

City of Costa Mesa

Memorandum

TO: SCOTT DRAPKIN, ASSISTANT DEVELOPMENT SERVICES DIRECTOR

FROM: JEFFREY RIMANDO, ASSISTANT PLANNER

DATE: MARCH 4, 2024

SUBJECT: MINOR MODIFICATION PMND-23-0005 TO ALLOW A TWO-FOOT REAR SETBACK ENCROACHMENT AND PRESERVE EXISTING DEFICIENT DRIVEWAY LENGTH FOR A PROPOSED GARAGE ADDITION AT 2833 FRANCIS LANE

BACKGROUND

The subject property is located at 2833 Francis Lane in the R1 (Single-Family Residential) District. The property is a 6,510 square foot rectangular-shaped lot that is located at the northwest corner of Francis Lane and Loreto Avenue. The property is developed with a one-story, 14' – 8" tall single-family residence with an attached two-car garage. The home currently has 1,468 square feet of living area. The home is located 10 feet from the front (south), interior side (west), and street side (east) property lines, and 20 feet from the rear (north) property line.

The original improvements were constructed in 1960 under Building Permit Number 13487. Further improvements were completed in 1961 and 1962 under Building Permit Numbers 15749 and 17448, respectively. The 1961 permit enclosed the breezeway between the house and detached two-car garage. In the following year, a portion of the existing two-car garage was converted into a bedroom, which reduced on-site garage parking from two spaces to one space.

Though compliant at the time of its construction pursuant to Ordinance No. 332 (adopted on November 21, 1960), the home's front setback is currently non-conforming as a 20-foot setback is required today. This condition, however, is not impacted by the applicant's request and can remain as-is subject to Section 13-204, Nonconforming Provisions, of Costa Mesa's Municipal Code (CMMC).

DESCRIPTION

The applicant is requesting minor modification approval to allow a two-foot encroachment into the required 10-foot rear yard setback and preserve an existing deficient driveway length to accommodate a proposed garage addition.

Code allows the fourth space to occur on a 19-foot deep driveway that leads to a garage. However, the home's original driveway does not conform to this requirement as the garage maintains a 10-foot street side setback. Section 13-204 allows for additions to non-conforming dwelling units occupied by conforming uses if:

1. The use is residential,
2. The addition itself complies with applicable code sections,
3. The addition does not occupy the only portion of the lot that could be used for parking,
4. The residential development is not made more nonconforming, and
5. Minor additions may be allowed to encroach upon approval of a minor modification application.

With approval of a minor modification, the proposed addition meets each of these criteria. Importantly, the garage addition does not preclude use of other open areas of the property from the ability to accommodate vehicle parking. The project would re-convert the bedroom space back to a garage consistent with the home's original 1960 approval and an additional garage parking space. When completed, there would be three compliant-sized garage parking spaces.

Curb and On-Street Parking

The project requires a wider driveway to access the three garage spaces. This proposal would increase the curb cut from 24 feet to 34 feet, which is the widest driveway allowed by the City. This also removes approximately 10 feet of existing curb face along which street parking occurs. While the dimension between the existing and neighboring driveways will be reduced, under both the existing and proposed scenarios there is only enough room to accommodate one car along the curb face.

Architecture and Design

While there are no other three-car garages along Loreto Avenue, the form of the proposed addition will match that of the existing house. But as part of the overall project, the home's exterior will be remodeled with aesthetic upgrades that include a new standing seam metal roof, horizontal siding on the top two-thirds of portions of the façade, wainscoting to separate the stucco finish along the lower third of the façade, and stucco finish for the garage.

Placement

The addition of the garage maintains the required ten-foot street side setback occurring on multiple sites within this neighborhood. Although the garage would encroach two feet into the rear setback, the adjacent neighbor's garage is positioned sixteen feet from the common property line. The neighboring property also has a storage shed placed against the common fence, which provides some additional buffering to the proposed addition. Furthermore, the garage addition cannot be setback farther from the street side to allow for driveway parking because of an existing swimming pool in the property's backyard. Given existing constraints, the location of the garage addition represents a reasonable balance of competing interests that allows the house to be updated in a way that will also enhance the immediate community and improve the on-site parking situation.

Minor Modification Findings

Per CMMC 13-29(g)(6), two findings must be made in order to approve a minor modification. The required findings and supporting facts are presented below:

Finding I: *The improvement will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.*

Facts in Support of Finding:

- a) The garage addition will generally have the same mass and bulk, and be designed to complement the updated exterior aesthetic of the existing house. The garage will maintain a street-side setback consistent with the existing development and adjacent properties, and will result in additional off-street parking. Although the garage addition will encroach into the rear setback by two feet, the garage is designed without windows facing the adjacent property thus preserving privacy for the property located to the north. Garages are a required feature of residential developments and exist on all nearby properties thus this addition is not out of character for the area. As such, the proposed addition is compatible with its surroundings and will not have a detrimental impact to nearby people or property. The existing deficient driveway length is not being reduced.

Finding II: *The improvement is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space and any other applicable features relative to a compatible and attractive development.*

Facts in Support of Finding:

- a) Although there are no other three-car garages along Loreto Avenue, the design of the proposed garage addition will match that of the existing house. The home's exterior will be remodeled to include a new standing seam metal roof, horizontal siding on the top two-thirds of portions of the façade and a stucco finish for the garage. The addition of the garage will align with the existing garage and maintain the required ten-foot street side setback occurring on multiple sites within this neighborhood. The immediate neighborhood also consists of eclectic designs utilizing a variety of materials such as stucco, siding and brick veneer. The improvements involving the overall design of the home, including the garage, will continue to contribute to the character of the neighborhood. Therefore, the improvement is compatible and enhances the design of the existing residence and development in the vicinity.

The proposed addition has a footprint, lot coverage, open space, scale and height similar to the existing neighborhood character. The existing property contains 67.7% open space while the proposed addition would result in 64.6% open space. Pursuant to CMMC, the minimum open space requirement is 40% in the R1 zone. The proposed addition will have stucco siding to match portions of the existing structure. The home is also undergoing other aesthetic enhancements that will provide an attractive and updated appearance

when finished. The proposed rear-yard encroachment is reasonable as there is a garage on the adjacent lot that is further buffered by that neighbor's storage shed. With the exception of the proposed encroachment and driveway length, all other development standards are met. As proposed, the addition would be consistent with development in the surrounding neighborhood and would not have an adverse impact on the health, safety, and welfare of the immediate neighborhood.

RECOMMENDATION

Approve the minor modification.

ATTACHMENTS

1. PLANS

DIRECTOR DECISION

THE MINOR MODIFICATION REQUEST IS **APPROVED** / **DENIED** BASED ON THE FOLLOWING FINDINGS:

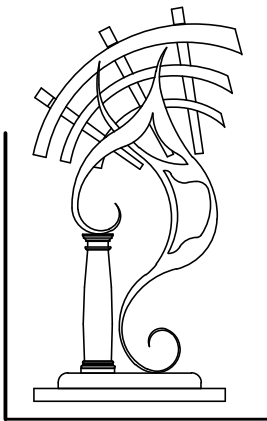
The improvement **will not be** / **will be** materially detrimental to the health, safety, and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.

The improvement **is** / **is not** compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space and any other applicable features relative to a compatible and attractive development.

Zone: R1 (Single-Family Residential) Approved by: 

Decision Date: 3/4/24

Appeal of this decision shall be filed within 7 days of the decision date noted above by remittance of the appeal fee and according to the procedures set forth in Title 2, Chapter IX, of the Costa Mesa Municipal Code.



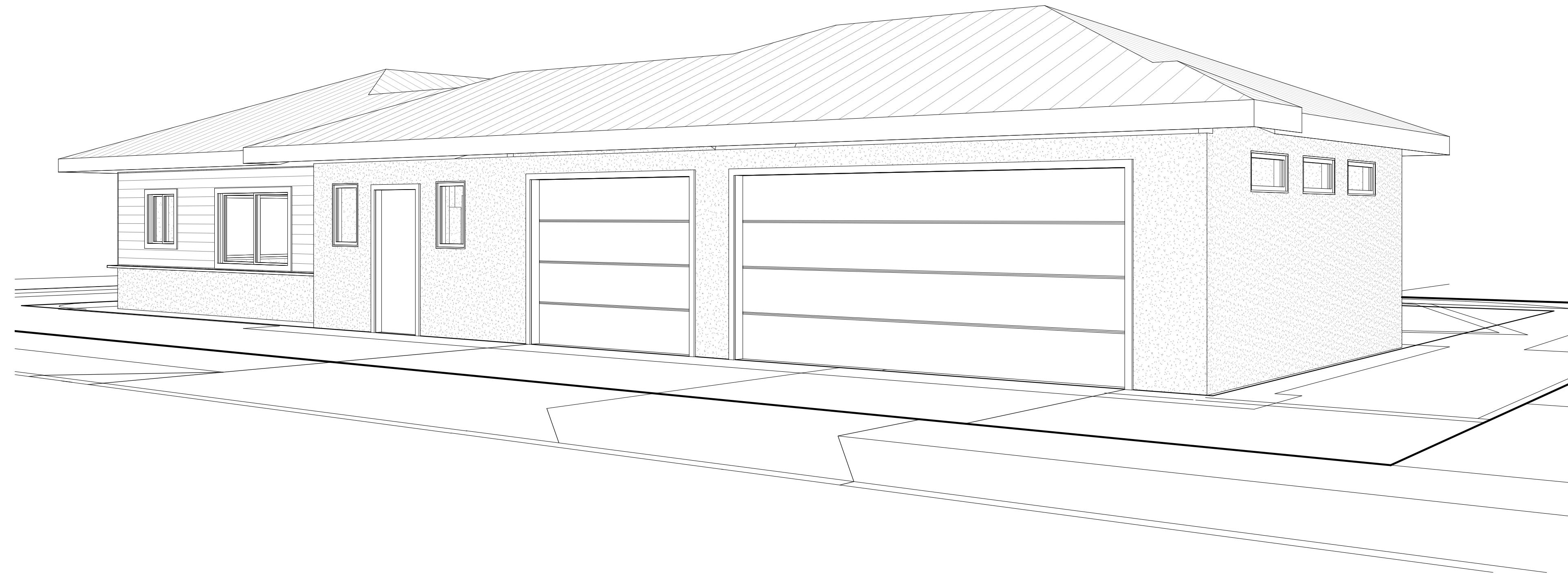
RAMON ALVARADO DESIGN
BUILDING & LANDSCAPE DESIGN
13334 MOUNTAIN VIEW DRIVE
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alvarado_design@hotmail.com

BOYER RESIDENCE

2833 Francis Lane, Costa Mesa, CA 92626

REVISIONS		
NO	DATE	Revision Description
A	10/23/23	PLAN CHECK
A	2/5/24	PLAN CHECK
B	2/15/24	PLAN CHECK

Ramon Alvarado
PREPARED BY: DATE: 02/15/2024



PROJECT: **BOYER RESIDENCE**
2833 Francis Lane, Costa Mesa, CA 92626

SHEET TITLE: **COVER SHEET**

DRAWING DATE: **09-26-2022**

DRAWN BY: RA

CHECKED BY: RA

PROJECT NO:

SHEET NO: **A0.0**

6/8/2007 6:57:38 AM

GENERAL NOTES:

CONTRACT DOCUMENTS:
THESE PLANS ARE THE PROPERTY OF RAMON ALVARADO. WE RESERVE OUR COMMON LAW COPYRIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER NOR ARE THEY TO BE ASSIGNED TO ANY OTHER PARTY WITHOUT OBTAINING THE WRITTEN CONSENT OF RAMON ALVARADO. IN THE EVENT OF UNAUTHORIZED USE OF THESE PLANS BY AN UNASSIGNED PARTY SHALL HOLD RAMON ALVARADO HARMLESS.

VERIFICATION:
ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. PRIOR TO COMMENCEMENT OF CONSTRUCTION, ALL DIMENSIONS TO BE VERIFIED BY THE GENERAL CONTRACTOR AND SUB CONTRACTORS. DESIGNER TO BE NOTIFIED OF ANY DISCREPANCIES IN DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION.

CONSTRUCTION DETAILS:
WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.

PROTECTION OF WORK:
ALL WORK SHALL BE EXECUTED IN A CAREFUL MANNER WITH DUE AND SPECIAL CONSIDERATION FOR ALL ADJOINING AREAS OF THE BUILDING NOT INCLUDED IN THE SCOPE OF WORK. ALL TRADES, DURING THE EXECUTION OF THEIR WORK SHALL ADEQUATELY PROTECT AND PRESERVE THE WORK OF THE TRADES FREE FROM DAMAGE AND CLEAN WHERE NECESSARY. WORK OF THEIR TRADES. SPECIAL ATTENTION SHALL BE PAID TO THE ELIMINATION OF EXCESS DUST, DIRT AND DEBRIS.

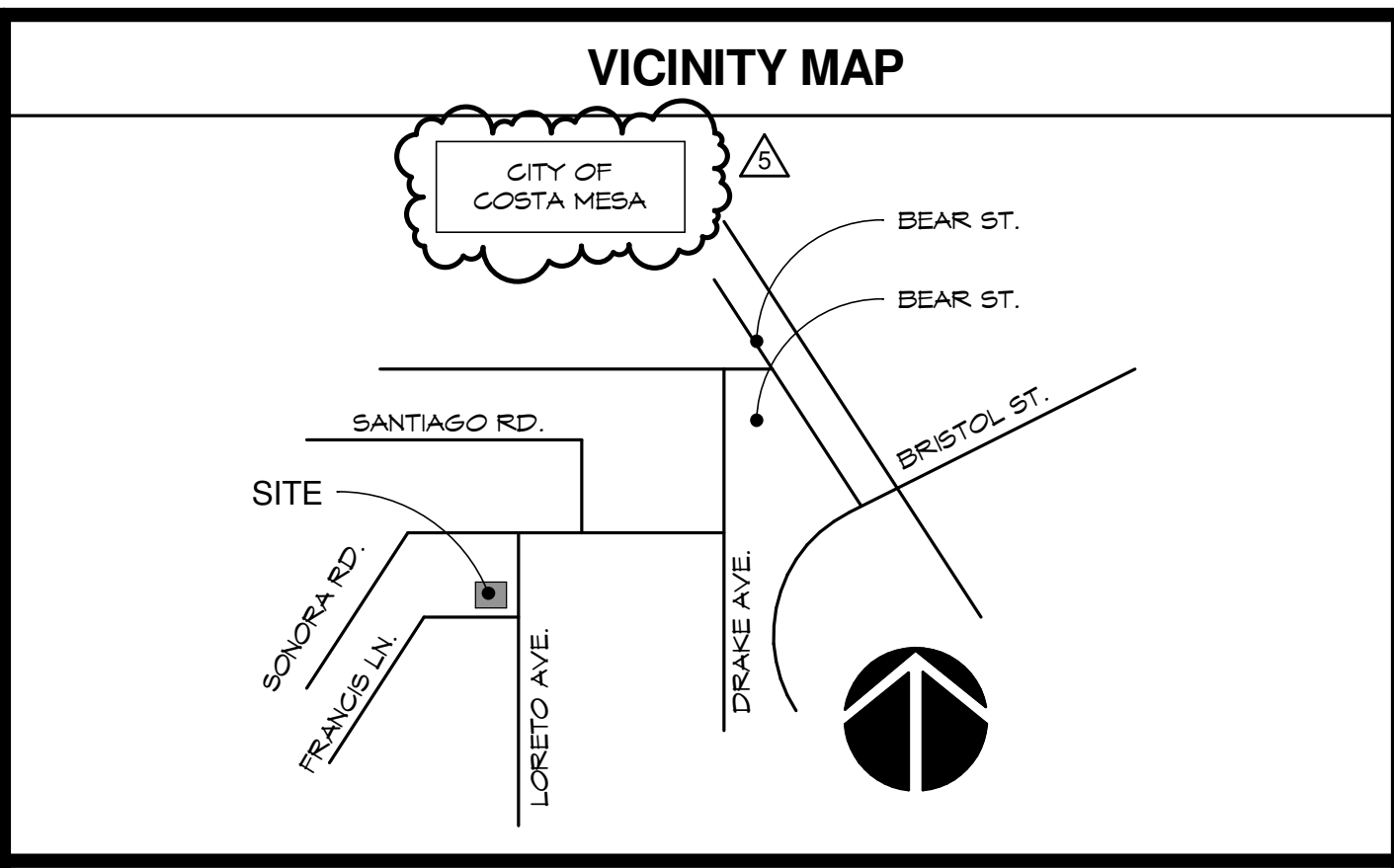
WORKMANSHIP:
ALL WORK SHALL BE DONE UNDER RESPONSIBLE SUPERVISION BY CRAFTSMEN SKILLED IN THEIR RESPECTIVE TRADES WHO SHALL EXERCISE CARE AND JUDGMENT AND USE THEIR EXPERIENCE TO PRODUCE QUALITY WORKMANSHIP.

COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2018 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE GFR, GFS, AND GFR FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.

- APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R103.2 GRC)
- EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. (R103.5 GRC)
- IT IS THE OWNER'S AND THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ALL DAMAGE TO THE EXISTING PUBLIC IMPROVEMENTS DUE TO THE PROPOSED CONSTRUCTION ACTIVITIES AND TO ADDRESS ALL REPAIRS REQUESTED BY THE PUBLIC WORKS INSPECTOR BASED ON THE INSPECTOR'S REVIEW OF THE CURRENT CONDITION OF THE SAID PUBLIC IMPROVEMENTS.
- UNDERGROUNDING OF ALL PROPOSED UTILITY LINES IS REQUIRED AS PER CITY OF COSTA MESA MUNICIPAL CODE.
- THE PARKWAY LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER PER CITY OF COSTA MESA MUNICIPAL CODE.
- THE PROJECT SHALL IMPLEMENT MEASURES FOR GOOD HOUSEKEEPING STORM WATER BEST MANAGEMENT PRACTICES TO INSURE POLLUTANTS FROM THE SITE WILL NOT BE DISCHARGED INTO THE PUBLIC STORM DRAIN SYSTEM. THE PROPERTY OWNER IS RESPONSIBLE FOR THE IMPLEMENTATION OF BEST MANAGEMENT PRACTICES PERTAINING TO STORM WATER POLLUTION PREVENTION, AS PER THE CITY OF COSTA MESA CONSTRUCTION SITE GUIDELINES.

CONSTRUCTION NOTES

- ANY DEVIATION FROM THESE PLANS WITHOUT THE APPROVAL OF THE DESIGNER WILL RELIEVE THE DESIGNER FROM ANY RESPONSIBILITY FOR PROBLEMS THAT MAY ARISE AS A RESULT OF THESE CHANGES.
- ANY CHANGES, DEVIATION OR DISCREPANCY IN THE PLANS OR SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER FOR HIS CLARIFICATION. NO CHANGES SHALL BE MADE WITHOUT THE APPROVAL OF THE DESIGNER.
- THE CITY BUILDING INSPECTOR HAS THE AUTHORITY TO REQUEST FULLY REVISED PLAN SHEETS WITH ALL FIELD CHANGES CLOTTED IN/DELTA'S TO BE SUBMITTED FOR CITY PLAN REVIEW WHEN HE/SHE DETERMINES THE NUMBER OF FIELD REVISIONS WARRANT SUCH A REQUEST.
- CONTRACTOR AND/OR OWNER SHALL PROVIDE A TRASH BIN TO INSURE PROPER CLEAN-UP OF ALL BUILDING MATERIALS.
- STORAGE OF BUILDING MATERIALS OR DEBRIS SHALL BE CONFINED TO THE LOT FOR WHICH THE PERMIT ISSUED. ADJACENT VACANT PROPERTIES MAY NOT BE UTILIZED FOR THIS PURPOSE UNLESS WRITTEN PERMISSION OF THE OWNER IS ON FILE WITH THIS OFFICE. THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED IN A CLEAR CONDITION AT ALL TIMES.
- CONSTRUCTION HOURS:
MONDAY - FRIDAY: 7:00 AM - 7:00 PM
SATURDAY: 8:00 AM - 5:00 PM
SUNDAY & HOLIDAYS: NOT ALLOWED
- HOLIDAYS: THANKSGIVING DAY, CHRISTMAS DAY, NEW YEARS DAY, JULY 4TH, LABOR DAY & MEMORIAL DAY. REFER TO COSTA MESA MUNICIPAL CODE, SECTION 8.04.220 FOR DETAILS.
- VIOLATION OF THE ABOVE WORK HOURS IS A CITABLE OFFENSE UNDER PALM SPRINGS MUNICIPAL CODE.
- GENERAL CONTRACTOR SHALL SUBMIT A COMPLETED SUB-CONTRACTOR'S LIST TO THE BUILDING & SAFETY DEPARTMENT PRIOR TO REQUESTING A FINAL INSPECTION.
- RECYCLING:** Section 4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with Section 4.408.2. Exceptions:
1. Excavated soil and land-clearing debris.
2. The enforcing agency may identify alternate waste reduction requirements if the agency determines that an owner or contractor has adequately demonstrated that diversion or recycling facilities necessary for the owner to comply with this section do not exist or are not located within a reasonable distance from the jobsite.
- RECYCLING:** THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.
- OPERATION AND MAINTANCE MANUAL:** THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION OF/FR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.1.
- POLLUTANT CONTROL:** DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1.
- POLLUTANT CONTROL:** VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.2, 4.504.3 AND 4.504.5 FOR ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC 4.504.2
- INTERIOR MOISTURE CONTROL:** CONCRETE SLABS WILL BE PROVIDED WITH A CAPILLARY BREAK. CGC 4.505.2.
- INTERIOR MOISTURE CONTROL:** MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED IN SECTION 4.509.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC 4.509.3.
- INDOOR AIR QUALITY:** BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. CGC 4.506.1.
- PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3.



PROJECT TEAM

ARCHITECTURAL DRAFTING:
RAMON ALVARADO DESIGN
13334 MOUNTAIN VIEW
DESERT HOT SPRINGS, CA 92240
T: (760) 285-9001

STRUCTURAL:
MANDAR STRUCTURAL ENGINEERING, INC.
22607 LA PALMA AVE, SUITE 401
YORBA LINDA, CALIFORNIA 92387
T: (714) 274-4500
F: (714) 455-7022

PROJECT DESCRIPTION

(N) 245 S.F. ADDITION TO CONVERT (E) 420 SF 2 CAR GARAGE INTO (N) 3 CAR GARAGE W/ (N) EV CHARGER ELECT. REBROOF SITE 1 ATTACHED GARAGE 512.11 SQ. T/O (E) COMP SHINGLES. INSTALL 1/2" PLYWOOD SHEATHING, (1) LAYER METAL SALES HI-TEMP UNDERLAYMENT & (N) STANDING SEAM METAL ROOF.

APPLICABLE MODEL CODES

ALL CONSTRUCTION SHALL COMPLY WITH OR EXCEED THE FOLLOWING STANDARDS:

CALIFORNIA RESIDENTIAL BUILDING CODE	2022 EDITION
CALIFORNIA BUILDING CODE	2022 EDITION
CALIFORNIA PLUMBING CODE	2022 EDITION
CALIFORNIA MECHANICAL CODE	2022 EDITION
CALIFORNIA ENERGY CODE	2022 EDITION
CALIFORNIA ELECTRIC CODE	2022 EDITION
CALIFORNIA FIRE CODE	2022 EDITION
CALIFORNIA GREEN BUILDING CODE	2022 EDITION
CITY OF COSTA MESA MUNICIPAL CODE	CURRENT EDITION

PROJECT DATA

PROJECT NAME: **BOYER RESIDENCE**

PROJECT ADDRESS: **2833 Francis Lane, Costa Mesa, CA 92626**

ZONING / LAND USE DESIGNATION:

HISTORIC: YES NO

SUBMITTAL DATE: **06 / 14 / 2022**

OWNER: **BOYER RESIDENCE**
2833 Francis Lane, Costa Mesa, CA 92626

A.P.N.: **451 051 50**

LEGAL DESCRIPTION:

BUILDING CODE DATA

TYPE OF CONSTRUCTION: TYPE VB

EXISTING: SPRINKLERED: YES NO

OCCUPANCY CLASSIFICATION(S): R3.1U BUILDING AREA: 2,076 S.F.

NUMBER OF STORIES: ONE OCCUP. LOAD: 110

BUILDING HEIGHT: 15'-0" +/-

EXISTING BUILDING S.F.: 1,488 S.F.
EXISTING GARAGE: 430 S.F.
NEW GARAGE ADDITION S.F.: 245 S.F.

TOTAL BUILDING SQUARE FEET: 2,133 S.F.

DRIVEWAY: 214 S.F.

TOTAL LOT SQUARE FEET: 6,510 S.F. 100 %

LOT RATIO USED BY STRUCTURE & DRIVEWAY: 35.36%

REMAINING LOT RATIO TO BE USED BY LANDSCAPE & OTHER: 64.64%

SHEET INDEX

SHEET INDEX RESIDENTIAL ARCHITECTURAL

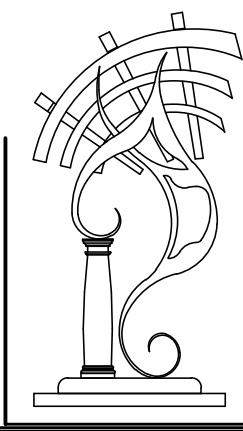
A0.0	COVER SHEET
A1.0	SITE PLAN
A2.0	PROPOSED FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS & PERSPECTIVES
A4.0	PROPOSED ROOF PLAN & MANUFACTURE'S DETAILS

S STRUCTURAL

S-1.0	GENERAL NOTES
S-1.1	GENERAL DETAILS
S-1.2	HARDY FRAME TYPICAL DETAILS
S-1.4	HARDY FRAME TYPICAL DETAILS
S-2.0	FOUNDATION PLAN
S-3.0	ROOF FRAMING PLAN
S-4.0	FOUNDATION & ROOF FRAMING DETAILS
S-5.0	ROOF FRAMING DETAILS

E ELECTRICAL

E2.0	PROPOSED ELECTRICAL FLOOR PLAN
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 alvarado_design@hotmail.com

SITE NOTES

Storm Water Pollution Prevention Notes:
 Stormwater pollution prevention devices and practices shall be installed and/or instituted as necessary to ensure compliance to the City of Mesa & Mesa Water District.
 Quality standards contained in the Mesa Municipal Code and any Erosion Control Plan associated with this project. All such devices and practices shall be maintained, inspected and/or monitored to ensure adequacy and proper function throughout the duration of the construction project.
 Compliance to the Water Quality standards and any Erosion Control Plan associated with this project includes, but is not limited to the following requirements:
 1. Sediments and other pollutants shall be retained on site until properly disposed of, and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
 2. Stockpiles of earth and other construction-related materials shall be protected from being transported from the site by the Forces of wind and water flow.
 3. Fuels, oils, solvents, and other toxic materials shall be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather; spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system, nor be allowed to settle or infiltrate into soil.
 4. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid wastes.
 5. Trash and construction solid wastes shall be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
 6. Sediments and other materials may not be tracked from the site by vehicular traffic. The construction entrance roadway must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental deposits shall be swept up immediately and may not be washed down by rain or other means.
 7. Any slopes with disturbed soils or removed vegetation shall be stabilized to inhibit erosion by wind and water.
 8. Stormwater pollution prevention devices and/or practices shall be modified as needed as the project progresses to ensure effectiveness.

POLLUTANTS NOTE:
 THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY-PRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

DRAINAGE NOTE:
 On site plan show drainage minimum 2% away from the structure for 3 feet then minimum 1% to front property line.

REVISIONS		
NO	DATE	Revision Description
1	10/23/23	PLAN CHECK
2	10/29/23	Owner change
3	12/6/23	PLAN CHECK
4	2/15/24	PLAN CHECK

Ramon Alvarado
 PREPARED BY: DATE: 02/15/2024

SITE PLAN NOTES

Utility Notes:

- Verify Connection points for Power, Telephone and CATV System prior to Construction.
- Comply with all utility Company requirements, provide all related conduits, pull boxes and meters.
- Contractor shall verify actual depth and location of all existing utilities prior to construction, call underground service alert, (Toll Free 1(800) 642-2444) Prior to trenching, grading, excavating, drilling, pipe pushing, planting trees, digging fence post holes, etc. they will supply information or locate and mark any underground facilities.

General Disclaimer:
 If any Errors, Discrepancies or Omissions appear in the drawings, (Construction Plans), Specifications or other contract documents, The Owner or General Contractor shall notify the Architect, In Writing, of such error or omission. In the event that the Owner or General Contractor fails to give such notice, *before Construction and/or* *completion of the work*, the Owner or General Contractor will be held responsible to the result of any errors, discrepancies or omissions and the cost of rectifying them.

Unauthorized Changes & Uses:
 The Architect preparing these plans will not be responsible for, or liable for, unauthorized changes to uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

PROJECTIONS INCLUDING EAVES
 PROJECTIONS INCLUDING EAVES, SHALL BE ONE-HOUR FIRE RESISTIVE CONSTRUCTION OF NON-COMBUSTIBLE MATERIAL WHEN THEY ARE WITHIN 3' OF THE PROPERTY LINE.

OUTDOOR LIGHTNING:

ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A PHOTO CONTROL, MOTION SENSOR



SITE PLAN NOTES - A

- EXTERIOR LANDINGS AT IN-SWINGING OR SLIDING DOORS SHALL BE NO MORE THAN 1.75 INCHES BELOW THE THRESHOLD.
- SURFACE DRAINAGE SHALL PROVIDE A MINIMUM OF 6" OF FALL IN THE FIRST 10' OUT FROM THE FOUNDATION.
- Maintain required slope setback for footings adjacent to sloping grades exceeding 3:1 slope. Buildings adjacent to ascending or descending slopes shall be set back according to the requirements of Section 1809.3 and Figure 1809.3.1.

PROJECT: **BOYER RESIDENCE**
 2833 Francis Lane, Costa Mesa, CA 92626

SHEET TITLE: **SITE PLAN**

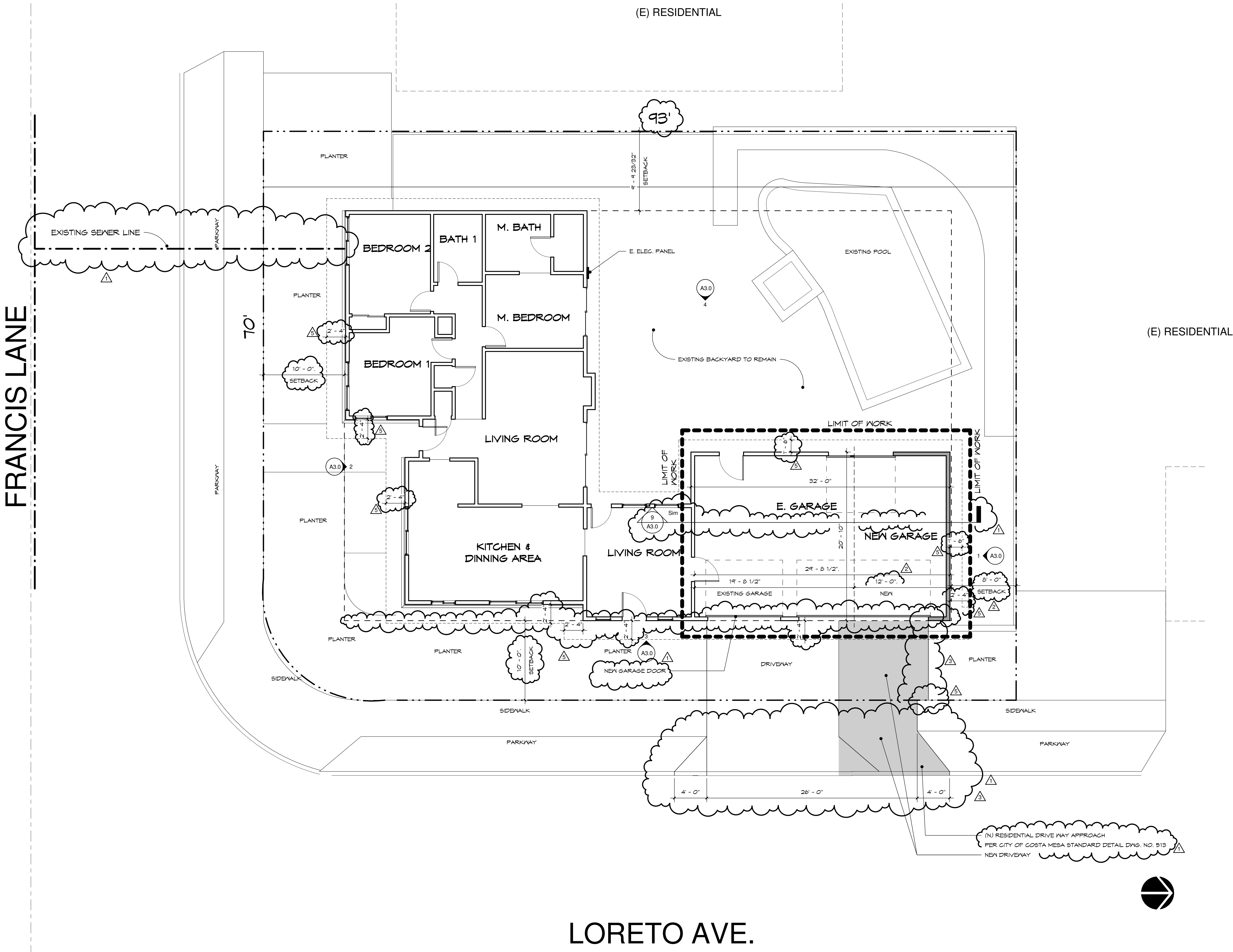
DRAWING DATE: **09-26-2022**

DRAWN BY: RA

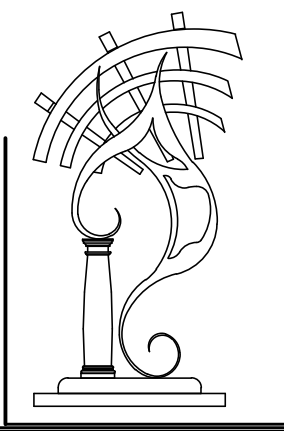
CHECKED BY: RA

PROJECT NO:

SHEET NO: **A1.0**



5 PROPOSED SITE PLAN
 3/16" = 1'-0"

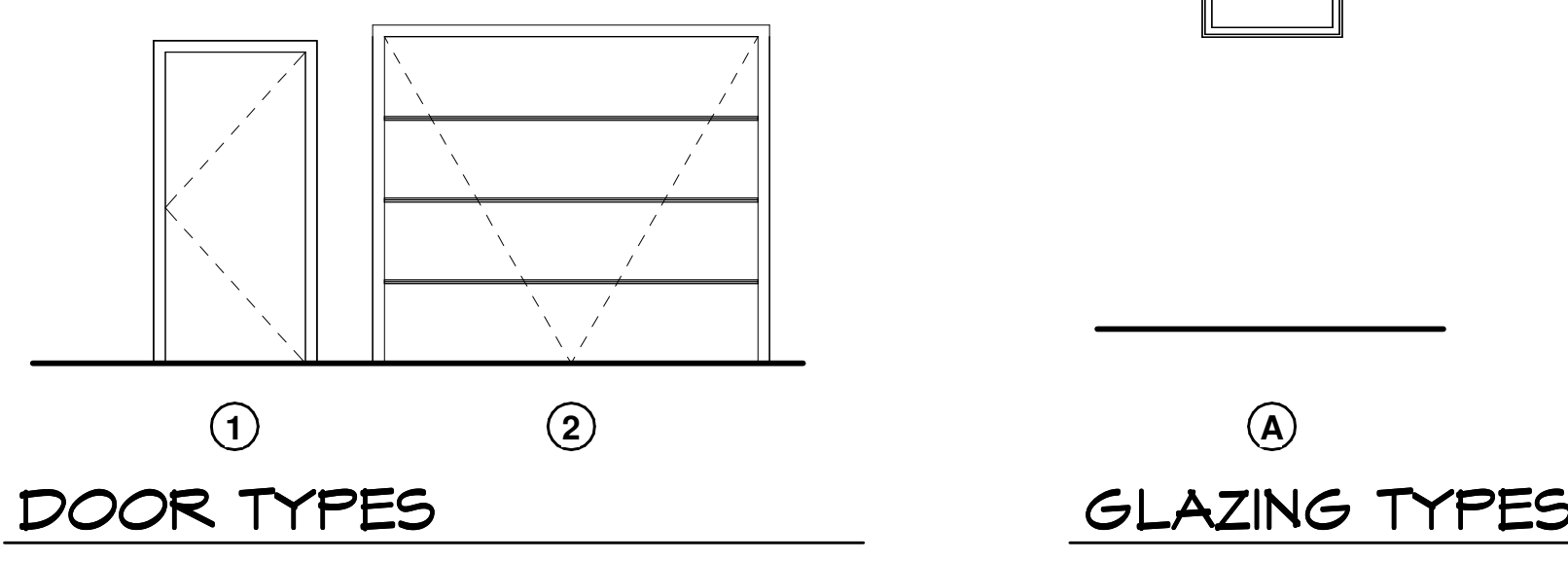


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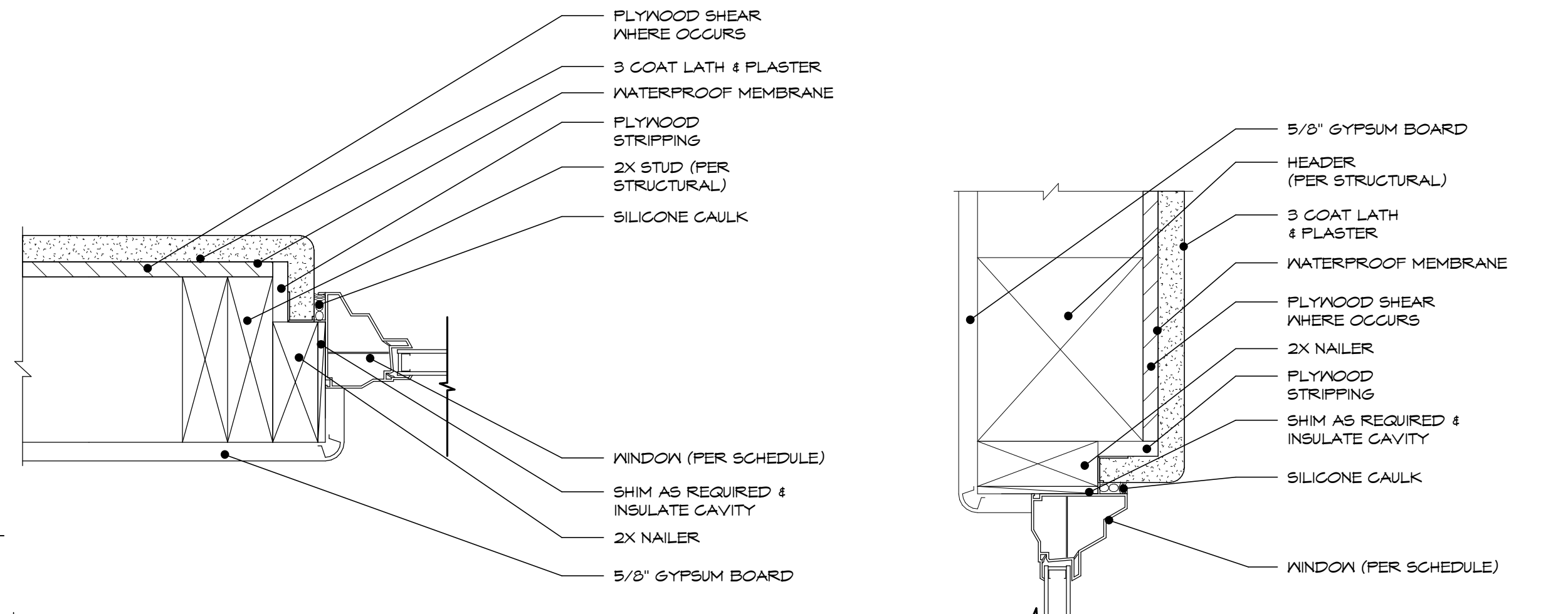
REVISIONS		
NO	DATE	Revision Description
1	10/23/23	PLAN CHECK
2	10/29/23	Owner change
3	2/5/24	PLAN CHECK
4	2/15/24	PLAN CHECK

Ramon Alvarado
 PREPARED BY: DATE: 02/15/2024

GLAZING ASSEMBLY SCHEDULE										
ID	DESCRIPTION	TYPE	WIDTH	HEIGHT	Glass Type	FRAME MATL	FRAME FINISH	U-FACTOR	SHGC	REMARKS
A	NEW GARAGE	-	3' - 6"	1' - 4"	DUAL PANE	METAL	PAINT	-	-	MILGUARD
A	NEW GARAGE	-	3' - 6"	1' - 4"	DUAL PANE	METAL	PAINT	-	-	MILGUARD
A	NEW GARAGE	-	3' - 6"	1' - 4"	DUAL PANE	METAL	PAINT	-	-	MILGUARD



DOOR SCHEDULE											
INT	LOCATIO	N	TYPE	WIDTH	HEIGHT	MATERIAL	THICK.	FINISH	FRAME MATL.	FRAME FIN.	DESCRIPTION
10.1	GARAGE	6	6	4' - 0"	1' - 0"	MD PNL	2"	PAINT	WOOD	PAINT	
10.2	GARAGE	2	2	16' - 0"	1' - 0"	MD PNL	2"	PAINT	WOOD	PAINT	
10.3	GARAGE	2	2	8' - 0"	1' - 0"	MD PNL	2"	PAINT	WOOD	PAINT	
10.4	GARAGE	1	1	3' - 0"	6' - 8"	MD PNL	1 1/2"	PAINT	WOOD	PAINT	EXISTING DOOR T.B. RELOCATED



6 WINDOW JAMB & SILL DETAIL
 3" = 1'-0"

5 WINDOW HEAD DETAIL
 3" = 1'-0"

3 DOOR HEAD
 1/4" = 1'-0"

4 DOOR JAMB & SILL
 1/4" = 1'-0"

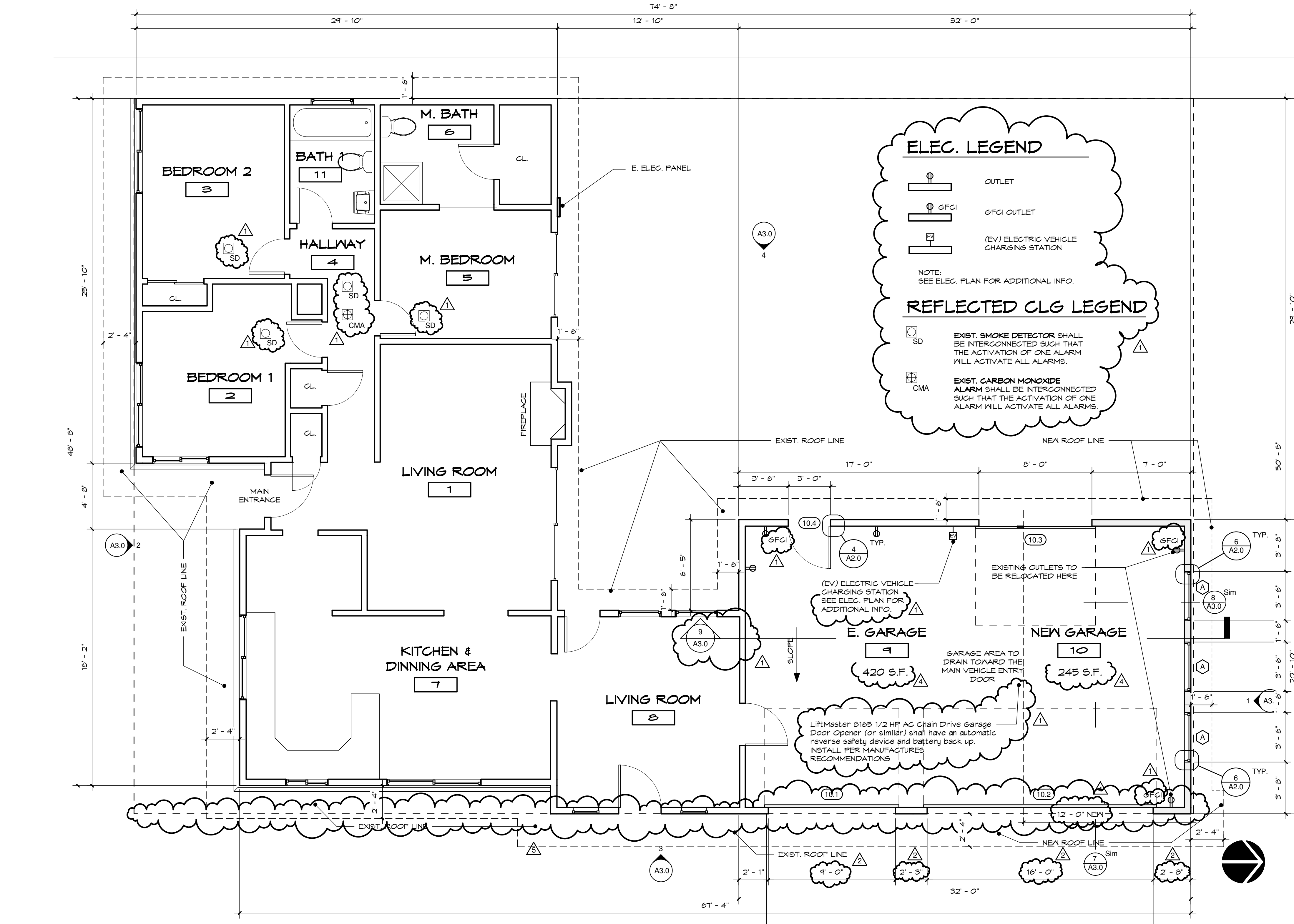
FLOOR PLAN NOTES

- GARAGE DOOR:** Doors separating R-3 and U shall be minimum 1-3/8" thick solid-core (20 min.) or other approved self-closing self-latching doors.
- DWELLING/GARAGE AND/OR CARPORT SEPARATION:** A DWELLING/GARAGE SEPARATION PER SECTION 302.6 CRC; 2 TYPE X DRYWALL ON THE GARAGE SIDE OF WALLS SEPARATING R-3 AND U; AND 5/8" TYPE X DRYWALL ON CEILING SEPARATING R-3 AND U.
- GARAGE AND/OR CARPORT:** SHALL BE SEPARATED FROM THE DWELLING UNIT BY A VERTICAL WALL FROM THE SLAB THROUGH THE ATTIC TO THE ROOF SHEATHING WITH MINIMUM 1/2" GYPSUM BOARD ON THE GARAGE SIDE. (TABLE R302.6 CRC)
- GARAGES BENEATH HABITABLE ROOMS ABOVE:** SHALL BE SEPARATED BY 5/8" GYPSUM BOARD ON THE GARAGE SIDE. (TABLE R302.6 CRC)
- STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES:** IN A GARAGE OR CARPORT (COLUMNS OR BEAMS IN THE GARAGE) SHALL HAVE NOT LESS THAN 1/2" GYPSUM BOARD PROTECTION. (TABLE R302.6 CRC)
- GARAGE FLOORS:** GARAGE FLOORS SHALL BE OF NONCOMBUSTIBLE MATERIAL. THE AREA OF THE FLOOR USED FOR PARKING OF VEHICLES SHALL BE SLOPED TO DRAIN TOWARD THE MAIN VEHICLE ENTRY DOOR. (R304.1 CRC)

WALL LEGEND

- EXISTING 2X4 WALL
- NEW LOAD BEARING WALL - CORE: 3 1/2" WOOD STUD WALL INTERIOR FACE: (1) LAYER 5/8" TYPE-X GYP. BOARD EXTERIOR FACE: 7/8" PLASTER

2 DEMOLITION FLOOR PLAN
 1/4" = 1'-0"



1 PROPOSED FLOOR PLAN
 1/4" = 1'-0"

ELEC. LEGEND

- OUTLET
- GFCI OUTLET
- (EV) ELECTRIC VEHICLE CHARGING STATION

NOTE: SEE ELEC. PLAN FOR ADDITIONAL INFO.

REFLECTED CLG LEGEND

- EXIST. SMOKE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
- EXIST. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.

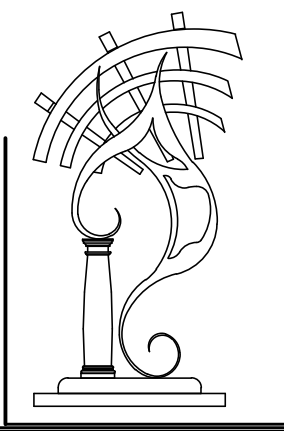
PROJECT: **BOYER RESIDENCE**
 2833 Francis Lane, Costa Mesa, CA 92626
 SHEET TITLE: **PROPOSED FLOOR PLAN**

DRAWING DATE: **09-26-2022**

DRAWN BY: RA
 CHECKED BY: RA
 PROJECT NO:

SHEET NO: **A2.0**

8/20/2007 6:57:41 AM



RAMON ALVARADO DESIGN
 BUILDING & LANDSCAPE DESIGN
 1334 MOUNTAIN VIEW DRIVE
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 alvarado_design@hotmail.com

REVISIONS		
NO	DATE	Revision Description
1	10/23/23	PLAN CHECK
2	2/15/24	PLAN CHECK

Ramon Alvarado
 PREPARED BY: DATE: 02/15/2024

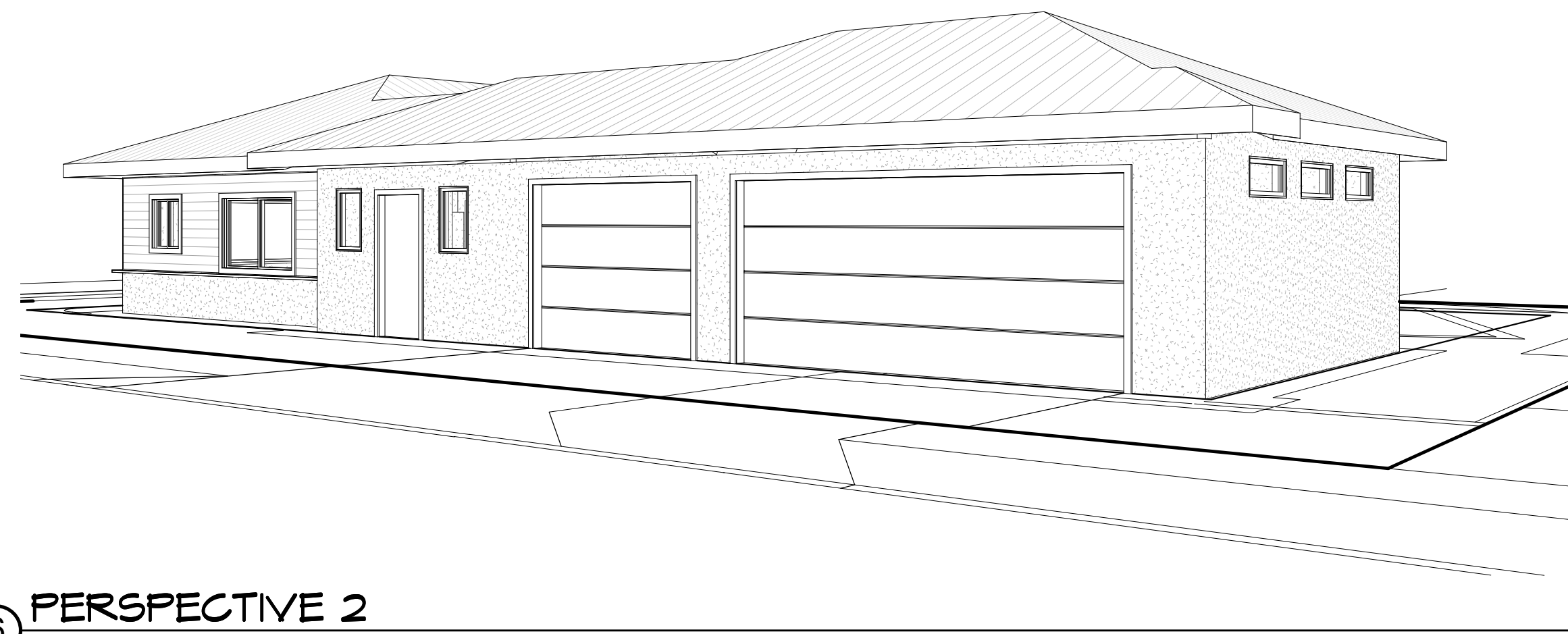
PROJECT: **BOYER RESIDENCE**
 2833 Francis Lane, Costa Mesa, CA 92626
 SHEET TITLE: **EXTERIOR ELEVATIONS & PERSPECTIVES**

DRAWING DATE: **09-26-2022**

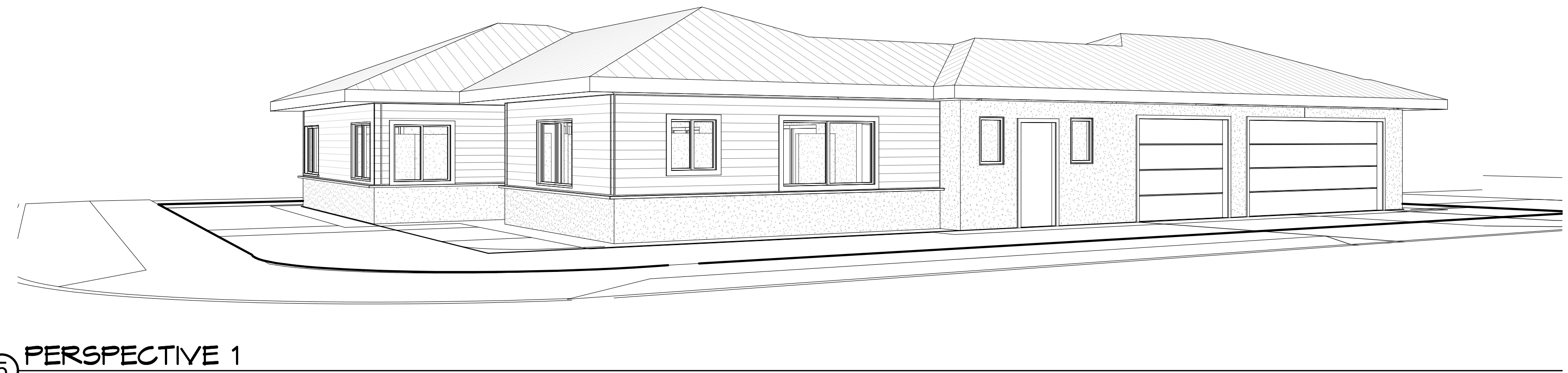
DRAWN BY: RA
 CHECKED BY: RA
 PROJECT NO:

SHEET NO: **A3.0**

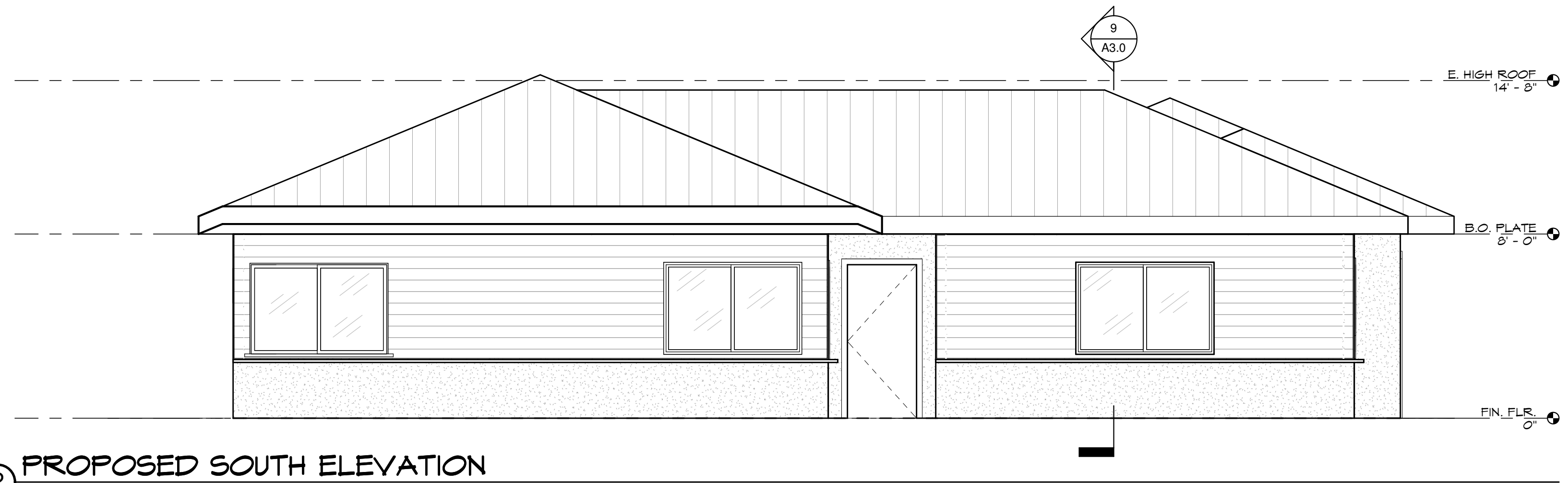
8/8/2007 6:57:44 AM



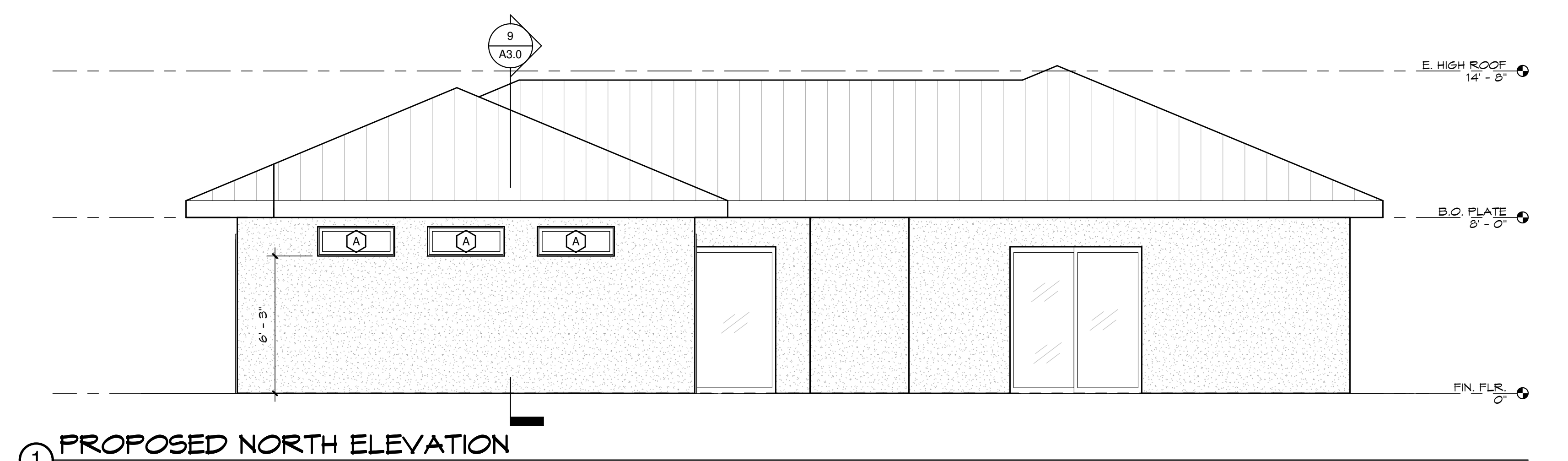
6 PERSPECTIVE 2



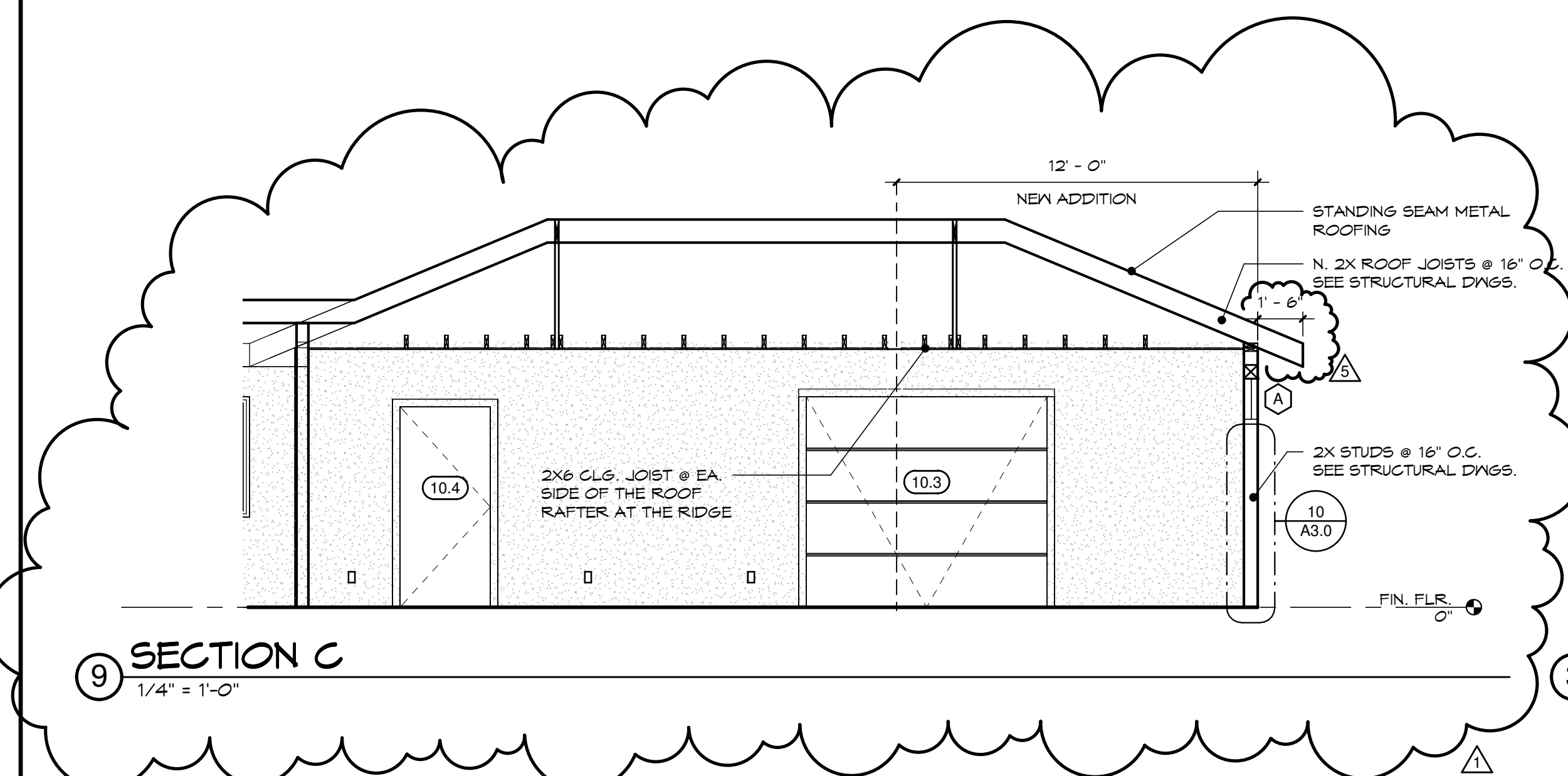
5 PERSPECTIVE 1



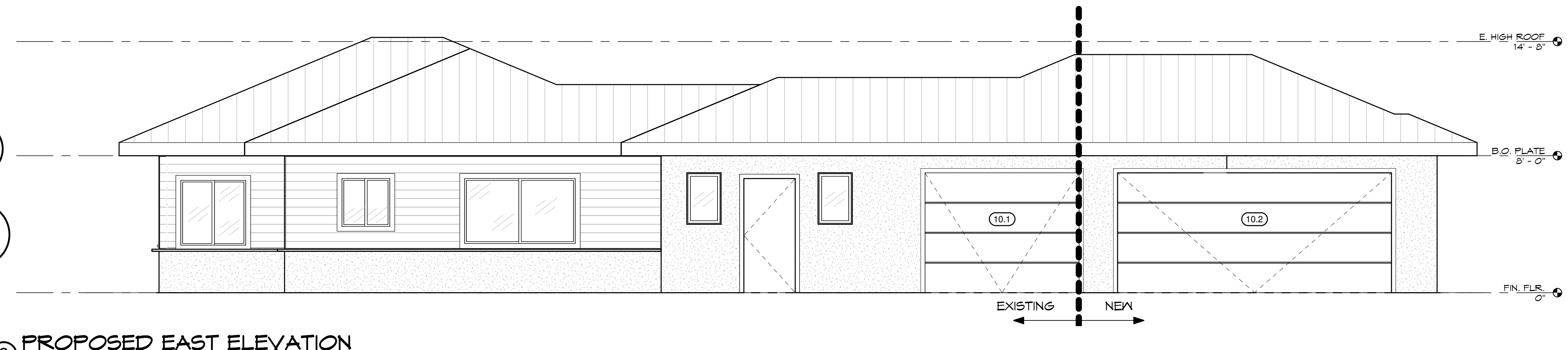
2 PROPOSED SOUTH ELEVATION
 1/4" = 1'-0"



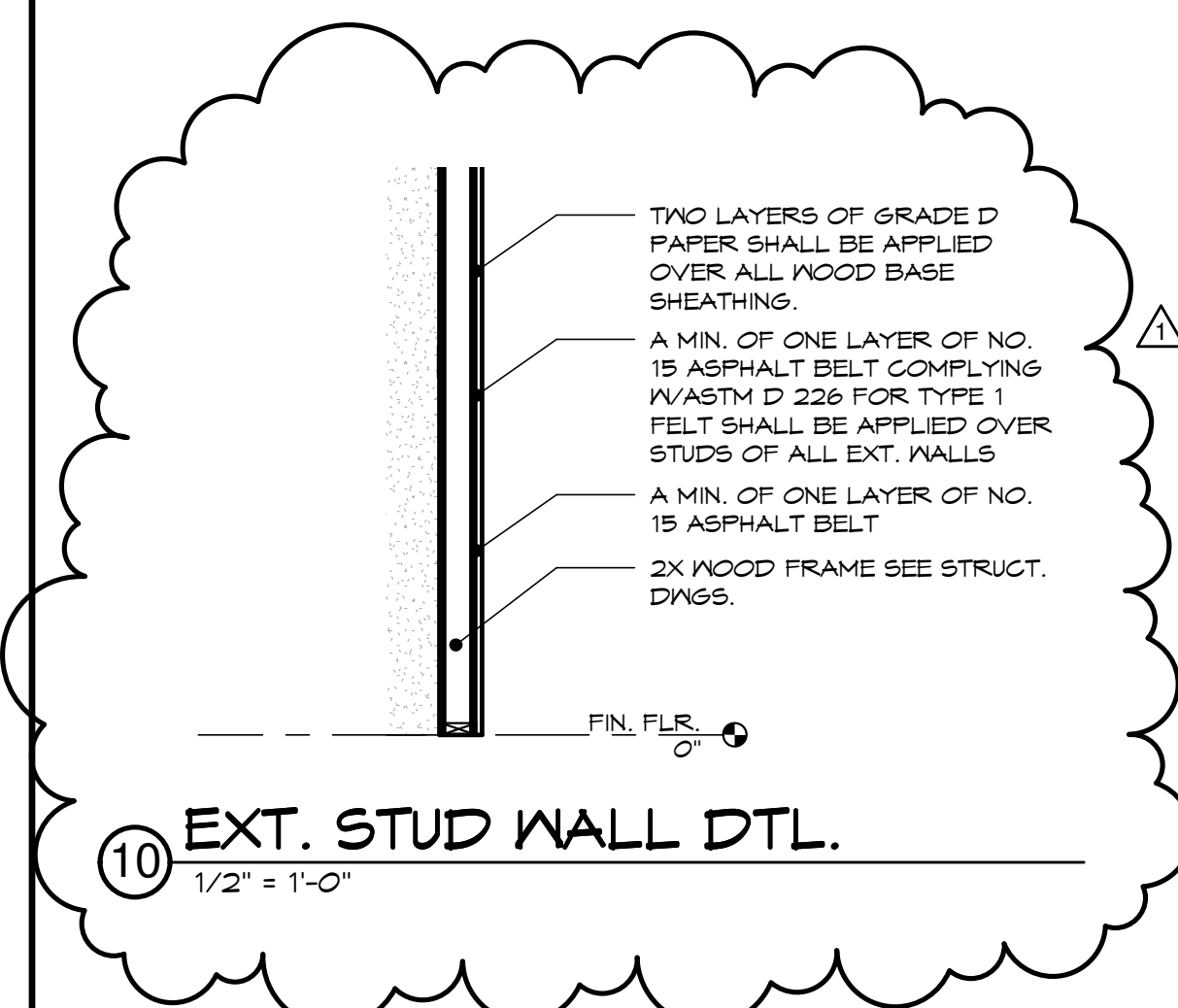
1 PROPOSED NORTH ELEVATION
 1/4" = 1'-0"



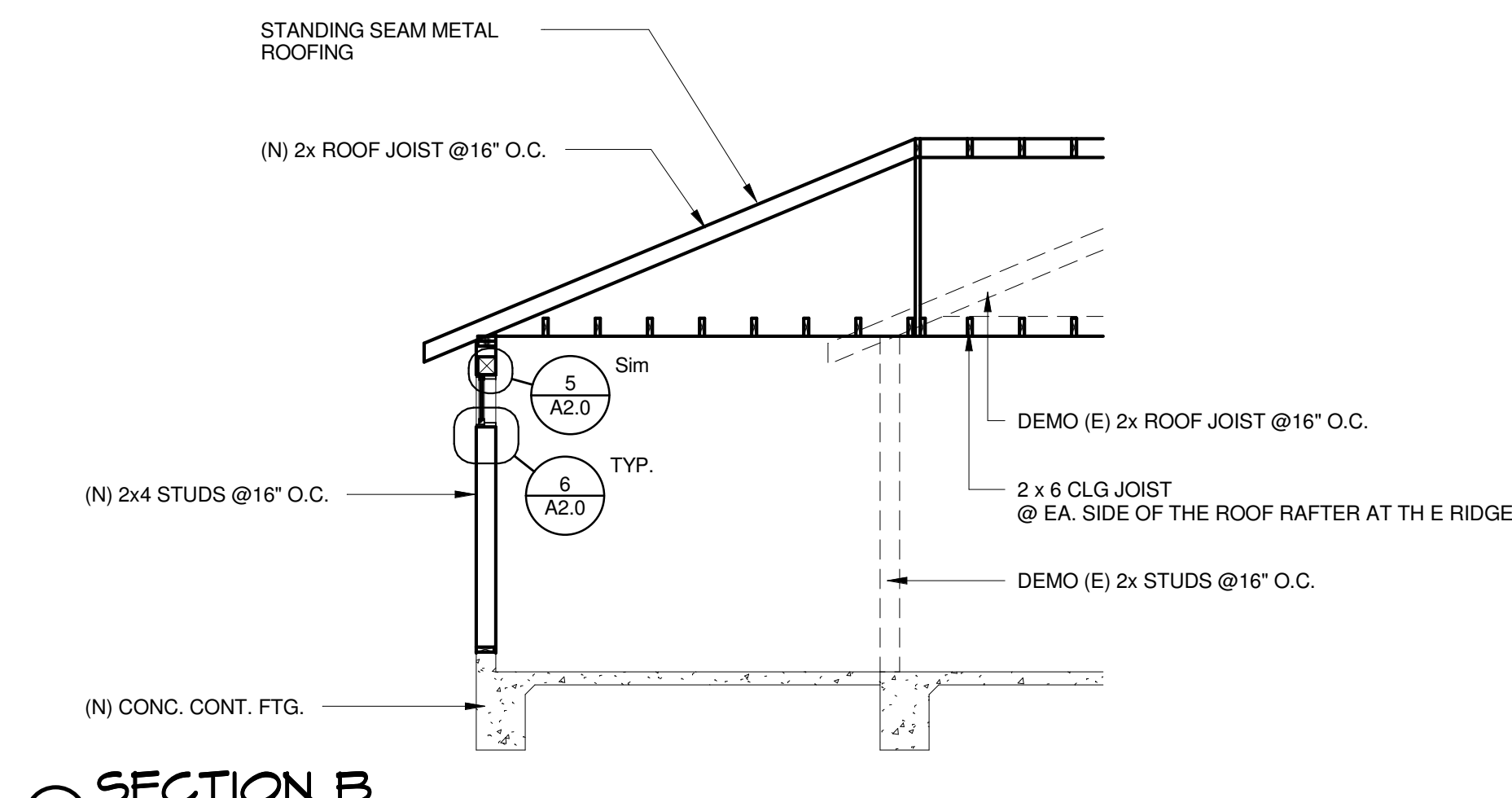
9 SECTION C
 1/4" = 1'-0"



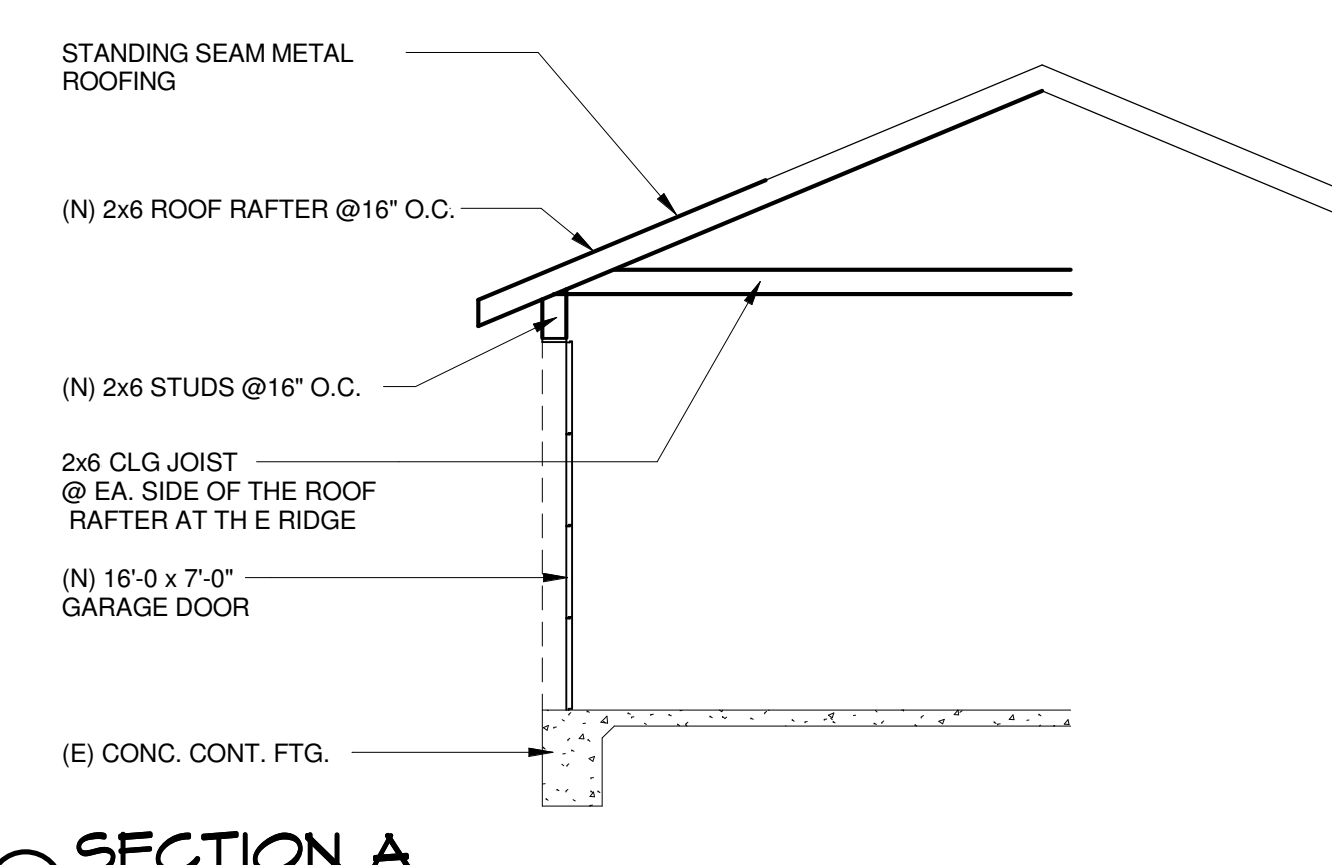
3 PROPOSED EAST ELEVATION
 1/4" = 1'-0"



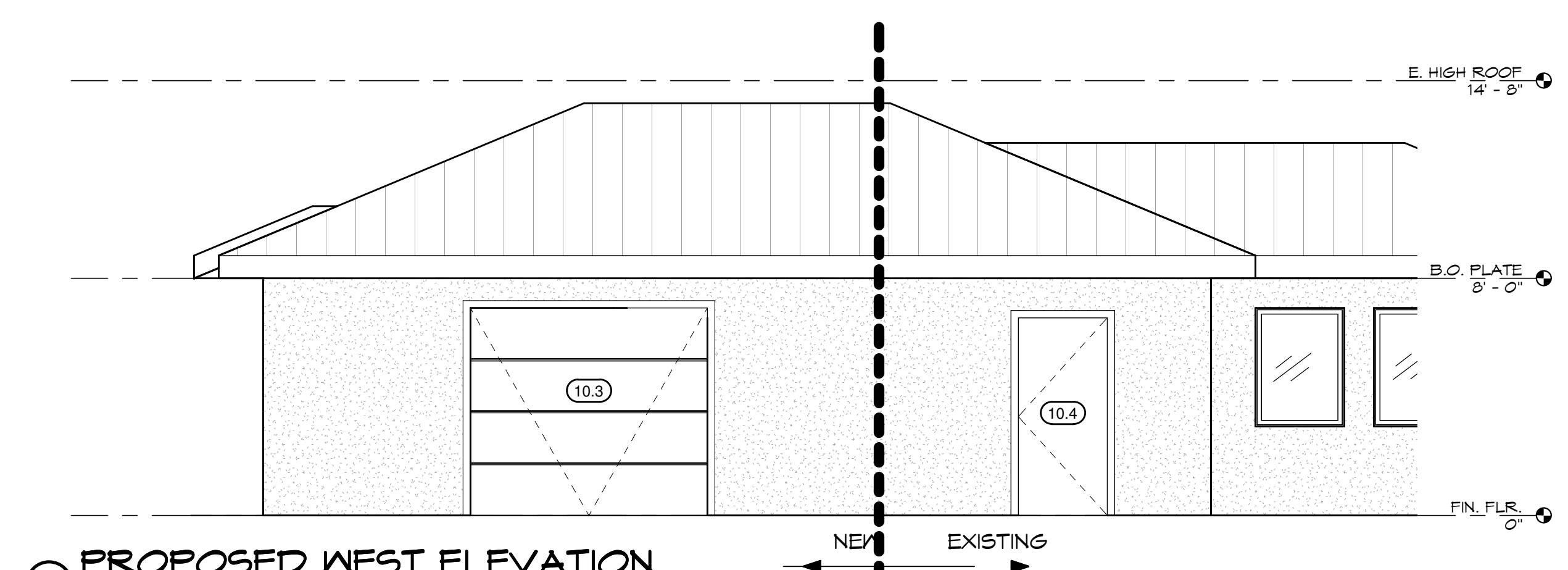
10 EXT. STUD WALL DTL.
 1/2" = 1'-0"



8 SECTION B
 1/4" = 1'-0"



7 SECTION A
 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
 1/4" = 1'-0"

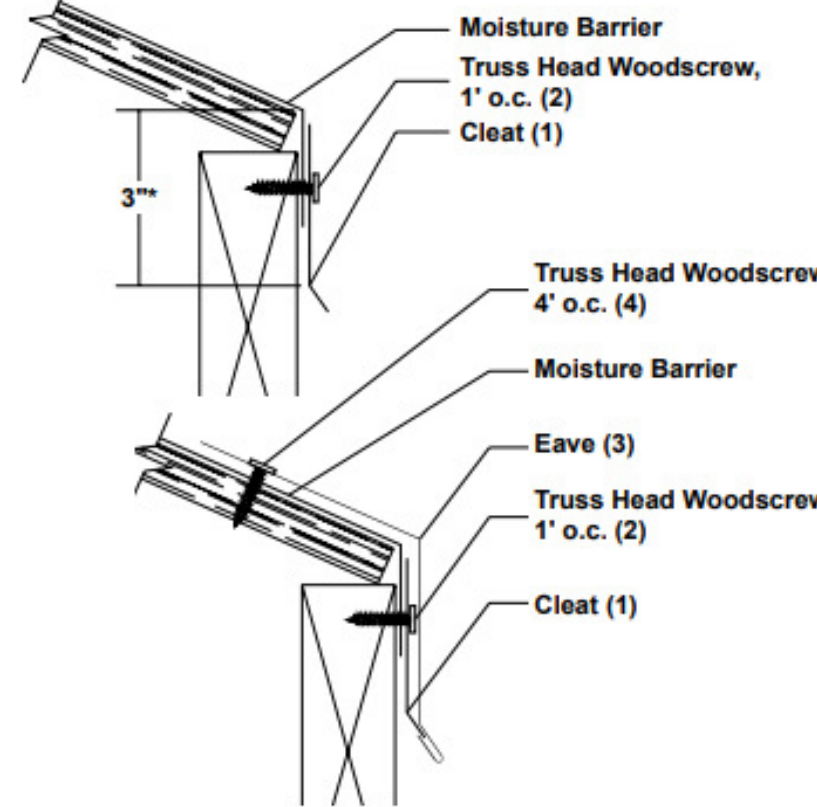
Step 1

Installing Cleat & Eave Flashings

If your building requires a Gutter instead of Eave Flashing, please see page 22 for installation.
Moisture Barrier must be installed prior to beginning installation. Metal Sales recommends a minimum 200 mil moisture barrier.
To avoid panel distortion, use a properly aligned and uniform substructure.
All Cleat and Eave flashings must be installed prior to panel installation.

- Position Cleat on wall at the appropriate distance from roof-line. Make sure Cleat allows for proper Eave attachment.
- Attach Cleat to wall with #8-18 x 1/2" Truss Head Woodscrews, 1' o.c.
- Install Eave flashing by inserting the open hem of the Eave flashing onto the bottom leg of the Cleat and rest the Eave flashing against the substrate.
- Fasten Eave flashing to substrate with #8-18 x 1/2" Truss Head Woodscrews, 4' o.c. to hold the Eave flashing in place during installation.

Note: If two or more flashings are required, lap the flashing over the previously installed flashing by a minimum of 2" placing 2 beads of Tube Sealant between the flashings and securing with Pop Rivets, 2" o.c.



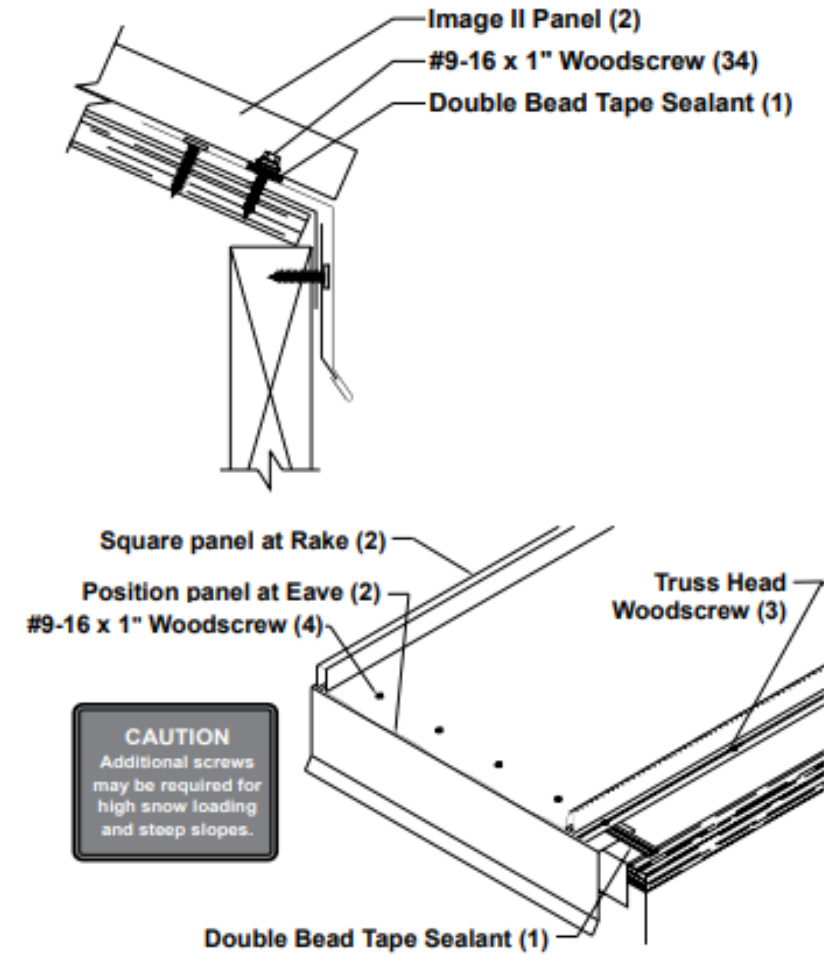
* 3" Dimension is based on the standard Eave Flashing (See page 9) Dimension may vary with different flashings.
(X) Numbers indicate sequence of installation.

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Step 1

Exposed Fastened Panel Installation

- Apply a row of Double Bead Tape Sealant on the top leg of the Eave flashing.
- Install first panel so that the panel end has proper overhang making sure that panel is square to eave and rake. It is critical that the first panel be straight and square with the building as it controls alignment of the following roof panels.
- Fasten panel to substrate with a #8-18 x 1/2" Truss Head Woodcrew in center of the fastening groove located along the male leg of the panel. Fastener spacing must be designed to meet local building codes. It is important that the fastener be placed in the center of the fastening groove and make sure not over tighten screws.
- Fasten Image II panel with (4) #9-16 x 1" Woodscrews through Double Bead Tape Sealant, flashing, and into the solid substrate as shown below.

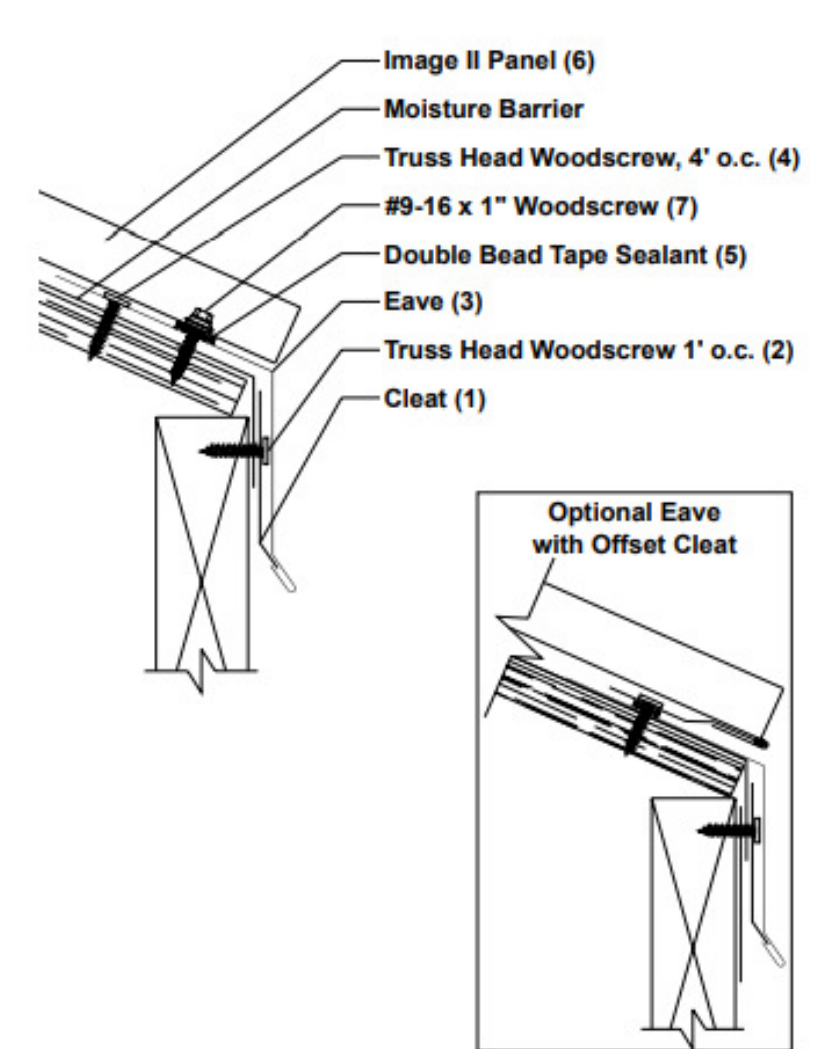


(X) Numbers indicate sequence of installation.

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All Eave flashings must be installed prior to panel installation.

- Position and install Cleat to wall with #8-18 x 1/2" Truss Head Woodcrew, 1' o.c. Make sure Cleat allows for proper Eave attachment considering wall panels.
- Install Eave flashing by resting the flashing against the substrate and fasten with #8-18 x 1/2" Truss Head Woodscrews, 4' o.c. to hold the Eave flashing in place during installation.
- Apply a row of Double Bead Tape Sealant on the top leg of the Eave flashing.
- Install first panel so that the panel end has proper overhang making sure that panel is square to eave and rake.
- Fasten substrate with a #8-18 x 1/2" Truss Head Woodcrew in the center of the fastening groove located along the male leg of the panel. Fastener spacing must be designed to meet local building codes.
- Fasten Image II panel with (4) #9-16 x 1" Woodscrews through Double Bead Tape Sealant, flashing, and into the solid substrate as shown below.



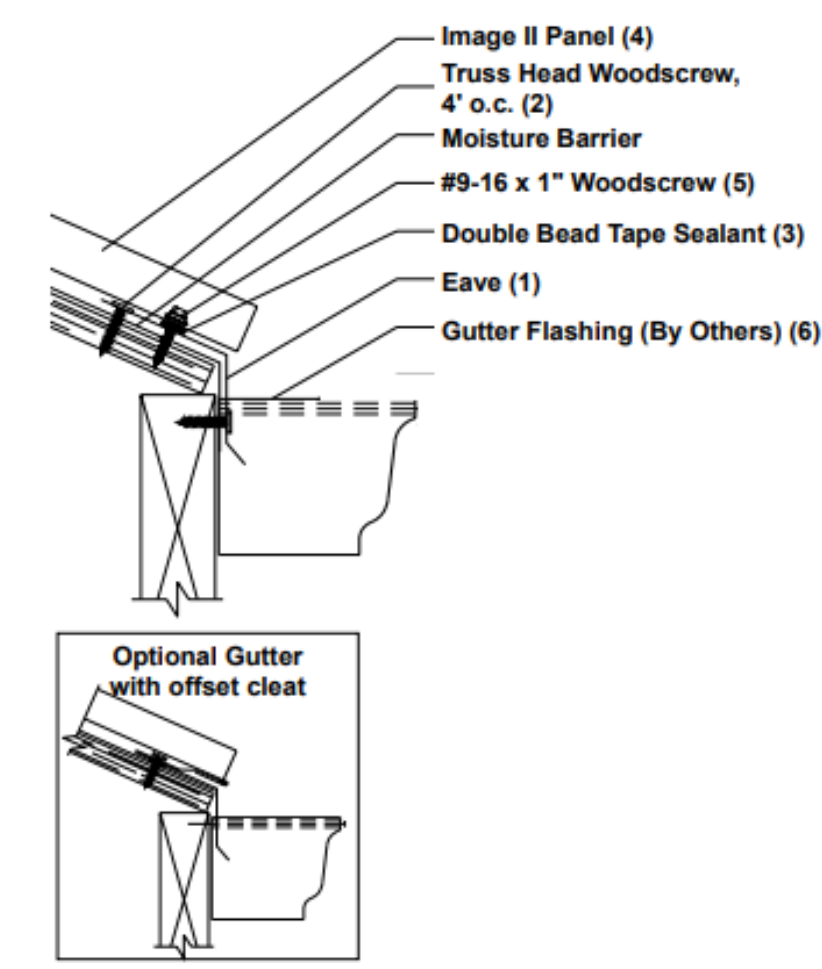
(X) Numbers indicate sequence of installation.

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All Eave flashings must be installed prior to panel installation.

- Install Eave flashing by resting the flashing against the substrate and fasten with #8-18 x 1/2" Truss Head Woodscrews, 4' o.c. to hold the Eave flashing in place during installation.
- Apply a row of Double Bead Tape Sealant on the top leg of the Eave flashing.
- Install first panel so that the panel end has proper overhang making sure that panel is square to eave and rake.
- Fasten substrate with a #8-18 x 1/2" Truss Head Woodcrew in the center of the fastening groove located along the male leg of the panel. Fastener spacing must be designed to meet local building codes.
- Fasten Image II panel with (4) #9-16 x 1" Woodscrews through Double Bead Tape Sealant, flashing, and into the solid substrate as shown below.
- Slide the Gutter flashing behind Eave Flashing and fasten through Fascia Bracket and Flashing into the substrate. Pop Rivet the Gutter flashing to Fascia Bracket.

Note: If two or more flashings are required, lap the flashing over the previously installed flashing by a minimum of 2" placing a bead of Tube Sealant between the flashings and securing with Pop Rivets, 2" o.c.

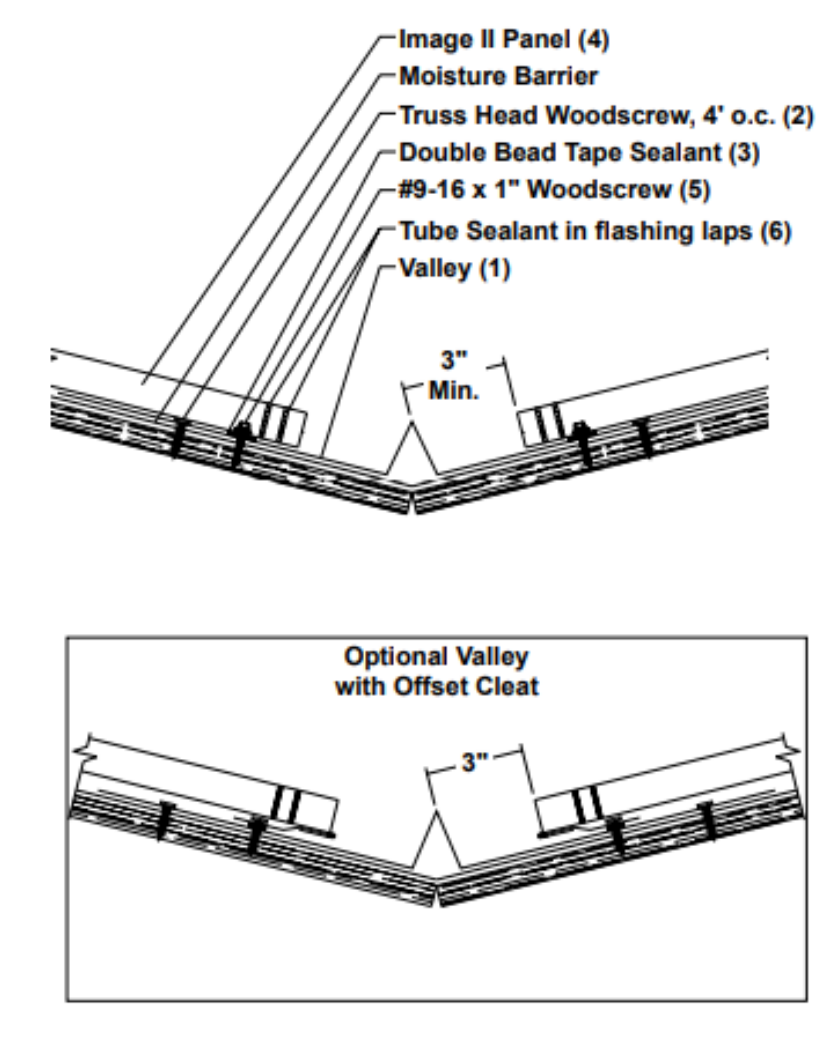


(X) Numbers indicate sequence of installation.

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Eave flashings must be installed before and Valley flashings. All Valley flashings must be installed prior to panel installation. If two or more Valley flashings are required, Valley flashing must be installed working from eave to peak. It is recommended that ms-HT underlayment be installed under Valley flashing for added moisture protection.

- Install Valley flashing against substrate from the low end to the high end. To hold Valley flashing in place, fasten to substrate with #8-18 x 1/2" Truss Head Woodscrews, 4' o.c.
- Apply a row of Double Bead Tape Sealant across both sides of Valley flashing approximately 5" from center of valley.
- Miter cut panel and install first panel so that the panel end is located the proper distance from the center of the Valley flashing.
- Fasten Image II panel with (4) #9-16 x 1" Woodscrews through Double Bead Tape Sealant, flashing, and into the solid substrate as shown below.
- If two or more Valley flashings are required, lap the Valley flashing over the previously Valley-installed flashing by a minimum of 2" placing 2 beads of Tube Sealant between the Valley flashings.

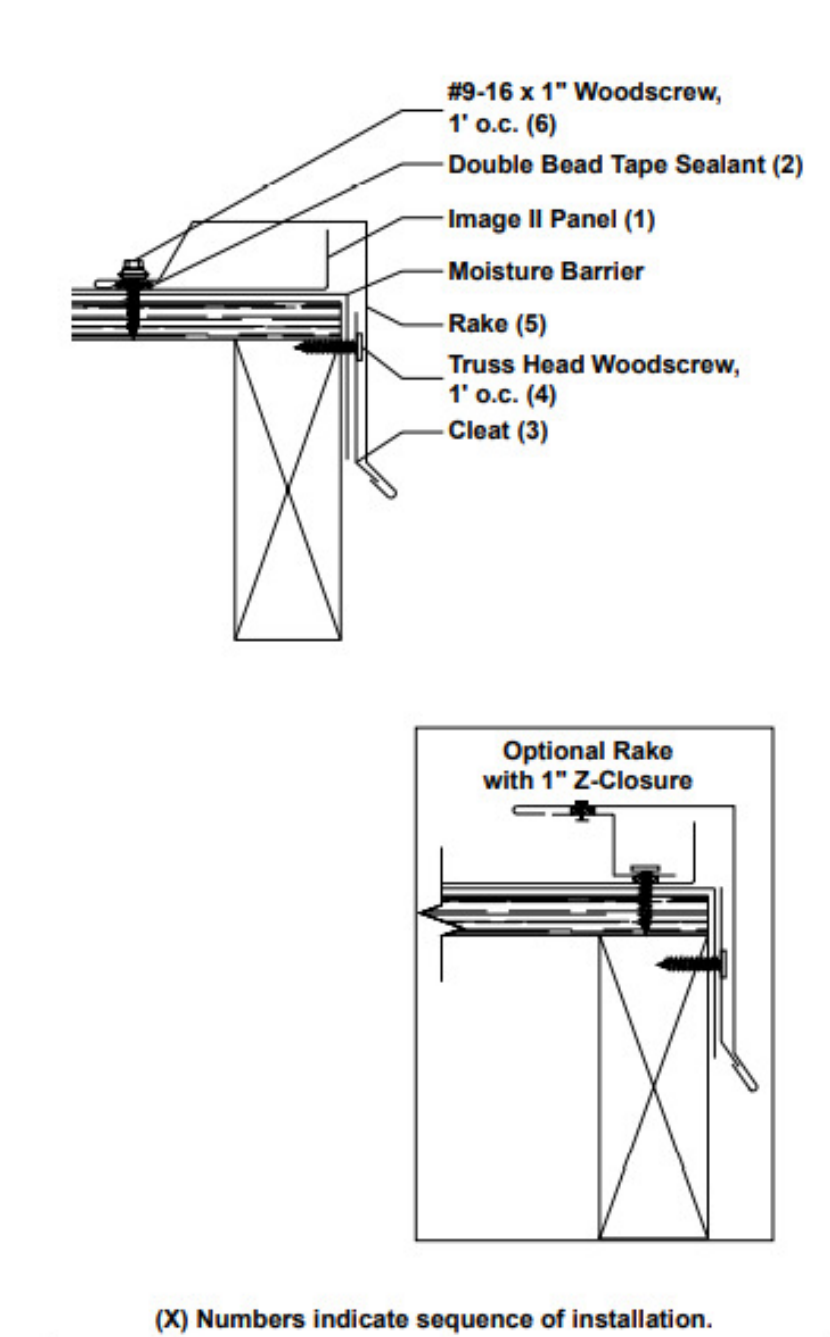


(X) Numbers indicate sequence of installation.

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Roof panel must be installed before Rake flashing. If the panel ends off module, bend flat part of the panel up a minimum of 1", otherwise skip to the next note.

- Apply a row of Double Bead Tape Sealant to the flat part of the panel next to the panel rib or vertical field heat leg.
- Position and install Cleat to wall with #8-18 x 1/2" Truss Head Woodcrew, 1' o.c. Make sure Cleat installation allows for proper Rake attachment.
- Install Rake by sliding the open hem onto the Cleat and then attaching to the flat pan of the Image II panel with #9-16 x 1" Woodscrews, 1' o.c.
- If two or more flashings are required, lap the flashing over the previously installed flashing by a minimum of 2" placing a bead of Tube Sealant between the flashings and securing with Pop Rivets, 2" o.c.

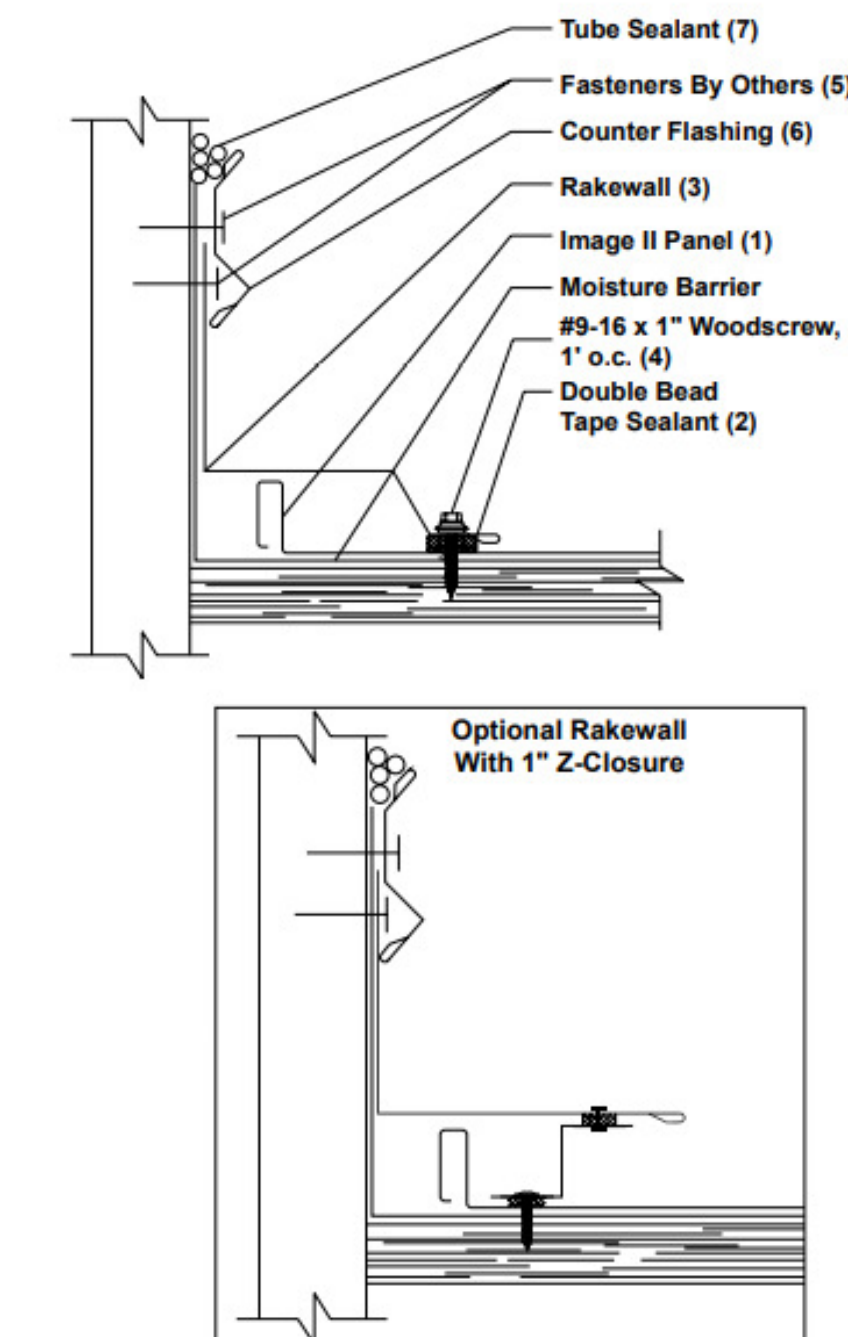


(X) Numbers indicate sequence of installation.

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If the panel ends off module, bend flat part of the panel up a minimum of 1", otherwise skip to the next note.

- Apply a row of Double Bead Tape Sealant to the flat part of the panel next to the panel rib or vertical field heat leg.
- Install Rakewall to the end and attach with #9-16 x 1" Woodscrews, 1' o.c. to the flat pan of the Image II panel.
- Install Counter Flashing, and fasten to parapet wall with appropriate fastener 1' o.c. Seal Counter Flashing to parapet wall with Tube Sealant.
- If two or more flashings are required, lap the flashing over the previously installed flashing by a minimum of 2" placing a bead of Tube Sealant between the flashings and securing with Pop Rivets, 2" o.c.



(X) Numbers indicate sequence of installation.

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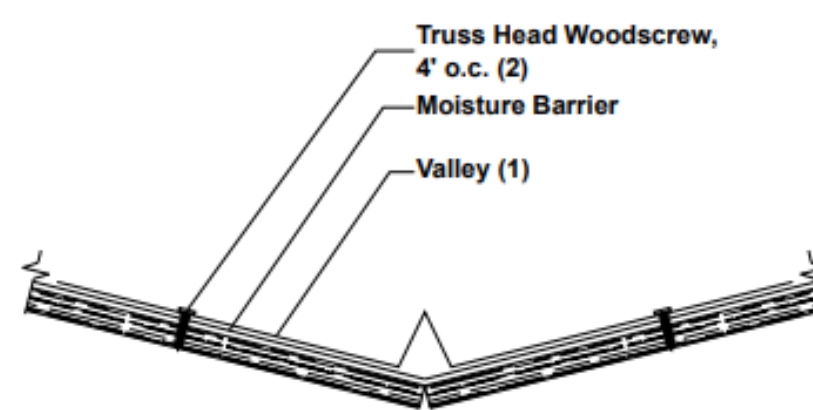
Step 2

Installing Valley Flashing

All Valley flashings must be installed prior to panel installation.

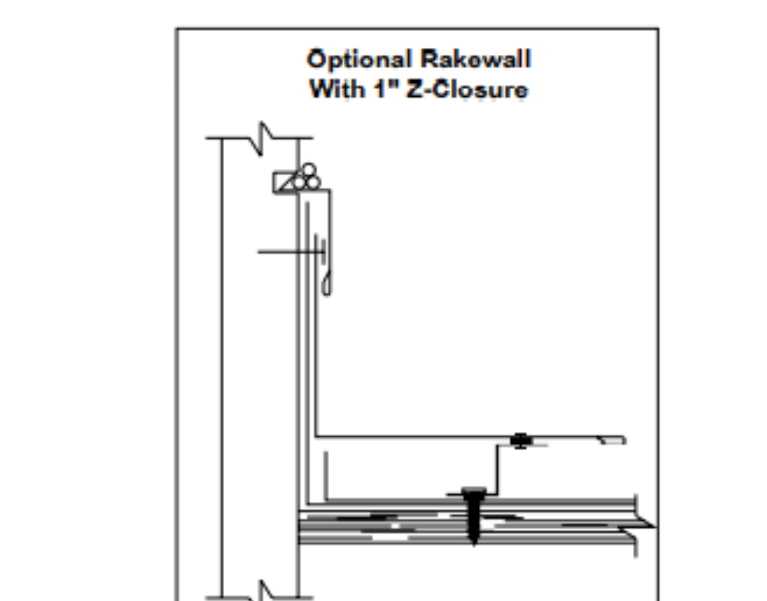
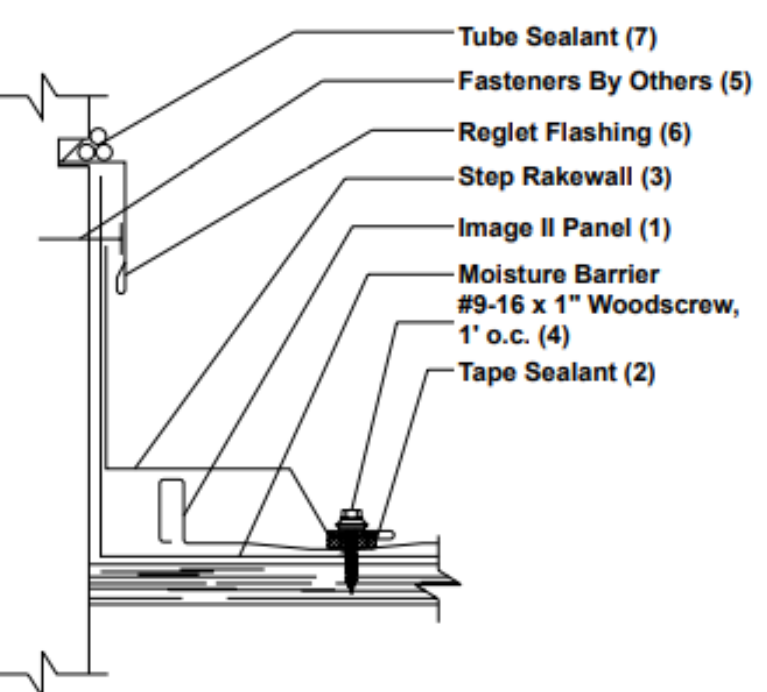
- Position Valley on roof, working from the low end to the high end.
- Attach Valley to substrate with #8-18 x 1/2" Truss Head Woodscrews, 4' o.c.
- Make sure Truss Head Woodscrews are positioned as to be covered by the Image II Panel when installed.

Note: If two or more Valley flashings are required, lap the Valley flashing over the previously installed Valley flashing by a minimum of 6" placing 2 beads of Tube Sealant between the flashings.



Rakewall with Reglet Detail

- Roof panel must be installed before Rakewall flashing.
- If the panel ends off module, bend flat part of the panel up a minimum of 1", otherwise skip to the next note.
- Apply a row of Double Bead Tape Sealant to the flat part of the panel next to the panel rib or vertical field heat leg.
- Install Rakewall to the end and attach with #9-16 x 1" Woodscrews, 1' o.c. to the flat pan of the Image II Panel.
- Install Reglet in field cut groove in the parapet wall. Seal Reglet to parapet wall with Tube Sealant.
- If two or more flashings are required, lap the flashing over the previously installed flashing by a minimum of 2" placing a bead of Tube Sealant between the flashings and securing with Pop Rivets, 2" o.c.

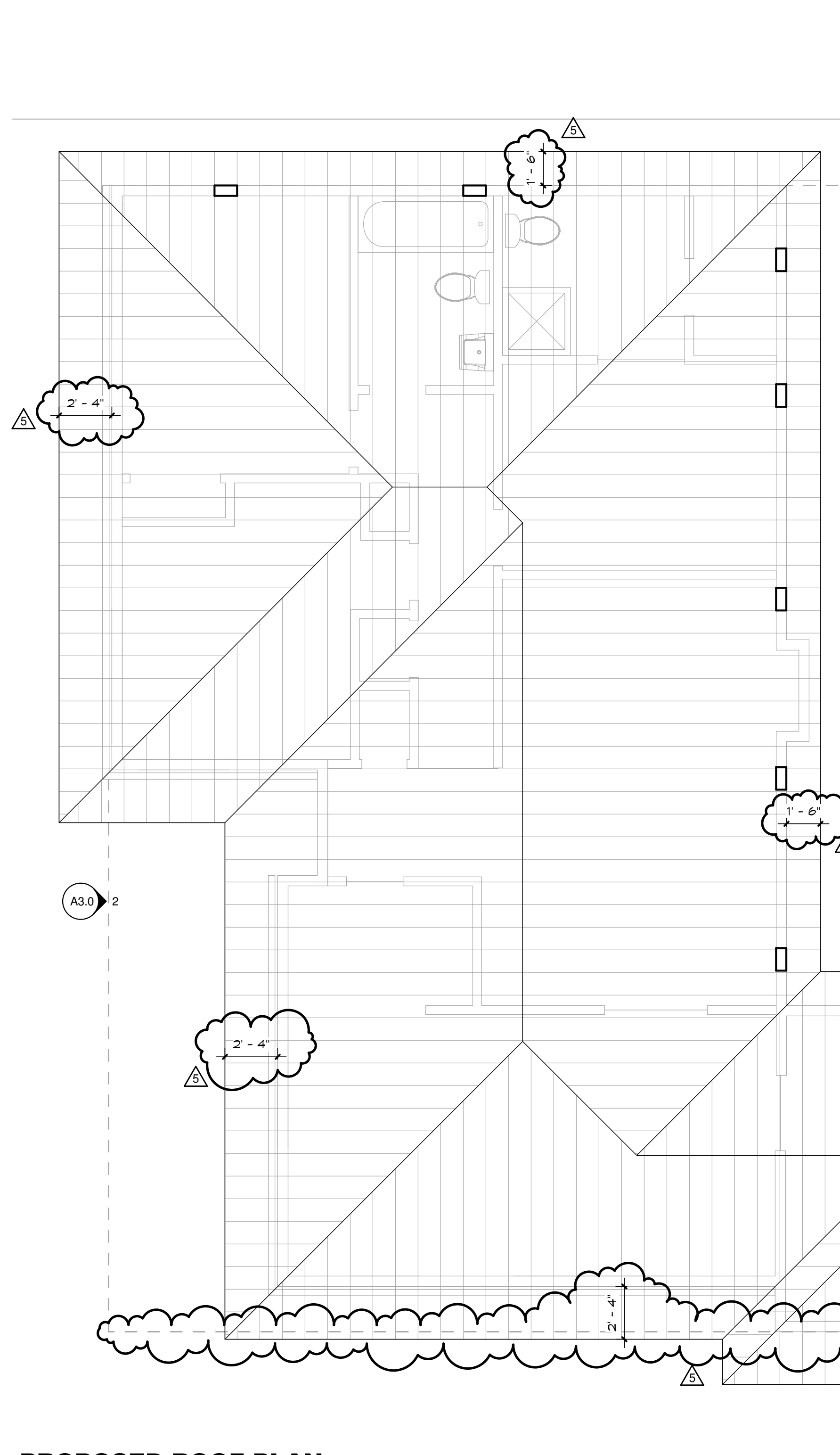


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Installation Procedures **MS**

Proposed Roof Plan

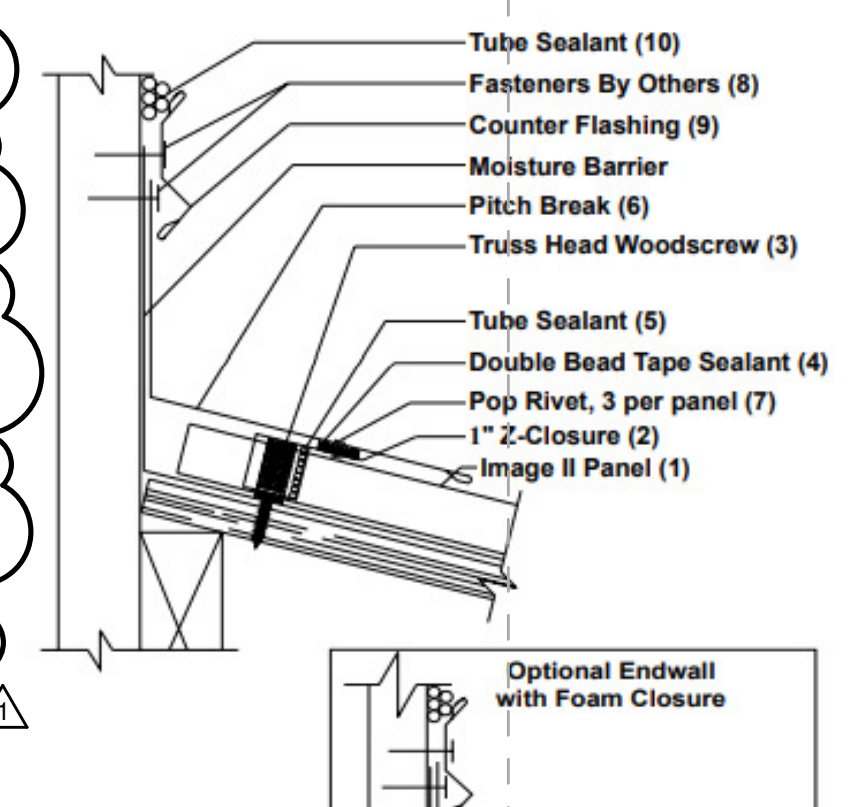


1/4" = 1'-0"

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Endwall with Counter Detail

- Once panels have been installed, field cut the 1" Z-Closure (See page 33) to fit between the panel ribs.
- Place a row of Double Bead Tape Sealant across panel and over each panel rib approximately 2" from panel end. Before proceeding make sure 1" Z-Closure placement will accommodate Pitch Break flashing.
- Install field cut 1" Z-Closure as shown on page 33.
- Fasten 1" Z-Closure through panel with #8-18 x 1/2" Truss Head Woodscrews, 4 per panel.
- Apply a continuous bead of Tube Sealant across top leg of 1" Z-Closure filling any gaps or openings around panel ribs. Position and install Pitch Break flashing to 1" Z-Closure with Pop Rivets, 3 per panel.
- Fasten vertical leg of Pitch Break to the parapet wall with the appropriate fastener, 1' o.c.
- Install Counter Flashing, and fasten to parapet wall with appropriate fastener, 1' o.c. Seal Counter Flashing to parapet wall with Tube Sealant.
- If two or more flashings are required, lap the flashing over the previously installed flashing by a minimum of 2" placing a bead of Tube Sealant between the flashings and securing with Pop Rivets, 2" o.c.



(X) Numbers indicate sequence of installation.

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ATTIC CALCULATIONS:

ATTIC Square Footage at

Roof Area: 2,495 S.F.
Minimum of square inch needed
For both the intake and the exhaust
ventilation is 2,397.8 SQ. IN.

ROOF REQUIRED
1 / 300
2,495 / 300 = 8.10 SQ. FT. REQ.
8.10 x 144 = 1,171.92 SQ. IN. REQ.

PROVIDED
ON ROOF
2 ROOF LOUVERS VENTS 120 SQ. IN.
49 LINEAR RIDGE VENT = 86 SQ. IN.
EAVE OR WALL
9 WALL VENTS 452 SQ. IN.

492 SQ. FT. TOTAL = 1,230 SQ. IN.
COMPLIES WITH REQUIREMENTS.

ROOF LOUVERS: B-144 Metal Domes
Galvanized steel
24" x 24" Flashing
NFA (square inches): 144/sq
(OR SIMILAR)

AIR VENT: airvent.com
TEL: 800.247.8366

ATTIC CALCULATIONS

N.T.S.

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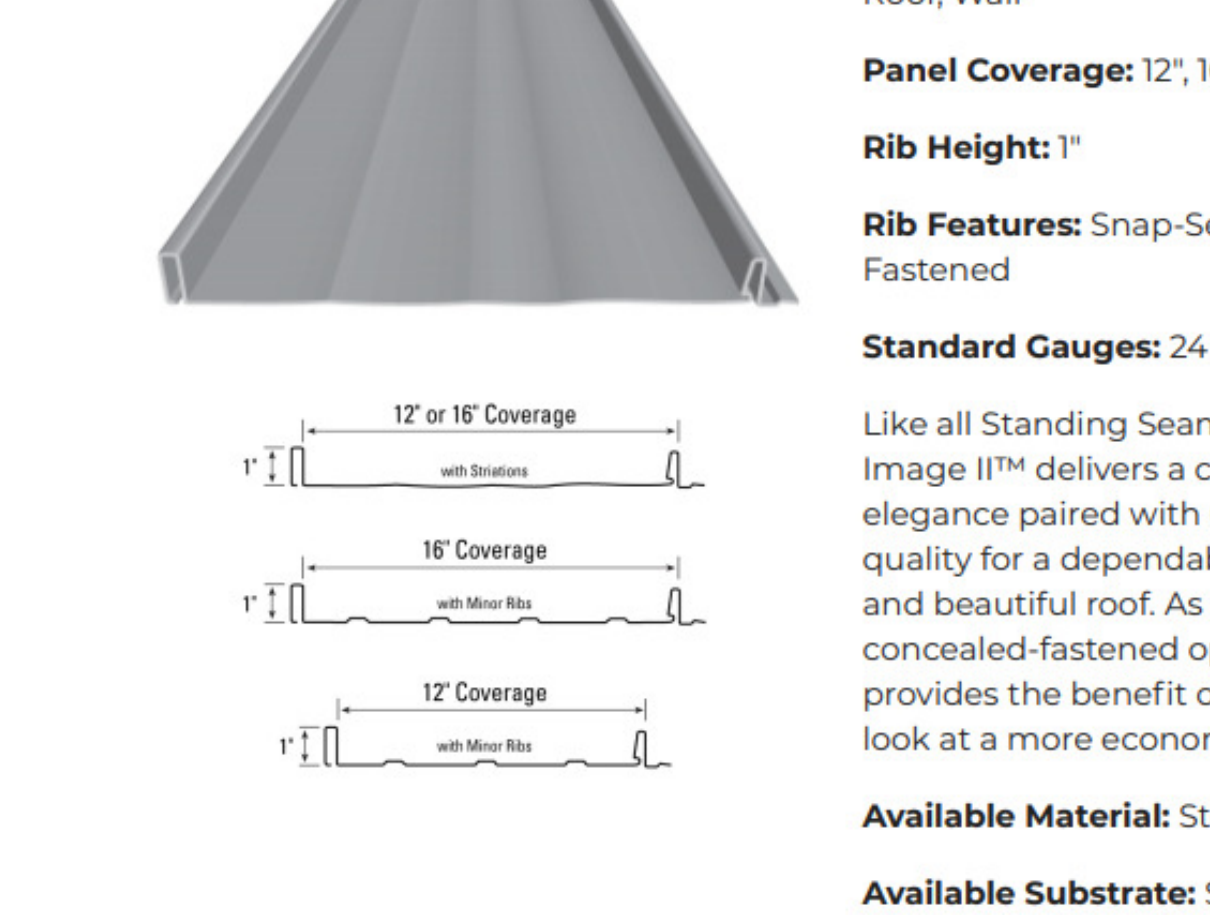
IMAGE IITM

Roof, Wall
Panel Coverage: 12", 16"
Rib Height: 1"
Rib Features: Snap-Seam Direct Fastened

Standard Gauges: 24 ga., 26 ga.

Like all Standing Seam Roof panels, Image IITM delivers a clean, linear elegance paired with unmatched quality for a dependable, long-lasting and beautiful roof. As a direct concealed-fastened option, Image II provides the benefit of the same great look at a more economical price.

Available Material: Steel
Available Substrate: Solid Substrate



DESCRIPTION

ms-HT Metal Sales Hi-Temp Underlayment is a SBS modified bitumen self-adhesive membrane intended to be used as a roofing underlayment. It has a slip resistant surface composed of a polyethylene woven complex. This surface allows the use of ms-HT on various slopes. ms-HT will seal around penetrating fasteners.

Because of its specific bituminous formulation, ms-HT is designed to withstand surface temperatures up to 230° F. It can therefore be used under metal roofing and under asphalt shingles. ms-HT should be installed in temperatures above 50° F. The roof covering should be installed as soon as possible following the installation of ms-HT. Maximum exposure time of ms-HT before panel installation is 90 days. ms-HT is not intended to be the primary weather barrier. ms-HT can also be used as a vapor barrier without nails. ms-HT requires continuous support, such as an rigid insulation or plywood. The lap along the side should be 3" minimum. The lap at the end should be 6" minimum.

SURFACE PREPARATION
The use of a primer enhances the adhesion strength of self-adhesive membranes.

TESTING AND APPROVALS
FBC 2017: FL14392.1
Miami Code NCA: 15-0118.03, Expires 9/29/2020
UL Evaluation Report: UL E251924.01

PERFORMANCE CHARACTERISTICS (All values are nominal)

Properties	Standards	ms-HT
Thickness	—	.42 mil
Dimensions	—	67" x 3'
Gross / Net Coverage per Roll	—	200 sq. ft. / 193 sq. ft.
Roll Weight	—	44 lbs.
Top Face	—	Textured Film
Underface	—	Silicone Release Sheet
Breaking Strength, MD / XD	ASTM D 1970	64 lb/in / 88 lb/in
Ultimate Elongation, MD / XD	ASTM D 1970	62% / 24%
Static Puncture	ASTM D 6692	99 lbs.
Lap Adhesion	ASTM D 1975	11.4 lb/in
Peel Strength	ASTM D 903	17.8 lb/in
Tear Resistance, MD / XD	ASTM D 9091	84 lb / 98 lb
Max Service Temperature	ASTM D 1970	230° F
Cold Bending	ASTM D 1970	-22° F
Water Vapor Permeance	ASTM E 96	<0.02 perm
Air Permeability	ASTM E 293	<0.007 Liter m ³

800.406.7387
metalsales.us.com



STANDING SEAM METAL ROOFING

ICC-ES EVALUATION REPORT # ESR-2385
RIB HEIGHT: 1"
RIB FEATURES: SNAP-SEAM DIRECT FASTENED
STANDARD GAUGES: 24 GA., 26 GA.
AVAILABLE MATERIAL: STEEL
AVAILABLE SUBSTRATE: SOLID SUBSTRATE
FASTENERS: CONCEALED, STANDING SEAM ROOF
STANDARD FINISHES: ACRYLIC COATED GALVALUME, MS COLORFAST45, PVDF



RAMON ALVARADO DESIGN
BUILDING & LANDSCAPE DESIGN
10304 MOUNTAIN VIEW DRIVE
DESERT HOT SPRINGS, CA 92240
TEL: 760-288-9031
alvarado_design@hotmail.com

REVISIONS		
NO	DATE	REVISION DESCRIPTION
1	10/23/23	PLAN CHECK
2	2/15/24	PLAN CHECK

Ramon Alvarado
PREPARED BY:
02/15/2024
DATE:

PROJECT: BOYER RESIDENCE
2833 Francis Lane, Costa Mesa, CA 92626

SHEET TITLE: PROPOSED ROOF PLAN & MANUFACTURE'S DETAILS

DRAWING DATE: 09-26-2022

DRAWN BY: RA
CHECKED BY: RA
PROJECT NO:

SHEET NO: A4.0

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