXPANSION JOINT
- ELEV ELEVATION
- ELEC ELECTRIC(AL)
- ENCL ENCLOSURE
- E.P. ELECTRICAL PANEL
- EQ EQUAL
- EST ESTIMATE
- E.W.C. ELECTRIC WATER COOLER
- EXG EXISTING
- EXH EXHAUST
- EXT EXTERIOR

f

- FA FIRE ALARM
- FAS FASTEN(ER)
- FAU FORCED AIR UNIT
- F.B. FACE BRICK
- F.B.O. FURNISHED BY OTHERS
- F.D. FLOOR DRAIN
- F.E. FIRE EXTINGUISHER
- F.F. FINISH FLOOR (LINE)
- F.G. FINISHED GRADE
- FGL FIBERGLASS
- FIN FINISH
- FLG FLASHING
- FLR FLOOR(ING)
- FL FLOURESCENT (LIGHT)
- FN FENCE
- FND FOUNDATION
- F.O. FACE OF
- F.O.S. FACE OF STUD
- FP FIRE PROOF
- FPL FIREPLACE
- FR FRAME(D)(ING)
- FS FULL SIZE
- FSV FULL SCREEN VENT
- FT FOOT / FEET
- FTG FOOTING
- FUR FURRED(ING)
- FX FIXED GLASS

g

- GA GAUGE
- GALV GALVANIZED
- GAR GARAGE
- G.B. GYPSUM (WALL) BOARD
- G.C. GENERAL CONTRACTOR
- GD GRADE OR GRADING
- G.D.O. GARAGE DOOR OPENER
- GFI GROUND FAULT INTERRUPTER
- GL GLASS OR GLAZING
- GL.BK. GLASS BLOCK
- G.I. GALVANIZED IRON
- GSM GALVANIZED SHEET METAL
- GT GROUT
- GYP GYPSUM
- GYP BD GYPSUM BOARD

h

- 42"H 42" HIGH (WALL)
- HB HOSE BIBB
- H.C. HOLLOW CORE
- HD HEAD OR HARD
- H.D. HEAT DETECTOR OR HEAVY DUTY
- HDR HEADER
- HDW HARDWARE
- HGT HEIGHT
- H.M. HOLLOW METAL
- HORZ HORIZONTAL
- HR HOUR
- HS HORIZONTAL SLIDER
- HTG HEATING
- HVAC HEATING/VENTILATING/AIR COND.
- HWD HARDWOOD (FLOORS)

i

- I.D. INSIDE DIAMETER
- I.L.O. IN LIEU OF
- I.M. INSULATED METAL
- INS OR INSUL INSULATED OR INSULATION
- INT INTERIOR

j

- JST JOIST (FLOOR OR ROOF)
- JT JOINT

k

- KD KNOCKDOWN (CEILING)
- KIT KITCHEN
- KO KNOCKOUT
- KPL KICKPLATE (ON DOOR)
- K/S KNEE SPACE

l

- L LENGTH
- LA LAUNDRY
- LAM. LAMINATE(D)
- LAV LAVATORY (SINK)
- L.B.O. LOCATION BY OTHERS
- LIV LIVING
- L.L. LIVE LOAD
- L.P. LAMINATED PLASTIC
- LT LIGHT
- L.T. LAUNDRY TUB
- LTL LINTEL
- LUM LUMINOUS
- LVL LAM VENEER LUMBER (BEAMS)
- LVR LOUVER

m

- M METER(S)
- MAX MAXIMUM
- MAS MASONRY
- MATL MATERIAL
- MBA MASTER BATH
- MBD MASTER BEDROOM
- MC MEDICINE CABINET
- MECH MECHANICAL
- MED MEDIUM
- MET METAL
- MFR. MANUFACTURER
- MH MANHOLE
- MIN MINIMUM
- MIR MIRROR
- MISC MISCELLANEOUS
- MLD MOULDING
- MM MILLIMETER
- MMB MEMBRANE
- M.O. MASONRY OPENING
- MOD MODULAR
- MRB MARBLE
- MTL METAL
- MT MOUNTED(ING)
- MULL MULLION OR MULLED

n

- N NORTH
- N.I.C. NOT IN CONTRACT
- NL NAILABLE
- NG NATURAL GRADE
- NO NUMBER
- NOM NOMINAL
- N.T.S. NOT TO SCALE

o

- OA OVERALL
- OBS OBSCURE (GLASS)
- O.C. ON CENTER
- O.CAB. OVERHEAD CABINET
- O.D. OUTSIDE DIAMETER
- O.G.D. OVERHEAD GARAGE DOOR
- OH OVERHEAD
- OPNG OPENING
- OPT OPTIONAL
- OSA OUTSIDE AIR
- OSB ORIENTED STRAND BOARD

p

- PAR PARALLEL
- P.BD. PARTICLE BOARD
- P.B. PUSH BUTTON
- PC. CONC. PRECAST CONCRETE
- PDR POWDER
- P.E. PORCELAIN ENAMEL
- PED PEDESTAL (SINK)
- PERI PERIMETER
- PKG PARKING
- PL PLATE (HEIGHT)
- P.LAM PLASTIC LAMINATE
- PLAS PLASTER
- PNL PANEL
- PNT PAINT(ED)
- P.O.C. POINT OF CONNECTION
- PR PAIR (OF)
- PREFAB PREFABRICATED
- PSF POUNDS PER SQUARE FOOT
- PSI POUNDS PER SQUARE INCH
- PTN PARTITION
- P.T. PRESSURE TREATED (WOOD)
- PV PAVE(D) OR PAVING
- PVC POLYVINYL CHLORIDE (PIPE)
- PVMT PAVEMENT
- PWD PLYWOOD

q

- Q.T. QUARRY TILE

r

- R RISER (ON STAIRS)
- RAG RETURN AIR GRILL
- R.B. RUBBER BASE
- RAD RADIUS
- RBL RUBBLE
- R.D. ROOF DRAIN
- REF REFERENCE
- REFR REFRIGERATOR
- REG REGULAR
- REQ REQUIRED
- RES RESILIENT / RESAWN
- REV REVISION(S), REVISED
- REINF REINFORCED(ING)
- RFG ROOFING
- R.J.B. REINFORCED JUNCTION BOX
- RLG RAILING
- R&M RANGE W/ MICROWAVE
- RM ROOM
- R.O. ROUGH OPENING
- R.O.W. RIGHT OF WAY

s

- S SOUTH
- SC SOLID CORE (DOOR)
- SCH SCHEDULE
- SD SMOKE DETECTOR
- SEC SECTION
- SERV SERVICE
- S.F. SQUARE FEET
- SF.GL. SAFETY GLASS
- S.G.D. SLIDING GLASS DOOR
- SH SINGLE HUNG OR SHELF(VING)
- SHT (DRAWING) SHEET
- SHTHG SHEATHING
- SIM SIMILAR
- SKL SKYLIGHT
- SL SLOPE / SLIDING
- SNT SEALANT
- S&P SHELF AND POLE
- SPC SPACER
- SPEC SPECIFICATIONS
- SPK SPEAKER(S)
- S.ST. STAINLESS STEEL
- STD STANDARD
- STG OR STO STORAGE
- STL STEEL
- STR STRUCTURAL
- SQ SQUARE
- SUS SUSPENDED
- S.W. SHEAR WALL
- SYM SYMBOL
- S4S SMOOTH FOUR SIDES
- S&P SINGLE SHELF / SINGLE POLE
- 2S&2P DOUBLE SHELF / DOUBLE POLE
- 2S&1P DOUBLE SHELF / SINGLE POLE

t

- T TREAD (AT STAIRS) OR TILE
- T.B. TOWEL BAR
- T.B.D. TO BE DETERMINED
- TC TERRA COTTA
- T.C.J. TROWELED CONTROL JOINT
- TEMP. TEMPERED (GLASS)
- T&G TONGUE & GROOVE
- TEL TELEPHONE
- THK THICK(NESS)
- THR THRESHOLD
- T.O.C. TOP OF CURB
- T.O.F. TOP OF FOUNDATION
- T.O.M. TOP OF MASONRY
- T.O.W. TOP OF WINDOW
- TR OR TRN TRANSOM (WINDOW)
- TP TOILET PAPER HOLDER
- TV TELEVISION OUTLET OR LOCATION
- TYP TYPICAL

u

- UC UNDERCUT(DOOR)
- UNF UNFINISHED
- U.N.O. UNLESS NOTED OTHERWISE

v

- VB VANITY BASE
- V.B. VAPOR BARRIER
- VERT VERTICAL
- VEST VESTIBLE
- VFB VENTED FREEZE BLOCK
- VIN VINYL SHEET
- V.S. VEGTABLE SINK
- V.T. VINYL TILE
- V.T.R. VENT THRU ROOF

w

- W WIDE / WASHING MACHINE / WEST
- WC WATER CLOSET
- WD WOOD
- WDW WINDOW
- WF WIDE FLANGE (STEEL BEAM)
- WH WATER HEATER
- W.H. WALL HUNG
- WI WROUGHT IRON
- WIC WALK-IN CLOSET
- W/ W/O WITH OR WITHOUT
- WP WATERPROOF(ING)
- W.R. WATER RESISTANT
- W.S. WATER SOFTENER
- WSCT WAINSCOT
- W.T.W. WALL TO WALL
- WWF WELDED WIRE FABRIC
- WWM WELDED WIRE MESH

project team

PROJECT NAME: 18TH STREET RESIDENCES

LEGAL DESCRIPTION: 162 E. 18TH STREET
COSTA MESA, CA 92627
APN: 425-231-03

LOCAL JURISDICTION: CITY OF COSTA MESA
77 FAIR DRIVE, 2ND FLOOR
COSTA MESA, CA 92626
PHONE: (714) 754-5273

OWNER: URBAN VIKING PROPERTIES
2208 PORT LERWICK
NEWPORT BEACH, CA 92660
PHONE: (949) 422-3211
CONTACT: STEVE A. BRAHS
EMAIL: SABRAHS@COX.NET

ARCHITECT/TITLE 24: amk STUDIO
2152 Dupont Drive, Suite 240
IRVINE, CA 92612
PHONE: (949) 863-3000
CONTACT: ARLENE EDJOURIAN
EMAIL: aedjourian@amkSTUDIO.COM

general

NOTES:

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER, ENGINEER AND ARCHITECT BEFORE PROCEEDING WITH WORK.
2. ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO ENGINEER AND ARCHITECT'S ATTENTION IMMEDIATELY.
3. DO NOT SCALE DRAWINGS WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
5. ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.

project information

BUILDING CODES: THE PROJECT SHALL COMPLY WITH THE FOLLOWING:

CALIFORNIA BUILDING CODE, (C.B.C.) 2013 EDITION
CALIFORNIA RESIDENTIAL CODE, (C.R.C.) 2013 EDITION
CALIFORNIA ELECTRICAL CODE, (C.E.C.) 2013 EDITION
CALIFORNIA MECHANICAL CODE, (C.M.C.) 2013 EDITION
CALIFORNIA PLUMBING CODE, (C.P.C.) 2013 EDITION
CALIFORNIA FIRE CODE, (C.F.C.) 2013 EDITION
CALIFORNIA ENERGY CODE, 2013 EDITION
CALIFORNIA GREEN BUILDING STANDARDS, (CALGreen) 2013 EDITION

ALL APPLICABLE STATE AND LOCAL CODES.

OCCUPANCY GROUP: R-3 / U

TYPE OF CONSTRUCTION: TYPE V - B

AREA TABULATION:

PLAN '1'	
MAIN FLOOR	814 sf
SECOND FLOOR	1,149 sf
SUBTOTAL	1,963 sf
GARAGE	431 sf
COVERED PARKING	246 sf
PATIO	83 sf
DECK	96 sf

PLAN '2'	
MAIN FLOOR	926 sf
SECOND FLOOR (2)	1,164 sf
SUBTOTAL	2,090 sf
GARAGE	416 sf
PORCH	80 sf
PATIO	192 sf
DECK	48 sf

symbols

sheet index

ARCHITECTURAL

CS INDEX, ABBREVIATIONS, SYMBOLS, AND GENERAL NOTES
A0.00 CONCEPTUAL SITE PLAN
A0.10 PROPOSED SITE PLAN

PLAN 1
A1.10 FIRST FLOOR PLAN
A1.20 SECOND FLOOR PLAN
A1.30 ROOF PLAN
A1.50 COLOR EXTERIOR ELEVATIONS
A1.60 COLOR EXTERIOR ELEVATIONS
A1.70 EXTERIOR ELEVATIONS
A1.80 EXTERIOR ELEVATIONS

PLAN 2
A2.10 FIRST FLOOR PLAN
A2.20 SECOND FLOOR PLAN
A2.30 ROOF PLAN
A2.50 COLOR EXTERIOR ELEVATIONS
A2.60 COLOR EXTERIOR ELEVATIONS
A2.70 EXTERIOR ELEVATIONS
A2.80 EXTERIOR ELEVATIONS

17 ARCHITECTURAL SHEETS

18th street residences

COSTA MESA, CA
URBAN VIKING PROPERTIES

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18th st. residences
162 E. 18TH STREET, COSTA MESA, CA
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design review submittal

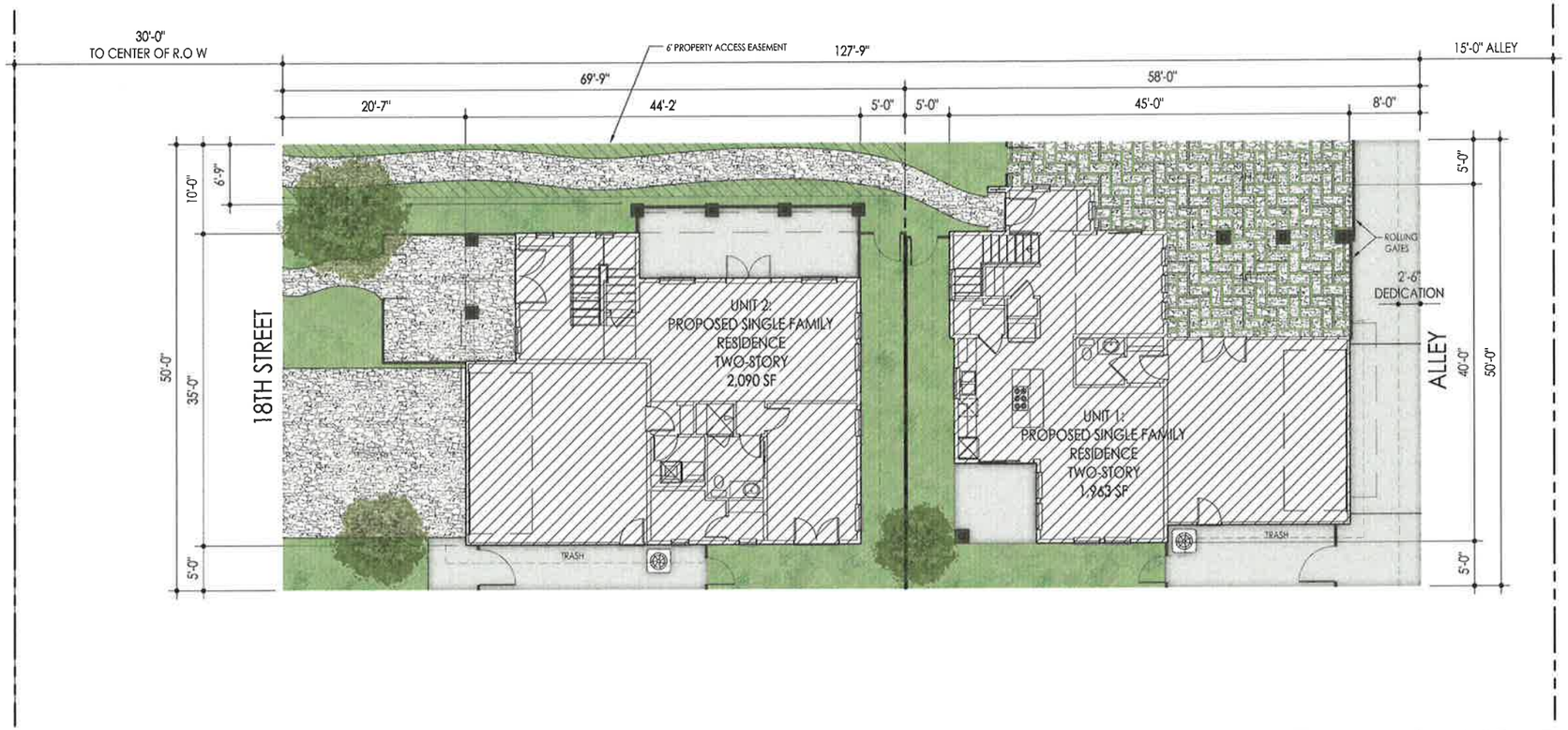
issue date: 12-05-2014

revisions
(1) DESIGN REVIEW ITEMS 02-05-2015
(2) DESIGN REVIEW ITEMS 03-23-2015

JOB NO: 14128 PROJ MGR: KF
DRAWN: NW CHECKED:

index, general notes, abbreviations & symbols

CS



Conceptual Site Plan

SCALE: 1/8"=1'-0" AT 22"X34"
SCALE: 1/16"=1'-0" AT 11"X17"

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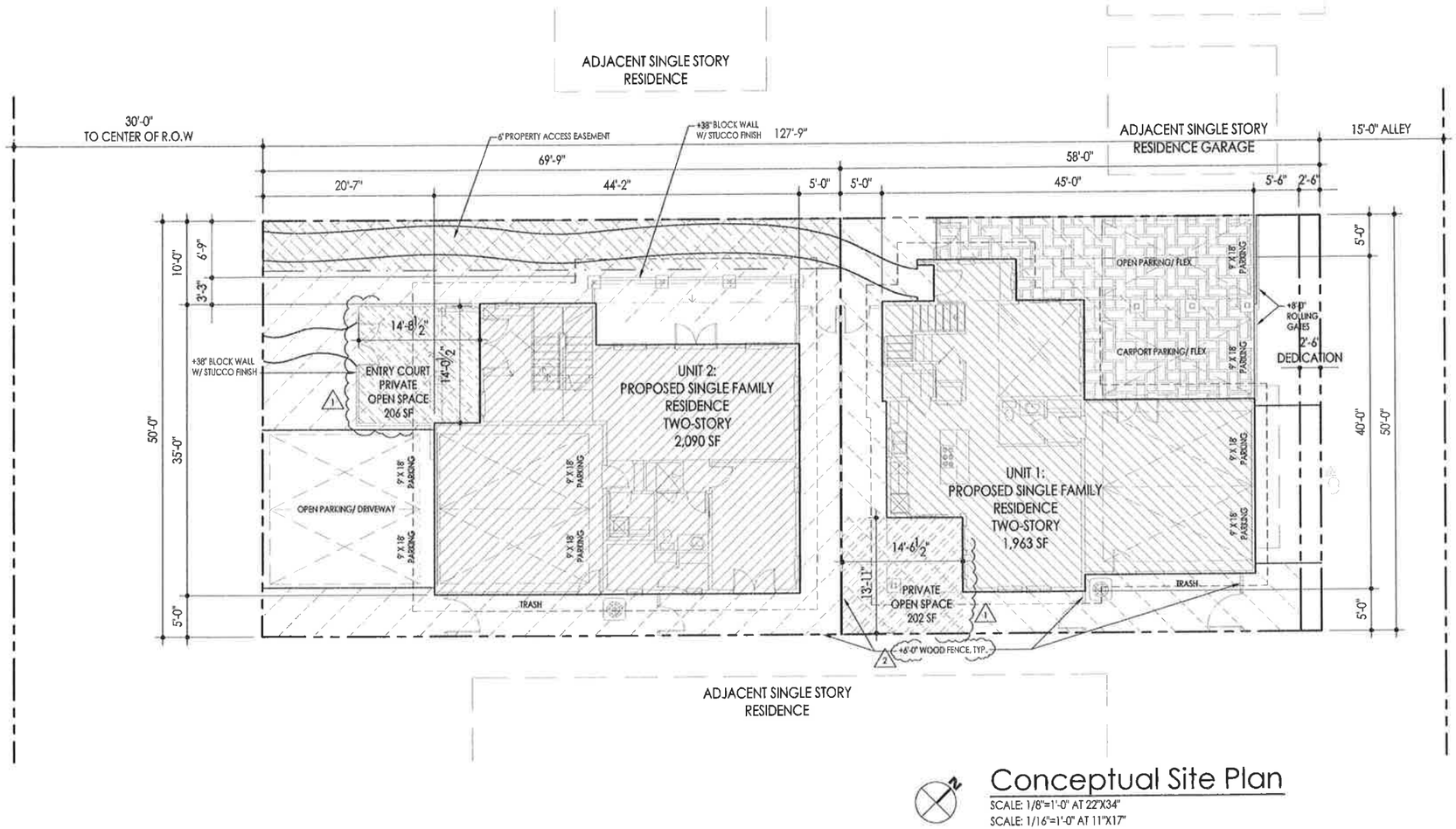
conceptual site plan

A0.00



Conceptual Site Plan

SCALE: 1/8"=1'-0" AT 22"X34"
SCALE: 1/16"=1'-0" AT 11"X17"

site plan notes

1. ARCHITECTURAL SITE PLAN. FIELD TO VERIFY ALL SITE DIMENSIONS WITH CIVIL DRAWINGS.
2. THE PROJECT SHALL BE DESIGNED TO ACHIEVE AT LEAST THE MINIMUM CURRENT ENERGY EFFICIENCY STANDARDS.
3. THE PROJECT SHALL RECYCLE AND/OR SALVAGE THE MINIMUM AMOUNT OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS AND IN COMPLIANCE WITH REQUIREMENTS SET FORTH BY THE GOVERNING JURISDICTION.

site plan key

- 6' PROPERTY ACCESS EASEMENT
- PROPOSED STRUCTURE
- PRIVATE OPEN SPACE
- DECORATIVE PAVERS

site data

LOT AREA (AFTER DEDICATION)			6,263 sf
NUMBER OF DWELLING UNITS			2 units
UNIT 1 PROPOSED LOT AREA			2,775 sf
UNIT 2 PROPOSED LOT AREA			3,488 sf
UNIT 1 PARKING:	garage - 2	carport - 1	open - 1
UNIT 2 PARKING:	garage - 2	carport - 0	open - 2
DRIVEWAY & OPEN PARKING AREA		16 %	987 sf
UNIT 1 AREA			1,963 sf
UNIT 2 AREA			2,090 sf
TOTAL BUILDING AREA	INCLUDING GARAGE, CARPORT, PORCHES AND COVERED PATIOS		5,645 sf
UNIT 1 LOT OPEN SPACE	[illegible]	32 %	899 sf
UNIT 2 LOT OPEN SPACE	[illegible]	48 %	1,680 sf
TOTAL OPEN SPACE	[illegible]	41 %	2,579 sf
UNIT 1 PRIVATE OPEN SPACE:	[illegible]		202 sf
UNIT 2 PRIVATE OPEN SPACE:	[illegible]		206 sf

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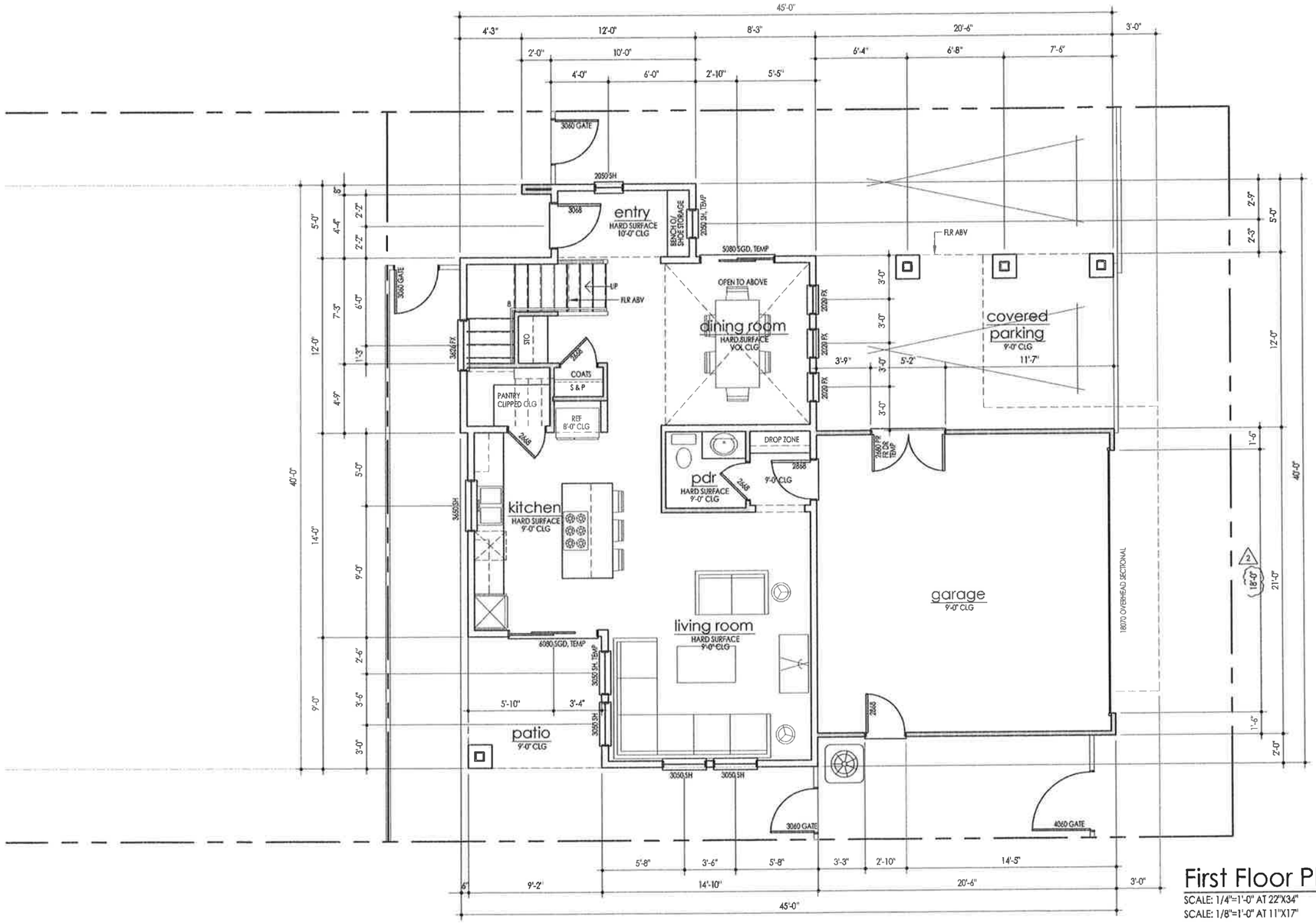
CHECKED:

proposed site plan

A0.10

35



First Floor Plan

SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"

square footages	
PLAN '1'	
MAIN FLOOR	814 sf
SECOND FLOOR	1,149 sf
SUBTOTAL	1,963 sf
GARAGE	431 sf
COVERED PARKING	246 sf
PATIO	83 sf
DECK	96 sf

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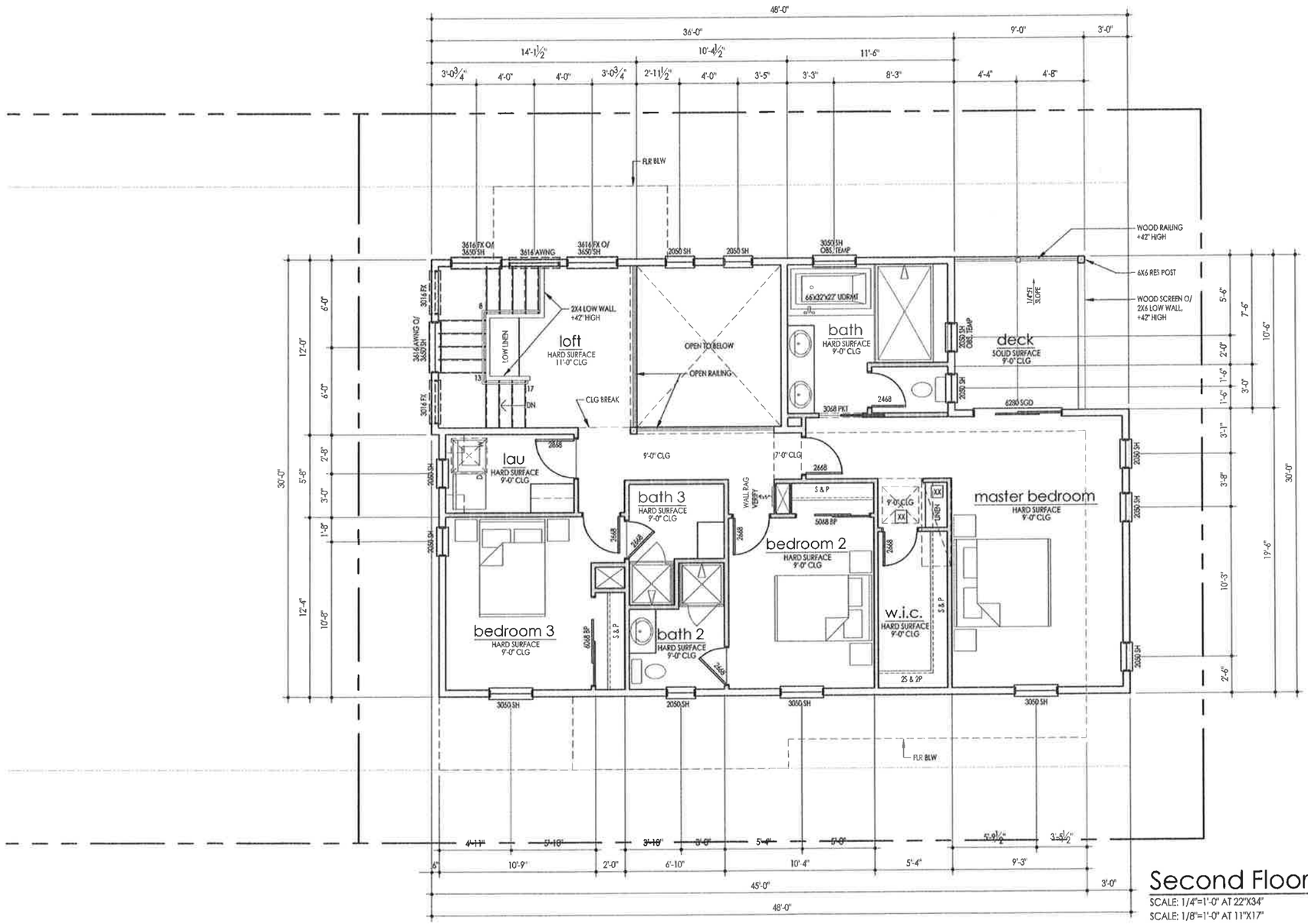
first floor plan

plan 1
A1.10



Second Floor Plan

SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"

square footages	
PLAN "1"	
MAIN FLOOR	814 sf
SECOND FLOOR	1,149 sf
SUBTOTAL	1,963 sf
GARAGE	431 sf
COVERED PARKING	246 sf
PATIO	83 sf
DECK	96 sf

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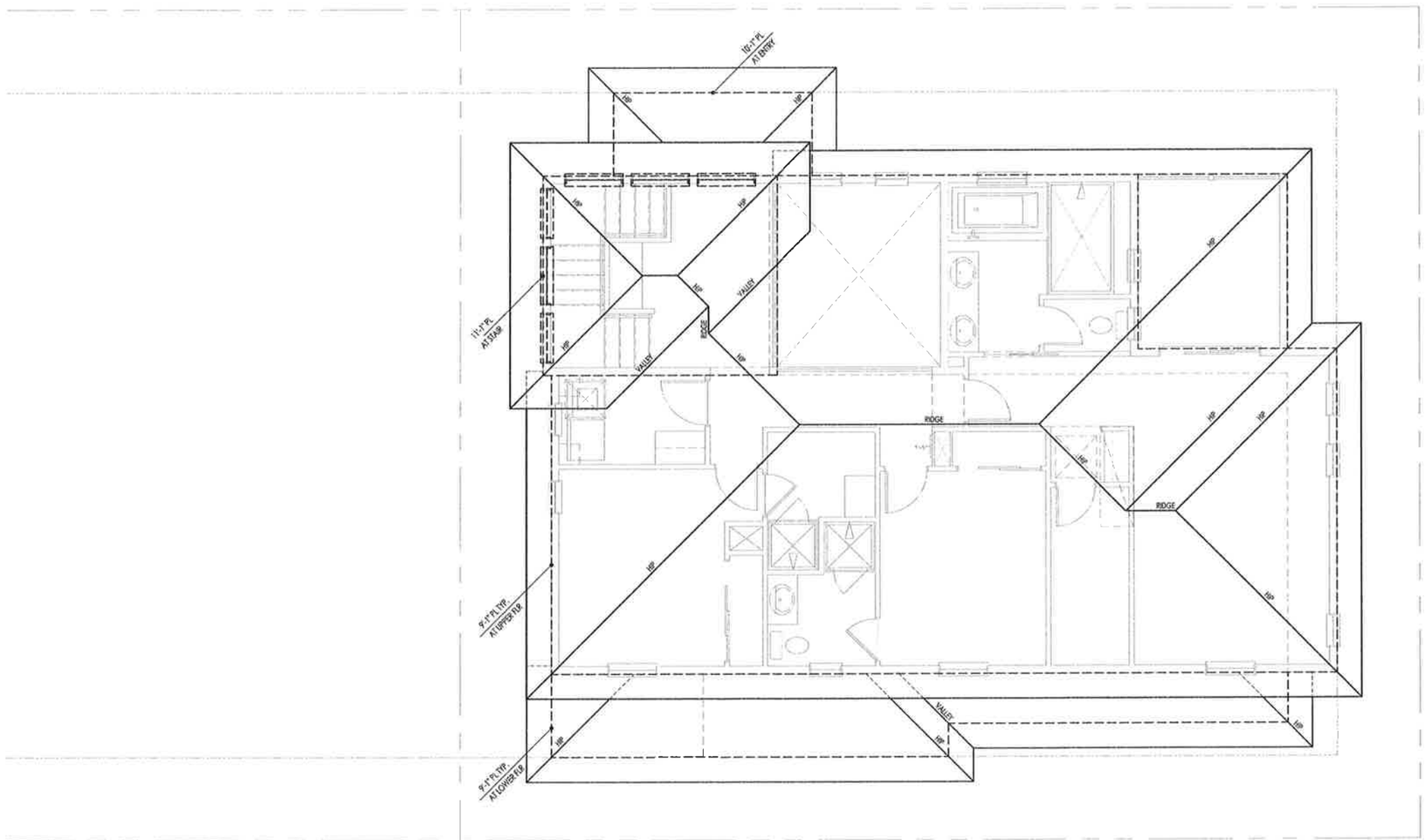
second floor plan

plan 1

A1.20



Roof Plan

SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"

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roof plan

plan 1
A1.30

FARMHOUSE METRO

Front Elevation

SCALE: 1/4"=1'-0" AT 22"X34"

SCALE: 1/8"=1'-0" AT 11"X17"

FARMHOUSE METRO

Rear Elevation

SCALE: 1/4"=1'-0" AT 22"X34"

SCALE: 1/8"=1'-0" AT 11"X17"

exterior elevation design notes

1. STANDING SEAM METAL ROOF PITCHED AT 4:3 SLOPE WOOD FASCIA W/ EXPOSED RAFTER TAILS
2. FIBER CEMENT TRIM
3. STUCCO WITH CORROSION RESISTANT WEEP SCREED AT BASE 20/30 SAND FINISH
4. FIBER CEMENT SIDING HORIZONTAL LAP W/ 6" EXPOSURE
5. FIBER CEMENT SIDING BOARD AND BATTEN W/ 1"X3 BATTS AT 16" O.C.
6. VINYL WINDOWS, FRENCH DOORS, & SLIDING GLASS DOORS 8'-0" EYE HEAD HEIGHT
7. STEEL POST WITH BOARD FORM CONCRETE BASE
8. WOOD BRACING EAVE DETAIL
9. RAISED PANEL FIBERGLASS FRONT ENTRY DOOR
10. FLUSH PANEL SECTIONAL GARAGE DOOR
11. METAL RAILING

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18th st. residences

162 E. 18TH STREET, COSTA MESA, CA
URBAN VIKING PROPERTIES

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exterior elevations

plan 1

DR- A1.50

FARMHOUSE METRO

Left Elevation

SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"

FARMHOUSE METRO

Right Elevation

SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"

exterior elevation design notes

1. STANDING SEAM METAL ROOF PITCHED AT 4:3 SLOPE WOOD FASCIA W/ EXPOSED RAFTER TAILS
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6. VINYL WINDOWS, FRENCH DOORS, & SLIDING GLASS DOORS 6'-0" TYP. HEAD HEIGHT
7. STEEL POST WITH BOARD FORM CONCRETE BASE
8. WOOD BRACING EAVE DETAIL
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10. FLUSH PANEL SECTIONAL GARAGE DOOR
11. METAL RAILING

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revisions

JOB NO. DRAWN PROJ MGR CHECKED

exterior elevations

plan 1

DR- A1.60

FARMHOUSE METRO

Front Elevation

SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"

FARMHOUSE METRO

Rear Elevation

SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"

exterior elevation design notes

1. STANDING SEAM METAL ROOF PITCHED AT 4.5 SLOPE WOOD FASCIA W/ EXPOSED RAFTER TAILS
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3. STUCCO WITH CORROSIAN RESISTANT WEEP SCREED AT BASE 20/30 SAND FINISH
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18th st. residences

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revisions
1 DESIGN REVIEW ITEMS 03-05-2015
2 DESIGN REVIEW ITEMS 03-23-2015

JOB NO: 14128 PROJ MGR: KF
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exterior elevations

plan 1

A1.70

FARMHOUSE METRO

Left Elevation

SCALE: 1/4"=1'-0" AT 22"X34"

SCALE: 1/8"=1'-0" AT 11"X17"

FARMHOUSE METRO

Right Elevation

SCALE: 1/4"=1'-0" AT 22"X34"

SCALE: 1/8"=1'-0" AT 11"X17"

exterior elevation design notes

1. STANDING SEAM METAL ROOF PITCHED AT 4.5 SLOPE WOOD FASCIA W/ EXPOSED RAFTER TAILS
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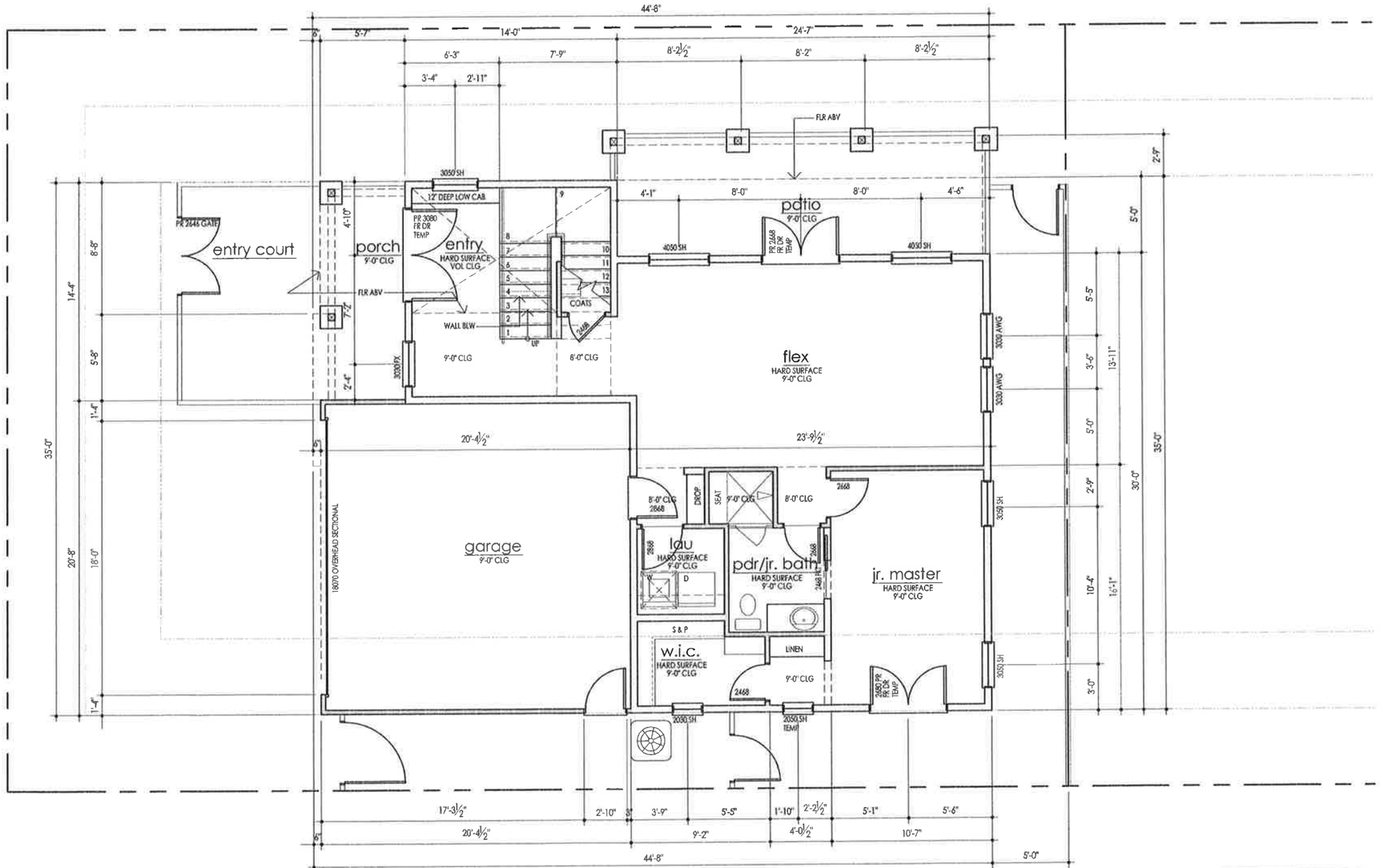
exterior elevations

plan 1

A1.80



First Floor Plan

SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"

square footages	
PLAN "2"	
MAIN FLOOR	926 sf
SECOND FLOOR	1,164 sf
SUBTOTAL	2,090 sf
GARAGE	416 sf
PORCH	80 sf
PATIO	192 sf
DECK	48 sf

43

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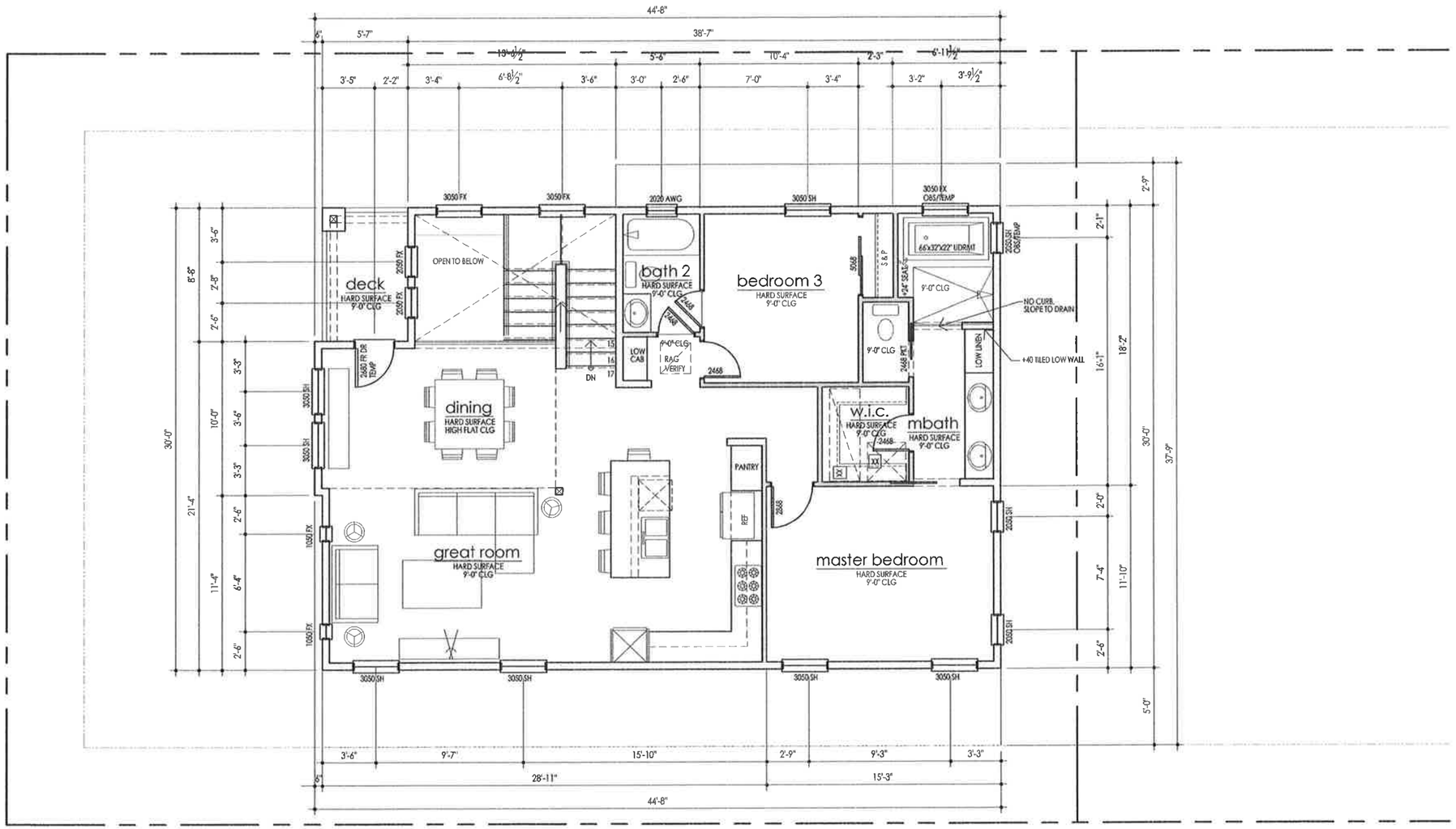
JOB NO: 14128
DRAWN: NW
PROJ MGR: KF
CHECKED:

first floor plan

plan 2

A2.10



Second Floor Plan

SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"

square footages	
PLAN '2'	
MAIN FLOOR	926 sf
SECOND FLOOR	1,164 sf
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JOB NO: 14128 PROJ MGR: KF
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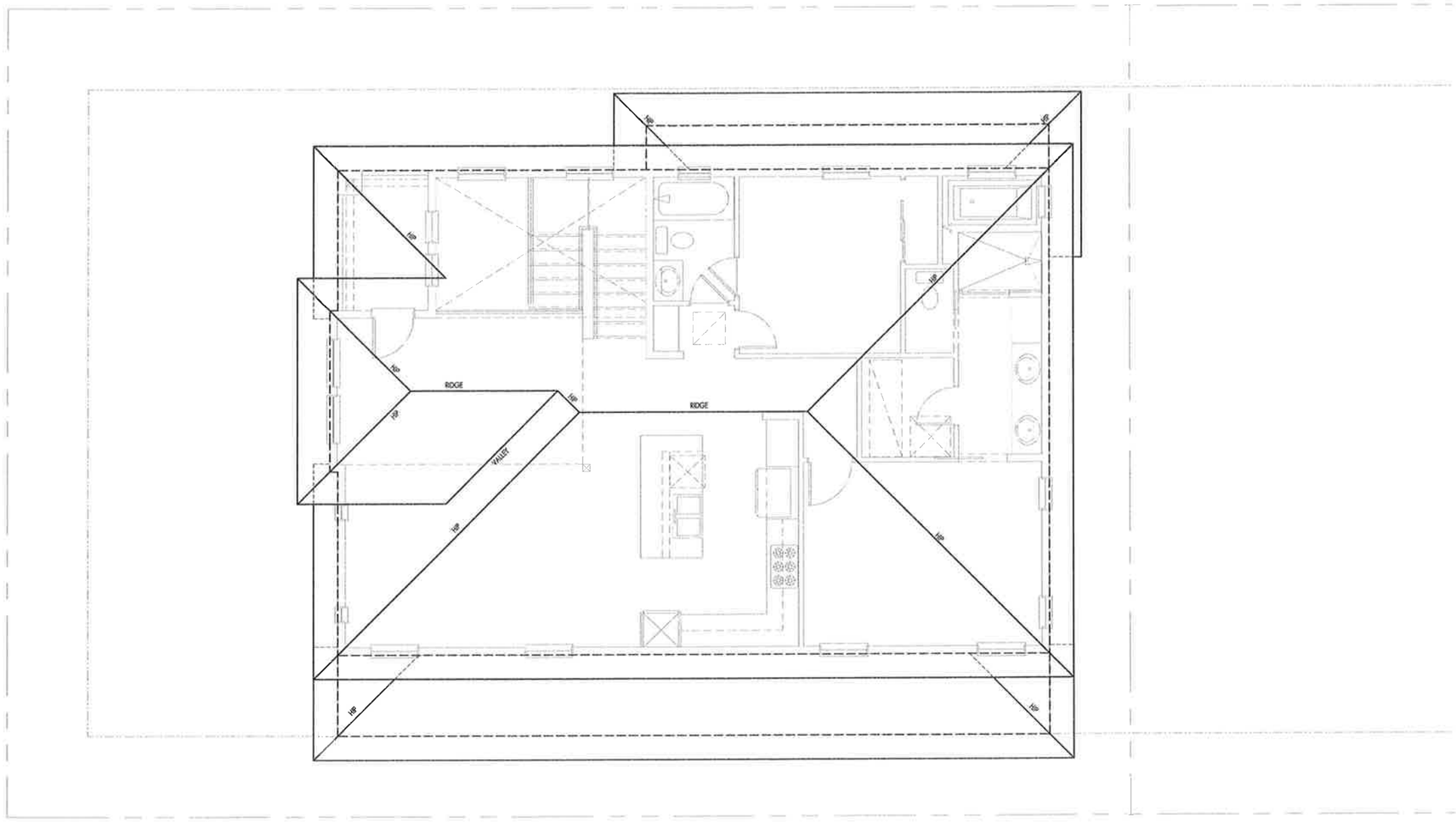
second floor plan

plan 2
A2.20



Roof Plan

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SCALE: 1/8"=1'-0" AT 11"X17"

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roof plan

plan 2
A2.30

"FARMHOUSE METRO"

Front Elevation

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SCALE: 1/8"=1'-0" AT 11"X17"

"FARMHOUSE METRO"

Rear Elevation

SCALE: 1/4"=1'-0" AT 22"X34"
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exterior elevation design notes

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issue date 12-05-2014

revisions

JOB NO. PROJ MGR
DRAWN CHECKED

exterior elevations

plan 2

DR- A2.50

"FARMHOUSE METRO"

Left Elevation

SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"

"FARMHOUSE METRO"

Right Elevation

SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"

exterior elevation design notes

1. STANDING SEAM METAL ROOF PITCHED AT 4.5 SLOPE WOOD FASCIA W/ EXPOSED RAFTER TAILS
2. FIBER CEMENT TRIM
3. STUCCO WITH CORROSIAN RESISTANT WEEP SCREED AT BASE 20/30 SAND FINISH
4. FIBER CEMENT SIDING HORIZONTAL LAP W/ 5" EXPOSURE
5. FIBER CEMENT SIDING BOARD AND BATTEN W/ 1X3 BATTS AT 16" O.C.
6. VINYL WINDOWS, FRENCH DOORS, & SLIDING GLASS DOORS 8'-0" TYP. HEAD HEIGHT
7. STEEL POST WITH BOARD FORM CONCRETE BASE
8. WOOD BRACING EAVE DETAIL
9. RAISED PANEL FIBERGLASS FRONT ENTRY DOOR
10. FLUSH PANEL SECTIONAL GARAGE DOOR
11. METAL RAILING

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18th st. residences

162 E. 18TH STREET, COSTA MESA, CA
URBAN VIKING PROPERTIES

design review submittal

Issue date: 12-05-2014

revisions

JOB NO. PROJ. MGR.
DRAWN CHECKED

exterior elevations

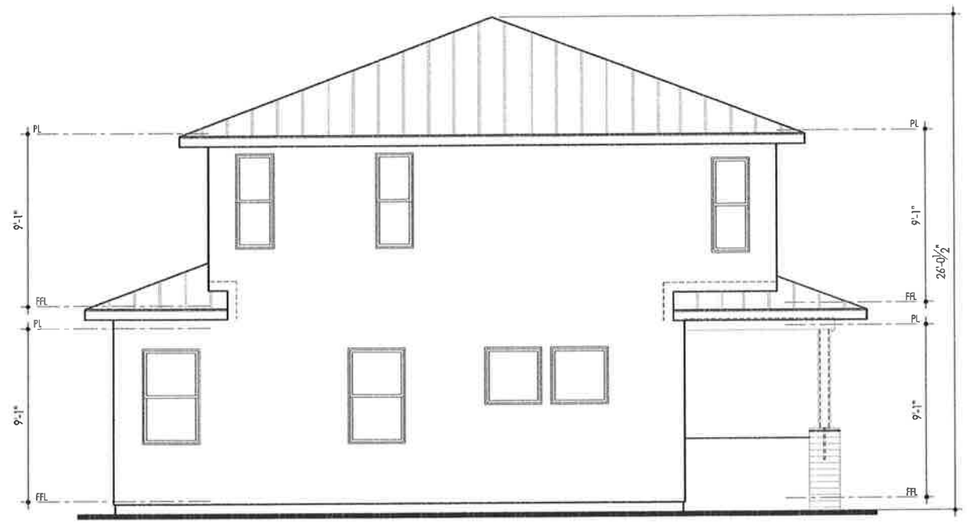
plan 2

DR- A2.60

"FARMHOUSE METRO"

Front Elevation

SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"



"FARMHOUSE METRO"

Rear Elevation

SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"

48

exterior elevation design notes

1. STANDING SEAM METAL ROOF PITCHED AT 4.5 SLOPE WOOD FASCIA W/ EXPOSED RAFTER TAILS
2. FIBER CEMENT TRIM
3. STUCCO WITH CORROSIAN RESISTANT WEEP SCREED AT BASE 20/30 SAND FINISH
4. FIBER CEMENT SIDING HORIZONTAL LAP W/ 5" EXPOSURE
5. FIBER CEMENT SIDING BOARD AND BATTEN W/ 1X3 BATTS AT 16" O.C.
6. VINYL WINDOWS, FRENCH DOORS, & SLIDING GLASS DOORS 8'-0" TYP. HEAD HEIGHT
7. STEEL POST WITH BOARD FORM CONCRETE BASE
8. WOOD BRACING EAVE DETAIL
9. RAISED PANEL FIBERGLASS FRONT ENTRY DOOR
10. FLUSH PANEL SECTIONAL GARAGE DOOR
11. METAL RAILING

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2152 Dupont Drive
Suite 260
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949.863.3000

amkSTUDIO

18th st. residences

162 E. 18TH STREET, COSTA MESA, CA
URBAN VIKING PROPERTIES

design review submittal

issue date: 12-05-2014

revisions
1 DESIGN REVIEW ITEMS 02-05-2015
2 DESIGN REVIEW ITEMS 03-23-2015

JOB NO: 14128 PROJ MGR: KF
DRAWN: NW CHECKED:

exterior elevations

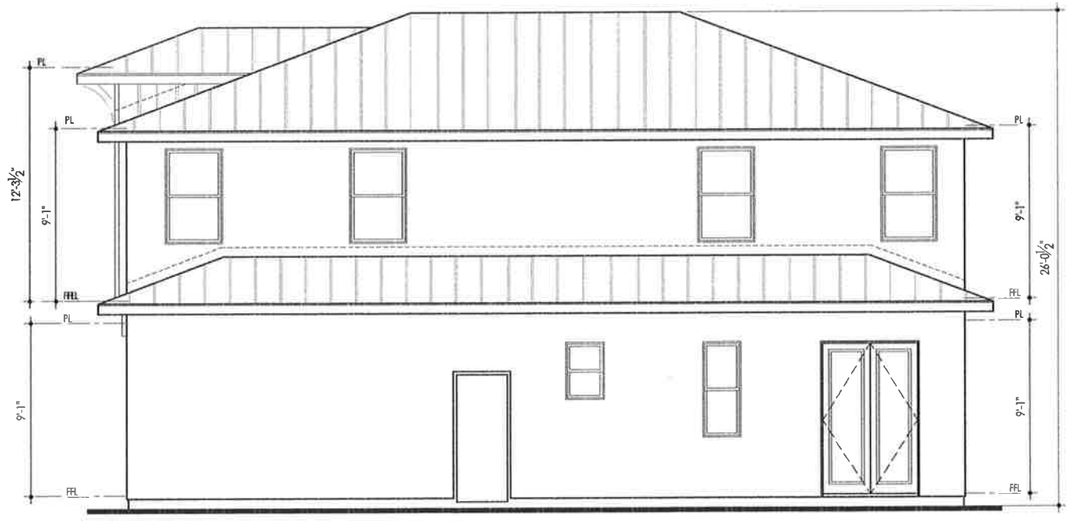
plan 2

A2.70

"FARMHOUSE METRO"

Left Elevation

SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"



"FARMHOUSE METRO"

Right Elevation

SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"

exterior elevation design notes

1. STANDING SEAM METAL ROOF PITCHED AT 4.5 SLOPE WOOD FASCIA W/ EXPOSED RAFTER TAILS
2. FIBER CEMENT TRIM
3. STUCCO WITH CORROSIAN RESISTANT WEEP SCREED AT BASE 20/30 SAND FINISH
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6. VINYL WINDOWS, FRENCH DOORS, & SLIDING GLASS DOORS 8'-0" TYP., HEAD HEIGHT
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8. WOOD BRACING EAVE DETAIL
9. RAISED PANEL FIBERGLASS FRONT ENTRY DOOR
10. FLUSH PANEL SECTIONAL GARAGE DOOR
11. METAL RAILING

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18th st. residences

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URBAN VIKING PROPERTIES

design review submittal

issue date: 12-05-2014

revisions
1 DESIGN REVIEW ITEMS 02-05-2015
2 DESIGN REVIEW ITEMS 03-23-2015

JOB NO: 1412B PROJ MGR: KF
DRAWN: NW CHECKED:

exterior elevations

plan 2

A2.80

ATTACHMENT 5:
Tentative Parcel Map 2015-109

TENTATIVE PARCEL MAP

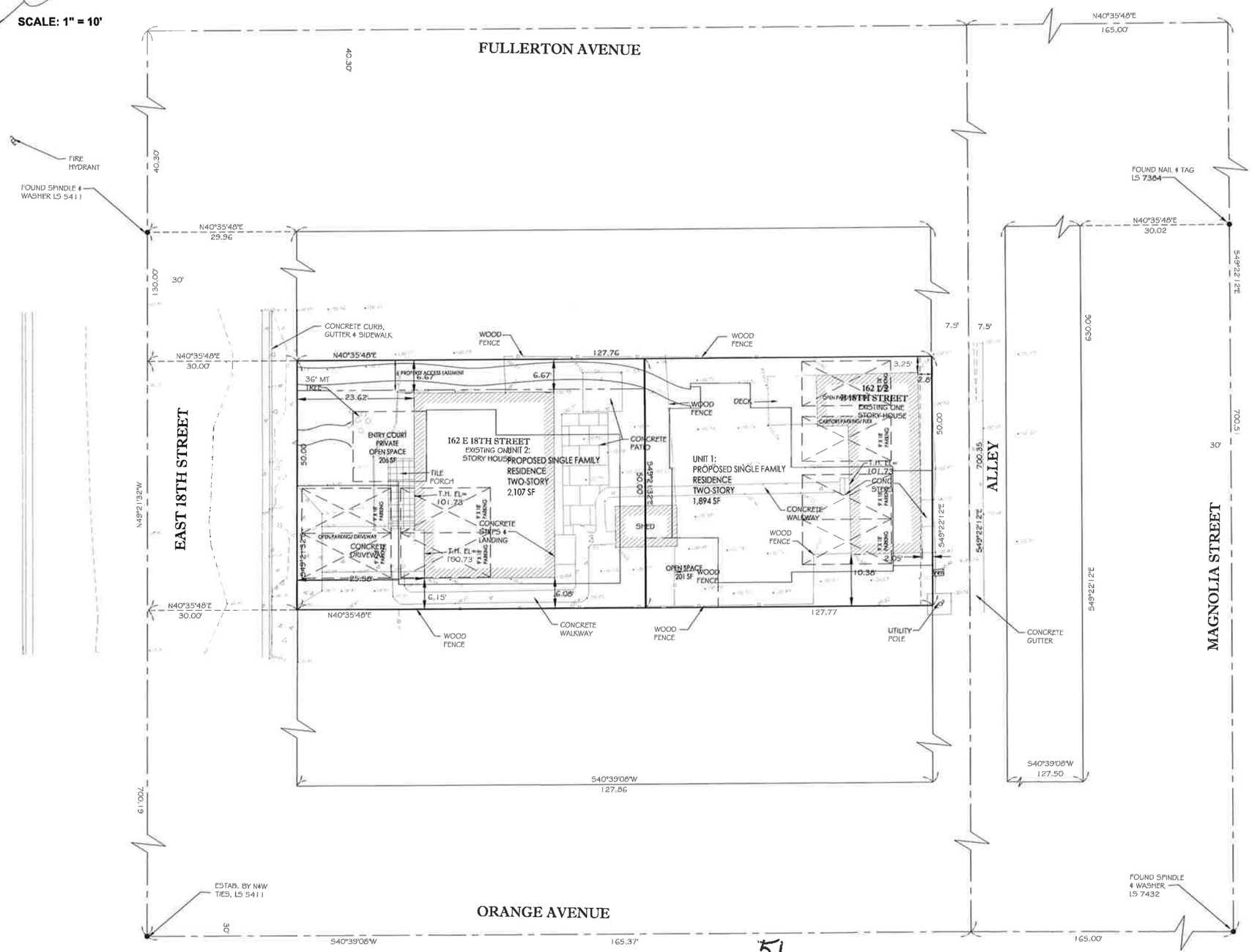
PARCEL MAP NO. 2015-109

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

DATE OF SURVEY: NOVEMBER 2014

SCALE: 1" = 10'

NORTH



SITE ADDRESS:

162 E 18TH STREET
COSTA MESA, CA

OWNER / DEVELOPER:

STEVE BRAHS
2208 PORT LERWICK PLACE
NEWPORT BEACH, CA 92660
949-422-3211

ARCHITECT:

KATIE FLORES
AMK STUDIO
213-509-4249

DATE OF PREPARATION:

OCTOBER 2014

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 132, OF NEWPORT HEIGHTS IN THE CITY OF COSTA MESA AS RECORDED IN BOOK 4 PAGE 83.

ASSESSOR'S PARCEL NUMBER:

APN: 425-231-03

EASEMENTS:

N/A

BASIS OF BEARINGS:

BASIS OF BEARINGS FOR THIS MAP IS NORTH 49°21'32" WEST ALONG EAST 18TH STREET AS SHOWN ON PARCEL MAP NO. 99-206 AS RECORDED IN BOOK 315 PAGE 1-2.

PROPOSED USE:

SURVEYOR'S CERTIFICATE

I, KACIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013)
I FURTHER CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF STEVE BRAHS.

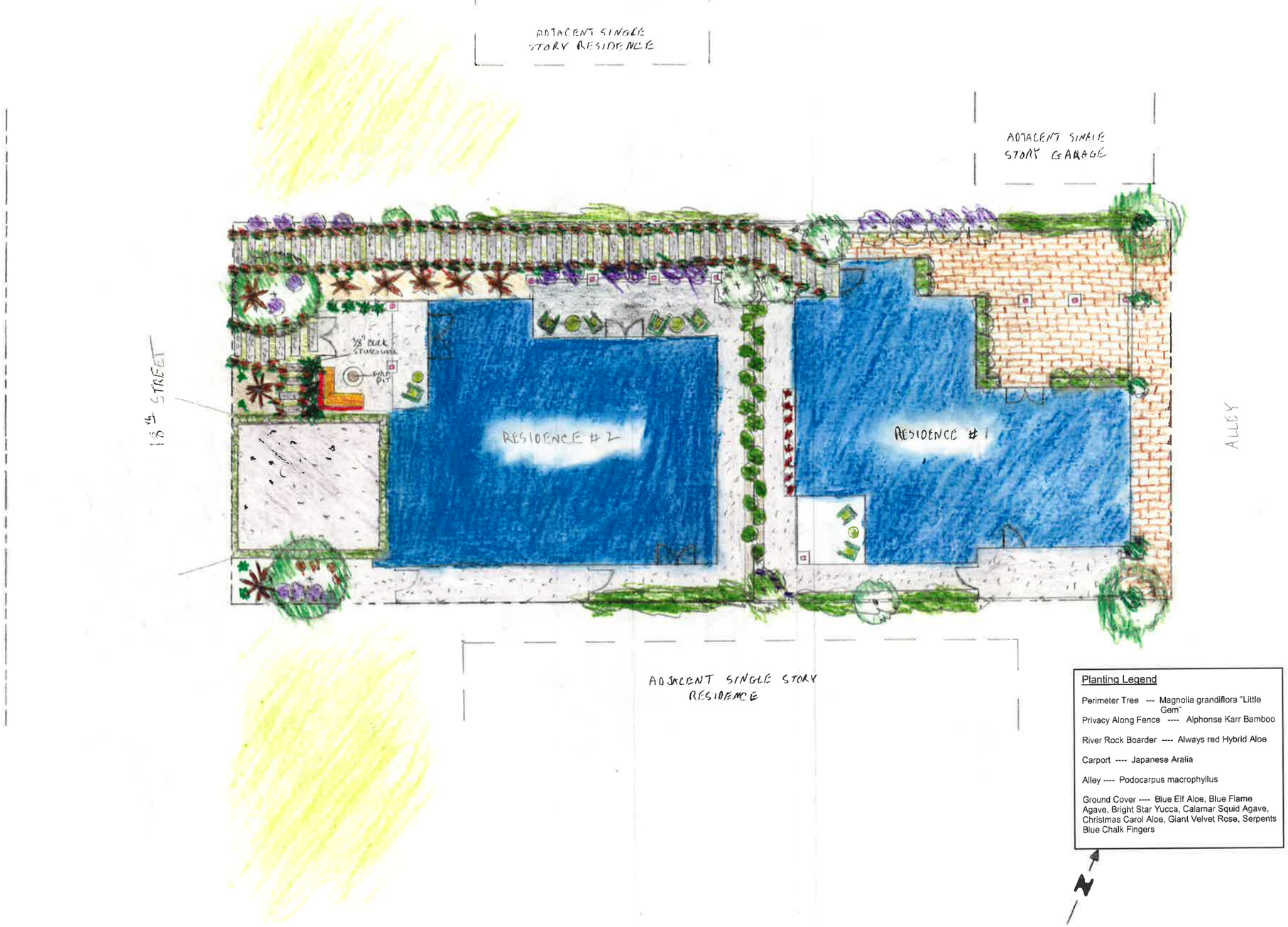
PROFESSIONAL LAND SURVEYOR
KACIE A. PLOUFF
No. 9013
STATE OF CALIFORNIA

KACIE A PLOUFF, PLS 9013

PLAN PREPARED BY:

CHRISTENSEN & PLOUFF LAND SURVEYING
• 24713 AVENUE ROCKEFELLER •
• VALENCIA, CA 91355 •
• 661-645-9300 • www.cplandsurveying.com •

ATTACHMENT 6:
Conceptual Landscape Plans



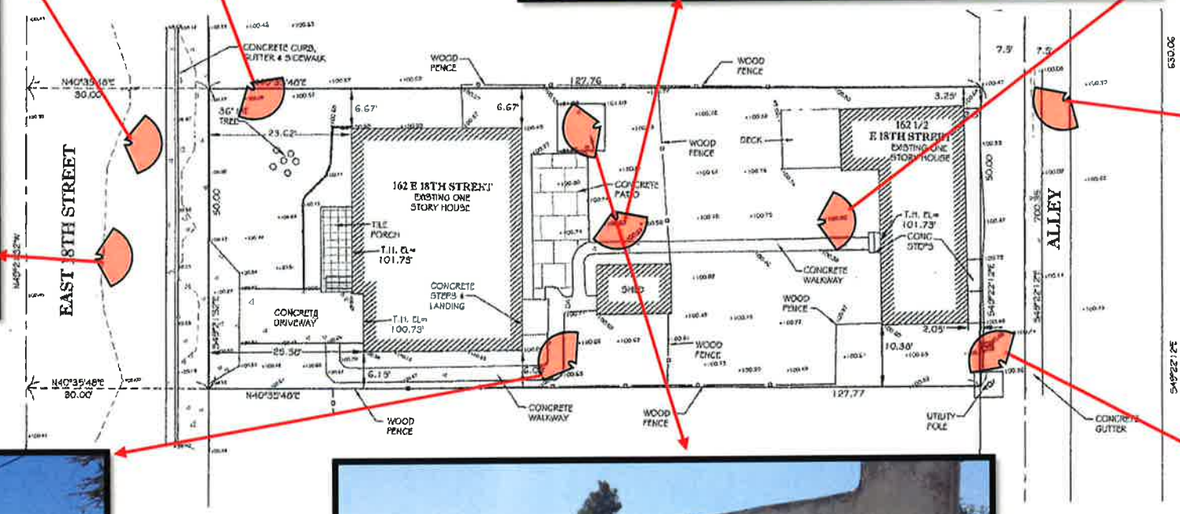
URBAN VIKING PROPERTIES

CONCEPTUAL LANDSCAPE PLAN

SCALE 1/8" - 1 FOOT

162 E. 18TH STREET
COSTA MESA

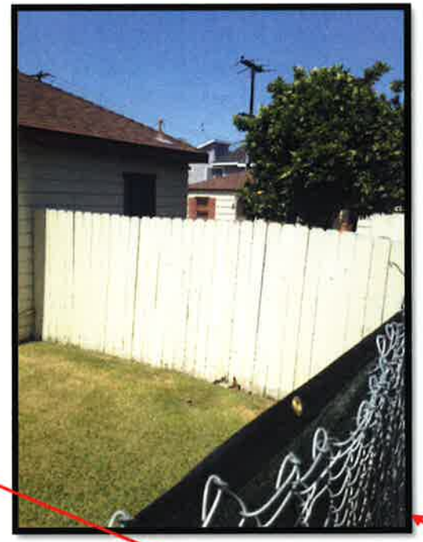
ATTACHMENT 7:
Existing Site Photos

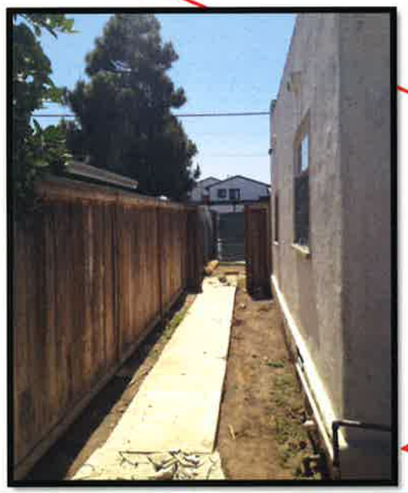


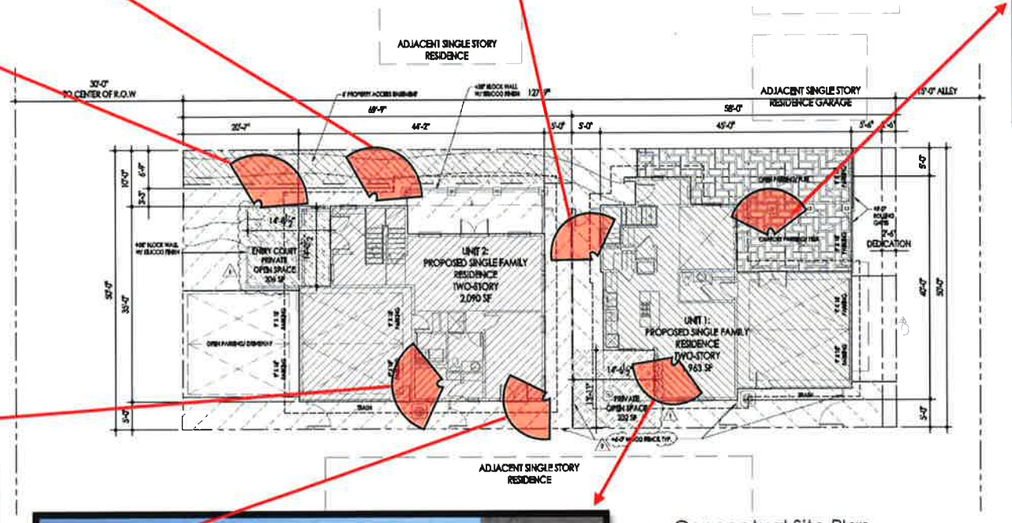
= Photo angle

Attachment 7: Existing Site Photos

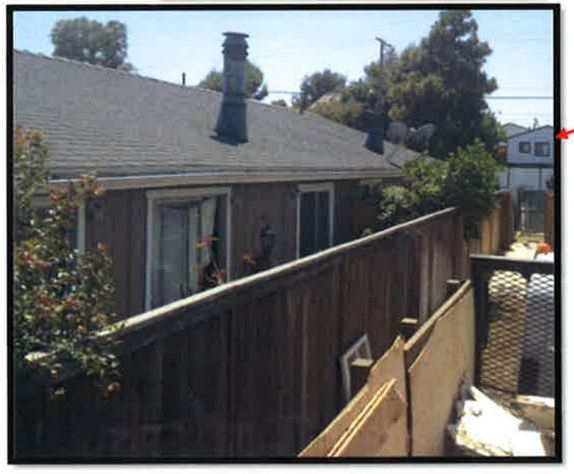
ATTACHMENT 8:
Surrounding Property Photos

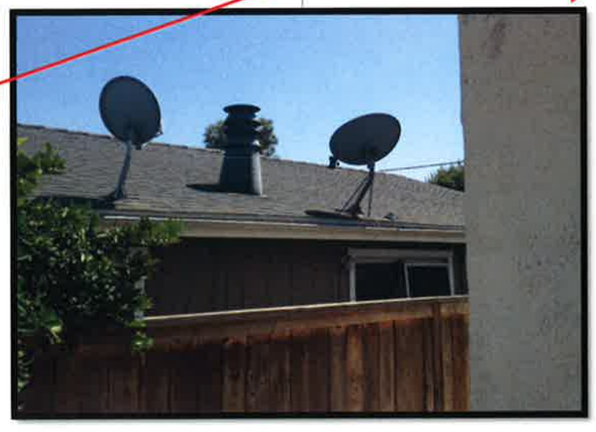






Conceptual Site Plan





= Photo angle

Attachment 8: Surrounding Property Photos