



CITY OF COSTA MESA

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

ECONOMIC & DEVELOPMENT SERVICES DEPARTMENT- PLANNING DIVISION

November 21, 2023

Catherine and Elizabeth Allen
1309 Ashford Lane
Newport Beach, CA 92660
gallennres.net

**RE: SB-9 Urban Lot Split – PM-23-01 (Tentative Parcel Map 2022-184)
278 Broadway**

Dear Ms. Allen:

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 cannot 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 contact the project planner, Caitlyn Curley at 714-754-5692, or at caitlyn.curley@costamesaca.gov.

Sincerely,

Jennifer Le
Director of Economic and Development Services

cc: Engineering
Fire Marshal
Building Division

PLANNING APPLICATION SUMMARY

Location: 278 Broadway Application: PM-23-01

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

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone	Single Family Residential (R1)	North	R1
		South	R1
General Plan	Low Density Residential	East	R1
		West	R1
Lot Dimensions	Existing: 50.45 FT x 130.05 FT Proposed: Parcel 1 – 46.66 FT x 7.33 FT Parcel 2 – 50.5 FT x 54 FT + 3.83 FT x 76.09 FT		
Lot Area	Existing: 6,560 SF Proposed: Parcel 1 – 3,456.3 SF Parcel 2 – 3,103.7 SF		
Existing Development	One, One-Story Single Family Dwelling with Detached Garage		

DEVELOPMENT STANDARD COMPARISON¹

Development Standard Required/Allowed Proposed/Provided

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size		
Minimum Street Frontage	10 FT	Parcel 1 – 46 FT – 8 IN Parcel 2 – 3 FT – 10 IN ²
Minimum Lot Area	1,200 SF / min 40% of the original lot	Parcel 1 – 3,456.3 SF / 52.7% Parcel 2 – 3,103.7 SF / 47.3%
Building Height	2 Stories/27 FT max	Parcel 1 – 2 Stories / 26 FT – 1 IN Parcel 2 – 2 Stories / 26 FT – 10 IN
Open Space	Min 40%	Parcel 1 – 52.9% Parcel 2 – 49.8%
Setbacks		
Front	20 FT	Parcel 1 – 20 FT Parcel 2 – 81 FT – 1 IN
Side (Left/Right)	4 FT	Parcel 1 – 4 FT / 4 FT Parcel 2 – 6 FT/ 4 FT
Rear	4 FT	Parcel 1 – 13 FT – 10 IN Parcel 2 – 5 FT – 6 IN
Distance Between Buildings	10 FT	20 FT – 7 IN
Parking		
TOTAL	1 per unit	Parcel 1 – 2 garage spaces and 1 open space Parcel 2 – 2 garage spaces
CEQA Determination	Exempt pursuant to Section 15268 – Ministerial Projects	
Final Action	Planning Division/Director of Economic and Development Services	
¹ Proposed development standards per architectural plans		

² 10-foot minimum street frontage required for vehicular access. Parcel 2 maintains vehicular access from the alley at the rear of the property, therefore, no access from the street is required.

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. The Urgency Ordinance incorporated the SB 9 provisions into Costa Mesa Municipal Code (CMMC) as Section 13-36 Two-unit Housing Development and Section 13-265.5 Parcel Maps for Urban Lot Splits.

Location

The subject property is located at 278 Broadway and is zoned Single-Family Residential (R1) District with a General Plan Land Use Designation of Low Density Residential. The project site is 6,560 square feet in area. The site is currently developed with an existing, one-story, 2,326-square-foot single-family residence and a detached two-car garage with alley access. The properties to the north, south, east across the alley, and west across Broadway are also zoned R1 and are developed with single-family residences. All adjacent residences, with the exception of 274 Broadway, are single story homes. 274 Broadway is a two-story home.

Proposed Project

The proposed project is a request to subdivide an existing lot into two new lots and construct two single-family residential units, one on each lot. Under SB9, two detached units are permitted to be constructed on a parcel that is zoned R1, therefore, for this case the issuance of building permits for the single-family residential units are not contingent of the final recordation of the parcel map. However, the new single-family homes will not be permitted to be sold individually until the applicant has recorded the final parcel map with the County of Orange. This report discusses both the construction of the new single-family homes and the subdivision of the existing parcel, however, condition of approval number seven has been added requiring the applicant to obtain an approved parcel map before the units can be sold separately.

Pursuant to CMMC Section 13-265.5(B), parcel maps shall be ministerially approved when the proposed urban lot split meets applicable requirements. The project proposes one rectangular lot and a flag lot, each with frontage on Broadway. Parcel 1 is proposed to be approximately 3,456.3 square feet with 46 feet, 8 inches of street frontage and a lot depth of 74 feet, 4 inches. Parcel 2 is proposed to be approximately 3,103.7 square feet with 3 feet, 10 inches of street frontage and a lot depth of 130 feet, 1 inch.

The proposed development complies with all applicable development standards. Once subdivided, each lot will have a single-family dwelling with an attached two-car garage. The garage for Parcel 1 will have driveway access from Broadway, while the garage for Parcel 2 will have driveway access from the alley at the rear of the property.

Table 1: Proposed Parcel 1 Development³

	SB9 Code Requirements	Proposed
Lot Area	Min 1,200 SF	3,456.3 SF
Lot Width	N/A	46 FT – 8 IN
Lot Depth	N/A	74 FT – 4 IN
Front Setback	20 FT	20 FT
Side Setback (Left/Right)	4 FT	4 FT
Rear Setback	4 FT	13 FT – 10 IN
Distance Between Buildings	10 FT	20 FT – 7 IN
Maximum Height	2 Stories / 27 Feet	2 Stories / 26 FT – 1 IN
Building Footprint Area	N/A	1,509 SF
Driveway Area	N/A	320 SF
Open Space	40%	1,627 SF (52.9%)
Parking Spaces	1 garage space/unit ¹	2 garage spaces
Driveway Width/Depth	16 FT /19 FT ²	16 FT / 20 FT

Table 2: Proposed Parcel 2 Development³

	SB9 Code Requirements	Proposed
Lot Area	Min 1,200 SF	3,103.7 SF
Lot Width	N/A	50 FT – 6 IN
Lot Depth	N/A	130 FT – 1 IN
Front Setback	20 FT	81 FT – 1 IN
Side Setback (Left/Right)	4 FT	6 FT/4 FT
Rear Setback	4 FT	5 FT – 6 IN

Distance Between Buildings	10 FT	20 FT – 7 IN
Maximum Height	2 Stories/27 Feet	2 Stories/26 FT – 10 IN
Building Footprint Area	N/A	1,437 SF
Driveway Area	N/A	180 SF
Open Space	40%	1,506 SF (49.8%)
Parking Spaces	1 garage space/unit ¹	2 garage spaces
Min. Driveway Width/Depth	16 FT/no min depth ²	None – alley access

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

² Driveways meeting the minimum dimensions can count toward required open parking. In this case, required parking is met, therefore open parking is not mandatory.

³ Proposed development standards per architectural plans

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.
- **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 gabled roofs for each unit. Additionally, stucco banding wraps around both houses at the second story to break up the massing of each unit.
- **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 on these elevations include second-story balconies with wood railing and stone base materials facing the street for both houses. Bay windows are also added to the front and street-facing elevations for each house to enhance the appearance. Banding along all sides of both houses at the second story ensure a consistent aesthetic treatment on all elevations look for both houses.
- **Roof Forms:** Variation in roof form, orientation and pitch have been provided. The project includes a variety of front and side gable roofs, with emphasis given toward the street facing elevations.

- **Window Placement:** The placement of second story windows have been considered. The neighboring residence to the north is two-stories and the home to the south is single story. There will be no direct views into the neighboring windows as all second story windows will have a sill height of at least five feet. Further, the subject property and the property to the east, at the rear of the subject parcel, are separated by an ally. Due to the distance between the properties across both the alley and street and the subject property, there will be no direct views from the second stories of the proposed structures to these parcels.
- **Integration of Second-Story Construction:** The project includes two new residences with integrated second stories. As discussed above, the variation in roof heights and forms, second-story balconies and stucco banding for both homes provides an integrated appearance of the two homes. Therefore, the second stories are incorporated into the design of the overall project.
- **Site Planning Considerations:** The project site is developed and does not 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 consistent in architectural design in that they have similar contemporary styles and incorporate different 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 52.7 percent and Lot 2 is proposed to be 47.3 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 3,456.3 square feet and Lot 2 is proposed to be 3,103.7 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. 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 project would provide two new market-rate housing units, consistent with satisfying the City's required Regional Housing Needs Assessment (RHNA).

- 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 52.9 and 49.8 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.

- *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 categorically 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 the units to be sold individually. The subdivision map shall be recorded prior to the separate sale, or transfer of ownership, of the new parcels.
8. The standard subdivision requirements, code requirements, and special district requirements for PM-23-01 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 CMMC Sec. 13-208 through 13-261 inclusive.

13. 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.
14. 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.
15. Survey Monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyors Act and Business and Professional code.
16. Submit cash deposit or surety bond to guarantee monumentation prior to approval of the final map. Amount to be determined by City Engineer.
17. 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.
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 prohibited 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. 6. Comply with the requirements of the adopted, 2022 California Residential Code or the 2022 California Building Code, 2022 California Electrical code, 2022 California Mechanical code, 2022 California Plumbing code, 2022 California Green Building Standards Code and 2022 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 2022 California Fire Code and referenced standards as amended by the City of Costa Mesa.
- Bus. 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.
- Lic.

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.

20'-0" REAR YARD RULE TABLE - FRONT LOT	
20'-0" REAR YARD AREA	930.0 SF
25% ALLOWED BUILDING COVERAGE	232.5 SF
ACTUAL BUILDING COVERAGE	218.0 SF
ACTUAL COVERAGE PERCENTAGE	23.44%
LOT COVERAGE OPEN SPACE - FRONT LOT (40% MIN REQ)	
LOT AREA	3,456.3 SF
FIRST FLOOR BUILDING AREA	1509.0 SF
DRIVEWAY AREA	320.0 SF
TOTAL BLDG AND DRIVEWAY AREA	1829.0 SF
OPEN SPACE PERCENTAGE	52.9%
OPEN SPACE	1,627.3 SF

LOT COVERAGE OPEN SPACE-REAR LOT (40% MIN REQ)	
LOT AREA	3,103.7 SF
FIRST FLOOR BUILDING AREA	1,437.0 SF
DRIVEWAY AREA	160.0 SF
TOTAL BLDG AND DRIVEWAY AREA	1,597.0 SF
OPEN SPACE PERCENTAGE	49.8%
OPEN SPACE	1,506.7 SF

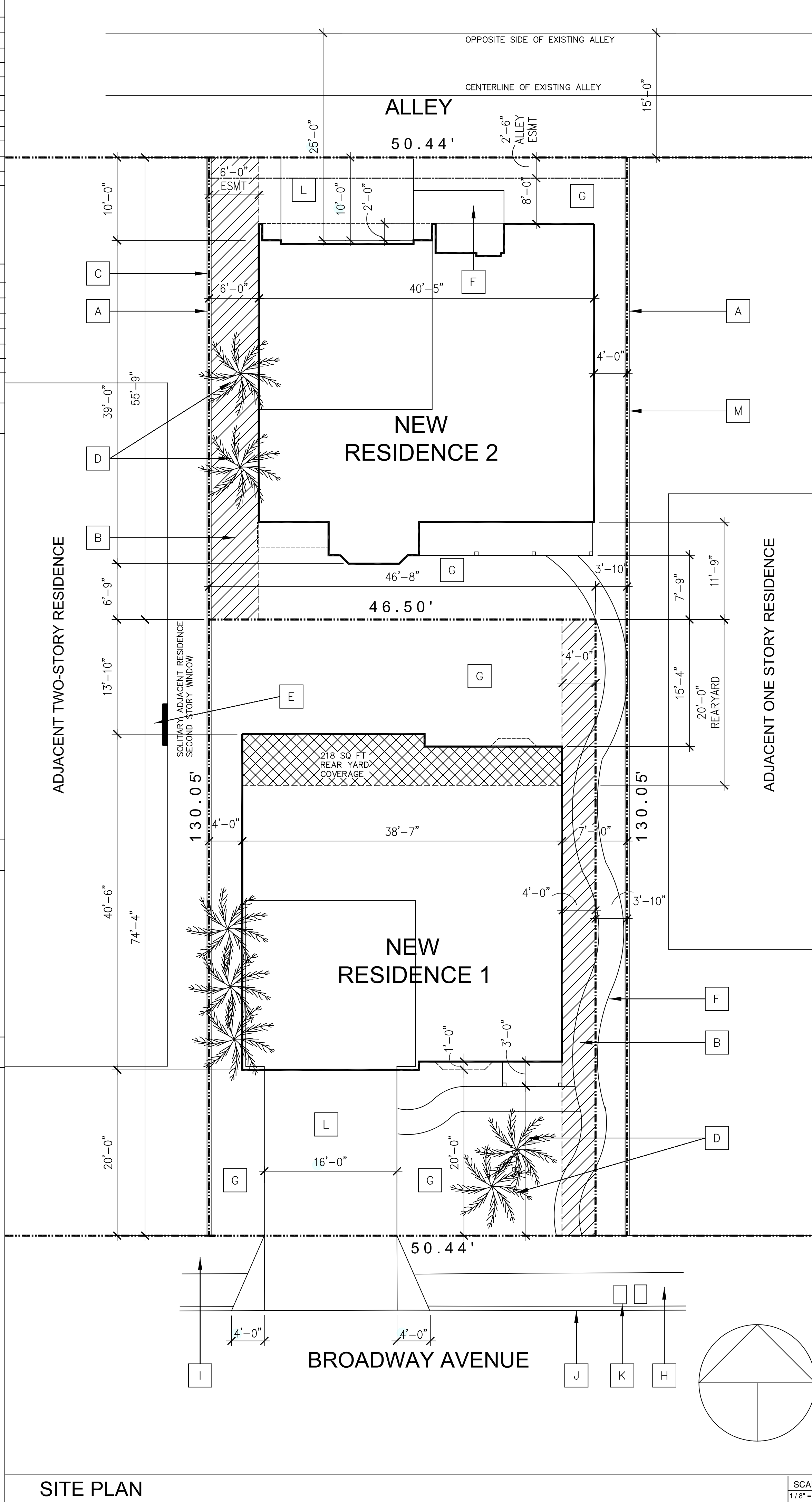
ZONING INFO

- A PROPERTY LINE
- B EGRESS AND ACCESS EASEMENT
- C EXISTING 6'-0" HIGH CONC BLOCK WALL AND FENCE
- D EXISTING TREES TO BE PRESERVED
- E NEIGHBORING RESIDENCE WINDOW LOCATION
- F CONC SIDEWALK
- G LANDSCAPING AREAS
- H LANDSCAPED PARKWAY
- I SIDEWALK
- J CURBFACE
- K UTILITY VAULTS
- L CONC DRIVEWAY
- M NEW 6'-0" HIGH CONC BLOCK WALL AND FENCE

KEYNOTES

- 1 CONSTRUCT RESIDENCE 1 DRIVEWAY PER CITY OF COSTA MESA STD 513 (W = 16'-0" X = 4'-0")
- 2 SETBACKS MEASURED FROM FACE OF FINISH
- 3 GRADE NOT TO BE RAISED MORE THAN 30" FROM THE GRADE OF THE NEIGHBORING RESIDENCE

PLANNING CONDITION NOTES



ADDRESS OF PROPERTY:
 278 BROADWAY
 COSTA MESA, CA 92627
 APN: 117-213-09
 TRACT 594
 BLOCK G
 LOT 9

OWNER/APPLICANT/OCCUPANTS:
 CATHERINE ALLEN AND
 ELIZABETH ALLEN
 1309 ASHFORD LANE
 NEWPORT BEACH, CA, 92660
 EMAIL:
 CATHERINEALLEN634@GMAIL.COM
 (949)525-6751

ARCHITECT:
 GARY MAXWELL
 MAXWELL AND ASSOCIATES
 14 OLD MINE COURT
 WIMBERLEY, TX 78676
 (949) 632-6018

OFF STREET PARKING:
FRONT LOT:
 REQUIRED PARKING : 0
 GARAGE: 2
 CARPORT: N/A
 OPEN: 2

REAR LOT:
 REQUIRED PARKING : 0
 GARAGE: 2
 CARPORT: N/A
 OPEN: 0

LOT AREA:
 6,560 SF (TO BE SUBDIVIDED)
 PARCEL 1 (FRONT LOT)
 3,456.3 SF 52.7% OF TOTAL
 PARCEL 2 (REAR LOT)
 3,103.7 SF 47.3% OF TOTAL

NUMBER OF DWELLING UNITS:
 1 PER LOT

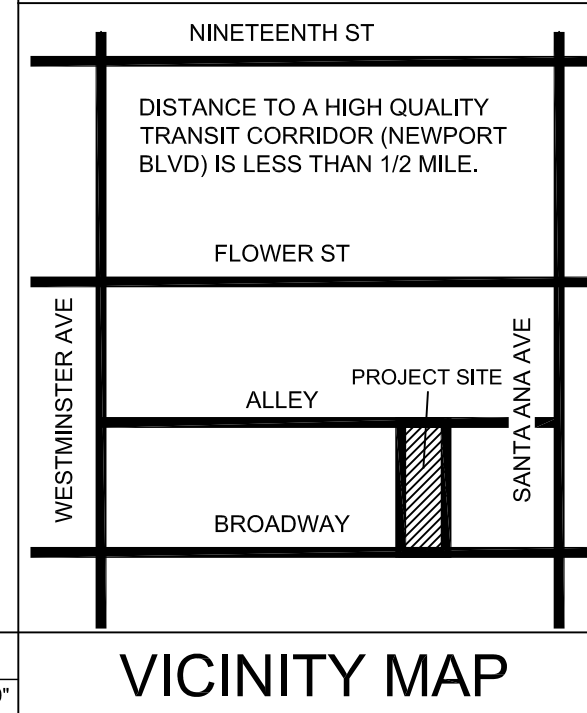
FLOOR AREA :
FRONT LOT
 FIRST FLOOR: 1,065 SF
 GARAGE: 444 SF
 SECOND FLOOR : 1,100 SF
 TOTAL RESIDENCE : 2,165 SF
 DECK: 30 SF

REAR LOT
 FIRST FLOOR: 993 SF
 GARAGE: 444 SF
 SECOND FLOOR : 1,436 SF
 TOTAL RESIDENCE : 2,429 SF
 DECK: 85 SF

INFO

- A-1 SITE PLAN AND INFO (BOTH RESIDENCES)
- A-1.1 RESIDENCE 1 FLOOR PLANS
- A-1.2 RESIDENCE 1 ELEC LAYOUT PLANS SECTIONS
- A-1.3 RESIDENCE 1 ELEVATIONS
- A-1.4 RESIDENCE 1 ROOF PLAN
- A-2.1 RESIDENCE 2 FLOOR PLANS
- A-2.2 RESIDENCE 2 ELEC LAYOUT PLANS SECTIONS
- A-2.3 RESIDENCE 2 ELEVATIONS
- A-2.4 RESIDENCE 2 ROOF PLAN SECTION

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SITE PLAN

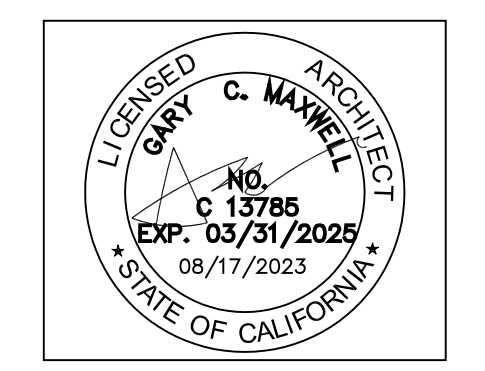
SCALE: 1/8" = 1'-0"

VICINITY MAP

M/a
 maxwell &
 associates
 architecture & planning

14 Old Mine Court
 Wimberley, Texas 78676
 8941 Atlanta Ave, Suite 365
 Huntington Beach, CA 92646
 949 632 6018
 gary@maxarc.com
 registrations: c13785

(2) NEW RESIDENCES
FOR
Elizabeth and Catherine Allen
 278 BROADWAY
 COSTA MESA, CA 92627

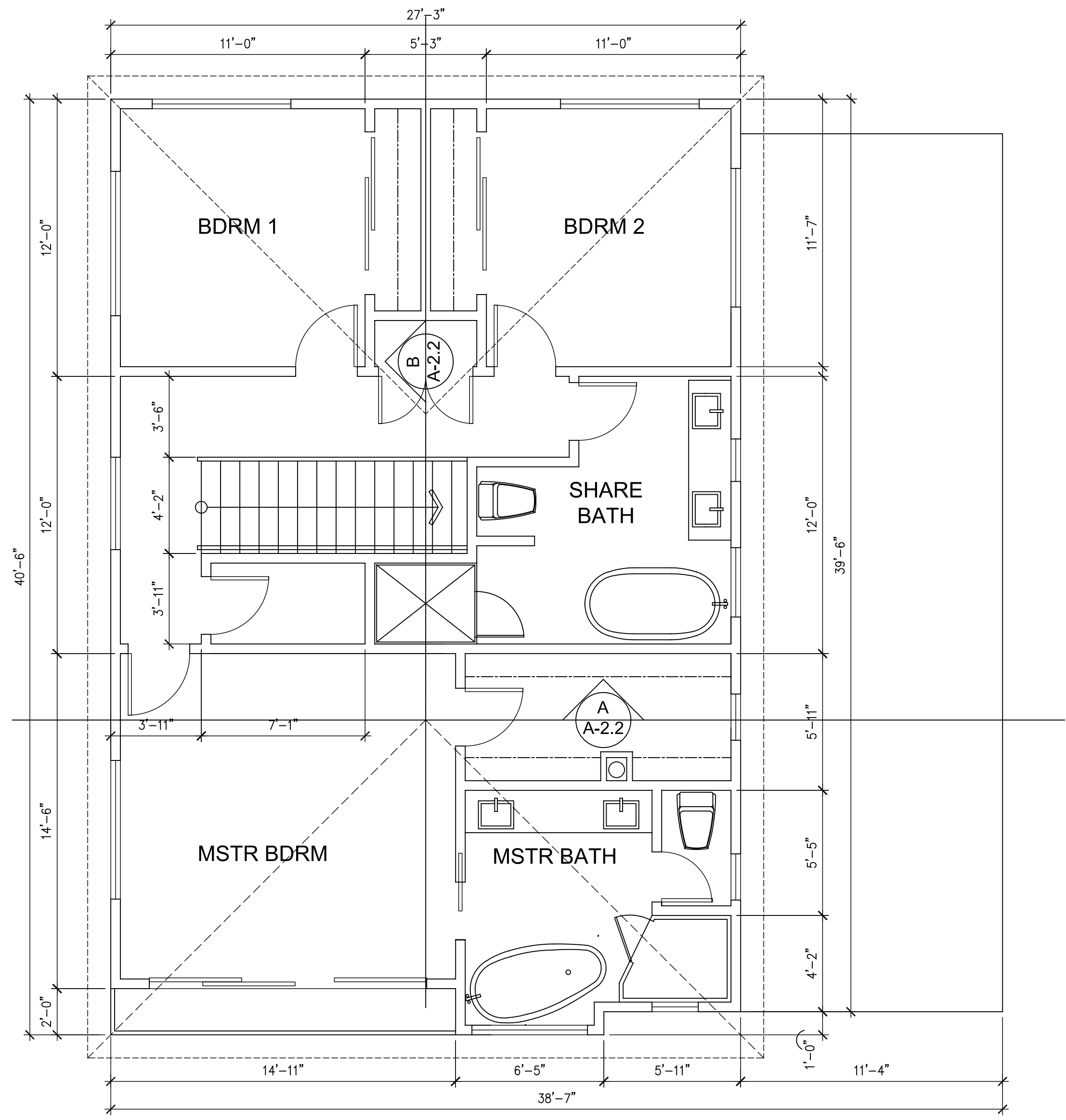


PROJECT NO	22074
DATE	08/17/2023

REVISIONS

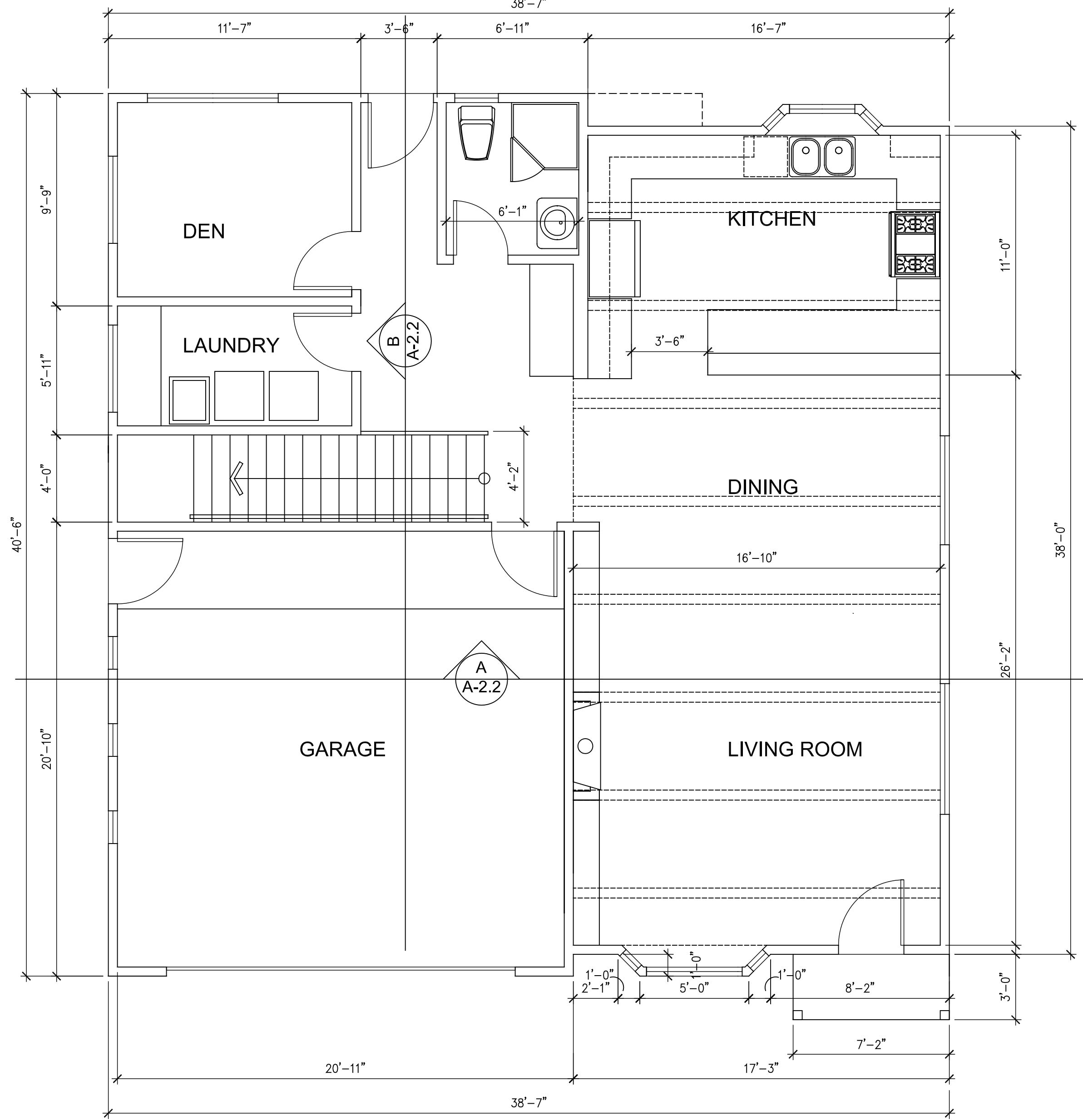
A-1

**(2) NEW RESIDENCES
FOR
Elizabeth and Catherine Allen**
278 BROADWAY
COSTA MESA, CA 92627



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

1 xxx

KEYNOTES

WINDOW NO.	WINDOW SIZE (A) WIDTH x HEIGHT	WINDOW TYPE	FRAME MATERIAL	MFG'R	EMERG. ACCESS	INTERIOR TRIM	SILL STOOD	GLAZING (B)	TEMPERED	REMARKS
1	4'-0" x 5'-0"	1	VINYL	MILGARD OR EQUAL		X	X	DUAL PANE		REPLACE EXIST
2	4'-0" x 5'-0"	1	VINYL	MILGARD OR EQUAL	X	X	X	DUAL PANE		
3	4'-0" x 1'-0"	2	VINYL	MILGARD OR EQUAL		X	X	DUAL PANE		7'-0" HEADER
4	6'-0" x 3'-0"	2	VINYL	MILGARD OR EQUAL		X	X	DUAL PANE		
5	5'-0" x 4'-0"	2	VINYL	MILGARD OR EQUAL	X	X	X	DUAL PANE		
6	2'-0" x 3'-0"	3	VINYL	MILGARD OR EQUAL		X	X	DUAL PANE	X	REPLACE EXIST
7	4'-0" x 2'-0"	2	VINYL	MILGARD OR EQUAL		X	X	DUAL PANE	X	7'-2" HEADER
8	4'-0" x 3'-0"	2	VINYL	MILGARD OR EQUAL		X	X	DUAL PANE	X	
9	6'-0" x 2'-6"	3	VINYL	MILGARD OR EQUAL				DUAL PANE	X	

WINDOW TYPE
1 DOUBLE HUNG
2 SLIDER
3 FIXED

NOTES
A VERIFY ROUGH OPENING WITH MANUFACTURERS INFO
B SEE TITLE 24 FOR U AND SHGC VALUES MIN.
C ALL SLEEPING ROOMS SHALL HAVE AT A MINIMUM (1) WINDOW (OR DOOR) COMPLYING WITH STANDARDS IN DETAIL 6/A-1
D THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION IS COMPLETED
E VERIFY EXISTING OPENINGS IN FIELD BEFORE ORDER REPLACEMENTS

WINDOW SCHEDULE

- EXISTING WALL TO REMAIN
- NEW 2 x 4 STUD WALL
- △ SEE WINDOW SCHEDULE
- ① SEE DOOR SCHEDULE
- X SEE KEYNOTES

SYMBOLS

DOOR NO.	DOOR SIZE (A) WIDTH x HEIGHT	DOOR TYPE	DOOR MATERIAL	FRAME MATERIAL	INTERIOR TRIM	GLAZING	FIRE LABEL	TEMPERED	REMARKS
1	3'-0" x 6'-8"	1	FIBERGLASS	PAINTED WOOD	X				WEATHERSTRIP
2	2'-6" x 6'-8"	2	WOOD	PAINTED WOOD	X				
3	2'-2" x 6'-8"	2	WOOD	PAINTED WOOD	X				
4	2'-6" x 6'-8"	2	WOOD	PAINTED WOOD	X				
5	2'-6" x 6'-8"	4	WOOD	PAINTED WOOD	X				
6	4'-0" x 6'-8"	5	METAL	METAL	X				
7	5'-0" x 6'-8"	5	METAL	METAL	X				
8	5'-0" x 6'-8"	6	METAL	METAL	X				
9	3'-0" x 6'-8"	1	WOOD	WOOD	X	X			SOLID WOOD SELF CLOSER
10	8'-0" x 6'-8"	3	METAL	METAL	X	X		X	

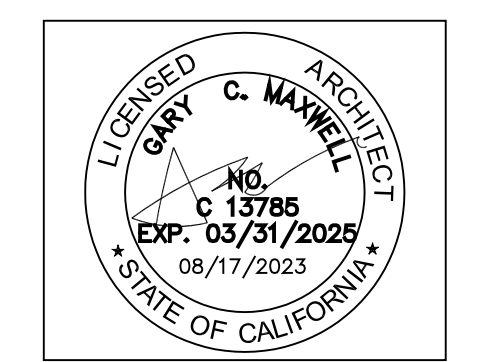
HARDWARE SCHEDULE

DOOR TYPE
1 SOLID CORE
2 HOLLOW CORE
3 SLIDING GLASS DOOR
4 BARN
5 MIRRORRED WARDROBE
6 BI-FOLD

NOTES
A VERIFY ROUGH OPENING WITH MANUFACTURERS INFO

1. ENTRY DOOR - DEADBOLT AND HANDLE
2. BEDROOM AND CLOSET DOORS - PASSAGE
3. BATHROOM DOORS - PRIVACY

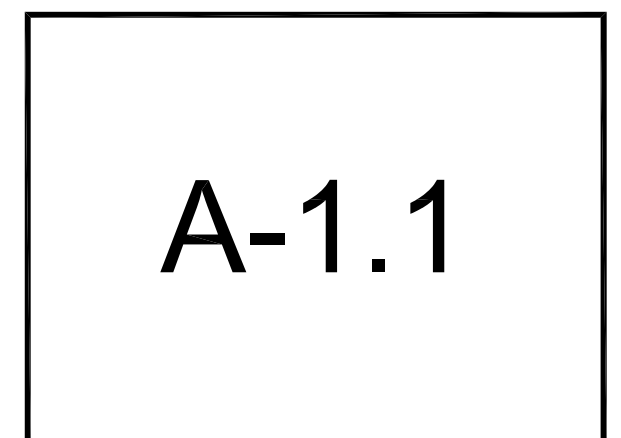
DOOR SCHEDULE

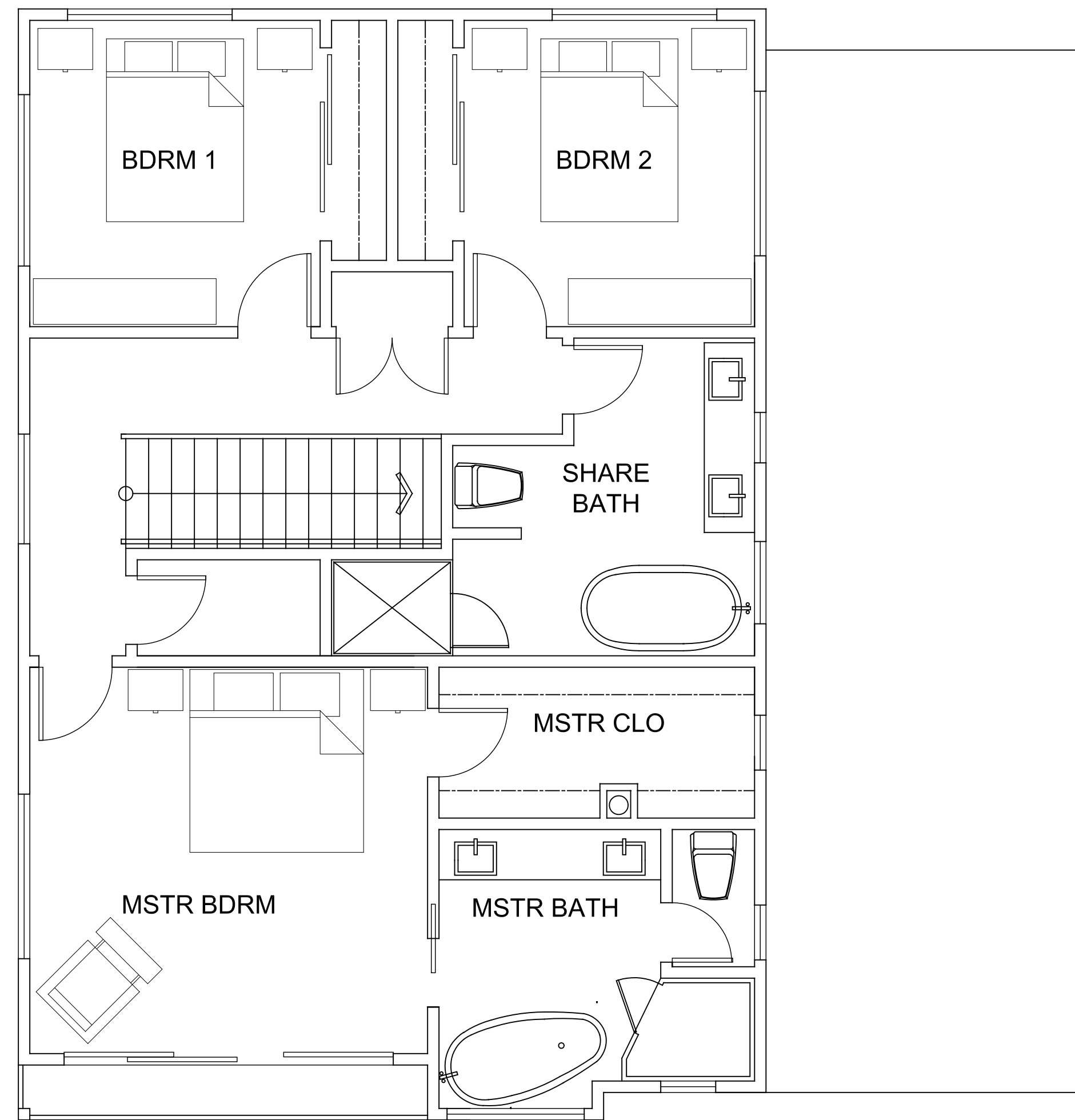


PROJECT NO 22074
DATE 08/17/2023

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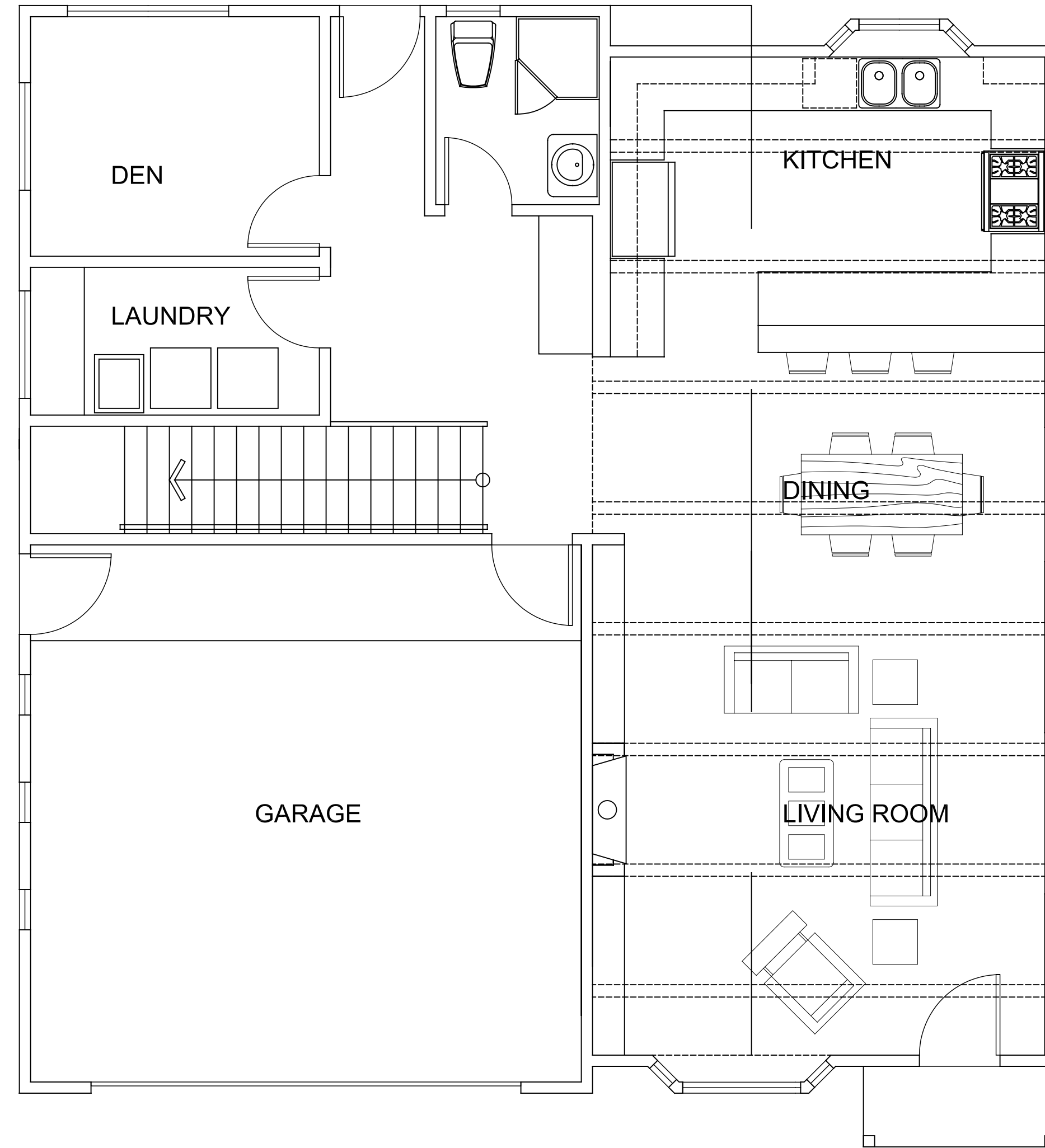
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SECOND FLOOR ELECTRICAL LAYOUT PLAN

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

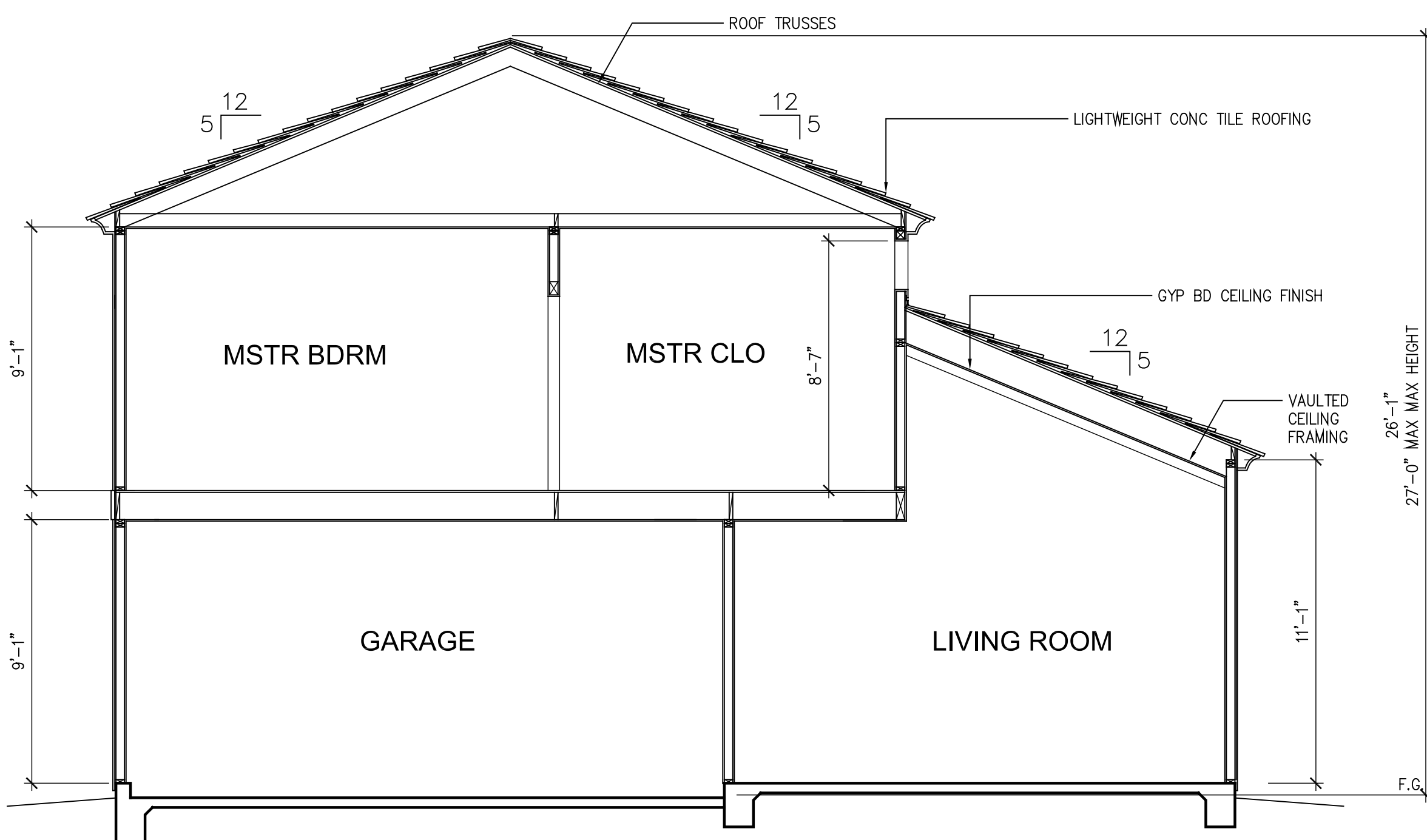


FIRST FLOOR ELECTRICAL LAYOUT PLAN

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

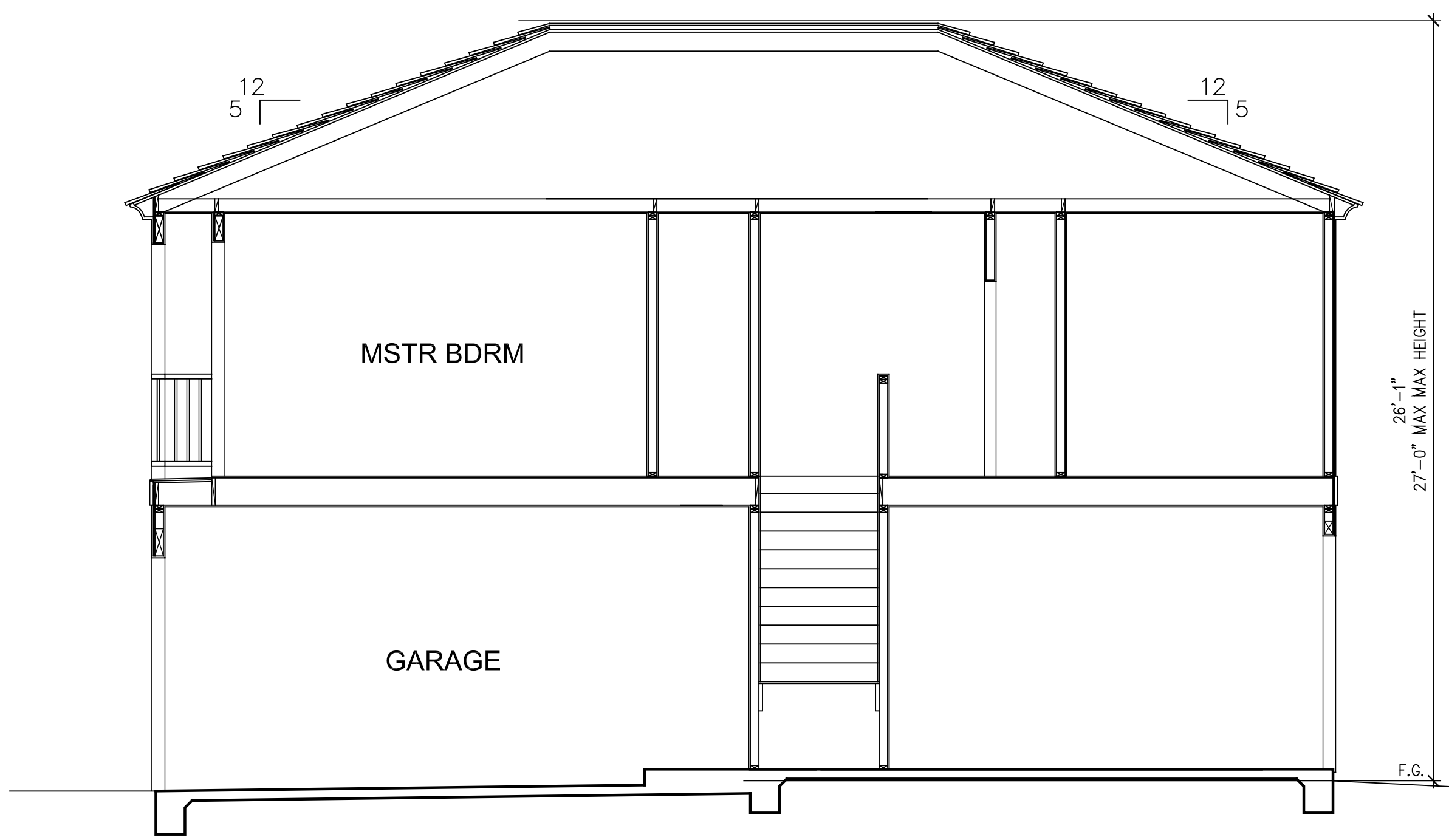
- COSSO**
- W/ BATTERY BACK UP, ALL EXISTING SMOKE DET. CAN REMAIN AS BATTERY OPERATED SD-SMOKE CO = CARBON DIOXIDE
 - EXHAUST FAN 60 CFM WITH HUMIDISTAT ENERGY STAR COMPLIANT, WITH HUMIDISTAT CONTROLS CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO 80%
 - L = LIGHT AND FAN COMBO
 - 100 CFM MIN AT STOVE HOOD
 - WALL MOUNTED ARC FAULT INTERRUPTOR RECEPTACLE OUTLET AT +18" AFF UNG
 - GFI PROTECTED OUTLET
 - 4" SURFACE MTD. FIXTURE
 - 4" RECESSED LED LIGHTING
 - WALL SURFACE MTD FIXTURE
 - CEILING FAN (L - LIGHTED)
 - SINGLE POLE SWITCH AT +36" AFF UNO DIMMER
 - VACANCY OR OCCUPANCY SENSOR
 - WATERPROOF MOTION AND LIGHT SENSOR
 - PENDANT LITE
 - HANGING LITE
 - GARAGE DOOR OPENER
 - 200A 200 AMP PANEL
 - MSU MINI SPLIT UNIT
 - TKLS TANKLESS WATER HEATER (199,000 BTUH)
 - SURFACE MOUNTED FLUOR LITE
 - WATER LINE
 - GAS LINE
 - HOSE BIBB
 - 220V 220V
 - 100 CFM INDOOR AIR QUALITY FAN
 - FAN EXHAUST, KITCHEN HOOD EXHAUST AND DRYER VENT TERMINATIONS MORE THAN 3'-0" FROM OPENINGS INTO THE BUILDING
- NOTES:**
- 1) FOR ELECTRICAL SYMBOLS SHOWN, SUCH LOCATIONS INDICATE CODE MINIMUMS AND MAY BE ADDED TO OR MOVED ABOUT PROVIDED CODE MINIMUMS ARE MAINTAINED. SWITCHING ONLY SHOWS CODE MANDATED SWITCHING (D OR V) ALL OTHERS AT OWNER DISCRETION
 - 2) ALL LIGHT FIXTURES ARE HIGH EFFICACY
 - 3) ALL ELECTRICAL OUTLETS TO BE TAMPER RESISTANT
 - 4) ALL EXTERIOR LIGHTS SHALL BE RATED FOR WET CONDITIONS

SYMBOLS



A SECTION

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



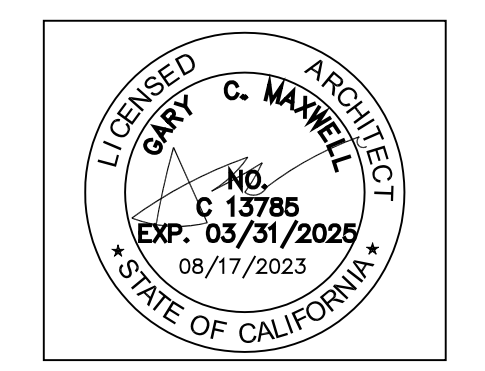
B SECTION

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

M/a
maxwell &
associates
architecture & planning

14 Old Mine Court
Wimberley, Texas 78676
8941 Atlanta Ave, Suite 365
Huntington Beach, CA 92646
949 632 6018
gary@maxarc.com
registrations: c13785

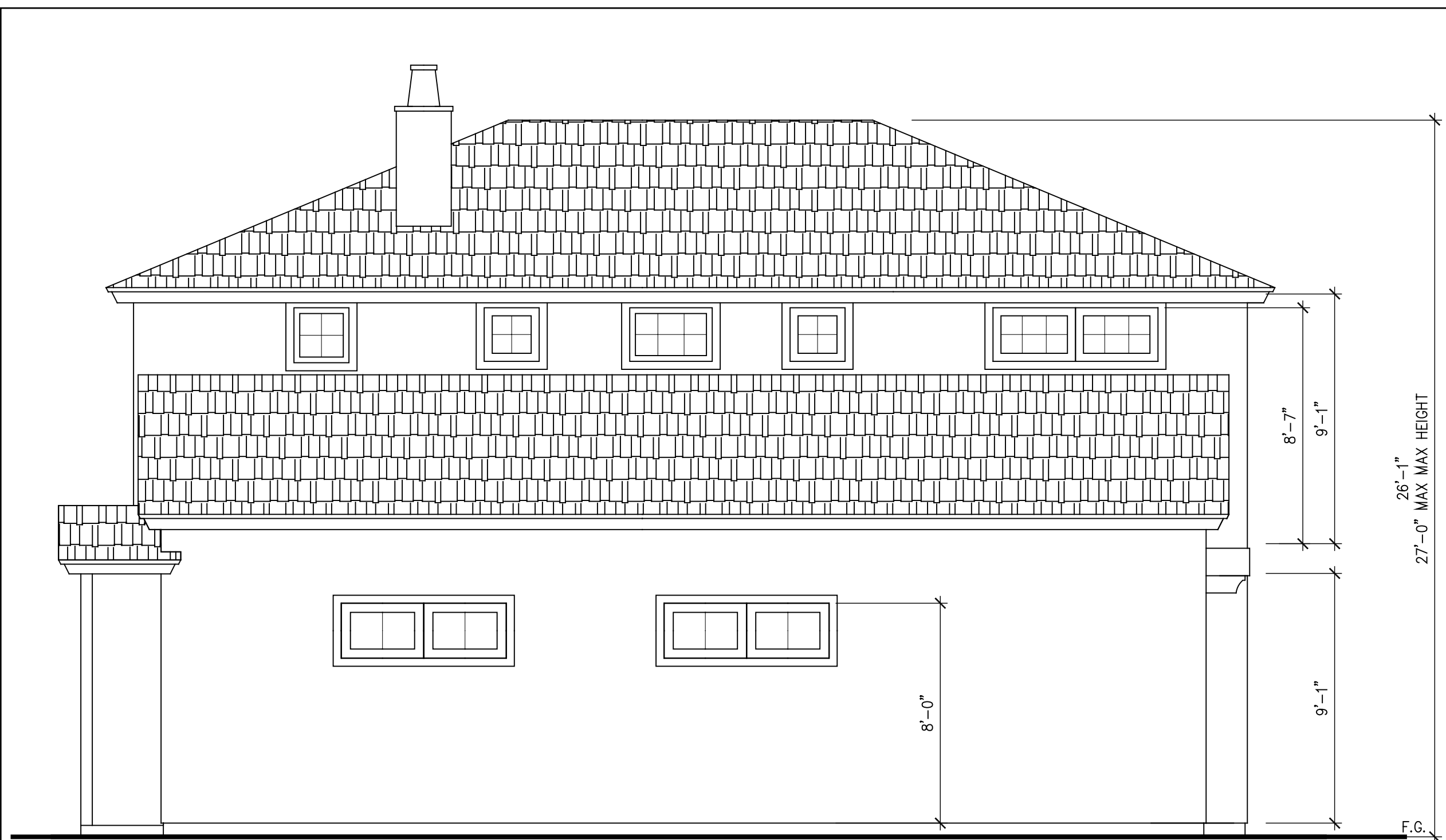
(2) NEW RESIDENCES
FOR
Elizabeth and Catherine Allen
278 BROADWAY
COSTA MESA, CA 92627



PROJECT NO 22074
DATE 08/17/2023

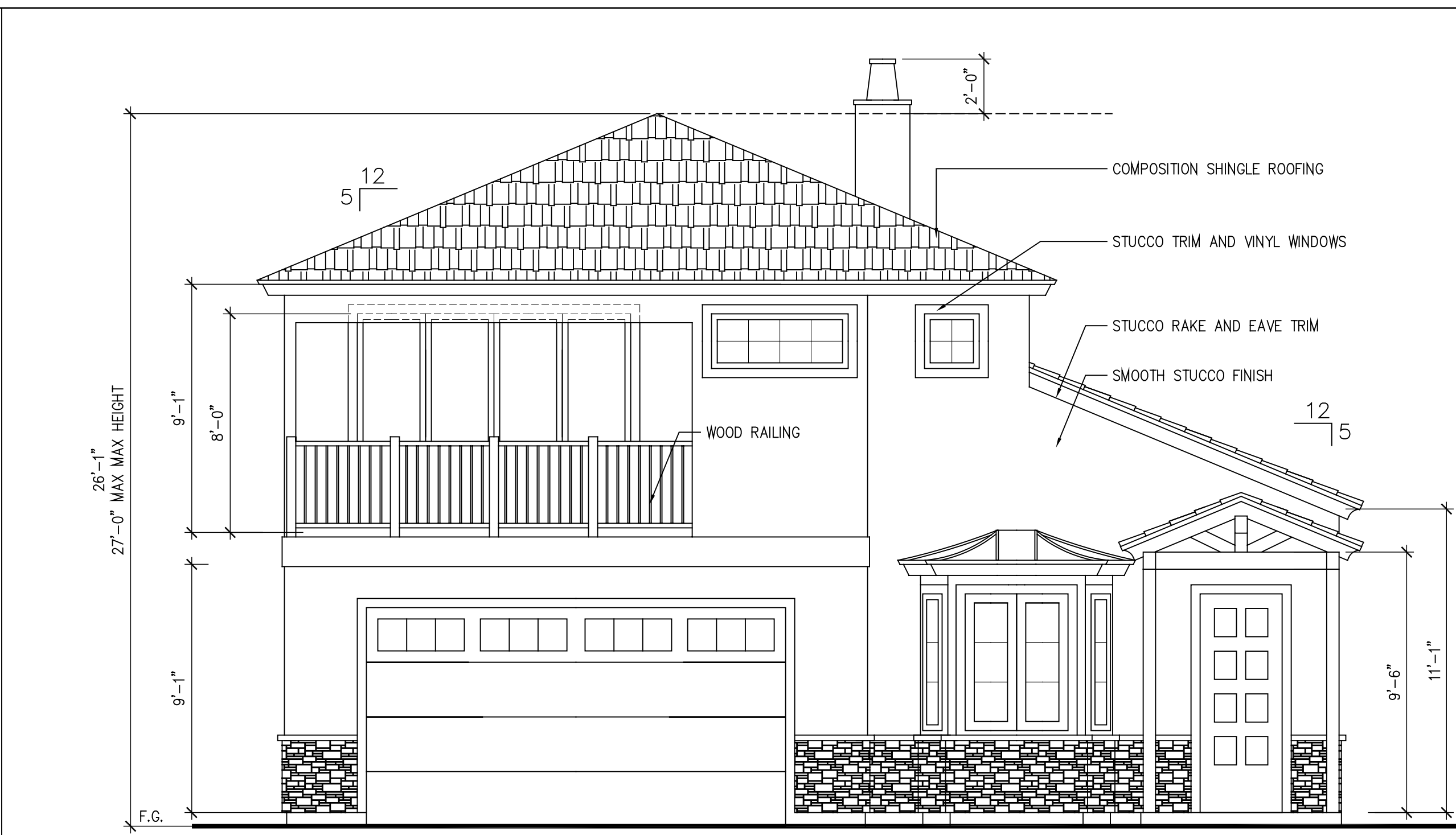
REVISIONS

A-1.2



EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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

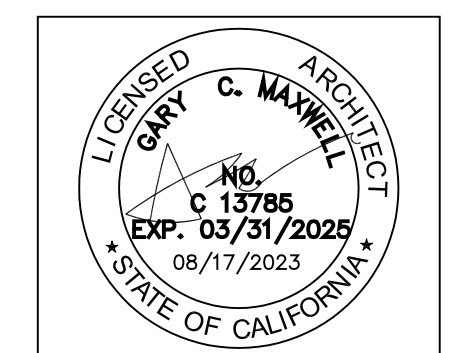


NORTH ELEVATION

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

KEYNOTES

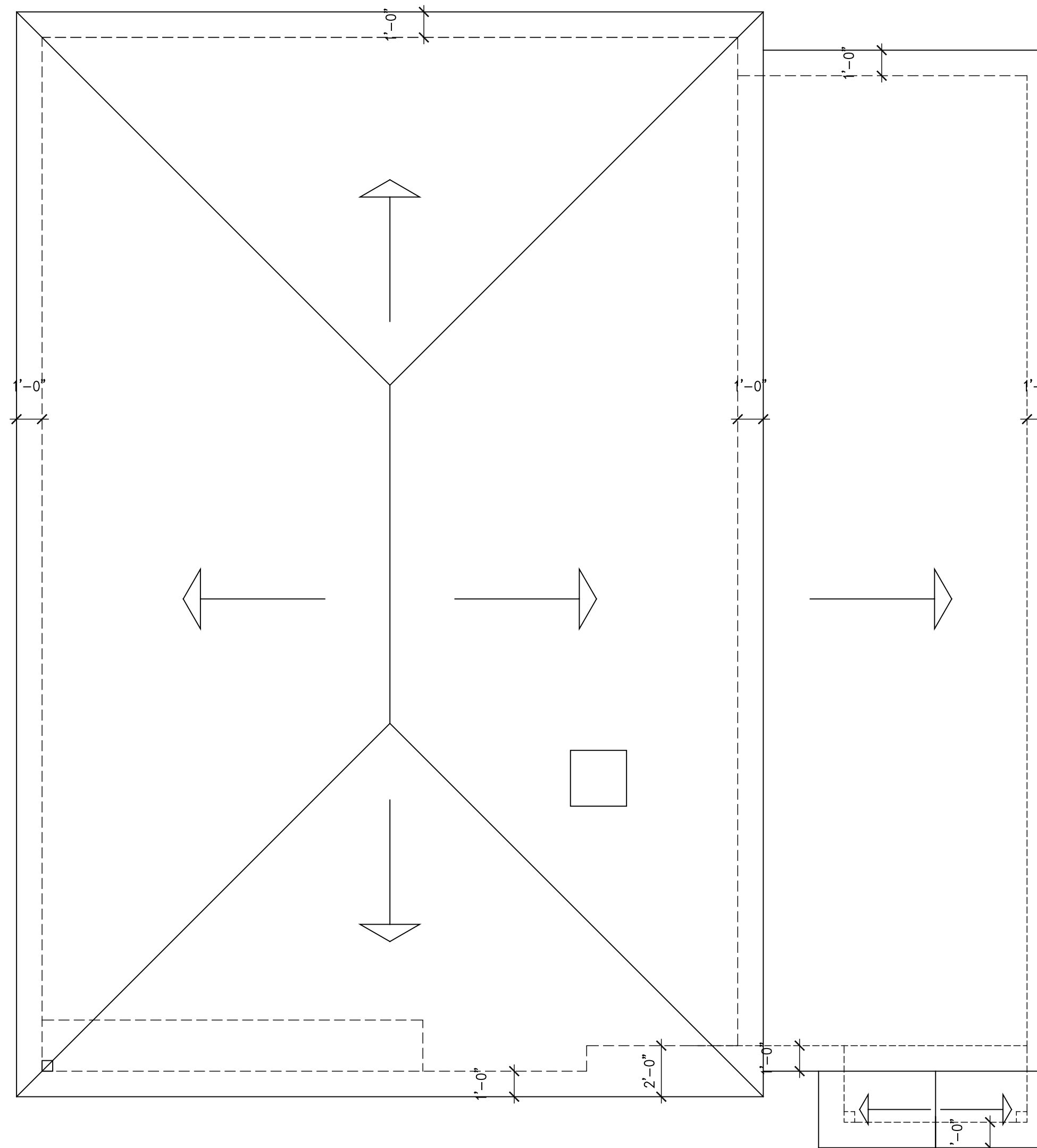
(2) NEW RESIDENCES
FOR
Elizabeth and Catherine Allen
278 BROADWAY
COSTA MESA, CA 92627



PROJECT NO	22074
DATE	08/17/2023

REVISIONS
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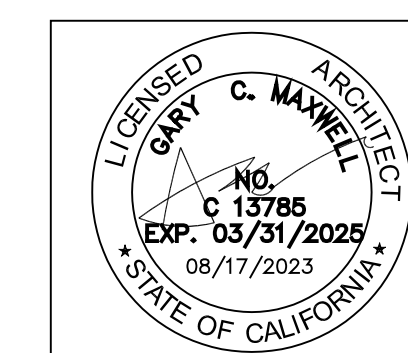
**(2) NEW RESIDENCES
FOR
Elizabeth and Catherine Allen**
278 BROADWAY
COSTA MESA, CA 92627



ROOF PLAN

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

KEYNOTES

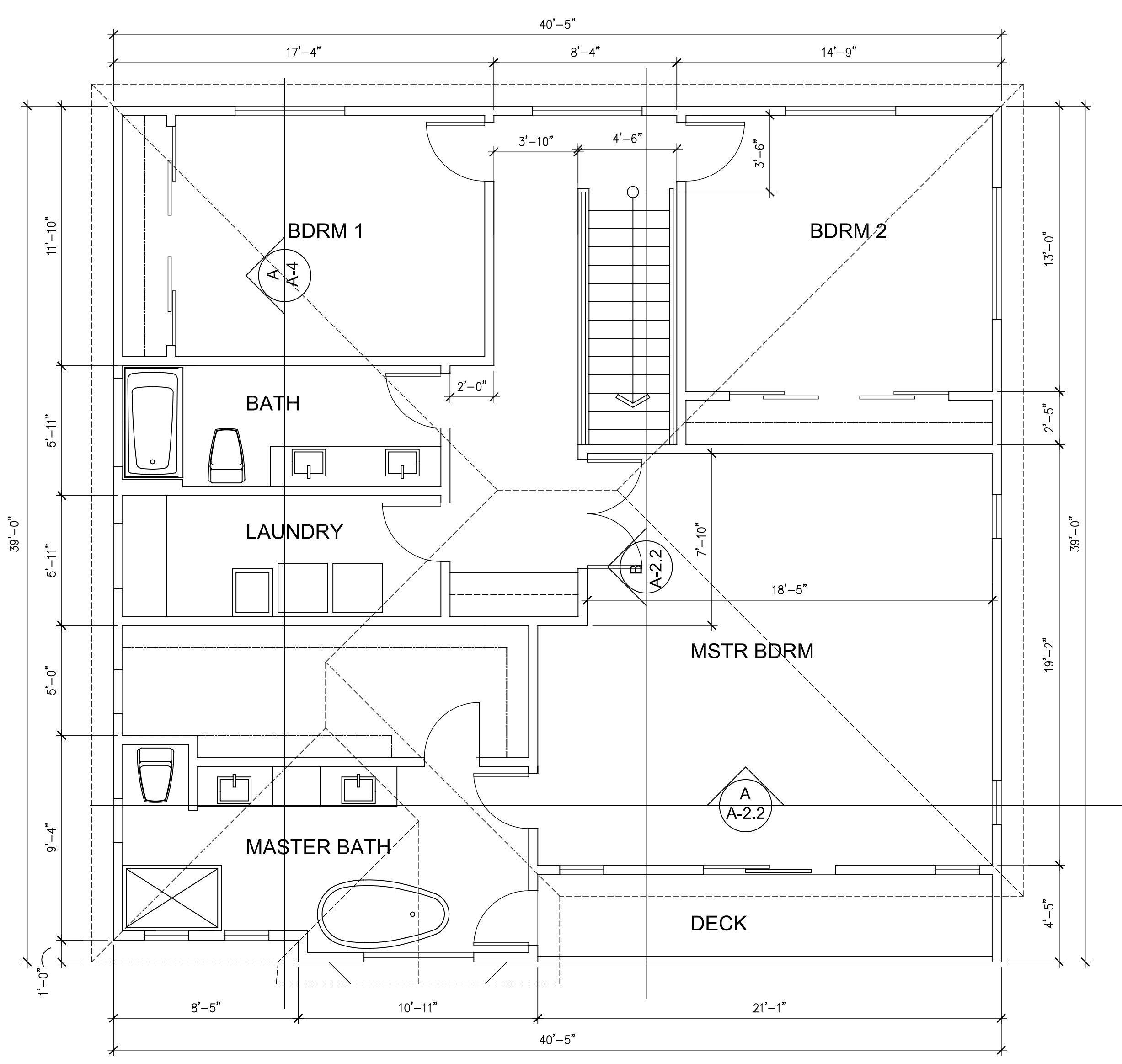


PROJECT NO	22074
DATE	08/17/2023

REVISIONS

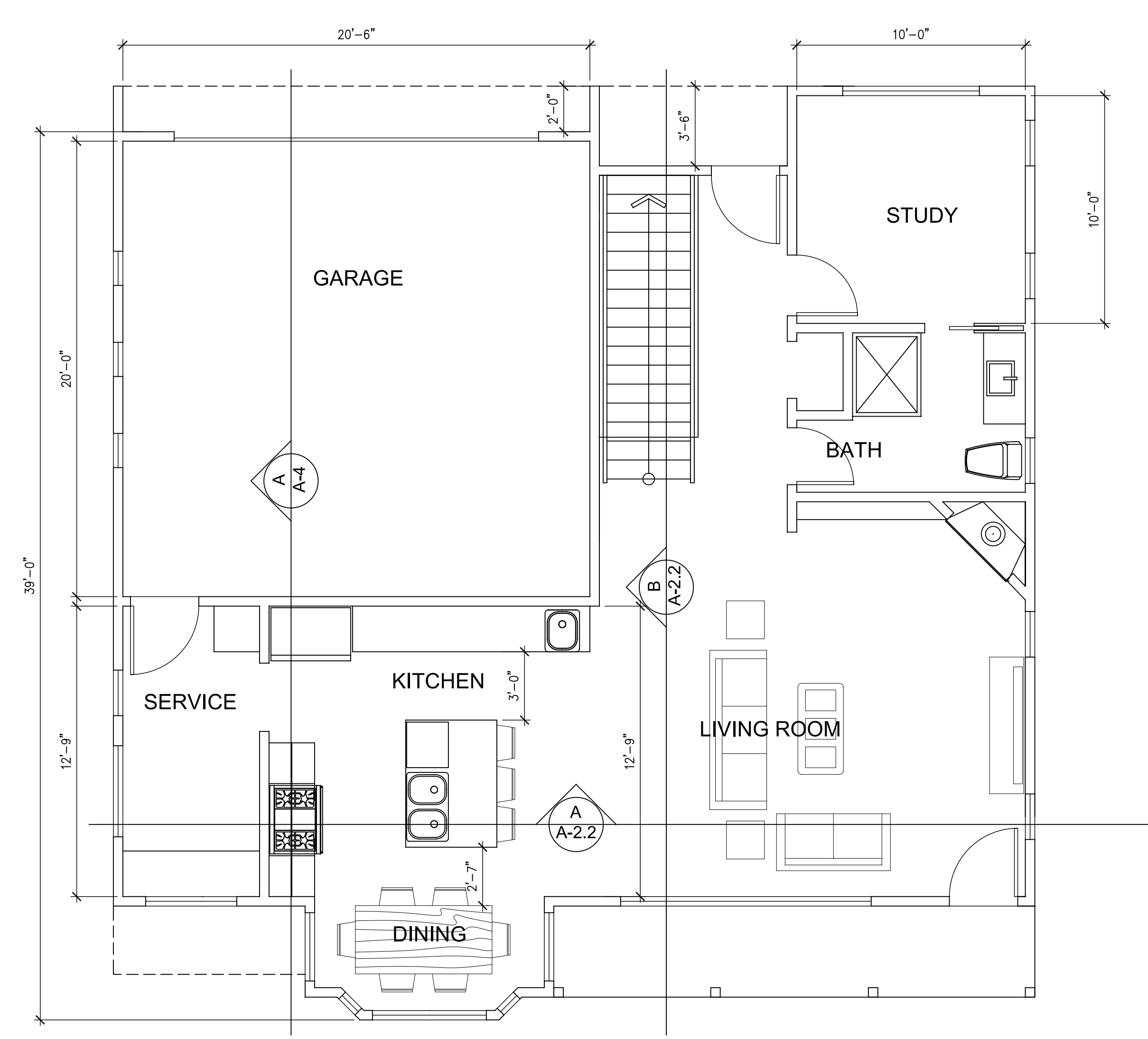
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(2) NEW RESIDENCES
FOR
Elizabeth and Catherine Allen
278 BROADWAY
COSTA MESA, CA 92627



SECOND FLOOR PLAN

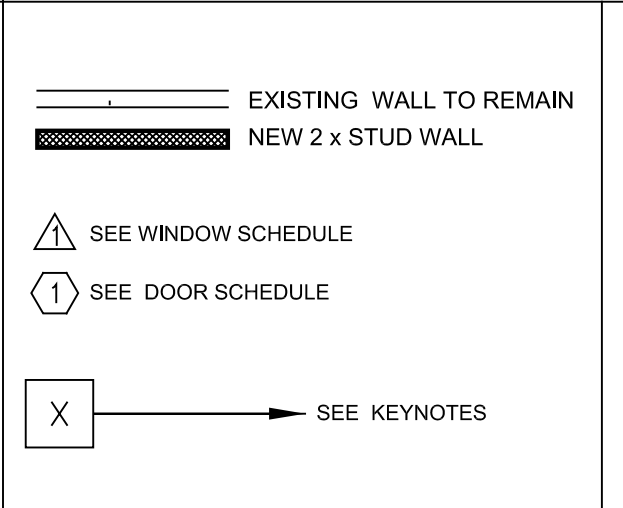
SCALE:
1/4" = 1'-0"



FIRST FLOOR PLAN

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

1 xxx



KEYNOTES

WINDOW NO.	WINDOW SIZE (A) WIDTH x HEIGHT	WINDOW TYPE	FRAME MATERIAL	MFG'R	EMERG. ACCESS	INTERIOR TRIM	SILL STOOD	GLAZING (B)	TEMPERED	REMARKS
1	4'-0" x 5'-0"	1	VINYL	MILGARD OR EQUAL		X	X	DUAL PANE		REPLACE EXIST
2	4'-0" x 5'-0"	1	VINYL	MILGARD OR EQUAL	X	X	X	DUAL PANE		
3	4'-0" x 1'-0"	2	VINYL	MILGARD OR EQUAL		X	X	DUAL PANE		7'-0" HEADER
4	6'-0" x 3'-0"	2	VINYL	MILGARD OR EQUAL		X	X	DUAL PANE		
5	5'-0" x 4'-0"	2	VINYL	MILGARD OR EQUAL	X	X	X	DUAL PANE		
6	2'-0" x 3'-0"	3	VINYL	MILGARD OR EQUAL		X	X	DUAL PANE	X	REPLACE EXIST
7	4'-0" x 2'-0"	2	VINYL	MILGARD OR EQUAL		X	X	DUAL PANE	X	7'-2" HEADER
8	4'-0" x 3'-0"	2	VINYL	MILGARD OR EQUAL		X	X	DUAL PANE	X	
9	6'-0" x 2'-6"	3	VINYL	MILGARD OR EQUAL				DUAL PANE	X	

WINDOW TYPE
1 DOUBLE HUNG
2 SLIDER
3 FIXED

NOTES
A VERIFY ROUGH OPENING WITH MANUFACTURERS INFO
B SEE TITLE 24 FOR U AND SHGC VALUES MIN.
C ALL SLEEPING ROOMS SHALL HAVE AT A MINIMUM (1) WINDOW (OR DOOR) COMPLYING WITH STANDARDS IN DETAIL 6/A-1
D THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION IS COMPLETED
E VERIFY EXISTING OPENINGS IN FIELD BEFORE ORDER REPLACEMENTS

SYMBOLS

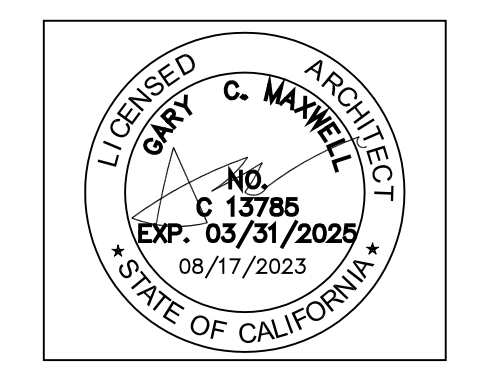
DOOR NO.	DOOR SIZE (A) WIDTH x HEIGHT	DOOR TYPE	DOOR MATERIAL	FRAME MATERIAL	INTERIOR TRIM	GLAZING	FIRE LABEL	TEMPERED	REMARKS
1	3'-0" x 6'-8"	1	FIBERGLASS	PAINTED WOOD	X				WEATHERSTRIP
2	2'-6" x 6'-8"	2	WOOD	PAINTED WOOD	X				
3	2'-2" x 6'-8"	2	WOOD	PAINTED WOOD	X				
4	2'-6" x 6'-8"	2	WOOD	PAINTED WOOD	X				
5	2'-6" x 6'-8"	4	WOOD	PAINTED WOOD	X				
6	4'-0" x 6'-8"	5	METAL	METAL	X				
7	5'-0" x 6'-8"	5	METAL	METAL	X				
8	5'-0" x 6'-8"	6	METAL	METAL	X				
9	3'-0" x 6'-8"	1	WOOD	WOOD	X	X			SOLID WOOD SELF CLOSER
10	8'-0" x 6'-8"	3	METAL	METAL	X	X	X		

HARDWARE SCHEDULE

DOOR TYPE
1 SOLID CORE
2 HOLLOW CORE
3 SLIDING GLASS DOOR
4 BARN
5 MIRRORRED WARDROBE
6 BI-FOLD

NOTES
A VERIFY ROUGH OPENING WITH MANUFACTURERS INFO

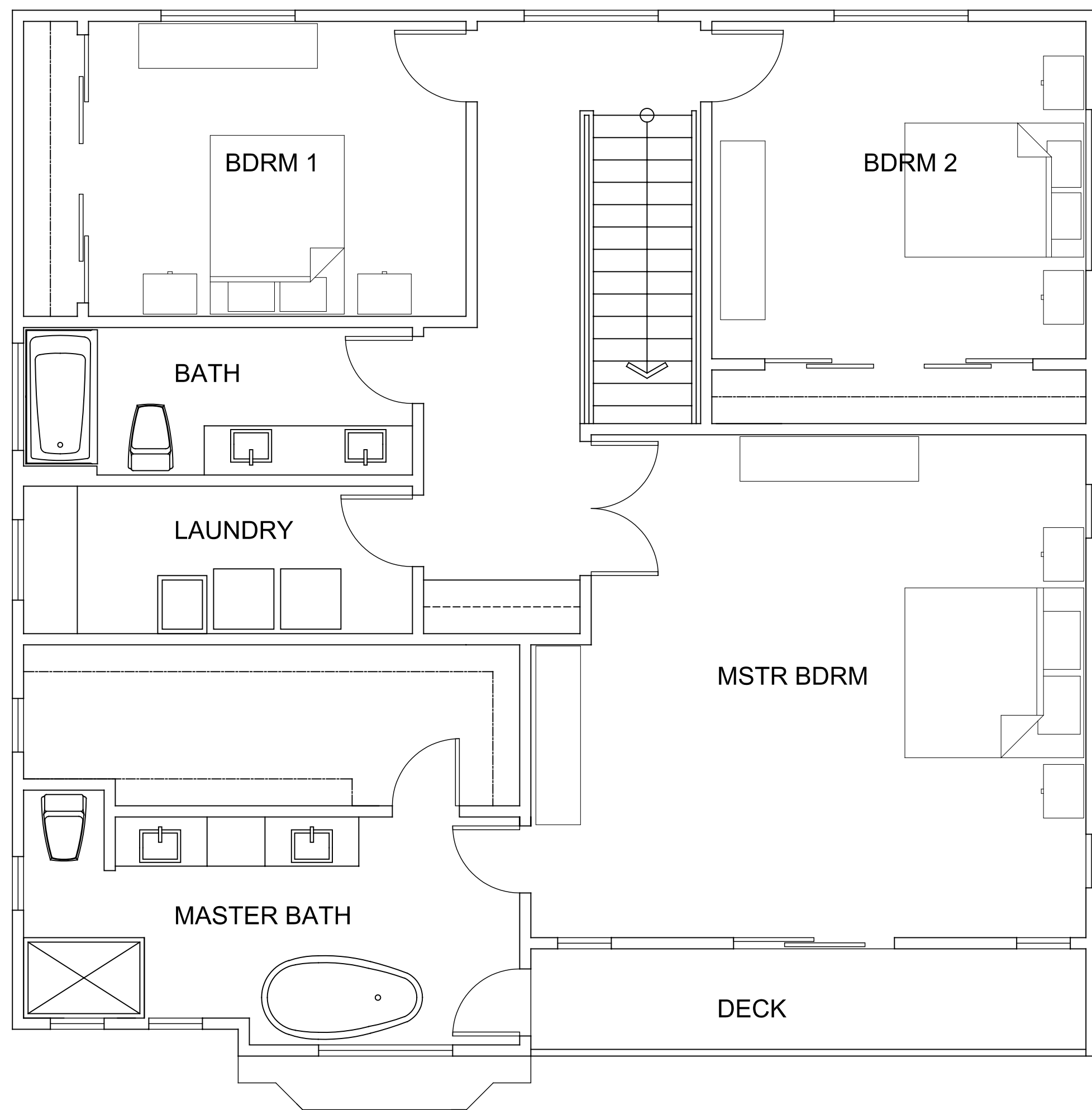
1. ENTRY DOOR - DEADBOLT AND HANDLE
2. BEDROOM AND CLOSET DOORS - PASSAGE
3. BATHROOM DOORS - PRIVACY



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DATE 08/17/2023

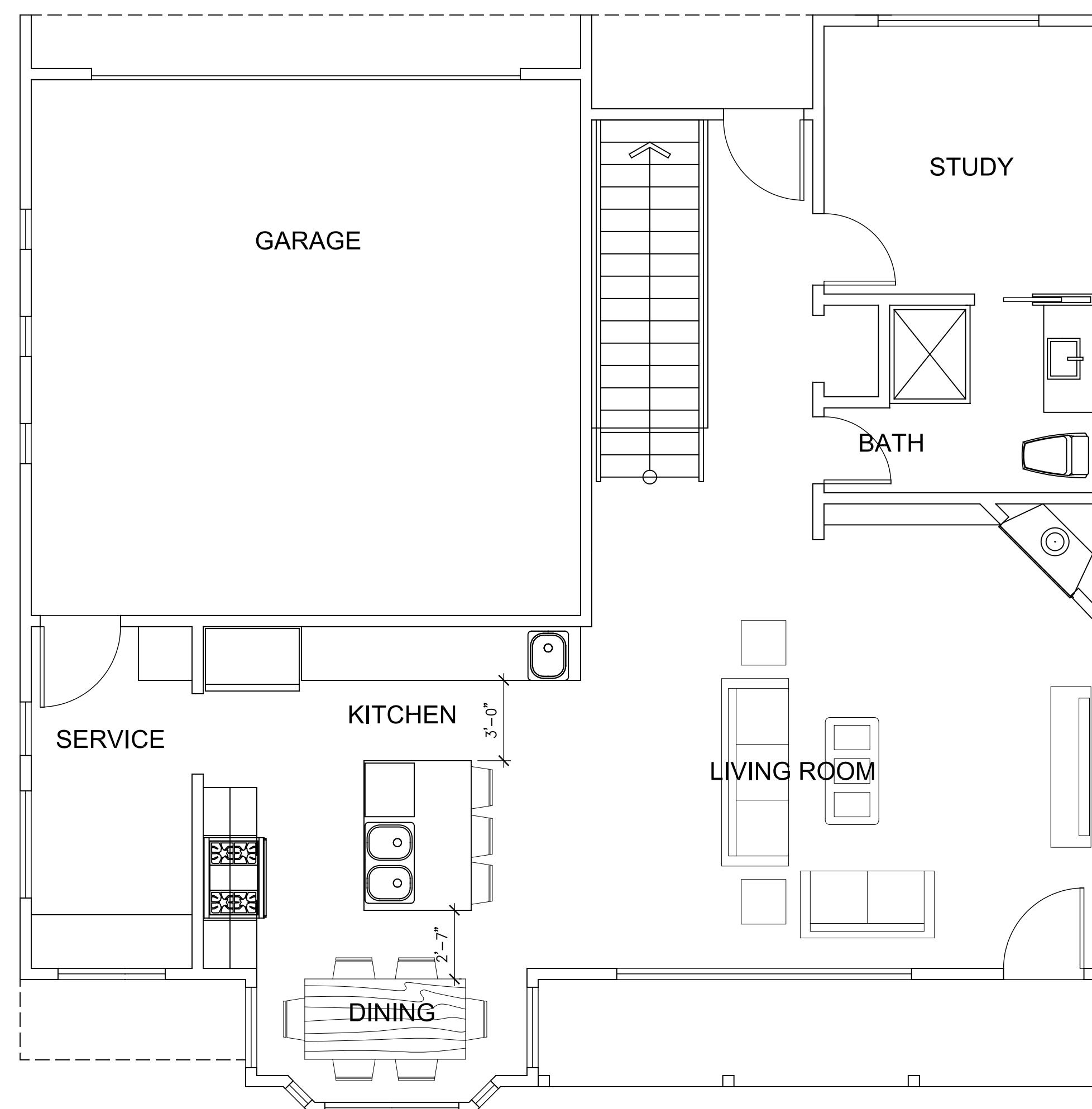
REVISIONS

A-2.1



SECOND FLOOR ELECTRICAL LAYOUT PLAN

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

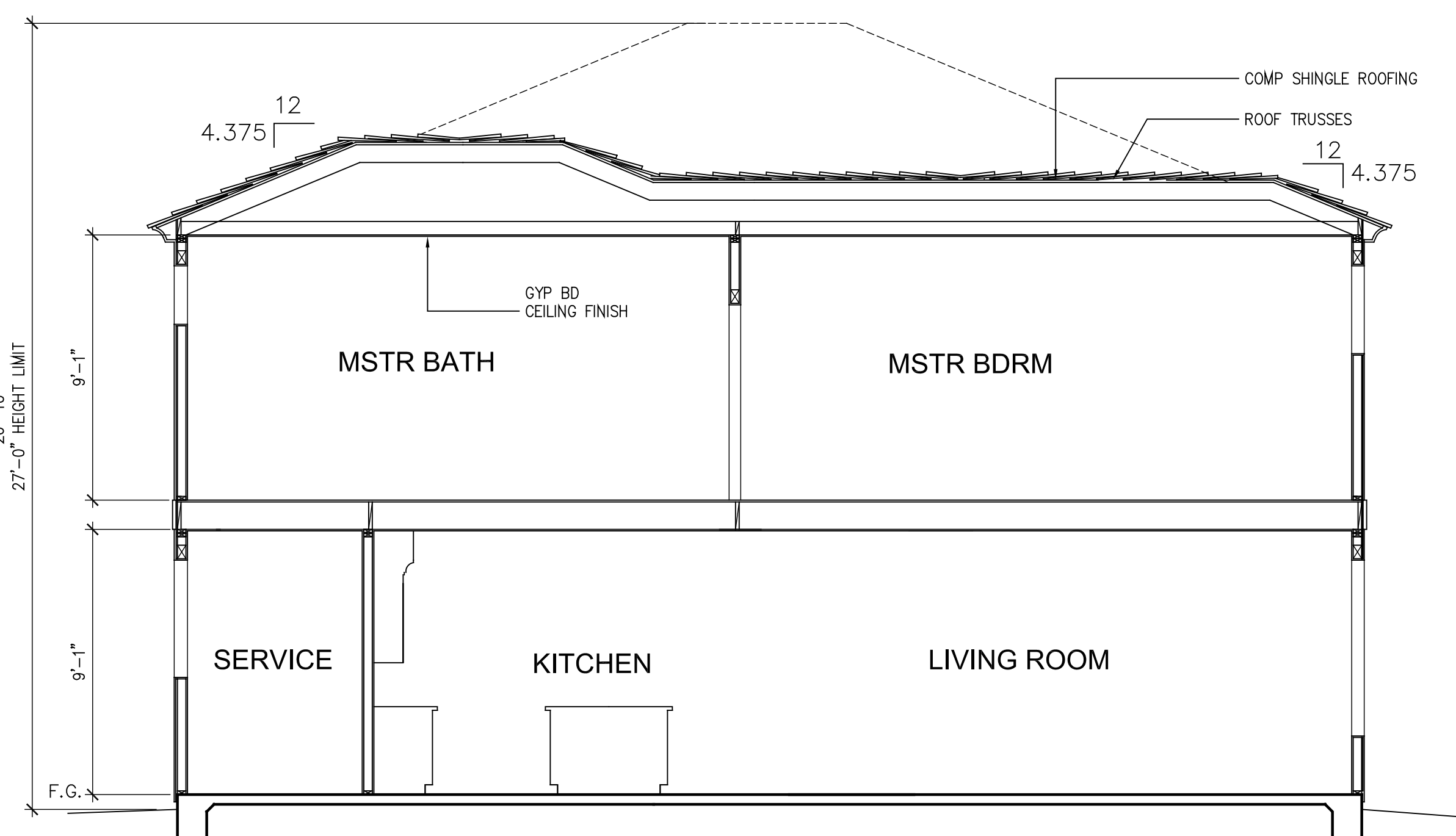


FIRST FLOOR ELECTRICAL LAYOUT PLAN

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

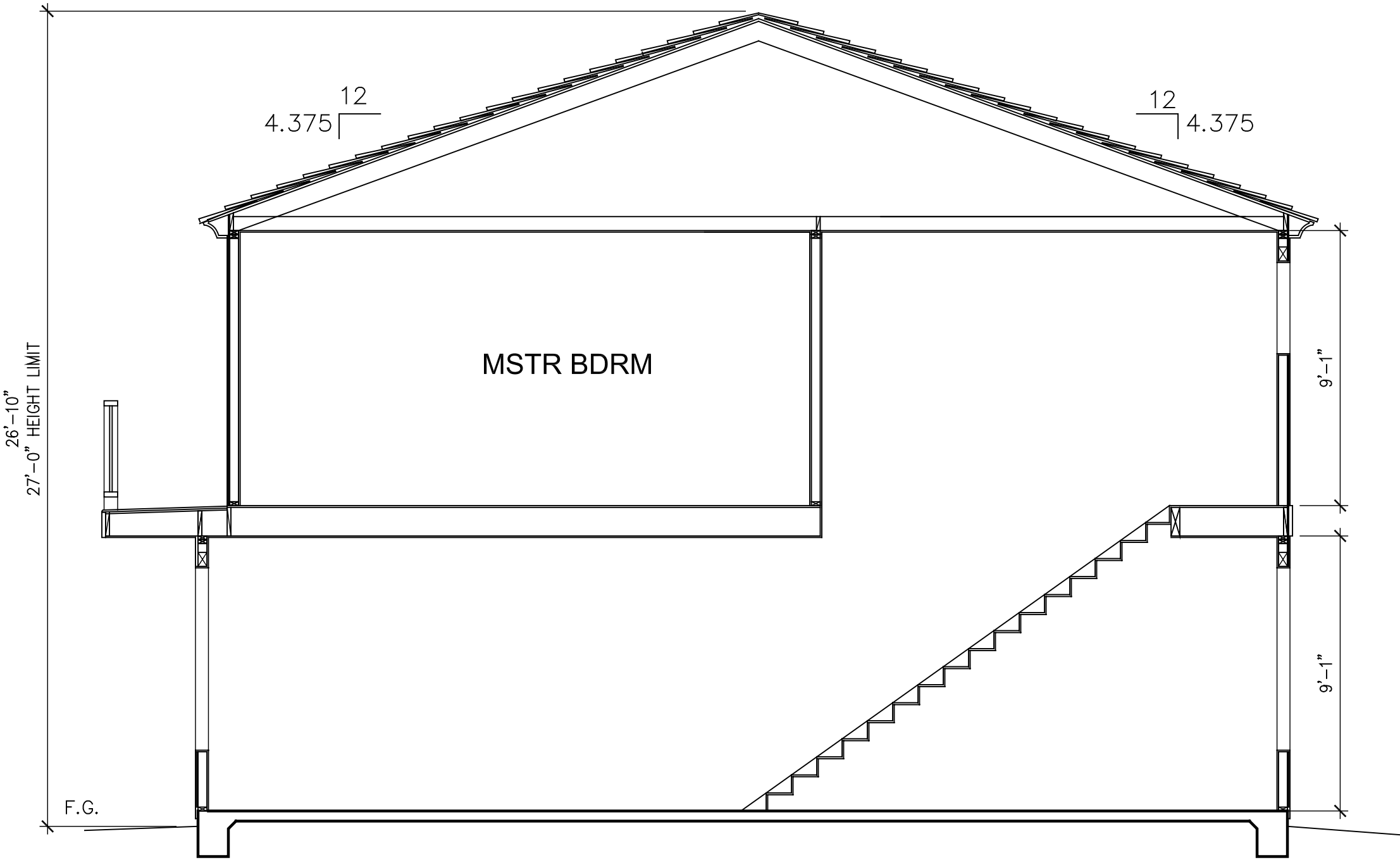
- CO2D** HARD WIRED SMOKE ALARMS EQUIPPED W/ BATTERY BACK UP. ALL EXISTING SMOKE DET. CAN REMAIN AS BATTERY OPERATED SD-SMOKE CO = CARBON DIOXIDE
- EXHAUST FAN 60 CFM WITH HUMIDISTAT ENERGY STAR COMPLIANT. WITH HUMIDISTAT CONTROLS CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO 80% L = LIGHT AND FAN COMBO 100 CFM MIN AT STOVE HOOD**
- WALL MOUNTED ARC FAULT INTERRUPTOR RECEPTACLE OUTLET AT +18" AFF UNO GFI PROTECTED OUTLET 4" SURFACE MTD. FIXTURE 4" RECESSED LED LIGHTING WALL SURFACE MTD FIXTURE CEILING FAN (L - LIGHTED)**
- SINGLE POLE SWITCH AT +36" AFF UNO DIMMER VACANCY OR OCCUPANCY SENSOR WATERPROOF MOTION AND LIGHT SENSOR PENDANT LITE**
- HANGING LITE GARAGE DOOR OPENER 200A 200 AMP PANEL**
- MSU MINI SPLIT UNIT TKLS TANKLESS WATER HEATER (199,000 BTUH)**
- SURFACE MOUNTED FLUOR LITE WATER LINE GAS LINE HOSE BIBB 220V 220V 100 CFM INDOOR AIR QUALITY FAN FAN EXHAUST HOOD EXHAUST AND DRYER VENT TERMINATIONS MORE THAN 3'-0" FROM OPENINGS INTO THE BUILDING**
- NOTES:**
1) FOR ELECTRICAL SYMBOLS SHOWN, SUCH LOCATIONS INDICATE CODE MINIMUMS AND MAY BE ADDED TO OR MOVED ABOUT PROVIDING CODE MINIMUMS ARE MAINTAINED. SWITCHING ONLY SHOWS CODE MANDATED SWITCHING (D OR V) ALL OTHERS AT OWNER DISCRETION
2) ALL LIGHT FIXTURES ARE HIGH EFFICACY
3) ALL ELECTRICAL OUTLETS TO BE TAMPER RESISTANT
4) ALL EXTERIOR LIGHTS SHALL BE RATED FOR WET CONDITIONS

SYMBOLS



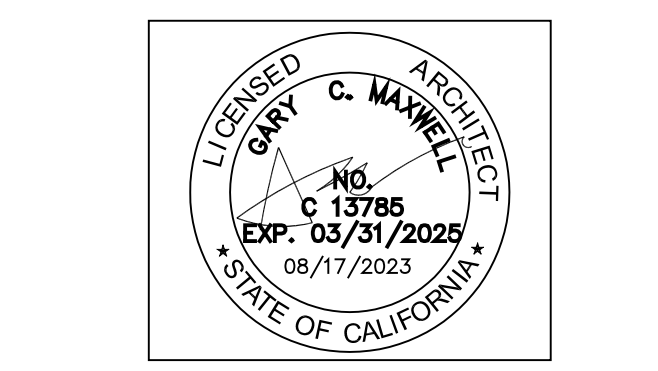
A SECTION

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



B SECTION

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



PROJECT NO	22074
DATE	08/17/2023

REVISIONS



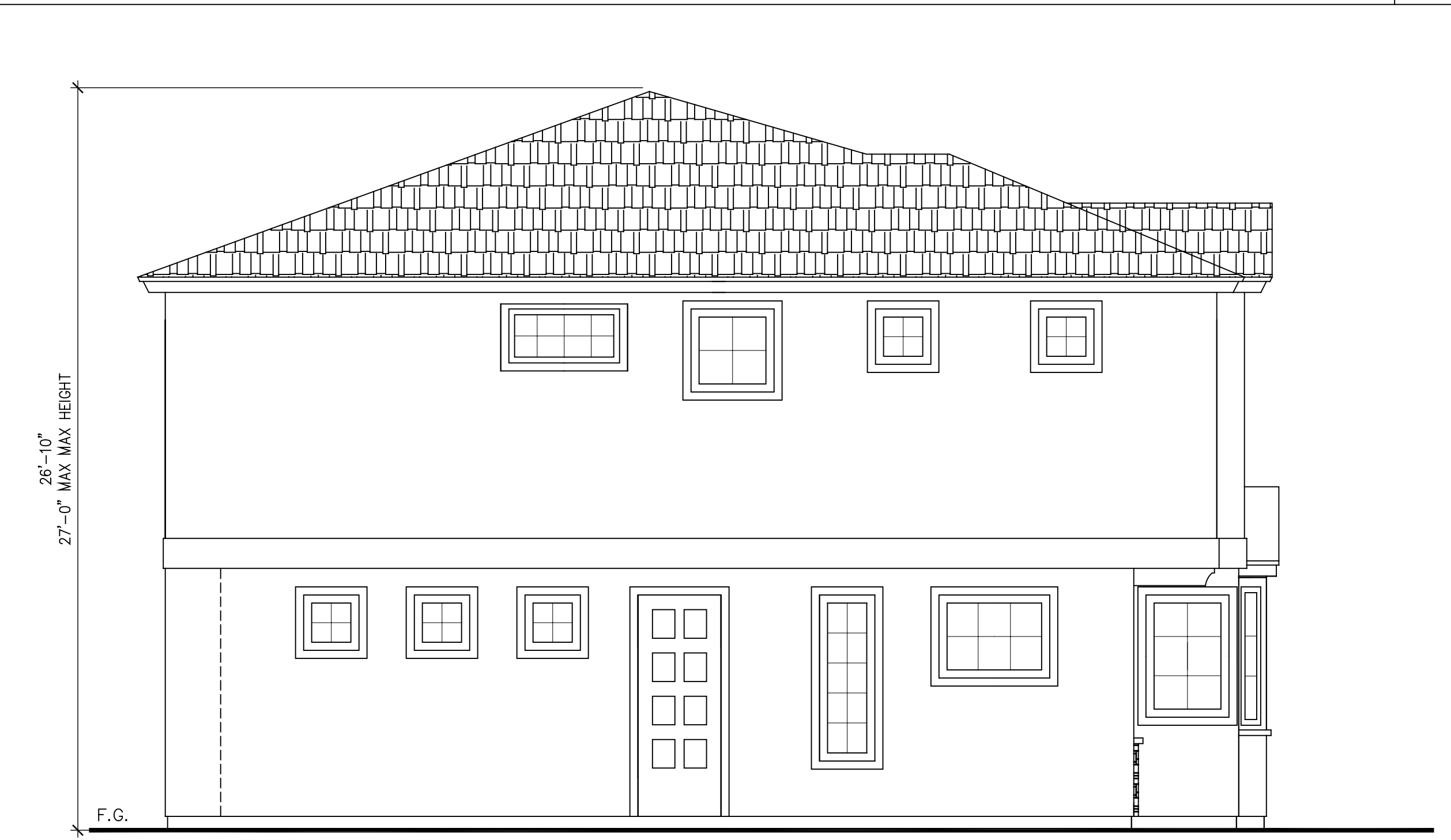
EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

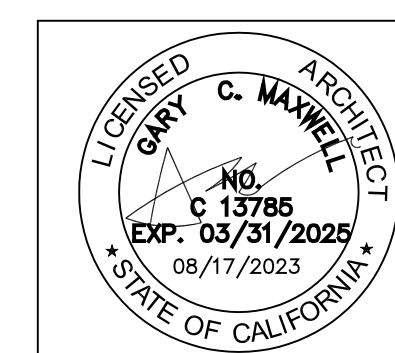
SCALE:
1/4" = 1'-0"

KEYNOTES

M/a
maxwell &
associates
architecture & planning

14 Old Mine Court
Wimberley, Texas 78676
8941 Atlanta Ave. Suite 365
Huntington Beach, CA 92646
949 632 6018
gary@maxarc.com
registrations: c13785

(2) NEW RESIDENCES
FOR
Elizabeth and Catherine Allen
278 BROADWAY
COSTA MESA, CA 92627

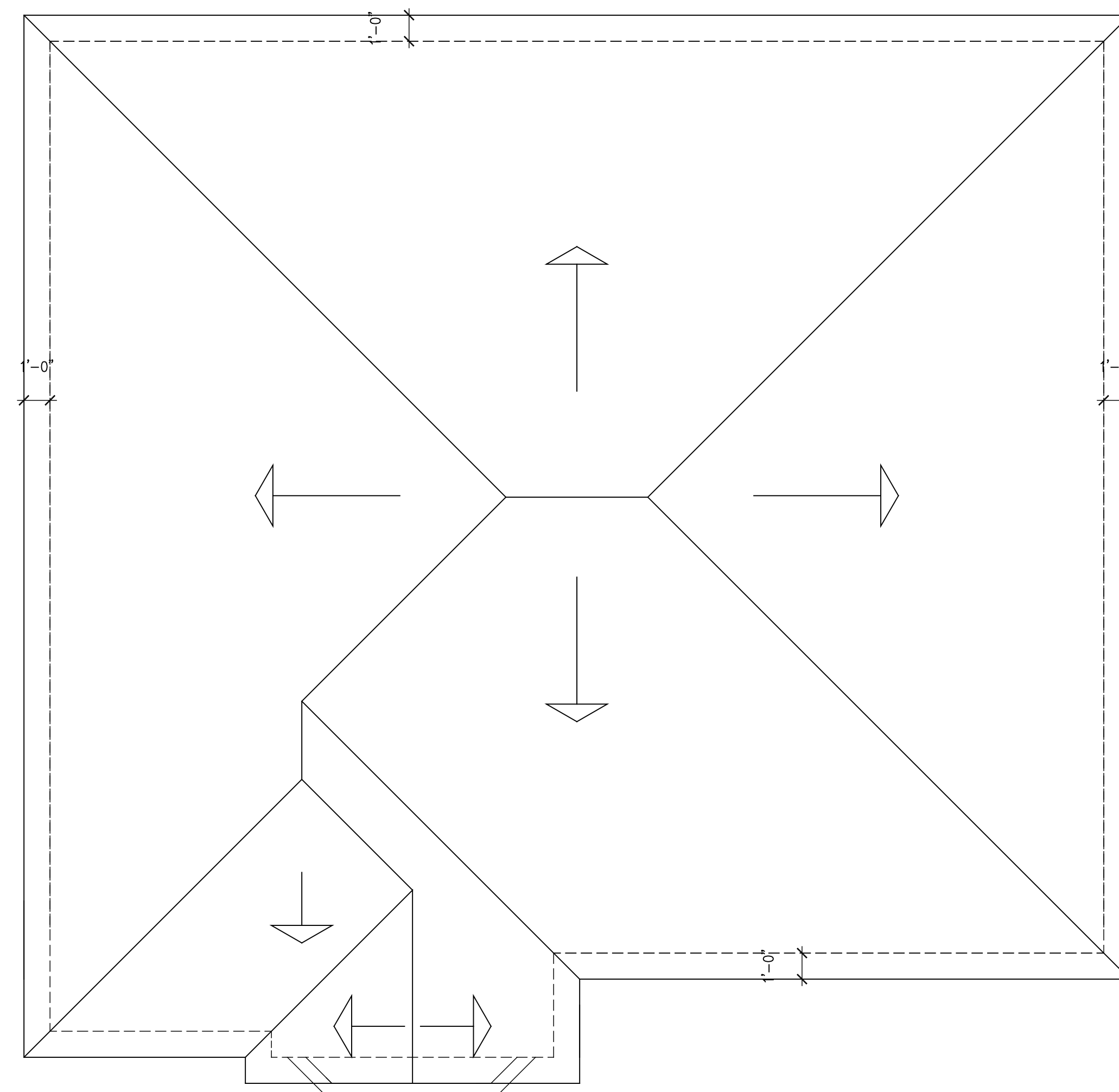


PROJECT NO 22074
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REVISIONS	
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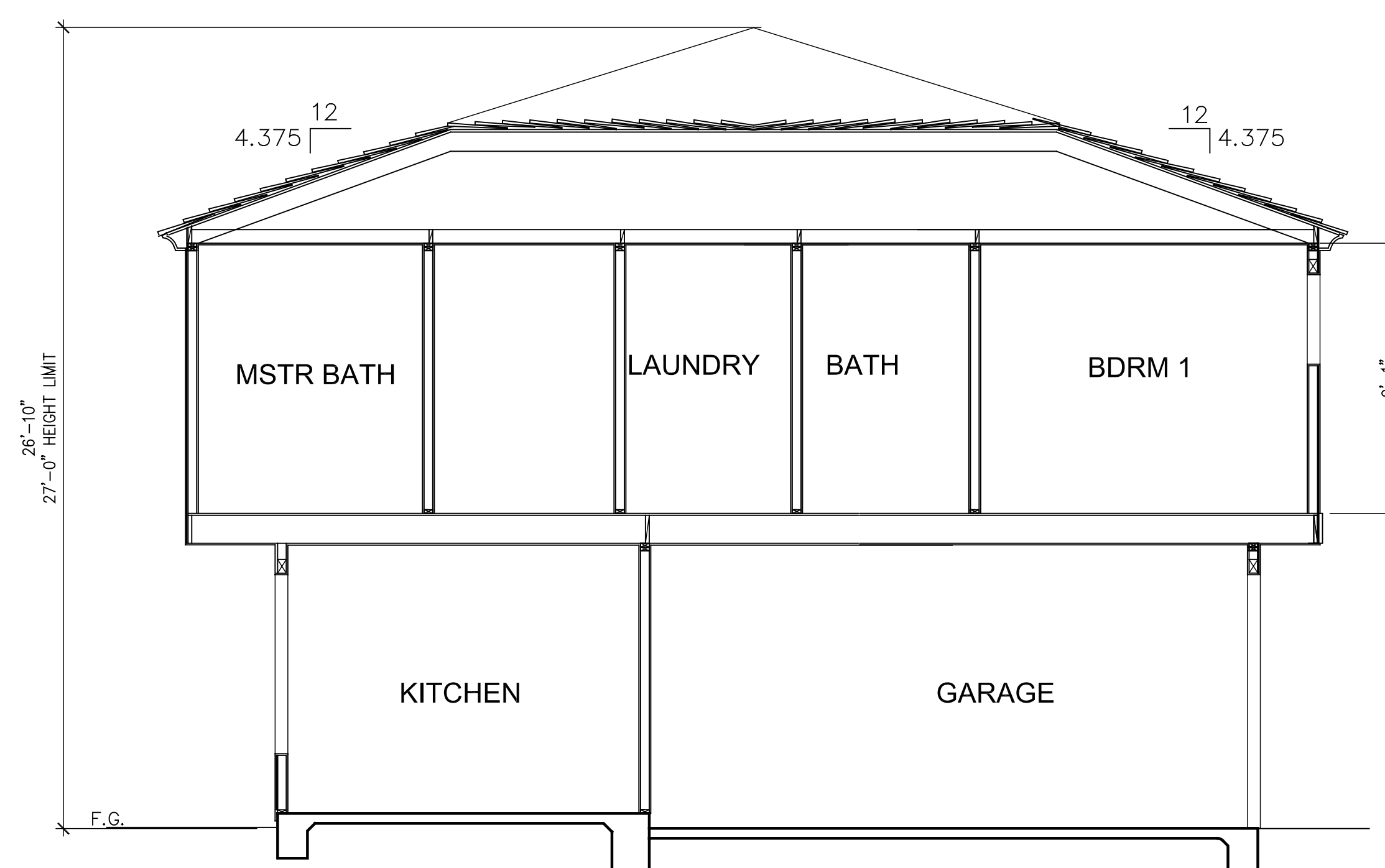
A-2.3

**(2) NEW RESIDENCES
FOR
Elizabeth and Catherine Allen**
278 BROADWAY
COSTA MESA, CA 92627



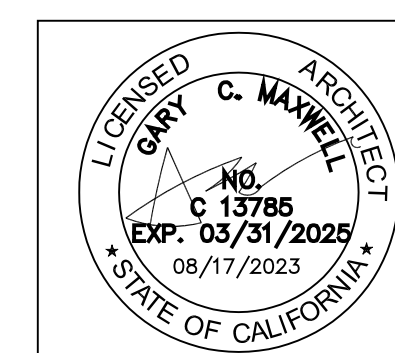
SCALE:
1/4" = 1'-0"

KEYNOTES



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

A SECTION



PROJECT NO	22074
DATE	08/17/2023

REVISIONS

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- ▲
- ▲
- ▲

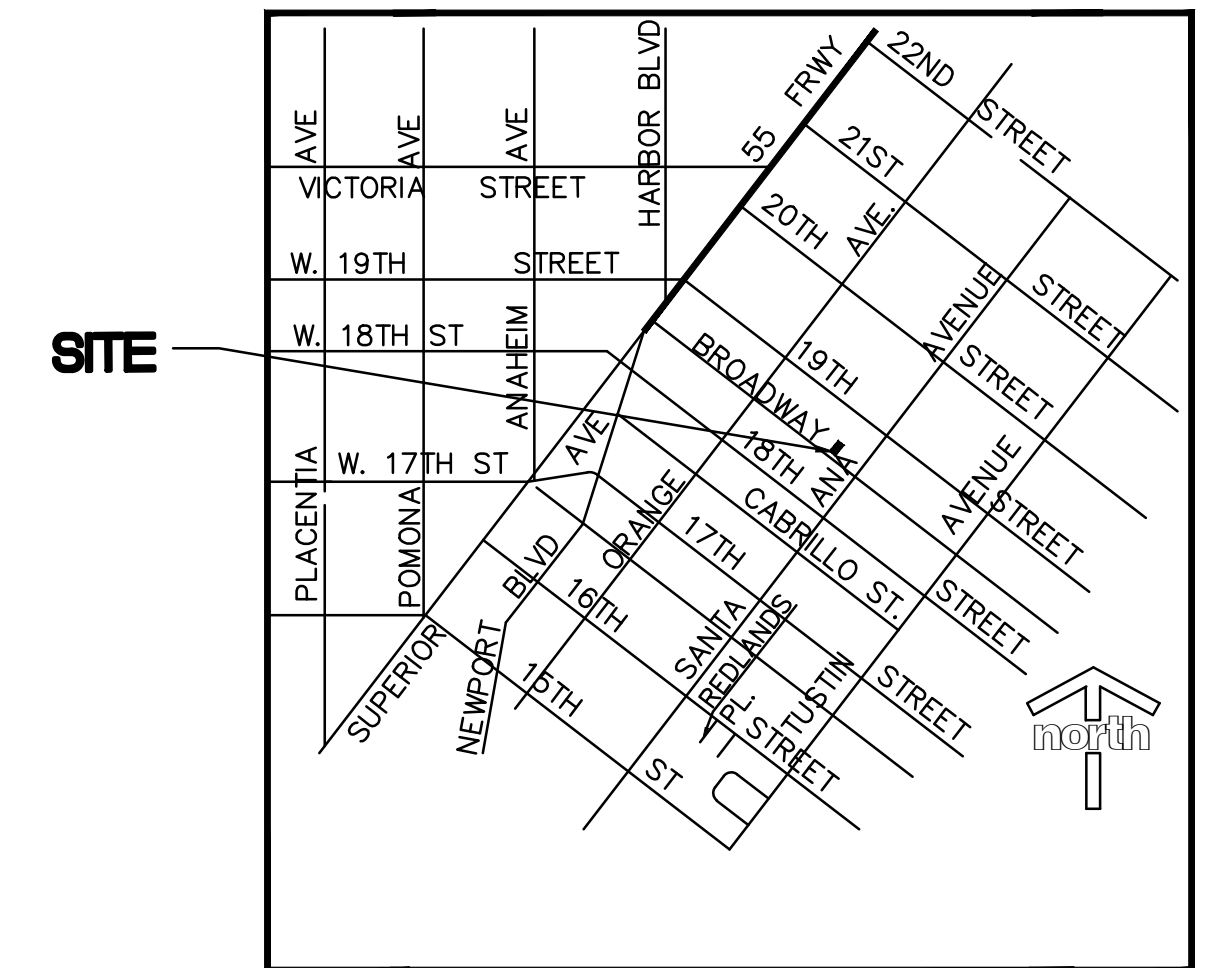
A-2.4

TENTATIVE PARCEL MAP 2022- 184

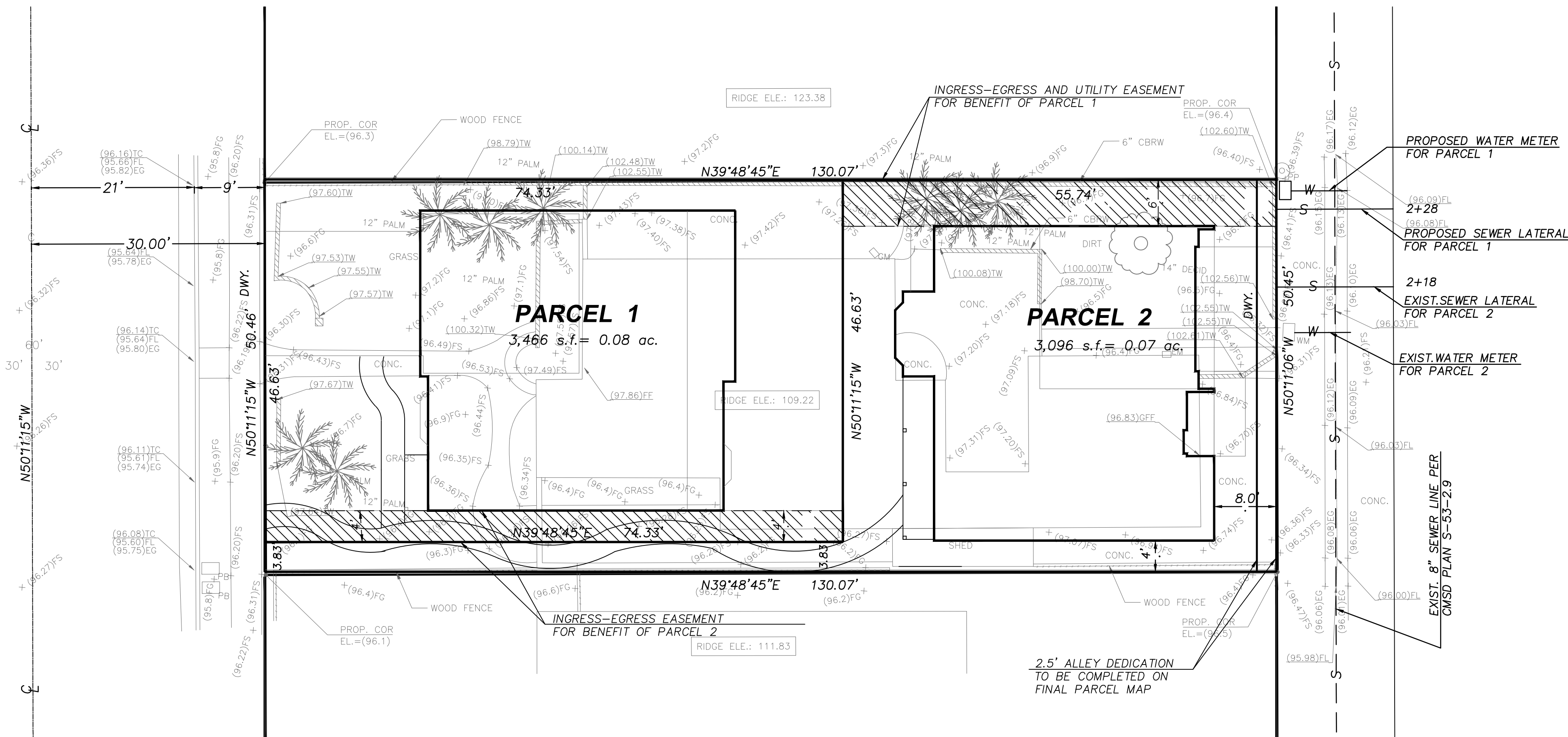
PURPOSE: FOR AN SB9 URBAN LOT SPLIT

YEFIM TSALYUK, LS 7421

DATE OF PREPARATION: NOVEMBER 2022



VICINITY MAP
NTS



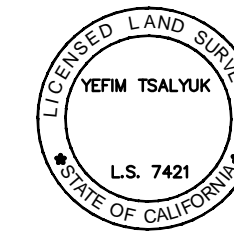
SITE ADDRESS:
278 BROADWAY
COSTA MESA, CA 92627
A.P.N. 117-213-009

AREA SUMMARY
TOTAL AREA = 6,563 S.F.(0.15 ac.) GROSS

PURPOSE STATEMENT
THE PURPOSE IS TO CREATE 2 PARCELS
FOR AN SB9 URBAN LOT SPLIT

OWNER / SUBDIVIDER:
GLEN ALLEN
NEWPORT REAL ESTATE SERVICES, INC.
2280 UNIVERSITY DR., SUITE 101
NEWPORT BEACH, CA 92660
p. (949) 632-0914

ENGINEER/SURVEYOR:
ITF & ASSOCIATES, INC.
11278 LOS ALAMITOS BLVD., #354
LOS ALAMITOS, CA 90720
(800) 797-9483



BASIS OF BEARING
THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF BROADWAY BEING N 50°11'15" W, PER RECORD OF SURVEY NO. 2011-1126, R.S.B. 256 PAGE 7 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

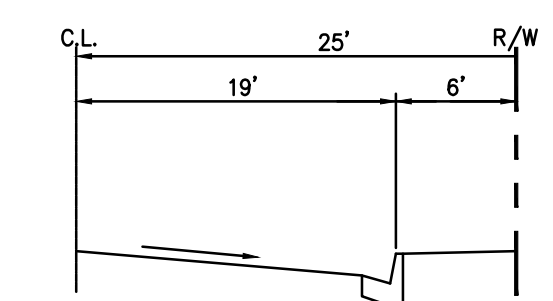
BENCHMARK
DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-48-89", SET IN THE N'LY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE N'LY CORNER OF THE INTERSECTION OF SANTA ANA AVENUE AND BROADWAY, 24.8 FT. NW'LY OF THE CENTERLINE OF SANTA ANA AVENUE AND 63.9 FT. NE'LY OF THE CENTERLINE OF BROADWAY. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
ELEV. 95.88 (NAVD88)+4.24' 2005

LEGAL DESCRIPTION:
LOT 9 OF BLOCK G OF TRACT NO. 594, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE(S) 25 AND 26, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FLOOD ZONE
ZONE X, OUTSIDE THE 500 YEAR FLOOD BOUNDARIES

EASEMENTS
NO EASEMENTS ON SITE PER PRELIMINARY TITLE REPORT

NOTES:
-NO EXISTING WATERCOURSES ON SITE
-SITE IS NOT SUBJECTED TO OVERFLOW OR INUNDATION
-NO LANDS AND PARKS TO BE DEDICATED FOR PUBLIC USE



BROADWAY
TYPICAL STREET SECTION
NTS

