

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

SITE PLAN LEGEND

- BUILDING OUTLINE
- HILLSIDE CONTOURS
- KEYNOTE TAG
- PROPERTY LINE
- SETBACK LINE
- TREES & PLANTS PER LANDSCAPE PLAN

PROPOSED DEVELOPMENT STATISTICS

LOT AREA	8,288.50 SF
NUMBER OF DWELLING UNITS	2 DWELLING UNITS TOTAL UNIT A: 4 BEDROOMS UNIT B: 4 BEDROOMS
NUMBER OF PARKING SPACES	8 PARKING SPACES TOTAL UNIT A: 2 CAR GARAGE & 2 CAR DRIVEWAY UNIT B: 2 CAR GARAGE & 2 CAR DRIVEWAY
AREA OF OPEN SPACE	4,346 SF (52% OPEN SPACE) (AREA THAN BUILDINGS, DRIVEWAYS & PARKING)
LIVING AREA	UNIT A: 2,694 SF & UNIT B: 2,694 SF
BUILDING AREA	UNIT A: 3,126 SF & UNIT B: 3,126 SF
AREA OF DRIVEWAY	UNIT A: 322 SF & UNIT B: 322 SF (8% LOT DEVOTED)

- SITE NOTES**
- A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT WILL BE REPAIRED AND 100% PAID BY OWNER. SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.
 - SEE PRECISE GRADING PLAN FOR OFFSITE IMPROVEMENTS.
 - AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
 - THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, 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.
 - ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
 - AUTOMATIC ROLL-UP GARAGE DOOR WITH REMOTE CONTROLLED DOOR OPENER REQUIRED
GA. AUTOMATIC GARAGE DOOR OPENER INSTALLED IN A RESIDENCE MUST HAVE AN AUTOMATIC REVERSE SAFETY DEVICE AND A BATTERY BACKUP FUNCTION THAT IS DESIGNED TO OPERATE WHEN ACTIVATED BECAUSE OF AN ELECTRICAL OUTAGE.

- KEYNOTES**
- | | |
|--|---|
| A. OFF-STREET PARKING LOCATION(S) | J. EXISTING TREES TO REMAIN |
| B. EXISTING DRIVEWAY APRON TO BE REMOVED | K. PROPOSED AIR CONDENSER LOCATION |
| C. NEW CONCRETE DRIVEWAY APRON PER CITY OF COSTA MESA STANDARDS | L. EXISTING NEIGHBOR FENCE TO REMAIN (EXISTING FENCE LOCATED OUTSIDE SUBJECT LOT) |
| C.1. CONSTRUCT PROPOSED RESIDENTIAL DRIVE APPROACHES PER CITY STANDARDS. DIMENSIONS SHALL BE X=4' AND W=16'. | M. COLORED CONCRETE HARDSCAPE |
| D. NEW H.C. ACCESSIBLE SIDEWALK (TYP.) PER CITY OF COSTA MESA STANDARDS | M.1. PROVIDE CONTROL JOINTS & EXPANSION JOINT AT BASE OF HOUSE AGAINST ANY WALLS |
| E. NEW MAIL BOX LOCATION PER CITY OF COSTA MESA STANDARDS | N. WOOD ENTRY GATE (TO MATCH HOUSE TRIM) |
| F. NEW GAS METER LOCATION | O. COLORED CONCRETE DRIVE PADS (6" THICK) SURROUNDED WITH 6" SYNTHETIC TURF |
| G. NEW ELECTRICAL METER LOCATION (200 AMP) | O.1. SYNTHETIC TURF TO BE DUPONT SELECT LX BY FOREVERLAWN |
| G.1. 3'-0" MIN. CLEARANCE FACE OF METER TO ANY OBSTRUCTION OF WALL SURFACE | P. NEW LAWN AREA |
| H. COMMON LOT AREA TO BE SHARED BETWEEN CONDO HOMEOWNERS | Q. TRASH AREA |
| I. ADDRESS NON-CONFORMING LANDSCAPE IN THE PUBLIC RIGHT-OF-WAY | R. PROPOSED VINYL FENCE (6'-0" TYPICAL) |
| | S. AUTOMATIC ROLL-UP GARAGE DOOR |
| | REMOTE CONTROLLED DOOR OPENER REQUIRED |
| | T. SIDEWALK EASEMENT DEDICATION (3'-0") |
| | U. OUTDOOR SECURABLE STORAGE (3' X 14' X 3') |

STATUS: PERMIT

REVISIONS

1	1ST FLOOR MODIFIED BATH 1 & BED 1 & KITCHEN (06/05/23)
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PROJECT NAME: NEW DUPLEX PROJECT NEW DUPLEX PROJECT FOR 161 CECIL PL LLC
PROJECT ADDRESS: 161 CECIL PLACE 161 CECIL PLACE COSTA MESA, CA 92627

PROJECT DESIGNER: JOSH MARTINEZ

MANAGING MEMBER: JACK HERRON
 JACK.HERRON@GMAIL.COM
 949.633.7103

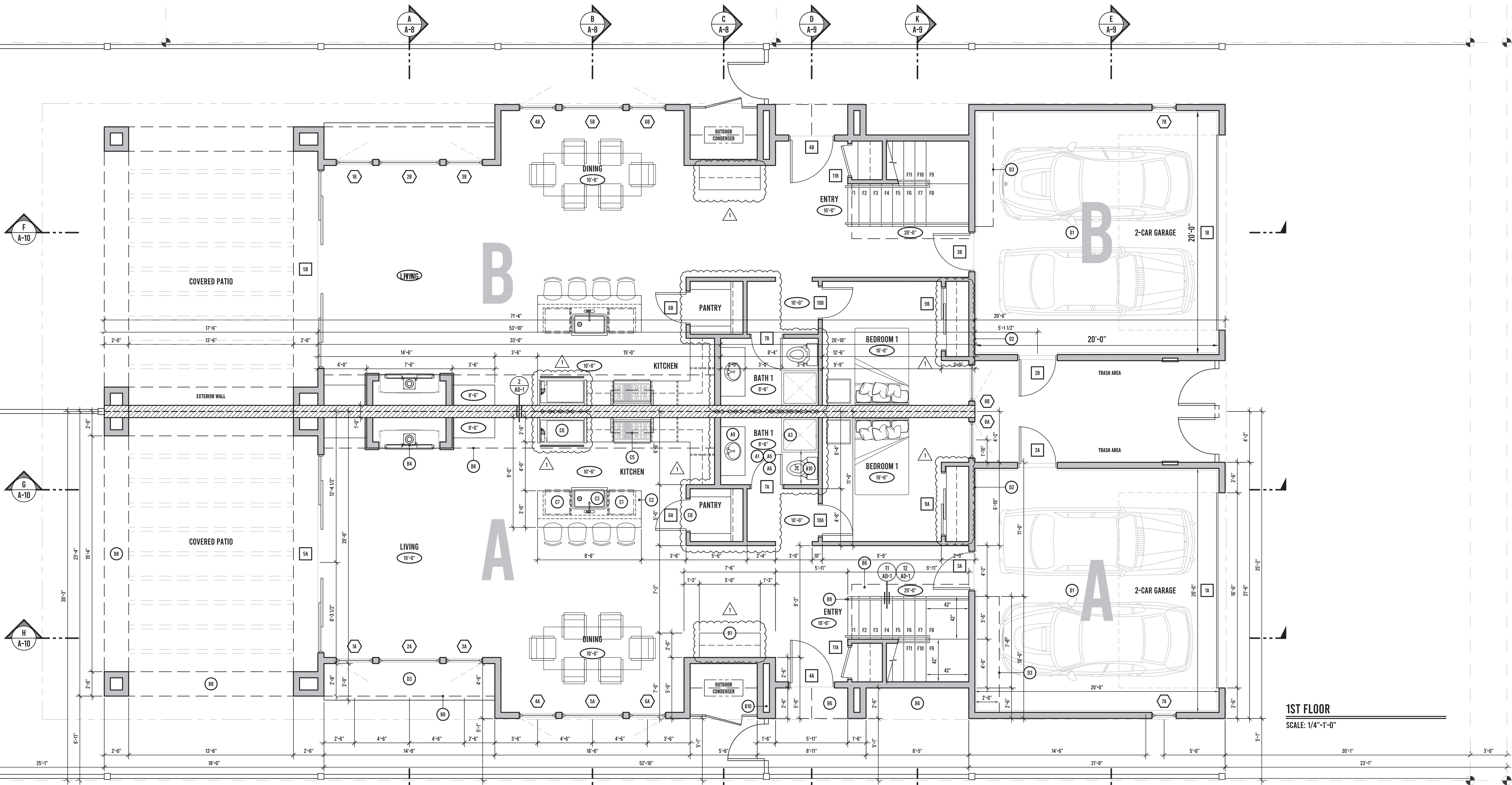
PROJECT DESIGNER: RBD INC.
 18627 BROOKHURST ST #205
 FOUNTAIN VALLEY, CA 92708
 RBDINCORP@GMAIL.COM
 JOSH - (714) 488-3327
 JOEY - (714) 580-7189

INCORPORATED BUILDERS & DEVELOPERS

A-1A

SHEET 4 OF 51

DATE: 06.05.23



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

FLOOR PLAN LEGEND

- 1 DOOR TAG
- 2 WINDOW TAG
- 3 KEYNOTE TAG

WALL LEGEND

- 2X4 WALL FRAME
- 2X6 WALL FRAME
- 1-HR FIRE & 50-54 STC SOUND RATED
- PRIVACY FENCE

KEYNOTE LEGEND

- A. BATH & MASTER BATH**
- A1. BACKSPLASH, BATH & FLOOR TILE FINISH
 - A2. CABINET BASE
 - A3. FRAMELESS TEMPERED GLASS ENCLOSURE
 - A4. FREE-STANDING TUB
 - A5. GRANITE AND MARBLE COUNTERTOP
 - A6. MOISTURE-RESISTANT DRYWALL
 - A7. SHOWER SEAT
 - A8. SHOWER/TUB
 - A9. SINK
 - A10. TOILET
 - A11. TOWEL BAR
 - A12. VANITY
- B. FLOOR**
- B1. CABINETRY
 - B1.1 DECORATIVE
 - B1.2 LOWERS
 - B1.3 UPPIERS
 - B2. CENTERLINE FOR REFERENCE
 - B3. CLOSET
 - B3.1 SHELF & POLE
 - B3.2 DOUBLE SHELF & POLE
 - B4. FIREPLACE
 - B4.1 FLUSHED HEARTH
 - B4.2 LINEAR FIREPLACE
 - B4.3 SURROUND LEGS
 - B5. MECHANICAL AREA
 - B6. OPEN TO ABOVE
 - B7. SKYLIGHT (24" SQUARE)
 - B8. SLOPPY AREA
 - B9. STAIRWAY
 - B9.1 18 STEPS AT 7.40" RISERS
 - B9.2 11" TREADS
 - B10. THICKER WALL FRAME
 - B11. THRESHOLD AT DOORWAY
 - B12. WASHER & DRYER

C. KITCHEN

- C1. DISHWASHER - 24"
 - C2. ISLAND SLAB - 50"X20"
 - C3. KITCHEN SINK - 36"
 - C4. MICROWAVE DRAWER - 24"
 - C5. RANGE/HOOD - 36"
 - C6. REFRIGERATOR/FREEZER - 42" (PANEL READY)
 - C7. WINE FRIDGE - 24"
 - C8. STEP-IN PANTRY CABINET DOOR - 30"
- D. NOTES**
- D1. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NO LESS THAN 5/8" TYPE X GYPSUM BOARD APPLIED TO THE UNDERSIDE OF FLOOR FRAMING.
 - D2. PROVIDE MINIMUM 1/2" GYPSUM BOARD ON THE GARAGE SIDE ALONG GARAGE DOOR.
 - D3. SECURABLE STORAGE (200 CUBIC FEET MINIMUM REQUIRED), IN GARAGE. STORAGE SHOULD NOT BE LESS THAN 4 FEET ABOVE THE FINISH SURFACE LEVEL OF THE PARKING STALL.
- STORAGE
- 1' X 10' X 8' = 80 FT³
 - 2' X 9.5' X 4' = 76 FT³
 - 3' X 14' X 3' = 126 FT³
 - TOTALS = 282 FT³ STORAGE

DOOR SCHEDULE

#	TAG	SIZE	DESCRIPTION	SWING	JAMB	BORE	HANDLE	MATERIAL	TEMPERED	COMMENTS
1	1A	16'-0" X 8'-0"	GARAGE SECTIONAL	SECTIONAL	7"	-	-	MANUFACTURER	-	SEE DOOR NOTE C&D
2	2A	3'-0" X 8'-0"	GARAGE EXTERIOR	RH OS	7"	DOUBLE	PRIVACY/LOCK HANDLE	WOOD	-	SEE DOOR NOTE A
3	3A	3'-0" X 8'-0"	GARAGE INTERIOR	LH IS	5"	DOUBLE	PRIVACY/LOCK HANDLE	SOLID CORE	-	SEE DOOR NOTE A
4	4A	3'-6" X 8'-0"	ENTRY	LH IS	7"	DOUBLE	DEADBOLT/ENTRY HANDLE	WOOD	-	-
5	5A	16'-0" X 8'-0"	4-PANEL SLIDERS	DX/DX	7"	-	PRIVACY/LOCK HANDLE	ALUMINUM	YES	-
6	6A	2'-6" X 8'-0"	PANTRY	LH IS	4.75"	SINGLE	PASSAGE	MF	-	-
7	7A	2'-6" X 8'-0"	BATH 1	RH IS	4.75"	SINGLE	PRIVACY	MF	-	-
8	8A	OMIT	-	-	-	-	-	-	-	-
9	9A	5'-0" X 8'-0"	BEDROOM 1 CLOSET	SLIDERS	4.75"	SINGLE	PASSAGE	MF	-	-
10	10A	2'-6" X 8'-0"	BEDROOM 1	RH OS	4.75"	SINGLE	PRIVACY	MF	-	-
11	11A	2'-6" X 8'-0"	ENTRY CLOSET	LH OS	4.75"	SINGLE	PASSAGE	MF	-	-
12	12	16'-0" X 8'-0"	GARAGE SECTIONAL	SECTIONAL	7"	-	-	MANUFACTURER	-	SEE DOOR NOTE C&D
13	13	3'-0" X 8'-0"	GARAGE EXTERIOR	RH OS	7"	DOUBLE	PRIVACY/LOCK HANDLE	WOOD	-	SEE DOOR NOTE A
14	14	3'-0" X 8'-0"	GARAGE INTERIOR	RH IS	5"	DOUBLE	PRIVACY/LOCK HANDLE	SOLID CORE	-	SEE DOOR NOTE A
15	15	3'-6" X 8'-0"	ENTRY	LH IS	7"	DOUBLE	DEADBOLT/ENTRY HANDLE	WOOD	-	-
16	16	16'-0" X 8'-0"	4-PANEL SLIDERS	DX/DX	7"	-	PRIVACY/LOCK HANDLE	ALUMINUM	YES	-
17	17	6'-0" X 8'-0"	PANTRY	RH IS	4.75"	SINGLE	PASSAGE	MF	-	-
18	18	2'-6" X 8'-0"	BATH 1	LH IS	4.75"	SINGLE	PRIVACY	MF	-	-
19	19	OMIT	-	-	-	-	-	-	-	-
20	20	5'-0" X 8'-0"	BEDROOM 1 CLOSET	SLIDERS	4.75"	SINGLE	PASSAGE	MF	-	-
21	21	2'-6" X 8'-0"	BEDROOM 1	LH IS	4.75"	SINGLE	PRIVACY	MF	-	-
22	22	2'-6" X 8'-0"	ENTRY CLOSET	RH OS	4.75"	SINGLE	PASSAGE	MF	-	-

ABBREVIATIONS
 IS = IN-SWING, OS = OUTSWING
 LH = LEFT HINGED, RH = RIGHT HINGED
 MF = MEDIUM-DENSITY FIBREBOARD
 O = NON-OPERABLE
 X = OPERABLE

DOOR NOTES:
 A. DOORS SHALL BE 1-3/8" SOLID CORE OR MINIMUM 20-MINUTE FIRE-RATED DOOR (FOR NON-SPRINKLERED DWELLINGS) AND SELF-CLOSING AND SELF-LATCHING IN SPRINKLERED AND NON-SPRINKLERED DWELLINGS. R302.5.1
 B. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. R302.5.1
 C. AUTOMATIC ROLL-UP GARAGE DOOR WITH REMOTE CONTROLLED DOOR OPENER REQUIRED
 D. AUTOMATIC GARAGE DOOR OPENER INSTALLED IN A RESIDENCE MUST HAVE AN AUTOMATIC REVERSE SAFETY DEVICE AND A BATTERY BACKUP FUNCTION THAT IS DESIGNED TO OPERATE BECAUSE OF AN ELECTRICAL OUTAGE.

WINDOW SCHEDULE

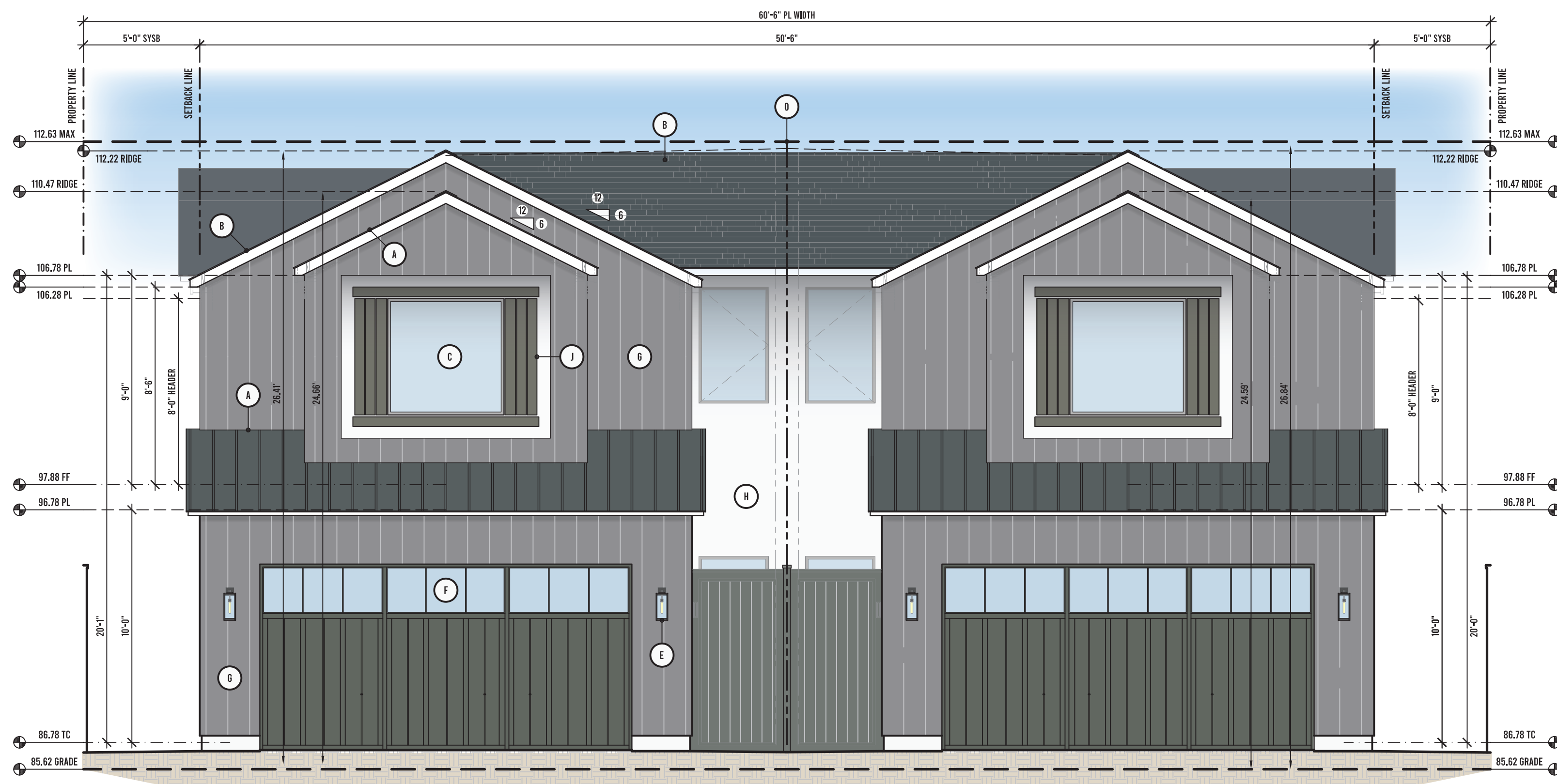
#	TAG	SIZE	DESCRIPTION	FINISH	TEMPERED	GLAZING	COMMENTS	
1	1A	3050	LH CASEMENT	VNYL FRAME	X	15 SF	-	
2	2A	3050	FIXED	VNYL FRAME	-	25 SF	-	
3	3A	3050	RH CASEMENT	VNYL FRAME	-	15 SF	-	
4	4A	3050	LH CASEMENT	VNYL FRAME	-	15 SF	-	
5	5A	3050	FIXED	VNYL FRAME	-	25 SF	-	
6	6A	3050	RH CASEMENT	VNYL FRAME	-	15 SF	-	
7	7A	2026	FIXED	VNYL FRAME	-	5 SF	-	
8	8A	3050	RH CASEMENT	VNYL FRAME	X	15 SF	PROVIDE OBSCURE SURFACE TEXTURE	
9	9	3050	RH CASEMENT	VNYL FRAME	X	15 SF	-	
10	10	2550	FIXED	VNYL FRAME	-	25 SF	-	
11	11	3050	LH CASEMENT	VNYL FRAME	-	15 SF	-	
12	12	48	3050	RH CASEMENT	VNYL FRAME	-	15 SF	-
13	13	58	3050	FIXED	VNYL FRAME	-	25 SF	-
14	14	68	3050	LH CASEMENT	VNYL FRAME	-	15 SF	-
15	15	78	2026	FIXED	VNYL FRAME	-	5 SF	-
16	16	88	3050	LH CASEMENT	VNYL FRAME	X	15 SF	PROVIDE OBSCURE SURFACE TEXTURE

TITLE-24 VALUES

- FRONT WALL (544 SF)
 NORTHWEST 50°
 WINDOWS: 30 SF
 DOORS: 48 SF
- LEFT WALL (540 SF)
 SOUTHWEST 140°
 WINDOWS: 10 SF
 DOORS: 28 SF
- REAR WALL (544 SF)
 SOUTHWEST 200°
 SLIDERS: 256 SF
- RIGHT WALL (540 SF)
 SOUTHWEST 200°
 WINDOWS: 10 SF
 DOORS: 28 SF
- PARTY WALL (540 SF)
 INTERIOR

INFESTRATION

U-FACTOR = 0.27
 SHGC = 0.28



FRONT ELEVATION - UNIT A

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

FRONT ELEVATION - UNIT B

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



ELEVATION MATERIALS LEGEND



LEFT ELEVATION - UNIT A

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

KEYNOTES

- | | | | |
|--|--|--|--|
| <p>A. METAL ROOF
A.1. MANUFACTURER: PAC-CLAD (PETERSEN ALUMINUM CORPORATION)
A.2. COLOR: SLATE GRAY</p> <p>B. PRESIDENTIAL SHAKE TL RESIDENTIAL ROOFING
B.1. MANUFACTURER: ROOFING CERTAIN TEED
B.2. COLOR: CHARCOAL GREY</p> <p>C. WINDOWS
C.1. MANUFACTURER: ANDERSEN WINDOWS
C.2. SERIES: 100 VINYL GRAY</p> <p>D. EXTERIOR DOORS
D.1. MANUFACTURER: EL AND EL WOOD PRODUCTS
D.2. STYLE: HISTORIC SERIES GLASS DOORS
D.3. PAINT COLOR: VINYL GRAY</p> | <p>E. EXTERIOR MODERN FARMHOUSE WALL SCIENCE
E.1. SIZE: 17.00" W X 6.00" W
E.2. COLOR: NATURAL BLACK FINISH
E.3. MODEL: VOL1331 THE QUINCY COLLECTION BY URBAN AMBIANCE</p> <p>F. GARAGE DOOR
F.1. CUSTOM ORDER TO MATCH AS DRAWN
F.2. COLOR: MEDIUM GRAY</p> <p>G. SIDING
G.1. MANUFACTURER: JAMESHARDIE
G.2. STYLE: HARDIE PANEL VERTICAL SIDING (SMOOTH)
G.3. COLOR: NIGHT GRAY</p> <p>H. STUCCO
H.1. STYLE: SMOOTH SANTA BARBARA FINISH
H.2. COLOR: ARCTIC WHITE</p> | <p>I. ENTRY DOOR
I.1. MANUFACTURER: EL AND EL WOOD PRODUCTS
I.2. STYLE: OXFORD DOOR
I.3. PAINT COLOR: BLACK OR DARK GREY</p> <p>J. TRADITIONAL WOOD SHUTTERS
J.1. STYLE: JOINED BOARD AND BATTEN COMPOSITE
J.2. COLOR: MEDIUM GRAY</p> <p>K. ROOF GUTTERS & DOWNSPOUTS
K.1. COLOR: ALUMINUM BLACK</p> <p>L. COVERED PATIO</p> <p>M. DECORATIVE ATTIC VENT</p> | <p>N. ROOF GUTTERS & DOWNSPOUTS
N.1. COLOR: ALUMINUM BLACK</p> <p>O. BUILDING CENTERLINE FOR REFERENCE</p> <p>P. ROOF CRICKET FOR REFERENCE</p> <p>Q. SIDE YARD PRIVACY GATE FOR REFERENCE (SEE SITE PLAN)</p> <p>R. OUTDOOR SECURABLE STORAGE (BUILT-IN)</p> |
|--|--|--|--|

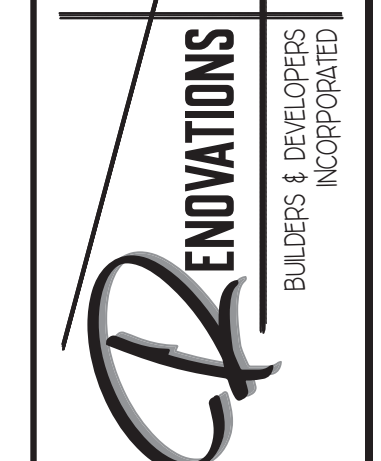
ROOF MATERIAL

- | | |
|---|--|
| <p>CERTAINTEED SAINT-GOBAIN
STYLE: PRESIDENTIAL SHAKE TL
COLOR: CHARCOAL GRAY
REPORT: ESR-1389
LISTING: UL CLASS A FIRE RESISTANCE RATING
ASTM D3462 - CLASS A ROOF</p> <p>CERTAINTEED ROOFING
1431 W E ST.
WILMINGTON, CA 92744
WWW.CERTAINTEED.COM
1 (310) 952-8800</p> | <p>PETERSON STANDING SEAM METAL ROOF
STYLE: METAL ROOF PANELS
COLOR: SLATE GREY
REPORT: ESR-1320
LISTING: UL CLASS A FIRE RESISTANCE RATING
ASTM E108 - CLASS A ROOF</p> <p>PETERSON ALUMINUM CORPORATIONS
1005 TONNE ROAD
ELK GROVE VILLAGE, ILLINOIS 60007
WWW.PAC-CLAD.COM
1 (847) 956-7968</p> |
|---|--|

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PROJECT NAME:
NEW DUPLEX PROJECT NEW DUPLEX PROJECT
FOR 161 BECIL PL LLC
PROJECT ADDRESS:
161 BECIL PLACE 101 BECIL PLACE
COSTA MESA, CA 92627

PROJECT DESIGNER:
JOSH MARTINEZ



PROJECT DESIGNER:
RBD INC.
18627 BROOKHURST ST #205
FOUNTAIN VALLEY, CA 92708
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JOSH - (714) 488-3327
JOEY - (714) 580-7189

STATUS: PERMIT

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REVISIONS

1 1ST FLOOR MODIFIED BATH 1 & BED 1 & KITCHEN (06/05/23)

A-5

SHEET 12 OF 51

DATE: 06.05.23



REAR ELEVATION - UNIT B

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

REAR ELEVATION - UNIT A

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



RIGHT ELEVATION - UNIT B

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

KEYNOTES

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- D. EXTERIOR DOORS
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 - H.2. COLOR: ARCTIC WHITE
- I. ENTRY DOOR
 - I.1. MANUFACTURER: EL AND DL WOOD PRODUCTS
 - I.2. STYLE: BUTCHER DOOR
 - I.3. PAINT COLOR: BLACK OR DARK GREY
- J. TRADITIONAL WOOD SHUTTERS
 - J.1. STYLE: JIMMED BOARD AND BATTEN COMPOSITE
 - J.2. COLOR: MEDIUM GRAY
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- P. ROOF CHICKET FOR REFERENCE
- Q. SIDE YARD PRIVACY GATE FOR REFERENCE (SEE SITE PLAN)
- R. OUTDOOR SECURABLE STORAGE (BUILT-IN)

ROOF MATERIAL

- CERTAINTEE SAINT-GOBAIN
 - STYLE: PRESIDENTIAL SHAKE TL
 - COLOR: CHARCOAL GRAY
 - REPORT: ESR-1389
 - LISTING: UL CLASS A FIRE RESISTANCE RATING ASTM D2462 - CLASS A ROOF
- CERTAINTEE ROOFING
 - 1431 W E ST.
 - WILMINGTON, CA 92744
 - WWW.CERTAINTEE.COM
 - 1(310) 952-8800
- PETERSON STANDING SEAM METAL ROOF
 - STYLE: METAL ROOF PANELS
 - COLOR: SLATE GREY
 - REPORT: ESR-1320
 - LISTING: UL CLASS A FIRE RESISTANCE RATING ASTM E108 - CLASS A ROOF
- PETERSON ALUMINUM CORPORATIONS
 - 1005 TONNE ROAD
 - ELK GROVE VILLAGE, ILLINOIS 60007
 - WWW.PAC-CLAD.COM
 - 1(847) 956-7956



ELEVATION MATERIALS LEGEND

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STATUS: PERMIT

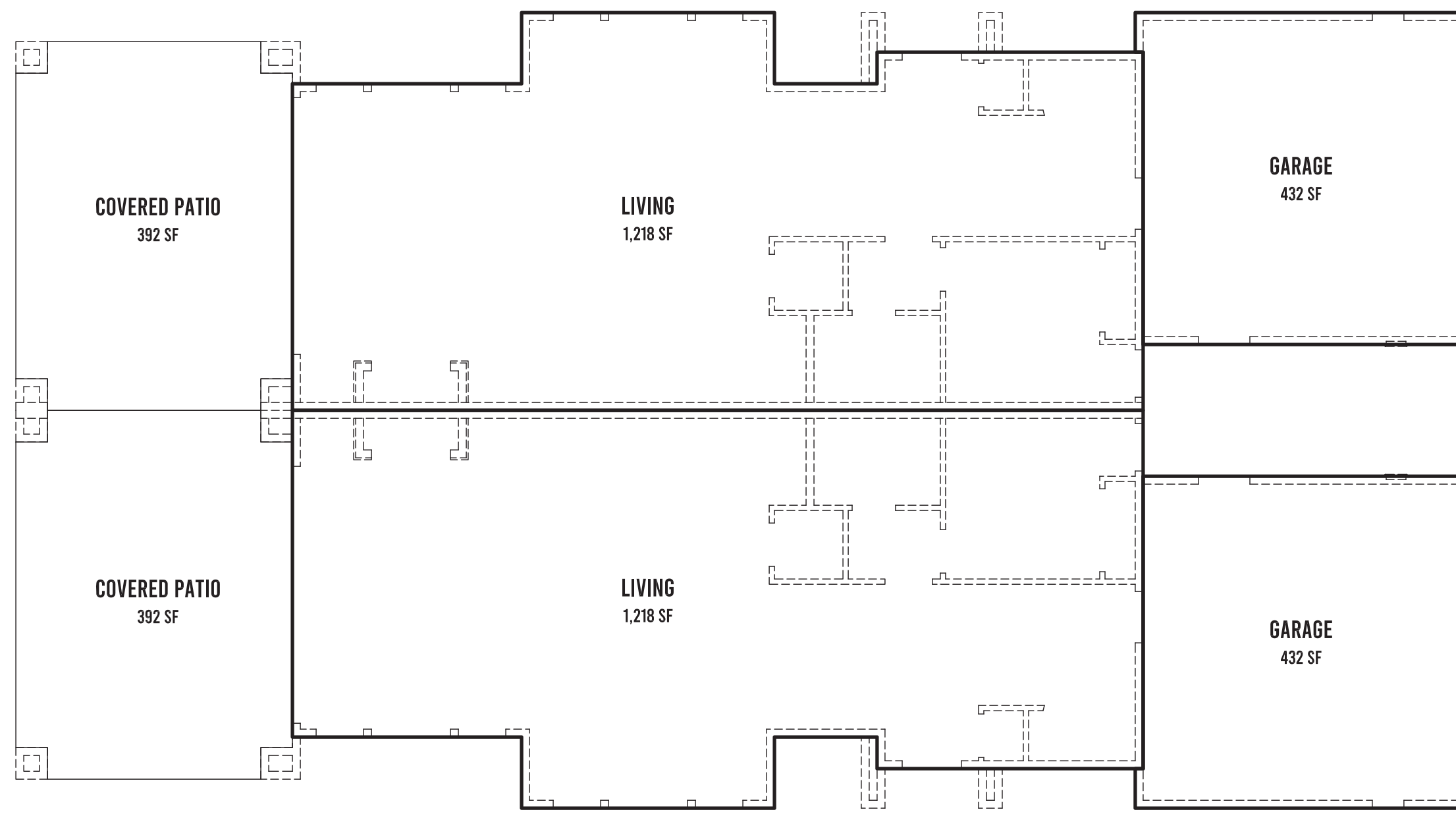
REVISIONS

1. 1ST FLOOR MODIFIED BATH 1 & BED 1 & KITCHEN (06/05/23)

A-6

SHEET 13 OF 51

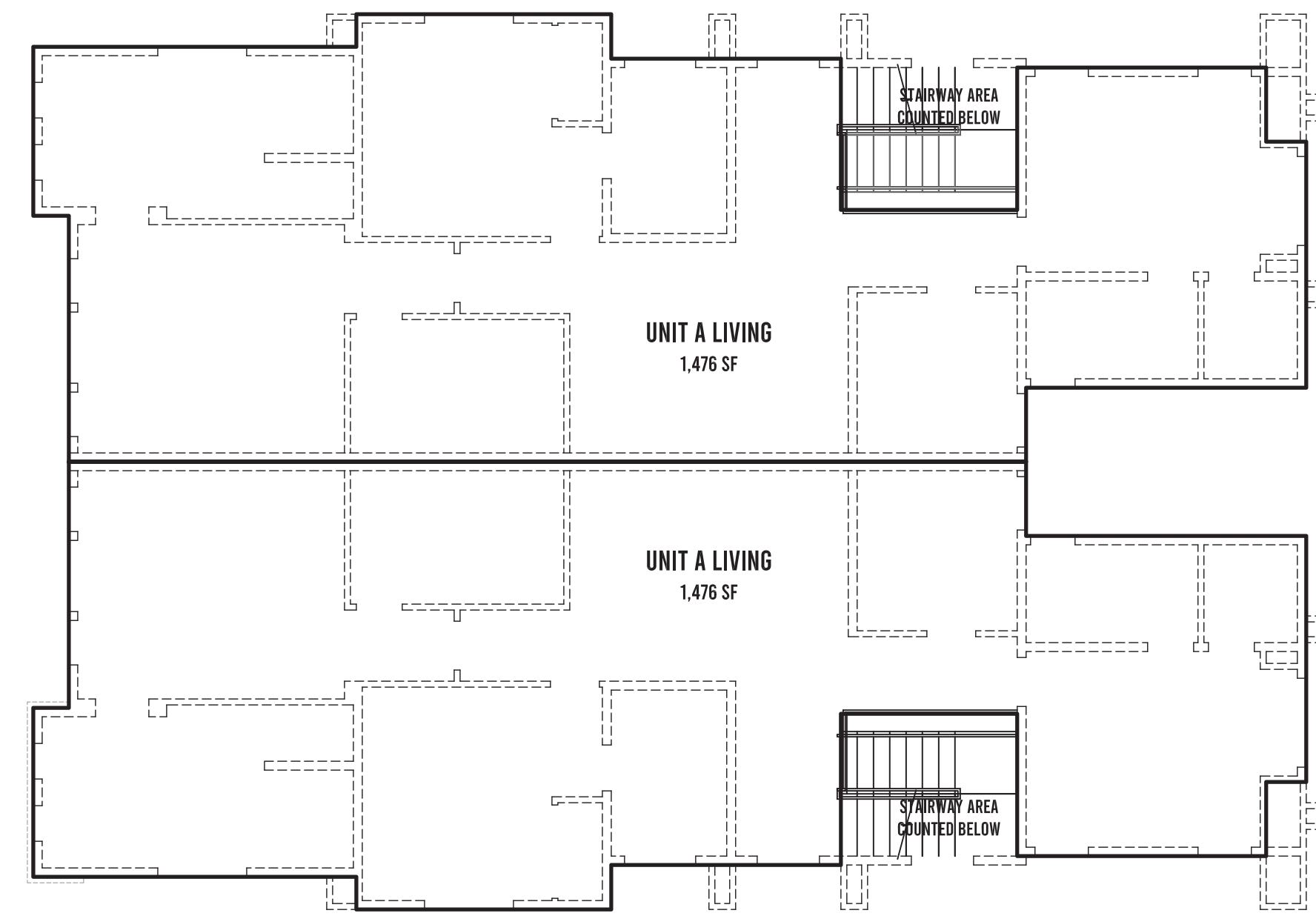
DATE: 06.05.23



1ST FLOOR AREA - UNIT BREAKDOWN
SCALE: 1/8"-1'-0"

UNIT AREA BREAKDOWN

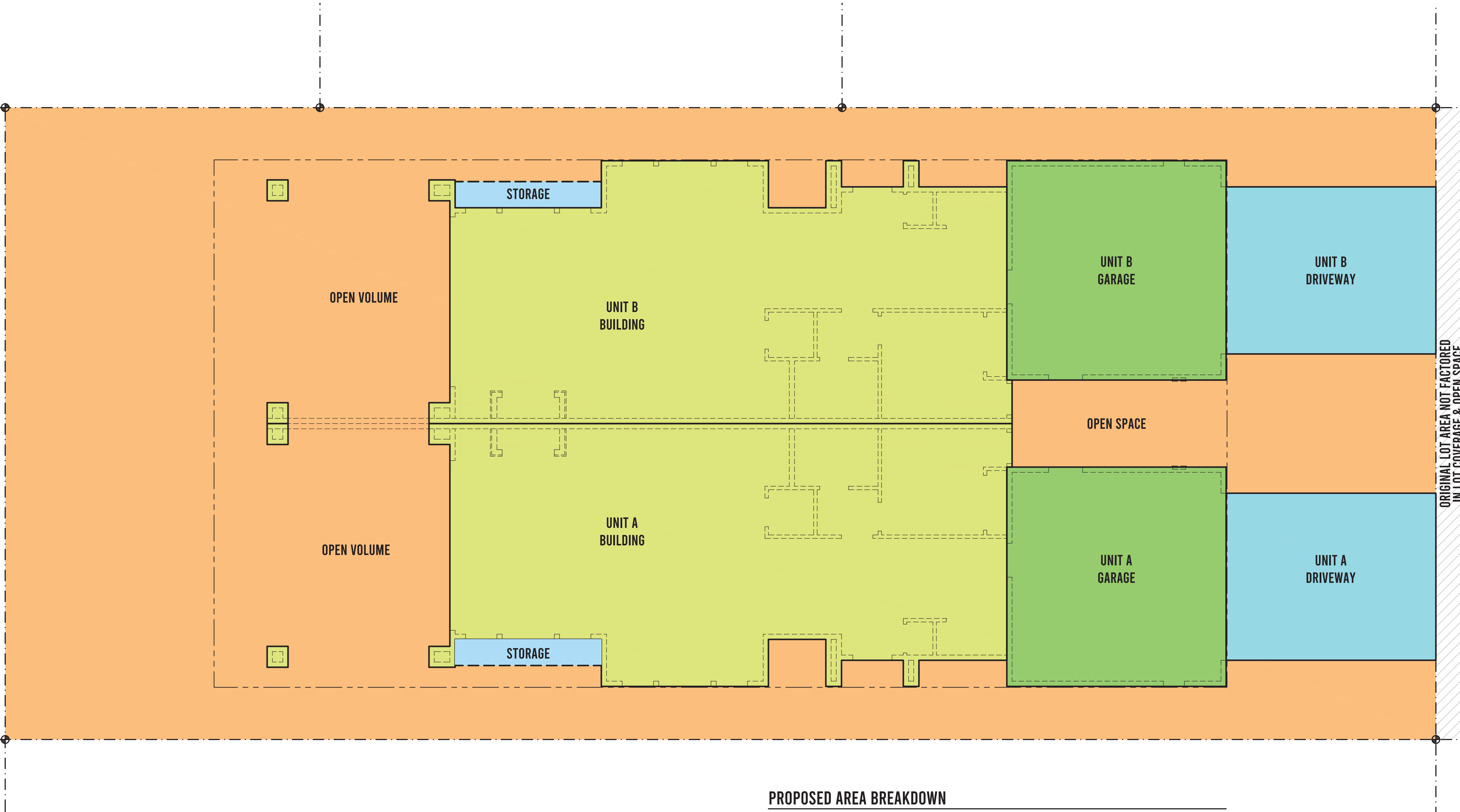
LIVING AREA
A1 1,218 SF
GARAGE AREA
G1 432 SF
COVERED PATIO
V1 392 SF
BUILDING AREA
B1 1,650 SF



2ND FLOOR AREA - UNIT BREAKDOWN
SCALE: 1/8"-1'-0"

UNIT AREA BREAKDOWN

LIVING AREA
A2 1,476 SF



PROPOSED AREA BREAKDOWN

SCALE: 3/16"-1'-0"

LOT COVERAGE

(1ST FLOOR AREA + GARAGE + DRIVEWAY)
LOT AREA

OPEN SPACE

LOT AREA - LOT COVERAGE
LOT AREA

ORIGINAL LOT AREA = 8,470 SF
NEW DEVELOPMENT LOT AREA = 8,288.50 SF

UNIT A & B
PROPOSED 1ST FLOOR = 1,218 SF X 2 (2,436 SF TOTAL)
PROPOSED 2ND FLOOR = 1,476 SF X 2 (2,952 SF TOTAL)

GARAGE = 432 SF X 2 (864 SF TOTAL)
DRIVEWAY = 321.33 SF X 2 (642.66 SF TOTAL)
OUTDOOR STORAGE = 35 SF X 2 (70 SF TOTAL) ²

LOT COVERAGE CALC

(2,436 + 864 + 642.66)
8,288.50
= 3,942.66/8,288.50
= 48%

OPEN SPACE CALC ²

(8,288.50 - 4,012.66)
8,288.50
= 4,275.84/8,288.50
= 52%

2ND FLOOR LIMIT

1,476
(1,218 + 321.33)
= 1,476/1,650
= 89% (UNDER 100%)

ORIGINAL LOT AREA NOT FACTORED
IN LOT COVERAGE & OPEN SPACE

PROJECT NAME: NEW DUPLEX PROJECT NEW DUPLEX PROJECT
FOR 161 CECIL PL LLC
PROJECT ADDRESS: 161 CECIL PLACE @ CECIL PLACE
COSTA MESA, CA 92627

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STATUS: PERMIT

REVISIONS

1	1ST FLOOR MODIFIED BATH 1 & BED 1 & KITCHEN (06/05/23)
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AF-1

SHEET 19 OF 51

DATE: 06.05.23