



CITY OF COSTA MESA

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

ECONOMIC & DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

December 22, 2023

Cornel Man
10421 Amies Road
Anaheim, CA 92804

**RE: DEVELOPMENT REVIEW 22-03
258 EAST 15TH STREET**

Dear Cornel Man:

The Development Review for the above-referenced project has been completed. The Development Review, as described in the attached project description, has been approved based on the findings and subject to conditions of approval (attached). The decision will become final at 5 PM on January 2, 2023 unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or is called up for review by a member of the City Council. Any appeal must be filed by 5 PM on the abovementioned date, pursuant to CMMC Sections 2-305(2) and 2-307.

This report also has been sent to the adjacent property owners due to the addition of a second story as part of the proposed project.

If you have any questions regarding the above items, please contact Jennifer Le, jle@costamesaca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Le".

Jennifer Le
Director of Economic and Development Services

cc: Engineering
Fire Marshal
Building Division

Adjacent Property Owners:

Roy Damser & Sandra Sawchyn
262 East 15th Street
Newport Beach, CA 92627

Candace Pope
2762 Mallard Drive
Costa Mesa, CA 92626

Garrett Pope
254 East 15th Street Unit 1
Costa Mesa, CA 92627

PLANNING APPLICATION SUMMARY

Location:	258 East 15 th Street	Application No:	DR-22-03
Request:	Development Review for the construction of a new two-story duplex with attached garages.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	R2-MD (Multiple-Family Residential, Medium Density)	North:	R2-MD; Multiple-Family Residential, Medium Density
General Plan:	MDR (Medium Density)	South:	R-1 (City of Newport Beach); Single-Family Residential
Lot Dimensions:	Approx. 56 FT by 125 FT	East:	R2-MD; Multiple-Family Residential, Medium Density
Lot Area:	7,000 SF	West:	R2-MD; Multiple-Family Residential, Medium Density
Existing Development:	Single-story duplex with detached two-car garage to be demolished.		

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required / Allowed R2-MD Standards	Proposed / Provided
Density/Intensity:		
Zoning	1 DU / 3,000 SF ¹	1 DU / 3,500 SF
General Plan	1 DU / 3,630 SF ²	
Building Coverage (Development Lot):		
Buildings	NA	43.8% (3,065 SF) Total First Floor (both units): 2,088 SF 2-car Garage (both units): 882 SF Patio Coverage (both units): 95 SF
Paving	NA	15.4% (1,080 SF)
Open Space (Overall)	40% (2,800 SF)	40.8% (2,855 SF)
TOTAL:		100% (7,000 SF)
Building Height	2 stories / 27 FT	2 stories / 26 FT 1 IN
% ratio of 2 nd floor to 1 st floor	Max. 100%	88.3%
Residential Unit Information	N/A	Unit 1: Total Livable Area: 2,355 SF (First Floor: 1,044 SF, Second Floor: 1,311 SF) 2-Car Garage: 441 SF Patio Area: 47.5 SF Bedrooms: 4 Bathrooms: 4.5 Unit 2: Total Livable Area: 2,355 SF (First Floor: 1,044 SF, Second Floor: 1,311 SF) 2-Car Garage: 441 SF Patio Area: 47.5 SF Bedrooms: 4.5 Bathrooms: 3.5
Setbacks:		
Front	20 FT	20 FT
Side (left / right) – 1 st floor	5 FT / 5 FT	5 FT / 5 FT

Side (left / right) – 2 nd floor	10 FT Avg. / 10 FT Avg.	10 FT Avg. / 10 FT Avg.
Rear (abutting public alley)	5 FT	27 FT
Parking:		
Covered	2	4
Open	5	3 ³
Guest	1	1
TOTAL	8	8
¹ Density at 1 dwelling unit per 3,000 square feet for legal lots existing as of March 16, 1992, that are less than 7,260 square feet in area but not less than 6,000 square feet in area. ² Within the Medium Density Residential designation, existing residential units legally built in excess of the dwelling units per acre standard may be rebuilt at the same higher density subject to other zoning code standards. ³ Pursuant to Costa Mesa Municipal Code 13-85(b) open tenant parking may be provided as covered parking.		
Final Action	Planning Staff/Director of Economic and Development Services	
CEQA Review	Exempt, Class 3 (New Construction or Conversion of Small Structures)	

PROJECT DESCRIPTION

Project Location

The subject property is located at 258 East 15th Street on the southern border of Costa Mesa with Newport Beach. The project site is located along the north side of East 15th Street near the intersection of East 15th Street and Westminster Avenue. The 7,000-square-foot lot is zoned Multiple-Family Residential District, Medium Density (R2-MD) with a General Plan land use designation of Medium Density Residential. The adjacent properties to the north and west have similar R2-MD zoning. The properties to the west and east are also zoned R2-MD. The properties to the south are located within the City of Newport Beach. The site is currently developed with one single-story duplex with a detached two-car garage. Access to the property is provided by a driveway from an existing 15-foot wide public alley located adjacent to the rear of the property.

Proposed Project

Pursuant to the Costa Mesa Municipal Code (CMMC) Section 13-28(e), a Development Review (DR) application is required for new two-story residential construction that is located within the R2-MD zoning district and in compliance with City's Residential Design Guidelines. The proposed project, DR-22-03, is a request to demolish the existing duplex and construct a new 4,710-square-foot two-story duplex with attached 882-square-foot garage area. Pursuant to the Code, a Development Review application is subject to the Planning Division review and approval.

ANALYSIS

Each duplex includes four bedrooms and four and half bathrooms which totals 2,355 square feet. The units are identical in size and in floor plan layout. The first floor of each unit would be 1,044 square feet and consist of a bedroom, 1½ bathrooms, kitchen, dining room and living room. The second floor would consist of three bedrooms and three

bathrooms. The new duplex development would feature a large 25-foot deep front yard area with new landscaping including trees.

Two garage parking spaces would be provided for each of the units with a shared driveway from the public alley. The proposal also includes two open parking spaces along the driveway for each unit. The maximum height of each unit is approximately 26 feet. Multiple-family residential units are intended uses in Medium Density Residential General Plan Land Use Designation, and are permitted by right in the R2-MD zoning district. However, pursuant to CMMC Section 13-28(e), the proposed residential duplex is subject to specific design standards and residential design guidelines.

All planning applications are reviewed pursuant to CMMC Section 13-29(e)(1) through (8) to ensure the proposal is compatible with the surrounding area, and in compliance with applicable zoning standards and General Plan policies. Discussion regarding compliance with applicable development standards of the City of Costa Mesa Zoning Code, Residential Design Guidelines and General Plan policies are further discussed below.

Review Criteria

Pursuant to CMMC Section 13-29(e)(1) through (8), the following applicable review criteria have been considered for this project:

(1) Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.

The proposed development is compatible and harmonious with the surrounding development and uses. The project site is surrounded by a mixture of single-family and multiple-family residential developments that are one and two stories. The project is consistent with the surrounding development pattern and conforms to all applicable development standards and the adopted Residential Design Guidelines.

(2) Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation.

Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features have been considered for the proposed project. Pedestrian circulation was maintained as the project does not propose changes to the existing sidewalk. The parking area, driveway, and open space area conforms to the zoning code requirements.

(3) Compliance with any performance standards as prescribed in the Zoning Code.

The proposed two-story duplex with attached garages is in compliance with the residential development standards of the zoning code. The subject property contains

two detached residential units with four bedrooms per unit. Pursuant to CMMC Table 13-85, the project would require two covered parking spaces, five uncovered (open) parking spaces and one guest parking space for a total of eight required parking spaces. The proposed project meets this requirement as it would provide four covered parking spaces and four open parking spaces, with one open parking space being dedicated for guest parking.

The uncovered (open) parking spaces are proposed to have a 23-foot back-up distance (aisle width) to the end of the existing public alley which is less than minimum required of 25-feet. However, and pursuant to the City's Parking Design Standards (provision no. 7), minor reductions in aisle width may be approved by the Planning Division, provided that the stall width is increased accordingly. The City's Transportation Division has reviewed and allowed for the back-up distance reduction given that the four open parking spaces would be widened by one-foot (10-foot wide parking spaces). The wider parking spaces allow for safer maneuverability.

The proposed duplex complies with applicable setback and open space requirements. The proposed building height is 26' - 1", which is below the maximum height limitation of the R2-MD zoning district (27 feet above grade). Lastly, the proposed duplex is compatible with the surrounding neighborhood that includes other similar residential uses.

(4) Consistency with the general plan and any applicable specific plan.

The proposed project is consistent with the General Plan and is not located within a Specific Plan area. The Medium Density Residential General Plan land use District allows 12 dwelling units per acre or one dwelling unit per 3,630 square feet of lot area. The proposed project exceeds this density requirement; however, the General Plan also allows an existing nonconforming site, that has existed since March 16, 1992, to be redeveloped with the same nonconforming density. Two units currently exist on the site and two units would remain post-construction; therefore this proposal is consistent with the General Plan allowed density. The following analysis further evaluates the proposed project's consistency with specific policies and objectives of the 2015-2035 General Plan.

- **Policy LU-3.12** - *Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development.*

Consistency: The project includes the construction of a new two-story duplex which is similar in land use to existing site conditions, and is compatible with other development in the neighborhood in terms of both size, design and neighborhood character.

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

The application is for a project-specific case to construct a new two-story duplex. The project complies with applicable development and design standards for two-story multi-family residential units in the R2-MD zoning district. Furthermore, any proposal for a new two-story residential construction would be subject to the requirements and development standards of the CMMC.

(6) For residential developments, consistency with any applicable design guidelines adopted by city council resolution.

The project is consistent with the City of Costa Mesa Residential Design Guidelines. The Design Guidelines are intended to implement the goals and objectives of the General Plan as they relate to residential development. The design of the duplex, as proposed, will comply with the City's Residential Design Guidelines in that the residence will incorporate appropriate building mass and form, will provide distinct architectural features, include articulating and varying heights, considers window placement in regard to privacy.

- Second Story Design: Pursuant to City residential design provisions, second-story floor areas should not exceed 100% of the first level development. The intent of this guideline is for two-story structures to be designed with articulation and off-sets and avoid a boxy appearance from the street and neighboring views. The project proposes a total first floor area of 2,970 square feet (including the proposed attached two-car garages) and a second story area of 2,622 square feet. Therefore, the proposed second story area would be 88% of the first-floor area and in compliance.
- Elevation Treatments, Building Mass, and Elevations: Each of the units have been designed with articulation and off sets on the various elevations to avoid boxy appearances. The second floor has varying side setbacks ranging from seven feet to twelve feet throughout the side elevations to soften the appearance to the adjacent properties. The design of the proposed duplex complies with the building mass and form, setbacks, elevation treatments, and architectural consistency guidelines. The proposed duplex adds articulated elevations and enhanced design elements to create visual interest. The duplex consists of a mixture of siding and brick veneer along the front façade facing East 15th Street and would have a stucco material on the side and rear elevations. The new duplex would not exceed the 27-foot maximum height requirement. In comparison to the adjacent neighborhood, the proposed duplex will be similar in height when compared to the adjacent residences.
- Second Story Side Setbacks: The City's Residential Design Guidelines requires the second-story interior side building elevation should be set back an average of 10 feet, but shall be no closer than five feet from the side property line unless the project meets one of the exceptions. The proposed project has been designed with the second-floor to be placed with minimum ten-foot average interior side setbacks.

- Window Placement: Window placement would not result in direct views into the windows of neighboring structures. The proposed second floor has been designed with varying side setbacks ranging from seven feet to twelve feet. Although the adjacent properties also contain two-story residences, the proposed second story windows have been designed to be offset from the adjacent properties' second story windows in order to avoid any potential direct views and therefore privacy issues are not anticipated.
- Site Planning Considerations: The proposal would demolish and construct a new duplex on a site that has been previously developed. There are no natural undisturbed environments that would be impacted by the proposed duplex
- Consistency in Architectural Design: As mentioned above, the project is designed to be consistent with the City's Residential Design Guidelines. The architectural design elements are consistent throughout the exterior of the home.

Landscaping

Pursuant to CMMC Section 13-105, all required setbacks abutting a public right-of-way shall be landscaped (except for walks and driveways which provide access from a public right-of-way). CMMC Section 13-106 requires that all landscape areas consist of drought tolerant plant material and shall meet the minimum number of plants types based on the total landscape square footage. The project proposes a total of 1,725 square feet of landscaping with a diverse plant palette. The number of plants proposed is provided in Table 1 below.

Table 1: Landscaping Requirements

Plant Type	Requirement	Proposed
Tree Count	9 (one 15-gallon tree or larger per 200 square feet of landscape area)	9
Shrub Count	69 (one shrub for every 25 square feet of landscape area)	85
Groundcover Coverage	70% with the remaining area to incorporate uncontaminated compost/mulch	72%

As part of the building permit plan check review, landscape plans shall be prepared and certified by a California licensed landscape architect confirming that the project's landscaping complies with the CMMC and water efficiency landscape guidelines.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15303, Class 3, New Construction or Conversion of Small Structures, of the CEQA Guidelines. This exemption applies to new

construction of a duplex or similar multi-family residential structures, totaling no more than four dwelling units; the subject property includes two dwelling units and the project will still result in two dwelling units. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 apply. The Project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location, and would not impact any historic resources.

CONDITIONS OF APPROVAL

- Plng. 1. The applicant, the property owner and the operator (collectively referred to as "indemnitors") shall each jointly and severally defend, 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 indemnitors' joint and several 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. The use shall be limited to the type of operation described in the staff report. Any change in the operational characteristics shall be subject to Planning Division review.
 3. The conditions of approval, code requirements, and special district requirements for DR-22-03 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 4. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, additional second story windows, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
 5. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.

6. Prior to issuance of final building inspections, the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.

CODE REQUIREMENTS

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Ping.
1. Approval of the design review application is valid for two years from the effective date of this approval and will expire at the end of that period unless a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official. A time extension can be requested no less than 30 days or more than 60 days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180-days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
 2. Development shall comply with all requirements of Article 1, Chapter 5, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
 3. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to neighbors.
 4. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box, under the direction of the Planning Division.
 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.
 6. Transformers, backflow preventers, and any other approved above-ground utility improvements shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.

- Bldg. 7. Comply with the requirements of the adopted, 2022 California Residential Code, 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. Two separate plans for each address shall be submitted to the Building Division for review.
8. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
9. Submit a precise grading plans and an erosion control plan. Prior to issuing the Building permit the rough grading certificate shall be submitted to the Building Division.
10. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
11. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2019 California Residential Code CRC 403.1.7.3.
12. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. CRC R401.3
13. All noise-generating construction activities shall be limited to 7 AM to 7 PM, Monday through Friday and 9 AM to 6 PM, Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
- Bus. 14. 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.

- | | | |
|-------|----|--|
| Sani. | 3. | It is recommended that the applicant contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements. |
| Water | 4. | Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District. |
| | 5. | Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees. |

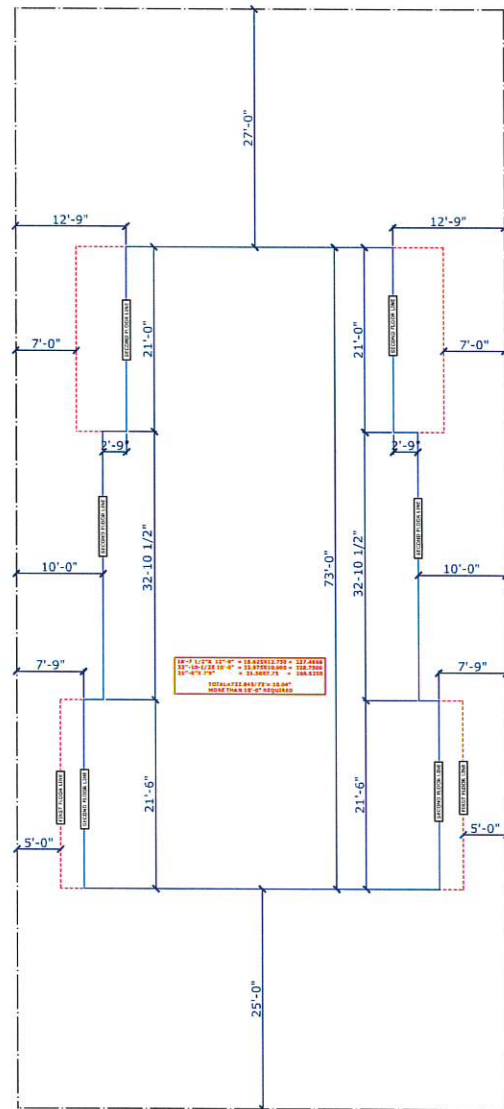
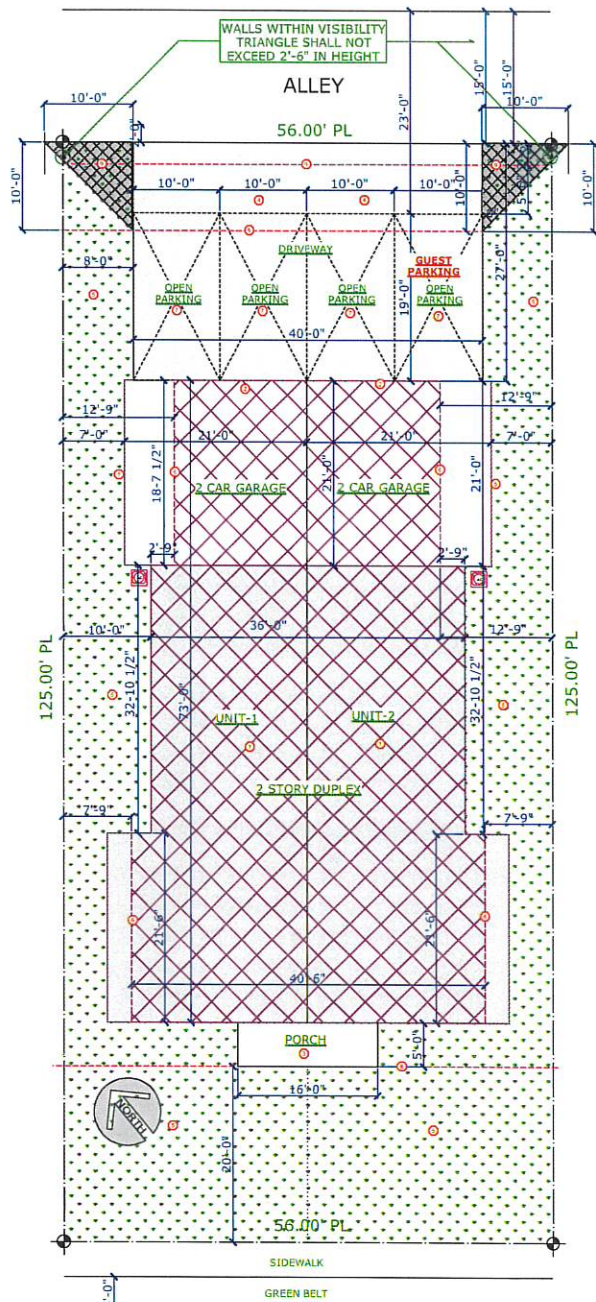
Development Review Applicant Letter
for the City of Costa Mesa

RE: 258 E. 15th St., Costa Mesa CA, 92627

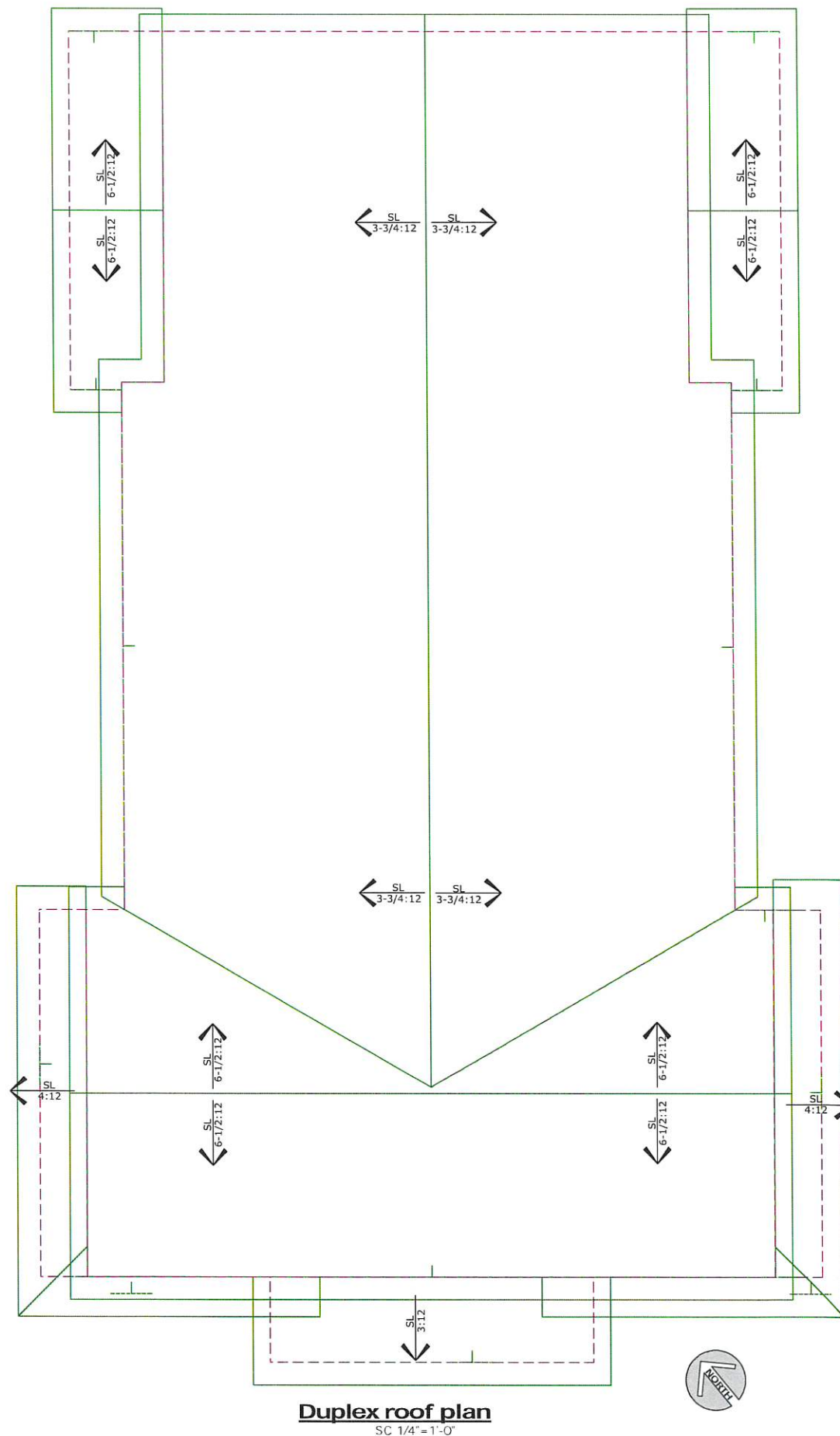
July 5, 2023

The property is currently used as a single-story duplex and is 1,150 square feet. We propose that we use the property to construct a two-story duplex. The breakdown of the square footage is detailed in the Tabulation on the complete plans and is provided here:

Lot Area.....	7,000 S.F.
Open Space.....	2,870 S.F.
1 ST Floor Living.....	2,088 S.F.
2 ND Floor Living.....	2,622 S.F.
Total Living Area.....	4,710 S.F.
Garage Area.....	882 S.F.
Driveway Area.....	1,080 S.F.



SETBACK CALCULATIONS



SITE PLAN
SC: 1"=10'-0"

LIVING AREA
GARAGE AREA
PORCH AREA
DRIVEWAY AREA
LANDSCAPE AREA
2-ND FLOOR LN.
OPEN PARKING
SETBACK LANE
DEDICATION LINE

SECOND FLOOR AREA

TABULATION

LOT AREA	7,000 S.F.
OPEN SPACE REQUIRED (40.00%)	2,800 S.F.
OPEN SPACE PROVIDED (41.00%)	2,870 S.F.
1-ST FLOOR LIVING	2,088 S.F.
TWO 2 CAR GARAGES AREA	882 S.F.
PORCH AREA	80 S.F.
DRIVEWAY AREA	1,080 S.F.
LOT COVERAGE:	2,870/7,000 = 41.00%
COV. INCL DRIVEWAY:	4,130/7,000 = 59.00%

REVISIONS	DATE	BY

JOHN BOR & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE LOANED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN BOR & ASSOCIATES

JB
& associates
17391 EL CAJON AVE.
YORBA LINDA
CA 92886
PH. FAX: (714) 993-7516
EMAIL: borjohn277@gmail.com
CELL (714) 767-4528

Mrs. & Mr. MAN
2 Story Single Duplex

owner address:
258 E. 15-th Street
COSTA MESA
CA 92627

ph. 949 350-7681

job address:
258 E. 15-th Street
COSTA MESA
CA 92627

site plan
roof plan

ENGINEER'S SIGNATURE DATE
71/01/2023

DESIGNER: JOHN BOR
17391 EL CAJON AVENUE
YORBA LINDA CA 92886
PHONE: (714) 767-4528
borjohn277@gmail.com

DESIGNER'S SIGNATURE
John Bor
71/01/2023

DRAWN BY: john bor
CHECKED BY: john bor

DATE
03/11/2021

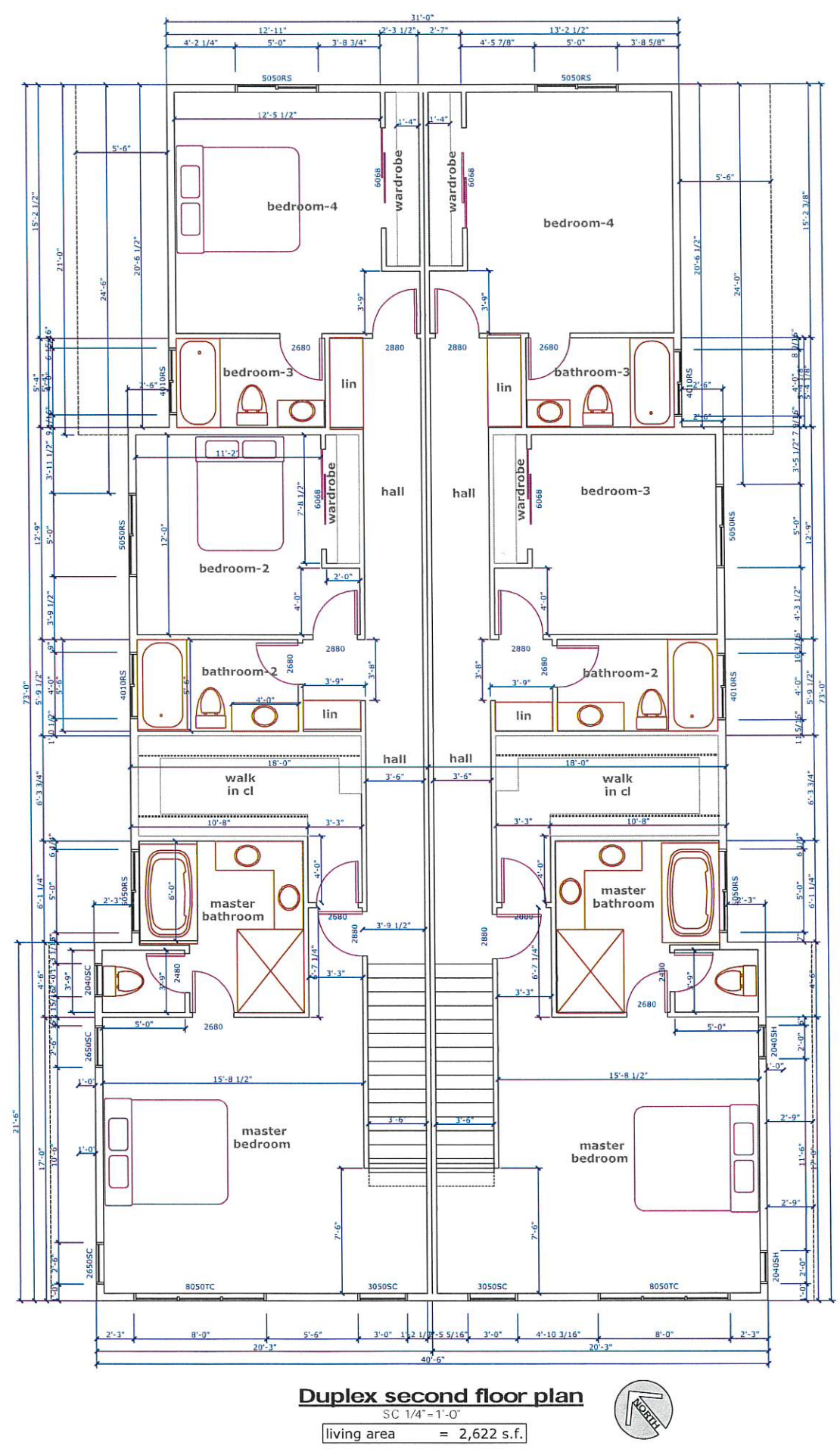
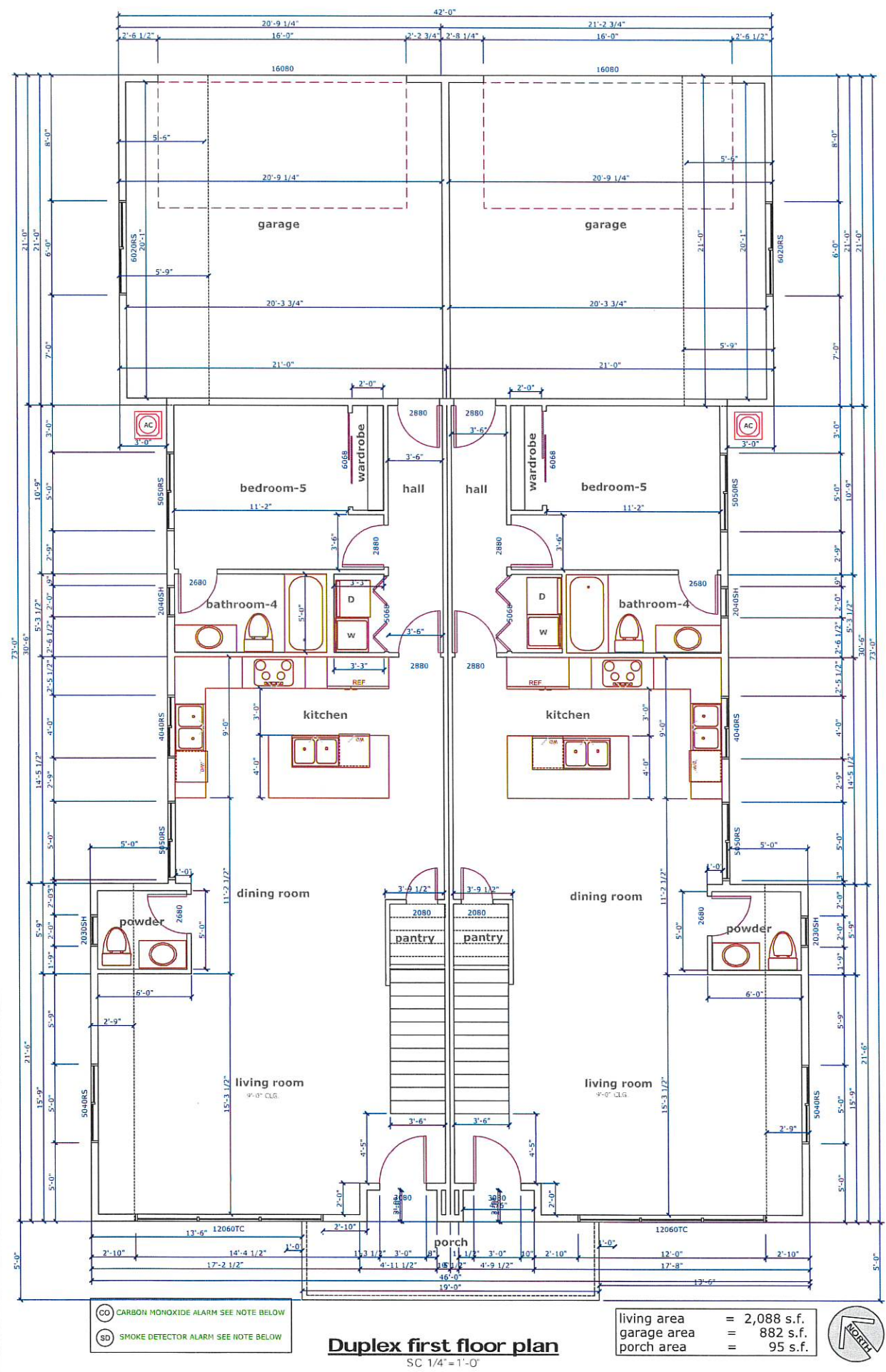
SCALE
SEE PLANS

JOB NO.
2310

SHEET

SP-1

SHEET NO. 1 OF 3 SHEETS



REVISIONS	DATE	BY

JOHN BOR & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN BOR & ASSOCIATES

JB & associates
17391 EL CAJON AVE.
YORBA LINDA CA 92886
PH. FAX: (714) 993-7516
EMAIL: borjohn277@gmail.com
CELL (714) 767-4528

Mrs. & Mr. MAN
2 Story Single Duplex

owner address:
258 E. 15-th Street
COSTA MESA
CA 92627

ph. 949 350-7681

job address:
258 E. 15-th Street
COSTA MESA
CA 92627

Duplex first floor & second floor plan

ENGINEER'S SIGNATURE DATE
71/01/2023

DESIGNER: JOHN BOR
17391 EL CAJON AVENUE
YORBA LINDA CA 92886
PHONE: (714) 767-4528
borjohn277@gmail.com

DESIGNER'S SIGNATURE
John Bor
71/01/2023

DRAWN BY: john bor
CHECKED BY: john bor

DATE: 03/11/2021
SCALE: SEE PLANS
JOB NO.: 2310
SHEET

A-1

SHEET NO. 2 OF 3 SHEETS

REVISIONS	DATE	BY

JOHN BOR & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN BOR & ASSOCIATES

JB
& associates
 17391 EL CAJON AVE.
 YORBA LINDA
 CA. 92886
 PH. FAX: (714) 993-7518
 email: borjohn277@gmail.com
 CELL (714) 767-4528

Mrs. & Mr. MAN
2 Story Single Duplex

owner address:
 258 E. 15-th Street
 COSTA MESA
 CA 92627

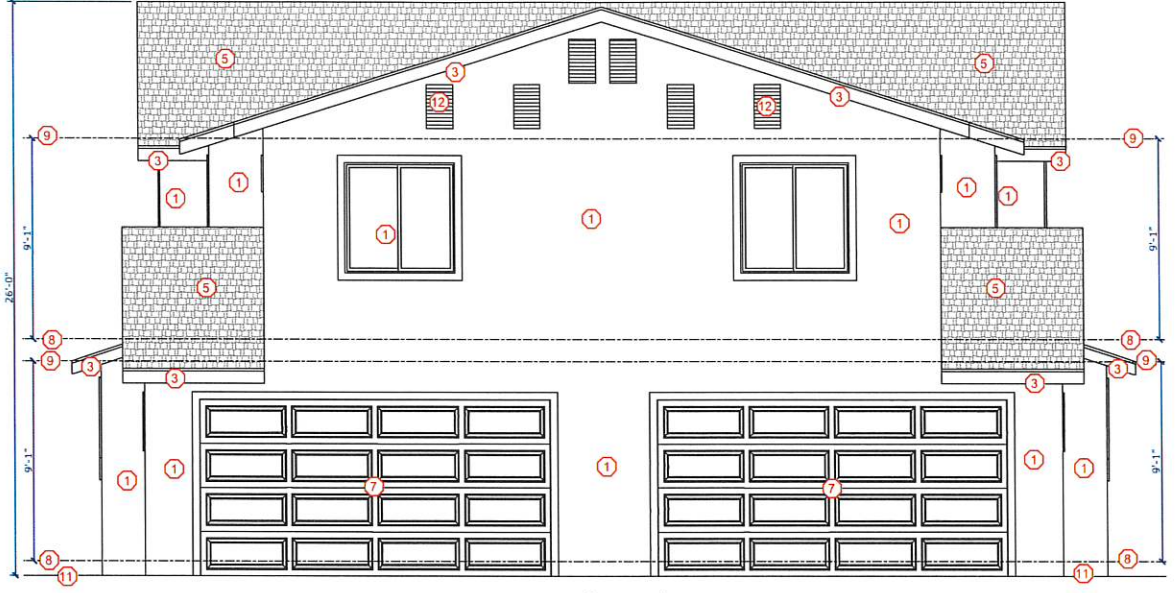
ph. 949 350-7681

job address:
 258 E. 15-th Street
 COSTA MESA
 CA 92627

elevations plan

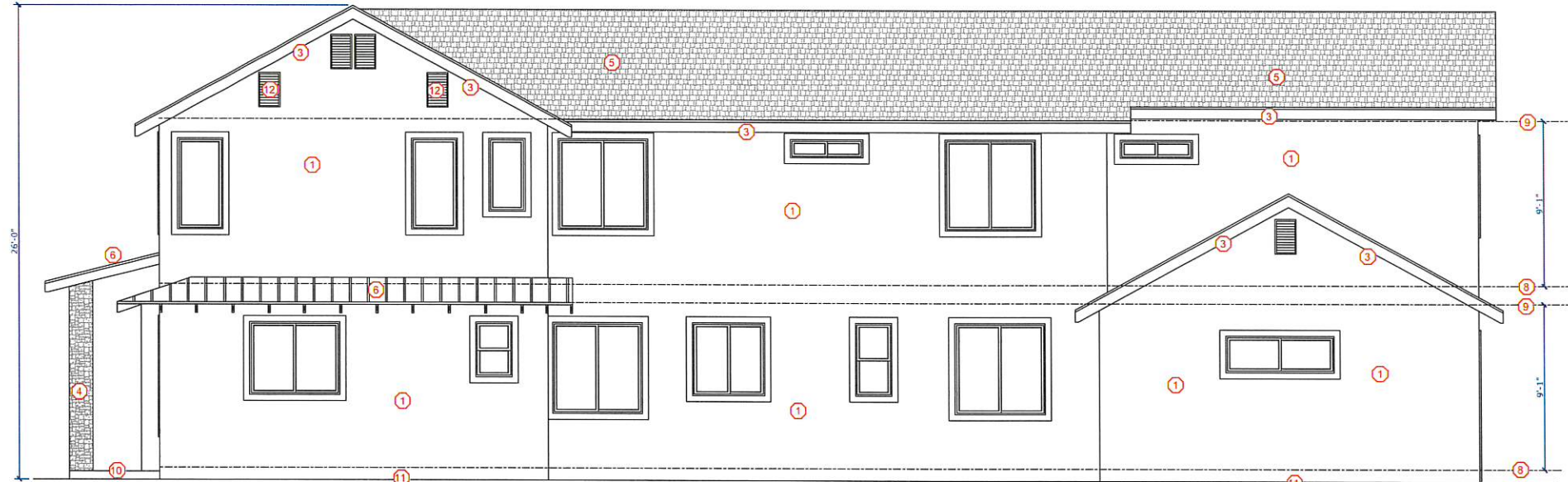


front elevation



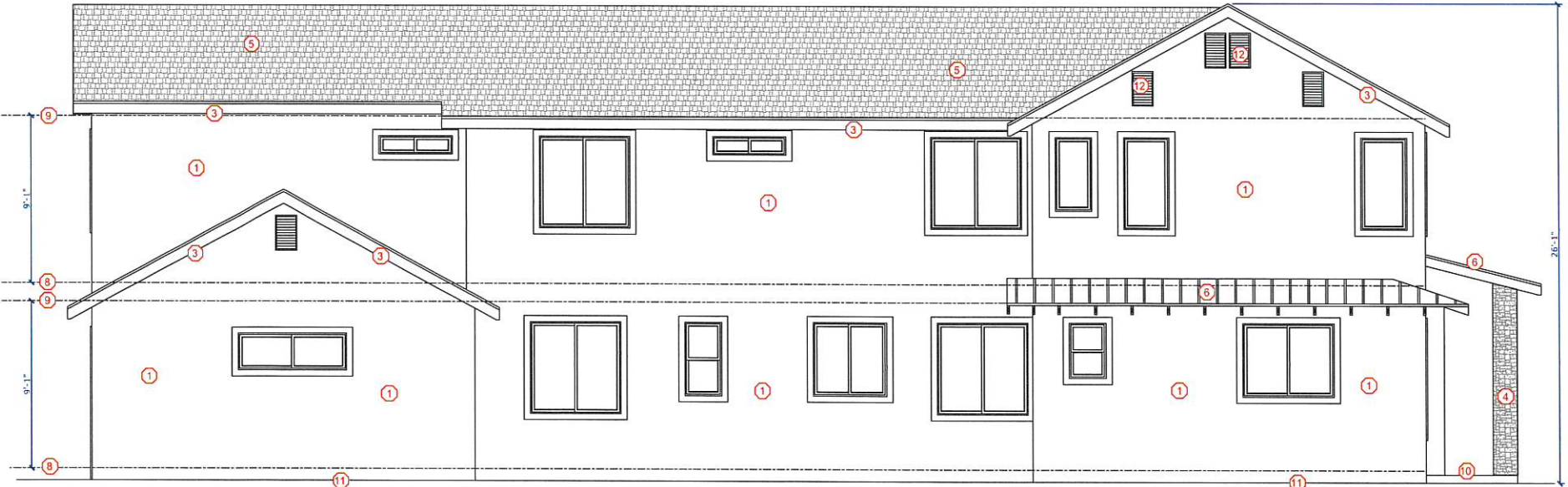
rear elevation

SC 1/4" = 1'-0"



right elevation

SC 1/4" = 1'-0"



left elevation

SC 1/4" = 1'-0"

ELEVATIONS FINISHES & KEYNOTES

- 1 EXTERIOR STUCCO TYP SAND FINISH-----WHITE COLOR
- 2 EXTERIOR SIDING-----GRAY COLOR
- 3 FASCIA DARK-----GRAY PAINTED
- 4 BRICK VENEER-----GRAY COLOR
- 5 THREE DIM COMPO SHINGLES ROOF-----GRAY COLOR
- 6 METAL ROOF-----GRAY COLOR
- 7 GARAGE DOOR-----WITH OPENER
- 8 FLOOR-----LINE
- 9 CEILING-----LINE
- 10 PORCH-----CONCRETE SLAB
- 11 NATURAL GRADE-----LINE
- 12 GABLE VENTS-----TYP

IMPORTANT NOTE:
 ALL EXTERIOR FINISHES AS MATERIAL, SHAPE, TEXTURE AND COLOR ARE SUBJECT TO BE CHANGED BY OWNER AT HIS PREFERENCES

ENGINEER'S SIGNATURE DATE
 71/01/2023

DESIGNER: JOHN BOR
 17391 EL CAJON AVENUE
 YORBA LINDA CA 92886
 PHONE: (714) 767-4528
 borjohn277@gmail.com

DESIGNER'S SIGNATURE
John Bor
 71/01/2023

DRAWN BY: john bor
 CHECKED BY: john bor

DATE: 03/11/2021
 SCALE: SEE PLANS
 JOB NO. 2310
 SHEET

A-2

SHEET NO. 3 OF 3 SHEETS

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS	COMMENTS
	AGO BUR	4	Agave flexuosa 'Burgundy' Burgundy Peppermint Tree	24" Box	L	Std.
	ARB MUL	1	Arbutus x 'Marina' Marina Strawberry Tree Multi-Trunk	24" Box	L	Multi-trunk
	CER WES	4	Cercis occidentalis Western Redbud Multi-trunk	24" Box	L	Multi-trunk
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS	COMMENTS
	OLI MIN	10	Oliva miniata Bush Lily	6-gal.	L	
	COR DB	16	Cornus x 'Dusky Belle' Dusky Belle Australian Fuchsia	5-gal.	L	
	DIE IRI	13	Dietes iridioides Fortnight Lily	5-gal.	L	
	FES SKB	28	Festuca x 'Siskiyou Blue' Siskiyou Blue Fescue	5-gal.	L	
	PUN NAN	12	Punica granatum Nana Dwarf Pomegranate	5-gal.	L	
	RHA BAM	16	Rhaphiolepis indica 'Ballerina' Ballerina Indian Hawthorn	5-gal.	L	
VINES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS	COMMENTS
	PAR TRI	8	Parthenocissus tricuspidata Boston Ivy	5-gal.	L	Train on wall
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS	COMMENTS
	VER RIG	239 sf	Verbena rigida Sandpaper Verbena	Plats	L	Plant 18" o.c.
LAWN	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS	COMMENTS
	FES MAR	825 sf	Festuca arundinacea 'Marathon II' Marathon II Fescue	Sod	M	
MULCH	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS	COMMENTS
	GRAV	494 sf	Gravel	Mulch		2" deep over landsc fabric

HARDSCAPE LEGEND	
SYMBOL	DESCRIPTION
	New 3' high block wall
	New 6' high block wall
	New vinyl fence & gate
	12' x 12' concrete step stones
	Scored concrete

LANDSCAPE TABULATIONS:

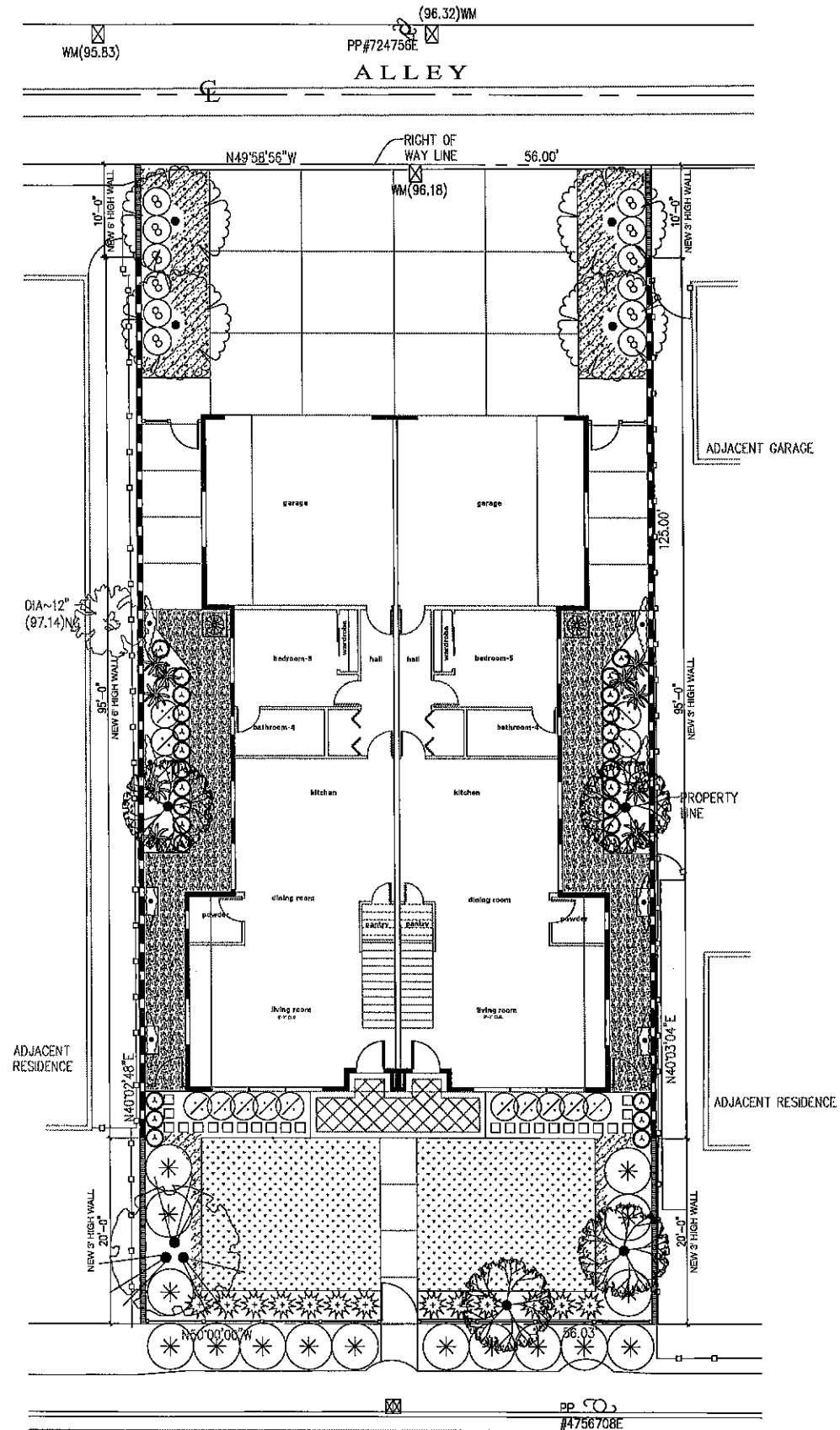
Total landscape area: 1,725 sq. ft.

Trees required @ 1 per 200 sq. ft. = 9 trees
Trees provided: 9 trees

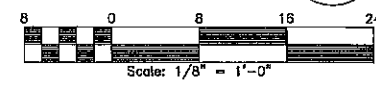
Shrubs required @ 1 per 25 sq. ft. = 69 shrubs
Shrubs provided: 85 shrubs

NOTES:

- For planting details and specifications see sheet LP-2.
- Quantities shown on plant list are to be verified by Contractor.
- Any trees planted within five feet of curbs or paving shall be installed with linear root barriers.
- Edge between lawn and planting areas shall be 1" header polyboard.



15TH STREET



REVISIONS	BY

THESE DRAWINGS ARE PRELIMINARY. ANY CHANGES TO THE DRAWINGS SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

ROYAL OAK DESIGN
 Sylvia E. Lyons, Landscape Architect #1549
 10252 Golden Yarrow Lane
 Alta Loma, CA 91701
 Telephone: (909)244-9667
 Email: royaloakdesign@verizon.net

PRELIMINARY PLANTING PLAN
PROJECT: 2 STORY SINGLE DUPLEX
 ADDRESS: 258 E. 15th St., COSTA MESA, CA
 DEVELOPER:



DATE: 6/5/2023
 SCALE: 1/8" = 1'-0"
 SHEET NO: 5485
 SHEET

LP-1