



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JANUARY 11, 2016

ITEM NUMBER: PH-3

SUBJECT: PLANNING APPLICATION PA-15-42 FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 2242 PACIFIC AVE.

DATE: DECEMBER 23, 2015

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: DANIEL INLOES ASSOCIATE PLANNER

FOR FURTHER INFORMATION CONTACT: DANIEL INLOES, AICP (714) 754-5088
daniel.inloes@costamesaca.gov

DESCRIPTION

Design Review PA-15-42 is for a small lot subdivision development consisting of two, two-story detached single family residences of approximately 2,253 square feet and 2,255 square feet with attached two-car garages. One residence will front Pacific Avenue and the other will orient to West Wilson Street. The Pacific Avenue unit features four bedrooms with 4 baths while the Wilson Street unit proposes three bedrooms and 3.5 baths. The proposed project complies with the Code-required residential development standards and the Residential Design Guidelines. The proposal does not involve any request for any deviations from Code. A subdivision map will be submitted separately to allow the subdivision of the property into two fee simple lots.

APPLICANT OR AUTHORIZED AGENT

The authorized agent is Walt Bushman, for the property owner, Jim Cefalia.

RECOMMENDATION

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

PLANNING APPLICATION SUMMARY

Location: 2242 Pacific Avenue Application Number: PA-15-42

Request: Design Review of a two-unit small lot subdivision residential development.

SUBJECT PROPERTY:

Zone: R2-MD
 General Plan: MDR
 Lot Dimensions: Irregular Lot Shape and Size
 Lot Area: 7,678 SF
 Existing Development: One parcel of vacant land (recently demolished single family residence).

SURROUNDING PROPERTY:

North: R2-MD Multi-Family Residential Use
 South: R2-MD Multi-Family Residential Use
 East: R2-MD Single Family Residential Use
 West: R2-MD Multi-Family Residential Use

DEVELOPMENT STANDARD COMPARISON - SMALL LOT ORDINANCE

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	NA	> 52 FT
Lot Area	NA	7,678 SF
Maximum Density (based on gross acreage):		
DU's/ Acre (Residential)	1 du/3,630 SF (12 DU's/Acre) Maximum 2 units	1 du/3,702 SF (11 DU's/Acre) Proposed 2 units
Common Lot Requirement	No common lot required; CC&Rs are required.	No common lot CC&Rs to be filed
Min./Avg. Lot Sizes	NA	3,700 SF Min./3,700 SF Avg.
Building Coverage (Development Lot)		
Buildings	NA	Parcel #1 1,430 SF (19%) Parcel #2 1,584 SF (21%)
Paving	NA	714 SF (10%)
Minimum Open Space	2,221 SF (30%)	3,751 SF (51%)
TOTAL	NA	7,678 SF (100%)
Minimum Open Space (Individual Unit)		
	200 SF Min. 10 FT Min. Dimension	>250 SF 10 FT Min. Dimension
Building Height	2 Stories/ Max. 27 FT	2 Stories/ 27 FT
Chimney Height	2 FT Above Max. Bldg. Ht.	NA
Distance Between Buildings	No minimum distance required, subject to compliance with Building and Fire Code standards	15 FT (Complies with Building and Fire Code standards)
Setbacks (Development Lot) – West Wilson Street considered front of development lot.		
Front	20 FT	20 FT
Side (left/right) ¹	Parcel #1 5 FT/10 FT Parcel #2 5 FT/ 5 Ft	Parcel #1 5 Ft / 10 Ft Parcel #2 5 FT/ 5 Ft
Rear	10 FT	10 FT
Parking for single-family detached/3 bedrooms		
Garage	4	4
Open	4	4
TOTAL	8 Spaces	8 Spaces
Driveway Length	19 FT minimum	20 FT
Interior garage dimension	20 FT minimum	20 FT minimum
CEQA Status	Guidelines Section 15332/Class 32, In-Fill Development	
Final Action	Planning Commission	
¹ Note:	Project exempt from avg side yard setback requirement of the Residential Design Guidelines	

BACKGROUND

Project Site/Environs

The 7,678 square foot project site is located on the southeast corner of Pacific Avenue and West Wilson Street. The project site was previously developed with a single-story residence, originally constructed in 1954, that has been demolished to accommodate the proposed project. The property is zoned R2-MD with a maximum development potential of two units (12 dwelling units per acre).

The property to the east of the subject property (1051 West Wilson Street) is developed with a one-story residence and the property to the west across Pacific Avenue (2243 Pacific Avenue) is developed with two-story multi-family residences. The property to the south (2238 Pacific Avenue) is a multi-family development with several single-story detached residences. The property to the north of the subject property (1032 West Wilson Street) is developed with two-story attached multi-family residences.

ANALYSIS

Design Review PA-14-45

The proposed project consists of two detached, single-family residences with attached two-car garages. The property will be subdivided into two separate, fee simple lots and the proposed residences would be separated by 15 feet. The site is laid out with a 2,253 square foot house, excluding garage, oriented towards Wilson Street and a 2,255 square foot house, excluding garage, oriented towards Pacific Avenue.

The project layout, floor plans, and elevations comply with the small lot subdivision standards and the Residential Design Guidelines. The residences are two stories in height and the front unit is set back 20 feet from West Wilson Street. A total of 50 percent of the development lot area is provided as open space and landscaping. The buildings are placed on the property with sufficient setbacks to provide private useable open space at the rear of each new parcel. The attached two-car garages are set back to provide two parking spaces on each driveway. Trash bins can be stored in the yard areas adjacent to the garages.

The two proposed units have three to four bedrooms, three and a half to four bathrooms, and an attached two-car garage. The West Wilson unit has gabled roofs, decorative window shutters, horizontal lapped siding, stone veneer, and a front porch. The Pacific unit will have decorative window shutters, stucco finish with stone veneer, and a pop-out first floor window. Both units have first and second floor articulation and concrete flat tile roofing.

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 Medium Density Residential.

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 a horizontal band or roofing on the two units to help separate first and second along the sides and rear of the homes. The front elevations of both homes provide plenty of articulation and variety of complimentary decorative materials. The home facing West Wilson incorporates a front porch, horizontal and stucco siding and enhanced windows to provide visual interest. The home facing Pacific incorporates pop-out windows, decorative shutters, and stucco sand finish siding. Because of the window placement and setbacks from the south and east property lines, the project should not result in privacy impacts to the surrounding residences. The design of the two-story homes, as conditioned, complies with the building mass and form, setback requirements, elevation treatment and window placement guidelines, because the residences are under the 2,500 square feet of living area (excluding the garage) threshold, they 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. At 3,702 sq. ft. of land area per unit, the project is consistent with the maximum allowable density of 1 dwelling unit per 3,630 square feet. The proposal results in 11 dwelling units per acre, which is below the 12 dwelling units per acre allowed in the Medium Density Residential land use designation of the property. 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.

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-15-42 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 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. The proposed project does not exceed the maximum density of less than 12 units per acre, consistent with the General Plan designation of Medium Density Residential.
- Future Required Subdivision into Fee Simple Lots. While the zoning code allows concurrent processing of a development project along with the subdivision map, the applicant is proposing a phased approach for the entitlement processing. First, the Design Review requires Planning Commission action. Second, contingent upon Planning Commission's approval of the Design Review, the applicant will submit a tentative parcel map to subdivide the property into two fee simple lots within six months of the project approval. The applicant's objective is to proceed with building plan check for the two units while the subdivision application is pending.

As a **condition of approval** the building permits shall not be issued for construction until tentative parcel map has been approved by Planning Commission and proof of final recordation of the parcel map must be provided before final inspection. If the subdivision map is not consistent with the original development project approval, the applicant may need to submit an amended development plan to the Development Services Director. The appropriate planning process, including a potential for reapplication of the Design Review, may be required.

If a tentative map were approved, all common areas including the driveway and open parking spaces will be commonly held and maintained by a maintenance association as stipulated in the Conditions, Covenants, and Restrictions (CC&R's) for the development. The CC&R's will also include provisions requiring that all open parking spaces be available for visitors and require residents to park vehicles in the garage spaces provided for each unit.

- 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 or pop-out windows to provide visual interest. The use of horizontal siding, stone veneer, roofing, and decorative bands around the center of the elevations provides a vertical break between the first and second story.

As a **condition of approval** the proposed project must not have 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 finished material(s) including but not limited to: pop-out windows, horizontal siding, stone veneer, decorative materials providing relief between the first and second floor along the sides of the units, and a front porch for the unit off of West Wilson Street. No changes shall be made during construction without prior Planning Division written approval.

- The setbacks of existing neighboring structures were considered with regard to the proposed development on the lot. 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, both the proposed units maintain a 5 foot setback from the property to the east, which is 5 feet from the property line at the closest point. The five foot setback of the pacific facing unit abuts the rear yard of the neighboring property. The Pacific unit maintains a 10 feet setback from the property line to the south, which has a multi-family residence setback five feet from the property line. These separations can be seen in the attached site plan.

- The landscaping of this project exceeds code requirements. The residential development standards require a minimum of 30% of open space for a small lot

subdivision development, however the project is proposing 51% of open space. The preliminary landscape plans propose a mixture of shrub and turf coverage. The shrubs are mostly drought tolerant. There are seven trees strategically placed along the property abutting Pacific Avenue and West Wilson Street. There are also 12 trees lining the southern property line abutting a multi-family development to improve the aesthetic view and increase privacy of the rear yard for the Pacific unit as well as 8 trees along the proposed subdivision increasing privacy between the two proposed homes.

- 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 15332 (Class 32), In-Fill Development.

The project is consistent with the General Plan and Zoning Code. No variances are required. The site is less than five acres in area and the development would not result in any significant effects relating to traffic, noise, air quality, or water quality. All public utilities and services are available.

ALTERNATIVES

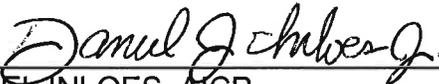
The Planning Commission has the following alternatives:

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 will initiate the review of a two- unit small lot subdivision and allow for development of the project once a tentative parcel map for the two fee simple lots has been processed and approved. 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.



DANIEL INLOES, AICP
Associate Planner



CLAIRE FLYNN, AICP
Assistant Director
Development Services

- Attachments:
1. Vicinity, Zoning, and 500 FT Radius Map
 2. Site Photos
 3. Applicants Project Description
 4. Draft Planning Commission Resolutions and Exhibits
 5. Project Plans/ Elevations/ Perspectives

Distribution:

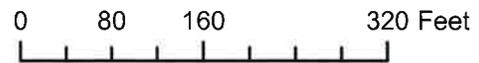
- Director of Economic & Development Services/Deputy CEO
- Senior Deputy City Attorney
- Public Services Director
- City Engineer
- Transportation Services Manager
- Fire Protection Analyst
- File (2)

CC:

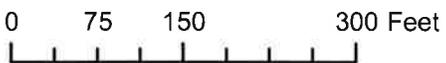
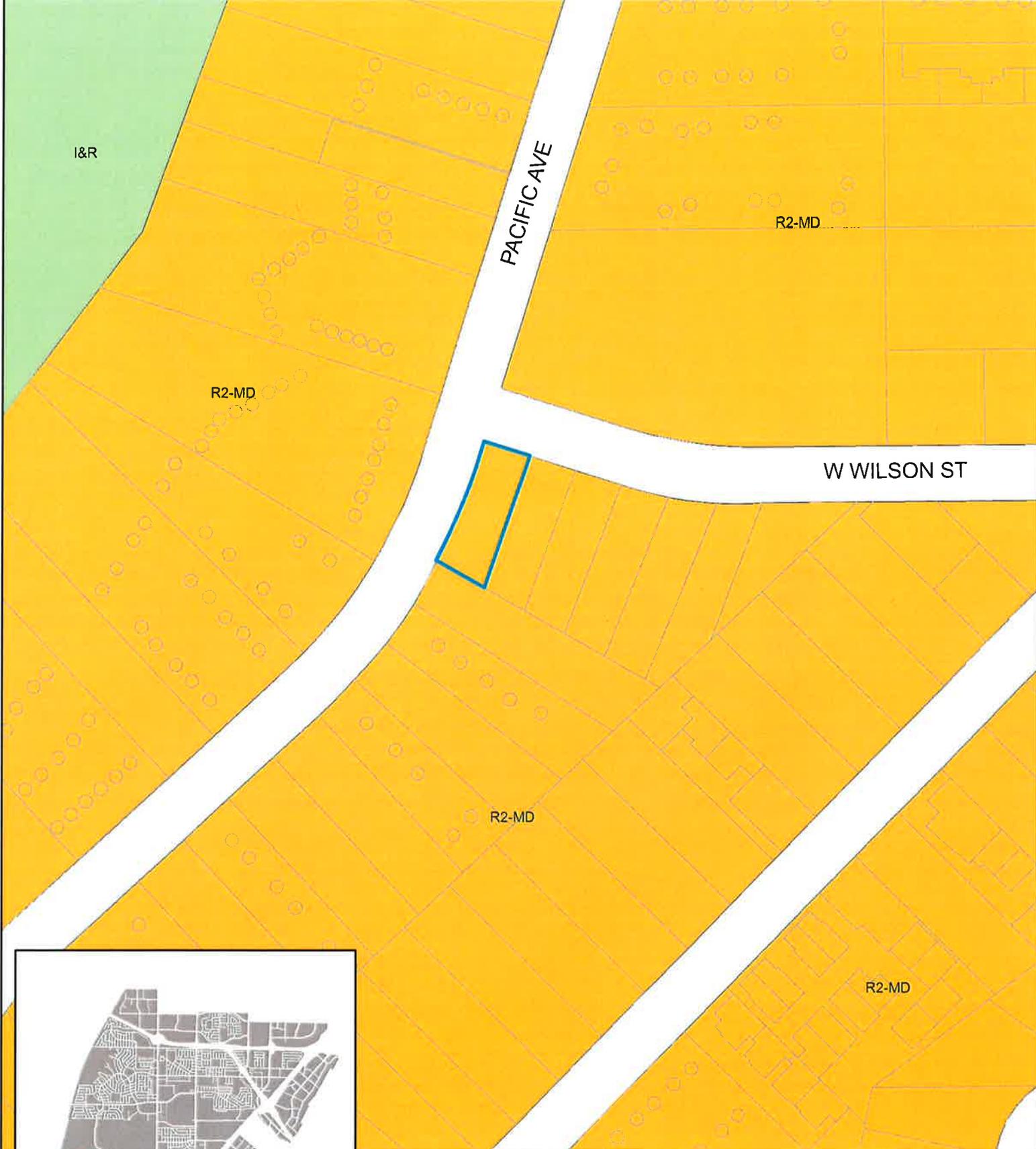
- Walt Bushman
2480 Santa Ana
Costa Mesa, CA 92627
- Jim Cefalia
1224 Oceanfront
Newport Beach, CA 92661



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Vicinity of Site
2242 Pacific Avenue



Zoning for Site
2242 Paicific Avenue



Easterly Abutting Neighbor



Project Site - Facing East



Northerly Neighbor



Project Site - Existing Sidewalk on West Wilson



Westerly Neighbor



Project Site - Existing Sidewalk on Pacific



Southerly Abutting Neighbor



Project Site - Facing South

November 12, 2015

Re: 2242 Pacific Avenue (two new single family homes)
Costa Mesa, CA.

Dear Planning Staff,

The proposed two new single family homes located @ 2242 Pacific Ave. are in compliance with the design criteria outlined in the Planning Department guidelines.

Both of the proposed new single family homes are in scale and context with the surrounding residential neighborhood and I believe are a positive asset to the area.

The residence planned for Parcel#1 is two stories with a maximum height of 27 ft. It has 3 bedrooms and 3 1/2 bathrooms. The two car garage is 425 sq. ft. with a 20'x20' minimum inside clear dimension and the living area is 2253 sq. ft. The exterior appearance of the home is well articulated with offsets between floors and a combination of finish materials that give the home a pleasing street appeal.

The home planned for Parcel#2 is also two stories with a maximum height of 27 ft. It has 4 bedrooms and 4 bathrooms. The garge is 543 sq. ft. with a 20'x20' minimum inside clear dimension and the living area is 2255 sq. ft. Again, this home is well articulated with offsets between floors and a clean yet architecturally attractive exterior appearance.

If you have any questions or comments, please call me @ 949-274-0824

Thank you,

Walt Bushman (Building Designer)
2480 Santa Ana Ave.
Costa Mesa, CA. 92627
949-274-0824

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-42 AT 2242 PACIFIC AVENUE IN THE R2-MD ZONE

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

WHEREAS, an application was filed by Walt Bushman, as the authorized agent on behalf of the property owner, Jim Cefalia, requesting approval of the following: 1) **Design Review PA-15-42** to construct a small lot subdivision consisting of two, two-story detached single family residences of approximately 2,253 square feet and 2,255 square feet with attached two-car garages;

WHEREAS, a duly noticed public hearing held by the Planning Commission on January 11th, 2016 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 15332 (Class 32), In-Fill Development.

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-15-42.

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-15-42 and the approval of a corresponding tentative parcel map to be provided 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 11th day of January, 2016.

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 January 11th, 2006 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 to the south and has sufficient buffer between the proposed dwelling units and the residence to the east.

For this project to be developed a tentative parcel map must be submitted for approval by Planning Commission. As a **condition of approval** building permits shall not be issued for construction until tentative parcel map has been approved by Planning Commission and proof of final recordation of the parcel map must be provided before final inspection. If the subdivision map is not consistent with the original development project approval, the applicant may need to submit an amended development plan to the Development Services Director. The appropriate planning process, including a potential for reapplication of the Design Review, may be 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 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 horizontal siding, stone veneer, and second story setbacks on the elevations for both units provides a vertical break between the first and second story. The second floors of both units increase the overall aesthetic.

As a **condition of approval** the proposed project must not have 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 finished material(s) including but not limited to: pop-out windows, horizontal siding, stone veneer, decorative materials providing relief between the first and second floor along the sides of the units, and a front porch for the unit off of West Wilson Street. No changes shall be made during construction without prior Planning Division written approval.

- B. **Finding:** The project is exempt from the provisions of the California Environmental Quality Act under Section 15332 (Class 32) for In-Fill Development.

Facts in Support of Finding: The project as mentioned above is consistent with the General Plan designation and zoning code development standards. The project site is not larger than five acres and is surrounded by urban uses. Due to the location and size of the property it has no value as a habitat for endangered, rare, or threatened species. The project only proposes one additional residential unit that what was previously developed there therefore no significant effects relating to traffic, noise, air quality, or water quality would occur. There is adequate access to all required utilities and public services for the proposed two units.

- 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-15-42 shall occur one year after the application approval. An extension request is needed to extend the expiration for each additional year.
 2. The conditions of approval for PA-15-42 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 final inspection, 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. 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. These architectural elements and building materials include but are not limited to pop-out windows, horizontal siding, stone veneer, and decorative materials providing relief between the first and second floor along the sides of the units, and a front porch for the unit off of West Wilson Street. 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.
- 14. Building permits shall not be issued for construction until tentative parcel map has been approved by Planning Commission and proof of final recordation of the parcel map must be provided before final inspection. If the subdivision map is not consistent with the original development project approval, the applicant may need to submit an amended development plan to the Development Services Director. The appropriate planning process, including a potential for reapplication of the Design Review, may be required.
- 15. 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.
- 16. The landscaping of the site will include a total of 27 24" box trees to provide aesthetic view sheds and increase the privacy between units and the abutting multi-family units to the south.
- Utilities 17. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.
- Parks/
Prkwys. 18. Plant 2-24' box tree in the public right-of-way, one on Wilson Street and one on Pacific Avenue as part of the redevelopment of the property. Species may be proposed by applicant, with Public Services Department approval.
- 19. To avoid an alley-like appearance, the private street shall not be developed with a center concrete swale. The private street shall be complemented by stamped concrete or pervious pavers.
- Eng. 20. Dedicate a 3-foot public sidewalk easement behind existing right of way line on 16th Street.

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. Building permits shall not be issued until a parcel map has been submitted and proof of recordation is provided.
 2. 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.
 3. 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.
 4. 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.
 5. All on-site utility services shall be installed underground.
 6. 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.
 7. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
 8. Two 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.
 9. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 10. 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.
 11. 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. 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 device 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. 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.

23. 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.
24. 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.
25. Obtain an encroachment permit from the Engineering Division for any work in the City public right-of-way. Pay required permit fee & cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per section 15-31 & 15-32, C.C.M.M.C. as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.
26. 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.
27. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk at applicant's expense.
28. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of Final Map/Approval of Plans.
29. Applicant is informed Pacific Avenue is under a "NO OPEN CUT" moratorium. Open cutting the street pavement during the moratorium period shall require special resurfacing requirements.
30. Submit subdivision application and comply with conditions of approval and code requirements.

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-15-42 AND TENTATIVE PARCEL MAP NO. PM-14-444 FOR PROPERTY AT 2242 PACIFIC AVENUE IN THE R2-MD ZONE

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

WHEREAS, an application was filed by Brian Noble, as the authorized agent on behalf of the property owner, 334 Costa Mesa Partners, LLC., requesting approval of the following:

1) **Design Review PA-15-42** to construct a two-unit, two-story detached single-family residential development;

WHEREAS, a duly noticed public hearing held by the Planning Commission on JANUARY 11, 2016 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-15-42.

DENIED this 13th day of April, 2015.

Robert L. Dickson Jr., Chair
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

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

- 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-15-42 and Tentative Parcel Map No. PM-14-444. 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.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 CRC, CBC, CEC, CPC, CMC AND ALL LOCAL CODES AND ORDINANCES.
2. A STAMPED SET OF APPROVED PLANS SHALL BE KEPT AT THE JOBSITE AT ALL TIMES.
3. THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
4. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND DESIGNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ANY ON-SITE UTILITIES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION.
6. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
7. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND INSPECTIONS, OTHER THAN PLAN CHECK AND BUILDING PERMIT FEES PROVIDED BY THE OWNER.
8. ALL EQUIPMENT, WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES AND GOVERNING AGENCIES.
9. THE CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE TO PROTECT HIMSELF AND HOLD THE DESIGNER AND OWNER HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES FOR INJURY OR PROPERTY DAMAGE DURING THE COURSE OF THE CONTRACT.
10. FIRE INSURANCE SHALL BE MAINTAINED BY THE OWNER.
11. TEMPORARY POWER AND WATER, WORKERS' TOILET FACILITIES AND MATERIAL STORAGE SHALL BE PROVIDED BY THE CONTRACTOR.
12. THE CONTRACTOR SHALL PROTECT ALL FINISHED WORK AND ADJACENT SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPLACE AND/OR REPAIR ANY AND ALL DAMAGE CAUSED BY THE WORKERS.
13. ALL CONSTRUCTION WASTE & DEBRIS MUST BE CONTAINERIZED AT ALL TIMES. UPON COMPLETION OF THE WORK ALL AREAS SHALL BE LEFT BROOM CLEAN AND ALL DEBRIS SHALL BE REMOVED FROM THE SITE.
14. DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS AND DETAILS ARE TO FACE OF STUDS, CENTERLINE OF COLUMN, FACE OF MASONRY, FACE OF CONCRETE UNLESS NOTED OTHERWISE.
15. DOOR LOCATIONS NOT ESTABLISHED BY DIMENSIONS SHALL BE CENTERED IN WALL OR BE LOCATED 4 1/2" FROM ADJACENT WALL TO ALLOW FOR DOOR CASING.
16. NAILING FOR DIAPHRAGMS AND SHEAR WALLS MUST BE INSPECTED PRIOR TO COVERING.
17. NAILING INSPECTION IS REQUIRED FOR ALL DRYWALL AND LATH AFTER INSTALLATION BEFORE TAPING AND FINISHING. CORNER BEADS TO BE NAILED. DRYWALL BOARD SPACING TO BE 3/8" MAXIMUM. DRYWALL AND LATH SHALL BE NAILED TO ALL STUDS AND TO TOP AND BOTTOM PLATES.
18. PROVIDE HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET.
19. THIS RESIDENCE COMPLIES WITH STATE ENERGY STANDARDS TITLE 24, PART 6.
20. POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS. RESIDENCE TO COMPLY WITH 2013 CBC REGARDING PROTECTION OF PEDESTRIANS DURING CONSTRUCTION.

SHEET INDEX:

- A1 - GENERAL NOTES, PROJECT INFORMATION, SITE PLAN
- A1.2 - RES. CONSTRUCTION MIN. REQUIREMENTS, CAL GREEN-RES. MIN. REQUIREMENTS
- A2 - FLOOR PLANS, DOOR AND WINDOW SCHEDULES
- A3 - EXTERIOR ELEVATIONS, ROOF PLAN
- A4 - BUILDING SECTIONS, TYP. STAIR SECTION, HANDRAIL DETAILS
- A5 - POWER AND LIGHTING PLANS
- GP - GRADING AND DRAINAGE PLAN
- S1 - FOUNDATION PLAN
- S2 - FRAMING PLAN
- SN1 - STRUCTURAL GENERAL NOTES
- SN2 - STRUCTURAL GENERAL NOTES
- SD1 - STRUCTURAL DETAILS
- SD2 - STRUCTURAL DETAILS
- SD3 - STRUCTURAL DETAILS
- SD4 - STRUCTURAL DETAILS
- SD5 - STRUCTURAL DETAILS
- HF1 - HARDY FRAME DETAILS
- HF2 - HARDY FRAME DETAILS
- HF3 - HARDY FRAME DETAILS
- L1 - LANDSCAPE SITE PLAN
- L2 - IRRIGATION PLAN
- L3 - PLANTING PLAN
- L4 - IRRIGATION AND PLANTING DETAILS
- L5 - IRRIGATION DETAILS
- L6 - IRRIGATION SPECIFICATIONS
- T24 - TITLE 24 ENERGY ANALYSIS

PROJECT CONSULTANTS:

- DESIGNER:** WALT BUSHMAN - CUSTOM HOME DESIGN
 (Design Professional in responsible charge) WB & LEO
 2480 SANTA ANA AVE.
 COSTA MESA, CA. 92627
 (949)274-0824
- STRUCTURAL ENGINEER:** MIKE BERHE, PE - PRECISION ENGINEERING
 1700 E. GARRY AVE., SUITE 104
 SANTA ANA, CA. 92705
 (949)335-9698
- CIVIL ENGINEER:** HERSEL ZAHAB, PE - LAND DEVELOPMENT CONSULTANTS
 (Land Planners, Surveyors, Civil Engineers)
 1520 BROOKHOLLOW DR., SUITE 33
 SANTA ANA, CA. 92705
 (714)557-7700
- LANDSCAPE ARCHITECT:** BOB McMAHON - RMA INTERNATIONAL
 Landscape Architecture & Planning
 315 3rd ST., SUITE N
 HUNTINGTON BEACH, CA. 92648
 (562)618-9119

PROJECT DATA:

LOT: C4
 BLOCK:
 TRACT: 653
 APN: 122-071-07.
 ZONE: R2-MD
 LOT SIZE: 7621 S.F. (GRAND PARCEL AREA)

DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE
 OCCUPANCY GROUP: R-3/U
 CONSTRUCTION TYPE: V-B
 CODE: 2013 EDITION CBC, CEC, CPC, CMC AND 2013 CALIF. ENERGY CODE & 2013 CALIF. RESIDENTIAL CODE.

FIRE SPRINKLERS: This building shall be equipped with a fire sprinkler system in accordance with NFPA 13D. Obtain fire sprinkler permit prior to calling for roof sheathing inspection.

OWNER: Mr. Jim Cefalia
ADDRESS: 1224 W. Ocean Front
 Newport Beach, CA. 92661
TEL: (949) 933-7986

SCOPE OF WORK:

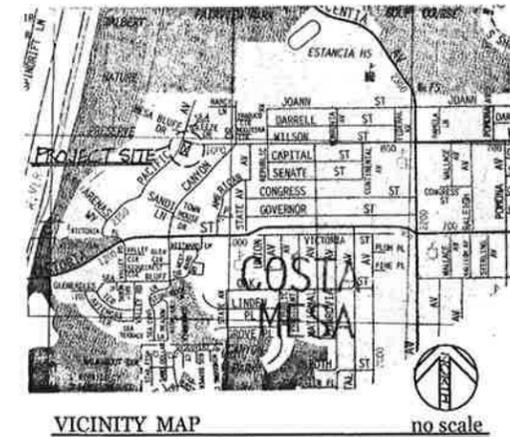
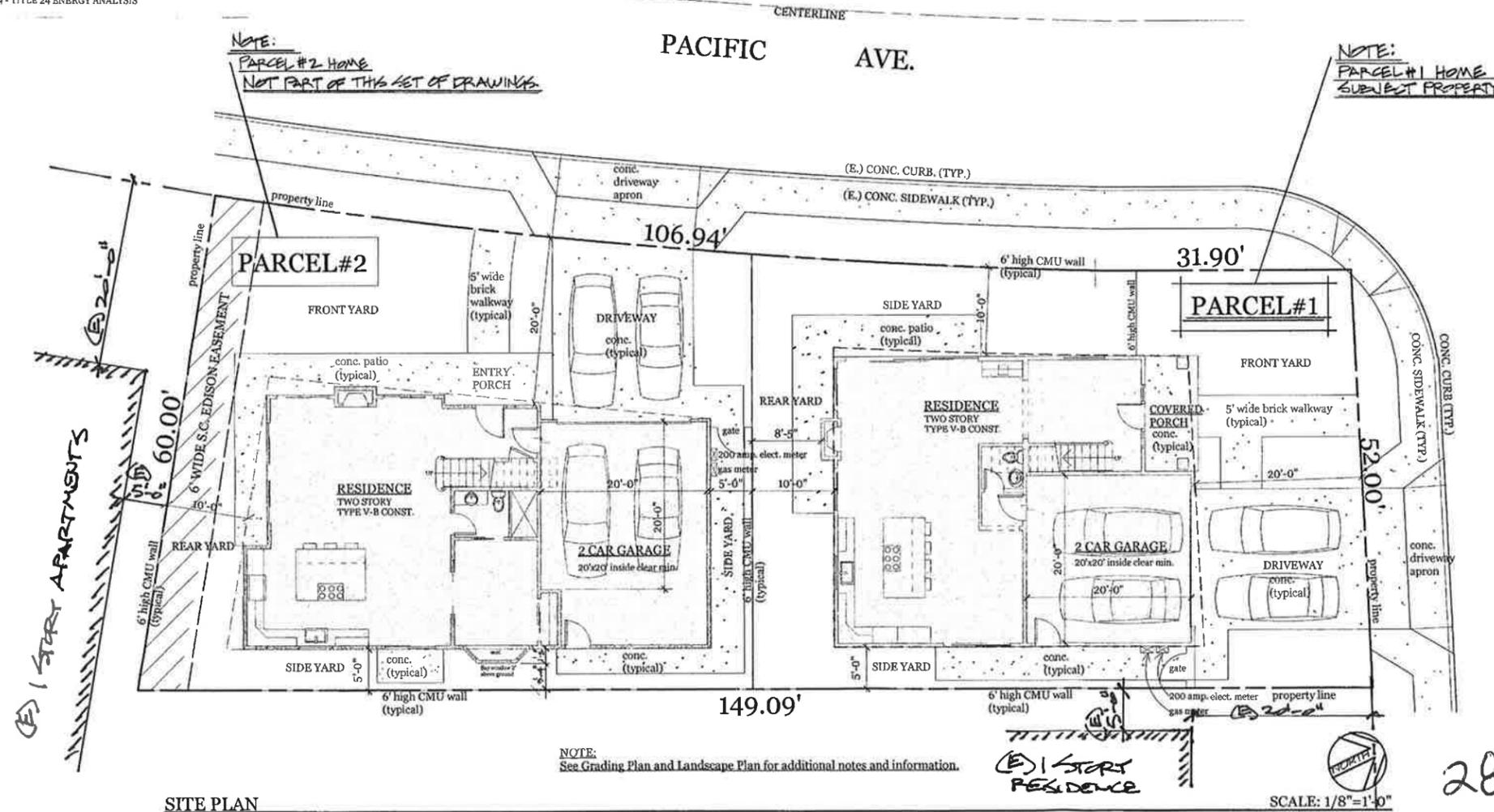
NEW SINGLE FAMILY HOME

PARCEL#1 HOME: 2 STORY, (3 BEDROOMS, 3 1/2 BATHROOMS)
 Garage = 425 SF
 1st Floor Living = 1005 SF
 2nd Floor Living = 1236 SF
 TOTAL LIVING AREA = 2253 SF

PARCEL#1 (APPROX. 3700 S.F.): LOT COVERAGE = 48% (INCLUDING DRIVEWAY)

NOTE: DRIVEWAY = 257 sq ft
 GARAGE + HOUSE 1st FLR = 1430 sq ft
 TOTAL = 1727 sq ft

* PARCEL #1 = 1727 TOTAL LOT COVERAGE + PARCEL #2 = 1991 TOTAL COVERAGE
 1727 + 1991 = 3728 / 7621 = 48.9%



SITE PLAN NOTES:

1. A Public Works Department encroachment permit inspection is required before the Building Department Permit Final can be issued. At the time of Public Works Department inspection, if any of the existing public improvements surrounding the site is damaged, new concrete sidewalk, curb and gutter, and alley/street pavement will be repaired and 100% paid by owner. Said determination and the extent of the repair work shall be made at the discretion of the Public Works Inspector.
2. A City encroachment agreement is required for all nonstandard private improvements within the Public right-of-way.
3. An approved encroachment permit is required for all work activities within the public right-of-way.
4. The discharge of pollutants to any storm drainage system is prohibited. No solid waste, petroleum byproducts, soil particulate, construction waste materials, or wastewater generated on construction sites or by construction activities shall be placed, conveyed or discharged into the street, gutter or storm drain system.
5. All work related to wastewater in the public right-of-way shall be performed by a C-42 Licensed Sanitation Sewer Contractor or an A Licensed General Engineering Contractor.

Plans prepared by Walt Bushman @ Custom Home Design

WB & LEO
 Certified Green Building Professional
 949 274 0824
 2480 Santa Ana Ave., Costa Mesa, CA. 92627

REVISIONS BY

SMALL LOT SUBDIVISION (PARCEL 1) NEW SINGLE FAMILY HOME
 1053 W. WILSON ST.
 COSTA MESA, CA.

Project Information
 Site Plan

Date: 1-12-2015
 Scale: AS NOTED
 Drawn: W Bushman
 Job: 2015-
 Sheet: A1
 Of: Sheets

DOOR SCHEDULE:

NOTE: all exterior doors 1 3/4" thick, solid core, U.O.N.
all exterior doors with glazing to be double gl., low E, temp. glass
all interior doors 1 3/8" thick, solid core, U.O.N.

quantity	symbol	type
1	1	16'x8' ROLL UP SECTIONAL GARAGE DOOR
1	2	(7'-9"x9' over all) 3'-6"x9"x2 1/4" S.C., DUTCH DOOR, TEMP. GL. with (2) 1'-6"x6" SIDELITES, TEMP. GL.
1	3	16'x8' S.G.D., TEMP. GL.
2	4	5'x8' S.G.D., TEMP. GL.
1	5	8'x8' S.G.D., TEMP. GL.
1	6	3'x8'x1 3/4" S.C.
1	7	2'-8"x8'x1 3/4" S.C., 20 MIN. RATED, SELF CLOSING, SELF LATCHING, TIGHT FITTING
2	8	2'-4"x8'x1 3/8" S.C.
6	9	2'-6"x8'x1 3/8" S.C.
1	10	2'-8"x8'x1 3/8" S.C.
1	11	5'x8'x1 3/8" S.C., CLOSET DOORS
1	12	8'x8'x1 3/8" S.C., CLOSET DOORS

WINDOW SCHEDULE:

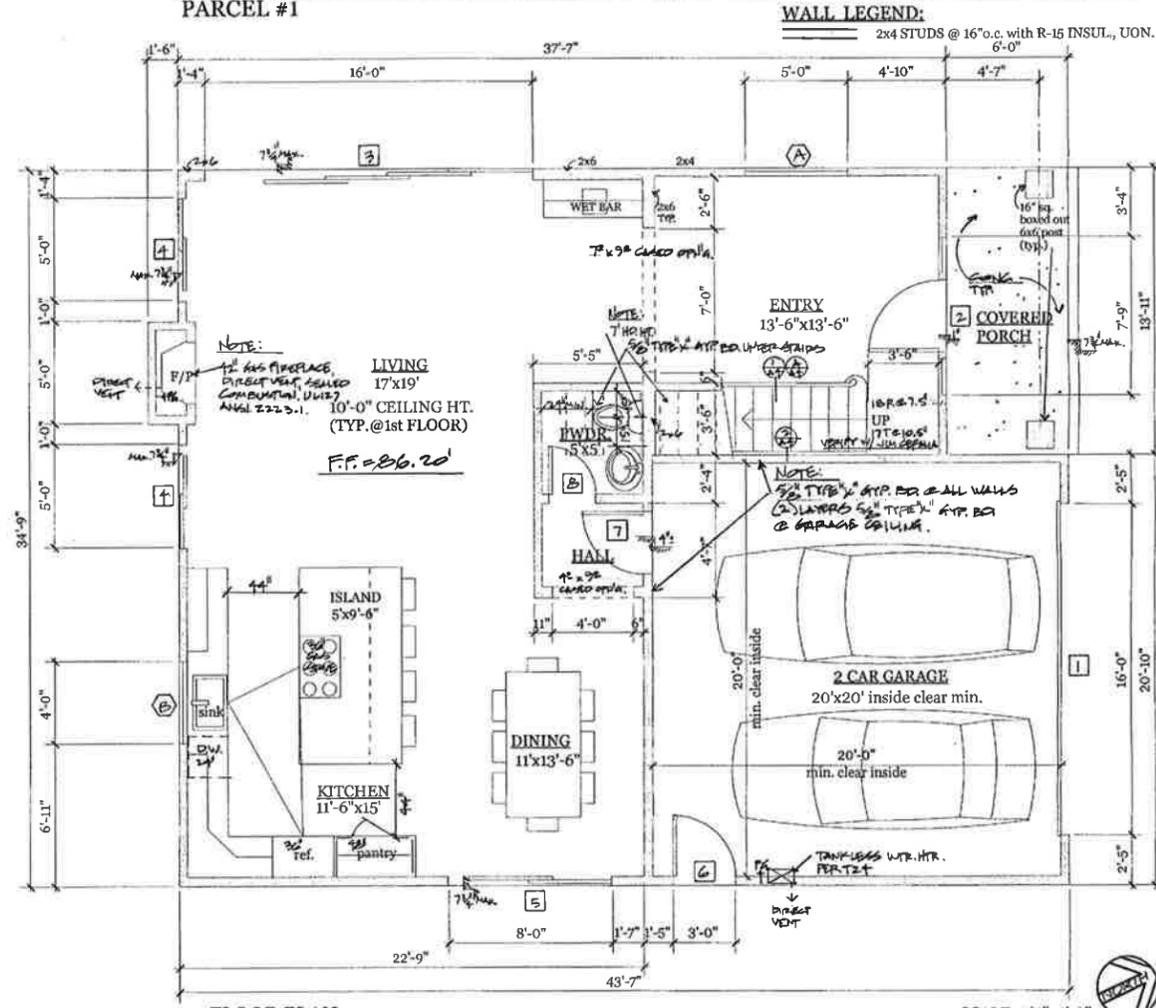
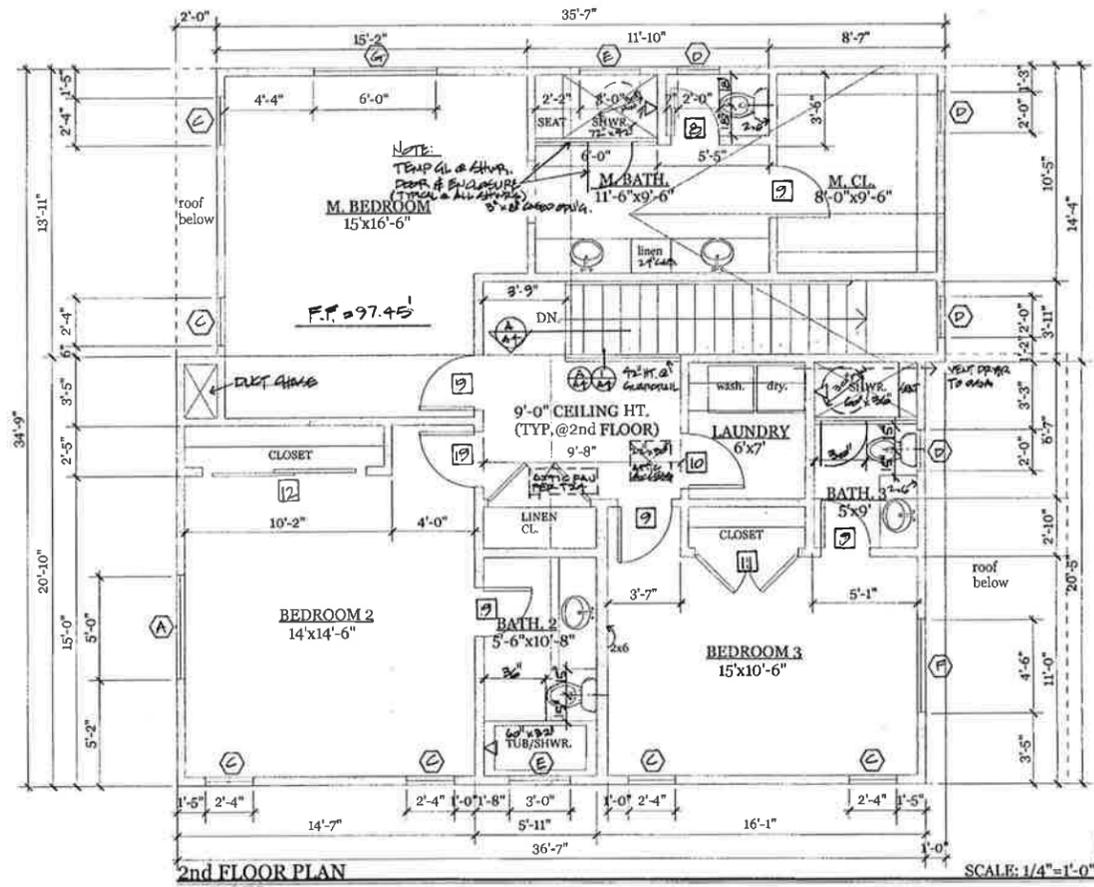
NOTE: all windows to be double gl., low E, vinyl frame, U.O.N. Window U factor = 0.34 SHGC = 0.30

quantity	symbol	type
2	A	5'x5' XO SLIDING, 36" SILL HT.
1	B	4'x4' XO SLIDING, 8" HEAD HT. (kitchen window) (VERIFY HT. ABOVE COUNTER TOP)
6	C	2'-4"x5' CASEMENT, 36" SILL HT.
4	D	2'x4' CASEMENT, TEMP. GL., OBS. GL., 8" HEAD HT.
2	E	3'x2' XO SLIDING, TEMP. GL., OBS. GL., 8" HEAD HT.
1	F	4'-6"x5' XO SLIDING, 36" SILL HT.
1	G	6'x5' XO SLIDING, 36" SILL HT.

NOTE:
Fenestrations must have temporary and permanent labels.

WINDOW EGRESS NOTES:

- A net clear opening area of not less than 5.7 sq. ft. (5.0 sq. ft. escape for grade - floor window).
- Minimum clear opening height of 24".
- Minimum clear opening width of 20".
- The bottom of window opening shall not be more than 44 inches above the floor.
- Window control opening device shall not reduce the required net clear opening area of the window. R 312.2.2.



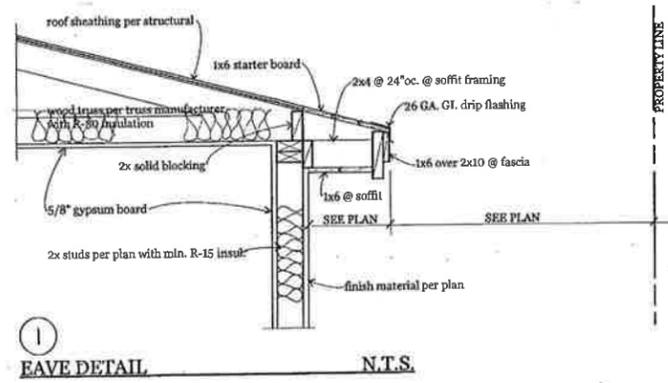
Plans prepared by Walt Bushman @
Custom Home Design

W & LEO
Certified Green Building Professional
949.274.0824
2480 Santa Ana Ave., Costa Mesa, CA. 92627

REVISIONS	BY

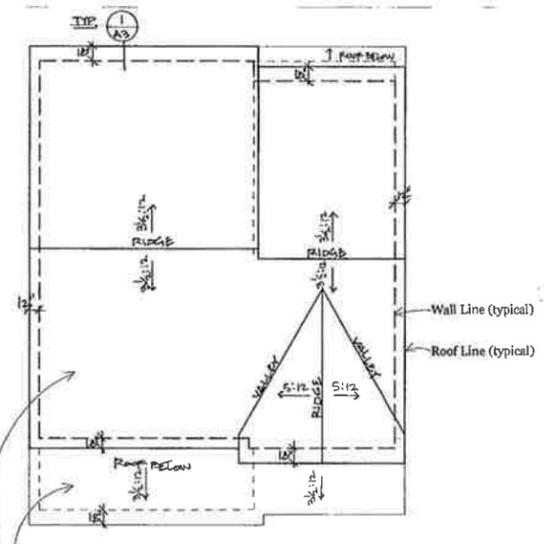
SMALL LOT SUBDIVISION
(PARCEL 1) NEW SINGLE FAMILY HOME
2480 SANTA ANA AVE., COSTA MESA, CA.
1053 W. WILSON ST.

Drawn: W. Bushman
Date: 11-12-2015
Scale: AS NOTED
Job: 2015-
Sheet:
A2
Sheets



NOTE: ATTIC VENTS SHALL MEET THE FOLLOWING REQUIREMENTS. R806.1

- Openings shall be placed so as to provide cross ventilation of the attic space.
- The net free ventilating area shall not be less than 1/150 of the attic area.
- Openings shall have corrosion-resistant wire mesh or other approved material with 1/8 inch minimum and 1/4 inch maximum opening.
- For 1/300 sq. ft. attic ventilation, 50% of the required ventilation area must be located at least 3 feet above eave or cornice vents with the balance provided by eave or cornice vents.



NOTE:
 Conc. Flat Tile Roof "Class A" over lapped 40# A.S. bldg. felt.
 Install per manufacturer's specifications.
 "Monier" ESR-1647

ROOF PLAN SCALE: 1/8"=1'-0"
 PARCEL #1

EXTERIOR ELEVATION NOTES:

- 7/8" thick stucco over "X" lath over lapped 15# building felt. (see plan) (see note #2).
- Exterior lath & plaster. Provide two layers of 15# building felt over all wood base sheathing. CBC 2510.6
- Provide a weep screed for stucco at the foundation plate line a min. of 4" above the earth or 2" above paved areas. R703.6.2.1
- "Hardi" Lapped Siding (ESR-2290) over lapped 15# Building felt. (see plan) see note #5).
- "Hardi" Lapped Siding: Provide two layers of 15# building felt over all wood base sheathing. CBC 2510.6
- Bottom of Lapped Siding to be a min. of 4" above the earth or 2" above paved areas. R703.6.2.1
- "Hardi" Board & Batt Siding (ESR-2290) over lapped 15# building felt. (see plan) (see note #8).
- "Hardi" Board & Batt Siding: Provide two layers of 15# building felt over all wood base sheathing. CBC 2510.6
- Bottom of Board & Batt Siding to be a min. of 4" above the earth or 2" above paved areas. R703.6.2.1
- "Hardi" Trim (1x4) (ESR-2290)
- Conc. Flat Tile Roof "Class A" over lapped 40# A.S. bldg. felt. "Monier" ESR-1647
- Approved gable end vent (copper). Vent openings shall be provided with corrosion resistant wire mesh with 1/16" min. to 1/4" max. openings. A min. of a 1" air space must be maintained between the insulation and the bottom of the roof sheathing and at the locations of the vents. CRC R806.
- "Coronado Stone" ESR-2598 stone veneer over "X" lath over (2) layers min. 15# felt. Veneer units are 1 3/4" max. thickness with "Class A" finish rating per ASTM B84. Installed units do not exceed 15 lbs. per sq. ft. Use type "S" mortar setting bed per CRC section R607.1. Install weep screed per CRC R703.6.2.1. with holes spaced max. 33" oc and min. dia. 3/16". (Install per manufacturer's specifications.)
- DECORATIVE WINDOW SHUTTERS.



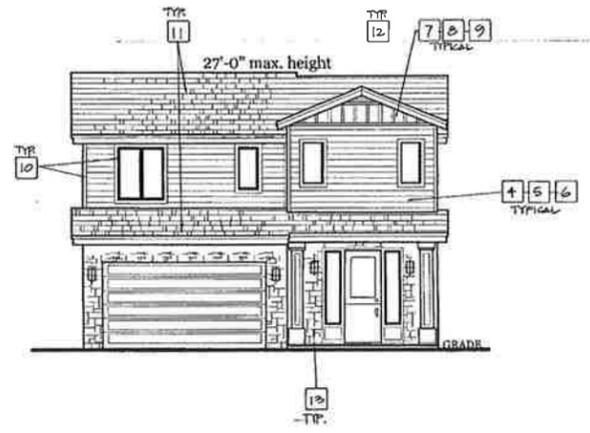
RIGHT-SIDE ELEVATION SCALE: 1/8"=1'-0"
 PARCEL #1



LEFT-SIDE ELEVATION SCALE: 1/8"=1'-0"
 PARCEL #1



REAR ELEVATION SCALE: 1/8"=1'-0"
 PARCEL #1



FRONT ELEVATION (WILSON ST.) SCALE: 1/8"=1'-0"
 PARCEL #1

Plans prepared by Walt Bushman @
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WB & LEO
 Certified Green Building Professional
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REVISIONS	BY

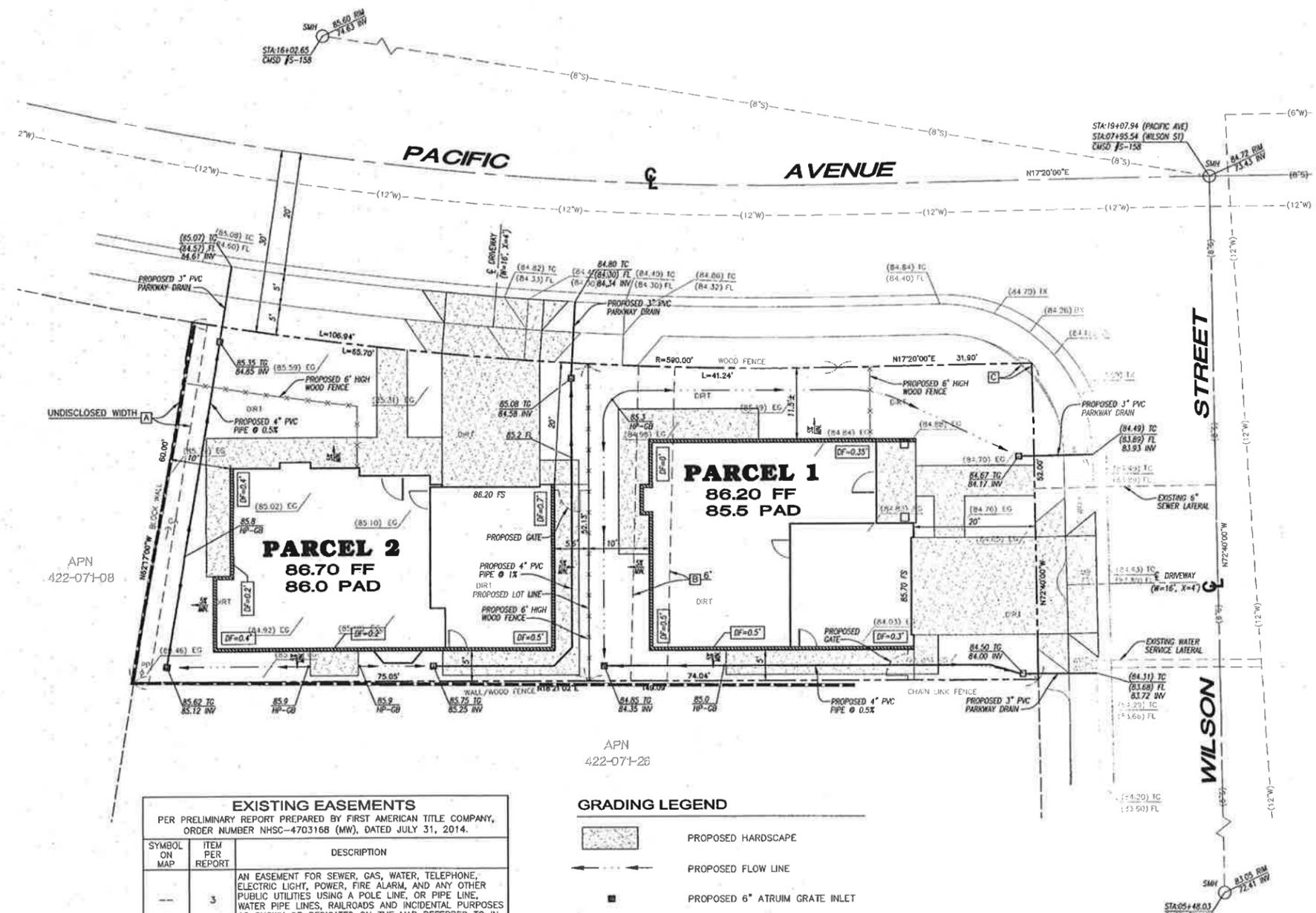
SMALL LOT SUBDIVISION
 (PARCEL 1) NEW SINGLE FAMILY HOME
~~224 PACIFIC AVE., COSTA MESA, CA.~~
 1053 W. WILSON ST.

Exterior Elevations
 Roof Plan

Date: 11-12-2015
 Scale: AS NOTED
 Drawn: W Bushman
 Job: 2015-
 Sheet:
A3
 of Sheets

CONCEPTUAL GRADING PLAN

1053 WEST WILSON STREET
2242 PACIFIC AVENUE
IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA



OWNER:
JAMES & CATHY CEFALIA
1224 W OCCASAR FRONT
NEWPORT BEACH, CA 92661

GENERAL NOTES:
1. EXISTING LAND USE: RESIDENTIAL
2. PROPOSED LAND USE: RESIDENTIAL
3. EXISTING ADJACENT LAND USES: RESIDENTIAL

DEVELOPMENT STANDARDS:

DESCRIPTION	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	PARCEL 1	PARCEL 1	PARCEL 2	PARCEL 2
BUILDING SETBACKS:				
FRONT	20.0'	20.0'	20.0'	20.0'
SIDE	5.0'	5.0'	5.0'	5.0'
REAR	10.0'	10.0'	5.0'	5.0'
PARKING SPACES:	2 GARAGE	2 GARAGE	2 GARAGE	2 GARAGE

AREA SUMMARY:

DESCRIPTION	SQUARE FEET	ACRES	PERCENTAGE
GROSS PARCEL AREA	7,681 SF	0.176 AC	100%
PERVIOUS SURFACE	2,812 SF	0.064 AC	36.6%
PARCEL 1			
BUILDING AREA	1,521 SF	0.035 AC	19.8%
HARDSCAPE	812 SF	0.019 AC	10.6%
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BUILDING AREA	1,587 SF	0.036 AC	20.6%
HARDSCAPE	949 SF	0.022 AC	12.4%

LEGAL DESCRIPTION:
PER PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER NHSC-4703168 (MW), DATED JULY 31, 2014.
THAT PORTION OF LOTS 63 AND 64 OF TRACT NO. 853, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE 42 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 64, THENCE SOUTH 72°40'00" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 64, A DISTANCE OF 52.00 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 63; DISTANT 60.00 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID LOT 63; THENCE NORTHERLY 138.84 FEET ALONG THE NORTHWESTERLY LINES OF SAID LOTS 63 AND 64 TO THE POINT OF BEGINNING.

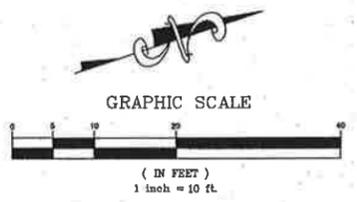
- LEGEND:**
- APN ASSESSORS PARCEL NO.
 - BX BOTTOM OF "X"
 - DF DEEPENED FOOTING
 - EG EXISTING GRADE
 - FF FINISHED FLOOR
 - FL FLOWLINE
 - EP EDGE OF PAVEMENT
 - FF FINISHED FLOOR
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 - CB GRADE BREAK
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 - INV INVERT ELEVATION
 - MB MAIL BOX
 - PP POWER POLE
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 - EXISTING WALL

EXISTING EASEMENTS
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[C]	6	AN EASEMENT TO THE CITY OF COSTA MESA FOR STREET AND ROADWAY AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 92-598093 OF OFFICIAL RECORDS.

- GRADING LEGEND**
- ▨ PROPOSED HARDSCAPE
 - PROPOSED FLOW LINE
 - PROPOSED 6" ATRIUM GRATE INLET
 - PROPOSED 4" PVC PIPE
 - PROPOSED 6" HIGH WOOD FENCE
 - PROPOSED DEEPENED FOOTING

NOTE:
ALL WORK TO BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM CITY OF COSTA MESA PUBLIC WORKS DEPARTMENT.



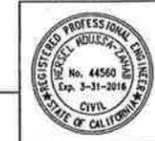
BENCH MARK: HB-243-77
3 3/4" ALUMINUM DISK SET IN THE N.E. CORNER OF A 4'X11' CONCRETE CATCH BASIN LOCATED IN S.W. CORNER OF THE INT OF AMERICAN AVE AND VICTORIA ST, 260 FT. WESTERLY OF THE C/L OF AMERICAN AVE & 39 FT. SOUTHERLY OF THE C/L OF VICTORIA
ELEVATION = 78.365 NAVD 88 2005

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PACIFIC AVENUE BEING NORTH 17°20'00" EAST AS SHOWN ON TRACT MAP NO. 653 FILED IN BOOK 19, PAGE 42 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

REVISIONS

NO.	DESCRIPTION	BY	DATE	APPROVED

PREPARED FOR:
JIM CEFALIA
1224 W OCEANFRONT
NEWPORT BEACH, CA 92661
(949) 933-7986



LAND PLANNERS AND DEVELOPMENT CONSULTANTS
1620 BROOKHOLLOW DRIVE, SUITE 83
SANTA ANA, CALIFORNIA, 92705
(714) 987-7700 (714) 987-7707 FAX

PLANS PREPARED UNDER SUPERVISION OF:
[Signature]
HERBEL MANSOUR-ZAMBA, P.E., R.C.E. 44560 EXP. 3/31/16

CITY OF COSTA MESA
CONCEPTUAL GRADING PLAN
1053 WEST WILSON STREET
2242 PACIFIC AVENUE
APN: 422-071-07

DESIGNED BY: SZ	APPROVED:
DATE: 09-17-15	
DRAWN BY: SZ	
DATE: 09-17-15	
LATEST CHANGES BY:	
DATE:	
PLOTTED BY: SZ	
DATE: 09-17-15	

SHEET 1 OF 1
JOB NO. 637

GENERAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 CRC, CBC, CEC, CPC, CMC AND ALL LOCAL CODES AND ORDINANCES.
- A STAMPED SET OF APPROVED PLANS SHALL BE KEPT AT THE JOBSITE AT ALL TIMES.
- THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND DESIGNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ANY ON-SITE UTILITIES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND INSPECTIONS, OTHER THAN PLAN CHECK AND BUILDING PERMIT FEES PROVIDED BY THE OWNER.
- ALL EQUIPMENT, WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES AND GOVERNING AGENCIES.
- THE CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE TO PROTECT HIMSELF AND HOLD THE DESIGNER AND OWNER HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES FOR INJURY OR PROPERTY DAMAGE DURING THE COURSE OF THE CONTRACT.
- FIRE INSURANCE SHALL BE MAINTAINED BY THE OWNER.
- TEMPORARY POWER AND WATER, WORKERS' TOILET FACILITIES AND MATERIAL STORAGE SHALL BE PROVIDED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROTECT ALL FINISHED WORK AND ADJACENT SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPLACE AND/OR REPAIR ANY AND ALL DAMAGE CAUSED BY THE WORKERS.
- ALL CONSTRUCTION WASTE & DEBRIS MUST BE CONTAINERIZED AT ALL TIMES. UPON COMPLETION OF THE WORK ALL AREAS SHALL BE LEFT BROOM CLEAN AND ALL DEBRIS SHALL BE REMOVED FROM THE SITE.
- DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS AND DETAILS ARE TO FACE OF STUDS, CENTERLINE OF COLUMN, FACE OF MASONRY, FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- DOOR LOCATIONS NOT ESTABLISHED BY DIMENSIONS SHALL BE CENTERED IN WALL OR BE LOCATED 4 1/2" FROM ADJACENT WALL TO ALLOW FOR DOOR CASING.
- NAILING FOR DIAPHRAGMS AND SHEAR WALLS MUST BE INSPECTED PRIOR TO COVERING.
- NAILING INSPECTION IS REQUIRED FOR ALL DRYWALL AND LATH AFTER INSTALLATION BEFORE TAPING AND FINISHING. CORNER BEADS TO BE NAILED. DRYWALL BOARD SPACING TO BE 3/8" MAXIMUM. DRYWALL AND LATH SHALL BE NAILED TO ALL STUDS AND TO TOP AND BOTTOM PLATES.
- PROVIDE HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET.
- THIS RESIDENCE COMPLIES WITH STATE ENERGY STANDARDS TITLE 24, PART 6.
- POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.
- RESIDENCE TO COMPLY WITH 2013 CBC REGARDING PROTECTION OF PEDESTRIANS DURING CONSTRUCTION.

SHEET INDEX:

- A1 - GENERAL NOTES, PROJECT INFORMATION, SITE PLAN
- A1.2 - RES. CONSTRUCTION MIN. REQUIREMENTS, CAL GREEN-RES. MIN. REQUIREMENTS
- A2 - FLOOR PLANS, DOOR AND WINDOW SCHEDULES
- A3 - EXTERIOR ELEVATIONS, ROOF PLAN
- A4 - BUILDING SECTIONS, TYP. STAIR SECTION, HANDRAIL DETAILS
- A5 - POWER AND LIGHTING PLANS
- GP - GRADING AND DRAINAGE PLAN
- S1 - FOUNDATION PLAN
- S2 - FRAMING PLAN
- SN1 - STRUCTURAL GENERAL NOTES
- SN2 - STRUCTURAL GENERAL NOTES
- SD1 - STRUCTURAL DETAILS
- SD2 - STRUCTURAL DETAILS
- SD3 - STRUCTURAL DETAILS
- SD4 - STRUCTURAL DETAILS
- SD5 - STRUCTURAL DETAILS
- HPX1 - HARDY FRAME DETAILS
- HPX2 - HARDY FRAME DETAILS
- HPX3 - HARDY FRAME DETAILS
- L1 - LANDSCAPE SITE PLAN
- L2 - IRRIGATION PLAN
- L3 - PLANTING PLAN
- L4 - IRRIGATION AND PLANTING DETAILS
- L5 - IRRIGATION DETAILS
- L6 - IRRIGATION SPECIFICATIONS
- T24 - TITLE 24 ENERGY ANALYSIS

PROJECT CONSULTANTS:

- DESIGNER:** WALT BUSHMAN - CUSTOM HOME DESIGN
WB & LEO
2480 SANTA ANA AVE.
COSTA MESA, CA. 92627
(949)274-0824
(Design Professional in responsible charge)
- STRUCTURAL ENGINEER:** MIKE BERHE, PE - PRECISION ENGINEERING
1700 E. GARRY AVE., SUITE 104
SANTA ANA, CA. 92705
(949)335-9698
- CIVIL ENGINEER:** HERSEL ZAHAB, PE - LAND DEVELOPMENT CONSULTANTS
(Land Planners, Surveyors, Civil Engineers)
1520 BROOKHOLLOW DR., SUITE 33
SANTA ANA, CA. 92705
(714)557-7700
- LANDSCAPE ARCHITECT:** BOB McMAHON - RMA INTERNATIONAL
Landscape Architecture & Planning
315 3rd ST., SUITE N
HUNTINGTON BEACH, CA. 92648
(562)618-9119

PROJECT DATA:

LOT: 63
BLOCK:
TRACT: 653
APN: 422-071-07
ZONE: R2-MD
LOT SIZE: 7681 S.F. *(ACROSS PARCEL AREA)*

DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE
OCCUPANCY GROUP: R-3/U
CONSTRUCTION TYPE: V-B
CODE: 2013 EDITION CBC, CEC, CPC, CMC AND 2013 CALIF. ENERGY CODE & 2013 CALIF. RESIDENTIAL CODE.

FIRE SPRINKLERS: This building shall be equipped with a fire sprinkler system in accordance with NFPA 13D. Obtain fire sprinkler permit prior to calling for roof sheathing inspection.

OWNER: Mr. Jim Cefalia
ADDRESS: 1224 W. Ocean Front
Newport Beach, CA. 92661
TEL: (949) 933-7986

SCOPE OF WORK:

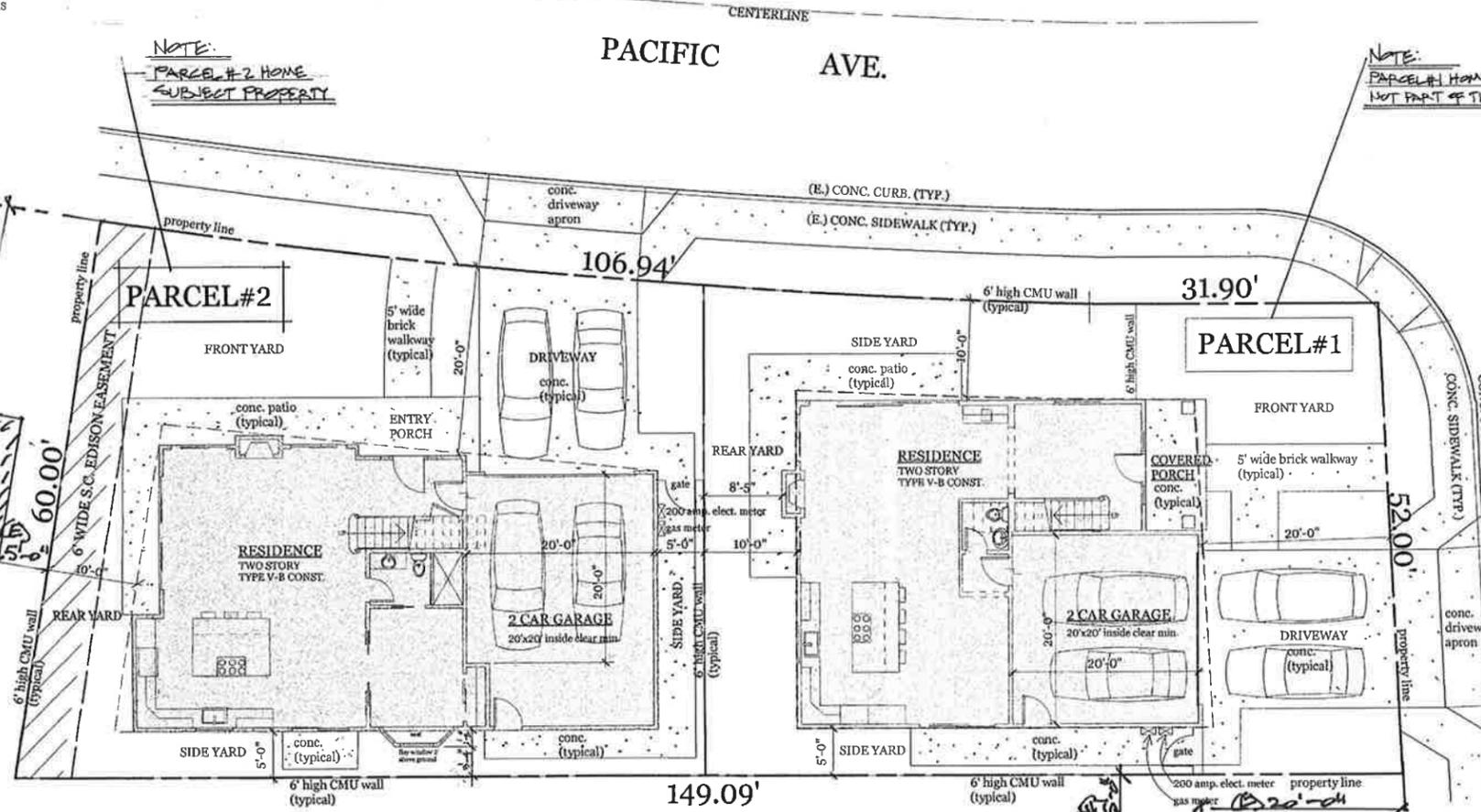
NEW SINGLE FAMILY HOME:

PARCEL#2 HOME: 2 STORY, (4 BEDROOMS, 4 BATHROOMS)
Garage = 543 SF
1st Floor Living = 1041 SF
2nd Floor Living = 1214 SF
TOTAL LIVING AREA = 2255 SF

PARCEL#2 (APPROX. 3700 S.F.): LOT COVERAGE = 49% (INCLUDING DRIVEWAY)

NOTE: DRIVEWAY = 357 sq ft
GARAGE + HOUSE 1st FLR = 1584 sq ft
TOTAL = 1941 sq ft

• PARCEL#1 = 787 TOTAL COVERAGE + PARCEL#2 = 1941 TOTAL COVERAGE
1787 + 1941 = 3728 / 7681 = 48.5%



- SITE PLAN NOTES:**
- "A Public Works Department encroachment permit inspection is required before the Building Department Permit Final can be issued. At the time of Public Works Department inspection, if any of the existing public improvements surrounding the site is damaged, new concrete sidewalk, curb and gutter, and alley/street pavement will be repaired and 100% paid by owner. Said determination and the extent of the repair work shall be made at the discretion of the Public Works Inspector."
 - A City encroachment agreement is required for all nonstandard private improvements within the Public right-of-way.
 - An approved encroachment permit is required for all work activities within the public right-of-way.
 - "The discharge of pollutants to any storm drainage system is prohibited. No solid waste, petroleum byproducts, soil particulate, construction waste materials, or wastewater generated on construction sites or by construction activities shall be placed, conveyed or discharged into the street, gutter or storm drain system."
 - "All work related to wastewater in the public right-of-way shall be performed by a C-42 licensed Sanitation Sewer Contractor or an A Licensed General Engineering Contractor."

Plans prepared by Walt Bushman @
Custom Home Design

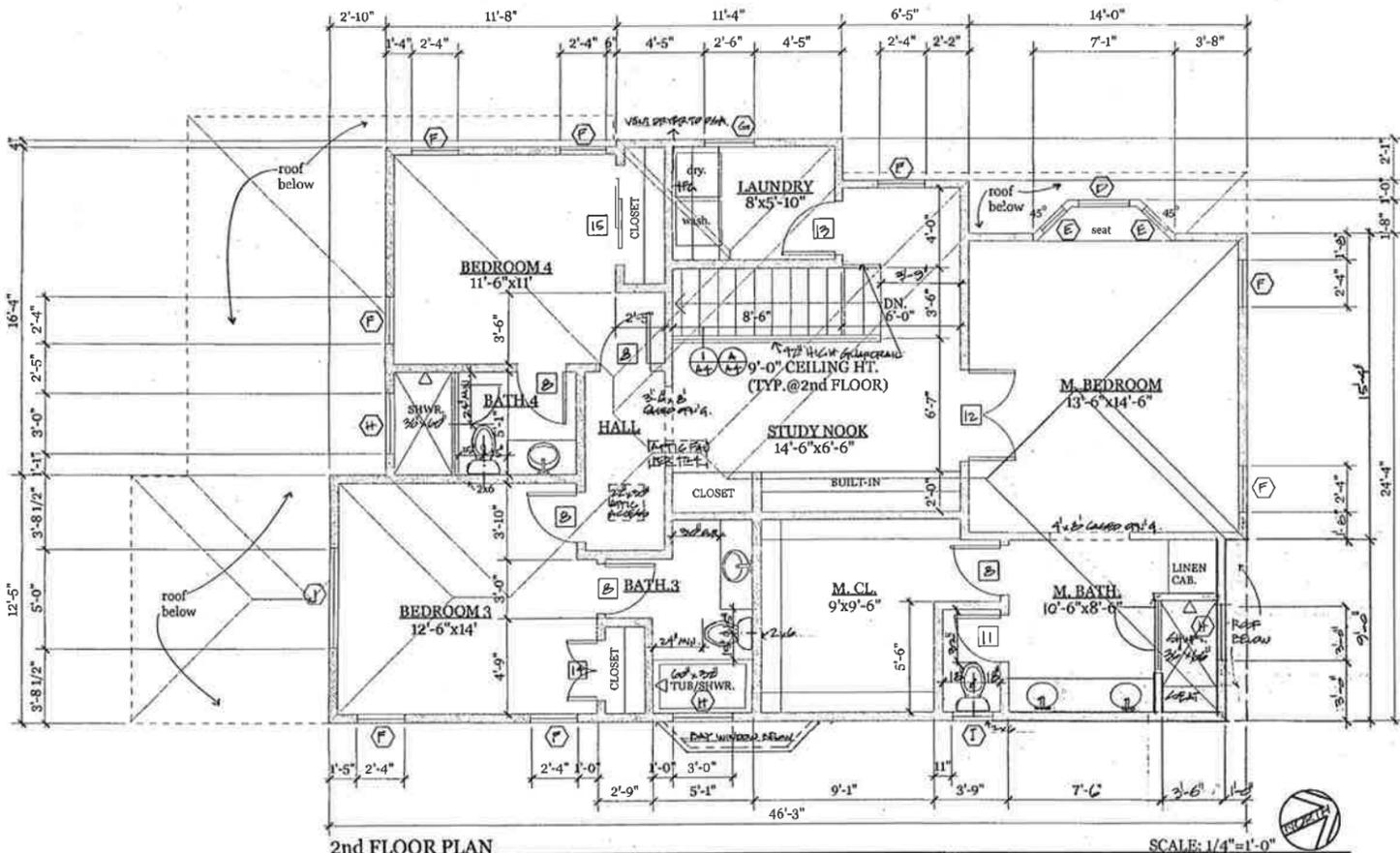
WB & LEO
Certified Green Building Professional
949.274.0824
2480 Santa Ana Ave., Costa Mesa, CA. 92627

SMALL LOT SUBDIVISION
(PARCEL 2) NEW SINGLE FAMILY HOME.
2242 PACIFIC AVE., COSTA MESA, CA.

Project Information
Site Plan
Date: 1-12-2015
Scale: AS NOTED
Drawn: W. Bushman
Job: 2015-
Sheet:
A1

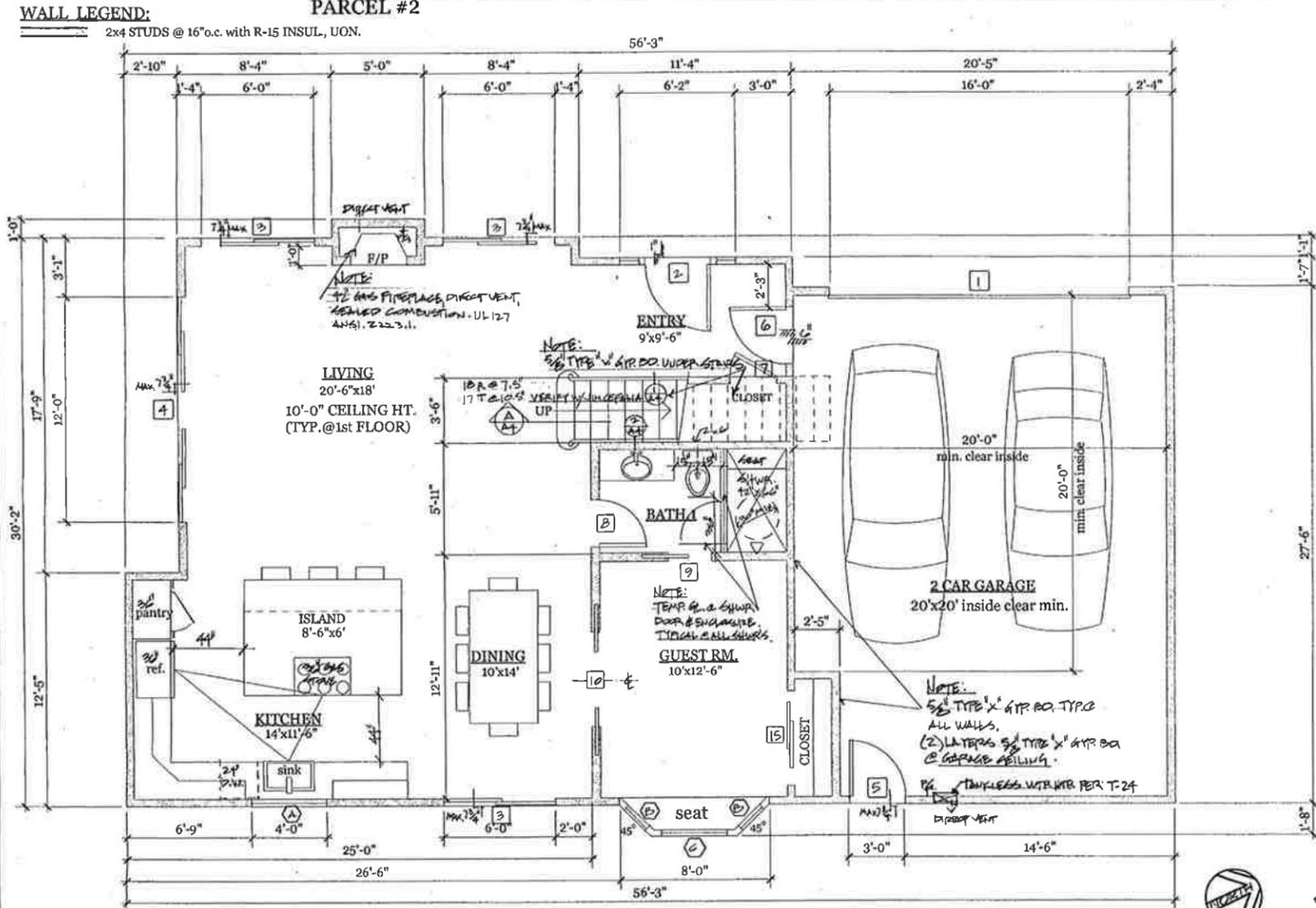
SCALE: 1/8" = 1'-0"

32



2nd FLOOR PLAN
PARCEL #2

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



1st FLOOR PLAN
PARCEL #2

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

WALL LEGEND:
2x4 STUDS @ 16" o.c. with R-15 INSUL., U.O.N.

DOOR SCHEDULE:

NOTE: all exterior doors 1 3/4" thick, solid core, U.O.N.
all exterior doors with glazing to be double gl., low E, temp. glass
all interior doors 1 3/8" thick, solid core, U.O.N.

quantity	symbol	type
1	1	16'x8' ROLL UP SECTIONAL GARAGE DOOR
1	2	(6'-2"x2' over all) 3'-6"x9"x2 1/4" S.C., DUTCH DOOR, TEMP. GL. with (2) 1"x6" SIDELITES, TEMP. GL.
3	3	3'x8' S.G.D., TEMP. GL.
1	4	12'x8' S.G.D., TEMP. GL.
1	5	3'x8' x1 3/4" S.C.
1	6	2'-8"x8' x1 3/4" S.C., 20 MIN. RATED, SELF CLOSING, SELF LATCHING, TIGHT FITTING
1	7	2'-6"x6'-8" x1 3/8" S.C. CLOSET DOOR
6	8	2'-6"x8' x1 3/8" S.C.
1	9	2'-6"x8' x1 3/8" S.C., POCKET DOOR
1	10	5'x8' x1 3/8" S.C., DBL. POCKET DOORS
1	11	2'-4"x8' x1 3/8" S.C.
1	12	4'-6"x8' x1 3/8" S.C., PAIR OF 2'-3" DOORS @ M. BEDRM. ENTRY
1	13	2'-8"x8' x1 3/8" S.C.
1	14	3'x8' x1 3/8" S.C., PAIR OF 1'-6" CLOSET DOORS
2	15	5'x8' x1 3/8" S.C., BI-PASS CLOSET DOORS

WINDOW SCHEDULE:

NOTE: all windows to be double gl., low E, vinyl frame, U.O.N. Window U factor = 0.34 SHGC = 0.30

quantity	symbol	type
1	A	4'x4' XO SLIDING, 8' HEAD HT. (kitchen window) (VERIFY HT. ABOVE COUNTER TOP)
2	B	1'-6"x5' CASEMENT, TEMP. GL., 36" SILL HT.
1	C	3'-6"x5' FIXED GL., TEMP. GL., 36" SILL HT.
1	D	2'-6"x4'-6" FIXED GL., TEMP. GL., 36" SILL HT.
2	E	1'-6"x4'-6" CASEMENT, TEMP. GL., 36" SILL HT.
8	F	2'-4"x5' CASEMENT, 36" SILL HT.
1	G	2'-6"x4' CASEMENT, ETCHED GL., 8' HEAD HT.
3	H	3'x2' XO SLIDING, TEMP. GL., OBS. GL., 8' HEAD HT.
1	I	2'x4' CASEMENT, TEMP. GL., OBS. GL., 8' HEAD HT.
1	J	5'x5' XO SLIDING, 36" SILL HT.

NOTE: "Fenestrations must have temporary and permanent labels."

WINDOW EGRESS NOTES:

- a. A net clear opening area of not less than 5.7 sq. ft. (5.0 sq. ft. escape for grade - floor window).
- b. Minimum clear opening height of 24".
- c. Minimum clear opening width of 20".
- d. The bottom of window opening shall not be more than 44 inches above the floor.
- e. Window control opening device shall not reduce the required net clear opening area of the window. R 312.2.2.

Plans prepared by Wait Bushman @
Custom Home Design
WB & LEO
Certified Green Building Professional
949.274.0824
2480 Santa Ana Ave., Costa Mesa, CA. 92627

REVISIONS	BY

SMALL LOT SUBDIVISION
(PARCEL 2) NEW SINGLE FAMILY HOME.
2242 PACIFIC AVE., COSTA MESA, CA.

Floor Plans (PARCEL #2)
Doors & Window Schedules

Date: 11-12-2015
Scale: AS NOTED
Drawn: W Bushman
Job: 2015
Sheet:

A2

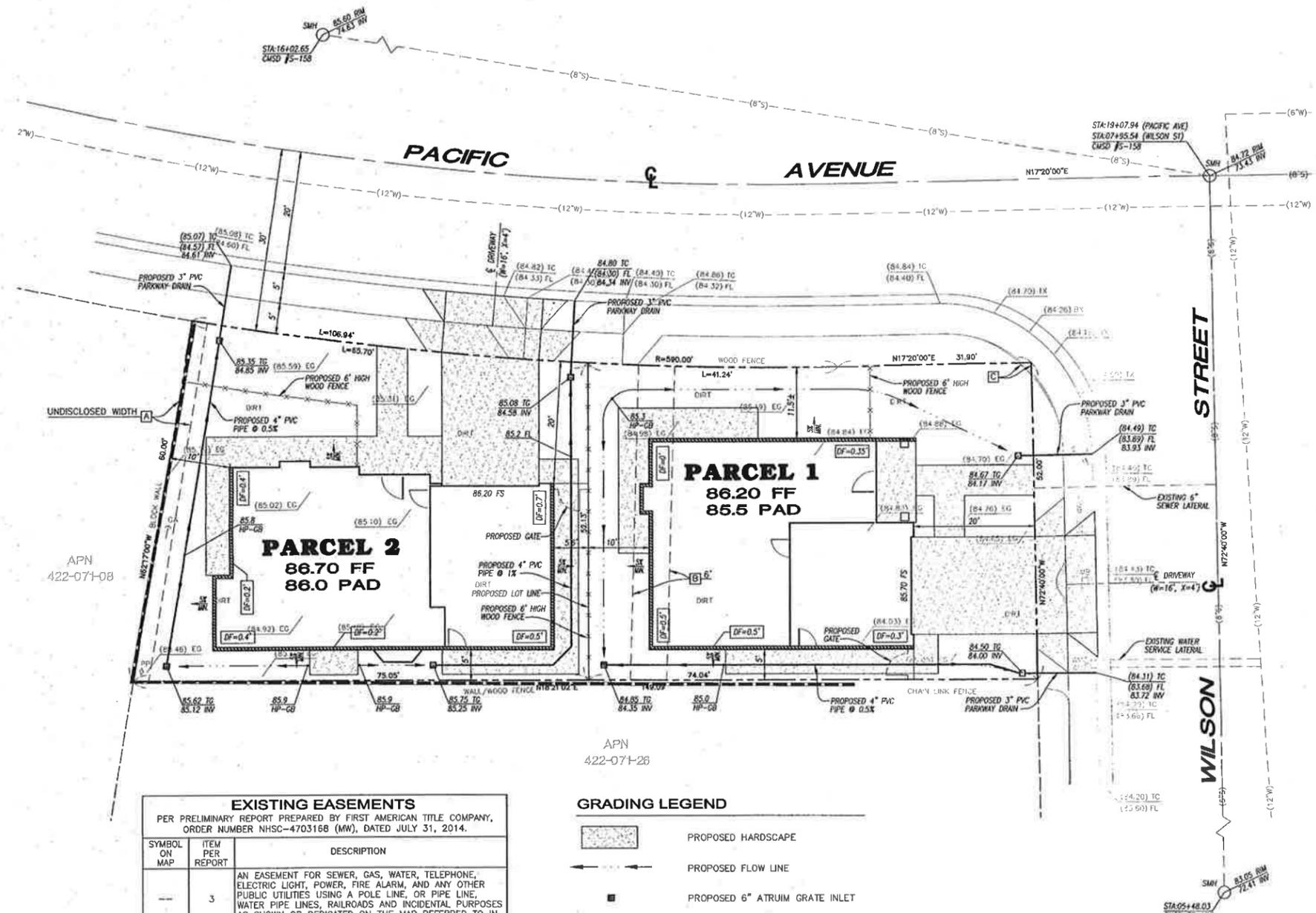
33

CONCEPTUAL GRADING PLAN

1053 WEST WILSON STREET
2242 PACIFIC AVENUE
IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA



LOCATION MAP
(NO SCALE)



OWNER:
JAMES & CATHY CEFALIA
1224 W OCEANFRONT
NEWPORT BEACH, CA 92661

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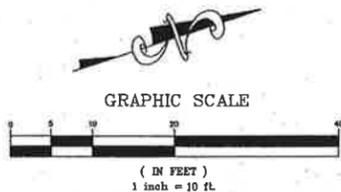
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 - PROPOSED FLOW LINE
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 - PROPOSED 4" PVC PIPE
 - PROPOSED 6" HIGH WOOD FENCE
 - PROPOSED DEEPEINED FOOTING

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REVISIONS

NO.	DESCRIPTION	BY	DATE	APPROVED

PREPARED FOR:
JIM CEFALIA
1224 W OCEANFRONT
NEWPORT BEACH, CA 92661
(949) 933-7986



LAND DEVELOPMENT CONSULTANTS
LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS
1630 BROOKHOLLOW DRIVE, SUITE 39
SANTA ANA, CALIFORNIA, 92708
(714) 987-7700 (714) 667-7707 FAX

PLANS PREPARED UNDER SUPERVISION OF:
Heidi Mousa-Zambor
HEIDI MOUSA-ZAMBOR, P.E., R.C.E. 44560 EXP. 3/31/16

CITY OF COSTA MESA
CONCEPTUAL GRADING PLAN
1053 WEST WILSON STREET
2242 PACIFIC AVENUE
APN: 422-071-07

DESIGNED BY: SZ	APPROVED:
DATE: 09-17-15	
DRAWN BY: SZ	
DATE: 09-17-15	
LATEST CHANGES BY:	
DATE:	
PLOTTED BY: SZ	
DATE: 09-17-15	
SHEET	
1 OF 1	
JOB NO. 637	

BENCH MARK: HB-243-77
3 3/4" ALUMINUM DISK SET IN THE N.E. CORNER OF A 4'X11' CONCRETE CATCH BASIN LOCATED IN S.W. CORNER OF THE INT OF AMERICAN AVE AND VICTORIA ST, 260 FT. WESTERLY OF THE C/L OF AMERICAN AVE & 39 FT. SOUTHERLY OF THE C/L OF VICTORIA
ELEVATION = 78.365 NAVD 88 2005

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PACIFIC AVENUE BEING NORTH 17°20'00" EAST AS SHOWN ON TRACT MAP NO. 653 FILED IN BOOK 19, PAGE 42 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.



RIGHT-SIDE ELEVATION SCALE: 1/8"=1'-0"
PARCEL #2



LEFT-SIDE ELEVATION SCALE: 1/8"=1'-0"
PARCEL #2



REAR ELEVATION SCALE: 1/8"=1'-0"
PARCEL #2



FRONT ELEVATION (PACIFIC AVE.) SCALE: 1/8"=1'-0"
PARCEL #2

(PARCEL #2 - 2242 PACIFIC AVE., COSTA MESA, CA.)



RIGHT-SIDE ELEVATION SCALE: 1/8"=1'-0"
PARCEL #1



LEFT-SIDE ELEVATION SCALE: 1/8"=1'-0"
PARCEL #1



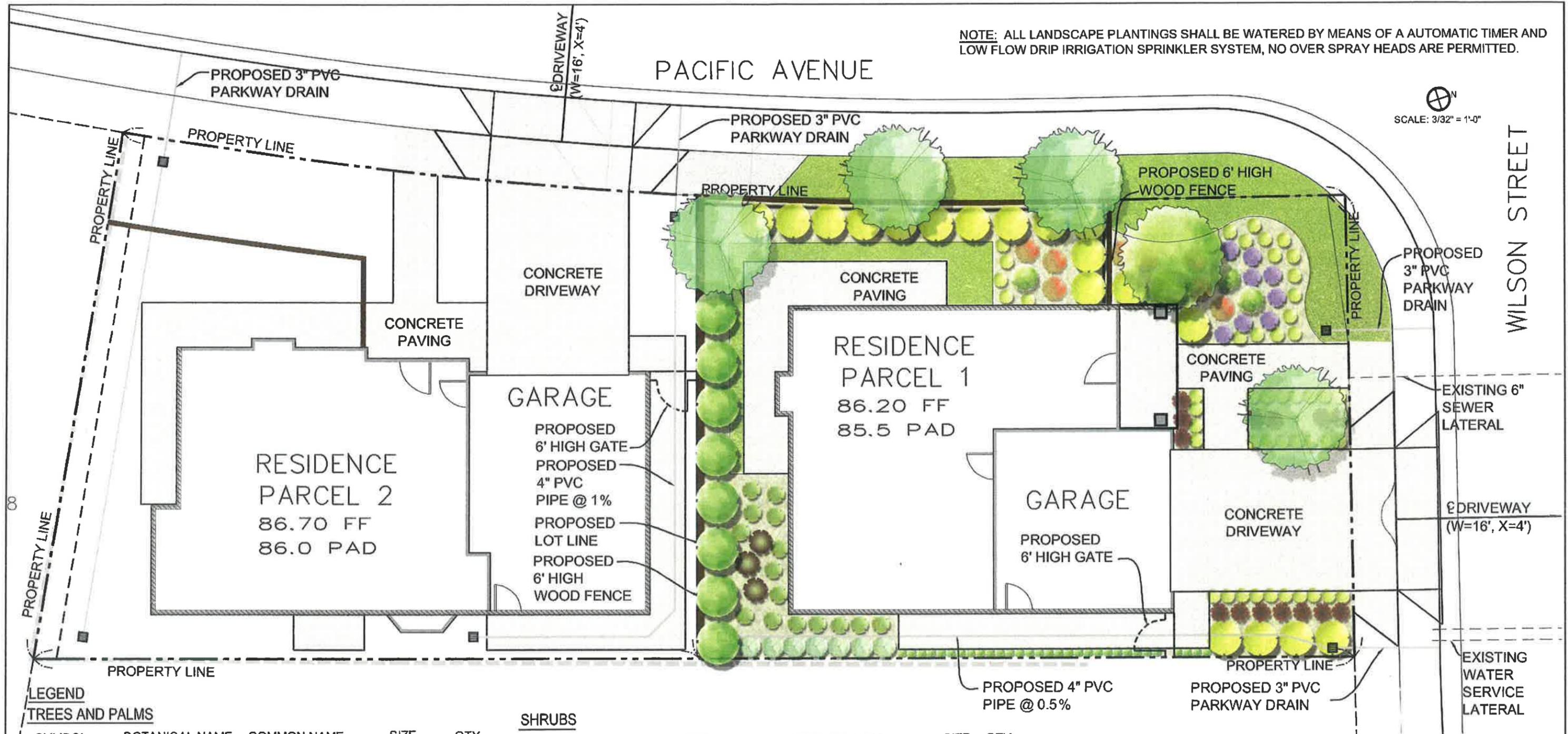
REAR ELEVATION SCALE: 1/8"=1'-0"
PARCEL #1



FRONT ELEVATION (WILSON ST.) SCALE: 1/8"=1'-0"
PARCEL #1

(PARCEL #1 - 2242 PACIFIC AVE., COSTA MESA, CA.)

NOTE: ALL LANDSCAPE PLANTINGS SHALL BE WATERED BY MEANS OF A AUTOMATIC TIMER AND LOW FLOW DRIP IRRIGATION SPRINKLER SYSTEM, NO OVER SPRAY HEADS ARE PERMITTED.



LEGEND
TREES AND PALMS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	24" BOX	1
	MAGNOLIA GRANDIFLORA	'SAMUEL SOMMER' MAGNOLIA	24" BOX	4
	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	24" BOX	8

GROUND COVER

SYMBOL	COMMON NAME	QUANTITY
	SODDED GRASS	800 S.F.

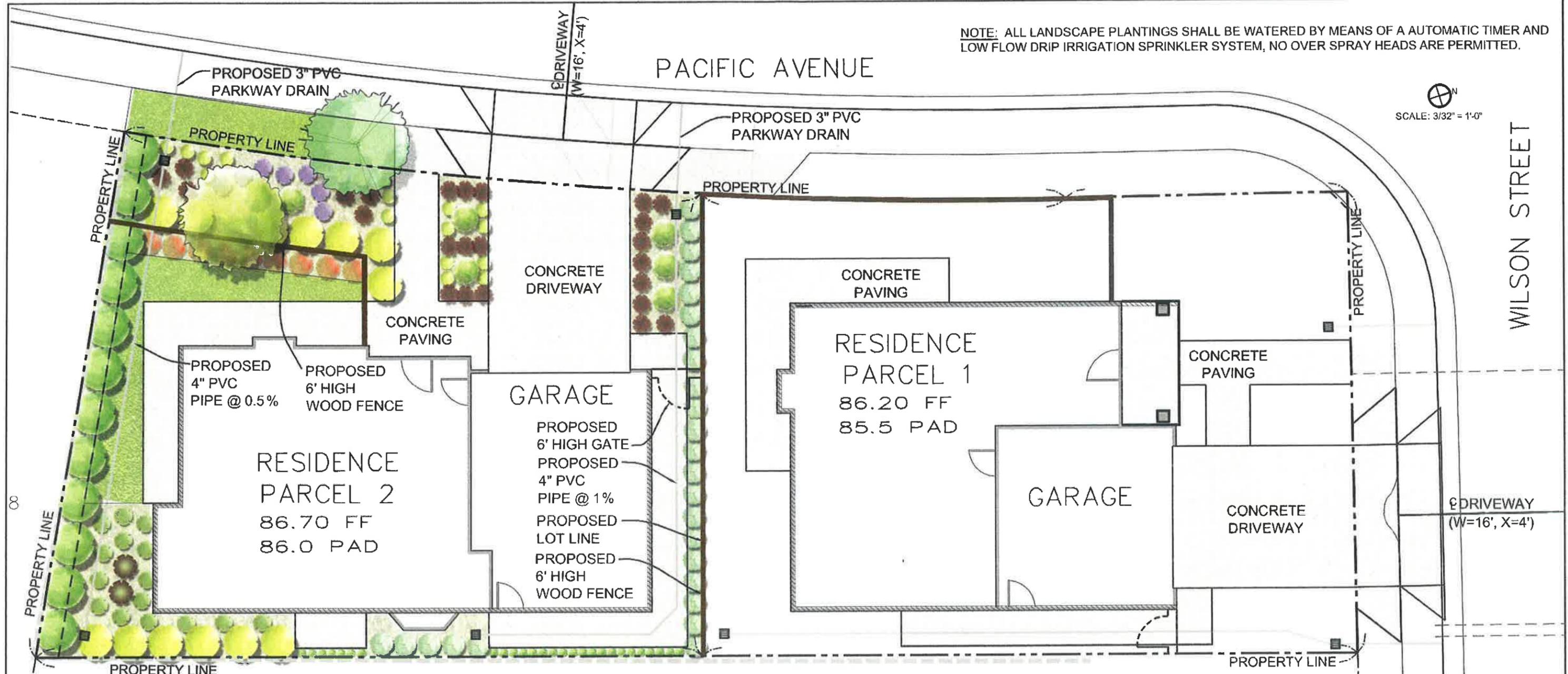
SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	AEONIUM ARBOREUM ATROPURPUREUM	AEONIUM ARBOREUM ATROPURPUREUM	5g	14
	AEONIUM CANARIENSE	AEONIUM CANARIENSE	5g	48
	AGAVE BLUE GLOW	BLUE GLOW AGAVE	5g	3
	ALOE STRIATA	CORAL ALOE	5g	3
	CRASSULA BLUE WAVE	BLUE WAVE JADE	5g	15
	CALANDRINA SPECTABILIS	JAZZ TIME JADE	5g	8

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	ECHEVERIA AFTERGLOW	ECHEVERIA AFTERGLOW	1g	31
	LEUCADENDRON SAFARI SUNSET	SAFARI SUNSET LEUCADENDRON	15g	8
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	5g	19
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	5g	7

NOTE: ALL LANDSCAPE PLANTINGS SHALL BE WATERED BY MEANS OF A AUTOMATIC TIMER AND LOW FLOW DRIP IRRIGATION SPRINKLER SYSTEM, NO OVER SPRAY HEADS ARE PERMITTED.



LEGEND
TREES AND PALMS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	24" BOX	1
	MAGNOLIA GRANDIFLORA	'SAMUEL SOMMER' MAGNOLIA	24" BOX	1
	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	24" BOX	12

GROUND COVER

SYMBOL	COMMON NAME	QUANTITY
	SODDED GRASS	400 S.F.

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	AEONIUM ARBOREUM ATROPURPUREUM	AEONIUM ARBOREUM ATROPURPUREUM	5g	24
	AEONIUM CANARIENSE	AEONIUM CANARIENSE	5g	18
	AGAVE BLUE GLOW	BLUE GLOW AGAVE	5g	7
	ALOE STRIATA	CORAL ALOE	5g	2
	CRASSULA BLUE WAVE	BLUE WAVE JADE	5g	15
	CALANDRINA SPECTABILIS	JAZZ TIME JADE	5g	7

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	ECHEVERIA AFTERGLOW	ECHEVERIA AFTERGLOW	1g	27
	LEUCADENDRON SAFARI SUNSET	SAFARI SUNSET LEUCADENDRON	15g	9
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	5g	13
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	5g	26



1053 W. WILSON ST.

2242 PACIFIC AVE.