Abbreviations and Symbol Legend

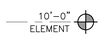
A	
AB	ANCHOR BOLT
AC	ASPHALT CONCRETE
AC	AIR CONDITIONING
ACC	ACCESSIBLE
ACS	ACOUSTIC
ACT	ACOUSTIC CEILING TILE
ADA	AMERICANS DISABILITY ACT
ADJ	ADJUSTABLE
ADD	ADDITIONAL
AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
B	
BD	BOARD
BTM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BTWN	BETWEEN
BU	BUILT-UP
C	
CAB	CABINET
CB	CATCH BASIN
CBC	CA BUILDING CODE
CF	CUBIC FEET
CLKG	CAULK(ING)
CLNG	CEILING
CL	CLOSET
CHNL	CHANNEL
CJ	CONTROL JOINT
CLR	CLEAR
COL	COLUMN
COMP	COMPOSITION
CMU	CONC. MASONRY UNIT
CONT	CONTINUOUS
CONC	CONCRETE
CT	CERAMIC TILE
CTR	COUNTER
CTSK	COUNTERSINK
D	
DBL	DOUBLE
DD	DOWN DRAIN
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
DWR	DRAWER
E	
(E)	EXISTING
E	EAST
EA	EACH
EF	EXHAUST FAN
EHD	ELEC HAND DRYER
EJ	EXPANSION JOINT
EIFS	EXTERIOR INSUL FINISH SYSTEM
EL	ELEVATION HEIGHT
ELEC	ELECTRIC(AL)
ELEV	ELEVATION VIEW
ELVR	ELEVATOR
EMER	EMERGENCY
EQ	EQUAL
EQUIP	EQUIPMENT
ESCL	ESCALATOR
E.W.	EACH WAY
EWC	ELEC WATER COOLER
EXP	EXPANSION
EXT	EXTERIOR
F	
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FE CABINET
FMS	FLATHEAD METAL SCREW
FWS	FLATHEAD WOOD SCREW
FIN	FINISH
FLSHG	FLASHING
FLR	FLOOR
FLUOR	FLUORESCENT
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FPRF	FIRE PROOF
FRP	FIBERGLASS REINFORCED PANEL
FTG	FOOTING
FT	FOOT / FEET
FURR	FURRING
FWY	FREEWAY
G	
GA	GAUGE
GALV	GALVANIZED
G.B.	GRAB BAR
GL	GLASS
GLB	GLUE LAMINATED BEAM
GRD	GRADE
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
H	
HB	HOSE BIB
HDWD	HARDWOOD
HC	HOLLOW CORE
HDWR	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HSB	HIGH STRENGTH BOLT
HT	HEIGHT
HVAC	HEATING, VENTILATION, AC
HWY	HIGHWAY
I	
ID	INTERIOR DESIGN
I.D.	INSIDE DIAMETER
IDEN	IDENTITY
INT	INTERIOR
INSUL	INSULATION
J	
JAN	JANITOR
JST	JOIST
K	
KDMF	KNOCK-DOWN METAL FRAME
L	
LAM	LAMINATE(D)
LAV	LAVATORY
M	
MAT	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MED	MEDIUM
MEP	MECH, ELEC, PLUMBING
MID	MIDDLE
MTL	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
mm	MILLIMETER
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MUL	MULLION
N	
NO.	NUMBER
(N)	NEW
N	NORTH
NFV	NCT FREE VENTING
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
O	
OA	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPNG	OPENING
O/	OVER
P	
P.P.C.	POURED-IN-PLACE
PR	PAIR
PERF	PERFORATED
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLWD	PLYWOOD
PMF	PRESSED METAL FRAME
P.T.	PRESSURE TREATED
Q	
QTR	QUARTER
QTY	QUANTITY
R	
(R)	RENOVATED
R	RADIUS
RD	ROOF DRAIN
RO	ROUGH OPENING
RM	ROOM
REF	REFERENCE
REFG	REFRIGERATOR
REQ'D	REQUIRED
RHWS	ROUND HEAD WOOD SCREW
R.O.W.	RIGHT OF WAY
S	
S	SOUTH
SC	SOLID CORE
SCHD	SCHEDULE
SF	SQUARE FEET
SI	SQUARE INCHES
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SQ	SQUARE
SMS	SHEET METAL SCREW
SS	STAINLESS STEEL
STAG	STAGGERED
STD	STANDARD
STL	STEEL
STOR	STORAGE
SUSP	SUSPEND(ED)
SYM	SYMMETRICAL
T	
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEMP	TEMPORARY
THK	THICK
T.P.	TUBE STEEL
TYP	TYPICAL
(T)	TEMPERED GLAZING
U	
U.N.O.	UNLESS NOTED OTHERWISE
UR	URINAL
V	
VB	VABOR BARRIER
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
V.N.R.	VENT THRU ROOF
W	
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WP	WATER PROOF
Y	
YR	YEAR

FULL SECTION

ROOM TAG

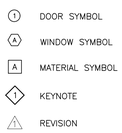
PARTIAL SECTION

ELEV. MARKER

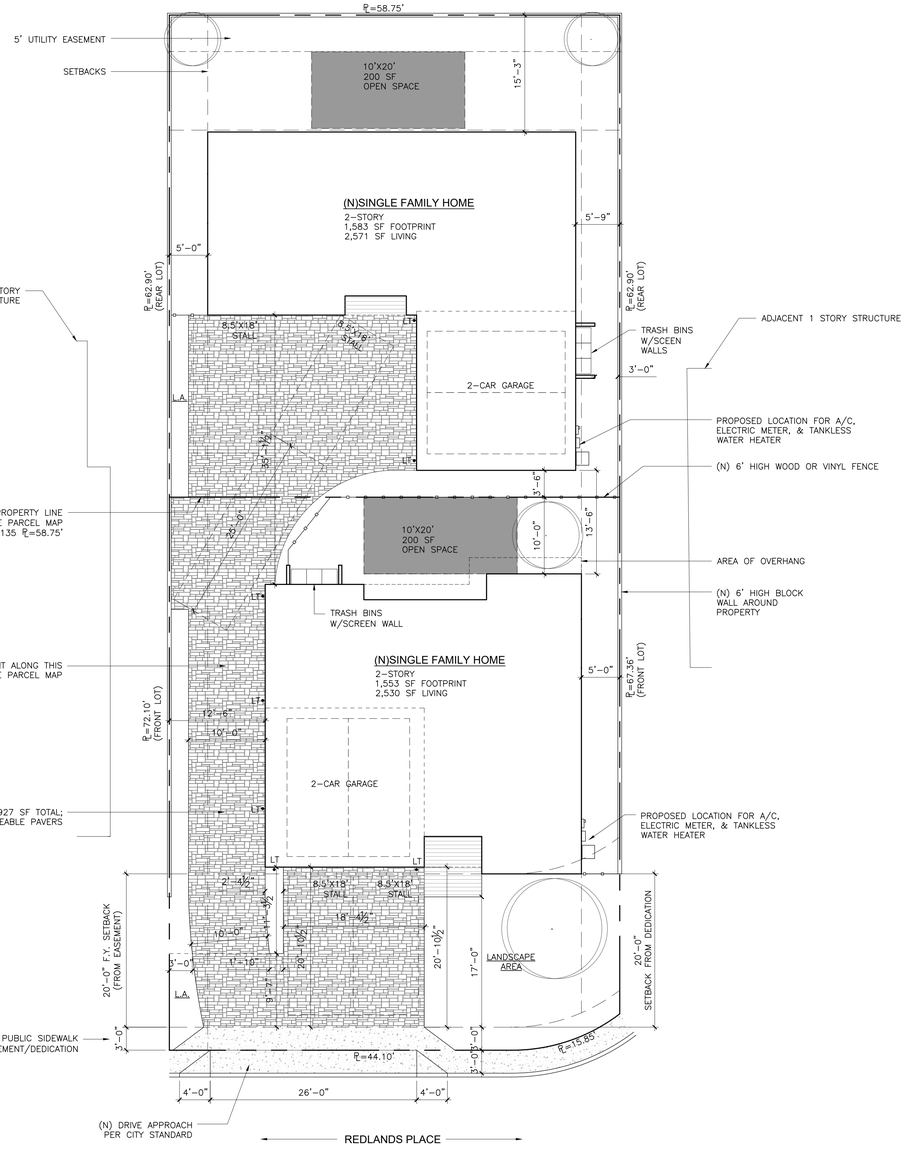


DETAIL CUT

MISC. SYMBOLS



INTERIOR ELEV



Plot Plan — Scale: 1" = 10'-0" — 1

Zoning & Code Information

PROPERTY ADDRESS: 1592 REDLANDS PLACE
COSTA MESA, CA 92627

ASSESSOR'S PARCEL NO: 425-311-65

TRACT NO: –

ZONE: R2-MD

TOTAL SITE AREA: 7,910 SF

PROPOSED FRONT PROPERTY SITE AREA: 4,215 SF

PROPOSED REAR PROPERTY SITE AREA: 3,694 SF

REQUIRED SETBACKS: FRONT YARD = 20'
SIDE YARD = 5'
REAR YARD = 15'

MAX ALLOWABLE HEIGHT: 27'

ALLOWABLE STORIES: 2

PARKING SPACES REQUIRED: 4 PER RESIDENCE / 2 GARAGE & 2 OPEN PARKING SPACES

C.B.C. CHAPTER 6 CONSTRUCTION TYPE: V-B

FIRE SPRINKLERS: YES PER NFPA 13D

C.B.C. CHAPTER 3 OCCUPANCY GROUP: R-3 / U

APPLICABLE CODES: CITY OF COSTA MESA MUNICIPAL CODE
2019 CALIFORNIA BUILDING CODE (C.B.C.)
2019 CALIFORNIA RESIDENTIAL BUILDING CODE (C.R.C.)
2019 CALIFORNIA MECHANICAL CODE (C.M.C.)
2019 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2019 CALIFORNIA PLUMBING CODE (C.P.C)
2019 CALIFORNIA FIRE CODE (C.F.C)
2019 CALIFORNIA GREEN BUILDING CODES
2019 CALIFORNIA ENERGY CODE

Area Calculations

Building Footprint & Lot Coverage

(ALL AREAS UNDER ROOF CANOPY, NOT INCLUDING EAVES)

FRONT HOME FOOTPRINT =	1,670 SF
REAR HOME FOOTPRINT =	1,619 SF
NEW TOTAL FOOTPRINT =	3,289 SF
LOT SIZE =	7,910 SF

LOT COVERAGE = .42 (REAR LOT COVERAGE DOES NOT APPLY)

2nd / 1st Floor Footprint Ratio

(RATIO OF FOOTPRINT OF EXTERIOR WALLS TO BE EQUAL OR LESS THAN 1)

FRONT HOUSE – 2ND FLOOR / 1ST FLOOR = 1,565 / 1,506 = 1.03

REAR HOUSE – 2ND FLOOR / 1ST FLOOR = 1,500 / 1,506.50 = .99

*** NOTE: FRONT HOME EXCEPTION RECOMMENDED PER PLANNING FOR FRONT BALCONY

Combined Open Space Requirement

(PER COSTA MESA ZONING CODE)

LOT SIZE = 7,910 SF

REQUIRED OPEN SPACE = 7,910 X 35% = 2,768 SF

GRADE LEVEL BUILDING FOOTPRINT = 3,136 SF

DRIVEWAY AREAS = 1,951 SF

ACTUAL OPEN SPACE = 7,910 – 3,136 – 1,951 = 2,823 SF (35.68%)

Gross Floor Area Front Home

(CONDITIONED SPACE INCLUDING EXTERIOR WALLS)

1st FLOOR =	1,091 SF
2nd FLOOR =	1,439 SF
TOTAL AREA =	2,530 SF
GARAGE =	423 SF

Gross Floor Area Rear Home

(CONDITIONED SPACE INCLUDING EXTERIOR WALLS)

1st FLOOR =	1,139 SF
2nd FLOOR =	1,432 SF
TOTAL AREA =	2,571 SF
GARAGE =	423 SF

Architect's Notes to Contractor / Owner

1. THESE PLANS REPRESENT A FINAL BUILD-OUT DESIGN. ALL EXISTING BUILDING CONDITIONS MAY NOT BE REPRESENTED IN THESE PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH ALL EXISTING CONDITIONS OF PROPERTY AND STRUCTURES PRIOR TO BIDDING AND COMMENCING WORK.
2. ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING & ZONING CODES EVEN IF NOT EXPLICITLY CALLED-OUT IN THIS PLAN SET. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO KNOW ALL THE GOVERNING CODES RELATED TO CONSTRUCTION OF THIS PROJECT.
3. CONTRACTOR SHALL REVIEW ALL SHEETS OF THIS PLAN SET TO GAIN A FULL UNDERSTANDING OF THE PROJECT. NOT ALL INFORMATION WITHIN THIS PLAN SET IS GRAPHICAL. CONTRACTOR SHALL REVIEW ALL NOTES, SPECIFICATIONS, FORMS, AND CALCULATIONS WITHIN THE PLAN SET AND PROCEED ACCORDINGLY IN COMPLIANCE WITH THE PLANS.
4. CONTRACTOR SHALL VERIFY ALL INFORMATION IN THIS PLAN SET FOR ACCURACY AND SHALL ALERT THE ARCHITECT OF ANY CONFUSION, DISCREPANCIES, ERRORS, OR OMISSIONS. CONTRACTOR SHALL SEEK ARCHITECT'S INSTRUCTION PRIOR TO COMMENCING WORK AT KNOWN AREAS OF CONFUSION, DISCREPANCY, ERROR, OR OMISSION.
5. NO DIMENSION SHALL BE SCALED OFF THE PLANS. CONTRACTOR SHALL VERIFY ANY MISSING DIMENSIONS WITH ARCHITECT PRIOR TO CONTINUING WORK. DIMENSIONS FOR EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO WORK. DIMENSIONS SHALL GOVERN OVER GRAPHICAL INFORMATION.
6. THE CONTRACTOR SHALL CONFIRM ALL SPECIFICATIONS WITH THE OWNER PRIOR TO PURCHASE OF ALL MANUFACTURED/FABRICATED MATERIALS, FIXTURES AND EQUIPMENT SUCH AS BUT NOT LIMITED TO WINDOWS, DOORS, EXTERIOR FINISH, ROOF FINISH MATERIAL, INTERIOR FINISHES, FINISH CARPENTRY, PLUMBING FIXTURES, HVAC EQUIPMENT, FINISH ELECTRICAL, ETC. ARCHITECT SHALL NOT BE RESPONSIBLE FOR MIS-SPECIFIED ITEMS ON PLAN IF CONTRACTOR AND OWNER DID NOT CONFIRM THE SPECIFICATION OF SUCH ITEMS PRIOR TO PURCHASE. IF THERE IS A DISCREPANCY BETWEEN THE SPECIFICATION AND THE OWNER'S WISHES THE ARCHITECT SHALL BE NOTIFIED.

Sheet Index

ARCHITECTURE

A0.0	PROJECT INFORMATION / PLOT PLAN
A2.0	FRONT HOME NEW FLOOR PLAN
A2.1	REAR HOME NEW FLOOR PLAN
A2.3	ROOF PLAN
A3.0	FRONT HOME EXTERIOR ELEVATIONS
A3.1	REAR HOME EXTERIOR ELEVATIONS
EX-1	WINDOW PLACEMENT EXHIBIT / OPEN SPACE EXHIBIT
EX-2	FLOOR AREA RATIO EXHIBIT
LS-1	PRELIMINARY LANDSCAPE PLAN
1 OF 1	SITE SURVEY

Project Contacts

Owner
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154 BROADWAY
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PH: 949-413-0912
CONTACT: DANIEL MORGAN

Architect
OLDHAM ARCHITECTS
680 LANGSDORF DRIVE #202B
FULLERTON, CALIFORNIA 92831
PH: 714-482-8296
CONTACT: RYAN OLDHAM

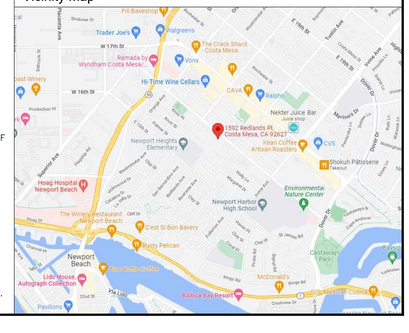
Governing Agencies

CITY OF COSTA MESA
77 FAIR DRIVE
COSTA MESA, CA 92626
PH: 714-754-5273 (BUILDING)
714-754-5245 (PLANNING)
714-754-5323 (PUBLIC WORKS)
714-754-5106 (FIRE)

Description of Work

- TWO NEW SINGLE FAMILY HOMES V-B CONSTRUCTION UNDER SMALL LOT DIVISION.
- FRONT HOME TO BE 4 BED/ 4 BATH TWO STORY SINGLE FAMILY RESIDENCE WITH 2,684 SF LIVING SPACE.
- REAR HOME TO BE 4 BED/ 3.5 BATH TWO STORY SINGLE FAMILY RESIDENCE WITH 2,674 SF LIVING SPACE.

Vicinity Map



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REGISTERED ARCHITECT
RYAN OLDHAM
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New Single Family Detached Residences

1592 Redlands Place

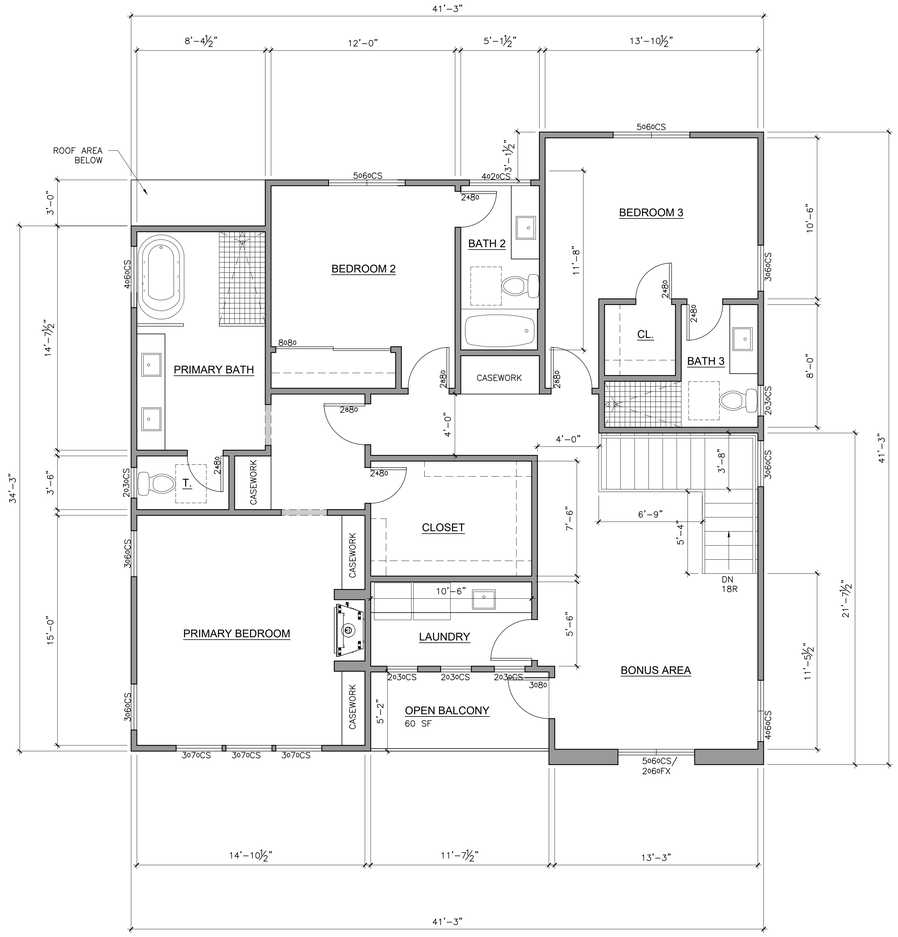
1592 Redlands Place, Costa Mesa, California 92627

PROJECT No.: 22027
DRAWN: CG
CHECK: RO
ISSUE:
12.01.22 DESIGN REVIEW #3

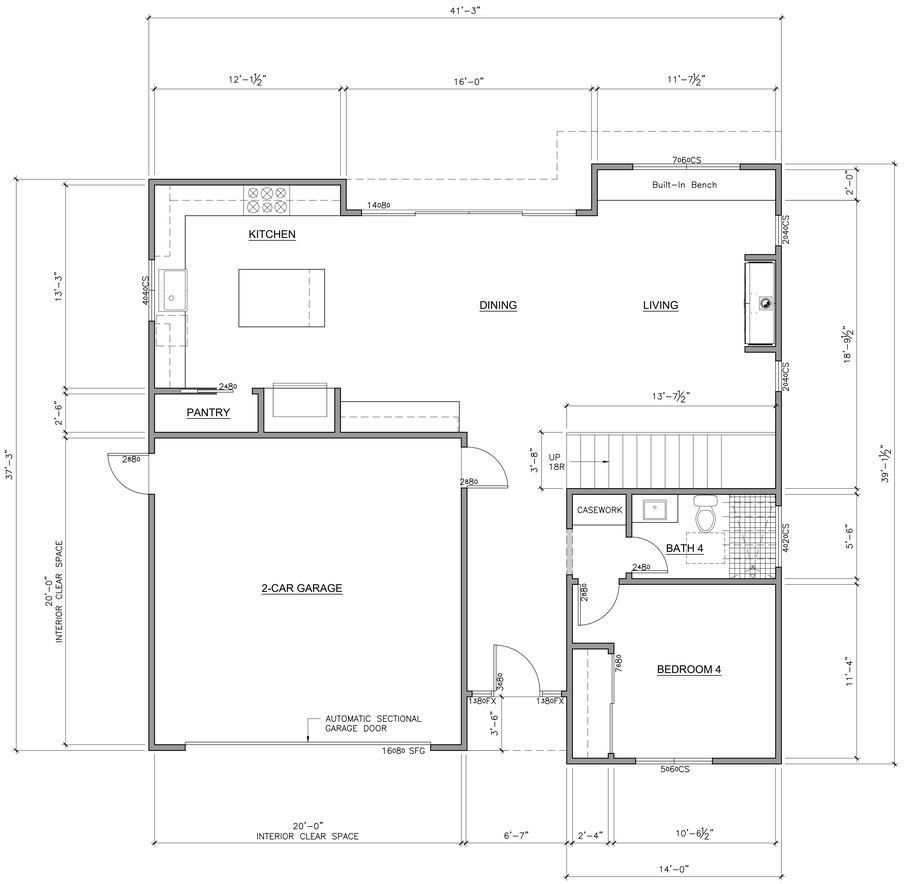
A0.0

Project Information
Plot Plan

Redlands Place



Front Home Second Floor Plan — Scale: ¼" = 1'-0" | 2



1,091 SF Living First Floor
1,468 SF Living Second Floor

2,559 SF Total Front House

Front Home First Floor Plan — Scale: ¼" = 1'-0" | 1

Keynotes

1 –

Plan Legend

WALL TYPES:

- EXISTING WALL OR ITEM TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW 2X4 WOOD FRAMED WALL:
  - 2X4 WOOD STUDS PER STRUCTURAL DWGS
  - R15 BATT INSULATION AT EXTERIOR WALLS
  - EXTERIOR: SHEATHING PER STRUCTURAL, FINISH PER ELEVATIONS
  - INTERIOR: ⅝" DRYWALL
- NEW 2X6 WOOD FRAMED WALL:
  - 2X6 WOOD STUDS PER STRUCTURAL DWGS
  - R19 BATT INSULATION
  - EXTERIOR: SHEATHING PER STRUCTURAL, FINISH PER ELEVATIONS
  - INTERIOR: ⅝" DRYWALL
- 1-HR 2X EXTERIOR WOOD FRAMED WALL:
  - 2X WOOD STUDS PER STRUCTURAL DWGS
  - R13 BATT INSULATION
  - EXTERIOR: ⅞" MIN. THICK STUCCO
  - INTERIOR: ⅝" TYPE 'X' DRYWALL
- FRAMED OVERHEAD SOFFIT; HEIGHT PER PLAN
- ⅝" TYPE 'X' DRYWALL (FLOOR TO CLG/ROOF STRUCTURE)

DOOR & WINDOW CALL-OUTS:

WINDOW & DOOR SIZES ARE IN WIDTH X HEIGHT; XXXx = FT. & INCHES X FT. & INCHES. EXAMPLE: 3046 = 3'-0"W X 4'-6"H

3046CS(T) — SIZE (WxH); OPENING TYPE; ADDITIONAL INFO
.32/.28 — U-VALUE/SHGC

(R) = REPLACEMENT IN EXISTING FRAMED OPENING
(E) = EXISTING TO REMAIN
(N) = NEW IN NEW FRAMED OPENING
FX = FIXED
SH = SINGLE HUNG
SL = SLIDER
CS = CASEMENT
DCS = DOUBLE CASEMENT
AW = AWNING
MF = MULTI-FOLDING
OG = OBSCURE GLAZING
(T) = TEMPERED SAFETY GLAZING
X/X = U-VALUE / SHGC (FROM T24 CALCS)
(EW) = EGRESS WINDOW (PROVIDES 20"W X 24"H CLEAR OPENING)

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NO. C-29715
4-30-23
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New Single Family Detached Residences

1592 Redlands Place

1592 Redlands Place, Costa Mesa, California 92627

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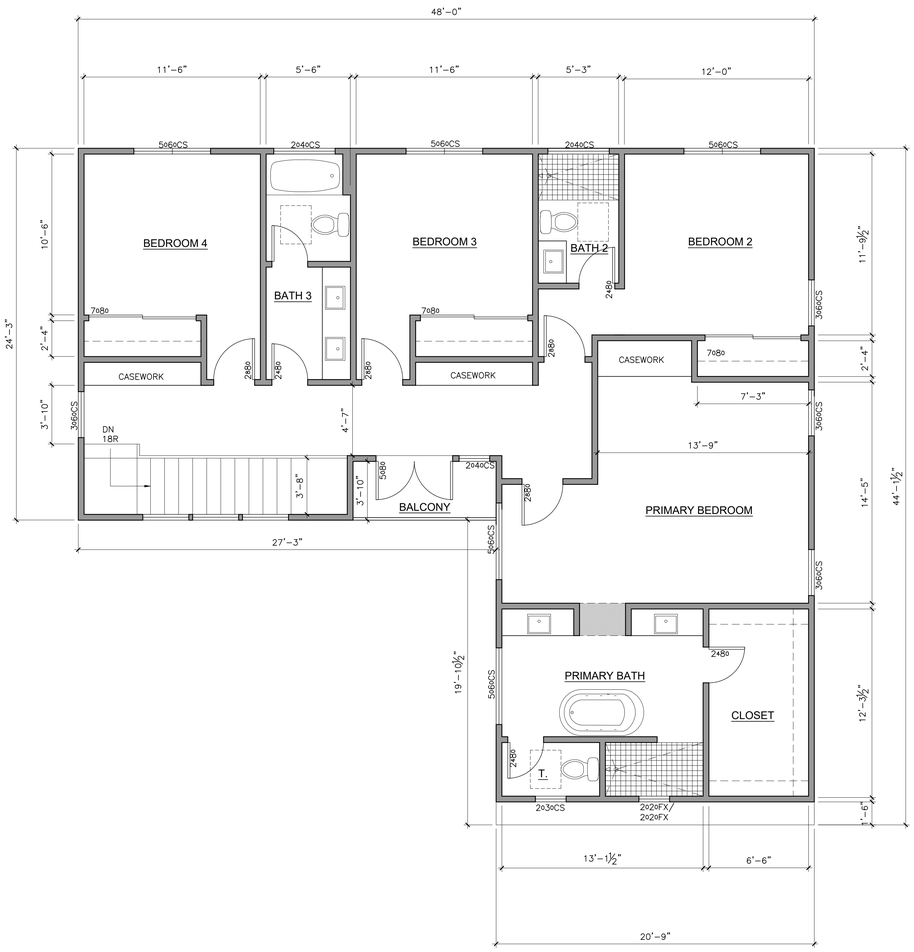
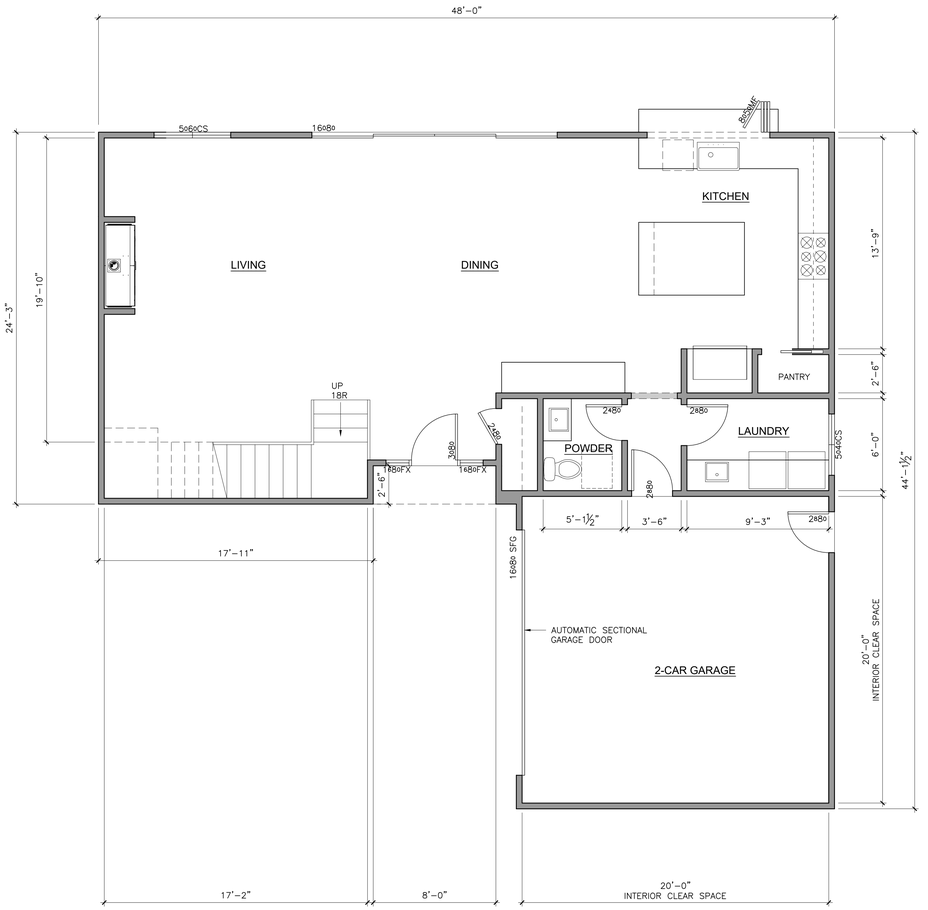
A2.0

Front Home Floor Plans
-
Redlands Place



Rear Home Second Floor Plan — Scale: ¼" = 1'-0" | 2



Rear Home First Floor Plan — Scale: ¼" = 1'-0" | 1

1,139 SF Living First Floor
1,445 SF Living Second Floor

2,584 SF Total Back House

Keynotes

Plan Legend

WALL TYPES:

- EXISTING WALL OR ITEM TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW 2X4 WOOD FRAMED WALL:
  - 2X4 WOOD STUDS PER STRUCTURAL DWGS
  - R15 BATT INSULATION AT EXTERIOR WALLS
  - EXTERIOR: SHEATHING PER STRUCTURAL, FINISH PER ELEVATIONS
  - INTERIOR: ⅝" DRYWALL
- NEW 2X6 WOOD FRAMED WALL:
  - 2X6 WOOD STUDS PER STRUCTURAL DWGS
  - R19 BATT INSULATION
  - EXTERIOR: SHEATHING PER STRUCTURAL, FINISH PER ELEVATIONS
  - INTERIOR: ⅝" DRYWALL
- 1-HR 2X EXTERIOR WOOD FRAMED WALL:
  - 2X WOOD STUDS PER STRUCTURAL DWGS
  - R13 BATT INSULATION
  - EXTERIOR: ⅞" MIN. THICK STUCCO
  - INTERIOR: ⅝" TYPE 'X' DRYWALL
- FRAMED OVERHEAD SOFFIT; HEIGHT PER PLAN
- ⅝" TYPE 'X' DRYWALL (FLOOR TO CLG/ROOF STRUCTURE)

DOOR & WINDOW CALL-OUTS:

WINDOW & DOOR SIZES ARE IN WIDTH X HEIGHT: XXXx = FT. & INCHES X FT. & INCHES. EXAMPLE: 3046 = 3'-0"W X 4'-6"H

3046CS(T) .32/.28
- 3046 — SIZE (WxH)
- CS — OPENING TYPE
- (T) — ADDITIONAL INFO
- .32/.28 — U-VALUE/SHGC

(R) = REPLACEMENT IN EXISTING FRAMED OPENING
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AW = AWNING
MF = MULTI-FOLDING
OG = OBSCURE GLAZING
(T) = TEMPERED SAFETY GLAZING
X/X = U-VALUE / SHGC (FROM T24 CALCS)
(EW) = EGRESS WINDOW (PROVIDES 20"W X 24"H CLEAR OPENING)

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New Single Family Detached Residences
1592 Redlands Place

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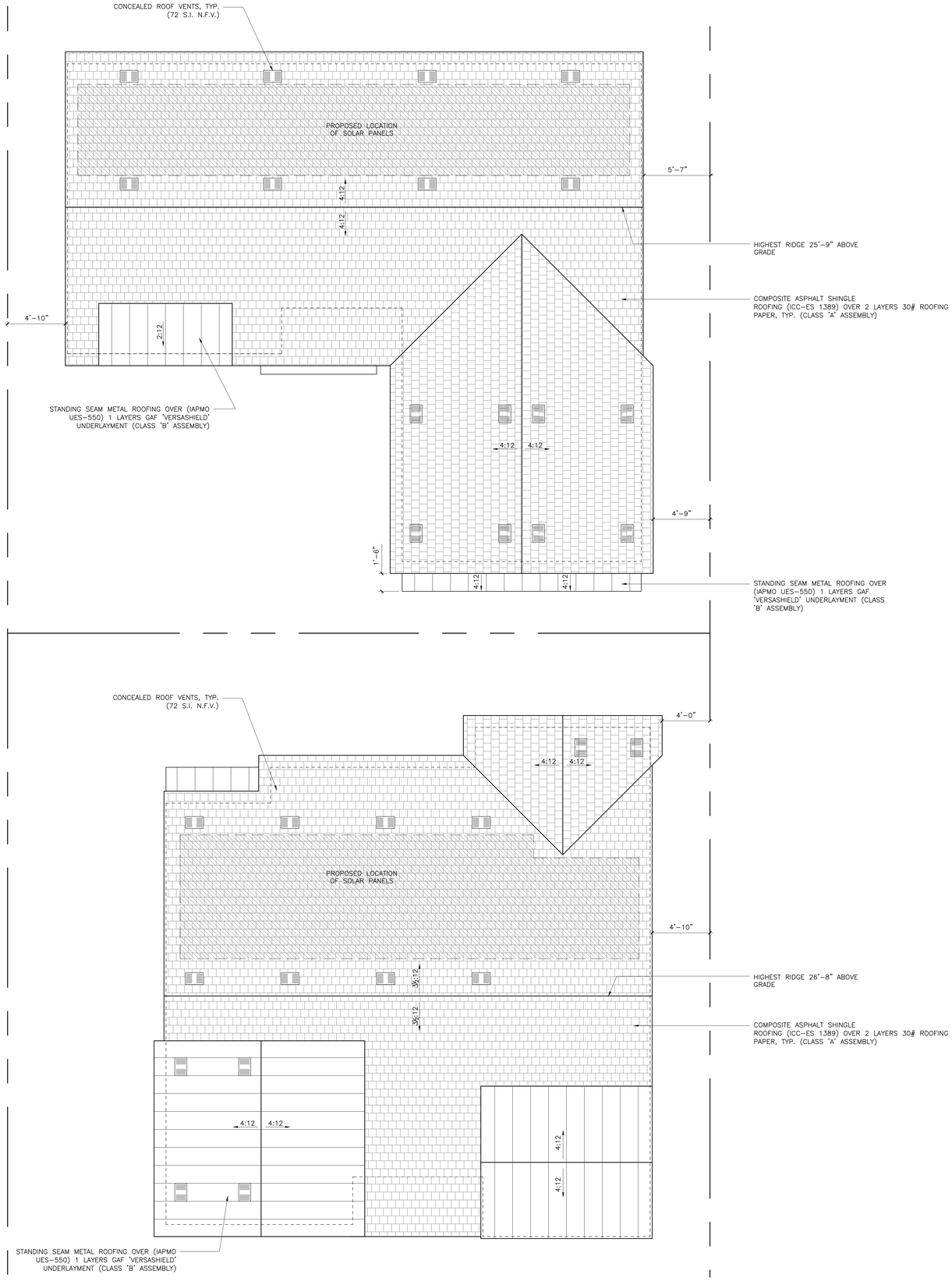
A2.1

Rear Home Floor Plan
-

Redlands Place



Keynotes

1 –

Roof Plan

Scale: ¼" = 1'-0" | 1

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New Single Family Detached Residences

1592 Redlands Place

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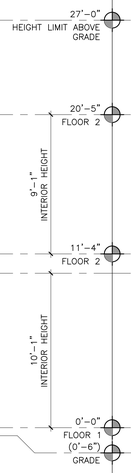
A2.3

Roof Plan
-

Redlands Place



Side Exterior Elevation — Scale: ¼" = 1'-0" — 4

Side Exterior Elevation — Scale: ¼" = 1'-0" — 3

Keynotes

1 –

Elevation Notes

1. ALL WINDOW & DOOR GLAZING TO BE DUAL GLAZED; U-VALUE & SHGC PER ENERGY REPORT LISTED IN THIS PLAN SET. WINDOWS & DOORS TO HAVE TEMPORARY AND PERMANENT LABEL.

Rear Exterior Elevation — Scale: ¼" = 1'-0" — 2

Front Exterior Elevation — Scale: ¼" = 1'-0" — 1

Material Legend

A COMPOSITE ASPHALT SHINGLE ROOFING
CERTAINTEED (OR SIMILAR)
STYLE: LANDMARK 40-YR
COLOR: –
CERTIFICATION: (ICC ES ESR-1389)
UNDERLAYMENT: 30# ROOFING FELT

B STANDING SEAM METAL ROOFING
AEP SPAN
STYLE: DESIGN SPAN HP 16"
COLOR: –
CERTIFICATION: (IAMPO UES ER-0309)
UNDERLAYMENT: GAF 'VERSASHIELD' (ICC ESR-2063)

C BOARD & BATTEN SIDING
JAMES HARDIE BUILDING MATERIALS; HARDIEPANEL
STYLE: SMOOTH PANEL W/SMOOTH BATTEN BOARDS
COLOR: PRIMED

D SYNTHETIC STONE VENEER
ELDORADO STONE
STYLE: –
COLOR: –
GROUT: –
CERTIFICATION: (ICC ES ESR-1215)

E EXTERIOR PLASTER
LA HABRA STUCCO
TYPE: ⅞" 3-COAT
FINISH: –
COLOR: –

F HORIZONTAL SIDING
JAMES HARDIE BUILDING MATERIALS; HARDIEPLANK
STYLE: SELECT SMOOTH 6.25" WIDTH (5" EXPOSURE)
COLOR: PRIMED

G VINYL WINDOWS
MILGARD (OR SIMILAR)
STYLE: MONTECINO...
COLOR: –
GLAZING: DUAL LOW-E

oldham architects

oldham architects
680 Langsdorf Drive, Suite 202B
fullerton, california 92831
714.482.8296 | oldham-architects.com

REGISTERED ARCHITECT
RYAN OLDHAM
NO. C-29715
4-30-23
STATE OF CALIFORNIA

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New Single Family Detached Residences

1592 Redlands Place

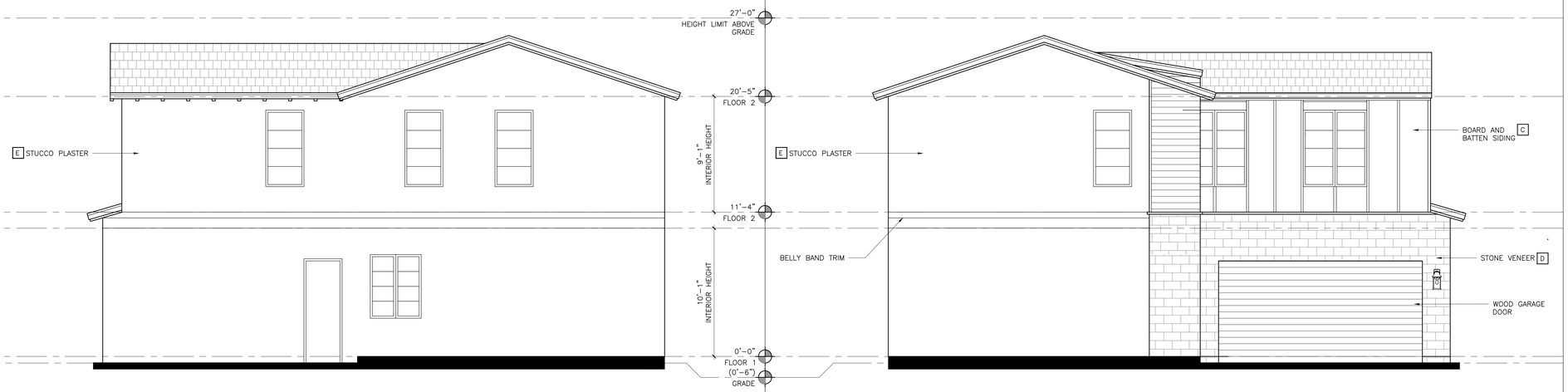
1592 Redlands Place, Costa Mesa, California 92627

PROJECT No.: 22027
DRAWN: CG
CHECK: RO
ISSUE:
- 12.01.22 DESIGN REVIEW #3

A3.0

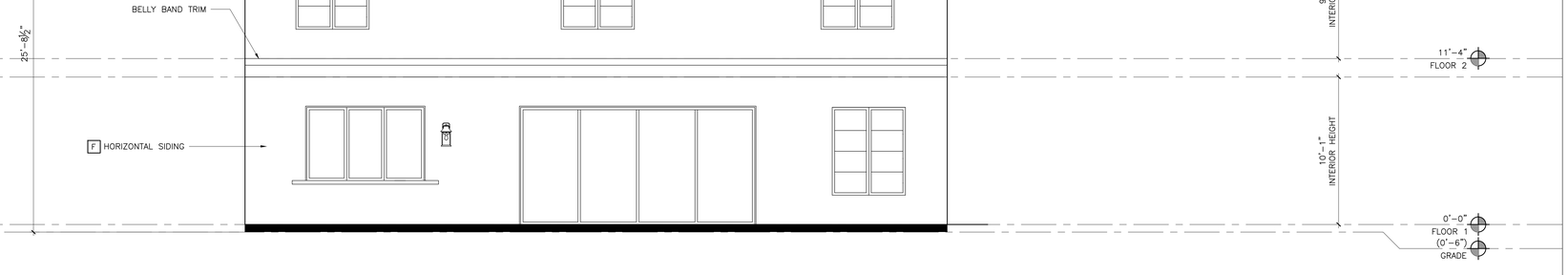
Exterior Elevations
-

Redlands Place

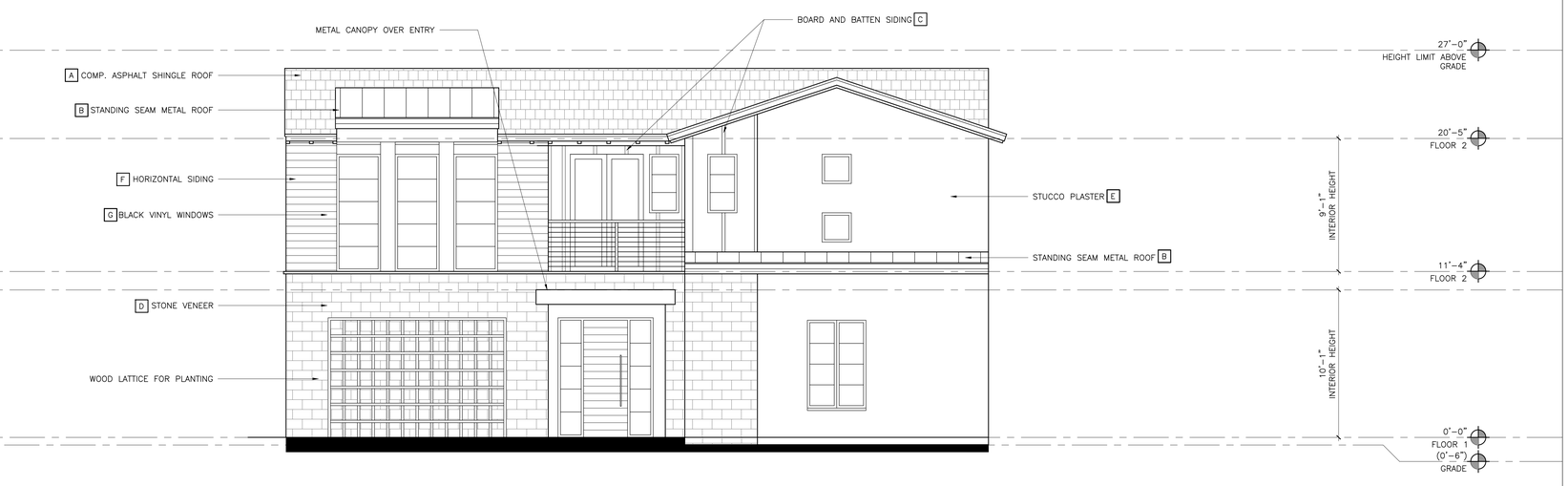


Side Exterior Elevation — Scale: ¼" = 1'-0" — 4

Side Exterior Elevation — Scale: ¼" = 1'-0" — 3



Rear Exterior Elevation — Scale: ¼" = 1'-0" — 2



Front Exterior Elevation — Scale: ¼" = 1'-0" — 1

Keynotes

1 –

Elevation Notes

1. AT AREAS WHERE A NEW PRE MANUFACTURED TRUSS ROOF IS FLUSH WITH AN EXISTING CONVENTIONAL FRAMED ROOF THE CONTRACTOR SHALL VERIFY THE REQUIRED HEEL HEIGHT OF THE TRUSSES SO THAT THE TWO ROOF SLOPES MATCH.
2. ALL WINDOW & DOOR GLAZING TO BE DUAL GLAZED; U-VALUE & SHGC PER ENERGY REPORT LISTED IN THIS PLAN SET. WINDOWS & DOORS TO HAVE TEMPORARY AND PERMANENT LABEL.

Material Legend

A COMPOSITE ASPHALT SHINGLE ROOFING
CERTAINTEED (OR SIMILAR)
STYLE: LANDMARK 40-YR
COLOR: –
CERTIFICATION: (ICC ES ESR-1389)
UNDERLAYMENT: 30# ROOFING FELT

B STANDING SEAM METAL ROOFING
AEP SPAN
STYLE: DESIGN SPAN HP 16"
COLOR: –
CERTIFICATION: (IAMPO UES ER-0309)
UNDERLAYMENT: GAF 'VERSASHIELD' (ICC ESR-2063)

C BOARD & BATTEN SIDING
JAMES HARDIE BUILDING MATERIALS; HARDIEPANEL
STYLE: SMOOTH PANEL W/SMOOTH BATTEN BOARDS
COLOR: PRIMED

D SYNTHETIC STONE VENEER
ELDORADO STONE
STYLE: –
COLOR: –
GROUT: –
CERTIFICATION: (ICC ES ESR-1215)

E EXTERIOR PLASTER
LA HABRA STUCCO
TYPE: ⅞" 3-COAT
FINISH: –
COLOR: –

F HORIZONTAL SIDING
JAMES HARDIE BUILDING MATERIALS; HARDIEPLANK
STYLE: SELECT SMOOTH 6.25" WIDTH (5" EXPOSURE)
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New Single Family Detached Residences

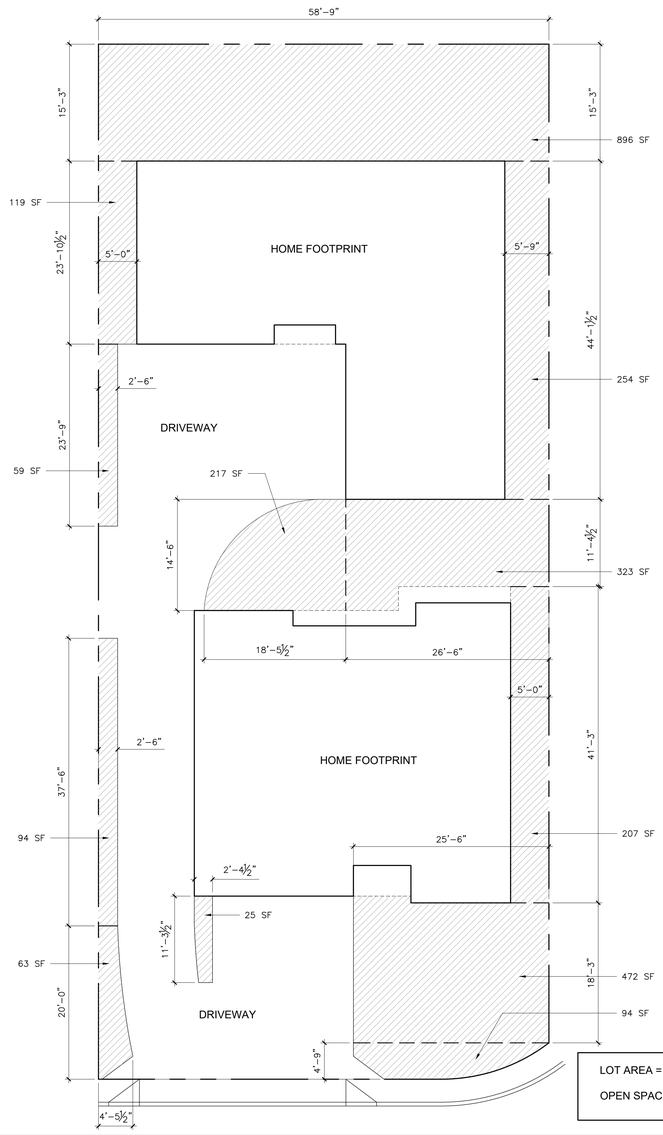
1592 Redlands Place

1592 Redlands Place, Costa Mesa, California 92627

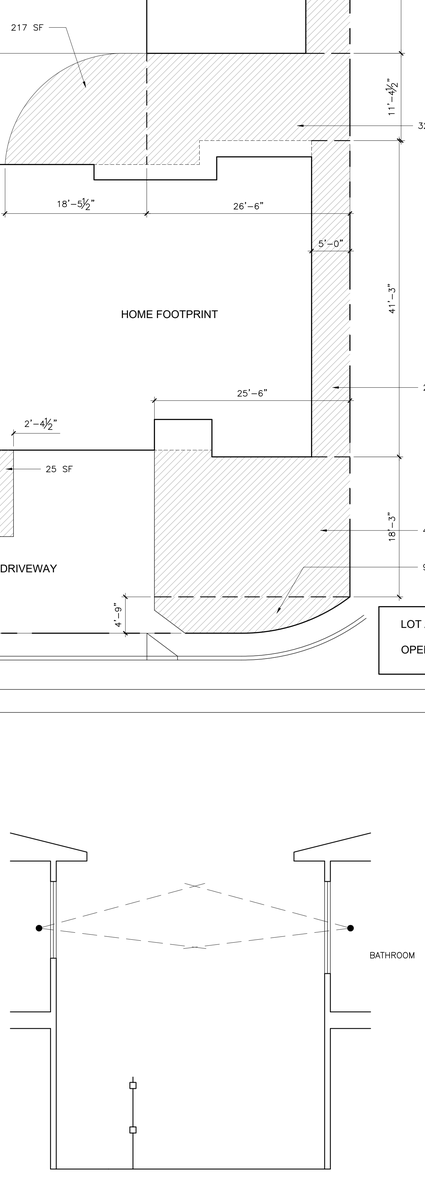
PROJECT No.: 22027
DRAWN: CG
CHECK: RO
ISSUE:
12.01.22 DESIGN REVIEW #3

A3.1

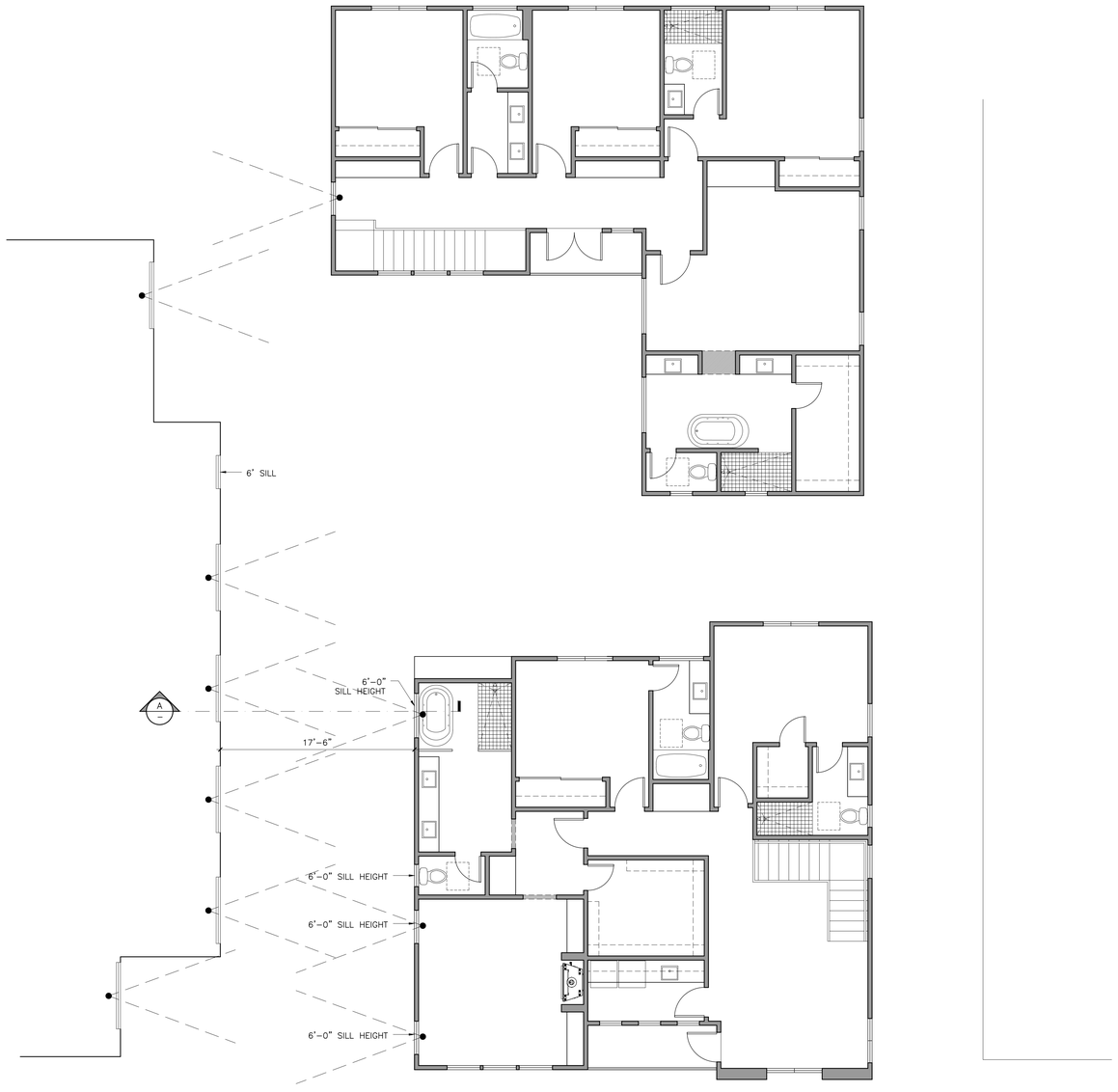
Exterior Elevations
-
Redlands Place



Open Space Exhibit



SECTION 'A'



1596 Redlands | 1592 Redlands | 1588 Redlands (E) 1-Story Home

Window Exhibit - 2nd Story Floor Plans

Scale: ⅛" = 1'-0" | 1

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New Single Family Detached Residences

1592 Redlands Place

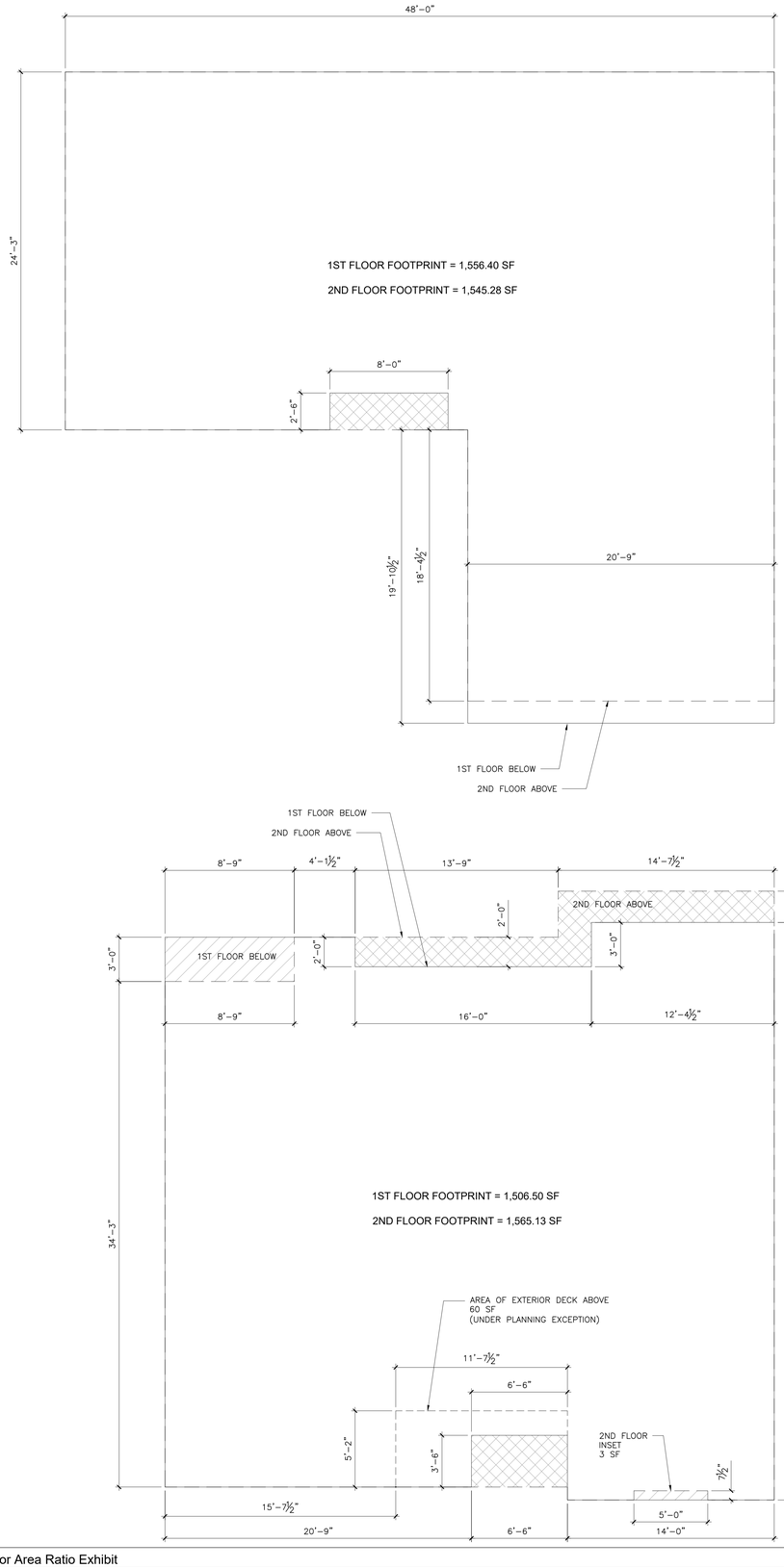
1592 Redlands Place, Costa Mesa, California 92627

PROJECT No.: 22027
DRAWN: CG
CHECK: RO
ISSUE:
12.01.22 DESIGN REVIEW #3

EX-1

Exhibits
-

Redlands Place



Floor Area Ratio Exhibit

Scale: ¼" = 1'-0"

1

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STATE OF CALIFORNIA

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New Single Family Detached Residences

1592 Redlands Place

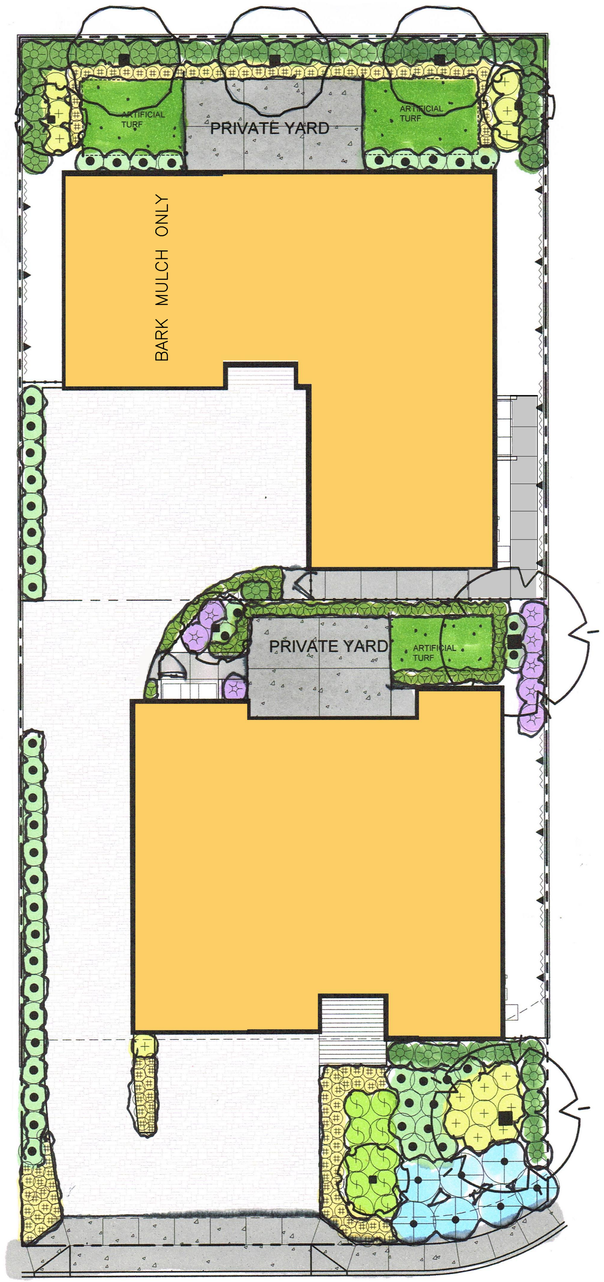
1592 Redlands Place, Costa Mesa, California 92627

PROJECT No.: 22027
DRAWN: CG
CHECK: RO
ISSUE:
12.01.22 DESIGN REVIEW #3

EX-2

Exhibits
-

Redlands Place



REDLANDS PLACE

PLANTING LEGEND

SYMBOL	DESCRIPTION		SIZE/ SPACING	QTY.	WUCOLS	HYDROZN.
SHRUBS						
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	5 GAL. @ 3' O.C.	39	L	A
	SALVIA GREGGII	AUTUMN SAGE	5 GAL. @ 2' O.C.	47	L	A
	PHORMIUM TENAX 'YELLOW WAVE'	YELLOW WAVENEW ZEALAND FLAX	5 GAL. @ 3' O.C.	15	L	A
	DIANELLA REVOLUTA 'LIL REV'	LITTLE REV FLAX LILY	5 GAL @ 18" O.C.	51	L	A
	ROSEMARINUS PROSTRATUS 'IRENE'	IRENE PROSTRATE ROSEMARY	5 GAL. @ 5' O.C.	7	L	A
	BULBINE FRUTESCENS 'HALLMARK'	ORANGE STALKED BULBINE	1 GAL @ 18" O. C.	117	L	A
	AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	5 GAL @ 3' O. C.	10	L	A
	WESTRINGIA FRUTICOSA 'SMOKEY'	SMOKEY COAST ROSEMARY	5 GAL @ 3' O. C.	8	L	A
VINES						
	TRACHELOSPERMUM JASMINOIDES	TRACHELOSPERMUM JASMINOIDES	5 GAL @ 3' O. C.	10	M	B
TREES						
	ARBUTUS 'MARINA' (STD)	MARINA STRAWBERRY TREE	24" BOX	3	L	C
	GEIGERA PARVIFOLIA (STD)	AUSTRALIAN WILLOW	24" BOX	2	L	C
	CERCIS OCCIDENTALIS (STD)	WESTER RED BUD	15 GAL.	4	L	C

LANDSCAPE REQUIREMENT NOTES:

TREE COUNT. ONE (1) TREE (FIFTEEN (15) GALLON OR LARGER) SHALL BE PROVIDED FOR EVERY TWO HUNDRED (200) SQUARE FEET OF LANDSCAPE AREA. FIFTY (50) PERCENT OF ALL TREES SHALL BE EVERGREEN. TWENTY–FIVE (25)PERCENT OF THE REQUIRED TREES SHALL E TWENTY–FOUR (24) INCH BOX OR LARGER. UPON WRITTEN REQUEST, THE NUMBER OF REQUIRED TREES MAY BE REDUCED BY THE PLANNING DIVISION WHEN IT IS DETERMINED THAT AN ALTERNATIVE DESIGN WILL MEET THE INTENT OF SECTION 13–104, LANDSCAPE PLAN OBJECTIVES.

SHRUB COUNT. ONE (1) SHRUB SHALL BE PROVIDED FOR EVERY TWENTY–FIVE (25) SQUARE FEET OF OPEN SPACE. SIXTY (60) PERCENT OF THE REQUIRED SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLONS. UPON WRITTEN REQUEST, THE NUMBER OF REQUIRED SHRUBS MAY BE REDUCED BY THE PLANNING DIVISION WHEN IT IS DETERMINED THAT AN ALTERNATIVE DESIGN WILL MEET THE OBJECTIVES IN THIS CHAPTER.

GROUND COVER. AT LEAST SEVENTY (70) PERCENT OF ALL LANDSCAPED AREAS CONTAINING TREES AND SHRUBS SHALL BE UNDER PLANTED WITH GROUND COVER, WITH THE REMAINING AREAS TO INCORPORATE A LAYER OF UNCONTAMINATED COMPOST OR MULCH AS REQUIRED PER WATER EFFICIENT LANDSCAPE GUIDELINES. DECORATIVE (COMMERCIAL) BARK IS NOT ACCEPTABLE. GROUND COVER SHALL BE PLANTED IN A TRIANGULAR–SPACED PATTERN TO ENSURE ONE HUNDRED (100) PERCENT COVERAGE WITHIN ONE (1) YEAR OF PLANTING. A MINIMUM TWO (2) FOOT DIAMETER CLEARANCE, MEASURED FROM EACH TREE TRUNK, SHALL BE MAINTAINED FREE OF GROUND COVER OR TURF. UNCONTAMINATED SHREDDED MULCH OR COMPOST SHALL BE APPLIED AND MAINTAINED IN THESE AREAS.

NOTE IRRIGATED LANDSCAPE AREA OVER 500 SQUARE FEET MUST COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.

CALCULATIONS

LANDSCAPE AREA:
FRONT UNIT= 918 S.F.
REAR UNIT = 725 S.F.
TOTAL LANDSCAPE AREA 1,632 S.F.

TREE CALCULATIONS FOR 1,632 SF LANDSCAPE AREA:
(1) TREE PER 200 SF = 9 TREES REQUIRED
9 TREES PROVIDED
50% OF TREES TO BE EVERGREEN = 5 TREES REQUIRED
5 TREES PROVIDED
25% OF TREES TO BE 24" BOX = 3 TREES REQUIRED
OR LARGER 5 TREES PROVIDED

SHRUB CALCULATIONS FOR 1,632 SF LANDSCAPE AREA (INCLUDING VINES):
(1) SHRUB PER 25SF = 66 SHRUBS REQUIRED
309 SHRUBS PROVIDED
60% OF SHRUBS TO BE MINIMUM 5 GALLON = 186 SHRUBS REQUIRED
187 SHRUBS PROVIDED

GROUNDCOVER CALCULATIONS FOR 1,632 SF LANDSCAPE AREA:
70% OF LANDSCAPE AREA CONTAINING TREES AND SHRUBS.

SHRUB AREAS CONSIST OF LOW GROWING PLANT MATERIAL INCLUDING BULBINE, FLAX LILY, FLAX, AND ROSEMARY. THIS PLANT MATERIAL WILL NOT ACCEPT UNDERPLANTING OF ADDITIONAL MATERIAL AND SHOULD BE CONSIDERED AN ACCEPTABLE SUBSTITUTE TO GROUNDCOVER MATERIAL.

ALL PLANTING AREAS SHALL RECEIVE 2" DEEP, 3" MINUS APPEARANCE GRADE SHREDDED BARK MULCH

NORTH

0 4' 8' 16'
SCALE: 1/8"=1'–0"

SAVAGE LAND DESIGN
Landscape Architecture • Land Planning • Design
680 Langsdorf Drive, Suite 202B, Fullerton, CA, 92831
Phone: 714-878-0335
Email: savagelanddesign@att.net

NEW SINGLE FAMILY DETACHED RESIDENCES

1592 REDLANDS PLACE
COSTA MESA, CA 92627

No.	Revision / Issue	Date
1		
2		
3		

LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic. No. 4397
Signature
11-1-22
Date
Exp. Date: 5/31/23
STATE OF CALIFORNIA

PLANTING CONCEPT PLAN

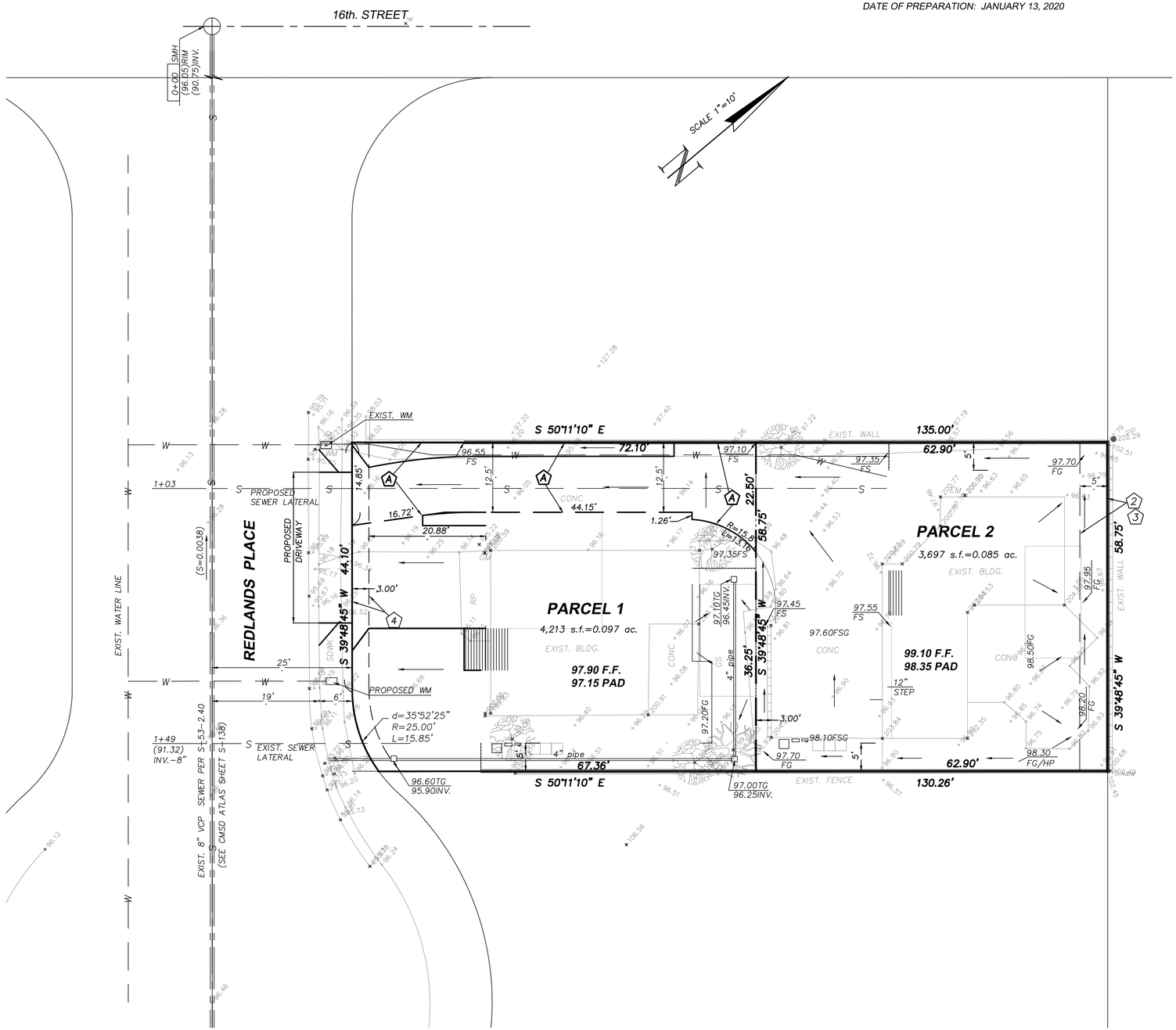
Date 11-1-22
Scale
Sheet 1 of 1
Sheet LP-1

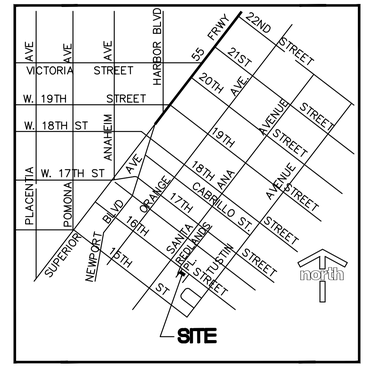
TENTATIVE PARCEL MAP 2022-135

PURPOSE: CREATE 2 PARCELS

YEFIM TSALYUK, LS 7421

DATE OF PREPARATION: JANUARY 13, 2020





VICINITY MAP

NTS

SITE ADDRESS:

1592 REDLANDS PLACE
COSTA MESA, CA 92627
A.P.N. 425-312-09

AREA SUMMARY

TOTAL AREA = 7,9.10 S.F.(0.18 ac.) GROSS

PURPOSE STATEMENT

THE PURPOSE IS TO CREATE 2 PARCELS FOR SINGLE FAMILY RESIDENCES

OWNER / SUBDIVIDER:

DANIEL MORGAN

MARTERRA PROPERTIES
154 BROADWAY
COSTA MESA, CA 92627
p. (949) 413-0912

ENGINEER/SURVEYOR:

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

LICENSED LAND SURVEYOR — YEFIM TSALYUK — L.S. 7421 — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — YEFIM TSALYUK — NO. C052871 — CIVIL — STATE OF CALIFORNIA

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF REDLANDS PLACE BEING S 39°48'45" W, PER TRACT MAP 1267, BOOK 39 PAGES 38 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-26-77", SET IN THE TOP OF A 4" BY 4" CONCRETE POST. MONUMENT IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SANTA ANA AVENUE AND 15TH STREET, 28 FT. SOUTHERLY OF THE CENTERLINE OF SANTA ANA AVENUE AND 42 FT. WESTERLY OF THE CENTERLINE OF 15TH STREET. MONUMENT IS SET LEVEL WITH SIDEWALK.

ELEV. 95.597 (NAVD88) 2005

LEGAL DESCRIPTION:

LOT 24 OF TRACT NO. 1267, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39 PAGE(S) 38, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FLOOD ZONE

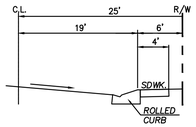
ZONE X, OUTSIDE THE 500 YEAR FLOOD BOUNDARIES

EASEMENTS

1. *EASEMENT FOR PIPE LINES PER BOOK 173, PAGE 207 OF OFFICIAL RECORDS (NOT PLOTABLE).*
2. *EASEMENT FOR POLE LINES PER BOOK 1688, PAGE 98 OF OFFICIAL RECORDS*
3. *EASEMENT FOR POLE LINES & CONDUITS PER BOOK 1695, PAGE 48 OF OFFICIAL RECORDS*
4. *EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER INST. NO. 84-494313 OF OFFICIAL RECORDS (PLOTTED HEREON).I*
- A. *INGRESS-EGRESS AND PUBLIC, UTILITIES AND DRAINAGE EASEMENT TO BENEFIT PARCEL 2 TO BE DEDICATED ON FINAL MAP*

NOTES:

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



REDLANDS PLACE

TYPICAL STREET SECTION

NTS