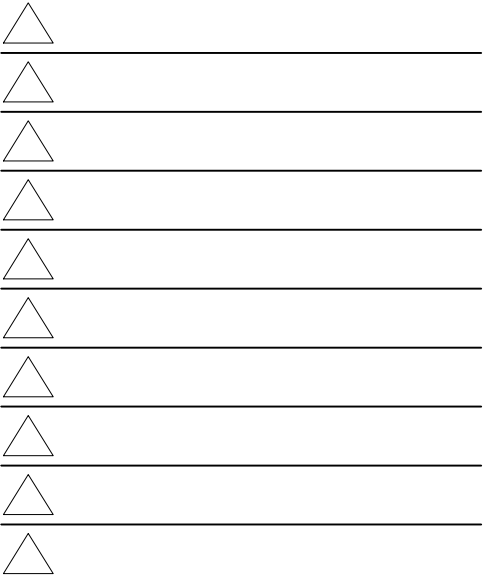




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New Single Family Detached Residences
1592 Redlands Place
1592 Redlands Place, Costa Mesa, California 92627

PROJECT No.: 22027
DRAWN: CG
CHECK: RO
ISSUE:
12.01.22 DESIGN REVIEW #5



A0.0

Project Information
Plot Plan

Redlands Place

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

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

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

Project Contacts

Owner
MARTERRA PROPERTIES
154 BROADWAY
COSTA MESA, CA 92627
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.

Architect's Notes to Contractor / Owner

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

Vicinity Map

Abbreviations and Symbol Legend

A AB ANCHOR BOLT AC ASPHALT CONCRETE ACC ACCESSIBLE ACS ACUSTIC ACT ACUSTIC 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 BO 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 CLNG CEILING CLNG CLOSET CHNL CHANNEL CJ CONTROL JOINT CLR CLEAR COMP COMPOSITION CMU CONC. MASONRY UNIT CONT CONTINUOUS CONC CONCRETE CTR CERAMIC TILE CTSK COUNTERSINK	D DBL DOUBLE DD DOWN DRAIN DF DRINKING FOUNTAIN DIA DIAMETER DIAG DIAGONAL DIM DIMENSION DISP DISPENSER DN DOWN DR DOWNSPOUT DTL DETAIL DWG DRAWING DWR DRAWER	E (E) EXISTING 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 EVR ELEVATOR EMER EMERGENCY EQ 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 FMS FLATHEAD WOOD SCREW FIN FINISH FLSHG FLASHING FLR FLOOR FLUOR FLOURESCENT 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 FPRP FIBERGLASS REINFORCED PANEL FTG FOOTING FT FOOT / FEET FURR FURRING FWY FREEWAY	G GA GAUGE GALV GALVANIZED GB GRAB BAR GL GLASS GLB GLUE LAMINATED BEAM GRD GRADE GYP GYPSUM GWB GYPSUM WALL BOARD	H HB HOSE BIB HBD HARDWOOD HC HOLLOW CORE HWR HARDWARE HM HOLLOW METAL HSB HIGH STRENGTH BOLT HT HEIGHT HVAC HEATING, VENTILATION, AC HWY HIGHWAY	I ID INTERIOR DESIGN ID INSIDE DIAMETER IDEN IDENTITY INT INTERIOR INSUL INSULATION	J JAN JANITOR JUST JUST	K KDMF KNOCK-DOWN METAL FRAME	L LAM LAMINATE(D) LAV LAVATORY	M MAT MATERIAL MAX MAXIMUM MB MACHINE BOLT MECH MECHANICAL 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 NVY NET 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/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 RO ROOF DRAIN ROO ROUGH OPENING RM ROOM REF REFERENCE REFG REFRIGERATOR REQD REQUIRED RHS 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 SM SIMILAR SQ SQUARE SMC 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 TYP TEMPERED GLAZING	U U.N.O. UNLESS NOTED OTHERWISE UR URINAL	V VB VAPOR 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 YEAR	Y YR YEAR
--	--	--	---	---	---	---	---	---	--------------------------------------	---	---	---	--	--	---	---	--	--	--	--	--	---------------------

 ROOM TAG | NAME | ROOM # | |------|--------| |------|--------| **ELEV. MARKER** 10'-0" ELEMENT **MISC. SYMBOLS** - DOOR SYMBOL - WINDOW SYMBOL - MATERIAL SYMBOL - KEYNOTE - REVISION |

5' UTILITY EASEMENT

SETBACKS

10'X20' 200 SF OPEN SPACE

15'-3"

5'-9"

5'-0"

ADJACENT 2 STORY STRUCTURE

ADJACENT 1 STORY STRUCTURE

TRASH BINS W/SCREEN WALLS

3'-0"

PROPOSED LOCATION FOR A/C, ELECTRIC METER, & TANKLESS WATER HEATER

(N) 6' HIGH WOOD OR VINYL FENCE

AREA OF OVERHANG

(N) 6' HIGH BLOCK WALL AROUND PROPERTY

10'X20' 200 SF OPEN SPACE

10'-0"

13'-6"

5'-0"

5'-0"

12'-6"

10'-6"

2-CAR GARAGE

2-CAR GARAGE

2'-0"

8.5'X18' STALL

8.5'X18' STALL

18'-4 1/2"

10'-0"

1'-10"

20'-10 1/2"

20'-0"

17'-0"

20'-0" F.Y. SETBACK (FROM EASEMENT)

3'-0"

PUBLIC SIDEWALK EASEMENT/DEDICATION

26'-0"

4'-0"

4'-0"

5'-0"

20'-0" SETBACK FROM DEDICATION

REDLANDS PLACE

(N) DRIVE APPROACH PER CITY STANDARD

REAR LOT ACCESS EASEMENT ALONG THIS SIDE OF HOME, SEE PARCEL MAP

(N) PROPOSED PROPERTY LINE UNDER TENATIVE PARCEL MAP NO. 2022-135 R=58.75'

R=62.90' (REAR LOT)

R=62.90' (REAR LOT)

R=67.36' (FRONT LOT)

R=44.10'

R=15.85'

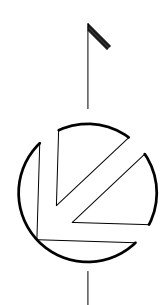
R=58.75'

(N) SINGLE FAMILY HOME
2-STORY
1,583 SF FOOTPRINT
2,571 SF LIVING

(N) SINGLE FAMILY HOME
2-STORY
1,553 SF FOOTPRINT
2,530 SF LIVING

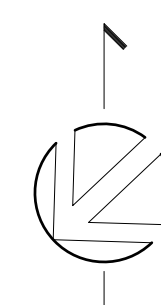
Scale: 1" = 10'-0"

1



Scale: $\frac{1}{4}" = 1'-0"$

2



Scale: $\frac{1}{4}" = 1'-0"$

1

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: ½" DRYWALL

=====

NEW 2X6 WOOD FRAMED WALL:

- 2X6 WOOD STUDS PER STRUCTURAL DWGS
- R19 BATT INSULATION
- EXTERIOR: SHEATHING PER STRUCTURAL, FINISH PER ELEVATIONS
- INTERIOR: ½" DRYWALL

=====

1-RH 2X EXTERIOR WOOD FRAMED WALL:

- 2X WOOD STUDS PER STRUCTURAL DWGS
- R13 BATT INSULATION
- EXTERIOR: ¾" MIN. THICK STUCCO
- INTERIOR: ¾" TYPE 'X' DRYWALL

=====

FRAMED OVERHEAD SOFFIT; PLAN PER PLAN

~~~~~

¾" TYPE 'X' DRYWALL (FLOOR TO CLG/ROOF STRUCTURE)

**DOOR & WINDOW CALL-OUTS:**

WINDOW & DOOR SIZES ARE IN WIDTH X HEIGHT: XXX" = FT. & INCHES  
X FT. & INCHES. EXAMPLE: 3646 = 3'-0"W X 4'-6"H

SIZE (WxH)  
OPENING TYPE  
3646x(1) — ADDITIONAL INFO  
\_32/\_28 — U—VALUE/SHGC

**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  
                   — 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  
 (N) = 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  
1592 Redlands Place, Costa Mesa, California 92627

PROJECT No.: 22027

DRAWN: CG

CHECK: RO

ISSUE:

△ 12.01.22 DESIGN REVIEW #3



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### Discussion

A20

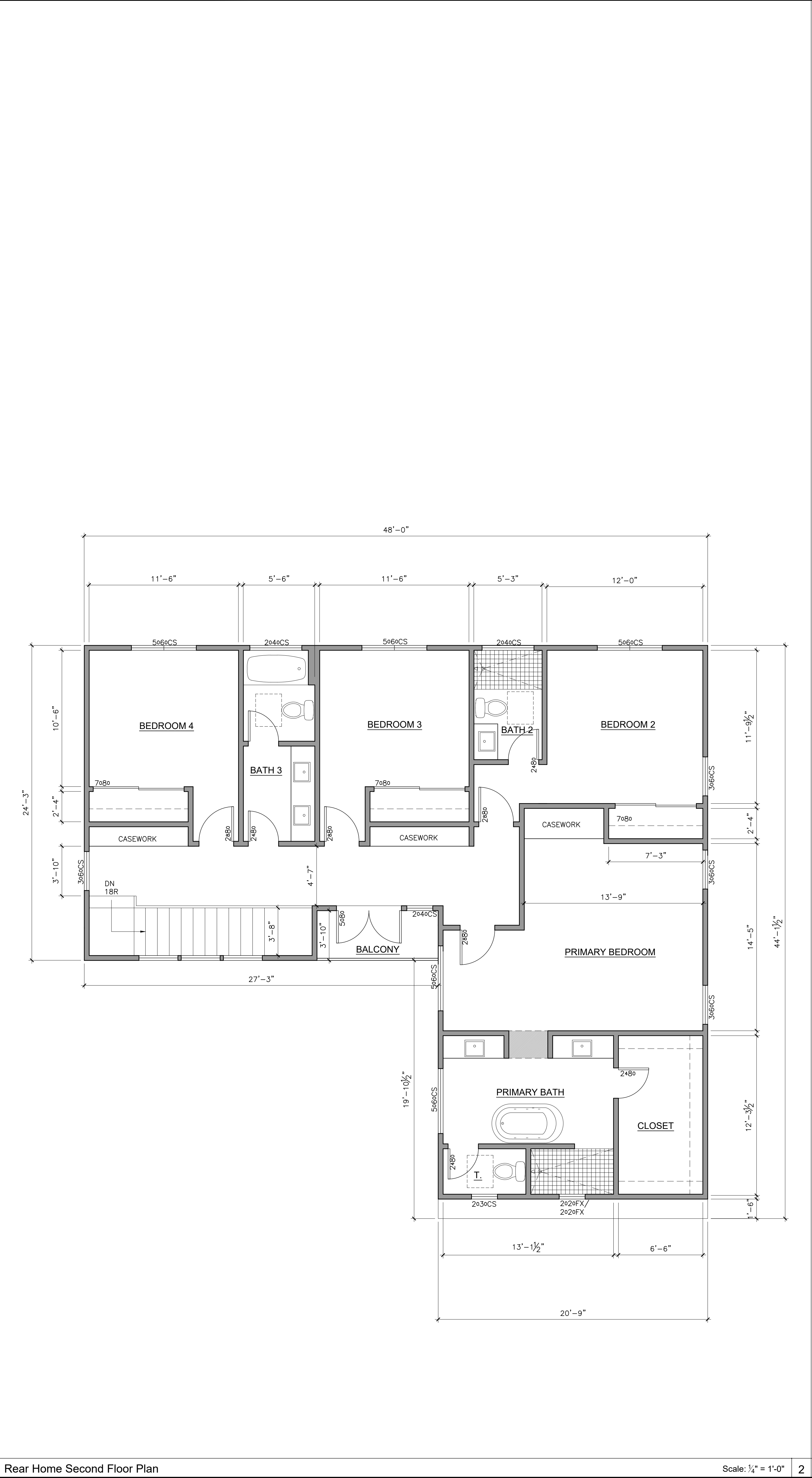
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### Front Home Floor Plans

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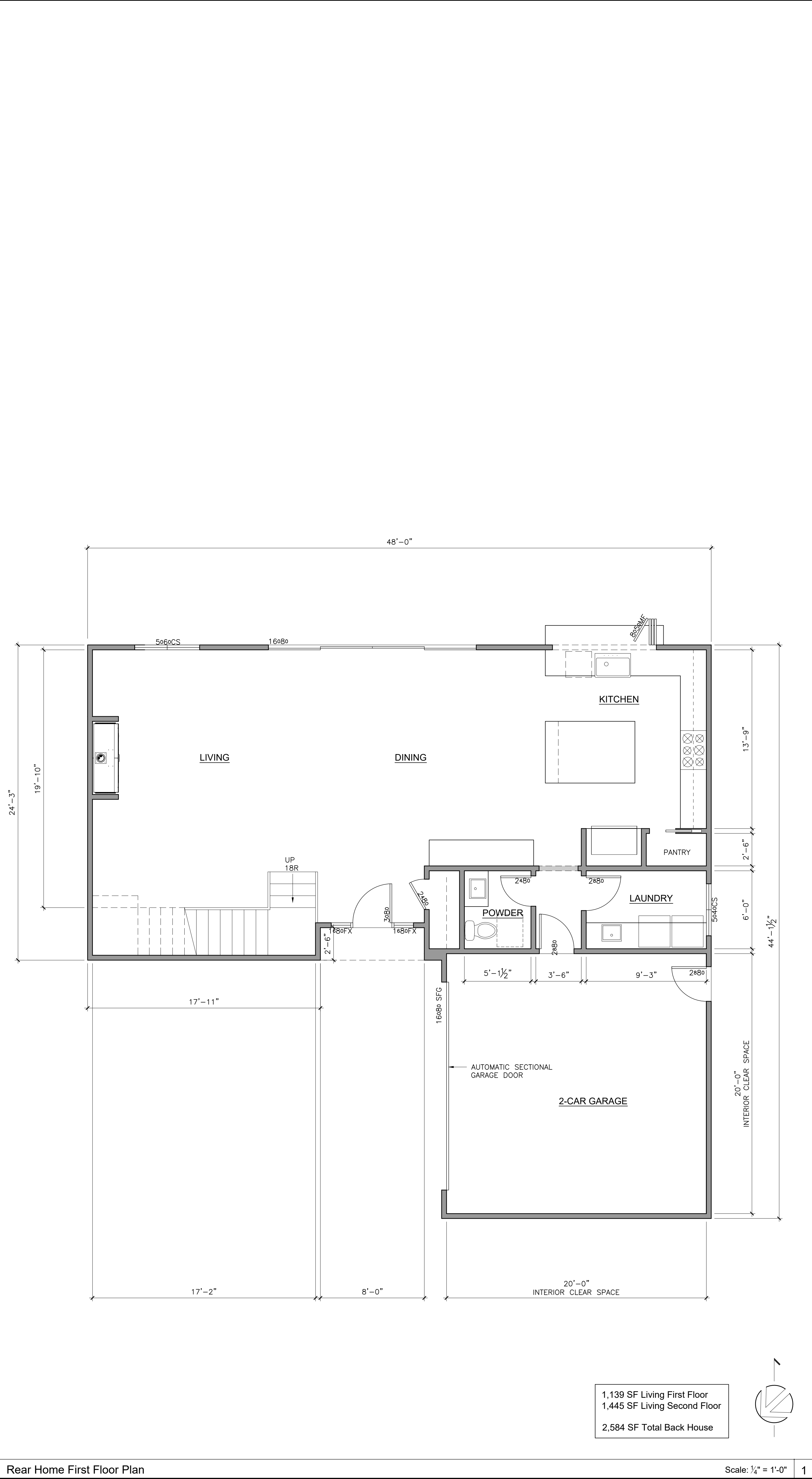
### Redlands Place



Rear Home Second Floor Plan

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

2



Rear Home First Floor Plan

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

1

Keynotes

Plan Legend

**WALL TYPES:**

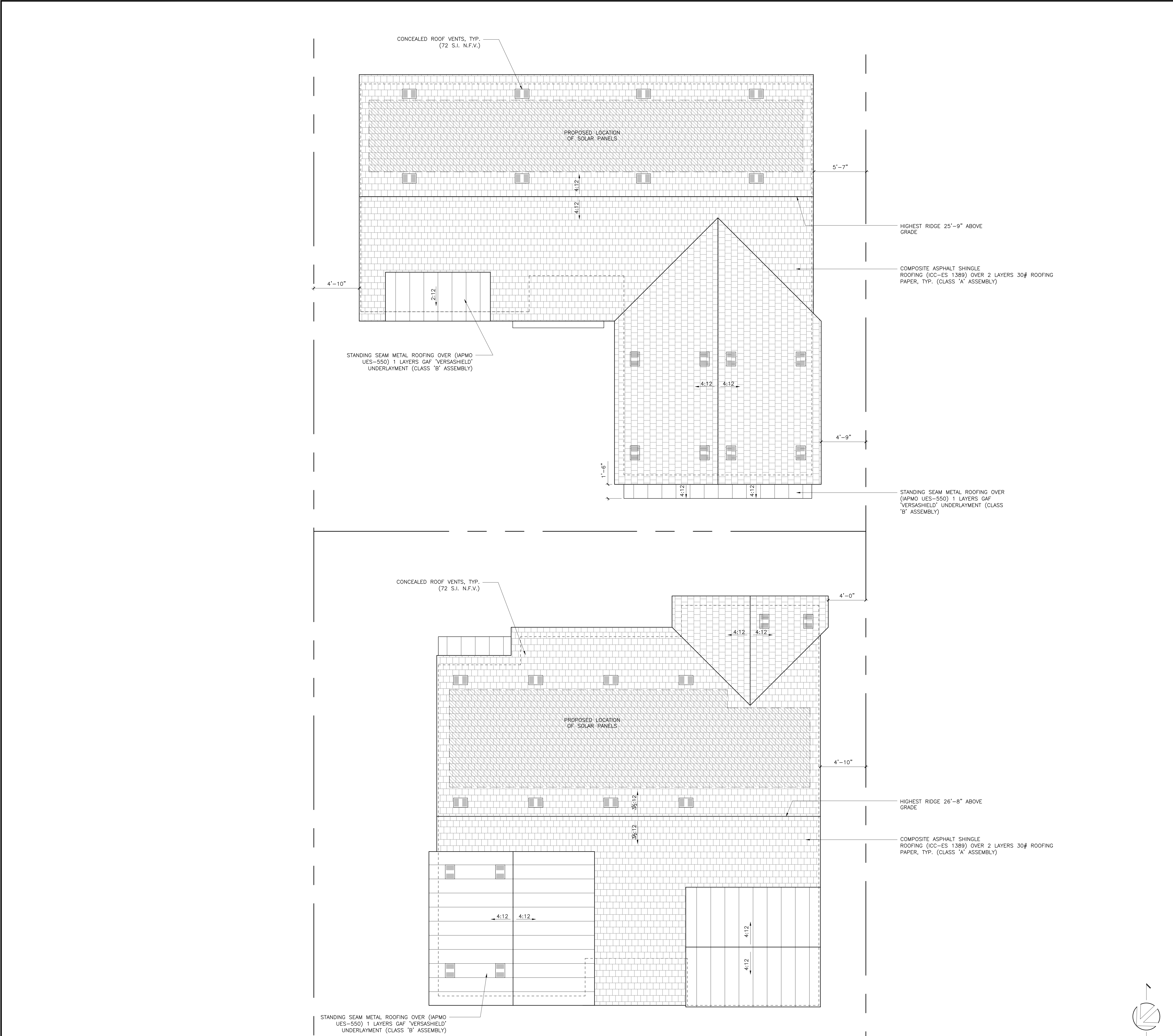
- EXISTING WALL OR ITEM TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW 2X4 WOOD FRAMED WALL:
  - 2X4 WOOD STUDS PER STRUCTURAL DWGS
  - R15 BATT INSULATION AT EXTERIOR WALLS
  - EXTERIOR: SHEATHING PER STRUCTURAL, FINISH PER ELEVATIONS
  - INTERIOR: 5/8" DRYWALL
- NEW 2X6 WOOD FRAMED WALL:
  - 2X6 WOOD STUDS PER STRUCTURAL DWGS
  - R19 BATT INSULATION
  - EXTERIOR: SHEATHING PER STRUCTURAL, FINISH PER ELEVATIONS
  - INTERIOR: 5/8" DRYWALL
- 1-HR 2X EXTERIOR WOOD FRAMED WALL:
  - 2X WOOD STUDS PER STRUCTURAL DWGS
  - R13 BATT INSULATION
  - EXTERIOR: 5/8" MIN. THICK STUCCO
  - INTERIOR: 5/8" TYPE "X" DRYWALL
- FRAMED OVERHEAD SOFFIT; HEIGHT PER PLAN
- 5/8" TYPE "X" DRYWALL (FLOOR TO CLG/ROOF STRUCTURE)

**DOOR & WINDOW CALL-OUTS:**

WINDOW & DOOR SIZES ARE IN WIDTH X HEIGHT: XXX = FT. & INCHES X FT. & INCHES. EXAMPLE: 3646 = 3'-0"W X 4'-6"H

--- SIZE (WxH)  
--- OPENING TYPE  
3646CS(T) --- 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)



Keynotes

1 -



oldham architect  
680 Langsdorf Drive, Suite 20;  
Fullerton, California 928  
714.482.8296 | oldham-architects.co



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New Single Family Detached Residences  
1592 Redlands Place

PROJECT No.: 221

DRAWN:

CHECK:

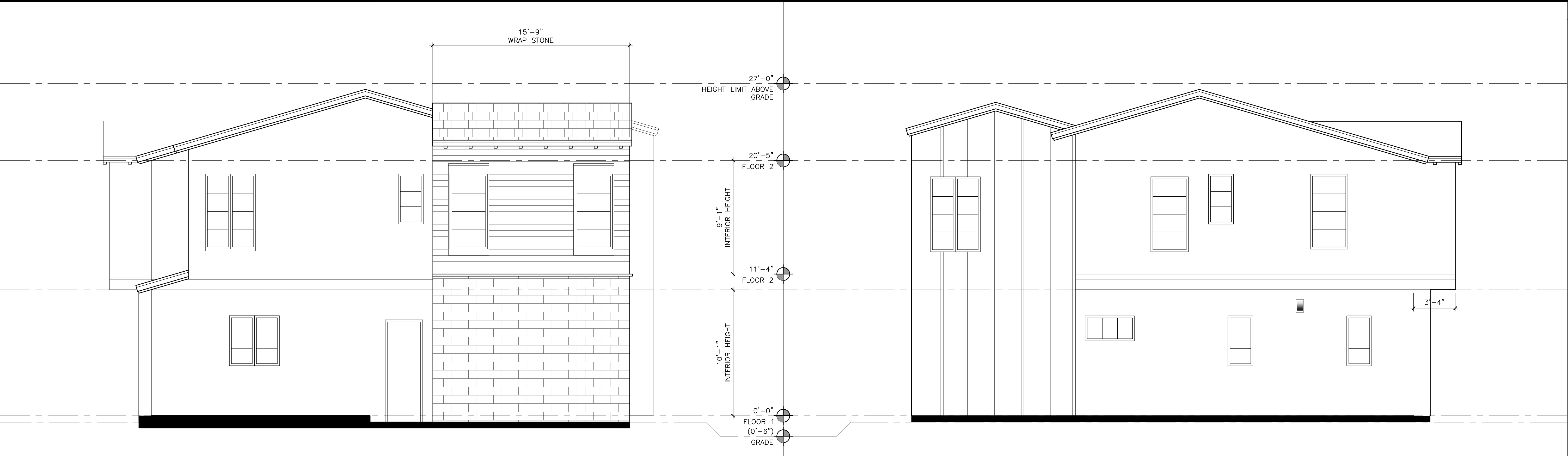
ISSUE:

- 12.01.22 DESIGN REVIEW #5
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A2.3

Roof Plan

Redlands Place



Side Exterior Elevation Scale: 1/4" = 1'-0" 4 Side Exterior Elevation Scale: 1/4" = 1'-0" 3

Keynotes

1 -



Rear Exterior Elevation Scale: 1/4" = 1'-0" 2

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.



Front Exterior Elevation Scale: 1/4" = 1'-0" 1

Material Legend

**A** COMPOSITE ASPHALT SHINGLE ROOFING  
CERTAINTED (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)

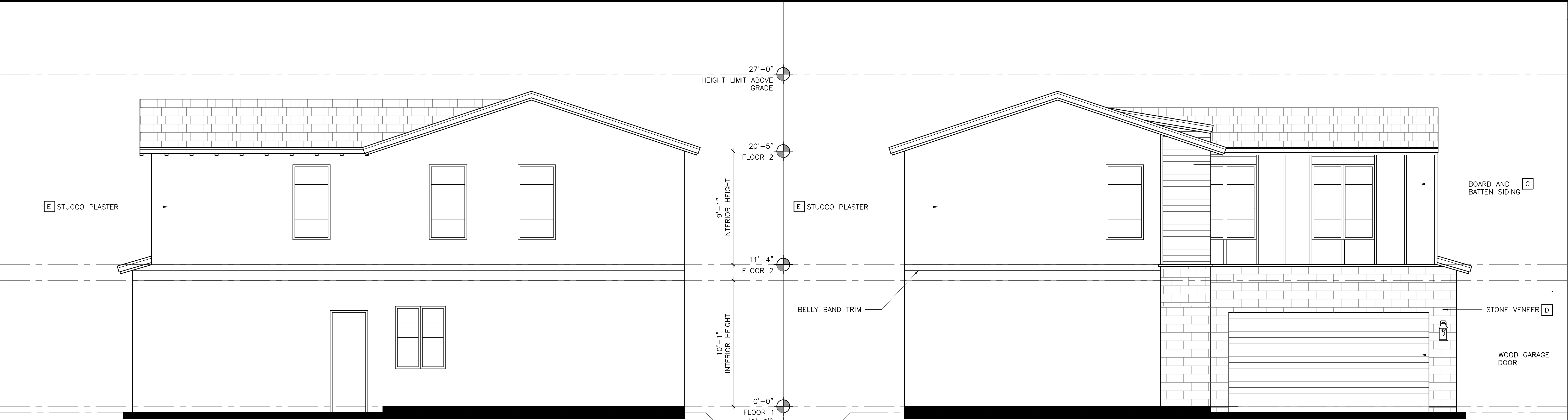
**E** EXTERIOR PLASTER  
LA HABRA STUCCO  
TYPE: 3/8" 3-COAT  
FINISH: -  
COLOR: -

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

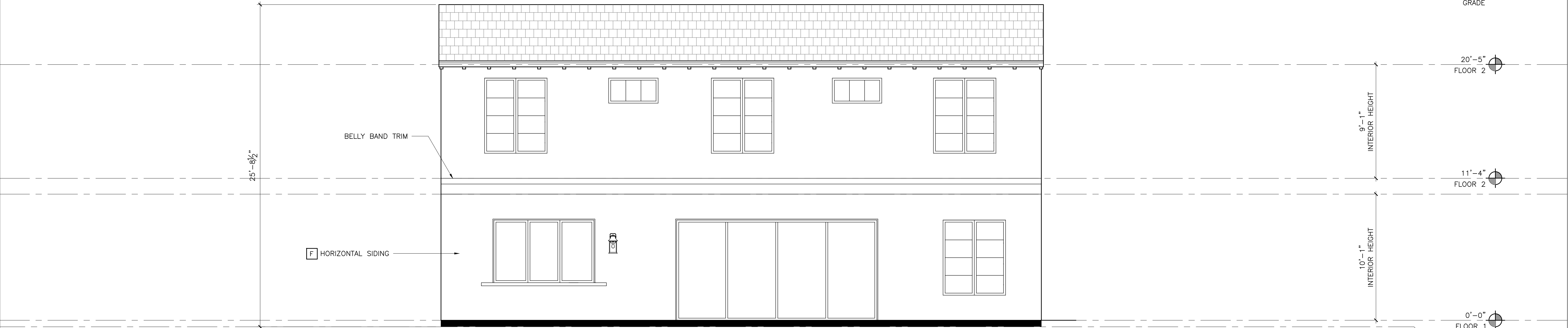
**G** VINYL WINDOWS  
MILGARD (OR SIMILAR)  
STYLE: MONTECINO...  
COLOR: -  
GLAZING: DUAL LOW-E



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Side Exterior Elevation Scale: 1/4" = 1'-0" 4 Side Exterior Elevation Scale: 1/4" = 1'-0" 3



Rear Exterior Elevation Scale: 1/4" = 1'-0" 2



Front Exterior Elevation Scale: 1/4" = 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  
CERTANTEED (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: 3/8" 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



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PROJECT No.: 22027

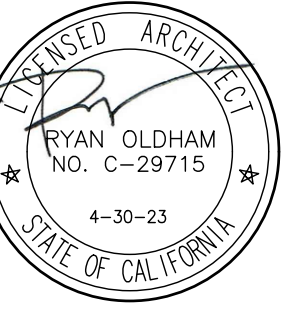
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12.01.22 DESIGN REVIEW #5

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New Single Family Detached Residences  
1592 Redlands Place

1592 Redlands Place, Costa Mesa, California 92627

PROJECT No.: 22027

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ISSUE:

12.01.22 DESIGN REVIEW #3

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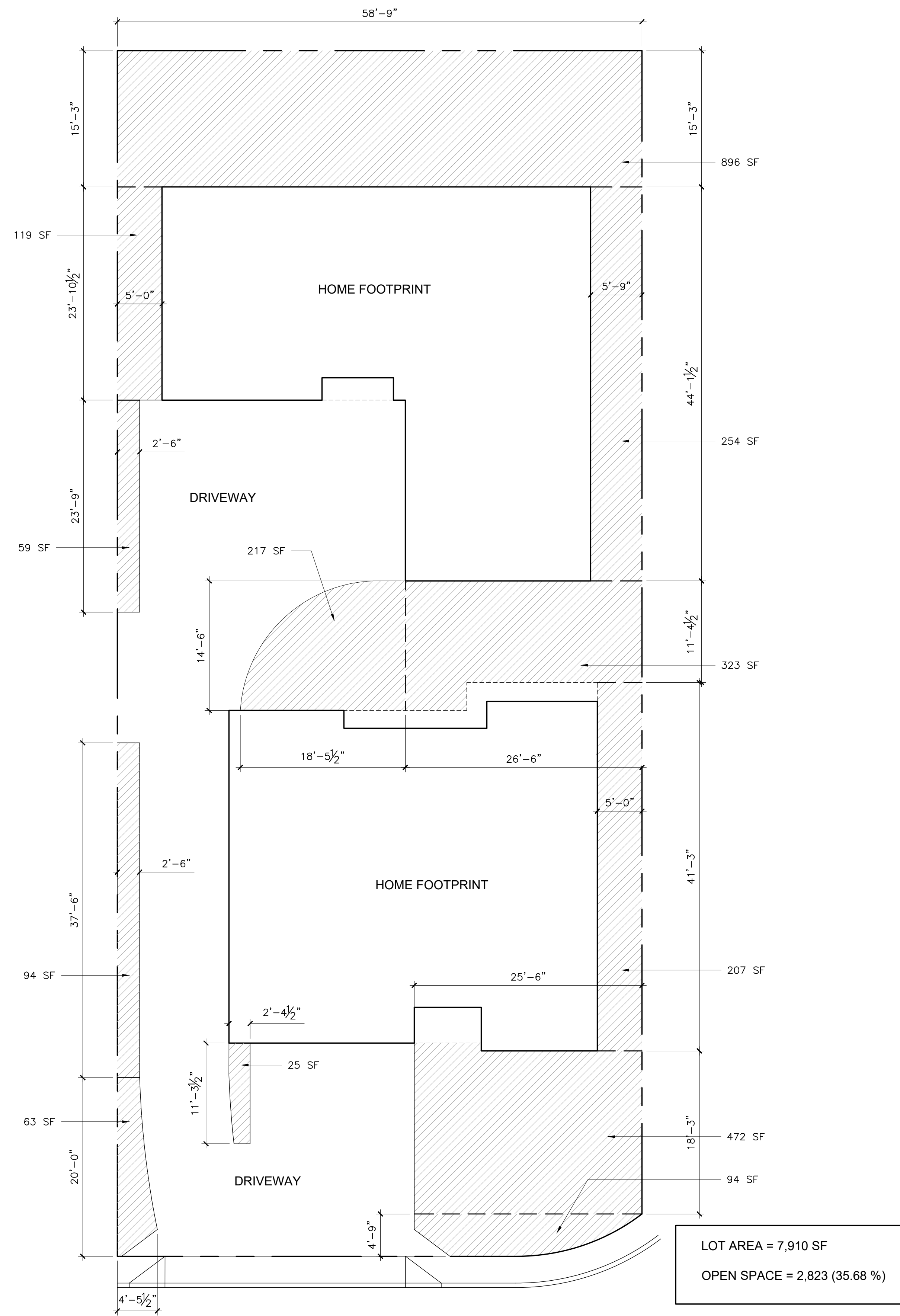
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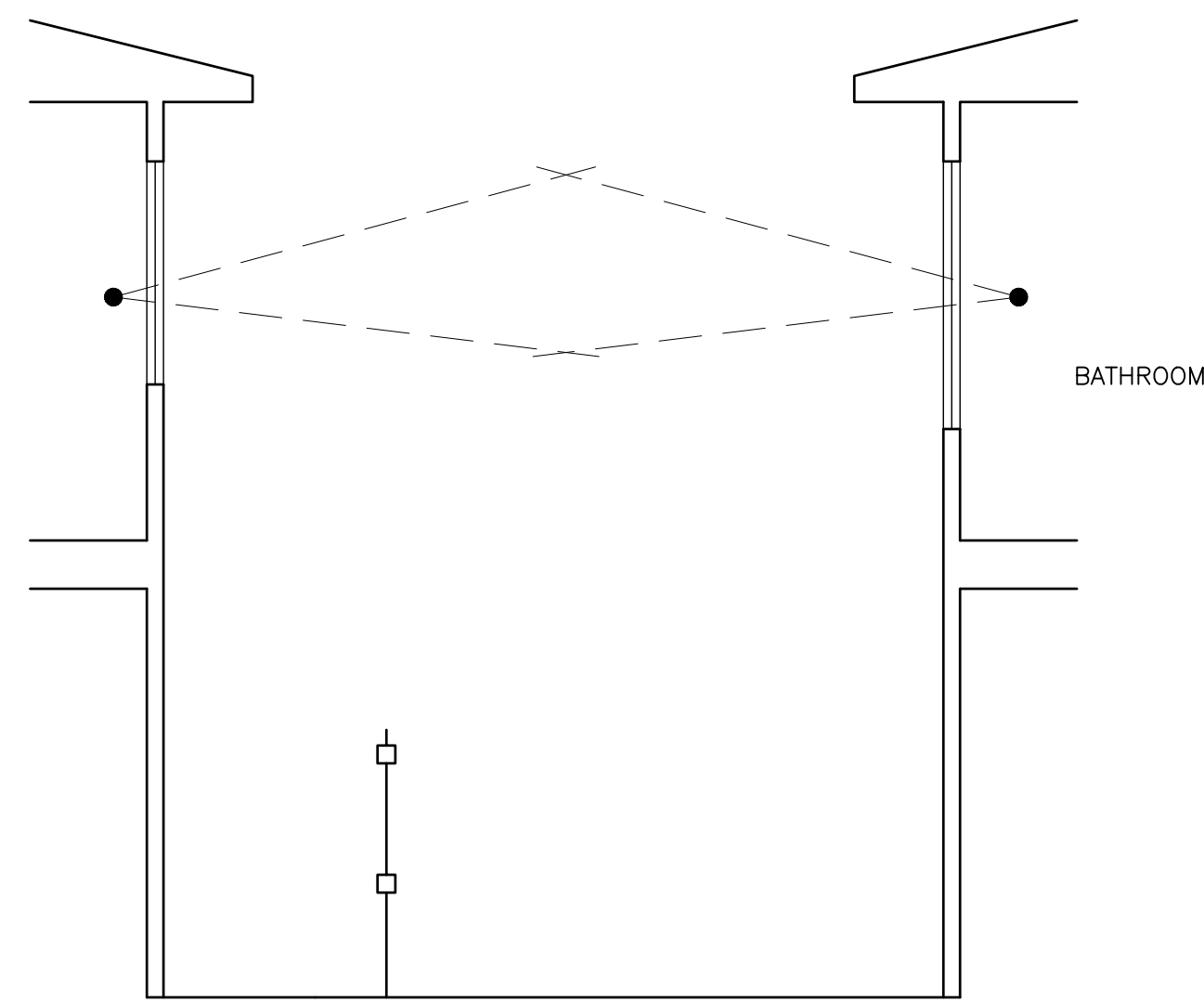
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## EXHIBITS

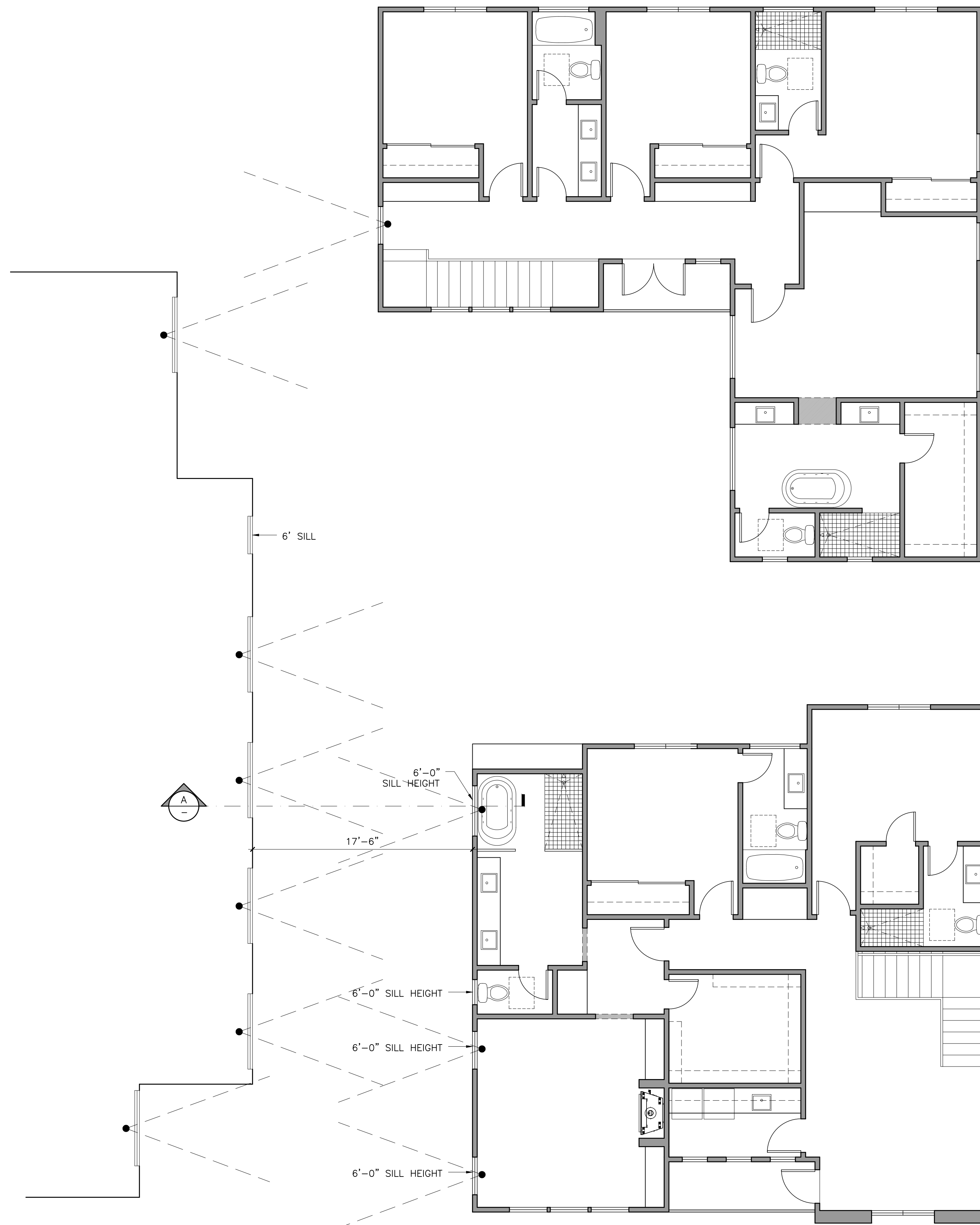
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$$D = \frac{1}{2} D'$$


## Open Space Exhibit



SECTION 'A'



1596 Redlands

1592 Redlands

1588 Redlands  
(E) 1-Story Home



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New Single Family Detached Residences  
1592 Redlands Place  
1592 Redlands Place, Costa Mesa, California 92627

PROJECT No.: 22027

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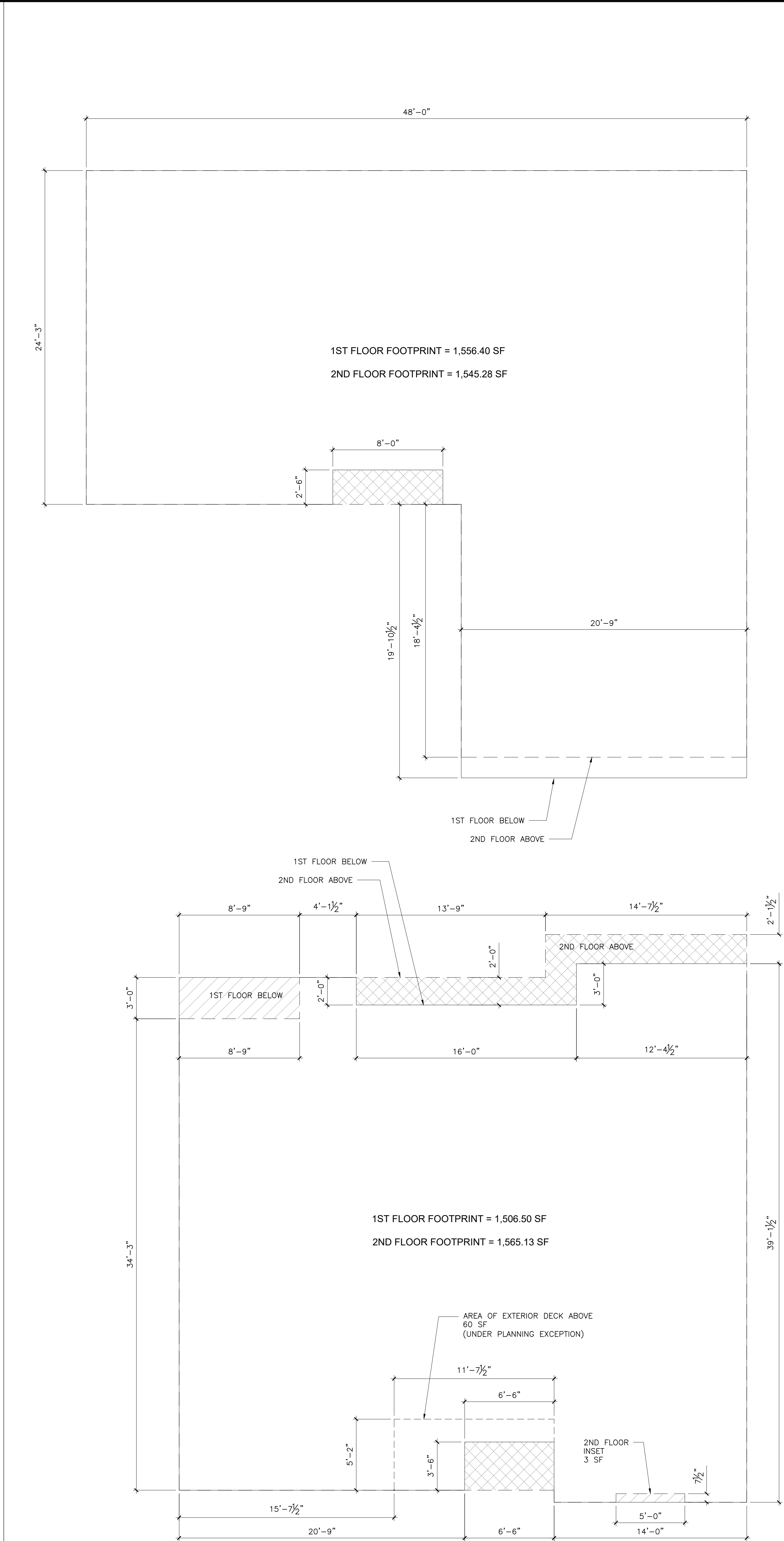
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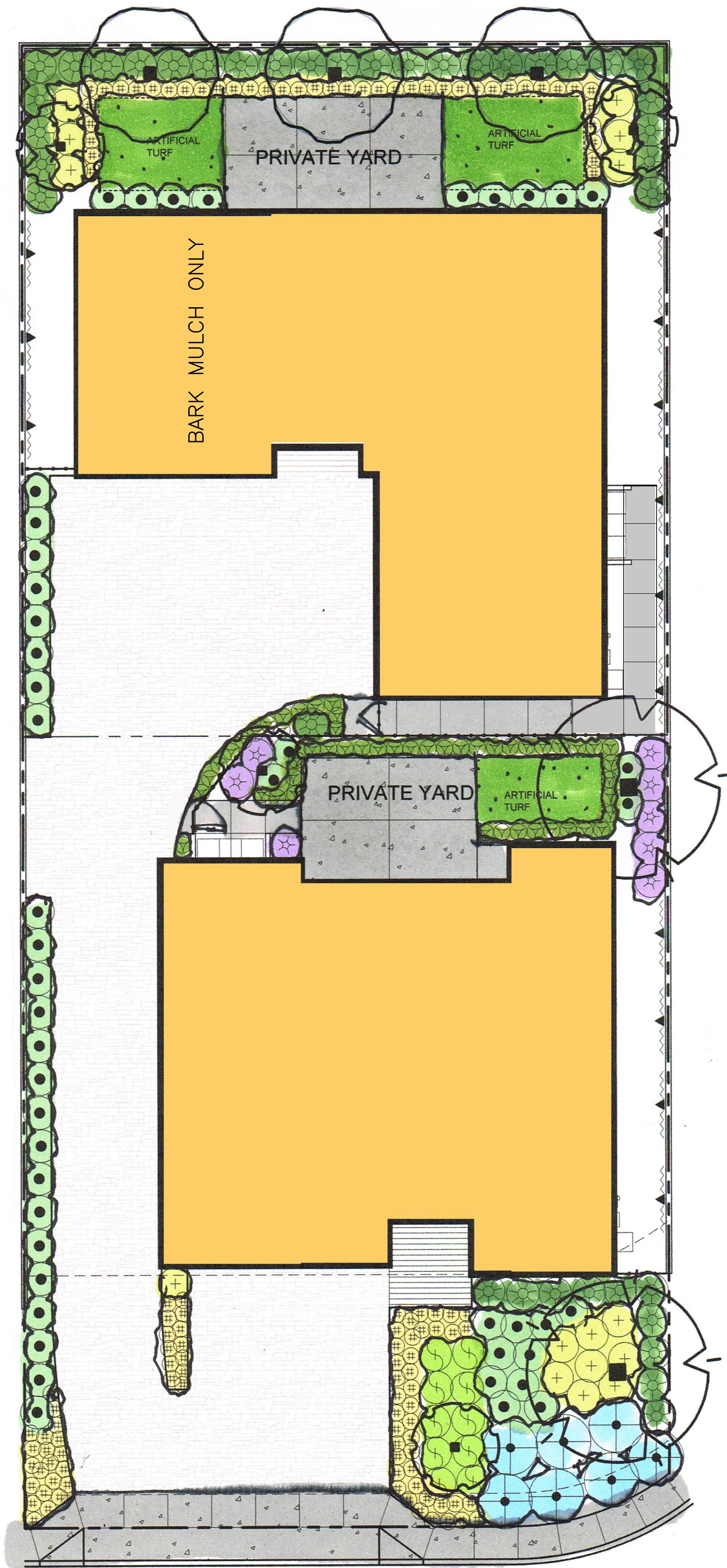
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EX-2

Exhibits

Redlands Place





REDLANDS PLACE

BARK MULCH ONLY

BARK MULCH ONLY

| 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 DESMETIANA '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.

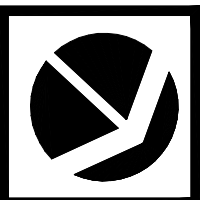
TREE CALCULATIONS FOR 1,632 SF LANDSCAPE AREA:  
(1) TREE PER 200 SF = 9 TREES REQUIRED  
9 TREES PROVIDED  
50% OF TREES TO BE EVERGREEN = 5 TREES REQUIRED  
5 TREES PROVIDED  
25% OF TREES TO BE 24" BOX = 3 TREES REQUIRED  
OR LARGER 5 TREES PROVIDED

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

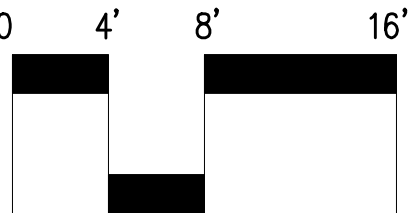
GROUNDCOVER CALCULATIONS FOR 1,632 SF LANDSCAPE AREA:  
70% OF LANDSCAPE AREA CONTAINING TREES AND SHRUBS.

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.

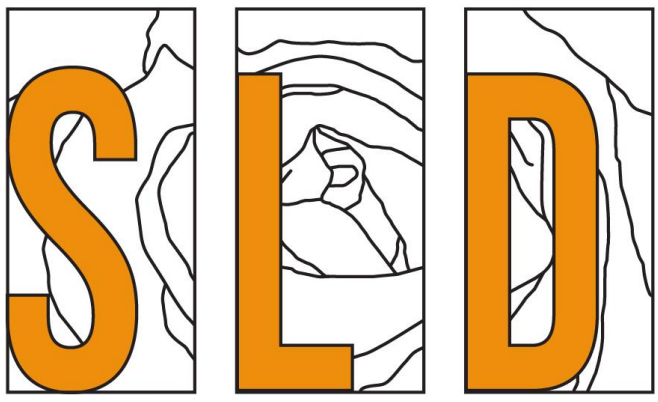
ALL PLANTING AREAS SHALL RECEIVE 2" DEEP, 3" MINUS APPEARANCE GRADE SHREDDED BARK MULCH



NORTH



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 |



PLANTING  
CONCEPT PLAN

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

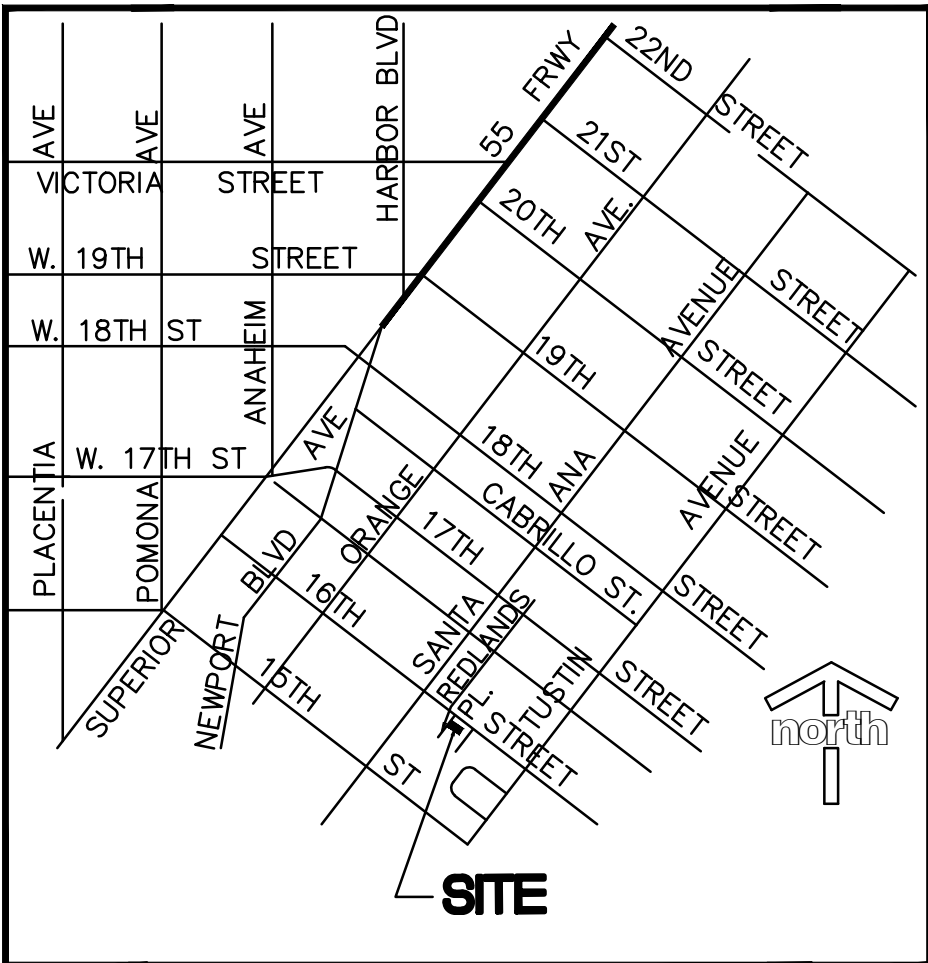
LP-1

# 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

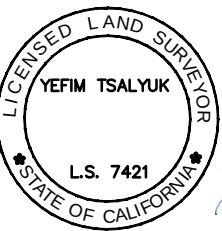
THE PURPOSE IS TO CREATE 2 PARCELS  
FOR SINGLE FAMILY RESIDENCES

### 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



### 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

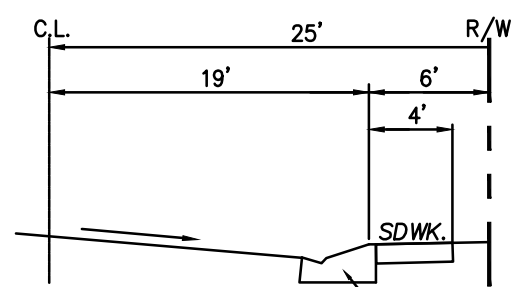
ZONE X, OUTSIDE THE 500 YEAR FLOOD BOUNDARIES

### EASEMENTS

- EASEMENT FOR PIPE LINES PER BOOK 173, PAGE 207 OF OFFICIAL RECORDS (NOT PLOTABLE).
- EASEMENT FOR POLE LINES PER BOOK 1688, PAGE 98 OF OFFICIAL RECORDS
- EASEMENT FOR POLE LINES & CONDUITS PER BOOK 1695, PAGE 48 OF OFFICIAL RECORDS
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER INST. NO. 84-494313 OF OFFICIAL RECORDS (PLOTTED HEREON).
- 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