



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

ECONOMIC & DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

April 12, 2023

Jaymie Fisher
2200 Ritchey Street
Santa Ana, CA 92705

Via email: jaymie@habitatoc.org

**RE: SB-9 URBAN LOT SPLIT (TENTATIVE PARCEL MAP 2022-168/ PM 22-09)
212 DEL MAR AVENUE**

Dear Ms. Fisher:

The tentative parcel map for an Urban Lot Split and associated single family residential construction pursuant to Senate Bill 9 has been approved, based on the development standards contained in Urgency Ordinance 2021-21 and subject to standard subdivision requirements. The staff analysis, Tentative Parcel Map and preliminary architectural plans associated with this request are attached. This approval is final and can not be appealed pursuant to Government Code Section 36934 and 36937. As such, you may proceed to submit a Final Map and an application for building permits.

If you have any questions regarding the above items, please do not hesitate to contact the project planner, Chris Yeager at 714.754.4883, or at christopher.yeager@costamesaca.gov.

Sincerely,

Jennifer Le
Director of Economic and Development Services

cc: Engineering
Fire Marshal
Building Division
John Kaye via email john@argusland.com

PLANNING APPLICATION SUMMARY

Location: 212 Del Mar Avenue Application: DR-22-05

Request: SB 9 Urban Lot Split, subdividing one parcel into two parcels with construction of a single family dwelling with attached garage on each parcel

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

| | | | |
|-----------------------|---|--------|--------------|
| Zone: | <u>R1</u> | North: | <u>R1</u> |
| General Plan: | <u>Low Density Residential</u> | South: | <u>R2-MD</u> |
| Lot Dimensions: | <u>Existing: 72 FT x 99.95 FT</u> <u>Proposed:</u> <u>Parcel 1 – 42 FT x 93 FT</u> <u>Parcel 2 – 30 Ft x 93 FT</u> | East: | <u>R1</u> |
| Lot Area: | <u>Existing: 7,197 SF</u> <u>Proposed: Parcel 1 – 3,909 SF</u> <u>Parcel 2 – 2,794 SF</u> | West: | <u>R1</u> |
| Existing Development: | <u>One Single Family Dwelling with Detached Garage</u> | | |

DEVELOPMENT STANDARD COMPARISON

| | | |
|-----------------------------|-------------------------|--------------------------|
| <u>Development Standard</u> | <u>Required/Allowed</u> | <u>Proposed/Provided</u> |
|-----------------------------|-------------------------|--------------------------|

| <u>Development Standard</u> | <u>Required/Allowed</u> | <u>Proposed/Provided</u> |
|-----------------------------|---|--|
| Lot Size: | | |
| Minimum Street Frontage | 10 FT | Parcel 1 – 42 FT Parcel 2 – 30 FT |
| Minimum Lot Area | 1,200 SF / min 40% of the original lot | Parcel 1 – 3,909 SF / 58% Parcel 2 – 2,794 SF / 42% |
| Building Height: | 2 Stories/27 FT max | Parcel 1 – 2 Stories / 26 FT 2 IN Parcel 2 - 2 Stories / 24 FT 9 IN |
| Open Space | Min 40% | Parcel 1 – 58% Parcel 2 – 53% |
| Setbacks: | | |
| Front | 20 FT | Parcel 1 – 20 FT Parcel 2 – 26 FT |
| Side (Left/Right) | 4 FT | Parcel 1 – 5 FT/13 FT Parcel 2 – 5 FT/5FT |
| Rear | 4 FT | Parcel 1 – 22 FT Parcel 2 – 20 FT |
| Distance Between Buildings | 10 FT | 10 FT |
| Parking | | |
| TOTAL | 1 per unit | Parcel 1 – 2 garage spaces Parcel 2 – 1 garage space |
| CEQA Determination | Exempt pursuant to Section 15268 – Ministerial Projects | |
| Final Action | Planning Division/Director of Economic and Development Services | |

PROJECT DESCRIPTION

Background

Senate Bill 9 (SB9) was signed into law on September 16, 2021 and amended Government Code section 66452.6. The bill requires that a proposed housing development containing no more than two residential units located within a single-family residential zone to be reviewed and decided upon ministerially by the City and without discretionary review or hearing, if the proposed housing development meets certain requirements. In addition, the bill requires local agencies to ministerially approve a parcel map for an urban lot split that meets certain requirements.

In response to the approval of SB9, the City of Costa Mesa adopted Urgency Ordinance No. 2021-21 on December 7, 2021 in order to comply with State law and allow the City to impose limited objective zoning, subdivision, and design review standards in compliance with SB9.

Location

The subject property is located at 212 Del Mar Avenue and is zoned Single Family Residential (R1) with a General Plan Land Use Designation of Low Density Residential. The project site is 7,197 square feet in area. The site is currently developed with an existing, one-story, 1,254-square-foot single-family residence and a detached two-car garage. The property is surrounded by other residentially zoned properties. The properties to the north, east, and west are zoned R1 and are developed with single-family residences. The properties to the south, across Del Mar Avenue, are zoned R2-MD and are developed with multi-family residences.

Proposed Project

Pursuant to Costa Mesa Municipal Code (CMMC) Section 13-265.5(B), parcel maps shall be ministerially approved when the proposed urban lot split meets applicable requirements. The project proposes to subdivide the existing 7,197-square-foot parcel into two parcels including a seven-foot wide right-of-way dedication. The dedication brings the portion of Del Mar Avenue into compliance with the street width standards of the General Plan Circulation Element. The project proposes two rectangular lots, each with frontage on Del Mar Avenue and the unnamed public alley at the rear of the property. Parcel 1 is proposed to be approximately 3,910 square feet with 42 feet of street frontage and a lot depth of 93 feet. Parcel 2 is proposed to be approximately 2,790 square feet with 30 feet of street frontage and a lot depth of 93 feet.

The proposed development complies with all applicable development standards. Once subdivided, the project proposes construction of a single-family dwelling with an attached garage on each lot. Each garage will have driveway access to the alley at the rear of the property.

Table 1: Proposed Parcel 1 Development

| | SB9 Code Requirements | Proposed |
|----------------------------|-----------------------------|-----------------------|
| Lot Area | Min 1,200 SF | 3,909 SF |
| Lot Width | N/A | 42 FT |
| Lot Depth | N/A | 93 FT |
| Front Setback | 20 FT | 20 Ft |
| Side Setback (Left/Right) | 4 FT | (5 FT/13 FT) |
| Rear Setback | 4 FT | 22 FT |
| Distance Between Buildings | 10 FT | 10 FT |
| Maximum Height | 2 Stories/27 Feet | 2 Stories/24 FT 10 IN |
| Building Footprint Area | N/A | 1,205 SF (31%) |
| Driveway Area | N/A | 440 SF (11 %) |
| Open Space | 40% | 2,263 SF (58%) |
| Parking Spaces | 1 garage space ¹ | 2 open/2 garage |
| Driveway Width/Depth | 16 FT /19 FT ² | 22 FT/20 FT |

Table 2: Proposed Parcel 2 Development

| | SB9 Code Requirements | Proposed |
|----------------------------|-----------------------------|----------------------|
| Lot Area | Min 1,200 SF | 2,794 SF |
| Lot Width | N/A | 30 FT |
| Lot Depth | N/A | 93 FT |
| Front Setback | 20 FT | 24 Ft |
| Side Setback (Left/Right) | 4 FT | (5 FT/5 FT) |
| Rear Setback | 4 FT | 20 FT |
| Distance Between Buildings | 10 FT | 10 FT |
| Maximum Height | 2 Stories/27 Feet | 2 Stories/26 FT 2 IN |
| Building Footprint Area | N/A | 908 SF (32%) |
| Driveway Area | N/A | 407 SF (15%) |
| Open Space | 40% | 1,477 SF (53%) |
| Parking Spaces | 1 garage space ¹ | 2 open/2 garage |
| Min. Driveway Width/Depth | 16 FT /19 FT ² | 19 FT/20 FT |

¹ One parking space is required per unit unless the property is located within ½ mile of a high quality transit corridor.

² The garages are accessed from the alley, therefore the minimum driveway dimensions do not apply per CMMC Section 13-93

RESIDENTIAL DESIGN STANDARDS

As indicated in the tables above, the two proposed residences comply with all development standards. The Costa Mesa Residential Design Guidelines establish regulations for the design of residential buildings in the City. The project complies with the guidelines as follows:

- **Second-Story Designs:** As designed, the project includes two, two-story residential units. As proposed, the second story facades include articulation and offsets which avoid a boxy appearance. In addition, the second floor area for each unit is less than the first floor area.
- **Building Mass and Form Considerations:** Long unbroken facades have been avoided and variety is accomplished through variation in building height and forms. The project proposes variation in roof heights and forms including gable and shed roofs. The second floor is located in the middle of each unit creating multiple building planes and variation of the facades.
- **Second-Story Side Setback:** Second story interior side building elevations should be setback an average of 10 feet but shall be no closer than 5 feet from the side property line unless an exception can be made. The project is not subject to second story side setbacks because each new residence is less than 2,700-square-feet of living space.
- **Elevation Treatments:** Emphasis has been given to front and street facing elevations. Enhanced detailing including vertical and horizontal fiber cement panel siding, gable and hip roofs, and architectural details including wood braces and louvered vents have been provided.
- **Roof Forms:** Variation in roof form, orientation and pitch have been provided. The project includes a variety of front and side gable roofs, and shed roofs with emphasis given toward the front elevations.
- **Window Placement:** The placement of second story windows have been considered. The neighboring residences are single story homes and therefore, there will be no direct views into the neighboring windows.
- **Integration of Second-Story Construction:** The project includes two new build residences with integrated second stories. Therefore the second stories are incorporated into the design of the overall project. The floor to ceiling height is lower on the second floor of each unit which provides for a balanced appearance.
- **Site Planning Considerations:** The project site is developed and does contain sensitive natural features. The site is flat and the buildings have been oriented to allow for adequate access.
- **Consistency in Architectural Design:** The two units are consisted in architectural design in that they have similar traditional styles and incorporate similar materials and finishes.

MINISTERIAL REVIEW CRITERIA

Pursuant to CMMC Section 13-265.5 and consistent with Government Code Section 66411.7, Parcel Maps for a lot split shall be ministerially approved if the project meets the following requirements:

1. *The parcel is located within a single-family residential zone.*

The project site is located within the R1 (Single-Family Residential) zoning district.

2. *The parcel is located at least partially in an urbanized area or urban cluster as designated by the United States Census Bureau.*

The entirety of the City of Costa Mesa is located within the Los Angeles—Long Beach—Anaheim urbanized area as designated by the United States Census Bureau.

3. *The parcel map divides an existing parcel to create no more than two new parcels of approximately equal lot area, provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel.*

The proposed parcels are approximately equal lot area, Lot 1 is proposed to be 58 percent and Lot 2 is proposed to be 42 percent of the original parcel lot area.

4. *Both newly created parcels are no smaller than 1,200 square feet.*

Both lots are greater than 1,200 square feet. Lot 1 is proposed to be 3,909 square feet and Lot 2 is proposed to be 2,794 square feet.

5. *The parcel is not located in any of the disqualifying categories as listed in CMMC Section 13-265.5(B)(5).*

The lot is not located in a historic district, is not prime farmland, is not located in wetlands, is not located in a very high hazard severity zone, is not a hazardous waste site, is not in a delineated earthquake fault zone and will comply with applicable building code provisions, is not within a flood hazard zone or floodway, is not located on lands identified for conservation, is not a habitat for sensitive or endangered species, and is not under a conservation easement.

6. *The proposed lot split would not require demolition or alteration of any housing that is subject to a recorded covenant, ordinance, or law that restricts rents, housing that is subject to any form of rent or price control by the City, a parcel on which an owner has exercised rights under Government Code section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date of the application, or housing that has been occupied by a tenant in the last three years.*

The applicant has provided information that the property is not subject to any rent control or price control by the City. No renters have been evicted in the last 15 years and the housing has not been occupied by a tenant in the last three years. The property is owned by Habitat for Humanity. The organization requires that (when sold) the property remain owner-occupied and that Habitat for Humanity have the right of first refusal to purchase the property should the owner decide to sell. Therefore, the project is eligible to demolish the existing residential unit in order to accommodate the project.

7. *The lot split does not create more than two units on a parcel, including any accessory dwelling units or junior accessory dwelling units.*

The project proposes to construct one dwelling unit on each lot and therefore there will be no more than two units on each parcel.

Tentative Parcel Map Findings – CMMC Section 13-29(g)(13)

- *The creation of the subdivision and related improvements is consistent with the general plan, any applicable specific plan, and this Zoning Code.*

The proposed parcel map is consistent with General Plan Land Use Objectives LU-1A, LU-2A, and Policy LU-1.3, in that adequate infrastructure exists to serve the proposed project; the subdivision allows for a project that would promote homeownership opportunities and improve the balance between rental and ownership housing in the City; the parcel map would allow for redevelopment of a residential property; and the subdivision would maintain the quality of environment by proposing a high quality residential design for new single family residential homes within an existing single family residential neighborhood. SB9 specifically preempts the City's regulations in regards to density. SB9 allows for a lot split and up to two units on each lot if all development standards are met. The project complies with SB9 and applicable development standards and therefore complies with State mandated density. The applicant has indicated that the project would provide one very low income unit at 50% area medium income (AMI) maximum and an additional moderate income housing unit at 120% AMI maximum.

- *The proposed use of the subdivision is compatible with the General Plan.*

The subject property has a General Plan land use designation of Low Density Residential, which allows single-family residential uses at a maximum of 8 dwelling units per acre. SB9 specifically preempts the City's regulations in regards to density. SB9 allows for a lot split and up to two units on each lot if all development standards are met. The project complies with SB9 and applicable development standards and therefore complies with State mandated density.

- The subject property is physically suitable to accommodate the subdivision in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and General Plan, and consideration of appropriate environmental information.

The existing property is flat and suitable to accommodate the new residential units. The size of the lot is also suitable since the proposed development meets all applicable development standards including, setbacks, parking, and open space. The parcel map proposes a density less than the density mandated by SB9 in that the project proposes one unit per parcel. Adequate infrastructure exists to serve the proposed project and the project will not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site.

- The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code section 66473.1.

The parcel map would meet the applicable minimum open space requirements for each individual unit. Parcel 1 and Parcel 2 provide 58 and 53 percent open space, respectively. The open space will accommodate landscaping that can be provided throughout the site with adequate setbacks for airflow. The project is proposed to include operable windows and will be fully insulated as required by the building code.

- The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

The project has been reviewed by the Public Works Department and there are no conflicts with the City's or other utility agencies' rights-of-way or other easements. A 7 foot dedication is being provided along Del Mar Avenue, which brings the street into conformance with City standards.

- The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).

The lot has been previously graded and contains connections to the public sewer system for the existing onsite units. The parcel map would allow for a residential project that would not include physical changes to the lot that would result in discharge into the public sewer system in violation of State requirements. Furthermore, the applicant will be required to comply with the regulations set forth by the Costa Mesa Sanitation District and Mesa Water District.

ENVIRONMENTAL DETERMINATION

SB9 establishes the ministerial approval process for Urban Lot Splits and outlines that SB9 projects are exempt from the provisions of the California Environmental Quality Act (CEQA) under section 15268, Ministerial Projects. The exemption applies because the project is approved through a ministerial action. Therefore, the project is statutorily exempt from CEQA.

STANDARD SUBDIVISION REQUIREMENTS

- Plng. 1. The applicant shall defend, with attorneys of City's choosing, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of 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.
2. Approval of the planning/zoning application is valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) 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; 2) a certificate of occupancy has been issued; or 3) the use has been established and a business license has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (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
3. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.

4. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.
5. 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 standard subdivision requirements and code requirements have been satisfied.
6. 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.
7. Approval of a subdivision map shall be required for this project. The subdivision map shall be recorded prior to issuance of precise grading permits or building permits for the proposed development.
8. The standard subdivision requirements, code requirements, and special district requirements for PM-22-09 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
- Trans 9. At the time of issuance of Building Permit, submit to the Transportation Division the required Traffic Impact Fee pursuant to the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based upon the net daily trips generated by the proposed project. At the current rate the Traffic Impact Fee is estimated at \$2,009. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of Building Permit based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.
- Eng 10. Two copies of the Final Map and one copy of the Property Boundary closure calculations shall be submitted to the City of Costa Mesa Engineering Division for checking.
11. Submit updated Title Report of subject property.
12. The Final Parcel Map shall be developed in full compliance of CCMC Sec. 13-208 through 13-261 inclusive.
13. As shown on the plans, dedicate a 7 foot street and highway easement behind the existing right-of-way line on Del Mar Avenue
14. Submit seven copies, one duplicate mylar and an electronic copy of recorded map or signed plan to Engineering Division, City of Costa Mesa, prior to occupancy.
15. Prior to recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor and shall submit to the City Engineer and the County Surveyor a digital-graphic file of said map in a manner described in Subarticle 11/12, Sections 7-9-330/7-9-337 of the Orange County Subdivision Code.

16. Survey Monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyors Act and Business and Professional code.
17. Submit cash deposit or surety bond to guarantee monumentation prior to approval of the final map. Amount to be determined by City Engineer.
18. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of Final Map.

OTHER 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. | <ol style="list-style-type: none">1. 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 <u>prohibited</u> on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.2. 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.3. All on-site utility services shall be installed underground.4. 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.5. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division. |
| Bldg. | <ol style="list-style-type: none">6. Comply with the requirements of the adopted, 2023 California Residential Code or the 2023 California Building Code, 2023 California Electrical code, 2023 California Mechanical code, 2023 California Plumbing code, 2023 California Green Building Standards Code and 2023 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.7. Prior to issuing the Building permit the rough grading certificate shall be submitted to the Building Division.8. Submit a precise grading plan and an erosion control plan. |

9. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
- Fire 10. Comply with the requirements of the 2023 California Fire Code and referenced standards as amended by the City of Costa Mesa.
- Bus. Lic. 11. 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.

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.

- Cable
3. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
- Sani.
4. It is recommended that the applicant contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
- 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.



Habitat for Humanity of Orange County

2200 S. Ritchey Street

Santa Ana, CA 92705

(714) 434-6200 Fax: (714) 434-1222

Website: www.habitatoc.org

212 Del Mar Ave.

Project Description

Habitat for Humanity of Orange County (HFHOC) is a nonprofit organization specializing in the construction of affordable homes for purchase by qualifying families. Since 1988, the Orange County affiliate has completed and sold 231 new homes in its service area. To date, eleven of those homes have been built in the City of Costa Mesa. We are once again pleased to partner with Costa Mesa on another affordable housing project.

The proposed project is located at 212 Del Mar Ave. Currently, there is a single-family home on this site (approx. 1200 sq.ft.) with a detached two-car garage. HFHOC owns the site which previously served a very-low income family per the agreement with the city.

HFHOC will tear down the existing home and construct two new homes that will serve one very-low and one moderate-income family. After some discussion with members of the city council this will be accomplished through the application of SB-9. This will create two distinct ownership opportunities on this single lot.

As mentioned, construction will consist of two (2) single-family detached homes.

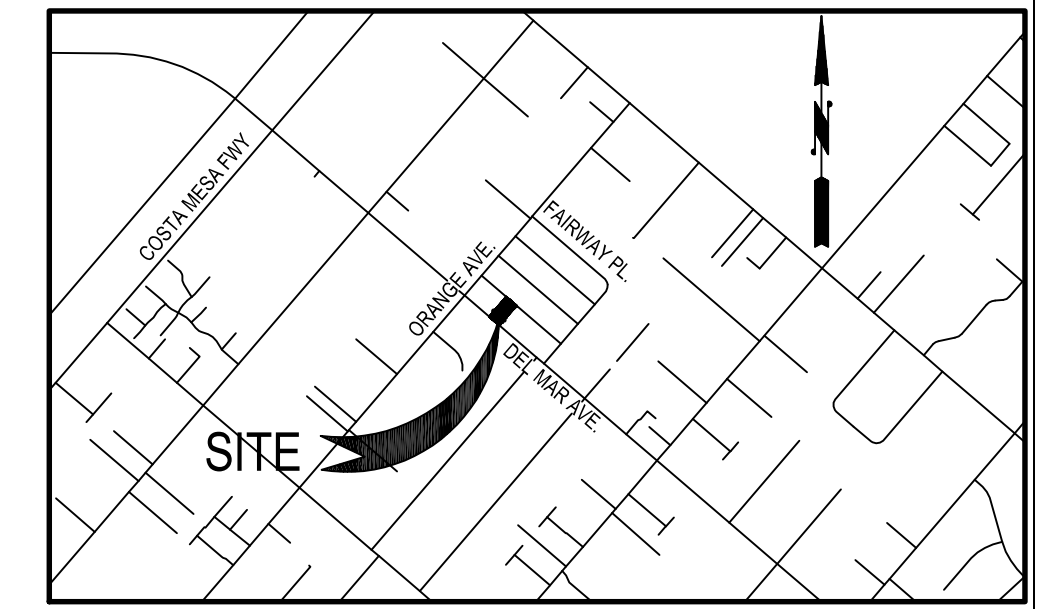
- **Home #1**
2 Bedroom, 2.5 Bath. This home will be approximately 1220 sq.ft. with a private yard of approximately 550 sq.ft. This home will have a single-car garage that will provide direct access to the house and will serve a qualifying very-low income family.
- **Home #2**
3 Bedroom, 2.5 Bath. This home will be approximately 1690 sq.ft. with a private yard of approximately 850 sq.ft. This home will have a two-car garage that will also provide direct access to the house and will serve a moderate-income family.

Both homes will have a driveway that will accommodate two additional vehicles.

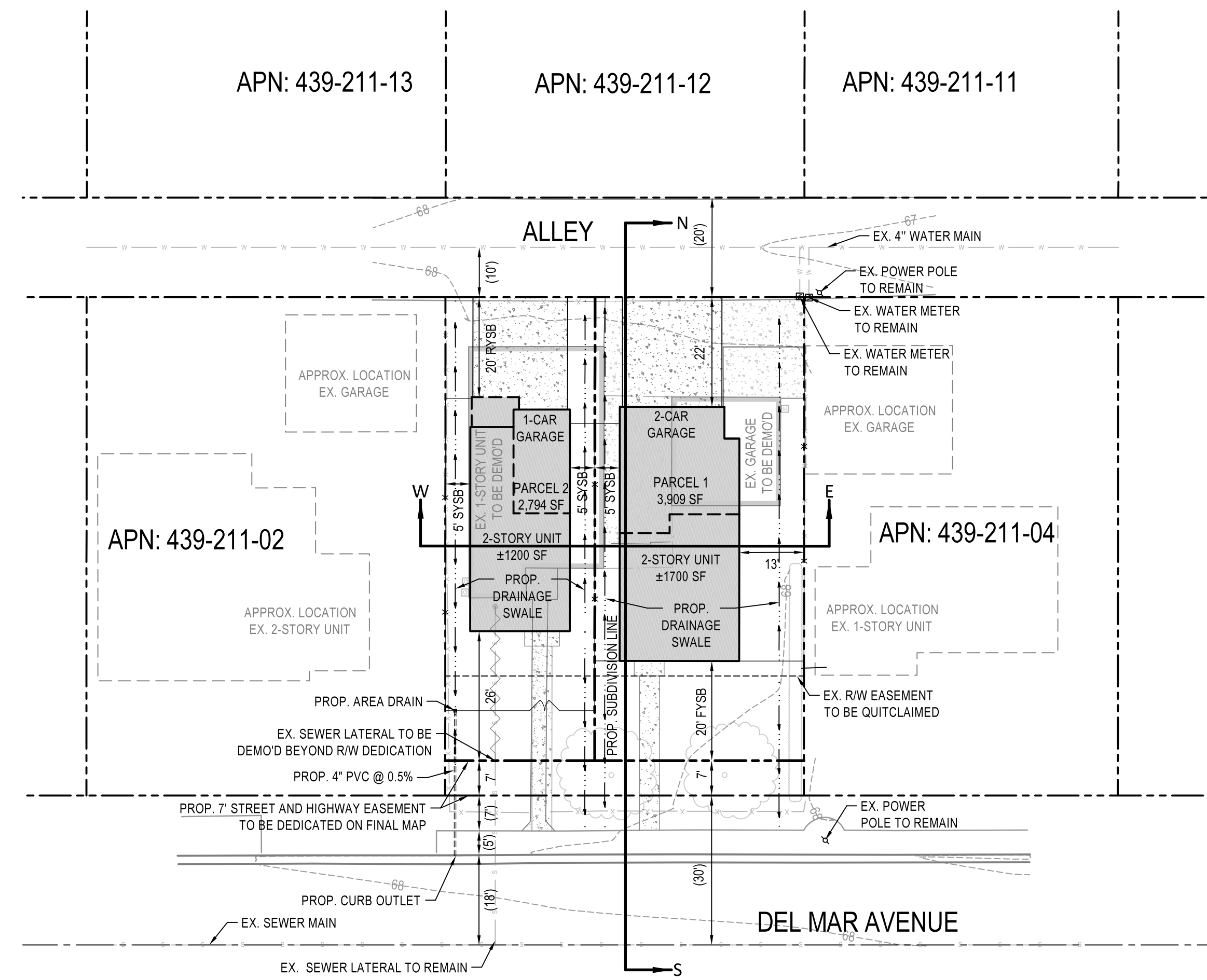
The construction of all required improvements associated with the development will be the responsibility of Habitat for Humanity of Orange County. Materials will include composite roofing material, wood, or simulated wood siding, concrete paving surfaces, and professionally designed landscape.

The homes will be constructed concurrently with an estimated completion date approximately 12 months after issuance of building permits.

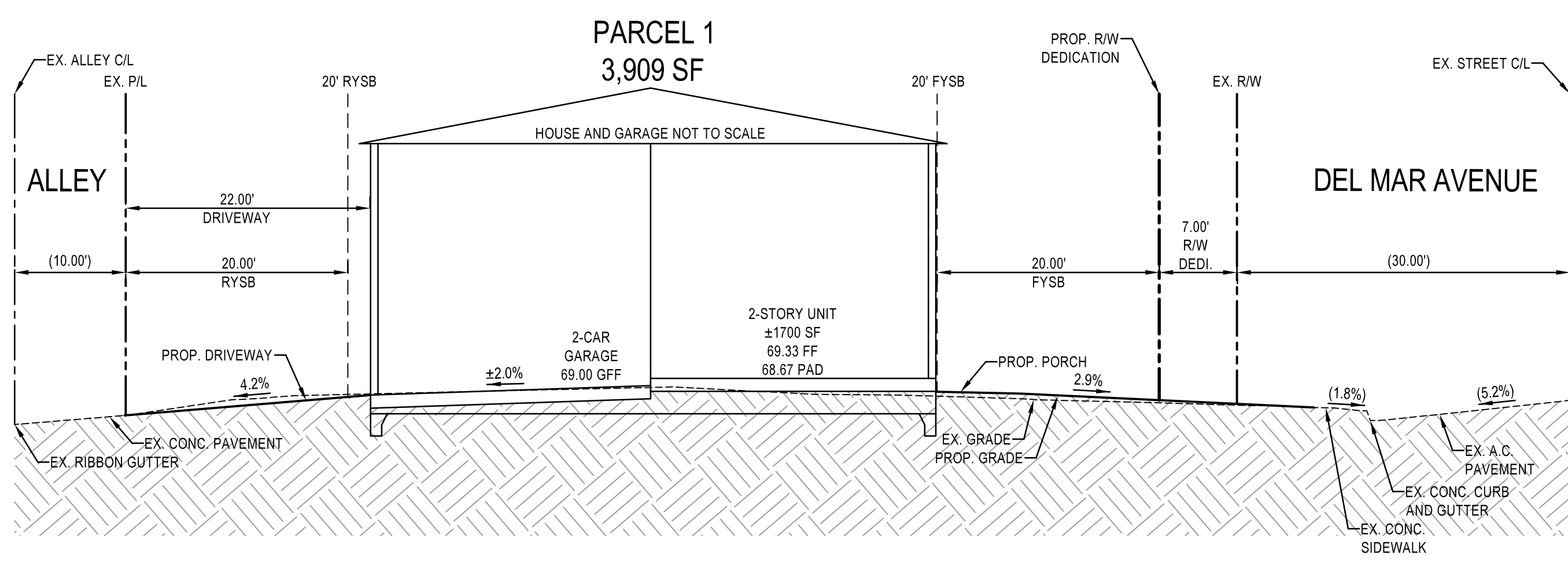
TENTATIVE PARCEL MAP 2022-168: 212 DEL MAR AVE, COSTA MESA, CA FOR AN SB9 URBAN LOT SPLIT



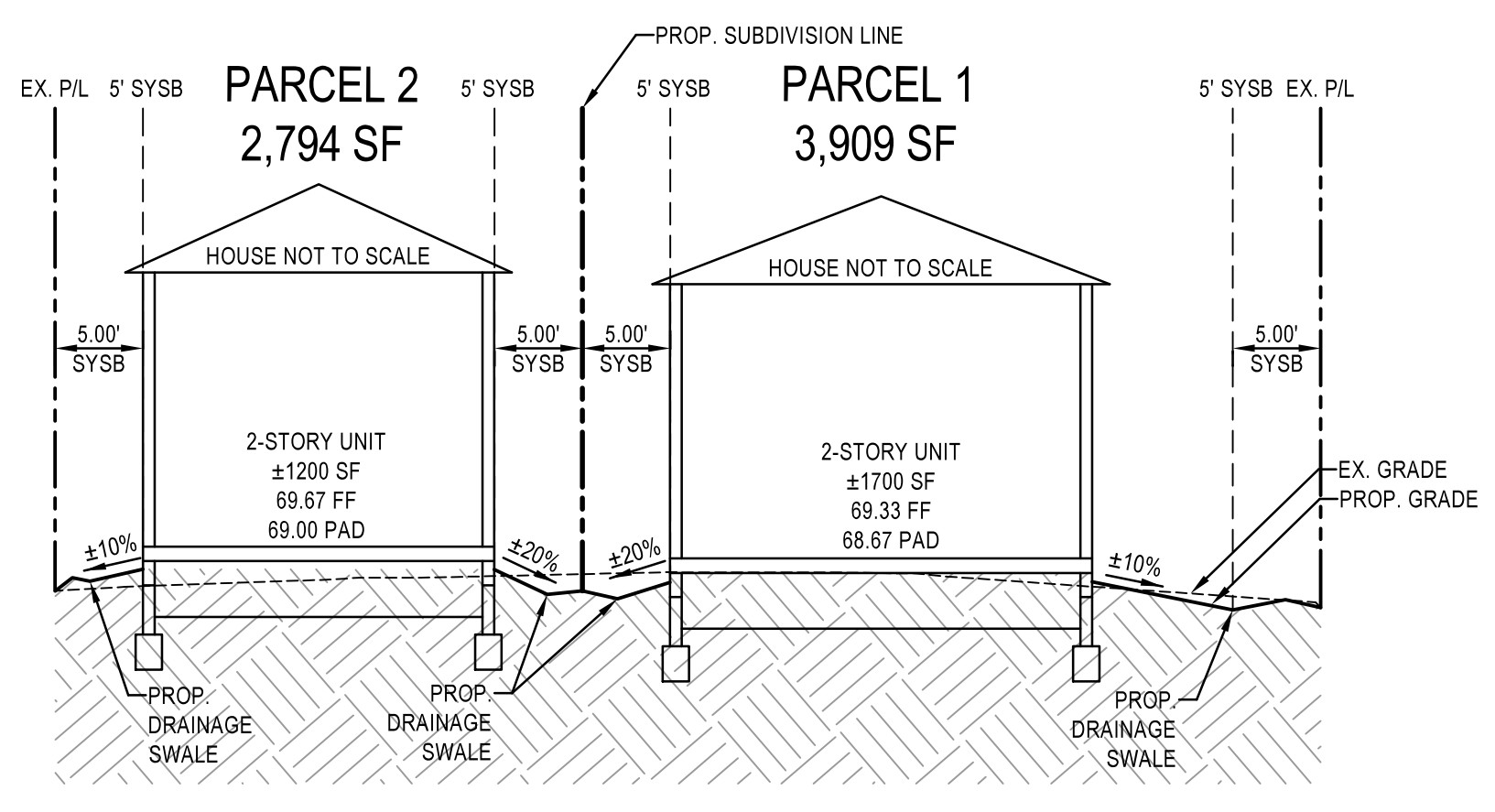
VICINITY MAP
NOT TO SCALE



KEY MAP
SCALE: 1" = 20'



SECTION N-S
HORIZ. SCALE: 1"=10'
VERT. SCALE: 1"=1'



SECTION W-E
HORIZ. SCALE: 1"=10'
VERT. SCALE: 1"=1'

PROJECT DESCRIPTION

TENTATIVE PARCEL MAP TO SUBDIVIDE AND EXISTING PARCEL INTO 2 PARCELS WITH 2 SINGLE-FAMILY DETACHED UNITS

LEGAL DESCRIPTION

LOT 3 OF TRACT NO. 1163, AS SHOWN ON A MAP RECORDED IN BOOK 37, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

UTILITY COMPANY

AT&T
TIME WARNER COMMUNICATIONS
SOUTHERN CALIFORNIA EDISON (SCE)
SOUTHERN CALIFORNIA GAS (SCG)
COSTA MESA SANITATION DISTRICT
MESA WATER DISTRICT

EMERGENCY NO.

(1 (800) 288-2747
1 (844) 827-2034
1 (800) 611-1911
1 (800) 427-2200
1 (949) 645-8400 / 1 (714) 641-1545
9 (949) 631-1200

FEMA

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN FEMA FLOOD PLAIN. FIRM PANEL NO. 06059C0267J, ZONE X

FIELD TOPOGRAPHY

FIELD TOPOGRAPHIC SURVEY PREPARED BY PLSA, DATED 05/26/2022

ASSESSOR'S PARCEL NUMBER

438-211-03

GENERAL NOTES:

1. APN: 438-211-03
2. PROJECT ACREAGE: 0.154 AC GROSS = 0.154 AC NET
3. NUMBER OF PROPOSED PARCELS: 2
4. NUMBER OF PROPOSED DWELLING UNITS: 2
5. EXISTING ZONING: R-1 (SINGLE-FAMILY RESIDENTIAL)
6. PROPOSED ZONING: R-1 (SINGLE-FAMILY RESIDENTIAL)
7. EXISTING GENERAL PLAN: LDR (LOW DENSITY RESIDENTIAL)
8. PROPOSED LAND USE: LDR (LOW DENSITY RESIDENTIAL)
9. FINISH GRADES SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE IN FINAL DESIGN.
10. CUT AND FILL SLOPES NO STEEPER THAN 2:1
11. NO SPECIAL DISTRICTS ARE PROPOSED
12. PROPOSED SETBACK: FRONT YARD = 20'
SIDE YARD = 5'
REAR YARD = 20'
13. ADJACENT EXISTING PROPERTY USE: SINGLE-FAMILY RESIDENTIAL

ENGINEER OF WORK

William J. Suiter
WILLIAM J. SUITER
RCE 88964



OWNER/PERMITEE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROADS RIGHTS-OF-WAY.

HABITAT FOR HUMANITY, ORANGE COUNTY
CONTACT: TROY HENDRICKSON
220 RITCHEY STREET
SANTA ANA, CA 92705
714-434-6200

ARCHITECT

AMK STUDIO ARCHITECTURE, INC. + GMD DESIGN GROUP OF CALIFORNIA, INC.
CONTACT: ARLENE EDJOURIAN
1401 DOVE STREET
SUITE 230
NEWPORT BEACH, CA 92660
(949) 863-3000

SHEET INDEX

| DESCRIPTION | SHEET NO. |
|---------------|-----------|
| TENTATIVE MAP | 1 |

PASCO LARET SUITER & ASSOCIATES
San Diego | Encinitas | Orange County
Phone 949.661.6695 | www.plsengineering.com

| NO. | DATE | REVISION |
|-----|------|----------|
| | | |

PROFESSIONAL SEAL:



PROJECT TITLE:

212 DEL MAR SUBDIVISION

212 Del Mar Ave
Costa Mesa, CA

CLIENTS NAME:

**Habitat for Humanity
Orange County**
2200 Ritchey St
Santa Ana, CA 92705
(714) 434-6200

PROJECT NO:

SHEET TITLE:

TENTATIVE MAP

PRINT DATE:

November 8, 2022

SHEET NO:

1

SAVE DATE: 11/08/2022 FILE NAME: J:\ACTIVE\0539363\HH Costa Mesa\CD\DRAWING\DISCRETIONARY PLANS\3863-PRJ\A-1-TTL.dwg

| NO. | DATE | REVISION |
|-----|------|----------|
| | | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**RESIDENTIAL
LOT SPLIT**

212 Del Mar Avenue
Costa Mesa, CA

**CONCEPT PLAN
NOT FOR
CONSTRUCTION**

CLIENTS NAME:
**Habitat for Humanity
Orange County**
2200 Ritchey St
Santa Ana, CA 92705
(714) 434-6200

PROJECT NO: GMD21504

SHEET TITLE:

COVER SHEET

PRINT DATE:
August 8, 2022

SHEET NO:

CS

RESIDENTIAL LOT SPLIT
212 DEL MAR AVE
COSTA MESA, CA



Rear (Del Mar) Elevation '1A'

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

Front Elevation '2B'

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

STREET ELEVATION
VIEW FROM DEL MAR AVE

INDEX

ARCHITECTURAL

C5 COVER SHEET
A0.0 PROPOSED SITE PLAN

PLAN '1A'

A1.1 1ST & 2ND FLOOR PLANS
A1.3 ROOF PLAN
A1.5 EXTERIOR ELEVATIONS
A1.5.1 EXTERIOR ELEVATIONS

PLAN '2B'

A2.1 1ST & 2ND FLOOR PLANS
A2.3 ROOF PLAN
A2.5 EXTERIOR ELEVATIONS
A2.5.1 EXTERIOR ELEVATIONS

10 ARCHITECTURAL SHEETS

| NO. | DATE | REVISION |
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PROFESSIONAL SEAL:

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Costa Mesa, CA

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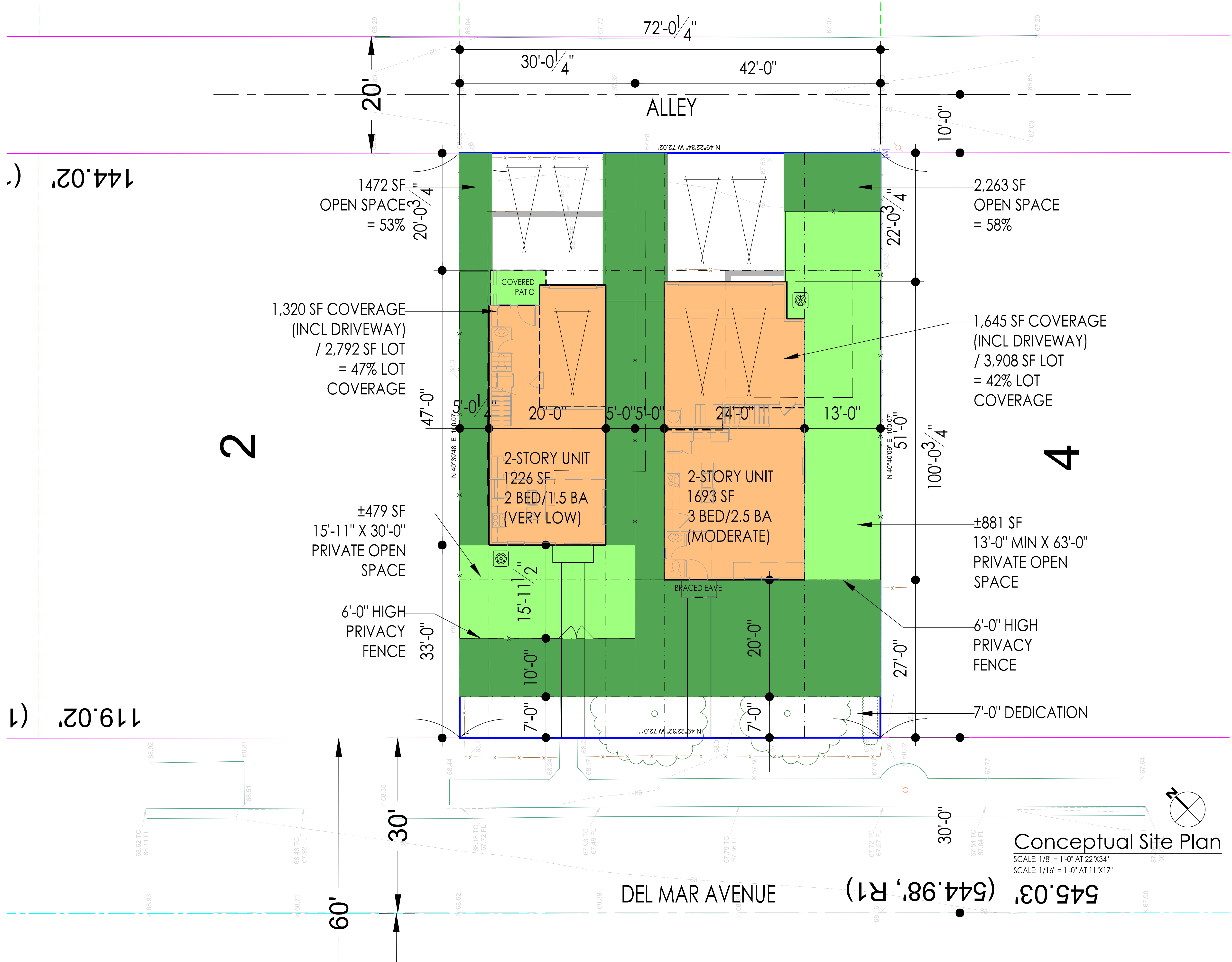
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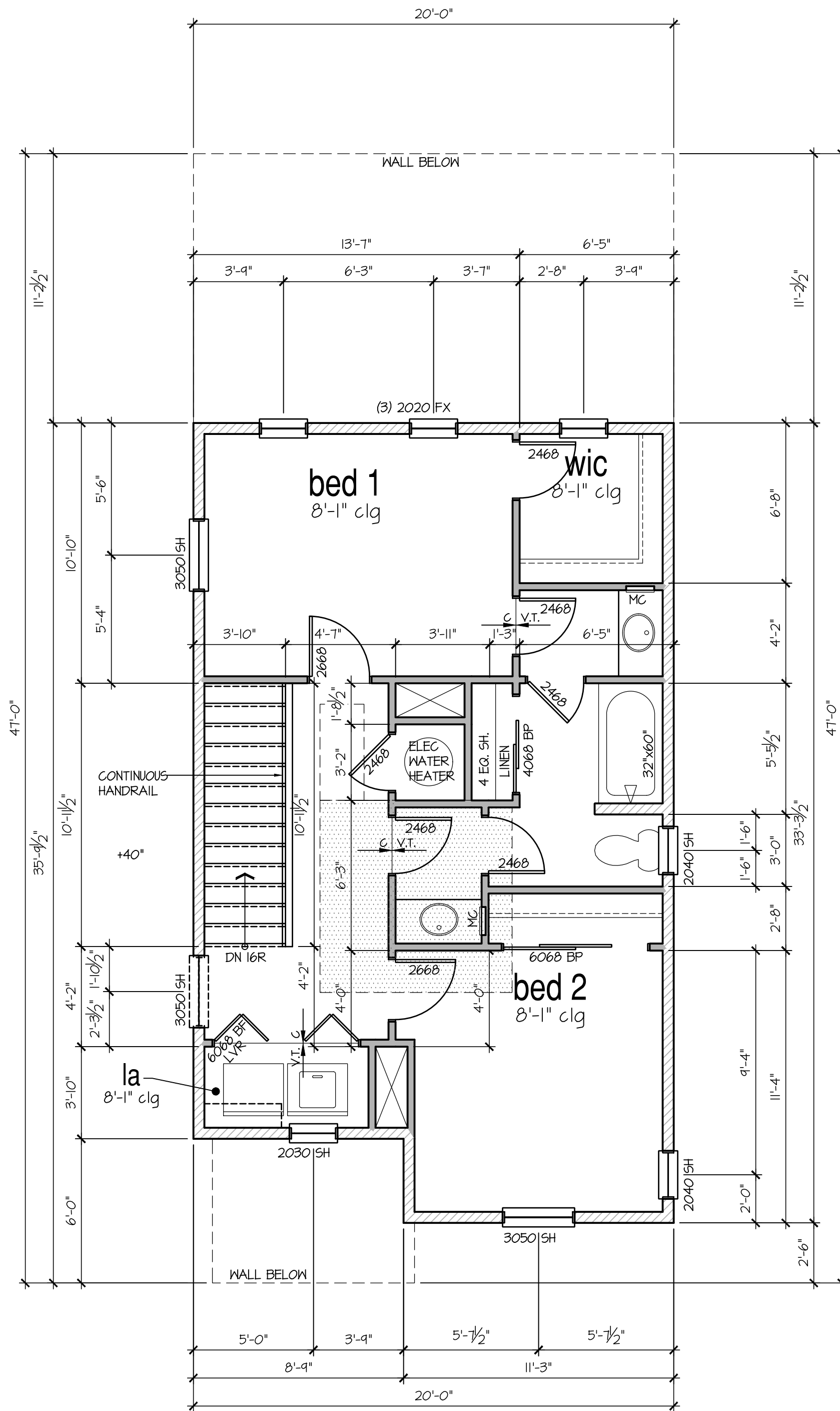
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PRINT DATE:
August 8, 2022

SHEET NO:
A0.0

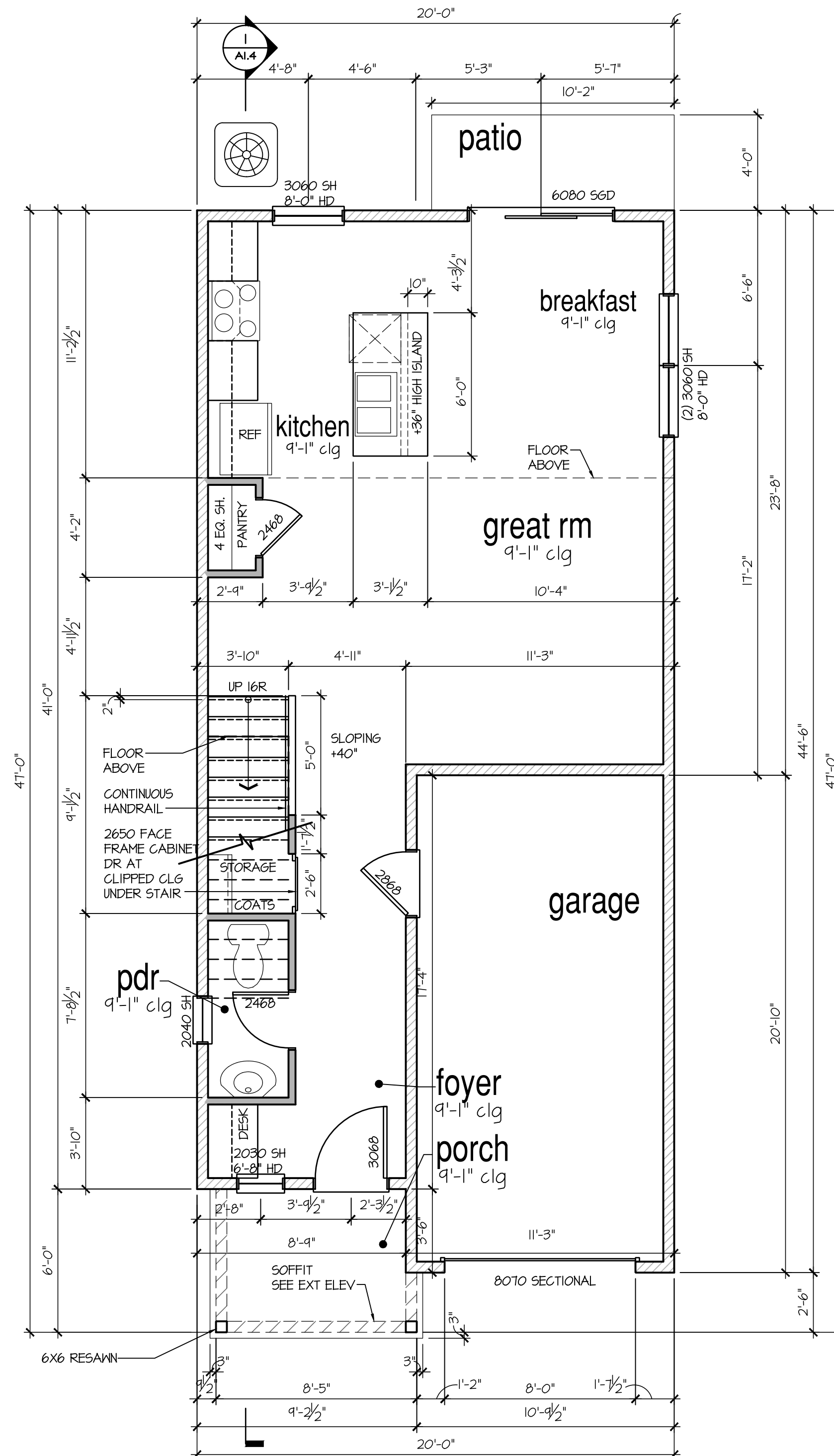


| SQUARE FOOTAGES | | |
|-----------------|---------|---------|
| AREA | PLAN 1 | PLAN 2 |
| 1st FLOOR | 633 SF | 643 SF |
| 2nd FLOOR | 543 SF | 1000 SF |
| TOTAL LIVING | 1226 SF | 1643 SF |
| GARAGE | 226 SF | 512 SF |
| PORCH | 44 SF | 18 SF |



2nd Floor Plan 'A'

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



1st Floor Plan 'A'

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

wall legend

- 2X4 DEMO
- 2X4 EXISTING
- 2X4 NEW
- 2X6 NEW
- 2X8 NEW

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Costa Mesa, CA

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**Habitat for Humanity
Orange County**
2200 Ritchey St
Santa Ana, CA 92705
(714) 434-6200

PROJECT NO: GMD21504

SHEET TITLE: PLAN 1A

PLAN '1A'

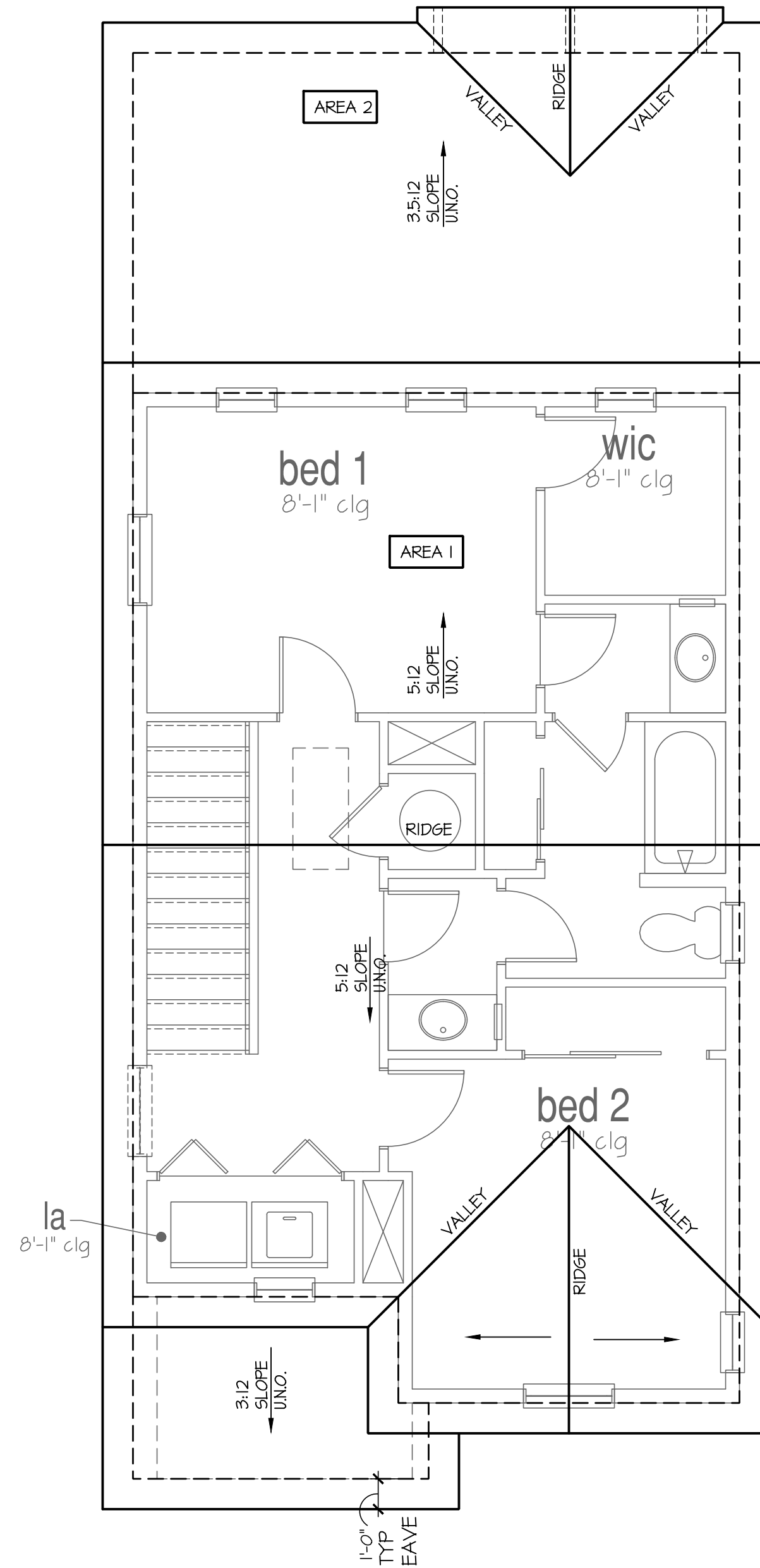
ROOF PLAN

PRINT DATE:

August 8, 2022

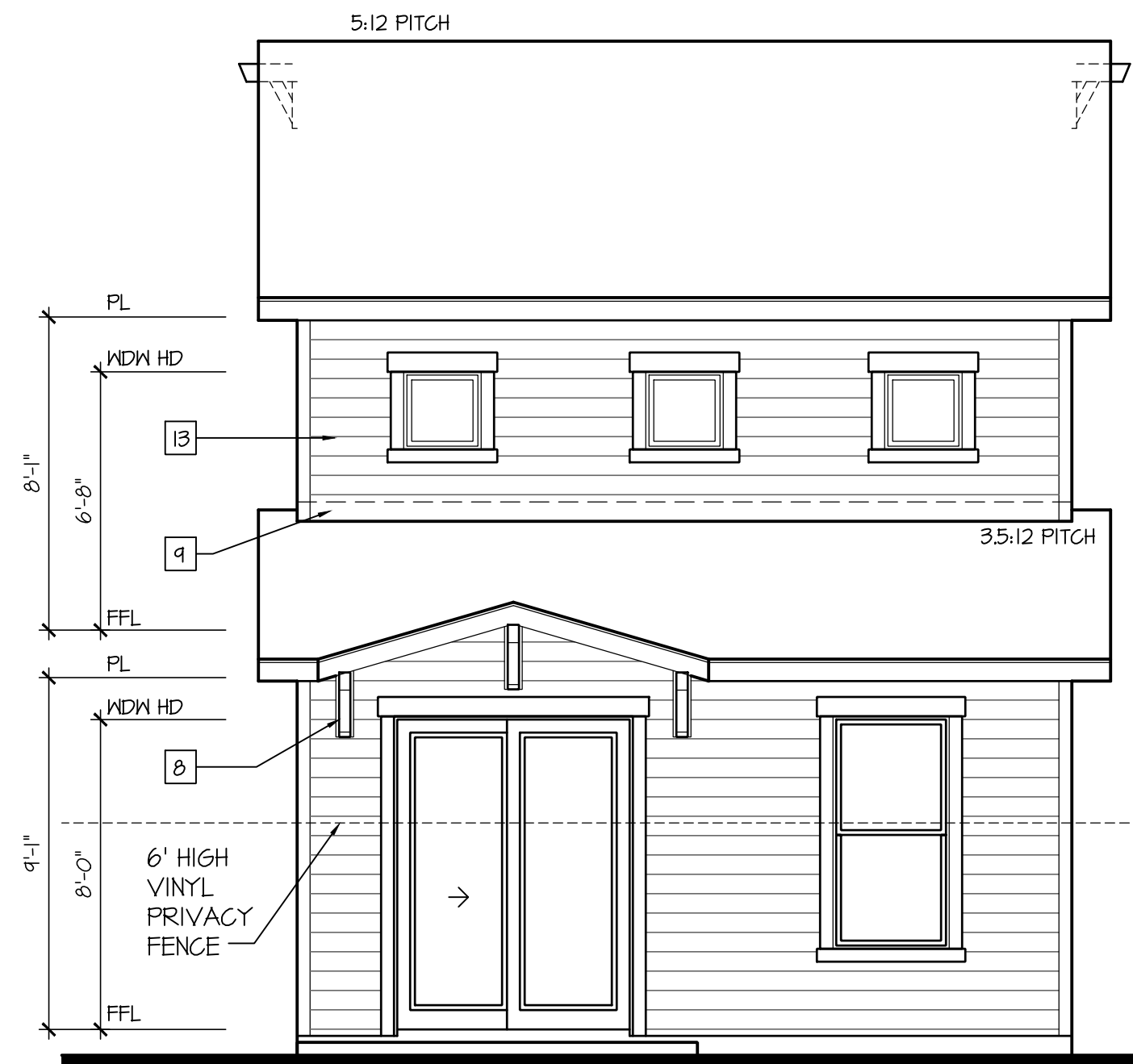
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A1.3



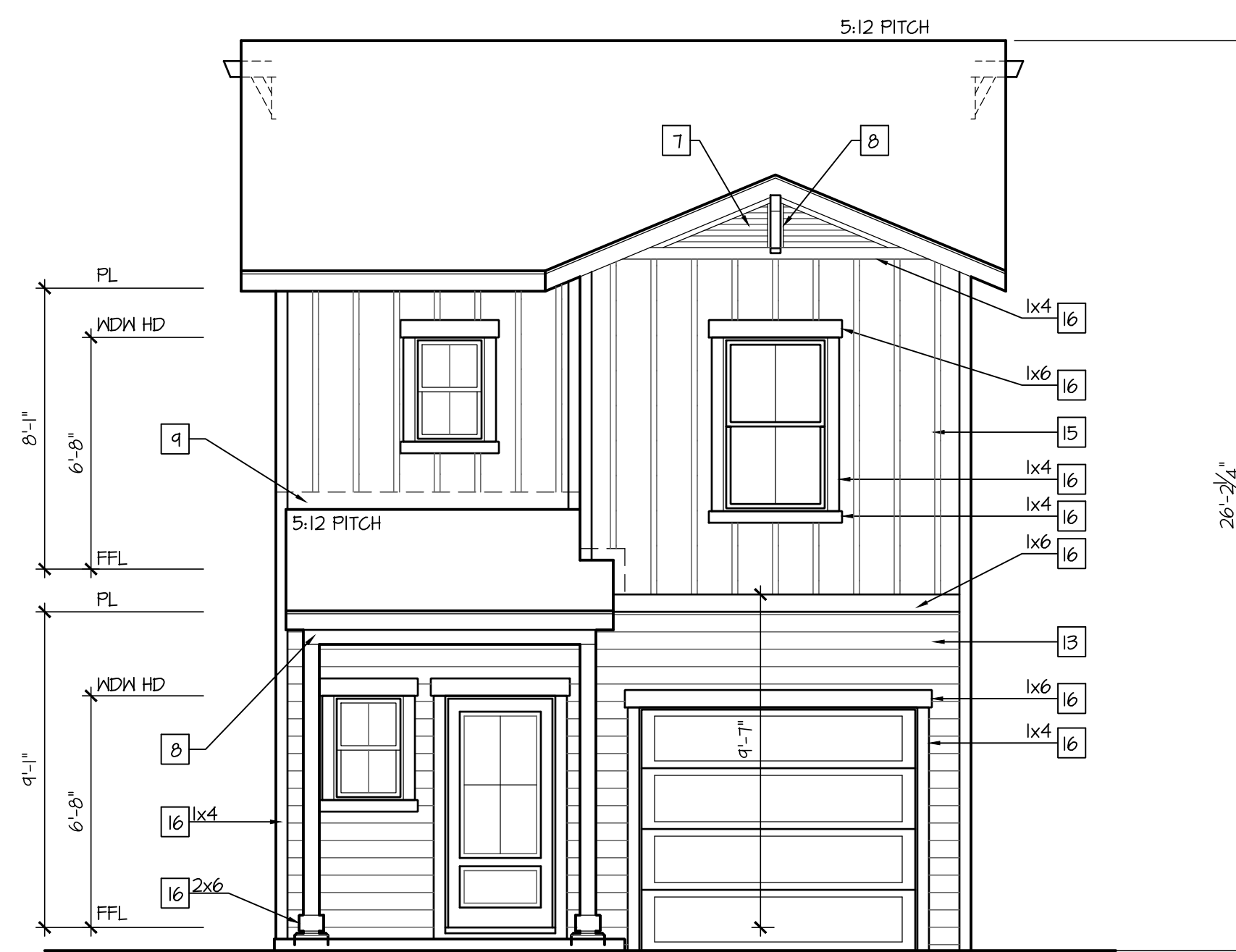
Roof Plan 'A'

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



Rear (Del Mar) Elevation '1A'

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



Front (Alley) Elevation '1A'

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

NOTES: IRC/CRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 6'-8" U.N.O. ON ELEVATIONS.
- ROOFING: CLASS 'A' FIRE-RETARDANT CONCRETE TILES. UES EVALUATION REPORT ER-1900.
- FLAT CONCRETE TILE PER GENERAL NOTES. SEE ROOFING DETAILS FOR FASCIAS.
- WINDOWS: VINYL WINDOWS. MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
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- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
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- PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- ROOF PITCHES FROM 2.5/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R905.3.2.

KEY NOTES:

- MASONRY:
- 1 NOT USED.
 - 2 NOT USED.
 - 3 NOT USED.
 - 4 NOT USED.
 - 5 NOT USED.
 - 6 NOT USED.
- TYPICALS:
- 7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - 8 RESAWN WOOD BRACE AND/OR BEAM. SEE DETAILS.
 - 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- SIDING:
- 10 NOT USED.
 - 11 NOT USED.
 - 12 NOT USED.
 - 13 FIBER CEMENT LAP SIDING PER DEVELOPER
W/ 5/4x4 CORNER TRIM BOARDS.
 - 14 NOT USED.
 - 15 FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C.
 - 16 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED



NEWPORT BEACH LOCATION:
1401 DOVE STREET
SUITE 230
NEWPORT BEACH, CA 92660
PHONE: 444-863-3000

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| NO. | DATE | REVISION: |
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| | | |

PROFESSIONAL SEAL:

PROJECT TITLE:

RESIDENTIAL LOT SPLIT

212 Del Mar Avenue
Costa Mesa, CA

CONCEPT PLAN NOT FOR CONSTRUCTION

CLIENTS NAME:
Habitat for Humanity Orange County
2200 Ritchey St
Santa Ana, CA 92705
(714) 434-6200

PROJECT NO: GMD21504

SHEET TITLE: PLAN 1A
PLAN '1A'

EXTERIOR ELEVATIONS

PRINT DATE:
August 8, 2022

SHEET NO:
A1.5

NOTES: IRC/CRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 6'-8" U.N.O. ON ELEVATIONS.
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KEY NOTES:

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- 4 NOT USED.
- 5 NOT USED.
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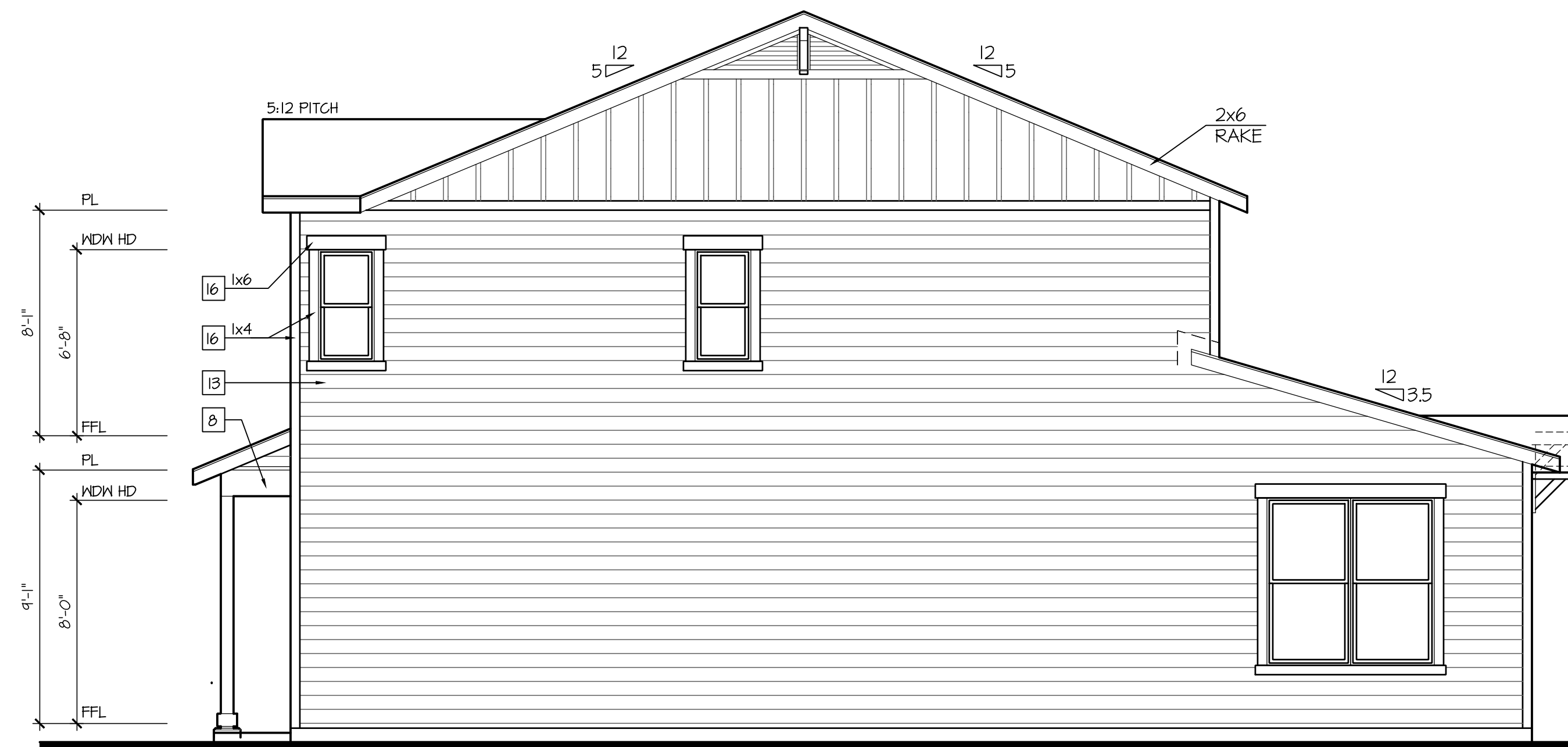
TYPICALS:

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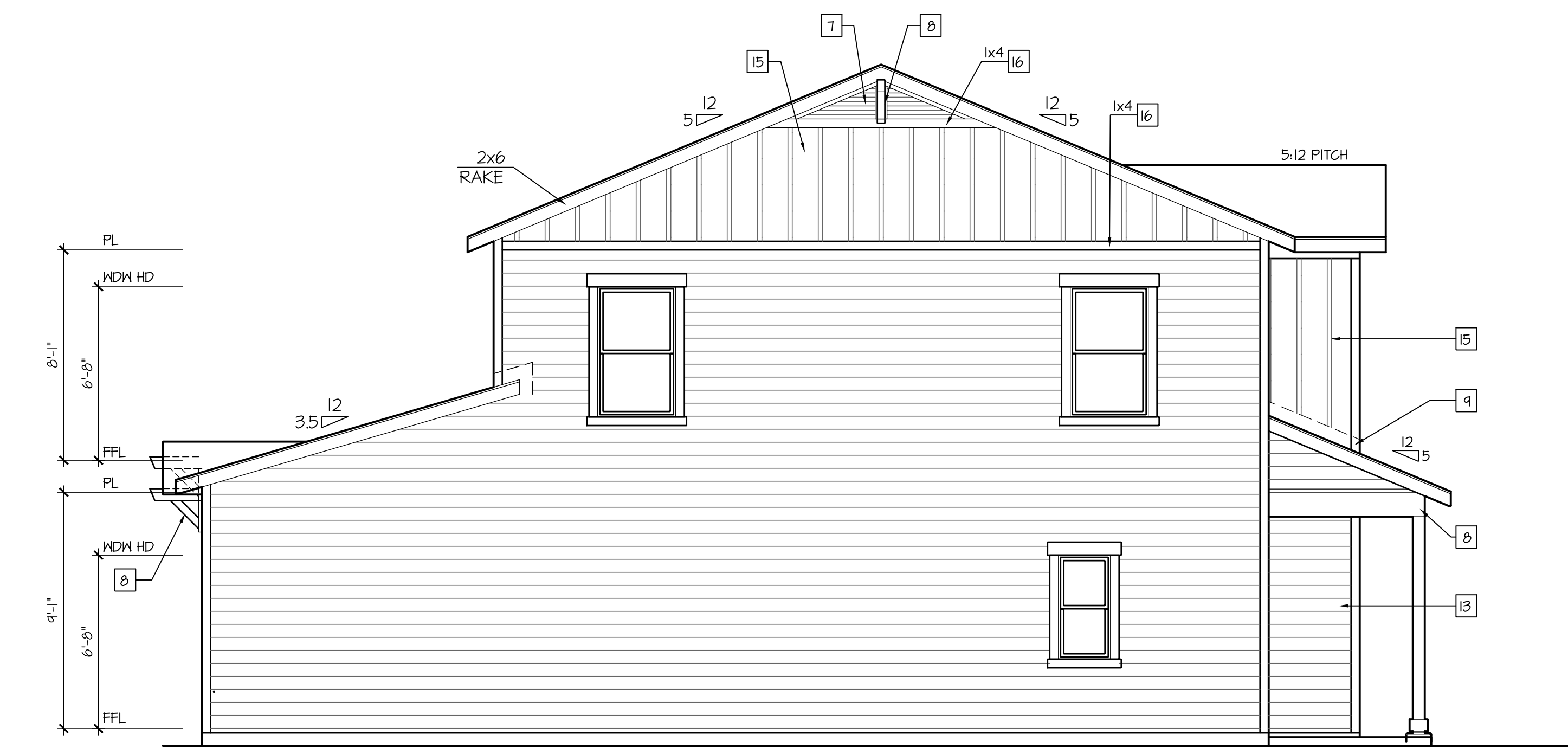
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Right Elevation 'A'

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



Left Elevation 'A'

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

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PROFESSIONAL SEAL:

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Orange County**
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PROJECT NO: GMD21504

SHEET TITLE: PLAN 1A

PLAN '1A'

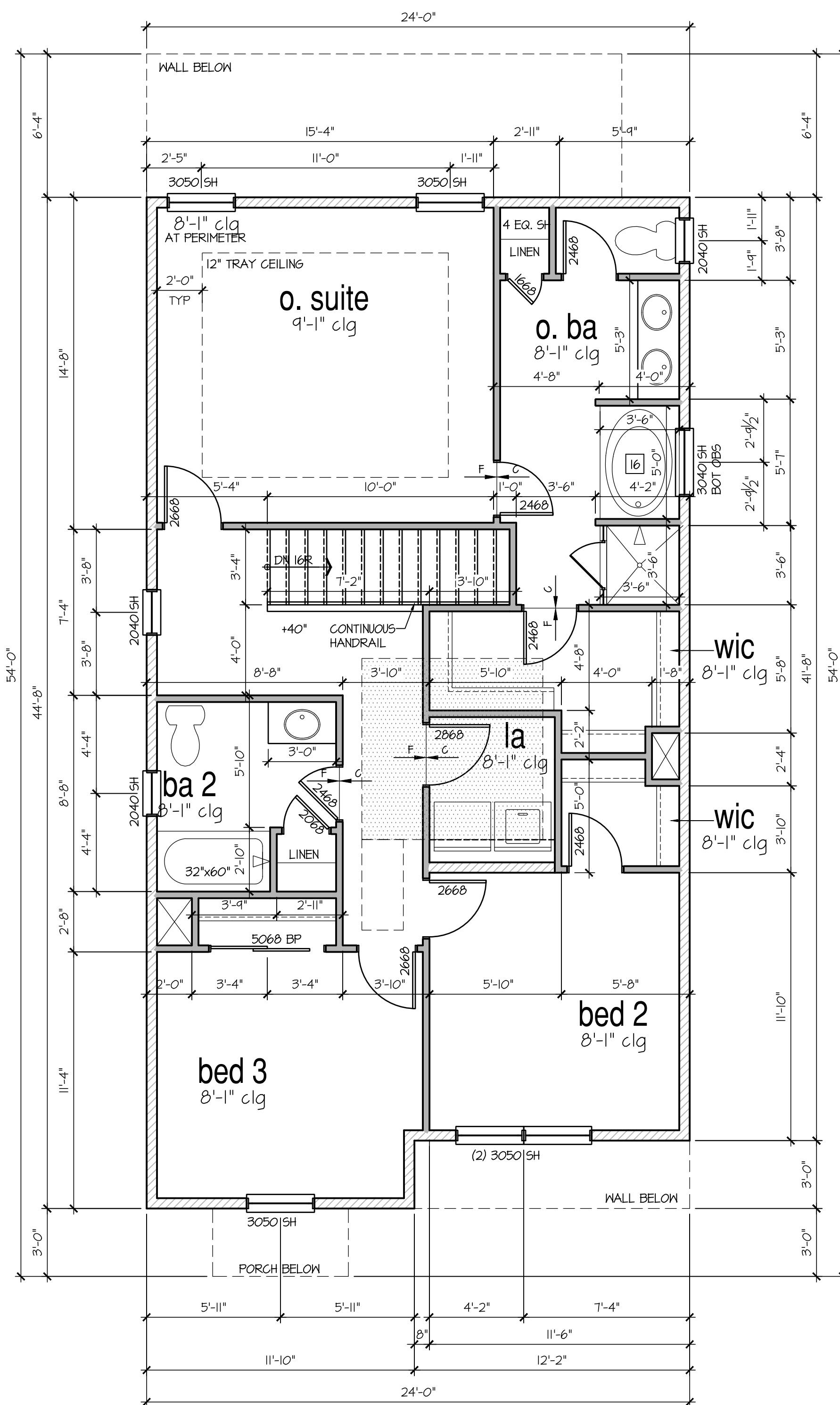
**EXTERIOR
ELEVATIONS**

PRINT DATE:

August 8, 2022

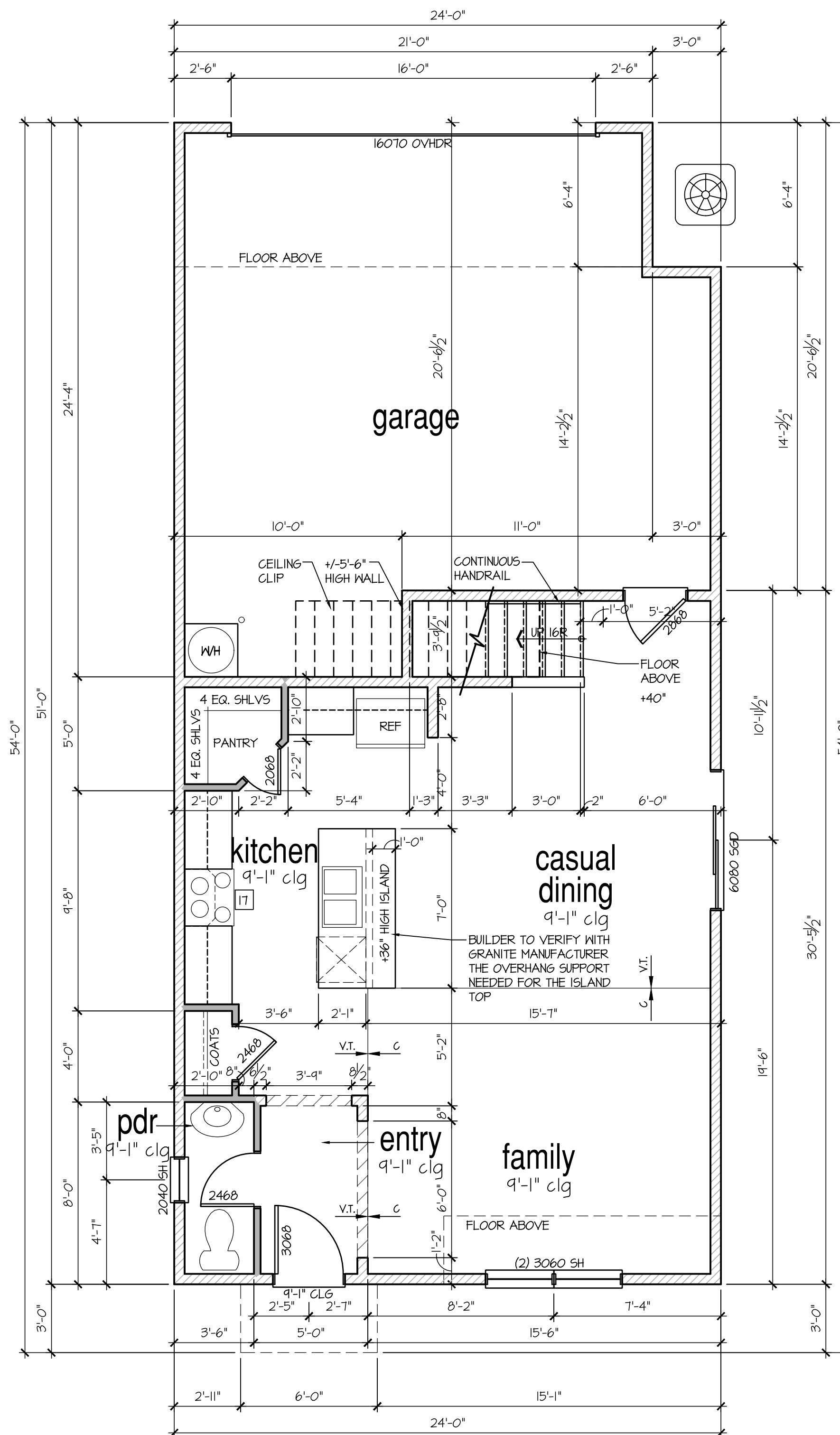
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A1.5.1



2nd Floor Plan 'A'

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



1st Floor Plan 'A'

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

wall legend

- 2X4 DEMO
- 2X4 EXISTING
- 2X4 NEW
- 2X6 NEW
- 2X8 NEW

| NO. | DATE | REVISION |
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PROFESSIONAL SEAL:

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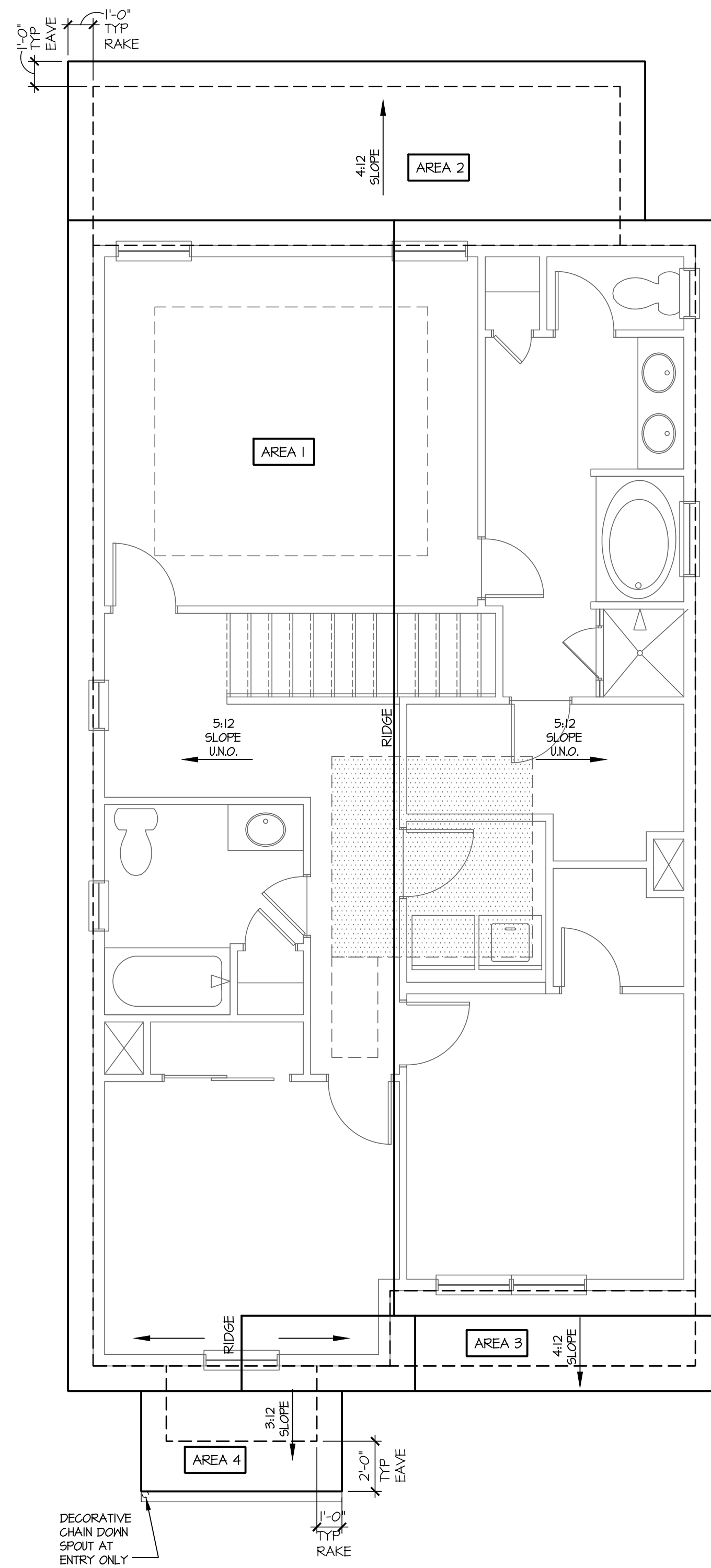
PROJECT NO: GMD21504

SHEET TITLE: PLAN 1A
PLAN '2B'

ROOF PLAN

PRINT DATE:
August 8, 2022

SHEET NO:
A2.3



Roof Plan 'A'

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

NOTES: IRC/CRC

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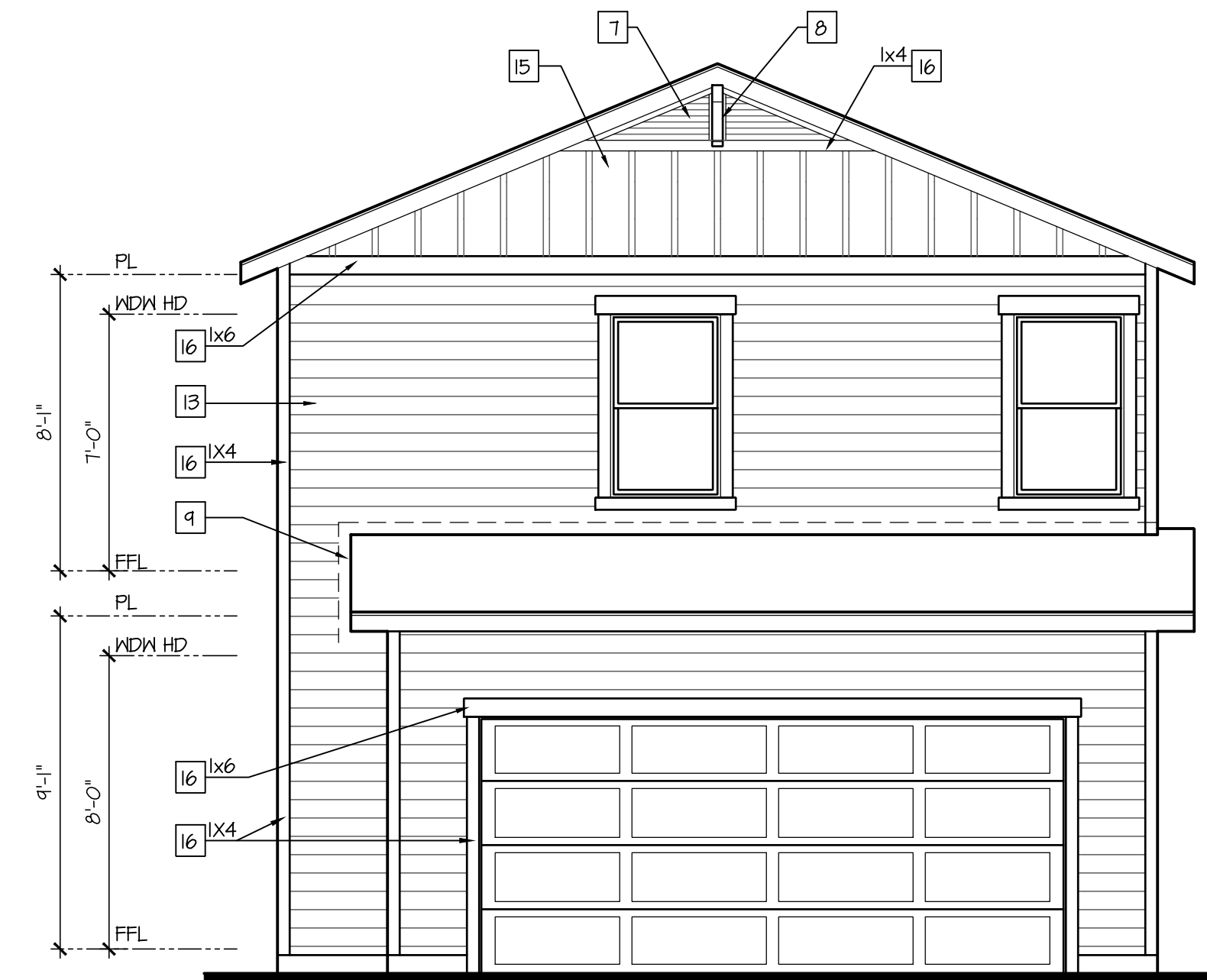
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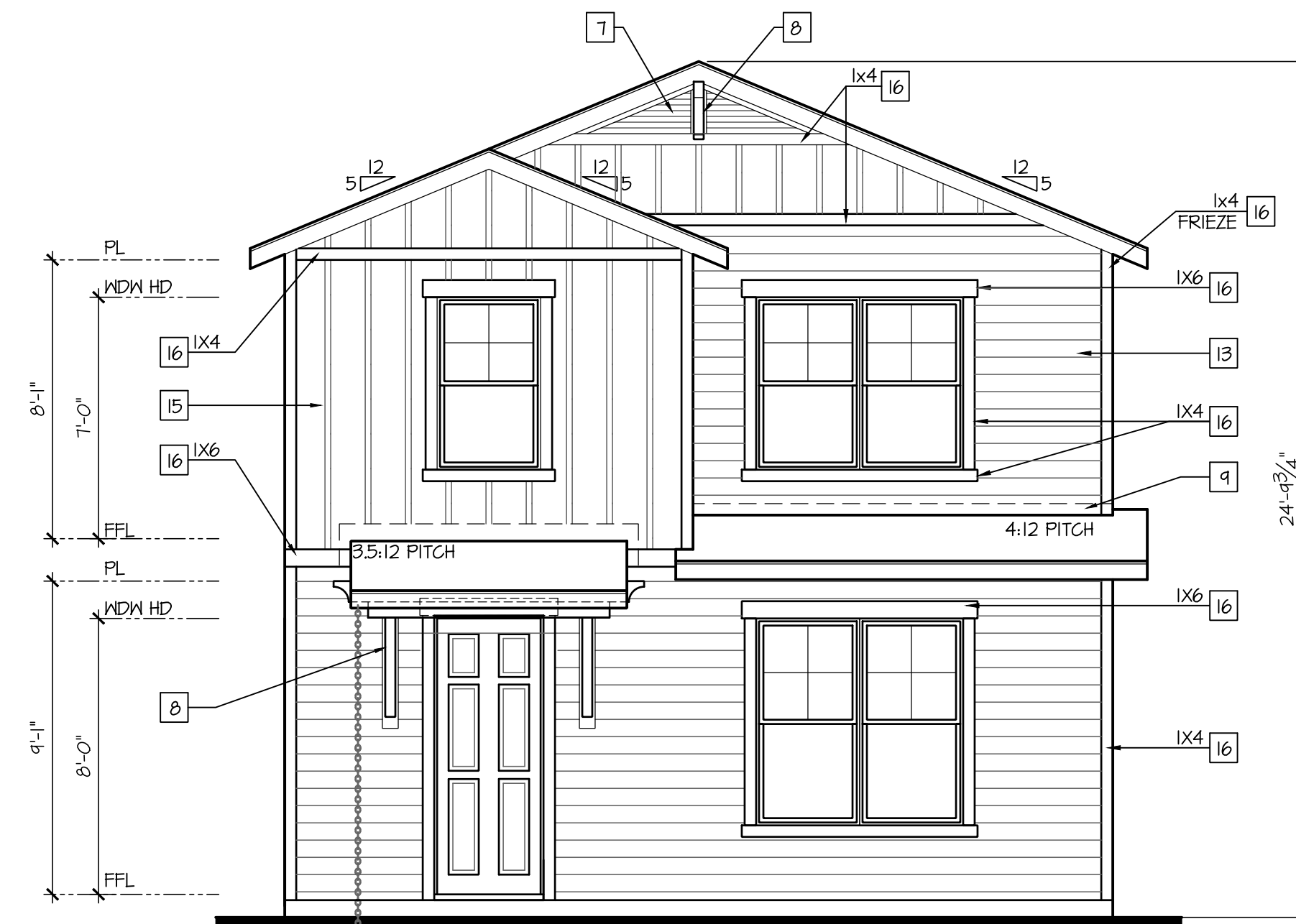
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Rear Elevation 'B'

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT



Front Elevation '2B'

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT

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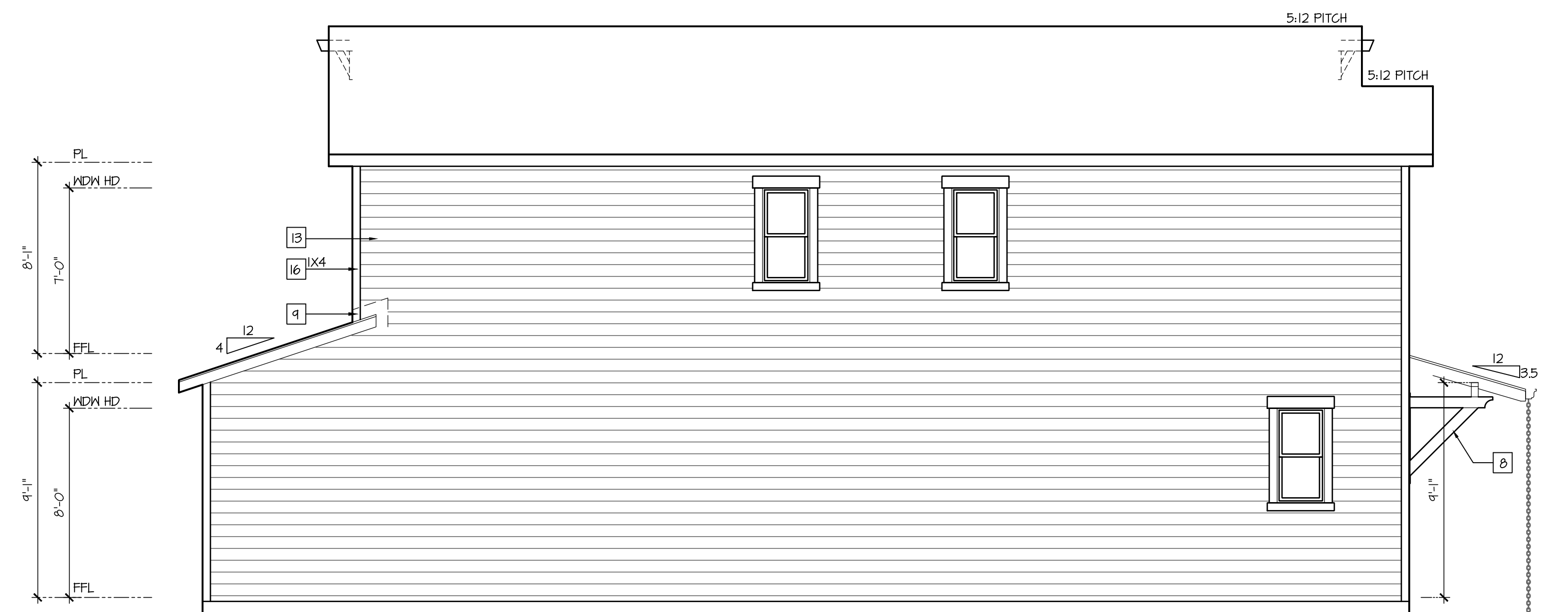
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