CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200
Development Services Department – Planning Division

DEVELOPMENT REVIEW

January 9, 2019

John Taylor
South Pointe Construction
41146 Elm Street, Suite H
Murrieta, CA 92562

RE: DEVELOPMENT REVIEW DR-18-16
REPLACE AN EXISTING ATTACHED TWO-CAR GARAGE WITH SECOND FLOOR DECK ABOVE AND REPLACE WITH A NEW TWO-CAR GARAGE AND SECOND FLOOR MASTER BEDROOM EXPANSION ABOVE
359 ROCHESTER STREET, COSTA MESA

Dear Mr. Taylor:

The Development Review for the above-referenced project has been completed. The Development Review, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval (attached). The decision will become final on January 17, 2019 unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or is called up for review by a member of the Planning Commission or City Council.

This report also serves as an official public notice for the adjacent property owners of the pending approval of proposed project, which includes a new two story residence attached to the existing residence.

If you have any questions regarding the above items, please do not hesitate to contact me at (714) 754-5667, or at justin.arios@costamesaca.gov.

Sincerely,

JUSTIN ARIOS
Assistant Planner

cc: Adam Kimura
359 Rochester Street
Costa Mesa, CA 92627

Engineering
Fire Protection Analyst
Building Division

Adjacent Property Owners:

Joshua Ginger
3410 La Sierra Avenue, #F225
Riverside, CA 92503

Jonathan & Cecily Ginger
355 Rochester Street
Costa Mesa, CA 92627

Edward Theirs
363 Rochester Street
Costa Mesa, CA 92627

Orleans Townhomes Association
P.O. Box 4708
Irvine, CA 92616

PROJECT DESCRIPTION

Location

The subject property is located at 359 Rochester Street. The project site is located along Rochester Street, between Santa Ana Avenue and Tustin Avenue. The site is currently developed with a three bedroom, two-story, single-family residence with an attached two-car garage with a roof-top deck. The property is zoned Multiple-Family Residential District, Medium Density (R2-MD) and has a General Plan Land Use Designation of Medium Density Residential (MDR). The adjacent properties to the north (across Rochester Street), south, east and west (across Anaheim Avenue) have similar R2-MD zoning designations and are developed with a mix of single-family and multi-family residences.

Proposed Project

The applicant requests approval of a development review (DR) for the demolition of an existing attached garage structure and second floor deck, to be replaced with a new garage and 425 square foot master bedroom expansion above. The remainder of the residence is proposed to remain. The remodeled residence will still contain three bedrooms (one of the bedrooms will be converted into a walk-in closet for the new master bedroom) and two and a half bathrooms, with a new total of 2,401 sq. ft. of living area. The first floor plan will remain unchanged and consists of a great room, kitchen, dining room, laundry area, and a powder room. The second floor would contain two bedrooms, a bathroom and a master bedroom suite. The proposed addition is designed with the same materials as the existing residence: Grey textured stucco finish; aluminum framed windows with white, contrasting trim; concrete tile roofing; a new aluminum overhead roll-up garage door; and new textured wood siding on the rear elevation.

ANALYSIS

Design Guidelines

The design of the residence, as proposed and conditioned, will comply with the City's Residential Design Guidelines because the residence will incorporate appropriate building mass and form, will provide distinct architectural features and materials on all four sides of the building, have varied roof forms, takes into account window placement, and bestow appropriate site planning practices that would be consistent in the architectural design of the units.

- Second Story Design: Second-story floor areas should not exceed 100% of the first-story floor area. The intent of this guideline is to have two story structures designed with articulation and off-sets to avoid a boxy appearance from the street and neighboring views. The remodeled single-family residence proposes an 100% second-floor to first-floor ratio.

- Elevation Treatments, Building Mass, Roof Forms and Form Considerations: The design of the remodeled residence complies with the building mass and form, setbacks, elevation treatments, window placement, and architectural consistency guidelines. The appearance of the residence will remain unchanged from the street with the new second story area providing a varied roof forms and elevation treatments to enhance visual interest. The use of grey textured stucco finish, windows with white contrasting trim, a new aluminum overhead roll-up garage door, and a new textured wood siding on the rear elevation provides breaks in the building facades to add variety and promote interest, which avoids a boxy appearance from neighboring views. The addition will not exceed the 27-foot maximum height requirement.

- Second Story Side Setbacks: The Residential Design Guidelines allows for a minimum five-foot interior side setback for both stories when the unit is less than 2,700 square feet. The proposed building is less than 2,700 square feet (2,401 square feet) and the new second floor will be placed on the property with minimum five-foot interior side setbacks.

- Window Placement: The setbacks of existing neighboring structures and visual impacts from second story windows were considered. Window placement will not be an issue as there are no direct views into the windows of neighboring structures or private open spaces: As shown on the applicant's project plans, there are no second story windows proposed for the right side elevation and the left side elevation is setback approximately 24 feet away from the left side property line. The proposed master bedroom expansion is converting an existing second floor deck; therefore, privacy impacts will be reduced as part of the proposed project.

GENERAL PLAN CONFORMITY

The R2-MD zone of the property would allow a maximum of two units on the property (one dwelling unit per 3,000 sq. ft. of lot area). Code allows density at one unit per 3,000 sq. ft. for legal lots existing as of March 16, 1992 that are less than 7,260 sq. ft. in area but not less than 6,000 sq. ft. Consequently, the project is also consistent with the Medium Density Residential General Plan land use designation of the property, which allows 12 dwelling units to the acre: The existing lot size is 0.16 acres (6,750 square feet), which would allow a maximum of two units on the property; one unit is proposed.

FINDINGS

The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:

1. The proposed development is compatible and harmonious with developments and uses on surrounding properties because the residence conforms to all applicable development standards and the Residential Design Guidelines.

2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation have been considered for the proposed project.

3. The project, as proposed and conditioned, will comply with any performance standards prescribed elsewhere in the Zoning Code.

4. The project is consistent with the Medium Density Residential (MDR) General Plan land use designation of the site.

5. The development review application is for a project-specific case and is not to be construed to be setting a precedent for future development.

CONDITIONS OF APPROVAL

Plng.

1. Applicant shall defend, indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's project and/or challenging any related City actions supporting the approval. City shall have the right to select the attorney defending it, if it elects to do so.
2. The conditions of approval, code requirements, and special district requirements for DR-18-16 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the Building Division's final inspections. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
4. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, additional second story windows, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
5. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
6. Prior to issuance of final building inspections, the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.

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. Approval of the design review application is valid for two years from the effective date of this approval and will expire at the end of that period unless a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official. A time extension can be requested no less than 30 days or more than 60 days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180-days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
2. Development shall comply with all requirements of Article 1, Chapter 5, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
3. 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 vault, wall cabinet, or wall box under the direction of the Planning Division.
4. The proposed garage shall provide interior, free and clear dimensions of 20 feet by 20 feet.
5. All unpaved areas visible from public right-of-ways shall be landscaped and the landscaping shall be maintained in a healthy condition, free of dying, dead, diseased, decayed, discarded, and/or overgrown vegetation.
6. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to neighbors.
7. 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.
8. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
9. Transformers, backflow preventers, and any other approved above-ground utility improvements 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.

Bldg. 10. Comply with the requirements of the adopted, 2016 California Residential Code, the 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 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.

11. Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. CRC R401.3

12. All noise-generating construction activities shall be limited to 7 AM to 7 PM, Monday through Friday and 9 AM to 6 PM, 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.

Bus. Lic. 13. 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.

Fire 14. Comply with the requirements of the 2016 California Fire Code, including the 2016 Intervening Update and referenced standards as amended by the City of Costa Mesa.

SPECIAL DISTRICT REQUIREMENTS

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

AQMD 1. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.

2. Prior to the Building Division (AQMD) issuing a demolition permit, contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909-396-2000

OR

Visit their web site:
http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381

		The Building Division will not issue a demolition permit until an identification number is provided by AQMD.
Sani.	3.	It is recommended that the applicant contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
School	4.	Pay applicable Newport Mesa Unified School District Fees to the Building Division prior to issuance of building permits.
State	5.	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.

PLANNING APPLICATION SUMMARY

Location:	359 Rochester Street	**Application No:**	DR-18-16
Request:	Development Review for demolition of an existing attached garage structure and 2nd floor deck, to be replaced with a new garage and 425 sq. ft. master bedroom expansion above.		

SUBJECT PROPERTY:		**SURROUNDING PROPERTY:**	
Zone:	R2-MD (Multiple-Family Residential, Medium Density)	**North:**	R2-HD; Multiple-Family Residential, Medium Density
General Plan:	MDR (Medium Density Residential)	**South:**	R2-HD; Multiple-Family Residential, Medium Density
Lot Dimensions:	50 FT by 135 FT	**East:**	R2-HD; Multiple-Family Residential, Medium Density
Lot Area:	6,750 SF	**West:**	R2-HD; Multiple-Family Residential, Medium Density
Existing Development:	One single-family residence with an attached, two car garage.		

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required / Allowed R2-MD Standards	Proposed / Provided
Density/Intensity:		
DU's / Acre (Residential)	1 DU / 3,000 SF [1] (12 DU / Acre) 2 Units Maximum allowed	1 DU / 3,375 SF (12.9 DU / Acre) [2] 2 Units Proposed
Building Coverage (Development Lot):		
Buildings	NA	21.5% (1,454 SF)
Paving	NA	19.9% (1,340 SF)
Open Space (Overall)	40% (2,700 SF)	58.6% (3,956 SF)
TOTAL:		100% (6,750 SF)
Building Height	2 stories / 27 FT	2 stories / 22 FT 2 IN
% ratio of 2nd floor to 1st floor	Max. 100%	100%
Setbacks:		
Front	20 FT	approx. 30 FT
Side – right	5 FT	5 FT
Side – left	5 FT	24 FT (new construction)
Rear	20 FT	approx. 55 FT
Maximum Rear Yard Coverage	25% (300 SF)	0% (0 SF)
Final Action	Planning Staff	
CEQA Review	Exempt	

[1] – Code allows density at 1 unit per 3,000 sq. ft. for legal lots existing as of March 16, 1992 that are less than 7,260 sq. ft. in area but not less than 6,000 sq. ft.
[2] – The 12 units to the acre standard can be exceeded for legal nonconforming lots between 6,000 and 7,200 square feet in size that existed as of March 16, 1992. The subject parcel is 6,600 square feet in size and has existed as of March, 1977.

December 13, 2018

Demo existing attached garage structure and 2nd floor deck above. Replace with new garage framing w/ 18'-0" garage door w/ opener, create an additional opening which will be closed in. This opening is for a future door to be installed on the side wall of the garage. Add a 425 SF Master Bedroom above the garage. Convert existing master bedroom into a walk in closet/storage closet. Modified layout of the 2nd floor Master bathroom to include a shower. Interior work is limited to 2nd floor only.

Relocate existing pool equipment under separate permit.

No change to the existing 1st floor or other 2nd floor areas.

Sincerely,

John Taylor

Project Manager

(717) 602-8877

john@southpointeinc.com

SUMMARY OF WORK:

The Contractor shall verify all dimensions and conditions on the plans and at the site and shall notify the Architect of any discrepancies found.

REGULATORY REQUIREMENTS CODES:

All work shall comply with applicable State statutes, city ordinances and the regulations of other agencies having jurisdiction. The contractor shall assume full responsibility for complying with the construction safety orders of the State Division of Industrial Safety, the regulations of the Federal and State Occupational Safety and Health Administrations, and such other agencies governing the contractor's acts. The Contractor shall be responsible for and hold harmless the Architect for any damages and/or penalties resulting from his failure to comply with said laws, statutes, ordinances, and regulations.

ALTERNATIVES:

No alternate methods of construction or substitutions shall be allowed without approval of the Architect.

DISCREPANCIES:

Drawings take precedence over specifications, detailed drawing and specifications take precedence over general drawings and specifications, dimensions take precedence over scaled measurements.

The General Contractor shall co-ordinate and verify with the plumbing, mechanical, and electrical contractors the size and location of all piping, ductwork, trenches, sleeves, special bolting for equipment conduits, etc., through and under concrete slabs prior to pouring of footings and floor slabs.

The design, adequacy ,and safety of erection bracing, shoring, temporary supports, etc is the sole responsibility of the Contractor, and has not been considered by the Structural Engineer.

GENERAL NOTES:

1. The contractor shall in the work of all trades perform any and all cutting and patching necessary to complete the work, and shall protect the existing building from damage caused by the work. The contractor shall repair and restore the existing construction to it's original condition to the satisfaction of the owner.
2. The contractor shall not disrupt existing services, operations or utilities, without obtaining owners prior approval and instructions.
3. Coordinate demolition and construction to remain so as to provide the best possible joint or underlying surface for the new work.
4. All construction and workmanship shall conform to local building codes.
5. The contractor shall visit the job site and be responsible for the verification of all conditions and dimensions prior to commencing construction.
6. The contractor shall be responsible for leaving all finish surfaces clean at completion of the work and shall remove all excess material and debris from the job regularly.

GENERAL NOTES:

1. The contractor shall verify all dimensions before starting work. The owner shall be notified immediately of any discrepancies. Contractor is responsible for the accurate placement of the building on the site.
2. Plans and specifications shall conform to all local codes.
3. The contractor shall be responsible for leaving all finish surfaces clean, at completion of the work and shall remove all excess material and debris from the job regularly.

SITE WORK

1. Provide labor, materials, equipment and services necessary for excavating, backfilling and compacting in accordance with architectural drawings and these specifications.
2. The contractor shall remove all excess materials from the site and repair any damaged areas to the owner's satisfaction.

CONCRETE / FOUNDATION:

1. Furnish, install and finish concrete work complete, including grading under all slabs, plastic membranes, form work, reinforcing, etc., and placement of bolts, supplied by other trades as indicated on drawings.
2. All concrete for slabs on grade shall have 4500 psi ultimate compressive strength in 28 days. Slab finish to be wood float and steel trowel to smooth dense finish. Apply broom finish to exposed slab surfaces.
3. All reinforcing steel and anchor bolts shall be well secured in position prior to pouring concrete.
4. Provide 5/8"dia. x 10" anchor bolts embedded 7" in concrete @ 48" O.C. (or as with bolt maximum 9" from sill ends.
5. Concrete shall be type V cement and have a maximum 0.45 water / cement ratio.
6. Reinforcing steel shall be intermediate grade deformed bars conforming to ASTM A-615 and A-305.
7. Minimum lap for reinforcing bars shall be 20 dia. or 1'-6" in concrete.
8. Minimum protective coverage of steel in concrete footing pad or any concrete poured against earth shall be 3", slab- 3/4"
9. Provide 6x6/#10-10 WW Mesh at all on-grade building slabs. (U.N.O.)
10. Note: extend one lower footing bar up 18" above finish floor for electrical ground at service panel, bar 20'-0" long minimum.
11. The slab shall be placed over 2" sand over 6 mil. plastic film vapor barrier. The vapor barrier shall be properly lapped and sealed.

WOOD FRAMING:

1. All framing lumber shall be douglas fir no. 2 grade or larch except as noted. Studs shall be douglas fir no. 2 grade. All posts and beams shall be graded no. 1.
2. All lumber in contact with concrete less than 48" from the ground shall be pressure treated or durable wood.
3. The number and size of nails connecting wood members together shall be in accordance with Table 2304.10.1 of the Calif. Building Code unless otherwise noted or detailed.
4. Isolated wood posts shall be attached to concrete slab or foundations with ICC approved metal anchors. Separate from concrete 1" with min. 1/8" thick metal plate. Isolated wood posts shall be attached to beams at top with ICC approved metal post caps or straps.
5. Plywood notes:
   A. Douglas fir PS-1-94.
   B. Face grain shall be perpendicular to joists.
   C. Stagger all joints.
   D. Plywood shall be structural grade [illegible]
   E. All plywood used on walls, roofs, floors [illegible]
   F. Roof diaphragm nailing: min. 8d box nails@ 6" O.C.@ edges, 12" O.C. @ intermediate supports.
6. Top plate of all stud walls shall be two pieces [illegible] nailed with (8) 16d min. each side of joint.
7. Provide 18g. x 1 1/4" Simp. ST12 where plates are interrupted or broken.
8. Holes for bolts shall be same size as bolts or 1/16" larger.
9. Provide 2x3 cross bridging @ 10'-0" O.C. for roof joists (or approved mechanical bridging).
10. Floor joists shall have blocking @ 8'-0" O.C.
11. Provide 2x solid blocking at each support.
12. Provide double joists under parallel partitions.
13.
14. Provide 2x solid fire blocking stud walls and partitions, including furred spaces, so placed that maximum dimension of any concealed space does not exceed 10'-0". Also firestop at ceilings and furred soffits.
15. Unless otherwise noted, all exterior wall studs shall be 2x4 @ 16" O.C., interior walls shall be 2x4 @ 16" O.C. with larger studs to be provided where required to accommodate plumbing lines electrical panels, etc.
16. Provide minimum 1" clearance between all wood and fireplace chimney.
17. Header schedule:
    2 - 2x4 to 3'-0"
    2 - 2x6 to 4'-0"
    2 - 2x8 to 6'-0"
    2 - 2x10 to 8'-0"
18. Contractor shall provide necessary blocking, backing and framing for light fixtures, electrical units, A.C. equipment, and all other misc. items requiring same.
19. Header joists over 6'-0" long and tail joists over 12'-0" long shall be supported by approved metal hangers.
20. HANGING OF WOOD DOORS AND WINDOWS: Sand and refinish doors and window sash as required. Hang doors with clearances of not more than 3/32" at head and jambs, 1/2" or as required at sills. Bevel lock edge. Install windows as indicated on plans. Do all mortising for hardware before finish is applied. Do not install hardware until painting/staining is complete. Keep all hardware free from scratches, dents or other defacements.
21. Framing contractor shall supply all sisalkraft paper used at exterior door and window frames.
22. Framing contractor shall supply and apply approved mastic caulking material at all points in the framing where leaks are apt to occur. This shall include, but is not limited to, sills, flashings, windows, etc. Special care shall be used in the application of all sisalkraft and building papers to prevent leaks, using waterproof lap over all doors and windows.
23. Exposed overhangs shall be 1"x 6" tongue and groove S4S solid from fascia to Roof sheathing.
    must edge nail into freize/shear block for proper shear transfer from roof to wall.

ENERGY INSULATION:

1. All exterior walls shall be insulated with blanket-type mineral fiber or glass fiber insulation conforming to federal spec. HH-1-521 E with a thermal resistance (R) of not less than 13.
2. All ceilings of roof ceiling assemblies shall be insulated with blanket-type mineral or glass fiber insulation conforming to federal spec. HH-1-521 E with a thermal resistance (R) of not less than 30.
3. Swinging doors or windows to the exterior or to unconditioned spaces such as garages shall be fully weather-stripped to limit air infiltration.
4. All sliding glass doors and windows shall be certified and labeled to show conformance with air infiltration standards of American National Standards Institute.
5. All heating or cooling ducts located outside the building energy envelope shall have all joints and seams sealed and shall be insulated with a minimum 1" thick (.6lb/cuft.) fibrous insulation.
6. Insulate interior walls around bathrooms and service rooms adjacent to habitable areas and floor/ceiling assemblies above habitable areas with fiberglass or mineral wool batts, 3 1/2" thick.

FINISHES

7. Paper backed plaster lath to be "stucco-rite" galvanized wire mesh with paper backing or equal.
8. The application shall be a three coat application consisting of scratch coat, brown coat and finish coat. Proportions to meet manufacturer's recommendations and shall be in accordance with the recommendations of the California Lathing and Plastering Contractor's Association and the American National Standards Institute, Standards A422 and A423.
9. Painting materials shall be of general quality as Sherwin-Williams, Sinclair, Dunn-Edwards, or Devoe Products. All primer and finish coats including color pigments, shall be lead free. Colors as directed by owner.

EPOXY MORTAR

1. Materials: Simpson Set XP ESR 2508 epoxy mortar or equal.

GYPSUM WALLBOARD

Gypsum board, ASTM C36, regular 1/2" typical, 5/8" Type "X" fire code for walls and ceilings where indicated complete with manufacturer's standard metal trim accessories at connections with other materials.

PAINTING

Painting materials shall be of general quality as Dunn-Edwards, or Frazee Products. All primer and finish coats including color pigments, shall be lead free. Colors as directed by Owner. Painting shall be in accordance with the recommendations of the "Painting and Decorating Contractor's of America" Architectural Specifications Manual and manufacturer's installation instructions.

Development Review No. DR 18-16
Approval in Concept
SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.
BY JA DATE

RESIDENTIAL DEMO PERMIT PLANS FOR:

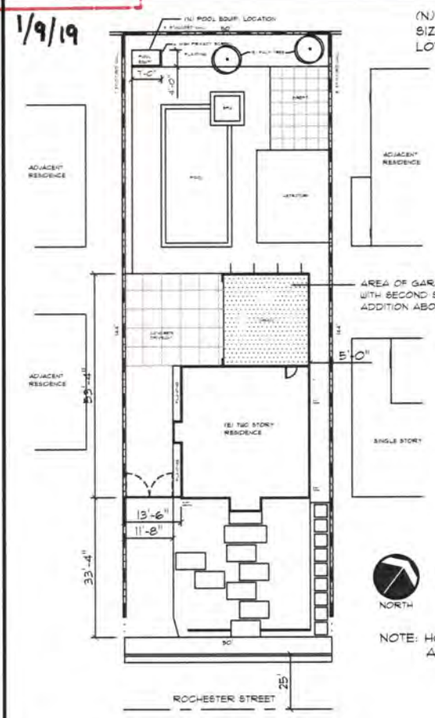
Kimura Residence

359 Rochester St., Costa Mesa, CA. 92627

FLOOR LIVE LOAD	40 PSF
ROOF LIVE LOAD	20 PSF
WIND SPEED	110 MPH
OCC CATAGORY	II
SEISMIC DESIGN CAT.	E
SEISMIC FORCE RESIST SYS.	BEAR'G WALL (A)
IMPORTANCE FACTOR	1
WIND EXPOSURE	C
Ss	2.230
Sd1	0.667
Sds	1.487
DESIGN BASE SHEAR	0.228
ALLOWABLE STRESS	0.162
REDUNDANCY	0.210
R	6.5

THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND OR OBTAIN PERMIT FROM CAL/OSHA. THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMENCEMENT OF ANY WORK. CAL/OSHA 714-558-4451

1/9/19



(N) BUILDING FOOTPRINT: 2131 SQFT.
SIZE OF THE LOT: 14031 SQFT.
LOT COVERAGE: 15%

NOTE - LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10'.

SPECIAL INSPECTION

DEPUTY INSPECTORS ARE REQUIRED TO BE REGISTERED WITH THE CITY OF COSTA MESA

SPECIAL INSPECTION IS REQUIRED FOR:

EPOXY ANCHORS

EXPANSION ANCHORS

STEEL CONSTRUCTION WELDING

NORTH

NOTE: HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET.

CODE USED	2016 ED. CRC / CBC
OCCUPANCY	R-3 / U
TYPE OF CONSTRUCTION	TYPE V-B - NOT SPRINKLERED
AREA OF NEW WORK	971 SQFT. EXISTING FIRST FLOOR 459 SQFT. GARAGE 971 SQFT. EXISTING SECOND FLR. 459 SQFT. NEW SECOND FLR ADDITION
DESCRIPTION OF WORK	DEMO DECK, CONSTRUCT SECOND-STORY BEDROOM OVER GARAGE, REMODEL MASTER BEDROOM AND BATH
PLANS COMPLY WITH	2016 ED. CALIFORNIA PLUMBING CODE 2016 ED. CALIFORNIA MECHANICAL CODE 2016 ED. CALIFORNIA ELECTRICAL CODE 2016 ED. CALIF. ENERGY EFFIC. STDS. 2016 ED. CALIF. GREEN BLDG. STDS.
ASSESSOR'S PARCEL #	425-021-09
SITE CLASS	D - STIFF SOIL (SC)
WIND SPEED	110 MPH - EXPOSURE C

SHEET INDEX

NO.	DESCRIPTION
A0	TITLE SHEET - GENERAL NOTES - SITE
A1	EXISTING/PROPOSED SITE PLAN
A1.2	PLANNING RESOLUTION
A1.3, A1.4	GREEN BLDG. STDS.
A2	(E) FLOOR PLANS - DEMO
A3	(N) FLOOR PLANS
A4	EXTERIOR ELEVATIONS
A5	ROOF PLAN
S1	STRUCTURAL GENERAL NOTES - DET.
S2	FOUNDATION PLAN, FLOOR FRAMING
S3	ROOF FRAMING PLAN
S4	DETAILS
SSW1	SHEARWALL DETAILS
SSW2	SHEARWALL DETAILS
T1	TITLE 24 INFORMATION

NPDES NOTES

1. In case of emergency, call _____ at work phone # _____ or home phone # _____
2. Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable
3. Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
4. Appropriate BMP's for construction related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
5. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants
6. All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas
7. At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins
8. Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater only when necessary for performance, completion of construction practices and where they do not: cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
9. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and superchlorinated potable water line flushing. During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
10. Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non- contaminated groundwater requires a national pollutant discharge elimination system permit from the respective State Regional Water Quality Control Board.
11. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
12. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
13. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
14. The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners: that dumping of chemicals into the storm drain system or the watershed is prohibited.
15. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent
16. All removable erosion protective devices shall be in place at the end of each working day when the 5-day rain probability forcast exceeds 40%
17. Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to the streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
18. Appropriate BMP's for construction related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.

The contract drawings and specifications represent the finished structure, unless otherwise shown. They do not indicate the method of construction. The contractor shall supervise and direct the work and he shall be solely responsible for all construction means, methods, techniques, sequences and procedures. Observation visits to the site by field representatives of the Architect/Engineer shall not include inspection of the protective measures or the construction procedures required for same. Any support services performed by the Architect/Engineer during construction shall be distinguished from continuous and detailed inspection services which are furnished by others. These support services performed by the Architect/Engineer, whether of materials or work, and whether performed prior to, during, or after completion of construction are performed solely for the purpose of assisting in quality control and in achieving conformance with contract drawings and specifications, but they do not guarantee contractors performance and shall not be construed as supervision of construction.

Unless otherwise provided in the contract documents, the contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, fencing, barricades and other facilities and services necessary for the proper execution and completion of the work, whether temporary or permanent and whether or not incorporated or to be incorporated in the work.

The contractor shall be responsible for all cutting, fitting or patching that may be required to complete the work or to make its several parts fit together properly.

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Seal

LICENSED ARCHITECT KENNETH G. BROWN NO. C13410 STATE OF CALIFORNIA

No.	Revision

RESIDENTIAL REMODEL PLANS FOR:
Kimura Residence
359 Rochester St., Costa Mesa, CA. 92627
Sheet Title

Kenneth G. Brown & Co.
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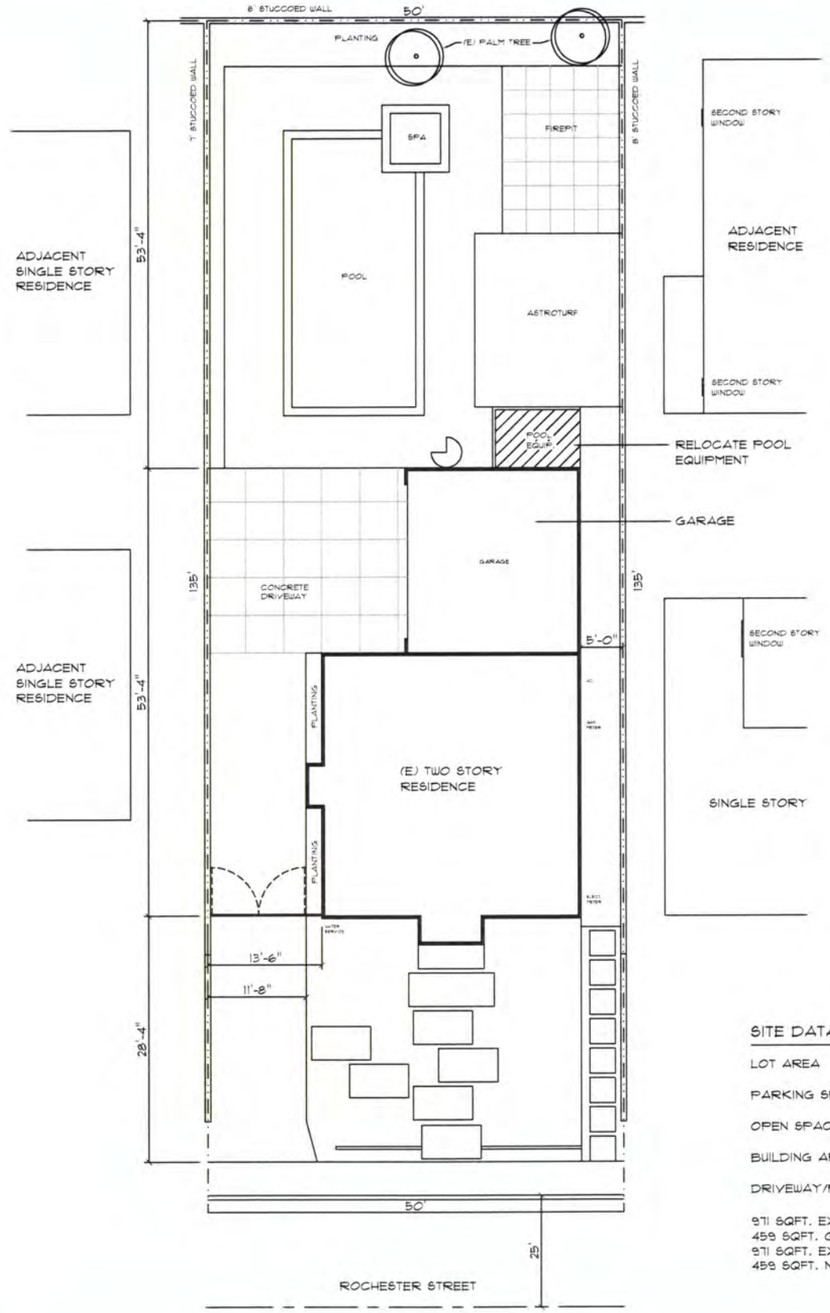
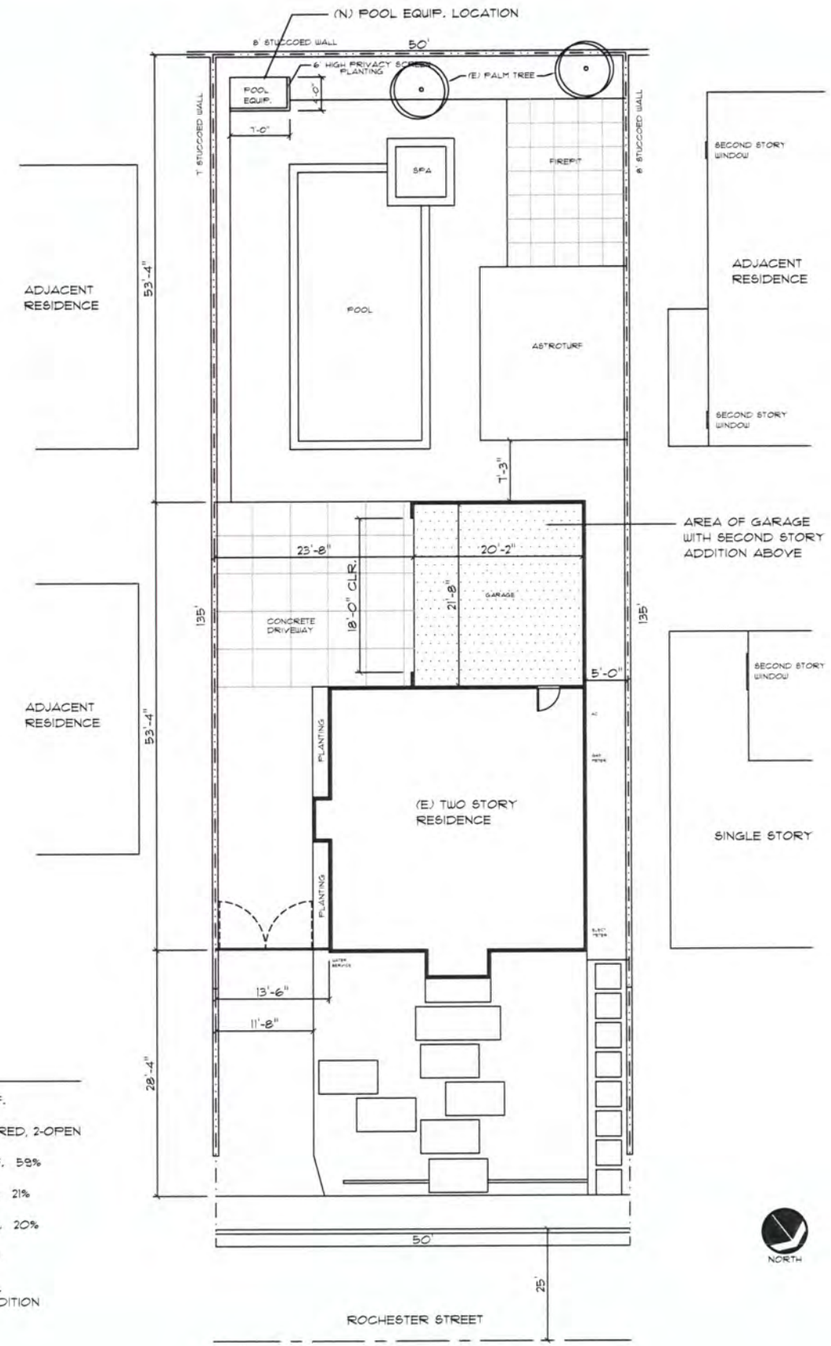


(E) SITE PLAN

SCALE 1/8" = 1'-0"



PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

SITE DATA

LOT AREA	6750 SF.
PARKING SPACES	2-COVERED, 2-OPEN
OPEN SPACE	3956 SF. 59%
BUILDING AREA	1454 SF. 21%
DRIVEWAY/PARKING	1340 SF. 20%

971 SQFT. EXISTING FIRST FLOOR
459 SQFT. GARAGE
971 SQFT. EXISTING SECOND FLR.
459 SQFT. NEW SECOND FLR ADDITION

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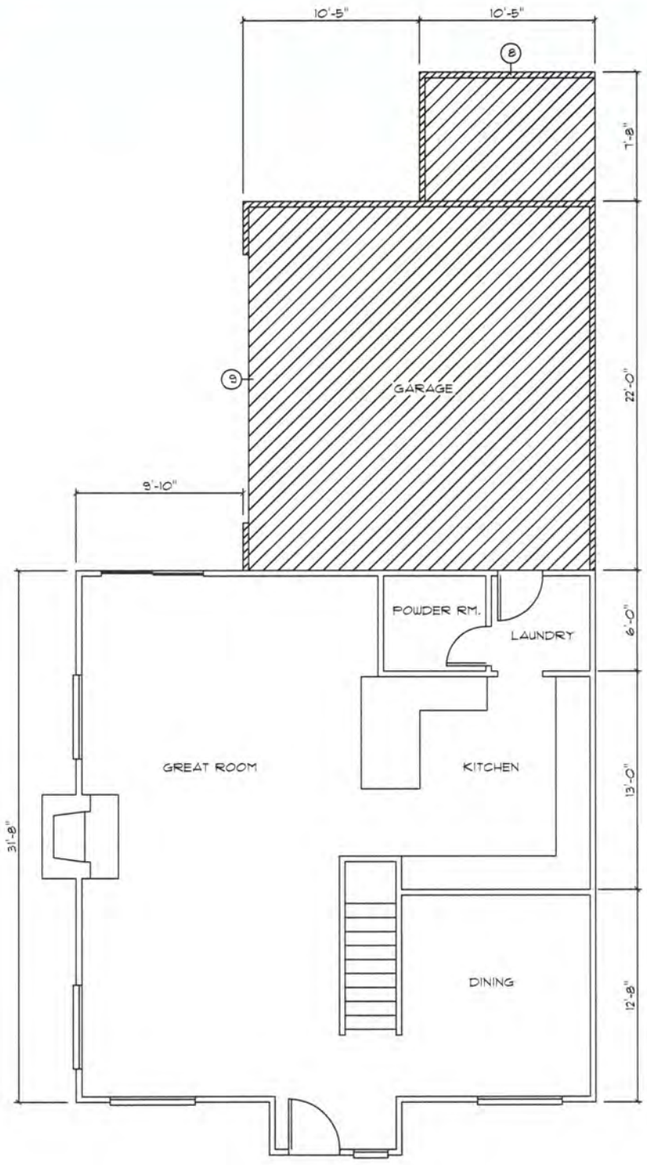
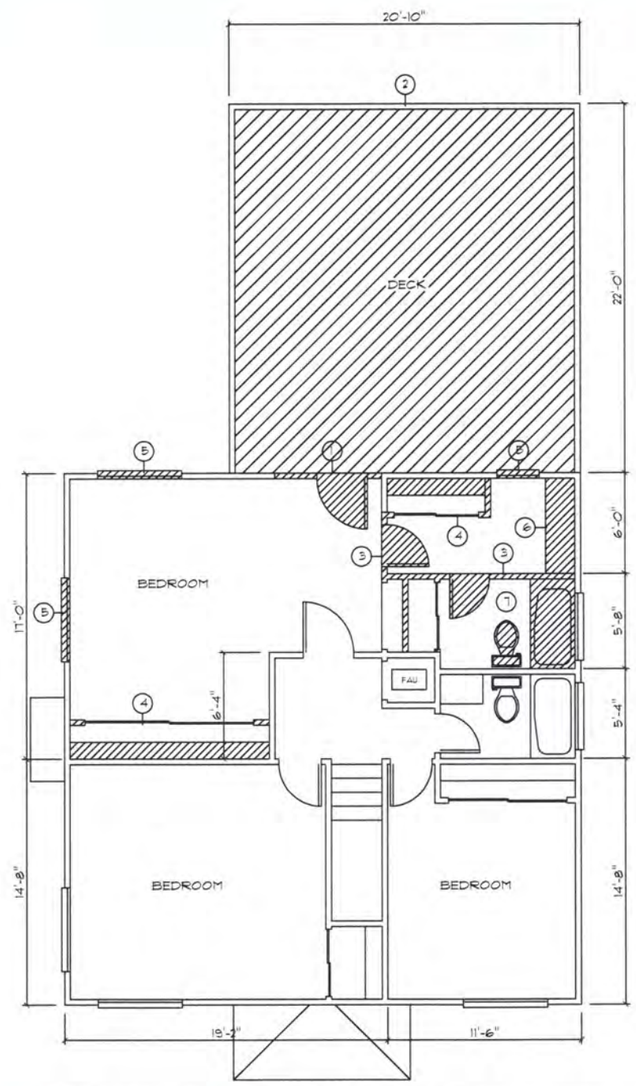


(E) FIRST FLOOR PLAN - DEMO SCALE 1/4" = 1'-0"



(E) SECOND FLR PLAN - DEMO SCALE 1/4" = 1'-0"

LEGEND

EXISTING WALL FRAMING TO REMAIN
EXISTING TO BE REMOVED
NEW WALL

DEMOLITION NOTES

1. REMOVE EXTERIOR BEARING WALL - SHORE AND BRACE FRAMING ABOVE AS REQUIRED
2. REMOVE DECK SURFACE AND PLYWD. OVER GARAGE
3. REMOVE INTERIOR WALL - SHORE AND BRACE FRAMING ABOVE AS REQUIRED
4. REMOVE CLOSET
5. REMOVE WINDOW
6. REMOVE CABINET AND SINK, PLUMBING TO BE RELOCATED.
7. REMOVE FIXTURES, MODIFY PLUMBING PER NEW PLAN.
8. REMOVE FENCE AND RELOCATE POOL EQUIPMENT
9. REMOVE GARAGE FRAMING

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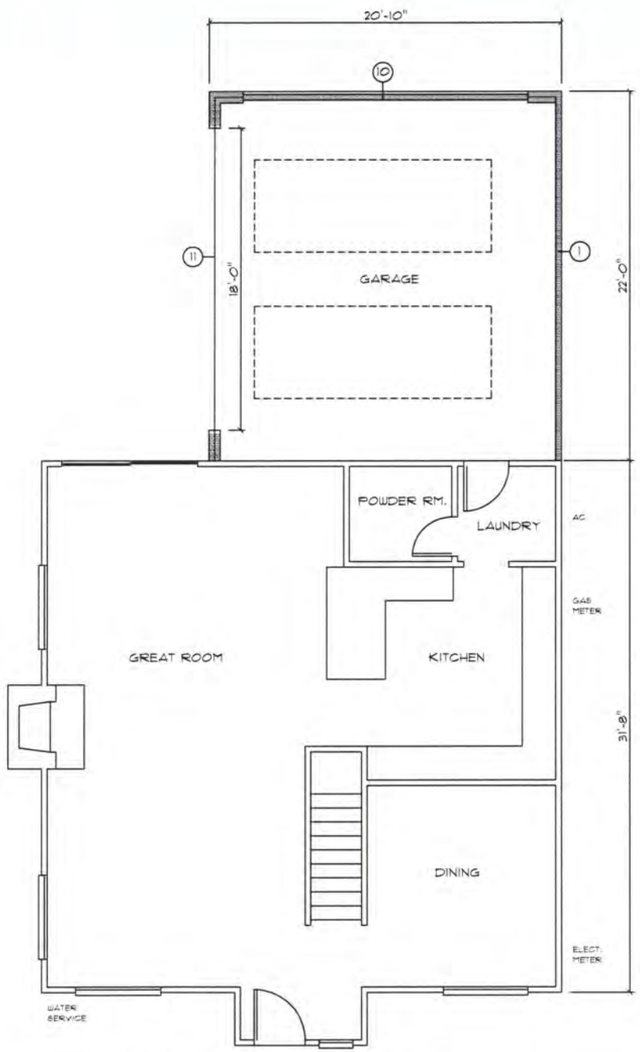


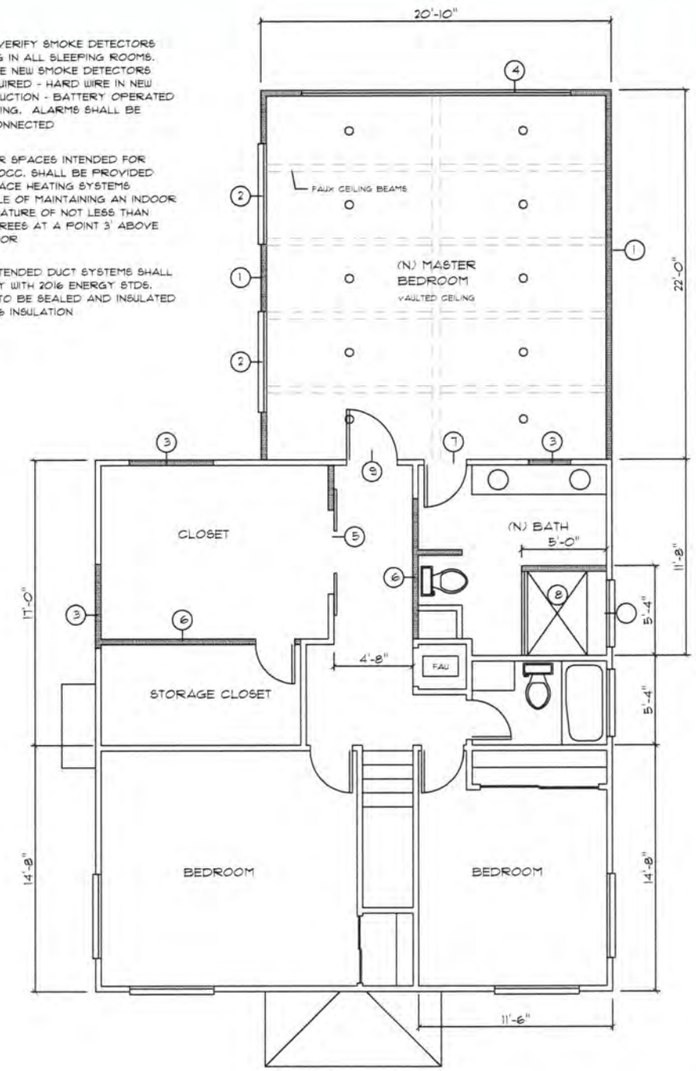
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

NOTE - VERIFY SMOKE DETECTORS EXISTING IN ALL SLEEPING ROOMS. PROVIDE NEW SMOKE DETECTORS AS REQUIRED - HARD WIRE IN NEW CONSTRUCTION - BATTERY OPERATED IN EXISTING. ALARMS SHALL BE INTERCONNECTED

INTERIOR SPACES INTENDED FOR HUMAN OCC. SHALL BE PROVIDED WITH SPACE HEATING SYSTEMS CAPABLE OF MAINTAINING AN INDOOR TEMPERATURE OF NOT LESS THAN 68 DEGREES AT A POINT 3' ABOVE THE FLOOR

ALL EXTENDED DUCT SYSTEMS SHALL COMPLY WITH 2016 ENERGY STDS. DUCTS TO BE SEALED AND INSULATED WITH R-6 INSULATION



SECOND FLR PLAN

SCALE 1/4" = 1'-0"

ALL NEW GLAZING WILL BE INSTALLED WITH LABELS TO REMAIN IN PLACE FOR INSPECTION

EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO THE OUTSIDE FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN 50 AND 80% RELATIVE HUMIDITY. MIN. EXH. RATE 50 CFM INTERMITTANT OR 20 CFM CONTINUOUS

LIGHTING

1. ALL INSTALLED LUMINAIRES MUST BE HIGH EFFICACY.
2. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR INSULATION CONTACT (IC) AND CERTIFIED AIR TIGHT (AT).
3. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS
4. DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LIMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH (JA8) EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SF. AND LUMINAIRES IN HALLWAYS
5. OUTDOOR LIGHTING THAT IS ATTACHED TO A BUILDING MUST BE CONTROLLED BY A MOTION SENSOR WITH AN INTEGRAL PHOTO CONTROL.

CONSTRUCTION NOTES

1. 2x6 @ 16" O.C. WOOD STUD WALL WITH 7/8" STUCCO OVER PAPER BACKED WIRE LATH (2-LAYERS GRADE "D" PAPER OVER WOOD SHTG) R-13 BATT INSULATION, 1/2" GYP.BRD. INTERIOR
2. 5'-0"x 5'-0" HORIZ. SLIDING, ALUM. FRAME WINDOW
3. FILL OPENING WITH FRAMING AND FINISHES TO MATCH ADJACENT.
4. 16'-0"x 8'-0" ALUM. FRAME, TEMP. GLASS FIXED MULTI PANEL WINDOW
5. 5'-0"x 7'-0"x 2" PAIR BI-PARTING SLIDING WOOD BARN DOOR
6. 2x4 @ 16" O.C. WOOD STUD WALL W/ 1/2" GYP. BRD. EACH SIDE.
7. 2'-4"x 6'-8"x 1 3/8" EMBOSSED WOOD DOOR W/ WOOD FRAME, PAINTED, PRIVACY LOCK
8. SHOWER - CERAMIC TILE FLOOR AND WALLS TO CEILING, SAFETY GLASS ENCLOSURE
9. 3'-0"x 6'-8"x 1 3/8" EMBOSSED WOOD DOOR W/ WOOD FRAME, PAINTED, PASSAGE LATCH
10. 2x4 @ 16" O.C. WOOD STUD WALL WITH T1-11 TEXT. WOOD SIDING OVER BLDG. PAPER (2-LAYERS GRADE "D" PAPER OVER WOOD SHTG) R-13 BATT INSULATION, 1/2" GYP.BRD. INTERIOR
11. 18'-0"x 6'-8" ALUM. FRAME, SECTIONAL OVERHEAD GARAGE DOOR

CARBON MONOXIDE ALARMS SHALL BE PROVIDED AT THE OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH A BATTERY BACK-UP. CARBON MONOXIDE ALARM IS PERMITTED TO BE SOLELY BATTERY OPERATED WHERE REPAIRS OR ALTERATIONS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE

ALL EXISTING PLUMBING FIXTURES MUST BE UPGRADED PURSUANT TO CALIF. CIVIL CODE TO COMPLY WITH THE FOLLOWING CONSUMPTION LIMITS. A COMPLETED AFFIDAVIT MAY BE PROVIDED TO THE BLDG INSPECTOR AT OR BEFORE FINAL IN LIEU OF INSPECTION OF THESE FIXTURES.

FIXTURE TYPE	
SHOWERHEADS	2.0 GPM @ 80 PSI
LAVATORY FAUCET	1.5 GPM @ 60 PSI
TANK TYPE WATER CLOSET	1.28 GAL. PER FLUSH
KITCHEN FAUCET	1.8 GPM @ 60 PSI

ELECTRICAL NOTES

1. INSTALL ELECTRICAL WORK AS SHOWN ON PLANS TO CONFORM TO ALL APPLICABLE CODES
2. CONVENIENCE OUTLETS SHALL BE SPACED NOT TO EXCEED 12'-0" O.C. ALONG FURNISHABLE WALL SPACE 2'-0" IN LENGTH OR GREATER
3. PROVIDE GFI AT EACH EXTERIOR OUTLET WITHIN 6'-0" OF GRADE, ALL BATHROOMS, AND WITHIN 6'-0" OF KITCHEN SINK
4. WIRING FOR LIGHTING CIRCUITS SHALL BE NOT LESS THAN #14. WIRING FOR OUTLET CIRCUITS SHALL BE NOT LESS THAN #12. NO ALUMINUM WIRING.
5. PROVIDE ARC FAULT PROTECTION FOR OUTLETS IN SLEEPING ROOMS
6. RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT FOR ALL 15 AND 20 AMP RECEPTACLES IN DWELLING UNIT FAMILY, DINING LIVING, PARLORS, LIBRARY, DENS, BEDROOMS, SUN ROOMS, REC ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS AND AREAS
7. PROVIDE A.F.C.I. PROTECTION FOR ALL 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY, DINING LIVING, PARLORS, LIBRARY, DENS, BEDROOMS, SUN ROOMS, REC ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS AND AREAS

Seal

LICENSED ARCHITECT KENNETH G. BROWN NO. C13410 STATE OF CALIFORNIA

No.	Revision

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Kimura Residence
359 Rochester St., Costa Mesa, CA. 92627

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Kenneth G. Brown & Co.
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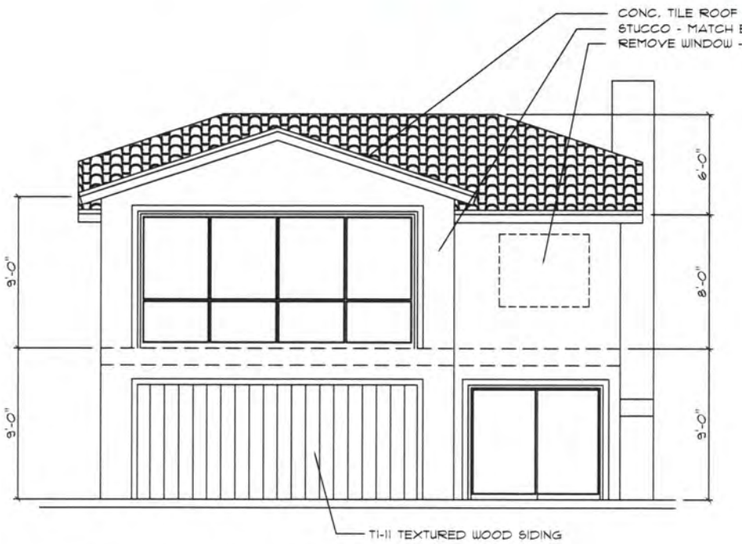
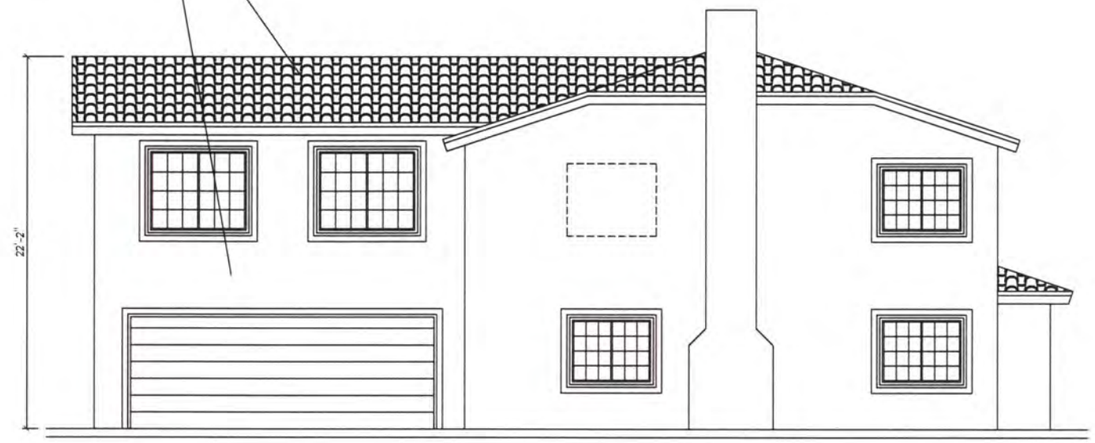
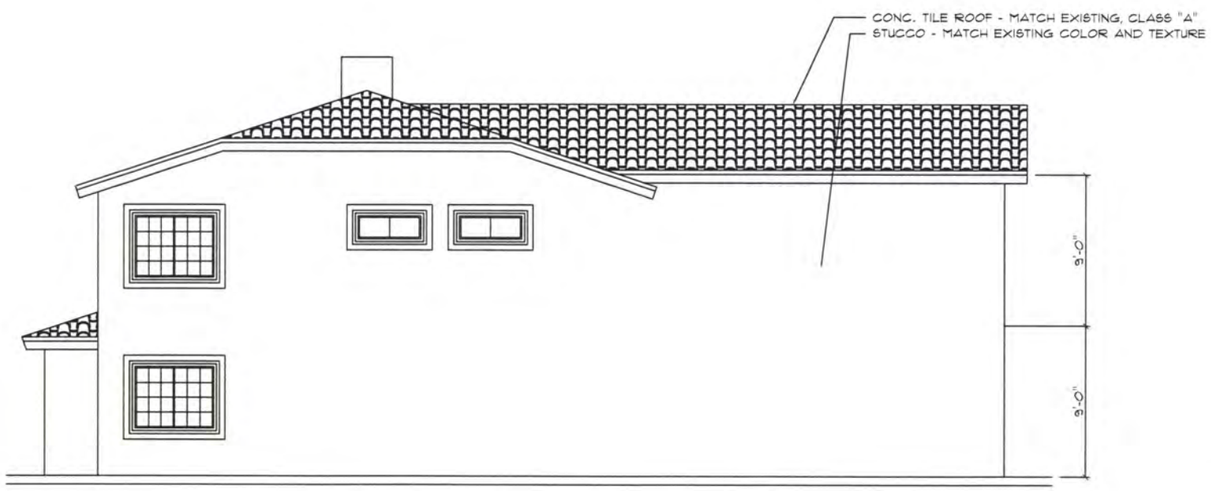


REAR ELEVATION SCALE 1/4" = 1'-0"



SIDE ELEVATION



SIDE ELEVATION

FRONT ELEVATION

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LICENSED ARCHITECT
KENNETH G. BROWN
NO. C13410
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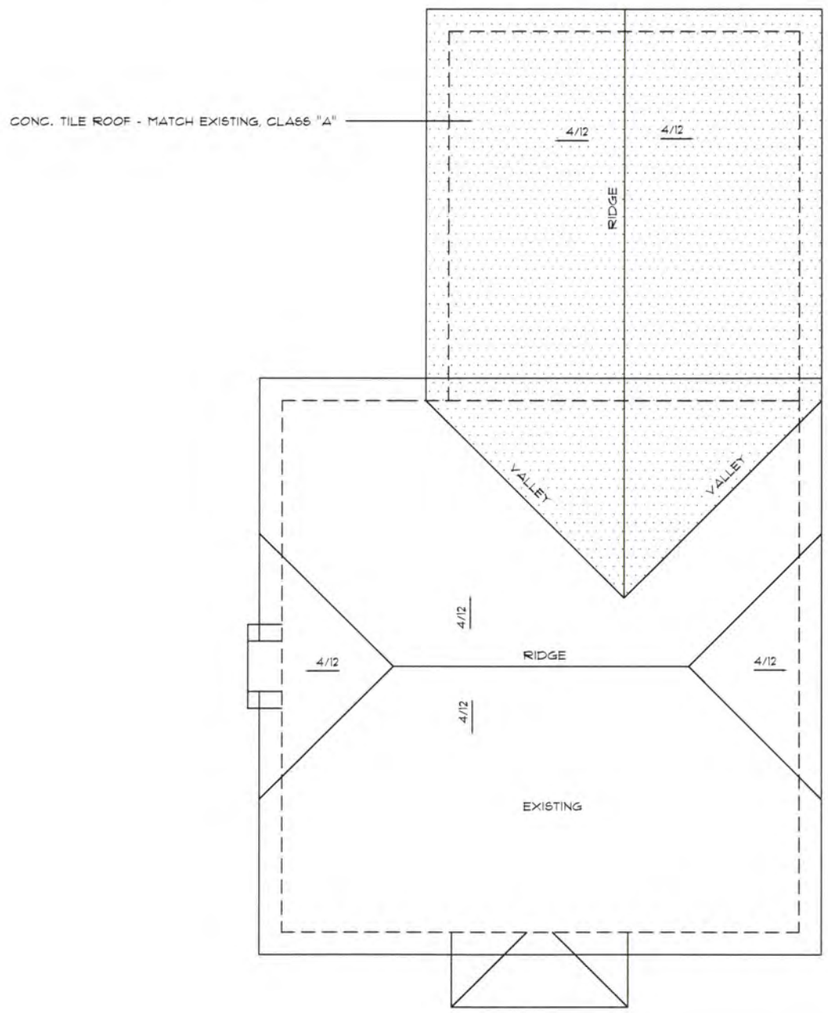


ROOF PLAN SCALE 1/4" = 1'-0"

CONCRETE TILE ROOF - ICC ESR - 1647

ICBO Report #2656P
National Evaluation Report #301

DECKING

As a general rule, minimum 1/2" plywood sheathing, nailed to support expected loads and comply with building codes.

UNDERLAYMENT

Recommended underlayments installed over solid decking are:

Below 3:12 — Minimum 2 plies type 15 felt mopped between layers, verticle wood counter battens nailed in place and top mopped.

3:12 or greater — One layer minimum type 30 felt or equal.

BATTENS

Wooden batten strips when required shall be of sufficient thickness to fully engage the built-in anchoring lugs of the tile. Normal 1"x 2" furring strips are normally used over solid wood decking.

Installations on pitches less than 3:12 require verticle counter battens. Installation on pitches from 3:12 to less than 4:12 require shims cut from asphalt shingles inserted between the batten and deck every 24" when nailing. Fasteners should be 8d box nails. On pitches above 4:12, batten ends must be separated 1/2" every 4 feet or shims inserted as above.

LAYOUT AND LOADING

To achieve optimum beauty, the area between eave and ridge should be divided into equal tile courses.

FLASHING

Openings through the roof for vents, pipes, skylights, chimneys, etc., are to be adequately weatherproofed and supported by additional blocking or roof framing as required. Valley flashing shall be minimum no. 26 gauge corrosion resistant metal, extended at least 11" from the valley center line each way, and shall have a splash diverter rib not less than 1" high at the flow line formed as a part of the flashing with both longitudinal edges turned inward approx. 30 degrees, a minimum of 1/2". Flashing end laps shall not be less than 4".

FIELD TILE FASTENING

[illegible] Where field nailing is specified [illegible] shall be a minimum 11 gauge corrosion resistant box or roofing nail of sufficient length to penetrate the sheathing [illegible] 1/2 inch CDX plywood with [illegible] gauge corrosion resistant box or roofing nail [illegible] length to penetrate the sheathing. When nailing tiles to overhang areas where penetrating nails are objectionable, add nailing [illegible] 1" x 2" wood batten strips through the sheathing into rafters and fasten tiles to the batten strips with one [illegible] of two 12 gauge nails.

ROOF SLOPE	FIELD TILE NAILING[1,4,5]		NAILING FOR PERIMETER TILE AND TILE ON CANTILEVERED AREAS[2]
	SPACED OR SOLID SHEATHING WITH BATTENS	SOLID SHEATHING WITHOUT BATTENS[3]	
3:12 to and including 5:12	Not required	Every tile	Every tile

TRIM TILE FASTENING

Each hip or ridge tile is nailed to the surrounding member using one 11 gauge corrosion resistant nail of sufficient length to penetrate 3/4 inch. A minimum 3 inch headlap must be maintained. Hose ends shall be set in a bead of roofing mastic. All rake tiles shall be fastened with two nails.

TYPICAL FIELD TILE INSTALLATION
for pitches 3:12 and greater

See Notice, Page 1 for important information regarding these recommendations.

NOTE: Walk on lower third of tiles only on the overlapping area provides maximum support.

Stagger tile courses.

NOTE: In areas subject to roof ice back-up, installation on pitches less than 4:12 not recommended.

Battens optional between 3:12 and 7:12

Underlayment

Place battens Max. 14" O.C. 1/2" space between batten ends, 48" minimum 2" square asphalt shims between battens at 24" max. o.c.

To obtain correct eave tile, see height see LIFETILE EAVE FLASH STRIP (gal. pend.), or 2" x 2" starter strip or tapered nailed Tile

PITCHES 3:12 AND ABOVE

One layer type 30 felt

When nominal 1" x 2" battens are used, staggered ends 12" every 48" or insert 2" square shims cut from asphalt shingles beneath battens when nailing 24" o.c. centers

48"

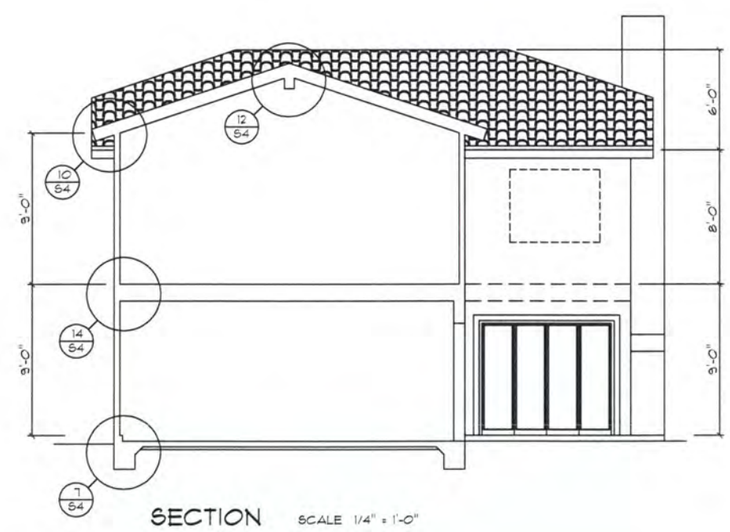
NOTE: In areas subject to roof ice back-up, installation on pitches less than 4:12 not recommended.

To provide for proper eave clearance, height, and drainage when using Shake, Slate or Classic tiles, use LIFETILE EAVE FLASH STRIP (other applying Sealants or Caps), use LIFETILE EAVE CLOSURE STRIP.

LIFETILE EAVE FLASH STRIP

LIFETILE EAVE CLOSURE STRIP

Battens required above 7:12
See nailing schedule, page 2



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

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