25752-25633

800 BAKER ST.

Plans w/ #25633

OWNER CITY OF COSTA MESA — DATE 4-27-66
JOB ADDRESS 800 Baker Street — BUILDING PERMIT NO. 25633
GENERAL CONTRACTOR W. J. Moran — DESCRIPTION OF WORK Fire Station
AP No. 141-091-11 LOT — TRACT — FIRE ZONE — VALUE $ 40,000

INSPECTIONS	Signature	Date
Soil MAN w/ Letter to Sand Corps 5-5-66	HC	5-26-66
Gas OK	HC	7-25-66
Water OK	HC	7-25-66
Rough Plumbing	HC	7-27-66
Prop. Swr. Line ☐ House Con. ☐		
Sprinkling System		
Miscellaneous UC Duct 6-7-66-HC		
Rough Heating and Air Conditioning	HC	7-22-66
Temporary Service or Pole	RR	11-25-66
Underground ☐ Power ☐	RR	7-28-66
Rough Wiring 2 Inspections Required (6-5-66 HC) (7-28-66 RR)	RR	8-10-66
Trenches ☐ Forms ☐ Steel Reinf. ☐		
Floor System ☐ Forms ☐ Steel Reinf. ☐		
Bond Beam ☐ Steel Reinforce ☐		
Sheathing	FSM	10-6-66
Frame and Flashing	RR	8-12-66
Lathing — In ☑ Out ☐	HC	8-31-66
Plaster, Brown Coat	HC	9-9-66
Structural, Final	FSM	11-30-66
Heating, Vent., Refrig. and A.C., Final	HC	11-23-66
Plumbing, Final and Gas Test ☑ (B)	HC	11-21-66
Electric, Final	RR	11-25-66
Building, Final	FSM	11/30/66
Special Requirements		
Utility Notified, Gas ☒ Elect. ☒	CA	12-5-66
OCCUPANCY	FSM	11/30/66

Form BU4—5M—11-64—S-B P

GROUP F-2 TYPE V ZONE C-1

SUBCONTRACTOR	PERMITS ISSUED Date	Number	Signature
Plumbing			
Kinfather Plbg.	4-27-66	47222	HC
Heating and Vent.			
Harris Kalmbach	8-5-66	45065	
Eng Rate on Asphalt from 7/29/66 & 8/3/66			
Slabs Front & Rear of Sta	FSM	8/19/66	
Electric			
Wilbur E. Stearns	4-22-66	25900	
Wilbur E. Stearns	6-8-66	26080	

25633

Plans w/ #25633

OWNER CITY OF COSTA MESA — DATE 6-2-66
JOB ADDRESS 800 Baker Street — BUILDING PERMIT NO. 25752
GENERAL CONTRACTOR W. J. Moran — DESCRIPTION OF WORK Block Wall
AP No. 141-091-11a LOT — TRACT — FIRE ZONE — VALUE $ 4,000.00

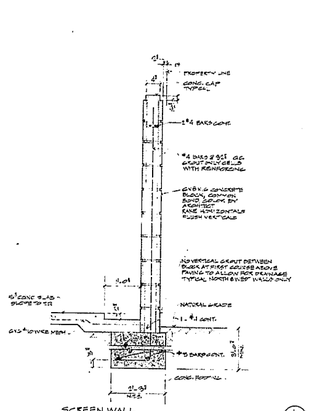
INSPECTIONS	Signature	Date
Soil		
Gas		
Water		
Rough Plumbing		
Prop. Swr. Line ☐ House Con. ☐		
Sprinkling System		
Miscellaneous		
Rough Heating and Air Conditioning		
Temporary Service or Pole		
Underground ☐ Power ☐		
Rough Wiring		
Trenches ☐ Forms ☑ Steel Reinf. ☐	FSM	6/1/66
Floor System		
Bond Beam ☐ Steel Reinforce ☑	FSM	6/29/66
Sheathing		
Frame and Flashing		
Lathing — In ☐ Out ☐		
Plaster, Brown Coat		
Structural, Final		
Heating, Vent., Refrig. and A.C., Final		
Plumbing, Final and Gas Test ☐		
Electric, Final		
Building, Final	FSM	7/6/66
Special Requirements		
Utility Notified, Gas ☐ Elect. ☐		
OCCUPANCY		

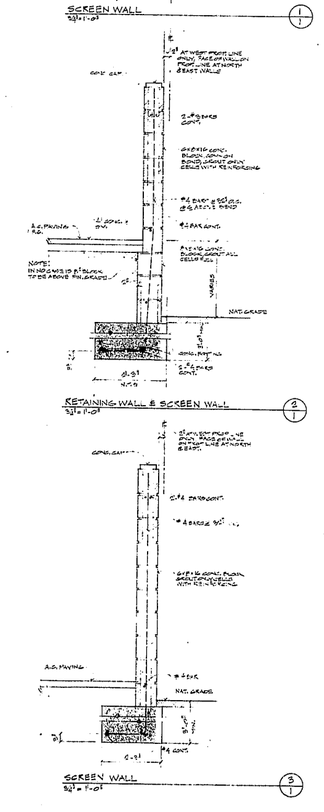
Form BU4—5M—11-64—S-B P

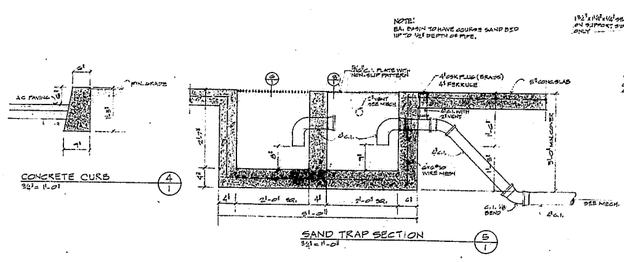
GROUP J TYPE III ZONE C-1

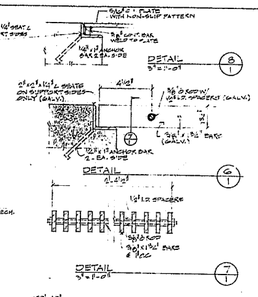
SUBCONTRACTOR	PERMITS ISSUED Date	Number	Signature
Plumbing			
Heating and Vent.			
Electric			

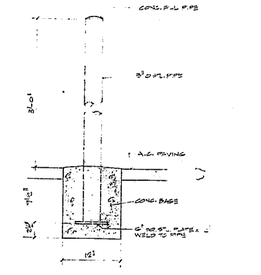
25752

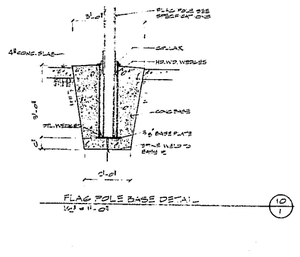


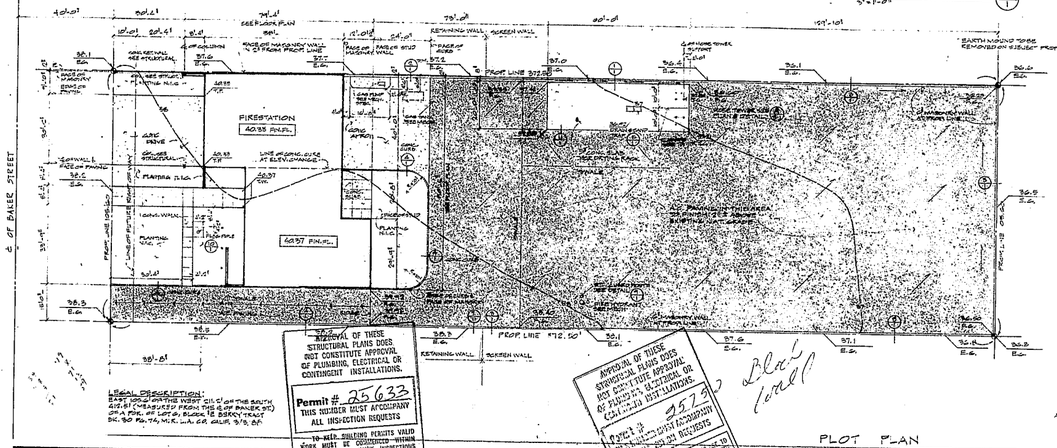


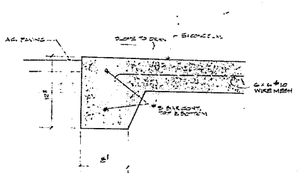


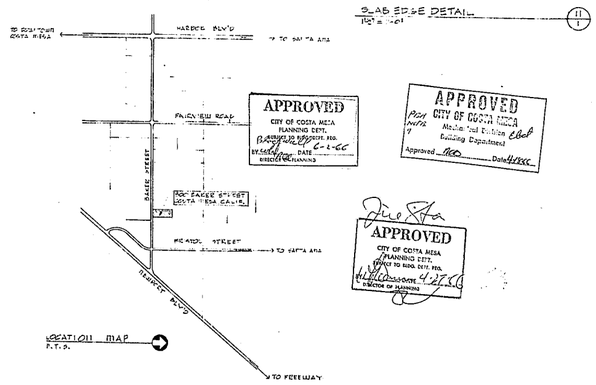












CITY OF COSTA MESA.

BY: MAYOR, CITY OF COSTA MESA

ATTEST: CITY CLERK, CITY OF COSTA MESA

COSTA MESA CITY HALL AND PUBLIC SAFETY FACILITY

PRESIDENT

SECRETARY

APPROVAL OF THESE STRUCTURAL PLANS DOES NOT CONSTITUTE APPROVAL OF PLUMBING, ELECTRICAL OR CONTINGENT INSTALLATIONS.

Permit # 25633
THIS NUMBER MUST ACCOMPANY ALL INSPECTION REQUESTS

10-MEN BUILDING PERMITS VALID
WORK MUST BE COMMENCED WITHIN
24 HOURS WITH WORKING INSPECTIONS
48 HOURS APART
A MINIMUM OF 24 HOURS NOTICE
REQUIRED FOR ALL INSPECTIONS

REQ. BASE SHALL BE APPROXIMATELY THE TOP OF CONCRETE FOUNDATIONS OF ANY STRUCTURE WITH STUD WALLS SHALL BE NOT LESS THAN SIX (6") INCHES ABOVE THE HIGHEST POINT OF FINISHED LOT GRADE.

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APPROVED
CITY OF COSTA MESA
PLANNING DEPT.
SUBJECT TO RESOLUTION NO. 1900
BY [signature] DATE 2-1-66
DIRECTOR OF PLANNING

APPROVED
CITY OF COSTA MESA
PLAN CHECK
Building Department
Approved [signature] Date 4-27-66

APPROVED
CITY OF COSTA MESA
PLANNING DEPT.
SUBJECT TO RESO. NO. 1900
[signature] 4/27/66
DIRECTOR OF PLANNING

INDEX

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A-1	PLOT PLAN & DETAILS
A-2	ROOF PLAN
A-3	FLOOR PLAN
A-4	DOOR & FINISH SCHEDULE & DETAILS
A-5	REFLECTED CEILING PLAN & DETAILS
A-6	EXTERIOR ELEVATIONS
A-7	SECTIONS
A-8	FASCIA, WALL & MISC. DETAILS
A-9	INTERIOR ELEVATIONS
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S-1	TYPICAL DETAILS & GENERAL NOTES
S-2	FOUNDATION PLAN
S-3	ROOF FRAMING PLANS
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S-5	STRUCTURAL DETAILS & ELEVATIONS
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M-2	HEATING PLAN
E-1	ELECTRICAL PLOT PLAN, SYMBOLS & NOTES, SINGLE LINE DIAGRAM.
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NOTES

T.C. TOP OF CURB
T.P. TOP OF PAVING
T.W. TOP OF WALK
F.G. FINISH GRADE
N.G. NATURAL GRADE
INDICATES DIRECTION OF FLOW
1. BUILDING CODE U.B.C. 1964 EDITION
2. FIRE ZONE III
3. OCCUPANCY F-2
4. TYPE OF CONSTRUCTION, II 1 HR.
5. ALL DIMENSIONS TO CENTER LINES UNLESS OTHERWISE NOTED
6. STUDS SHALL BE 2x4 EXCEPT WHERE OTHERWISE NOTED

DETAIL NUMBER
SHT. NUMBER - REFERS TO A-2 SHEETS UNLESS OTHERWISE NOTED
SECTION LETTER
SHT. NUMBER
MASONRY WALL
STUD WALL
GLASS
DOOR NUMBER

UNIFORM BUILDING CODE 1964 EDITION

JOHN MARTIN & ASSOCIATES — STRUCTURAL ENGINEER
LEE ISHII & ASSOCIATES — ELECTRICAL ENGINEER
TOMMY THOMPSON — MECHANICAL ENGINEER

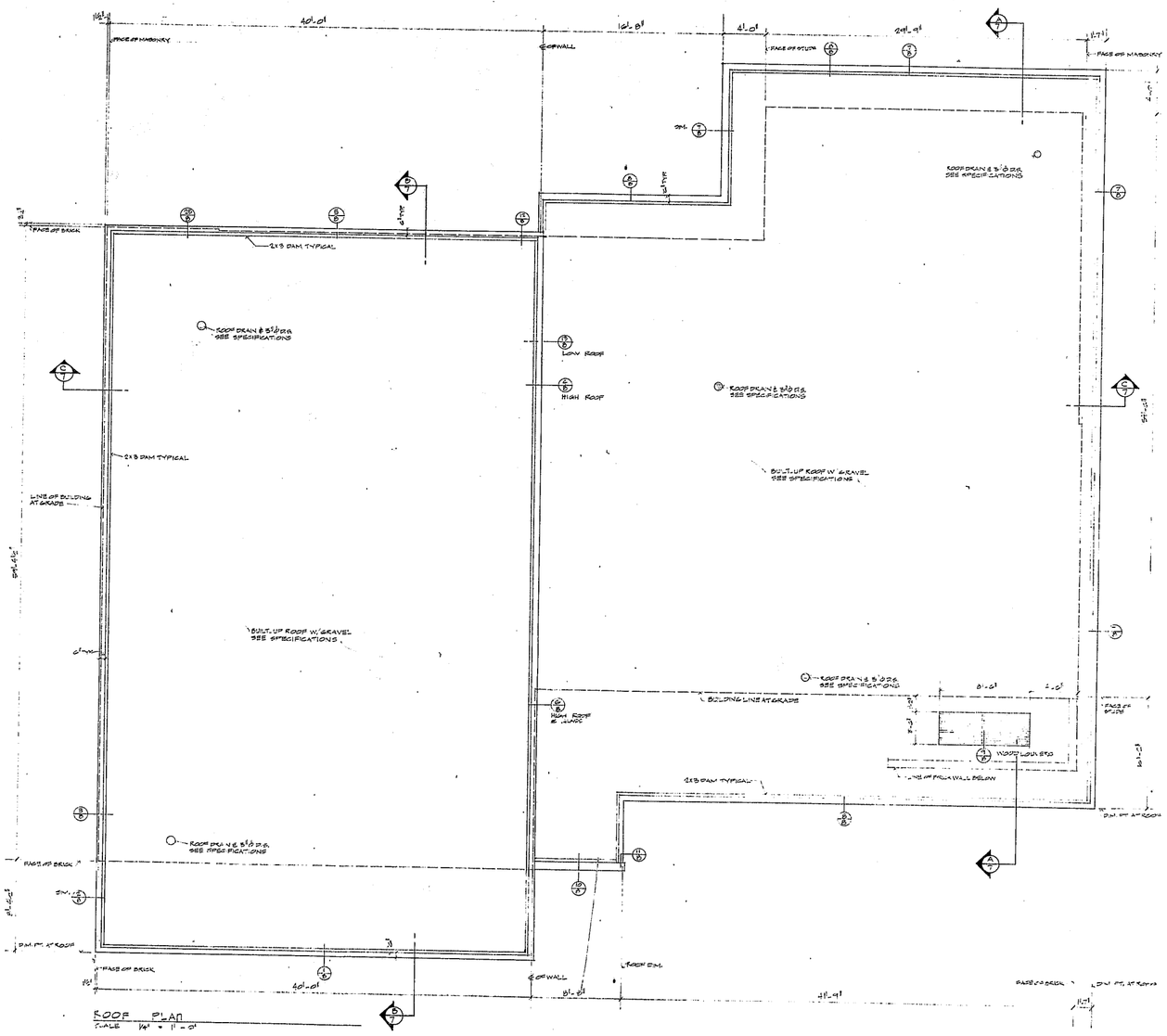
ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON AIA
1600 ADAMS ST. SUITE 304 P.O. BOX 1868 COSTA MESA PH. 646-8781

COSTA MESA FIRE STATION NO 2
FOR
THE CITY OF COSTA MESA
800 BAKER ST. COSTA MESA CALIFORNIA

TITLE OF DRAWING
PLOT PLAN & DETAILS

SCALE: AS NOTED
THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.
REVISIONS
APPROVED BY: [signature] C-4235
CHECKED BY: A.D.H. DRAWN BY: W.C. MARK
JOB NO. 904
DATE DEC 6 1965

A-1
OF 19



ROOF PLAN
SCALE 1/4" = 1'-0"

ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON AIA
1500 ADAMS ST. SUITE 301 P.O. BOX 1850 COSTA MESA PH. 546-8781

COSTA MESA FIRE STATION NO2
FOR
THE CITY OF COSTA MESA
800 BALEA ST. COSTA MESA, CALIF.

TITLE OF DRAWING
ROOF PLAN

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

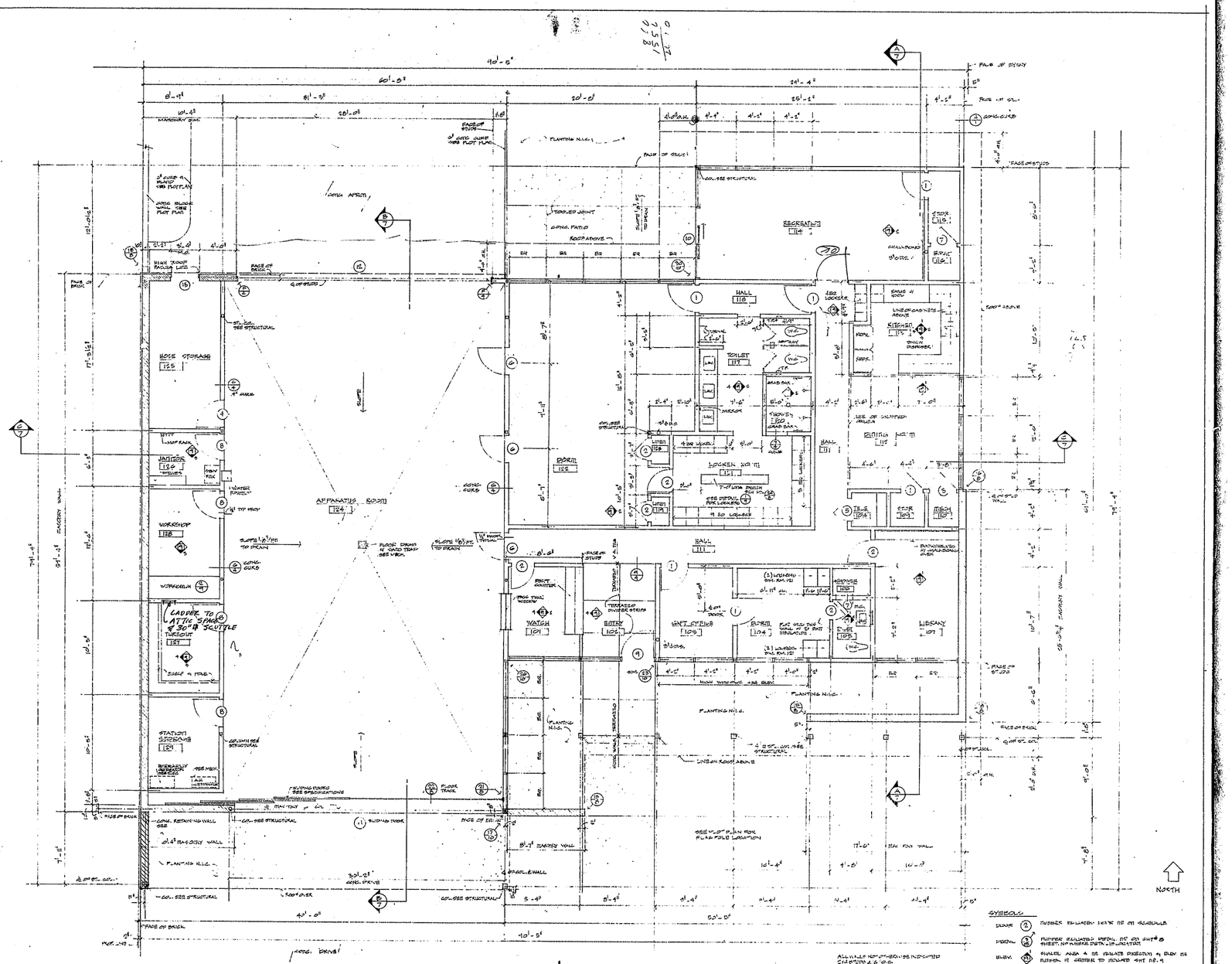
REVISIONS

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB

APPROVED BY:
CHECKED BY
DRAWN BY

A 2
OF
19

JOB NO. 6806
DATE: DEC. 9 1968



ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON. AIA
1900 ADAMS ST. SUITE 301 P.O. BOX 1828 COSTA MESA PH. 546-8781

COSTA MESA FIRE STATION No 2
FOR
THE CITY OF COSTA MESA
BOO BAKER ST. COSTA MESA, CALIF

TITLE OF DRAWING
FLOOR PLAN

SCALE 1/4" = 1'-0"

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB

REVISIONS

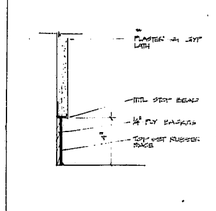
APPROVED BY
CHECKED BY
DRAWN BY

A-3
OF
19

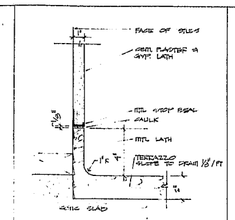
JOB NO.
DATE

BASE DETAILS

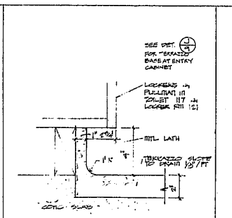
SCALE 3" = 1'-0"



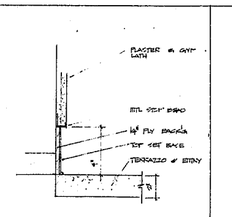
1 TOPSET BASE



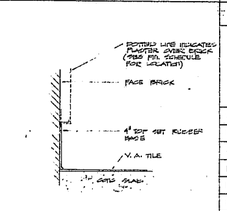
2 TERRAZZO



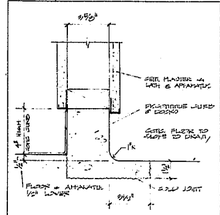
3 TERRAZZO @ CASEWK



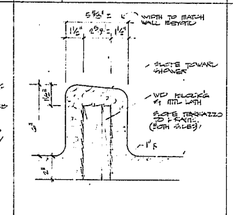
4 TOPSET @ TERRAZZO



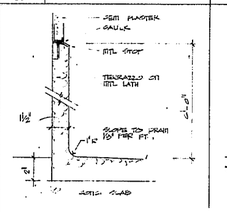
5 TOPSET @ BRICK



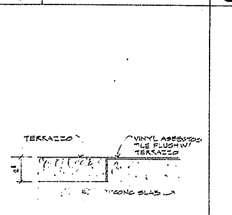
6 BASE @ CONC CURB



7 TERRAZZO CURB



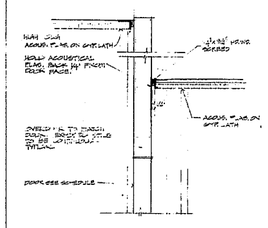
8 TERRAZZO @ SHOWER



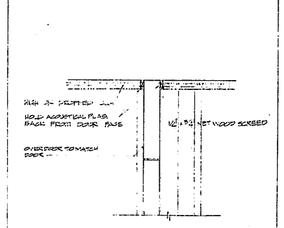
9 TERRAZZO

DOOR FRAME DETAILS

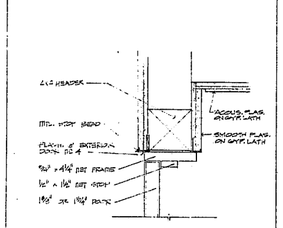
SCALE 3" = 1'-0"



A HEAD



B HEAD



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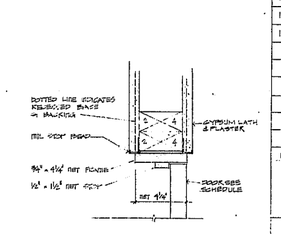
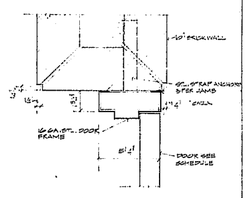
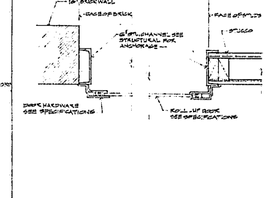


D TYPICAL INTERIOR JAMB



E JAMB
HEAD SIMILAR



F JAMB

INTERIOR FINISH SCHEDULE

ROOM NO	ROOM NAME	FLOORS: VINYL ASB TILE	FLOORS: CONCRETE	FLOORS: TERRAZZO	BASES: TERRAZZO	BASES: 4" RUBBER T.S.	BASES: METAL WOOD	WALLS: TERRAZZO WAINSCOT	WALLS: CEMENT PLASTER	WALLS: PLASTER	WALLS: TILE	CEILS: CEMENT PLASTER	CEILS: ACOUSTIC PLASTER	CEILS: PLASTER	CEILS: HARDBOARD	CEILS: PAINT SHEET	CEILS: HT	REMARKS	FINISHES: WALLS	FINISHES: TRIM	FINISHES: DOORS	FINISHES: CASEWORK	REMARKS
101	WATCH	•				½				•				•			9'-0"	(1)		F	–	–	–	
102	ENTRY			•		½				•				•			VAR.	(1)		–	–	ALT.	–	
103	CAPTAINS OFFICE	•				½				•				•			"			–	–	–	–	
104	ROOM - CAPTS	•				½				•				•			"			–	–	–	–	
105	TOILET		•		•	½			•		•			•			"			SA	SA	–	–	
106	SHOWER		•		•	½			•		•			•			"	* WAINSCOT - 01.01		SA	SA	–	–	
107	LIBRARY	•				½				•				•			9'-0"	(1)		F	–	SA	–	
108	TELE.	•				½				•				•			7'-0"	(1)		F	–	–	–	
109	STORAGE	•				½				•				•			8'0"			Y	–	–	–	
110	MECH.		•			½				•				•			"			SA	SA	–	–	
111	HALL	•				½				•				•			8'0"			F	–	–	–	
112	DINING ROOM	•				½				•				•			8'0"	(1)		"	–	–	–	
113	KITCHEN	•				½				•				•			8'0"	(1)		SA	–	–	–	
114	RECREATION	•				½				•				•			9'-0"			F	–	–	–	
115	STORAGE	•				½				•				•			"			SA	SA	–	–	
116	EQUIP.		•			½				•				•			"			SA	SA	–	–	
117	TOILET		•		•	½			•		•			•			7'-0"	(1) * 8" CURB + 2'-0"		SA	SA	–	–	
118	HALL	•				½				•				•			9'-0"			F	–	–	–	
119	LINEN CLOSET	•				½				•				•			"			SA	SA	–	–	
120	SHOWER		•		•	½			•		•			•			"	* WAINSCOT - 6'-0"		SA	SA	–	–	
121	LOCKER ROOM		•			½				•				•			7'-0"			SA	SA	–	–	
122	ROOM	•				½				•				•			"			F	–	–	–	
123	LINEN CLO.	•				½				•				•			7'-6"			SA	SA	–	–	
124	APPARATUS ROOM		(B)			½				•				•			12'-0"			SA	SA	–	–	
125	HOSE STORAGE		(B)			½				•				•			11'-0"			–	–	SAN	–	
126	JANITOR		(B)			½				•				•			"			SA	SA	–	–	
127	TURNOUT		(B)			½				•				•			"			–	–	TER	–	
128	WORKSHOP		(B)			½				•				•			"			SA	SA	–	–	
129	STATION STORAGE		(B)			½				•				•			"			–	–	SAN	–	

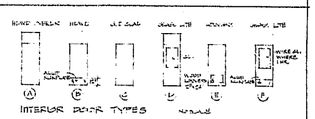
NOTES:
(A) – LIGHTING TOPS TO BE SOLID SEMI LAMINATED PLASTIC W 0° BACKSPLASH WHERE SHOWN
(B) – LUMINOUS POLISHED PANEL SO FT. W SELECTION FOR MANUF.
(C) – SCRIBED CABINETS SEE ARTICLE

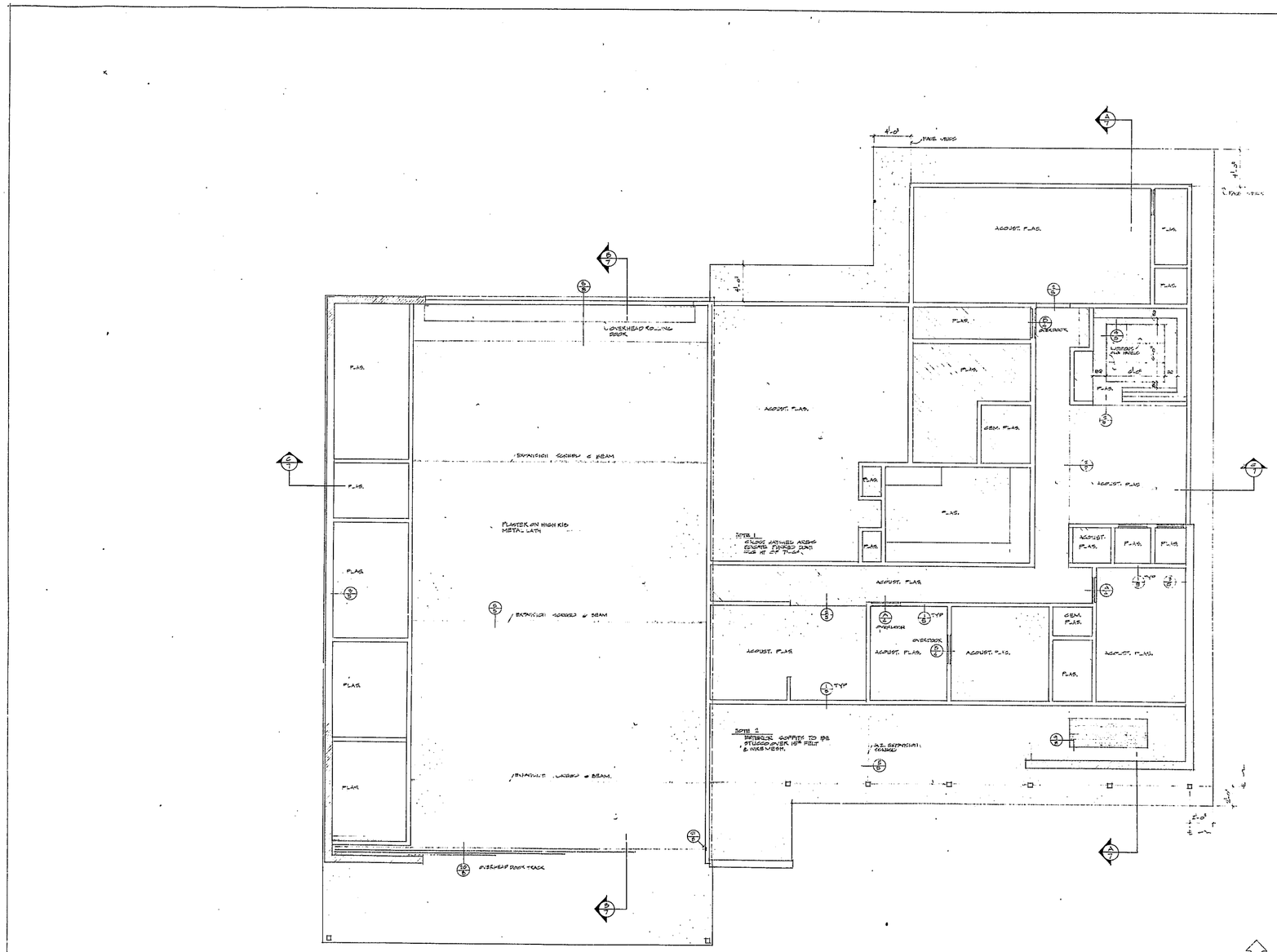
SYMBOLS:
F – FLAT
FLR – FIBER GLASS
FP LAM – PLATE GLASS
ALUM – ALUMINUM
ANOD – ANODIZED
SA – SATIN
ST & V – STAIN & VARNISH

DOOR SCHEDULE

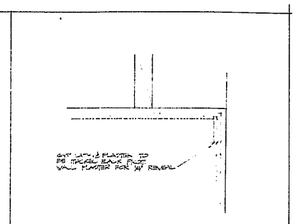
DOOR NO	TYPE	DOOR SIZE	JAMB	MATERIAL	TYPE	REMARKS
1	(A)-(B)	3'-0" x 7'-0" x 1¾"	(C)	HT SOLID HDWD	SLAB H.C.	MATCH 1-A EXCEPT DET (4) TYPE B AT RM. 110 ONLY (3) @ WALL 113
2	(A)-(B)	2'-6" x 7'-0" x 1¾"	(C)	" "	" "	MATCH 1-A EXCEPT DET (4) TYPE B AT RM. 110 ONLY
3	(B)	3'-0" x 7'-0" x 1¾"	(C)	" "	" "	LOUVER: 1 AT RM 110 - AT RM 113 -
4	(C)	3'-0" x 7'-0" x 1¾"	(C)	HDWD S.C. CLAD	SLAB H.C.	SEE SPEC FOR GAUGE
5	(D)	2'-6" x 7'-0" x 1¾"	(C)	HT SOLID HDWD & GL LITE	SLAB H.C.	MATCHING WATERDOOR SEE DET (4)
6	(B)-(E)	3'-0" x 7'-0" x 1¾"	(C)	HT SOLID HDWD	SLAB H.C.	(7) DOOR @ HALL 111 ELEV F W GL LITE. ALL DOORS TO BE 1 HR RATED W SELF CLOSER ON ALL THRESHOLDS
7	(C)	3'-0" x 7'-0" x 1¾"	(C)	HT. SOLID HDWD	SLAB H.C.	
8	(B)	3'-0" x 7'-0" x 1¾"	(C)	" "	SLAB H.C.	(V)
9	SEE ENT. ELEV.	8'-0" x 8'-0" x 1'-0"	(D)	ALUM W GLASS	SEE ENT. ELEV.	SEE DETAIL (2) (3) (4) (5) SEE SPECIFICATIONS FOR TYPE
10	SEE ENT. ELEV.	12'-0" x 10'-0" x 1'-0"	(D)	ALUM W GLASS	SEE ENT. ELEV.	SEE DETAIL (2) (3) (4) (5) " " " "
11	SEE ENT. ELEV.	20'-0" x 10'-0"	(D)	SEE SHEET	SEE SHEET	SEE DETAIL (2) (3) (4) (5) " " " " VERIFY SIZE ON JOB
12	SEE ENT. ELEV.	20'-0" x 10'-0"	(D)	" "	" "	SEE DETAIL (2) (3) (4) (5)
13	SEE ENT. ELEV.	3'-0" x 7'-0" x 1¾"	(E)	HDWD S.C. CLAD	SLAB S.C.	SEE SPEC. FOR GAUGE

NOTES:
(A) – SEE INTERIOR ELEVATIONS FOR FINISH FLAT SURFACE
(B) – HT. SOLID HDWD TO MATCH PANEL DOORS W/ SAME HARDWARE
(C) – SEE FINISH SCHEDULE FOR PAINT OR SPECIAL FINISH. IF NOT SPECIFIED ALL DOOR FRAMES TO BE PAINTED TO MATCH ADJ. WALL SURFACES
(D) – ALUMINUM FINISH AS SELECTED BY ARCHITECT. TO BE ANODIZED
(E) – SEE HARDWARE SPECS. FOR FINISH. HARDWARE LOCK & MACHINED FINISH ALUM. FLUSH W SEE HARDWARE SPECIFICATION
(F) – NO. INDICATES DOOR NO. ON DET. 4 SCHEDULE

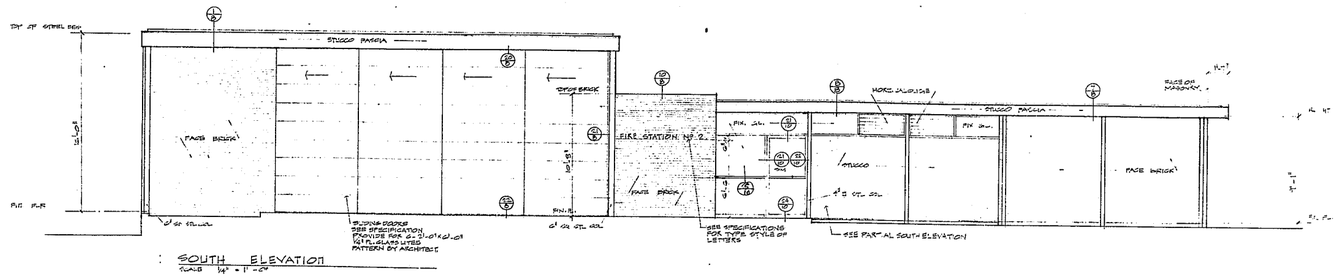

HOLLOW METAL FRAME
WOOD JAMB
WOOD STOP
WOOD LITE
WOOD DOOR
WOOD LITE
WOOD DOOR
WOOD LITE
WOOD DOOR



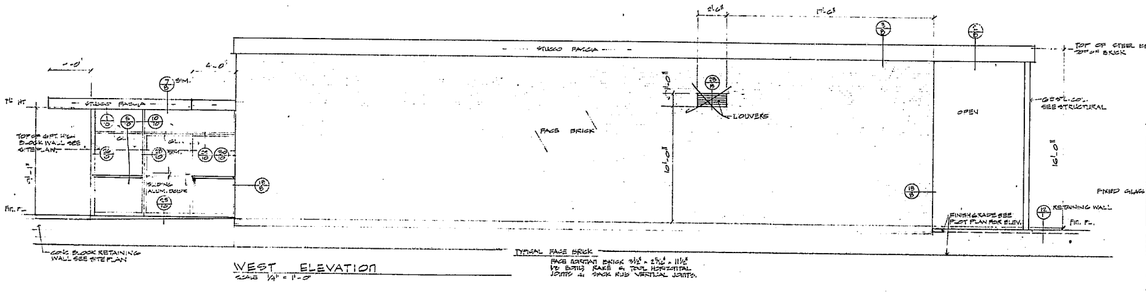
REFLECTED CEILING PLAN SCALE 1/8" = 1'-0"



ARCHITECTS SCHWAGER DESATOFF & HENDERSON AIA 1600 ADAMS ST. SUITE 304 P.O. BOX 1626 COSTA MESA PH 546-8781	COSTA MESA FIRE STATION No2 FOR THE CITY OF COSTA MESA 800 BAKER ST. COSTA MESA, CALIF	TITLE OF DRAWING REFLECTED CEILING PLAN & DETAILS SCALE: AS SHOWN THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB REVISIONS APPROVED BY: CHIEF CHECKED BY R.S.H. W.E.T. DRAWN BY MILLER JOB NO. 8501 DATE DEC. 1968
		SHEET NO. A-5 OF 19



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
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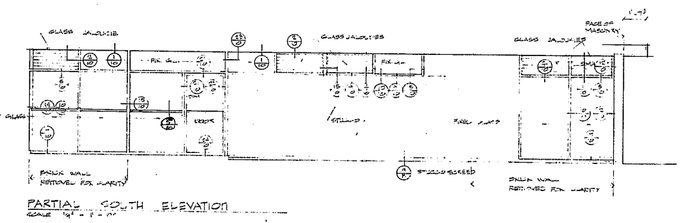
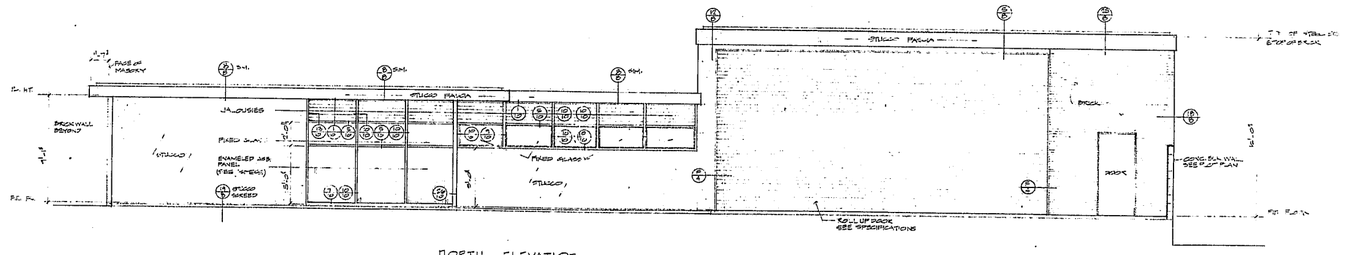
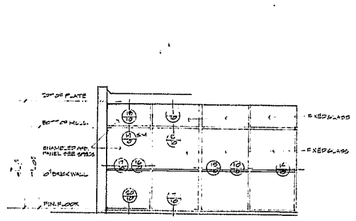


PARTIAL SOUTH ELEVATION
SCALE 1/4" = 1'-0"



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



PARTIAL EAST ELEVATION
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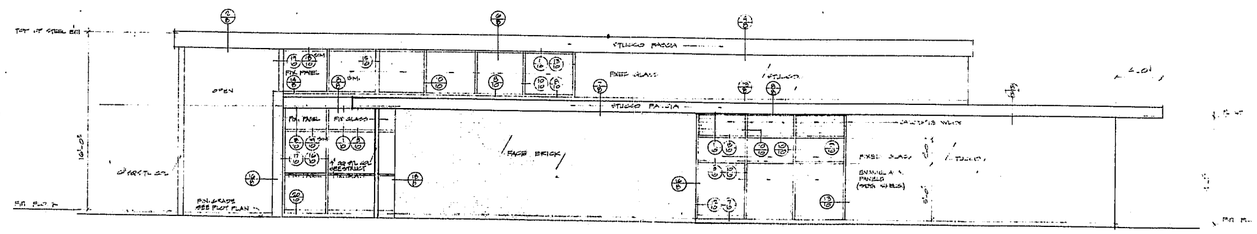


EAST ELEVATION
SCALE 1/4" = 1'-0"

ARCHITECTS
SCHWAGER DESATOFF & HENDERSON AIA
1900 ADAMS ST. SUITE 304 P.O. BOX 1052 COSTA MESA PH. 642.8781

COSTA MESA FIRE STATION NO2
FOR
THE CITY OF COSTA MESA
800 BAKER ST. COSTA MESA, CALIF.

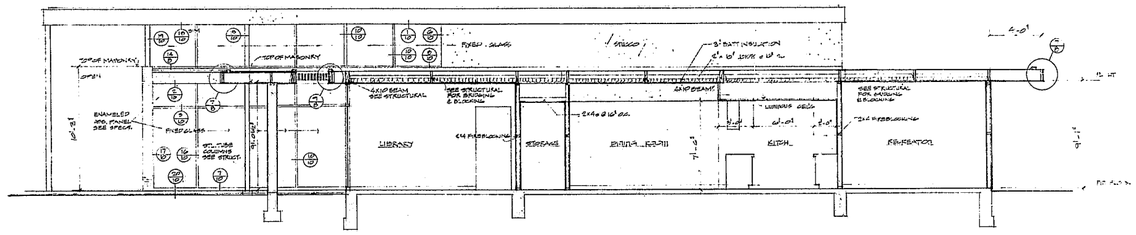
TITLE OF DRAWING
EXTERIOR ELEVATIONS

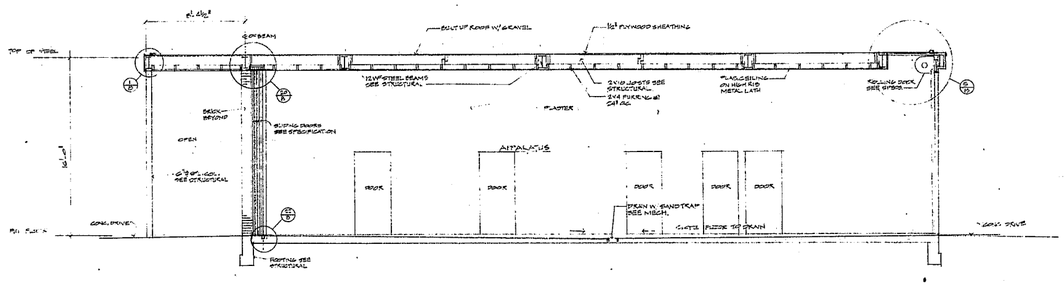
SCALE: 1/4" = 1'-0" | REVISIONS

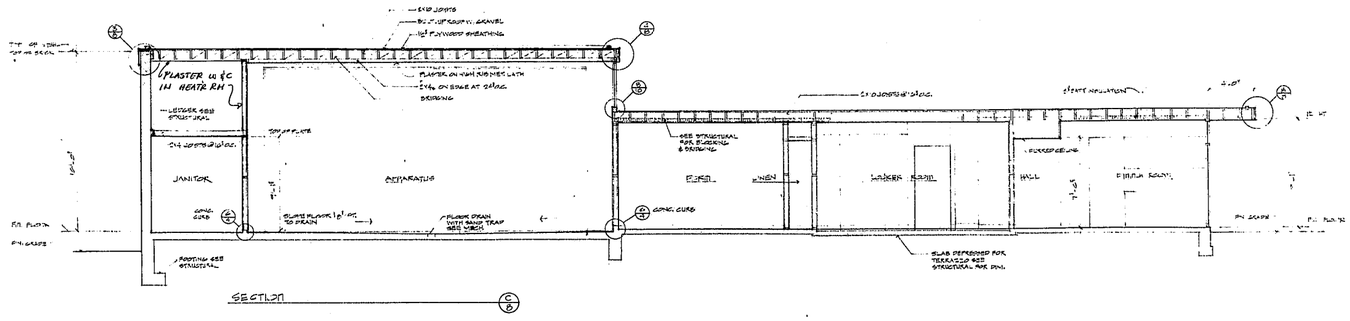
THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.

APPROVED BY William J. Hargens C.E. 8585
CHECKED BY R.D.H. | DRAWN BY W.J.H. W.E.T. | JOB NO. 6804 | DATE DRWG. 7-69

A-6
OF
19







ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON AIA
1500 ADAMS ST. SUITE 301 P.O. BOX 1828 COSTA MESA PH. 646.8781

COSTA MESA FIRE STATION Nº2
FOR
THE CITY OF COSTA MESA
800 BAKER ST. COSTA MESA, CALIF.

TITLE OF DRAWING
SECTIONS

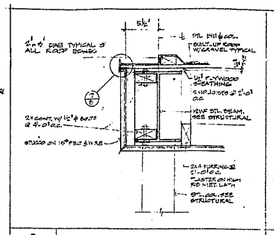
SCALE: 1/8" = 1'-0"

REVISIONS

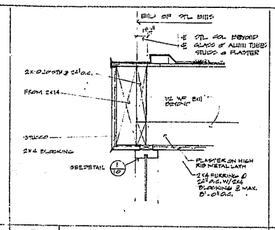
THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB

APPROVED BY
CHECKED BY
DRAWN BY
JOB NO
DATE

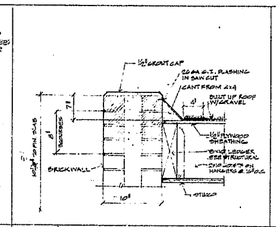
A7
OF
19



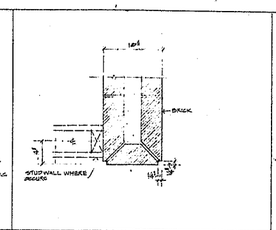
1 FASCIA AT HIGH ROOF



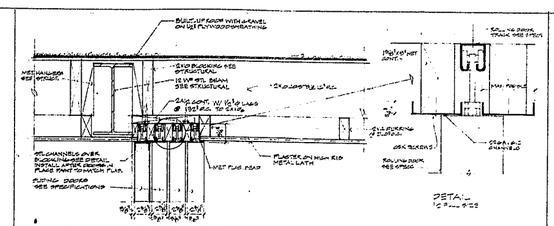
6 FASCIA AT HIGH ROOF



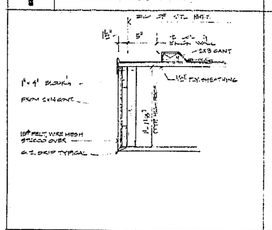
10 FLASHING AT BRICK



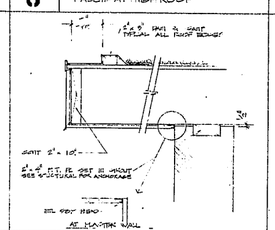
15 BRICK END WALL



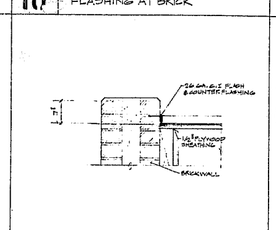
20 HEAD - ROLLING DOOR



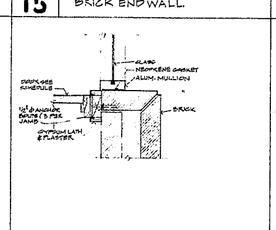
2 FASCIA AT HIGH ROOF



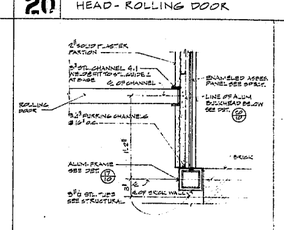
7 LOW ROOF FASCIA



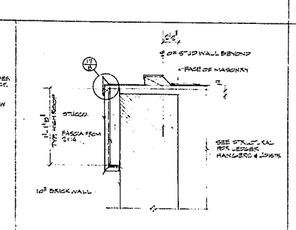
11 FLASHING AT BRICK



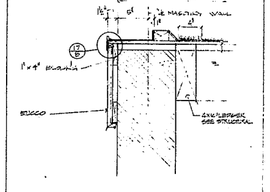
16 WALL DETAIL



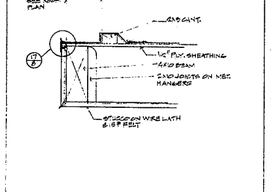
21 JAMB, ROLLING DOOR



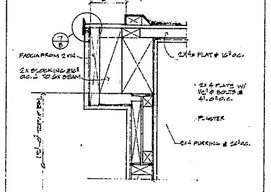
FASCIA & MASONRY WALL



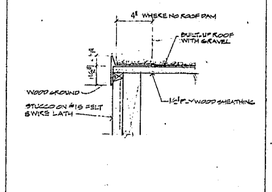
3 FASCIA AT HIGH ROOF



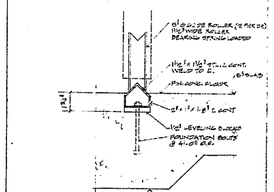
8 LOW ROOF FASCIA



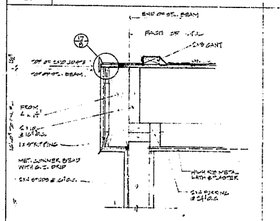
12 FASCIA AT HIGH ROOF



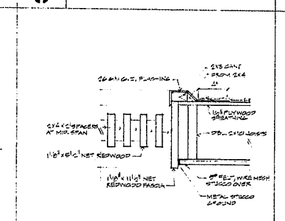
17 GRAVEL STOP DETAIL
S1.3 11-C1



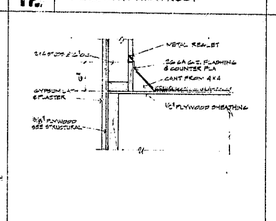
22 SLIDING DOOR DETAIL



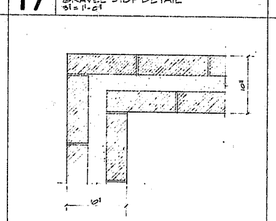
4 FASCIA AT ROOF



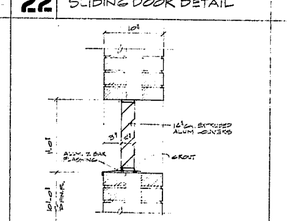
9 ROOF LOUVER DETAIL



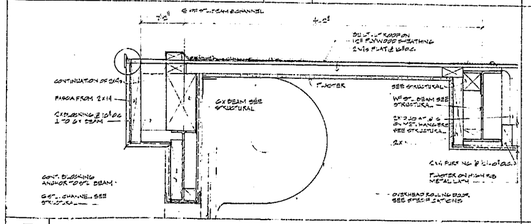
13 FLASHING DETAIL



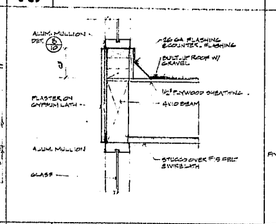
18 BRICK @ CORNER



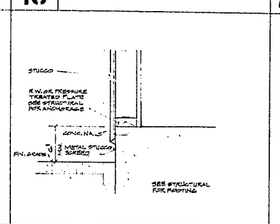
23 LOUVERS



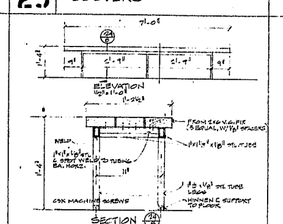
5 ROLL UP DOOR



14 TRANSOM & CLEARSTORY



19 STUCCO SCREED



24 BENCH DETAIL

ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON AIA
1500 ADAMS ST. SUITE 304 P.O. BOX 1052 COSTA MESA PH. 546-8781

COSTA MESA FIRE STATION NO 2
FOR
THE CITY OF COSTA MESA
800 BAKER STREET 800 BAKER STREET COSTA MESA, CALIF

TITLE OF DRAWING
FASCIA, WALL & MISC. DETAILS

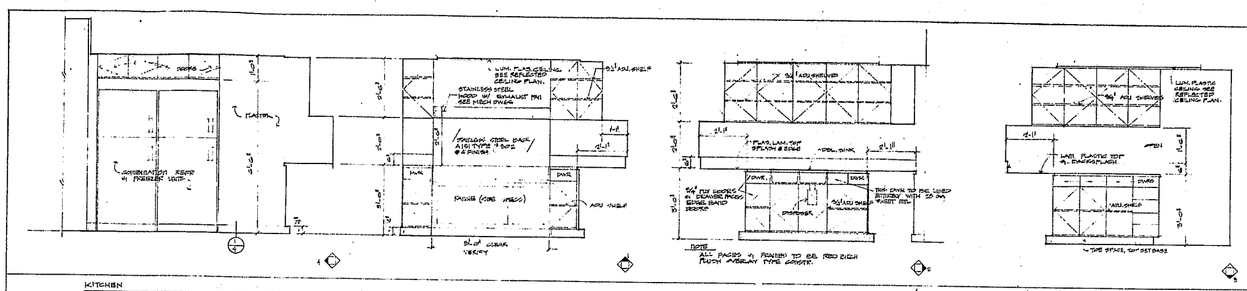
SCALE: 1½"=1'-0" EXCEPT WHERE SHOWN OTHERWISE
THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.

REVISIONS

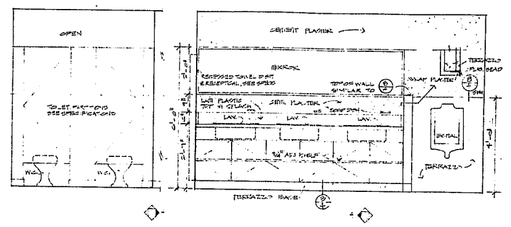
APPROVED BY
CHECKED BY R.A.H. W.E.T.
DRAWN BY V.J.M.W.

JOB NO. 6901
DATE DEC. 6, 1962

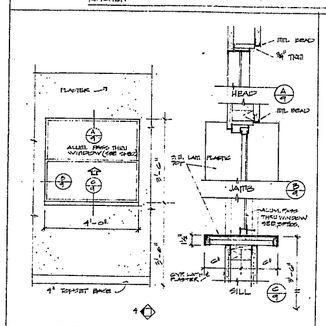
A-8
OF
19



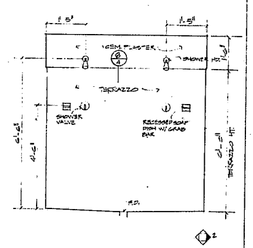
KITCHEN — 115



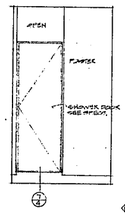
TOILET — 117



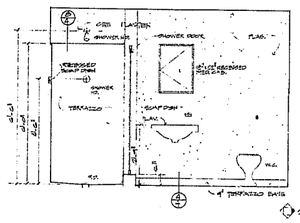
PASS THRU WINDOW — 101

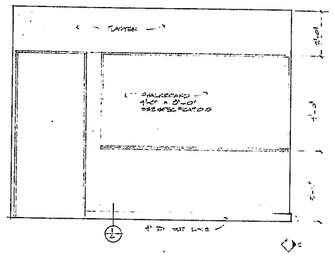


SHOWER — 120

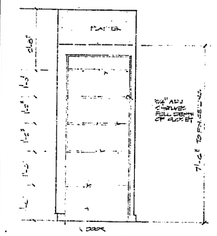


TOILET — 105

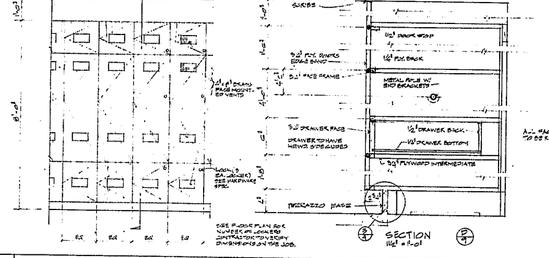




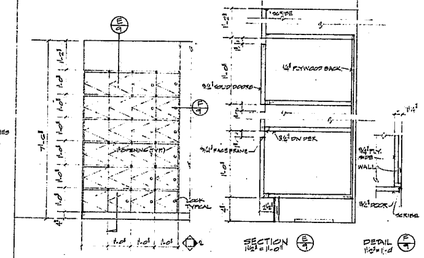
RECREATION — 114



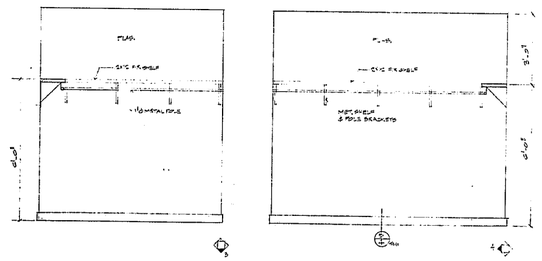
DRM — 122 123



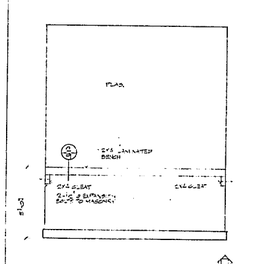
LOCKER ROOM — 121 ALSO 2 LOCKERS RM. 104



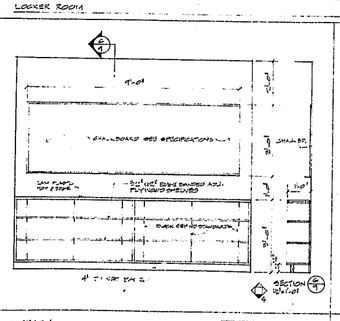
HALL — 111



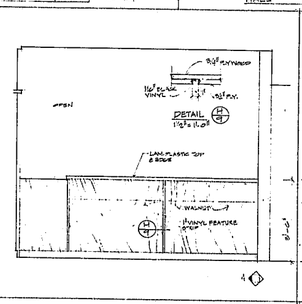
TURNOUT — 127



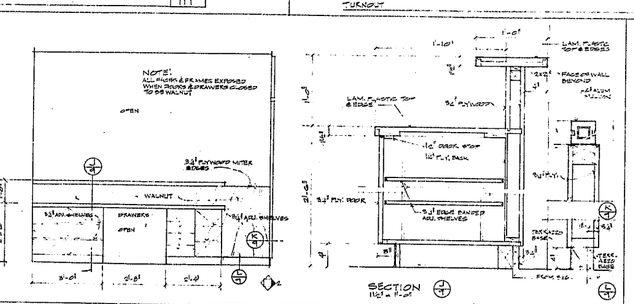
WORKSHOP — 128



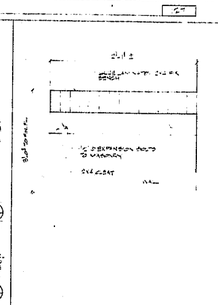
LIBRARY — 107



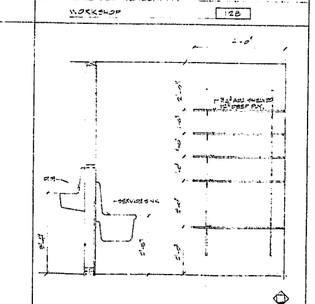
ENTRY — 106



WATCH — 101



BENCH DETAIL



JANITOR — 126

ARCHITECTS

SCHWAGER DESATOFF & HENDERSON AIA

1800 ADAMS ST. SU. 12 204 P.O. BOX 1828 COSTA MESA PH. 546-8781

COSTA MESA FIRE STATION NO 2

FOR

THE CITY OF COSTA MESA

800 BAKER ST COSTA MESA, CALIF.

TITLE OF DRAWING: INTERIOR ELEVATIONS

SCALE: 1/4"=1'-0" EXCEPT WHERE NOTED OTHERWISE

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.

REVISIONS

APPROVED BY: [illegible]

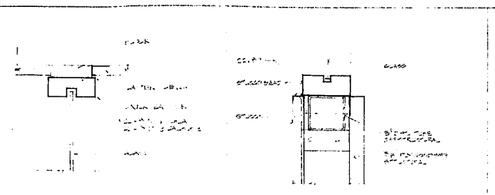
CHECKED BY: R.S.H. M.S.T.

DRAWN BY: W.L.M. W.J.S.K.

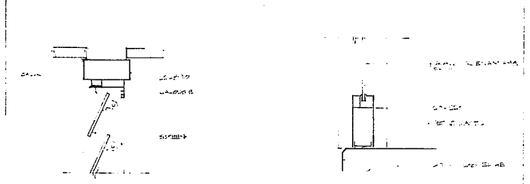
JOB NO. 6004

DATE 12-6-1965

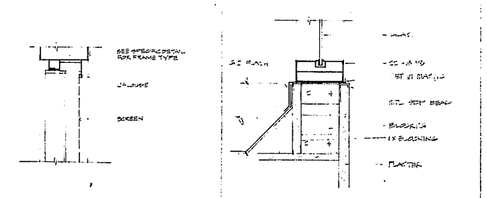
A 9 OF 19



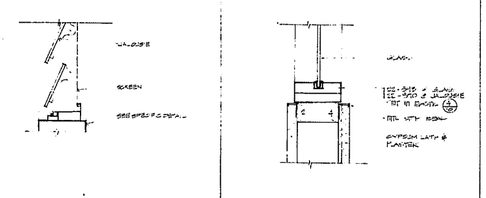
1 HEAD | 6 JAMB | 11 MULLION (STRUCTURAL) | 16 JAMB | 21 DOOR HEAD · JAMB · ⅓ | 26 JAMB



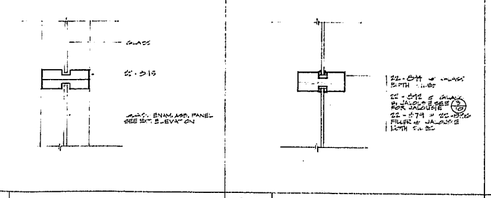
2 HEAD JALOUSIE | 7 BULKHEAD | 12 JAMB | 17 JAMB | 22 DOOR JAMB | 27 OMITTED



3 JAMB JALOUSIE | 8 SILL | 13 JAMB | 18 HEAD AT LOW ROOF | 23 JAMB | 28 JAMB



4 SILL JALOUSIE | 9 SILL | 14 JAMB | 19 MULLION | 24 THRESHOLD | 29 TRANSOM



5 HORIZ MULLION | 10 VERT MULLION | 15 MULLION (STRUCTURAL) | 20 BULKHEAD | 25 THRESHOLD | 30 JAMB

ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON AIA
1000 ADAMS ST. SUITE 304 P.O. BOX 1868 COSTA MESA PH. 545-8781

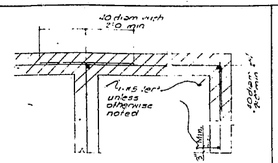
COSTA MESA FIRE STATION NO 2
FOR
THE CITY OF COSTA MESA
1500 PARKER ST. COSTA MESA, CALIF.

TITLE OF DRAWING
FENESTRATION DETAILS

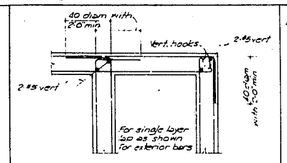
SCALE: 3"=1'-0" | REVISIONS | APPROVED BY | CHECKED BY | DRAWN BY | JOB NO. 6522 | DATE

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB

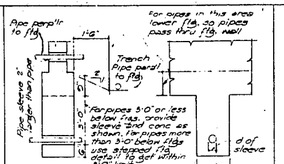
A10 OF 19



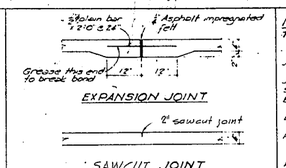
BAR BENDS AT BRICK INTERSECTIONS S-1



REINF. AT FTG INTERSECTIONS S-1



PIPE DETAIL AT FOOTING S-1



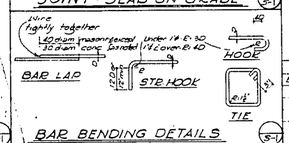
S-1

NAILING SCHEDULE

This nailing typical unless otherwise noted or detailed
All nails common wire nails

Joist to sides of studs - 3" joist or less for each additional 4" in depth	3-16d 1-16d
Joist at all bearings - toe nails as side	2-10d
Studs to bearing - toe nails as side	2-10d
Blocking between joists to studs - toe nails as side & end	3-10d
to joist toe nails as side	2-10d
Blocking between studs as end - toe nails	2-10d
or end nails	2-16d
Progressive blocking:	
Rafter to block	2-16d
Block to roof nailer	3-16d
Multiple studs - nail for widths more than 4" - 12"o.c.	
Ribbon to studs:	
1"x ribbons	3-8d
2"x ribbons	3-10d
Double top plates:	
Lower plate to top of stud	2-10d
Upper plate to lower plate at intersections	8-16d
Upper plate to lower plate at all intersections	3-16d
Ceiling joists:	
Nail over brg (Stronghold type)	2-8d
2x3 per brg (Stronghold type)	1-16d
Plywood nailing see details and/or schedule	
Built-up girders:	
10" or less in depth	staggered-10"o.c.
More than 10" deep	2 rows staggered 12"o.c.

S-1



S-1

WASHER SCHEDULE (Except as noted)

BOLT	MALLEABLE IRON WASHER	STEEL PLATE WASHER
½"	2½" x ¼"	2" x 2" x ⅛"
⅝"	3" x ¼"	3" x 3" x ⅛"
¾"	3½" x ¼"	3½" x 3½" x ¼"
⅞"	4" x ¼"	4" x 4" x ¼"
1"	4½" x ¼"	4½" x 4½" x ¼"

S-1

GENERAL NOTES

1. The contractor shall verify all dimensions and conditions at the site.
2. The details on this sheet shall be used wherever applicable, unless otherwise noted on the drawings.
3. (#) indicates section or detail No. shown on Sht S-3.
4. All workmanship and materials shall conform to the requirements of Uniform Building Code, - 1964 Edition.
5. All A.S.T.M. designations shall be as amended to date unless otherwise noted.
6. All omissions or conflicts between the various elements of the working drawings and/or specifications shall be brought to the attention of the Architect or Structural Engineer before proceeding with any work so involved.

CONCRETE

1. The minimum ultimate compressive strength of concrete at 28 days shall be 2000 psi.
2. All cement used shall be tested and shall conform to A.S.T.M. C150.
3. Fine and coarse aggregate shall conform to A.S.T.M. C33. Maximum aggregate size - 1½" unless otherwise noted. Use 1" max. in floor slabs.
4. Concrete mix: see specs. Use 6.0 min. sack of cement per yard.
5. Location of construction or pour joints must be approved by the Structural Engineer.
6. No pipes or ducts exceeding one-third the slab or wall thickness shall be placed in structural concrete unless specifically detailed. See Mechanical and/or Electrical drawings for location of sleeves through walls and floors.
7. All reinforcing steel, dowels and anchor bolts and other inserts shall be secured in position prior to placing concrete.
8. Refer to Architectural drawings for molds, grooves, ornaments, clips or ground required to be cast in concrete, and for location of floor finishes and slab depressions.

REINFORCING STEEL

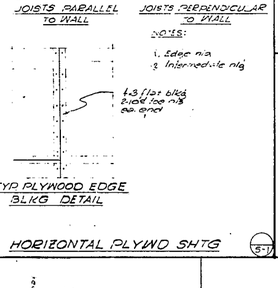
1. All reinforcing steel shall be intermediate grade deformed bars which shall conform to the standard specifications of A.S.T.M. A-15 and A-305. See specifications for testing.
2. Low hydrogen welding rods shall be used for all welding to reinforcing bars.
3. Reinforcing steel marked cont. may be spliced with a lap of 30 bar diameters in masonry and 30 bar diameters in concrete, except as noted.
4. Reinforcing steel in concrete shall have the following minimum cover formed surfaces to be in contact with ground or exposed to weather - 2" footings - 3"

STRUCTURAL STEEL

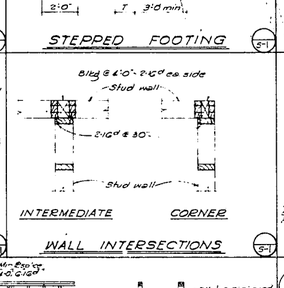
1. All structural steel plates and shapes shall conform to A.S.T.M. A-36.
2. Structural steel pipe shall conform to A.S.T.M. A-53, Grade "A".
3. Shop drawings shall be submitted the Architect or Structural Engineer for approval before fabrication.
4. All structural steelwork shall conform to the A.I.S.C. Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings.
5. All welds shall be in conformity with the Standard Code for Arc and Gas Welding of the American Welding Society.
   All structural welding shall be performed by certified welders using the shielded electric arc process with approved electrodes. Use low hydrogen electrodes for bolts and reinforcing bars.
6. Bolt holes in steel shall be ⅛" larger diameter than the nominal size of bolt used, except as noted.
7. All structural field welding to be performed under continuous inspection.

WOOD

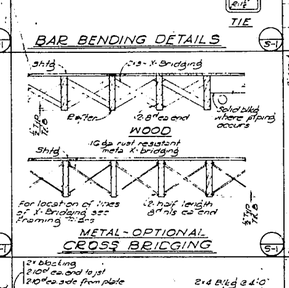
1. All wood structural members shall be grade marked "construction" grade for as noted Douglas Fir by a recognized (W.C.L.A.) grading agency.
2. Plywood sheathing shall be Grade C-C exterior type as specified by Douglas Fir Plywood Association, or Grade C-D Structural - I with exterior glue.
3. All sills or plates resting on concrete or masonry shall be pressure treated Douglas Fir. Bolts shall be placed 9" from the end of a board, or from a notch greater than ½ the width of a plate, and spaced at intervals noted. Plates under all exterior bearing and shear walls shall bear on 1" mortar.
4. All bolt heads and nuts bearing on wood shall have washers (See Washer Schedule) All bolt holes in wood shall be drilled ⅛" to ¼" diameter larger than the nominal bolt diameter.
5. Notching of joists shall be limited to cuts and bored holes not deeper than ⅓ the joist depth from the top shall located not further from the end than ⅓ times the joist depth, unless detailed on the drawings. Holes through sills, plates, studs and double plates in interior, bearing and shear walls shall not exceed ⅓ the plate width and shall be bored holes placed in the center of the stud or plate. No notching.
6. All bearing walls not specifically sheathed or containing shear panels shall have a 1"x6 diagonal let-in brace at each end and at 25'0 o.c.



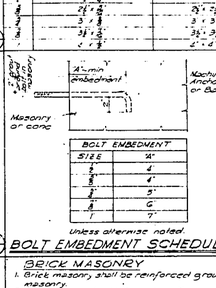
TYPICAL AT CURB INTERIOR NON-BEARING STUD ANCHORAGE S-1



INTERMEDIATE CORNER WALL INTERSECTIONS S-1



METAL-OPTIONAL CROSS BRIDGING S-1

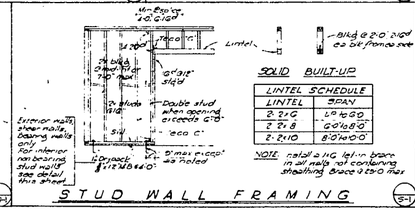


Unless otherwise noted.

BOLT EMBEDMENT SCHEDULE S-1

TYP NOTCHED WOOD DETAIL S-1

TYP. EDGE OF SLAB DET. S-1

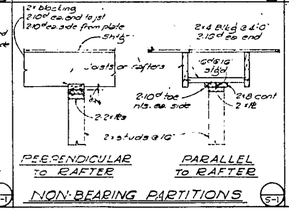


SOLID BUILT-UP

LINTEL SCHEDULE	
LINTEL	SPAN
2-2x6	1'0" to 6'0"
2-2x8	6'0" to 8'0"
2-2x10	8'0" to 10'0"

NOTE: Install 2-16 d at in-span in all walls not containing sheathing. Brace @ 12'0" max

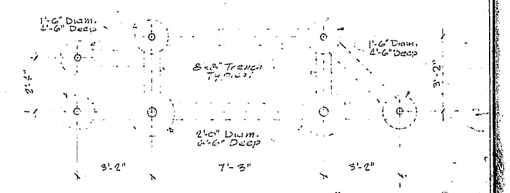
STUD WALL FRAMING S-1



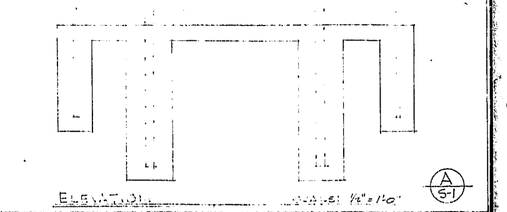
NON-BEARING PARTITIONS S-1

BRICK MASONRY

1. Brick masonry shall be reinforced grouted solid masonry.
2. All brick shall be "A" W grade with minimum strength of 7500 psi and shall conform to ASTM C62.
3. Provide ¼" mm grout between unit and masonry.
4. Mortar mix: 1 part cement, 4 part sand & ½ to 1 part hydrated lime or lime putty.
5. Grout mix: 1 - 3 - 2 parts gravel with sufficient water for pouring consistency without segregation.



FOUNDATION PLAN - HOSE RACK - SCALE: 12"=1'0"



ELEVATION SCALE: ¼"=1'0"

A S-1

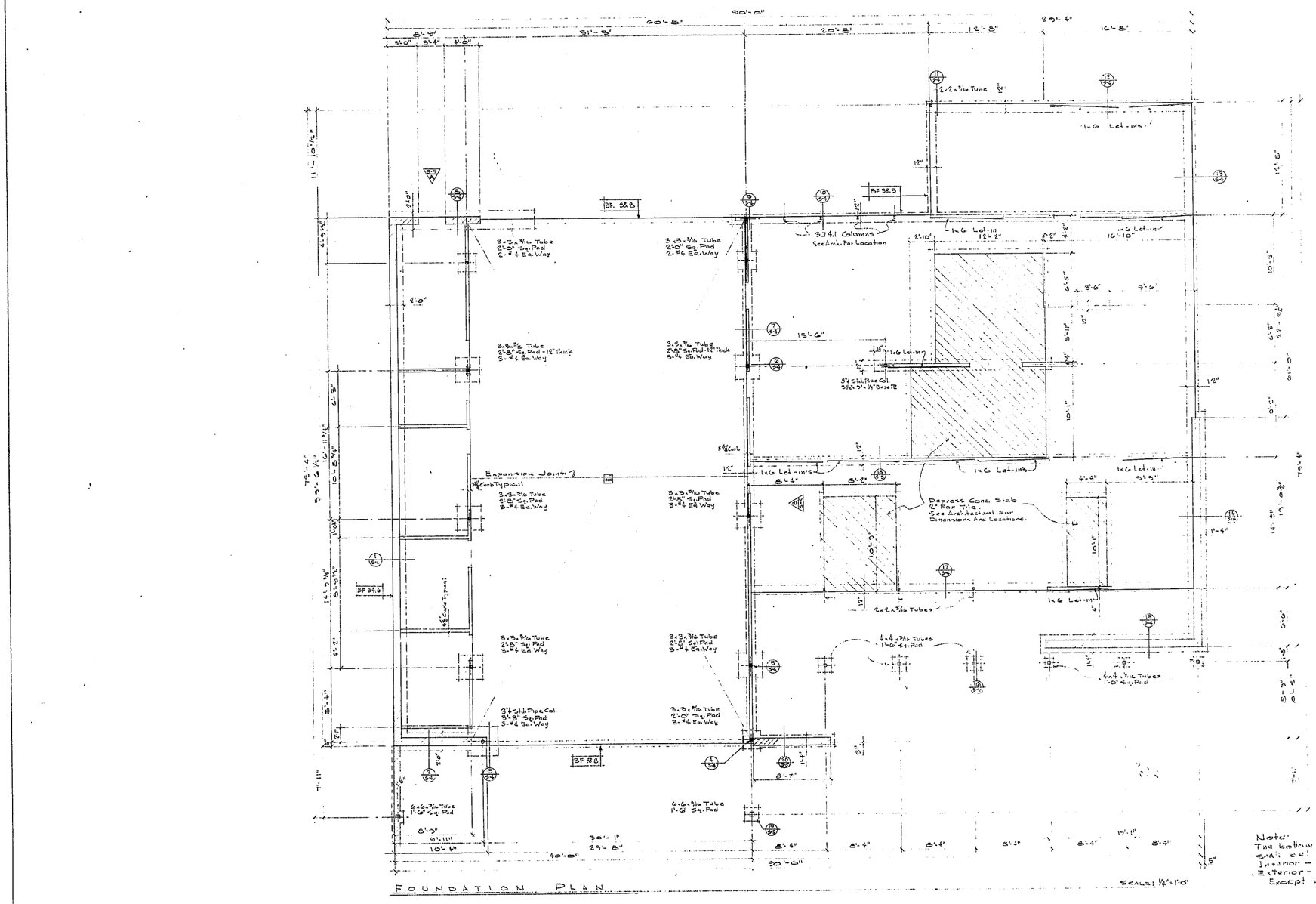
Architects
SCHWAGER, DESATOFF & HENDERSON AIA
1500 ADAMS ST. SUITE 306 P.O. BOX 828 COSTA MESA PH. 546-8781

COSTA MESA FIRE STATION No 2
FOR
THE CITY OF COSTA MESA
800 BAKER STREET COSTA MESA, CALIFORNIA

TITLE OF DRAWING
TYPICAL DETAILS & GENERAL NOTES

S-1
OF
19

SCALE: NONE
THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB
REVISIONS
APPROVED BY
CHECKED BY
DRAWN BY E.M.L.
DATE
JOB NO 6806
DATE 1966-6, 1968



Note:
The bottom of all footings shall be:
Interior - 38.3
Exterior - 34.3
Except as note BF

ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON AIA
1500 ADAMS ST. SUITE 306 P.O. BOX 1828 COSTA MESA PH. 546-8781

COSTA MESA FIRE STATION No2
FOR
THE CITY OF COSTA MESA
800 BAKER STREET COSTA MESA, CALIFORNIA

TITLE OF DRAWING
FOUNDATION PLAN

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

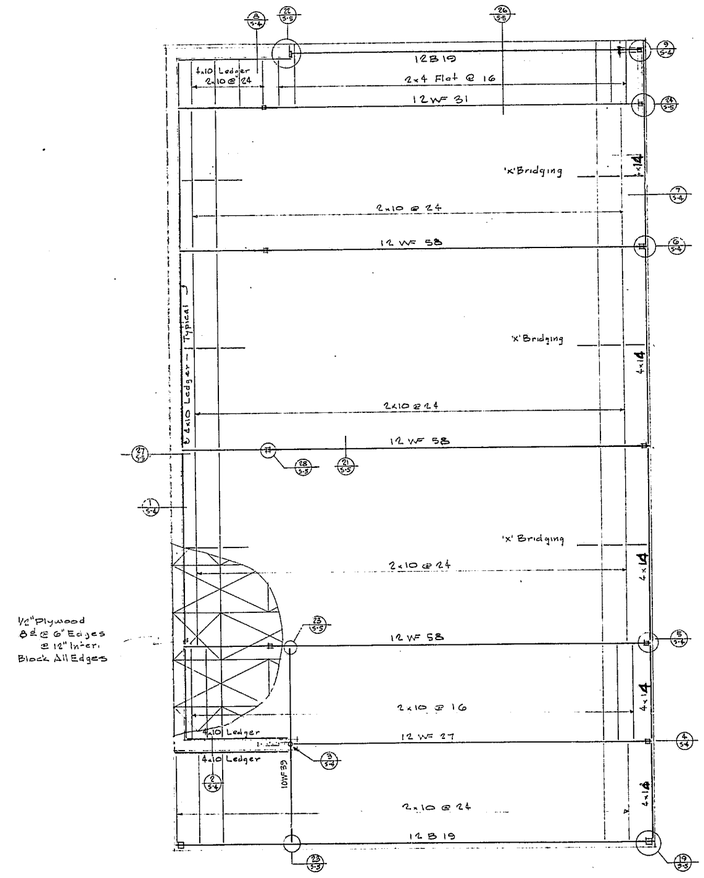
REVISIONS

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.

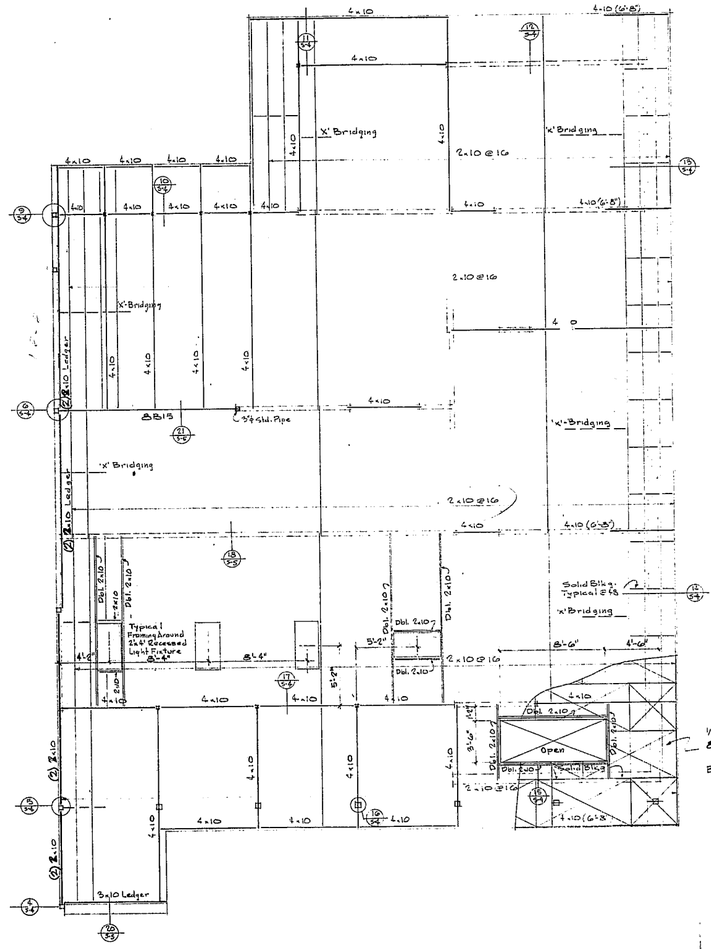
APPROVED BY
CHECKED BY
DRAWN BY RML

S-2
OF
19

JOB NO. G804
DATE DEC 6 1976



HIGH ROOF FRAMING PLAN



LOW ROOF FRAMING PLAN SCALE: 1/4"=1'-0"

ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON AIA
1500 ADAMS ST. SUITE 304 P.O.BOX 1828 COSTA MESA PH. 546-3581

JOHN A. MARTIN & ASSOCIATES
STRUCTURAL ENGINEERS
LOS ANGELES, CALIFORNIA
COSTA MESA, CALIFORNIA

COSTA MESA FIRE STATION NO. 2
FOR
THE CITY OF COSTA MESA
800 BAKER STREET COSTA MESA, CALIFORNIA

TITLE OF DRAWING
ROOF FRAMING PLANS

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

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.

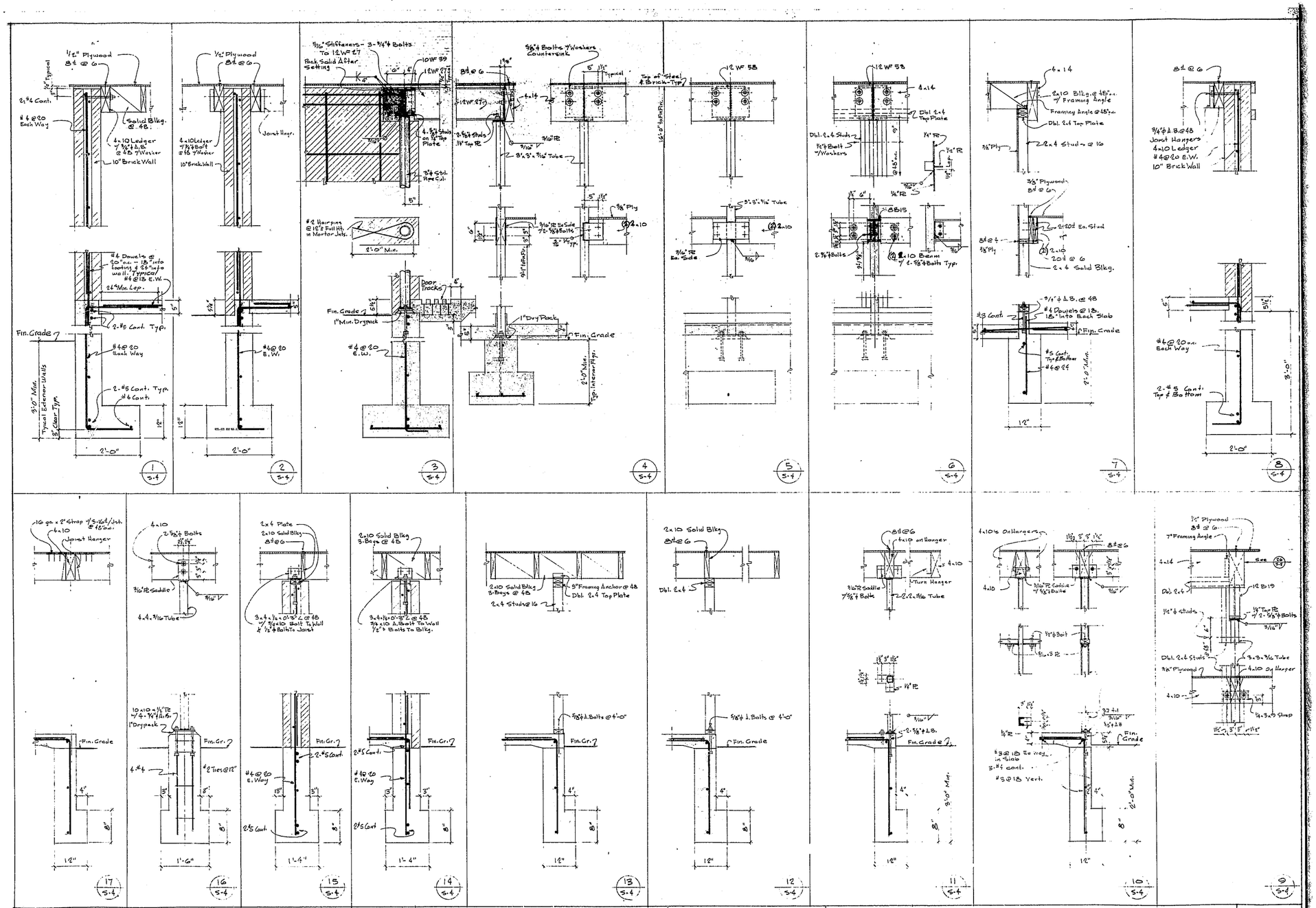
REVISIONS

APPROVED BY
CHECKED BY C-6255
DRAWN BY CAL

JOB NO. 6504

DATE DEC. 6, 1965

S-3
OF
19



ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON AIA
1500 ADAMS ST. SUITE 204 P.O. BOX 1828 COSTA MESA PH 545-8781
JOHN A. MARTIN & ASSOCIATES
STRUCTURAL ENGINEERS
LOS ANGELES, CALIFORNIA
CONSULTING STRUCTURAL ENGINEER

COSTA MESA FIRE STATION Nº 2

FOR

THE CITY OF COSTA MESA

800 BAKER STREET COSTA MESA, CALIFORNIA

TITLE OF DRAWING: STRUCTURAL SECTIONS

SCALE: 1" = 1'-0"

REVISIONS

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.

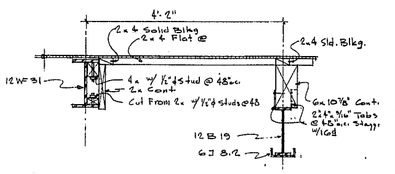
APPROVED BY: Leland K. Swanson C-14285

CHECKED BY: [illegible] DRAWN BY: RHL

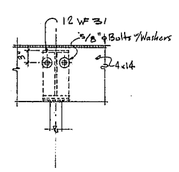
JOB NO. 6904

DATE DESIGNED

S-4 OF 19



26
S-5



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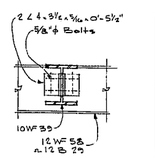

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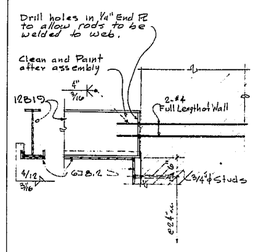

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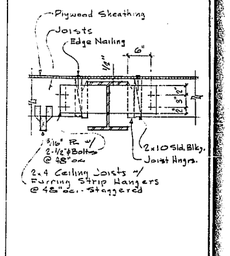

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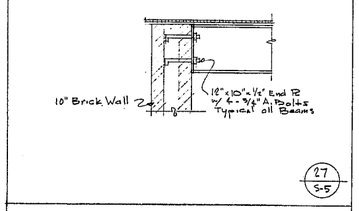

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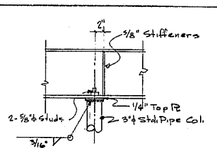

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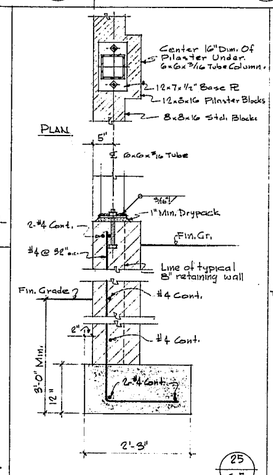

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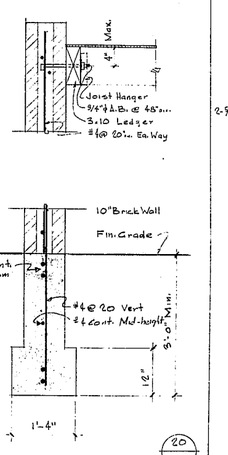

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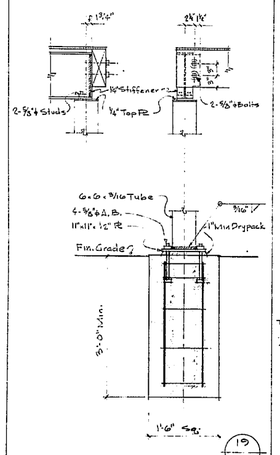

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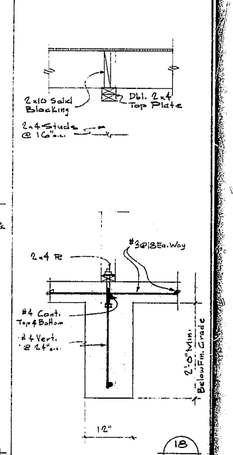

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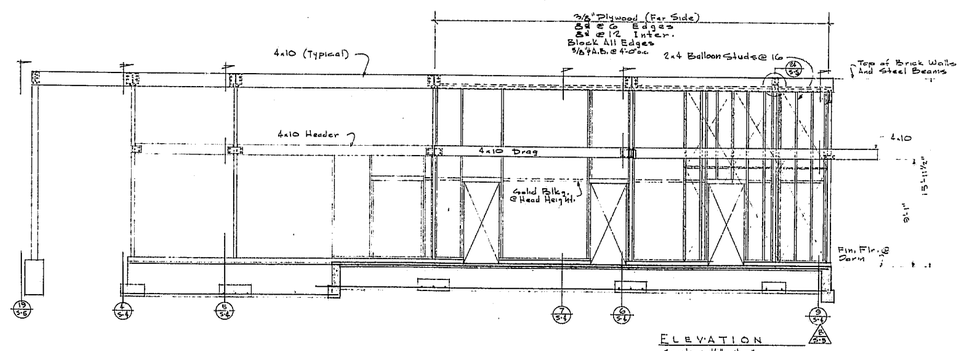
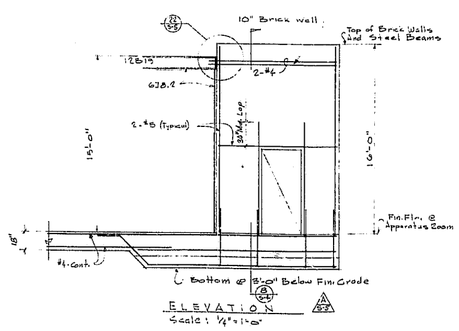


ELEVATION
Scale: ¼" = 1'-0"



ELEVATION
Scale: ¼" = 1'-0"

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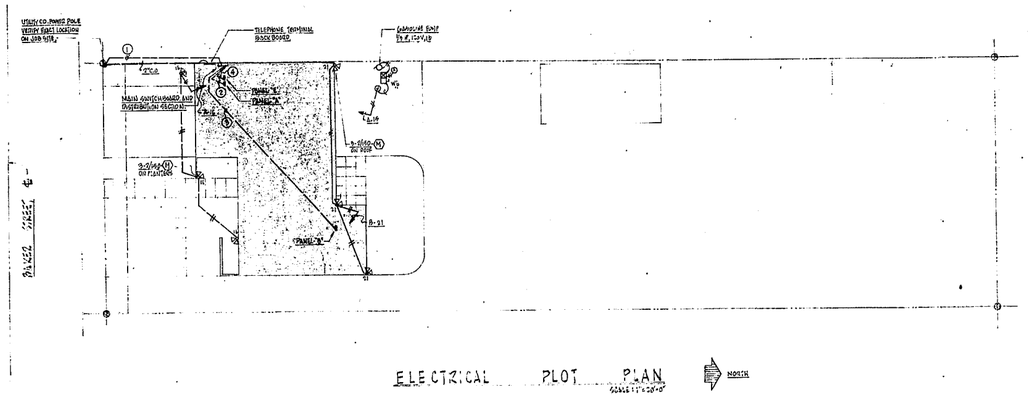
1500 Adams St. Suite 306 P.O. Box 1818 Costa Mesa Ph. 546-8781
JOHN A. MARTIN & ASSOCIATES
CIVIL ... STRUCTURAL ENGINEERS
LOS ANGELES 13 SAN FRANCISCO 3
COLUMBIA BUILDING CALIFORNIA

COSTA MESA FIRE STATION No. 2
FOR
THE CITY OF COSTA MESA
800 BAKER ST. COSTA MESA, CALIFORNIA

TITLE OF DRAWING
STRUCTURAL DETAILS & ELEVATIONS

SCALE: 1"=1'-0" UNLESS OTHERWISE NOTED
THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.
REVISIONS
Approved By: Milton L. Hamilton 1-12-65
CHECKED BY
DRAWN BY RPL
JOB NO. 6504
DATE DEC. 6 1965

S-5
OF
19


UTILITY CO. POWER POLE VERIFY EXACT LOCATION ON JOB SITE.
TELEPHONE TERMINAL BACKBOARD
CONDUIT STUB UP 6" ABOVE GRADE
MAIN SWITCHBOARD AND DISTRIBUTION SECTION
3-#6 THWN IN 1" C.
3-#6 THWN IN 1" C.
3-#6 THWN IN 1" C.
3-#6 THWN IN 1" C.
3-#12 THWN IN 3/4" C.
3-#12 THWN IN 3/4" C.
3-#12 THWN IN 3/4

120/240V, 1Ø, 3W, 60H					PANEL "A"	(4102606 R0001)	
CIR. NO.	BREAKER AMP	POLE	LIGHTS OUTLETS	RECEPTS & OTHER OUTLETS	DESCRIPTION	LOAD 01	LOAD 02
1	50	1	8		DORMITORY	1960	
2			4		APPARATUS ROOM	1200	
3			4				1800
4			4				1200
5		1	4		LAUNDRY ROOM	1200	
6			4		MENS GENERAL LAVATORY, WORKSHOP	1200	
7			4		CANOPY LIGHTS & TIME CLOCK		1060
8	1	1	4		STAIRWAY, STORAGE		1000
9	20	1		6	LAUNDRY EQUIP, STORAGE, JANITOR, STAIRWAY	1200	
10	30	2		1	COMPRESSOR 5HP, 240V, 1Ø	2000	
11	50	2		1	WORKSHOP		1920
12	—	—	—	—	AIR CHECK #5		2400
13	20	1		4	APPARATUS ROOM, EQUIP., STORAGE	1600	
14	1	1		1	BLOWER, 3/4 HP, 120V, 1Ø	1800	
15	1	1		1	GASOLINE PUMP, 1/3HP, 120V, 1Ø		1920
16	1	1	8		EMERGENCY FLOOD LIGHTS ON TIME CLOCK		1600
17	20	1		9	BATTERY CHARGER	1200	
18	20	1			BLOWER, 1/3 HP, 120V, 1Ø	1800	
19	20	1		1	JANITOR		1800
20	20	1			SPARE		1800
TOTAL WATTS PER PHASE						14400	14500
TOTAL WATTS						28900	
MAXIMUM LINE AMPS					14400W ÷ 120V = 121 AMPS		

125 AMP BUS PLUG CAP

* PROVIDE ONE 6" MECHANICALLY HELD RELAY IN PANEL SPACE UNDER CORRIDOR DOOR. CONNECT AS REQUIRED TO BE LOCATED BY ALARM SYSTEM

** PROVIDE ONE DPST TIME CLOCK WITH SECONDHAND DIAL IN PANEL SPACE UNDER CORRIDOR DOOR.

120/240V, 1Ø, 3W, 60H					PANEL "B"	(HALL)	
CIR. NO.	BREAKER AMP	POLE	LIGHTS OUTLETS	RECEPTS & OTHER OUTLETS	DESCRIPTION	LOAD 01	LOAD 02
1	50	1	8		KITCHEN DINING, TEEN, STORAGE, MEN. ROOM	1800	
2			4		RECREATION, STORAGE, GROUP	1400	
3			4	1	LIBRARY, TOILET, SHOWER, BATH		1720
4			5		CANOPY		1980
* 5			7		CANOPY LIGHTS ON TIME CLOCK	1400	
6			5	2	HALL, FOYER, LAUNDRY, LOCKER RM.	1200	
7				1	HOOD FAN & LTS		1080
8				3	KITCHEN, REFRIGERATOR-1		1920
9				2	KITCHEN, COUNTER OUTLETS	1920	
10				2	KITCHEN, REFRIGERATOR-2	1720	
11				1	KITCHEN		1720
12			6		ENTRY, CAPTAIN, MEN'S TOIL, HALL		1200
13			4		KITCHEN, RECREATION	1200	
14	1	1	5		CAPTAIN, LIBRARY	1200	
15	20	1		6	OVEN, APPARATUS RM., WATER, HALL		1720
16	20	1		1	RANGE 14 KW, 240V, 1Ø		1200
17	20	1		6	ROOM, APPARATUS RM, WATCH, ENTRY	1200	
18	—	—	—	—	400 CHECK #6	1200	
19	30	1			BLOWER, 3/4 HP, 120V, 1Ø		1800
20	30	1			CONDENSER 3/4 HP, 120V, 1Ø		1800
* 21	20	1			EXTERIOR LIGHTS ON TIME CLOCK	1800	
22					SPARE	1200	
23							1600
24							1200
25						—	
26						—	
27							—
28	50	1			SPARE		—
TOTAL WATTS PER PHASE						21600	21600
TOTAL WATTS						43200	
MAXIMUM LINE AMPS					21600 W ÷ 120 = 180 AMPS		

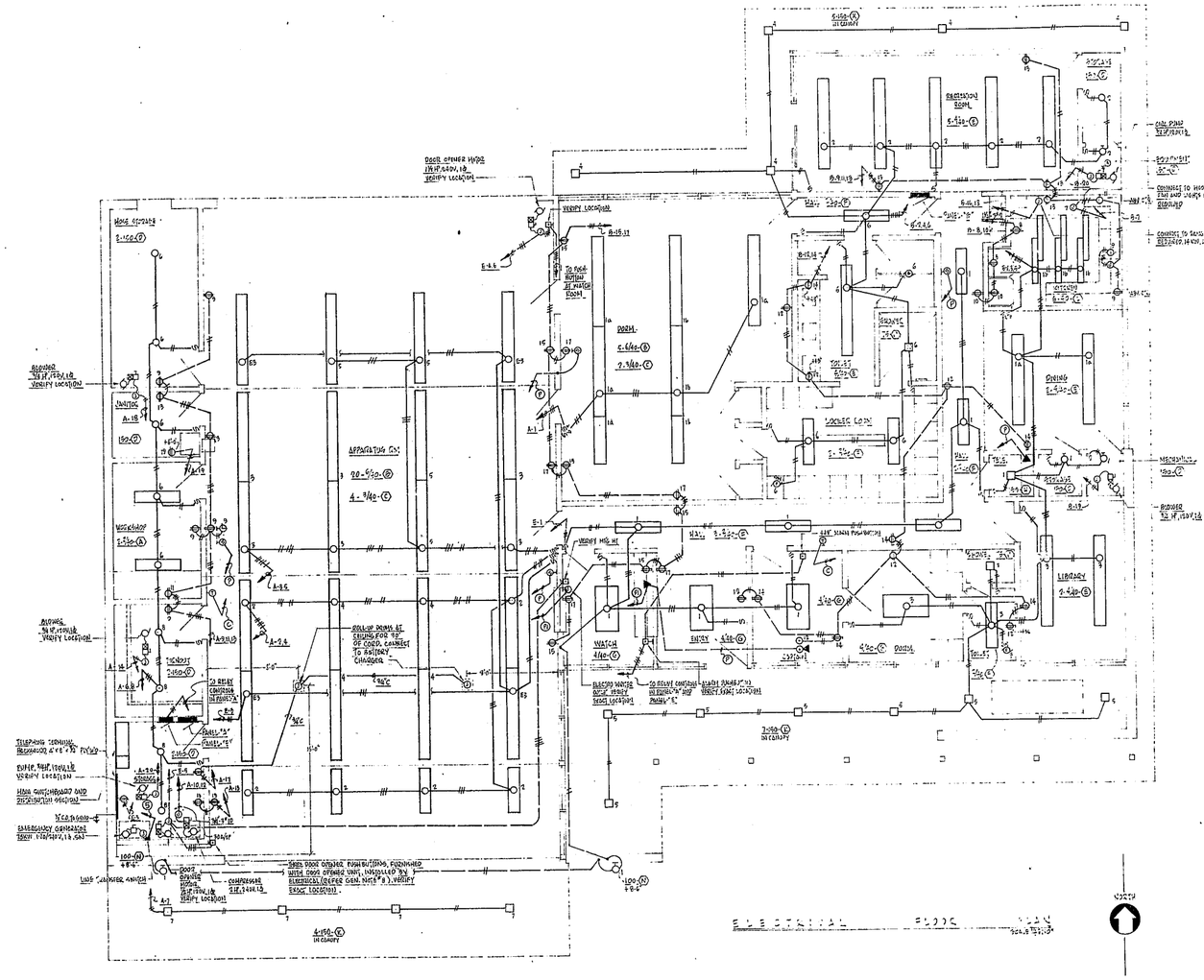
225 AMP BUS PLUG CAP

* PROVIDE TWO 7DAY TIME CLOCK WITH SECONDHAND DIAL IN PANEL SPACE UNDER CORRIDOR DOOR.

120/240V, 1Ø, 3W, 60H					PANEL "E"	(STORAGE ROOM)	
CIR. NO.	BREAKER AMP	POLE	LIGHTS OUTLETS	RECEPTS & OTHER OUTLETS	DESCRIPTION	LOAD 01	LOAD 02
* 1	20	1	8		HALL, WATCH, ENTRY, CAPTAIN	1920	
2	20	1		1	TELEPHONE SERVICE BACKBOARD	600	
* 3	20	1	4		APPARATUS ROOM		1200
4	20	1		1	DOOR OPENER MOTOR 1/3 H.P. 120V. 1Ø		1200
5	20	1		1	DOOR OPENER MOTOR, 1/3 H.P. 120V. 1Ø	1200	
6	—	—	—	—	400 CHECK #4	1200	
TOTAL WATTS PER PHASE						4920	2400
TOTAL WATTS						7320	
MAXIMUM LINE AMPS					4920 W ÷ 120V = 358 AMPS.		

50 AMP BUS PLUG CAP.

* PROVIDE ONE 3P MECHANICALLY HELD RELAY IN PANEL SPACE UNDER CORRIDOR DOOR CONNECT AS REQUIRED TO BE ACTUATED BY ALARM SYSTEMS.



BATTERY CHARGER NOTES

1. ELECTRICAL CONTRACTOR SHALL FURNISH & INSTALL ONE LESSER WALL TYPE BATTERY CHARGER MOUNTED ON ADJUSTING BRACKETS SECURELY ATTACHED TO WALL SO BOTTOM OF CHARGER WILL BE 6'-0" ABOVE FLOOR. CHARGER SHALL BE LESSER WALL TYPE 910 COMPLETE WITH CONNECTIONS FOR 120 VOLT A.C. SUPPLY.
2. FURNISH & INSTALL EXPLOSION PROOF 1519 RECEPTACLE COMPLETE WITH CLIPS OR CONNECTIONS FOR ATTACHMENT TO BATTERY.

ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON AIA
1900 ADAMS ST SUITE 304 P.O. BOX 1828 COSTA M
SEE ASSOCIATES
ELECTRICAL ENGINEERS
1234 LONG BEACH BLVD LONG BEACH CALIF 90806
William R. Lake 3264

COSTA MESA FIRE STATION Nº2
FOR
THE CITY OF COSTA MESA
550 BAKER ST. COSTA MESA, CALIF

TITLE OF DRAWING
ELECTRICAL FLOOR PLAN, PANEL SCHEDULES

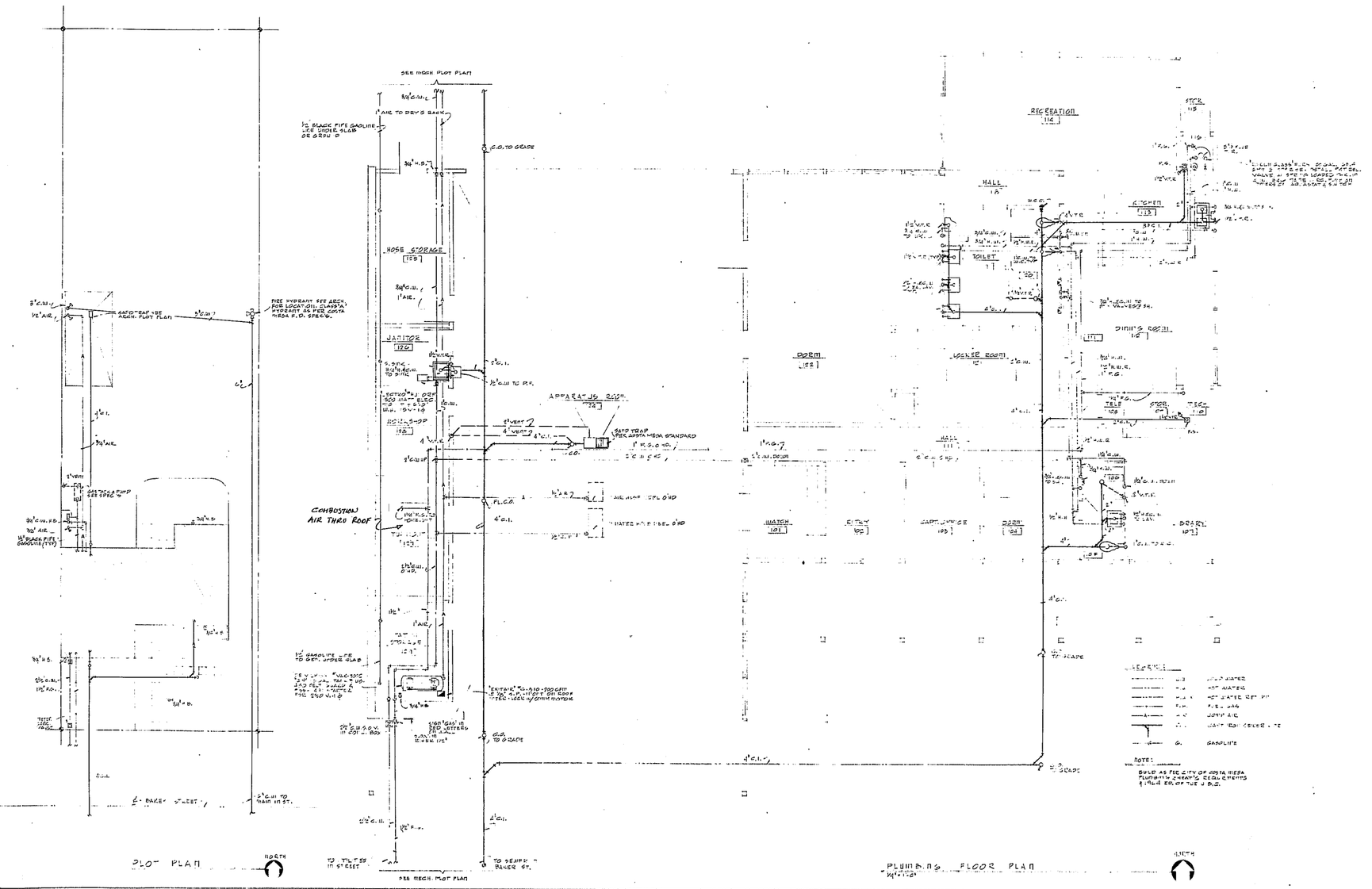
SCALE: AS INDICATED
THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB!

REVISIONS

APPROVED BY
CHECKED BY
DRAWN BY

E2
SHEET 12 OF 19

JOB NO. 6901
DATE DEC 6 1965



ARCHITECTS

SCHWAGER, DESATOFF & HENDERSON AIA

1500 ADAMS ST. S-73 306 RDI: PHN 1504 COSTA MESA PH. 646-9761

E. E. THOMPSON M.E. 10328 PH 925-5502

COSTA MESA FIRE STATION NO2

FOR

THE CITY OF COSTA MESA

800 BAKER ST. COSTA MESA, CALIF

TITLE OF DRAWING

PLUMBING PLAN

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

REVISIONS

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.

APPROVED BY

CHECKED BY

DRAWN BY K.P.

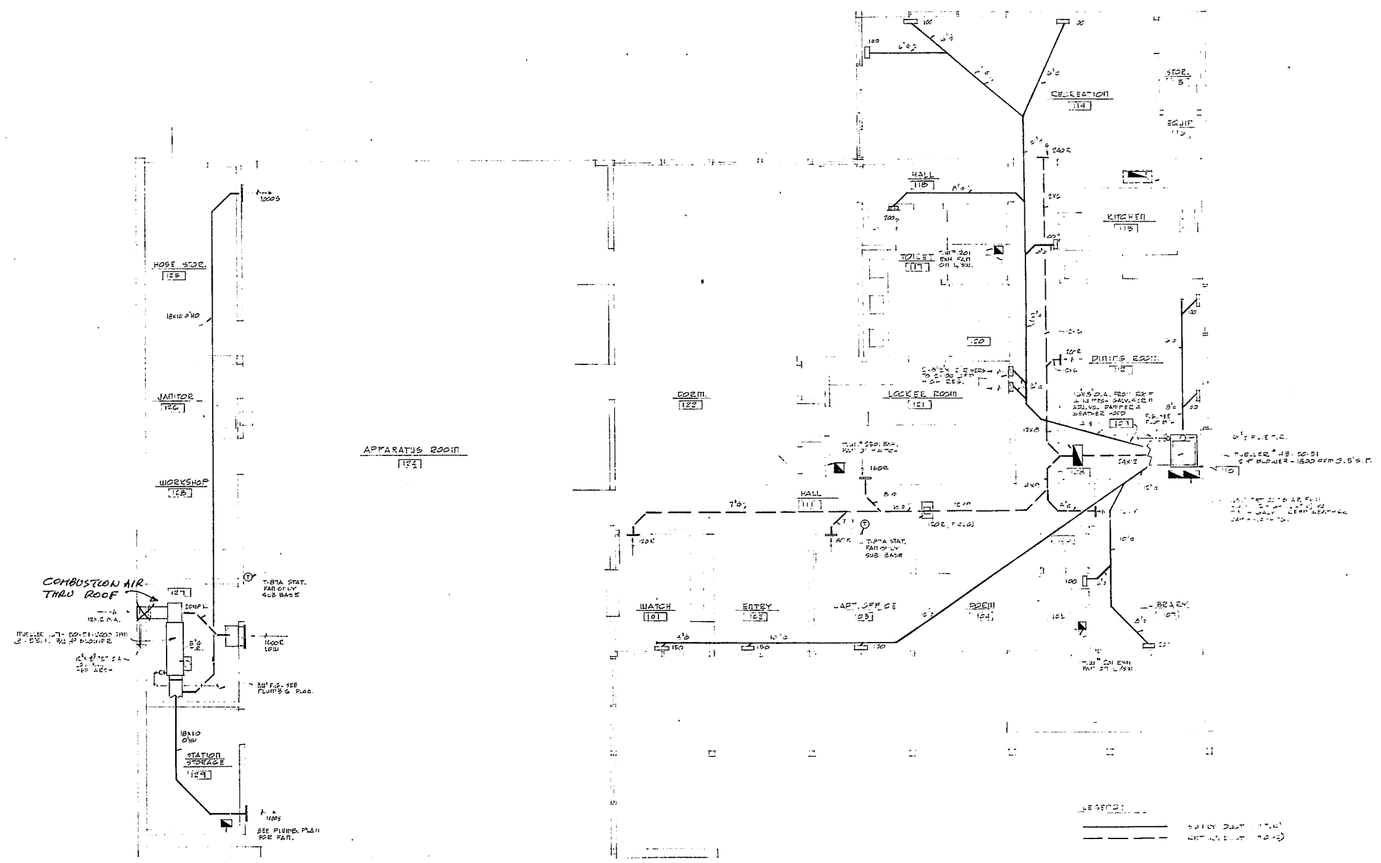
JOB NO. 1804

DATE: DEC. 6, 1965

M-1

OF

19



ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON
1000 ADAMS ST. SUITE 304 P.O. BOX 1168 COSTA MESA PH. 540-8781
G. L. THOMPSON M.S. 10389 PH. 558-5502

COSTA MESA FIRE STATION №2
FOR
THE CITY OF COSTA MESA

TITLE OF DRAWING
HEATING PLAN
SCALE 3/32"=1'-0"
THE CONTRACTOR SHALL VERIFY ALL PLANS DIMENSIONS AND NOTIFY THE ARCH. OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
REVISIONS
APPROVED BY
CHECKED BY T.T.
DRAWN BY A.D.
JOB NO. 6904
DATE DEC. 1965

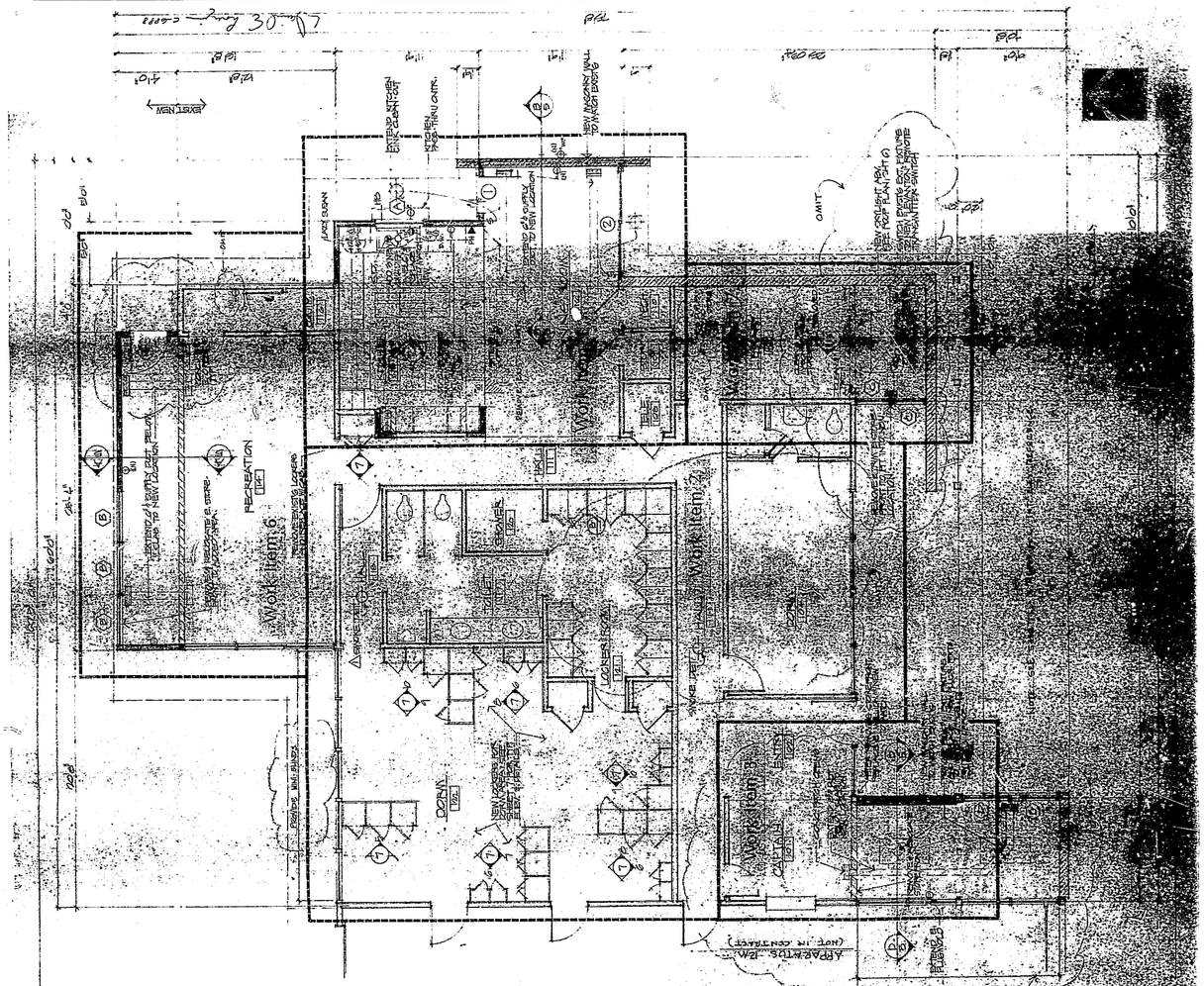
M-2
OF
19

Lorenzini architects
3420 Irvine ave newport beach ca 92660

BAKER STREET FIRE STATION
REMODEL
CITY OF COSTA MESA

FLOOR PLAN

project 417.01
date: 2-11-85
revisions: 3-21-85
sheet 2 of 7 sheets


Work Item 6
RECREATION
Work Item 7
Work Item
DORM
LOCKERS
STUDIES
EXISTING TANK TO BE REMOVED
EXISTING TANK TO BE REMOVED
NEW ASPHALT PAVING
NEW CONCRETE PAVING
NEW CONCRETE CURB
NEW CONCRETE WALK
NEW CONCRETE PLANTER
NEW CONCRETE PLANTER
NEW CONCRETE PLANTER

ACOUST	ACOUSTICAL	TELE	TELEPHONE
ADJ	ADJACENT	TEX	TEXTURED
AFF	ABOVE FINISH FLOOR	THK	THICKNESS
ALUM	ALUMINUM	TYP	TYPICAL
APP	APPROVED	UNO	UNLESS NOTED OTHERWISE
BD	BOARD	VERT	VERTICAL
BLDG	BUILDING	VAT	VINYL ASBESTOS TILE
CAB	CABINET	V	VOLTS
CLG	CEILING	VIF	VERIFY IN FIELD
CLR	CLEAR	W/	WIDTH
COL	COLUMN	W	WIDTH
CONC	CONCRETE	WD	WOOD
CONTR	CONTRACTOR		
DET	DETAIL		
DIA	DIAMETER		
DR	DOOR		
DRWG	DRAWING		
ELECT	ELECTRICAL		
ELEV	ELEVATION		
EQ	EQUAL		
E	EXISTING		
FIN	FINISH		
FL	FLOOR		
GL	GALVANIZED		
GA	GAUGE		
GYP BD	GYPSUM BOARD		
HT	HEIGHT		
HC	HOLLOW CORE		
HM	HOLLOW METAL		
HVAC	HEATING, VENTILATING & AIR CONDITIONING		
LAM	LAMINATE		
MFR	MANUFACTURER		
MTD	MOUNTED		
MUL	MULLION		
N	NEW		
NIC	NOT IN CONTRACT		
NTS	NOT TO SCALE		
OC	ON CENTER		
PTD	PAINTED		
REQ'D	REQUIRED		
REV	REVISED		
RO	ROUGH OPENING		
SECT	SECTION		
SS	STAINLESS STEEL		
SIM	SIMILAR		

ABBREVIATIONS

- 100.11 NEW OR PROPOSED POINT ELEVATION
- +100.1 EXISTG POINT ELEV.
- 100' EXISTG CONTOURS
- 100' NEW CONTOURS
- LEVEL LINE
- A REVISION
- A WINDOW TYPE
- A COLUMN REFERENCE GRIDS
- A BUILDING SECTION
- A/A1 WALL SECTION ELEVATION
- A/A2 DETAIL
- 102 ROOM/SPACE NUMBER
- 101 EQUIPMENT NUMBER
- PROJECT NORTH
- A A1 DOOR NUMBER, TYPE & FRAME, & HARDWARE GROUP
- CENTER LINES, PROJECTED LINES, ELEVATION FLOOR LINES
- PROPERTY LINES, BOUNDARY LINES
- HIDDEN LINE; INVISIBLE LINE
- DRAWING BREAK-OFF LINE
- UP / DN STAIR DIRECTION
- SECTION NUMBER
- DRAWING SHEET FOR SECTION
- INTERIOR ELEVATION NUMBER
- DRAWING SHEET FOR ELEVATION
- DETAIL REFERENCES
- DETAIL NUMBER
- DRAWING SHEET FOR DETAIL
- NEW WALLS
- EXISTING WALLS
- EXISTING TO BE REMOVED
- NEW MASONRY
- EXISTING MASONRY

SYMBOLS

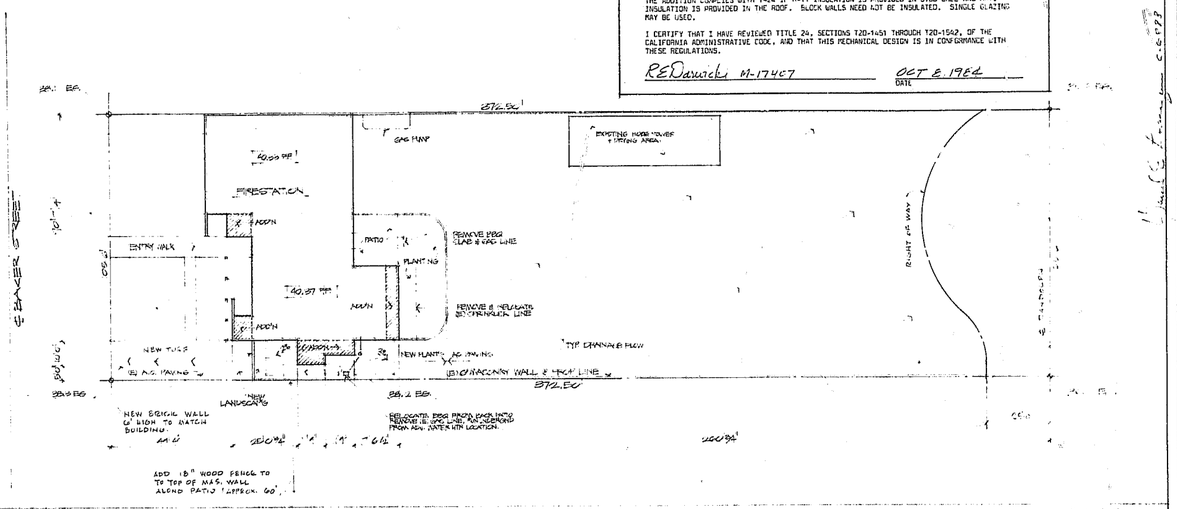
TITLE 24 COMPLIANCE STATEMENT

THE PROPOSED ADDITIONS TO THIS STRUCTURE WILL NOT REQUIRE ADDITIONAL HEATING OR COOLING EQUIPMENT.

THE ADDITION COMPLIES WITH T-24 IF R-11 INSULATION IS PROVIDED IN STUD WALL AND R-19 INSULATION IS PROVIDED IN THE ROOF. BLOCK WALLS NEED NOT BE INSULATED. SINGLE GLAZING MAY BE USED.

I CERTIFY THAT I HAVE REVIEWED TITLE 24, SECTIONS T20-1451 THROUGH T20-1542, OF THE CALIFORNIA ADMINISTRATIVE CODE, AND THAT THIS MECHANICAL DESIGN IS IN CONFORMANCE WITH THESE REGULATIONS.

RE Darnell M-17467 — DATE OCT 6 1982



SITE PLAN

SQUARE FOOTAGES:

EXISTING		4920.0
NEW: DINING	88.0	
RECREATION	46.06	
LIBRARY	56.0	
OFFICE	72.25	
TOTAL NEW		571.91
TOTAL		5491.91
% INCREASE		11.6%

CALCULATIONS

LEGAL

- EAST 1/2 OF THE WEST 21.2' OF THE SOUTH 44.28' MEASURED FROM THE E. OF BAKER STREET, OF A PORTION OF LOT 6 BLOCK E BERRY TRACT BOOK 80, PAGE 74 M.R. L.A. CO., CALIFORNIA 5/8/88
- BUILDING CODE: 1979 EDITION
- OCC. GROUP: B-2
- CONSTRUCTION TYPE: V-HR

VICINITY MAP

INDEX

SHEET	DESCRIPTION
1	TITLE-SITE PLAN
2	DEMOLITION PLAN
3	FLOOR PLAN
4	FRAMING PLAN
5	ELEVATIONS
6	ROOF PLAN & DETAILS
7	INTERIOR ELEVATIONS
L1	IRRIGATION PLAN
L2	PLANTING PLAN
L3	LANDSCAPE DETAILS & NOTES

THIS SHEET WAS SIGNED IN WET INK AT THE OFFICE OF ALL SHEETS.
David P. Lorenzini C-6888

DIRECTORY

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LORENZINI ARCHITECTS
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(714) 852-8603

STRUCTURAL ENGINEER:
FORBES ENGINEERING
6911 CAPRI CIRCLE
HUNTINGTON BEACH, CA 92647
(714) 841-6636

BAKER STREET FIRE STATION
REMODEL

Lorenzini architects
21420 N.E. AVE. #161 NEWPORT BEACH, CA 92660

BAKER STREET FIRE STATION
REMODEL
CITY OF COSTA MESA

TITLE-SITE PLAN

project no. 101
date: 2-14-83
revisions:
sheet 1 of 7 sheets

Lorenzini architects
3428 Bahe Ave, Newport Beach, CA 92660

BAKER STREET FIRE STATION
REMODEL
CITY OF COSTA MESA

FOUNDATION PLAN

project: 421.01
date: 5-11-25
revisions:

sheet A2
of 7 sheets

NEW FOUNDATION

NEW SLAB

NEW RETAINING WALL

EXISTING FOUNDATION

NEW FOUNDATION

NEW SLAB

NEW RETAINING WALL

NEW SLAB

NEW RETAINING WALL

NEW FOUNDATION

WINDOW SCHEDULE

SYM	SIZE	QTY	REMARKS
(A)	40"x96"	1	ALUM.
(B)	40"x10"		ALUM.
(C)	24"x10"		ALUM.
(D)	24"x10"		ALUM.

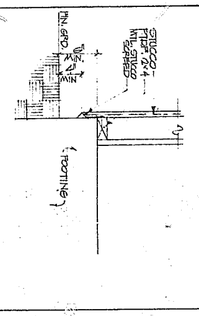
DOOR SCHEDULE

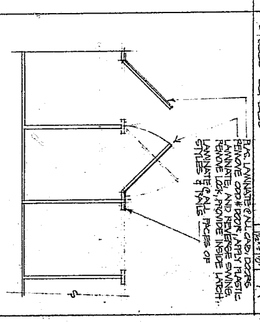
SYM	SIZE	THK	TYPE	REMARKS
(A)	40"x96"	1¾"	ALUM.	W/PANIC BAR
(B)	40"x10"		ALUM.	
(C)	24"x10"		ALUM.	
(D)	24"x10"		ALUM.	

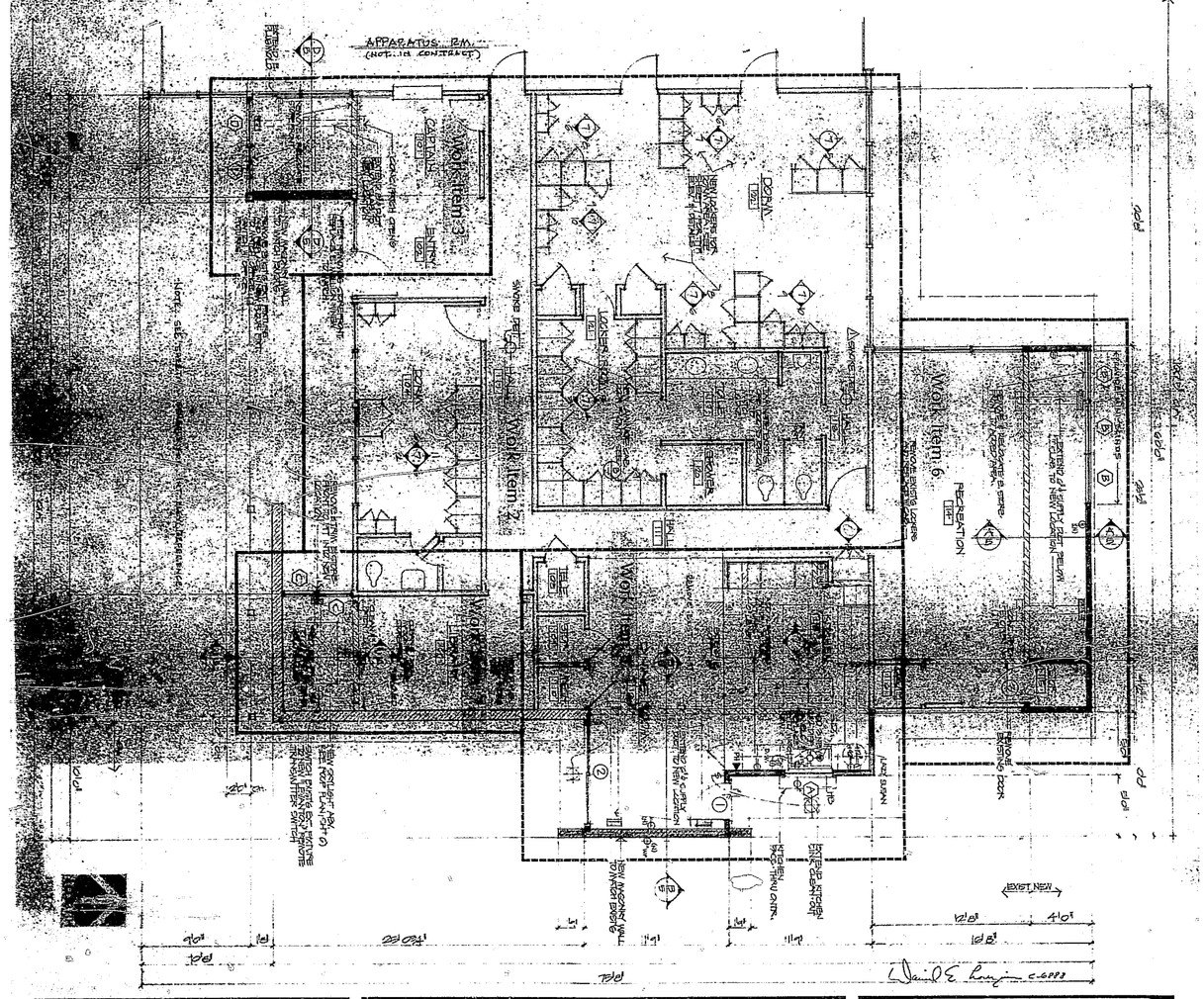
LOCKER REHAB

SYM	SIZE	THK	MATERIAL	TYPE	REMARKS
(1)	36"x10"	3/4"	PARTICLE BD.	PLASTIC LAMINATE	REMOVE DOOR & DOOR, PATCH, PAINT & INSTALL NEW DOOR & DOOR, PATCH, PAINT & INSTALL NEW
(2)	36"x10"	3/4"	TEAK VENEER	N. GOLD	
(3)	36"x10"	1¾"	FIREWOOD FLUSH	H.C. WARRANT	

STUCCO SCREED







sheet 3 of 14 sheets project: 297.01 date: 2-11-85 revisions:	FLOOR PLAN	BAKER STREET FIRE STATION REMODEL CITY OF COSTA MESA

Lorenzini architects
3420 Irvine Ave. Newport Beach, Ca. 92660

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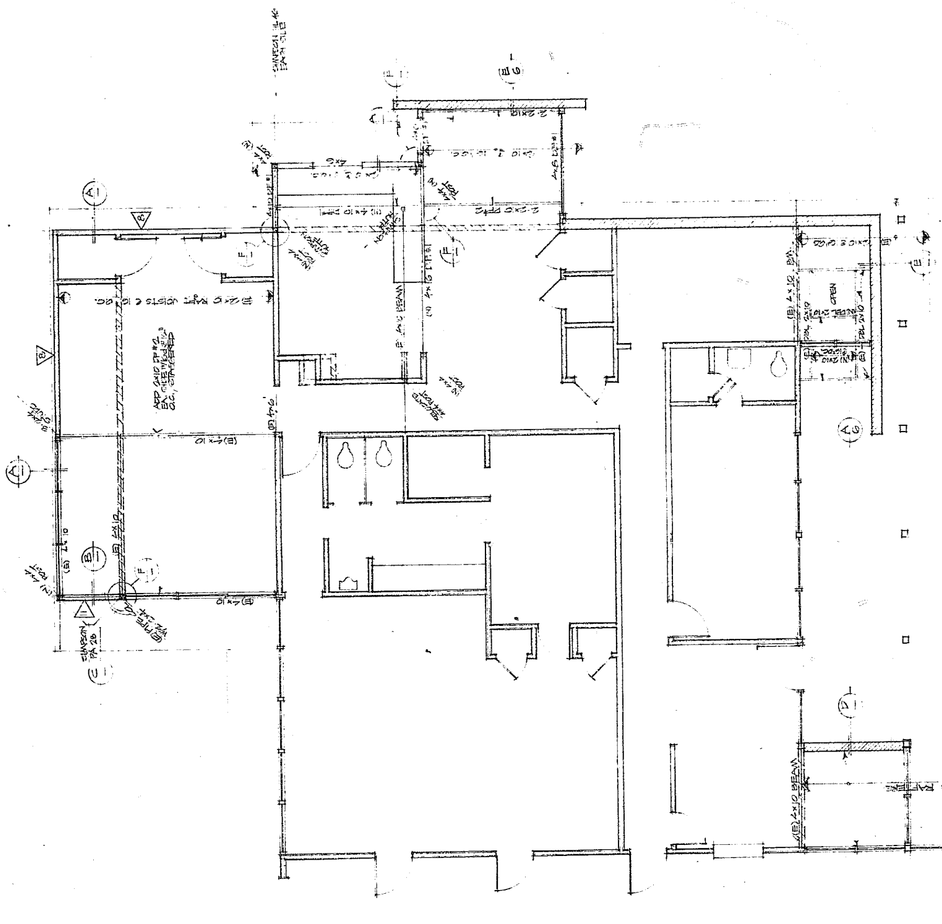
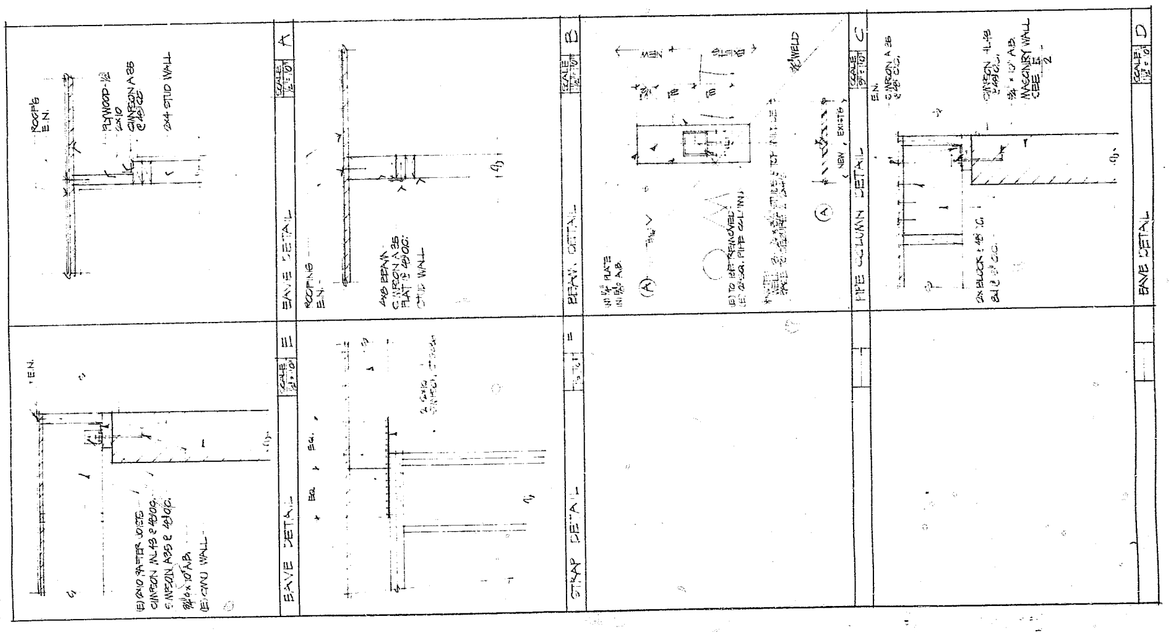
CITY OF COSTA MESA

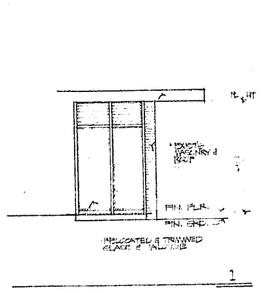
BAKER STREET FIRE STATION
REMODEL

TITLE SHEET

PROJECT DATE	SHEET
2-11-05	1 of 7 sheets
REVISIONS	







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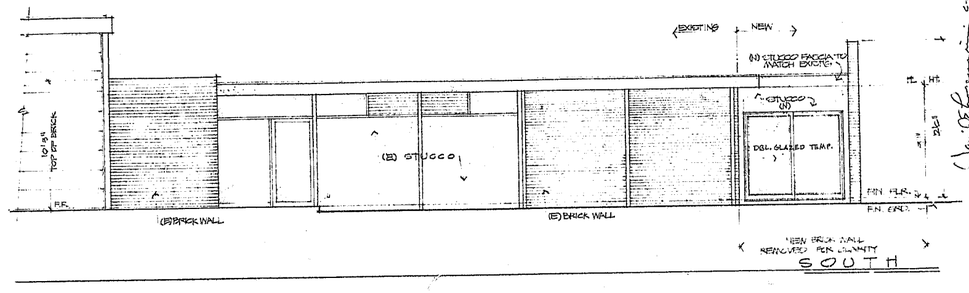

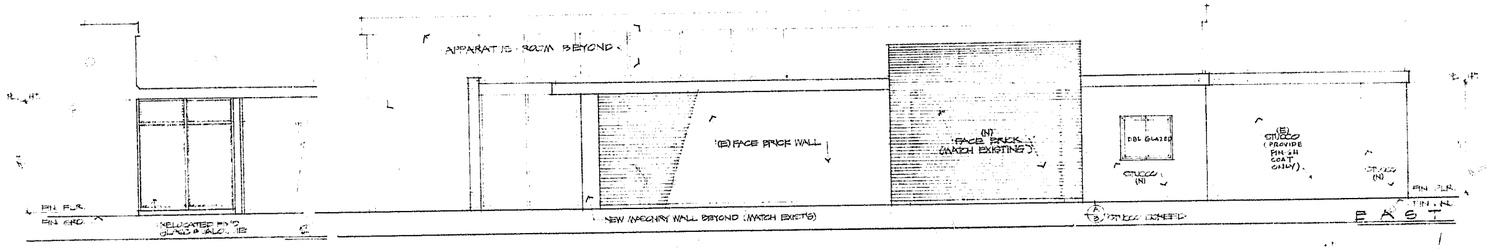

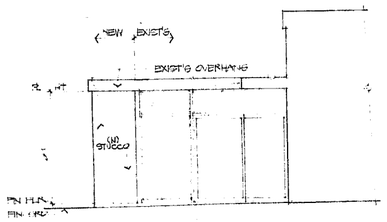

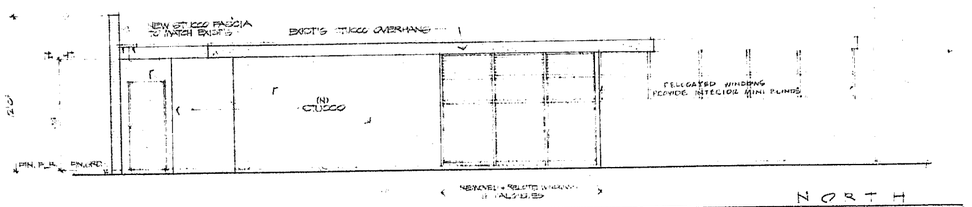

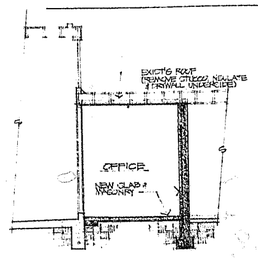

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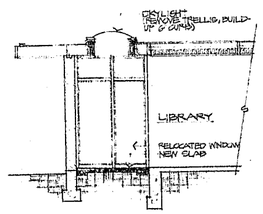

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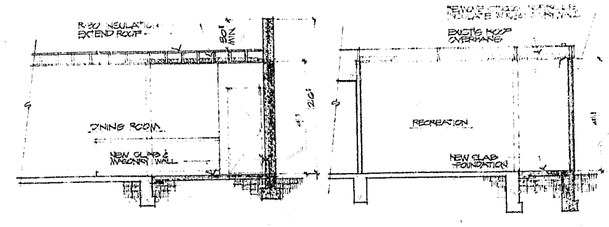

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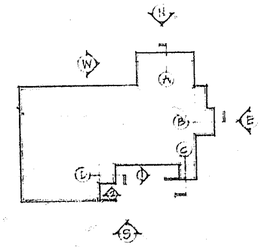

ELEVATION KEY

1

Lorenzini architects

BAKER STREET FIRE STATION
REMODEL
CITY OF COSTA MESA

PROJECT: 04-01
ELEVATIONS, SECTIONS
date: 12-11-05
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CITY OF COSTA MESA

BAKER STREET FIRE STATION
REMODEL

ROOF PLAN

Project 247.01
Date 2-11-85
Revisions:

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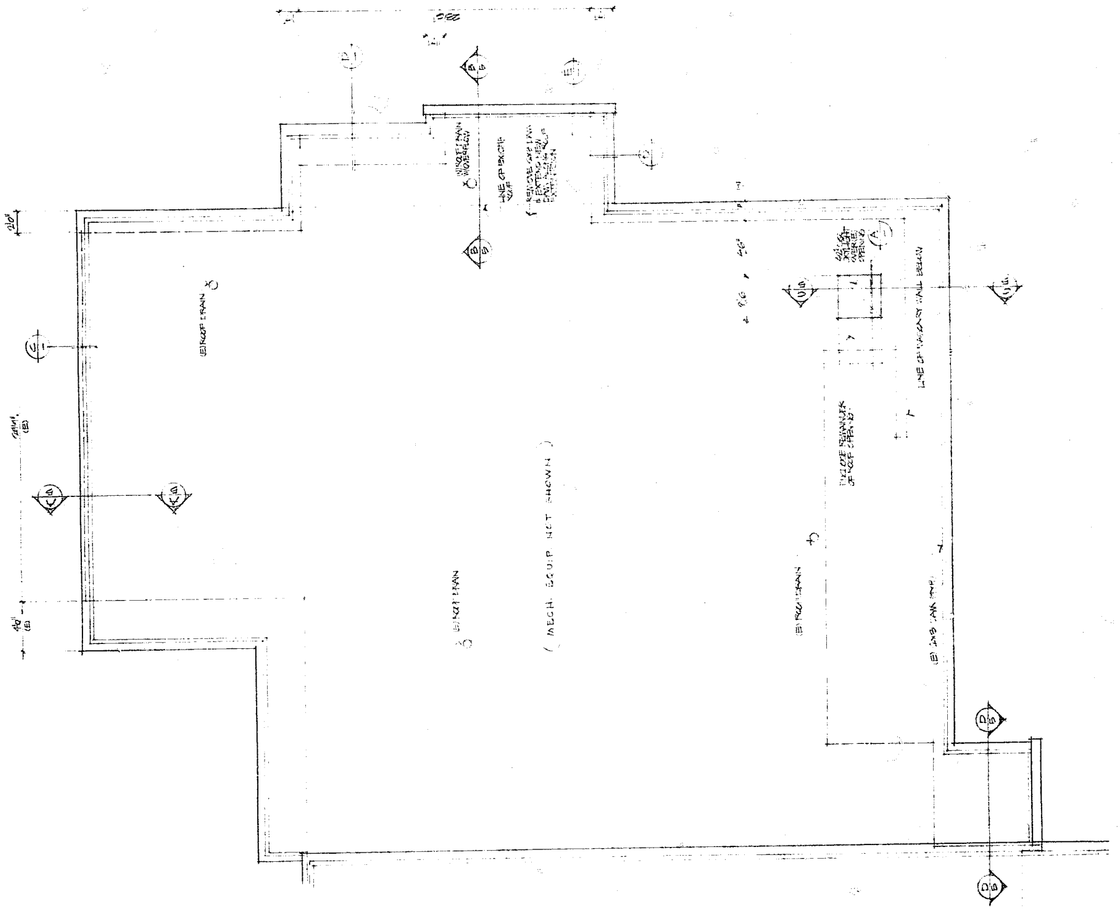
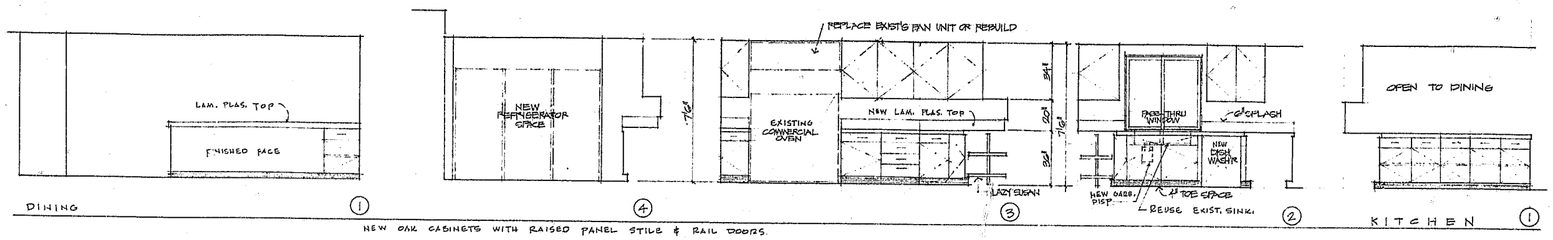
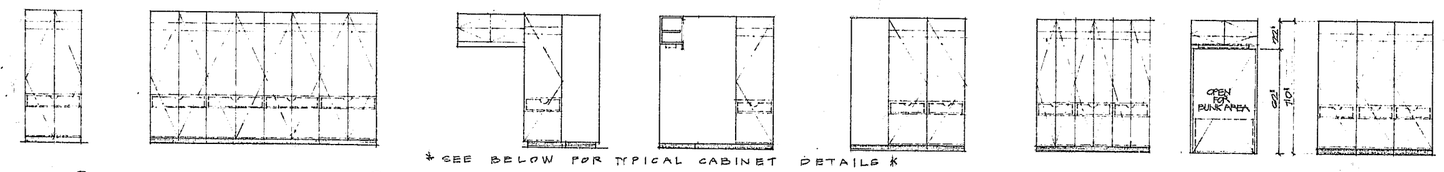

EXISTING ROOF PLAN
NEW ROOF PLAN
(MECH EQUIP NOT SHOWN)
EXISTING ROOF PLAN
NEW ROOF PLAN
EXISTING ROOF PLAN
NEW ROOF PLAN
EXISTING ROOF PLAN
NEW ROOF PLAN

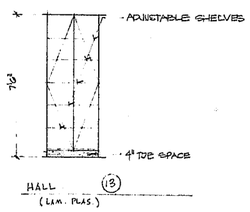


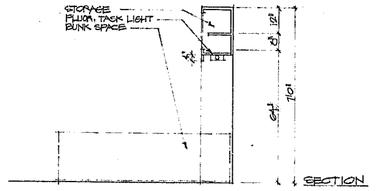
NEW OAK CABINETS WITH RAISED PANEL STILE & RAIL DOORS.



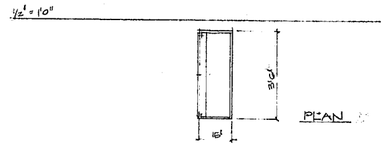
* SEE BELOW FOR TYPICAL CABINET DETAILS *

(ALL WARDROBE & STORAGE UNITS LAM.PLAS. W/ LOCKS)

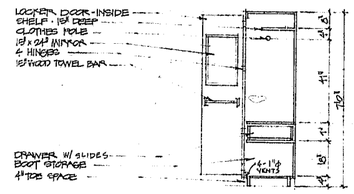




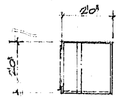
1½" = 1'0"



1½" = 1'0"



TYPICAL LOCKER



TYPICAL BUNK STORAGE

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BAKER STREET FIRE STATION
REMODEL
CITY OF COSTA MESA

INTERIORS SCHEDULES

project: 2nd T.I. ed.
date: 4-11-85
revisions:

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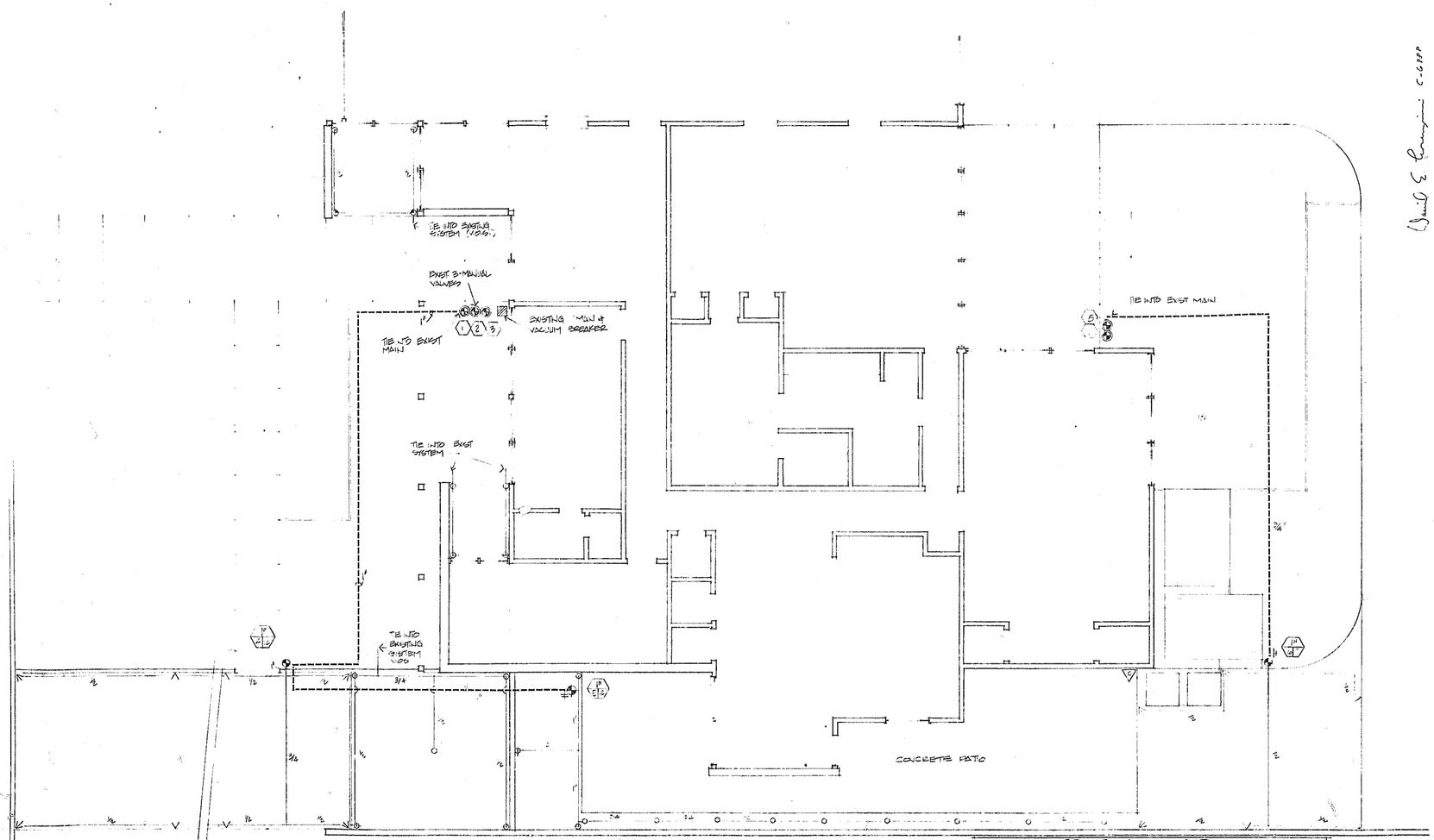

NOTES

1. EXISTING SYSTEM IS TO BE FLUSHED OUT & ADJUSTED
2. ANY CORRECTIONS OR NEED OF REPLACEMENTS AT AN EXTRA COST TO BE APPROVED BY OWNER.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	PSI	RAD	GPM
/ V	TORO 570 Z.. .. .. SERIES	30	10	.4 @ 40.1
S B B	TORO 570Z-5 SINGLE SWING	30	12	5.2 @ 50.6
O	RAINBIRD 40A BUBBLER	30	-	
	TORO 1220 ELEC VALVE			
	EXISTING VALVE w/ TORO ELEC STEM CONVERTER			
+	3/4" BRASS HOSE BIBB			
▽	TORO INTOUCH CONTROLLER CB-OUTDOOR MOUNT 8-STATION			
----	MAIN LINE SCH 40 PVC SIZE AS NOTED			
—	INTERIOR LINE CLASS 200 SIZE AS NOTED			

1/4"=1'0"

IRRIGATION PLAN

Harrison/Lorenzini architects
3420 irvine ave newport beach ca 92660

IRRIGATION PLAN

PURKISS-ROSE ASSOCIATES
LANDSCAPE ARCHITECTURE & S.U.P.
ORANGE COUNTY CALIFORNIA TELEPHONE (714) 639-7333

project:
date: 2-15-85
revisions:

sheet
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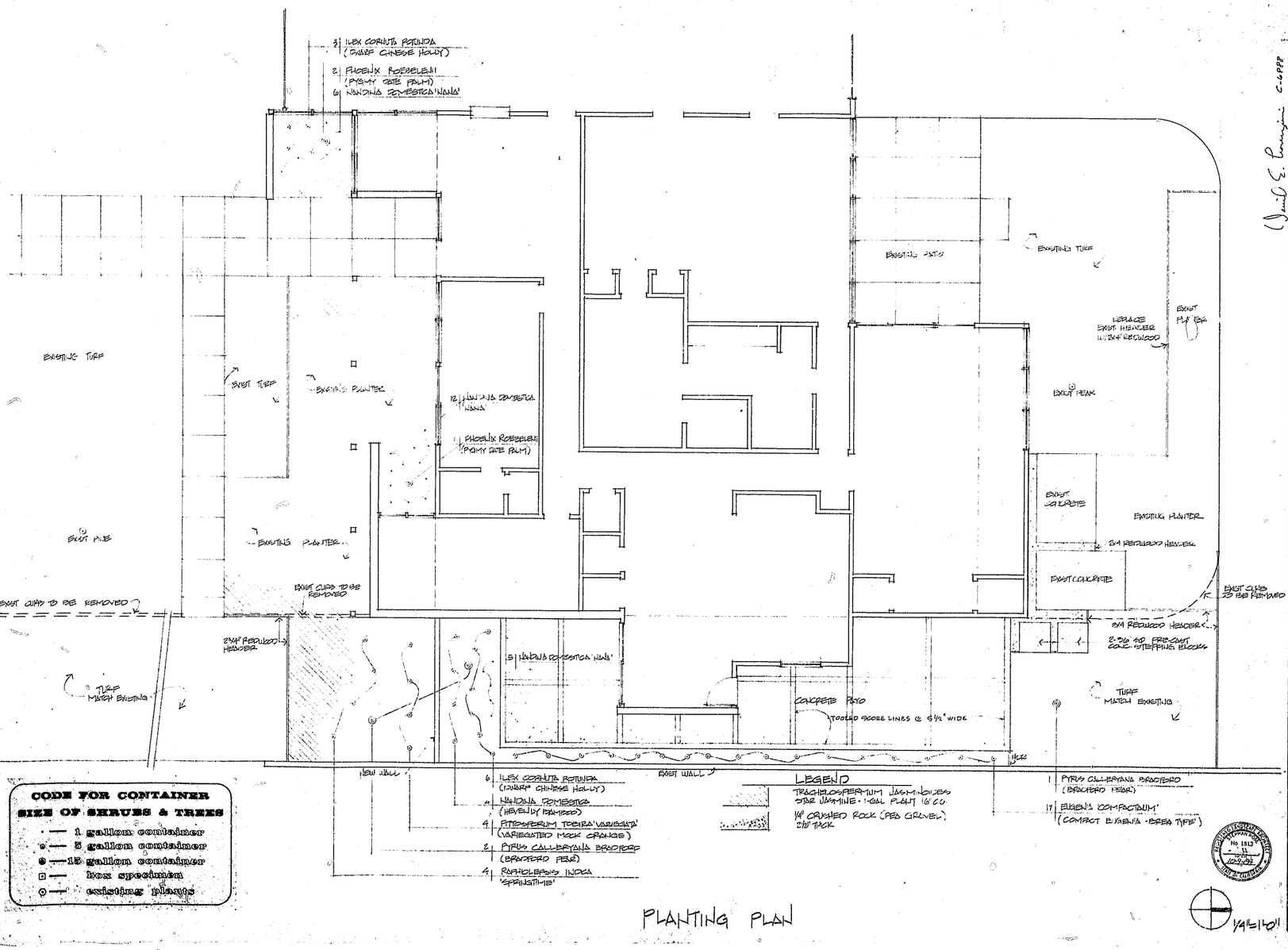
of sheets



PLANTING PLAN

Harrison/Lorenzini architects

PLANTING PLAN

project:

date: 2-11-85

revisions:

sheet L-2 of sheets

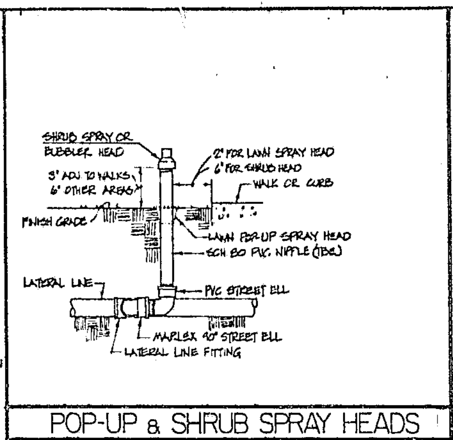
PLANTING SPECIFICATIONS

1. SCOPE OF WORK
   A. THIS WORK SHALL CONSIST OF PERFORMING SOIL PREPARATION, FINISH GRADING AND PLANTING, INCLUDING FURNISHING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR COMPLETION OF THIS PROJECT.
2. MATERIALS
   A. GENERAL - ALL MATERIALS SHALL BE BEST OF THEIR KIND AVAILABLE. DO NOT BEGIN SOIL PREPARATION AND PLANTING UNTIL IRRIGATION WORK AROUND PLANTING AREAS IS COMPLETE AND APPROVED.
   B. PLANTS - ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL ROOTED, AND FREE FROM DISEASES AND INSECTS.
   C. VARIETIES AND SIZES OF PLANTS SHALL BE AS SHOWN ON DRAWINGS.
3. FERTILIZER AND SOIL CONDITIONERS
   A. REDWOOD SHAVINGS - SHALL BE NITROGEN STABILIZED REDWOOD SHAVINGS (0.5% NITROGEN, DRY BASE).
   B. ORGANIC FERTILIZER - SHALL BE PROCESSED SEWER SLUDGE WITH MINIMUM CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "NITROHUMUS" BY KELLOGG
   C. TOP DRESSING - SHALL BE KELLOGG "FIR BARK 0"-1/4"".
   D. ORGANIC FERTILIZER AND SOIL CONDITIONER - SHALL BE "GRO-POWER" AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES. CONTAINING NO POULTRY, ANIMAL OR HUMAN WASTE. GUARANTEED ANALYSIS IS (5-3-1) NITROGEN 5%, PHOSPHATE 3%, POTASH 1%, 50% HUMIS AND 13% HUMIC ACIDS. AVAILABLE THROUGH WESTERN SOD CO., PHOENIX, AR. (602) 266-8811.
4. GENERAL WORK PROCEDURES
   A. LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTING.
5. WEEDING
   A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE
   B. CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH SOIL NUTRIENT TEST OF ON-SITE SOIL AS WELL AS ANY IMPORTED SOIL PRIOR TO ANY PLANTING.
6. SOIL CONDITIONING (FOR BIDDING PURPOSES ONLY)
   A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQUARE FEET: 4 CUBIC YARDS OF NITROLIZED REDWOOD SHAVINGS; 150 POUNDS "GRO-POWER"; 100 POUNDS AGRICULTURAL GYPSUM; 20 POUNDS AGRIFORM (ALL-PURPOSE TURF MIX) 21-8-8.
7. PLANTING
   A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH WIDTH TWICE THE DIAMETER OF ROOT BALL AND 6" DEEPER THAN THE DEPTH OF ROOT BALL. EACH PLANT PIT SHALL BE BACKFILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY: 2 PARTS NITROGENIZED REDWOOD SHAVINGS, 1 PART NITROHUMUS; 1 PARTS EXCAVATED SOIL; 21 GRAM "AGRIFORM" PLANTING TABLETS AS FOLLOWS: 2 TABLETS PER 1 GALLON PLANTS, 4 TABLETS PER 5 GALLON PLANTS, 6 TABLETS PER 15 GALLON PLANTS, LARGER PLANTS 2 TABLETS PER 1/2" DIAMETER OF TRUNK CALIPER
   B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY AND INSERT PLANT TABLET. COMPLETE BACKFILLING AND WATER THOROUGHLY
   C. ALL PLANTS SHALL BE SET SO THAT WHEN SETTLED, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED
   D. IMMEDIATELY AFTER PLANTING, STAKE ALL TREES TO PREVENT DAMAGE FROM WIND (LODGEPOLE STAKES LENGTH AS REQUIRED). FASTEN TREE TO UPPER END OF STAKE IN AT LEAST 2 (TWO) PLACES USING HOSE TYPE TIES. REFER TO DETAIL FOR STAKING AND GUYING.
   E. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH PLANT.
   F. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED
   G. BEFORE GROUND COVER PLANTING, REMOVE EARTH BERM TO FINISH GRADE AND DISPOSE OF EXCESS.
8. GROUND COVER
   A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF "NITROHUMUS" RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
   B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWING.
   C. IMMEDIATELY AFTER PLANTING, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER
   D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
9. TURF
   A. SOIL TO BE PREPARED AS PER #6 ABOVE.
   B. TURF TO MATCH EXISTING VARIETY USED IN IMMEDIATE AREA.
10. FINISH GRADING
   A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS [illegible] OF FINISH GRADE
   B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY FROM THE BUILDING.
   C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER
11. INSPECTION
   A. ALL PLANT MATERIALS TO BE INSPECTED PRIOR TO ANY PLANTING BY OWNER'S REPRESENTATIVE
   B. CONTRACTOR TO GIVE OWNER'S REPRESENTATIVE 48 HOURS NOTIFICATION PRIOR TO INSPECTION.
12. EXTRAS
   A. ANY EXTRAS OR REVISIONS TO THE PLANS ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN WRITING.
13. GUARANTEE
   A. CONTRACTOR SHALL GUARANTEE ALL 15 GALLON PLANTS AND LARGER FOR A PERIOD OF 1 YEAR.
   B. CONTRACTOR SHALL GUARANTEE ALL OTHER MATERIAL FOR A PERIOD OF 90 DAYS.
14. CLEAN UP
   A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE BUILDER/DEVELOPER'S AUTHORIZED REPRESENTATIVE.
15. MAINTENANCE
   A. MAINTENANCE PERIOD FOR THIS CONTRACT SHALL BE 60 CALENDAR DAYS.
   B. MAINTENANCE PERIOD TO COMMENCE AFTER FINAL INSPECTION APPROVAL.
16. PALMS N.A.
   A. CARE SHALL BE TAKEN TO PROTECT TRUNKS FROM BEING SCARED.
   B. PLACEMENT OF PALMS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVES AND INSTALLED IN A NATURAL UPRIGHT MANNER.
   C. PITS SHALL BE 2X DIAMETER OF THE ROOT BALL OF THE PALM FOR BOTH WIDTH AND HEIGTH. PROVIDE A 12"DIA.X 36" DEEP DRAIN HOLE FILLED WITH GRAVEL IN EACH PIT.
   D. USE ONE SACK OF MANURE (2 1/2 CU FT.) PER PALM TREE. MIX 1/2 SACK WITH 4LB. SOIL SULFUR PER CU.YD., SPREAD IN PIT BOTTOM AND SCARIFY INTO SOIL. MIX REMAINING 1/2 SACK OF MANURE WITH EXISTING SANDY SOIL (MAX.1 PART MANURE WITH 3 PARTS SANDY SOIL) USED AS BACKFILL. BACKFILL TO BE COMPACTED. JET WITH WATER TO ADD TO THE COMPACTION AND AVOID AIR POCKETS. FORM A WATERING BASIN AROUND THE BASE OF THE PALM. PALMS TO BE PLANTED DEEP ENOUGH SO THEY DO NOT REQUIRE GUYING.
   E. PALMS TO BE DEEP WATERED (FLOODED) TWICE WEEKLY DURING THE MAINTENANCE PERIOD.

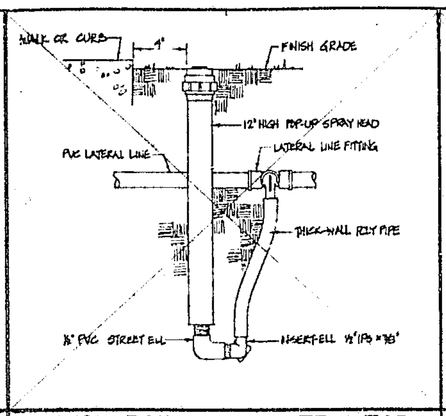
IRRIGATION SPECIFICATIONS

1. SCOPE OF WORK
   A. THE WORK SHALL CONSIST OF PERFORMING INSTALLATION OF A COMPLETE IRRIGATION SYSTEM, INCLUDING FURNISHING ALL LABOR, MAINTENANCE, TOOLS, EQUIPMENT, ANY ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THE PROJECT.
2. MATERIALS
   A. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR.
   B. PIPE: IRRIGATION PIPE TO BE POLYVINYL CHLORIDE PLASTIC PIPE. MAINLINES TO BE SCH.40 FOR 1/2" THROUGH 1-1/2", CLASS 315 FOR 2" AND LARGER. LATERAL LINES TO BE CLASS 200 W/ SCH 80 RISERS WITH DOUBLE SWING JOINTS. LINES UNDER PAVEMENT TO BE SCH. 40 P.V.C.
   C. SPRINKLER HEADS AND VALVES SHALL BE AS INDICATED UNLESS OTHERWISE SPECIFIED. BETTER EQUIPMENT WILL BE ACCEPTED, SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE.
   D. SOLVENT: USE 711 WELDON (GRAY) ON ALL PRESSURE AND LATERAL LINES
3. INSTALLATION
   A. SPRINKLER PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING AND EQUIPMENT WILL BE DETERMINED AT THE TIME OF INSTALLATION. MAINLINES AND LATERALS SHALL BE PLACED IN THE SAME TRENCH AND IN PLANTING AREAS WHENEVER POSSIBLE. CONTRACTOR TO INSTALL SYSTEM TO ASSURE COMPLETE COVERAGE. NO TURNS OR TEES ALLOWED UNDER PAVING.
   B. WATER LINES: MAIN PRESSURE LINES SHALL BE IN TRENCHES TO A DEPTH OF AT LEAST 18" WITH SOFT COVER. LATERALS SHALL BE A MINIMUM OF 12" DEEP IN TRENCHES. THE BOTTOM AND COVER IN TRENCHES SHALL BE "SOFT" -FREE FROM SHARP EDGED OBJECTS. "SNAKE" LINES IN BOTTOM OF TRENCHES TO ALLOW FOR MATERIAL EXPANSION AND CONTRACTION. ALL TRENCHES UNDER PAVEMENT TO BE 18" DEEP. ALL TRENCHES UNDER PAVEMENT TO BE BACKFILLED WITH SAND. PLACE ALL MAIN LINES UNDER PAVEMENT IN SCH 40 SLEEVES.
   C. IRRIGATION CONTRACTOR TO INSTALL PIPE TYPES AS PER "PIPE" SPECIFICATIONS ABOVE AND BY NOTES ON PLANS AND PER CITY CODES. ALL CONTROL VALVES SHALL BE PLACED IN PLANTING AREAS AS INDICATED, CLOSE TO CURBS OR WALKS.
   D. TRENCHES: TRENCHES TO BE FILLED AND COMPACTED BY WATERING AND REFILLING SO AS TO PROVIDE ORIGINAL CONTOUR AND COMPACTION
   E. CHECK THAT ALL WATER LINES ARE RUN OUT AND TESTED PRIOR TO CONCRETE POUR.
   F. PRIOR TO INSTALLING HEADS, FLUSH OUT LINE WITH A FULL HEAD OF WATER, USING STANDARD APPROVED METHOD OF INSTALLING HEADS.
   G. INSTALL SHRUB HEADS 6" ABOVE FINISH GRADE. POP-UPS AND HIGH POP-UPS TO BE FLUSHED WITH FINISH GRADE.
   H. INSTALL ATMOSPHERIC TYPE VACUUM BREAKER AT LOCATIONS INDICATED 12" ABOVE HIGHEST HEAD, AND ON THE NON-PRESSURE SIDE OF THE VALVE.
   I. VERIFY POINT OF CONNECTION ON SITE.
4. COVERAGE
   A. CONTRACTOR SHALL ADJUST ALL SPRINKLERS AND VALVES FOR PROPER OPERATION AND COVERAGE. SPRINKLERS SHALL BE ADJUSTED SO THAT NO WATER IS THROWN ONTO STRUCTURES. MINIMUM OVERTHROW IS PERMITTED ON PAVEMENT.
5. AS-BUILT
   A. CONTRACTOR TO PROVIDE AS-BUILT DRAWING TO OWNER AND LANDSCAPE ARCHITECT.
6. GUARANTEE
   A. CONTRACTOR SHALL GUARANTEE SYSTEM FOR A PERIOD OF ONE YEAR FOR ALL DEFECTIVE EQUIPMENT, INSTALLATION DEFICIENCY, AND OTHER PROBLEMS NOT RELATED TO VANDALISM.
7. INSPECTION
   A. INSPECTION TO BE MADE AS FOLLOWS: 1. OPEN TRENCH, 2. FINAL (WITH SUBMITTAL OF AS-BUILTS)
   B. CONTRACTOR TO GIVE OWNER'S REPRESENTATIVE 48 HOURS NOTICE PRIOR TO FINAL INSPECTION.
8. EXTRA
   A. ANY EXTRAS OR REVISIONS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN WRITING.
9. MAINTENANCE
   A. COMPLETE SYSTEM TO BE MAINTAINED FOR A PERIOD OF 60 DAYS AFTER COMPLETION OF PLANTING.
   B. SYSTEM TO BE FLUSHED AND CLOCK RETIMED AT COMPLETION OF MAINTENANCE PERIOD.

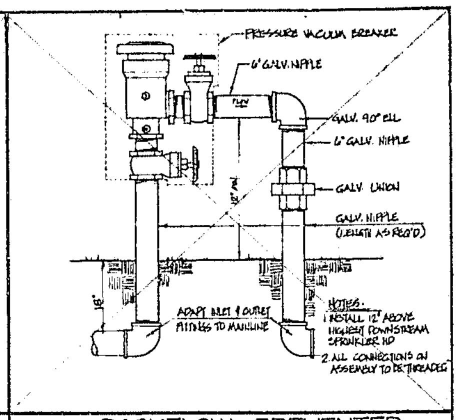
NOTE: GENERAL CONTRACTOR TO NOTIFY IRRIGATION CONTRACTOR PRIOR TO PREPARATION FOR A/C POUR TO FACILITATE INSTALLATION OF WATER LINES UNDER THESE AREAS AND TO CHECK FOR LINE PUNCTURES AND BREAKS DURING CONSTRUCTION.



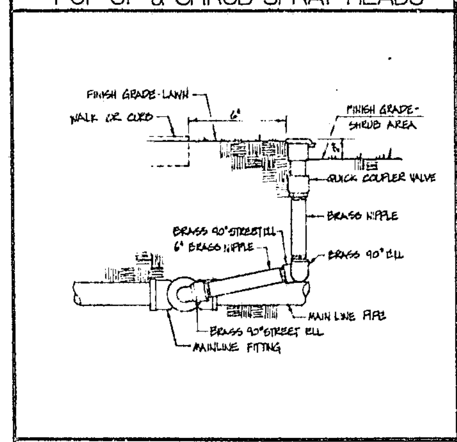
POP-UP & SHRUB SPRAY HEADS



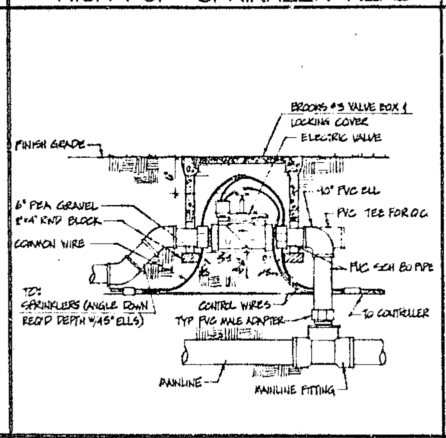
HIGH-POP SPRINKLER HEAD



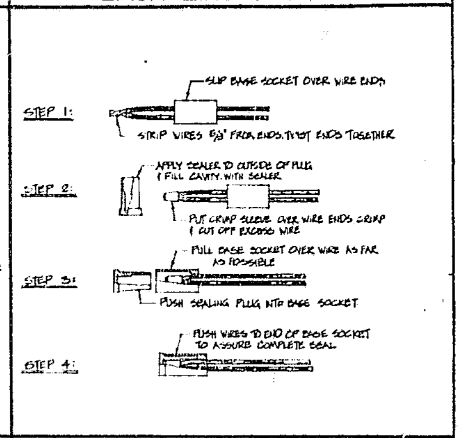
BACKFLOW PREVENTER



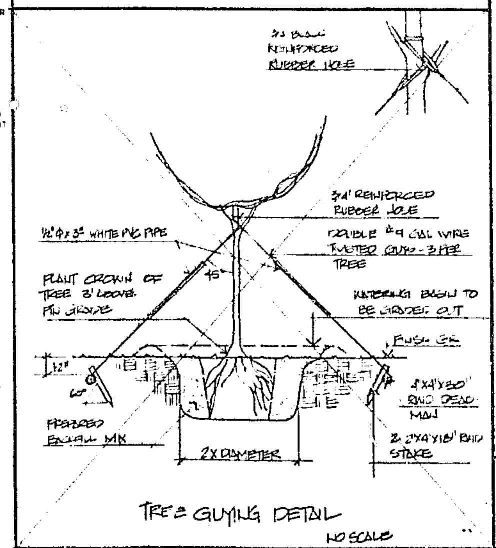
QUICK COUPLER VALVE



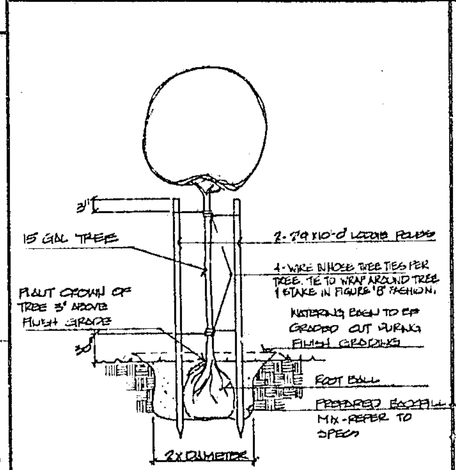
REMOTE CONTROL VALVE



WIRE CONNECTOR DETAIL

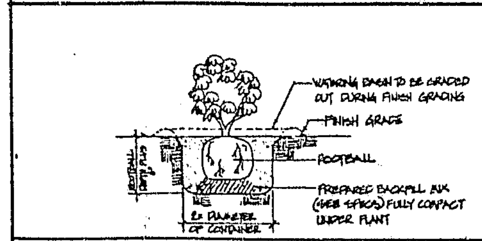


TREE GUYING DETAIL
NO SCALE

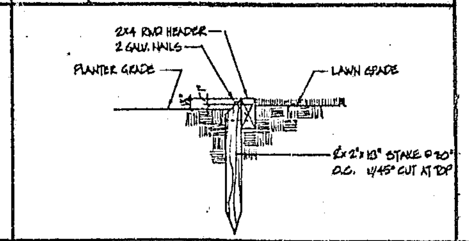


TREE STAKING - DETAIL

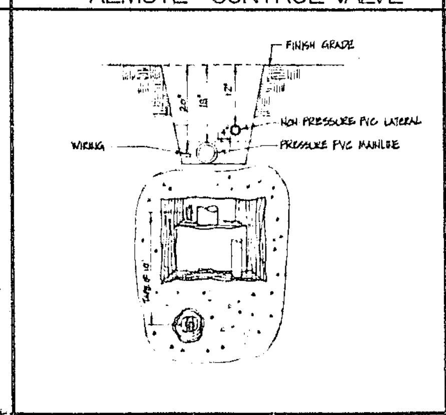
NOTE: STAKES SHALL BE PLACED SO THAT PREVAILING WINDS MOVE TREE BETWEEN STAKES.



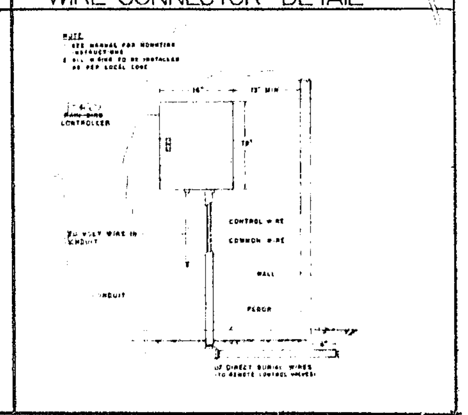
SHRUB PLANTING DETAIL



RWD HEADER DETAIL



TRENCHING DETAIL



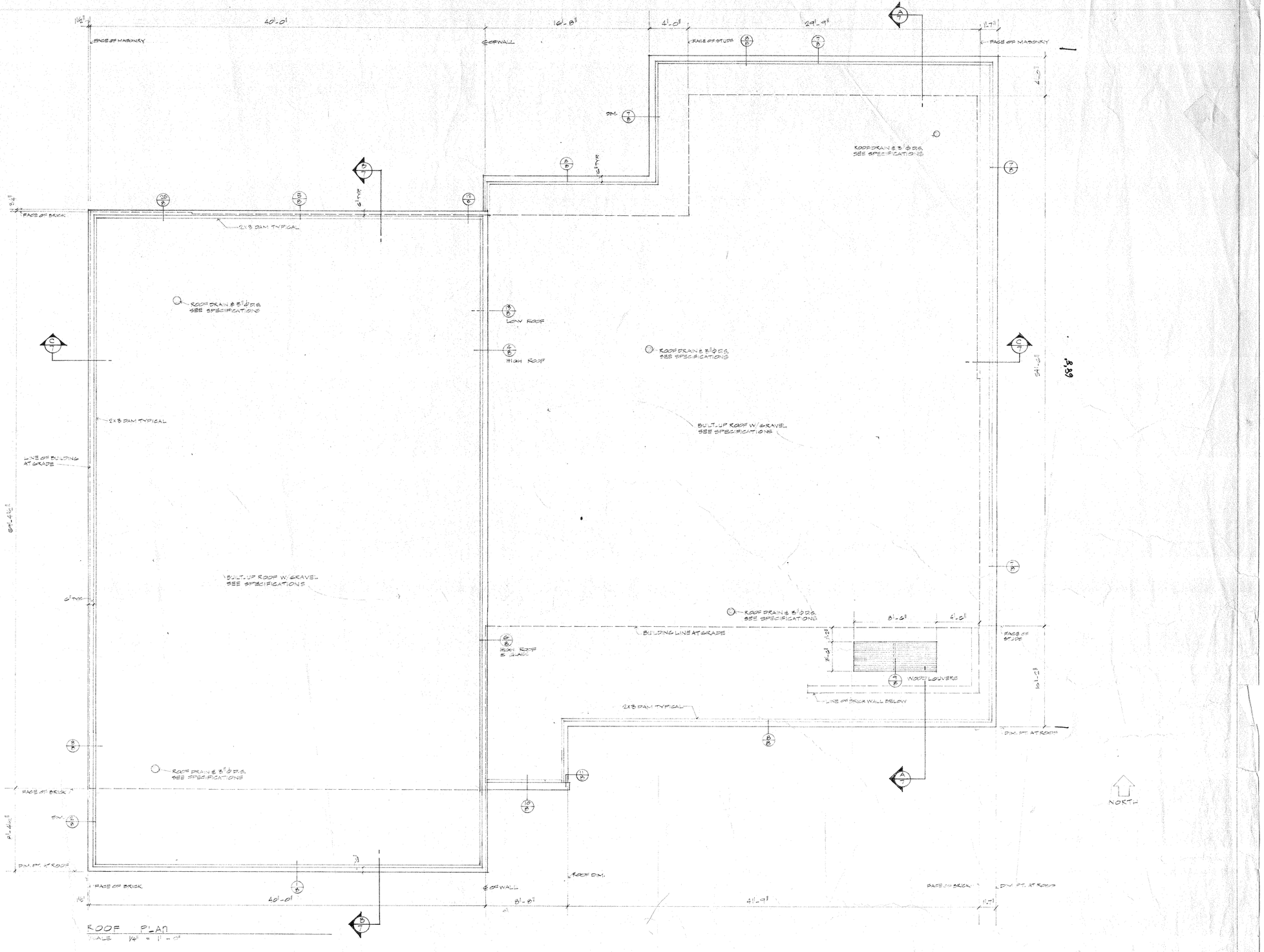
CONTROLLER

SPECIFICATIONS & DETAILS

Harrison/Lorenzini architects
3420 irvine ave newport beach ca 92660

SPECIFICATIONS & DETAILS
PURKISS·ROSE·ASSOCIATES
LANDSCAPE ARCHITECTURE

project:
date: 2-11-85
revisions:
sheet L-3
of sheets



ROOF PLAN

SCALE 1/4" = 1'-0"

A-39

ARCHITECTS

SCHWAGER, DESATOFF & HENDERSON AIA

1300 ADAMS ST. SUITE 304 P.O. BOX 1828 COSTA MESA PH. 546-8781

COSTA MESA FIRE STATION NO 2

FOR

THE CITY OF COSTA MESA

800 BAKER ST. COSTA MESA, CALIF.

TITLE OF DRAWING: ROOF PLAN

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

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB

REVISIONS

APPROVED BY: Richard L. Henderson C. 4955

CHECKED BY: R.L.H. - W.C.T.

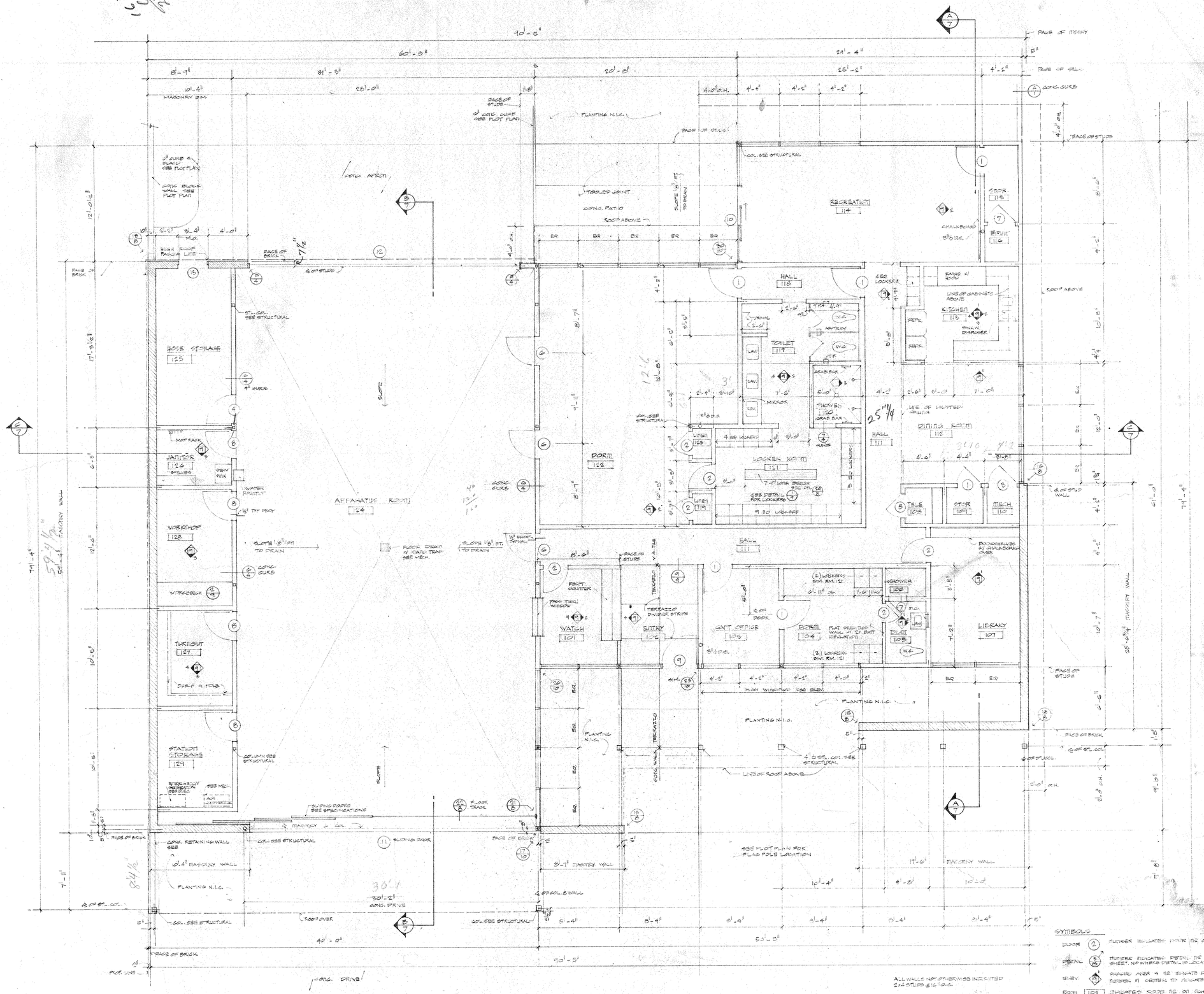
DRAWN BY: W.C.T.

JOB NO. 6504

DATE: 9/26 & 9/27

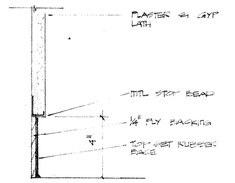
A 2

OF 19

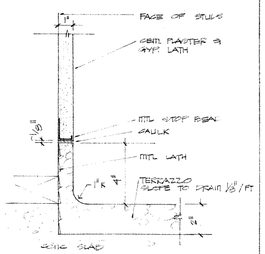

90'-5"
60'-8"
8'-9"
31'-3"
20'-8"
28'-4"
25'-2"
4'-2"
10'-4"
MASONRY DIM.
28'-0"
4'-0" CLR.
4'-4"
4'-2"
4'-2"
4'-2"
PACE OF MSNRY
PACE OF WALL
CONC. CURB
FACE OF STUDS
FACE OF STUDS
PLANTING N.I.C.
SEE PLOT PLAN
CONC. APRON
CONC. PATIO
SLOPE 1/4" PER FT TO DRAIN
TROWELED JOINT
SLOPE
CONC. RETAINING WALL SEE STRUCTURAL
CONC. CURB SEE PLOT PLAN
CONC. MASONRY WALL SEE PLOT PLAN
HIGH ROOF FASCIA LITE
FACE OF BRICK
4" CONC. SEE STRUCTURAL
HOSE STORAGE 125
JANITOR 126
WORKSHOP 128
TURNOUT 127
STATION STORAGE 129
APPARATUS ROOM 124
DOOR 122
HALL 118
RECREATION 114
STOR. 116
TOILET 117
LOCKER ROOM 121
HALL 111
KITCHEN 112
DINING ROOM 113
TELE 109
STOR. 109
MECH. 110
WATCH 101
ENTRY 102
ART OFFICE 106
PORT. 104
LIBRARY 107
TOILET 105
SHOWER 103
(2) LOCKERS DIM. RM. 121
(2) LOCKERS DIM. RM. 121
9 SD LOCKERS
7 HF LONG LOCKERS
15 SD LOCKERS
4 SD LOCKERS
LEG LOCKER
CHALKBOARD
BULLETIN BD.
LINE OF CABINETS ABOVE
SINK W/ DISPOSER
REFR.
RANGE W/ HOOD
ROOF ABOVE
GRAB BAR
SHOWER SEAT
MIRROR
URINAL
WATER CLOSET
LAVATORY
PARTITION
4 SQ LOCKERS
LINEN 123
LINEN 119
LINE OF RECESSED SPRINKLER
BOOKSHELVES W/ CHALKBOARD OVER
FLAT GRID TYP. WALL W/ 2" BATT INSULATION
TERRAZZO DIVIDER STRIPS
TERRAZZO
FIRE THRU WINDOW
RECEPT. COUNTER
HIGH WINDOWS SEE ELEV.
4" CONC. SEE STRUCTURAL
LINE OF ROOF ABOVE
FLOOR DRAIN W/ GRATE TRAP SEE MECH.
SLOPE 1/8" PER FT TO DRAIN
1/2" BROOM FINISH
SLOPE 1/8" PER FT TO DRAIN
SLOPE
SLIDING DOORS SEE SPECIFICATIONS
FLOOR TRACK
CONC. RETAINING WALL SEE STRUCTURAL
8" MASONRY WALL
PLANTING N.I.C.
CONC. SEE STRUCTURAL
CONC. SEE STRUCTURAL
CONC. SEE STRUCTURAL
CONC. SEE STRUCTURAL
CONC. WALL
CONC. WALL
CONC. DRIVE
CONC. DRIVE
30'-2"
CONC. DRIVE
SEE PLOT PLAN FOR FLAG POLE LOCATION
17'-6" MASONRY WALL
16'-4"
4'-8"
16'-4"
ROOF OVER
FACE OF BRICK
FACE OF BRICK
FACE OF BRICK

BASE DETAILS

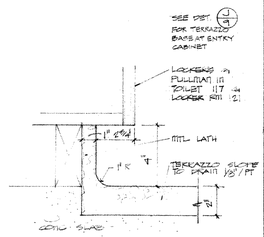
SCALE 3" = 1'-0"



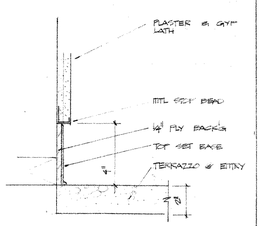
1 TOPSET BASE



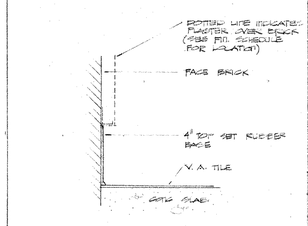
2 TERRAZZO



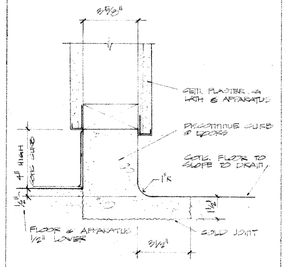
3 TERRAZZO & CASEWK



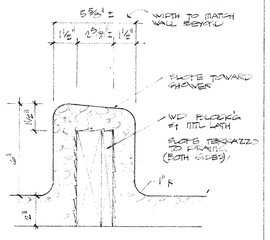
4 TOPSET @ TERRAZZO



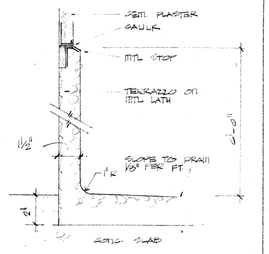
5 TOPSET @ BRICK



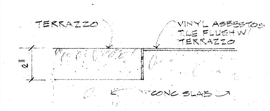
6 BASE @ CONC CURB



7 TERRAZZO CURB



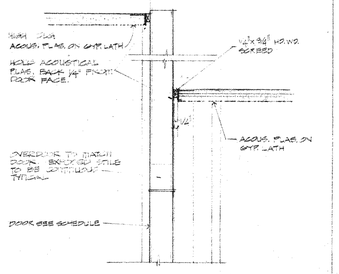
8 TERRAZZO @ SHOWER



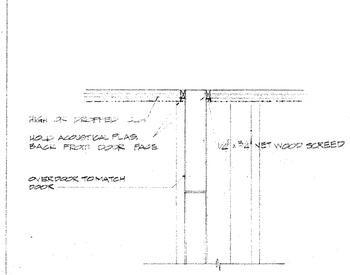
9 TERRAZZO

DOOR FRAME DETAILS

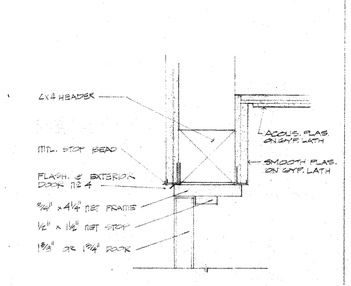
SCALE 3" = 1'-0"



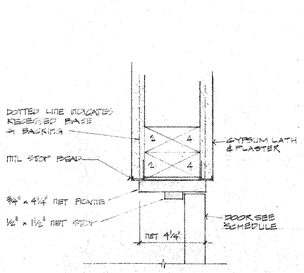
A HEAD



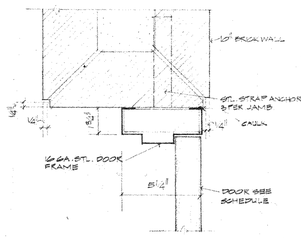
B HEAD



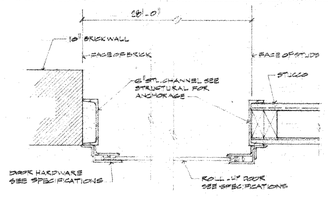
C HEAD



D TYPICAL INTERIOR JAMB



E JAMB
HEAD SIMILAR



F JAMB

INTERIOR FINISH SCHEDULE

ROOM NO	ROOM NAME	FLOORS: VINYL ASB. TILE	FLOORS: CONCRETE	FLOORS: TERRAZZO	BASES: TERRAZZO	BASES: 4" RUBBER T.S.	BASES: CONC. CURB	WALLS: TERRAZZO WAINSCOT	WALLS: CEMENT PLASTER	WALLS: PLASTER	WALLS: BRICK	CEILING: CEMENT PLASTER	CEILING: ACOUSTIC PLASTER	CEILING: PLASTER	DADO: HARDWOOD	DADO: PAINT TRIM	CEILING HT	REMARKS	FINISHES: WALLS	FINISHES: CLGS	FINISHES: TRIM	FINISHES: DOORS	FINISHES: CASEWORK	REMARKS
101	WATCH	●				1/4	6/4			●				●		WAL-NUT		9'-0"	①	F	-	-	-	L	
102	ENTRY			●	J/4	1/4				●				●		WAL-NUT			①		-	-	ALUM	L	
103	CAPTAINS OFFICE	●				1/4				●				●							-	-	S.A.	-	
104	DORM. - 24 HR.	●				1/4				●				●							-	-	-	-	
105	TOILET			●	4/4				●						●					SA	SA	-	↓	-	
106	SHOWER			●	8/4			*	●			●							* WAINSCOT + 6'-0"	SA	SA	-	-	-	
107	LIBRARY	●				1/4	6/4			●	●			●			●	↓	①	F	-	-	S.A.	-	
108	TELE.	●				1/4				●				●		RED BIRCH		7'-6"	①	↓	-	-	-	-	
109	STORAGE	●				1/4				●					●					SA	-	-	-	-	
110	MECH.		●							●	●				●					SA	SA	-	-	-	
111	HALL	●				1/4				●				●		RED BIRCH		↓	①	F	-	-	↓	STAIN	
112	DINING ROOM	●				1/4				●				●		RED BIRCH		11'-0"	①	↓	-	-	-	STAIN	
113	KITCHEN	●				1/4				●					④	RED BIRCH		7'-6"	①	SA	-	-	-	STAIN	
114	RECREATION	●				1/4				●				●				9'-0"		F	-	-	ALUM S.A.	-	
115	STORAGE	●				1/4				●					●					SA	SA	-	SA	-	
116	EQUIP.		●							●					●			↓		SA	SA	-	SA	-	
117	TOILET			●	4/4			*							●			7'-6"	① * @ URINAL + 4'-0"	SA	SA	-	-	-	
118	HALL	●				1/4				●				●						F	-	-	S.A.	-	
119	LINEN CLOSET	●				1/4				●					●					SA	SA	-	↓	-	
120	SHOWER			●	8/4			*										↓	* WAINSCOT + 6'-0"						
121	LOCKER ROOM			●	8/4					●					●			9'-0"		↓	↓	-	S.A.	-	
122	DORM	●				1/4				●				●				↓		F	-	-	-	-	
123	LINEN CLO.	●				1/4				●					●			7'-6"		SA.	SA.	-	-	-	
124	APPARATUS ROOM		⑤				6/4			●					●			14'-10"		SA	SA	-	↓	-	
125	HOSE STORAGE		⑤			5/4	6/4			●					●			9'-0"				-	GALV.	-	
126	JANITOR		⑤			5/4	6/4			●					●							-	S.A.	-	
127	TURNOUT		⑤			5/4	6/4			●					●							-		SA	
128	WORKSHOP		⑤			5/4	6/4			●					●							-		SA	
129	STATION STORAGE		⑤			5/4	6/4			●					●			↓		↓	↓	-	↓	-	

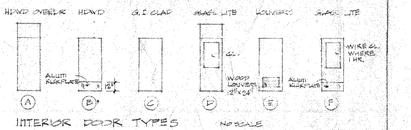
NOTES:
1. ⑤ RESILIENT TOP TO BE SELF EDGE LAMINATED PLASTIC 4" @ BACKSPLASH WHERE INDICATED LUMINOUS CEILING PANEL - SEE PLAN & SECTION FOR LOCATION.
2. ⑥ COLORED CONCRETE - SEE SPEC.

SYMBOLS:
- F — FLAT
- S.A. — SATIN ANODIZED
- PT. JAMB — PAINT GRADE
- ALUM — ALUMINUM
- HALM — HARDWARE BRONZE
- L — LACQUER
- ST & V — STAIN & VARNISH

DOOR SCHEDULE

DOOR NO	TYPE	DOOR SIZE	JAMB	MATERIAL	TYPE	REMARKS
1	(A) & (B)	3'-0" x 7'-0" x 1¾"	(1)/(4)	PT GRDE. HDWD	SLAB H.C.	MATCHING OVERDOOR, SEE (A)/(4) TYPE B AT RM. 121 ONLY ③ @ HALL 113
2	(A) & (B)	2'-6" x 7'-0" x 1¾"	(1)/(4)	" "	" "	MATCHING OVERDOOR, SEE (A)/(4) TYPE B AT RM. 121 ONLY
3	(E)	3'-0" x 7'-0" x 1¾"	(4)/(4)	" "	" "	LOUVERS: AT RM 110 = AT RM 118 =
4	(C)	3'-0" x 7'-0" x 1¾"	(2)/(4)	HDWD G.I. CLAD	SLAB S.C.	SEE SPECS. FOR GAUGE
5	(P)	2'-6" x 7'-0" x 1¾"	(3)/(4)	PT GRDE HDWD @ GL. LITE	SLAB H.C.	MATCHING OVERDOOR SEE DET (5)/(4)
6	(P) & (F)	3'-0" x 7'-0" x 1¾"	(3)/(4)	PT GRDE HDWD	SLAB S.C.	⑦ DOOR @ HALL 111 ELEV. F W/ GL. LITE. ALL S.C. DOORS TO BE 1 HR. RATED W/ SELF CLOSER IN ALUM. THRESHOLD
7	(C)	2'-6" x 7'-0" x 1¾"	(2)/(4)	PT. GRDE HDWD	SLAB H.C.	
8	(E)	3'-0" x 7'-0" x 1¾"	(4)/(4)	" "	SLAB S.C.	⑦
9	SEE EXT. ELEV.	3'-0" x 7'-0"	(2)/(4)	ALUM. & GLASS	HVY. GLASS	SEE DETAILS (1)/(4) THRU (4)/(4) SEE SPECIFICATIONS FOR TYPE
10	SEE EXT. ELEV.	12'-0" x 7'-0"	(2)/(4)	ALUM. & GLASS	SLIDING GLASS	SEE DETAILS (6)/(4) THRU (8)/(4) " "
11	SEE EXT. ELEV.	20'-0" x 10'-2"	(5)/(4)	SEE SPECS.	SEE SPECS.	SEE DETAIL (3)/(4) " " VERIFY SIZE ON JOB
12	SEE EXT. ELEV.	28'-6" x 12'-8"	(4)/(4)	" "	" "	SEE DETAIL (4)/(4) " "
13	SEE EXT. ELEV.	3'-0" x 7'-0" x 1¾"	(5)/(4)	HDWD G.I. CLAD	SLAB S.C.	SEE SPECS. FOR GAUGE

NOTES:
1. SEE EXTERIOR OR INTERIOR ELEVATIONS FOR DOORS NOT SHOWN.
2. PT GRDE HDWD TO MEAN PAINT GRADE HARDWOOD
3. SEE FINISH SCHEDULE FOR PAINT OR SPECIAL FINISH OF WOOD OR MTL DOORS
4. ALL DOOR FRAMES OR OVERDOORS TO BE PAINTED TO MATCH DOORS UNLESS OTHERWISE INDICATED
5. ENDMOST STILE OF OVERDOOR TO BE CONTINUOUS.
6. SEE HARDWARE SPECS. FOR FINISH HARDWARE NOTE & PLACEMENT
7. PROVIDE ALUM. KICKPLATE SEE HARDWARE SPECIFICATION
- (G) - NO. INDICATES DOOR NO. ON DOOR SCHEDULE



INTERIOR DOOR TYPES — NO SCALE

ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON AIA
1500 ADAMS ST. SUITE 304 P.O. BOX 1828 COSTA MESA PH. 546-8781

COSTA MESA FIRE STATION NO. 2
FOR
THE CITY OF COSTA MESA
800 BAKER ST. COSTA MESA, CALIF.

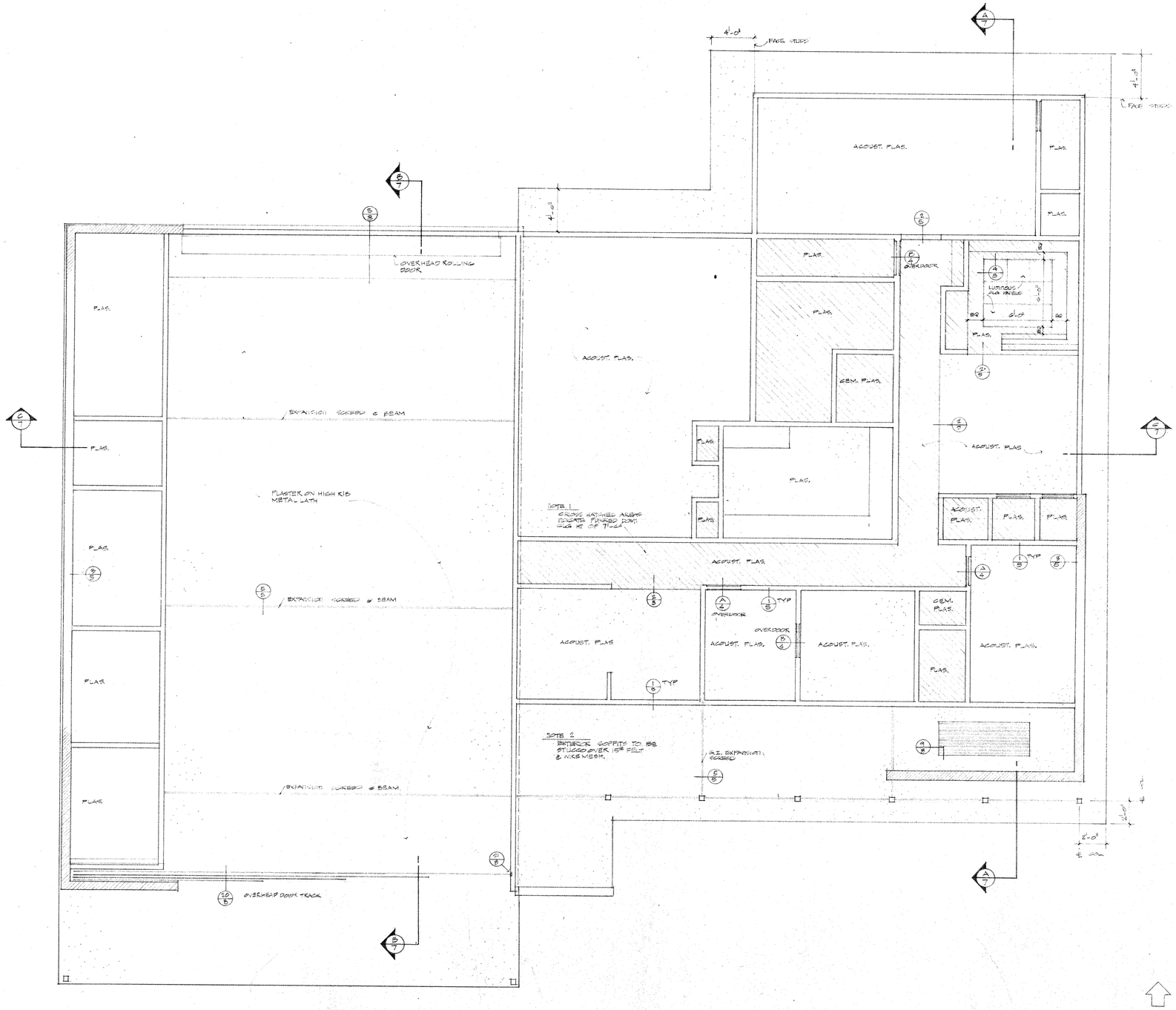
TITLE OF DRAWING
DOOR & FINISH SCHEDULE & DETAILS

SCALE: AS NOTED
REVISIONS
THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB

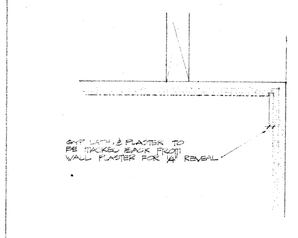
APPROVED BY: Richard B. Henderson C-4255
CHECKED BY: R.B.H. W.C.T.
DRAWN BY: MILLER W.C.T.

A-4
OF
19

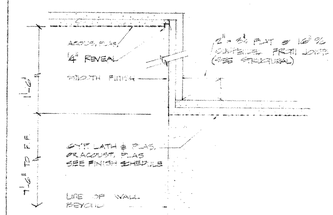
JOB NO. 6806
DATE DEC 6, 1965



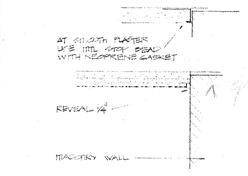
REFLECTED CEILING PLAN SCALE 1/4" = 1'-0"



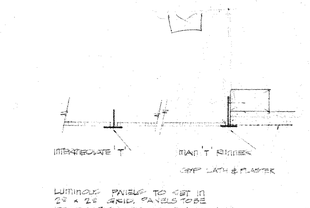
1 CEILING & PLASTER WALL
SCALE: 3"=1'-0"



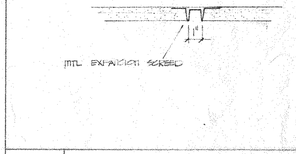
2 DROPPED CEILING
SCALE: 3"=1'-0"



3 CEILING & MASONRY
SCALE: 3"=1'-0"



4 LUMINOUS CEILING
SCALE: 3"=1'-0"



5 EXPANSION SCREED
SCALE: 3"=1'-0"

ARCHITECTS
SCHWAGER DESATOFF & HENDERSON AIA
1800 ADAMS ST. SUITE 304 P.O. BOX 1828 COSTA MESA PH 546-8781

COSTA MESA FIRE STATION No2
FOR
THE CITY OF COSTA MESA
800 BAKER ST. COSTA MESA, CALIF

TITLE OF DRAWING
REFLECTED CEILING PLAN & DETAILS

SCALE: AS SHOWN

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB

REVISIONS

APPROVED BY Richard B. Henderson C-4155

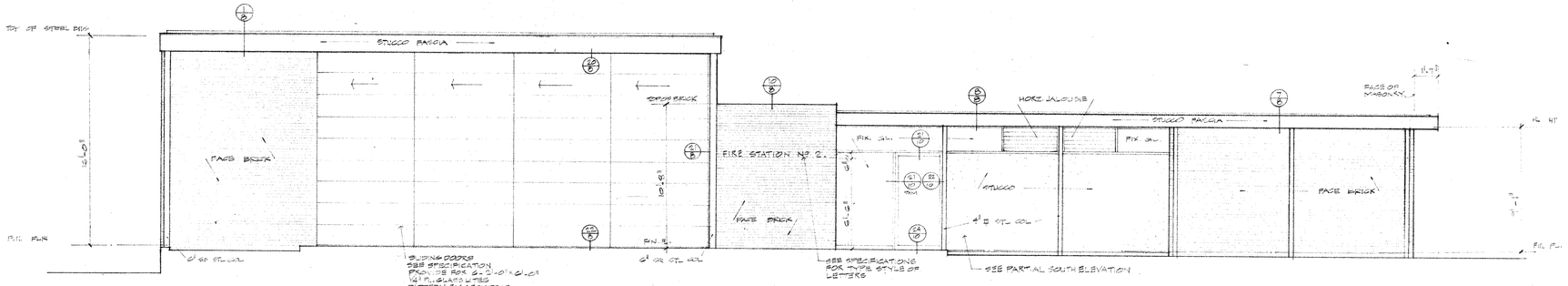
CHECKED BY R.B.H. W.C.T.

DRAWN BY MILLER

JOB NO. 6504

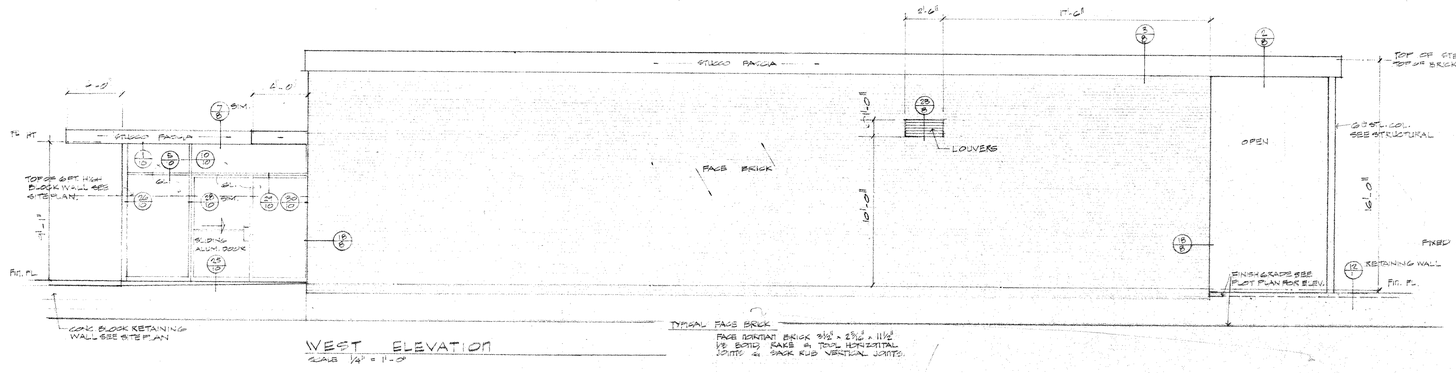
DATE DEC. 1965

SHEET NO. A-5 OF 19



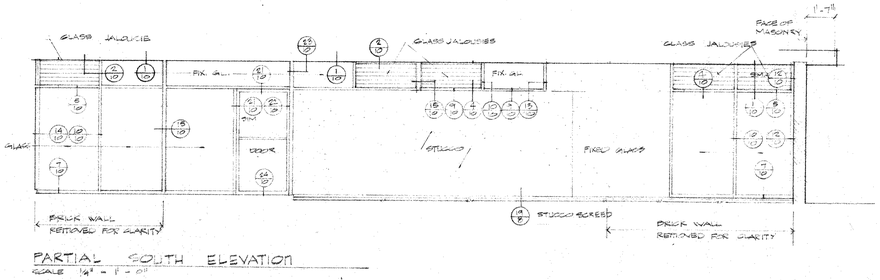
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



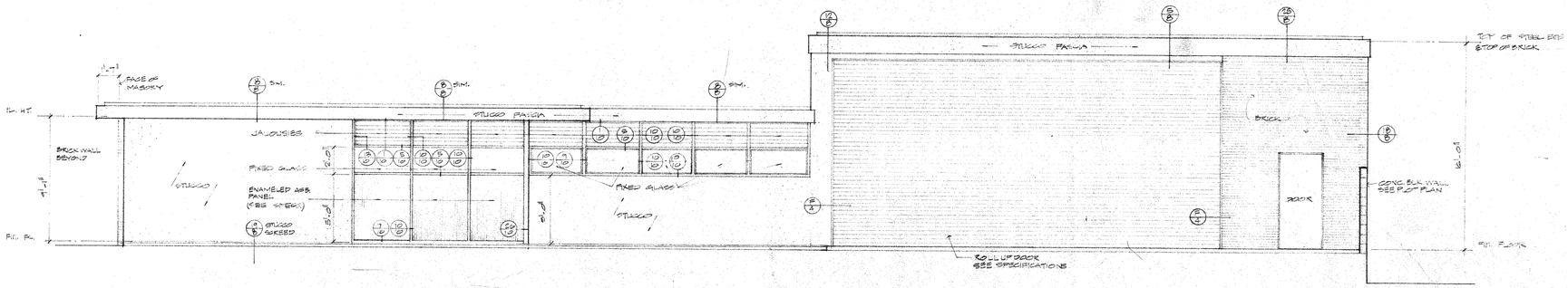
WEST ELEVATION

SCALE 1/4" = 1'-0"



PARTIAL SOUTH ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

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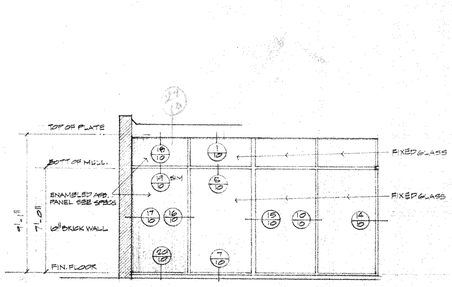
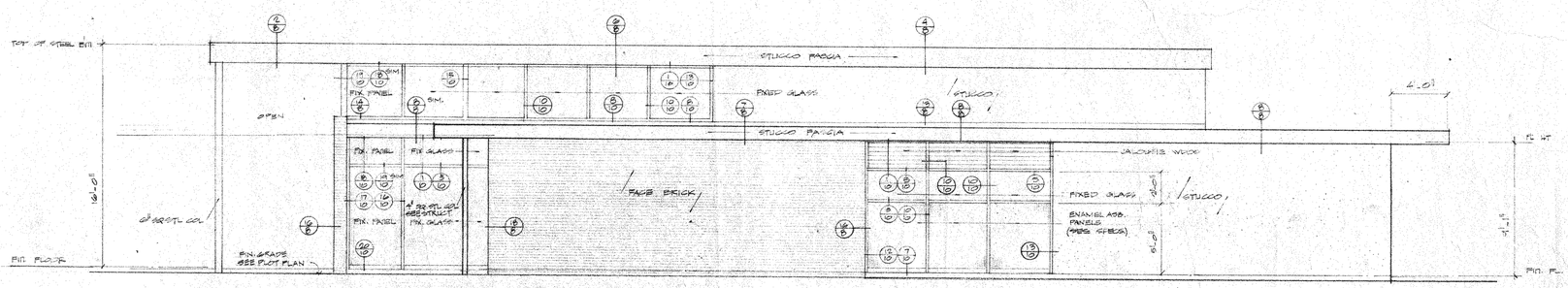


PARTIAL EAST ELEVATION

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



EAST ELEVATION

SCALE 1/4" = 1'-0"

ARCHITECTS

SCHWAGER DESATOFF & HENDERSON AIA

1900 ADAMS ST. SUITE 304 P.O. BOX 1028 COSTA MESA PH. 646-0781

COSTA MESA FIRE STATION NO 2

FOR

THE CITY OF COSTA MESA

800 BAKER ST. COSTA MESA, CALIF.

TITLE OF DRAWING

EXTERIOR ELEVATIONS

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

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.

REVISIONS

APPROVED BY: Richard B Henderson 6.6.2.55

CHECKED BY: R.B.H. M.E.T.

DRAWN BY: M.L.R. M.E.T.

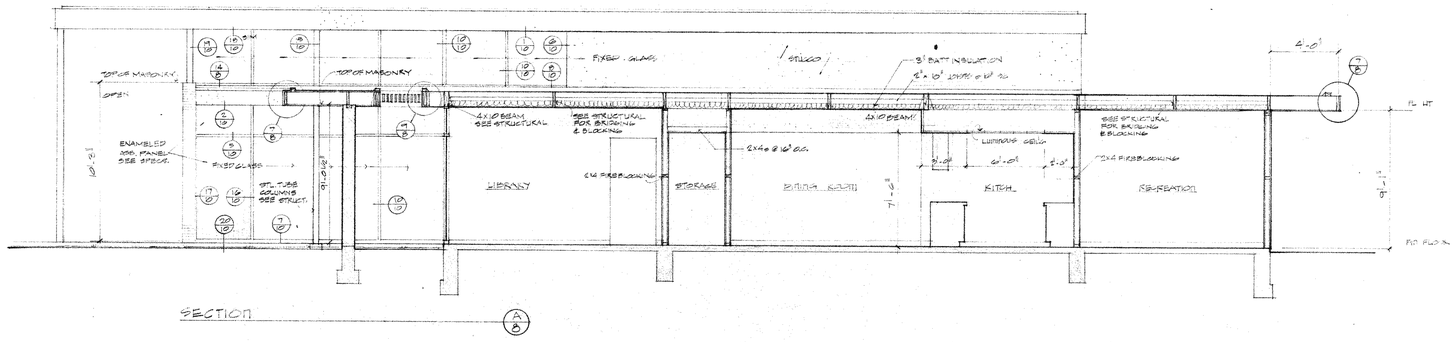
JOB NO. 6534

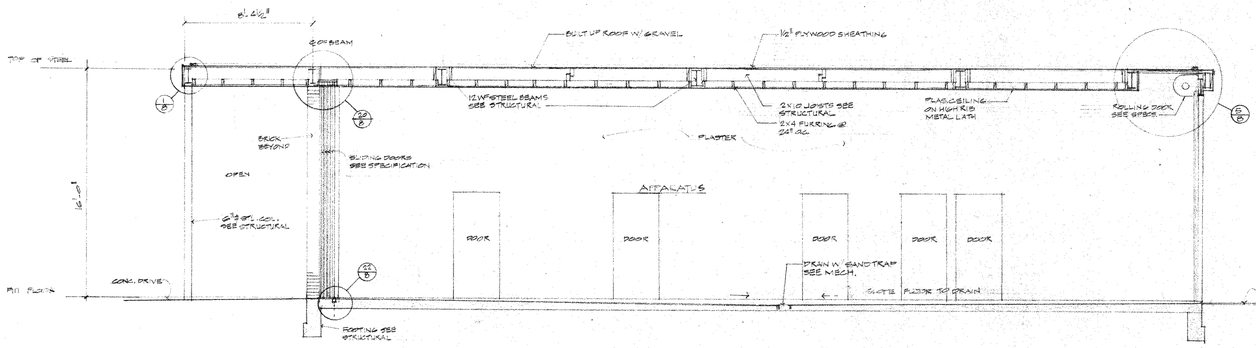
DATE 12.6.1954

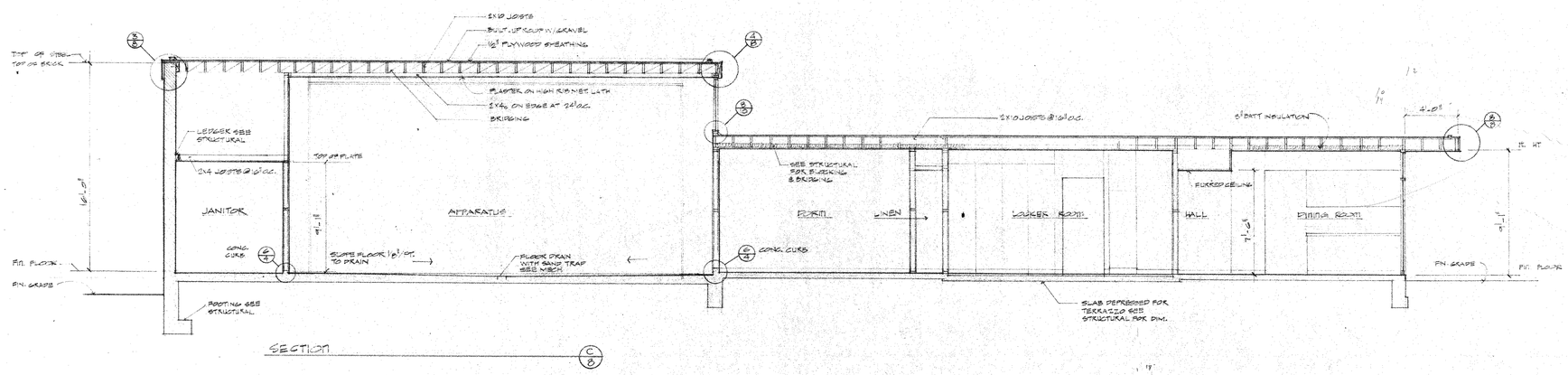
A-6

OF

19







ARCHITECTS

SCHWAGER, DESATOFF & HENDERSON AIA

1500 ADAMS ST. SUITE 304 P.O. BOX 1828 COSTA MESA PH. 546-8781

COSTA MESA FIRE STATION Nº2

FOR

THE CITY OF COSTA MESA

800 BAKER ST. COSTA MESA, CALIF.

TITLE OF DRAWING

SECTIONS

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

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB

REVISIONS

APPROVED BY: Richard E. Henderson C-4955

CHECKED BY: CBH - WCT

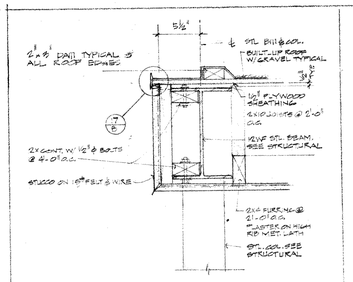
DRAWN BY: MILLER, WGT

JOB NO. 8506

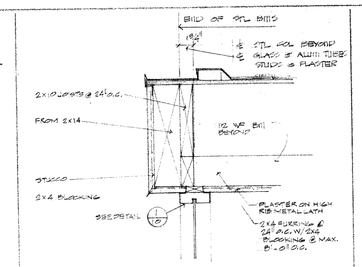
DATE FEB. 6 1956

A 7

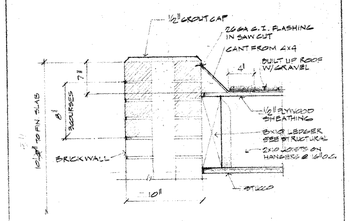
OF 10



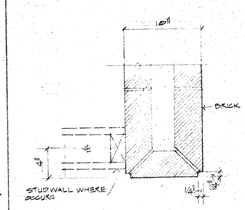
1 FASCIA AT HIGH ROOF



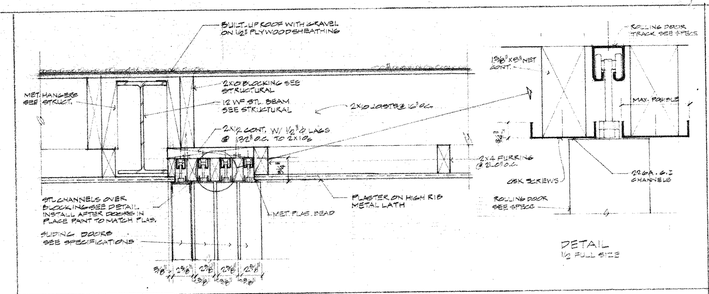
6 FASCIA AT HIGH ROOF



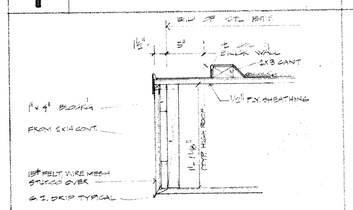
10 FLASHING AT BRICK



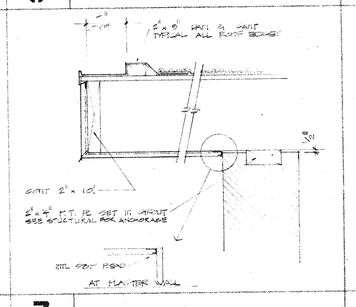
15 BRICK END WALL



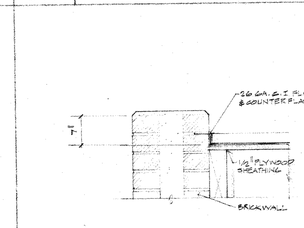
20 HEAD - ROLLING DOOR



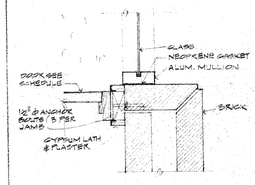
2 FASCIA AT HIGH ROOF



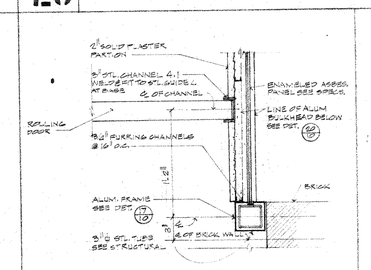
7 LOW ROOF FASCIA



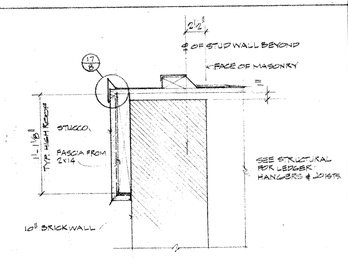
11 FLASHING AT BRICK



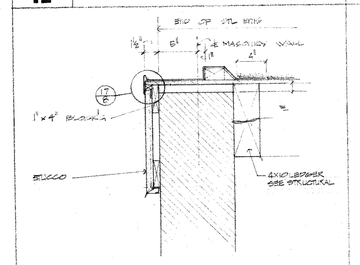
16 WALL DETAIL



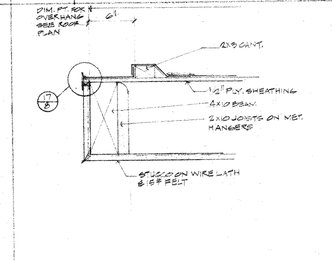
21 JAMB, ROLLING DOOR



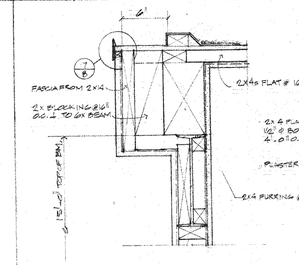
FASCIA @ MASONRY WALL



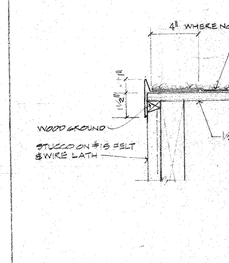
3 FASCIA AT HIGH ROOF



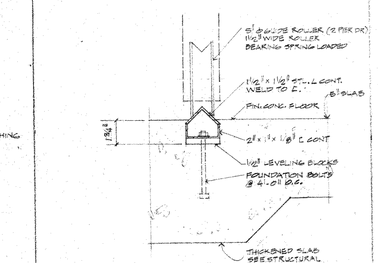
8 LOW ROOF FASCIA



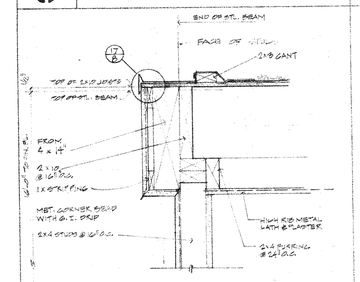
12 FASCIA AT HIGH ROOF



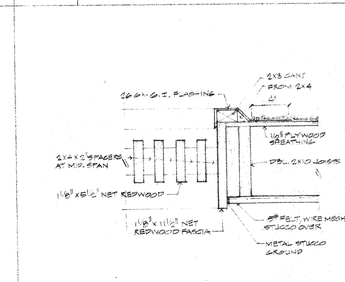
17 GRAVEL STOP DETAIL
3" = 1'-0"



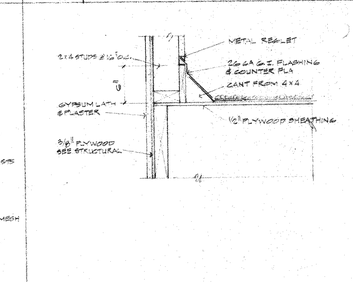
22 SLIDING DOOR DETAIL



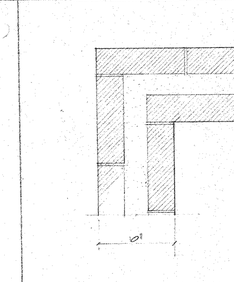
4 FASCIA AT HIGH ROOF



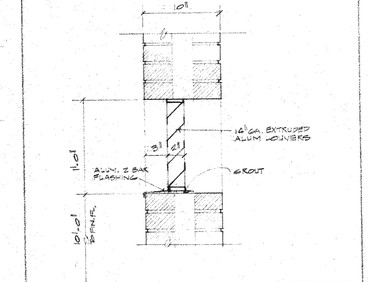
9 ROOF LOUVER DETAIL



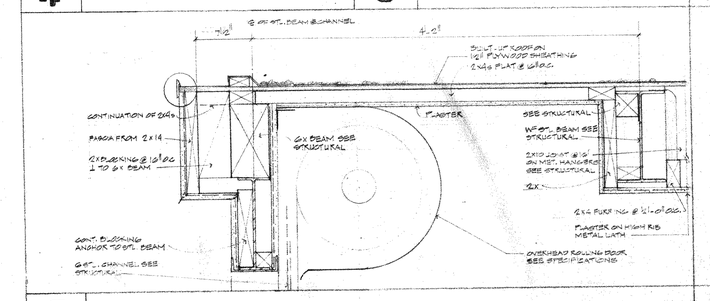
13 FLASHING DETAIL



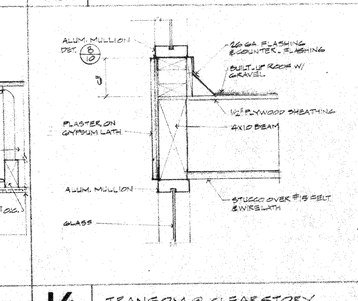
18 BRICK @ CORNER



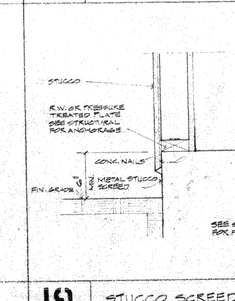
23 LOUVERS



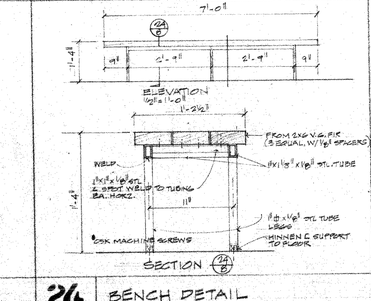
5 ROLL UP DOOR



14 TRANSOM @ CLEARSTORY



19 STUCCO SCREED



24 BENCH DETAIL

ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON AIA
1500 ADAMS ST. SUITE 304 P.O. BOX 1828 COSTA MESA PH. 546-8781

COSTA MESA FIRE STATION NO 2
FOR
THE CITY OF COSTA MESA
800 BAKER STREET 800 BAKER STREET COSTA MESA, CALIF.

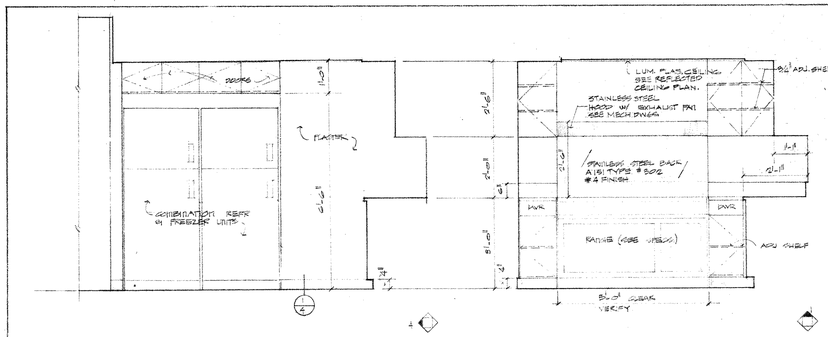
TITLE OF DRAWING
FASCIA, WALL & MISC. DETAILS

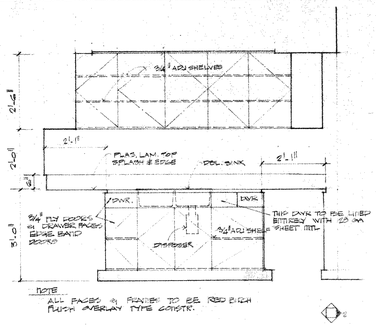
SCALE: 1½" = 1'-0" EXCEPT WHERE SHOWN OTHERWISE
THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB

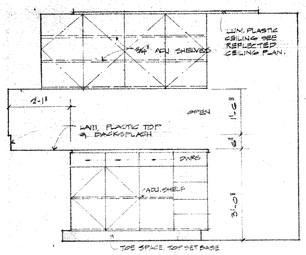
REVISIONS

APPROVED BY: Richard B. Henderson C-4255
CHECKED BY: R.B.H. W.C.T.
DRAWN BY: MILLER, W.C.T.

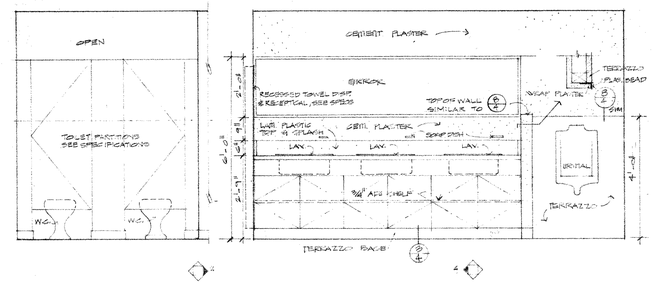
A-8
OF 19
JOB NO. 6604
DATE DEC. 6, 1965



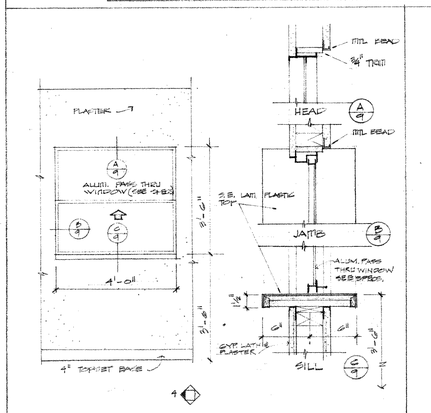




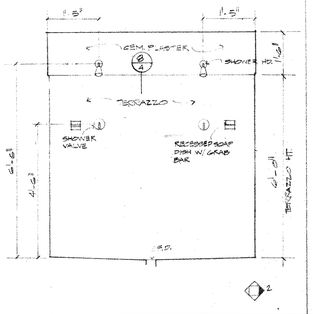
KITCHEN — 113



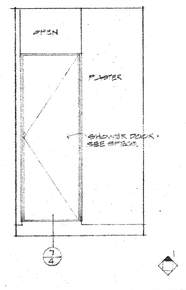
TOILET — 117

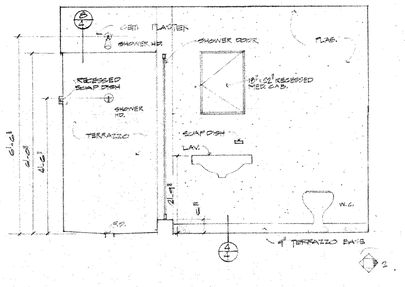


PASS THRU WINDOW — 101



SHOWER — 120





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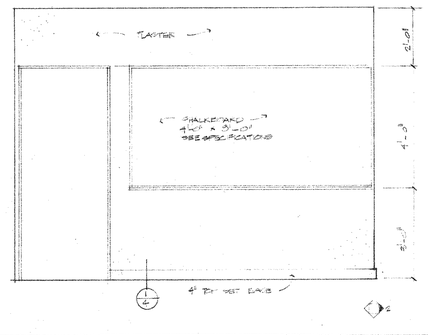
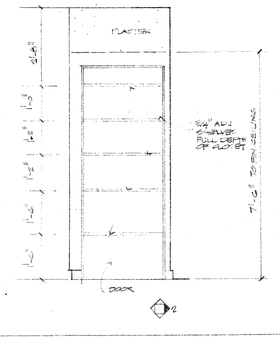
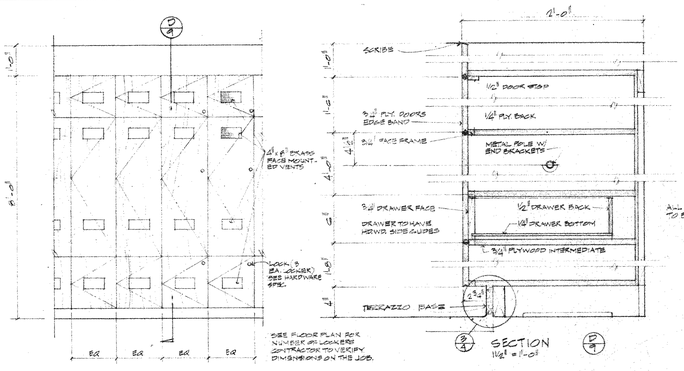


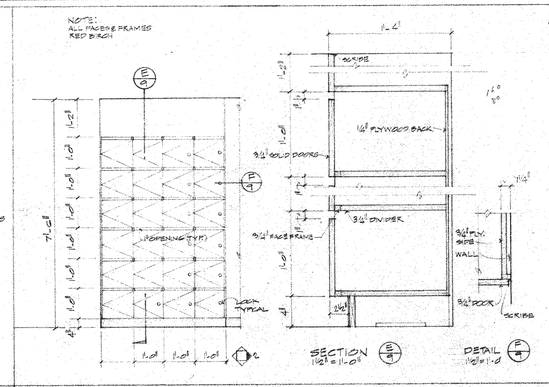
RECREATION — 114



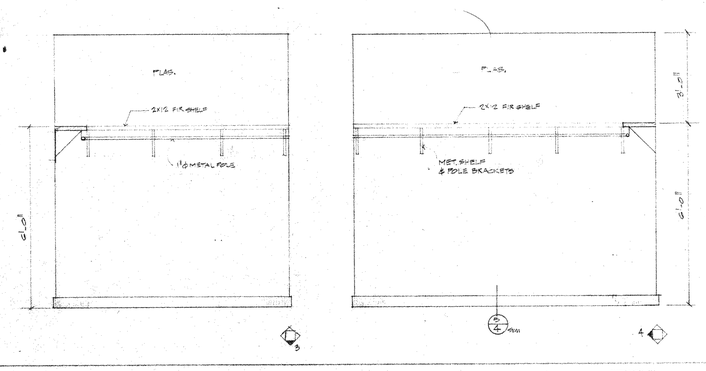
DORM — 122 123



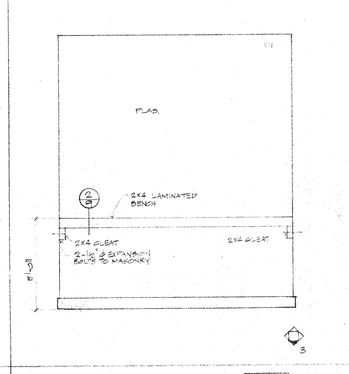
LOCKER ROOM — 121 — ALSO 4 LOCKERS RM. 104



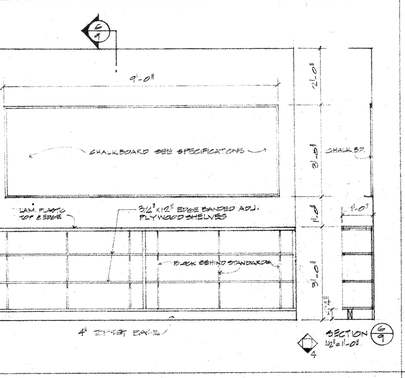
HALL — 111



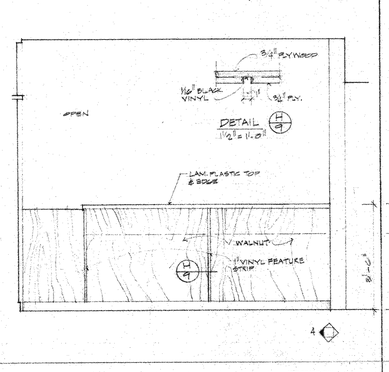
TURNOUT — 127



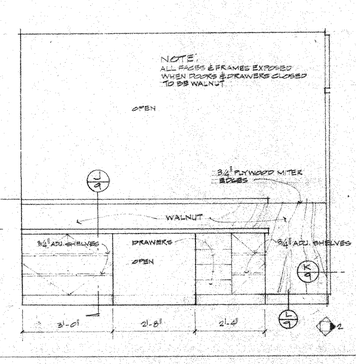
WORKSHOP — 125



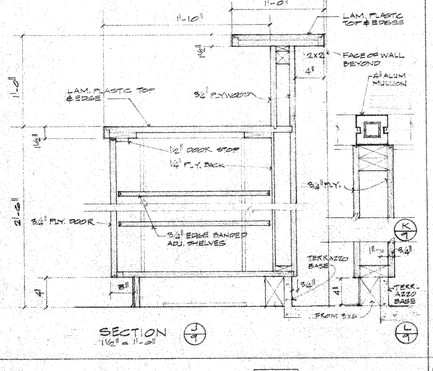
LIBRARY — 107

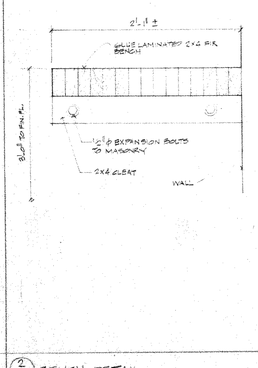


ENTRY — 102

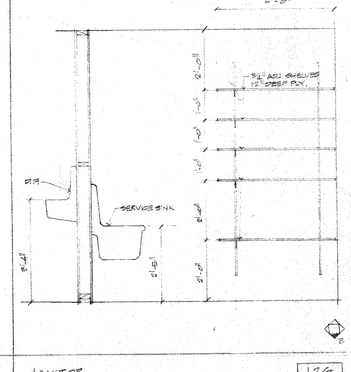


WATCH — 101





JANITOR — 126



ARCHITECTS
SCHWAGER DESATOFF & HENDERSON AIA
1300 ADAMS ST. SUITE 304 P.O. BOX 1828 COSTA MESA PH. 546-8781

COSTA MESA FIRE STATION NO 2
FOR
THE CITY OF COSTA MESA
800 BAKER ST. COSTA MESA, CALIF.

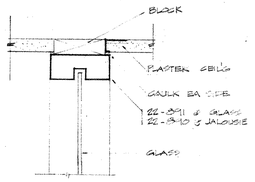
TITLE OF DRAWING
INTERIOR ELEVATIONS

SCALE: 1/2" = 1'-0" EXCEPT WHERE NOTED OTHERWISE
THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.

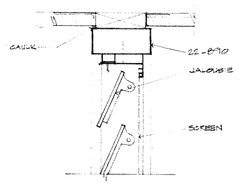
REVISIONS

APPROVED BY Richard L. Henderson C-4255
CHECKED BY R.B.H. W.G.T.
DRAWN BY W.G.T./MILLER
JOB NO. 6804
DATE DEC. 6 1965

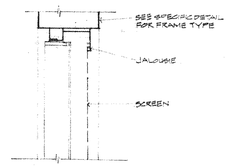
A 9
OF
19



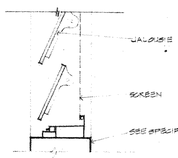
1 HEAD



2 HEAD JALOUSIE



3 JAMB JALOUSIE



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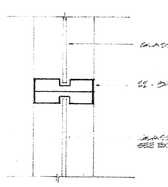
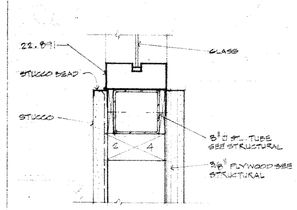


5 HORIZ MULLION



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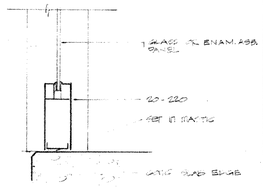
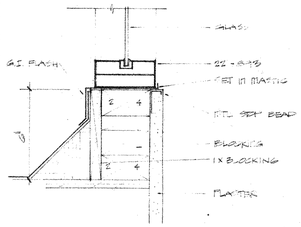


7 BULKHEAD



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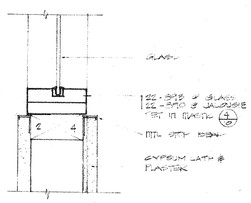

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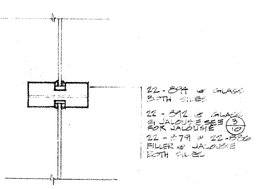

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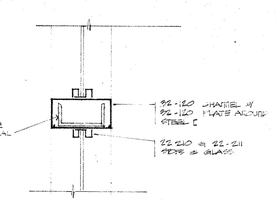

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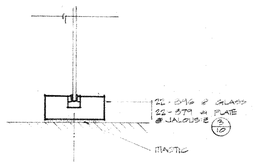

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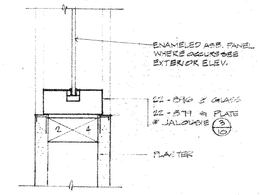

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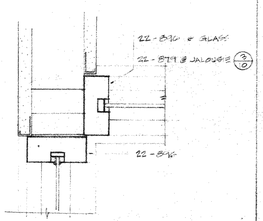

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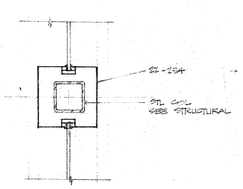

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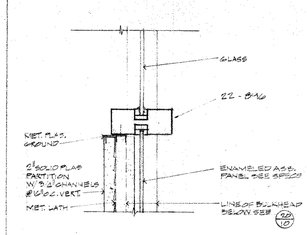
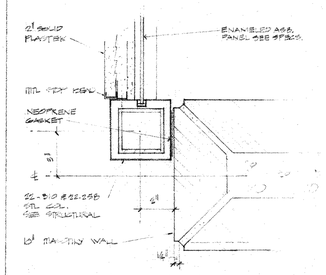


16 JAMB



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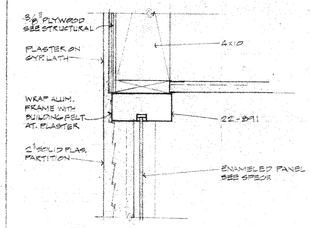
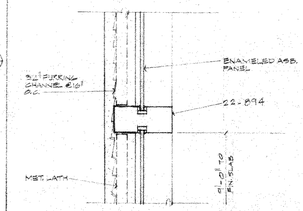


18 HEAD AT LOW ROOF



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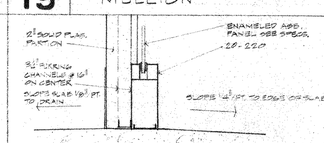
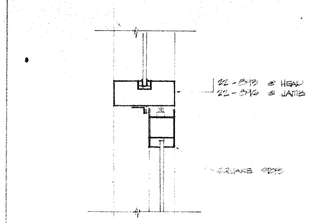
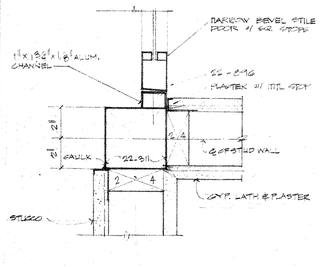


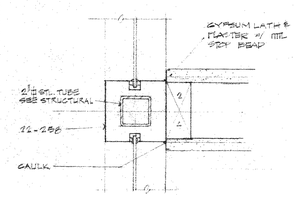
20 BULKHEAD



21 DOOR HEAD - JAMB SIM



22 DOOR JAMB



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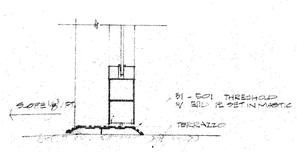

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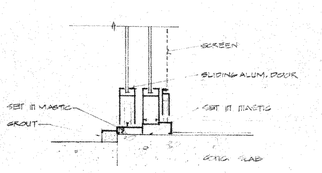

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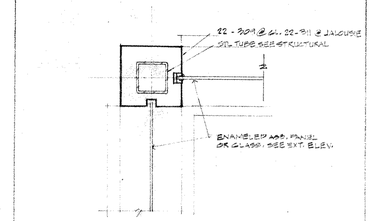
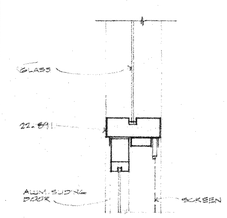


26 JAMB

addendum #4

27 OMITTED



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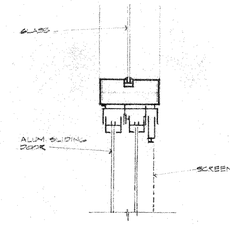

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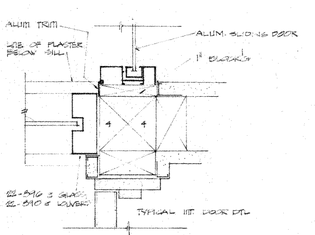


30 JAMB

ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON AIA
1500 ADAMS ST. SUITE 304 P.O. BOX 1828 COSTA MESA PH. 546.8781

COSTA MESA FIRE STATION №2
FOR
THE CITY OF COSTA MESA
800 BAKER ST. COSTA MESA/CALIF.

TITLE OF DRAWING
FENESTRATION DETAILS

SCALE: 3"=1'-0"

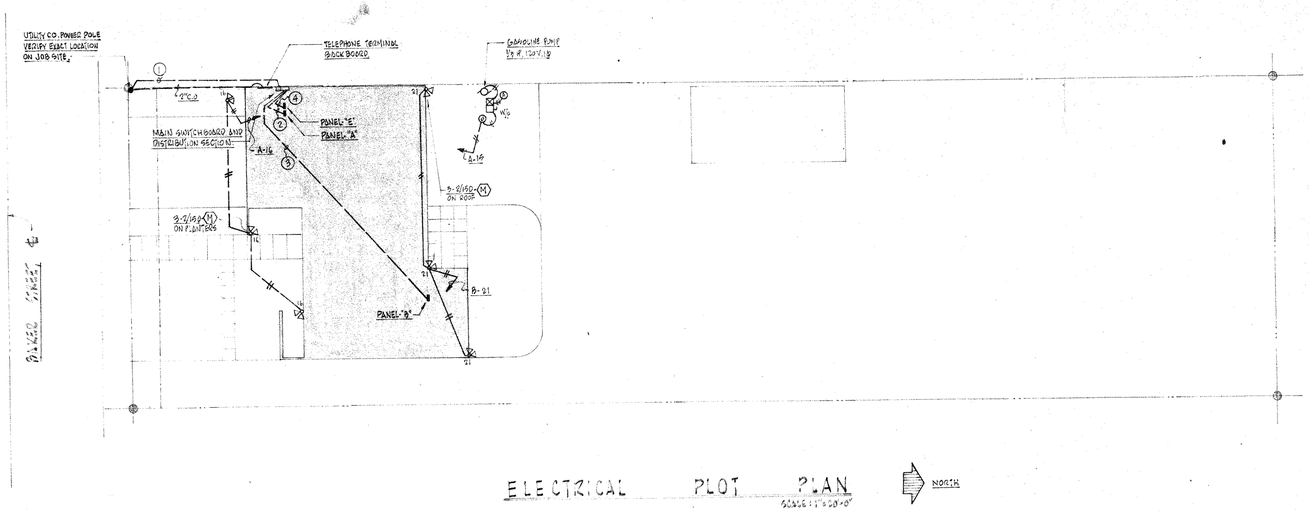
THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB

REVISIONS

APPROVED BY Richard H. Henderson 2-6-1965
CHECKED BY R.B.H. U.C.T.
DRAWN BY Miller, Hall

A10
OF
19

JOB NO. 6504
DATE Dec. 6, 1965



ELECTRICAL PLOT PLAN

SCALE: 1"=20'-0"

NORTH

FIXTURE SCHEDULE

TYPE	LAMP	DESCRIPTION	CATALOG NUMBER
A	2/40W T12 CW 430MA	CEILING MOUNTED FLUORESCENT FIXTURE, 4 FT. LENGTH, WITH WIRE GUARD PRISMATIC ACRYLIC DIFFUSED AND BAKED WHITE ENAMEL TRIM.	SYLVANIA - LITECOAST # FG-2-240
B	4/40W T12 CW 430MA	RECESSED FLUORESCENT FIXTURE, 8 FT. LENGTH AND LAMPS IN TANDEM WITH FLAT PRISMATIC ACRYLIC DIFFUSED AND BAKED WHITE ENAMEL TRIM.	SYLVANIA - LITECOAST # RG(12)-240-BT
C	2/40W T12 CW 430MA	RECESSED FLUORESCENT FIXTURE, 4 FT. LENGTH WITH FLAT PRISMATIC ACRYLIC DIFFUSED AND BAKED WHITE ENAMEL TRIM.	SYLVANIA - LITECOAST # RG(12)-240
D	150W IF	KEYLESS PORCELAIN LAMPHOLDER	PASS & SEYMOUR # 44
E	4/40W T12 CW 430MA	RECESSED FLUORESCENT FIXTURE, 8 FT. LENGTH, AND LAMPS IN TANDEM WITH FLAT PRISMATIC ACRYLIC DIFFUSED AND BAKED WHITE ENAMEL TRIM.	SYLVANIA - LITECOAST # RG(12)-240-BT
F	2/40W T12 CW 430MA	RECESSED FLUORESCENT FIXTURE, 4 FT. LENGTH WITH FLAT PRISMATIC ACRYLIC DIFFUSED AND BAKED WHITE ENAMEL TRIM	SYLVANIA - LITECOAST # RG(12)-240
G	4/40W T12 CW 430MA	RECESSED FLUORESCENT FIXTURE, 2'-4" WIDE FLAT PRISMATIC ACRYLIC DIFFUSED AND BAKED WHITE ENAMEL TRIM.	SYLVANIA - LITECOAST # RG(12)-240
H	150W IF	ROUND RECESSED PREWIRED INCANDESCENT FIXTURE WITH RECESSED FRESNEL LENS AND BAKED WHITE ENAMEL TRIM.	LIGHTOLIER # 7-1790
J	75W IF	ROUND RECESSED PREWIRED INCANDESCENT SHOWER LIGHT WITH FLAT FRESNEL LENS AND STAINLESS STEEL TRIM.	MARCO # J16-100 WP66
K	150W IF	ROUND RECESSED, PREWIRED INCANDESCENT FIXTURE WITH RECESSED FRESNEL LENS AND STAINLESS STEEL TRIM.	MARCO # J13-1-146-P66
L	40W T12CW 430MA	SURFACE MOUNTED STRIP FIXTURE MOUNTED ABOVE LUMINOUS CEILING. DIFFUSER BY OTHERS.	LITHONIA
M	250W PAR 38 FLOOD	EXTERIOR FLOOD MOUNTED ON B.O. BOX WITH ADAPTER AS REQUIRED. SHEET METAL'S FINISH.	NEMALITE # SF2-MPB
N	100W IF	WALL MOUNTED INCANDESCENT, WITH RED LENS.	MC PHILBEN # E45-40 RTK

ELECTRICAL SYMBOLS

- CONDUIT CONCEALED IN WALLS OR CEILING. MINIMUM SIZE CONDUIT 3/4".
- CONDUIT CONCEALED IN FLOOR OR UNDERGROUND. MINIMUM SIZE CONDUIT 3/4".
- CONDUIT HOME RUN TO PANEL. (4) DENOTES PHASE, 1 #8 DENOTES CIRCUIT NUMBERING
- WIRES OTHER THAN IN CONDUIT AND/OR CONDUITS ARE LESS THAN 3/4". NOTE SHOWN INDICATES 1/2" CONDUIT WITH 4 #4 CONDUCTORS.

NOTE: WHEN MARKS ON CONDUIT SYMBOL INDICATES QUANTITY OF #10 CONDUCTORS. MAXIMUM OF 3 #10 IN 1/2"C., 5 #10 IN 3/4"C., 8 #10 IN 1"C., "C.O." DENOTES CONDUIT ONLY. USE OF THESE SYMBOLS APPLIES TO ALL CONDUIT UNLESS OTHERWISE NOTED.

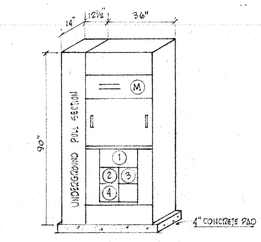
- LIGHTING OUTLET FOR FLUORESCENT FIXTURE.
- LIGHTING OUTLET FOR CEILING MOUNTED INCANDESCENT FIXTURE. (LOWERCASE TYPICAL FOR ALL OUTLETS). "9" DENOTES CIRCUIT NUMBER. "S" DENOTES CONTROLLING SWITCH. "N" DENOTES NIGHT CIRCUITS CONTROLLED BY TIME SWITCH (SEE ON WALL SWITCH.
- LIGHTING OUTLET FOR WALL MOUNTED INCANDESCENT FIXTURE.
- LIGHTING OUTLET FOR RECESSED INCANDESCENT FIXTURE.
- EXTERIOR FLOOD OUTLET, TYPE ADAPTER AND NUMBER OF LAMPS AS PER FIXTURE SCHEDULE AND PLANS.
- LIGHTING FIXTURE IDENTIFICATION (A). DENOTES QUANTITY, (2)-100 DENOTES TWO-100 WATT LAMPS PER FIXTURE, (A) DENOTES TYPE AS PER FIXTURE SCHEDULE. (9'-0") DENOTES MOUNTING HEIGHT FROM FLOOR TO BOTTOM OF ITEM MOUNTED FIXTURE OR TO CENTER OF WALL MOUNTED FIXTURE.
- SINGLE POLE WALL SWITCH. "S" DENOTES OUTLET CONTROLLED
- TWO POLE WALL SWITCH.
- THREE WAY WALL SWITCH.
- FOUR WAY WALL SWITCH.
- MOTOR DISCONNECT, WALL SWITCH.
- SWITCH WITH NEON PILOT LAMP.
- DOOR SWITCH
- THERMAL OVERLOAD SWITCH

NOTE: ALL SWITCHES +48" ABOVE FLOOR UNLESS OTHERWISE NOTED.

- JUNCTION BOX WITH COVER OR ADAPTER AS REQUIRED, +48" MINIMUM UNLESS OTHERWISE NOTED.
- DUPLEX CONVENIENCE OUTLET, +12" ABOVE FLOOR UNLESS OTHERWISE NOTED.
- SPECIAL POWER OUTLET, TYPE AS NOTED.
- MOTOR OUTLET, TYPE AS NOTED.
- NON-FUSED DISCONNECT SWITCH, 30A-3P OR 60A-3P AS REQUIRED IN NEMA 1 ENCLOSURE
- MAGNETIC MOTOR STARTER, 45A-3, 3P OR 3P AS REQUIRED IN NEMA 1 ENCLOSURE.
- FIREMANS 1/2 EMERGENCY FAN CONTROLLED BY LIGHT SWITCH.
- THERMOSTAT FURNISHED AND INSTALLED BY MECHANICAL. OUTLET AND CONDUIT BY ELECTRICAL.
- FLUSH CLOCK OUTLET.
- TELEPHONE OR PRIVATE TERMINAL CABINET.
- LIGHTING BRANCH CIRCUIT HOME.
- WALL MOUNTED TELEPHONE OUTLET

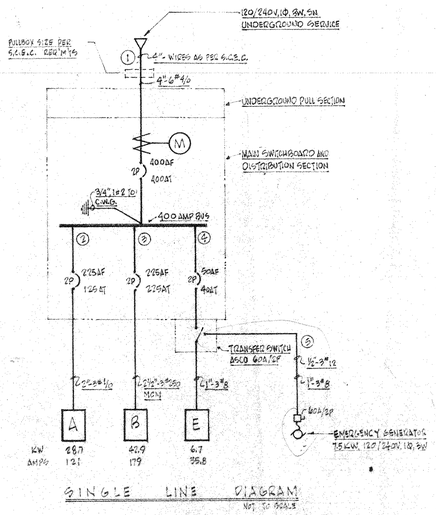
(2) DENOTES 3/4" C.O. (3) DENOTES 1" C.O. TO TELEPHONE TERMINAL BACKBOARD.

- CONDUIT STUBBED UP OR DOWN IN WALL.
- W.P. WEATHER PROOF
- PUSH BUTTON, MOMENTARY CONTACT SWITCH
- FLUSH WALL MEMBER HEIGHT MOUNTING HEIGHT WITH ARCHITECT.
- DENOTES PART 1, WIRES AS DESCRIBED TO RESPECTIVE MECHANICAL CONTROLS.



MAIN SWITCHBOARD ELEVATION

N.T.S.



SINGLE LINE DIAGRAM

NOT TO SCALE

FIXTURE SCHEDULE NOTES

1. PROVIDE ALL FIXTURES OF RATING INDICATED IN SCHEDULE EVEN THOUGH LAMP SIZE IS INDICATED TO BE SMALLER ON PLANS.
2. THE MANUFACTURER'S CATALOG NUMBER IN THIS SCHEDULE INDICATES THE TYPE OF FIXTURE. THE CONTRACTOR SHALL PROVIDE THE FIXTURE WITH LAMPS AND ALL ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION AND SHALL PROVIDE THE FIXTURE WITH ANY VARIATIONS FROM STANDARD AS INDICATED BY THE DESCRIPTION, SPECIFICATIONS OR LOCAL CODES REGARDLESS OF WHETHER SUCH VARIATIONS ARE INDICATED BY THE CATALOG NUMBER OR NOT.
3. THE CONTRACTOR SHALL INCLUDE IN HIS BID, ALL COSTS NECESSARY TO FURNISH FIXTURES WITH SPECIAL COLORS WHERE INDICATED, THAT IS COLORS TO BE SELECTED BY ARCHITECT.
4. ALL PENDENT MOUNTED FIXTURES SHALL BE PROVIDED WITH BALL ALIGNERS TO PERMIT THE FIXTURES TO HANG STRAIGHT AND PLUMB.

GENERAL NOTES

1. THE ELECTRICAL CONTRACTOR SHALL CHECK WITH OTHER TRADES AND WITH ARCHITECT FOR LOCATIONS OF ELECTRICAL EQUIPMENT IN OTHERS AND FOR LOCATIONS OF CUTOUTS, OPENINGS, CHASES ETC., AND SHALL COORDINATE INSTALLATION OF ELECTRICAL EQUIPMENT WITH OTHER TRADES.
2. IN EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN ITEMS CALLED OUT ON PLANS OR IN THE SPECIFICATIONS OR CONFLICTS WITH CODE REQUIREMENTS APPLYING TO THE WORK INVOLVED, CODE OR SPECIFICATION WHICH PRESCRIBES AND ESTABLISHES THE HIGHER STANDARD SHALL TAKE PRECEDENCE AND BE COMPLIED WITH.
3. SEE MECHANICAL DRAWINGS FOR HEATING, VENTILATING, PLUMBING, AND CONTROL WIRING DIAGRAMS. ALSO SEE HEATING, VENTILATING, AND PLUMBING SPECIFICATIONS FOR FURTHER CLARIFICATION.
4. ALL CONDUIT ONLY (C.O.) SHALL CONTAIN A #12 GALVANIZED PULL WIRE.
5. CAP ALL CONDUIT STUBS WITH MALLEABLE IRON PIPE CAPS.
6. ENGRAVE ALL DEVICE PLATES WHERE DESIGNATIONS ARE SHOWN IN SPECIFICATION MATRIX.
7. THE ELECTRICAL CONTRACTOR SHALL EXECUTE CONTROL WIRING DIAGRAM FROM THE SUCCESSFUL MECHANICAL EQUIPMENT CONTRACTOR AND SHALL FURNISH AND INSTALL ALL CONDUIT, WIRES, OUTLETS, DISCONNECT SWITCHES, MAGNETIC STARTERS, H-O-A SWITCHES, RELAYS, ETC. INCLUDING CONNECTIONS TO ALL MECHANICAL CONTROL DEVICES AND CONDUIT FOR LOW VOLTAGE WIRING AS PER CONTROL WIRING DIAGRAMS. NO EXTRA WILL BE ALLOWED FOR FAILURE TO COMPLY WITH THIS REQUIREMENT.
8. DOOR OPERATOR CONTROLS SHALL BE WIRED SO THAT THE "CLOSE" BUTTON MUST BE HELD IN DURING CLOSING AND RELEASING "CLOSE" BUTTON WILL STOP CLOSING ACTION AND THE "OPEN" BUTTON MAY BE LEFT UNATTENDED (AFTER MOMENTARY CONTACT) DURING THE OPENING CYCLE. 3 BUTTON CONTROL WITH CLUTCH ADJUSTED SO DOOR WILL STOP IF IT HITS AN OBSTRUCTION WHILE CLOSING.

ARCHITECTS

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ELECTRICAL ENGINEERS

4934 LONG BEACH BLVD LONG BEACH, CALIF GA-304-74

William R. Ishii 3334

COSTA MESA FIRE STATION NO 2

THE CITY OF COSTA MESA

800 BAKER ST. COSTA MESA, CALIF.

TITLE OF DRAWING: ELECTRICAL PLOT PLAN, SYMBOLS, NOTES, SINGLE LINE DIAGRAM

SCALE: AS INDICATED

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.

REVISIONS

APPROVED BY: Leland R. Anderson, C 4855

CHECKED BY: J.S.I.

DRAWN BY: W.R.H.

JOB NO. 6634

DATE DEC 6, 1965

E1

OF 19.

120/240V. 1Ø. 3W. SN — PANEL "A" (STORAGE ROOM)

CIR. NO.	BREAKER AMP	BREAKER POLE	LIGHT'G OUTLETS	RECEPTS & OTHER OUTLETS	DESCRIPTION	LOAD Ø1	LOAD Ø2
1	20	1	9		DORMITORY	1800	
2			12		DORMITORY	1200	
3			4				1800
4			6				1200
5			6		APPARATUS ROOM	1200	
6			5		HOSE STORAGE, JANITOR, WORKSHOP	1000	
7			4		CANOPY LIGHTS ON TIME CLOCK		1000
8	T	T	4		TURNOUT STORAGE		1000
9	20	1		6	APPARATUS ROOM, STORAGE, JANITOR, TURNOUT	1200	
10	30	2		1	COMPRESSOR 5HP, 240V, 1Ø	2000	
11	20	1		1	WORKSHOP		1200
12	—	—	—	—	SEE CIRC. 12		2000
13	20	1		4	OPERATIONS ROOM, EDP, STORAGE	1000	
14				1	BLOWER 3/4 HP, 120V. 1Ø	1200	
15				1	GASOLINE PUMP 1/3 HP. 120V. 1Ø		1500
16	T	2	6		EXTERIOR FLOOD LIGHTS ON TIME CLOCK		1500
17	20	1		9	BATTERY CHARGER	1200	
18	30	1			SPARE	1800	
19	20	1		1	JANITOR		1800
20	20	1			SPARE		1800
TOTAL WATTS PER PHASE						14200	14500
TOTAL WATTS						28700	
MAXIMUM LINE AMPS					14500W ÷ 120V = 121 AMPS		

225 AMP BUS FLUSH CAB

* PROVIDE ONE 2P MECHANICALLY HELD RELAY IN PANEL SPACE UNDER SEPARATE DOOR. CONNECT AS REQUIRED TO BE ACTUATED BY ALARM BUTTONS

** PROVIDE ONE 24HR TIME CLOCK WITH ASTRONOMICAL DIAL IN PANEL SPACE UNDER SEPARATE DOOR.

120/240V. 1Ø. 3W. SN — PANEL "B" (HALL)

CIR. NO.	BREAKER AMP	BREAKER POLE	LIGHT'G OUTLETS	RECEPTS & OTHER OUTLETS	DESCRIPTION	LOAD Ø1	LOAD Ø2
1	20	1	8		KITCHEN, DINING, TELE, STORAGE, MECH. ROOM	1600	
2			4		RECREATION, STORAGE, EQUIP.	1400	
3			4	1	LIBRARY, TOILET, SHOWER, DORM		1900
4			5		CANOPY		1000
5			7		SAFETY LIGHTS ON TIME CLOCK	1400	
6			5	2	HALL, TOILET, SHOWER, LOCKER RM.	1200	
7				1	HOOD FANS & LTG		1000
8				2	KITCHEN, REFRIGERATOR		1200
9				2	KITCHEN, GARBAGE DISPOSAL	1900	
10				2	KITCHEN, REFRIGERATOR	1200	
11				1	KITCHEN		1600
12				6	ENTRY CAPTAIN ROOM, TOIL, HALL		1200
13				8	KITCHEN, RECREATION	1000	
14	T	T	T	5	CAPTAIN, LIBRARY	1000	
15	20	1		6	DORM, APPARATUS RM., WATCH, HALL		1200
16	30	2		1	RANGE, 14 KW. 240V, 1Ø		7000
17	20	1		5	DORM, APPARATUS RM, WATCH, ENTRY	1000	
18	—	—	—	—	SEE CIRC. 16	7000	
19	30	1			BLOWER 3/4 HP. 120V. 1Ø		1800
20	30	1			CONDPMP 3/4 HP. 120V. 1Ø		1800
21	20	1			EXTERIOR LIGHTS ON TIME CLOCK	1600	
22	T	T	T		SPARE	1500	
23							1600
24							1000
25						—	
26						—	
27	T	T	T		1		—
28	20	1			SPARE		—
TOTAL WATTS PER PHASE						21400	21800
TOTAL WATTS						42900	
MAXIMUM LINE AMPS					21500 W ÷ 120V. = 179 AMPS		

225 AMP BUS FLUSH CAB

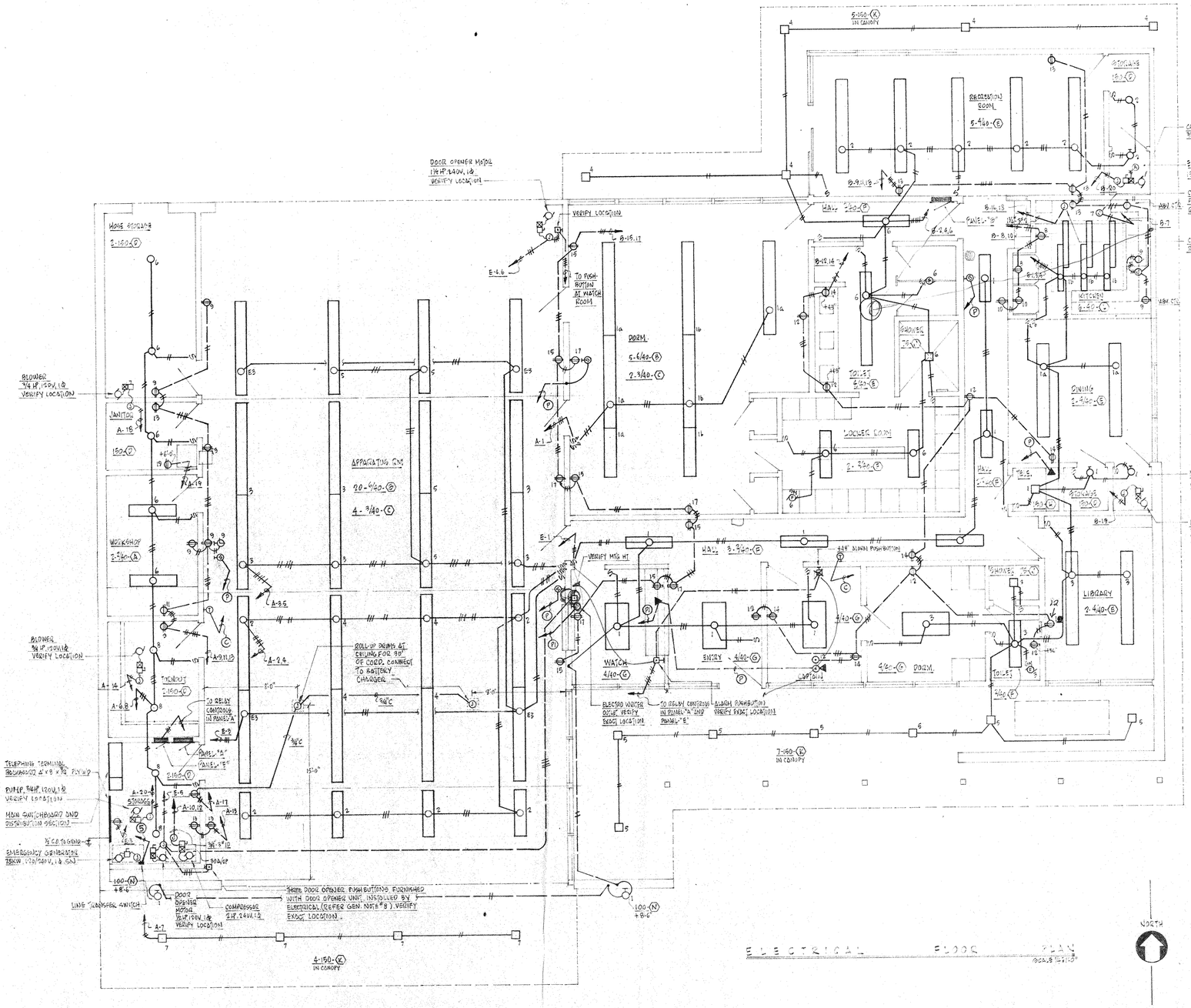
* PROVIDE TWO DPST TIME CLOCK WITH ASTRONOMICAL DIAL IN PANEL SPACE UNDER SEPARATE DOOR.

120/240V. 1Ø. 3W. SN — PANEL "E" (STORAGE ROOM)

CIR. NO.	BREAKER AMP	BREAKER POLE	LIGHT'G OUTLETS	RECEPTS & OTHER OUTLETS	DESCRIPTION	LOAD Ø1	LOAD Ø2
1	20	1	8		HALL, WATCH, ENTRY, CAPTAIN	1300	
2	20			1	TELEPHONE TERM. BACKBOARD	600	
3	20		4		APPARATUS ROOM		1200
4	20	1			DOOR OPENER MOTOR, 1/6 HP. 240V. 1Ø		1200
5	20	1		1	DOOR OPENER MOTOR, 1/6 HP. 120V. 1Ø	1200	
6	—	—	—	—	SEE CIRC. 4	1200	
TOTAL WATTS PER PHASE						4300	2400
TOTAL WATTS						6700	
MAXIMUM LINE AMPS					4300 W ÷ 120V = 358 AMPS.		

50 AMP BUS FLUSH CAB.

* PROVIDE ONE 2P MECHANICALLY HELD RELAY IN PANEL SPACE UNDER SEPARATE DOOR CONNECT AS REQUIRED TO BE ACTUATED BY ALARM BUTTONS.



BATTERY CHARGER NOTES

1. ELECTRICAL CONTRACTOR SHALL FURNISH & INSTALL ONE LESTER WALL TYPE BATTERY CHARGER MOUNTED ON SUPPORTING BRACKETS SECURITY ATTACHED TO WALL SO BOTTOM OF CHARGER WILL BE 5'-6" ABOVE FLOOR. CHARGER SHALL BE LESTER WALL TYPE 1-10 COMPLETE WITH CONNECTION FOR 120 VOLT D.C. SUPPLY.
2. FURNISH & INSTALL APPLETON® 1519 REELITE COMPLETE WITH CLIPS OR CONNECTORS FOR ATTACHMENT TO BATTERY.

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4934 LONG BEACH BLVD LONG BEACH, CALIF 90 807
William R. John 8556

COSTA MESA FIRE STATION Nº2
FOR
THE CITY OF COSTA MESA
800 BAKER ST. COSTA MESA, CALIF

TITLE OF DRAWING
ELECTRICAL FLOOR PLAN, PANEL SCHEDULES

SCALE: AS INDICATED
THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.

REVISIONS

APPROVED BY
CHECKED BY DRAWN BY

JOB NO. 6904
DATE DEC 6 1965

E2
OF
19

CONDUCTOR SCHEDULE

AWG	CIRCUIT	RUNS 1	2	3	4	5	6		
#14	Ø2	3	3	3	3				
	Ø4	3	3	3	3				
	Ø2P			2	2				
	Ø4P (FUTURE)	2	2	2	2				
	Ø2PPB			1	1				
	Ø4PPB (FUTURE)	1	1	1	1				
	PPB COMMON	1	1	1	1				
	SPARES	3	3	3	3	2			
	FIRE PRE-EMPT			3	3	3			
	TOTAL	13	13	10/9	13/6	5	-		
#12 DLC	1-Ø2 (FUTURE)								
	2-Ø2 (FUTURE)								
	1-Ø4				1				
	2-Ø4				1				
	3-Ø4				1				
	TOTAL	-	-	-	3	-	-		
#12	INTERCONNECT				1				
	TOTAL	-	-	-	1	-	-		
#10	LUMINAIRE	2	2	2	2				
	SIGNAL COMMON	1	1	1	1				
	TOTAL	3	3	3	3	-	-		
#12	ISNS	1	1	1	1				
	TOTAL	1	1	1	1	-	-		
#8	SERVICE	-	-	-	-	-	3(E)		
	CONDUIT SIZE	2"	2"	2"	3"	1 1/2"	1 1/2"		

ALL CONDUCTORS SHALL BE NEW UNLESS DENOTED "(E)" FOR "EXISTING"
ALL CONDUITS ARE EXISTING UNLESS NOTED OTHERWISE

REVISION 2

POLE SCHEDULE *

No.	STANDARD TYPE	HEIGHT	SIG.M.A.	LUM.M.A.	LUMINAIRE HPSV	I.S.N.S. LEGEND	SIGNAL MOUNTING VEHICLE			PED	PED PUSH BTN PHASE	PED PUSH BTN QUAD	REMARKS
1	17-2-70	30'	20'	15'	250 HPSV	FIRE SIGNAL		MAS	SV-2-TD		2	N	RELOCATE IN ENTIRETY & REVISION 2
2	19-2-70	30'	30'	15'	250 HPSV	FIRE SIGNAL		MAS	SV-2-TD	SP-I-T			
3	I-A	10'							TV-I-T	TP-I-T	2	N	

* ALL EQUIPMENT IS EXISTING

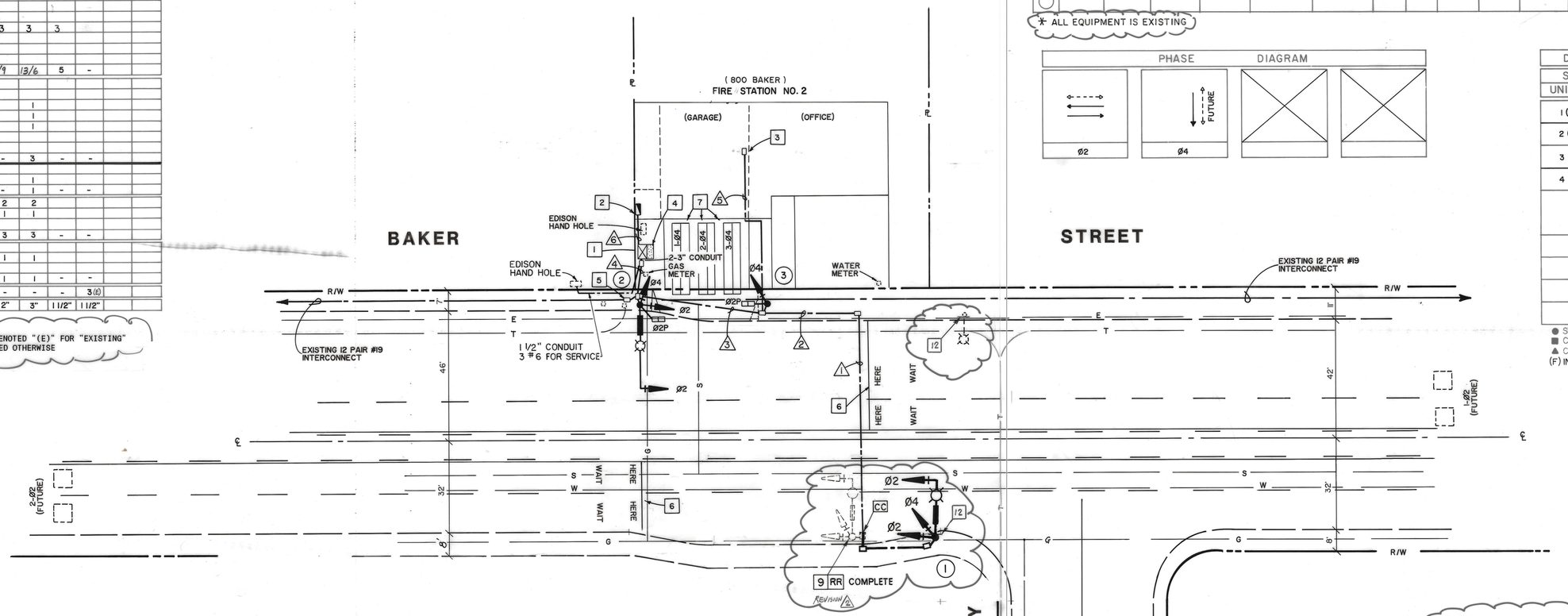
PHASE DIAGRAM

Ø2	Ø4		
	FUTURE		

DETECTOR SCHEDULE

SENSOR UNIT	SENSOR CHANN	LOOP DETECTORS
1 (F)	1	1-Ø2 ●
	2	1-Ø2 ■
2 (F)	1	2-Ø2 ●
	2	2-Ø2 ■
3	1	1-Ø4 ■
	2	2-Ø4 ■
4	1	3-Ø4 ■
	2	SPARE

● SYSTEM SAMPLING - NO OUTPUT TO PHASE
■ CALL HOLD CAPABILITY
▲ CALL DELAY TIMER
(F) INSTALL FOR FUTURE



CONSTRUCTION NOTES

1. FURNISH AND INSTALL A MULTISONICS 9II-S 2Ø SYSTEM CONTROLLER ASSEMBLY, OR APPROVED EQUAL, COMPLETE IN A TYPE "M" CABINET COMPATIBLE WITH MULTISONICS VMS 2.9 SOFTWARE. ACCESSORIES SHALL INCLUDE EMERGENCY VEHICLE PRE-EMPTION ACTUATED FROM THE FIRE STATION, TELEPHONE, AND PROVISIONS FOR FUTURE VEHICLE DETECTION AND PEDESTRIAN ACTUATION. CABINET FOUNDATION SHALL BE 2' HIGH. SEE SPECIAL PROVISIONS.
2. INSTALL BREAKER PANEL ON WALL NEXT TO EXISTING METER EQUIPMENT. PROVIDE 40A IP BREAKER FOR SIGNAL, 20A IP BREAKER FOR LUMINAIRES, AND 15A IP BREAKER FOR ILLUMINATED STREET NAME SIGNS.
3. INSTALL A TWO CIRCUIT MUSHROOM PUSH BUTTON ON WALL BY EXISTING ROLL-UP DOOR SWITCH. ONE CIRCUIT FOR DOOR ACTIVATION AND ONE CIRCUIT FOR TRAFFIC SIGNAL ACTIVATION. FURNISH AND INSTALL A TIMER TO DELAY DOOR CLOSURE.
4. INSTALL A 3' x 4' x 2" PPC ACCESS PAD.
5. INSTALL 6 PAIR #19 TWISTED SHIELDED INTERCONNECT CABLE, #5 PULLBOX, I 1/2" CONDUIT, A 3-M TYPE GEL FILLED SPLICE KIT AND INTERCEPT EXISTING INTERCONNECT LINE.
6. INSTALL A 12" WHITE LINE AND "WAIT HERE" PAVEMENT LEGENDS IN THERMOPLASTIC.
7. INSTALL 5' x 25' QUADRAPOLE LOOPS.
8. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BY EXCAVATION IF NECESSARY, AND INFORM THE ENGINEER OF FINDINGS PRIOR TO ESTABLISHING THE LOCATION OF THE POLE FOUNDATION.
9. REMOVE EXISTING 17-2-70 FOUNDATION AND ADJACENT PULLBOX. REMOVE AND RELOCATE EXISTING 17-2-70 POLE TO NEW FOUNDATION AT POLE (1), FURNISH NEW ANCHOR BOLTS, NUTS, CAGE AND ASSOCIATED HARDWARE AS REQUIRED. EXTEND CONDUIT, INSTALL TWO NEW PULL BOXES, & INSTALL NEW 2" CONDUIT TO NEW POLE LOCATION. (REVISION 2)
10. INSTALL NEW CONDUCTORS FROM NEW POLE LOCATION (1) TO CONTROLLER CABINET OR APPROPRIATE TERMINAL COMPARTMENT. SPLICING SHALL NOT BE ALLOWED SEE CONDUCTOR SCHEDULE FOR REFERENCE.
11. SEE SHEET 9 FOR BUS TURN-OUT CONSTRUCTION DETAILS.
12. INSTALL R96 & R96A SIGNS.

GENERAL NOTES

1. ALL ITEMS TO BE FURNISHED AND ALL WORK TO BE DONE SHALL CONFORM TO SECTION 86, "SIGNALS AND LIGHTING" OF THE STATE OF CALIFORNIA, STANDARD SPECIFICATIONS DATED JULY 1992 AND STANDARD PLANS DATED JULY 1992 AND AS MOST RECENTLY REVISED, AND THE SPECIAL PROVISIONS FOR THIS PROJECT.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTIFY ALL UTILITY COMPANIES AND AGENCIES 48 HOURS IN ADVANCE OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PHASES OF CONSTRUCTION.
3. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE MADE BY A SEARCH OF THE RECORDS, HOWEVER, NO GUARANTEE IS MADE THAT ALL SUBSTRUCTURES OR THAT THE LOCATIONS ARE EXACT. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES, INCLUDING THOSE NOT SHOWN OR THOSE NOT ON RECORD. CALL "UNDERGROUND SERVICE ALERT" 1-800-422-4133 BEFORE DIGGING.
4. THE CONTRACTOR SHALL VERIFY WITH THE TRAFFIC ENGINEER AND THE INSPECTOR THE PRECISE FIELD LOCATIONS FOR ALL TRAFFIC SIGNAL EQUIPMENT PRIOR TO INSTALLATION.
5. NO PULLBOX SHALL BE LOCATED WITHIN 1' OF ANY WHEELCHAIR RAMP.
6. ALL SIGNAL INDICATIONS SHALL BE 12" WITH GLASS LENSES. ALL LEFT TURN INDICATIONS SHALL BE 12" GLASS ARROWS.
7. ALL PULLBOXES SHALL BE NO. 5 UNLESS OTHERWISE NOTED.
8. ALL PEDESTRIAN INDICATIONS SHALL BE TYPE "G".
9. UNLESS OTHERWISE SHOWN, INDUCTIVE LOOPS SHALL BE 6' x 6' WITH 10' SPACING IN DIRECTION OF TRAVEL.
10. ALL CONDUIT SHALL BE 2" UNLESS OTHERWISE SHOWN.
11. ALL CROSSWALKS, PAVEMENT LEGENDS, ARROWS SHALL BE THERMOPLASTIC.
12. CONSTRUCTION WILL NOT COMMENCE UNTIL CONTRACTOR HAS ALL MATERIAL INCLUDING POLES, HEADS, ETC., IN THE CONTRACTOR'S POSSESSION.
13. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE IMMEDIATELY. ALL EXCAVATIONS SHALL BE PLATED OR BACKFILLED AND COVERED WITH TEMPORARY A.C. EACH DAY BEFORE LEAVING THE SITE. CONSTRUCTION, ONCE STARTED, SHALL BE PURSUED UNTIL COMPLETION. ANY DAY OVER THREE CONSECUTIVE DAYS WHICH IS COUNTED AS A LEGAL WORK DAY WITHOUT WORK TAKING PLACE SHALL BE CHARGEABLE TO LIQUIDATED DAMAGES.

FOR REVISED STRIPING PLAN, THIS AREA SEE CITY OF COSTA MESA TRAFFIC ENGINEERING PLAN NUMBER TE 9-F-1, REVISION 1, DATED 6/28/90.
REVISION 2

SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION	APP.
1	10/18/89	REVISE PER AS BUILT	GW
2	10/3/90	RELOCATE POLE 1 TO ACCOMMODATE BUS TURNOUT	GW

PERSON BLUEPRINT 116343

CONTRACTOR
WORK STARTED:
WORK ACCEPTED:
INSPECTED BY:
DATE

DESIGNED BY: D. SORGE	DATE 3/30/89	CHECKED BY: D. SORGE	DATE 3/30/89
DRAWN BY: C.G.		CHECKED BY:	
RECOMMENDED BY:			
APPROVED BY: Robert Braun, ASSISTANT CITY ENGINEER		22317 RCE	4/7/89

TRAFFIC SIGNAL MODIFICATION

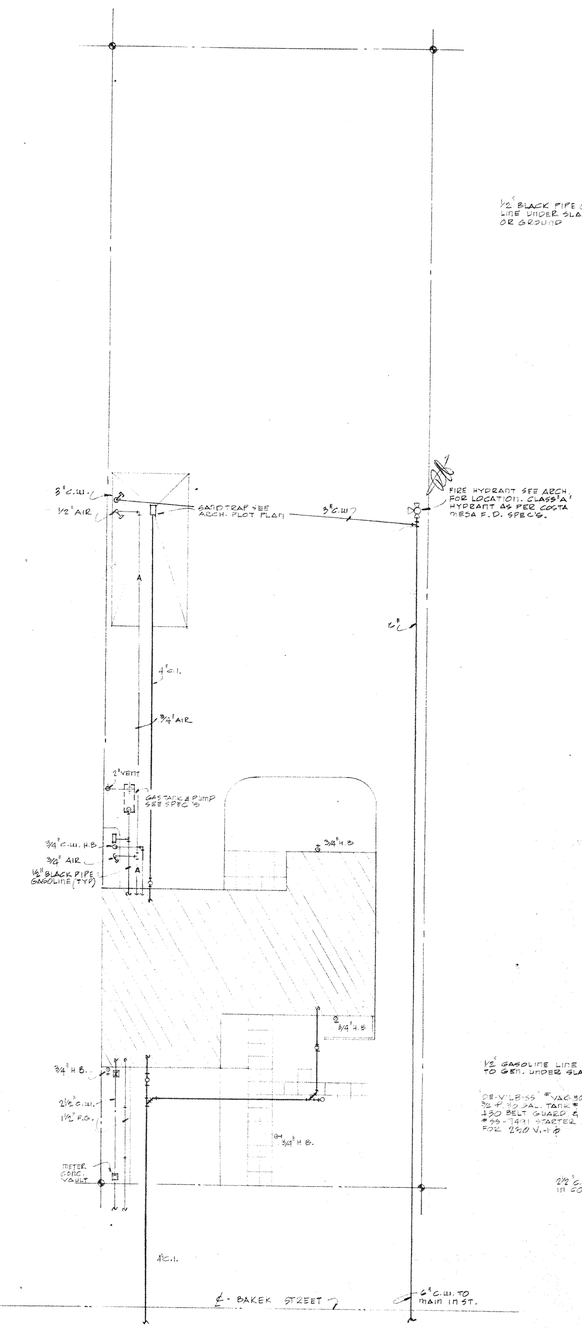
BAKER STREET AT FIRE STATION #2

CITY OF COSTA MESA
DEPARTMENT OF PUBLIC SERVICES / TRANSPORTATION SERVICES DIVISION

SHEET 10 OF 10
PLAN NUMBER

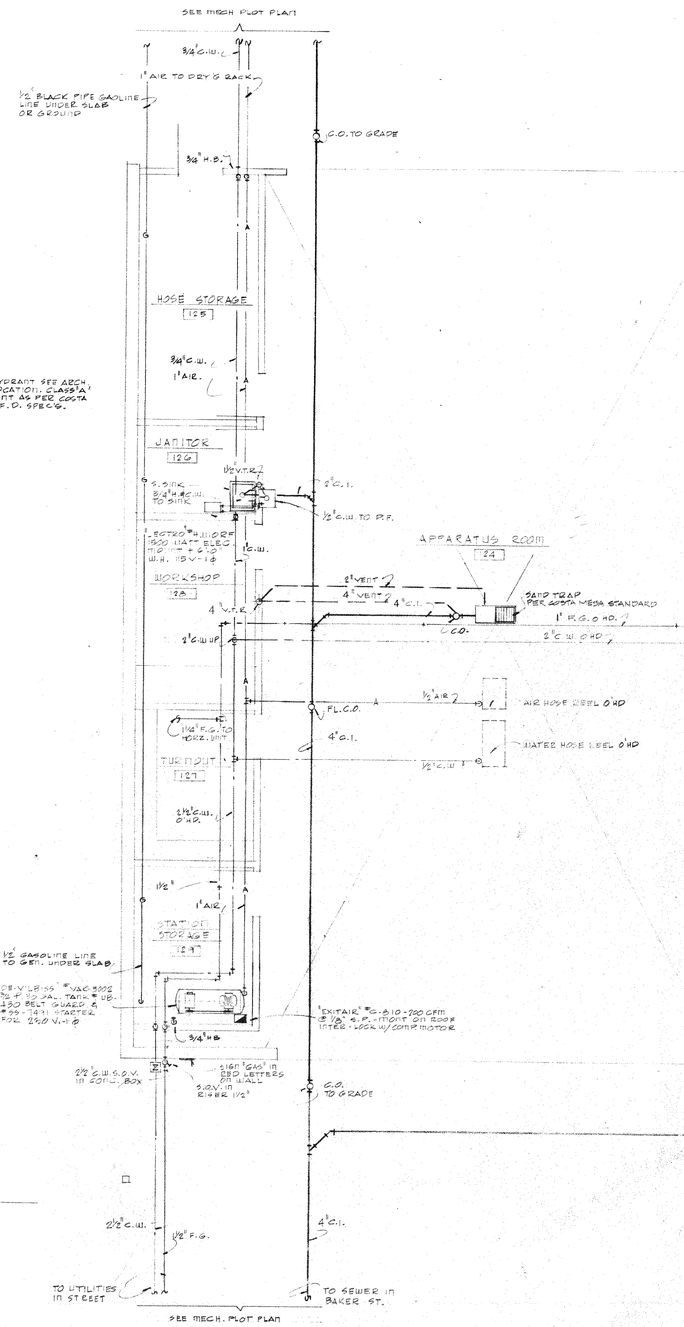
TE 8-F-7

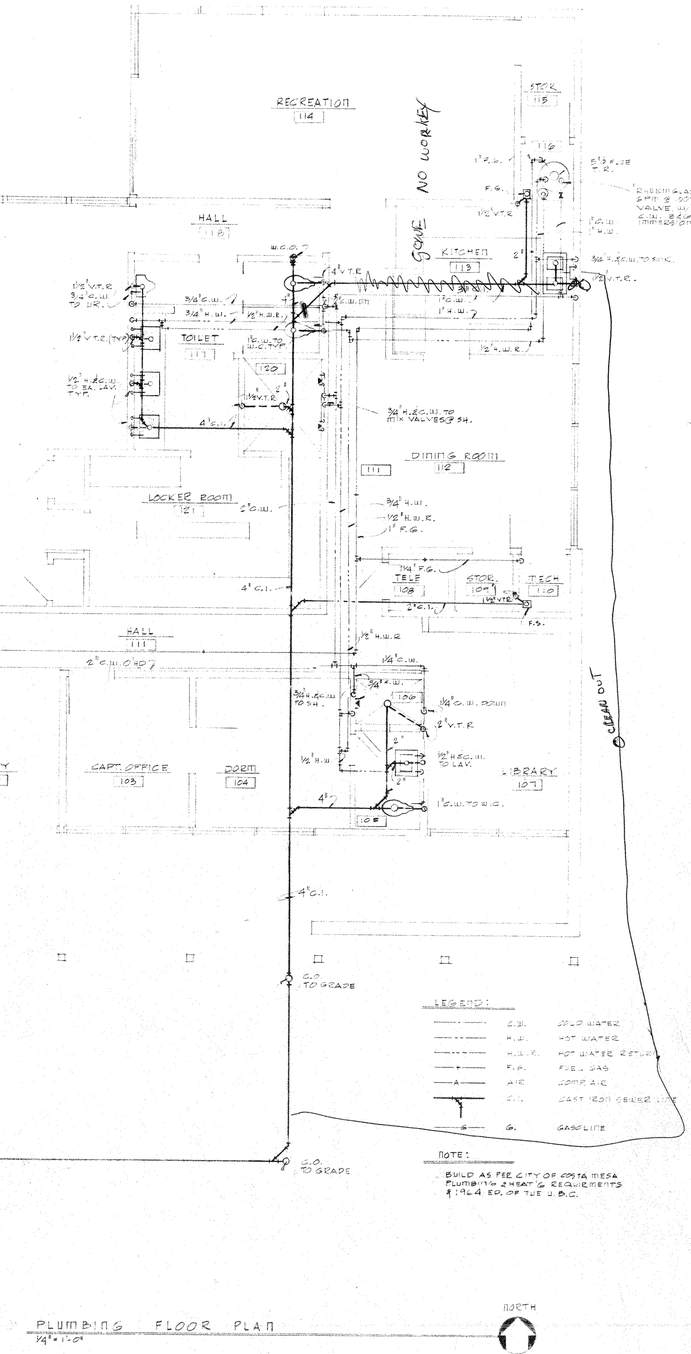
BAKER & STATION #2



PLOT PLAN

NORTH





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

NORTH

1 cap off 5-15-02

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R. L. THOMPSON M.E. 10389 PH 525-5502

COSTA MESA FIRE STATION Nº2
FOR
THE CITY OF COSTA MESA
800 BAKER ST. COSTA MESA, CALIF.

TITLE OF DRAWING
PLUMBING PLAN

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

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB

REVISIONS

APPROVED BY

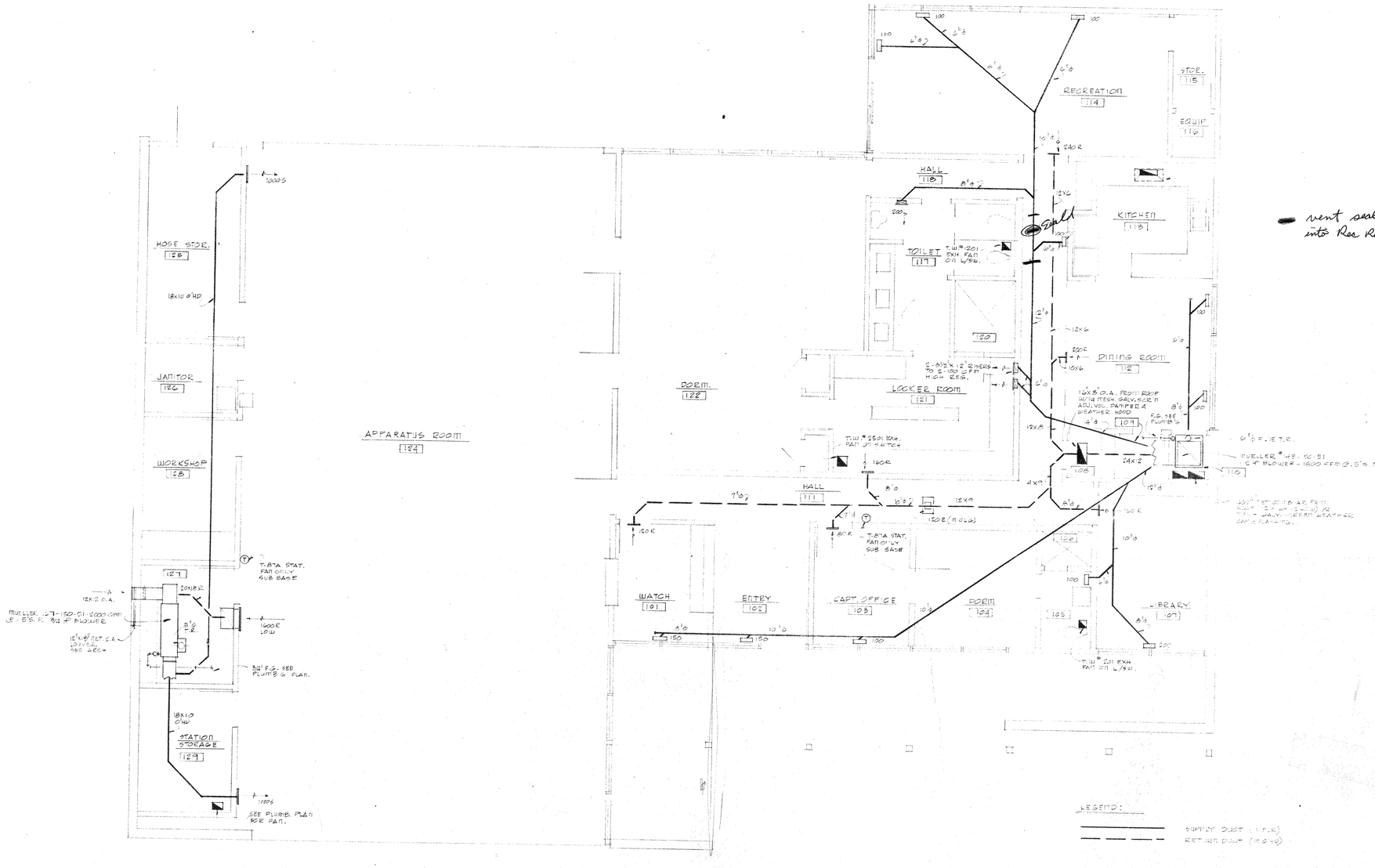
DESIGNED BY

DRAWN BY K.D.

JOB NO. 6804

DATE DEC. 1965

M-1
OF
19



vent sealed from Hallway into Rec Room 5-15-02

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

NORTH

ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON
1900 ADAMS ST. SUITE 304 P.O. BOX 1928 COSTA MESA PH. 546. 8781

R. L. THOMPSON M.S. 10389
PH. 528-5502

COSTA MESA FIRE STATION NO2
FOR
THE CITY OF COSTA MESA

TITLE OF DRAWING
HEATING PLAN

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

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.

REVISIONS

APPROVED BY

CHECKED BY

DRAWN BY

JOB NO. 6304

DATE DEC 6, 1965

M-2
OF
19

14
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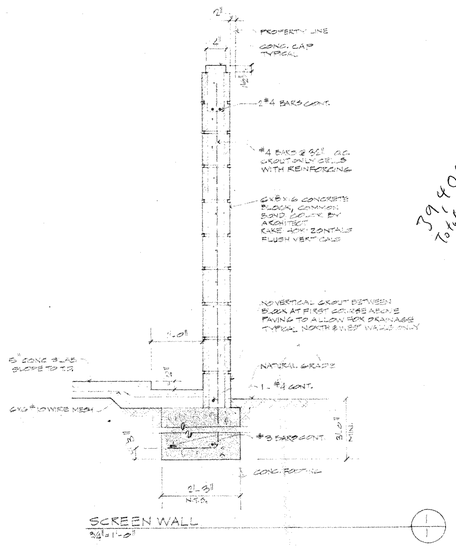
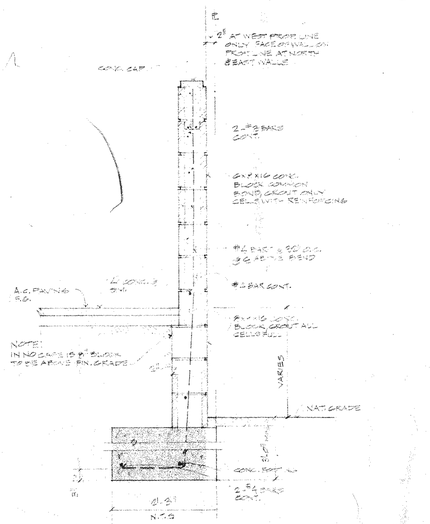
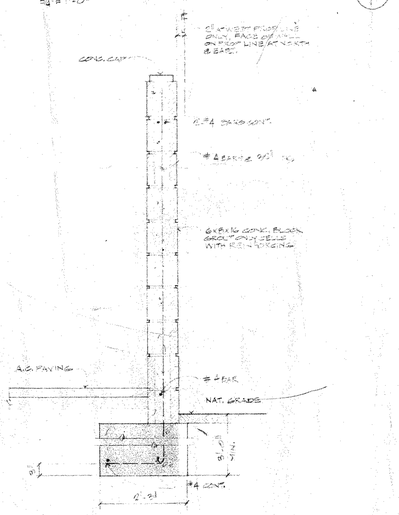
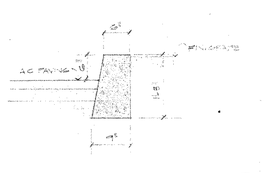
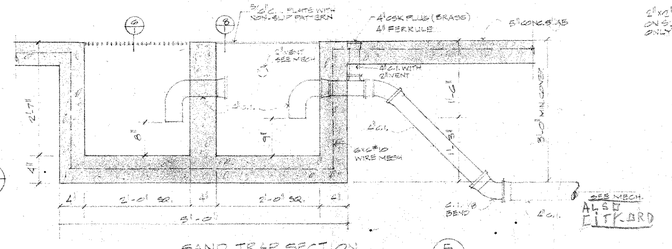
38

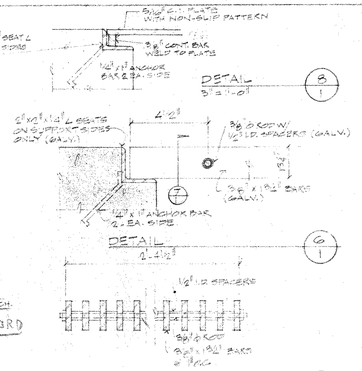


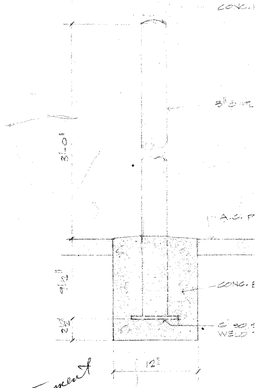


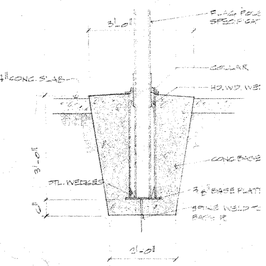


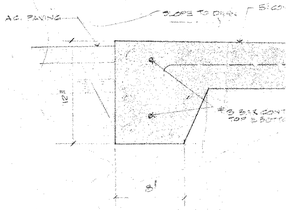


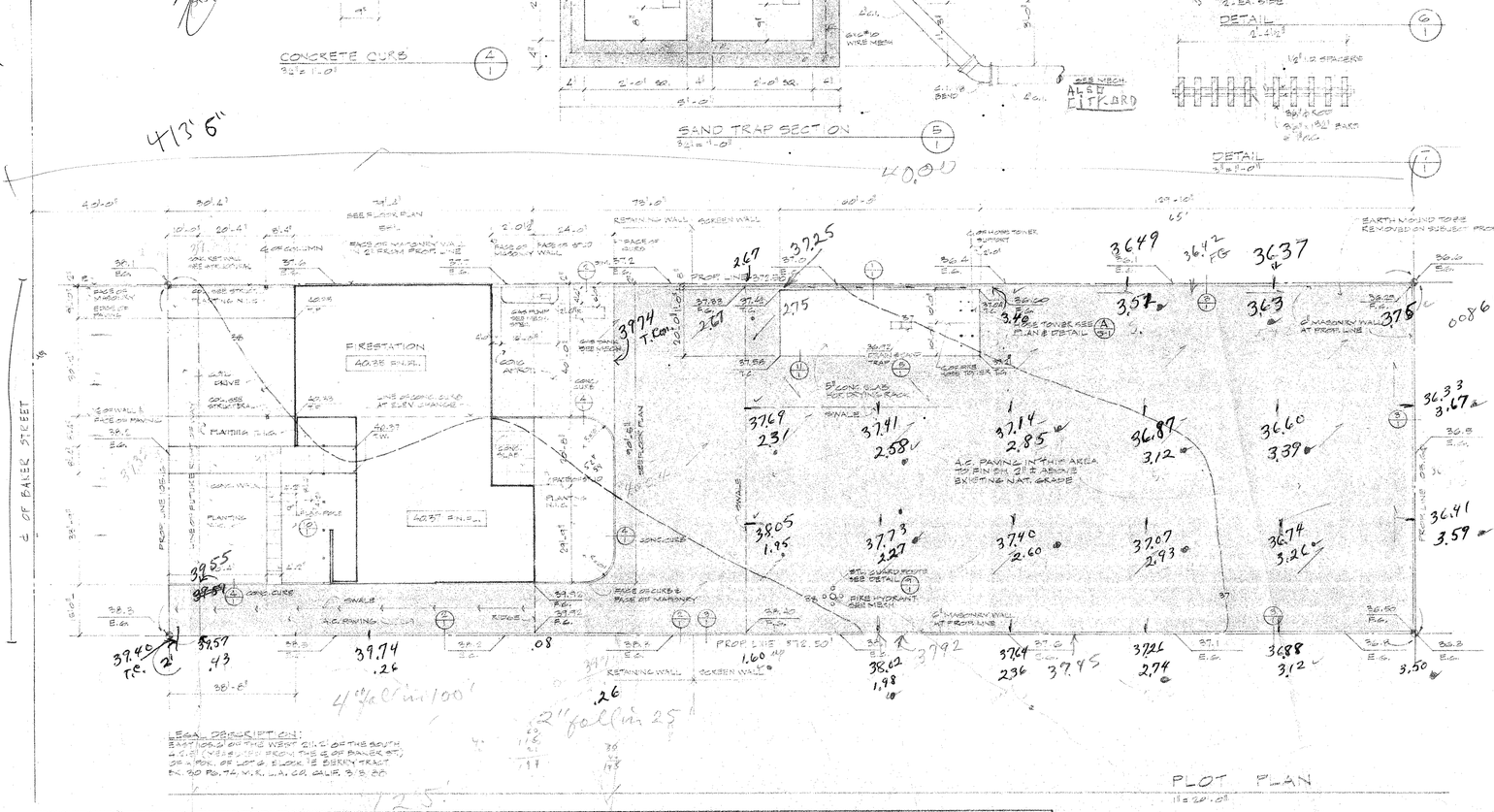


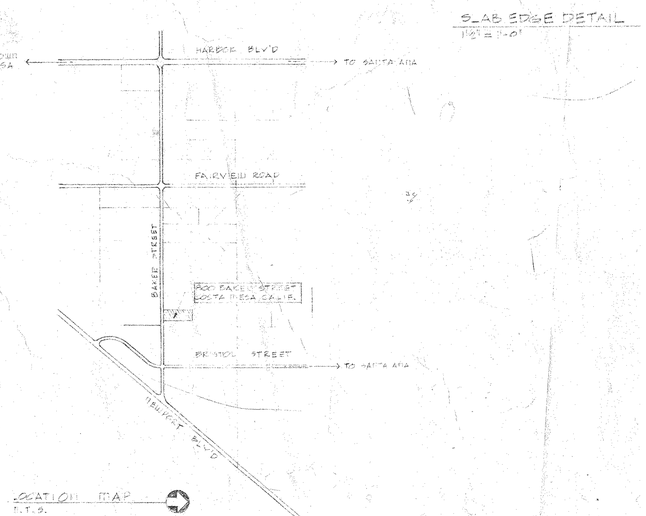












APPROVALS

CITY OF COSTA MESA.

BY: MAYOR, CITY OF COSTA MESA

ATTEST: CITY CLERK, CITY OF COSTA MESA

COSTA MESA CITY HALL AND PUBLIC SAFETY FACILITIES INC.

BY: PRESIDENT

ATTEST: SECRETARY

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NOTES

T.C. TOP OF CURB
T.P. TOP OF PAVING
T.W. TOP OF WALK
F.G. FINISH GRADE
N.G. NATURAL GRADE
——→ INDICATES DIRECTION OF FLOW

1. BUILDING CODE U.B.C. 1994 EDITION
2. FIRE ZONE III
3. OCCUPANCY F-2
4. TYPE OF CONSTRUCTION, V 1 HR.
5. ALL DIMENSIONS TO CENTER LINES UNLESS OTHERWISE NOTED
6. ALL STUDS SHALL BE 2x4 EXCEPT WHERE OTHERWISE NOTED

12/6 DETAIL NUMBER / SHT. NUMBER - REFERS TO 11"x17" SHEETS UNLESS OTHERWISE NOTED
A/6 SECTION LETTER / SHT. NUMBER
MASONRY WALL
STUD WALL
GLASS
2 DOOR NUMBER

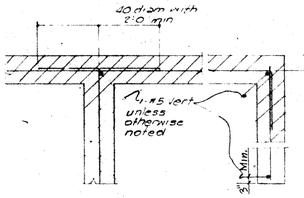
JOHN MARTIN & ASSOCIATES — STRUCTURAL ENGINEER
LEE ISHII & ASSOCIATES — ELECTRICAL ENGINEER
TOMMY THOMPSON — MECHANICAL ENGINEER

ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON AIA
1500 ADAMS ST. SUITE 304 P.O. BOX 1826 COSTA MESA PH. 546-8781

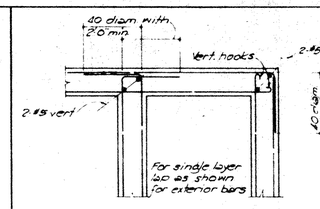
COSTA MESA FIRE STATION Nº2
FOR
THE CITY OF COSTA MESA
800 BAKER ST. COSTA MESA CALIFORNIA

TITLE OF DRAWING
PLOT PLAN & DETAILS

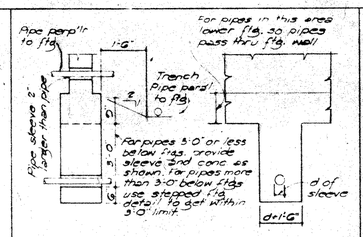
SCALE: AS NOTED
THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.
REVISIONS
APPROVED BY
CHECKED BY



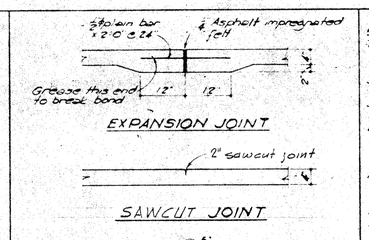
BAR BENDS AT BRICK INTERSECTIONS S-1



REINF. AT FTG INTERSECTIONS S-1



PIPE DETAIL AT FOOTING S-1



S-1

NAILING SCHEDULE

This nailing typical unless otherwise noted or detailed. All nails common wire nails.

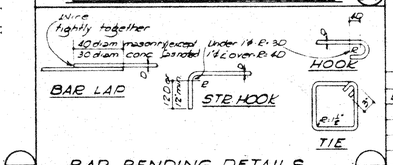
Joist to sides of studs - 8" joist or less	3-10d
for each additional 4" in depth	1-10d
Joist at all bearings - toe nails ea side	2-10d
Studs to bearing - toe nails ea side	2-10d
Blocking between joists to joists - toe nails ea side & ea end to joist bearing - toe nails ea side	2-10d
Blocking between studs ea end - toe nails or end nails	2-10d
Progressive blocking:	
Rafter to blocking	2-10d
Block to cont nailer	2-10d
Multiple studs - stagger for widths more than 4"	10d @ 12"
Ribbon to studs:	
1x ribbons	2-8d
2x ribbons	2-16d
Double top plates:	
Lower plate to top of stud	2-20d
Upper plate to lower plate (4'-0 min. lap w/ 6-16d)	16d @ 8"
Upper plate to lower plate at intersections	3-16d
Ceiling strips:	
1x4 per brg (Strong hold type)	2-8d
2x4 per brg (Strong hold type)	1-16d

Plywood nailing see details and/or schedule

Built-up beams:

10" or less in depth	staggered 16d @ 12"
More than 10" deep	staggered 3/4" MB @ 30"

S-1

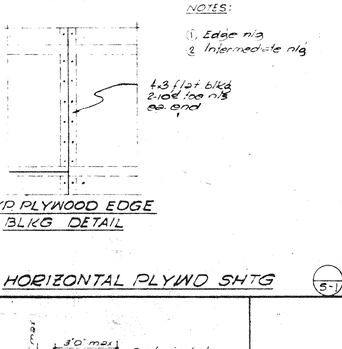


BAR BENDING DETAILS S-1

WASHER SCHEDULE (except as noted)

BOLT	MALLEABLE IRON WASHER	STEEL PLATE WASHER
1/2"	2 1/2 x 2 1/2	2" x 2" x 1/4"
5/8"	2 1/2 x 2 1/2	2 1/2" x 2 1/2" x 1/4"
3/4"	3" x 3"	3" x 3" x 5/16"
7/8"	3 1/2 x 3 1/2	3 1/2" x 3 1/2" x 5/16"
1"	4" x 4"	4" x 4" x 5/16"

S-1



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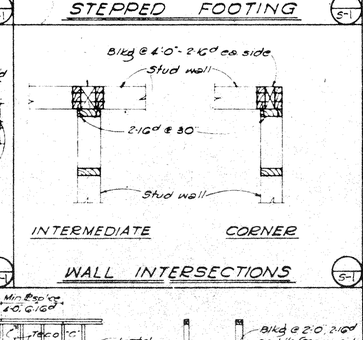

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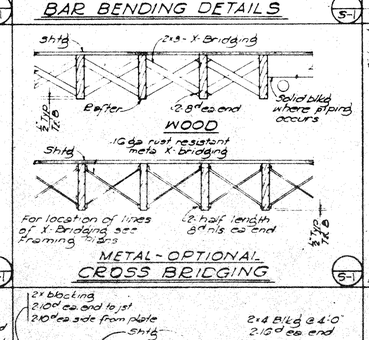

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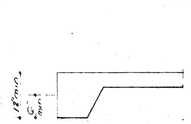
S-1



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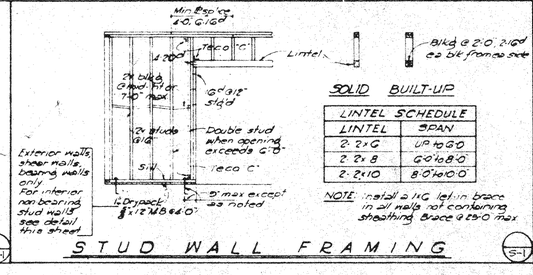


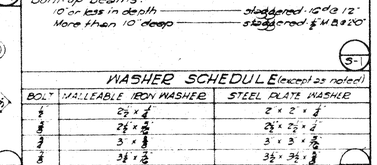
LINTEL SCHEDULE	
LINTEL	SPAN
2-2x6	UP to 6'-0
2-2x8	6'-0 to 8'-0
2-2x10	8'-0 to 10'-0

S-1

S-1

BRICK MASONRY

1. Brick masonry shall be reinforced grouted solid masonry.
2. All brick shall be M.W. grade with minimum strength of 2500 psi and shall conform to ASTM C 62.
3. Provide 1/2" min. grout between reinf. and masonry.
4. Mortar mix: 1 part cement, 4 part sand & 1/2 to 1/2 part hydrated lime or lime putty.
5. Grout mix: 1:3:2 pea gravel with sufficient water for pouring consistency without segregation.



BOLT EMBEDMENT	
SIZE	"A"
1/2"	4"
5/8"	4"
3/4"	5"
7/8"	6"
1"	7"

BOLT EMBEDMENT SCHEDULE S-1

GENERAL NOTES

1. The contractor shall verify all dimensions and conditions at the site.
2. The details on this sheet shall be used wherever applicable, unless otherwise noted on the drawings.
3. (3) indicates section or detail No. 1 shown on Sht S-3.
4. All workmanship and materials shall conform to the requirements of Uniform Building Code - 1964 Edition.
5. All A.S.T.M. designations shall be as amended to date unless otherwise noted.
6. All omissions or conflicts between the various elements of the working drawings and/or specifications shall be brought to the attention of the Architect or Structural Engineer before proceeding with any work so involved.

CONCRETE

1. The minimum ultimate compressive strength of concrete at 28 days shall be 2000 psi.
2. All cement used shall be tested and shall conform to A.S.T.M. C-150.
3. Fine and coarse aggregate shall conform to A.S.T.M. C-33. Maximum aggregate size - 1" unless otherwise noted. Use 1" max. in floor slab.
4. Concrete mix: see specs. Use 5.0 min. sacks of cement per yard.
5. Location of construction or pour joints must be approved by the Structural Engineer.
6. No pipes or ducts exceeding one-third the slab or wall thickness shall be placed in structural concrete unless specifically detailed. See Mechanical and Electrical drawings for location of sleeves through walls and floors.
7. All reinforcing steel, dowels and anchor bolts and other inserts shall be secured in position prior to pouring concrete.
8. Refer to Architectural drawings for moulds, grooves, ornaments, clips or ground required to be cast in concrete, and for location of floor finishes and slab depressions.

REINFORCING STEEL

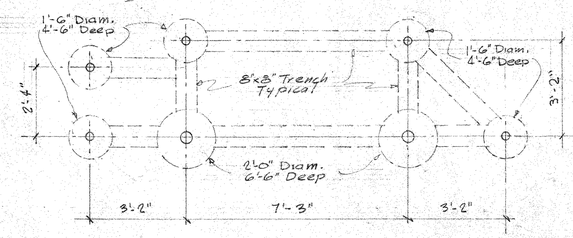
1. All reinforcing steel shall be intermediate grade deformed bars which shall conform to the standard specifications of A.S.T.M. A-15 and A-305. See specifications for testing.
2. Low hydrogen welding rod shall be used for all welding to reinforcing bars.
3. Reinforcing steel marked "cont" may be spliced with a lap of 40 bar diameters in masonry and 30 bar diameters in concrete, except as noted.
4. Reinforcing steel in concrete shall have the following minimum cover:
   formed surfaces to be in contact with ground or exposed to weather - 2"
   footings - 3"

STRUCTURAL STEEL

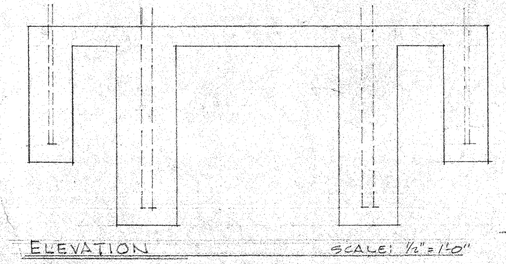
1. All structural steel plates and shapes shall conform to A.S.T.M. A-36.
2. Structural steel pipe shall conform to A.S.T.M. A-53, Grade "A".
3. Shop drawings shall be submitted the Architect or Structural Engineer for approval before fabrication.
4. All structural steel work shall conform to the A.I.S.C. Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings.
5. All welds shall be in conformity with the Standard Code for Arc and Gas Welding of the American Welding Society.
   All structural welding shall be performed by certified welders using the shielded electric arc process with approved electrodes. Use low hydrogen electrodes for bolts and reinforcing bars.
6. Bolt holes in steel shall be 1/16 larger diameter than the nominal size of bolt used, except as noted.
7. All structural field welding to be performed under continuous inspection.

WOOD

1. All wood structural members shall be grade marked "construction" grade fir as noted Douglas Fir by a recognized (W.C.L.A.) grading agency.
2. Plywood sheathing shall be Grade C-C exterior type as specified by Douglas Fir Plywood Association, or Grade C-D Structural - 1 with exterior glue.
3. All sills or plates resting on concrete or masonry shall be pressure treated Douglas Fir. Bolts shall be placed 7" from the end of a board, or from a notch greater than 1/2 the width of a plate, and spaced at intervals noted. Plates under all exterior, bearing and shear walls shall bear on 1" drypack.
4. All bolt heads and nuts bearing on wood shall have washers. (See Washer Schedule.) All bolt holes in wood shall be drilled 1/16" to 1/8" diameter larger than the nominal bolt diameter.
5. Notching of joists shall be limited to cuts and bored holes not deeper than 1/6 the joist depth from the top or bottom located not further from the end than 3 times the joist depth, unless detailed on the drawings. Holes through sills, plates, studs and double plates in interior bearing and shear walls shall not exceed 1/3 the plate width and shall be bored holes placed in the center of the stud or plate. No notching.
6. All bearing walls not solidly sheathed or containing shear panels shall have a 1x6 diagonal let-in brace at each end and at 25' o.c.



FOUNDATION PLAN - HOSE RACK - SCALE: 1/2" = 1'-0"



ELEVATION SCALE: 1/2" = 1'-0" A S-1

ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON AIA
1500 ADAMS ST. SUITE 304 P.O. BOX 1828 COSTA MESA PH. 546-8781

JOHN A. MARTIN & ASSOCIATES
STRUCTURAL ENGINEERS
LOS ANGELES CALIFORNIA

COSTA MESA FIRE STATION Nº 2
FOR
THE CITY OF COSTA MESA
800 BAKER STREET COSTA MESA, CALIFORNIA

TITLE OF DRAWING
TYPICAL DETAILS & GENERAL NOTES

SCALE: NONE

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.

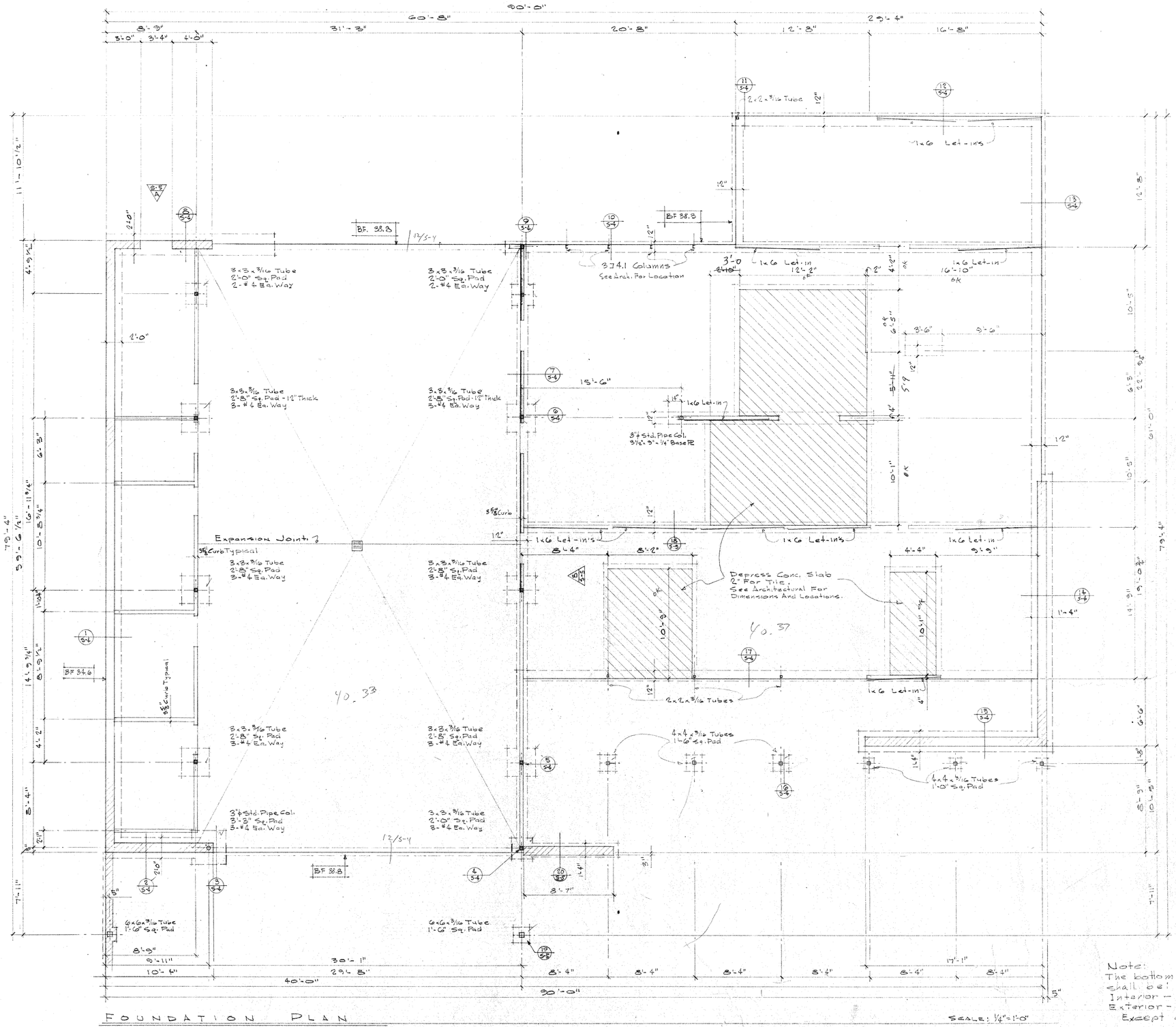
REVISIONS

APPROVED BY Leland B. Henderson 6-1-1965
CHECKED BY
DRAWN BY R.P.L.

S-1 OF 19

JOB NO. G504

DATE DEC. 6, 1965



Note:
The bottom of all footings shall be:
Interior – 38.3
Exterior – 37.3
Except as note BF —

ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON AIA
1500 ADAMS ST. SUITE 304 P.O. BOX 1828 COSTA MESA PH. 546-8781

JOHN A. MARTIN & ASSOCIATES
STRUCTURAL ENGINEERS
LOS ANGELES SAN FRANCISCO

COSTA MESA FIRE STATION Nº2
FOR
THE CITY OF COSTA MESA
800 BAKER STREET COSTA MESA, CALIFORNIA

TITLE OF DRAWING
FOUNDATION PLAN

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

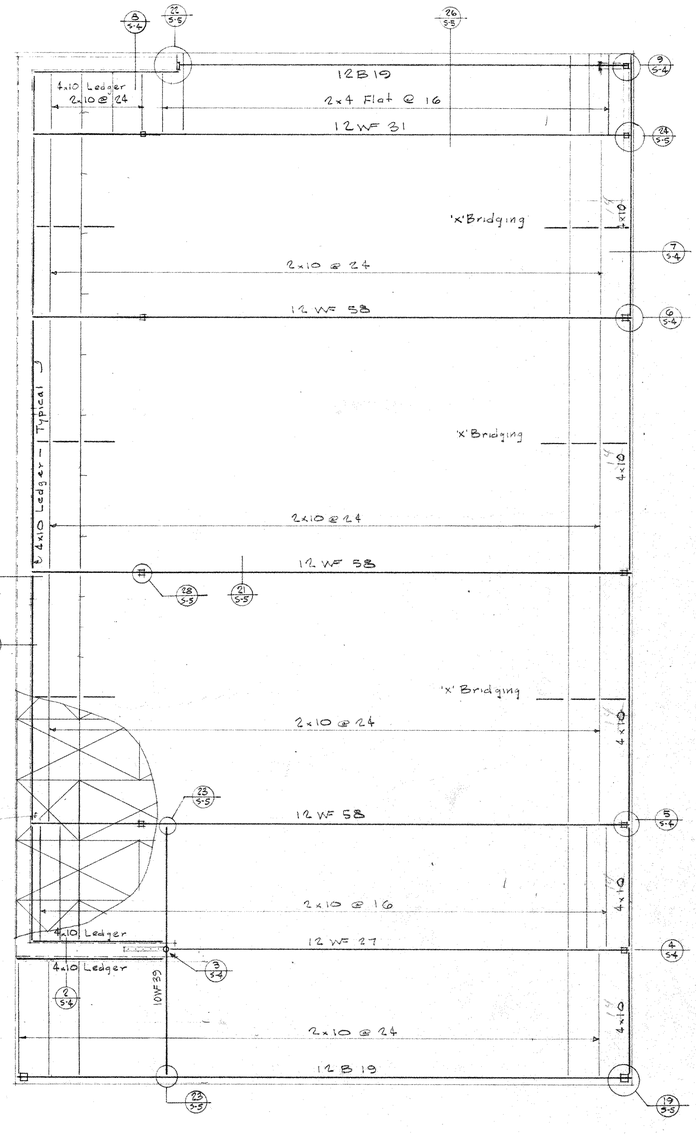
THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.

REVISIONS

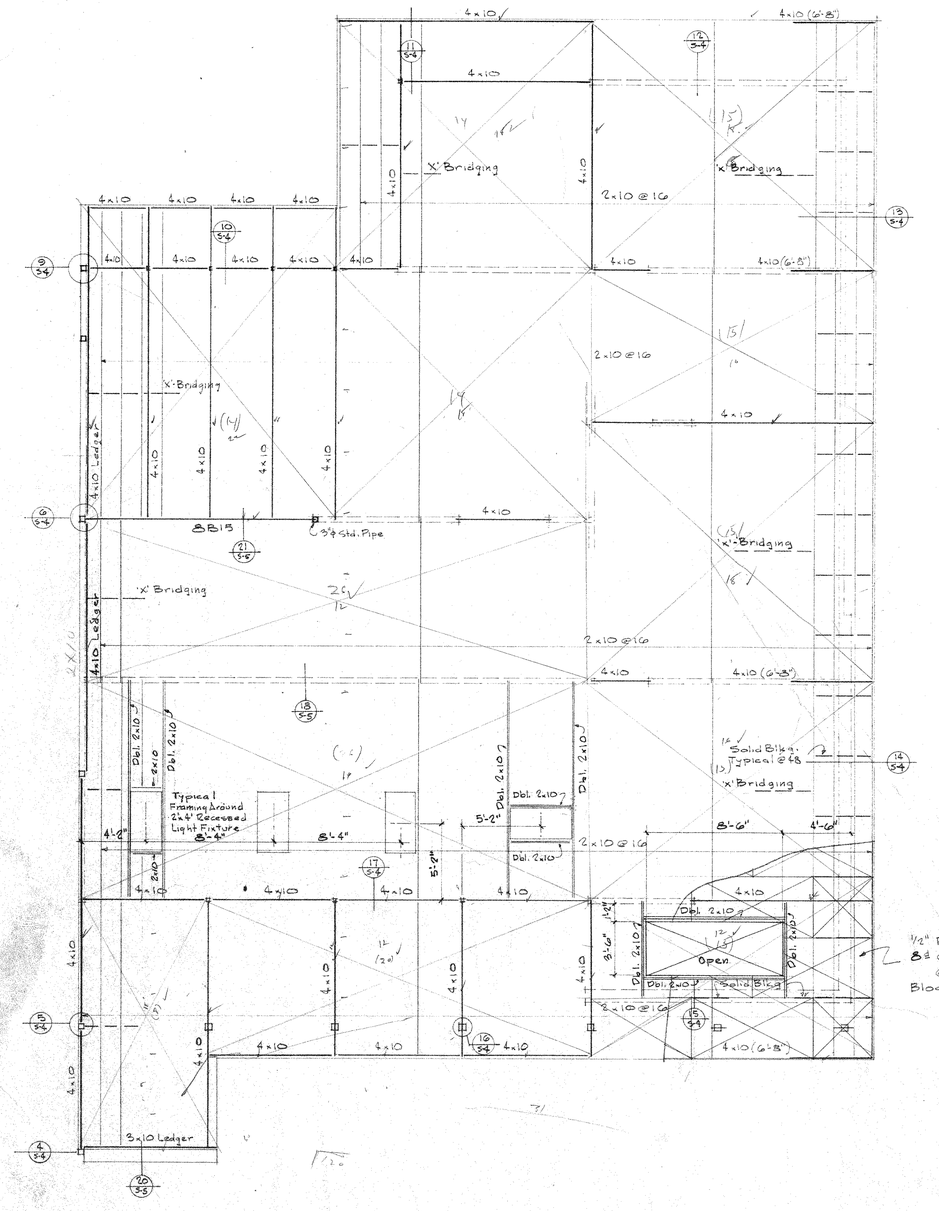
APPROVED BY Herbert R. Henderson C-14295
CHECKED BY
DRAWN BY RPL

S-2
OF
19

JOB NO 6504
DATE DEC. 6, 1965



HIGH ROOF FRAMING PLAN



LOW ROOF FRAMING PLAN SCALE: 1/4"=1'-0"

ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON AIA
1500 ADAMS ST. SUITE 304 P.O.BOX 1828 COSTA MESA PH 546-8781

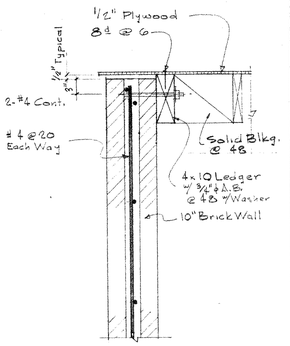
JOHN A. MARTIN & ASSOCIATES
STRUCTURAL ENGINEERS
CORONA DEL MAR, CALIFORNIA

COSTA MESA FIRE STATION No2
FOR
THE CITY OF COSTA MESA
800 BAKER STREET COSTA MESA, CALIFORNIA

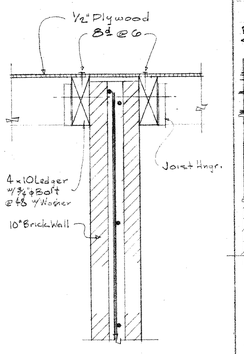
TITLE OF DRAWING
ROOF FRAMING PLANS

S-3
6 OF 19

SCALE: 1/4"=1'-0"
THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.
REVISIONS
APPROVED BY
CHECKED BY
DRAWN BY RPL
JOB NO. 6504
DATE DEC. 6, 1965



1 S-4



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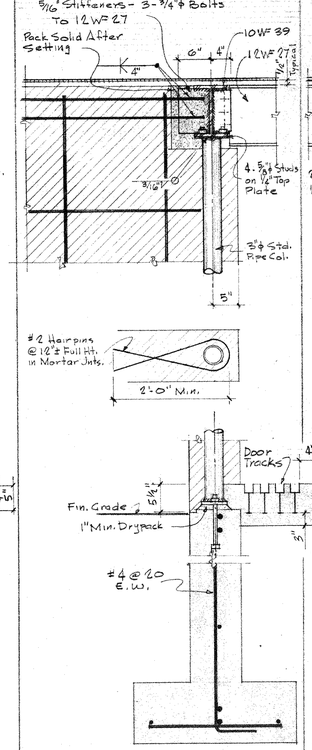

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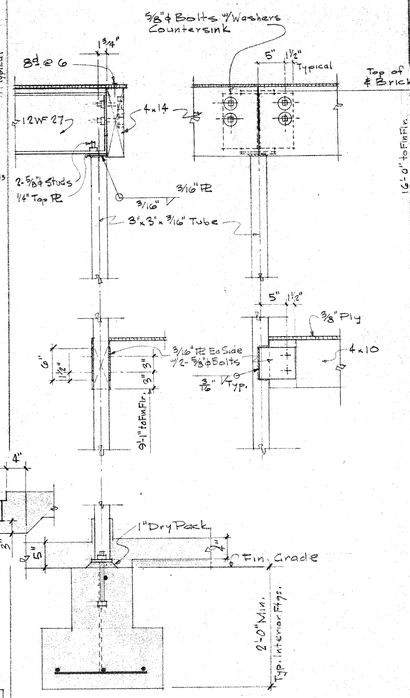

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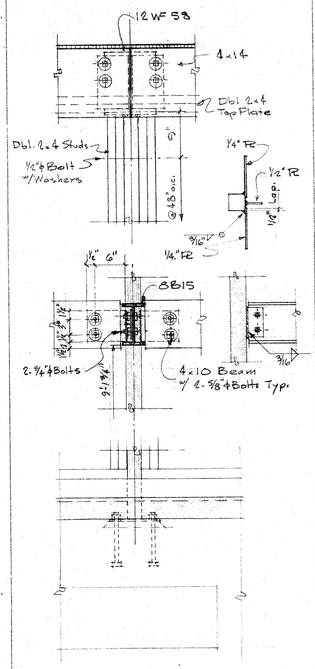

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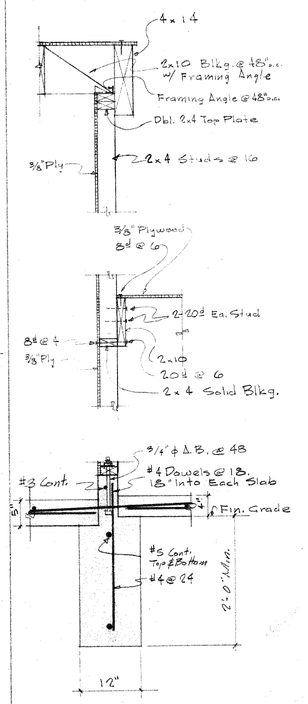

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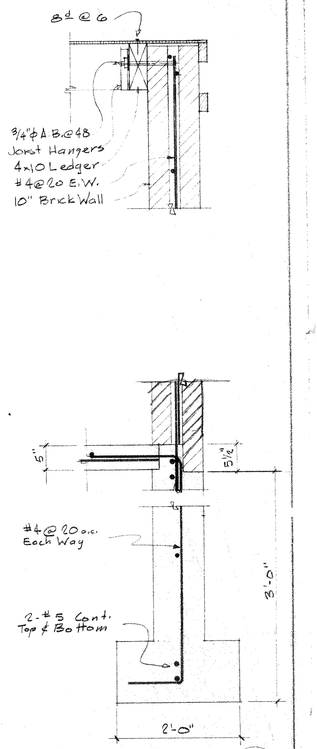

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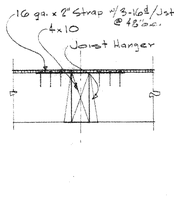
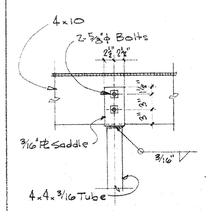
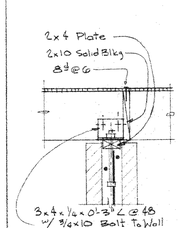
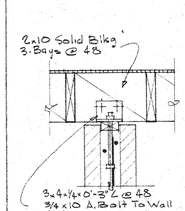
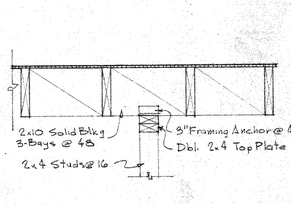
8 S-4

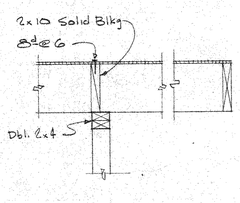


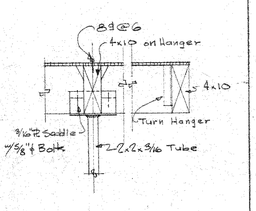


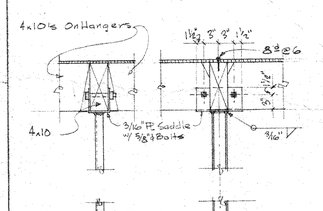


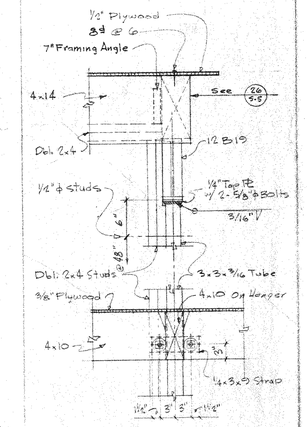


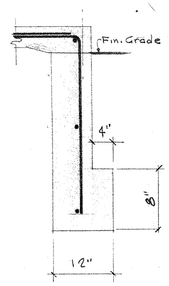












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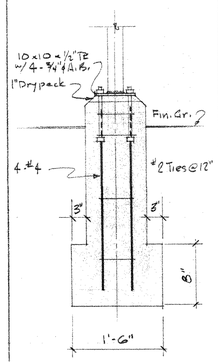

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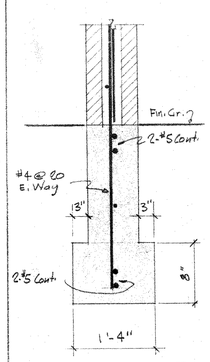

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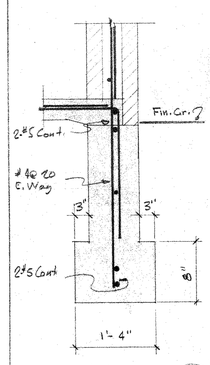

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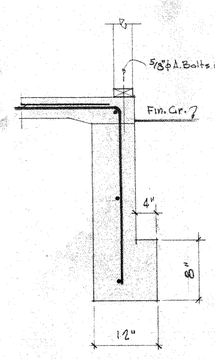

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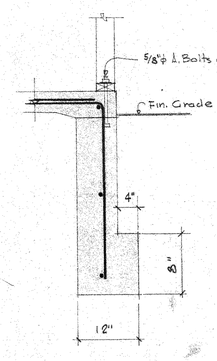

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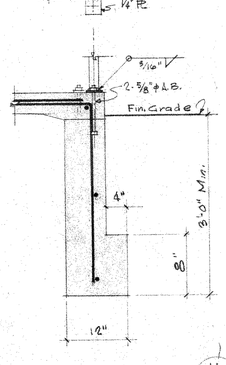

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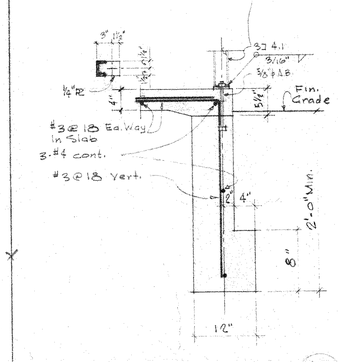

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9 S-4

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JOHN A. MARTIN & ASSOCIATES
STRUCTURAL ENGINEERS
LOS ANGELES SQUARE (213) 626-0320
CORONA, ORANGE CO. CALIFORNIA

COSTA MESA FIRE STATION Nº 2
FOR
THE CITY OF COSTA MESA
800 BAKER STREET COSTA MESA, CALIFORNIA

TITLE OF DRAWING
STRUCTURAL SECTIONS

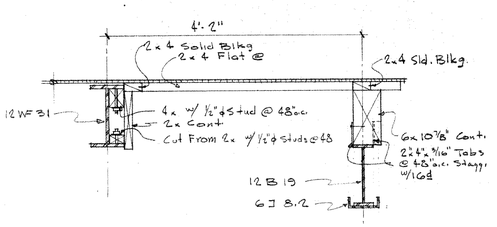
SCALE: 1" = 1'-0"

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.

REVISIONS

APPROVED BY: Richard P. Williams C-4255
CHECKED BY
DRAWN BY: RPL
JOB NO. 6504
DATE: DEC. 6 1965

S-4 OF 19



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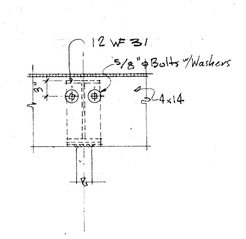

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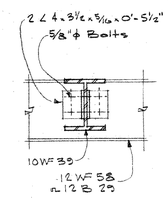

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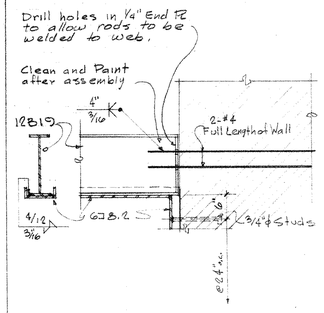

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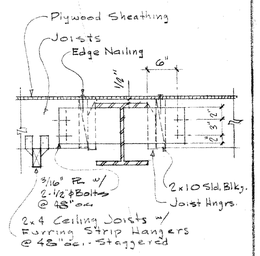

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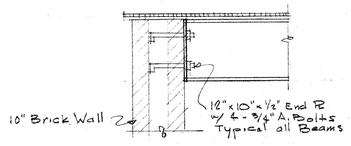

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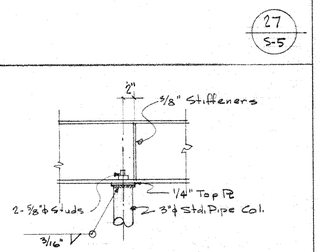

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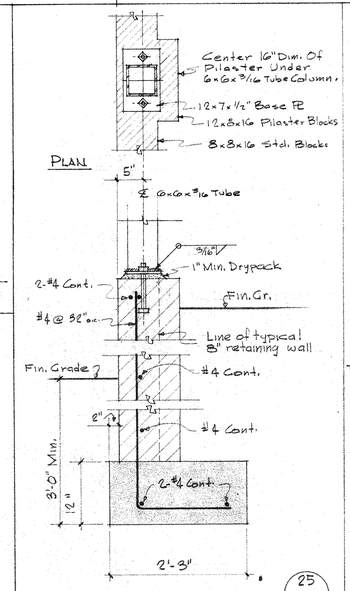

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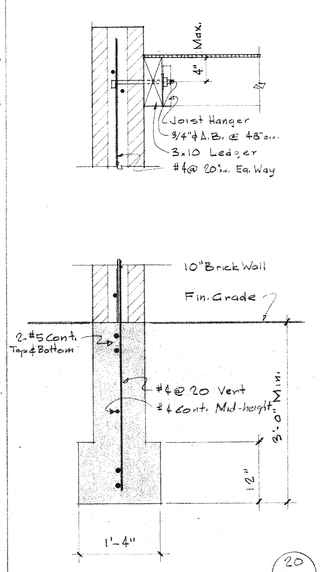

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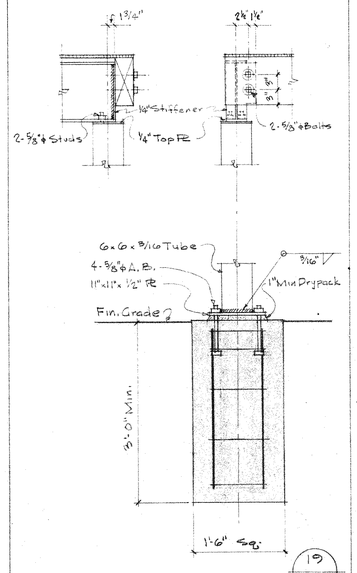

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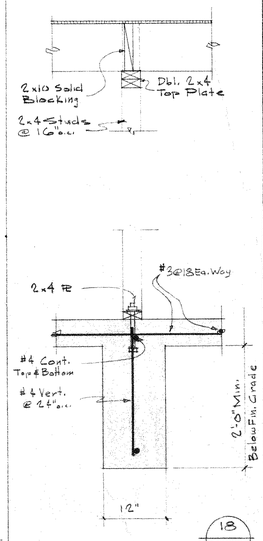

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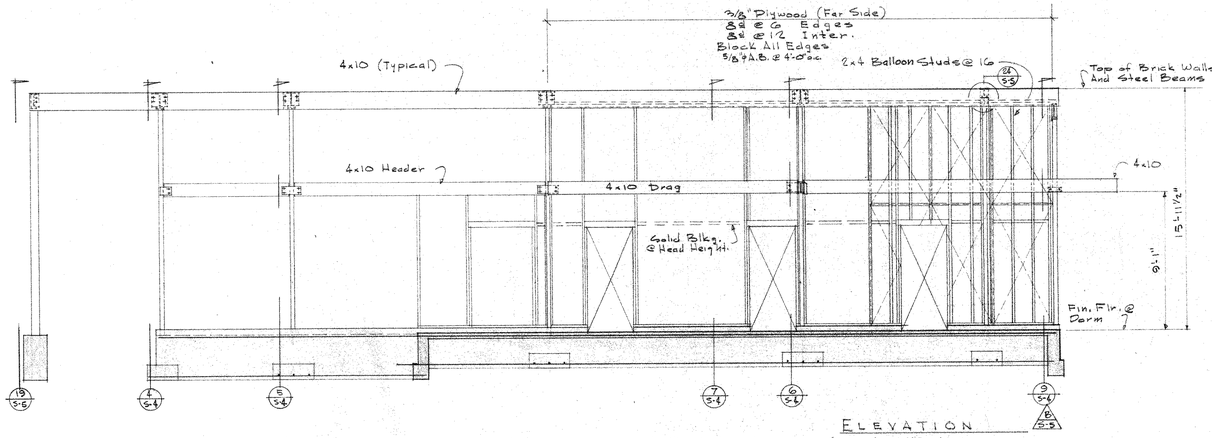
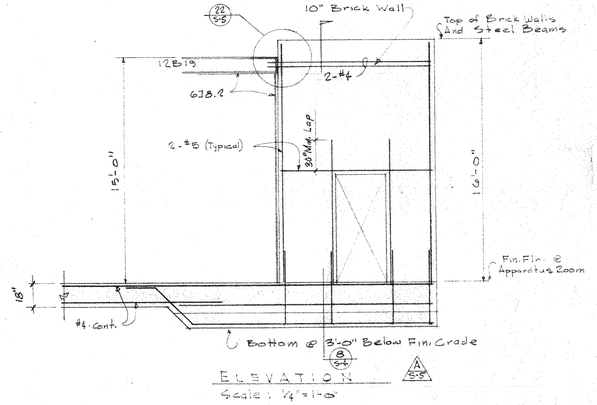


ELEVATION
Scale: 1/4" = 1'-0"



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

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CORONA DEL MAR CALIFORNIA

COSTA MESA FIRE STATION NO 2
FOR
THE CITY OF COSTA MESA
800 BAKER ST. COSTA MESA, CALIFORNIA

TITLE OF DRAWING
STRUCTURAL DETAILS & ELEVATIONS

S-5
OF
19

SCALE: 1" = 1'-0" UNLESS OTHERWISE NOTED

THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.

REVISIONS

APPROVED BY: Leland B. Henderson C-14225

CHECKED BY

DRAWN BY: RPL

JOB NO. 6504

DATE DEC 6, 1965

ACOUST	ACOUSTICAL	TELE	TELEPHONE
ADJ	ADJACENT	TEX	TEXTURED
AFF	ABOVE FINISH FLOOR	THK	THICKNESS
ALUM	ALUMINUM	TYP	TYPICAL
APP	APPROVED	UNO	UNLESS NOTED OTHERWISE
BD	BOARD	VERT	VERTICAL
BLDG	BUILDING	VAT	VINYL ASBESTOS TILE
CAB	CABINET	V	VOLTS
CLG	CEILING	VIF	VERIFY IN FIELD
CLR	CLEAR	W/	WIDTH
COL	COLUMN	W	WIDTH
CONC	CONCRETE	WD	WOOD
CONTR	CONTRACTOR		
DET	DETAIL		
DIA	DIAMETER		
DR	DOOR		
DRWG	DRAWING		
ELECT	ELECTRICAL		
ELEV	ELEVATION		
EQ	EQUAL		
E	EXISTING		
FIN	FINISH		
FL	FLOOR		
GL	GALVANIZED		
GA	GAUGE		
GYP BD	GYPSUM BOARD		
HT	HEIGHT		
HC	HOLLOW CORE		
HM	HOLLOW METAL		
HVAC	HEATING, VENTILATING & AIR CONDITIONING		
LAM	LAMINATE		
MFR	MANUFACTURER		
MTD	MOUNTED		
MUL	MULLION		
N	NEW		
NIC	NOT IN CONTRACT		
NTS	NOT TO SCALE		
OC	ON CENTER		
PTD	PAINTED		
REQ'D	REQUIRED		
REV	REVISED		
RO	ROUGH OPENING		
SECT	SECTION		
SS	STAINLESS STEEL		
SIM	SIMILAR		

ABBREVIATIONS

- NEW OR PROJ'D POINT ELEVATION
- EXISTG POINT ELEV.
- EXISTG CONTOURS
- NEW CONTOURS
- LEVEL LINE
- REVISION
- WINDOW TYPE
- COLUMN REFERENCE GRIDS
- BUILDING SECTION
- WALL SECTION ELEVATION
- DETAIL
- ROOM/SPACE NUMBER
- EQUIPMENT NUMBER
- PROJECT NORTH
- DOOR NUMBER, TYPE & FRAME, & HARDWARE GROUP
- CENTER LINES, PROJECTED LINES, ELEVATION FLOOR LINES
- PROPERTY LINES, BOUNDARY LINES
- HIDDEN LINE, INVERT LINE
- DRAWING BREAK OFF LINE
- STAIR DIRECTION
- SECTION NUMBER
- DRAWING SHEET FOR SECTION
- INTERIOR ELEVATION NUMBER
- DRAWING SHEET FOR ELEVATION
- DETAIL REFERENCES
- DETAIL NUMBER
- DRAWING SHEET FOR DETAIL
- NEW WALLS
- EXISTING WALLS
- EXISTING TO BE REMOVED
- NEW MASONRY
- EXISTING MASONRY

SYMBOLS

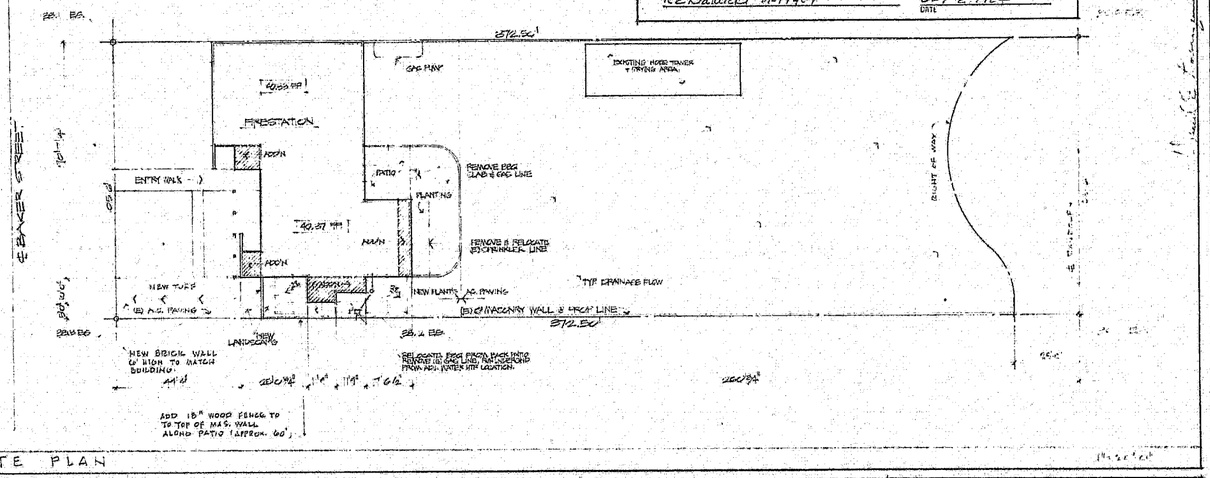
TITLE 24 COMPLIANCE STATEMENT

THE PROPOSED ADDITIONS TO THIS STRUCTURE WILL NOT REQUIRE ADDITIONAL HEATING OR COOLING EQUIPMENT.

THE ADDITION COMPLIES WITH T-24 IF R-11 INSULATION IS PROVIDED IN STUD WALL AND R-19 INSULATION IS PROVIDED IN THE ROOF. BLOCK WALLS NEED NOT BE INSULATED. SINGLE GLAZING MAY BE USED.

I CERTIFY THAT I HAVE REVIEWED TITLE 24, SECTIONS 720-1451 THROUGH 720-1592, OF THE CALIFORNIA ADMINISTRATIVE CODE, AND THAT THIS MECHANICAL DESIGN IS IN CONFORMANCE WITH THESE REGULATIONS.

R.E. Darucki M-17467 — DATE: OCT 8 1984



SITE PLAN

SQUARE FOOTAGES:

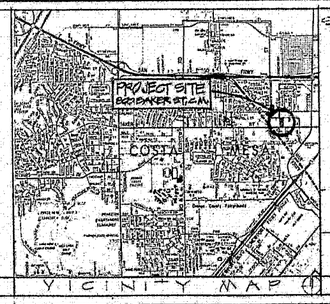
EXISTING		4020.8
NEW - DINING	188.0	
RECREATION	140.66	
LIBRARY	66.0	
OFFICE	72.25	
TOTAL NEW		471.41
TOTAL		4492.29
% INCREASE		10%

CALCULATIONS

EAST 108.6' OF THE WEST 211.2' OF THE SOUTH 412.8' (MEASURED FROM THE E'LY OF BAKER STREET) OF A PORTION OF LOT 6, BLOCK E BERRY TRACT. BOOK 30, PAGE 74 M.R. L.A. CO, CALIFORNIA 6/3/88

- BUILDING CODE: 1979 EDITION
- OCCUPANCY: B-2
- CONSTRUCTION TYPE: V-1HR

LEGAL



VICINITY MAP

SHEET	DESCRIPTION
1	TITLE + SITE PLAN
2	PARTIAL FLOOR PLAN
3	FLOOR PLAN & DETAILS
4	FRAMING PLAN & DETAILS
5	ELEVATIONS & DETAILS
6	ROOF PLAN & DETAILS
7	INTERIOR ELEVATIONS, SCHEDULES
L1	IRRIGATION PLAN
L2	PLANTING PLAN
L3	LANDSCAPE SPECIFICATIONS & NOTES

THIS SIGNATURE IN WET INK COVERS ALL SHEETS. C-6988

INDEX

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NEWPORT BEACH, CA 92660
(714) 852-8863

STRUCTURAL ENGINEER:
FORBES ENGINEERING
5411 CARY CIRCLE
HUNTINGTON BEACH, CA 92647
(714) 891-6628

DIRECTORY

BAKER STREET FIRE STATION REMODEL

Lorenzini architects
3420 IRVINE AVE, SUITE 160 NEWPORT BEACH, CA 92660

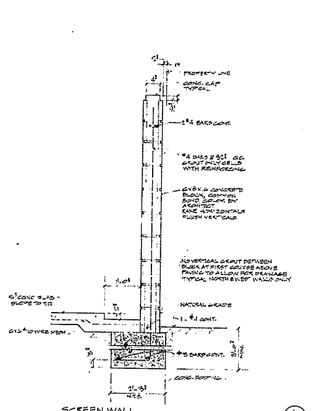
BAKER STREET FIRE STATION REMODEL
CITY OF COSTA MESA

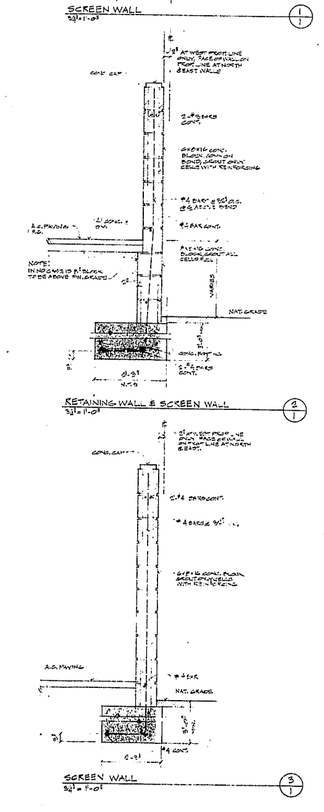
N/A

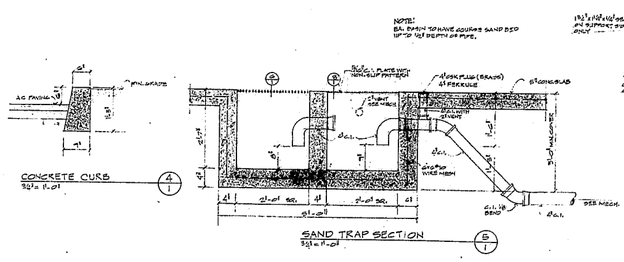
TITLE & SITE PLAN

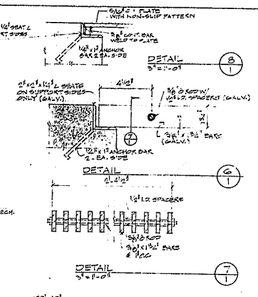
project no. 83-01
date 2-14-85
revisions

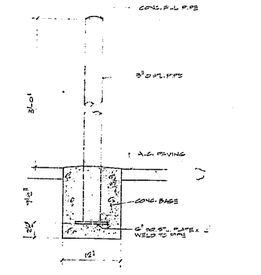
sheet 1 of 7 sheets

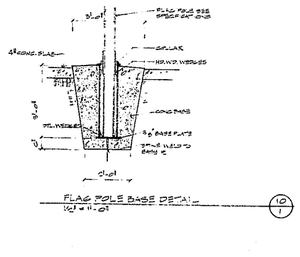


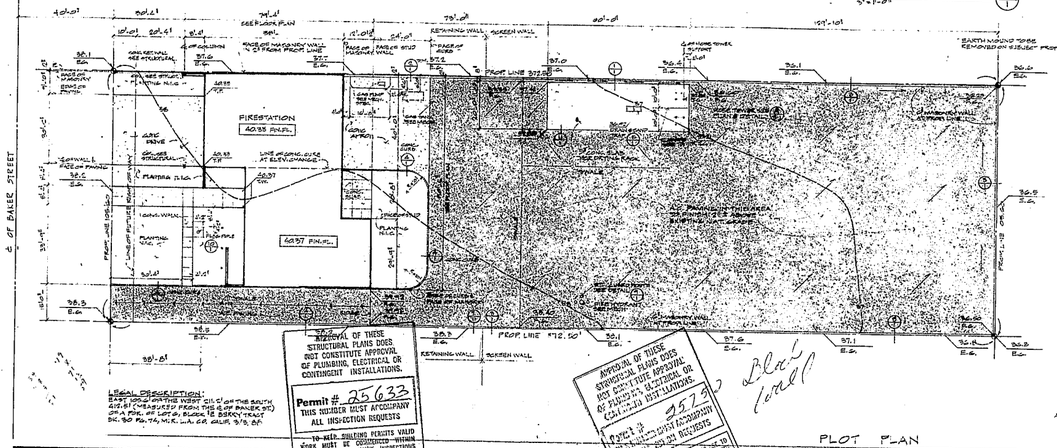


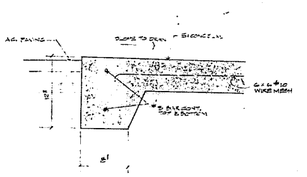


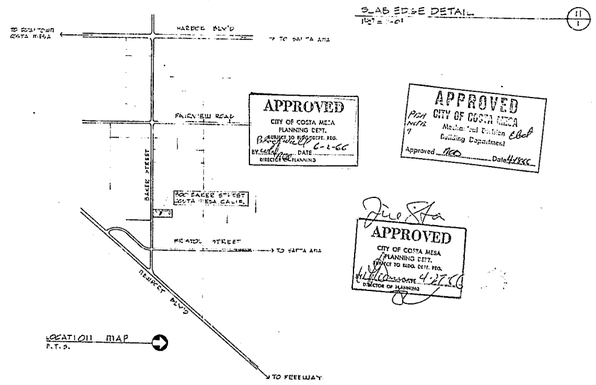












CITY OF COSTA MESA.

BY: MAYOR, CITY OF COSTA MESA

ATTEST: CITY CLERK, CITY OF COSTA MESA

COSTA MESA CITY HALL AND PUBLIC SAFETY FACILITY

PRESIDENT

SECRETARY

APPROVAL OF THESE STRUCTURAL PLANS DOES NOT CONSTITUTE APPROVAL OF PLUMBING, ELECTRICAL OR CONTINGENT INSTALLATIONS.

Permit # 25633
THIS NUMBER MUST ACCOMPANY ALL INSPECTION REQUESTS

10-MEN BUILDING PERMITS VALID
WORK MUST BE COMMENCED WITHIN
24 HOURS WITH WORKING INSPECTIONS
48 HOURS APART
A MINIMUM OF 24 HOURS NOTICE
REQUIRED FOR ALL INSPECTIONS

REQ. BASE SHALL BE APPROXIMATELY THE TOP OF CONCRETE FOUNDATIONS OF ANY STRUCTURE WITH STUD WALLS SHALL BE NOT LESS THAN SIX (6") INCHES ABOVE THE HIGHEST POINT OF FINISHED LOT GRADE.

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APPROVED
CITY OF COSTA MESA
PLANNING DEPT.
SUBJECT TO RESOLUTION NO. 1900
BY [signature] DATE 2-1-66
DIRECTOR OF PLANNING

APPROVED
CITY OF COSTA MESA
PLAN CHECK
Building Department
Approved [signature] Date 4-27-66

APPROVED
CITY OF COSTA MESA
PLANNING DEPT.
SUBJECT TO RESO. NO. 1900
[signature] 4/27/66
DIRECTOR OF PLANNING

INDEX

	DESCRIPTION
A-1	PLOT PLAN & DETAILS
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A-6	EXTERIOR ELEVATIONS
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E-1	ELECTRICAL PLOT PLAN, SYMBOLS & NOTES, SINGLE LINE DIAGRAM.
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NOTES

T.C. TOP OF CURB
T.P. TOP OF PAVING
T.W. TOP OF WALK
F.G. FINISH GRADE
N.G. NATURAL GRADE
INDICATES DIRECTION OF FLOW
1. BUILDING CODE U.B.C. 1964 EDITION
2. FIRE ZONE III
3. OCCUPANCY F-2
4. TYPE OF CONSTRUCTION, II 1 HR.
5. ALL DIMENSIONS TO CENTER LINES UNLESS OTHERWISE NOTED
6. STUDS SHALL BE 2x4 EXCEPT WHERE OTHERWISE NOTED

DETAIL NUMBER
SHT. NUMBER - REFERS TO A-2 SHEETS UNLESS OTHERWISE NOTED
SECTION LETTER
SHT. NUMBER
MASONRY WALL
STUD WALL
GLASS
DOOR NUMBER

UNIFORM BUILDING CODE 1964 EDITION

JOHN MARTIN & ASSOCIATES — STRUCTURAL ENGINEER
LEE ISHII & ASSOCIATES — ELECTRICAL ENGINEER
TOMMY THOMPSON — MECHANICAL ENGINEER

ARCHITECTS
SCHWAGER, DESATOFF & HENDERSON AIA
1600 ADAMS ST. SUITE 304 P.O. BOX 1868 COSTA MESA PH. 646-8781

COSTA MESA FIRE STATION NO 2
FOR
THE CITY OF COSTA MESA
800 BAKER ST. COSTA MESA CALIFORNIA

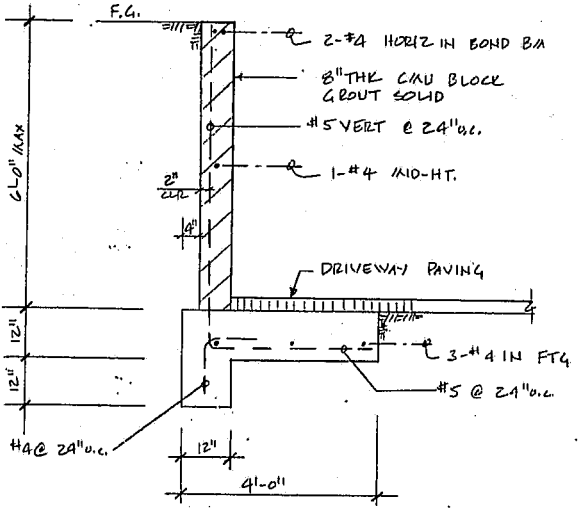
TITLE OF DRAWING
PLOT PLAN & DETAILS

SCALE: AS NOTED
THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS ON THE JOB.
REVISIONS
APPROVED BY: [signature] C-4235
CHECKED BY: A.D.H. DRAWN BY: W.C. MARK
JOB NO. 904
DATE DEC 6 1965

A-1
OF 19

RUDY L. RODRIGUEZ
CIVIL ENGINEER
CE 28,210

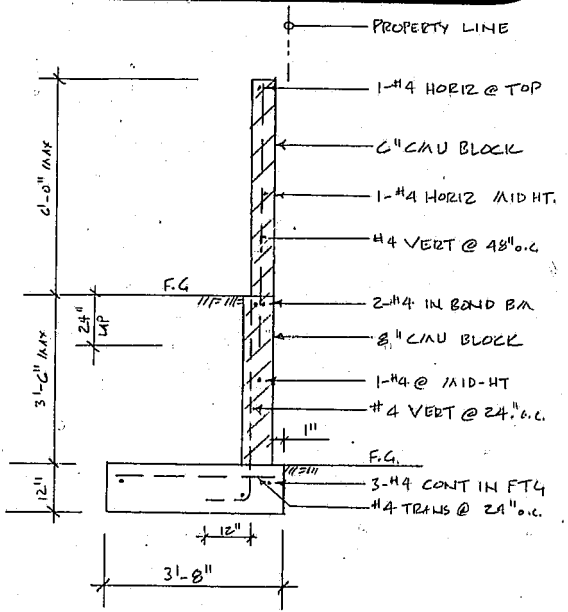
JOB NO 8183
PAGE ## OF ....



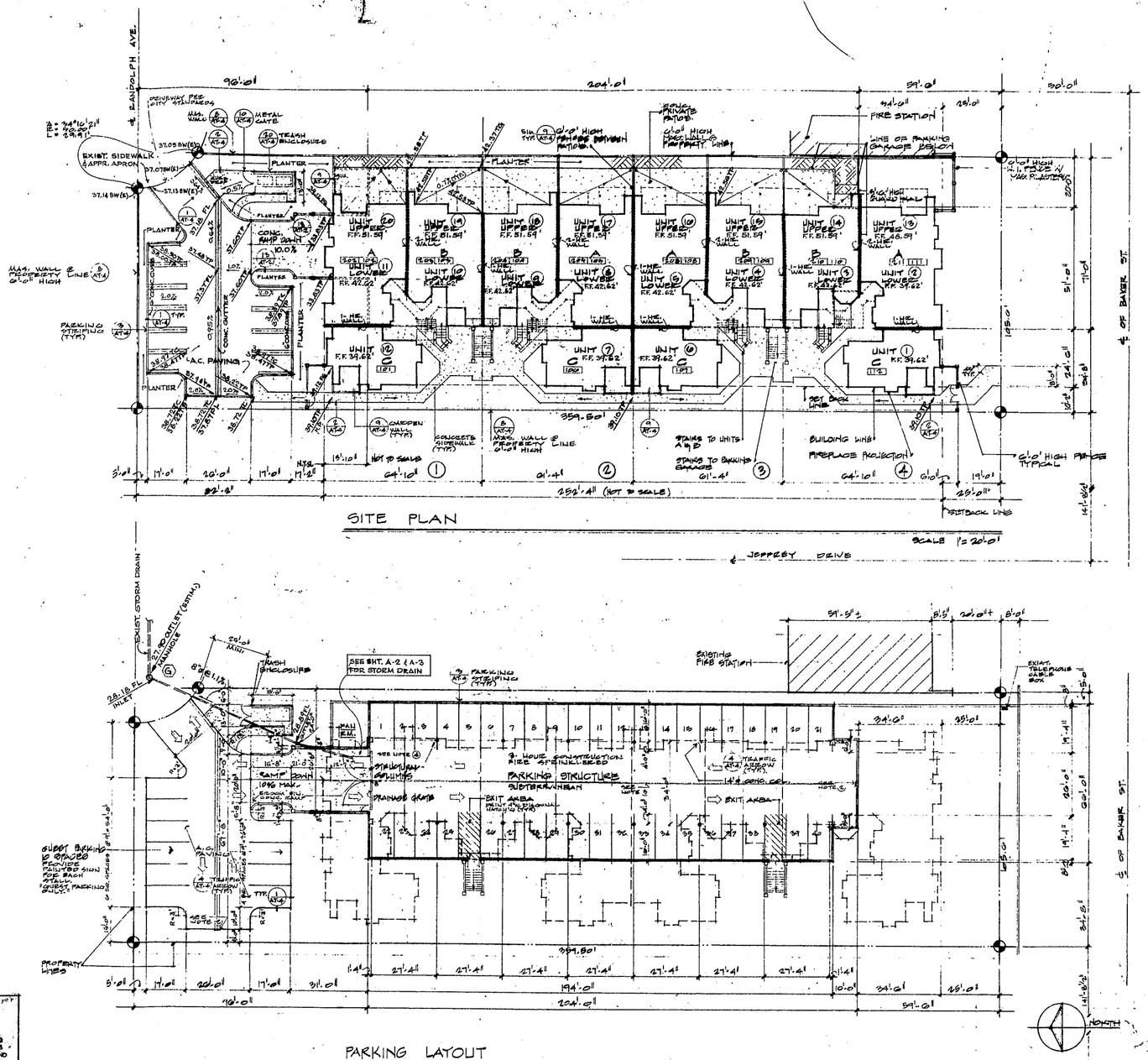
6'-0" RETAINING WALL

RUDY L. RODRIQUEZ
CIVIL ENGINEER
CE 28,210

JOB NO. 8181
PAGE 55 OF ....



6' MASONRY FENCE OVER 3'-6" RETAING WALL



SPECIAL NOTE:

LOCATION OF UTILITY LINES ARE APPROXIMATE AND CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING TO AVOID INTERCEPTING EXISTING PIPING OR CONDUITS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

NOTES:

① SEE BLOW-UP DRAWING OF PARKING STRUCTURE FOR MORE DETAILED DIMENSION LAYOUT SHEETS #A2 & #A-3.
② PROVIDE SIGN, "BACK UP AREA NO PARKING"
③ PROVIDE DOUBLE YELLOW STRIP LINE @ CENTER LINE.
④ PROVIDE AUTO WEIGHT IRON SWINGING GATES, AND 1½ PEOPLE GATES.

APPLICANT:
THE KNOWLSTON CORPORATION
BOB MCFARLAND
710 BENHENT AVE.
LONG BEACH, CA. 90814
PHONE 213-433-0091

BUILDING DATA

UNIT	SQ.FT.	#OF UNITS	TOTAL SQ.FT.
A	1427	8	11,416
B	1272	8	10,176
C	926	4	3,704
		20 UNITS	25,296
6 ENDS NOT BK PROJECTED +			350
			25,646 SQ. FT.

PARKING DATA

SUBTERRANEAN PARKING	40 SPACES
SURST PARKING	10 SPACES
TOTAL PROVIDED	50 SPACES

SITE DATA

SITE AREA	37,468 ±
BUILDING COVERAGE	14,090 ±
DRIVE / PARKING COVERAGE	5,211 ±
TOTAL COVERAGE	19,909 ±
OPEN SPACE	17,779 ±
PERCENTAGE OPEN SPACE	47.17%

100 ADDRESS NUMBER DESIGNATION

NOTES:

1. THE CONDOMINIUM UNITS WILL NOT BE ON SEPARATE LOTS.
2. TO CONTROL THE DUST THE DEVELOPER SHALL SPRAY AND WATER THE CONSTRUCTION SITE UNDER THE DIRECTION OF THE BUILDING AND SAFETY DIVISION AND ALL CONSTRUCTION VEHICLES SHALL BE SPRAYED PRIOR TO LEAVING THE SITE.
3. A SEPARATE PERMIT IS REQUIRED FOR ALL FENCES.
4. THE FIRE SPRINKLER SYSTEM CANNOT BE INSTALLED UNTIL HAS BEEN APPROVED BY THE FIRE DEPARTMENT AND SUBMITTED TO THE BUILDING DEPARTMENT.

APPROVED
SIGNATURE DATE
FOUNDATION ONLY

72 UNIT CONDOMINIUMS AND LAND IMPROVEMENT : PLAN CHECK #55698
GRADING AND PARKING STRUCTURE : PLAN CHECK #55233

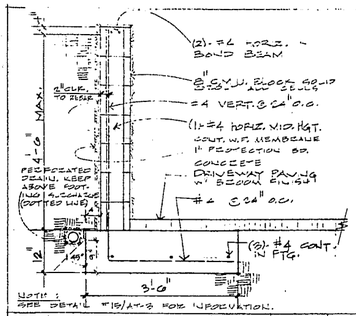
Harrison/Lorenzini architects

Baker Street Condominiums
510 Baker Street, Costa Mesa, California

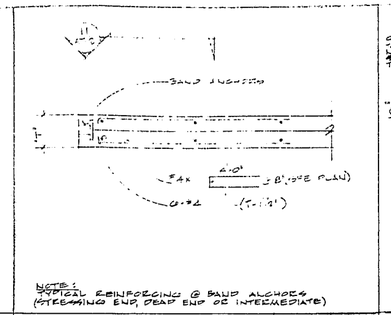
ARCHITECTURAL
SITE PLAN
PARKING LAYOUT

project: 2202.01
date: 7/6/82
revisions:

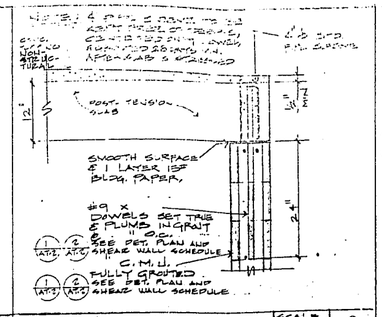
sheet A1.1 of sheets



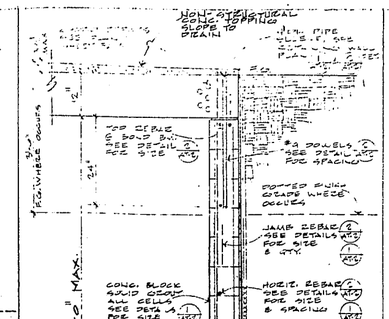
4'-6" RETAINING WALL | SCALE 3/4"=1'-0" | 13



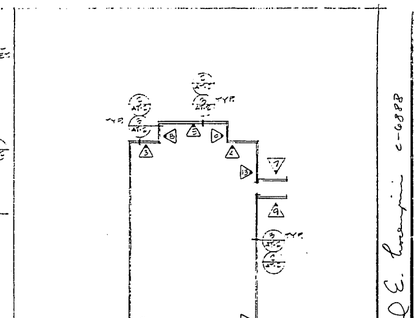
SLAB EDGE | SCALE 3/4"=1'-0" | 10



SLAB/WALL DETAIL | SCALE 1"=1'-0" | 6

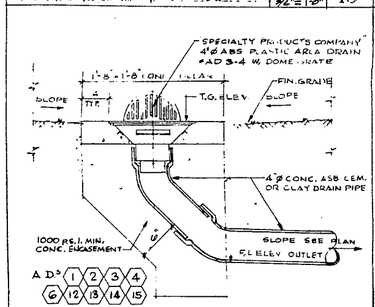


RETAINING WALL | SCALE 3/4"=1'-0" | 3

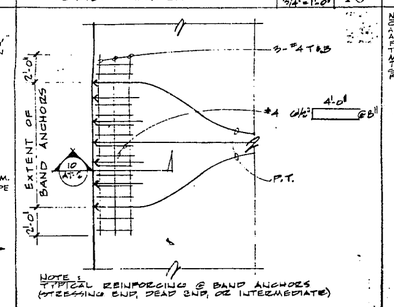


SHEAR WALL LOCATIONS

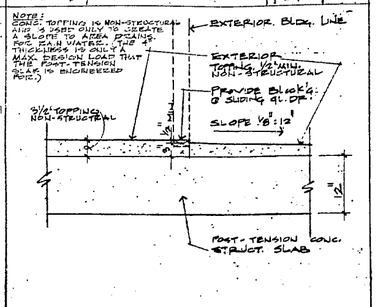
RETAINING WALL PLAN | SCALE 1"=32'-0" | 1



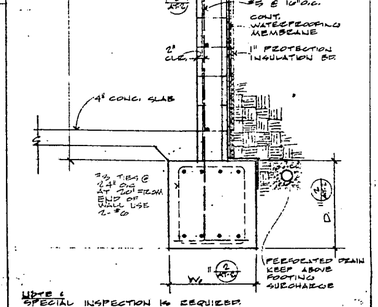
AREA DRAIN (PLANTING AREAS) | SCALE 1½"=1'-0" | 14



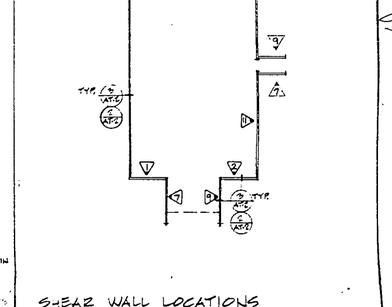
PLAN @ BAND S.E. | SCALE 1/4"=1'-0" | 11



SLAB @ EDGE @ UNITS | SCALE 1"=1'-0" | 7



SLAB/COLUMN DETAIL | SCALE 1½"=1'-0" | 4



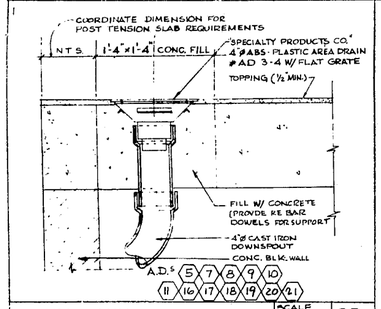
RETAINING WALL | SCALE 3/4"=1'-0" | 3

SHEAR WALL SUMMARY

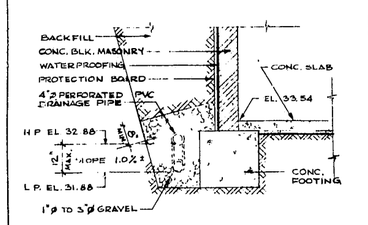
WALL No.	THK.	HORIZ. REBARS	VERT. REBARS	DP REBARS @ DOWELS TO DECK	FOOTING SIZE (SEE FOUND. PLAN FOR REINF.)
1	12"	2-#5 @ 16" o.c.	8-#7	2-#5 @ TOP #9 DOWELS @ 8" o.c.	36" w. x 36" D.
2	"	"	"	"	"
3	"	"	5-#7	"	"
4	"	"	"	"	"
5	"	"	8-#7	"	"
6	8"	1-#5 @ 48" o.c.	2-#6 *	2-#4 @ TOP #9 DOWELS 24" o.c.	24" w. x 24" D.
7	"	"	" *	"	SEE DETAIL #9/AT-3 SEE DETAIL #15/AT-2
8	"	"	" *	"	36" w. x 36" D.
9	"	"	" *	"	SEE DETAIL #9/AT-3 SEE DETAIL #15/AT-2
10	"	"	" *	"	36" w. x 36" D.
11	"	"	3-#11	"	24" w. x 24" D.
12	"	"	"	"	"
13	"	"	2-#5	1-#4 @ TOP #9 DOWELS 48" o.c.	"

* = JAMB BARS IN TRANS. WALL

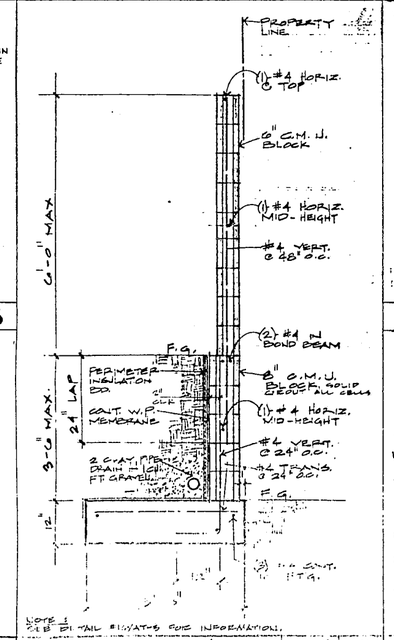
RETAINING WALL PLAN | SCALE 1"=32'-0" | 1

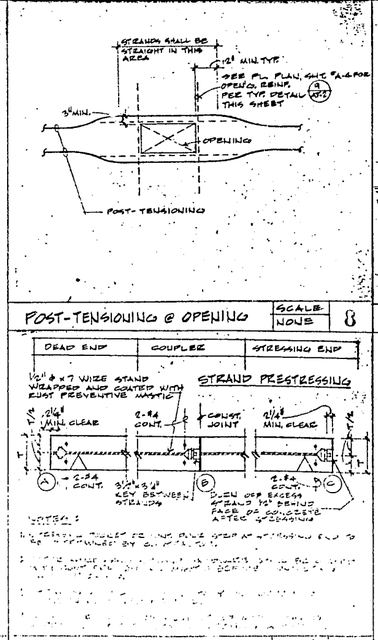


AREA DRAIN (PLANTING AREAS) | SCALE 1½"=1'-0" | 15

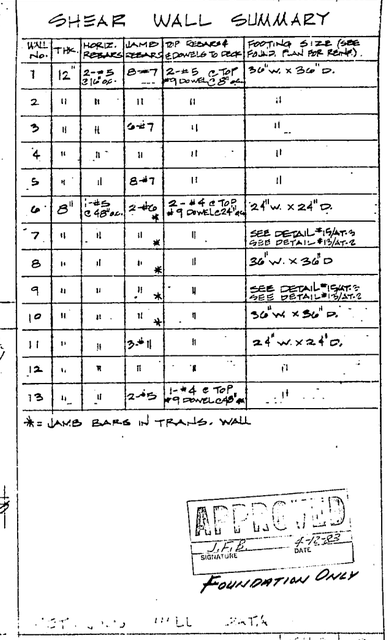


SECTION OF DRAINAGE | SCALE 1½"=1'-0" | 16





POST-TENSIONING @ OPENING | SCALE NONE | 8



SLAB/COLUMN DETAIL | SCALE 1½"=1'-0" | 4

APPROVED
JHB
SIGNATURE
4/12/23
DATE
FOUNDATION ONLY

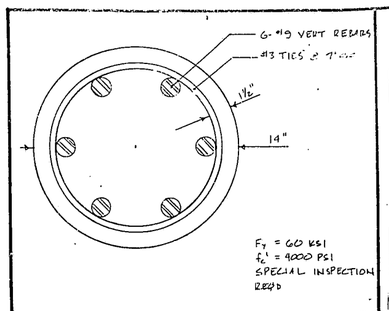
Harrison Associates architects
3420 E. Pacific Coast Hwy., Newport Beach, Ca. 92660 (714) 851-4350

Baker Street Condominiums
810 baker street, costa mesa, california
The Knowleton Corporation
720 Bernett Avenue, Long Beach, California 90804 phone (213) 433-0051

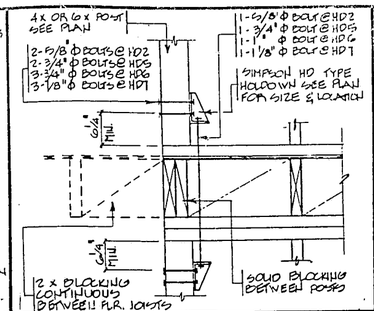
PROJECT: 222.01
DATE:
REVISIONS

ARCHITECTURAL
FOUNDATION DETAILS
PARKING STRUCTURE

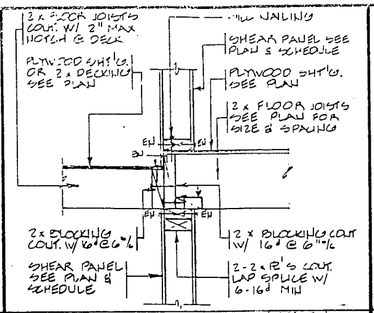
SHEET
AT-2



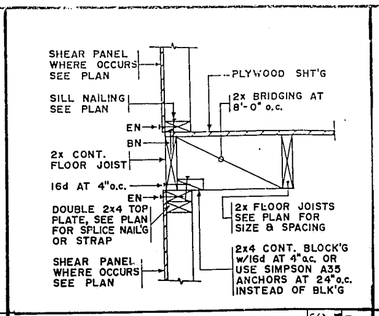
CONC. COLUMN — SCALE 3"=1'-0" — 17



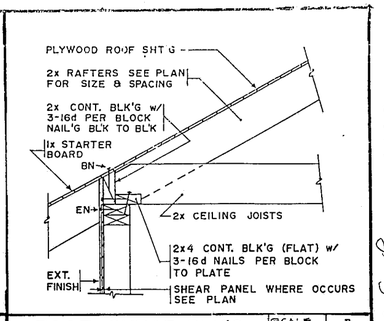
HOLD DOWN DETAIL — SCALE 1½"=1'-0" — 13



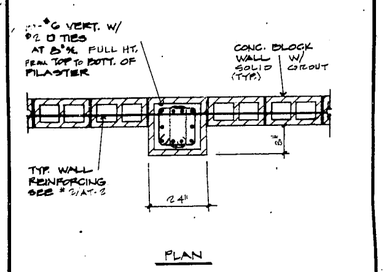
DECK CONNECTION — SCALE 1½"=1'-0" — 9



SHEAR BLOCK'G AT WALL — SCALE 1½"=1'-0" — 5



ROOF SHEAR BLK'G — SCALE 1½"=1'-0" — 1



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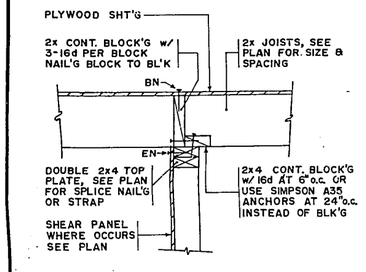
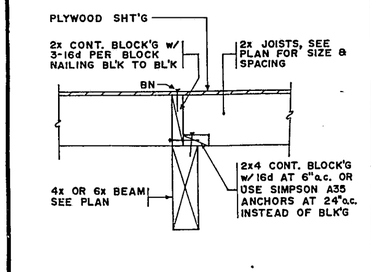
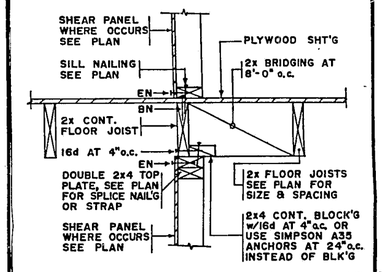


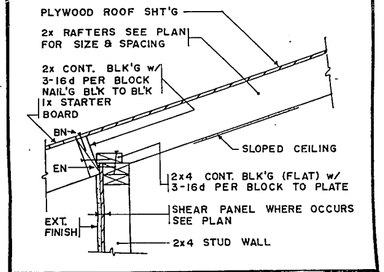
INT. WALL SHEAR BLK'G — SCALE 1½"=1'-0" — 14



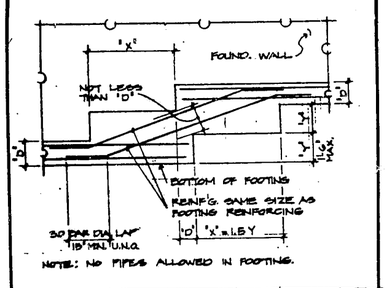
SHEAR BLK'G AT BEAM — SCALE 1½"=1'-0" — 10



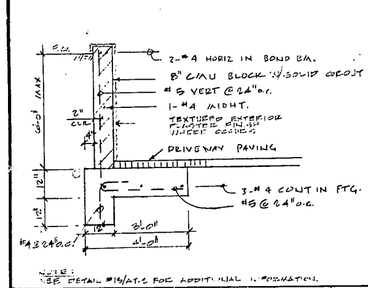
SHEAR BLOCK'G AT INT. — SCALE 1½"=1'-0" — 6



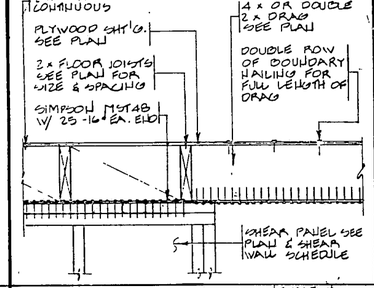
ROOF SHEAR BLK'G — SCALE 1½"=1'-0" — 2



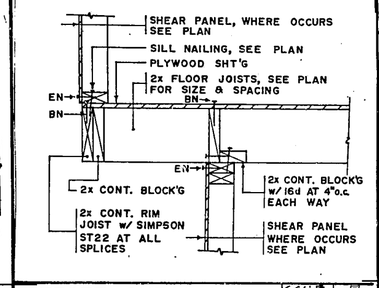
STEPPED FOOTING — NO SCALE — 19



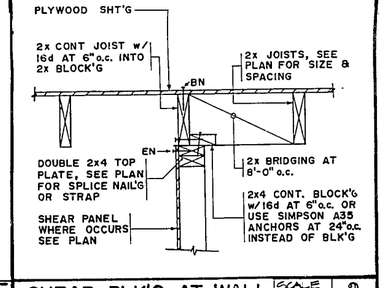
6'-0" RETAINING WALL — SCALE NONE — 15



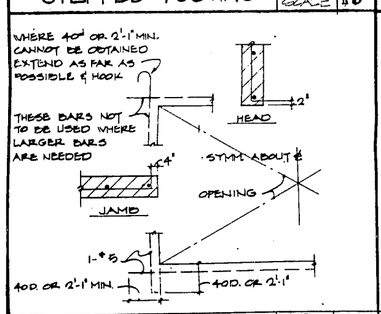
DRAG TIE — SCALE 1½"=1'-0" — 11



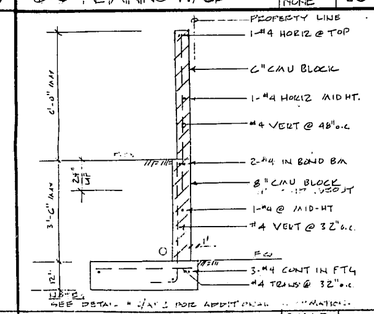
OFFSET SHEAR WALLS — SCALE 1½"=1'-0" — 7



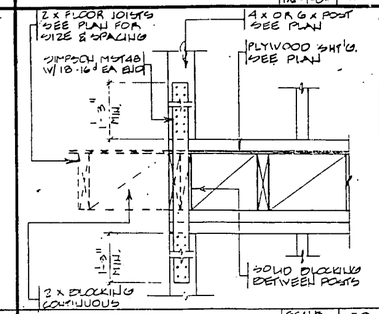
SHEAR BLK'G AT WALL — SCALE 1½"=1'-0" — 3



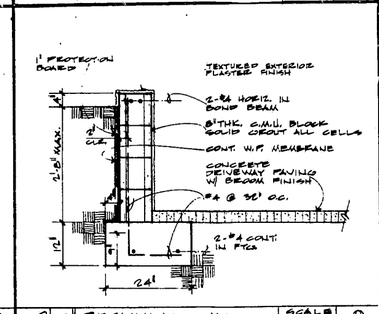
TYP MASONRY OPENING — NO SCALE — 20



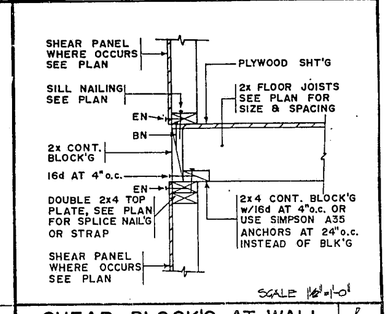
MASONRY WALL O/RET. WALL — SCALE NONE — 16



DRAG TIE — SCALE 1½"=1'-0" — 12



2'-6" RETAINING WALL — SCALE 3/4"=1'-0" — 8



SCALE 1½"=1'-0"

SHEAR BLOCK'G AT WALL — 4

Daniel E. Lorenzini C-6808

Harrison/Lorenzini architects
3420 irvine ave. newport beach, ca 92660 phone (714) 852-0710

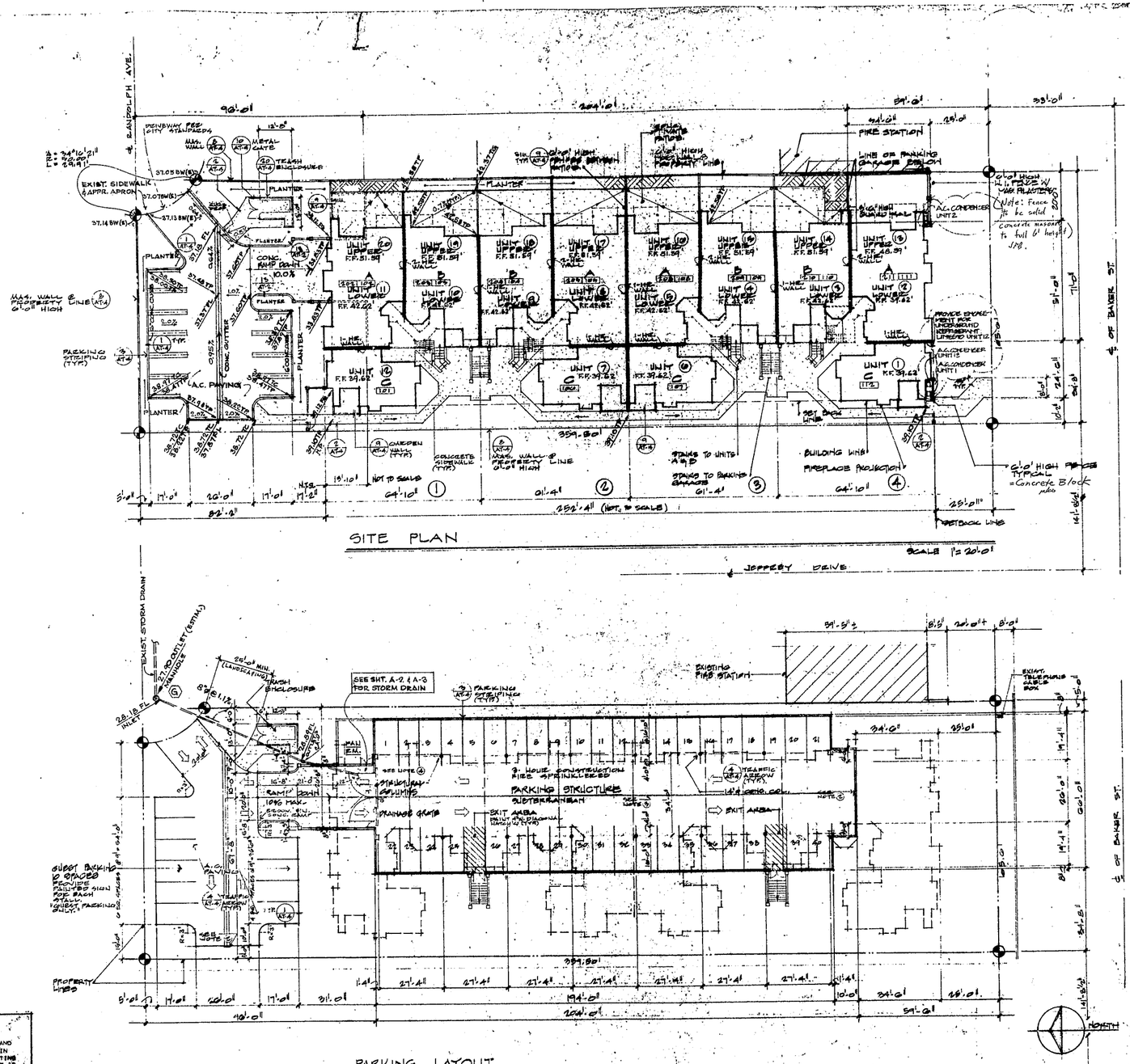
Baker Street Condominiums
810 baker street, costa mesa, california

The Knowleton Corporation
720 Bernard Avenue, Long Beach, California 90804 phone (213) 433-0051

ARCHITECTURAL
STRUCTURAL DETAILS
MISC. DETAILS

project no.: 2...
drawn by:
date:
scale:

sheet no.
AT-3
of sheets



SITE PLAN

PARKING LAYOUT

SCALE 1"=20'-0"

NOTES:
① SEE BLOW-UP DRAWING OF PARKING STRUCTURE FOR MORE DETAILED DIMENSION LAYOUT SHEETS #A2 & #A3.
② PROVIDE SIGN, "BACK-UP AREA, NO PARKING"
③ PROVIDE DOUBLE YELLOW STRIP LINE & CENTER LINE.
④ PROVIDE AUTO WEIGHT (ROLLING) GATES, AND 12 PEOPLE GATES.

SPECIAL NOTE:
LOCATION OF UTILITY LINES ARE APPROXIMATE AND CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING TO AVOID INTERCEPTING EXISTING PIPING OR CONDUITS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, WHETHER OR NOT SHOWN. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

APPLICANT:
THE KNOWLETON CORPORATION
BOB MCFARLAND
760 BAHAMA AVE.
LONG BEACH, CA. 90804
PHONE 213-433-0091

BUILDING DATA

UNIT	SQ.FT.	#OF UNITS	TOTAL SQ.FT.
A	1421	8	11,416
B	1272	8	10,176
C	926	4	3,704
		20 UNITS	25,296
6 BLDGS NOT INCLUDING PROJECTIONS ±			350
			25,646 SQ.FT.

PARKING DATA

SUBTERRANEAN PARKING	40 SPACES
GUEST PARKING	10 SPACES
TOTAL PROVIDED	50 SPACES

SITE DATA

SITE AREA	37,483 #
BUILDING COVERAGE	14,098 #
DRIVE/PARKING COVERAGE	5,811 #
TOTAL COVERAGE	19,909 #
OPEN SPACE	17,779 #
PERCENTAGE OPEN SPACE	47.17%

105 ADDRESS NUMBER DESIGNATION

NOTES:
1. THE CONDOMINIUM UNITS WILL NOT BE ON SEPARATE LOTS.
2. TO CONTROL THE DUST THE DEVELOPER SHALL WATER THE EXCAVATION SITE UNDER THE DIRECTION OF THE BUILDING AND SAFETY DIVISION AND ALL CONSTRUCTION ROADS SHALL BE SPRAYED PRIOR TO LEAVING THE SITE.
3. A SEPARATE PERMIT IS REQUIRED FOR ALL FENCES.
4. THE FIRE SPRINKLER SYSTEM CANNOT BE INSTALLED UNTIL SHEET A-2 IS APPROVED BY THE FIRE DEPARTMENT AND SUBMITTED TO THE BUILDING DEPARTMENT.

APPROVED
JKB 8-1-83
SIGNATURE DATE

20 UNIT CONDOMINIUMS AND LAND IMPROVEMENT : PLAN CHECK # 66248
GRADING AND PARKING STRUCTURE : PLAN CHECK # 66238

Harrison / Lorenzini architects

Baker Street Condominiums
810 baker street, costa mesa, california

ARCHITECTUAL
SITE PLAN
PARKING LAYOUT

project: 1016
date: 10/6/82
scale: 1/16"=1'-0"
12/6/82 1/13/83

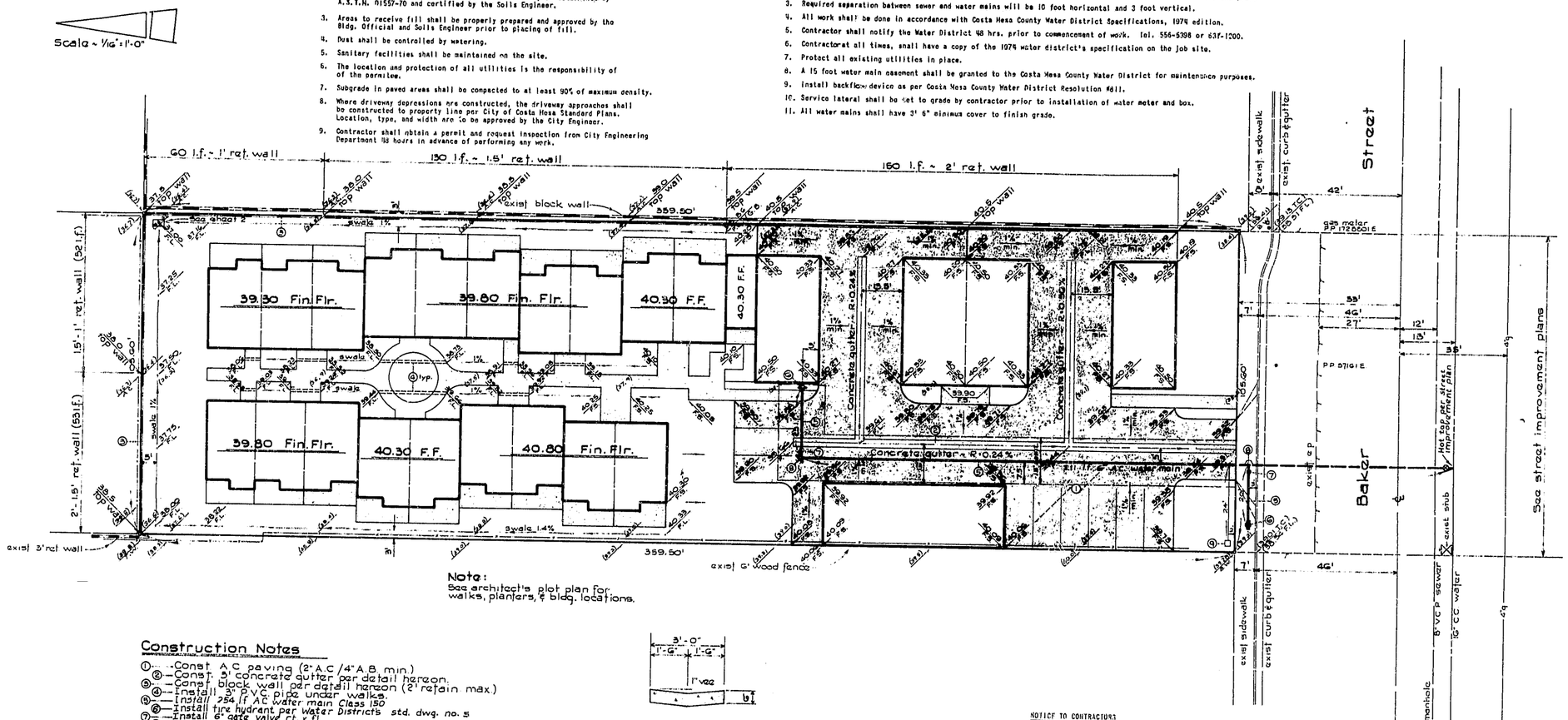
sheet
A1.1
of sheets

GENERAL NOTES

1. All work shall be done in accordance with City of Costa Mesa Standards and shall meet the approval of the City Engineer.
2. Fills shall be compacted throughout to 90% density as determined by A.S.T.M. D1557-70 and certified by the Soils Engineer.
3. Areas to receive fill shall be properly prepared and approved by the Bldg. Official and Soils Engineer prior to placing of fill.
4. Dust shall be controlled by watering.
5. Sanitary facilities shall be maintained on the site.
6. The location and protection of all utilities is the responsibility of of the permitee.
7. Subgrade in paved areas shall be compacted to at least 90% of maximum density.
8. Where driveway depressions are constructed, the driveway approaches shall be constructed to property line per City of Costa Mesa Standard Plans. Location, type, and width are to be approved by the City Engineer.
9. Contractor shall obtain a permit and request inspection from City Engineering Department 48 hours in advance of performing any work.

WATER NOTES

1. All plan check, inspection and engineering deposits will be made prior to signature.
2. A bond will be posted at the completion of the project for 10% of the actual cost and will be held for one year.
3. Required separation between sewer and water mains will be 10 foot horizontal and 3 foot vertical.
4. All work shall be done in accordance with Costa Mesa County Water District Specifications, 1974 edition.
5. Contractor shall notify the Water District 48 hrs. prior to commencement of work. Tel. 556-5398 or 631-1200.
6. Contractor at all times, shall have a copy of the 1974 water district's specification on the job site.
7. Protect all existing utilities in place.
8. A 15 foot water main easement shall be granted to the Costa Mesa County Water District for maintenance purposes.
9. Install backflow device as per Costa Mesa County Water District Resolution #611.
10. Service lateral shall be set to grade by contractor prior to installation of water meter and box.
11. All water mains shall have 3' 6" minimum cover to finish grade.



Construction Notes

1. Const. A.C. paving (2" A.C./4" A.B. min.)
2. Const. 3' concrete gutter per detail hereon.
3. Const. block wall per detail hereon (2' retain. max.)
4. Install 3" PVC pipe under walks.
5. Install 254 lf AC water main Class 150
6. Install fire hydrant per Water District's std. dwg. no. 5
7. Install 6" gate valve ft. & fl.
8. Const. thrust block per Water District's std. dwg. no. 14
9. Install 2" water service per water District's std. dwg. no. 2 type "D" and std. dwg. "4" type "H"

Detail ~ 3' Concrete Gutter
No Scale

Legend

TC	top of curb
FL	flow line
B.W	back of walk
FS	finished surface
G.B	grade break
Fin Flr.	finished floor
	existing contour

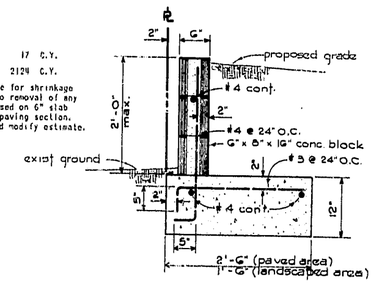
Bench Mark

Chiseled "Δ" center of curb return at S.E. corner of Baker Street and Century. City of Costa Mesa Datum ~ B.M. Nº 120. Elevation = 39.25

EARTHWORK ESTIMATE:

CUT	17 C.Y.
FILL	2129 C.Y.

No allowance has been made for shrinkage compaction, or loss due to removal of any unsuitable material. (Based on 6" slab and 7" A.C. over 4" A.B. paving section. Other than the above would modify estimate.



Detail ~ 2' Retaining Wall
No Scale

RETAINING WALL NOTES

1. Grout wall solid. Cement per ASTM C150, 1 part Portland Cement, 2 to 3 parts loose sand, 2 parts coarse aggregate.
2. Reinforcing: f'_s = 20,000 psi. ASTM 615, Grade 40.
3. Masonry: f'_c = 1500 psi Grade "A" per ASTM C-90
4. Concrete: f'_c = 2000 psi at 28 days. Cement per ASTM C150.
5. Pour footing against natural, undisturbed earth.
6. Telephone Donald E. Stevens, Civil Engineer, if site conditions are not as shown. (546-8915).
7. Omit head joints at 32" O.C. to provide weep holes

NOTICE TO CONTRACTORS

Contractor agrees that he shall assume complete responsibility for job site conditions during the course of construction, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify and hold the Owner and Engineer harmless from any and all liability arising from the sole negligence of the Owner or Engineer

UNDERGROUND STRUCTURES:

All underground utilities or structures reported by the owner or others and those shown on records examined are indicated with their approximate location and extent.

The owner, by accepting these plans or proceeding with the improvements pursuant thereto agrees to assume liability and to hold undersigned harmless for any damages resulting from the existence of underground utilities or structures not reported to the undersigned, not indicated on the public records examined, located at variance with that reported or shown on records examined.

The contractor is required to take due precautionary measures to protect the utilities or structures shown and any other utilities or structures found at the site. It shall be the contractor's responsibility to notify the owners of the utilities or structures concerned before starting work.

5-15-78
Date

Donald E. Stevens
DONALD E. STEVENS, R.C.E. 11066

APPROVED: COSTA MESA COUNTY WATER DISTRICT.

KARL KEMP-ASSISTANT GENERAL MANAGER

DATE

Revised parking 5/26/78

810 Baker Street Water Plan

Survey and Grading Plan

Portion of Lot G, Block 'G' of Berry Tract, M.R.L.A. 1/55. Costa Mesa, California.

Donald E. Stevens, Inc.
Civil Engineer
1828 Fullerton Avenue
Costa Mesa, California
(714) 646-8915

Job No.	Date	Field Bk.	Sheet
1921	2-21-78	857-78	1 of 2

B6933, B8153
THRU B8172
810 BAKER

WILLDAN ASSOCIATES
CONSULTING ENGINEERS & PLANNERS
14714 CARMENITA ROAD, SUITE 300
NORWALK, CALIFORNIA 90650-5284
(213) 921-8215 • (714) 523-4702

TRANSMITTAL

TO: City of Costa Mesa
77 Fair Drive
Costa Mesa, Ca. 92626

DATE: Sept. 9, 1983

JOB NO:

ATTN: Mr. Klaus Straschil

RE: 810 Baker Street
Revisions

Revised calcs for elevated walk way in this set 9/13/83

Gentlemen:

We are forwarding: ☒ By Mail ☐ By Messenger

NO. OF COPIES	DESCRIPTION	DRAWING NO.
2	Structural Calculations	

Remarks: These calculations appear adequate and the members shown should be incorporated on the plans. The detail shown on sheet 4 should also be made part of the drawings

This material is sent for: ☐ Your Use ☐ Information ☐ Approval

☐ Checking ☐ As Requested ☐ Other_____

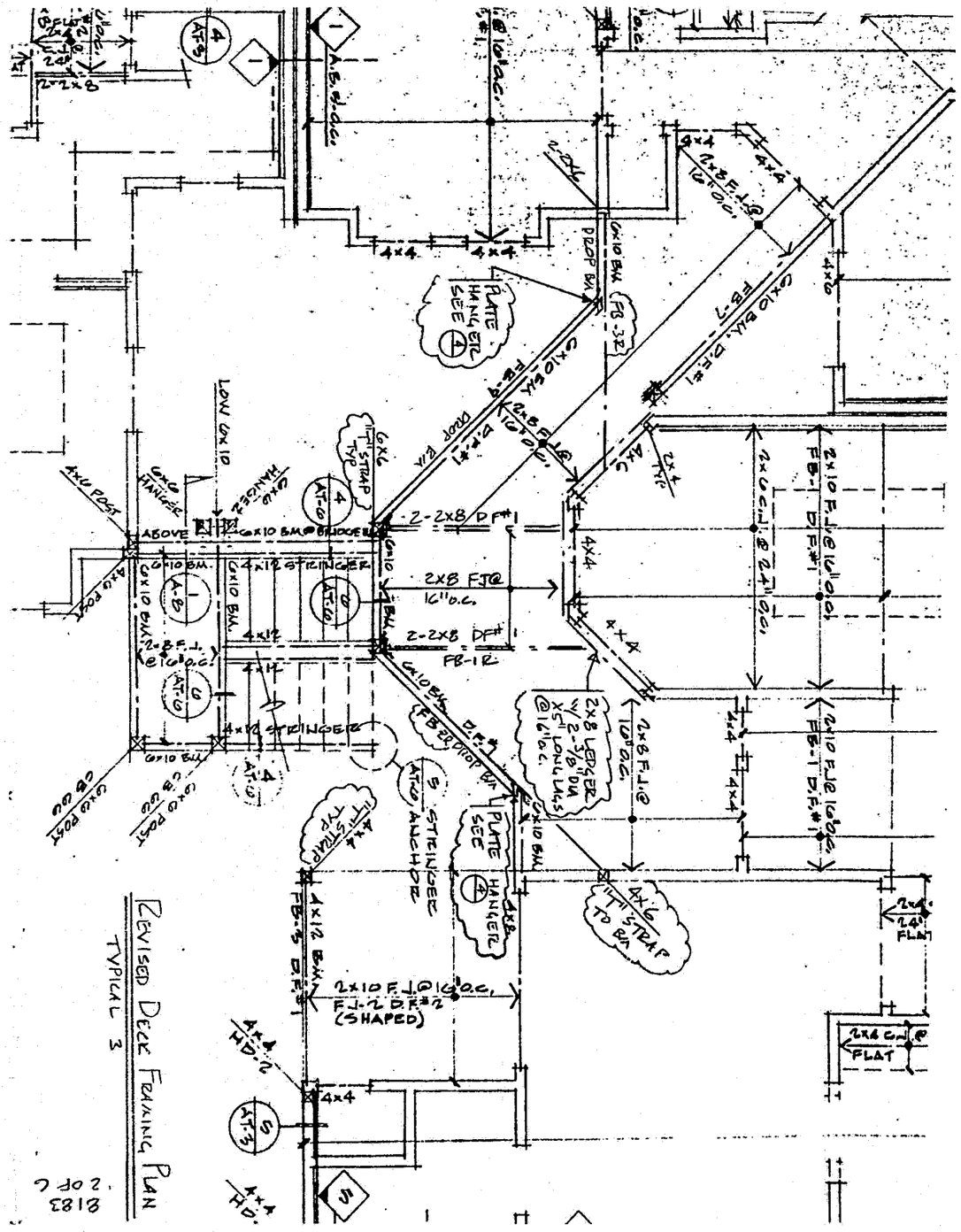
☐ Please sign_____copies and return to our office.

VERY TRULY YOURS,

Copies To:

Received 9/13/83

J. F. Buzzone



REVISED DECK FRAMING PLAN
TYPICAL 3

2 OF 2
8183

RUDY L. RODRIGUEZ
CIVIL ENGINEER
CE 28,210

JOB NO 8183.
PAGE 1 OF 6

25AUG83

REGISTERED PROFESSIONAL ENGINEER
RUDY L. RODRIGUEZ
CE 28,210
CIVIL
STATE OF CALIFORNIA

REVISED STRUCTURAL CALCULATIONS FOR

OWNER: KNOWLETON-HEWES
JOB ADDRESS: 810 BAKER ST
COSTA MESA
PROJECT: BAKER ST CONDO PROJECT
SUBJECT: REVISED DECK FRAMING

FLR JOISTS @ DECK

L_{MAX} = 8'

w = $(17_{DL} + 60_{LL})$ 1.33' = 23 + 80 = 103#/FT

M = = 824 FT-# < 1588

I_{360} = (.2160) 80 = 17.28 IN⁴ < 47.63

FLR JOISTS @ DECK
SPAN = 8'-0"

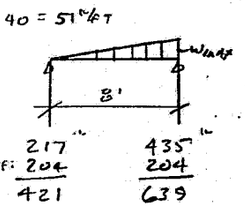
2x8 @ 16" O.C. D.F. #2

DBL JOIST @ 6X6 POST

w_{MAX} = (.707)(17 + 60) 3' (ANGLE)

w_D = (17 + 60) .67 = 11 + 40 = 51#/FT

= 36 + 127 = 163.1#/FT



$\bar{w}$ = $(\frac{1}{2}) w_{MAX}$ (8') = 652#

M = (.1283) $\bar{w}$ (8') + $\frac{(51)(8')^2}{8}$ = 1077 FT-# << 2(1588)

FB-1R
2-2x8 D.F. #1

DROP BM. - 6x

L = 11.5'

w = (17 + 60) 3' MAX = 51 + 180 = 231#/FT

M = = 3819 FT-# << 8962

I_{360} = (.6416) 180 = 115.49 IN⁴ << 392

R = = 1328#

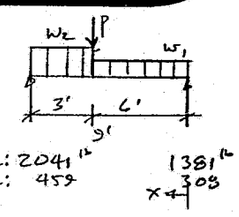
A_{BEAR} = = 3.45 IN²

FB-2R
6X10 D.F. #1 w/
4x6 POST & T-STRAP

RUDY L. RODRIGUEZ
CIVIL ENGINEER
CE 28,210

JOB NO 8183.
PAGE 3 OF 6

FLR BM @ FB-9



w_1 = (17 + 60) 2.25' = 38 + 135 = 173#/FT

w_2 = (17 + 60) 2.75' = 47 + 165 = 212#/FT

P = $(\frac{2.25}{2})$ (52 + 200)$_{FB-9}$ 6' = 398 + 1350 = 1748#

TL: 2041#
DL: 458
1381#
x4
308

$M_{x=6}$ = = 5172 FT-# < 8962

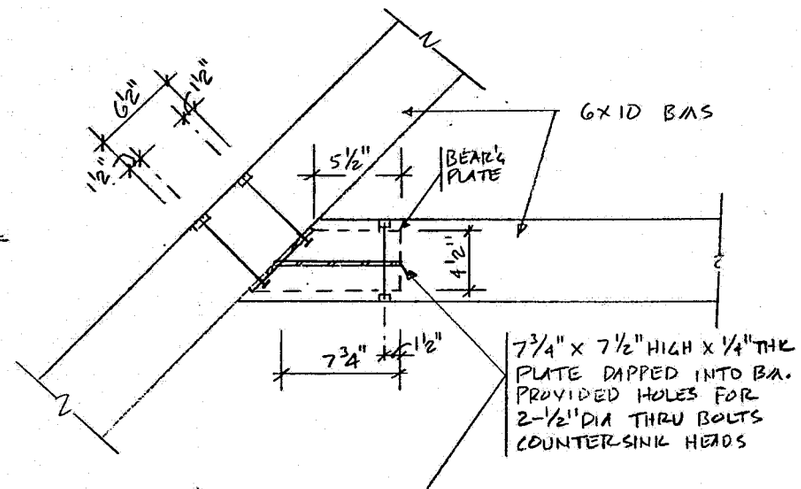
I_{360} = (.3075)(145$_w$ + 240$_P$) = 118.39 IN⁴ < 392

A_{BRG} = 2041/385 = 5.30 IN²

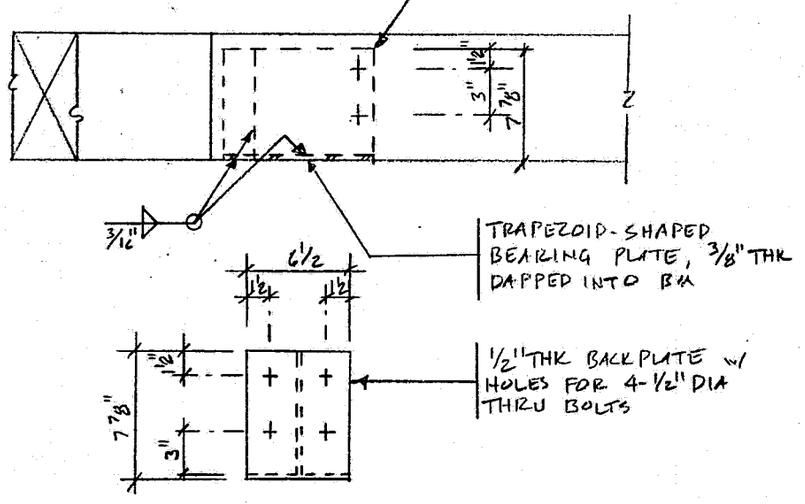
FB-3R
6X10 D.F. #1 w/
2-2x6 POST MIN.

RUDY L. RODR'QUEZ
CIVIL ENGINEER
CE 28,210
JOB NO 8183
PAGE 4 OF 6

PLAN VIEW



ELEVATION



BACKPLATE ELEVATION

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CIVIL ENGINEER
CE 28,210
JOB NO 8183
PAGE 5 OF 6

FLOOR DESIGN

SIZE IN.	AREA IN²	S IN³	I IN⁴	1.00 MOMENT (FT-lb) DF#1-1750	DF#2-1450	SHEAR lbs
2 x 2	2.25	0.56	0.42	82	68	142
4	5.25	3.06	5.36	446	370	332
6	8.25	7.56	20.80	1102	913	522
8	10.88	13.14	47.63	1916	1588	689
10	13.88	21.39	98.93	3119	2585	879
12	16.88	31.64	177.98	4614	3823	1069
14	19.88	43.89	290.78	6401	5303	1259
				DFSS-1800	DF#1-1500	
4 x 4	12.25	7.15	12.51	1073	894	776
6	19.25	17.65	48.53	2648	2206	1219
8	25.38	30.66	111.15	4599	3833	1607
10	32.38	49.91	230.84	7487	6239	2051
12	39.38	73.83	415.28	11,075	9229	2494
14	46.38	102.41	678.48	15,362	12,801	2937
16	53.38	135.66	1039.42	20,349	16,958	3381

$$M_{MAX} = \frac{S \times F_b \times 1.00}{12''/FT}$$

$$V_H = \frac{A_H \times F_v \times 2 \times 1.00}{3}$$

RUDY L. RODRIQUEZ
CIVIL ENGINEER
CE 28,210
JOB NO 8183
PAGE 6 OF 6

FLOOR DESIGN

SIZE IN	AREA IN²	S IN³	I IN⁴	1.00 MOMENT (FT-lb) DFSS-1600	DF#1-1300	SHEAR lbs.
6 X 6	30.25	27.73	76.26	3697	3004	1714
8	41.25	51.56	193.36	6875	5586	2337
10	52.25	82.73	392.96	11,031	8962	2961
12	63.25	121.23	697.07	16,164	13,133	3584
14	74.25	167.06	1127.67	22,275	18,093	4207
16	85.25	220.23	1706.78	29,364	23,858	4831
18	96.25	280.73	2456.38	37,431	30,412	5454
20	107.25	348.56	3398.48	46,475	37,761	6077
8 X 8	56.25	70.31	263.67	9375	7617	3187
10	71.25	112.81	535.86	15,041	12,221	4037
12	86.25	165.31	950.55	22,041	17,909	4887
14	101.25	227.81	1537.73	30,375	24,679	5737
16	116.25	300.31	2327.42	40,041	32,534	6587
18	131.25	382.81	3349.61	51,041	41,471	7437
20	146.25	475.31	4634.30	63,375	51,492	8287

REPORT

ANALYTICAL STRUCTURAL ANALYSIS

OF

REFRIGERATED STORAGE PLANT

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION

PROJECT NO. 10-82244-248

Prepared For

INTERNATIONAL COLD STORAGE COMPANY, INC.

215 EAST 13TH STREET

ANDOVER, KANSAS 67002

Prepared By

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

1440 EAST ENGLISH

WICHITA, KANSAS 67211

C-16005

Architecture
Planning
Interior Design
Graphics
Ooiwell Ray Hornacek Okinaka Incorporated
560 West First Street
TUSTIN CALIFORNIA
92680
714 832 1834

I. INTRODUCTION

This report encompasses the result of an analytical structural analysis conducted upon a refrigerated storage plant manufactured by International Cold Storage Company, Inc. of Wichita, Kansas.

The International Cold Storage Company, Inc. has been involved in the design and manufacturing of refrigerated storage equipment for over 30 years. The units are available for delivery throughout the United States.

The basic construction of the structure of this plant is comprised of wall, floor, and roof sandwich units. These units consist of two metal skins enclosing urethane foam insulation.

The metal skins, interior and exterior, are assembled with spacers to create a cavity between them. Into this cavity is injected liquid urethane foam which expands to fill the cavity and adheres to the interface of each skin. The result is a composite structural unit with an overall predetermined thickness without any additional structural elements considered. The units that will be considered in this report will have an average thickness of four (4) inches for the floor and walls and a varying thickness (4" minimum) for the roof, a slope of approximately 1/2" per foot for drainage.

II. OBJECTIVE OF STRUCTURAL ANALYSIS

The fabrication of this type of foam filled sandwich unit used as a structural element is a relatively new concept.

General information available pertaining to the properties of urethane foam material with respect to its tensile, compressive, and shearing strengths are based upon free-rise foam characteristics and does not necessarily represent the properties of the foam in a confined area. These properties will be investigated along with the metal skin properties.

The individual properties of steel and aluminum material for tensile, compressive, and shearing strength has been established through manufacturer's specifications and tests.

The purpose of this structural analysis is to determine the structural characteristics of a composite element to sustain an imposed load and to establish allowable load capacities by using standard accepted formulas for composite interactions and applying appropriate safety factors.

III. MATERIALS AND FABRICATION

The general manner in which the materials are used as composite units in the fabrication of the wall, floor, and roof areas are shown in Figure 1 of the Appendix. Figures 1A through 1F of the Appendix depict detail fabrication connections presently being used in the construction of these units.

The foam material to be used is Flexipol/Delta-Therm System #NDT-171, as manufactured by Flexible Products Company, Marietta, Georgia, or Olin/Autofroth #85 as manufactured by Olin Chemical, Standord, Connecticut. The foam characteristics as supplied by this manufacturer are 25-30 psi in compression and in tension, and 25 psi in shear, having a maximum density of 2 P.C.F.

The face skins as shown in Figure No. 1 are 20 gage galvanized steel for the floor, .032 for the ceiling, and 28 gage galvanized steel for the roof. The wall skins are .032 embossed aluminum interior and .024 embossed aluminum exterior. The urethane core and skins react structurally as a composite.

The bonding surfaces of the interior and exterior skins are first processed with a bonding adhesive to provide a better bonding surface for the injected foam material.

The adhesion between the foam core and the skin faces must be equal to or greater than the tensile and shear strength of the foam core. The bonding adhesive on the skin surfaces improves this quality.

Rectangular steel tubings are attached to the bottom side of the floor units at a maximum spacing of 3.5 ft. on center. These members are provided to serve as a skid for loading and unloading of the storage plants from transport trailers. Also, when the storage plants are in a stationary position for use, the skid tubes serve to distribute the dead and live loads to foundation supports.

The storage plants utilizing the composite skin concept in their fabrication are available in a great variety of sizes. Some of these varieties are as follows:

1. 8 ft. wide buildings from 8 ft. to 32 ft. in length
2. 10 ft. wide buildings from 10 ft. to 32 ft. in length
3. 12 ft. wide buildings from 12 ft. to 32 ft. in length

Double-wide and multiple-wide storage plants can be furnished by the utilization of standard modular sections joined together. A variety of storage plant widths and lengths can be furnished.

IV. DISCUSSION OF STRUCTURAL ANALYSIS RESULTS

The rigidity and structural integrity of a sandwich unit is basically developed from the shear strength of the foam core, the adhesion of the foam to the skin face, and the buckling strength of the exterior skin.

The stresses at which buckling occurs in the face skin is influenced by the rigidity of the core. Prior to buckling, the core holds the face straight and allows it to support considerable compression. Above a critical load, the core yeilds in shear inward or outward causing the face skin to buckle.

The analysis results were predicated upon these two characteristics. The characteristics of creep and thermal warp conditions were considered as affecting the load supporting capacity of these composite units and compensated for as being incorporated into the safety factor of the allowable stresses.

To meet the loading criteria acceptable in practically all areas, the design was investigated for roof live loading of 25 through 55 pounds per square foot and for floor live loading of 203 and 230 pounds per square foot.

For these structures, as a service type building and having no occupancy requirements, the allowable deflection criteria of L/180 of span ratio was used. However, the limiting ratio of L/240 as required by some building codes was investigated. The allowable loads for this ratio is calculated in the Design Calculations Sheet of this report.

V. ALLOWABLE LOADING

The following "Allowable Load Table" for floor, roof and walls were developed as a result of the previously described structural analysis.

A. Roof Allowable Load = PSF

	Unit	Skin Material Roof/Ceiling	Buckling	Foam Shear	△= L/180	△= L/240
*1.	8 ft.	28 ga./.032 AL	55.4	212.7	65.3	49.3
*2.	10 ft.	28 ga./.032 AL	36.0	175.5	46.5	35.7
3.	10 ft.	24 ga./.032 AL	57.6	175.5	51.3	38.9
4.	10 ft.	20 ga./.032 AL	86.5	175.5	53.1	40.3
5.	12 ft.	28 ga./.040 AL	25.5	151.4	35.1	26.3
*6.	12 ft.	24 ga./.040 AL	40.9	151.4	39.7	29.7
7.	12 ft.	20 ga./.040 AL	61.5	151.4	43.4	32.6

B. Floor Allowable Load = PSF

	Skin Material Floor/Base	Buckling	Foam Shear	△= L/180	△= L/240
*1.	20 ga./24 ga.	544	384	203	150
2.	18 ga./24 ga.	724	384	203	150
3.	16 ga./24 ga.	906	384	203	150
4.	.125 AL/24 ga.	1893	384	203	150

C. Wall Allowable Load = PSF

	Wall Skins	Buckling	Foam Shear	△= L/180	△= L/240
*	.032 interior, .024 exterior	66	170	60	45

*Denotes Standard Plant

The standard production storage plant's floor is supported by steel tube skids as shown in Figure No. 1 (see Appendix). Although these plants may vary in width from 8 ft. to 12 ft., the spacing of the steel tube skids are maintained at a maximum spacing of approximately 3.5 feet.

This spacing of the floor skids dictated the maximum floor free span used in the analysis for maximum floor loading.

A cantiever span condition is created in the floor system as the standard width increases. This cantilever span varies from 6 inches to 18 inches. The wall load and partial roof load is supported along this cantilever. Additional skid supports were considered as the width increased to maintain a maximum overall floor loading. This condition is depicted in Figure No. 4 of the Appendix.

When double or multi-storage plants are fabricated from standard components, they are constructed using intermediate timber beam members and intermediate column supports. The multiplicity of width and length requirements determines their use. However, the unsupported span of the wall, floor, and roof areas are constant with that of the standard production plant. An example of a double section is shown in Figure No. 2 and 3 of the Appendix.

Anchorage of the storage plants on a particular installation site is accomplished by securing the units supporting skid structure to a prepared foundation. Figure No. 5 and 6 of the Appendix depicts a suggested foundation and anchoring system.

Figure No. 4 of the Appendix depicts the variety of loading patterns as described in Items (A), (B), and (C).

The double and multi-plants fabricated sections as previously described are joined together with timber beams and supported at intervals with steel columns. See Figure No. 3 of the Appendix.

For allowable beam spans and total roof load P.S.F. of multi-units, see Table A in the Appendix.

VI SUMMARY AND CONCLUSION

The following foam properties were considered in performing the analysis for the sandwich composite units of this report.

1. Compressive and tensile moduli - Buckling action
2. Shear strength - Strength of beam action
3. Shear modulus - Deflection of beam action
4. Shear creep - Deflection of beams under sustained load

These properties were established as the result of extensive testing of foam core sandwich units by the "Olin Mathieson Chemical Corporation" of New Haven, Connecticut.

Using these property values in accepted formulas for composite beam action, the analysis indicated that the roof, wall, and floor composite units should perform satisfactorily as structural elements under the specified live loading stated in this report.

Respectfully submitted,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Gilbert L. Adams

Gilbert L. Adams, P.E.

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VII REFERENCES

1. Hartsock, J. A. - "Rigid Urethane Foam Sandwich Structures"
   1970 Polymer Conference
   Polymer Institute, University of Detroit
   June 4, 1970, PP. 3-4

2. Hartsock, J. A. - "Shear and Buckling in Foam-Filled Panels"
   Journal of Cellular Plastics
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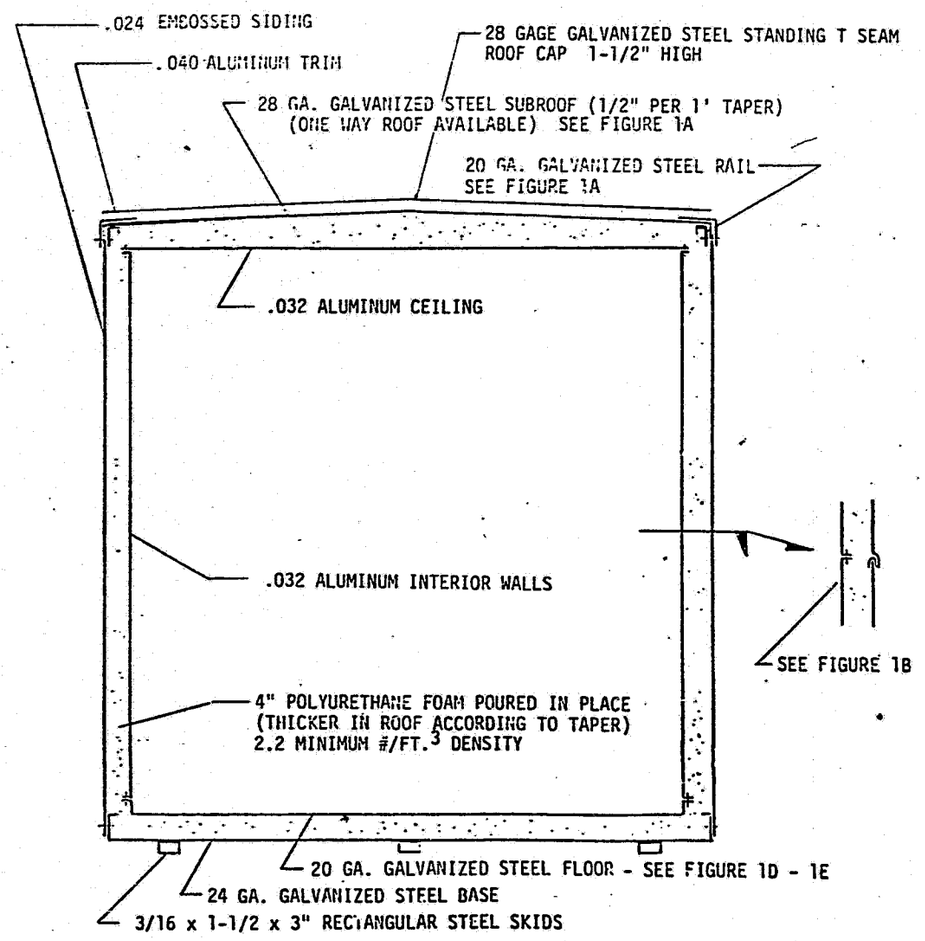
INJECTAFOAM CONSTRUCTION DIAGRAM

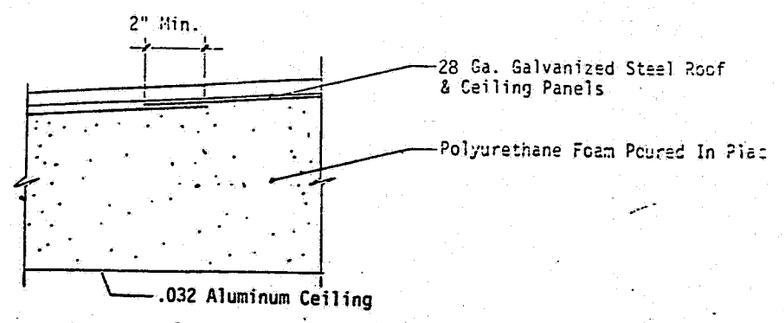


TYPICAL CROSS SECTION
Standard Single Unit

Prepared for:
INTERNATIONAL COLD STORAGE CO., INC.
215 East 13th Street
Andover, Kansas 67002

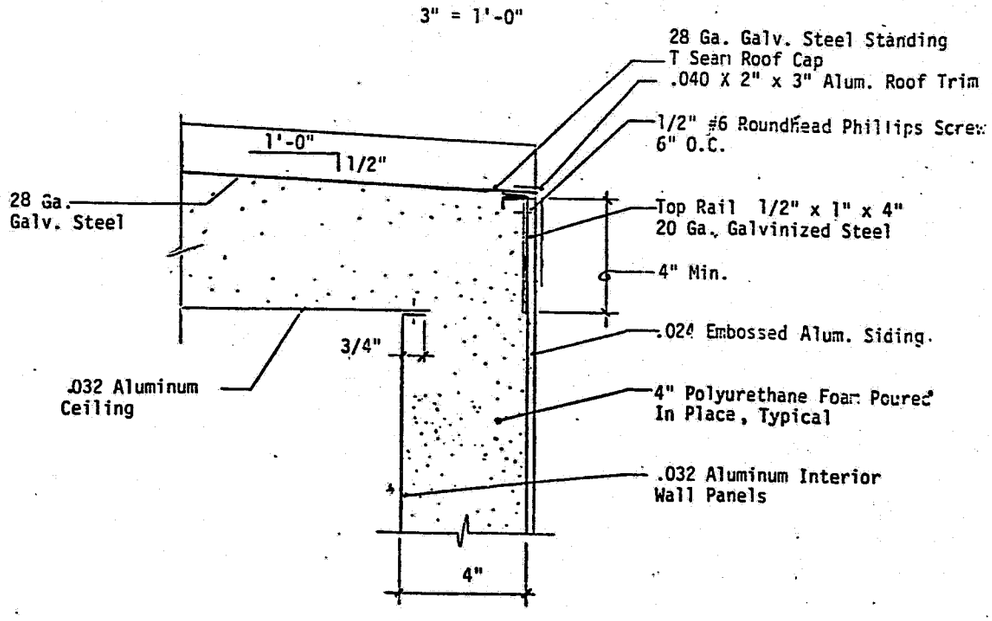
Prepared by:
PROFESSIONAL ENGINEERING CONSULTANTS
1440 East English Street
Wichita, Kansas 67211

FIGURE 1



TYPICAL SECTION AT ROOF METAL SPLICE
Standard Single Unit

3" = 1'-0"



TYPICAL SECTION AT ROOF
Standard Single Unit

Prepared for:
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215 East 13th Street
Andover, Kansas 67002

3" = 1'-0"

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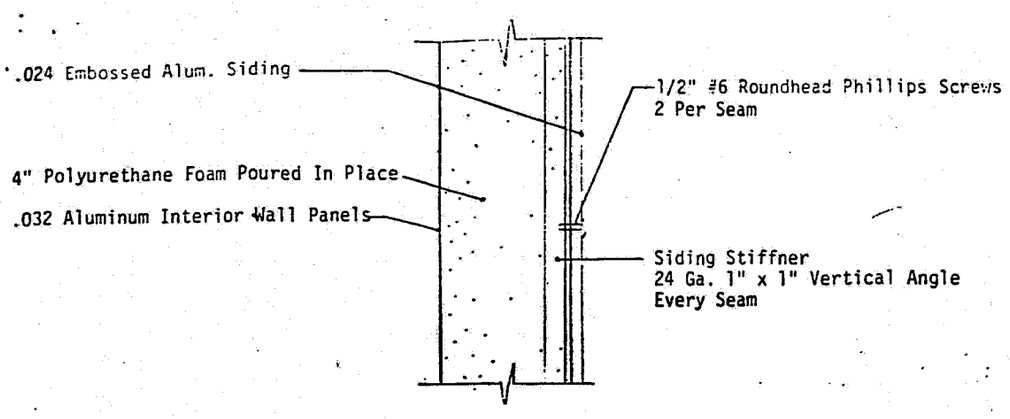
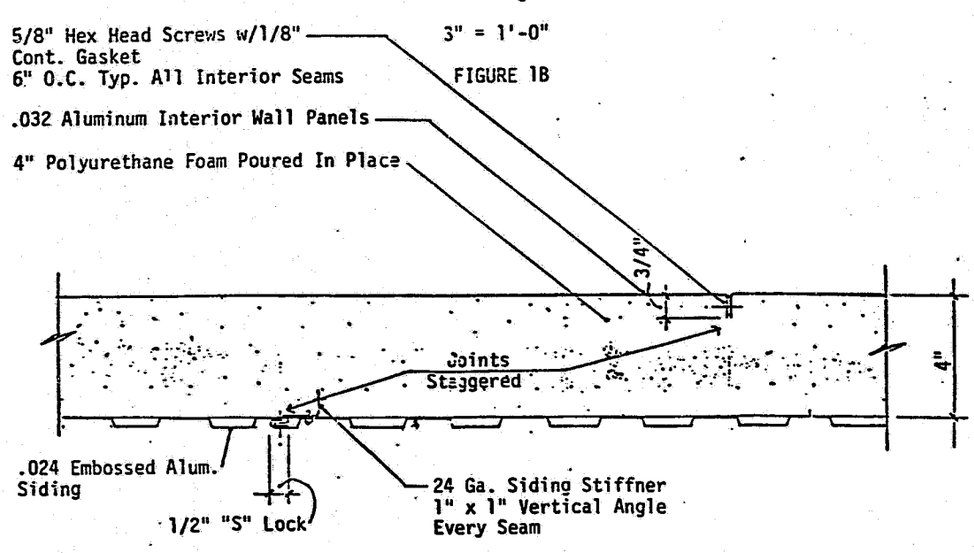
FIGURE 1A



TYPICAL VERTICAL WALL SECTION
Standard Single Unit

3" = 1'-0"

FIGURE 1B



TYPICAL HORIZONTAL WALL SECTION
Standard Single Unit

3' = 1'-0"

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215 East 13th Street
Andover, Kansas 67002

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1440 East English Street
Wichita, Kansas 67211

FIGURE 1C

Summary

Allowable roof loading controlled by buckling stress:

A. 8' wide unit = 55.4#/ft. (28 ga.)
B. 10' wide unit = 36.0#/ft. (28 ga.)
10' wide unit = 57.6#/ft. (24 ga.)
10' wide unit = 86.5#/ft. (20 ga.)
C. 12' wide unit = 25.5#/ft. (28 ga.)
12' wide unit = 40.9#/ft. (24 ga.)
12' wide unit = 61.5#/ft. (20 ga.)

3. Investigate Maximum Loading of Roof Panel for Shear Stresses:
Allowable Shear of Core Foam = 13 P.S.I.

A. 8' wide unit, average thickness = 5"

$$W = \frac{S_s 2bD}{L} = \frac{13(2)(12)(5)}{88} = 17.73\#/in. = 212.7\#/ft.$$

B. 10' wide unit, average thickness - 5.25"

$$W = \frac{13(2)(12)(5.25)}{112} = 14.63\#/in. = 175.5\#/ft.$$

C. 12' wide unit, average thickness = 5.5"

$$W = \frac{13(2)(12)(5.5)}{136} = 12.6\#/in. = 151.4\#/ft.$$

Summary

Allowable roof loading controlled by shear:

A. 8' wide unit = 212.7#/ft.
B. 10' wide unit = 175.5#/ft.
C. 12' wide unit = 151.4#/ft.

2. Investigate Maximum Loading of Compression Face of Roof Panel for Buckling Stresses Considered

A. 1. 8' overall span, clear span = 7'-4" (88")
2. Skin Thickness = .0149" (28 ga. galvanizes steel)
3. 1/2" taper/ft., average thickness = 5"

$$W\#/in\ length = \frac{8btDS_b}{L^2} = \frac{8(12)(.0149)(5)(5000)}{(88)^2} = 4.62\#/in. = 55.4\#/ft.$$

B. 1. 10' overall span, clear span = 9'-4" (112")
2. Skin Thickness = .0149" (28 ga. galvanized steel)
3. 1/2" taper/ft., average thickness = 5.25"

$$W\#/in\ length = \frac{8(12)(.0149)(5.25)(5000)}{(112)^2} = 3.0\#/in. = 36\#/ft.$$

1. 10' overall span, clear span = 9'-4" (112")
2. Skin Thickness = .0239 (24 ga. galvanized steel)
3. 1/2" taper/ft., average thickness = 5.25"

$$W\#/in\ length = \frac{8(12)(.0239)(5.25)(5000)}{(112)^2} = 4.8\#/in. = 57.6\#/ft.$$

1. 10' overall span, clear span = 9'-4" (112")
2. Skin Thickness - .0359" (20 ga. galvanized steel)
3. 1/2" taper/ft., average thickness = 5.25"

$$W\#/in\ length = \frac{8(12)(.0359)(5.25)(500)}{(112)^2} = 7.21\#/in. = 86.5\#/ft.$$

C. 1. 12' overall span, clear span = 11'-4" (136")
2. Skin Thickness = .0149" (28 ga. galvanized steel)
3. 1/2" taper/ft., average thickness = 5.5"

$$W\#/in\ length = \frac{8(12)(.0149)(5.5)(5000)}{(136)^2} = 2.1\#/in. = 25.5\#/ft.$$

1. 12' overall span, clear span = 11'-4" (136')
2. Skin Thickness = .0239" (24 ga. galvanized steel)
3. 1/2" taper/ft., average thickness = 5.5"

$$W\#/in\ length = \frac{8(12)(.0239)(5.5)(500)}{(136)^2} = 3.41\#/in. = 40.9\#/ft.$$

1. 12' overall span, clear span = 11'-4" (136")
2. Skin Thickness = .0359" (20 ga. galvanized steel)
3. 1/2" taper/ft., average thickness = 5.5"

$$W\#/in\ length = \frac{8(12)(.0359)(5.5)(5000)}{(136)^2} = 5.12\#/in. = 61.5\#/ft.$$

(2) $\Delta = \frac{L}{240} = .47"$ $W\#/ft. = \frac{.47(12)}{.14} = 40.3\#/ft.$

C. 12' Wide Unit (28 ga. galvanized steel) (.032 aluminum)

(1) $\Delta = \frac{L}{180} = \frac{136}{180} = .76"$

$$\frac{5(W)(136)^4}{384(10000000)(3.66)} + \frac{W(136)^2}{8(12)(5.5)(250)} = .26W$$

$$W\#/ft. = \frac{.76(12)}{.26} = 35.1\#/ft.$$

(2) $\Delta = \frac{L}{240} = .57"$ $W\#/ft. = \frac{.57(12)}{.26} = 26.3\#/ft.$

12' Wide Unit (24 ga. galvanized steel) (.032 aluminum)

(1) $\Delta = \frac{L}{180} = \frac{136}{180} = .76"$

$$\frac{5(W)(136)^4}{384(10000000)(4.91)} + \frac{W(136)^2}{8(12)(5.5)(250)} = .23W$$

$$W\#/ft. = \frac{.76(12)}{.23} = 39.7\#/ft.$$

(2) $\Delta = \frac{L}{240} = .57"$ $W\#/ft. = \frac{.57(12)}{.23} = 29.7\#/ft.$

12' Wide Unit (20 ga. galvanized steel) (.032 aluminum)

(1) $\Delta = \frac{L}{180} = \frac{136}{180} = .76"$

$$\frac{5(W)(136)^4}{384(10000000)(6.10)} + \frac{W(136)^2}{8(12)(5.5)(250)} = .21W$$

$$W\#/ft. = \frac{.76(12)}{.21} = 43.4\#/ft.$$

(2) $\Delta = \frac{L}{240} = .57"$ $W\#/ft. = \frac{.57(12)}{.21} = 32.6\#/ft.$

Summary

Allowable Roof Loading Controlled by Deflection

	8' Unit 28 ga.	10' Unit 28 ga.	10' Unit 24 ga.	10' Unit 20 ga.	12' Unit 28 ga.	12' Unit 24 ga.	12' Unit 20 ga.
L/180	98.0#/ft.	46.5#/ft.	51.3#/ft.	53.1#/ft.	35.1#/ft.	39.7#/ft.	43.4#/ft.
L/240	74.0#/ft.	35.3#/ft.	38.9#/ft.	40.3#/ft.	26.3#/ft.	29.7#/ft.	32.6#/ft.

4. Investigate Maximum Loading of Roof Panel for Allowable Deflection Δ, of L/180 and L/240

A. 8' Wide Unit (28 ga. galvanized steel) (.032 aluminum)

(1) $\Delta = \frac{L}{180} = \frac{88}{180} = .49"$

$$\frac{5(W)(88)^4}{384(10000000)(3.02)} + \frac{W(88)^2}{8(12)(5)(250)} = .06W$$

$$W\#/ft. = \frac{.49(12)}{.06} = 98.0\#/ft.$$

(2) $\Delta = \frac{L}{240} = \frac{88}{240} = .37"$ $\quad W\#/ft. = \frac{.37(12)}{.06} = 74.0\#/ft.$

B. 10' Wide Unit (28 ga. galvanized steel) (.032 aluminum)

(1) $\Delta = \frac{L}{180} = \frac{112}{180} = .62"$

$$\frac{5(W)(112)^4}{384(10000000)(3.34)} + \frac{W(112)^2}{8(12)(5.25)(250)} = .16W$$

$$W\#/ft. = \frac{.62(12)}{.16} = 46.5\#/ft.$$

(2) $\Delta = \frac{L}{240} = .47"$ $\quad W\#/ft. = \frac{.47(12)}{.16} = 35.3\#/ft.$

10' Wide Unit (24 ga. galvanized steel) (.032 aluminum)

(1) $\Delta = \frac{L}{180} = \frac{112}{180} = .62"$

$$\frac{5(W)(112)^4}{384(10000000)(4.47)} + \frac{W(112)^2}{8(12)(5.25)(250)} = .145W$$

$$W\#/ft. = \frac{.62(12)}{.145} = 51.3\#/ft.$$

(2) $\Delta = \frac{L}{240} = .47"$ $\quad W\#/ft. = \frac{.47(12)}{.145} = 38.9\#/ft.$

10' Wide Unit (20 ga. galvanized steel) (.032 aluminum)

(1) $\Delta = \frac{L}{180} = \frac{112}{180} = .62"$

$$\frac{5(W)(112)^4}{384(10000000)(5.53)} + \frac{W(112)^2}{8(12)(5.25)(250)} = .14W$$

$$W\#/ft. = \frac{.62(12)}{.14} = 53.1\#/ft.$$

5. Investigate Standard Floor System Allowable Loading as Controlled by Buckling Stresses. Maximum spacing of skid supports = 39" clear

A. Floor Skin (top 20 ga.) (bottom 24 ga.)
t = .0359" t = .0239"

$$W = \frac{8(12)(.0359)(4)(5000)}{(39)^2} = 45.3\#/in. = 544\#/ft.$$

B. Floor Skin (top 18 ga.) (bottom 24 ga.)
t = .0478" t = .0239"

$$W = \frac{8(12)(.0478)(4)(5000)}{(39)^2} = 60.3\#/in. = 724\#/ft.$$

C. Floor Skin (top 16 ga.) (bottom 24 ga.)
t = .0598" t = .0239"

$$W = \frac{8(12)(.0598)(4)(5000)}{(39)^2} = 75.5\#/in. = 906\#/ft.$$

D. Floor Skin (top .125 al.) (bottom 24 ga.)
t = .125" t = .0239"

$$W = \frac{8(12)(.125)(4)(5000)}{(39)^2} = 158\#/in. = 1893\#/ft.$$

6. Investigate Maximum Loading of Floor System for Shear Stresses. Maximum spacing of skid supports = 39" clear

A. Floor Skin (top 20 ga.) (bottom 24 ga.)
t = .0359" t = .0239"

$$W = \frac{13(2)(12)(4)}{39} = 32\#/in. = 384\#/ft.$$

B. Floor Skin (top 18 ga.) (bottom 24 ga.)
t = .0478" t = .0239"

$$W = \frac{13(2)(12)(4)}{39} = 32\#/in. = 384\#/ft.$$

C. Floor Skin (top 16 ga.) (bottom 24 ga.)
t = .0598" t = .0239"

$$W = \frac{13(2)(12)(4)}{39} = 32\#/in. = 384\#/ft.$$

D. Floor Skin (top .125 al.) (bottom 24 ga.)
t = .125" t = .0239"

$$W = \frac{13(2)(12)(4)}{39} = 32\#/in. = 384\#/ft.$$

7. Investigate Maximum Loading of Floor System for Allowable Deflection Δ, of L/180 and L/240. Maximum spacing of skid supports = 39" clear.

A. Floor Skin (top 20 ga.) (bottom 24 ga.)
t = .0359" t = .0239"

$\Delta = \frac{L}{180} = \frac{39}{180} = .22"$

$$\frac{5(W)(39)^4}{384(30000000)(2.71)} + \frac{W(39)^2}{8(12)(5)(250)} = .013W$$

$$W\#/Ft. = \frac{.22(12)}{.013} = 203\#/ft.$$

$\Delta = \frac{L}{240} = \frac{39}{240} = .163"$ $\quad W\#/ft. = \frac{.163(12)}{.013} = 150\#/ft.$

B. Floor Skin (top 18 ga.) (bottom 24 ga.)
t = .0478" t = .0239"

$\Delta = \frac{L}{180} = \frac{39}{180} = .22"$

$$\frac{5(W)(39)^4}{384(30000000)(2.71)} + \frac{W(39)^2}{8(12)(5)(250)} = .013W$$

$$W\#/Ft. = \frac{.22(12)}{.013} = 203\#/ft.$$

$\Delta = \frac{L}{240} = \frac{39}{240} = .163"$ $\quad W\#/ft. = \frac{.163(12)}{.013} = 150\#/ft.$

C. Floor Skin (top 16 ga.) (bottom 24 ga.)
t = .0598" t = .0239"

$\Delta = \frac{L}{180} = \frac{39}{180} = .22"$

$$\frac{5(W)(39)^4}{384(30000000)(3.21)} + \frac{W(39)^2}{8(12)(5)(250)} = .013W$$

$$W\#/Ft. = \frac{.22(12)}{.013} = 203\#/ft.$$

$\Delta = \frac{L}{240} = \frac{39}{240} = .163"$ $\quad W\#/ft. = \frac{.163(12)}{.013} = 150\#/ft.$

8. Investigate Wall Loading as Controlled by Shear or Buckling Stresses of the Compressive Skin. Effective Height = 88"

Compression Skin Thickness = .032"

Allowable Buckling Stress for Aluminum

$$S_b = \frac{.5[(10\times10^6)(450)(250)]^{1/3}}{1.5^*} = 3467 \text{ P.S.I.}$$ *Safety Factor

Allowable Load Controlled by Buckling

$$W\#/ft. = \frac{8(12)(.032)(4)(3467)}{(88)^2} = 5.5\#/in. = 66\#/ft.$$

Allowable Load Controlled by Shear

$$W\#/ft. = \frac{13(2)(12)(4)}{88} = 14.2\#/in. = 170\#/ft.$$

9. Investigate Maximum Loading of Wall Panel for Allowable Deflection of L/180 and L/240

A. Effective Wall Height = 88" Wall Skin (.032 inside)(.024 outside)

(1) $= \frac{L}{180} = \frac{88}{180} = .49"$

$$\frac{5(W)(88)^4}{384(10000000)(2.27)} + \frac{W(88)^2}{8(12)(5)(250)} = .099W$$

$$W\#/ft. = \frac{.49(12)}{.099} = 59.4\#/ft.$$

(2) $= \frac{L}{240} = \frac{88}{240} = .37"$ $\quad W\#/Ft. = \frac{.37(12)}{.099} = 44.8\#/ft.$

Summary

Allowable Wall Load Controlled by Deflection

L/180 - 59.4
L/240 - 44.8

D. Floor Skin (top .125 al.) (bottom 24 ga.)
t = .125" t = .0239"

$\Delta = \frac{L}{180} = \frac{39}{180} = .22"$

$\frac{5(W)(39)^4}{384(10000000)(3.71)} + \frac{W(39)^2}{8(12)(5)(250)} = .013W$

$W\#/Ft. = \frac{.22(12)}{.013} = 203\#/ft.$

$\Delta = \frac{L}{240} = \frac{39}{240} = .163"$ $W\#/ft. = \frac{.163(12)}{.013} = 150\#/ft.$

Summary

Allowable Floor Loading Controlled by Deflection

L/180 - 203#/Ft.
L/240 - 150#/Ft.

Guide BLBT. Building Units. September 11, 1978 [N] R8318A.

International Cold Storage Co., Inc., Andover, KS 67002.

Panels consisting of framed plastic core having metal skins on each surface.

	Fire Hazard Classification 4 In. Thick		
	Core Material	Exterior (Aluminum) Finished Panel	Interior (Steel) Finished Panel
Flame spread	25	25	20
Fuel contributed	0	0	0
Smoke developed	175	250	90
	Core Material	Exterior (Unpainted Aluminum) Finished Panel	Interior (Steel) Finished Panel
Flame spread	25	25	15
Fuel contributed	0	0	0
Smoke developed	450	250-350	75-200

(Continued on B card.)

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Guide BLBT. Building Units. September 11, 1978 [N] R8318B. (Continued from A card.)

International Cold Storage Co., Inc.

215 E. Thirteenth St., P. O. Box 425.

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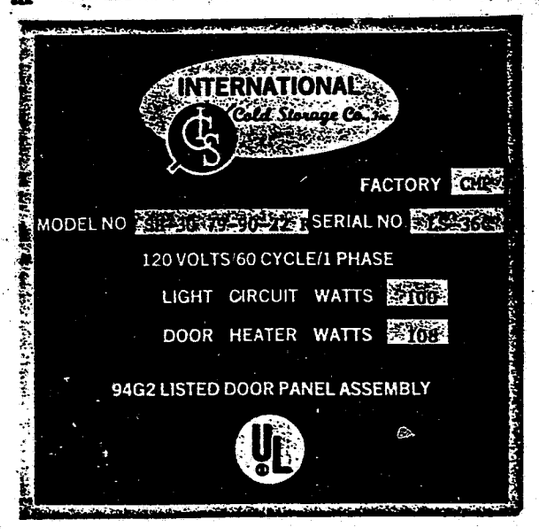


The native soil classifies as SAND, slightly clayey, and is suitable for the support of the fill and the proposed structures.

Compaction was obtained by pnuematic rolling. A water hose was used for moisture control.

The relative compaction percent was determined by the Sand Cone Method (ASTM:D-1556-70). These tests were taken a minimum of every 500 cubic yards placed and every two (2') feet in depth of fill placed.

The maximum depth of fill placed was three (3') feet.

The potential expansion of the soil was determined in accordance with Section 29 of the U.B.C. 1973 edition. Results are as follows:

Soil Type	Expansion Index	Expansion Potential
I	20	Very Low
II	19	Very Low

The proposed structures shall be supported by isolated and continuous spread footings placed a minimum depth of twelve (12") inches below lowest adjacent finish grade utilizing a recommended safe bearing value of 1500 pounds per square foot and 1300 pounds per square foot, respectively. This value is for dead plus live load and may be increased by one-third (1/3) for total including seismic and wind loads where allowed by code. Increases in bearing capacity for increases in footing dimensions are tabulated below:

Type	Minimum Depth (inches)	Minimum Width (inches)	Bearing Value (psf)	Increase Depth (psf/ft)	Increase Width (psf/ft)	Maximum
Continuous	12	12	1300	625	261	4200
Isolated	12	12	1500	625	170	4400

Footings should not be poured until authorization to do so has been obtained from the Building Inspector. Excavations may be made and forms set before approval of the report at the owner's risk.

GRADING INSPECTION AND
COMPACTION REPORT FOR
CONDOMINIUM DEVELOPMENT
810 BAKER STREET
COSTA MESA, CALIFORNIA

CONDUCTED FOR:

THE KNOWLETON CORPORATION
3857 BIRCH STREET
NEWPORT BEACH, CALIFORNIA 92660

W.O. 330402
APRIL, 8, 1983

1630-G South Sunkist Street Anaheim, California 92806 (714) 634-2092 (213) 852-4710

ACTION ENGINEERING
GEOTECHNICAL CONSULTANTS

April 8, 1983 W.O. 330402

The Knowleton Corporation
3857 Birch Street
Newport Beach, California 92660

Subject: Grading Inspection and Compaction Report for Condominium Development 810 Baker Street Costa Mesa, California

Gentlemen:

Forwarded herewith is the Compaction Report on the above referenced project. The results of the compaction tests are shown on Table I. Locations of the tests are shown on the accompanying plot plan.

Laboratory Standard: (ASTM:D-1557-70)
4 inch dia. mold; 1/30 cu.ft.vol.
5 layers - 25 blows per layer;
10 lb. hammer dropped 18 inches

Soil Type	Classification	Optimum Moisture %	Max. Dry Density Lbs./Cu. Ft.
I	SAND, clayey, BROWN	11.5	127.0
II	SAND, clayey, RED/ BROWN	10.5	128.0

The grading operation was conducted from April 3, 1983 through April 5, 1983. Supervision was provided during this period utilizing the report issued by ACTION ENGINEERING CONSULTANTS dated August 18, 1981, Work Order No. 330401.

Prior to the placement of fill soils, all vegetation and debris was removed from the site. The existing loose surficial soils were excavated to competent material. The exposed surface was scarified, moisture conditioned and recompacted to ninety (90%) percent of the Laboratory Standard.

The fill soils were placed in six (6") inch lifts, moisture conditioned and compacted in a like manner.

Expansive soil recommendations, outlined on the accompanying Plate A, should be incorporated into the building design.

I hereby certify that the subject grading was supervised by me and the work was done in full compliance with the Grading Ordinance of the City of Costa Mesa, and in accordance with best accepted practices and the applicable chapter of the U.B.C.

REGULATORY COMPLIANCE

All cuts, fills or processing of original ground under the purview of this report have been completed under the inspection of and with selective testing by ACTION ENGINEERING CONSULTANTS and found to be in compliance with the Grading Code of the City of Costa Mesa. The completed work has been reviewed and is considered adequate for the development now planned. Our findings were made and recommendations prepared in accordance with generally accepted professional engineering practices, and no further warranty is implied nor made.

This report is subject to review by the controlling authorities for this project.

We appreciate this opportunity to be of service to you.

Respectfully submitted:
ACTION ENGINEERING CONSULTANTS

NORMAN B. THORNHILL
PRESIDENT

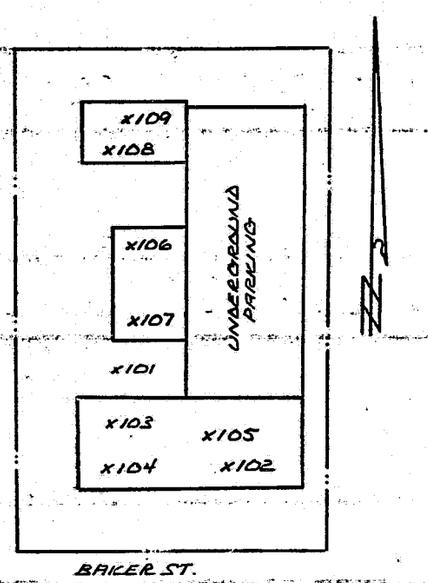
BRUCE A. PACKARD RCE 13801
VICE PRESIDENT - ENGINEERING

LM:sb

ACTION ENGINEERING
GEOTECHNICAL CONSULTANTS

TABLE I
W.O. 330402

TEST NO.	LOCATION	DEPTH OF TESTS BELOW FINISH GRADE (FT.)	MOISTURE (PERCENT)	DRY UNIT WEIGHT (LBS./CU. FT.)	SOIL TYPE	RELATIVE COMPACTION	DATE OF TEST
101	SEE SKETCH	1.0-1.5	14.9	114.4	I	90	4-5-83
102		2.0-2.5	15.1	113.8	I	90	
103		2.0-2.5	11.5	114.8	I	90	
104		0.0-0.5	13.0	115.2	II	90	4-6-83
105		0.0-0.5	11.0	120.0	II	94	
106		0.0-0.5	13.0	120.2	I	95	
107		0.0-0.5	13.3	120.4	I	95	
108		1.0-1.5	12.5	117.0	I	92	
109		0.0-0.5	12.0	116.0	I	91	



LOCATION OF COMPACTION TESTS

X = COMPACTION TEST

PREPARED FOR

KNOWLETON CORPORATION

DATE: 4-8-83
SCALE: NONE
WORK ORDER: 330402

ACTION ENGINEERING CONSULTANTS

RECEIVED
AUG 28 1981
Harrison / Lorenzini Architects

PRELIMINARY SOILS
ENGINEERING INVESTIGATION
PROPOSED CONDOMINIUM DEVELOPMENT
WITH SUBTERRANEAN PARKING
810 BAKER STREET
COSTA MESA, CALIFORNIA

CONDUCTED FOR:

KNOWLETON CORPORATION
720 BENNETT STREET
LONG BEACH, CALIFORNIA

W.O. 330401
AUGUST 18, 1981

1630-G South Sunkist Street Anaheim, California 92806 (714) 634-2092 (213) 852-4710

ACTION ENGINEERING
GEOTECHNICAL CONSULTANTS

August 18, 1981

W.O. 330401

Knowleton Corporation
720 Bennett Street
Long Beach, California

Subject: Preliminary Soils
Engineering Investigation
Proposed Condominium Developmer
with Subterranean Parking
810 Baker Street
Costa Mesa, California

Gentlemen:

Pursuant to your request, a Preliminary Soils Engineering Investigation was performed at the subject site. The purpose of the investigation was to determine the general engineering characteristics of the soils and geologic aspects on and underlying the site and to provide specific recommendations for the design of foundations and retaining structures.

The proposed development will be residential condominiums. Cut grading techniques will be employed to develop a level building pad for a subterranean parking level with multi-story wood frame superstructure. Structural loads are not known at this time, but for the purpose of this report, they are assumed at the 200 kip range for column loads and wall loads in the range of three (3) kips per lineal foot.

SITE CONDITIONS

The subject site is an essentially level, rectangular shaped lot bound on the north by a vacant property, on the west by a condominium development, on the east by a City of Costa Mesa Fire Station, and on the south by Baker Street. At the time of our investigation, the site was vacant with a moderate low weed cover, dumped fill, and deleterious material over much of the area.

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FIELD INVESTIGATION

A field investigation was performed on August 6, 1981, consisting of the excavation of a total of four (4) test borings by hollow stem auger equipment at locations shown on the attached plan. As the test borings were advanced, the soils were visually classified by the Field Engineer. Logs of the borings are shown on the Summary Sheets.

Undisturbed samples for detailed testing in our laboratory were obtained by pushing or driving a sampling spoon into the material. A solid barrel-type spoon was used having an inside diameter of 2.50 inches with a tapered cutting tip at the lower end and a ball valve at the upper end. The barrel is lined with thin brass rings, each one (1") inch in length. The spoon penetrated into the soil below the depth of boring approximately twelve (12") inches. The central portion of this sample was retained for testing. All samples in their natural field condition were sealed in air-tight containers and transported to the laboratory.

FILL CONDITIONS

No fill soils were encountered in any of the test borings.

NATURAL CONDITIONS

Natural ground encountered in the test borings classifies as SAND, fine to medium, tan to red/brown, slightly moist, underlain by varying fine to coarse SANDS, slightly clayey, in turn underlain by silty CLAY. The soils are in a medium dense to dense state. Soil conditions as encountered appear uniform throughout the site.

Groundwater was encountered at depths of twenty-seven (27") feet and twenty-four and one-half (24.5') feet in Test Borings #1 and #4, respectively. No caving occurred in any of the borings.

LABORATORY TESTING

Shear tests were made with a direct shear machine of the strain control type in which the rate of strain is 0.05 inches per minute. The machine is so designed that tests may be performed ensuring a minimum of disturbance from the field conditions. Saturated specimens were subjected to

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shear under various normal loads. The results of tests based on ultimate values are presented on Plate A and tabulated below:

Boring No.	Depth in Feet	Cohesion Lbs./Sq. Ft.	Angle of Internal Friction (Degrees)
1	10	50	37

Consolidation tests were performed on in-situ moisture and saturated specimens of typical soils. The consolidometer, like the direct shear machine, is designed to receive the specimens in the field condition. Porous stones, placed at the top of the specimens, permit the free flow of water into or from the specimens during the test. Successive load increments were applied to the top of the specimen and progressive and final load settlements under each increment were recorded to an accuracy of 0.0001 inch. The final settlements so obtained are plotted to determine the curves shown on Plate B.

Expansion tests were performed on typical specimens of natural soils. These tests were performed in accordance with the procedures outlined in U.B.C. Standard 29-2. Results of these tests are presented in Table I and indicate the soil to exhibit a very low expansion potential.

CONCLUSIONS AND RECOMMENDATIONS

On the basis of our investigation, development of the site as proposed is considered feasible from a soils engineering standpoint provided that the recommendations stated herein are incorporated in the design of foundation systems and are implemented in the field.

Existing low vegetation, dumped fill and all deleterious material shall be stripped and hauled from the site.

If cesspools are encountered during grading, they should be pumped out if filled with water or effluent or drilled out if they have been previously backfilled. The excavation can then be backfilled with either clean gravel or clean concrete mix. If a cesspool is directly under a proposed footing, the top two (2') feet of the backfill shall consist of non-expansive soil compacted to a density equal to 100% of the surrounding soil.

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The presence of groundwater will not adversely effect the stability of the development, nor is it anticipated to be a factor in the site planning

Consideration of temporary shoring for grading procedures is anticipated.

The entire grading operation shall be done in accordance with the attached "Specifications for Grading".

Site drainage should be dispersed by non-erodable devices in a manner to preclude concentrated runoff over graded and natural areas in accordance with the City of Costa Mesa requirements.

Any import fill materials to the site shall not have an expansion index greater than twenty (20), and shall be tested by our Laboratory.

All grading and/or foundation plans shall be reviewed by the Soil Enginee

EXCAVATIONS

Stability analysis of excavations for proposed subterranean parking is shown on Plate C. The use of slot cuts or temporary shoring will be required for excavations. A maximum slot cut length of eight (8') feet should be used. Calculations are shown on Plate D. Shoring in the form of driven H-beams and wood lagging may be used in lieu of slot cuts. As an alternative, raker-braced wood beams may also be used as temporary shoring.

FOUNDATIONS

The proposed structures shall be supported by isolated and continuous spread footings placed a minimum depth of twenty-four (24") inches below lowest adjacent finish grade utilizing a recommended safe bearing value of 2200 pounds per square foot and 2100 pounds per square foot, respectively. This value is for dead plus live load and may be increased by one-third (1/3) for total including seismic and wind loads where allowed by code. Increases in bearing capacity for increases in footing dimensions are tabulated below:

Type	Minimum Depth (inches)	Minimum Width (inches)	Bearing Value (psf)	Increase Depth (psf/ft)	Increase Width (psf/ft)	Maximum
Continuous	24	18	2100	625	261	4200
Isolated	24	18	2200	625	170	4400

Footings which span from native material to compacted fill shall be reinforced with a minimum of one (1) #5 bar top and bottom to control potential differential movement.

EXPANSIVE SOILS

Soils encountered at proposed footing depths exhibit a very low expansion potential. Footings and slabs on grade should be designed using the recommendations for very low expansion shown on the attached Plate F.

Positive drainage away from the foundations should be maintained.

SETTLEMENTS

The maximum anticipated total settlement is on the order of one-half (1/2") of an inch. Differential settlements are expected to be less than one-fourth (1/4") of an inch.

LATERAL DESIGN

Lateral restraint at the base of footings on slabs may be assumed to be the product of the dead load and a coefficient of friction of 0.40. Passive pressure on the face of footings and grade beams may also be used to resist lateral forces. A passive pressure of zero at the surface of finished grade, increasing at the rate of 350 pounds per square foot of depth to a maximum value of 3500 pounds per foot may be used for natural soil and compacted fill at this site. If passive pressure and friction are combined when evaluating the lateral resistance, the value of the passive pressure should be limited to two-thirds (2/3) of the valu given above.

FLOOR SLABS

Slabs on grade should be designed according to recommendations for very

low expansive conditions, as shown on Plate F.

The soils should be kept moist prior to casting the slab. However, if the soils at grade become disturbed during construction, they should be brought to approximately optimum moisture content and be rolled to a firm, unyielding condition prior to placing concrete.

In areas where a moisture sensitive floor covering will be used, a vapor barrier consisting of a plastic film (6 mil polyvinyl chloride or equivalent) should be used. The vapor barrier should be properly lapped and sealed. Since the vapor barrier will prevent moisture from draining from fresh concrete, a better concrete finish can usually be obtained if at least one (1") inch of sand is spread over the vapor barrier prior to placement of concrete.

SUBTERRANEAN WALLS

An equivalent fluid pressure of thirty (30) pounds per cubic foot may be used for design of subterranean parking walls. These figures are based on a drained condition and use of granular backfill. Calculations are shown on Plate E.

BACKFILL

If excavations are made by sloping or overcutting, it will be necessary to place backfill behind the retaining walls after completion of the structure. Backfill soil should be granular in nature and free of organic matter and debris.

All backfill should be placed after inspection has been made of the bottor of the excavation; form lumber and other debris should not be permitted at the base of the backfill.

All backfill should be compacted to 90% of the Laboratory Standard. In some areas where the walls approach the excavated embankment, it may prove economical to place gravel rather than soil for backfill.

PAVEMENT SECTION

Final pavement sections should be based on the results of R Value determinations performed at the completion of rough grading. For planning purposes, an R Value of forty-five (45) has been assumed. Use of this assumed value, together with Traffic Indexes (TI) of 3.5 for parking and 5.0 for driveways, results in the following sections:

AREA	TI	GE	PAVEMENT SECTIONS AC	PAVEMENT SECTIONS AB	SUBGRADE
Driveways	5.0	.88	2"	5"	*12"
Parking	3.5	.62	3"	Native	**12"

*Compacted to 90% relative compaction
**Compacted to 90% relative compaction, top 6" to 95%

The recommendations of this report are based on the assumption that the soil conditions do not deviate from those disclosed in the borings. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that planned at the present time, ACTION ENGINEERING CONSULTANTS, INC., should be notifie so that supplemental recommendations can be given.

This report is issued with the understanding that it is the responsibilit of the owner, or of his representative, to ensure that the information and recommendations contained here are called to the attention of the Architects and Engineers for the project and incorporated into the plans and that the necessary steps are taken to see that the Contractors and Subcontractors carry out such recommendations in the field.

This report is subject to review by the controlling authorities for this project.

We appreciate this opportunity to be of service to you.

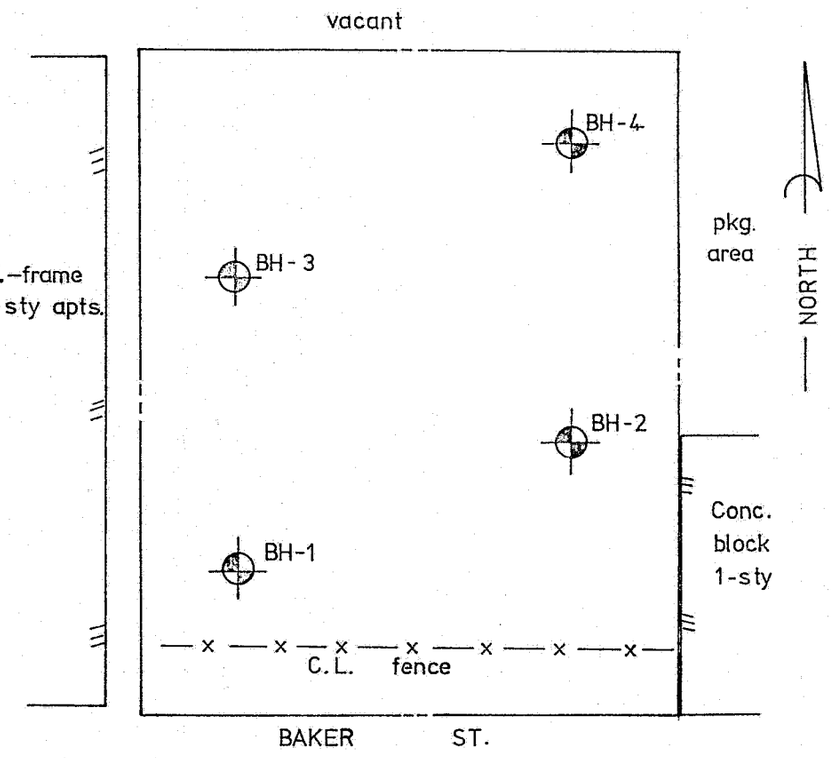
Respectfully submitted:
ACTION ENGINEERING CONSULTANTS, INC.

NORMAN B. THORNHILL
PRESIDENT

PAUL S. RICE
STAFF ENGINEER

Reviewed By: BRUCE A. PACKARD RCE 13801
VICE PRESIDENT - ENGINEERING

PSR:sb



APPROXIMATE LOCATION OF EXPLORATORY BORINGS

⊗ = BORING

PREPARED FOR

KNOWLETON CORP.

DATE: 8-13-81
SCALE:
WORK ORDER: 330401

ACTION ENGINEERING CONSULTANTS

SUMMARY OF SHEAR TEST DATA

W.O. 330401

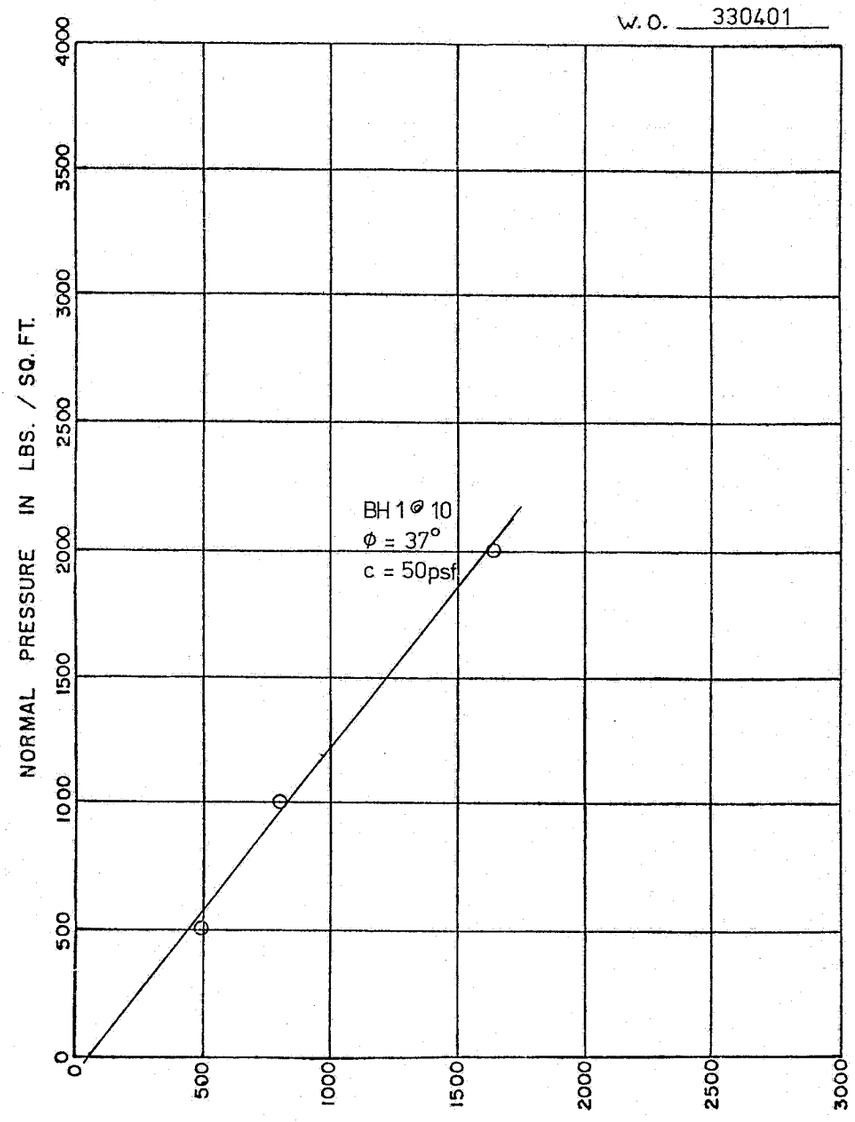
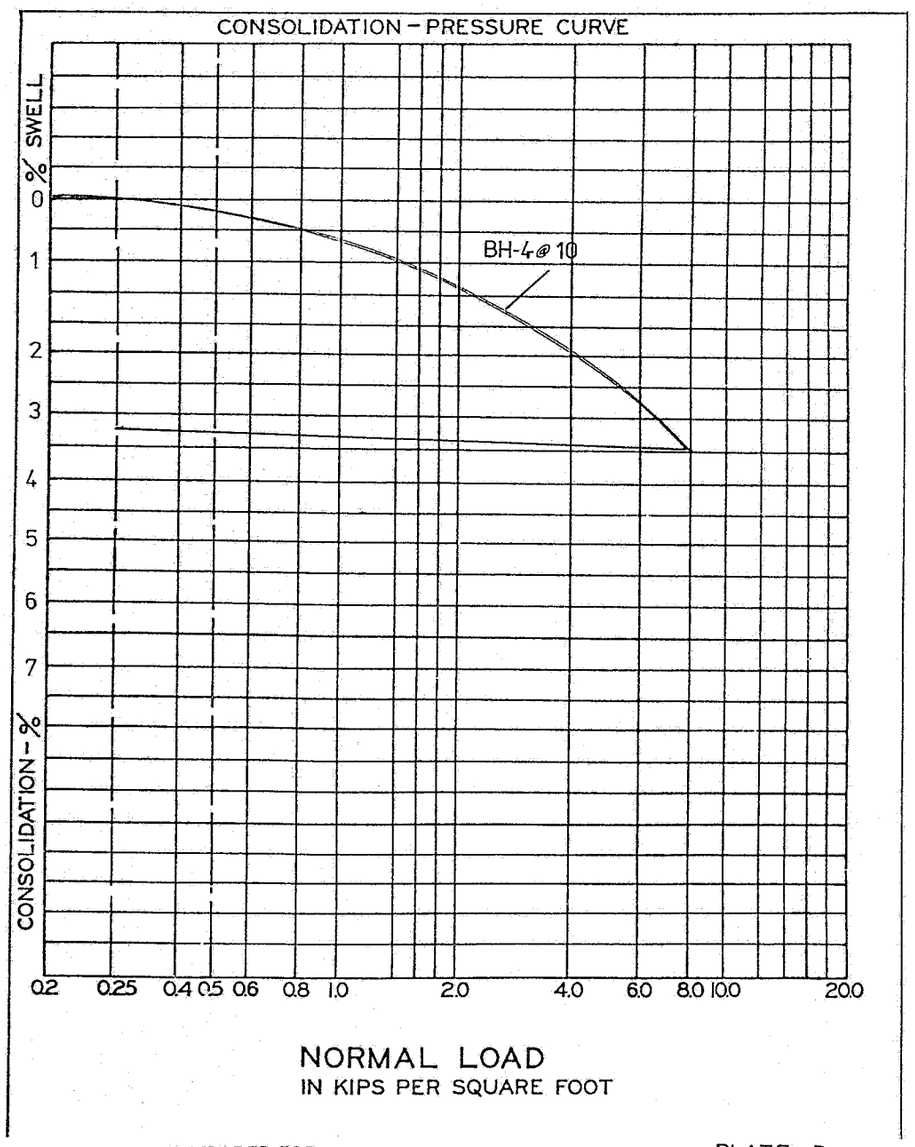


PLATE A

BORING Nº
DEPTH



NORMAL LOAD
IN KIPS PER SQUARE FOOT

PREPARED FOR

KNOWLETON CORP.

DATE: 8 13 81
SCALE:
WORK ORDER: 330401

PLATE B

ACTION ENGINEERING CONSULTANTS

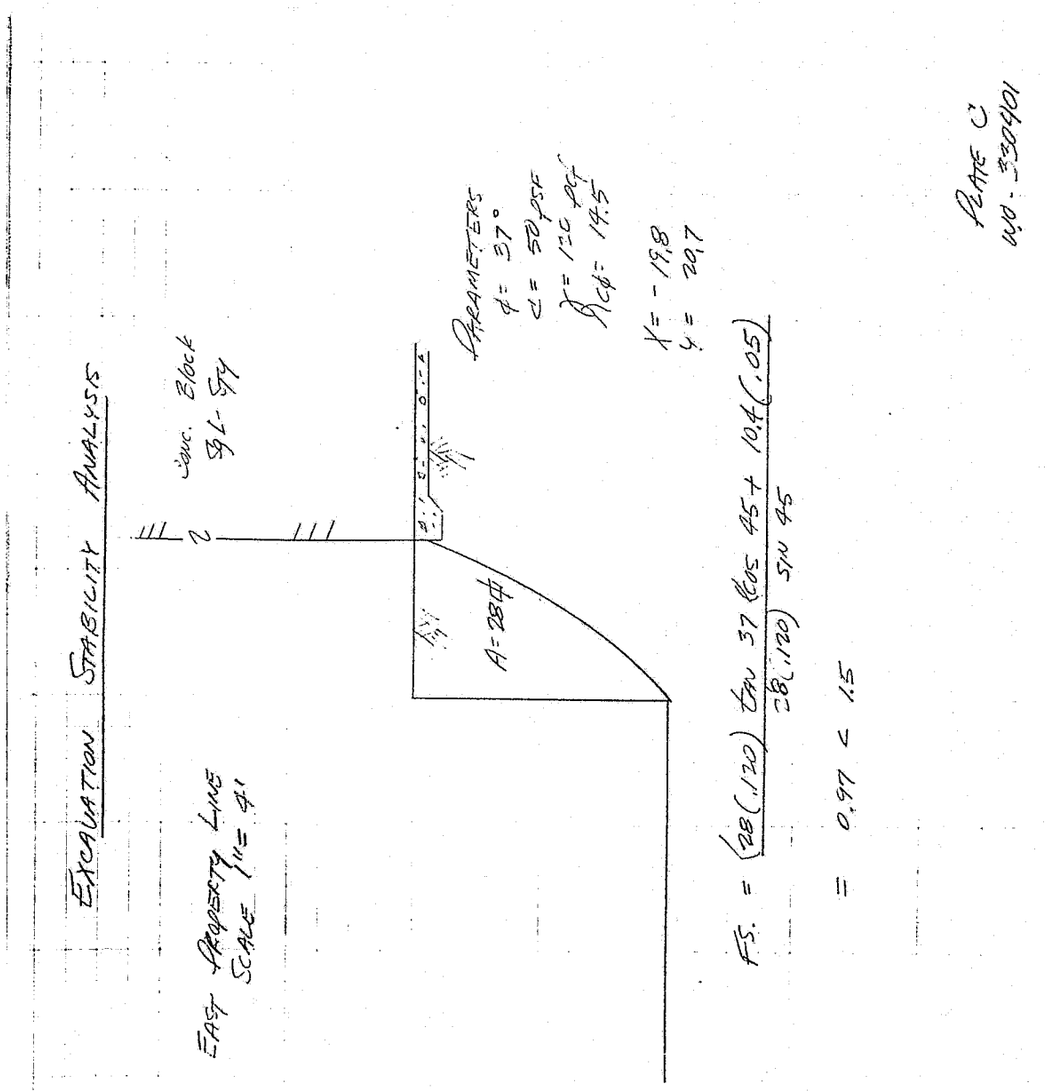


PLATE C
W.O. 330401

EXPANSIVE SOIL RECOMMENDATIONS W.O. 330401

Expansion Index	Very Low 0-20	Low 21-50	Medium 51-90	High 91-130
Footing Width 1 story 2 story	See Body of Report	12" 15"	12" 15"	12" 15"
Exterior Footing Depth 1 story 2 story	See Body of Report	12" 18"	18" 18"	18" 18"
Interior Footing Depth 1 story 2 story	12" 12"	12" 12"	12" 18"	18" 18"
Footing Reinforcement	Not Required	2 #4 bars 1 top 1 bottom	2 #5 bars 1 top 1 bottom	4 #4 bars 2 top 2 bottom
Slab Thickness	4" Nom.	4" Nom.	4" Nom.	4" Actual
Slab Reinforcement	Not required	6"x6" #10/#10	6"x6" #6/#6	#3 bars on 18" center both way
Moisture Barrier (2)	6 mil visqueen 1" sand	6 mil visqueen 1" sand	6 mil visqueen 1" sand	6 mil visqueen 1" sand
Garage Reinforcement	Not required 1/4 slab (3)	6"x6" #10/#10 or 1/4 slab (3)	Free Floating 6"x6" #10/#10	Free Floating 6"x6" #6/#6
Grade Beam - Garage Entrance	Not Required	Not Required	Same as adj. ext. footing	Same as adj. ext. footing
Subgrade	Not Required	Not Required	4" coarse sand (4)	4" coarse sand (4)
Presaturation	Not Required	Above opt. m/c to depth of footing (No testing)	110% of optimum m/c to depth of footing	120% of optimum m/c to depth of footing

Note: (1) The surrounding areas sould be graded so as to ensure drainage away from the building.
(2) Concrete floor slab in areas to be covered with moisture sensitive coverings shall be constructed over a 6 mil plastic membrane. The plastic should be properly lapped, sealed and protected with sand.
(3) Quartering of slab should be accomplished by the use of pre-molded expansion joint material and not by saw cutting.
(4) One (1") inch of sand over moisture barrier may be included in this four (4") inch total.

ACTION ENGINEERING CONSULTANTS PLATE: F

Knowleton Corporation W.O. 330401

TABLE I

Boring No.	Depth in Feet	Expansion Index	Expansion Potential
4	10	8	Very Low
1	115	6	Very Low
2	10	10	Very Low

1630-G South Sunkist Street Anaheim, California 92806 (714) 634-2092 (213) 852-4710

SLOT-CUT CALCULATIONS

Max. Slot Cut Length

$$= \frac{2(.05)(26 + 22.5)(.75)(.9)\tan 87}{1.5(.9)(.12 \sin 90 - [.15(.05) + .15(.13)]\tan 87}$$

$$= \frac{2.9 + 27.8}{.375 - (.575 + .195)}$$

$$= 8'$$

W.O. 330401
PLATE D

BASEMENT WALL DESIGN LOAD

Parameters
$\phi = 37°$
$c = 50$ psf
$\gamma = 120$ pcf
$H = 8'$

Total Lateral Load

$$E_A = \frac{\gamma H^2 K_A \cos\delta}{2}$$

$$= \frac{(.45)(120)(8)^2(.95)}{2}$$

$$= 912 \text{ plf}$$

$$EFP = \frac{2(912)}{8^2} = 29 \text{ psf}$$

Use 30 psf

PLATE E
W.O. 330401

EXPANSIVE SOIL RECOMMENDATIONS

W.O. 330401

Expansion Index	Very Low 0-20	Low 21-50	Medium 51-90	High 91-130
Footing Width 1 story 2 story	See Body of Report	12" 15"	12" 15"	12" 15"
Exterior Footing Depth 1 story 2 story	See Body of Report	12" 18"	18" 18"	18" 18"
Interior Footing Depth 1 story 2 story	12" 12"	12" 12"	12" 18"	18" 18"
Footing Reinforcement	Not Required	2 #4 bars 1 top 1 bottom	2 #5 bars 1 top 1 bottom	4 #4 bars 2 top 2 bottom
Slab Thickness	4" Nom.	4" Nom.	4" Nom.	4" Actual
Slab Reinforcement	Not required	6"x6" #10/#10	6"x6" #6/#6	#3 bars on 18" center both way
Moisture Barrier (2)	6 mil visqueen 1" sand	6 mil visqueen 1" sand	6 mil visqueen 1" sand	6 mil visqueen 1" sand
Garage Reinforcement	Not required 1/4 slab (3)	6"x6" #10/#10 or 1/4 slab (3)	Free Floating 6"x6" #10/#10	Free Floating 6"x6" #6/#6
Grade Beam - Garage Entrance	Not Required	Not Required	Same as adj. ext. footing	Same as adj. ext. footing
Subgrade	Not Required	Not Required	4" coarse sand (4)	4" coarse sand (4)
Presaturation	Not Required	Above opt. m/c to depth of footing (No testing)	110% of optimum m/c to depth of footing	120% of optimum m/c to depth of footing

Note: (1) The surrounding areas sould be graded so as to ensure drainage away from the building.
(2) Concrete floor slab in areas to be covered with moisture sensitive coverings shall be constructed over a 6 mil plastic membrane. The plastic should be properly lapped, sealed and protected with sand.
(3) Quartering of slab should be accomplished by the use of pre-molded expansion joint material and not by saw cutting.
(4) One (1") inch of sand over moisture barrier may be included in this four (4") inch total.

ACTION ENGINEERING CONSULTANTS

PLATE: F

Knowleton Corporation

W.O. 330401

TABLE I

Boring No.	Depth in Feet	Expansion Index	Expansion Potential
4	10	8	Very Low
1	115	6	Very Low
2	10	10	Very Low

1630-G South Sunkist Street Anaheim, California 92806 (714) 634-2092 (213) 852-4710

SLOT-CUT CALCULATIONS

W.O. 330401
PLATE - D

BASEMENT WALL DESIGN LOAD

PARAMETERS
$\phi = 37°$
$c = 50$ psf
$\gamma = 120$ pcf
Eq. $H_f = 8$ Ft.

TOTAL LATERAL LOAD

$E_H = \frac{K_{ah} H^2 \cos\delta}{2}$

$= \frac{(.25)\ 120\ (8)^2}{2} \cdot 85$

$= 816$ plf

$EPD = \frac{2(816)}{8^2} = 25.5$ psf

USE 30 psf

W.O. 330401
PLATE E

SUMMARY SHEET

PROJECT Knowleton Corporation

GEOLOGICAL DESCRIPTION	ENGINEERING CLASSIFICATION/DESCRIPTION
	SAND, fine-medium, very slightly moist, TAN
	SAND, fine-medium, very slightly moist, slight clay, REDDISH/BROWN
	SAND, coarse, slightly moist, REDDISH/TAN
	SAND, fine, clayey, moist to very moist, GREY
	Slight trace of gravel, gets more clayish & wetter

DRY DENSITY lbs./cu. ft.	RELATIVE COMPACTION	MOISTURE %	PENETRATION N	DEPTH IN FEET	LOG AND LOCATION OF SAMPLE (CORE)	UNIFIED SOIL CLASSIFICATION
			49	1–10	⊠	
			23	10–18	⊠	

BORING No. 1
SURFACE ELEV.
EQUIP. Drill Rig HOLE DIA.
LOGGED BY Joe Krause

JOB NO.	DATE	SHEET
330401	8/18/81	1 OF 6

SUMMARY SHEET

PROJECT Knowleton Corporation

GEOLOGICAL DESCRIPTION	ENGINEERING CLASSIFICATION/DESCRIPTION
	SAND, clayey, gravelly, (cont.)
	CLAY, fine, silty, wet, TANNISH/BROWN
	Water @ 27'
	End @ 30'

DRY DENSITY lbs./cu. ft.	RELATIVE COMPACTION	MOISTURE %	PENETRATION N	DEPTH IN FEET	LOG AND LOCATION OF SAMPLE (CORE)	UNIFIED SOIL CLASSIFICATION
		▽	32	18–30	⊠	

BORING No. 1 (cont.)
SURFACE ELEV.
EQUIP. Drill Rig HOLE DIA.
LOGGED BY Joe Krause

JOB NO.	DATE	SHEET
330401	8/18/81	2 OF 6

SUMMARY SHEET

PROJECT Knowleton Corporation

GEOLOGICAL DESCRIPTION	ENGINEERING CLASSIFICATION/DESCRIPTION
	SAND, fine-medium, very slightly moist, TAN
	SAND, with clay, fine-medium, very slightly moist, REDDISH/BROWN
	SAND, coarse, slightly moist, REDDISH/TAN
	SAND, fine, clayey, moist to very moist, slight layer of medium sand and pebbles
	End @ 20'

DRY DENSITY lbs./cu. ft.	RELATIVE COMPACTION	MOISTURE %	PENETRATION N	DEPTH IN FEET	LOG AND LOCATION OF SAMPLE (CORE)	UNIFIED SOIL CLASSIFICATION
				2–20	⊠	

BORING No. 2
SURFACE ELEV.
EQUIP. Drill Rig HOLE DIA.
LOGGED BY Joe Krause

JOB NO.	DATE	SHEET
330401	8/18/81	3 OF 6

SUMMARY SHEET

PROJECT Knowleton Corporation

GEOLOGICAL DESCRIPTION	ENGINEERING CLASSIFICATION/DESCRIPTION
	SAND, fine-medium, very slightly moist, TAN
	SAND, fine-medium, very slightly moist, clay, REDDISH/BROWN
	SAND, fine, with clay
	SAND, slightly moist, REDDISH/BROWN
	SAND, fine, clayey, moist to very moist, GREY
	SAND, fine, clayey, silty, moist to very moist, GREY
	End @ 20'

DRY DENSITY lbs./cu. ft.	RELATIVE COMPACTION	MOISTURE %	PENETRATION N	DEPTH IN FEET	LOG AND LOCATION OF SAMPLE (CORE)	UNIFIED SOIL CLASSIFICATION
				2–20	⊠	

BORING No. 3
SURFACE ELEV.
EQUIP. Drill Rig HOLE DIA.
LOGGED BY Joe Krause

JOB NO.	DATE	SHEET
330401	8/18/81	4 OF 6

SUMMARY SHEET

PROJECT Knowleton Corporation

GEOLOGICAL DESCRIPTION	ENGINEERING CLASSIFICATION/DESCRIPTION
	SAND, fine-medium, very slightly moist, TAN
	SAND, clayey, fine-medium, very slightly moist, REDDISH/BROWN
	SAND, very clayey, fine-medium, very moist, REDDISH/BROWN
	SAND, medium, with clay
	SAND, coarse, slightly moist, REDDISH/TAN
	SAND, fine, clayey, moist to very moist, GREY
	SAND, fine, clayey, moist to very moist, pebbles, GREY
	SAND, fine to medium
	SAND, fine, silty, moist to very moist, GREY

DRY DENSITY lbs./cu. ft. | RELATIVE COMPACTION | MOISTURE % | PENETRATION N: 32 | DEPTH IN FEET: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 | LOG AND LOCATION OF SAMPLE: CORE | UNIFIED SOIL CLASSIFICATION

BORING No. 4
SURFACE ELEV.
EQUIP. Drill Rig HOLE DIA.
LOGGED BY Joe Krause

JOB NO.	DATE	SHEET
304401	8/18/81	5 OF 6

SUMMARY SHEET

PROJECT Knowleton Corporation

GEOLOGICAL DESCRIPTION	ENGINEERING CLASSIFICATION/DESCRIPTION
	CLAY, very fine, sandy, very moist, BROWNISH/GREY
▽	Water @ 24.5'
	End @ 25'

DRY DENSITY lbs./cu. ft. | RELATIVE COMPACTION | MOISTURE % | PENETRATION N | DEPTH IN FEET: 19 20 21 22 23 24 25 | LOG AND LOCATION OF SAMPLE: CORE | UNIFIED SOIL CLASSIFICATION

BORING No. 4
SURFACE ELEV.
EQUIP. Drill Rig HOLE DIA.
LOGGED BY Joe Krause

JOB NO.	DATE	SHEET
303301	8/18/81	6 OF 6

W.O. 330401

SPECIFICATIONS FOR GRADING

SITE CLEARING

All existing vegetation shall be stripped and hauled from the site.

PREPARATION

After the foundation for the fill has been cleared, plowed or scarified, it shall be disced or bladed until it is uniform and free from large clods, brought to a proper moisture content and compacted to not less than 90% of the maximum dry density in accordance with ASTM:D-1557-70 (5 layers - 25 blows per layer; 10 lb. hammer - 18 inch drop; 4 inch diameter mold).

MATERIALS

On-site materials may be used for the fill, or fill materials shall consist of materials approved by the Soils Engineer and may be obtained from the excavation of banks, borrow pits or any other approved source. The materials used should be free of vegetable matter and other deleterious substances and shall not contain rocks or lumps greater than eight (8") inches in maximum dimension.

PLACING, SPREADING AND COMPACTING FILL MATERIALS

Where natural slopes exceed five (5) horizontal to one (1) vertical, the exposed bedrock shall be benched prior to placing fill.

A key shall be placed at the toe of each fill slope a minimum width of ten (10') feet and a minimum depth of two (2') feet.

The selected fill material shall be placed in layers which, when compacted, shall not exceed six (6") inches in thickness. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to insure uniformity of material and moisture of each layer.

Where the moisture content of the fill material is below the limits specified by the Soils Engineer, water shall be added until the moisture content is as required to assure thorough bonding and thorough compaction.

Where the moisture content of the fill material is above the limits specified by the Soils Engineer, the fill materials shall be aerated by blading or other satisfactory methods until the moisture content is as specified.

After each layer has been placed, mixed and spread evenly, it shall be thoroughly compacted to not less than 90% of the maximum dry density in accordance with ASTM:D-1557-70 (5 layers - 25 blows per layer; 10 lb. hammer - 18 inch drop; 4 inch diameter mold) or other density tests which will attain equivalent results.

Compaction shall be by sheepsfoot roller, multi-wheel pneumatic tire roller or other types of acceptable rollers. Rollers shall be of such design that they will be able to compact the fill to the specified density. Rolling shall be accomplished while the fill material is at the specified moisture content. Rolling of each layer shall be continuous over its entire area and the roller shall make sufficient trips to insure that the desired density has been obtained. The final surface of the lot areas to receive slabs-on-grade should be rolled to a dense, smooth surface.

The outside of all fill slopes shall be compacted by means of sheepsfoot rollers or other suitable equipment. Compacting operations shall be continued until the outer nine (9") inches of the slope is at least 90% compacted. Compacting of the slopes may be done progressively in increments of three (3) to five (5) feet of fill height as the fill is brought to grade, or after the fill is brought to its total height.

Field density tests shall be made by the Soils Engineer of the compaction of each layer of fill. Density tests shall be made at intervals not to exceed two (2') feet of fill height provided all layers are tested. Where the sheepsfoot rollers are used, the soil may be disturbed to a depth of several inches and density readings shall be taken in the compacted material below the disturbed surface. When these readings indicate the density of any layer of fill or portion thereof is below the required 90% density, the particular layer or portion shall be reworked until the required density has been obtained.

The grading specifications should be a part of the project specifications.

The Soils Engineer shall review the grading plan prior to grading.

INSPECTION

The Soils Engineer shall provide continuous supervision of the site clearing and grading operation so that he can verify that the grading was done in accordance with the accepted plans and specifications.

SEASONAL LIMITATIONS

No fill materials shall be placed, spread or rolled during unfavorable weather conditions. When work is interrupted by heavy rains, fill operations shall not be resumed until the field tests by the Soils Engineer indicate the moisture content and density of the fill are previously specified.

GRADING INSPECTION AND COMPACTION REPORT FOR CONDOMINIUM DEVELOPMENT 810 BAKER STREET COSTA MESA, CALIFORNIA

CONDUCTED FOR:

THE KNOWLETON CORPORATION
3857 BIRCH STREET
NEWPORT BEACH, CALIFORNIA 92660

W.O. 330402
APRIL, 8, 1983

1630-G South Sunkist Street Anaheim, California 92806 (714) 634-2092 (213) 852-4710

A

ACTION ENGINEERING
GEOTECHNICAL CONSULTANTS

April 8, 1983 W.O. 330402

The Knowleton Corporation
3857 Birch Street
Newport Beach, California 92660

Subject: Grading Inspection and Compaction Report for Condominium Development 810 Baker Street Costa Mesa, California

Gentlemen:

Forwarded herewith is the Compaction Report on the above referenced project. The results of the compaction tests are shown on Table I. Locations of the tests are shown on the accompanying plot plan.

Laboratory Standard: (ASTM:D-1557-70)
4 inch dia. mold; 1/30 cu.ft.vol.
5 layers - 25 blows per layer;
10 lb. hammer dropped 18 inches

Soil Type	Classification	Optimum Moisture %	Max. Dry Density Lbs./Cu. Ft.
I	SAND, clayey, BROWN	11.5	127.0
II	SAND, clayey, RED/ BROWN	10.5	128.0

The grading operation was conducted from April 3, 1983 through April 5, 1983. Supervision was provided during this period utilizing the report issued by ACTION ENGINEERING CONSULTANTS dated August 18, 1981, Work Order No. 330401.

Prior to the placement of fill soils, all vegetation and debris was removed from the site. The existing loose surficial soils were excavated to competent material. The exposed surface was scarified moisture conditioned and recompacted to ninety (90%) percent of the Laboratory Standard.

The fill soils were placed in six (6") inch lifts, moisture conditioned and compacted in a like manner.

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The native soil classifies as SAND, slightly clayey, and is suitable for the support of the fill and the proposed structures.

Compaction was obtained by pnuematic rolling. A water hose was used for moisture control.

The relative compaction percent was determined by the Sand Cone Method (ASTM:D-1556-70). These tests were taken a minimum of every 500 cubic yards placed and every two (2') feet in depth of fill placed.

The maximum depth of fill placed was three (3') feet.

The potential expansion of the soil was determined in accordance with Section 29 of the U.B.C. 1973 edition. Results are as follows:

Soil Type	Expansion Index	Expansion Potential
I	20	Very Low
II	19	Very Low

The proposed structures shall be supported by isolated and continuous spread footings placed a minimum depth of twelve (12") inches below lowest adjacent finish grade utilizing a recommended safe bearing value of 1500 pounds per square foot and 1300 pounds per square foot, respectively. This value is for dead plus live load and may be increased by one-third (1/3) for total including seismic and wind loads where allowed by code. Increases in bearing capacity for increases in footing dimensions are tabulated below:

Type	Minimum Depth (inches)	Minimum Width (inches)	Bearing Value (psf)	Increase Depth (psf/ft)	Increase Width (psf/ft)	Maximum
Continuous	12	12	1300	625	261	4200
Isolated	12	12	1500	625	170	4400

Footings should not be poured until authorization to do so has been obtained from the Building Inspector. Excavations may be made and forms set before approval of the report at the owner's risk.

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Expansive soil recommendations, outlined on the accompanying Plate A, should be incorporated into the building design.

I hereby certify that the subject grading was supervised by me and the work was done in full compliance with the Grading Ordinance of the City of Costa Mesa, and in accordance with best accepted practices and the applicable chapter of the U.B.C.

REGULATORY COMPLIANCE

All cuts, fills or processing of original ground under the purview of this report have been completed under the inspection of and with selective testing by ACTION ENGINEERING CONSULTANTS and found to be in compliance with the Grading Code of the City of Costa Mesa. The completed work has been reviewed and is considered adequate for the development now planned. Our findings were made and recommendations prepared in accordance with generally accepted professional engineering practices, and no further warranty is implied nor made.

This report is subject to review by the controlling authorities for this project.

We appreciate this opportunity to be of service to you.

Respectfully submitted:
ACTION ENGINEERING CONSULTANTS

NORMAN B. THORNHILL
PRESIDENT

BRUCE A. PACKARD RCE 13801
VICE PRESIDENT - ENGINEERING

LM:sb

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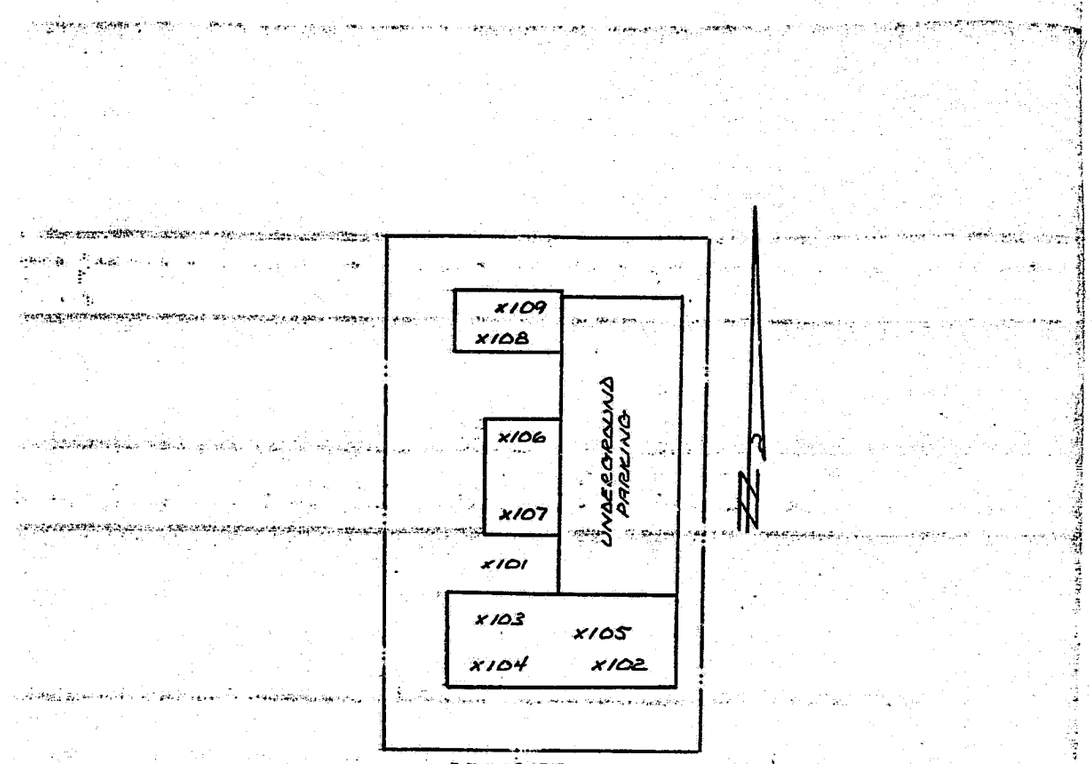

LOCATION OF COMPACTION TESTS
X = COMPACTION TEST
PREPARED FOR
KNOWLETON CORPORATION

DATE: 4-8-83
SCALE: NONE
WORK ORDER: 330402

ACTION ENGINEERING CONSULTANTS

ACTION ENGINEERING
GEOTECHNICAL CONSULTANTS

TEST NO.	LOCATION	DEPTH OF TESTS BELOW FINISH GRADE (FT.)	MOISTURE (PERCENT)	DRY UNIT WEIGHT (LBS./CU. FT.)	SOIL TYPE	RELATIVE COMPACTION	DATE OF TEST
101	SEE SKETCH	1.0-1.5	14.9	114.4	I	90	4-5-83
102		2.0-2.5	15.1	113.8	I	90	
103		2.0-2.5	11.5	114.8	I	90	
104		0.0-0.5	13.0	115.2	II	90	4-6-83
105		0.0-0.5	11.0	120.0	II	94	
106		0.0-0.5	13.0	120.2	I	95	
107		0.0-0.5	13.3	120.4	I	95	
108		1.0-1.5	12.5	117.0	I	92	
109		0.0-0.5	12.0	116.0	I	91	

TABLE I
W.O. 330402

BAKER ST. CONDOS
810 BAKER ST.
COSTA MESA, CA

PARKING GARAGE VENTILATION

UBC 1979 ED., SECTION 705:

ALTERNATE VENTILATION SYSTEM - 14,000 CFM EXHAUST PER OPERATING VEHICLE. 2½% x 40 SPACES = 1 CAR
1 x 14,000 = 14,000 CFM EXHAUST REQUIRED.

PROVIDE AUTOMATIC CO-SENSING DEVICES TO MAINTAIN MAXIMUM AVERAGE CONCENTRATIONS AT 50 PPM DURING ANY 8-HOUR PERIOD, WITH MAXIMUM CONCENTRATION NOT GREATER THAN 200 PPM FOR ANY 1-HOUR PERIOD.

DESCRIPTION:

INSTALL 8 DROPS ON EAST WALL OF GARAGE AT 27'-4" O.C. IN LINE WITH CONCRETE COLUMNS AND AT CORNERS.

CORNER DROPS ARE 12"ϕ AND COLUMN DROPS ARE 14"ϕ.
AREA OF DROPS = 2 x 0.79 S.F. = 1.57 S.F.
6 x 1.07 S.F. = 6.41
TOTAL AREA = 7.98 S.F.

AVERAGE VELOCITY = 14,000 ÷ 7.98 = 1754 FPM.

PROVIDE MANUAL VOLUME DAMPERS AT TAKE-OFF CONNECTIONS TO MAIN DUCT.

Harrison/Lorenzini architects
3187-g airway avenue costa mesa ca 92626 714 751-3853

2-2-83

1

MAIN DUCT:

DUCT. No.	DIA. (IN)	AREA (SF)	ACCUM. AREA	DUCT DIA.(FT)	DUCT DIA (IN)	SELECTED SIZE
1.	12	0.79	0.79	1.00	12.0	12" ϕ
2.	14	1.07	1.85	1.53	18.4	18" ϕ
3.	14	1.07	2.92	1.93	23.1	24" ϕ
4.	14	1.07	3.99	2.25	27.0	28" ϕ
5.	14	1.07	5.06	2.54	30.5	30" ϕ
6.	14	1.07	6.13	2.79	33.5	34" ϕ
7.	14	1.07	7.20	3.03	36.3	36" ϕ
8.	12	0.79	7.98	3.19	38.3	38" ϕ

FINAL VELOCITY : 14,000 CFM ÷ 7.88 SF = 1778 FPM.

FAN :

PROVIDE TRANE MODEL 21 TORRIVENT CABINET FAN WITH 7 1/2 H.P. MOTOR 220 / 1ϕ. 14,000 CFM @ 3/4" STATIC PRESS.

MOUNT AT CEILING SUSPENDED WITH VIBRATION ABSORBERS. PROVIDE FLEX CONNECTIONS TO DUCTS.

EXTERIOR LOUVER :

RUSKIN (ANAHEIM, CA) L375 GALVANIZED 4" STATIONARY WITH BAKED ACRYLIC ENAMEL FINISH.
USE 96" x 24" OR 78" x 30" OR 66" x 36"

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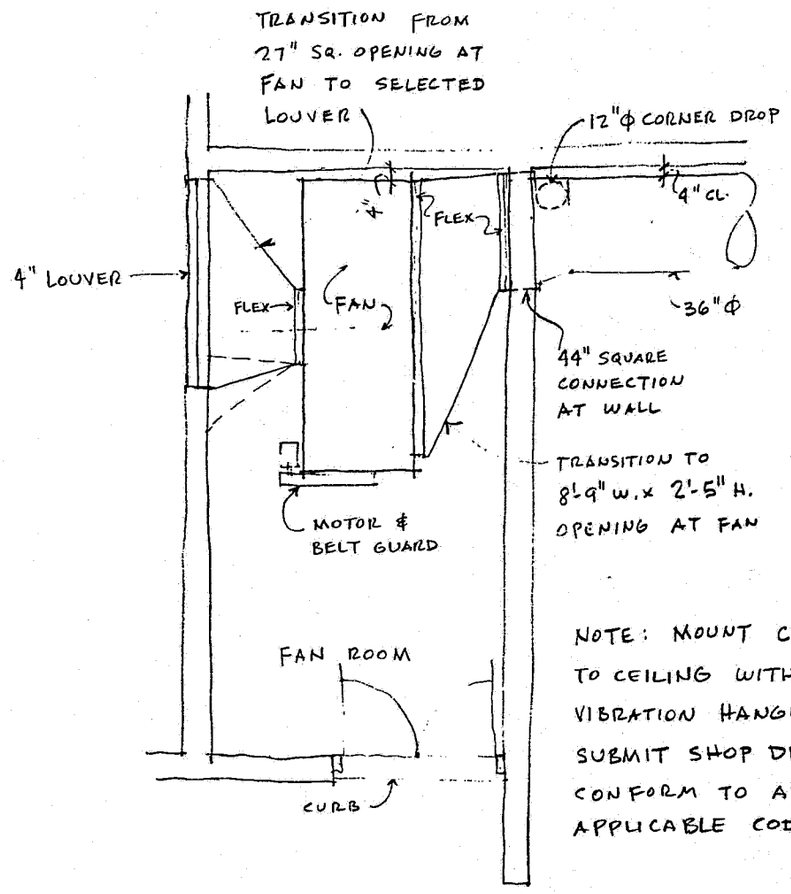

NOTE: MOUNT CLOSE TO CEILING WITH VIBRATION HANGERS. SUBMIT SHOP DRAWINGS, CONFORM TO ALL APPLICABLE CODES

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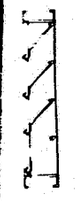
PLAN VIEW OF EXHAUST FAN

High Performance Stationary Louvers



ELF 375D
Extruded Aluminum
L 375D
Galvanized Steel

4" STATIONARY DRAINABLE LOUVERS — Available in extruded aluminum or galvanized steel. 4" louvers are lower in cost but must be sized slightly larger than the equivalent 6" louver for equal air flows. Galvanized steel models are substantially lower in cost than aluminum models, yet provide equivalent performance and appearance. The Drainable Louver incorporates a drain gutter in each blade and downspouts in jambs and mullions causing water to drain from the louver with a minimum of "cascading" from blade to blade. 4" drainable louvers provide high resistance to water penetration when tested to AMCA STANDARD 500. Louver selections are possible at free area velocities in excess of 1000 fpm with negligible water penetration. Maximum span recommended between visible mullions (downspouts) is 10 feet.

SPECIFICATION - Furnish and install louvers as hereinafter specified where shown on plans or as described in schedules. Louvers shall be "Drainable" Type with a drain gutter in each blade and downspouts in jambs and mullions. Louver design shall limit span between visible mullions to 10 feet and shall incorporate such other structural supports required to withstand a wind load of 20 lbs. per sq. ft. *(equivalent of a 90 mph wind–specifier may substitute any loading required)*. Louvers shall be Drainable Type Ruskin Model: *(Choose one of the following)*

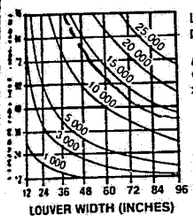
ELF 375D extruded 6063T5 aluminum alloy construction as follows:
Frame: .100" wall thickness
Blades: .081" wall thickness at 37½° angle on approximately 3" centers
Screen: ¾" x .051" expanded flattened aluminum in removable frame

OR

L375D formed galvanized steel construction as follows:
Frame: 16 gage (.0635") wall thickness
Blades: 16 gage (.0635") wall thickness at 37½° angle on approximately 3" centers
Screen: ½" mesh 19 gage galvanized wire in removable frame

Published louver performance data bearing the AMCA Certified Ratings Seal for Air Performance & Water Penetration must be submitted for approval prior to fabrication and must demonstrate pressure drop and water penetration equal to or less than the Ruskin model specified.

Louvers shall receive finish color coating of baked acrylic enamel following thorough cleaning and pretreatment of the metal. Dry film thickness shall be approximately 1.5 mils. Color shall be as selected from Ruskin's Standard Louver Finishes Color Chart. *(Other finishes available–see page 13)*



LOUVER SELECTION - Complete performance data is available for this louver design. Selection chart shown here permits a quick size selection at recommended parameters.

Any selection on or above a CFM curve identifies a louver sized to handle that CFM with a minimum of water penetration when tested in accordance with AMCA Standard 500. Example: A louver handling 10,000 cfm could be 60" wide x 48" high.

Selections at higher air flows are possible. See pages 14 & 15 for complete performance data.

Ruskin Manufacturing Company certifies that the ELF 375D Louvers only shown herein are licensed to bear the AMCA Seal. The ratings shown are based on tests made in accordance with AMCA Standard 500 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to air performance and water penetration.

amca CERTIFIED RATINGS — WATER — AIR — AIR MOVEMENT AND CONTROL ASSOCIATION INC.

ELF 375
Extruded Aluminum
L375
Galvanized Steel

4" STATIONARY LOUVERS — Available in extruded aluminum or galvanized steel. Design identical in all respects to the drainable louvers described above without blade drain gutters and downspouts. 4" louvers are lower in cost but must be sized slightly larger than the equivalent 6" louver for equal air flows. This design provides nearly equivalent performance without the application limitations of drainable louvers. Span between visible mullions is unlimited permitting true architectural styling (continuous blade appearance). Dirt or trash which could clog drainable louvers will not affect this louver's performance. In all but extremely critical applications, the non-drainable design is recommended. Louver selections are possible at free area velocities in excess of 900 fpm with negligible water penetration. Galvanized steel model L375 provides equivalent performance and appearance at substantially lower cost. The L375 represents the best ratio of louver performance per dollar of cost offered in this catalog. Its selection is highly recommended.

SPECIFICATION - Furnish and install louvers as hereinafter specified where shown on plans or as described in schedules. Louver design shall incorporate structural supports to withstand a wind load of 20 lbs. per sq. ft. *(equivalent of a 90 mph wind–specifier may substitute any loading required)*. Louvers shall be: *(Choose one of the following)*

Conventional style with 8 ft. maximum section width

OR Architectural style (continuous blade appearance)

Louvers shall be Ruskin model: *(Choose one of the following)*

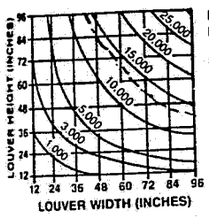
ELF 375 extruded 6063T5 aluminum alloy construction as follows:
Frame: .081" wall thickness
Blades: .081" wall thickness at 37½° angle on approximately 3" centers.
Screen: ¾" x .051" expanded flattened aluminum in removable frame

OR

L375 formed galvanized steel construction as follows:
Frame: 16 gage (.0635") wall thickness
Blades: 16 gage (.0635") wall thickness at 37½° angle on approximately 3" centers
Screen: ½" mesh 19 gage galvanized wire in removable frame

Published Louver performance data bearing the AMCA Certified Ratings Seal for Air Performance & Water Penetration must be submitted for approval prior to fabrication and must demonstrate pressure drop and water penetration equal to or less than the Ruskin model specified.

Louver shall receive finish color coating of baked acrylic enamel following thorough cleaning and pretreatment of the metal. Dry film thickness shall be approximately 1.5 mils. Color shall be as selected from Ruskin's Standard Louver Finishes Color Chart. *(Other finishes available–see page 13)*



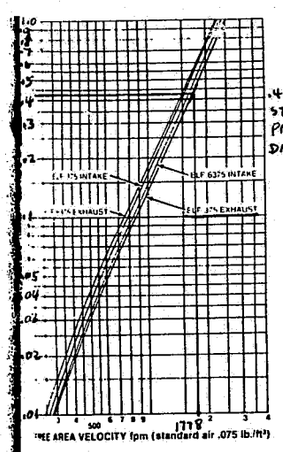
LOUVER SELECTION - Complete performance data is available for this louver design. Selection chart shown here permits a quick size selection at recommended parameters.

Any selection on or above a CFM curve identifies a louver sized to handle that CFM with a minimum of water penetration when tested in accordance with AMCA Standard 500. Example: A louver handling 3000 cfm could be 48" wide x 24" high.

Selections at higher air flows are possible. See pages 14 & 15 for complete performance data.

Ruskin Manufacturing Company certifies that the ELF 375 Louvers only shown herein are licensed to bear the AMCA Seal. The ratings shown are based on tests made in accordance with AMCA Standard 500 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to air performance and water penetration.

amca CERTIFIED RATINGS — WATER — AIR — AIR MOVEMENT AND CONTROL ASSOCIATION INC.



4"

ELF 6375 Free Area ft²

HEIGHT—INCHES	WIDTH—INCHES 12	18	24	30	36	42	48	54	60	66	72	78	84	90	96
12	.17	.28	.40	.51	.62	.73	.84	.95	1.06	1.17	1.28	1.39	1.50	1.61	1.73
18	.40	.65	.91	1.16	1.42	1.67	1.93	2.18	2.44	2.69	2.95	3.20	3.46	3.71	3.99
24	.65	1.07	1.49	1.91	2.32	2.74	3.16	3.58	3.99	4.41	4.83	5.25	5.66	6.08	6.50
30	.91	1.49	2.07	2.65	2.24	3.82	4.40	4.98	5.56	6.14	6.73	7.31	7.89	8.47	9.05
36	1.04	1.70	2.37	3.03	3.70	4.36	5.03	5.69	6.35	7.02	7.69	8.35	9.02	9.68	10.3
42	1.28	2.10	2.92	3.74	4.56	5.38	6.20	7.03	7.85	8.67	9.47	10.3	11.1	11.9	12.7
48	1.54	2.52	3.50	4.49	5.47	6.45	7.44	8.42	9.40	10.3	11.4	12.4	13.3	14.3	15.3
54	1.79	2.94	4.08	5.23	6.37	7.52	8.67	9.81	11.0	12.1	13.2	14.4	15.5	16.7	17.8
60	1.91	3.13	4.35	5.57	6.79	8.01	9.23	10.5	11.7	12.9	14.1	15.3	16.6	17.8	19.0
66	2.17	3.55	4.94	6.32	7.71	9.09	10.5	11.9	13.2	14.6	16.0	17.4	18.8	20.2	21.6
72	2.42	3.97	5.51	7.06	8.61	10.2	11.7	13.3	14.8	16.3	17.9	19.4	21.0	22.5	24.1
78	2.60	4.26	5.92	7.59	9.25	10.9	12.6	14.2	15.9	17.6	19.2	20.9	22.5	24.2	25.9
84	2.79	4.58	6.37	8.15	9.94	11.7	13.5	15.3	17.1	18.9	20.7	22.5	24.2	26.0	27.8
90	3.05	5.00	6.94	8.89	10.8	12.8	14.7	16.7	18.6	20.6	22.5	24.5	26.4	28.4	30.3
96	3.30	5.41	7.52	9.64	11.7	13.9	16.0	18.1	20.2	22.3	24.4	26.5	28.6	30.1	32.9

4"

ELF 375 Free Area ft²

HEIGHT—INCHES	WIDTH—INCHES 12	18	24	30	36	42	48	54	60	66	72	78	84	90	96
12	.22	.37	.51	.65	.80	.94	1.08	1.22	1.37	1.51	1.65	1.80	1.94	2.08	2.22
18	.45	.74	1.03	1.32	1.61	1.90	2.18	2.47	2.76	3.05	3.34	3.63	3.92	4.21	4.49
24	.66	1.12	1.56	1.99	2.43	2.87	3.30	3.74	4.18	4.61	5.05	5.49	5.92	6.36	6.80
30	.91	1.50	2.09	2.68	3.26	3.85	4.34	5.02	5.61	6.19	6.78	7.37	7.95	8.54	9.12
36	1.15	1.88	2.62	3.35	4.09	4.82	5.56	6.29	7.02	7.76	8.50	9.23	9.96	10.7	11.4
42	1.38	2.26	3.14	4.03	4.91	5.80	6.67	7.56	8.44	9.32	10.2	11.1	12.0	12.9	13.7
48	1.61	2.65	3.68	4.71	5.74	6.77	7.81	8.84	9.87	10.9	11.9	13.0	14.0	15.0	16.1
54	1.84	3.02	4.20	5.38	6.56	7.74	8.92	10.1	11.3	12.5	13.6	14.8	16.0	17.2	18.4
60	2.08	3.40	4.73	6.06	7.39	8.71	10.0	11.4	12.7	14.0	15.4	16.7	18.0	19.3	20.7
66	2.31	3.78	5.26	6.74	8.21	9.69	11.2	12.6	14.1	15.6	17.1	18.5	20.0	21.5	23.0
72	2.54	4.17	5.79	7.42	9.04	10.7	12.3	13.9	15.5	17.2	18.8	20.4	22.1	23.7	25.3
78	2.77	4.55	6.32	8.10	9.87	11.6	13.4	15.2	17.0	18.7	20.5	22.3	24.1	25.8	27.6
84	3.00	4.92	6.85	8.77	10.7	12.6	14.5	16.5	18.4	20.3	22.2	24.1	26.1	28.0	29.9
90	3.24	5.31	7.38	9.45	11.5	13.6	15.7	17.7	19.8	21.9	23.9	26.0	28.1	30.2	32.2
96	3.47	5.69	7.91	10.1	12.3	14.6	16.8	19.0	21.2	23.4	25.7	27.9	30.1	32.3	34.5

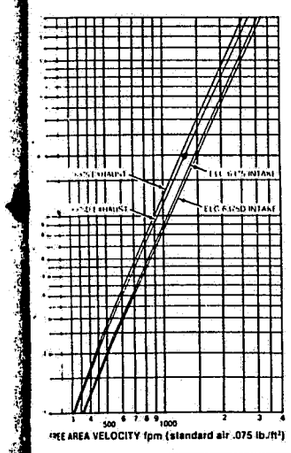
Example: Select an ELF 375 for intake application to handle 7500 cfm. Pressure drop is no consideration but water penetration should be minimized.

Determine Free Area Velocity
Maximum Free Area Velocity Recommended by Ruskin is 920 fpm

Determine Free Area required
7,500 cfm ÷ 920 fpm = 8.16 ft² free area required

Select an ELF 375 giving at least 8.16 ft² free area

Possible Selections: 72" wide x 36" high
60" wide x 42" high
54" wide x 48" high
48" wide x 54" high
42" wide x 60" high
36" wide x 66" high



6" combination

ELC 6375D Free Area ft²

HEIGHT—INCHES	WIDTH—INCHES 12	18	24	30	36	42	48	54	60	66	72	78	84	90	96
12	.18	.30	.41	.53	.64	.76	.88	.99	1.11	1.22	1.34	1.45	1.57	1.68	1.80
18	.44	.72	1.00	1.28	1.56	1.84	2.12	2.40	2.68	2.96	3.24	3.52	3.80	4.08	4.36
24	.72	1.17	1.63	2.08	2.54	2.99	3.45	3.90	4.36	4.81	5.27	5.72	6.18	6.63	7.08
30	.91	1.49	2.07	2.65	3.22	3.80	4.38	4.95	5.53	6.11	6.69	7.26	7.84	8.42	8.99
36	1.16	1.89	2.62	3.35	4.08	4.81	5.54	6.27	7.00	7.73	8.46	9.19	9.92	10.7	11.4
42	1.43	2.34	3.24	4.15	5.05	5.96	6.86	7.76	8.67	9.57	10.5	11.4	12.3	13.2	14.1
48	1.65	2.68	3.72	4.76	5.80	6.84	7.88	8.92	9.96	11.0	12.0	13.1	14.1	15.1	16.2
54	1.87	3.05	4.23	5.41	6.59	7.77	8.95	10.1	11.3	12.5	13.7	14.9	16.0	17.2	18.4
60	2.15	3.5	4.86	6.21	7.57	8.92	10.3	11.6	13.0	14.3	15.7	17.1	18.4	19.8	21.1
66	2.39	3.88	5.38	6.88	8.38	9.88	11.4	12.9	14.4	15.9	17.4	18.9	20.4	21.9	23.4
72	2.58	4.21	5.84	7.48	9.11	10.7	12.4	14.0	15.6	17.3	18.9	20.5	22.2	23.8	25.4
78	2.86	4.67	6.47	8.28	10.1	11.9	13.7	15.5	17.3	19.1	20.9	22.7	24.5	26.3	28.1
84	3.14	5.12	7.10	9.08	11.1	13.0	15.0	17.0	19.0	21.0	23.0	24.9	26.9	28.9	30.9
90	3.30	5.38	7.46	9.54	11.6	13.7	15.8	17.9	19.9	22.0	24.1	26.2	28.3	30.4	32.4
96	3.57	5.83	8.08	10.3	12.6	14.8	17.1	19.4	21.6	23.9	26.1	28.4	30.6	32.9	35.1

ELC 6375 Free Area ft²

HEIGHT—INCHES	WIDTH—INCHES 12	18	24	30	36	42	48	54	60	66	72	78	84	90	96
12	.17	.27	.38	.49	.59	.70	.81	.91	1.02	1.13	1.23	1.34	1.45	1.56	1.67
18	.41	.68	.94	1.21	1.47	1.74	2.00	2.27	2.53	2.80	3.06	3.33	3.59	3.86	4.12
24	.67	1.10	1.53	1.96	2.39	2.83	3.26	3.69	4.12	4.55	4.98	5.41	5.84	6.27	6.67
30	.83	1.37	1.90	2.44	2.97	3.50	4.04	4.57	5.10	5.64	6.17	6.71	7.24	7.78	8.31
36	1.06	1.74	2.42	3.10	3.79	4.47	5.15	5.83	6.51	7.19	7.87	8.55	9.23	9.91	10.6
42	1.33	2.17	3.02	3.87	4.72	5.56	6.41	7.26	8.11	8.96	9.80	10.7	11.5	12.3	13.2
48	1.50	2.46	3.42	4.38	5.35	6.31	7.27	8.23	9.19	10.1	11.1	12.1	13.0	14.0	15.0
54	1.72	2.82	3.91	5.01	6.11	7.21	8.31	9.41	10.5	11.6	12.7	13.8	14.9	16.0	17.1
60	1.98	3.24	4.50	5.77	7.03	8.29	9.56	10.8	12.1	13.3	14.6	15.9	17.1	18.4	19.7
66	2.17	3.56	4.94	6.33	7.72	9.11	10.5	11.9	13.3	14.7	16.0	17.4	18.8	20.2	21.6
72	2.37	3.88	5.39	6.91	8.42	9.93	11.4	13.0	14.5	16.0	17.5	19.0	20.5	22.0	23.6
78	2.62	4.30	5.98	7.66	9.34	11.0	12.7	14.4	16.1	17.7	19.4	21.1	22.8	24.5	26.1
84	2.89	4.73	6.58	8.43	10.3	12.0	14.0	15.8	17.7	19.5	21.4	23.2	25.1	26.9	28.7
90	3.02	4.95	6.87	8.80	10.7	12.7	14.6	16.5	18.5	20.4	22.3	24.2	26.2	28.1	30.0
96	3.28	5.37	7.47	9.57	11.7	13.8	15.9	18.0	20.1	22.2	24.2	26.3	28.4	30.5	32.6

Example: An existing air intake opening 72" wide x 60" high must be louvered with a combination louver to handle the maximum amount of air with minimum water penetration. Should an ELC 6375D or ELC 6375 be selected? How much airflow can be handled?

Determine maximum air flow for each model at maximum recommended velocity.

ELC 6375 Maximum recommended velocity 890 fpm
72" wide x 60" high ELC 6375 has 14.6 ft² free area. Maximum cfm through ELC 6375 is 14.6 ft² x 890 fpm = 12,994 cfm
ELC 6375D Maximum recommended velocity 1230 fpm. 72" wide x 60" high ELC 6375D has 15.7 ft² free area. Maximum cfm through ELC 6375D is 15.7 ft² x 1230 fpm = 19,311 cfm
Select the ELC 6375 D.

TRANE AIR CONDITIONING

CS CLCH-2/JUNE 81
SUPPLEMENT TO
DS CLCH-1/JUNE 81

CENTRAL STATION AIR HANDLER

RECEIVED
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FAN CURVES/RPM TABLES FOR CLIMATE CHANGERS® TORRIVENTS® CABINET FANS

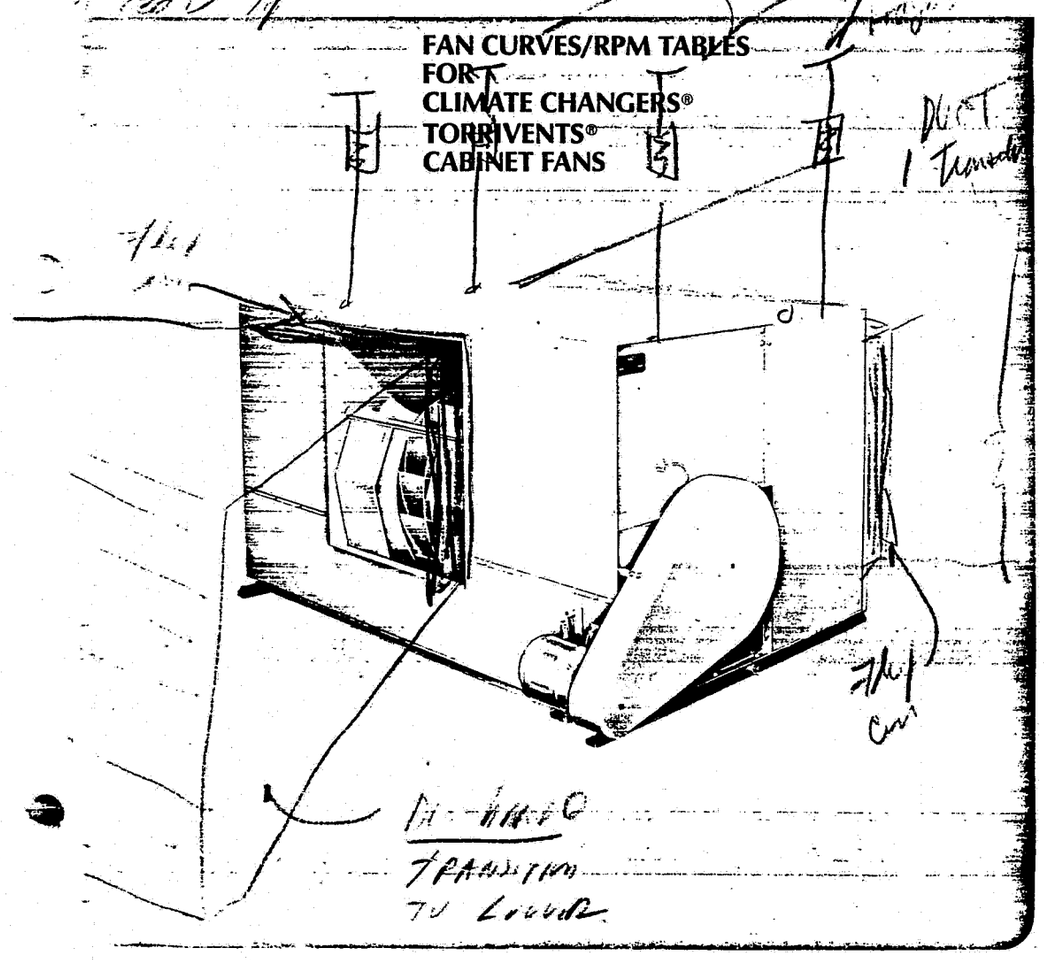


FIGURE 62-1 — No. 21A, B - 22" FC Fan

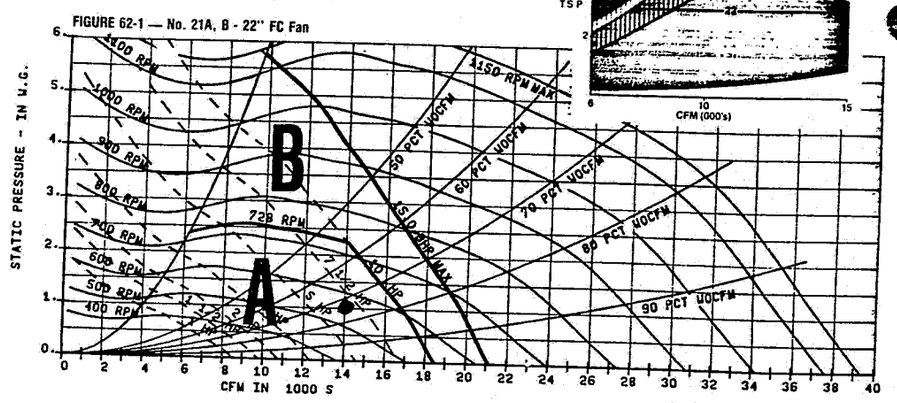


FIGURE 62-2 — No. 21C, D - 20" FC Fan

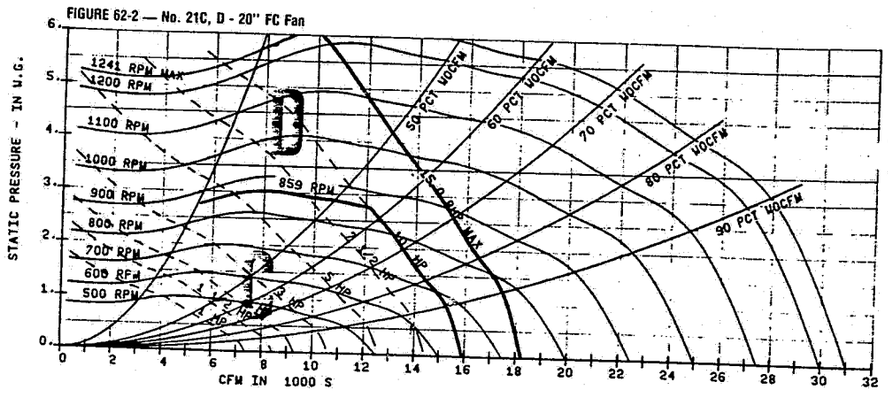
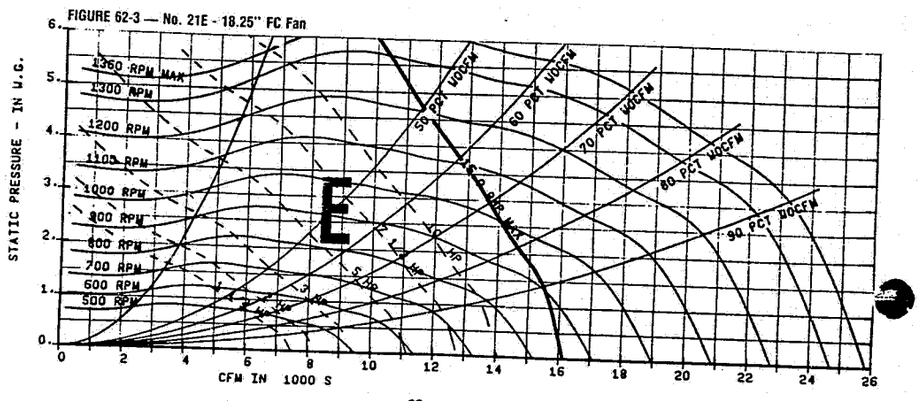


FIGURE 62-3 — No. 21E - 18.25" FC Fan



DIMENSIONAL DATA

FIGURE 44-1 — Horizontal Draw-Thru (Size 3-31)

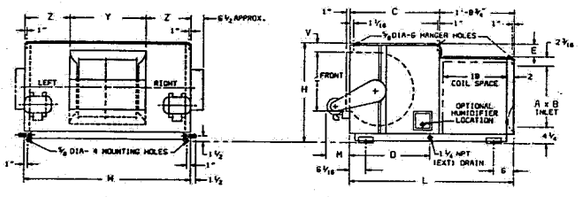


TABLE 44-1 — Casing Dimensions

SIZE	W	L ARR. 1, 2	L ARR. 3, 4	H	A	B	C ARR. 1, 2	C ARR. 3, 4	D	E	M
3	2' 10"	3' 5¾"	3' 5¾"	1' 11⅞"	1' 5½"	2' 6"	1' 9"	1' 9"	1' 9"	0	
6	4'7"	3' 7¾"	3' 7¾"	2' 1⅞"	1' 7½"	4' 3"	1' 11"	1' 11"	1' 10"	0	
8	3' 10"	4' 5¾"	4' 5¾"	2' 11⅞"	2' 5½"	3' 6"	2' 9"	2' 9"	2' 2"	0	
10	4'7"	4' 5¾"	4' 5¾"	2' 11⅞"	2' 5½"	4' 3"	2' 9"	2' 9"	2' 2"	0	
12	5' 1"	4' 9¾"	4' 9¾"	3' 3⅞"	2' 9½"	4' 9"	3' 1"	3' 1"	2' 5"	0	Refer to Table 77-1
14	5' 10"	4' 9¾"	4' 9¾"	3' 3⅞"	2' 9½"	5' 6"	3' 1"	3' 1"	2' 5"	0	
17	7'7"	4' 9⅞"	4' 9⅞"	3' 3⅞"	2' 5½"	7' 3"	3' 1⅛"	3' 1⅛"	2' 2"	4"	
21	9' 1"	5' 1⅞"	5' 1⅞"	3' 8"	2' 9½"	8' 9"	3' 5⅛"	3' 5⅛"	2' 4"	8"	
25	9'7"	5' 1⅞"	5' 7⅞"	4' 2"	2' 9½"	9' 3"	3' 5⅛"	3' 11⅛"	2' 4"	10"	
31	9'7"	5' 1⅞"	5' 7⅞"	4' 2"	3' 7½"	9' 3"	3' 5⅛"	3' 11⅛"	2' 4"	0	

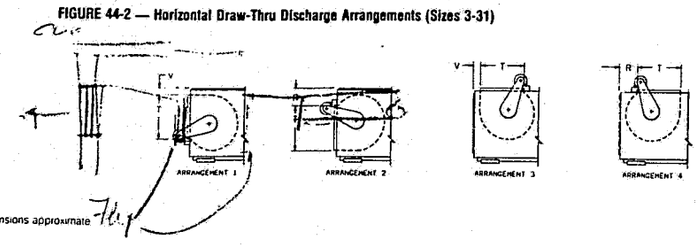
TABLE 44-2 — Outside Duct Opening/Connection by Fan Diameter

Size	Fan Dia	T	Y	Z	V	R
3	7'-⅛	10½	10½	11¾"	3¼	7"
	9	12⅛	12⅛	10"	2⅛	7¼
6	10	13⅛	13⅛	20⅛	3¼	6⅞
	12⅛	16⅛	16⅛	19⅛	1½	5¼
8	12⅛	16⅛	16⅛	14⅜	5	12⅛
	13½	18⅛	18⅛	13⅛	3⅞	11¼
10	15	19⅛	20⅜	12⅛	2½	11⅜
	13⅛	18⅛	18⅛	18⅜	4⅞	10¼
	15	19⅛	20⅜	17⅛"	3½"	10¼"
12	16½	22"	22¼"	16⅛"	2"	9⅛"
	15	19¼	20⅜	20⅜	5½	12⅛
	16½	22	22¼	19⅜	4⅛	11¼"
	18¼	24⅜	24½	18¼	2⅜	11¼"

TABLE 44-2 — Outside Duct Opening/Connection by Fan Diameter (cont.)

Size	Fan Dia	T	Y	Z	V	R
14	16½	22"	22¼	23⅜	4⅞	11
	18¼	24⅜	24½	22¼	3¼	10½
	20	27⅛	26¼	21⅜	1½	9¼
17	16"	22"	22¼	34⅜	3⅛	12¼
	18¼	24⅜	24½	33¼	1½	12⅛
	20	27⅛	26¼	32¼	1½	9⅛
21	18¼	24⅜	24½	42½	3⅛	14⅜
	20	27⅛	26¼	41⅛	1½	13⅛
	22	27⅛	27¼	40⅛	1½	13¼
25	22	27¼	27¼	43⅛	1½	13¼
	25	31¼"	31⅛	41⅞	1½	15¼
31	22	27¼	27¼	43⅛	1½	13¼
	25	31¼"	31⅛	42"	1½	15¼

FIGURE 44-2 — Horizontal Draw-Thru Discharge Arrangements (Sizes 3-31)



All dimensions approximate

TABLE 63-1 — No. 21A, B - 22" FC Fan

COIL FACE VEL	CFM STD AIR	OUT-LET VEL	TOTAL STATIC PRESSURE ¼" RPM	¼" BHP	½" RPM	½" BHP	¾" RPM	¾" BHP	1" RPM	1" BHP	1¼" RPM	1¼" BHP	1½" RPM	1½" BHP	1⅝" RPM	1⅝" BHP	2" RPM	2" BHP	2¼" RPM	2¼" BHP	2½" RPM	2½" BHP	2¾" RPM	2¾" BHP	3" RPM	3" BHP	3¼" RPM	3¼" BHP
364	7500	1456	286	0.97	356	1.33	415	1.69	468	2.07	518	2.48	561	2.87	604	3.30	646	3.77	690	4.30	730	4.85	773	5.46	815	6.08	855	6.70
413	8500	1650	306	1.29	370	1.70	427	2.11	477	2.52	524	2.95	568	3.40	611	3.88	646	4.31	685	4.80	722	5.33	760	5.91	798	6.53	834	7.17
461	9500	1844	329	1.71	385	2.14	440	2.60	489	3.06	534	3.52	57[illegible]	3.99	616	4.49	655	5.02	692	5.54	723	6.01	757	6.56	79[illegible]	7.14	824	7.77
510	10500	2038	354	2.23	402	2.67	454	3.18	502	3.67	545	4.18	58[illegible]	4.69	624	5.21	661	5.75	697	6.32	731	6.90	765	7.49	79[illegible]	8.09	823	8.59
558	11500	2233	381	2.86	422	3.30	469	3.84	516	4.39	559	4.94	59[illegible]	5.49	634	6.05	670	6.63	704	7.20	738	7.80	769	8.43	80[illegible]	9.07	832	9.71
607	12500	2427	407	3.60	443	4.00	486	4.60	530	5.20	572	5.81	6[illegible]	6.39	646	7.00	680	7.61	714	8.23	745	8.84	776	9.48	80[illegible]	10.14	836	10.83
655	13500	2621	433	4.44	467	4.88	505	5.48	545	6.12	586	6.77	62[illegible]	7.41	659	8.05	692	8.71	725	9.37	755	10.03	786	10.70	81[illegible]	11.36	843	12.06
704	14500	2815	460	5.39	492	5.90	524	6.43	563	7.16	600	7.84	638	8.55	673	9.24	705	9.93	736	10.63	767	11.34	796	12.04	825	12.76	853	13.49
752	15500	3009	487	6.50	518	7.10	547	7.59	582	8.33	616	9.05	652	9.81	686	10.55	719	11.28	750	12.02	779	12.76	808	13.52	836	14.28		

COIL FACE VEL	CFM STD AIR	OUT-LET VEL	TOTAL STATIC PRESSURE 3½" RPM	3½" BHP	3¾" RPM	3¾" BHP	4" RPM	4" BHP	4¼" RPM	4¼" BHP	4½" RPM	4½" BHP	4¾" RPM	4¾" BHP	5" RPM	5" BHP	5¼" RPM	5¼" BHP	5½" RPM	5½" BHP	5¾" RPM	5¾" BHP	6" RPM	6" BHP	6¼ RPM	6¼ BHP	6½ RPM	6½ BHP
364	7500	1456																										
413	8500	1650	871	7.85	909	8.55	945	9.27	969	9.73																		
461	9500	1844	858	8.43	89[illegible]	9.12	92[illegible]	9.83	958	10.58	991	11.35	1024	12.15	1057	12.94	1088	13.73										
510	10500	2038	854	9.22	89[illegible]	9.87	915	10.57	946	11.30	977	12.06	1004	12.83	1035	13.64	1065	14.48										
558	11500	2233	857	10.25	89[illegible]	10.89	913	11.55	941	12.25	968	12.97	996	13.73	1025	14.52												
607	12500	2427	866	11.52	89[illegible]	12.22	921	12.91	943	13.47	969	14.18	995	14.91														
655	13500	2621	872	12.78	89[illegible]	13.52	926	14.27																				
704	14500	2815	879	14.19	906	14.94																						
752	15500	3009																										

TABLE 63-2 — No. 21C, D - 20" FC Fan

COIL FACE VEL	CFM STD AIR	OUT-LET VEL	TOTAL STATIC PRESSURE ¼" RPM	¼" BHP	½" RPM	½" BHP	¾" RPM	¾" BHP	1" RPM	1" BHP	1¼" RPM	1¼" BHP	1⅜" RPM	1⅜" BHP	1½" RPM	1½" BHP	1⅝" RPM	1⅝" BHP	2" RPM	2" BHP	2¼" RPM	2¼" BHP	2½" RPM	2½" BHP	2¾" RPM	2¾" BHP	3" RPM	3" BHP	3¼" RPM	3¼" BHP
364	7500	1500	339	1.23	405	1.58	460	1.90	520	2.28	571	2.68	620	3.08	665	3.46	705	3.85	745	4.26	785	4.69	820	5.10	860	5.56	901	6.05		
413	8500	1700	371	1.70	426	2.07	478	2.45	529	2.83	582	3.26	63[illegible]	3.71	673	4.16	714	4.59	754	5.04	789	5.48	824	5.94	860	6.43	89[illegible]	6.86		
461	9500	1900	408	2.32	449	2.65	503	3.12	546	3.52	592	3.95	63[illegible]	4.43	684	4.93	723	5.43	762	5.94	798	6.41	834	6.91	869	7.4[illegible]	90[illegible]	7.91		
510	10500	2100	445	3.09	476	3.38	524	3.87	570	4.38	608	4.81	65[illegible]	5.28	691	5.81	734	6.35	774	6.90	807	7.45	842	8.02	875	8.5[illegible]	90[illegible]	9.09		
558	11500	2300	482	4.00	506	4.25	548	4.75	592	5.32	629	5.81	66[illegible]	6.31	704	6.82	742	7.46	780	7.98	819	8.58	855	9.19	884	9.7[illegible]	91[illegible]	10.41		
607	12500	2500	520	5.09	542	5.36	573	5.78	614	6.37	655	7.00	68[illegible]	7.52	721	8.06	756	8.61	790	9.22	826	9.84	862	10.49	896	11.14	92[illegible]	11.80		
655	13500	2700	559	6.37	579	6.66	601	6.98	637	7.58	676	8.24	713	8.92	742	9.47	773	10.05	805	10.64	838	11.26	870	11.95	903	12.63	936	13.33		
704	14500	2900	597	7.85	616	8.15	634	8.44	664	8.99	699	9.67	734	10.38	768	11.10	795	11.68	824	12.31	854	12.93	884	13.59	914	14.30				
752	15500	3100	636	9.54	[illegible]	9.86	671	10.19	692	10.56	723	11.27	756	12.02	790	12.81	821	13.56	846	14.18	873	14.85								

COIL FACE VEL.	CFM STD. AIR	OUT-LET VEL.	TOTAL STATIC PRESSURE 3½" RPM	3½" BHP	3¾" RPM	3¾" BHP	4" RPM	4" BHP	4¼" RPM	4¼" BHP	4½" RPM	4½" BHP	4¾" RPM	4¾" BHP	5" RPM	5" BHP	5¼" RPM	5¼" BHP	5½" RPM	5½" BHP	5¾" RPM	5¾" BHP	6" RPM	6" BHP	6¼ RPM	6¼ BHP	6½ RPM	6½ BHP
364	7500	1500	942	6.56	983	7.10	1023	7.65	1061	8.21	1084	8.61	11[illegible]	9.18	1157	9.79	1193	10.42										
413	8500	1700	925	7.35	960	7.87	996	8.41	1032	8.98	1068	9.56	110[illegible]	10.17	1140	10.79	1175	11.42	1208	12.05	1225	12.45						
461	9500	1900	930	8.43	961	8.96	992	9.50	1019	9.99	1050	10.55	108[illegible]	11.14	1113	11.75	1146	12.38	1178	13.03	1211	13.70						
510	10500	2100	940	9.65	971	10.21	996	10.74	1025	11.32	1053	11.91	108[illegible]	12.50	1105	13.02	1133	13.62	1161	14.25	1189	14.90						
558	11500	2300	948	11.02	977	11.58	1007	12.19	1035	12.80	1063	13.42	108[illegible]	13.99	1112	14.62												
607	12500	2500	955	12.46	985	13.13	1014	13.79	1042	14.40																		
655	13500	2700	968	14.04	999	14.75																						
704	14500	2900																										
752	15500	3100																										

TABLE 63-3 — No. 21E - 18.25" FC Fan

COIL FACE VEL	CFM STD AIR	OUT-LET VEL	TOTAL STATIC PRESSURE ¼" RPM	¼" BHP	½" RPM	½" BHP	¾" RPM	¾" BHP	1" RPM	1" BHP	1¼" RPM	1¼" BHP	1½" RPM	1½" BHP	1⅝" RPM	1⅝" BHP	2" RPM	2" BHP	2¼" RPM	2¼" BHP	2½" RPM	2½" BHP	2¾" RPM	2¾" BHP	3" RPM	3" BHP	3¼" RPM	3¼" BHP
364	7500	1829	427	1.67	480	1.96	536	2.31	589	2.63	642	3.00	696	3.38	742	3.78	787	4.18	830	4.56	872	4.95	911	5.35	944	5.74	981	6.16
413	8500	2073	475	2.37	513	2.62	568	3.03	615	3.41	661	3.78	707	4.18	755	4.61	802	5.05	842	5.50	882	5.95	921	6.41	957	6.83	993	7.28
461	9500	2317	525	3.26	552	3.46	598	3.88	647	4.35	687	4.76	73[illegible]	5.17	770	5.60	812	6.08	855	6.56	897	7.06	936	7.56	968	8.06	1003	8.57
510	10500	2560	575	4.35	599	4.57	632	4.92	675	5.41	720	5.94	77[illegible]	6.38	792	6.83	830	7.29	868	7.80	906	8.32	945	8.86	983	9.41	1019	9.96
558	11500	2804	625	5.67	647	5.91	670	6.17	707	6.66	748	7.22	79[illegible]	7.80	821	8.28	854	8.78	888	9.27	923	9.79	958	10.36	993	10.93	1028	11.52
607	12500	3048	676	7.24	696	7.49	716	7.76	744	8.16	778	8.70	81[illegible]	9.32	854	9.96	888	10.55	915	11.03	946	11.57	977	12.11	1009	12.68	1041	13.30
655	13500	3292	728	9.07	745	9.34	764	9.63	783	9.92	813	10.47	84[illegible]	11.09	882	11.74	917	12.43	949	13.08	974	13.60	1002	14.18	1031	14.77		
704	14500	3536	779	11.19	795	11.48	813	11.79	830	12.09	850	12.47	880	13.11	913	13.79	945	14.50										
752	15500	3780	831	13.63	846	13.93	862	14.25	878	14.59	894	14.89																

COIL FACE VEL	CFM STD AIR	OUT-LET VEL	TOTAL STATIC PRESSURE 3½" RPM	3½" BHP	3¾" RPM	3¾" BHP	4" RPM	4" BHP	4¼" RPM	4¼" BHP	4½" RPM	4½" BHP	4¾" RPM	4¾" BHP	5" RPM	5" BHP	5¼" RPM	5¼" BHP	5½" RPM	5½" BHP	5¾" RPM	5¾" BHP	6" RPM	6" BHP	6¼ RPM	6¼ BHP	6½ RPM	6½ BHP
364	7500	1829	1018	6.58	1049	6.97	1084	7.41	1121	7.87	1158	8.35	1195	8.85	1233	9.36	1270	9.89	1307	10.44	1343	10.99						
413	8500	2073	1028	7.73	1057	8.16	1089	8.63	1122	9.11	1154	9.59	1180	10.01	1211	10.50	1243	11.01	1275	11.54	1308	12.09	1341	12.65				
461	9500	2317	1038	9.07	1070	9.54	1103	10.04	1134	10.55	1160	11.02	118[illegible]	11.53	1218	12.05	1247	12.58	1276	13.12	1304	13.66	1326	14.11	1354	14.67		
510	10500	2560	1048	10.51	1081	11.07	1113	11.63	1144	12.19	1173	12.69	120[illegible]	13.25	1232	13.81	1260	14.37	1282	14.88								
558	11500	2804	1063	12.12	1097	12.72	1129	13.33	1154	13.94	1184	14.55																
607	12500	3048	1073	13.93	1106	14.56																						
655	13500	3292																										
704	14500	3536																										
752	15500	3780																										

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SHEAR PANEL SCHEDULE

No.	Material	Thick.	Edges	Nail Size	Nail Spac'g	Allow. Shear
1	Gypbd.	1/2"	Unblocked	5d	7"	100
2	"	"	"	5d	4"	125
3	"	"	Blocked	5d	7"	125
4	"	"	"	5d	4"	150
5	"	5/8"	"	6d	4"	175
6	Stucco	7/8"	Unblocked	*	6"	180
7	Plywood	5/16"	Blocked	6d	6"	180
8	"	3/8"	"	8d	6"	264
9	"	"	"	8d	4"	384
10	"	"	"	8d	2½"	564
11	"	"	"	8d	2"	636
12	"	1/2"	"	10d	6"	310
13	"	"	"	10d	4"	460
14	"	"	"	10d	2½"	621
15	"	"	"	10d	2"	693

NOTES:
1. Anchor Bolt Spacing = (650 x 1.33)/(Actual Wall Shear) = Spacing in ft. for 1/2" dia. A. B.
2. Bottom plate pins = (160 x 1.00 x 12)/(Actual Wall Shear)=Spac'g in inch. for 3/16" dia shot pins--Hilti or Ramset only
3. Bottom plate nail'g=(107 x 1.33 x 12)/(Actual Wall Shear)=Spac'g in inch. for 16d common nails
4. Gypbd. Shear Panels shall be nailed with cooler nails as noted at all framing members including top and bottom plates.
5. Plywood Shear Panels shall be minimum Grade CD with Exterior Glue, and shall be nailed with common nails at all edges as noted and 12" o.c. at intermediate framing members.

* Stucco lath shall be fastened with No. 16 ga staples with 7/8" long legs or No. 11 ga nail 1½" long with 7/16" dia. head.

P/C 55298

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14172 BOWEN STREET GARDEN GROVE CALIFORNIA 92643, PH. (714) 636-7705

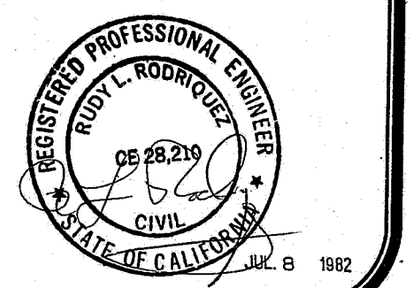
STRUCTUAL CALCULATIONS FOR THE FOLLOWING PROJECT:

DESCRIPTION:
20 UNIT CONDOMINIUM
PROJECT -- TWO STORY O/ GARAGE

LOCATION:
810 BAKER ST
COSTA MESA

OWNER:
THE KNOWLETON CORP
720 BENNETT AVE
LONG BEACH, CA

JOB NO.: 8183
DATE: 19 OCT 81



JUL. 8 1982

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LOADS

ROOF	
ROOF'G	3.5
PLYWD SHTG	1.5
RAFTERS	1.1
MISC	0.4
DL	6.5
LL	12.0 PSF

CEILING	
JOISTS	1.7
INSULATION	1.3
GYPBD CLG	2.2
MISC	1.3
DL	6.5
LL	10.0 PSF

ROOF -- CATHEDRAL CEILING	
ROOF'G	3.5
PLYWD SHTG	1.5
RAFTER/JOIST	1.7
INSULATION	1.3
GYPBD CLG	2.2
MISC	1.3
DL	11.5
LL	12.0 PSF

"FLAT" ROOF	
BLT-UP ROOF'G	5.6
PLYWD SHTG	1.5
RAFTERS	1.7
INSULATION	1.3
GYPBD CLG	2.2
MISC	1.2
DL	13.5
LL	20.0 PSF

FLOOR -- INTERIOR	
COVER'G	1.5
3/4" GYP-CRETE	6.2
PLYWD SHTG	1.8
JOISTS	2.8
GYPBD CLG	2.2
MISC	2.5
DL	17.0
LL	40.0 PSF

EXTERIOR DECK	
DEX-O-TEX	2.5
3/4" GYP-CRETE	6.2
PLYWD SHTG	1.8
JOISTS	2.2
PLYWD SOFFIT	1.8
MISC	2.5
DL	17.0
LL	60.0 PSF

NOTE:
ROOF FRAMING HAS BEEN DESIGNED TO SUPPORT SOLAR COLLECTOR PANELS WEIGHING UP TO 2 POUNDS PER SQ. FT

VERTICAL ANALYSIS

RAFTER @ ATTIC

$L_{MAX} = 9.0'$

$w = (1.414 \times 8.5 + 12)\ 2' = 24 + 24 = 48\ ^{\#}/_{FT}$

$M = \frac{wL^2}{8} = 486\ FT\text{-}\#$

$S_R = \frac{M\ 12}{1450(1.25)} = 3.22\ in^3 < 7.56$

$I_{240} = (.2050)\ 48 = 9.84\ in^4 < 20.80$

RR-1
2X6 @ 24" o.c.
Doug Fir #2

RAFTER @ CATHEDRAL CLG

$L_{MAX} = 13'$

$w = (1.414 \times 13.5 + 12)\ 1.33 = 25 + 16 = 41\ ^{\#}/_{FT}$

$M = 866\ FT\text{-}\#$

$S_R = \frac{M\ 12}{1450(1.25)} = 5.73\ in^3 < 7.56$

$I_{240} = (.6179)\ 16 = 9.89\ in^4$

$I_{180} = (.5)(.9269)\ 41 = 19.00\ in^4 < 20.80$

RR-2
2X6 @ 16" o.c.
D.F. #2

RAFTERS @ "FLAT" ROOF

$L_{MAX} = 13.25'$

$w = (15.5 + 22)\ 1.33 = 21 + 27 = 48\ ^{\#}/_{FT}$

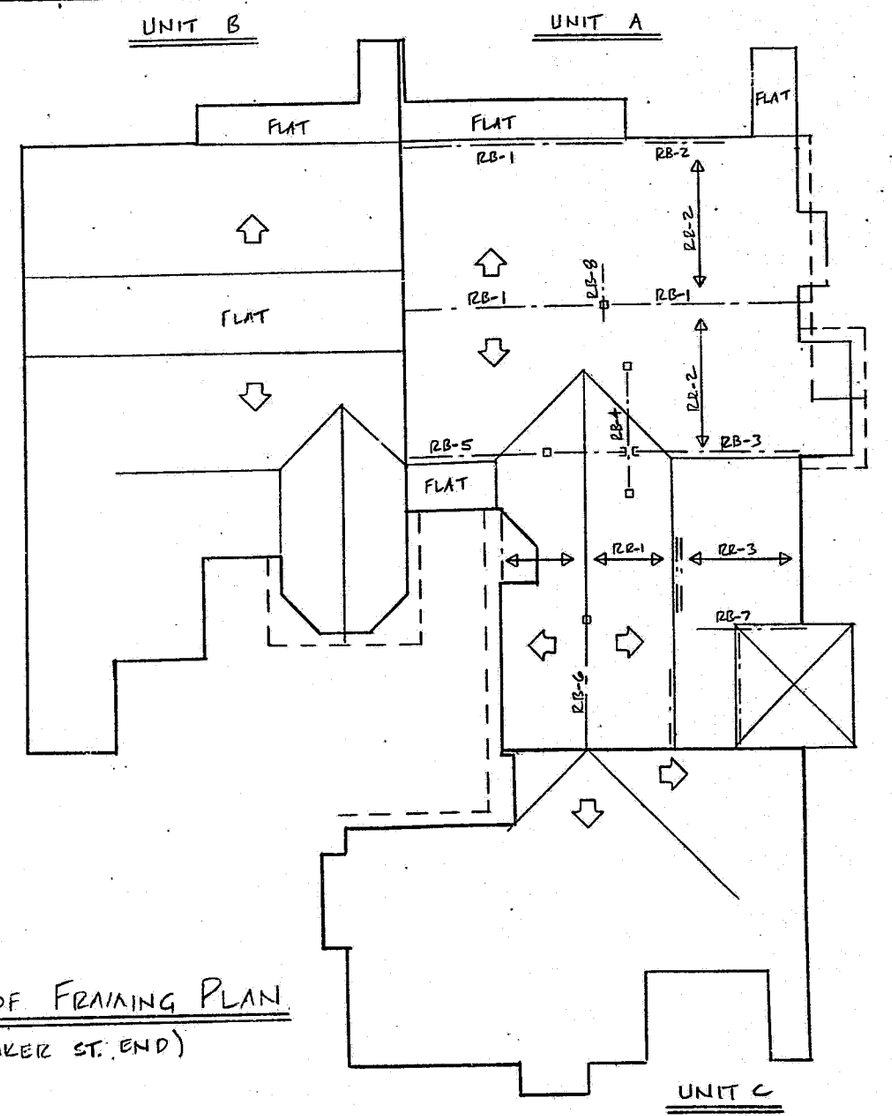
$M = 1053\ FT\text{-}\#$

$S_R = 697 < 7.56$

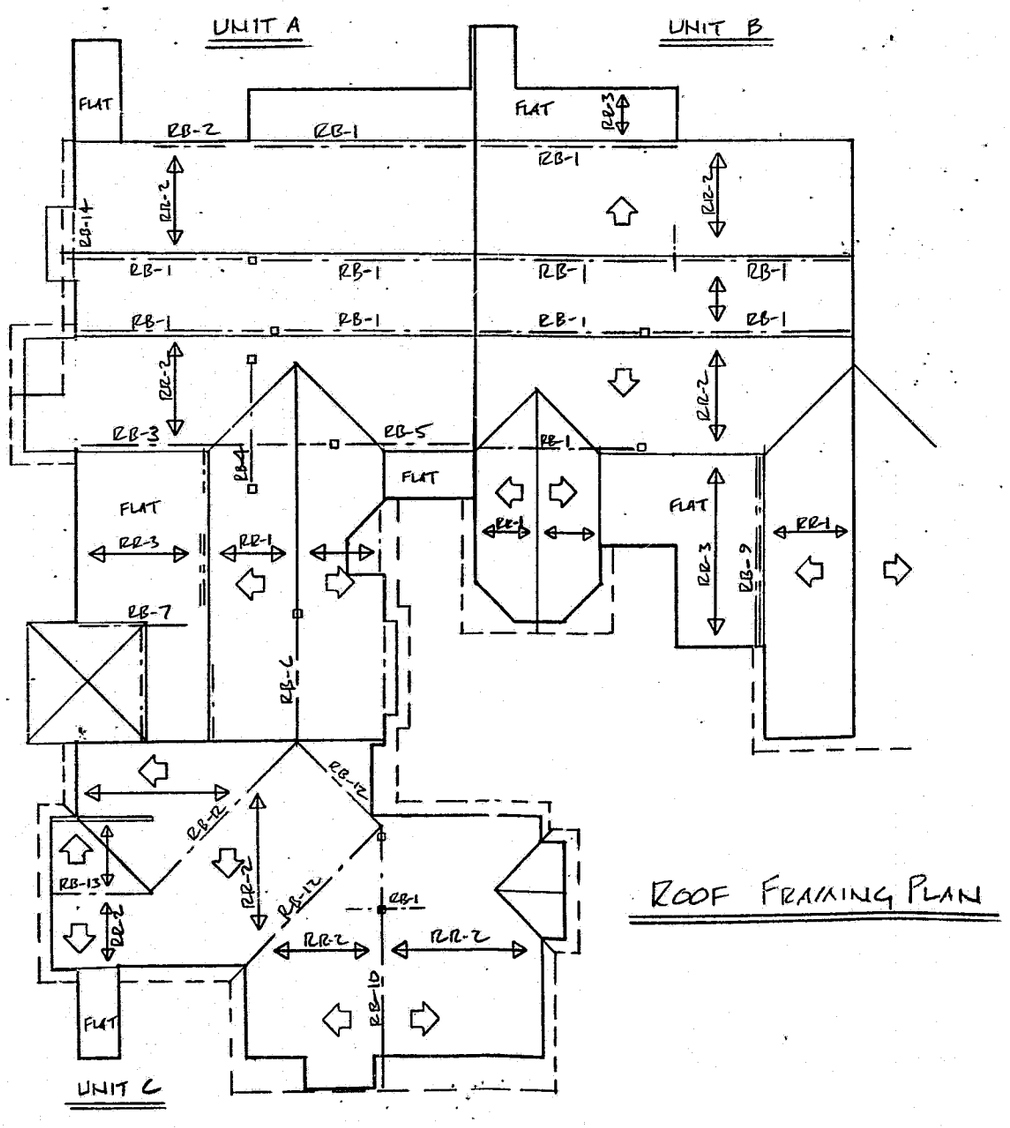
$I_{240} = (0.655)\ 27 = 17.69$

$I_{180} = (.5)(.982)\ 48\left(\frac{1.6}{1.7}\right) = 22.18 < 47.63$

RR-3
2X8 @ 16" o.c.
D.F. #2



ROOF FRAMING PLAN
(BAKER ST. END)



ROOF FRAMING PLAN

CEILG JOISTS

$L_{MAX} = 11.0'$

$w = (6.5 + 10)\ 1.33 = 9 + 13 = 22\ ^{\#}/_{FT}$

$M = 333\ FT\text{-}\#$

$S_R = \frac{M\ 12}{1450} = 2.75\ in^3 < 7.56$

$I_{240} = (.3743)\ 22 = 8.23\ in^4 < 20.80$

CI-1
2X6 @ 16" o.c.
D.F. #2

ROOF BMS @ UNIT A -- BAKER ST. END

ROOF BM @ MTR BEDRM

$L = 17'$

$w = (16.3 + 12)\ 4.5' + (13.5 + 20)\ 3.5' + 15$

$= 136 + 124 = 260\ ^{\#}/_{FT}$

$M = 9393\ FT\text{-}\#$

$S_R = \frac{M\ 12}{1300} = 86.70\ in^3 < 121.23$

$I_{240} = (1.382)\ 260 = 359.32\ in^4 < 697.07$

$R = 2210\ ^{\#}$

$A_{BRG} = R/385 = 5.74\ in^2$

RB-1
6X12 D.F. #1 w/
4X6 POSTS

DOOR HDR @ LIV. RM.

$L = 6.25'$

$w = (16.3 + 12)\ 6' + 15 = 113 + 72 = 185\ ^{\#}/_{FT}$

$M = 903\ FT\text{-}\#$

$S_R = \frac{M\ 12}{1500(1.25)} = 5.78\ in^3 < 17.65$

$I_{240} = (.0772)\ 185 = 14.28\ in^4 < 48.53$

$R = 578\ ^{\#}$

$A_{BRG} = 1.5\ in^2$

RB-2
4X6 D.F. #1

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ROOF B/M @ LIV RM

L = 16.0'
w = (16.3+12)12' + 15 = 211+144 = 355 #/FT
M = = 11,360. FT-#
S_R = $\frac{M\,12}{1300(.75)}$ = 83.89 in³ < 121.23
I_{240} = (1.152)355 = 408.96 in⁴ < 697.07
R = = 2840 #
A_{BRG} = = 7.38 in²

RB-1 OK

ROOF B/M BETW/ L.R. & KIT.

L = 14'
w = (16.3+12)(6+.67)+15 = 124+80 = 204 #/FT
P = (13.5+20)6'(2.25') + (9.2+12)6'(2.25')
= 306 + 432 = 738 #
$M_{x=7.52}$ = = 5760 FT-#
S_R = = 42.54 in³ < 51.56
I_{240} = (.7718)(204+53)(16/17) = 186.68 in⁴ < 193.36

RB-3
6x8 FLUSH B/M
D.F. DENSE #1

SUPPORT B/M @ RB-3

w = (6.5)3' + (6.0)3' + 15 = 53 #/FT (w=wall, DL)
P = (9.2+12)6'(3') + (1130 + 931)
= 1296 + 1147 = 2443 # (RB-3)
M_{MAX} = = 7128 FT-#
S_R = $\frac{M\,12}{1550(1.25)}$ = 44.15 < 51.56
I_{240} = (.3256)(53+342) = 128.61 < 193.36

RB-4
6x8 FLUSH B/M
D.F. DENSE #1 OR
4x10 D.F. #1 W/
MIN 4x4 POSTS

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ROOF B/M @ DEN

L = 11.25'
w = (9.2+12)6' + (13.5+20)2.5' + 10
= 99 + 122 = 221 #/FT
M = = 3476 FT-#
S_R = $\frac{M\,12}{1500(1.25)}$ = 22.38 in³ < 30.66
I_{240} = (.4210)221 = 88.62 in⁴ < 111.15
R = = 1243 #

RB-5
4x8 D.F. #1

ROOF B/M @ BEDRM

L = 11'
w = (16.3+12)6 + 12 = 110 + 72 = 182 #/FT
M = = 2753 FT-#
S_R = $\frac{M\,12}{1300(1.25)}$ = 18.23 in³ < 51.56
I_{240} = (.3743)182 = 68.12 in⁴ < 193.36
R = = 1001 #

RB-6
6x8 D.F. #1

ROOF B/M @ TOWER

w = (25 PSF + 12)3' = 75 + 36 = 111 #/FT
P = (75+36)4.5' + (13.5+20)1.75'(4.5')
= 444 + 320 = 764 #
M_{MAX} = = 2286 FT-#
S_R = $\frac{M\,12}{1500(1.25)}$ = 14.63 in³ < 30.66
I_{240} = (.3743)(68 + 131) = 76.36 in⁴ < 111.15
(w, P)

RB-7
4x8 D.F. #1

DOOR HDR AT M/BR BEDRM

P = (211+144)15.5' = 3271+2237 = 5508 #
M = = 7010 FT-#
S_R = $\frac{M\,12}{1500(.625)}$ = 44.86 in³
I_{240} = (.0470)(1602) = 75.31 in⁴
A_{BRG} = = 9.10

RB-8
4x12 D.F. #1 W/
DBL 2-2x4 TRIMRS

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ROOF B/MS @ UNIT B

ROOF B/M BETW/ DINING RM & KIT.

w_1 = (16.3+12)4' = 65 + 48 = 113 #/FT
w_2 = (65+48) + (13.5+20)4.75' = 129 + 143 = 272 #/FT
P = [(16.3+12)5' + (6.5 PSF)5']2'
= 228 + 120 = 348 #
$M_{x=3.01}$ = = 4586 FT-#
S_R = $\frac{M\,12}{1300(1.25)}$ = 33.86 in³ < 121.23
I_{240} = (.7718)(164 + 40) = 157.45 in⁴ < 697.07
(w_1, w_2, P)

RB-1 OK

BLT-UP B/M @ BEDRM #2

L = 11.5'
w = (16.3+12)3.5 + (13.5+20).67 + 15 + (6.5)3.5 (CLG)
= 104 + 55 = 159 #/FT
M = = 2628 FT-#
S_R = $\frac{M\,12}{1450(1.25)}$ = 17.40 in³ < 2(13.14)
I_{240} = (.4277)159 = 68.00 in⁴ < 2(47.63)

RB-9
3-2x8 BLT-UP B/M
NAILED TOGETHER
W/ 16d @ 16" O.C.
STAGGER T & B

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ROOF B/MS @ UNIT C

RIDGE B/M @ LIV RM

L = 11.5'
w = (16.3+12)11.5 + 15 = 202+138 = 340 #/FT
M = = 5621 FT-#
S_R = = 41.51 in³ < 82.73
I_{240} = (.4277)340 = 145.42 in⁴ < 332.36
R = = 1955 #
A_{BRG} = = 5.08 in²

RB-10
6x10 D.F. #1 W/
6x6 POSTS

SUPPORT B/M @ RB-10

P = (202+138)9' = 1818+1242 = 3060 #
M = = 4973 FT-#
S_R = = 36.72

RB-11
6x8 D.F. #1

HIP B/M @ LOFT

w_{MAX} = 2(.0707)(16.3+12)5.25 + 15
= 132 (sin 45°) + .89 = 225 #/FT
W = (1/2)225(13.5') = 1519 #
M = (.1283)WL = 2631 FT-#
S_R = = 19.43 in³ < 51.56
I_{240} = (.6920)113 = 78.20 in⁴ < 193.36

RB-12
6x8 D.F. #1

RIDGE B/M @ BEDRM

L = 9'
w = (16.3+12)6 + 15 = 113 + 72 = 185 #/FT
M = = 1873 FT-#
S_R = = 13.83 in³
I_{240} = (.2050)185 = 37.93 in⁴
R = 509 + 324 = 833 #

RB-13
6x8 D.F. #1

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ROOF B/A @ UNIT A -- NORTH END OF BLDG

HDR @ BLDG PROJECTION -- LIV. RM.

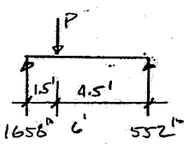
P = RB-1 = 2210#

M = = 2488 FT-#

S_R = $\frac{M\ 12}{1500(1.25)}$ = 15.92 in³

I_{240} = (.0608) 589 = 35.81 in⁴ < 48.53

A_{BRG} = = 4.31 in²



RB-14
4x10 D.F. #2
w/ 2-2x4 POSTS

HDR @ BLDG PROJECTION -- BEDRM

L = 7'

w = (16.3 + 12) 3.5 + 15 = 72 + 42 = 114 #/FT

M = = 698 FT-#

S_R = $\frac{M\ 12}{1500(1.25)}$ = 4.47 in³ < 30.66

I_{240} = (.0965) 114 = 11.00 in⁴

R = = 399#/FT

RB-15
4x8 D.F. #2
FLUSH B/M

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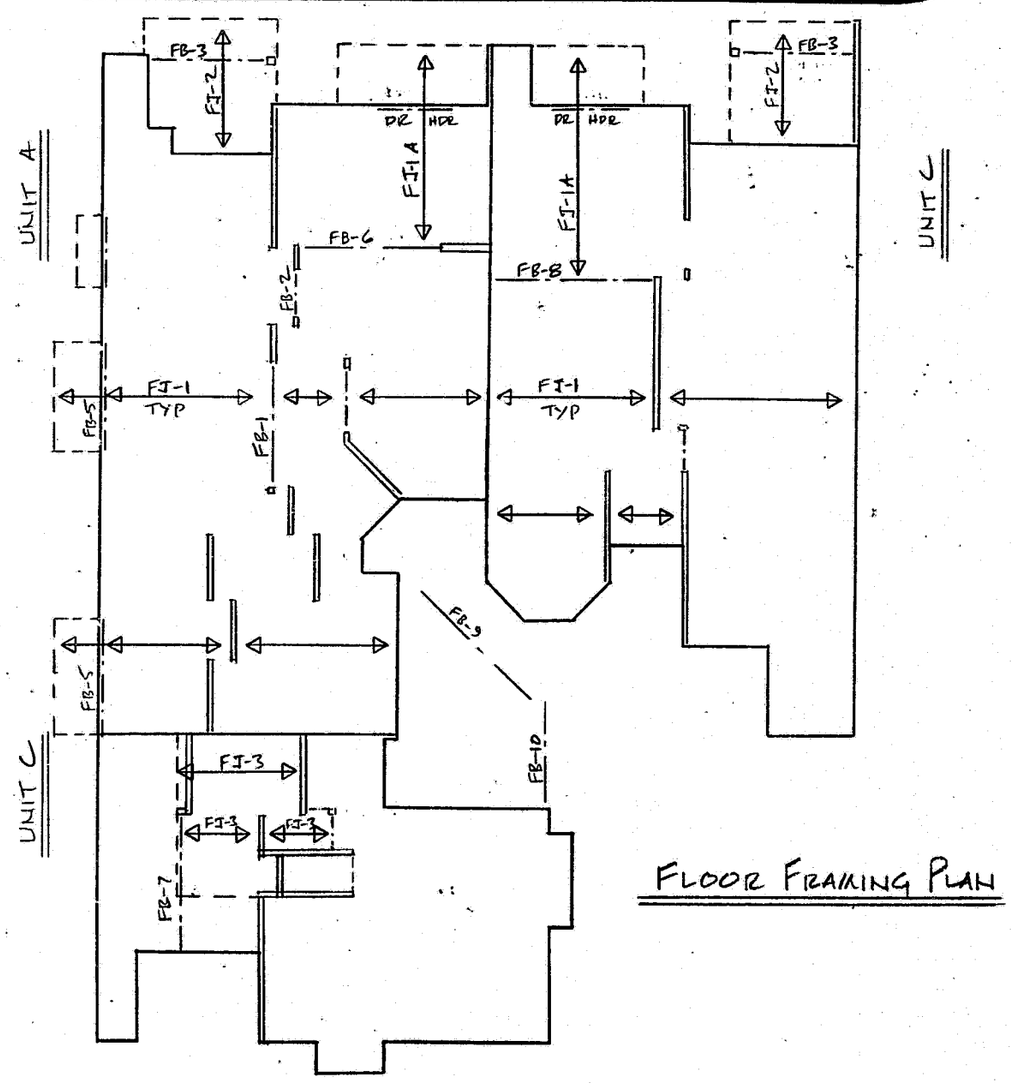

FLOOR FRAMING PLAN

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FLOOR FRAMING @ UNIT A

FLR JOIST o/ MTR BEDRM

L = 17.0'

w = (17+40) 1.33 = 23 + 53 = 76 #/FT

M = = 2746 FT-#

S_R = $\frac{M\ 12}{1750}$ = 18.83 in³ < 21.39

I_{240} = (1.382) 76 (1.6/1.8) = 93.36 in⁴

I_{360} = (2.073) 53 (1.6/1.8) = 97.66 in⁴ < 98.93

FJ-1 TYP
2x10 @ 16" o.c.
D.F. #1

FLR JOIST @ DECK

L = 11.0'

w = (17+60) 1.33 = 23 + 80 = 103 #/FT

M = =

R_{1MAX} = 736# R_2 = 294#

R_1 = 444 R_{2MAX} = 346

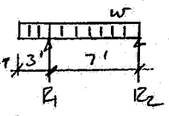
R_1 = 456 R_{2MIN} = 14

R_{1DL} = 164 R_{2DL} = 66

$-M_{MAX}$ = = 464 FT-#

$+M_{MAX}$ = = 630 FT-#

S_R = $\frac{M\ 12}{1450}$ = 5.22 << 13.14



FJ-2 TYP @ DECK
2x10 @ 16" o.c. D.F. #2
RIP TOP TO DRAIN:
5¼" TO 7¼"

FLR B/M @ FAU

L = 10.5'

w = (17+40) 10' + 10 = 180 + 400 = 580 #/FT

M = = 7893 FT-#

S_R = $\frac{M\ 12}{1300}$ = 73.79 in³ < 82.73

I_{360} = (.9884) 400 = 195.36 in⁴ < 392.96

R = 945 + 2100 = 3045#

A_{BRG} = = 7.91 in²

FB-1
6x10 D.F. #1 w/
4x6 POSTS

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CANTILEVER FLR JOIST @ DECK -- UNIT A

w_1 = (17 + 40) 1.33 = 23 + 53 = 76 #/FT

w_2 = (17 + 60) 1.33 = 23 + 80 = 103 #/FT

R_{1MAX} = 1093# R_2 = 372#

R_1 = 613 R_{2MAX} = 452

R_1 = 762 R_{2MIN} = 41

R_{1DL} = 282 R_{2DL} = 121

$-M_{MAX}$ = = 1288 FT-#

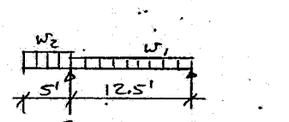
$+M_{x=5.95}$ = = 1344 FT-#

$-S_R$ = $\frac{M\ 12}{1450}$ = 10.66 in³ < 13.14

$+S_R$ = = 11.12 in³ << 21.39

$-I_{360}$ = (.4219) 80 = 33.75 in⁴ < 47.63

$+I_{360}$ = (.8240) 53 = 43.67 in⁴ << 98.93



AT UNIT B:

R_{1MAX} = 1144# R_2 = 447#

R_1 = 673 R_{2MAX} = 518

R_1 = 769 R_{2MIN} = 72

R_{1DL} = 298 R_{2DL} = 143

$+M_{x=6.82}$ = = 1766 FT-#

S_R = = 14.61 in³ < 21.39

FJ-1A
2x10 @ 16" o.c. D.F. #2
NOTCH 1" AT DECK &
RIP TOP TO DRAIN.
MIN. HT: 7¼"

DOOR HDR @ BEDRM/DECK - UNIT A

L = 6.25'

w = (212 + 608) + 20 = 232 + 608 = 840 #/FT

M = = 4101 FT-#

S_R = $\frac{M\ 12}{1500}$ = 32.81 in³

R = = 2625#

A_{BRG} = = 6.82 in²

DR HDR
4x10 D.F. #1 w/
2-2x4 TRIMMERS

DOOR HDR @ MASTER BEDRM

L = 5.5'
w = (17 + 40) 15.5 + 20 = 284 + 620 = 904 #/FT
M = = 3419 FT-#
S_R = $\frac{M\,12}{1500}$ = 27.35 in³
I_{360} = (.0702) 620 = 43.52 in⁴
R = = 2486 #
A_{BRG} = = 6.46 in²

FB-2
4X10 D.F.#1 w/ DBL 2X4 TRIMRS

FLR BM @ LARGE DECK

L = 11'
w = (17 + 60) 5.5' + 15 = 109 + 330 = 439 #/FT
M = = 6040 FT-#
S_R = $\frac{M\,12}{1500}$ = 53.12 in³ 6X: 61.29
I_{360} = (.3743) 330 = 123.52 in⁴
R = = 2415.#
A_{BRG} = = 6.27 in²

FB-3
4X12 OR 6X10
D.F.#1 w/ MIN 4X4 POST

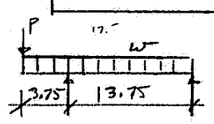
FLR BM @ SMALL DECK

L = 12.5'
w = (17 + 60) 2.5' + 15 = 58 + 150 = 208 #/FT
M = = 4063 FT-#
S_R = = 32.50 in³ 6X: 37.50 OMIT
I_{360} = (.8240) 150 = 123.60 in⁴
R = = 1300 #

FB-4
4X10 OR 6X8
D.F.#1 w/ MIN 4X4 POST

CANTILEVER FLR JOIST @ END UNITS

w = 23 + 53 = 76 #/FT
P = (10 PSF) 14' = 140 #
$R_{1\,MAX}$ = 1025 # R_2 = 445
K_1 = 799 R_{2MAX} = 472
R_1 = 660 R_{2MIN} = 81
$R_{1\,LL}$ = 424 R_{2LL} = 109
M = = 1059 FT-# < 2746 FT-#



FJ-1 OK

SUPPORT BM @ CANT. FL.

L = 9'
w = (434 + 591) + 10 = 444 + 591 = 1035 #/FT
M = = 10,479 FT-#
S_R = $\frac{M\,12}{1500}$ = 83.84 in³
I_{240} = (.2050) 1035 = 212.18 in⁴
R = 1998 + 2660 = 4658 #
A_{BRG} = = 12.10 in²

FB-5
4X14 D.F.#1 w/ 4X6 POSTS FLAT IN WALL
OR 6X12 D.F.#1 w/ 4X6 POSTS

FLR BM @ MTR BEDRM

L = 11.67'
w = (91 + 248) + 15 = 106 + 248 = 354 #/FT
M = = 6026 FT-#
S_R = $\frac{M\,12}{1500}$ = 48.21 in³ < 49.91
I_{360} = (.7290) 248 = 180.79 in⁴ < 230.84
R = = 2065

FB-6
4X10 D.F.#1 w/ 4X4 POSTS

FLOOR FRAMING @ UNIT C

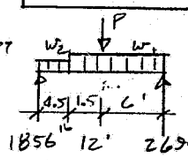
FLOOR JOISTS

L = 3.5'
w = (17 + 40) 1.33 = 23 + 53 = 76 #/FT
M = = 857 FT-#
S_R = $\frac{M\,12}{1450}$ = 7.10 in³ < 13.14
I_{360} = (.3617) 53 = 19.17 in⁴ < 47.63

FJ-3
2X8 @ 16" O.C.
D.F. #2

FLR BM @ BEDRM

w_1 = (17 + 40) 3.5' + (20) 7' = 200 + 140 = 340 #/FT
w_2 = (6.5 PSF)(3.5' + 3') = 42 #/FT
P = (591 + 387) + (509 + 324) = 1100 + 711 = 1811 #
RB-12 RB-13
M_{MAX} = = 10,094 FT-#
S_R = $\frac{M\,12}{1300}$ = 92.71 in³
I_{240} = (.4860)(340 + 241) = 282.53 in⁴



FB-7
6X12 D.F.#1, 4X6 POSTS

FLOOR FRAMING @ UNIT B

DOOR HDR @ LIV RM/DECK

L = 8.25'
w = (224 + 635) + 20 = 244 + 635 = 879 #/FT
FJ-1A
M = = 7478 FT-#
S_R = = 59.82 in³
R = = 3626 #
A_{BRG} = = 9.42 in²

DR HDR
4X12 D.F.#1 w/ 2-2X4 TRIMMERS

FLR BM @ LIV RM

L = 14'
w = (107 + 281) + 15 = 122 + 281 = 403 #/FT
FJ-1A
M = = 9874 FT-#
S_R = $\frac{M\,12}{1600}$ = 74.05 in³ < 82.73
I_{360} = (1.158) 281 = 325.40 in⁴ < 392.96
R = = 2821 #
A_{BRG} = = 7.33 in²

FB-8
6X10 D.F. SEL STRUC w/ 4X6 POSTS

FLOOR FRAMING @ ENTRY DECKS

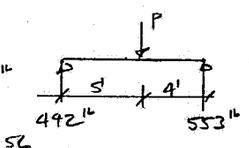
FLR BM

L_{MAX} = 12.0'
w = (17 + 100) 2 + 25 = 53 + 200 = 253 #/FT
M = = 4662 FT-#
S_R = $\frac{M\,12}{1300}$ = 43.03 in³ < 51.56
I_{360} = (.7290) 200 = 145.80 in⁴ < 193.36
R = = 1554 #
A_{BRG} = = 4.04 in²

FB-9
6X10 D.F.#1 w/ MIN 4X6 POSTS

FLR BM SUPPORTING STAIR LANDING

L = 9'
P = (17 + 100) 4' (4.5') = 145 + 850 = 995 #
M = = 2212 FT-#
S_R = $\frac{M\,12}{1300}$ = 20.42 << 51.52
I_{360} = (.3075) (151) = 46.43



FB-10
6X10 D.F.#1

CONCRETE CONSTRUCTION ANALYSIS

CONC. SLAB & GIRDERS

SEE DESIGN CALCULATIONS BY KEN BONDY, S.E.
(21822 SHERMAN WAY, STE. 202, CANOGA PARK, CA 91304)
FOR COMPLETE ANALYSIS

SEE NEXT TWO PAGES FOR ORIENTATION PLANS

CONC BEAMS

			LL/12
w_{MAX} ⇒	ROOF:	17	
	WALLS:	22	0
	FLOOR:	17	40
	WALLS:	20	0
	CONC DECK:	150	40
	4" TOPP'G:	50	0
		276 PSF DL	+ 92 PSF LL

$w_u = 1.4(.276) + 1.7(.053)$

$= .386 + .090 = .476$ KSF

$P_u = (w_u \times 25' \times 27.33') = 325.2^K$

$\frac{kl_u}{r} = \frac{1.0(7.5')12''/ft}{(.25)14''} = 26 > 22$

$\frac{M_{u\,min}}{P_u} = (.10)h = 1.4$ in

$e_{min} = 0.6 + (.03)h = 1.02$ in

$\frac{1.10 k l_u}{h}\sqrt{\frac{465}{154}} = 12.3$

$\therefore \delta/_{Cm}$ = TABLE 2-2 CRSI BOOK = 1.46

$C_m = 1$

$\therefore \delta = 1.39$

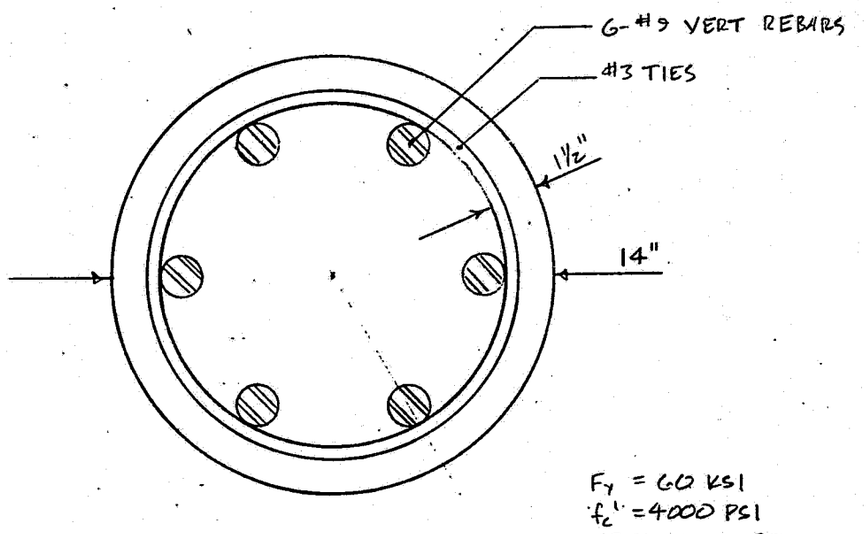
$e_c = (1.46)1.4'' = 2.04$ in SAY 2"

$P_c = 381^K > 325.2^K$

$A = 25'(27.33') = 683^\#$
$R_E = 42.6\%$
$LL = 53$ PSF
$\beta_d = \frac{276}{329} = .84$

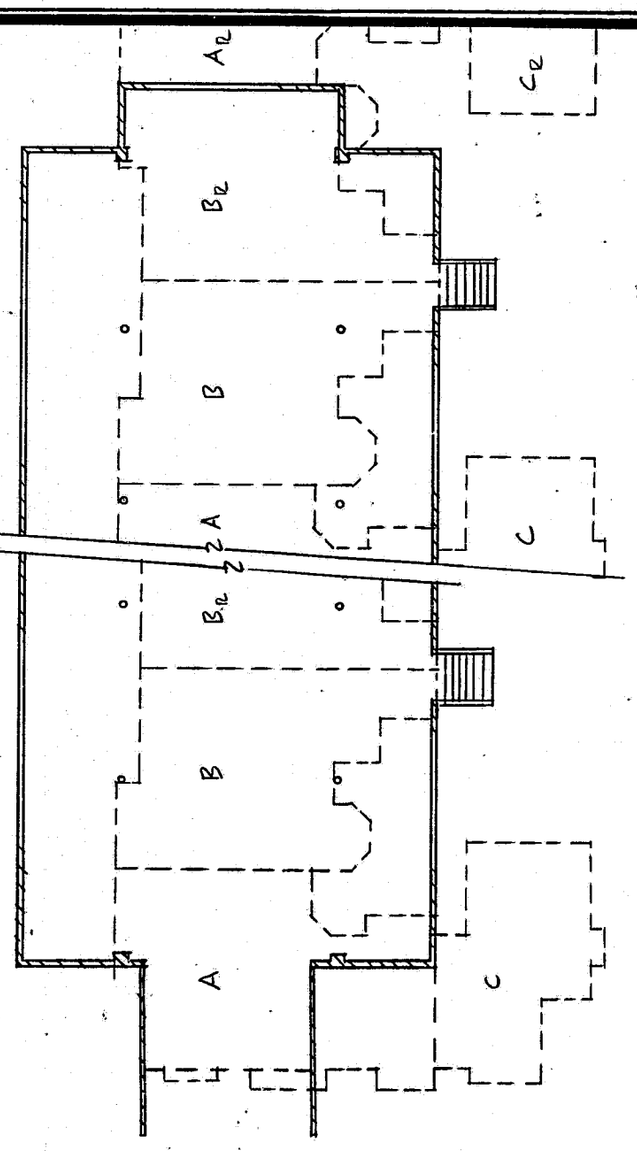
TRY 14" ϕ $A_g = 154$
$f_c = 4000$ PSI

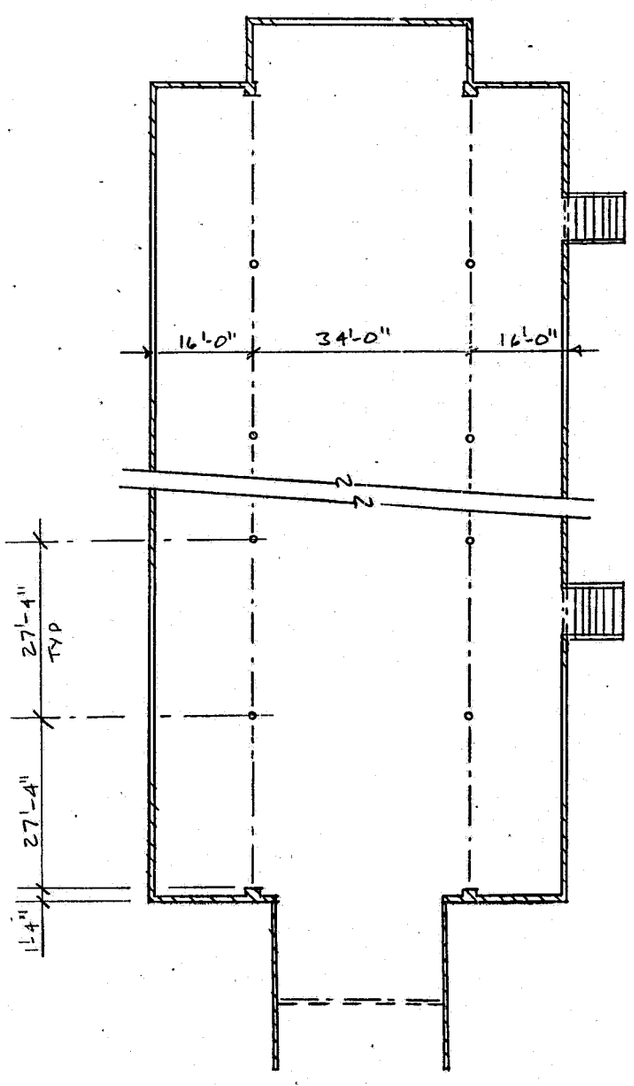
CONC COLUMNS
14" DIA W/ 6-#9
$f_c' = 4000$ PSI &
$F_Y = 60$ KSI REBARS
#3 TIES @ 7" o.c @
TOP & BTM 24" OF
COL & 14" o.c. ELSE-
WHERE



$F_y = 60$ KSI
$f_c' = 4000$ PSI
SPECIAL INSPECTION REQ'D

DETAIL CONC COLUMN





CONCRETE SLAB LAYOUT OVER GARAGE

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MASONRY COLUMNS

$w = [(.276)_{P.15} + (.077)]\,25' = 6.90 + 1.93 = 8.83\ ^k/FT$

$P = w[(28.0/2)+.67] = 129.54^k$

TRY 16" X 24" w/ 10-#6

$P_g = \frac{4.40\ in^2}{(15.625)(23.625)} = .0119$

$P_{ALLOW} = 369\ in^2\left[\left(\frac{.18}{210}\right)1500 + (.65)\,P_g\,(16{,}000)\right]\left[1-\left(\frac{56'}{40(16)}\right)^3\right]$

$= 81 \quad .997$

$= 144.9^k > 129.54^k$

$P_E = 16\%$
$LL = 77$

MASONRY COLUMN
16"X24" w/10-#6 VERT. & #2 TIES @ 8" o.c. FOR FULL HT. SPECIAL INSPECTION IS REQ'D

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**************************
*                        *
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*                        *
* C.E. 28,210            *
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L1

Lateral Analysis (WOOD CONSTRUCTION)

WEIGHT AT EACH LEVEL

ROOF DIAPH:	(16.3 + 8 PSF)	2934 FT2	=	71.30 KIPS
2ND DIAPH:	(17.9 + 15 PSF)	3481 FT2	=	111.39 KIPS
TOTAL BLDG. WEIGHT				182.69 KIPS

BASE SHEAR

V = (.186) 182.69 K = 33.98 KIPS

LOADS AT EACH LEVEL

$\text{ROOF DIAPH} = \frac{33.98\ K\ (\ 71.3\ K)\ 17\ FT}{(\ 71.3\ )\ 17\ FT + (\ 111.39\ )\ 8\ FT} = 19.58\ KIPS$

$\text{2ND DIAPH} = \frac{33.98\ K\ (\ 111.39\ K)\ 8\ FT}{(\ 71.3\ )\ 17\ FT + (\ 111.39\ )\ 8\ FT} = 14.4\ KIPS$

COEFFICIENTS AT EACH LEVEL

ROOF DIAPH	(19.58 K) / (71.30 K)	=	0.275
2ND DIAPH:	(14.40 K) / (111.39 K)	=	0.129

DISTRIBUTED UNIT LOADS

ROOF DIAPH	(0.275)	24.3 PSF	=	6.69 PSF
2ND DIAPH:	(0.129)	32.0 PSF	=	4.13 PSF

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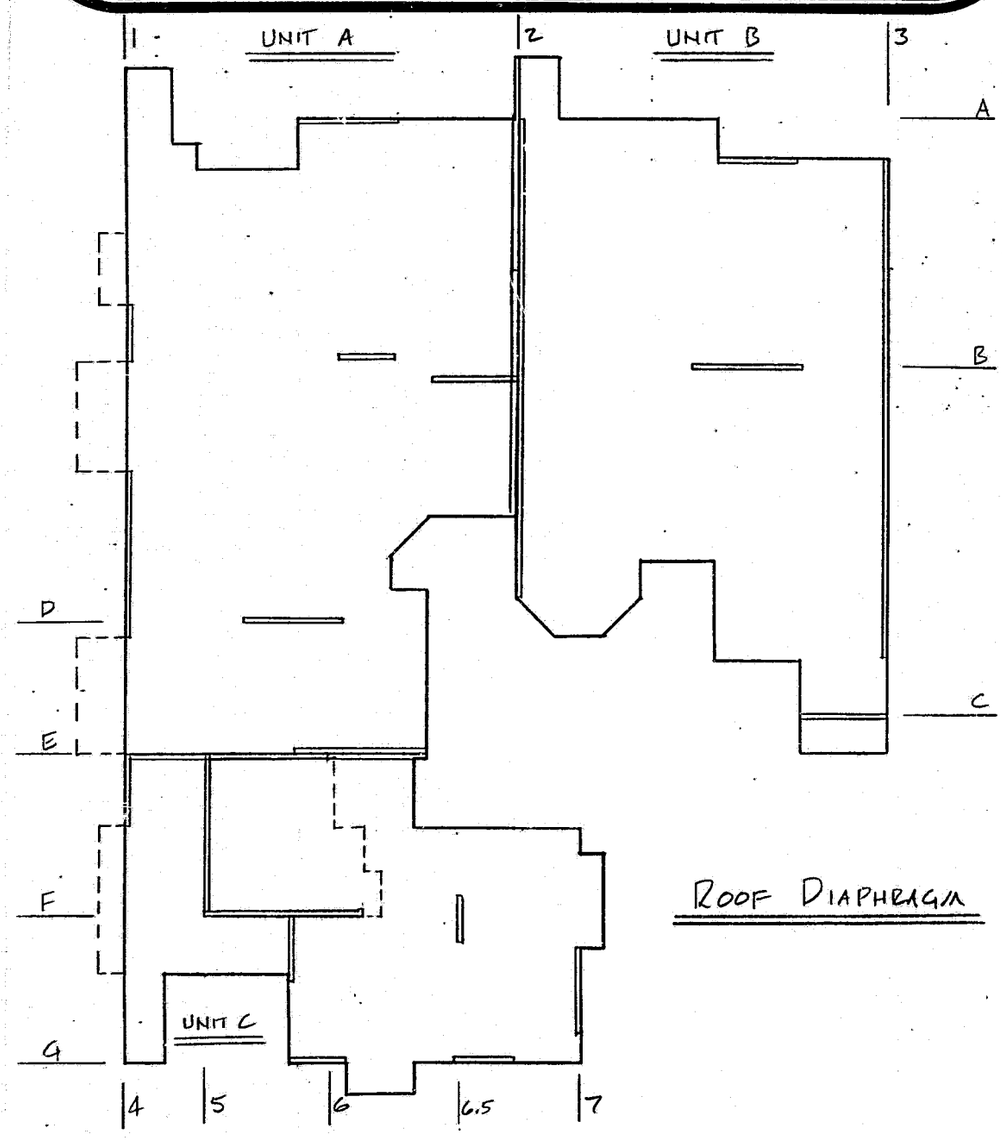
L2



ROOF DIAPHRAGM

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L3

ROOF DIAPHRAGM

LINE 1 @ UNIT A

$w_{SELS} = (6.68\ PSF)\,49 = 327\ ^{lb}/_{FT}$
$w_{WIND} = (15\ PSF)(4+12) = 240\ ^{lb}/_{FT}$
$V = (327)\,15.5' = 5069^{lb}$
$v_{WALL} = V/41' = 124\ ^{lb}/_{FT}$

AT END UNITS:
$v_{WALL} = V/(5.5'+15') = 247\ ^{lb}/_{FT}$

LINE 1
S.W. 2, SILL NAILS: 16d @ 12" o.c.

AT END UNITS:
S.W. 8, SN: 16d @ 6" o.c.

LINE 2A

$w_{SELS} = (6.68\ PSF)\,42 = 281\ ^{lb}/_{FT}$
$V = (281)\,15.5'_{AVG} = 4349^{lb}$
$v_{WALL} = V/31 = 140\ ^{lb}/_{FT}$

LINE 2A
S.W. 4, SN: 16d @ 12" o.c.

LINE 2B

$w_{SELS} = (6.68\ PSF)\,38.5 = 257\ ^{lb}/_{FT}$
$V = (257)\,15.25' = 3919^{lb}$
$v_{WALL} = V/38' = 103\ ^{lb}/_{FT}$

LINE 2B
SW. 1, SN: 16d @ 16" o.c.

LINE 3

$w_{SELS} = (6.68\ PSF)\,44 = 294\ ^{lb}/_{FT}$
$V = (294)\,15.25' = 4558^{lb}$
$v_{WALL} = V/39' = 117\ ^{lb}/_{FT}$

LINE 3
S.W. 2, SN: 16d @ 12" o.c.

LINE 5

$w_{S-1} = (6.68)\,17.5' = 117\ ^{lb}/_{FT}$
$w_{S-2} = (4.13)\,17.5' = 73\ ^{lb}/_{FT}$
$V = (117)\,5.25' + (73)\,3.5' = 636^{lb}$
$v_{WALL} = V/12.5' = 51\ ^{lb}/_{FT}$

LINE 5
S.W. 1, SN: 16d @ 16" o.c.

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L-4

LINE 6

w_{S-4} = = 117 lb/ft
w_{S-3} = (6.68) 13' + (4.13) 11.25' = 133 lb/ft
V = (117) 3.25' + (133) 7 = 1311 lb
v_{WALL} = V / 4.75 = 276 lb/ft

LINE 6.5

w_S = (4.13) 19' = 78 lb/ft
V = (78) 11.5' = 897 lb
v_{WALL} = V / 4.5' = 199 lb/ft

LINE A

w_{SEIS} = (6.68) 60.5' = 404 lb/ft
V = (404) (8.5' + 1.5') = 4040 lb
v_{WALL} = V / (8' + 6.5') = 279 lb/ft
Up = (279) 8' − (100) 3.5' = 1882 lb

LINE B

w_{SEIS} = = 404 lb/ft
V = (404) (8.5' + 9.5') = 7272 lb
v_{WALL} = V / (4.5' + 4' + 6.5' + 9') = 303 lb/ft
Up = (303) 8' − (238) 3.25' = 1651 lb

LINE C

w_{SEIS} = (6.68) 15' AVE = 100 lb/ft
V = (100) 15.5' = 1550 lb
v_{WALL} = V / 6' = 258 lb/ft

LINE C
S.W. 8, 2 A. BOLTS w/ 4x4 END POSTS w/ HD-2

LINE 6.5
S.W. 8, 2 A. BOLTS

ROOF SHTG:
1/2" CD-X PLYWD (P.I.: 24/0) NAILG: 8d @ 6"-6"-12" o.c. UNBLOCKED

LINE A
S.W. 9, SN: 16d @ 6" o.c. 4x4 END POSTS w/ HD-2 HOLDOWNS OR STG23C STRAPS

LINE B
S.W. 9, SN: 16d @ 4" o.c. 4x4 END POSTS w/ HD-2 HOLDOWNS

LINE C
S.W. 8, SN: 16d @ 6" o.c.

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L-5

LINE D

w_{SEIS} = (6.68) 24' = 160 lb/ft
V = (160) (9.5' + 5.5') = 2400 lb
v_{WALL} = V / 7.75' = 310 lb/ft
Up = (310) 8 − (73) 3.88' = 2197 lb

LINE E-A

w_{SEIS} = = 160 lb/ft
V = (160) 5.5' = 880
v_{WALL} = V / 11 = 80 lb/ft

LINE E-C

w_S = (6.68) 17' = 114 lb/ft
V = (114) 6.5' = 930 lb
v_{WALL} = V / 15' = 62 lb/ft

LINE F

w_S = (6.68) 16' + (4.13) 19.5' = 187 lb/ft
w_S = (4.13) 38 = 157 lb/ft
V = (187) 6.5' + (157) 5.5' = 2079 lb
v_{WALL} = V / 6.5' = 320 lb/ft

LINE D
S.W. 9, SN: 16d @ 4" o.c. 4x4 END POSTS w/ HD-2 HOLDOWNS

LINE E @ A
S.W. 1, SN: 16d @ 16" o.c.

LINE E @ C
S.W. 1, SN: 16d @ 16" o.c.

LINE F
S.W. 9, SN: 16d @ 4" o.c.

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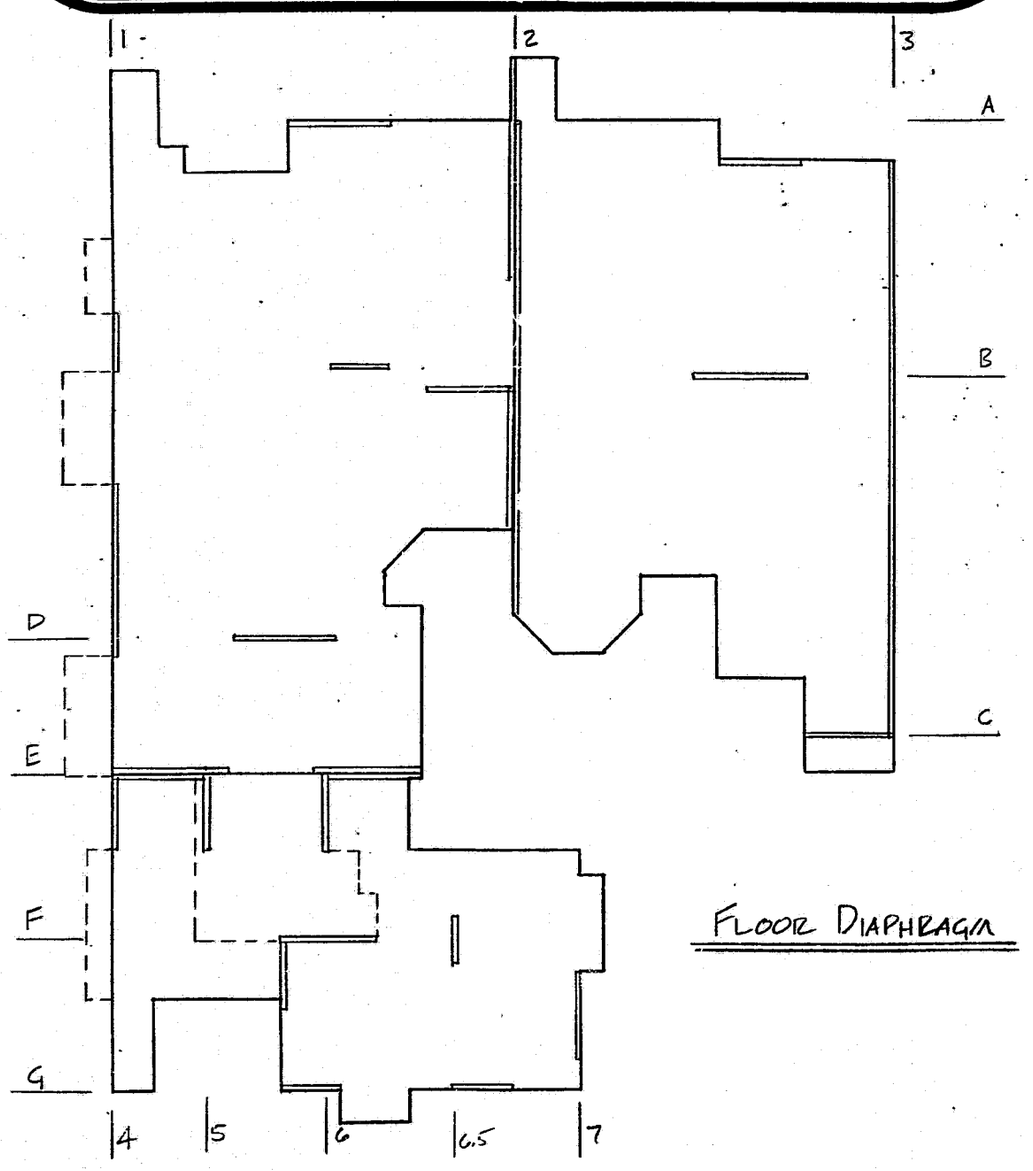
L-6



FLOOR DIAPHRAGM

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L-7

FLOOR DIAPHRAGM

LINE 1

w_{SEIS} = (4.13 PSF) 49' = 202 lb/ft
w_{WIND} = (15 PSF) (4+1+4) = 135 lb/ft
V = (202) 15.5' = 3131 lb/ft
v_{WALL} = (V + 5069) / 54.5' = 150 lb/ft

AT END UNITS:
v_{WALL} = (V + 5069) / (15.5 + 15 + 12) = 252 lb/ft

LINE 2-A

w_{SEIS} = (4.13) 42 AVE = 173 lb/ft
V = (173) 15.5' = 2682 lb
v_{WALL} = (V + 4349) / (12 + 10.5) = 312 lb/ft

LINE 2-B

w_{SEIS} = (4.13) 38.5' = 159 lb/ft
V = (159) 15.25' = 2425 lb
v_{WALL} = (V + 3919) / 38 = 167 lb/ft

LINE 3

w_{SEIS} = (4.13) 44' = 182 lb/ft
V = (182) (15.25') = 2776 lb
v_{WALL} = (V + 4556) / 43.5' = 169 lb/ft

LINE 4

w_{SEIS} = (4.13) 17.5' = 72 lb/ft
V = (72) 3.5' = 252 lb/ft
v_{WALL} = V / 5.33' = 47 lb/ft

LINE 5

w_{SEIS} = = 72 lb/ft
V = (72) 8' = 576 lb
v_{WALL} = (V + 636) / 5.33' = 227 lb/ft

LINE 1
S.W. 4, A. BOLTS @ 5' o.c.

AT END UNITS:
S.W. 8 FOR 32'-6" A. BOLTS @ 3' c.c.

LINE 2-A
S.W. 9, A B. @ 2' o.c.

LINE 2-B
S.W. 5, A.B. @ 5' o.c.

LINE 3
S.W. 5, AB @ 5' o.c.

LINE 4
S.W. 1, AB @ 5' o.c.

LINE 5
S.W. 8, MIN 2 A.B.

LINE 6

$w_{SELS} = (4.13)\,13 = 54^{lb}/FT$
$V = (54)\,5' = 270^{lb}$
$w_{WALL} = V/5.33 = 51^{lb}/FT$

LINE 6
S.W. 8, 2 A.B. MIN

LINE 7

$w_{SELS} = (4.13)\,19' = 78^{lb}/FT$
$V = (78)\,5.5 = 429^{lb}$
$w_{WALL} = V/6.25' = 69^{lb}/FT$

LINE 7
S.W. 8, 2 A.B. MIN

LINE A

$w_{SELS} = (4.13)\,60.5' = 250^{lb}/FT$
$V = (250)(8.5+1.5) = 2500^{lb}$
$w_{WALL} = (V+4040)/(8'+6.5') = 451^{lb}/FT$
$U_p = (451)8' - (97)3.25' + 1892 = 5175^{lb}/FT$
HD-5 OK w/ HDR & WALL LOADS

LINE A
S.W. 10, A.B. 18" o.c.
4x4 END POSTS w/
HD-5 HOLDOWNS

LINE B

$w_{SELS} = 250^{lb}/FT$
$V = (250)(8.5+9.5') = 4500^{lb}/FT$
$w_{WALL} = (V+7272)/(4.5'+4'+6.5'+9') = 491^{lb}/FT$
$U_p = (491)8 - (82)3.5' + 1651 = 5252^{lb}$

LINE B
S.W. 10, AB @ 18" o.c.
4x4 END POSTS w/
HD-6 HOLDOWNS

LINE C

$w_{SELS} = (4.13)\,15'_{AVE} = 62^{lb}/FT$
$V = (62)\,15.5' = 961^{lb}$
$w_{WALL} = (V+1550)/6' = 419^{lb}/FT$
$U_p = (419)8' - (82)3' = 3106$

LINE C
S.W. 10, A.B @ 18" o.c.
4x4 END POSTS w/
HD-2 HOLDOWNS

LINE D

$w_{SELS} = (4.13)\,24' = 99^{lb}/FT$
$V = (99)(9.5'+5.5') = 1485^{lb}$
$w_{WALL} = (V+2400)/7.75' = 501^{lb}/FT$
$U_p = (501)8' - (82)3.88 + 2197 = 5887^{lb}$

LINE D
S.W. 10, A.B @ 18" o.c.
4x4 ENDPOSTS w/
HD-6 HOLDOWNS

LINE E-A

$w_{SELS} = 99^{lb}/FT$
$V = (99)\,5.5' = 545^{lb}$
$w_{WALL} = (V+880)/(11'+85') = 73^{lb}/FT$

LINE E @ A
S.W. 1, A.B. @ 5' o.c.

LINE E-C

$w_{SELS} = (4.13)\,17' = 70^{lb}/FT$
$V = (70)\,6.5' = 455^{lb}$
$w_{WALL} = (V+936)/12' = 116^{lb}/FT$

LINE E @ C
S.W. 2, AB @ 5' o.c.

LINE F

$w_{SELS} = 70^{lb}/FT$
$V = (70)\,6.5' = 455^{lb}$
$w_{WALL} = (V+2079)/7.75' = 327^{lb}/FT$
$U_p = (327)8' - (112)3.88 = 2181^{lb}$

LINE F
S.W. 9, A.B @ 2' o.c.
4x4 END POSTS w/
HD-2 HOLDOWNS
GRADE BM: 15"W x 18"
w/ 2-#4 T & B

LINE G

$w_{SELS} = (4.13)\,23' = 95^{lb}/FT$
$V = (95)\,5.75' = 546^{lb}$
$w_{WALL} = V/(4'+4') = 68^{lb}/FT$

LINE G
S.W. 7, 2AB PER SW.

FLOOR SHTG
5/8" CD-X PLYWD
(P.I.: 32/16) NAILG: 10d @
6"-6"-10" BLKD OR
T & G

CONC. DECK DIAPHRAGM

CENTER OF MASS & RIGIDITY

SEE NEXT FOR PLAN

WALL	DIRECT OF WALL	L (FT)	h=8 h/L	RIGIDITY R_c	x (FT)	y (FT)	L·x	L·y	R·x	R·y
1	y	20	.400	6.87	11.0	56	220.0	1120.0	75.57	
2	y	20	.400	6.87	11.0	10	220.0	200.0	75.57	
3	y	16	.500	5.00	204.0	58	3264.0	928.0	1020.00	
4	y	16	.500	5.00	204.0	8	3264.0	128.0	1020.00	
5	y	36	.222	14.23	214.0	33	7704.0	1188.0	3045.22	
6	x	194	.041	81.12	107.5	65.68	20,855.0	12,741.9		5327.96
7	x	10.33	.774	2.42	5.33	46.68	55.1	482.2		112.97
8	x	10	.800	2.45	209.5	50.68	2095.0	506.8		124.17
9	x	10.33	.774	2.42	5.33	19.32	55.1	199.6		46.75
10	x	10	.800	2.45	209.5	15.32	2095.0	153.2		37.53
11	x	47	.170	18.88	34.0	.32	1598.0	15.0		6.04
12	x	94.67	.085	38.84	132.83	.32	12,575.0	30.3		12.43
13	x	6.33	1.264	.85	211.33	.32	1337.7	2.0		.27

$\Sigma = 490.66$ $\Sigma R_y = 37.97$ $\Sigma = 55,337.9$ $\Sigma = 5236.4$
$\Sigma R_x = 149.43$ $\Sigma = 17,695.0$ $\Sigma = 5668.1$

CENTER OF MASS OF WALLS:

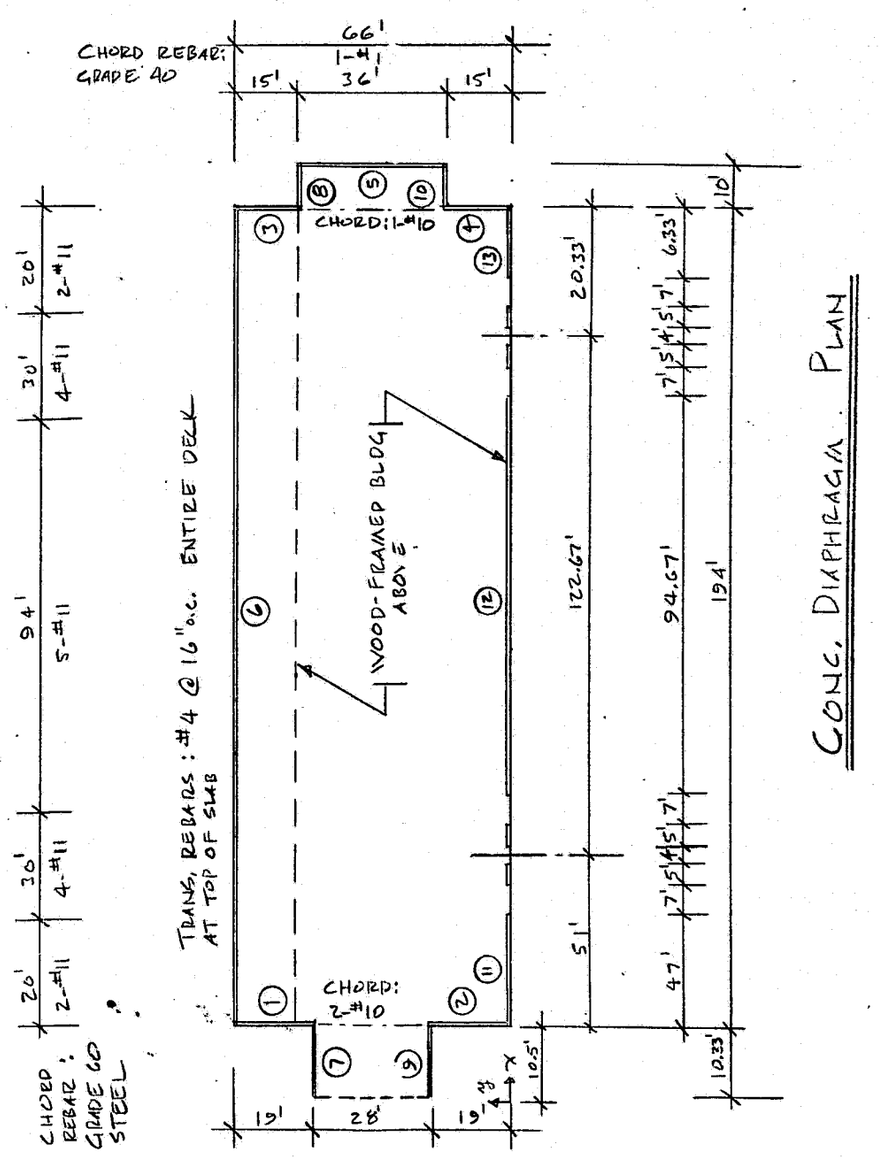
$\bar{x} = \frac{55,337.9}{490.66} = 112.78'$

$\bar{y} = \frac{17,695.0}{490.66} = 36.06'$

CENTER OF RIGIDITY:

$\bar{x} = \frac{5236.4}{37.97} = 137.91'$

$\bar{y} = \frac{5668.1}{149.43} = 37.93'$



CONC. DIAPHRAGM PLAN

$W_{WALLS} = (0.084\ KSF)(4')\ 490.6' = 164.86^{K}$

$W_{W/OD\ FRAME} = (0.076\ KSF)(10{,}543^{\#}) = 801.29^{K}$

$W_{DECK} = (0.200 KSF)(13{,}453^{\#}) = 2690.60^{K}$

ITEM	W (K)	x (FT)	y (FT)	W·x	W·y
WALLS	164.86	112.75	36.06	18,593	5945
WD FRAME	801.29	107.17	25.50	85,874	20,433
DECK	2690.60	107.17	33.00	288,352	88,790
	Σ 3656.75			Σ=392,819	Σ=115,168

CENTER OF MASS -- TOTAL:

$\bar{x} = \frac{392,819}{3656.75} = 107.42'$

$\bar{y} = \frac{115,168}{3656.75} = 31.49'$

ECCENTRICITY:

$e_x = 137.91 - 107.42 = 30.49'$ GOVERNS

$e_y = 37.93 - 31.49 = 6.44'$ GOVERNS

MIN REQ'D ECCENTRICITY:

$e_x = (.05)(214.33) = 10.72'$

$e_y = (.05)(66') = 3.30'$

BASE SHEAR

$V_B = (.186)3656.75 = 680.2^{K}$

CHK F_t:

$\frac{h_n}{D_s} = \frac{26'}{66'} = 0.39 < 3 \quad \therefore F_t = \phi$

FOR RIGID MASONRY CONSTRUCTION
(ONE STORY STRUCTURE)

$F_x = 680.2^{K}$

$M_B = F_x h_x = (680.2)\ 4'_{AVG} = 2720.8\ K\text{-FT}$

TORSIONAL MOMENT:

$M_T = (680.2^{K})\left(\sqrt{(30.49)^2 + (6.44)^2}\right) = 21{,}197\ K\text{-FT}$

IN TABLE ON NEXT PAGE

$d_x = x - x_{CR}$

$d_y = y - y_{CR}$

LATERAL LOAD & MOMENT DISTRIBUTION

WALL	RIGIDITY R_x	x (FT)	d_x (FT)	$R \cdot d_x$	$R \cdot d_x^2$	$\frac{R_x}{\Sigma R_x} V_B$ (K)	$\frac{F_m}{\Sigma R_x d_x} x r_T$ (K)	F (K) $1.5(V_x + F_m)$	$\frac{R_x}{\Sigma R_x} \times M_B$
1	6.87	11.0	126.9	871.8	110,632	123.0	37.2	240.5	492.5
2	6.87	11.0	126.9	871.8	110,632	123.0	37.3	240.5	492.3
3	5.00	204.0	66.1	330.5	21,846	89.6	14.2	155.7	358.3
4	5.00	204.0	66.1	330.5	21,846	89.6	14.2	155.7	358.3
5	14.23	214.0	76.1	1082.9	82,405	254.9	464	452.0	1019.7
	$\Sigma R_y = 37.97$								

WALL	RIGIDITY R_y	y (FT)	d_y (FT)	$R \cdot d_y$	$R \cdot d_y^2$	$\frac{R_y}{\Sigma R_y} V_B$ (K)	$\frac{F_m}{\Sigma R_y d_y} x r_T$ (K)	F (K) $1.5(V_y + F_m)$	$\frac{R_y}{\Sigma R_y} \times M_B$
6	81.12	65.68	27.75	2251.1	62,467	369.3	96.4	698.6	1477.0
7	2.42	46.68	8.75	21.2	185	11.0	.9	17.9	44.1
8	2.45	58.68	12.75	31.2	398	11.2	1.3	18.8	44.6
9	2.42	13.32	18.61	45.0	838	11.0	1.9	19.4	44.1
10	2.45	15.32	22.61	55.4	1'252	11.2	2.4	20.4	44.6
11	18.88	.32	37.61	710.0	26706	85.9	30.4	174.5	343.8
12	38.84	.32	37.61	1460.8	54940	176.8	62.6	359.1	707.2
13	.85	.32	31.61	26.9	849	3.9	1.2	7.7	15.5
	$\Sigma R_x = 145.43$				Σ 495,000				

SHEAR WALL DESIGN

WALL 1:

$v_u = \frac{240.5^{K}}{(20')12(11.625)} = 86\ PSI < 97\ PSI$ OK

$\frac{M}{Vd} = \frac{h}{zd} = \frac{8}{2(20)} = 0.20$

$1.5\sqrt{f_m'} = 58\ PSI$ ($f_m' = 1500$)

$2.0\sqrt{f_m'} = 77\ PSI$ (73)1.33 = 97

$A_v = \frac{240.5^{K}(8")}{(26.67)\ 240"} = 0.30\ in^2$ USE #5 @ 8" o.c.

DOWELS TO SLAB; (SHEAR FRICTION)

$V_u = (86\ PSI)(11.625")12" = 11{,}997^{\#}$

$A_{vf} = \frac{V_u}{(.85)26.67(.6)} = 0.88\ in^2/FT$ 2-#5 @ 8" o.c.

CHK BENDING IN S.W.:

$P = \frac{8(.60)}{(11.625")210} = .0020$ - $np = .079$ $j = .891$ $^3/_{kj} = 6.878$

$f_m = \frac{(240.5)8'(12)\ 6.878}{(11.625")(240")^2} = 237\ PSI$ << (495)1.33 = 660 PSI

$f_s = \frac{(240.5)8'(12)}{8(.60)(.891)240} = 22{,}493\ PSI < 26{,}667\ PSI$

SEE PAGE 35

WALL 3:

$v_u = \frac{155.7^{K}}{11.625(16')12} = 70\ PSI < 95 PSI$ OK

$A_v = \frac{155.7^{K}(8"o.c)}{(26.67) \times 192"} = 0.24\ in^2$ #5 @ 8

$P = \frac{6(.60)}{(11.625")16'(12)} = .0016$ $np = .065$ $j = .90$ $^3/_{kj} = 7.378$

$f_s = \frac{(155.7^{K})8'(12)}{6(.60)(.90)\ 192"} = 24{,}028\ PSI < 26{,}667$

$f_m = \frac{(155.7)8'(12)\ 7.378}{(11.625")(192")^2} = 257\ PSI$ << (495)1.33

SEE PAGE 35

WALL 5:

$v_u = \frac{452.0^k}{(11.625)30'(12)} = 90$ PSI < 97 OK

$A_v = \frac{452.0^k\ (8"o.c.)}{(26.67)\ 432} = .31\ in^2$ #5@8

$p = \frac{8(.60)}{(11.625)\ 432"} = .00096$ $np = .038$ $j = .920$ $^2/_{kj} = 9.048$

$f_s = \frac{(452.0^k)8'(12)}{8(.60)(.92)\ 432"} = 22{,}745$ PSI $< 26{,}667$

$f_m = \frac{(452.0)\ 8(12)\ 9.048}{(11.625)\ (432")^2} = 181$ PSI $\ll 495$

WALL 6:

$v_u = \frac{698.6^k}{(7.625)\ 194'\ (12)} = 39$ PSI $< (35)\ 1.33 = 47$

NO SHEAR REINF REQ'D

DOWELS

$A_{vf} = \frac{(39\ PSI)\ 7.625"\ (12")}{(.85)\ 26{,}667\ (.6)} = 0.26\ in^2/FT$ #4@8

WALL 10:

$v_u = \frac{20.4^k}{(7.625")\ 10'(12)} = 22$ PSI USE WALL 6

WALL 11

$v_u = \frac{174.5^k}{(7.625)47'(12)} = 41$ PSI USE WALL 6

WALL 12

$v_u = \frac{359.1^k}{(7.625)\ (12)\ 94.67'} = 41$ PSI USE WALL 6

WALL 13

$v_u = \frac{7.7^k}{(7.625)\ (12)\ 6.33'} = 13$ PSI USE WALL 6

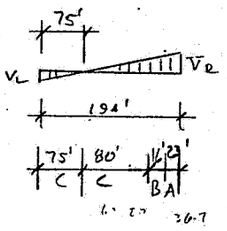
SHEAR WALL SUMMARY

WALL	THK (in)	HORIZ. REBARS	JAMB REBARS	DOWELS TO DECK	REMARKS
1	12	2-#5@16"o/c	8-#7	2-#5@8"o/c	
2	12	"	"	"	
3	12	"	6-#7	"	
4	12	"	"	"	
5	12	"	8-#7	"	
6	8	1-#5@48"o/c	2-#6	2-#4@16"o/c	JAMB BARS IN TRANS WALL
7	8	"	"	"	"
8	8	"	"	"	"
9	8	"	"	"	"
10	8	"	"	"	"
11	8	"	3-#11	"	
12	8	"	"	"	
13	8	"	2-#5	1-#4@16"o/c	

CONC DECK DESIGN:

$V_R = \frac{1}{1.5}(155.7_3 + 155.7_4 + 452.0_5) = 508.9^k$

$V_L = (240.5_1 + 240.5_2)/1.5 = 320.7^k$



CHK MAX STRESS: ASSUME 6" THK SLAB

$v_u = \frac{1.43\ (508.9)}{(.85)\ 66'(12)(6")} = 180$ PSI

$v_c = 2\sqrt{4000} = 126$ PSI

$v_u - v_c = 54$ PSI

$s = \frac{(.20)\ 26{,}667}{(6")\ 54PSI} = 16.5$ in #4@16"o.c

MIN TEMP REINF:

$A_s = (.002)\ 6"\ (18") = 0.21\ in$ #4@16"o.c

SEE PAGE 30

CHORD STEEL:

$w = \frac{680.2^k}{204'}$ V_5 $= 3.33\ ^k/_{FT}$ $V = 323.0^k$

$T = C = \frac{3.33\ (194')^2}{8\ (60')} = 237.4^k$

$A_s = \frac{T}{(24)\ 1.33 ksi} = 7.41\ in^2$ 5-#11 GRADE 60 $5(1.56) = 7.8$

AT 50' FROM ENDS:

$T = \frac{(323.0)50 - (3.33)50(25')}{GL} = 181.63^k$

$A_s = 5.68\ in^2$ 4-#11 $4(1.56) = 6.24$

AT 20' FROM ENDS:

$T = 87.79^k$

$A_s = 2.74\ in^2$ 2-#11 $2(1.56) = 3.12$

FOUNDATION ANALYSIS

WOOD-FRAMED CONST. ON GRADE

SEE PAGE 38 FOR PLAN

CF-1 -- TYPICAL INT. FTG

$w = (17 + 40)15.5' + (8PSF)8' + 145(1.25')2' = 1310\ ^{\#}/_{FT}$

$q_s = \frac{w}{1.25'} = 1048$ PSF < 1500

CF-1 -- TYP. INT
15"W X 18"DP w/
NO REINF. REQ'D

CF-2 -- TYPICAL

$w = (13.5 + 20)6' + (17 + 40)1' + (15PSF)16' + (145)1.25'(2') = 1203\ ^{\#}/_{FT}$

$q_s = \frac{w}{1.25'} = 962$ PSF < 1500

CF-2 -- TYP EXT
15"W X 18"DP w/
NO REINF. REQ'D

CF-3 -- TYPICAL ONE-STORY

$w = (16.3 + 16)5.5' + (15PSF)8 + 145(1')(1.5') = 515\ ^{\#}/_{FT}$

$q_s = \frac{w}{1'} = 515$ PSF < 1200

CF-3 -- ONE STORY
12"W X 12" DP w/
NO REINF REQ'D

GRADE BMS:

CF-4

$M_U = 1.43\ (5.18^k)\ 8'(1/2)$ (p27-A) $= 29.6$ K-FT

$\rho_{MIN} = 1.33\rho = .0025$ 12 x 24

$A_s = \rho bd = 0.637\ in$ $\pm .62$ 3% OVER

CF-4
15"W X 24" DP X 20' LG w/
2-#5 T & B w/ #3
TIES @ 12"o.c.

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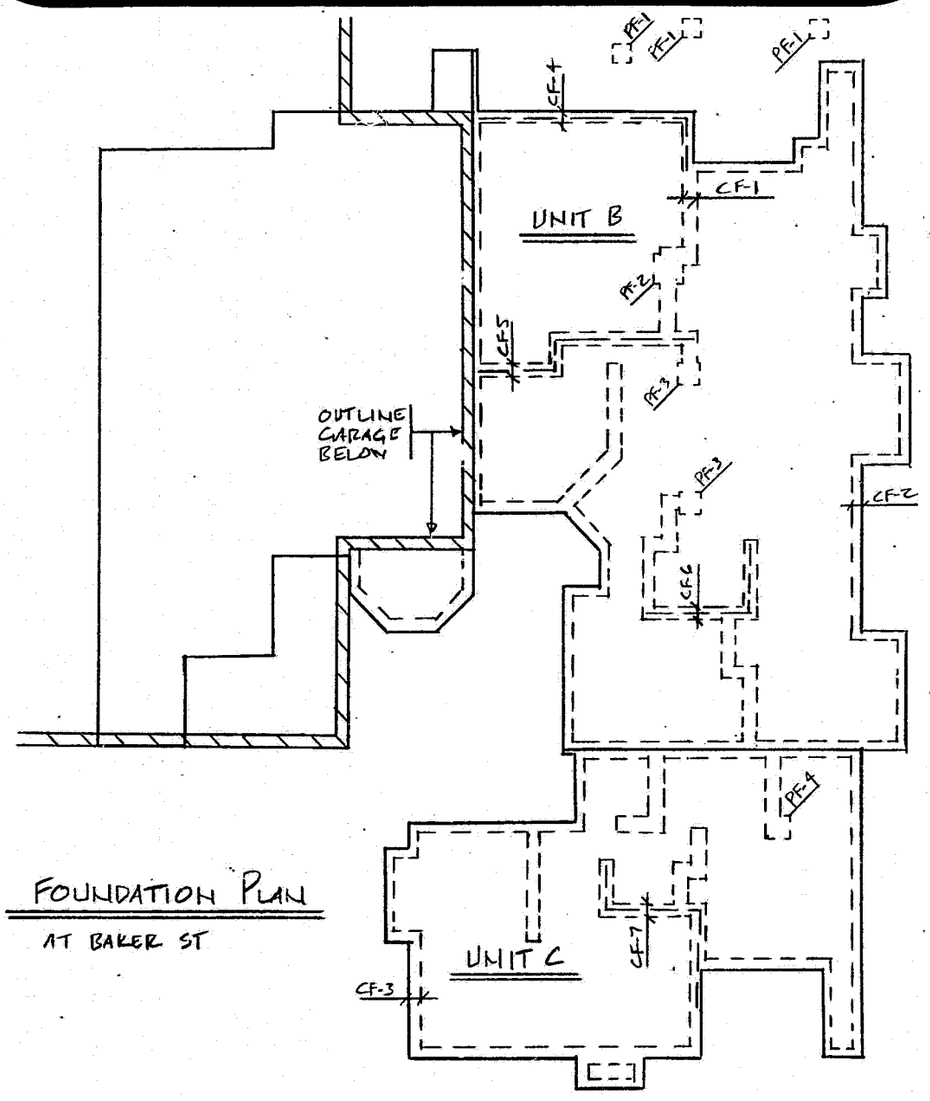

FOUNDATION PLAN
AT BAKER ST

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CF-5

M_U = 1.43 (5.29 K) 6.5' = 49.2 K-FT (P.27 B)
ρ_{MIN} = = .0034 15 x 24
A_S = = 1.07 in²

CF-5
15"W X 24" DP X 20' LG W/ 3-#6 T & B W/ #3 TIES @ 12" O.C

CF-6

M_U = 1.43 (5.89 K) 7.5' (½) = 31.6 K-FT
ρ_{MIN} = = .0022 15 x 24
A_S = = 0.69 in²

CF-6
15"W X 24" DP X 20' LG W/ 2-#6 T & B W/ #3 TIES @ 12" O.C.

CF-7

M_U = 1.43 (2.18 K) 7.75 (½) = 12.1 K-FT
ρ_{MIN} = = .0016 15 x 18
A_S = = 0.37 in²

CF-7
15"W X 18" DP X 20' LG W/ 2-#4 T & B

PAD FTGS:

PF-1

P_{MAX} = 2415 (FB-3) + 145 (1.5')² 1.5 = 2904 lb
$q_S = \frac{P}{(1.5')^2}$ = 1291 PSF < 1500

PF-1
18" SQ X 18" DP PAD W/ NO REINF'G

PF-2

P = 2486 (FB-2) + 3505 (FB-3) + 150 (2.25')² 2 = 7510 lb
$q_S = \frac{P}{(2.25')^2}$ = 1483 PSF < 1500

PF-2
2'-3" SQ X 18" DP W/ 3-#4 EA WAY

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PF-3

P = 3045 (FB-1) + 1558 (FB-4) + 150 (2)² 2 = 5803 lb
$q_S = \frac{P}{(2')^2}$ = 1451 PSF < 1500

PF-3
24" SQ X 18" DP W/ 3-#4 EA WAY

PF-4

P = 2694 (FB-6) + 150 (2')² 2 = 3894 lb
$q_S = \frac{P}{(2')^2}$ = 974 PSF

PF-4
24" SQ X 18" DP

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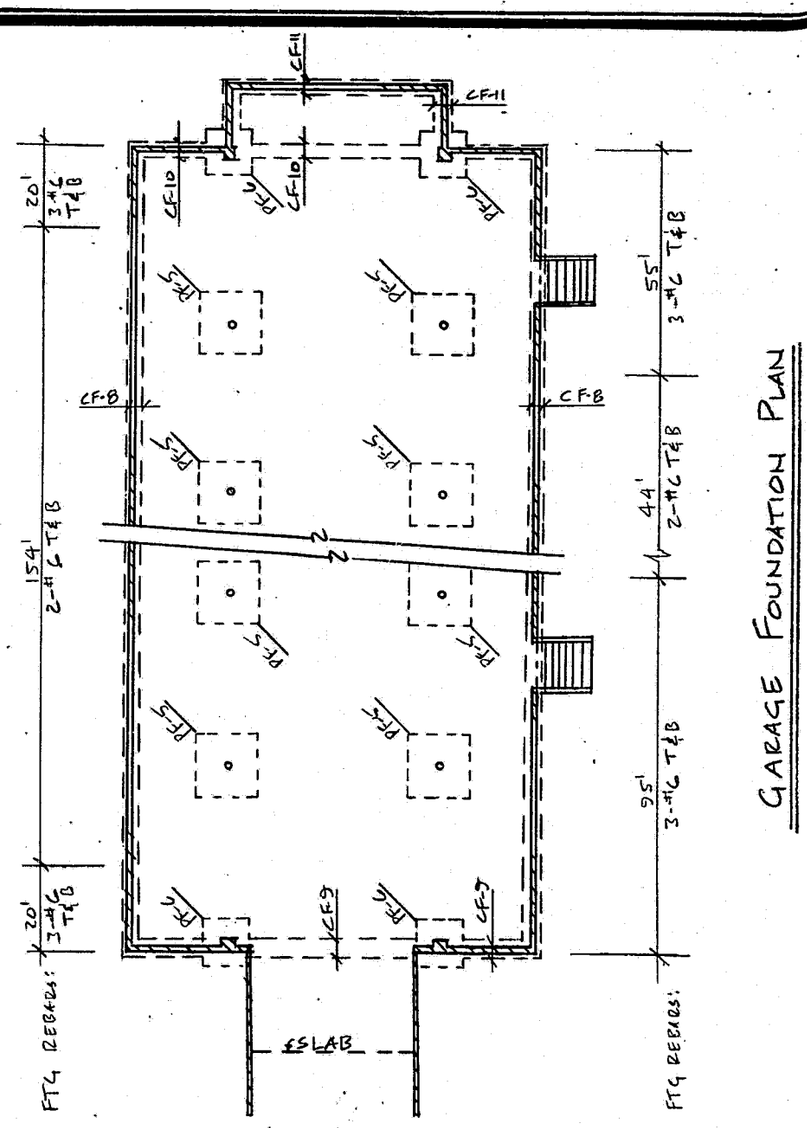


GARAGE FOUNDATION PLAN

GARAGE FOUNDATIONS

CF-8

$w = (251+92)8' + (84PSF)8' + (150)(2')2' = 4016^{\#}/FT$

$q_s = \frac{w}{2'} = 2008\ PSF \quad < 2100$

CHK LATERAL SLIDING:

$P_p = (\frac{1}{2})\ 350(2')^2(\frac{2}{3}) = 467^{\#}$

$f_{SLD} = (.40)[(84)8' + (150)(2')^2] = 509^{\#}$

$P_{LAT} = 467 + 509 = 976 > 810$ p.45 SF: 1.2

U_p @ WALL 11 & 12: $30.93^{K}/1.5 = 20.62^{K}$

$L_{FTG} = \frac{20.62}{1.27^{K}/FT} = 16.24'$

$M_U = 1.43(1.27^{K}/FT)(8.12')^2(\frac{1}{2}) = 59.87\ K\text{-FT}$

$\rho_{MIN} = .0026$ 24x24

$A_s = \rho bd = 1.29\ in^2$

CF-8
24"x24" w/ 4-#6
T & B w/ #3 TIES @ 24"o.c. AT 20' FROM END OF WALL USE 2-#6

CF-9

$w = (251+92)14.33' + (84)8' + 150(3')3' = 6937^{\#}/FT$

$f_s = \frac{w}{(3.0')} = 2312\ PSF \quad < 2100 + 625 = 2725$

$U_p = 107.97^{K}/1.5 = 71.98^{K}$

$L = U_p/1.27 = 56.67'$

$M_U = 1.43(1.27^{K}/FT)(28.34')^2(\frac{1}{2}) = 729.2\ K\text{-FT}$

$\rho = .00675$ 36x36

$A_s = 8.02\ in^2$

CF-9
36"x36" w/ 8-#9
T & B w/ #4 TIES @ 18"o.c.

CF-10

$U_p = 86.50^{K}/1.5 = 57.67^{K}$

$L = U_p/1.27^{K}/FT = 45.41'$

$M_U = 1.43(1.27^{K}/FT)(22.70')^2(\frac{1}{2}) = 467.9\ K\text{-FT}$

$\rho_{MIN} = 1.33\rho = .0056$ 36x36

$A_s = 6.65\ in^2$

CF-10
36"x36" w/ 7-#9
T & B w/ #4 TIES @ 18"o.c.

CF-11

$U_p = 109.18^{K}/1.5 = 72.78^{K}$

$w = (.133)8' + (.150)(3')^2 = 2.41^{K}/FT$

$L = U_p/2.41 = 30.20'$

$M_U = 1.43(2.41^{K}/FT)(15.10')^2(\frac{1}{2}) = 392.92\ K\text{-FT}$

$\rho_{MIN} = .0046$ 36x36

$A_s = 5.50\ in^2$

CF-11
36"x36" w/ 6-#9
T & B w/ #4 TIES @ 18"o.c.

PAD FTGS

PF-5

$P = [(.276) + (.053)]27.33'(8+17) + 1.3^{K}_{COL} + (.150)(12')^2 3' = 290.89^{K}$

$q_s = \frac{P}{(12')^2} = 2020\ PSF \quad < 2200$ OK

$P_U = (.386 + .090)25'(27.33') + 1.3^{K} = 326.5^{K}$

CHK BRG:

$f_{BRG} = \frac{P_U}{154\ in^2} = 2.12\ KSI$

$F_{BRG} = \frac{(.85)(.70)}{\phi}(4\ KSI) = 2.38\ KSI \quad > 2.12$ OK

CHK PUNCHING SHEAR:

$b_o = \pi\ 41" = 129\ in$

$v_u = \frac{P_U}{(.85)b_o(27")} = 110\ PSI$

$v_c = 4\sqrt{4000'} = 253\ PSI \quad > 110$ OK

$w_U = \frac{P_U}{(12')^2} = 2.55\ KSF$

$M_U = (\frac{1}{2})\ w_U(6')^2 = 45.97\ K\text{-FT}$

$\rho_{MIN} = .0024$ 12x30

$A_s = 9.33\ in^2$

PF-5
12'-0" SQ x 30" THK w/ 10-#9 EA. WAY AT BTM OF PAD. $f_c' = 4\ KSI$

PF-6

$P = (6.88 + 2.30)14.67' + 2.8^{K} + (.150)(9')^2 3' = 173.96^{K}$ p. 17

$q_s = \frac{P}{(9')^2} = 2148\ PSF \quad < 2200$

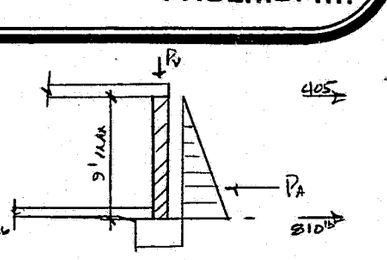
$w = 2148 - 450 = 1698\ PSF$

$M = (\frac{1}{2})\ 1698\ (4.5')^2 = 17.19\ K\text{-FT}$

$A_s = \frac{M\ 12}{(20\ KSI)(.875)\ 27"} = .437\ in^2/FT$

PF-6
9'-0" SQ x 30" THK x 3' DP w/ 10-#6 EA. WAY AT BTM. $f_c' = 2\ KSI$

MASONRY RETAINING WALL



EQ FLUID PRESSURE: 30PCF

$P_a = (\frac{1}{2})30(10')^2 = 1500^{\#}$

$M = (.1283)P_a(9') = 1732\ FT\text{-}\#$

TRY 8" Δ w/ #5 @ 16"o.c.

$P = \frac{.31}{16(5.81)} = .0034$ $n\rho = .138$; $j = .865$; $S/kj = 5.707$

$A_s = \frac{.31}{1.33} = .233\ in/FT$

$f_b = \frac{M\ 12\ (5.707)}{12\ (5.625)^2} = 313\ PSI \quad < 495$

$f_s = \frac{M\ 12}{(.233)(.865)(5.625)} = 18{,}333\ PSI \quad < 20{,}000$

$P_V = (251+92)\frac{28.67'}{2} + (84PSF)4.5 = 5295^{\#}$

$f_a = \frac{P_V}{12(7.625)} = 58\ PSI$

$F_A = (.20)1500\left[1 - \left(\frac{108}{40(7.625)}\right)^3\right] = 287\ PSI$ (.956)

$\frac{f_a}{F_a} + \frac{f_b}{F_b} = \frac{58}{287} + \frac{313}{495} = 0.834 < 1.0$ (.202, .632)

MIN STEEL:

$P_V = \frac{.31}{16"(7.625)} = .0025 \geq .0007$

$P_H = \frac{.31}{48(7.625)} = .0008 \geq .0007$ / $.0033 \geq .0020$

MASONRY WALL
8" THK CMU w/
VERT: #5 @ 16"o.c.
2" CLR FROM GAR. FACE
HORIZ: #5 @ 48"o.c.
SPECIAL INSPECTION IS REQ'D

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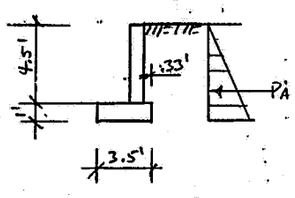
4'-6" RETAINING WALL

$P_A = (\frac{1}{2})(30\,PCF)(5.5')^2 = 454^{lb}$

$OTM = P_A(1.83) = 832\ FT\text{-}lb$



		W_T	ARM	RM
WALL:	(84) 4.5' =	378	× 2.53	= 956
SOIL:	(100)(.33)4.5' =	149	× 3.33	= 496
FTG:	(150)(1') 3.5' =	525	× 1.75	= 919
		1052		2371

$\bar{x} = \frac{RM - OTM}{W_T} = 1.46'$ $\quad e = 0.29' < {}^{b}/_{6} = 0.58'$

$S.F. = \frac{RM}{OTM} = 2.8 > 2.0$

$F_{SLDG} = (.40)1052^{lb} + (.67)(\frac{1}{2})350(1')^2 = 538^{lb}$

$S.F. = \frac{F_{SLDG}}{P_A} = 1.2 > 1.0$ OK PLUS DRIVEWAY PAVING

STEM DESIGN

$P_A = (\frac{1}{2})(30\,PCF)(4.5)^2 = 304^{lb/ft}$

$M = P_A(1.5') = 5472\ in\text{-}lb$

$A_s = (.20)/2.0' = 0.100\ in^2/FT$

$p = \frac{.100}{12(5.31")} = .0015$

$n = 40 \quad np = .060 \quad j = .903 \quad 2/nj = 7.598$

$f_m = \frac{M(7.598)}{12(5.31")^2} = 123\ PSI < 249$

$f_s = \frac{M}{(.100)(.903)5.31} = 11,412\ PSI < 20,000$

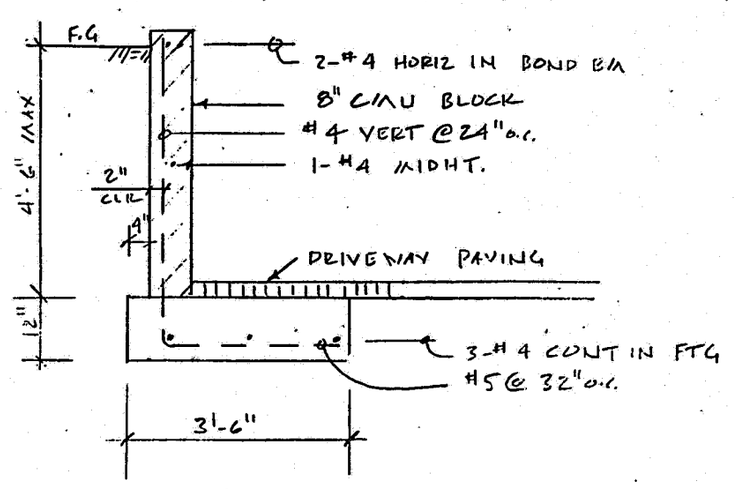
MIN STEEL:

$P_V = \frac{.2}{24"(7.625")} = .0011 > .0007$

$P_H = \frac{3(.2)}{4.5'(12)7.625"} = .0015 > .0007$

$.0026 > .0020$

4'-6" RETAINING WALL
8"THK CMU SOLID GROUT W/ #4 VERT @ 24" O.C. SEE DETAIL NEXT PAGE



4'-6" RETAINING WALL

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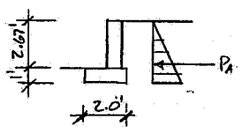
CHK SOIL BRG AT 4'-6" RET. WALL

$q = \frac{1052}{1(3.5')}\left(1 \pm \frac{6e}{3.5'}\right) = 450\ PSF < 1500\ PSF$ OK

2'-8" RETAINING WALL

$P_A = (\frac{1}{2})(30\,PCF)(3.67)^2 = 202^{lb}$

$OTM = P_A(1.22') = 247\ FT\text{-}lb$



		W_T	ARM	RM
WALL:	(84) 2.67' =	224	× 1.35'	= 302
SOIL	100(.33')2.67' =	88	1.84	= 162
FTG	150(1') 2.0' =	300	× 1.0'	= 300
		612 lb		764 FT-lb

$\bar{x} = .84 \quad e = .16'$

$S.F. = 3.1 > 2.0$

$F_{SLIDG} = (.40)612 + (.67)(\frac{1}{2})350(1')^2 = 362^{lb}$

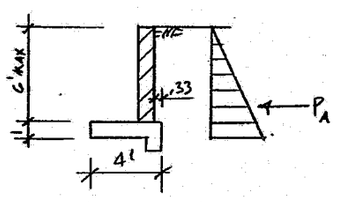
$SF = 1.79 > 1.0$ OK

2'-8" RET. WALL
8"THK CMU SOLID GROUT W/ #4 VERT @ 32" O.C. & 24" WIDE FTG. SEE P FOR OTHER INFO.

6'0" RETAINING WALL

$P_A = (\frac{1}{2})(30\,PCF)(7')^2 = 735^{lb}$

$OTM = P_A(2.33') = 1715^{lb}$



		W_T	ARM	RM
WALL:	(84)6' =	504	× 3.35'	= 1688
SOIL:	100(.33')6' =	198	× 3.84'	= 760
FTG:	150(1')4.' =	600	× 2.0'	= 1200
		1302		3648 FT-lb

$\bar{x} = \frac{RM - OTM}{W_T} = 1.48' \quad e = .52 \quad {}^{b}/_{6} = .67'$

$S.F. = RM/OTM = 2.1 > 2.0$ OK

$F_{SLDG} = (.40)1302 + (.67)(\frac{1}{2})350(2')^2 = 989^{lb}$
(521 + 117)

$S.F. = F_{SLDG} / P_A = 1.35 > 1.0$ OK W/ DRIVEWAY ADDING DISTANCE

STEM DESIGN:

$P_A = (\frac{1}{2})(30\,PSF)(6')^2 = 540^{lb}$

$M = P_A(2')\,12 = 12,360\ in\text{-}lb$

TRY #5 @ 24"

$A_s = .31/2' = .155$

$p = \frac{.155}{12(5.31)} = .0024$

$n = 40 \quad up = .096 \quad j = .882 \quad 2/nj = 6.428$

$f_m = \frac{M(6.428)}{12(5.31")^2} = 246\ PSI < 250$ OK

$f_s = \frac{M}{(.155)(.882)5.31"} = 17,853\ PSI < 20,000$ OK

6'-0" RETAINING WALL
8"THK CMU SOLID GROUT W/ #5 VERT @ 24" O.C. W/ 12"x12" SHEAR KEY SEE NEXT PAGE

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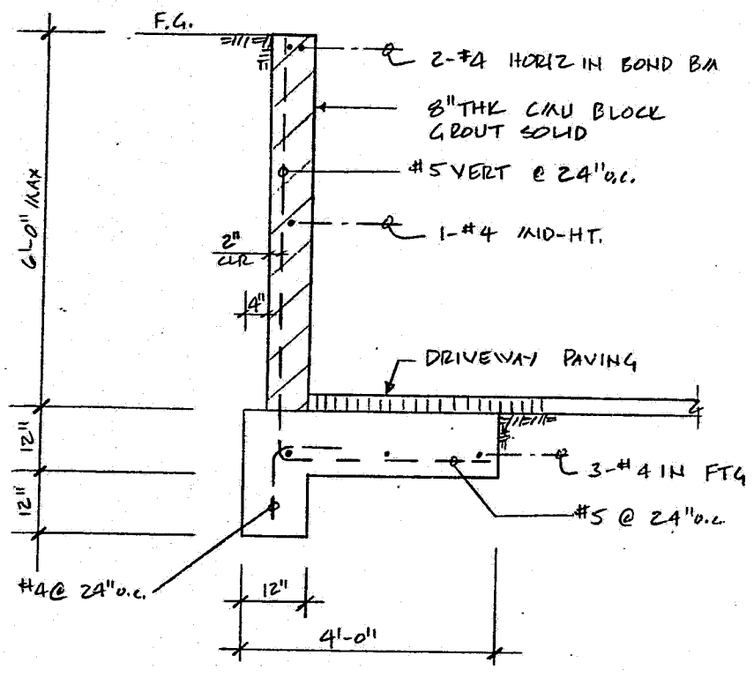

6'-0" RETAINING WALL

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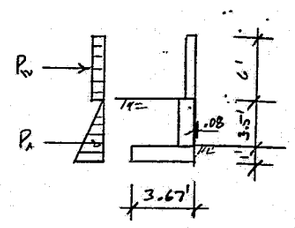
6' HI FENCE o/ 3'-6" RET. WALL

P_W = (10 PSF) 6' = 60 lb
P_A = $(\frac{1}{2})$(30 PCF)(4.5')^2 = 304 lb
OTM = $P_W(7.5') + P_A(1.5')$ = 906 FT-lb



	WT		ARM		RM
FENCE : (45) 6'	= 270	×	.31	=	84
R. WALL : (84) 3.5'	= 294	×	.40	=	118
FTG : 150(1') 3.67'	= 551	×	1.84	=	1014
SOIL : 140(3.5) 2.95	= 1033	×	2.19	=	2262
	2148 lb				3478 FT-lb

$\bar{x} = \frac{RM - OTM}{W_T}$ = 1.20' e = .635' > $\ell/6$ = .612'

WITHOUT WIND LOAD

$\bar{x} = \frac{RM - 456}{W_T}$ = 1.41' e = .425' < $\ell/6$

SOIL BEARING PRESSURE W/ WIND LOAD

$q_{MAX} = \frac{2(2148)}{3(1')(1.835' - e)}$ = 1193 PSF < 1975 × 1.33 OK

$F_{SLDG} = \left[(.40)2148 + (.67)(\frac{1}{2})350(1')\right]1.33 = 1302$ lb

SF = $\frac{F_{SLDG}}{P_W + P_A}$ = 3.58 OK

STEM DESIGN

P_A = $(\frac{1}{2})$(30 PCF)(3.5')^2 = 184 lb
M = $P_A(1.17) + P_W(1.5')$ = 7263 in-lb
A_s = (.20)/2.0' = .10 in^2/FT
P = $\frac{.10}{12(5.31")}$ = .0015
n = 40 nP = .060 j = .903 2/kj = 7.598
f_m = $\frac{M(7.598)}{12(5.31")^2}$ = 163 PSI < 249 (1.33) OK
f_s = $\frac{M}{(.10)(.903)5.31}$ = 15,142 PSI < 24,667

6' HI FENCE O/ RET WALL
SEE NEXT PAGE
SPECIAL INSPECTION NOT REQ'D

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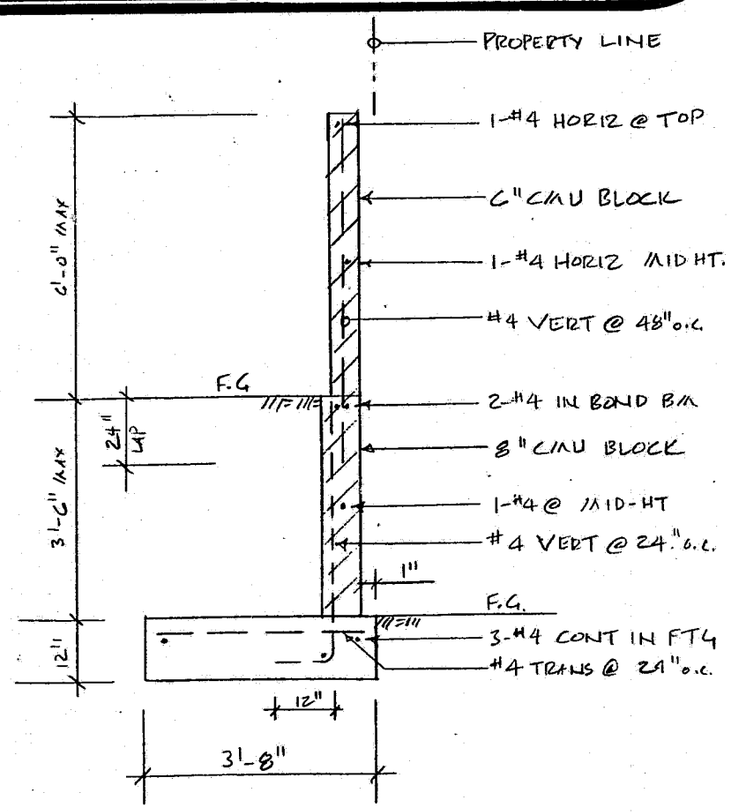

6' MASONRY FENCE OVER 3'-6" RETAING WALL

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REQUIRED MOMENT OF INERTIA FOR BEAMS

E = 1,600,000

SPAN (FT)	C FOR L/240	C FOR L/360	SPAN (FT)	C FOR L/240	C FOR L/360
4.5	0.0256	0.0384	22.5	3.204	4.805
5.0	0.0352	0.0527	23.0	3.422	5.133
5.5	0.0470	0.0702	23.5	3.650	5.475
6.0	0.0608	0.0911	24.0	3.888	5.832
6.5	0.0772	0.1159	24.5	4.136	6.204
7.0	0.0965	0.1447	25.0	4.395	6.592
7.5	0.1187	0.1780	25.5	4.664	6.995
8.0	0.1440	0.2160	26.0	4.943	7.415
8.5	0.1727	0.2591	26.5	5.234	7.851
9.0	0.2050	0.3075	27.0	5.536	8.304
9.5	0.2411	0.3617	27.5	5.849	8.774
10.0	0.2813	0.4219	28.0	6.174	9.261
10.5	0.3256	0.4884	28.5	6.511	9.766
11.0	0.3743	0.5615	29.0	6.859	10.289
11.5	0.4277	0.6416	29.5	7.220	10.831
12.0	0.4860	0.7290	30.0	7.594	11.391
12.5	0.5493	0.8240	30.5	7.980	11.970
13.0	0.6179	0.9269	31.0	8.379	12.568
13.5	0.6920	1.038	31.5	8.791	13.186
14.0	0.7718	1.158	32.0	9.216	13.824
14.5	0.8574	1.286	32.5	9.655	14.482
15.0	0.9492	1.424	33.0	10.107	15.161
15.5	1.047	1.571	33.5	10.669	15.861
16.0	1.152	1.728	34.0	11.054	16.581
16.5	1.263	1.895	34.5	11.549	17.324
17.0	1.382	2.073	35.0	12.059	18.088
17.5	1.507	2.261	35.5	12.583	18.874
18.0	1.640	2.460	36.0	13.122	19.683
18.5	1.781	2.671	36.5	13.676	20.515
19.0	1.929	2.894	37.0	14.246	21.369
19.5	2.085	3.128	37.5	14.832	22.247
20.0	2.250	3.375	38.0	15.433	23.149
20.5	2.423	3.635	38.5	16.050	24.075
21.0	2.605	3.907	39.0	16.683	25.025
21.5	2.795	4.193	39.5	17.333	26.000
22.0	2.995	4.492	40.0	18.000	27.000

$\Delta = \frac{5wL^4}{384\,EI}$; Rearranged: $I = \left(\frac{5L^4}{384E\Delta}\right) w = C\,w$

To limit Δ to L/240 or 1/360, enter table with beam span; find C; then

$I_R = (C) \times (w)$ Where: I_R = Required minimum Moment of Inertia of Beam
w = Uniform load on Beam

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ALLOWABLE LOAD (KIPS) FOR SOLID TIMBER COLUMNS

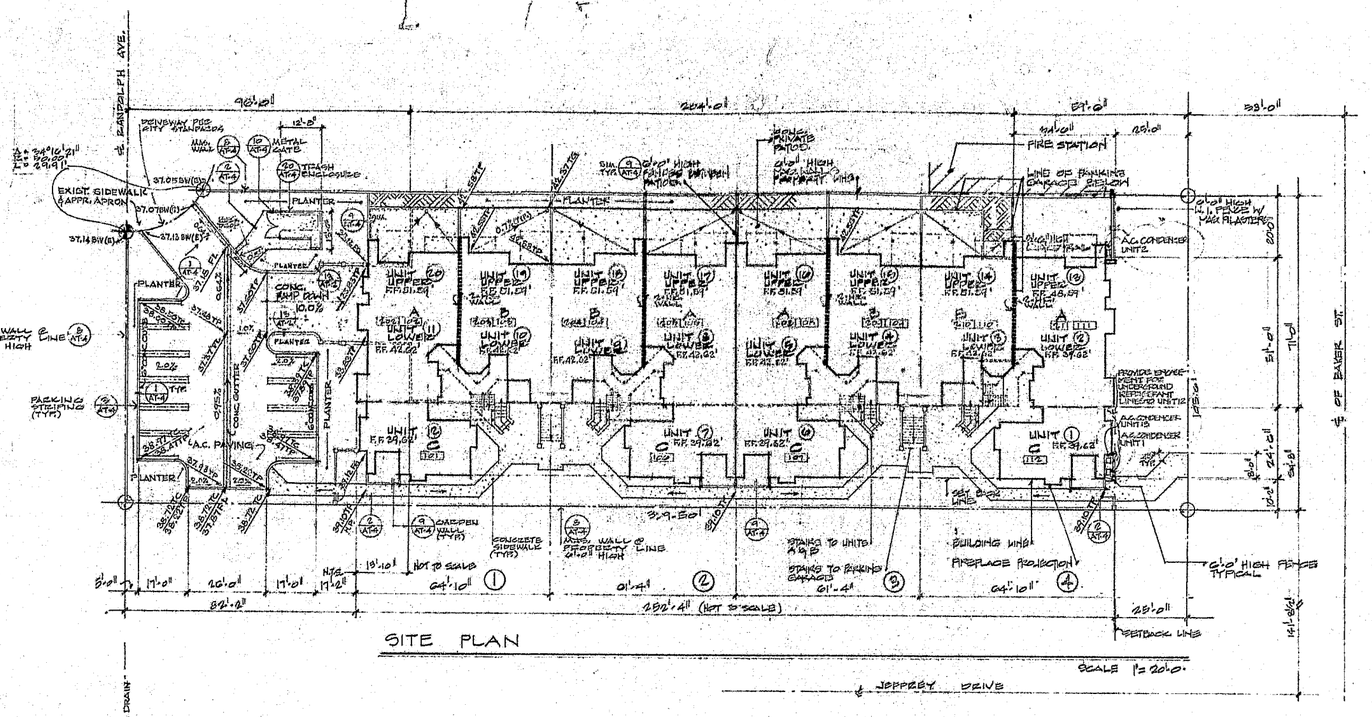
Size	Length of Column (FT)											
	4	5	6	7	8	9	10	11	12	13	14	15
2x4	2.61	1.67	1.16									
2x6	4.11	2.63	1.83									
2x8	5.42	3.47	2.41						L/d exceeds 50			
2x10	6.91	4.42	3.07						in this area			
2x12	8.41	5.38	3.74									
3x4	9.19	7.75	5.38	3.95	3.03	2.39	1.94					
3x6	14.44	12.17	8.45	6.21	4.76	3.76	3.04					
3x8	19.03	16.04	11.14	8.19	6.27	4.95	4.01					
3x10	24.28	20.47	14.22	10.44	8.00	6.32	5.12					
3x12	29.53	24.90	17.29	12.70	9.73	7.68	6.22					
4x4	12.86			10.85	8.30	6.56	5.31	4.39	3.69	3.14	2.71	
4x6	20.21			17.04	13.05	10.31	8.35	6.90	5.80	4.94	4.26	
4x8	26.65			22.47	17.20	13.59	11.01	9.10	7.65	6.52	5.62	
4x10	34.00			28.67	21.95	17.34	14.05	11.61	9.76	8.31	7.17	
4x12	41.35			34.87	26.70	21.09	17.09	14.12	11.86	10.11	8.72	

Size	Length of Column (FT)											
	10	11	12	13	14	15	16	17	18	19	20	22
6x6	30.25	25.21	21.18	18.05	15.56	13.56	11.91	10.55	9.41	8.44	7.63	6.30
6x8	41.25	34.38	28.88	24.61	21.22	18.49	16.25	14.39	12.84	11.52	10.40	8.59
6x10	52.25	43.54	36.75	31.17	26.88	23.42	20.58	18.23	16.26	14.59	13.17	10.89
6x12	63.25	52.71	44.29	37.74	32.54	28.35	24.91	22.07	19.68	17.67	15.94	13.18
8x8			56.25		53.81	46.88	41.20	36.49	32.55	29.22	26.37	21.79
10x10			90.25						83.80	75.21	67.88	56.10
12x12			132.25									120.5

$$P_{allow} = F'_c \times A$$

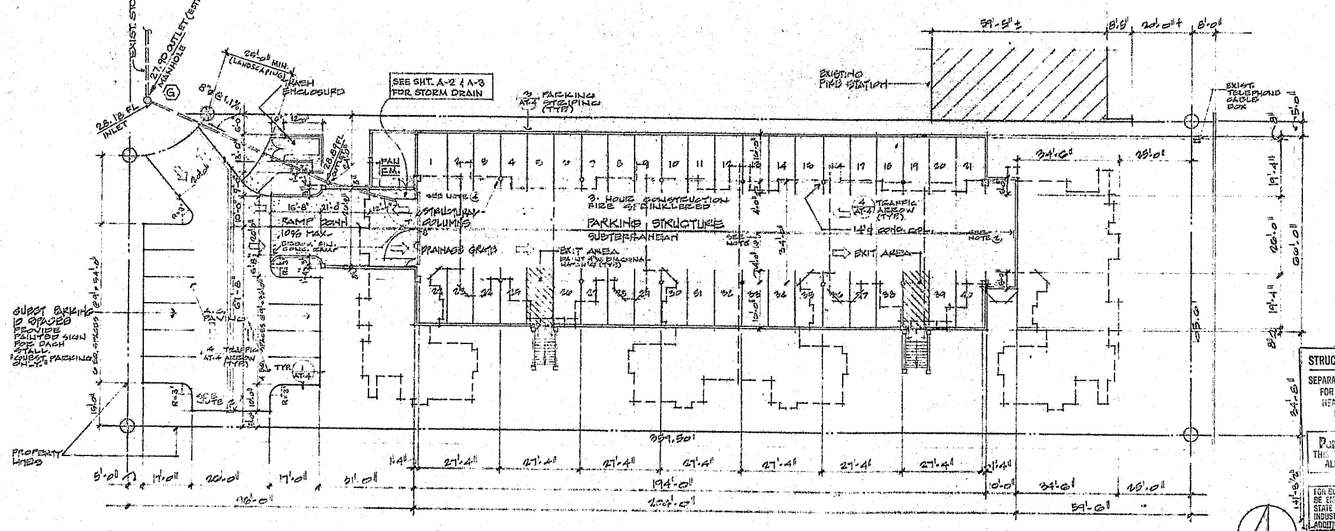
$$F'_c = \frac{0.30 \times E}{(l/d)^2}$$

Where: Posts 4 x 12 and smaller, Doug Fir Grade #2:
E = 1,700,000 , F_c = 1050 psi max.
Posts 6 x 6 and larger, Doug Fir Grade #1:
E = 1,600,000 F_c = 1000 psi max.



SITE PLAN

SCALE 1"=20'-0"



PARKING LAYOUT

SCALE 1"=20'-0"

NOTES:
1) SEE SHEET A-1 DRAWING OF PARKING STRUCTURE FOR MORE DETAILED DIMENSION LAYOUT CHECKPOINTS & AREAS.
2) SIGN TO READ "EXIT AREA, NO PARKING"
3) PROVIDE DOUBLE YELLOW STRIPE WALL & CENTER LINE.
4) PROVIDE WALL MOUNT IRON RAILINGS 1 SIDE AND 1 PEOPLE GATE.

SPECIAL NOTE:

LOCATION OF UTILITY LINES ARE APPROXIMATE AND CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING TO AVOID INTERCEPTING EXISTING PIPING OR CONDUITS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WETHER OR NOT SHOWN. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS DO NOT INCLUDE NESESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

APPLICANT:
THE KNOWLETON CORPORATION
BOB MCFARLAND
720 BENNETT AVE.
LONG BEACH, CA. 90804
PHONE 213-433-0051

BUILDING DATA

UNIT	SQ.FT.	# OF UNITS	TOTAL SQ.FT.
A	1421	8	11,416
B	1272	8	10,176
C	926	4	3,704
		20 UNITS	25,296
@ BLDG AND EXT PROJECTIONS +			350
			25,646 SQ.FT.

PARKING DATA

SUBTERRANEAN PARKING	40 SPACES
GUEST PARKING	12 SPACES
TOTAL PROVIDED	52 SPACES

SITE DATA

SITE AREA	37,682 ±
BUILDING COVERAGE	14,698 ±
DRIVE/PARKING COVERAGE	5,211 ±
TOTAL COVERAGE	19,909 ±
OPEN SPACE	17,779 ±
PERCENTAGE OPEN SPACE	47.17%

126 ADDRESS NUMBER DESIGNATION

NOTES:
1. THE CONDOMINIUM UNITS WILL NOT BE ON SEPARATE LOTS.
2. TO CONTROL THE PUBLIC THE DEVELOPER SHALL ERECT AND MAINTAIN THE CONSTRUCTION SITE UNDER THE DIRECTION OF THE BUILDING AND SAFETY DIVISION AND ALL CONSTRUCTION VEHICLES SHALL BE SPRAYED PRIOR TO LEAVING THE SITE.
3. A SEPARATE PERMIT IS REQUIRED FOR ALL FENCES.
4. THE FIRE SPRINKLER SYSTEM CANNOT BE INSTALLED UNTIL IT HAS BEEN APPROVED BY THE FIRE DEPARTMENT AND SUBMITTED TO THE BUILDING DEPARTMENT.

SUPPLEMENT TO ORIG. PLANS.

REVISIONS: 7-14-83
REMOVED 1 HR WALLS BETWEEN UNITS.

STRUCTURAL APPROVAL ONLY
SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, AIR CONDITIONING AND MECHANICAL SYSTEMS
PLANS B-8153 8172 TO ACCOMPANY ALL INSPECTION REQUESTS
FOR OUTSIDE AREAS ARE TO BE EXPLORED, WE SUGGEST THAT THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY BE CONSULTED FOR ADDITIONAL REQUIREMENTS.

APPROVED
City of Costa Mesa Building Dept.
DATE 7/15

THESE PLANS DO NOT MAKE NO CORRECTIONS WHICH MAY BE REQUIRED AT THE TIME OF PLAN CHECK OR FIELD INSPECTION.

SEE SPECIAL CONDITIONS ON THE REVERSE SIDE OF THIS CARD

20 UNIT CONDOMINIUMS AND LAND IMPROVEMENT & PLAN CHECK # 56648

LANDSCAPING AND PARKING STRUCTURE & PLAN CHECK # 59235

Harrison/Lorenzini architects
Donald E. Lorenzini C-6888

Baker Street Condominiums
810 baker street, costa mesa, california
The Knowleton Corporation
720 Bennett Avenue, Long Beach, California 90804 phone (213) 433-0051

ARCHITECTURAL
SITE PLAN
PARKING LAYOUT

SYMBOLS

ARCHITECTURAL

- WOOD OR METAL STUD WALL, NON-RATED
- WOOD OR STUD WALL, THERMAL OR SOUND INSULATED (SECTION ONLY)
- BRICK OR CONCRETE BLOCK WALL OR VENEER
- PRE-CAST OR POURED-IN-PLACE CONCRETE WALL
- WOOD, FINISH, 3/8'' OR LARGER DETAIL
- WOOD, ROUGH, CONTINUOUS MEMBER, 3/8'' OR LARGER DETAIL
- WOOD, ROUGH, NON-CONTINUOUS MEMBER, 3/8'' OR LARGER DETAIL
- PLYWOOD, 1 1/2'' OR LARGER DETAIL
- MINERAL WOOL OR FIBERGLAS BATT INSULATION
- MINERAL BOARD INSULATION
- STEEL MEMBER IN SECTION, 3/8'' OR LARGER DETAIL
- DIFFERENTIAL IN FLOOR LEVELS OR FINISH SURFACES
- FURRED CEILING OR SOFFIT AT HEIGHT SHOWN; 2 X 4 @ 16'' O.C., UNLESS OTHERWISE SHOWN ON THE DRAWINGS

CIVIL

- 72.0 — NEW FINISH GRADE (DRAWN @ 45°)
- +88.5 — EXISTING GRADE (SHOWN HORIZONTALLY)
- PROPERTY LINE
- —72— NEW OR FINISHED CONTOURS
- —72— EXISTING CONTOURS
- 15.0 T.W. — TOP OF WALL
- 16.0 T.O.C. — TOP OF CURB
- 17.0 T.P. — TOP OF PAVEMENT

ELECTRICAL

- SURFACE MOUNTED INCANDESCENT CEILING LIGHT FIXTURE
- RECESSED INCANDESCENT CEILING LIGHT FIXTURE
- SURFACE MOUNTED INCANDESCENT WALL LIGHT FIXTURE
- SURFACE MOUNTED FLUORESCENT CEILING LIGHT FIXTURE
- SURFACE MOUNTED FLUORESCENT WALL LIGHT FIXTURE
- RECESSED FRACTIONAL HP EXHAUST FAN, SWITCH CONTROLLED
- RECESSED ELECTRIC CEILING HEATER, SWITCH CONTROLLED
- RECESSED COMBINATION HEATER/EXHAUST FAN, SWITCH CONTROLLED
- 120V DUPLEX CONVENIENCE RECEPTACLE AT +12'' ABOVE FLOOR
- 120V OR 240V, AS NOTED, CONVENIENCE RECEPTACLE WITHIN CABINET
- 240V SINGLE CONVENIENCE RECEPTACLE, VERIFY HEIGHT
- 120V DUPLEX CONVENIENCE RECEPTACLE, SWITCH CONTROLLED, 1/2 HOT
- WP — 120V OR 240V, AS NOTED, WATERPROOF DUPLEX RECEPTACLE
- 120V OR 240V, AS NOTED, FLOOR TYPE DUPLEX RECEPTACLE, W/COVER
- $ — TWO-POLE LIGHT SWITCH AT +42'' ABOVE FLOOR; +12'' ABOVE COUNTER
- $3 — THREE-WAY LIGHT SWITCH
- $4 — FOUR-WAY LIGHT SWITCH
- $D — DIMMER (RHEOSTAT)
- PJ — TELEPHONE JACK @ 12'' ABOVE FLOOR; 12'' ABOVE COUNTER
- TV — TELEVISION ANTENNA JACK @ 12'' ABOVE FLOOR; 12'' ABOVE COUNTER
- PB — DOOR CHIME PUSH-BUTTON
- DOOR CHIMES
- T — THERMOSTAT, VERIFY LOCATION WITH HEATING/AC LAYOUT
- S — SPEAKER OUTLET, VERIFY HEIGHT
- V — SPEAKER VOLUME CONTROL OUTLET, VERIFY HEIGHT
- J — JUNCTION BOX, WITH COVER OR ADAPTER AS REQUIRED
- SMOKE DETECTOR, ICBO APPROVED, CEILING MOUNTED, UNLESS NOTED
- I — INTERCOM, MASTER UNIT, VERIFY HEIGHT
- I — INTERCOM, REMOTE UNIT, VERIFY HEIGHT

MECHANICAL

- FD — FLOOR DRAIN (FD) OR AREA DRAIN (AD), AS NOTED
- FS — FLOOR SINK (FS)
- RD — ROOF DRAIN (RD)
- HB — HOSE BIBB (HB)
- HB SCV — HOSE BIBB WITH SHUT-OFF VALVE (HB/SCV)
- FG — FUEL GAS OUTLET (FG)
- LKV — FUEL GAS, LOOSE KEY VALVE (LKV)

SYMBOLS

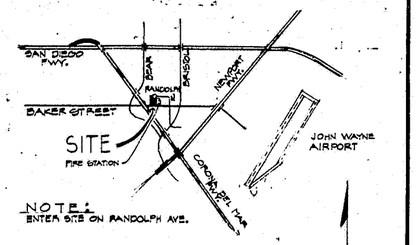
REFERENCE

- DETAIL REFERENCE — 1 / T-1 — DETAIL NUMBER; DRAWING NUMBER UPON WHICH DETAIL IS DRAWN
- SECTION REFERENCE — A / A1-1 — SECTION LETTER; DRAWING NUMBER UPON WHICH DETAIL IS DRAWN
- MATCH LINE — SHADED PORTION IS THE SIDE CONSIDERED
- WORK POINT, CONTROL POINT, OR DATUM POINT
- DOOR REFERENCE — A — DOOR BY LETTER
- WINDOW REFERENCE — 1 — WINDOW BY NUMBER
- ROOM REFERENCE — 101 — ROOM NUMBER
- SHEAR PANEL REFERENCE — A — SHEAR PANEL NUMBER KEYED TO PANEL SCHEDULE
- REVISION REFERENCE — 1 — REVISION NUMBER IN CLOUD AROUND REVISION

ABBREVIATIONS

A.B.	ANCHOR BOLT	N.	NORTH
A.C.	ASPHALTIC CONCRETE	NAT.	NATURAL
A/C	AIR CONDITIONED	N.I.C.	NOT IN CONTRACT
AL. SL.	ALUMINUM SLIDER	NO.	NUMBER
ALT.	ALTERNATE	NOM.	NOMINAL
ALUM.	ALUMINUM	N.T.S.	NOT TO SCALE
APPROX.	APPROXIMATELY		
ASB.	ASBESTOS	O/	OVER
ASTM.	AMERICAN SOCIETY FOR TESTING AND MATERIALS	OBS.	OBSCURE
		O.C.	ON CENTER
AUTO.	AUTOMATIC	O.D.	OUTSIDE DIAMETER
AVG.	AVERAGE	OPN.	OPENING
A.D.	AREA DRAIN		
BD.	BOARD	PART.	PARTITION
BET.	BETWEEN	P.B.	PUSH BUTTON
BLDG.	BUILDING	P.C.	PULL CHAIN
BLK.	BLOCK	P.J.	PHONE JACK
BLKG.	BLOCKING	PL.	PLATE
BM.	BEAM	P.L.	PROPERTY LINE
B.M.	BENCH MARK	PLAS.	PLASTER
BOT.	BOTTOM	PLYWD.	PLYWOOD
B.T.U.	BRITISH THERMAL UNIT	PR.	PAIR
		PSF	POUNDS PER SQUARE FOOT
CAB.	CABINET	P.V.C.	POLYVINYL CHLORIDE
C.B.	CATCH BASIN		
CEM.	CEMENT	R.	RISER
CER.	CERAMIC	RAD.	RADIUS
C.I.	CAST IRON	R.A.G.	RETURN AIR GRILLE
C.J.	CEILING JOIST	R.D.	ROOF DRAIN
CLG.	CEILING	REQD.	REQUIRED
CLOS.	CLOSET	REFR.	REFRIGERATOR
C.O.	CLEAN OUT	REINF.	REINFORCEMENT, REINFORCED
COL.	COLUMN	REQMT.	REQUIREMENT
CONC.	CONCRETE	RESIL.	RESILIENT
CONT.	CONTINUOUS	REV.	REVISED
CORR.	CORRIDOR	RM.	ROOM
		R.O.	ROUGH OPENING
DBL.	DOUBLE	R.S.	ROUGH SASH
DET.	DETAIL	R.R.	ROOF RAFTER
D.F.	DOUGLAS FIR		
DIA.	DIAMETER	S.	SOUTH
DIM.	DIMENSION	S.B.	SPLASH BLOCK
DN.	DOWN	S.C.	SOLID CORE
D.O.	DITTO	S.D.	STORM DRAIN
DR.	DOOR	SECT.	SECTION
DRY.	DRYER	SEL. STR.	SELECT STRUCTURAL
D.S.	DOWNSPOUT	S.F.	SQUARE FEET
D.W.	DISHWASHER	S4S.	SURFACED FOUR SIDES
DWR.	DRAWER	SHT.	SHEET
		SHWR.	SHOWER
E.	EAST	SIM.	SIMILAR
EA.	EACH	S.O.V.	SHUT OFF VALVE
EL.	ELEVATION	S.P.	SOIL PIPE
ELEC.	ELECTRIC	SPEC.	SPECIFICATIONS
EQ.	EQUAL	SQ.	SQUARE
EQUIP.	EQUIPMENT	SS.	STAINLESS STEEL
E.W.	EACH WAY	ST.	STAIN
EXIST.	EXISTING	STD.	STANDARD
EXP.	EXPOSED	STL.	STEEL
EXPAN.	EXPANSION	STOR.	STORAGE
EXT.	EXTERIOR	STRUCT.	STRUCTURAL
		SUSP.	SUSPENDED
F.A.U.	FORCED AIR UNIT	SYM.	SYMMETRICAL
F.D.	FLOOR DRAIN	S.	SLIDING
F.H.W.B.	FLATHEAD WOOD SCREWS		
FIN.	FINISH	T.	TREAD
F.J.	FLOOR JOIST	T.C.	TILE CONFECTOR
FLR.	FLOOR	TEL.	TELEPHONE
F.R.	FIRE RETARDANT	TERM.	TERMINATE
FLSHG.	FLASHING	TH.	THRESHOLD
FLUOR.	FLUORESCENT	T.O.C.	TOP OF CURB
F.O.C.	FACE OF CONCRETE	T.O.P.	TOP OF PLATE
F.O.M.	FACE OF MASONRY	T.O.S.	TOP OF SLAB
F.O.S.	FACE OF STUDS	T.P.	TOP OF PAVEMENT
F.P.	FIREPLACE	T.V.	TELEVISION
FT.	FOOT OR FEET	T.W.	TOP OF WALL
FTG.	FOOTING	TYP.	TYPICAL
FURR.	FURRING	T & G	TONGUE & GROOVE
F.F.E.	FINISH FLOOR ELEVATION		
		U.B.C.	UNIFORM BUILDING CODE
GA.	GAUGE	U.N.O.	UNLESS NOTED OTHERWISE
GAL.	GALLON		
GALV.	GALVANIZED	V.	VOLTS
GAR. DISP.	GARBAGE DISPOSER	V.A.	VINYL ASBESTOS (SHEET)
GL.	GLASS	V.A.T.	VINYL ASBESTOS TILE
GLU.LAM.	GLUE LAMINATED	VERT.	VERTICAL
GR.	GRADE	VERT. GR.	VERTICAL GRAIN DOUGLAS FIR
GYP.	GYPSUM		
H.B.	HOSE BIBB	W.	WEST
H.C.	HOLLOW CORE	W/	WITH
HDR.	HEADER	WASHD.	WASHDOWN
HDWD.	HARDWOOD	W.H.	WATER HEATER
HORIZ.	HORIZONTAL	W.C.	WATER CLOSET
HT.	HEIGHT	WD.	WOOD
HTG.	HEATING	W.G.	WIRE GLASS
H.W.	HOT WATER HEATER	WDW.	WINDOW
		W/O	WITHOUT
I.D.	INSIDE DIAMETER	W.P.	WATERPROOF
INSUL.	INSULATION	W.W.M.	WELDED WIRE MESH
INT.	INTERIOR		
INV.	INVERT	&	AND
INTERIOR, UNINSULATED		@	ANGLE
LAM. PLAS.	LAMINATED PLASTIC	@	AT
LAV.	LAVATORY	℄	CENTERLINE
LT.	LIGHT	Ø	DIAMETER
L.F.	LINEAL FEET	Ø	DIAMETER OR ROUND
LKV	LOOSE KEY VALVE	∆	ALLOWED
L.T.	LAUNDRY TRAY (SINK)	(E)	EXISTING
		¢	PENNY (NAIL SIZE)
MAS.	MASONRY	%	PERCENT
MATL.	MATERIAL		
MAX.	MAXIMUM		
M.B.	MACHINE BOLT		
M.C.	MEDICINE CABINET		
MECH.	MECHANICAL		
MET.	METAL		
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		
M.O.	MASONRY OPENING		
M.S.	MACHINE SCREWS		
MTD.	MOUNTED		
MUL.	MULLION		

VICINITY MAP



BUILDING DATA

		GARAGE	DWELLING UNITS	
TYPE:		I-FR	V-NR	
OCCUPANCY:		B-1	R-	
PLAN TYPE	FLOOR AREA	ALLOWABLE GLAZING	ACTUAL GLAZING	TOTAL AREA
A - End	1503	240.4	2[illegible].4	6012
A - Interior	1427	228.0	1[illegible].4	5708
B	1272	203.5	200.9	10136
C End	949	152.0	151.8	1898
C - Interior	926	148.1	131.9	1852
TOTAL AREA DWELLING UNITS				25,046
FULL BASEMENT				1[illegible]9
TOTAL AREA PARKING STRUCTURE				13,500

NOTES

1. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE "CONVENTIONAL" CONSTRUCTION PROVISIONS (SECTION 2518) OF THE UNIFORM BUILDING CODE - 1979 EDITION. ENGINEERING PROVISIONS OF CHAPTER 25 OF THE U.B.C. HAVE BEEN APPLIED ONLY WHERE REQUIRED DUE TO SPECIAL CONDITIONS.
2. ALL CONSTRUCTION SETS SHALL BE PRINTED ON BLACKLINE PAPER. NO BLUELINE SETS ARE ALLOWED ON THE JOB SITE.
3. THIS SET INCLUDES ALL REVISIONS AND CORRECTIONS ISSUED UP TO 2/2/83
4. TRACT MAP AS RECORDED IN BOOK 8 OF THE BEESLY TRACT BOOK 50 P. 14 MISC. RECORDS
5. APPEALED NUMBER AP #18-141-80
6. THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR DURING CONSTRUCTION FOR ALL THE WORK INDICATED IN ACCTION 2306 IN U.B.C.

CONSULTANTS

SOILS ENGINEER:
Action Engineering
1630 "B" South Sunkiss
Anaheim, CA 92806
Paj Rice
1/714-634-2092

MECHANICAL FOR PARKING GARAGE:
Marion Rock & Assoc.
12881 Knott Avenue #216
Garden Grove, CA 92641
1/714-894-0631

CIVIL ENGINEER:
R.V. Pearsall, Inc.
2595 Line Ave.
Long Beach, CA 90806
Ralph Kephart
1/213-595-7391
1/213-424-2320

POST TENSION SLAB
Seneca Construction Systems
21822 Sherman Way #202
Canoga Park, CA 91304
Kenneth B. Bondy, S.E.
1/213-999-3063

STRUCTURAL ENGINEER:
Rudy Rodriguez, P.E.
141 Bowen Street
Garden Grove, CA 92643
1/714-636-7705

MECHANICAL FOR DRILLING:
[illegible]
[illegible] E
[illegible]

ELECTRICAL
GARVAN, INC.
1304 EAST 17TH STREET
LONG BEACH, CALIF. 90813

1/213-[illegible]

PLUMBING:
[illegible]
[illegible] E
[illegible]

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STRUCTURAL APPROVAL ONLY
[illegible] THE REVIEWED
[illegible] B6933
ALL [illegible] REQUESTS
[illegible] ARE TO
[illegible] NOT BE
[illegible] FOR
[illegible] NTS.

ALL ABOVE SHEETS COVERED BY FOLLOWING SIGNATURE:

APPROVED
City of Costa Mesa Building Dept.
BY William DATE 4/5/1983
THESE PLANS MUST BE ON JOB AT ALL TIMES
NO CHANGES WITHOUT PRIOR APPROVAL
OF DEPT.
THE ISSUANCE OR GRANTING OF A PERMIT OR APPROVAL OF PLANS [illegible] SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY PROVISIONS OF THE BUILDING CODE OR OF ANY OTHER ORDINANCE OF THE CITY. THE ISSUANCE OF A PERMIT BASED UPON PLANS AND SPECIFICATIONS SHALL NOT PREVENT THE BUILDING OFFICIAL FROM THEREAFTER REQUIRING THE CORRECTION OF ERRORS IN SAID PLANS AND SPECIFICATIONS OR FROM PREVENTING BUILDING OPERATIONS BEING CARRIED ON THEREUNDER WHEN IN VIOLATION OF THIS CODE OR OF ANY OTHER ORDINANCE OF THE CITY.

NOTE:
SEE OTHER DRAWINGS SHEETS FOR OTHER WORK. MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPING, STREET IMPROVEMENTS ETC. THE ARCHITECT IS NOT RESPONSIBLE FOR THESE ACCURACY AND COORDINATION WITH THE ARCHITECTURAL DRAWINGS.

Foundation only:
This approval does not imply consent for any structure that would cause the foundation not to comply with code. Revisions to the plans in order to make the entire structure conform to Code will be the responsibility of the developer.

The Knowleton Corporation
by: William L. Hewes, III
William L. Hewes, III

ZONE 81-117 APPROVED 4/22/83
DATE

HOLD FOR SPECIAL REQUIREMENTS

APPROVED
CITY OF COSTA MESA
PLANNING DEPT.
SUBJECT TO ELDG. DEPT. REQ.
BY [illegible] DATE 4/21/83
DIRECTOR OF PLANNING

Special requirements of approval must be completed, inspected and approved by the Planning Division prior to reforms of utilities and granting of occupancy for this development.

APPROVED
[illegible]
SIGNATURE
DATE

FOUNDATION ONLY

see Sheet G-2

UNIT CONDOMINIUMS AND PARKING STRUCTURE; PLAN CHECK # 66298.
STAFFING AND PARKING STRUCTURE; PLAN CHECK # 66299, 55298

Harrison / Lorenzini architects

David S. Lorenzini C-6898

Baker Street Condominiums
810 baker street, costa mesa, california

The Knowleton Corporation
720 Bernard Avenue, Long Beach, California 90804 phone (213) 438-0051

GENERAL INFORMATION

project: 82201
date: 1/4/83, 2/8/83
sheet G-1 of sheets

PLAN REVIEW PROGRESS SHEET

Date 2-19-82

Project Address 810 BAKER

Floor Under Consideration

Occupancy Group B-1

Construction Type I-F.R.

Basic Allowable Area _____ sq. ft.

Allowable Area Increases

(____ percent) for _____ Sideyards _____ sq. ft.

Allowable Area Increase for Automatic Fire Sprinkler Systems _____ sq. ft.

Total Allowable Area/Floor _____ sq. ft.

Fire Sprinkler System Required _____

Fire Resistive Substitution Utilized _____

Fire Rated Construction Substitution Utilized _____

Notes: Grading & Parking structure for 20-unit Condo

Valuation $ 240,000 00

Engineering Fees $ _____ Paid _____

Sanitary Fees $ _____ Paid _____

Park Fees $ _____ Paid _____

Plan Check Fees $ 509.95 Paid 2-19-82

Tax $ 16.80 Paid _____

Building Permit Fee $ 783.00

Plan Review Number ~~The Knowleton Corp~~ 55233

Reviewed by Wally L. Date 3/30/82

Owner's Name The Knowleton Corp.

Responsible Contact:

Company HARRISON/LORENZINI

Phone ( ) 751-3853

Person DAVE LORENZINI

	Yes	No		Date
Soil Report Required (1)	X	☐	Received	2-19-82
Structural Calculations Required (2)	X	☐	Received	2-19-82
Energy Calculations Required	☐	☐	Received	
Grading Plan Required	☐	☐	Received	
Landscape Plan Required	☐	☐	Received	
C.C. & R's Required	☐	☐	Received	
Final Soil Report	☐	☐	Received	
Mechanical Plans Received	☐	☐		
Energy Calculations	☐	☐		
Electrical Plans Received	☐	☐		
Energy Calculations	☐	☐		
Load Schedules	☐	☐		
Plumbing Plans Received	☐	☐		
Isometric Plan	☐	☐		
Fixture Calculations	☐	☐		

POST TENSION CALCS (2) 2-19-82

permit/calcs in drafting

Advise to proceed w/ Engineering

PLAN REVIEW SEQUENCE

Plans ready for correction 4-5-82 (DATE) Notified Dave Lorenzini (NAME) (DATE)

Plans picked up by Wally Long (NAME) 3/30/82 (DATE) Returned (DATE)

All Corrections Not Complete ☐ Notified (NAME) (DATE)

Changes Caused Additional Corrections ☐ Picked up by (NAME) (DATE)

(See reverse side for reviews and additional information)

CMF 0940-46

CITY OF COSTA MESA
CALIFORNIA 92626 P.O. BOX 1200

FROM THE OFFICE OF THE DIRECTOR OF PUBLIC SERVICES

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT
SEP 17 1981

September 17, 1981

Costa Mesa Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, California 92626

Tentative Tract No. 11606

Dear Commissioners:

Tentative Tract Map No. 11606 as furnished by the Planning Department on September 17, 1981, meets with the approval of the Public Services Department, subject to the following conditions.

1. The Tract shall be developed in full compliance with the State Map Act and the Costa Mesa Municipal Code, except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-431 through 13-458 inclusive, of the Municipal Code.
2. Two copies of the final tract map shall be submitted to the Engineering Division for checking.
3. The final map and all off-site improvements required to be made or installed by Subdivider, shall meet the approval of the City Engineer.
4. The Subdivider, in accordance with Section 13-453(e) of the Municipal Code shall submit improvement plans at the time of first submittal of the final map.
5. The Subdivider shall provide soil tests pursuant to Ordinance 66-5.
6. A copy of the title search shall be submitted to the Engineering Division with the first submittal of the final map.
7. Dedicate all land 53 feet from the center line of Baker Street.
8. Dedicate appropriate easements to City for emergency and public security ingress and egress.
9. Vehicular access rights to Baker Street and Randolph Avenue shall be Released and Relinquished to the City of Costa Mesa, except at street intersections and approved driveway locations.
10. Submit improvement plans for and fully improve Baker Street to its ultimate width per City of Costa Mesa Master Plan of Highways/Standards.

11. All streets constructed as a part of this development shall present a new and uniform appearance prior to the acceptance of the improvements by the City.
12. The Subdivider shall submit a final grading plan at the time of submittal of the Street Improvement plans.
13. The elevations shown on all plans shall be on City of Costa Mesa datum.
14. Sidewalks shall be installed under the direction of the City Engineer on Baker Street.
15. Driveway approaches shall be installed and shall be constructed of P.C.C. All driveway locations and driveway design shall meet the approval of the City Engineer.
16. There shall be four feet of clear sidewalk behind all unmovable objects, i.e., light standards, mail boxes, telephone poles, fire hydrants, etc.
17. Street lighting shall be provided as required by Traffic Engineering.
18. The Subdivider shall take all necessary precautions to avoid creating any drainage problems for properties adjacent to or in the vicinity of the proposed development. If any such drainage problems do occur, it shall be the responsibility of the subdivider to provide and implement a solution acceptable to the City Engineer at no cost to the City.
19. Any off-site grading will require written permission of the property owner affected. Said written notice shall be notarized and filed with the City Engineer prior to approval of the final map.
20. Any connections to City storm drains from private on-site drains must be approved by the City Engineer. A special permit may be required for this work.
21. Private on-site storm drains will not be maintained by the City of Costa Mesa.
22. Fulfill the drainage fee ordinance requirements prior to the approval of the tract map.
23. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District. Call (714) 754-5100 for information.
24. The Tract shall be annexed to the Costa Mesa Sanitary District.
25. Water system improvements shall meet the approval of the Mesa Consolidated Water District. Call (714) 631-1200 for information.
26. Prior to any occupancy on the tract, the Developer shall submit to the City Engineer a duplicate linen and eight bluelines of the recorded tract map.

Very truly yours,

ROBERT R. BROCK
Assistant City Engineer

RRB:GLC:bjp

Agenda No. _____
ZE-81-117
Knowleton Prop./McFarland

CONT.

Plng. 29. All landscaped areas shall be separated from paved vehicular areas by 6-inch high continuous Portland cement concrete curbing.
30. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
31. In compliance with the provisions of the California Administrative Code, Title 25, Chapter 1, Sub-chapter 1, Article 4, the applicant shall submit an acoustical analysis, prepared under the supervision of a person experienced in the field of acoustical engineering, of the proposed development. Two copies of said report shall be submitted with the application for building permits. The acoustical analysis shall evaluate existing and projected noise levels, noise attenuation measures to be applied, and an analysis of the noise insulation effectiveness of the proposed construction. The person preparing the report shall, under the direction of a person experienced in the field of acoustical engineering, perform an inspection of the project prior to or at the time of the framing inspection to certify that construction techniques comply with recommendations contained within the acoustical analysis. Upon completion of the subject structures, field tests may be required under the provisions of Title 25.

Eng. 32. Construct P.C.C. commercial sidewalk per City of Costa Mesa Standard Drawings at applicant's expense on Baker Street.
33. Construct P.C.C. driveway approach per City of Costa Mesa Standard Plans. Location and width are subject to the approval of the Traffic Engineer.
34. Dedicate all land 53 feet from the center line of Baker Street.
35. The developer shall pay the required water acreage fee of $250 per acre prior to approval of final tract map.
36. Fulfill Drainage Ordinance Fee requirements prior to approval of final tract map.
37. Submit improvement plans for and fully improve the northerly one-half of Baker Street to its ultimate width per City of Costa Mesa Master Plan of Highways/ Standards.

Bldg. 38. Shall conform to 1979 Uniform Building Code and ancillary Codes.
Fire 39. Provide for the installation of three Class A fire hydrants to be located in the Baker Street right-of-way approximately 225 ft. west of the center-line of Century and in the Randolph Avenue right-of-way adjacent to the driveway to this property and approximately 300 ft. east of this property.
40. All hydrants shall be installed and operable prior to the initiation of combustible construction.
41. Water improvement plans shall be approved by the Fire Department.
42. Water mains shall be of adequate size to deliver 1,000 gallons per minute simultaneously from the five closest hydrants to any and all points of the development with a minimum residual pressure of 20 psi.
43. Provide for the installation of fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from the front door of each unit. Extinguishers may be of a type rated 2A,10BC as these extinguishers are suitable for all types of fires and are less expensive.
44. The subterranean parking structure shall be protected throughout with automatic fire sprinklers. The Fire Department connection shall be oriented to Baker Street.

Leis Ser. 45. Street trees in the front setback shall meet with the approval of the Leisure Services Department. Street trees shall be Liquidambar Styraciflua 'Palo Alto,' 15 gallon minimum size, spaced at 30 ft. on center.

Agenda No. _____
ZE-81-117
Knowleton Prop./McFarland

CONT.

THE REQUIREMENTS OF THE FOLLOWING SPECIAL DISTRICTS ARE HEREBY FORWARDED TO THE APPLICANT

Sani. Dist. 45. Developer will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.
46. County Sanitation District No. 7 fees apply, i.e., $250.00 per dwelling unit/residential. Fixture fees, sewer permit and inspection prior to sewer installation.

Water Dist. 47. Applicant is reminded that additional conditions of development may be imposed by Mesa Consolidated Water District and/or other serving utilities.

COMMISSION ACTION - MEETING OF JUNE 22, 1981

Following conditions were added:

48. A masonry block wall shall be installed along the northern property line under the direction of the Planning Division.
49. Buildings shall be moved a minimum of five (5) feet to the west to provide a landscaped area and trees, under the direction of the Planning Division.

Agenda No. _____
T-11606
Knowleton Corp./McFarland

CONDITIONS, IF APPROVED

Plng. 1. Approval of Tentative Map of Tract 11606 shall be subject to all conditions of Zone Exception Permit ZE-81-117.

APPLICANT IS REMINDED THAT THE FOLLOWING CONDITIONS ARE REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS:

2. The final tract map shall be recorded prior to issuance of building permits for subject project.
3. Approval shall be for a period of 18 months. Within this time period, map shall be recorded unless applicant applies for and is granted an extension of this time by the Costa Mesa Planning Commission.

Eng. 4. Shall meet all the requirements contained in the Assistant City Engineer's letter dated September 17, 1981, copy attached.

THE REQUIREMENT OF THE FOLLOWING SPECIAL DISTRICT IS HEREBY FORWARDED TO THE APPLICANT.

Water Dist. 5. Applicant is reminded that additional conditions of development may be imposed by Mesa Consolidated Water District and/or other serving utilities.

Agenda No. _____
ZE-81-117
Knowleton Prop./McFarland

CONDITIONS, IF APPROVED

Plng. 1. Easterly building elevations shall be approved by the Planning Division prior to issuance of building permits.
2. Address assignment shall be obtained from the Planning Division prior to submittal of working drawings and shall appear on all working drawings.
3. Prior to submittal of working drawings, the site plan shall contain a notation that the condominium units will not be on separate lots.
4. Grading plans and fence/wall plans shall be submitted for Planning Division review prior to issuance of permits for subject development.
*5. Grading and construction can increase the amount of airborne dust in the vicinity of the proposed development. To control the dust, the developer shall spray and water the construction site under the direction of the Building and Safety Division and all construction vehicles shall be sprayed prior to leaving the site.
6. Included in the required CC&R's shall be a provision that will permit the installation of solar heating systems, subject to applicable zoning district requirements, the Uniform Building Code, and associated ordinances, and reasonable architectural review by the architectural review committee.

Eng. 7. Two copies of the final tract map shall be submitted to the Engineering Department for checking.
8. Submit current, updated Title Report.
9. Submit nine copies and one sepia of recorded map.
10. Submit Grading Plan and hydrology calculations.

APPLICANT IS REMINDED THAT THE FOLLOWING CONDITIONS ARE REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS:

Plng. 11. Project shall comply with all applicable provisions of Specific Plan SP-78-02 including participation in the cost of signalization of the intersection of Baker Street and Randolph Avenue (proportionate share: $2,199.00).
12. The site plan shall be redesigned as necessary, under the direction of the Planning Division, to provide a 25-ft. landscaped setback along Randolph Avenue in accordance with Specific Plan SP-78-02.
13. Forty tenant parking spaces shall be provided within the parking structure. The revised design shall be approved by the Planning Division. Applicant is reminded that support posts shall be recessed four feet from the drive aisle and that any spaces adjacent to solid walls shall have a clear stall width of 10 ft.
14. A solid, opaque wall, at least 6 ft. high, shall be constructed on each side of the building along the Baker Street setback line in accordance with Specific Plan 78-02. Finished wall elevations shall be approved by the Planning Division.
15. Minimum 10-ft. by 10-ft private patio areas shall be provided for all units.

*This condition has been included as a mitigation measure required for issuance of the Negative Declaration. If this condition is removed, the decision-making body must make a finding that the project will still not result in significant environmental impacts and that the Negative Declaration is still valid.

Agenda No. _____
ZE-81-117
Knowleton Prop./McFarland

CONT.

Plng. 16. Driveway ramp slope shall comply with the standards contained in the City's Parking Ordinance.
17. Approval of the Zone Exception Permit is valid for one year and will expire unless building permits are obtained or an extension is granted prior to expiration of that time.
18. Open parking spaces shall be marked and maintained for guest parking only.
19. Park fees shall be paid upon issuance of building permits in accordance with City standards.
20. Noise levels in private exterior areas shall not exceed 65 CNEL.
21. Approved roof heights shall be measured from the grade of the nearest adjacent public sidewalk.
22. All on-site utility services (Edison and Telephone) shall be installed underground.
23. Developer is hereby advised that all utilities such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, fire hydrants, or any other potential obstructions, shall not be located within the approved parking and/or turn-radius area. If approved by the Planning Division, said facilities may be installed underground in a vault having an approved traffic lid. All such facilities located above-ground shall meet with the approval of the Planning Division and serving utility.
24. Installation of all utility meters shall be performed in a manner so as to obscure said installation from view from any place on or off the property. Said installation shall be in a manner acceptable to the Public Utility and shall be in the form of a vault, wall cabinet, or wall box, and shall be installed in accordance with standard plans and specifications of the City of Costa Mesa.
25. Any mechanical equipment such as air-conditioning compressors and duct work shall be screened from view.
26. A detailed landscape/irrigation plan shall be approved by the Planning Division prior to issuance of any building permits. Said plan shall include, but not be limited to: type, size, and location of all plants and trees; type of ground cover; sprinklers; all walls, fences, or barriers; trash enclosures; driveways; parking lots and security lighting; and type, location, and assignment of street addresses on property. Landscaping shall be installed in accordance with the approved plan prior to release of utilities.
27. Design of trash enclosure(s) shall conform with City Standards. Standard drawings are available from the Planning Division.
28. CC&R's and articles of incorporation and bylaws for the Homeowner's Association shall be reviewed and approved by the Planning Division and City Attorney prior to recordation.

Harrison/Lorenzini architects
Ralph Lorenzini AIA Principal Architect (714) 751-1851

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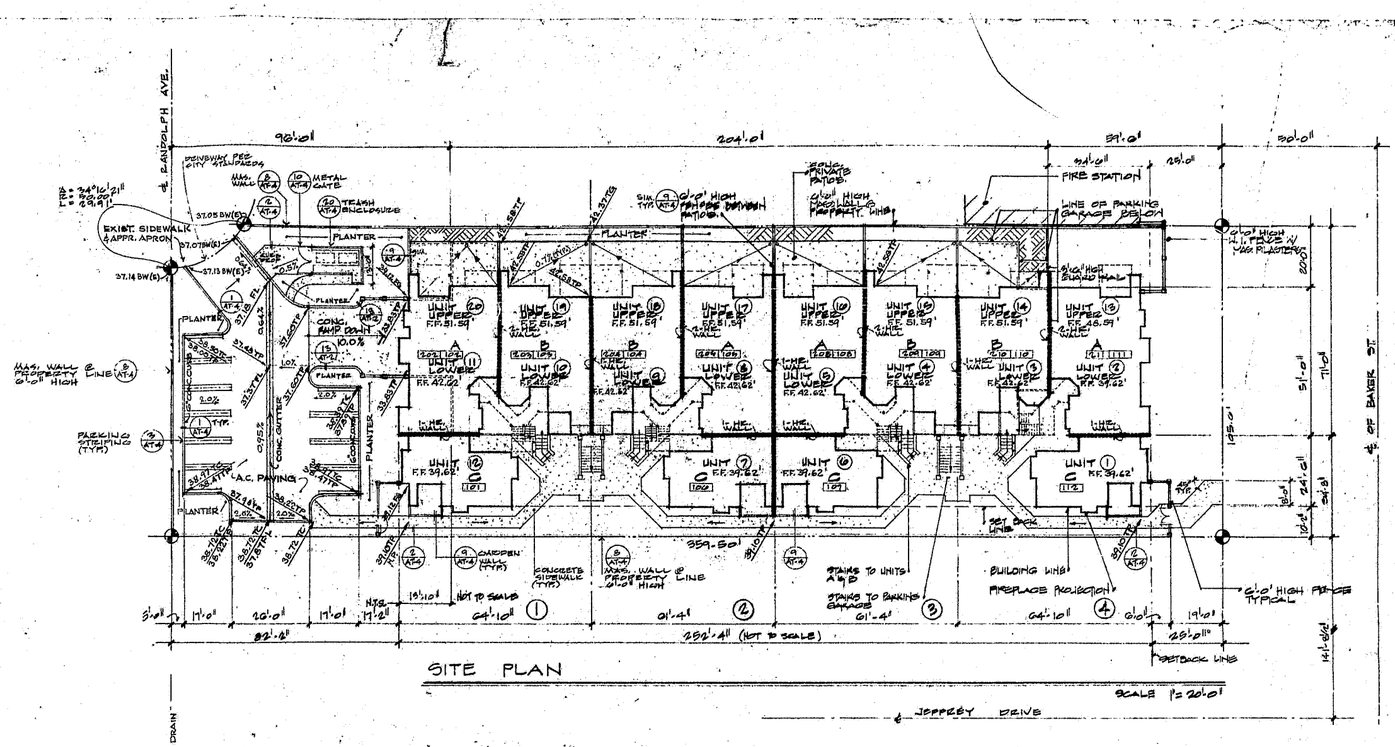
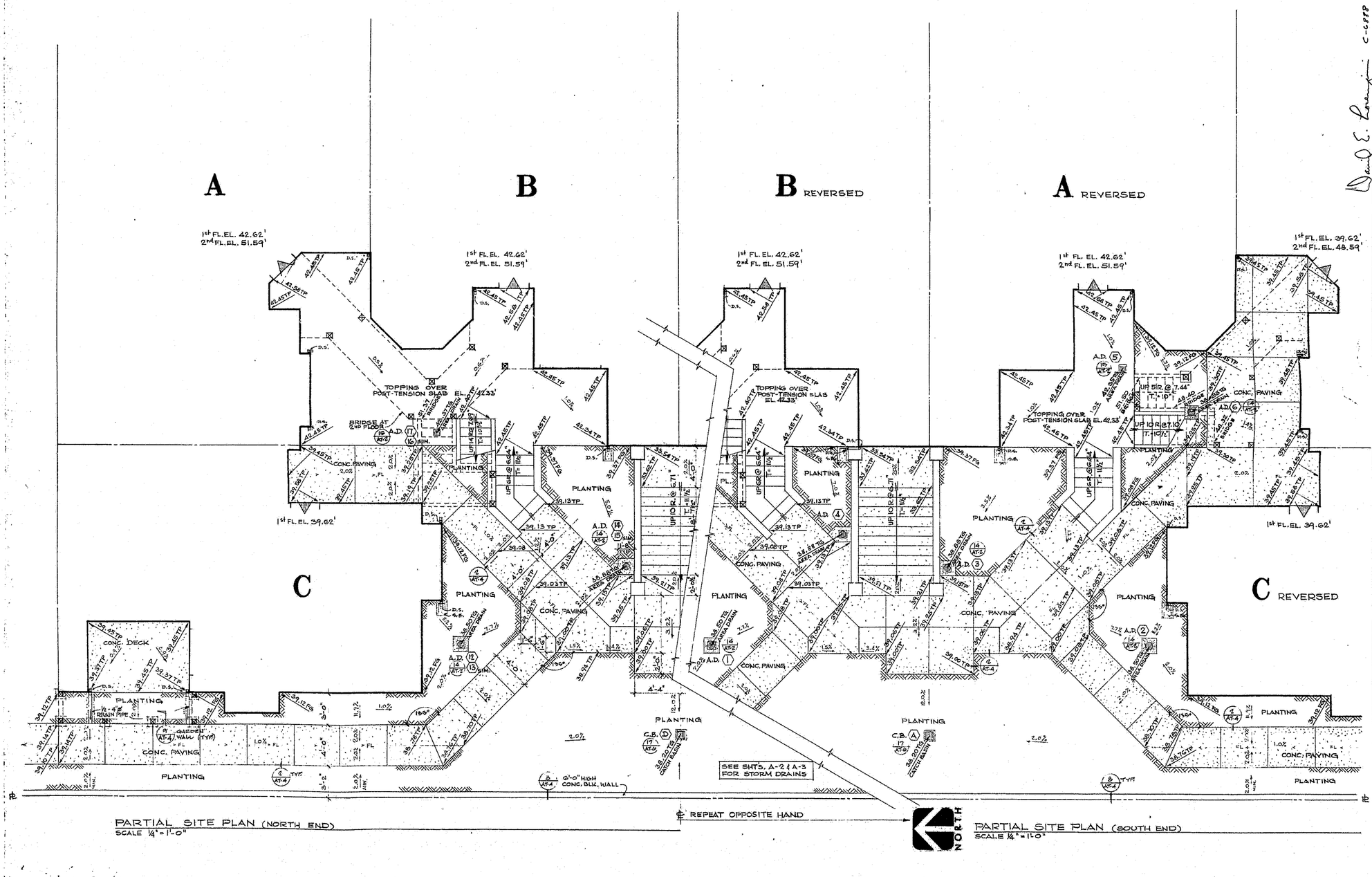
ARCHITECTURAL PLANNING CORRECTION
Ltr 9 ZE-81-117 & T-11606

project: 8200
date:
revisions:

sheet G·2 of sheets


RANDOLPH AVE.
BAKER ST.
JEFFREY DRIVE
FIRE STATION
LINE OF PARKING GARAGE BELOW
PLANTER
PLANTER
PLANTER
PLANTER
PLANTER
PLANTER
CONC. RAMP 10.0%
CONC. GUTTER
CONC. GUTTER
CONC. GUTTER



Harrison/Lorenzini architects

Baker Street Condominiums

810 baker street, costa mesa, california

The Knowlton Corporation

ARCHITECTURAL

PARTIAL SITE PLAN

project: 22.6.01

date:

revisions:

sheet A-1.2 of sheets

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770 Bassett Avenue, Long Beach, California 90804 (213) 433-0911

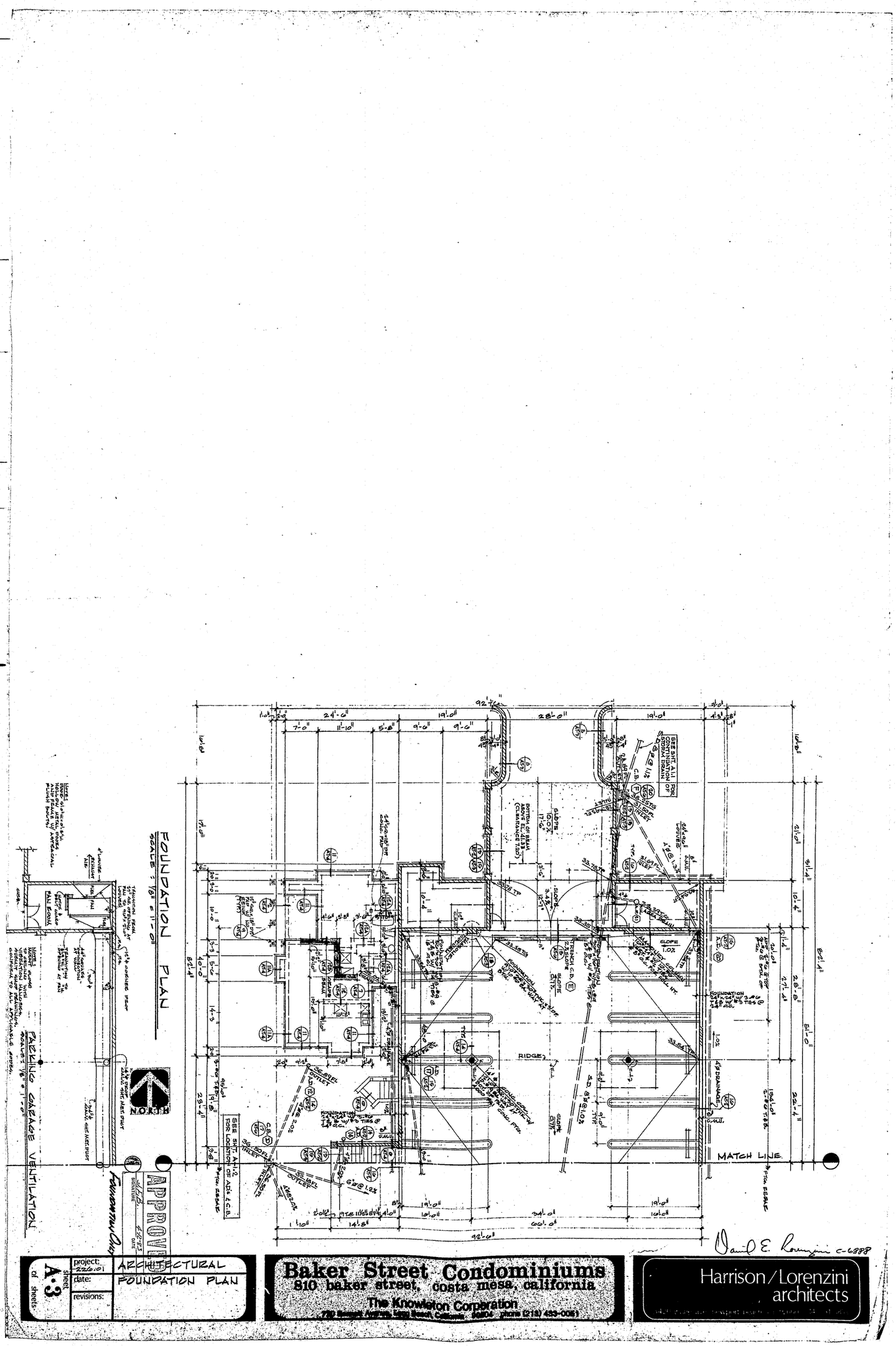
ARCHITECTURAL
project: 22a.01
date:
FOUNDATION PLAN
revisions:
sheets A.2 of sheets

APPROVED
DATE
SIGNATURE
Foundation Only

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

GENERAL NOTES:
1. SEE RETAINING WALL PLAN #1/A1.1 FOR WALL LOCATIONS.
2. ALL EXTERIOR CONCRETE SLABS TO DRAIN - SEE SHEET A-1.1 & A1.2.
3. DRAINAGE PIPE AROUND BUILDING TO BE 4"ø PERFORATED PVC.
4. STORM DRAIN: EXTERIOR - CONCRETE, ASB. CEM. OR CLAY PIPE
   INTERIOR (UPPER GARAGE & 1'-0" BEYOND BLDG LINE) -
   CAST IRON PIPE W/ CLEVITE TYPE FOUNDATION

PARKING GARAGE VENTILATION



Daniel E. Lorenzini C-6888

project: 220.01
date:
revisions:

ARCHITECTURAL
FOUNDATION PLAN

Sheet A-3 of sheets

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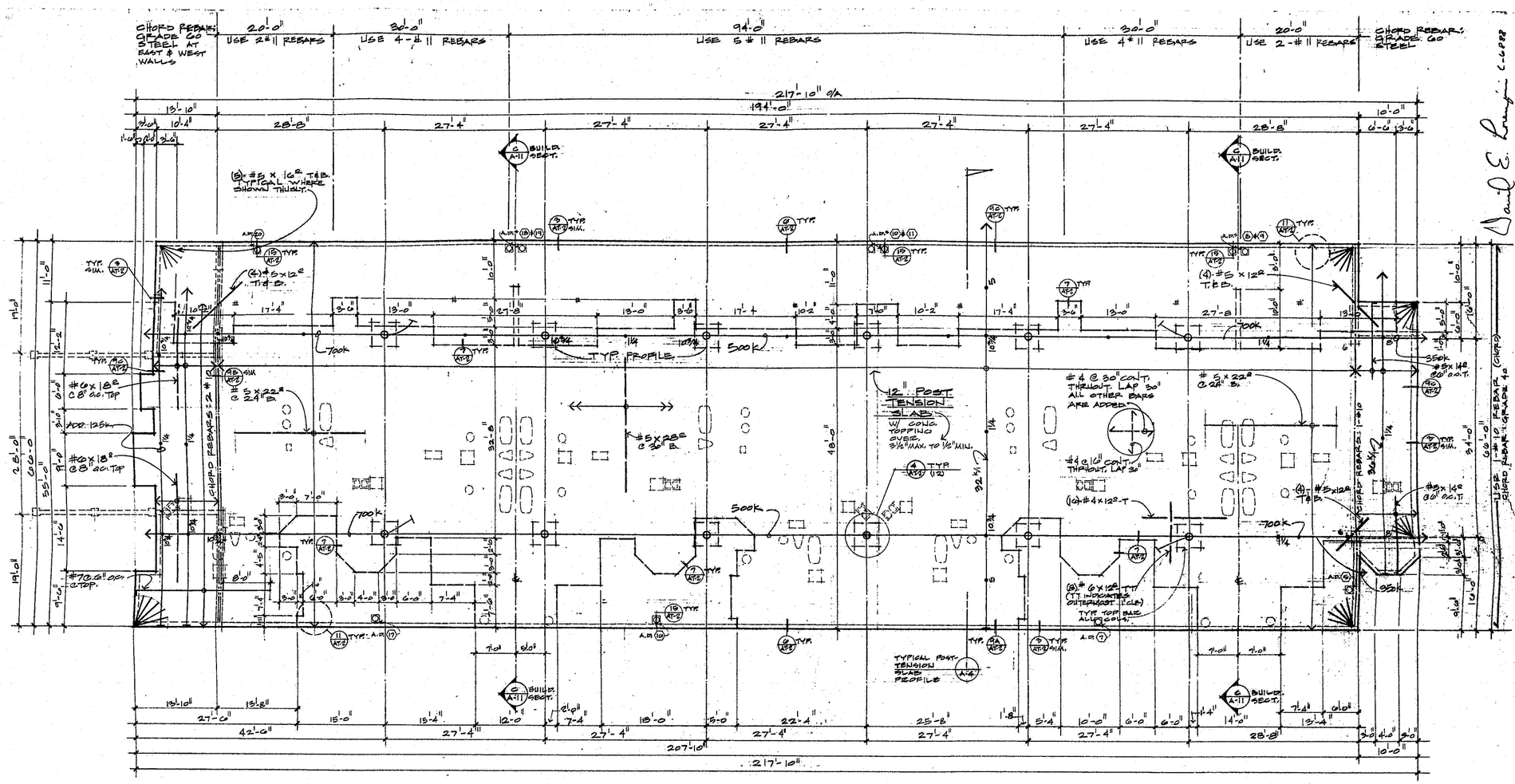
Harrison / Lorenzini architects



POST TENSION FLOOR PLAN

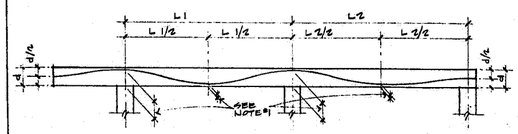
SCALE : 1/8" = 1'-0"

TENDON HIGH POINTS - 10⅝" U.N.O.
TENDON LOW POINTS - 1¼ U.N.O.

① ALL EXTERIOR CONCRETE TOPPING TO SLOPE TO DRAIN (TYPICAL)

NORTH

APPROVED
I.P. Buzzone 4-12-83
SIGNATURE DATE
FOUNDATION ONLY



NOTES :
1. SEE PLANS FOR LOCATION TO C.G.C. OF STRAND, U.N.O.

TYPICAL POST-TENSIONED SLAB PROFILE | SCALE NONE | 1

15. All pockets required for anchorage shall be adequately reinforced so as not to decrease the strength of the structure. All pockets should be water-proof, so as to eliminate water leakage through the pocket.

16. All inserts and sleeves shall be cast-in-place whenever feasible. Drilled or power driven fasteners will be permitted when it can be shown that the inserts will not spall the concrete and are located so as to avoid the tendons and anchorages.

17. Slab or beams may be de-shored when all tendons have been stressed unless shoring is required to carry floors above.

18. Supplier shall submit calculations for all losses for specified stressing lengths to ensure minimum final effective force is maintained.

19. The supplier shall base all elongation calculations upon the modulus of elasticity shown on the mill certificates for the tendons being furnished to the site. All tendons shall have their heat number marked on the tag attached to the tendon.

7. Records of all jacking forces and elongations shall be kept by a certified prestress inspector and shall promptly be submitted to the Architect and engineer.

8. All anchorages, couplers and miscellaneous hardware shall be standard and approved by governing agencies and engineer.

9. One (1) sample of each reel or heat shall be tested by an approved laboratory. Test results shall be submitted to the Architect and Building Dept. before stressing.

10. Supplier shall submit shop drawings as per specifications.

11. Twisting or entwining of individual wires or strands within a bundle or a bond shall not be permitted.

12. Tendons shall be secured to a sufficient number of positioning devices to insure correct location during and after the placing of concrete, but shall be supported at a maximum of 4'-0" o.c.

13. Continuous inspection is required for all prestress work.

14. Slab tendons shall be stressed before beam tendons.

PRESTRESSING NOTES:

1. The field strength of concrete at transfer of prestress shall be a minimum of 3,000 PSI.

2. Prestressed reinforcing shall be stress-relieved and conform to the following:

	Seven-Wire Strand
ASTM Designation	A416
Ultimate Strength	270 KSI
Temporary Stress to Overcome Friction	216 KSI
Anchor Stress	189 KSI

3. Drapes shall conform to controlling points shown on drawings and shall be in an approximate parabolic drape between supports unless noted or shown otherwise. Dimensions locate the center of gravity of the tendon or group of tendons. Low points are at midspan unless otherwise shown or noted.

4. Duct or concrete containing chlorides shall not be used in the vicinity of the tendons or anchors.

5. Field tests shall be made with jacks or other instruments on tendons while jacking to determine behavior of the tendons. Field readings of elongations and/or stressing forces shall not vary more than 5% from calculated requirements.

6. Place 2 continuous #4 bars behind edge of slab anchors.

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ARCHITECTURAL
POST TENSION FLR. PRESTRESSING NOTES POST-TENSIONED PROFILE

project no.
date:
revisions:

sheet A-4 of sheets

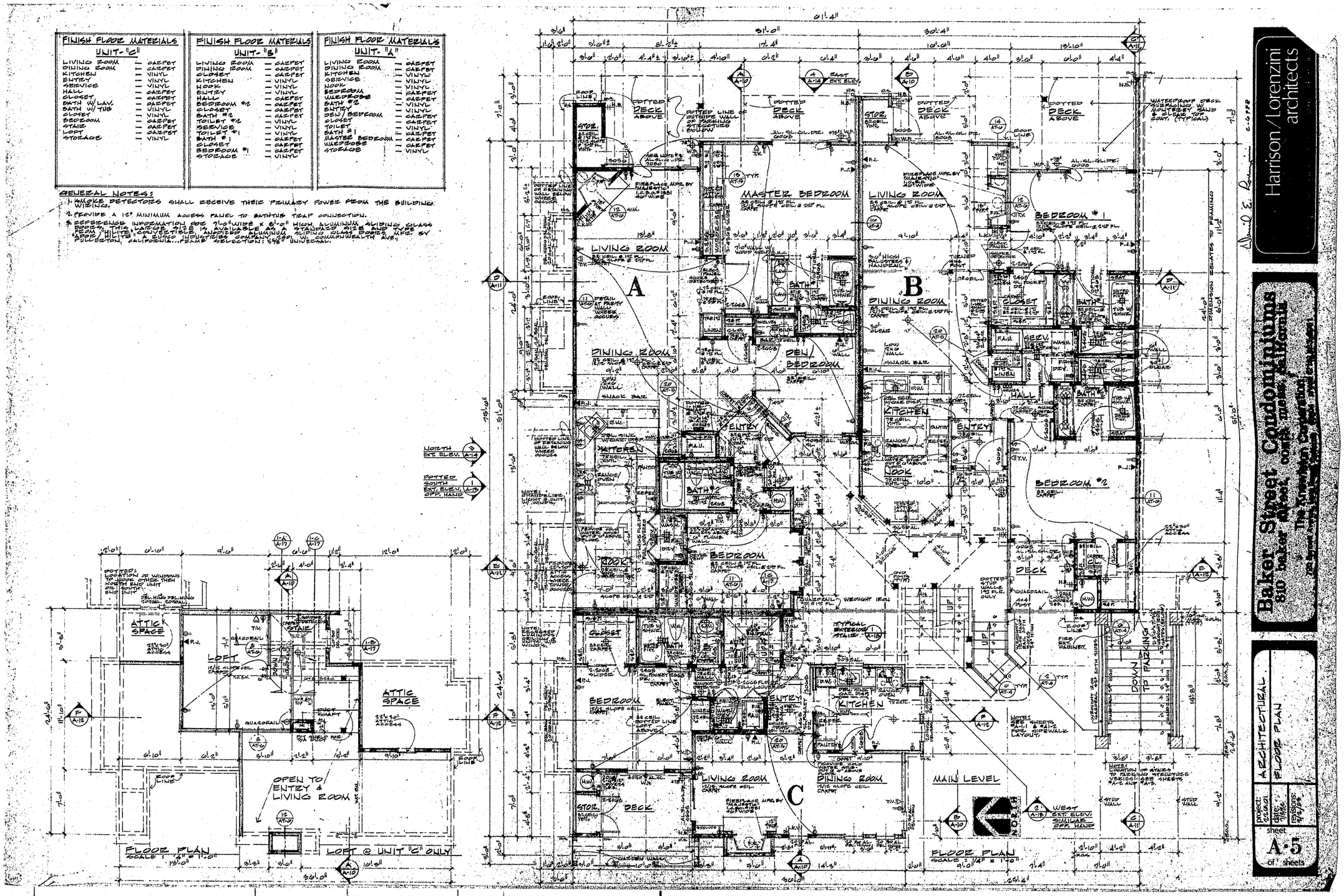
FINISH FLOOR MATERIALS	
UNIT- "C"	
LIVING ROOM	CARPET
DINING ROOM	CARPET
KITCHEN	VINYL
ENTRY	VINYL
SERVICE	VINYL
HALL	CARPET
CLOSET	CARPET
BATH W/ LAV.	CARPET
BATH W/ TUB	VINYL
CLOSET	VINYL
BEDROOM	CARPET
STAIR	CARPET
LOFT	CARPET
STORAGE	VINYL

FINISH FLOOR MATERIALS	
UNIT- "B"	
LIVING ROOM	CARPET
DINING ROOM	CARPET
CLOSET	CARPET
KITCHEN	VINYL
NOOK	VINYL
ENTRY	VINYL
HALL	CARPET
BEDROOM #2	CARPET
CLOSET	CARPET
BATH #2	CARPET
TOILET #2	VINYL
SERVICE	VINYL
TOILET #1	VINYL
BATH #1	CARPET
CLOSET	CARPET
BEDROOM #1	CARPET
STORAGE	VINYL

FINISH FLOOR MATERIALS	
UNIT- "A"	
LIVING ROOM	CARPET
DINING ROOM	CARPET
KITCHEN	VINYL
SERVICE	VINYL
NOOK	VINYL
BEDROOM	CARPET
WARDROBE	CARPET
BATH #2	VINYL
ENTRY	VINYL
DEN / BEDROOM	CARPET
CLOSET	CARPET
TOILET	VINYL
BATH #1	CARPET
MASTER BEDROOM	CARPET
WARDROBE	CARPET
STORAGE	VINYL

GENERAL NOTES:

1. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING.
2. PROVIDE A 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION.
3. REFERENCE INFORMATION FOR 7'-0" WIDE x 6'-0" HIGH ALUMINUM SLIDING GLASS DOOR W/ THIS LABEL: TYPE 'A' AVAILABLE AS A STANDARD SIZE AND TYPE 'AA' AVAILABLE AS AN UPGRADE. ANDERSEN ALUMINUM SLIDING GLASS DOORS MFG. BY PELLA CORPORATION, SACRAMENTO...FRAME SELECTION: 'A' UNIVERSAL.



Harrison / Lorenzini architects

Baker Street Condominiums
610 Water Street
Port Townsend, Washington

ARCHITECTURAL	
FLOOR PLAN	
project: 22.001	
date: 11/96	
revisions: 4/1/97	
sheet: A-5	
of sheets	

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architects

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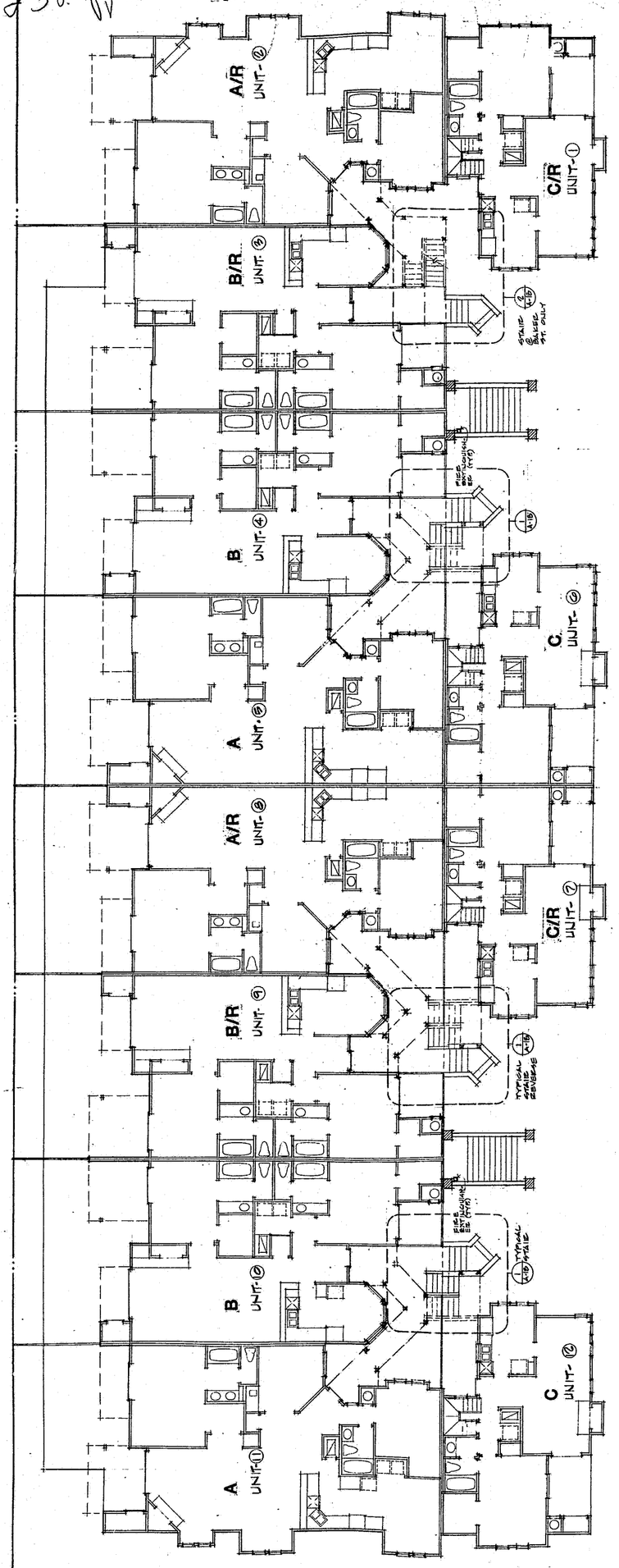
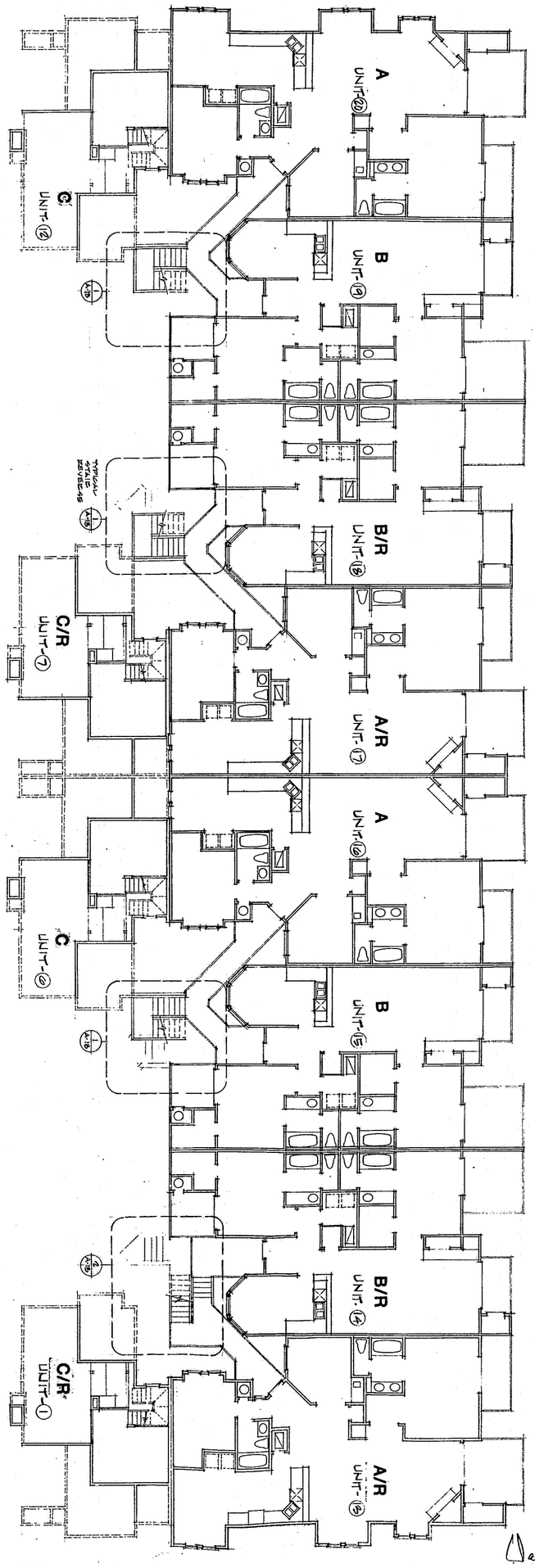
ARCHITECTURAL
project: 22a.01
date: 19 FLOOR OVER-ALL
revisions:
sheet A·6 of sheets



FIRST FLOOR
SCALE: 1/8" = 1'-0"

19 FLOOR OVER - ALL



SECOND FLOOR OVER - ALL
SCALE: 1/8" = 1'-0"

NORTH

David E. Lorenzini C-6888

project:	226.01
date:	ARCHITECTURAL
revisions:	2ND FLOOR OVER-ALL

sheet A-7 of sheets

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FLOOR FRAMING PLAN

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

SEE ROOF FRAMING PLAN

HANGERS @ STAIR LANDING

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

FLOOR FRAMING PLAN

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

NOTE:

1. FLOOR SHEATHING BY "LOYPOCRETE" W/ 1/2" CDX PLYWOOD SHEATHING NAILED @ 6" O.C. E.E. & @ 12" O.C. FIELD NAILED PER APA RATED SHEATHING INDEX NO PRP 108
2. ROOF SHEATHING W/ "LOYPOCRETE" W/ 1/2" CDX PLYWOOD SHEATHING NAILED @ 6" O.C. E.E. & @ 12" O.C. FIELD NAILED PER APA RATED SHEATHING INDEX NO PRP 108
3. ALL PLYWOOD SHEATHING TO BE EXPOSURE 1 WITH EXTERIOR GLUE PER APA. CONSTRUCTION

NORTH

project: 2216.01	ARCHITECTURAL
sheet: A-8 of sheets	FLOOR FRAMING PLAN
date:	
revisions:	

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David E. Lorenzini C-6988

Harrison / Lorenzini architects

ROOF FRAMING PLAN @ UNIT "E"
SCALE: 1/4" = 1'-0"

ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTE:
1. ROOF SHEATHING W/ 5/8" CDX PLYWOOD SHEATHING APA RATED 32/16 EXP. 1 OR BETTER INSTALLED PER APA RECOMMENDATIONS.
2. SEE ROOF SHEET NOTES AND SCHEDULE
3. PLYWOOD DIAPHRAGM TO HAVE STAGGERED PLYWOOD PANELS.
4. ① AT BAKER STREET UNIT ONLY. NOTE PLAN AND FRAMING WOULD BE OPPOSITE HAND
5. ② UNIT AT BAKER STREET UNIT.

NOTE:
ALL FIRE WALLS SHOWN EXTEND UPWARD TO THE ROOF SHEATHING

NORTH

David E. Lorenzini C-6888

project: 122.01	ARCHITECTURAL
date:	ROOF FRAMING PLAN END UNIT
revisions:	

sheet A.9 of sheets

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architects

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720 Bonita Avenue, Laguna Beach, California 92651 · phone (949) 497-0061

project:	ARCHITECTURAL
date:	BUILDING SECTIONS
revisions:	
sheet	A-10
of sheets	

APPROVED
DATE 12-12-02
SIGNATURE
Fountain Valley

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

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

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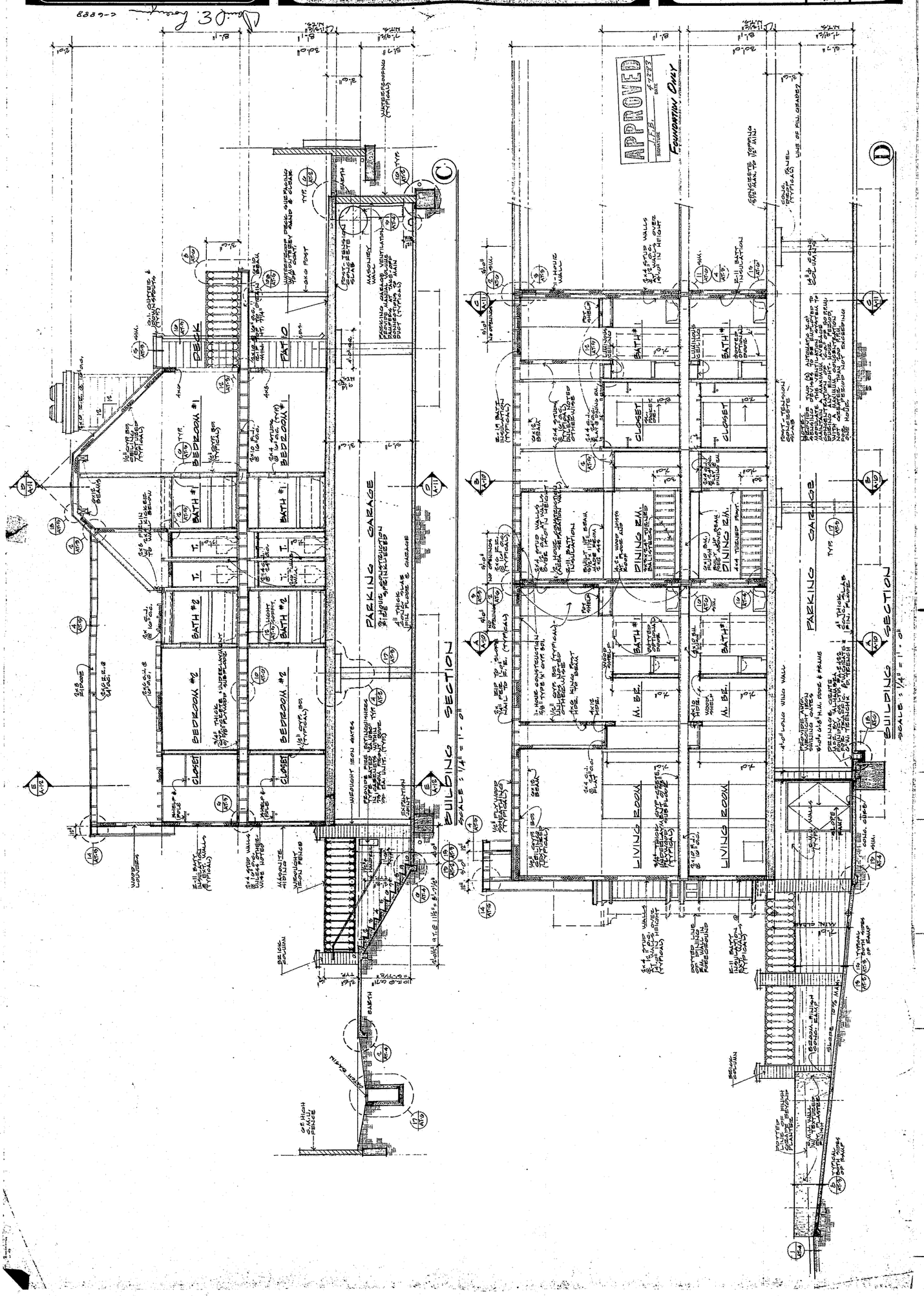
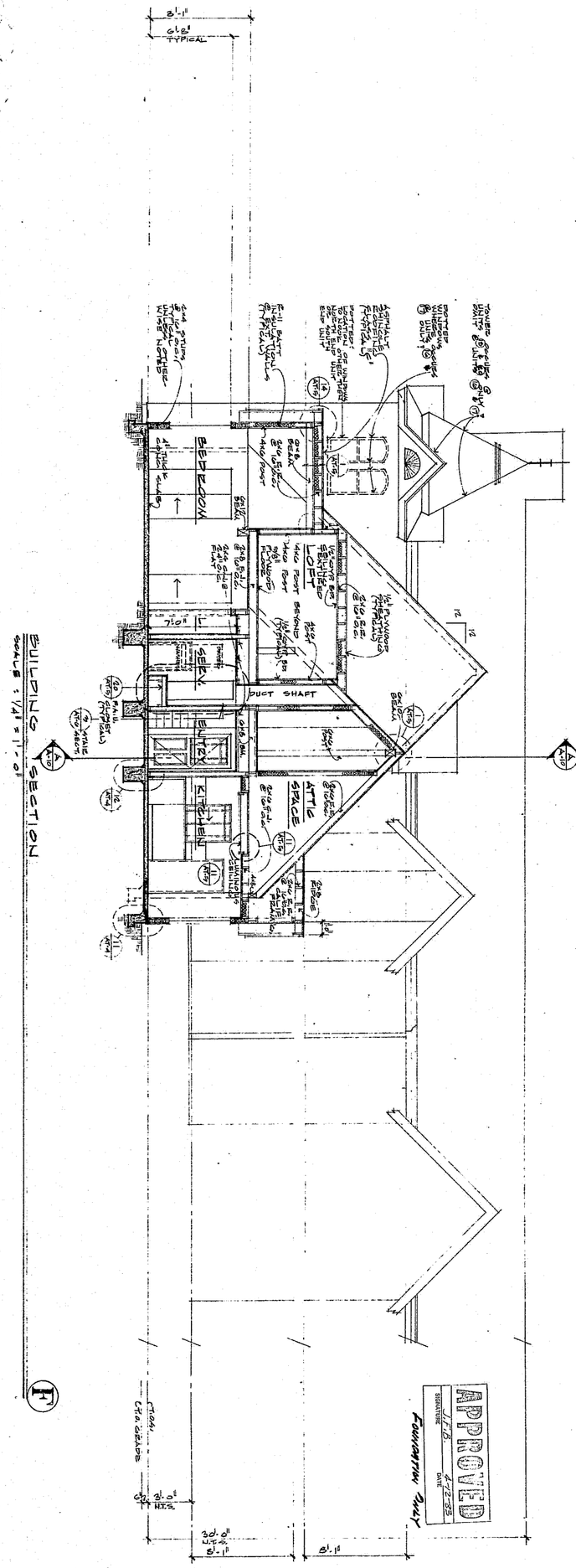
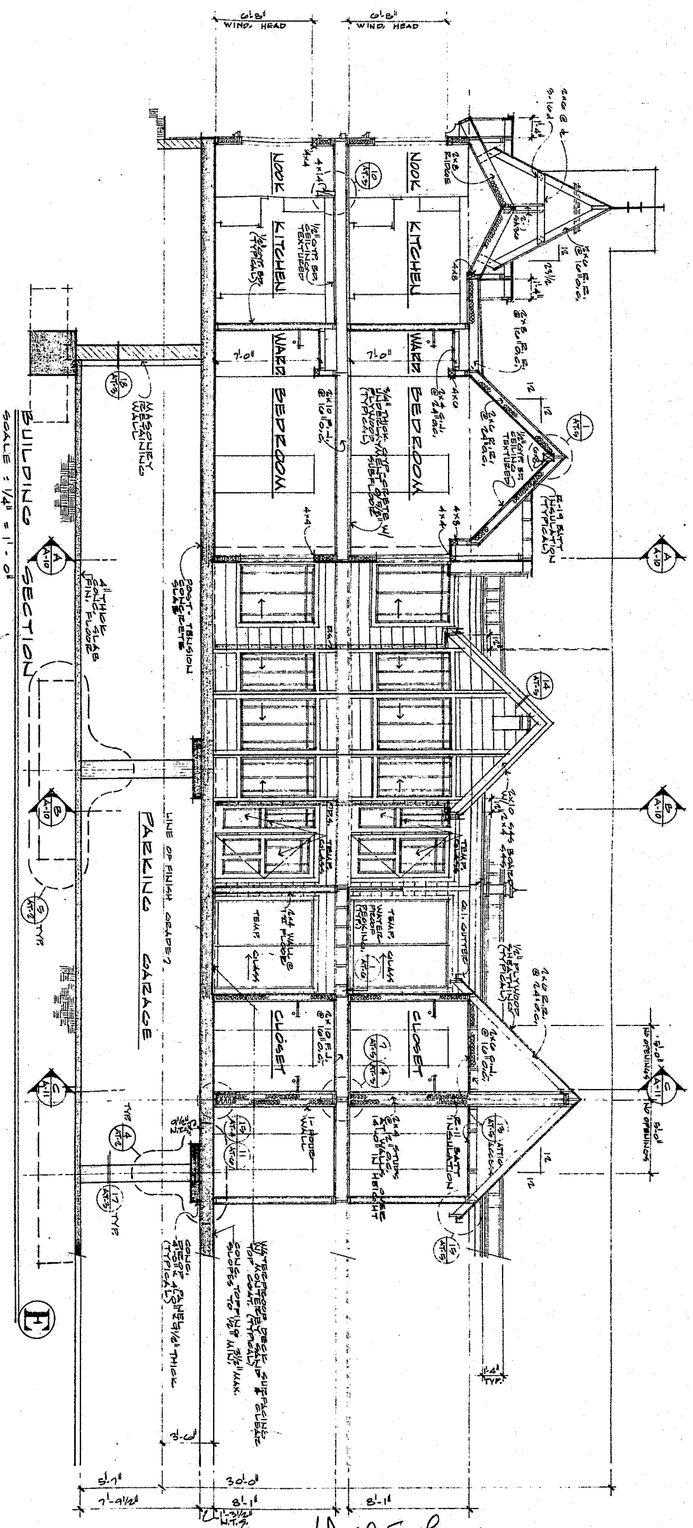
ARCHITECTURAL
BUILDING SECTIONS

project: 2260.01
date:
revisions:

sheet A·11 of sheets







project: 93.0.01	ARCHITECTURAL
date:	BUILDING SECTION
revisions:	

sheet A·12 of sheets

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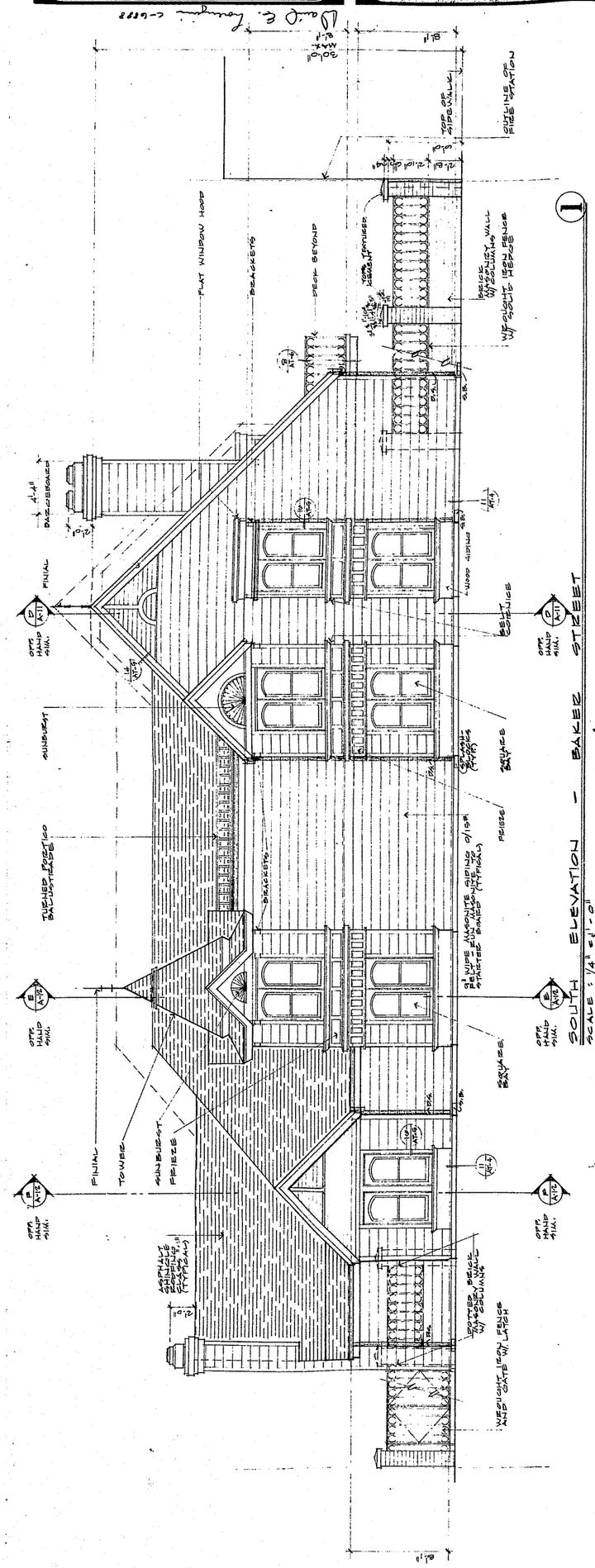
ARCHITECTURAL

project: 222.01
date:
revisions:

EXTERIOR ELEVATIONS

sheet A-13 of sheets


SOUTH ELEVATION - BAKER STREET
SCALE: 1/4" = 1'-0"
FLAT WINDOW HOOD
BRACKETS
DECK BEYOND
TOP OF SIDE WALL
FIRE LINE OF FIRE STATION
BRACKETS
PLYWOOD WALL W/ASPHALT SHINGLES
ASPHALT SHINGLE ROOFING (TYPICAL)
PLYWOOD WALL W/ASPHALT SHINGLES
DUTCH DOOR
BELT COURSE
SUNBURST
BRACKETS
FINIAL
TOWER
SUNBURST
FRIEZE
BRACKETS
ASPHALT SHINGLE ROOFING (TYPICAL)
WROUGHT IRON FENCE AND GATE W/ LATCH
WATER PROOF PLYWOOD W/ EDGING
WEST ELEVATION
SCALE: 1/4" = 1'-0"
TOP OF ROOF
TOP OF PLATE (BEYOND)
TOP OF PLATE
TOP OF PLYWD. SHEAR
TOP OF PLATE
TOP OF SLAB
BOTTOM OF SLAB
FINISH GRADE
TOP OF SLAB
TOP OF PLYWD. (BEYOND)
TOP OF PLATE
(BOTTOM OF HEADER)
TOP OF SLAB
FINISH GRADE BASE STREET
ASPHALT SHINGLE ROOFING (TYPICAL)
PLYWOOD WALL W/ASPHALT SHINGLES
BASEMENT TOP OF SLAB
SCUPPER BELOW W/WOOD WALL SURROUND
WROUGHT IRON FENCE W/ LATCH
WROUGHT IRON GUARDRAIL
TEAK DECKS
TEAK DECK
TEAK DECKS
TEAK DECK
TEAK DECKS
TEAK DECK

Baker Street Condominiums
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Harrison/Lorenzini
architects

ARCHITECTURAL

project: 822.01
date: EXTERIOR ELEVATIONS
revisions:

sheet A-14 of sheets

APPROVED
SIGNATURE DATE 8-22-85
Foundation Only

NOTES:
1. PROVIDE 1"x12" WIRE MESH SCREEN AT ALL ATTIC VENTS AND GABLE VENTS. SEE ELEVATIONS FOR LOCATIONS.
2. PROVIDE 1"x12" WIRE MESH SCREEN AT ALL UNDERFLOOR VENTS. SEE ELEVATIONS FOR LOCATIONS.
3. ALL EXPOSED METAL FLASHING, GUTTERS, DOWNSPOUTS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
4. ALL EXPOSED PLUMBING VENTS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
5. ALL EXPOSED ELECTRICAL CONDUIT, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
6. ALL EXPOSED GAS METERS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
7. ALL EXPOSED ROOF VENTS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
8. ALL EXPOSED ROOF JACKS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
9. ALL EXPOSED ROOF DRAINS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
10. ALL EXPOSED ROOF FLASHING, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
11. ALL EXPOSED ROOF MATERIALS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
12. ALL EXPOSED ROOF MATERIALS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
13. ALL EXPOSED ROOF MATERIALS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
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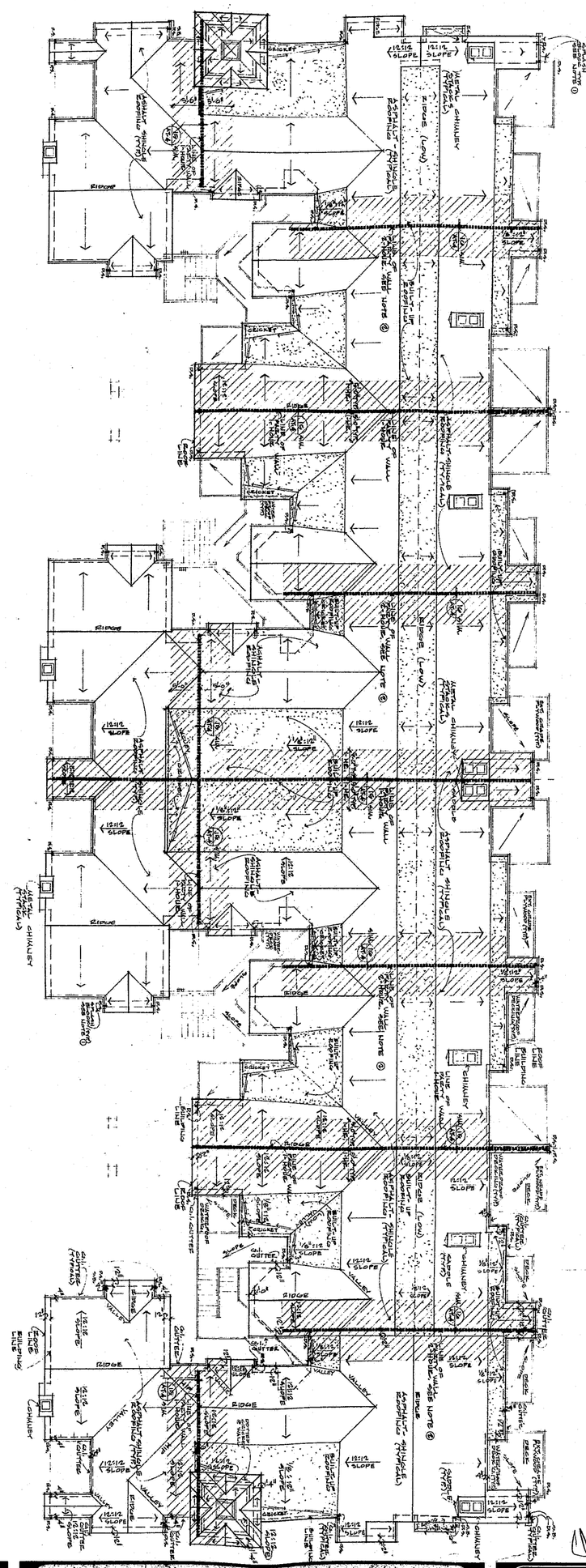
19. ALL EXPOSED ROOF MATERIALS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
20. ALL EXPOSED ROOF MATERIALS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.

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

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



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

NOTES:
① PROVIDE SPLASH BLOCKS @ ALL DOWNSPOUTS WHERE NEEDED TO PREVENT SOIL EROSION. (TYPICAL)
② PROVIDE 1-HOUR PROTECTION (GYP. BACKSIDE OF 2-HOUR WALL BUT WHEN THE ENTIRE EAVE OR BEAM MUST BE PROTECTED.

David E. Lorenzini C-6888

project: 2116.01	ARCHITECTURAL
date:	ROOF PLAN
revisions:	

sheet A-15 of sheets

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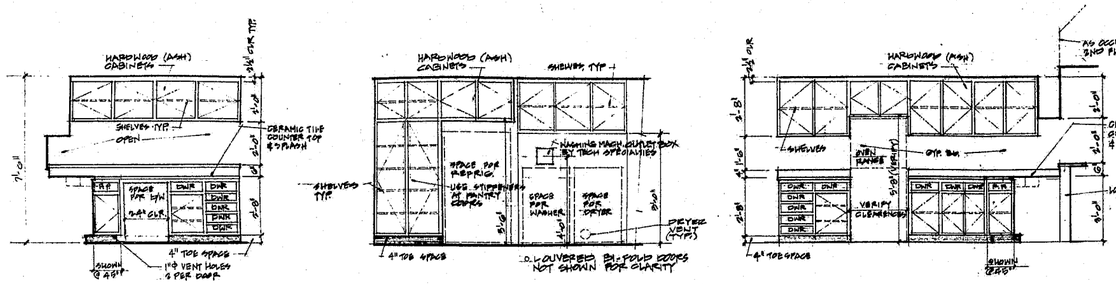
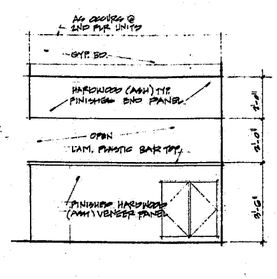
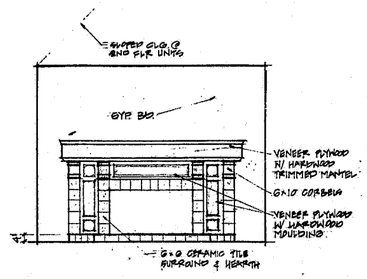


KITCHEN



DINING ROOM



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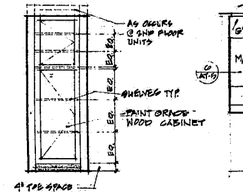

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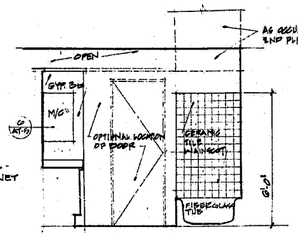

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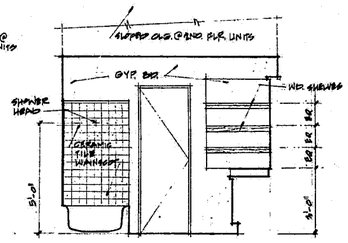

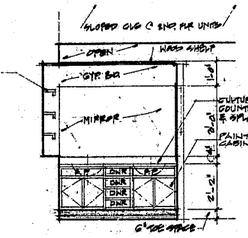

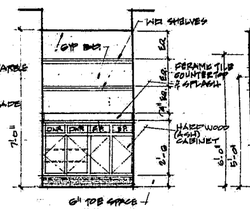

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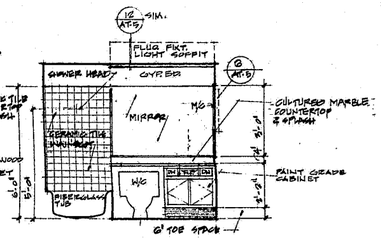
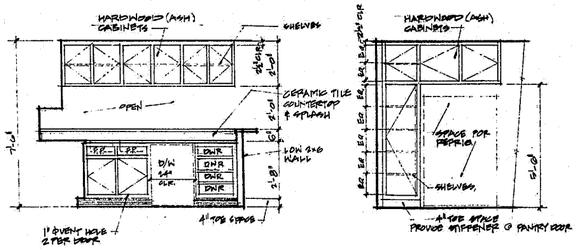
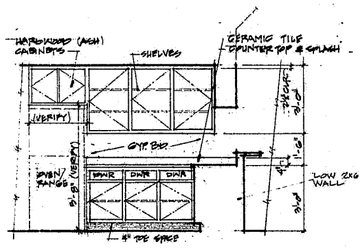


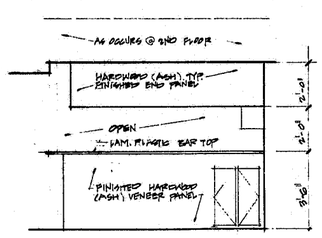
BATHROOM NO. 2

INTERIOR ELEVATIONS UNIT "A"
SCALE 3/8"=1'-0"



KITCHEN





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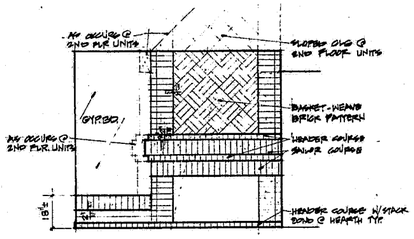
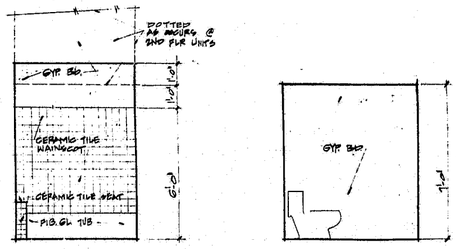
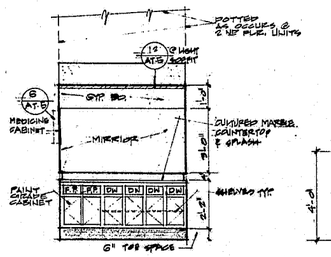
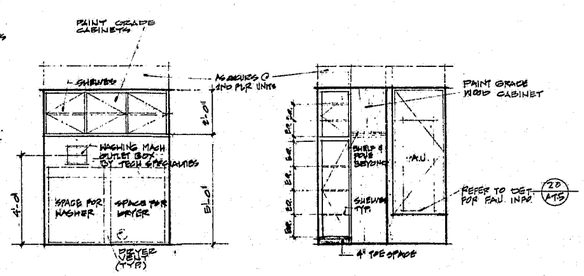


LIVING ROOM



BATHROOM NO. 1 (BATHROOM NO.2 OPPOSITE HAND SIMILAR)





SERVICE

GENERAL NOTES:

1. WALL MATERIALS COVERING TO BE TILE 72" HIGH AT TUBS WITH SHOWERS, OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.
2. IN OWNER INSTALLED GLASS ENCLOSURE DOORS AND PANELS TO BE FULLY TEMPERED AT TUBS WITH SHOWERS.

INTERIOR ELEVATIONS UNIT "B"
SCALE 3/8"=1'-0"

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ARCHITECTURAL
INTERIOR ELEVATIONS

project: 9226.01
date:
revisions:

sheet
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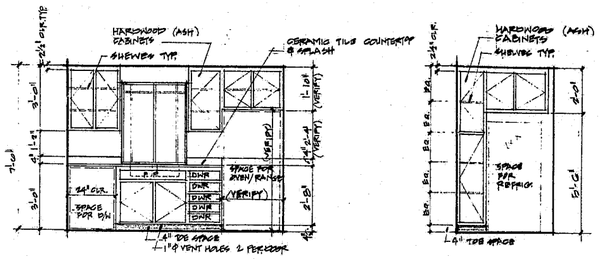
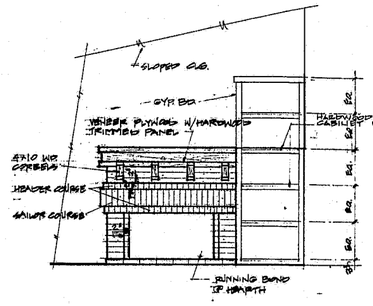
of sheets

GENERAL NOTE:

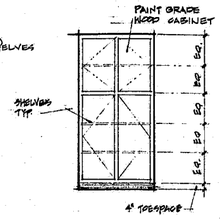
1. WALL COVERINGS TO BE TILE 72" HIGH AT TUBS WITH SHOWERS, MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.
2. IF OWNER INSTALLS GLASS ENCLOSURES, DOORS AND PANELS TO BE FULLY TEMPERED AT TUBS WITH SHOWERS.



KITCHEN



LIVING ROOM



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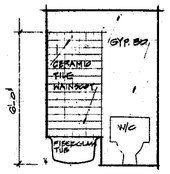
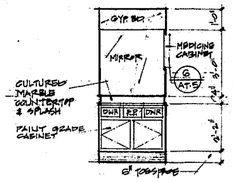
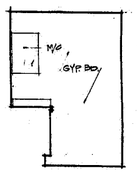


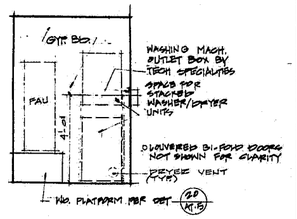
BATHROOM



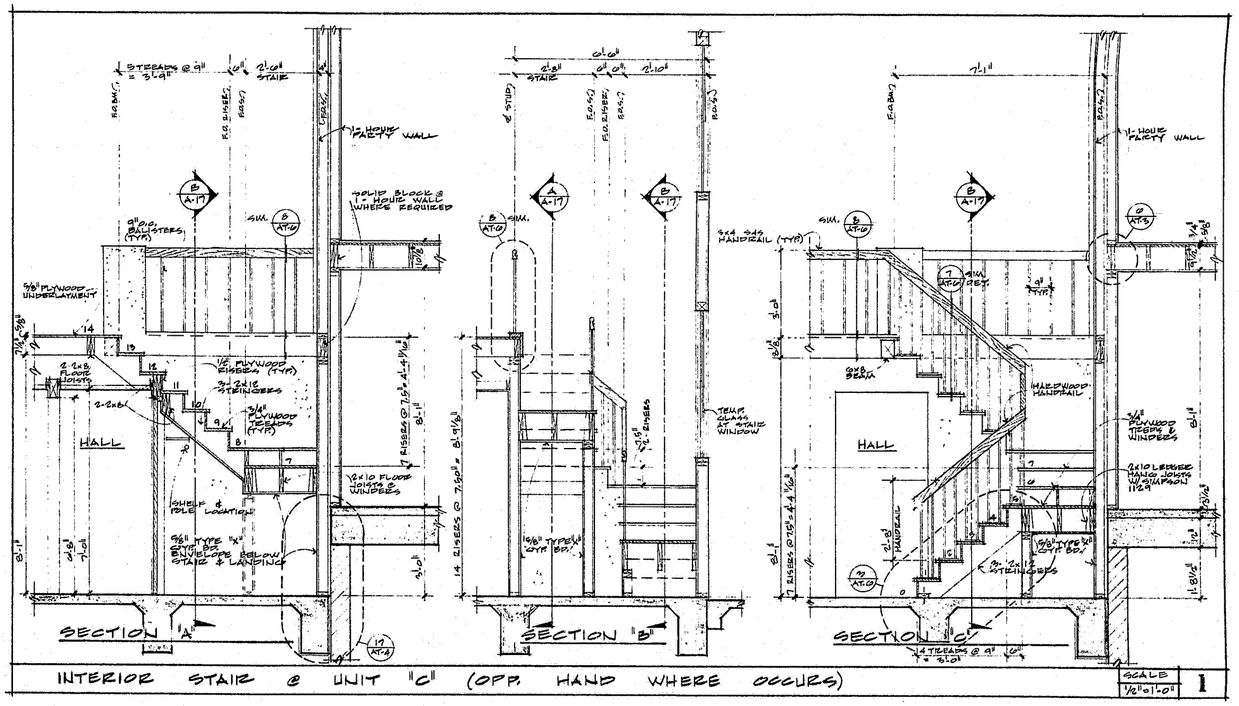
INTERIOR ELEVATIONS UNIT 'C' SCALE 1/8"=1'-0"



BATHROOM



SERVICE



INTERIOR STAIR @ UNIT "C" (OPP. HAND WHERE OCCURS)

SCALE 1/2"=1'-0" 1

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INTERIOR ELEVATIONS

project: #90.A
date:
revisions:

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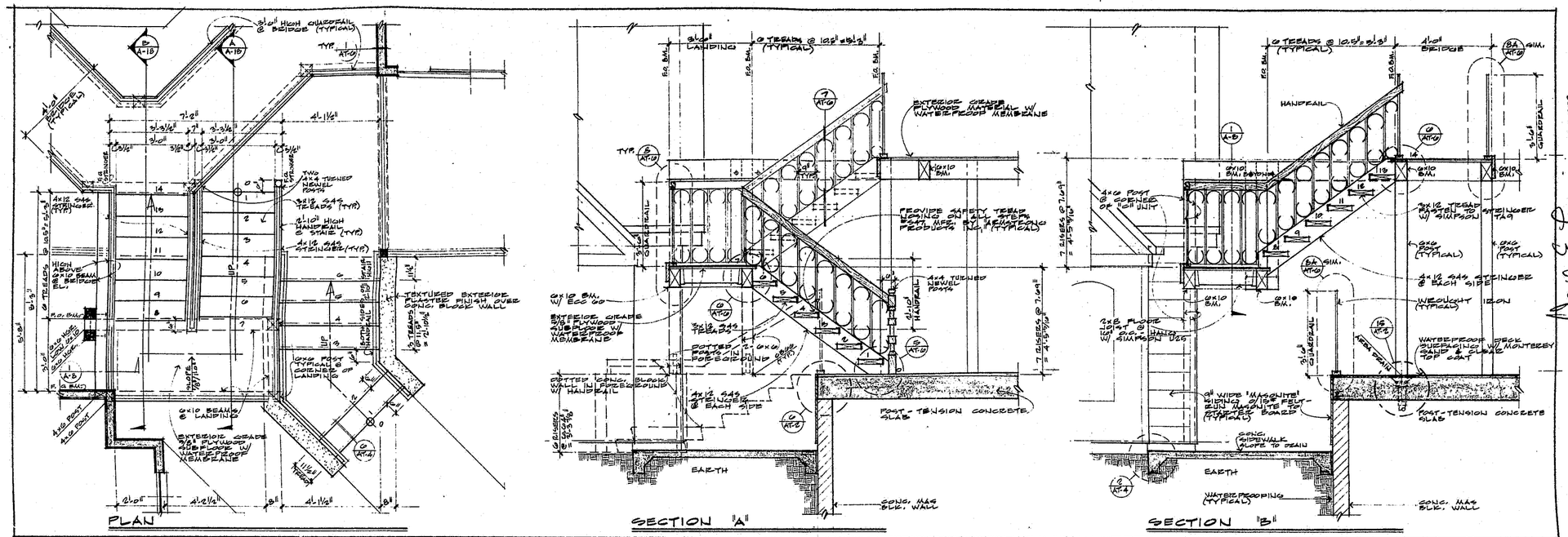

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STAIR BLOW - UPS

project no.:
date:
revisions:

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of sheets

GENERAL NOTES - BAKER STREET CONDOMINIUMS

DIVISION 1 - GENERAL REQUIREMENTS

1.1 Work performed shall comply with the Uniform Building Code, latest edition adopted by the local agency, and all state codes, ordinances and regulations.

DIVISION 2 - SITE WORK

2.1 Perform all earthwork in conformance with the soils report and local grading ordinances. Refer to site plan and/or foundation plan sheet for specific requirements. Foundations are designed for a soil bearing of 1000 psf unless otherwise noted.

2.2 Sidewalks shall be 3½" thick concrete on natural soil or compacted fill.

2.3 Sideyard, rear yard, or privacy patio fencing where indicated shall be 6' high combed redwood slats on 4x4 redwood posts and crossbars.

DIVISION 3 - CONCRETE

3.1 All concrete work shall comply to Chapter 26 of UBC. Reinforcement and placement shall be in accordance with ACI 318.

3.2 CONCRETE MACHINE MIX - 1:3:4 with a minimum of 5 sacks of cement per cubic yard of concrete and 7-1/2 gallons of water maximum per sack of cement. Concrete shall reach a minimum compression strength of 2,000 psi in 28 days. See separate notes for 4000 psi concrete at post-tensioned slab.

3.3 REINFORCING BARS shall conform to ASTM A-615-68. Wiremesh, conforming to ASTM A-185-61T, and steel placement shall be provided as detailed.

3.4 Fill, puddle and tamp for concrete slab of nominal 4" thickness or more, with not less than 3-5/8" actual at any point. Interior slabs shall have smooth, trowelled finish. Exterior flatwork shall have light broom finish.

3.5 Provide 1/2" dia. x 10" long steel anchor bolts at 6'0" o.c. maximum, 12" maximum from corners and splices, and embedded 7" minimum in concrete slabs at exterior walls and at interior shear panels unless otherwise noted. Refer to foundation plan for hold down anchors and special bolting requirements.

3.6 Lightweight concrete floor underlayment shall be "Gyp-crete" as manufactured by "Gyp-crete" Corporation, Hamel, Minn. Installation shall be by manufacturer approved expert application. Apply over floor primer and sealer. Till all cracks and voids in subfloor with quick setting taping compound. Install after drywall work is complete.

3.7 Round concrete columns shall be poured in removeable sonatube cardboard forms and finished with a heavy sandblast.

3.8 See separate sheet for general notes for post-tensioned concrete work for parking structure.

DIVISION 4 - MASONRY

4.1 Conform to Chapter 24 of UBC for grouted masonry construction

4.2 MORTAR MIX - 1 part Portland Cement, 1/2 part lime putty, 4-1/2 parts sand. GROUT MIX - 1 part cement, 3 parts sand, 2 parts pea gravel.

4.3 MASONRY UNITS - hollow load bearing Type 1 Grade N conforming to ASTM C-90-64T with normal weight aggregate. Provide fine surface texture where not used as base for plaster or stucco.

4.4 Provide masonry reinforcement per paragraph 3.3.

4.5 All brick and stone masonry shall be as noted on drawings. Submit samples to Owner for selection and approval.

4.6 MASONRY VENEER shall conform to applicable portions of UBC Standard 29-1-70 for anchored veneer.

a. Provide 1" minimum thickness solid grout.

b. Reinforcement - 2" x 2" x 16 gauge galvanized wire mesh with waterproof paper backing.

c. Secure reinforcement with galvanized wire nails at 4" o.c. with 1-1/8" penetration.

4.7 SPECIAL INSPECTION IS REQUIRED OF GARAGE WALLS.

DIVISION 5 - METALS

5.1 Conform to Chapter 27 of UBC and to AISC Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings, latest edition.

5.2 STRUCTURAL STEEL - ASTM A-36. Standard steel pipe - ASTM A-53, Grade B. Bolts and nuts - ASTM A-325.

5.3 WELDING shall be in conformance with the "Standard Code for Welding in Building Construction," latest edition.

DIVISION 6 - CARPENTRY

6.1 All wood framed construction shall conform to the UBC Chapter 25.

6.2 GRADES - All lumber shall be grade marked and shall conform with the latest standard grading and dressing rules of the West Coast Lumber Inspection Bureau. All plywood shall conform to PS-1-74, and shall bear the APA grade stamp.

a. All mudsills and all lumber in contact with concrete and masonry or within 6" of grade shall be Foundation Grade Redwood or Pressure Treated Douglas Fir.

b. All vertical framing lumber shall be Standard Grade Douglas Fir or Hem-Fir.

c. All horizontal framing lumber shall be Douglas Fir or Larch No. 2 grade or better, unless otherwise noted.

d. All blocking and furring shall be Douglas Fir No.3 grade or better.

e. All structural plywood sheathing shall be C-D INT-APA (Standard) grade with exterior glue unless noted otherwise. Allowable spans shall conform to UBC Table 25-R-1 and Table 25-S. All plywood shall be installed with face grain perpendicular to supports.

f. Plywood combination subfloor-underlayment shall be STURD-I-FLOOR INT-APA, touch sanded, with exterior glue and T&G joints perpendicular to supports. Where used as a subfloor for "Gyp-crete," C-D INT-APA grade with exterior glue may be used. Secure to framing members with plywood adhesive APA Spec. AFG-01.

6.3 FASTENERS -

a. Hangers, framing anchors and strap connectors shall be galvanized rust inhibitive shop painted equal to Simpson item numbers indicated on drawings. Nails or bolts for fasteners shall be as specified or provided by manufacturer.

b. All exterior nails shall be galvanized. Plywood shall be nailed with common nails. Nailing shall conform to UBC Chapter 25 Table 25-P.

c. Sole plate at interior walls (except shear walls) on concrete slabs shall be secured with 1/4" dia. by 3-1/2" long power driven pins with cadmium washers at 32" o.c., 12" maximum from corners and splices unless otherwise noted.

d. All posts contained in stud walls shall bear on 2 x sill plate and toe-nailed with 4 - 8d nails. Free-standing posts shall be set in BC post bases with red-head fasteners unless noted otherwise.

6.4 FRAMING -

a. Wall framing for exterior or bearing walls shall be 2 x 4 studs at 16" o.c., unless otherwise noted, and double 2 x top plate with minimum 48" lap splice. Provide 1/8" x 1-1/2 " wide metal strap ties where plates are interrupted or broken.

b. Maximum height of unbraced studs at exterior walls or interior bearing walls shall be 14 ft. for 2 x 4's and 20 ft. for 2 x 6's.

c. Providefireblocking at floor, ceiling, soffit and mid-height at each stud space that exceeds 10'-0" in height.

d. Provide 1 x 6 let-in diagonal bracing as required for erection. Refer to framing plans for permanent shear panel locations and nailing.

e. Provide double joists under all parallel partitions and solid blocking between joists under partitions perpendicular to joists.

f. Framing around openings: provide double rafters or joists each side of opening when header exceeds 4'-0". When header joists exceed 6'-0" or tail joists exceed 12'-0", support ends with approved hangers.

g. Purlins used to support roof rafters shall not be smaller than the rafter size. Struts shall not exceed 8'-0" length nor slope more than 45°. Spacing for 2 x 4 struts is 4'-0" maximum and 6'0" for 2 x 6 struts.

h. No edge or surface of plywood roof sheathing shall be exposed to the weather. Use starter board at exposed areas. Roof sheathing shall be inspected before covering.

i. Provide blocking at 2'-0" o.c. behind all vertical board siding.

6.5 Built-up beams less than 12" in depth must be nailed with 16d @ 16" o.c. staggered top and bottom. Built-up beams 12" or more in depth must be bolted with 3/8" dia. bolts 2'-0" o.c. staggered top and bottom. Double 2 x 4's, spiked together, may be used in lieu of 4 x 4 posts where contained within walls.

6.6 All fascia, barge boards, trim and moldings shall be S4S. Back prime all plant-ons before installation.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

7.1 INSULATION - Comply with all applicable regulations of Title 24, Energy Conservation Regulations for New Residential Buildings.

a. Provide R-11 min. kraft faced batt insulation at walls and R-19 min. at ceilings and/or roofs to completely enclose heated portions of dwelling. Place vapor barriers on warm side of wall.

b. Insulate walls and floors between jambs and framing, behind header joists, above access panels, and in floors cantilevered over exterior space.

c. Provide Insulation Compliance Card and post at conspicuous location within dwelling. File a copy with the local building official.

d. Sound insulate all plumbing walls and FAU compartment with unfaced full batt insulation. Comply with Title 25, Noise Insulation Standards, and UBC Chapter 35 for attached dwelling units. See additional noise reduction notes on drawings.

7.2 HARDBOARD LAP SIDING shall be 9" wide smooth primed masonite X-90 lap siding with preformed metal corners.

a. Apply over one layer of 15# asphaltic felt with 1" overlap typical.

b. Provide 3/8" x 1½" starter board at bottom course of lap siding and shim bottom edge over all openings.

c. Nail @ 16" o.c. with 8d galvanized box nails (checkered heads on textured siding).

d. All outside and inside corners shall be 2 x S4S boards as detailed.

e. Use maximum lengths and stagger all butt joints over studs only.

7.2 WOOD SIDING shall be as shown on elevations. Types include the following: 303 Siding rough sawn with vertical face grain, V-grooves applied vertically and grooves at 4" o.c. or 2 x 2 battens at 12" o.c.; 1 x 6 V-joint siding with vertica. face grain applied diagonally at 45 degree angle; 1 x 6 straight grain horizontal bevel siding.

a. All exterior siding, trim and plant-on detail shall be rough sawn. Back-prime all plant-ons before applying.

b. All fascia and barge boards shall be resawn on face side only.

c. Apply all siding over one layer of 15# asphaltic felt.

7.3 WOOD SIDING shall be as shown on elevations. Medium density overlay. Without grooving 5/8" thick, factory-primed. Apply all siding over one layer of 15# asphaltic felt.

7.4 COMPOSITION SHINGLE ROOFING shall conform to UBC 3203(d)%.

a. Underlayment shall be No. 15 asphalt saturated felt.

b. Flash all intersections and edges with 26 gauge galvanized iron.

c. Shingles shall be 235 lb./square butt strip type with factory applied adhesive or integral locking tabs. Identify each bundle with UL Class C Wind Resistant label.

d. Provide starter units, hip and ridge shingles and valley rolls to match.

e. Install with 7/8" galvanized steel threaded nails.

f. Provide 2 layers underlayment when roof slope is less than 4:12 and one layer when 4:12 or greater.

7.5 BUILT-UP ROOFING shall conform to UBC 3203(d)2. Provide 3-ply asphalt felt and gravel 15-year bondable roof installed w/approved flashing systems as per manufacturer's instructions.

a. No. 1 grade 24" x 1/2" to 3/4" redar handsplit and

7.6 WATERPROOF DECK SURFACING shall be Mult-i-Thane System 451 (200+ mil) as manufactured by Multi-Chemical Products, Inc., So. El Monte, CA (213) 686-0682. System consists of #4000 base membrane, caulking and flashing for joints, #5000 elastomeric membrane, #109 epoxy aggregate binder with 44 Monterey sand, and Mult-i-Glaze elastomeric clear top coat. Vary thickness of aggregate topping to insure free drainage at every point.

Apply over concrete or plywood as required in accordance with manufacturer's instructions. Aoplicator shall be approved in writing by manufacturer prior to commencing work.

7.7 FLASHING AND SHEET METAL -

a. All sheet metal shall be 26 gauge galvanized unless otherwise noted. G.I. flash all intersections between roofs and vertical walls including valleys, hips, and ridges in accordance with UBC Section 1707.

b. Flash all exterior openings with approved waterproof building paper (Sisalkraft).

c. Provide G.I. diverters over exterior openings as shown on roof plans, and G.I. gutters, downspouts and 12" x 30" minimum concrete splash blocks at each downspout where indicated.

d. Conform to UBC Section 3205 for attic access doors and attic ventilation requirements. Provide non-ferrous wire mesh screens with 1/4" openings at all attic vents. Area of vents shall be adequate for combustion ventilation to FAU where taken through attic (1 sq. in. for each 10 sq. ft. of attic area).

7.8 SKYLITES - Insulated flat curb mounted double-skinned Exolite acrylic sheet (Cyro), light bronze color, as manufactured by Bristol Fiberlite Industries Santa Ana, CA.

DIVISION 8 - DOORS & WINDOWS

8.1 DOOR FRAMES - Exterior door stops and jambs shall be one piece or rabbeted construction.

8.2 WOOD DOORS

a. Exterior - 1-3/4" thick solid core or stile & rail raised panel at front entry; conform to the security provisions of the local agency if applicable.

b. Interior - 1-3/8" thick flush masonite face, economy grade, hollow core typical.

8.3 SLIDING DOORS & WINDOWS shall be Elco, or equal, with nail-on fin. Comply with certification and labeling requirements of ANSI A134.1 through A134.4 for air infiltration.

a. Provide aluminum framed fiberglass screen at each open vent.

b. Provide locking device that engages a strike in a manner that prevents it from being loosened by possible movement. Bolt and strike shall be reinforced so that no separation occurs. The interior function must provide quick opening during an emergency. All hardware will be subject to the approval of the Building Department.

8.4 GLASS shall meet the requirements of UBC Chapter 54 for size and strength.

a. Provide tempered glass where subject to impact hazard as per UBC Section 5406 and Consumer Product Safety Stanoard 16 CFR 1201.

b. All shower doors and enclosures shall be shatterproof, 3/16" safety glass, or approved alternate.

c. Conform to Title 24, Energy Conservation Regulations, for insulated glass, if applicable.

8.5 FINISH HARDWARE shall be selected and furnished by Owner for installation by Contrator. Conform to the security provisions of the local governing agency.

a. Provide deadbolt with 1" minimum throw and 5/8" minimum embedment of active leaf of all exterior swinging doors. Deadbolts shall have hardened inserts, cylinder guards, and interior operated thumb turn.

b. Provide manually operated interior surface-mounted deadbolts with 1/2" embedment at top and bottom of inactive leaf of pairs of doors.

c. DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE NONREMOVABLE.

d. Weatherstrip all doors adjacent to non-heated spaces, in accordance with Title 24, Energy Conservation Regulations.

DIVISION 9 - FINISHES

9.2 GYPSUM WALL BOARD shall conform to UBC Chapter 47, Section 4711 and Table 47-G for single-ply application. All drywall nailing must be inspected prior to taping joints.

a. Provide 1/2" thick typical, except at fire rated walls, use 5/8" type X.

b. Treat joints with perforated tape, bedding and taping compound, unless noted otherwise. Provide light spray or "knock-down" texture finish on all walls.

c. All ceilings except kitchen and baths shall have sprayed acoustical finish coat. Spray inside of FAU compartment.

d. Provide 26 ga. resilient channels (U.S.G. RC-1) at 24" o.c. between gyp. board ceiling and floor framing supporting gyp-crete floor. Attach to wood framing with 1½" type W (U.S.G.) fastener at 16" o.c. attach gyp. board to resilient channel with 1" type S. (U.S.G.) fastener at 12" o.c.

9.3 PAINTING -

a. Colors shall be selected from color brochure submitted by Contractor. Samples of all surfaces to be stained shall be approved prior to finishing natural wood.

b. All roof vents shall be painted to match dominant weathered roofing material. All chimney and other exposed roof or wall flashing shall be painted to match adjacent surfaces.

9.4 RESILIENT FLOORING shall be 1/8" thick sheet vinyl set with primer and adhesive as recommended by the manufacturer. Butt and seal all seams.

9.5 CARPETING shall be selected and furnished by the Owner for installation by the Contractor.

9.6 FLAME-SPREAD REQUIREMENTS - All interior ceiling and wall finishes, except trim or wall fabrics shall have a flame-spread classification of Class III or better as determined by the UBC Tunnel Test Standard 42-1 (Flame-spread rating-of 76-200).

DIVISION 11 - EQUIPMENT

11.1 Provide proper clearance and protection of combustible material above range (30" to combustible material or 24" to approved hood over 1/4" asbestos millboard).

11.2 All gas fired equipment, including furnaces, cooking equipment, water heaters and clothes dryers shall conform to Title 20, Regulations for Appliance Efficiency Standards.

DIVISION 15 - MECHANICAL

15.1 PLUMBING work shall be in accordance with Uniform Plumbing Code, latest edition.

a. Water heaters shall have 6" unobstructed clearance in front of unit and 2" minimum at sides and rear. Compartment door shall be 2'-0" wide, minimum. Provide 50 sq. in. minimum vents or 1 sq. in. per 1000 BTU within 12" of both floor and ceiling. Water heaters with non-rigid water connections shall be strapped for lateral support.

b. Provide pressure and temperature relief valves located within 6" of top of water tank at water heater. Discharge line shall terminate through exterior wall and within 6" of finish grade.

c. Plastic plumbing pipe shall not be used to penetrate 1-hour walls or ceilings.

d. Inside finished width of shower or toilet compartments shall be minimum 30" clear.

e. Standard tub shall be 30" x 60" minimum with ceramic tile wainscoat over cement plaster or water resistant gyp board to 6'-0" above finish floor. Provide shower head and curtain rod.

f. Plastic waste and overflow for the tubs shall be manufactured by Tip-Toe or equal where where no access available.

g. Run all plumbing vents and flues to rear of ridgeline where possible.

h. Gas meters shall be located out of view of public streets.

15.2 VENTILATING - Baths toilet compartments, and laundry rooms not ventilated by natural means shall be provided with an exhaust fan capable of producing five air changes every hour direct to outside. Fan shall be controlled by self-contained switch or an independent wall switch as per local code. Provide back-draft dampers to prevent air leakage when fan is not operating as required by Title 24.

15.3 HEATING - work shall comply with the latest edition of the Uniform Mechanical Code and all local and state regulations. Information on actual equipment, sizes, duct run layouts, and calculations shall be submitted to governing agencies for approval prior to installation of heating/ventilating/air conditioning systems.

a. Supply ducts shall be properly insulated in accordance with Title 24 Energy Regulations. Return ducts shall be galvanized and insulated with fiberglass as required.

b. Provide 26 ga. galvanized duct through wall or ceiling separating garage from dwelling or approved automatic fire-dampers in non-metal ducts.

c. Forced air heating system shall not be oversized by more than 30% unless under 48,000 B.T.U. lowest capacity and shall be thermostatically controlled. Unit shall have air conditioning capacity. Provide automatic turn-down thermostat as required by Code.

d. Forced air unit shall be installed on 18" high platform with unobstructed clearance of 3" at back and 6" at front and sides. Provide A.C. condensate lines and Freon line to exterior condensate location.

e. Return air equivalent to 2 sq. in. per 1000 BTU shall be taken from below platform. Combustion air ducts shall extend to within 6" above floor without screens and to within 6" below ceiling of FAU compartment. Vent area shall be equivalent to 1 sq. in. for each 1000 BTU (100 sq. in. minimum) of furnace output when combustion air is taken from attic area with one-half of required are high and one-half low.

DIVISION 16 - ELECTRICAL

16.1 ELECTRICAL work shall conform with the National Electrical Code, latest edition, and all local codes and regulations. Exterior electric meter panels shall be recessed into wall or cabinet or located out of view of public street.

16.2 MATERIALS and equipment shall be new and bear UL label whenever applicable. All electric wiring in garage shall be in conduit, except where wall is covered with gyp board.

16,3 RECEPTACLES -

a. Convenience outlets shall be placed at 12'-0" o.c. maximum along wall (including sliding glass doors, excluding wardrobe doors) and at furnishable wall space 2'-0" or wider.

b. Provide convenience outlets at kitchen counter using a minimum of 2 seperate circuits. Provide seperate receptable at trash compactor location.

c. All switched outlets shall be one-half hot.

d. Install all receptacles at 8" above finished floor or counter tops unless noted otherwise. Keep out of mirrored areas if possible.

e. Provide 220 v. receptacles at range, oven, dryer and A.C. unit if applicable.

16.4 GROUNDING - provide accessible junction box and wiring for grounding main electrical service to reinforcing bars in concrete footing.

16.5 FIRE WARNING SYSTEM - provide approved electrically wired smoke detector and alarm conforming to UBC Standard No. 43-6 on ceiling near sleeping rooms, and above stairs on two-story units.

16.6 GROUND-FAULT CIRCUIT INTERRUPTERS - receptacles installed at bathrooms, garages or exterior locations shall have ground-fault circuit interrupter (G.F.I.) protection.

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project: 2-75-71
date:
revisions:

ARCHITECTURAL GENERAL NOTES

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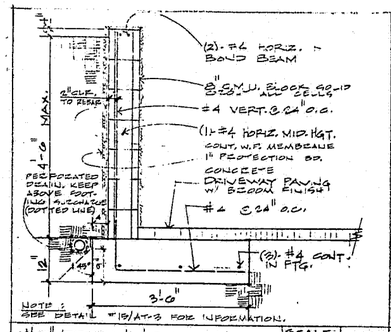
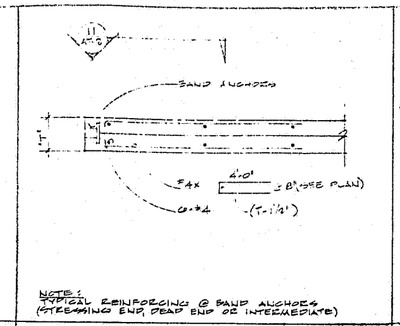


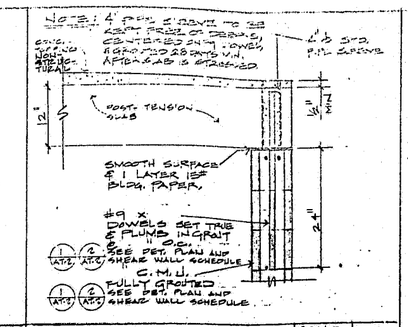
NOTE: SEE DETAIL 9/AT-3 FOR INFORMATION.

4'-0" RETAINING WALL | SCALE 3/4"=1'-0" | 13

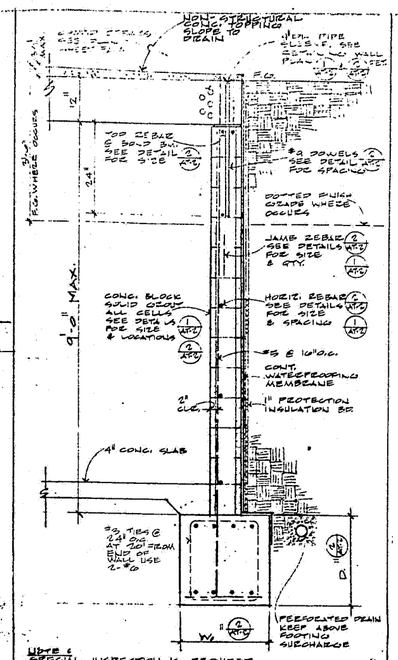


NOTE: TYPICAL REINFORCING @ BAND ANCHORS (STRESSING END, DEAD END, OR INTERMEDIATE)

SLAB EDGE | SCALE 3/4"=1'-0" | 10

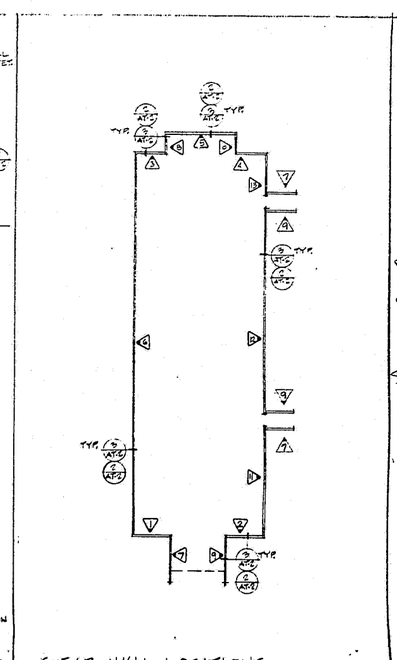


SLAB/WALL DETAIL | SCALE 1"=1'-0" | 6



NOTE: SPECIAL INSPECTION IS REQUIRED

RETAINING WALL | SCALE 3/4"=1'-0" | 3



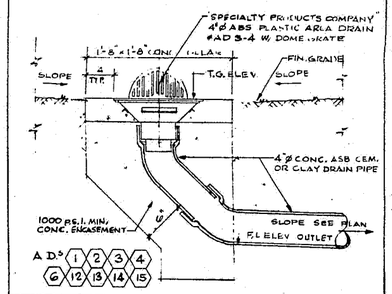
SHEAR WALL LOCATIONS

RETAINING WALL PLAN | SCALE 1"=30'-0" | 1

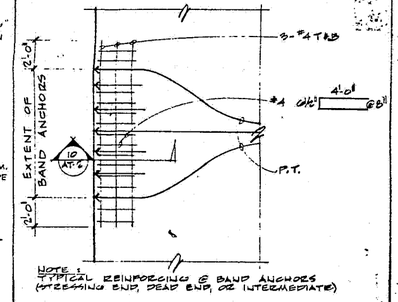
SHEAR WALL SUMMARY

WALL No.	THK.	HORIZ. REBARS	JAMB REBARS	DP REBARS & DOWELS TO DECK	FOOTING SIZE (SEE FOUND. PLAN FOR REINF.)
1	12"	2-#5 @16" o.c.	8-#7	2-#5 @ TOP #9 DOWELS @ 8" o.c.	30"W. x 36"D.
2	"	"	"	"	"
3	"	"	6-#7	"	"
4	"	"	"	"	"
5	"	"	8-#7	"	"
6	8"	#5 @ 48" o.c.	2-#6 *	2-#4 @ TOP #9 DOWELS @ 24" o.c.	24"W. x 24"D.
7	"	"	" *	"	SEE DETAIL 5/AT-3 SEE DETAIL 3/AT-2
8	"	"	" *	"	36"W. x 36"D.
9	"	"	" *	"	SEE DETAIL 5/AT-3 SEE DETAIL 3/AT-2
10	"	"	" *	"	30"W. x 30"D.
11	"	"	3-#6	"	24"W. x 24"D.
12	"	"	"	"	"
13	"	"	2-#5	1-#4 @ TOP #9 DOWELS @ 24" o.c.	"

*= JAMB BARS IN TRANS. WALL

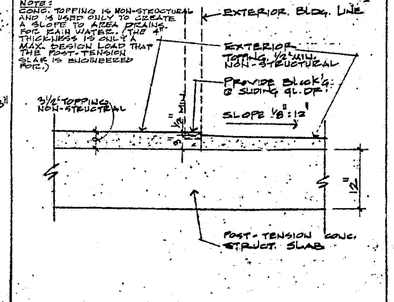


AREA DRAIN (PLANTING AREAS) | SCALE 1½"=1'-0" | 14

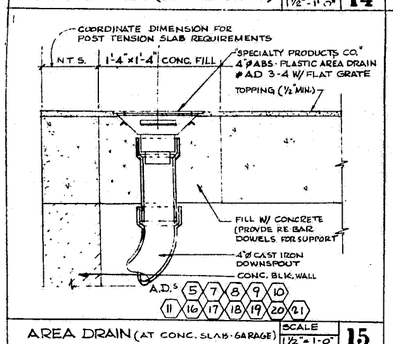


NOTE: TYPICAL REINFORCING @ BAND ANCHORS (STRESSING END, DEAD END, OR INTERMEDIATE)

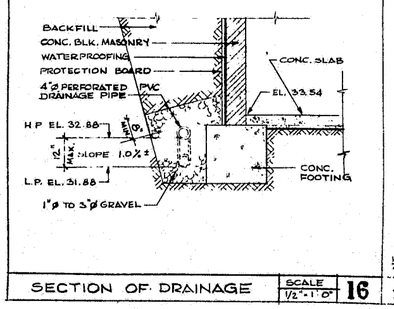
PLAN @ BAND S.E. | SCALE 1/4"=1'-0" | 11



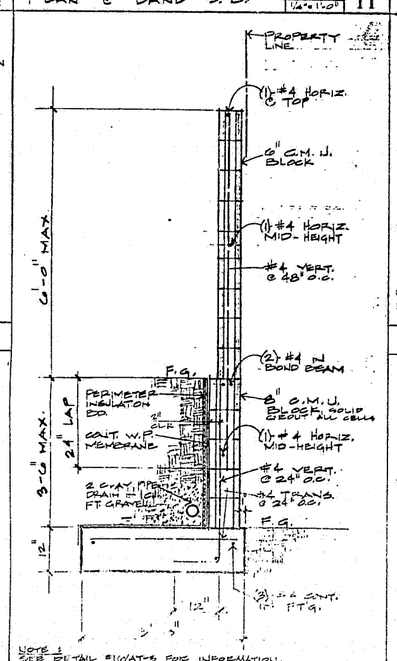
SLAB & EDGE @ UNITS | SCALE 1"=1'-0" | 7



AREA DRAIN (AT CONC. SLAB-GARAGE) | SCALE 1½"=1'-0" | 15

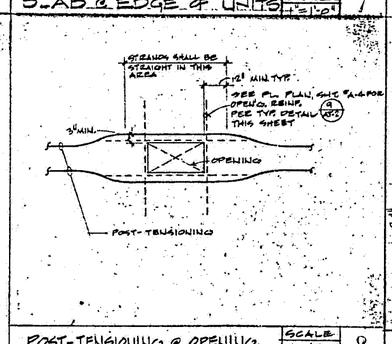


SECTION OF DRAINAGE | SCALE 1½"=1'-0" | 16

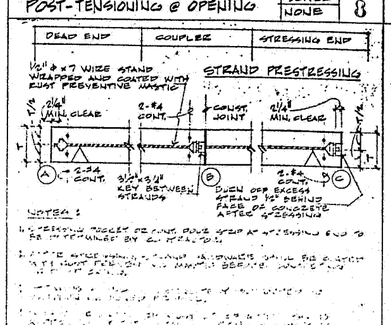


NOTE: SEE DETAIL 8/AT-3 FOR INFORMATION.

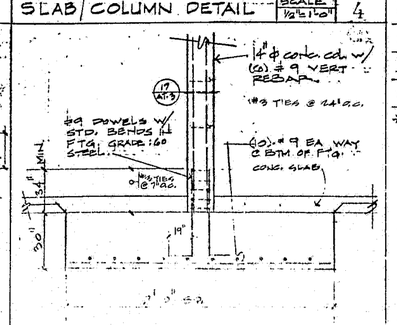
MASONRY WALL | SCALE 1½"=1'-0" | 12



POST-TENSIONING @ OPENING | SCALE NONE | 8



SLAB/COLUMN DETAIL | SCALE ½"=1'-0" | 4



RETAINING WALL DETAILS | SCALE 1"=1'-0" | 2

APPROVED
JEB 7-12-83
SIGNATURE DATE
FOUNDATION ONLY

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ARCHITECTURAL
FOUNDATION DETAILS
PARKING STRUCTURE

project 820.01
date
revisions

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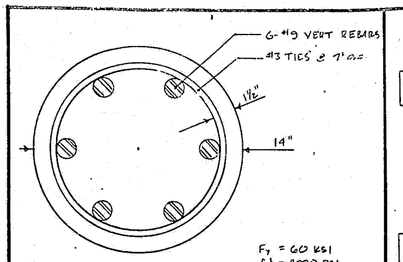
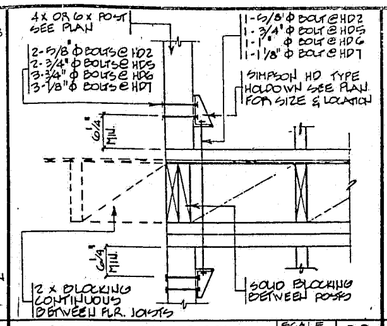
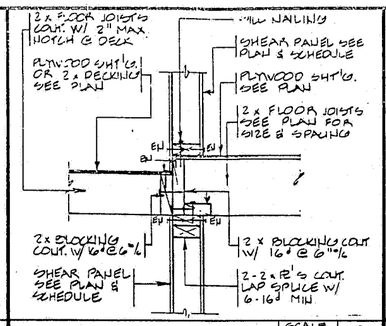


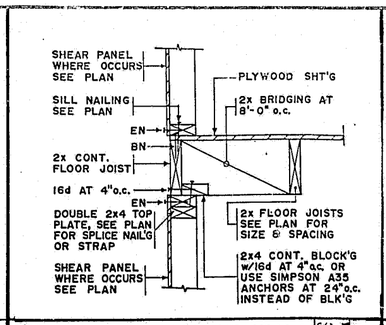
CONC. COLUMN | SCALE 3"=1'-0" | 17



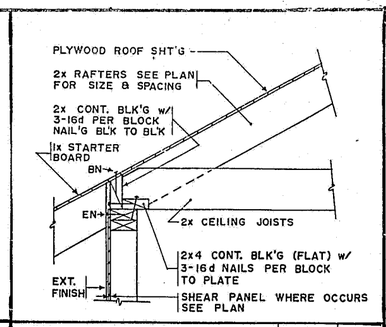
HOLD DOWN DETAIL | SCALE 1½"=1'-0" | 13



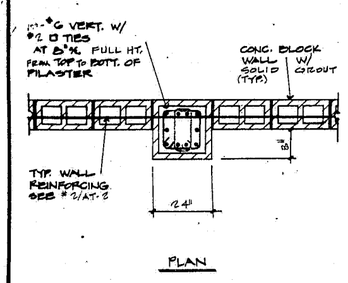
DECK CONNECTION | SCALE 1½"=1'-0" | 9



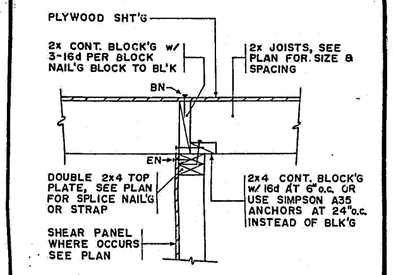
SHEAR BLOCK'G AT WALL | SCALE 1½"=1'-0" | 5



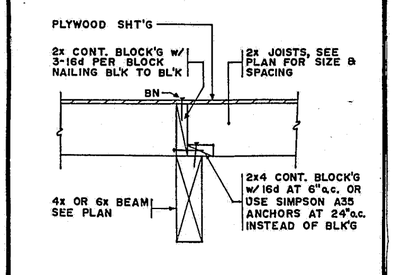
ROOF SHEAR BLK'G | SCALE 1½"=1'-0" | 1



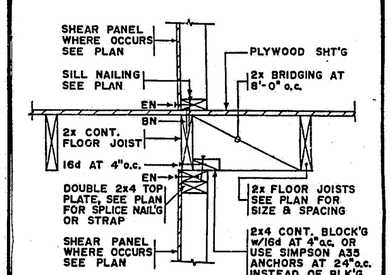
BM. PILASTER | SCALE 1½"=1'-0" | 18



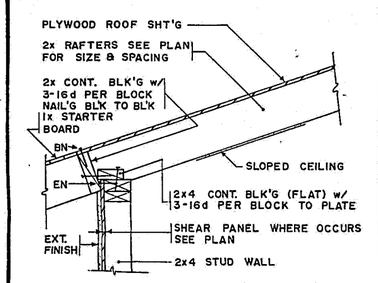
INT. WALL SHEAR BLK'G | SCALE 1½"=1'-0" | 14



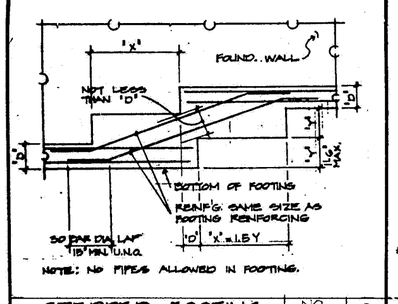
SHEAR BLK'G AT BEAM | SCALE 1½"=1'-0" | 10



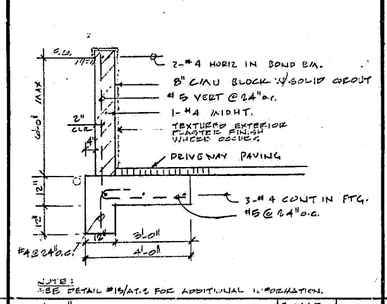
SHEAR BLOCK'G AT INT. | SCALE 1½"=1'-0" | 6



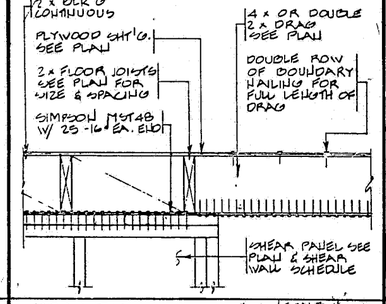
ROOF SHEAR BLK'G | SCALE 1½"=1'-0" | 2



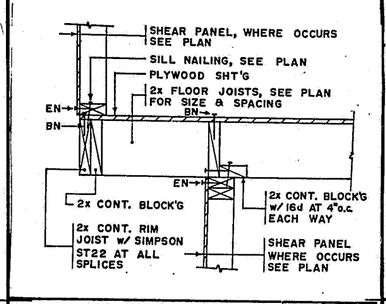
STEPPED FOOTING | NO SCALE | 19



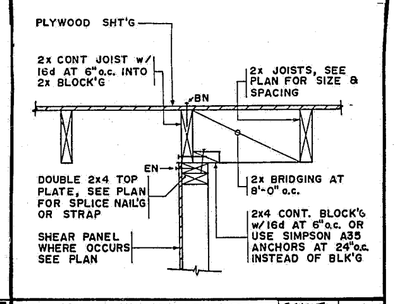
6'-0" RETAINING WALL | SCALE NONE | 15



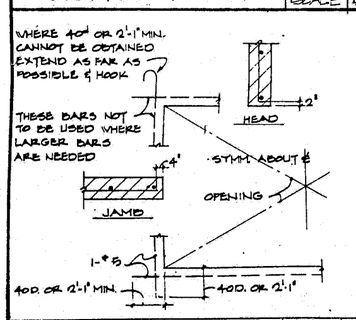
DRAG TIE | SCALE 1½"=1'-0" | 11



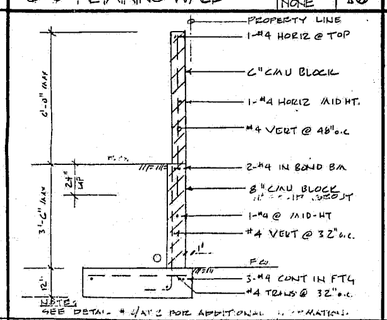
OFFSET SHEAR WALLS | SCALE 1½"=1'-0" | 7



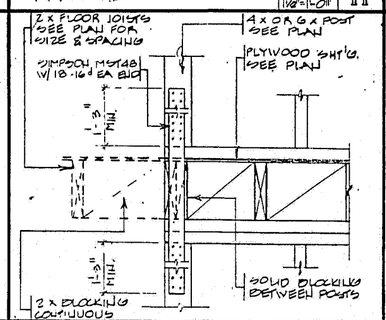
SHEAR BLK'G AT WALL | SCALE 1½"=1'-0" | 3



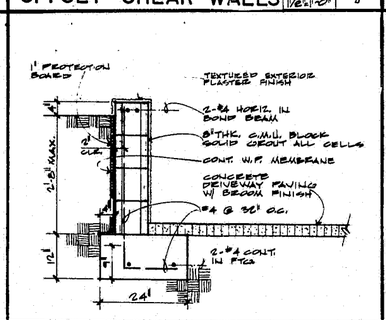
TYP MASONRY OPENING | NO SCALE | 20



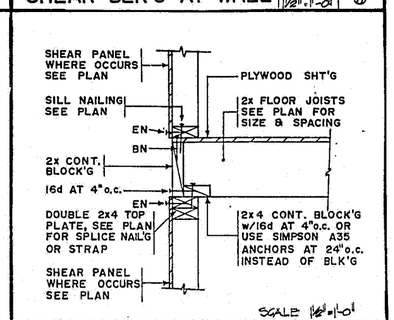
MASONRY WALL O/RET. WALL | SCALE NONE | 16



DRAG TIE | SCALE 1½"=1'-0" | 12



8'-8" RETAINING WALL | SCALE 3/4"=1'-0" | 8



SCALE 1½"=1'-0"

SHEAR BLOCK'G AT WALL | 4

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810 baker street, costa mesa, california
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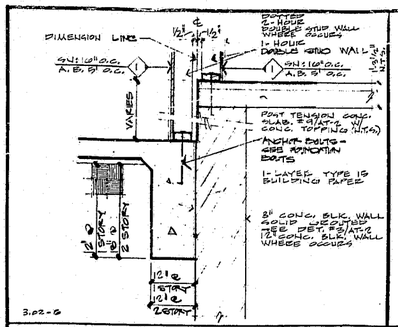
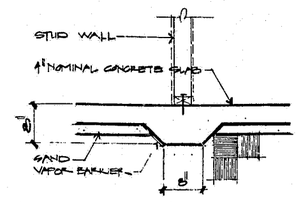
ARCHITECTURAL
STRUCTURAL DETAILS
MISC. DETAILS

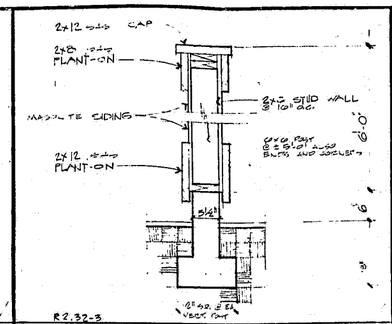
project no: 82-57
drawn by:
date:
scale:
sheet no. AT-3
of sheets



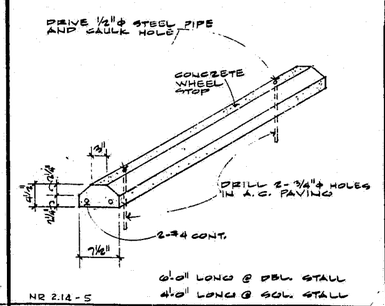
FOOTING @ PARTY WALL | SCALE 1"=1'-0" | 17



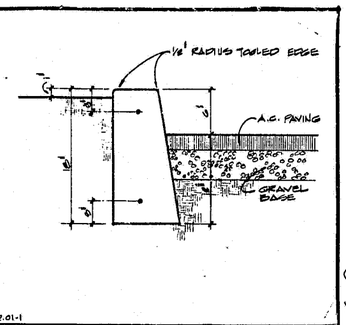
SHOVEL FOOTING | SCALE 1"=1'-0" | 13



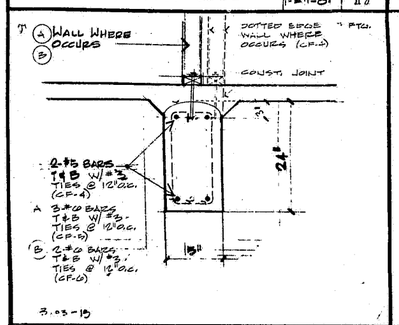
GARDEN WALL | SCALE 1"=1'-0" | 9



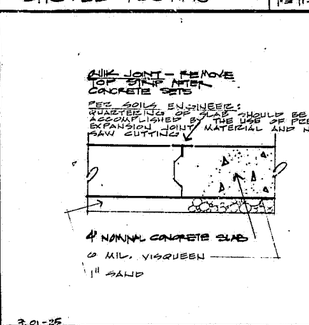
CONC. WHEEL STOP | SCALE 1"=1'-0" | 5



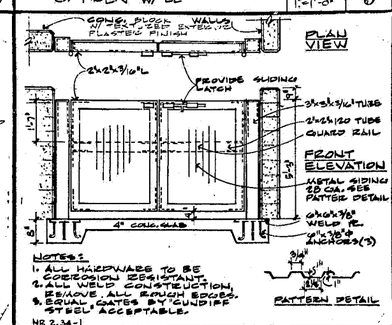
CONCRETE CURB | SCALE 1"=1'-0" | 1



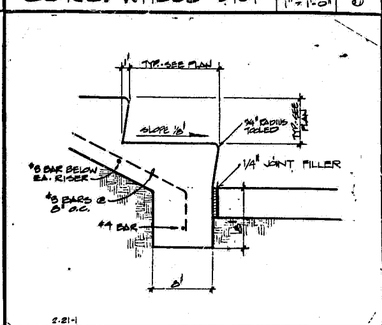
GRADE BEAM | SCALE 3/4"=1'-0" | 18



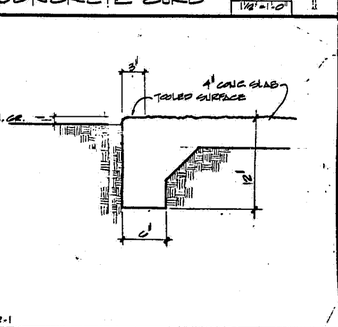
CONSTRUCTION JOINT | SCALE 3"=1'-0" | 14



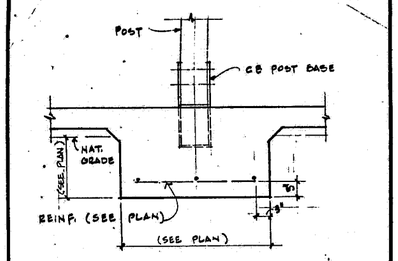
METAL GATES FOR REFUSE CONTAINERS | NOT TO SCALE | 10



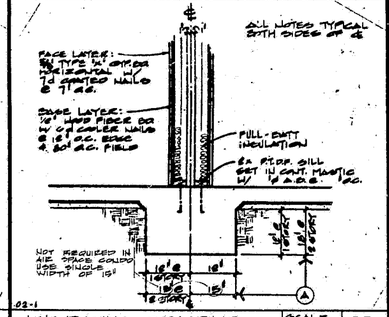
EXT. CONCRETE STEPS | SCALE 1/2"=1'-0" | 6



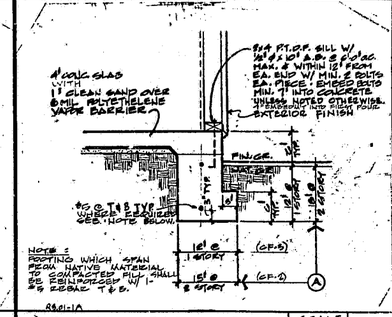
EDGE OF CONC. SLAB | SCALE 1/2"=1'-0" | 2



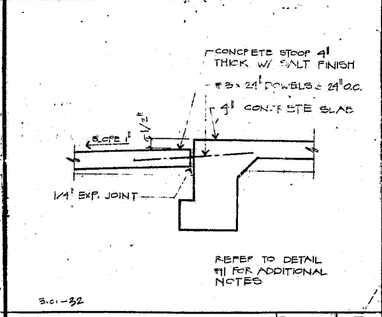
PAD FOOTING | SCALE 1"=1'-0" | 19



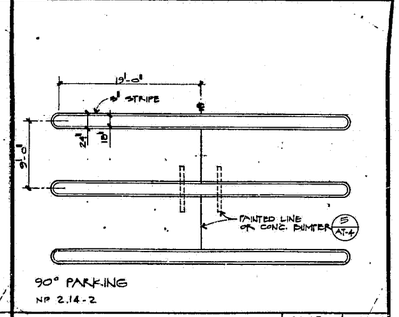
1-HOUR WALL @ FOOTING | SCALE 3/4"=1'-0" | 15



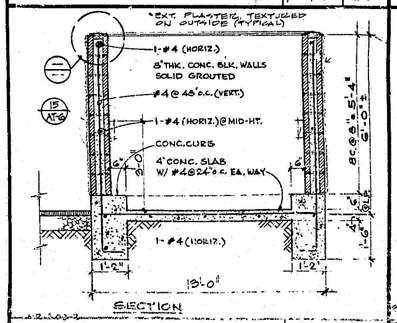
TYP. EXTERIOR BEARING | SCALE 1"=1'-0" | 11



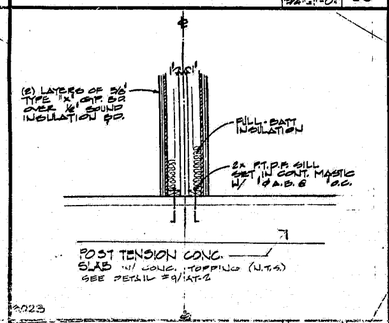
STOOP @ SLAB | SCALE 1"=1'-0" | 7



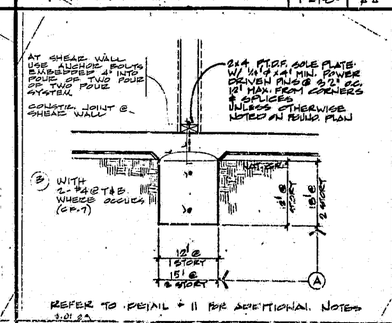
PARKING STRIPING | SCALE 1/16"=1'-0" | 3



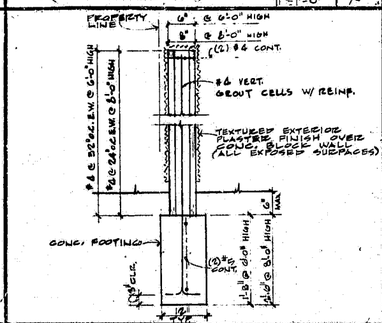
TRASH ENCLOSURE | SCALE 1/4"=1'-0" | 20



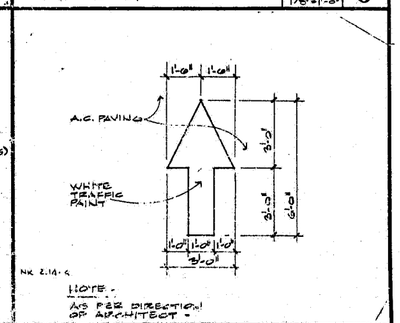
2-HR. WALL @ FOOTING | SCALE 3/4"=1'-0" | 16



TYP. INTERIOR BEARING | SCALE 1"=1'-0" | 12



SCALE 1/4"=1'-0" | 8



TRAFFIC ARROW | SCALE 1/2"=1'-0" | 4

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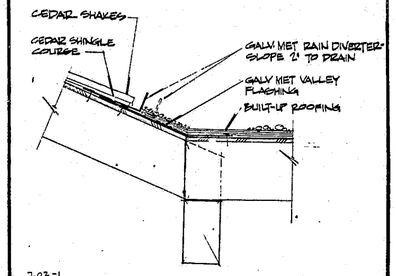
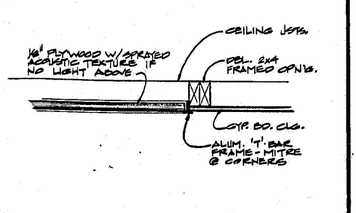
ARCHITECTURAL
SITE DETAILS FOUNDATION DETAILS

project no.: 2220-01
drawn by:
date:
scale: As noted

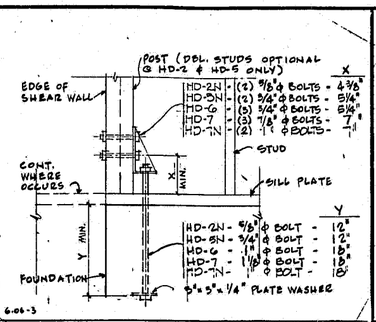
sheet no. AT-4
of sheets



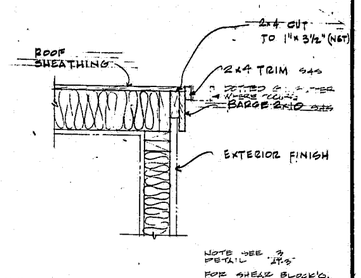
VALLEY FLASH'G @ RF TRANSITION — SCALE 1½"=1'-0" — 17



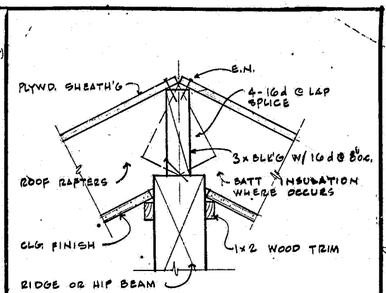
ATTIC ACCESS — SCALE 1½"=1'-0" — 13



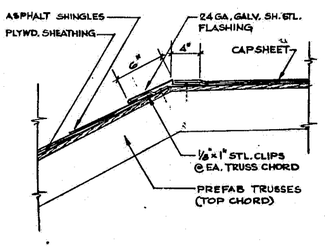
HOLD DOWN ANCHOR — SCALE 1½"=1'-0" — 9



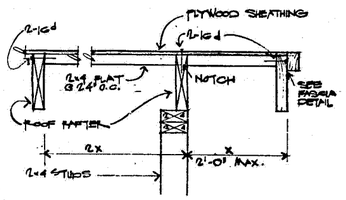
TYPICAL GABLE DETAIL — SCALE 1½"=1'-0" — 5



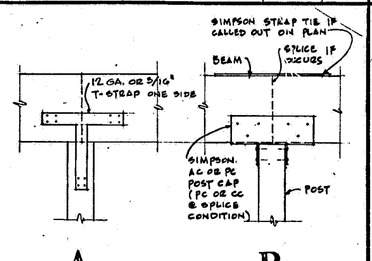
RIDGE DETAIL — SCALE 1½"=1'-0" — 1



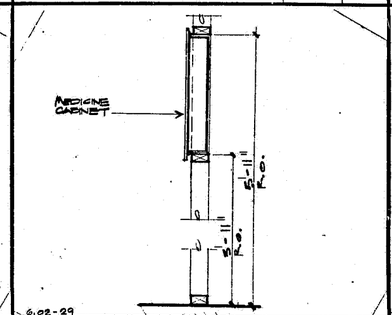
ROOF FLASHING DET. — SCALE 1½"=1'-0" — 18



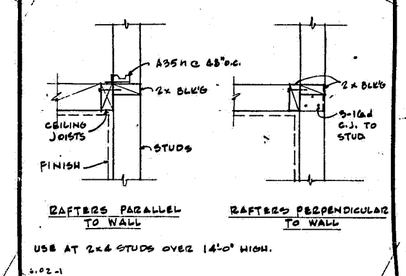
GABLE END DETAIL — SCALE 1½"=1'-0" — 14



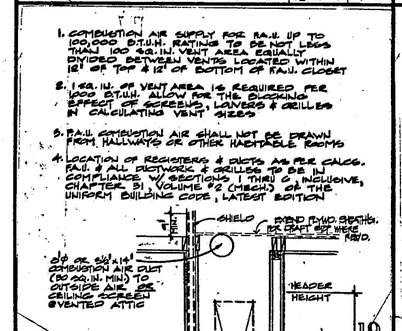
POST & BEAM CONNECTION — SCALE NONE — 10



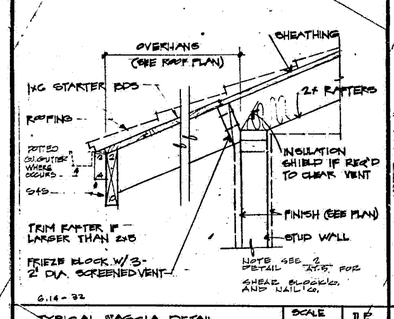
TYPICAL MEDICINE CABINET — SCALE 1"=1'-0" — 6



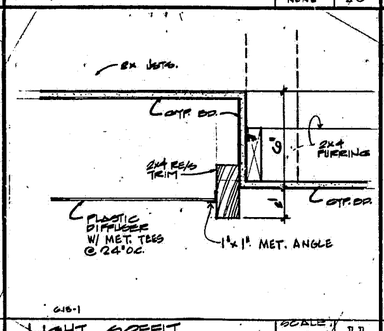
STUD BRACING @ CEILING — SCALE 1½"=1'-0" — 2



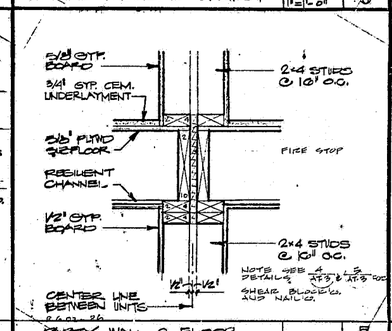
R.A.U. CLOSET — SCALE 1/2"=1'-0" — 20



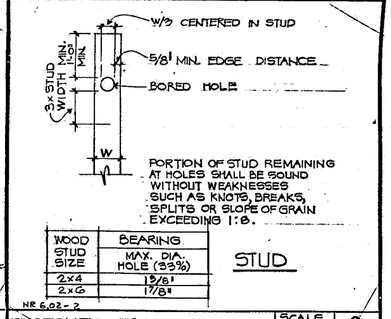
TYPICAL FASCIA DETAIL — SCALE 1½"=1'-0" — 15



LIGHT SOFFIT — SCALE 3/4"=1'-0" — 11

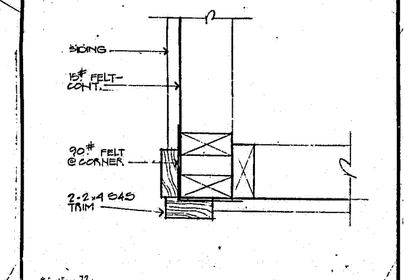


PARTY WALL @ FLOOR — 1½"=1'-0" — 7

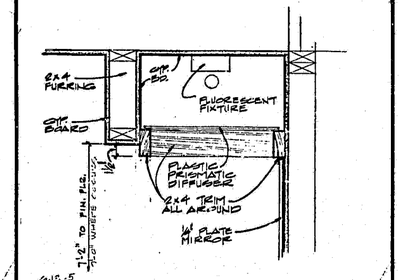


WOOD STUD SIZE	BEARING MAX. DIA. HOLE (33%)
2x4	1 3/8"
2x6	1 7/8"

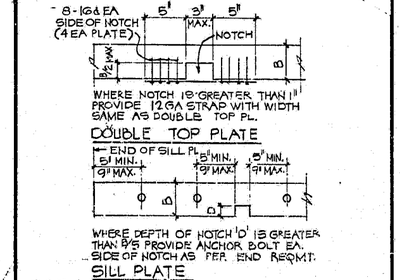
NOTCHED FRAMING — SCALE NONE — 3



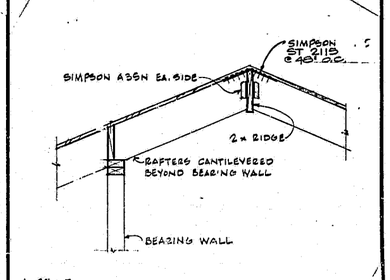
OUTSIDE CORNER DETAIL — SCALE — 16



LIGHT SOFFIT — SCALE 1½"=1'-0" — 12



NOTCHED FRAMING — SCALE NONE — 8



RIDGE SUPPORT — SCALE 1/2"=1'-0" — 4

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David E. Lorenzini C-6888

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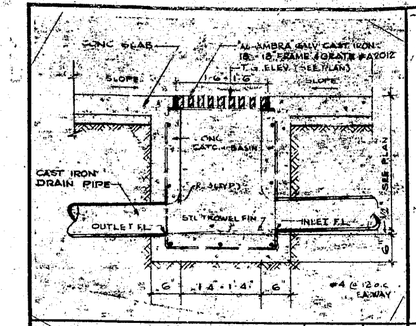
810 baker street, costa mesa, california.
The Knowleton Corporation
720 Barnett Avenue, Long Beach, California 90804 phone (213) 433-0051

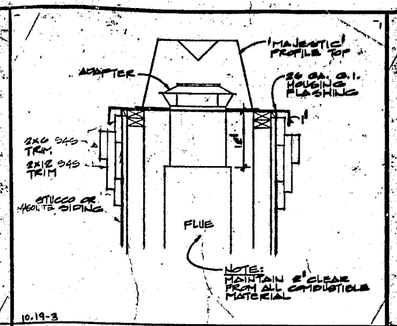
ARCHITECTURAL
FRAMING DETAILS
ARCHITECTURAL DETAILS

project no.: 8205
drawn by:
date:
scale: AS NOTED

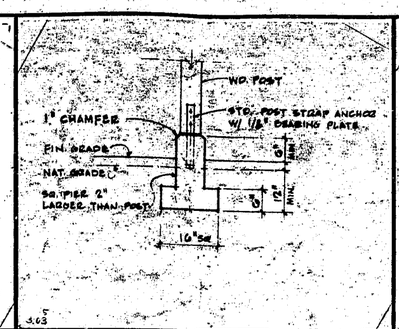
sheet no.
AT-5
of sheets



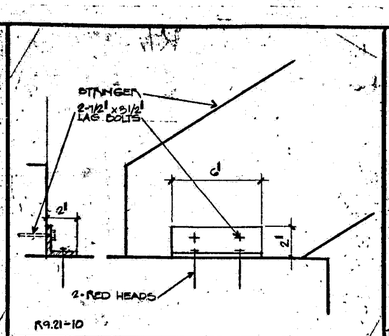
CATCH BASIN (A)(B)(C)(D) — SCALE 1" = 1'-0" — 17



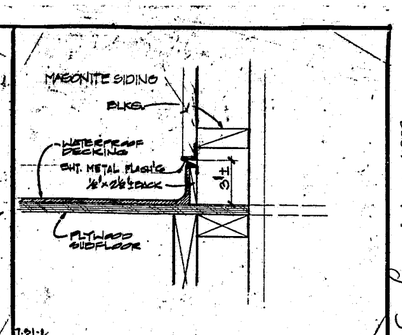
PREFAB. CHIMNEY CAP — SCALE 1" = 1'-0" — 13



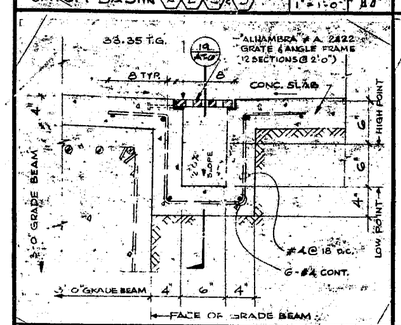
DETAIL — SCALE 1" = 1'-0" — 9



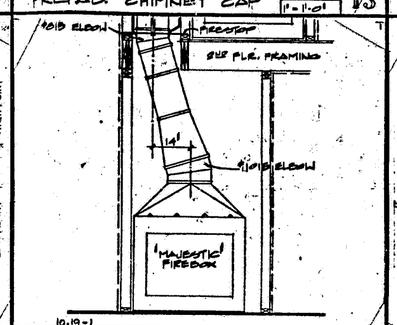
STRINGER DETAIL — SCALE 3/4" = 1'-0" — 5



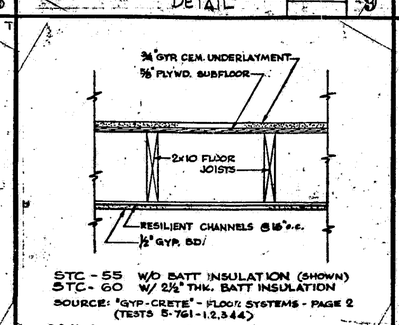
DECK @ VERTICAL WALL — SCALE 1" = 1'-0" — 1



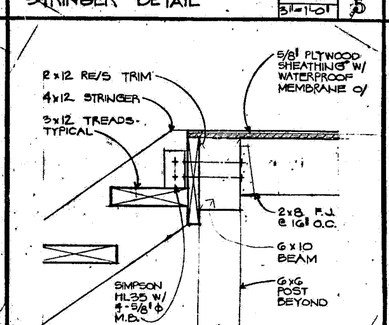
TRENCH C.B. (E) ROSS SEC. — SCALE 1½" = 1'-0" — 18



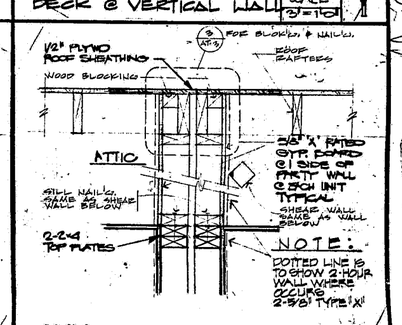
FIREPLACE - SECTION — SCALE 1½" = 1'-0" — 14



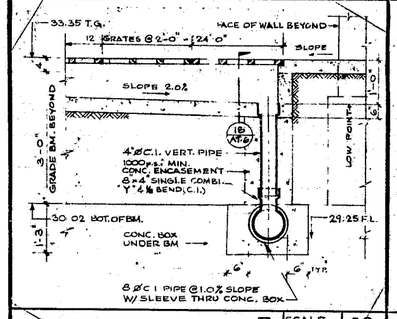
WD. JOIST FLOOR DET. — SCALE 1½" = 1'-0" — 10



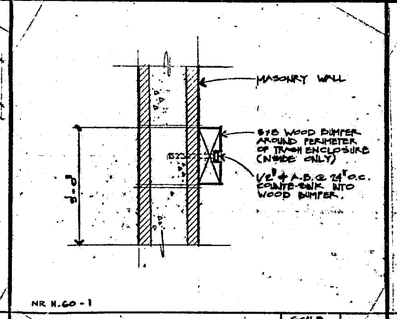
STRINGER TO LANDING — SCALE 1½" = 1'-0" — 16



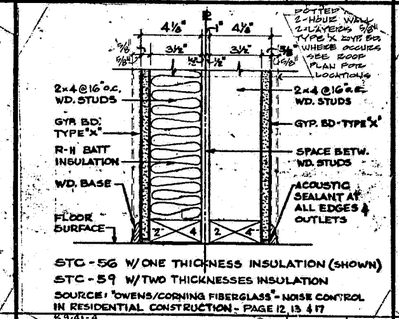
PARTY WALL @ ATTIC — SCALE ½" = 1'-0" — 2



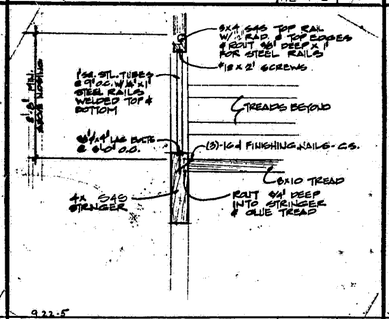
TRENCH C.B. CONNECTION (E) — SCALE ¾" = 1'-0" — 19



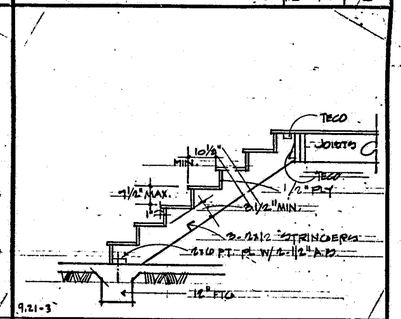
WOOD BUMPER — SCALE 1½" = 1'-0" — 15



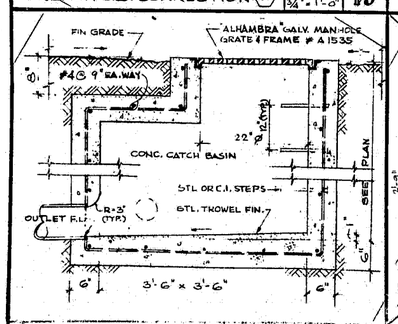
PARTY WALL DET. — SCALE 3" = 1'-0" — 11



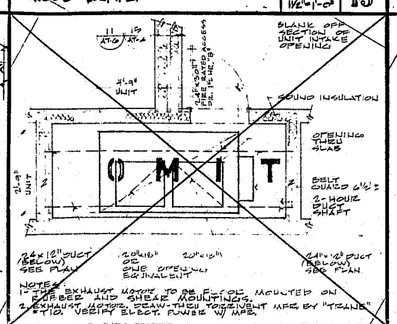
HANDRAIL — SCALE 1" = 1'-0" — 7



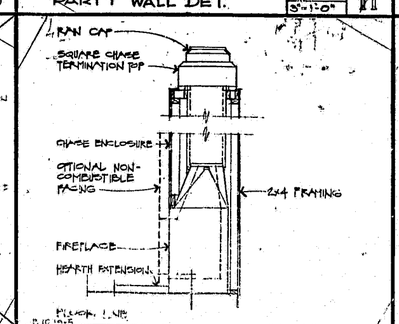
STAIR DETAIL TYP. — SCALE 1½" = 1'-0" — 3



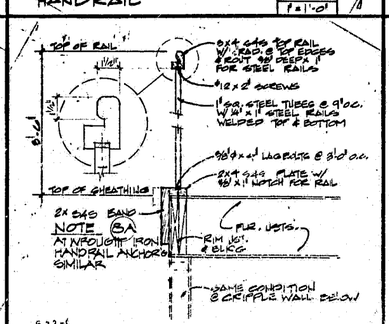
CATCH BASIN (F) — SCALE 1" = 1'-0" — 20



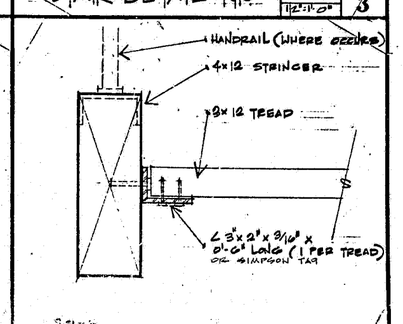
PARKING STRUC. EXHAUST EQUIP. — SCALE 1½" = 1'-0" — 16



METAL FIREPLACE — SCALE 1½" = 1'-0" — 12



GUARDRAIL — SCALE 1" = 1'-0" — 8



STRINGER TO TREAD — SCALE 3" = 1'-0" — 4

Harrison / Lorenzini architects
3420 irvine ave. newport beach ca 92660 714 751-4853

Baker Street Condominiums
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ARCHITECTURAL
ARCHITECTURAL DETAILS

project no.: 8306
drawn by:
date:
scale: 3/4"=1'-0"

sheet no. AT-6
of sheets

SYMBOLS

ARCHITECTURAL

- WOOD OR METAL STUD WALL, NON-RATED
- WOOD OR STUD WALL, THERMAL OR SOUND INSULATED (SECTION ONLY)
- BRICK OR CONCRETE BLOCK WALL OR VENEER
- PRE-CAST OR POURED-IN-PLACE CONCRETE WALL
- WOOD, FINISH, 3/8'' OR LARGER DETAIL
- WOOD, ROUGH, CONTINUOUS MEMBER, 3/8'' OR LARGER DETAIL
- WOOD, ROUGH, NON-CONTINUOUS MEMBER, 3/8'' OR LARGER DETAIL
- PLYWOOD, 1 1/2'' OR LARGER DETAIL
- MINERAL WOOL OR FIBERGLAS BATT INSULATION
- MINERAL BOARD INSULATION
- STEEL MEMBER IN SECTION, 3/8'' OR LARGER DETAIL
- DIFFERENTIAL IN FLOOR LEVELS OR FINISH SURFACES
- FURRED CEILING OR SOFFIT AT HEIGHT SHOWN; 2 X 4 @ 16'' O.C., UNLESS OTHERWISE SHOWN ON THE DRAWINGS

CIVIL

- 68.8 / 68.5 — NEW FINISH GRADE (DRAWN @ 45°) / EXISTING GRADE (SHOWN HORIZONTALLY)
- PROPERTY LINE
- 72 — NEW OR FINISHED CONTOURS
- 72 — EXISTING CONTOURS
- 67.8 T.W. / 67.8 T.O.C. / 67.8 T.P. — TOP OF WALL / TOP OF CURB / TOP OF PAVEMENT

ELECTRICAL

- SURFACE MOUNTED INCANDESCENT CEILING LIGHT FIXTURE
- RECESSED INCANDESCENT CEILING LIGHT FIXTURE
- SURFACE MOUNTED INCANDESCENT WALL LIGHT FIXTURE
- SURFACE MOUNTED FLUORESCENT CEILING LIGHT FIXTURE
- SURFACE MOUNTED FLUORESCENT WALL LIGHT FIXTURE
- RECESSED FRACTIONAL HP EXHAUST FAN, SWITCH CONTROLLED
- RECESSED ELECTRIC CEILING HEATER, SWITCH CONTROLLED
- RECESSED COMBINATION HEATER/EXHAUST FAN, SWITCH CONTROLLED
- 120V DUPLEX CONVENIENCE RECEPTACLE AT +12'' ABOVE FLOOR
- 120V OR 240V, AS NOTED, CONVENIENCE RECEPTACLE WITHIN CABINET
- 240V SINGLE CONVENIENCE RECEPTACLE, VERIFY HEIGHT
- 120V DUPLEX CONVENIENCE RECEPTACLE, SWITCH CONTROLLED, 1/2 HOT
- WP — 120V OR 240V, AS NOTED, WATERPROOF DUPLEX RECEPTACLE
- 120V OR 240V, AS NOTED, FLOOR TYPE DUPLEX RECEPTACLE, W/COVER
- $ — TWO-POLE LIGHT SWITCH AT +42'' ABOVE FLOOR; +12'' ABOVE COUNTER
- $3 — THREE-WAY LIGHT SWITCH
- $4 — FOUR-WAY LIGHT SWITCH
- $D — DIMMER (RHEOSTAT)
- PJ — TELEPHONE JACK @ 12'' ABOVE FLOOR; 12'' ABOVE COUNTER
- TV — TELEVISION ANTENNA JACK @ 12'' ABOVE FLOOR; 12'' ABOVE COUNTER
- PB — DOOR CHIME PUSH-BUTTON
- DOOR CHIMES
- T — THERMOSTAT, VERIFY LOCATION WITH HEATING/AC LAYOUT
- S — SPEAKER OUTLET, VERIFY HEIGHT
- V — SPEAKER VOLUME CONTROL OUTLET, VERIFY HEIGHT
- J — JUNCTION BOX, WITH COVER OR ADAPTER AS REQUIRED
- SMOKE DETECTOR, ICBO APPROVED, CEILING MOUNTED, UNLESS NOTED
- INTERCOM, MASTER UNIT, VERIFY HEIGHT
- INTERCOM, REMOTE UNIT, VERIFY HEIGHT

MECHANICAL

- FD — FLOOR DRAIN (FD) OR AREA DRAIN (AD), AS NOTED
- FS — FLOOR SINK (FS)
- RD — ROOF DRAIN (RD)
- HB — HOSE BIBB (HB)
- HB SOV — HOSE BIBB WITH SHUT-OFF VALVE (HB/SOV)
- FG — FUEL GAS OUTLET (FG)
- LKV — FUEL GAS, LOOSE KEY VALVE (LKV)

SYMBOLS

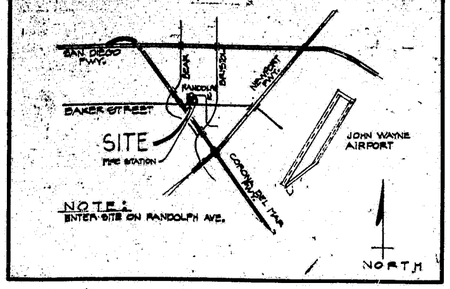
REFERENCE

- DETAIL REFERENCE (1 / T-1) — DETAIL NUMBER; DRAWING NUMBER UPON WHICH DETAIL IS DRAWN
- SECTION REFERENCE (A / A1-1) — SECTION LETTER; DRAWING NUMBER UPON WHICH DETAIL IS DRAWN
- MATCH LINE — SHADED PORTION IS THE SIDE CONSIDERED
- WORK POINT, CONTROL POINT, OR DATUM POINT
- DOOR REFERENCE (A) — DOOR BY LETTER
- WINDOW REFERENCE (1) — WINDOW BY NUMBER
- ROOM REFERENCE (101) — ROOM NUMBER
- SHEAR PANEL REFERENCE (A) — SHEAR PANEL NUMBER KEYED TO PANEL SCHEDULE
- REVISION REFERENCE (1) — REVISION NUMBER = CLOUD AROUND REVISION

ABBREVIATIONS

A.B.	ANCHOR BOLT	N.	NORTH
A.C.	ASPHALTIC CONCRETE	NAT.	NATURAL
A/C	AIR CONDITIONED	N.I.C.	NOT IN CONTRACT
ACOUS.	ACOUSTICAL	NO.	NUMBER
ALT.	ALTERNATE	NOM.	NOMINAL
ALUM.	ALUMINUM	N.T.S.	NOT TO SCALE
APPROX.	APPROXIMATELY		
ASB.	ASBESTOS	O/	OVER
ASTM.	AMERICAN SOCIETY FOR TESTING AND MATERIALS	OBS.	OBSCURE
		O.C.	ON CENTER
AUTO.	AUTOMATIC	O.D.	OUTSIDE DIAMETER
AVG.	AVERAGE	OPG.	OPENING
A.D.	AREA DRAIN		
BD.	BOARD	PART.	PARTITION
BET.	BETWEEN	P.B.	PUSH BUTTON
BLDG.	BUILDING	P.C.	PULL CHAIN
BLK.	BLOCKING	PH.	PHONE JACK
BLKG.	BLOCKING	PLAS.	PLASTER
BM.	BEAM	P.L.	PROPERTY LINE
B.M.	BENCH MARK	PLAST.	PLASTIC
BOT.	BOTTOM	PLWD.	PLYWOOD
B.T.U.	BRITISH THERMAL UNIT	PR.	PAIR
		PSF	POUNDS PER SQUARE FOOT
CAB.	CABINET	P.V.C.	POLYVINYL CHLORIDE
C.B.	CATCH BASIN		
CEM.	CEMENT	R.	RISER
CER.	CERAMIC	RAD.	RADIUS
C.I.	CAST IRON	R.A.G.	RETURN AIR GRILLE
C.J.	CEILING JOIST	R.D.	ROOF DRAIN
CLG.	CEILING	REINF.	REINFORCED
CLOS.	CLOSET	REFR.	REFRIGERATOR
C.O.	CLEAN OUT	REINF.	REINFORCEMENT, REINFORCED
COL.	COLUMN	REQD.	REQUIRED
CONC.	CONCRETE	RES.	RESILIENT
CONT.	CONTINUOUS	RESIL.	RESILIENT
CORR.	CORRIDOR	REV.	REVISED
		RM.	ROOM
DBL.	DOUBLE	R.O.	ROUGH OPENING
DET.	DETAIL	RO.	ROUGH
D.F.	DOUGLAS FIR	RWD.	REDWOOD
DIAG.	DIAGONAL	R.S.	ROOF SAFTEN
DIM.	DIMENSION		
DN.	DOWN	S.	SOUTH
D.O.	DITTO	S.B.	SPLASH BLOCK
DR.	DOOR	S.C.	SOLID CORE
DRY.	DRYER	S.D.	STORM DRAIN
D.S.	DOWNSPOUT	SECT.	SECTION
D.W.	DISHWASHER	SEL.STR.	SELECT STRUCTURAL
DWR.	DRAWER	S.F.	SQUARE FEET
		SHS.	SURFACED FOUR SIDES
E.	EAST	SHT.	SHEET
EA.	EACH	SHWR.	SHOWER
EL.	ELEVATION	SIM.	SIMILAR
ELEC.	ELECTRIC	S.H.V.	SHUT OFF VALVE
EQ.	EQUAL	S.I.P.	SHELF & POLE
EQUIP.	EQUIPMENT	SPEC.	SPECIFICATIONS
E.W.	EACH WAY	SQ.	SQUARE
EXIST.	EXISTING	SS.	STAINLESS STEEL
EXP.	EXPOSED	ST.	STAIN
EXPAN.	EXPANSION	STD.	STANDARD
EXT.	EXTERIOR	STL.	STEEL
		STOR.	STORAGE
F.A.U.	FORCED AIR UNIT	STRUCT.	STRUCTURAL
F.D.	FLOOR DRAIN	SUSP.	SUSPENDED
F.H.W.S.	FLATHEAD WOOD SCREWS	SYM.	SYMMETRICAL
FIN.	FINISH	SL.	SLIDING
F.J.	FLOOR JOIST		
F.L.	FLAT LINE	T.	TREAD
F.A.P.D.	FUSIBLE LINK FIRE DAMPER	T.C.	TRADE CONTRACTOR
		TEL.	TELEPHONE
FLR.	FLOOR	TEMP.	TEMPERATURE
FLSHG.	FLASHING	TH.	THRESHOLD
FLUOR.	FLUORESCENT	T.O.C.	TOP OF CURB
F.O.C.	FACE OF CONCRETE	T.O.P.	TOP OF PLATE
F.O.M.	FACE OF MASONRY	T.O.S.	TOP OF SLAB
F.O.S.	FACE OF STUDS	T.P.	TOP OF PAVEMENT
FP.	FIREPLACE	T.V.	TELEVISION
FT.	FOOT OR FEET	TYP.	TYPICAL
FTG.	FOOTING	T.W.	TOP OF WALL
FURN.	FURNISH	T.S.	TUBULE STEEL
F.F.	FINISH FLOOR ELEVATION		
GA.	GAUGE	U.B.C.	UNIFORM BUILDING CODE
GAL.	GALLON	U.N.O.	UNLESS NOTED OTHERWISE
GALV.	GALVANIZED		
GAR.DISP.	GARBAGE DISPOSER	V.	VOLTS
GL.	GLASS	V.A.	VINYL ASBESTOS (SHEET)
GYP.BD.	GYP. BD.	V.A.T.	VINYL ASBESTOS TILE
		VENT.	VENTILATE
H.B.	HOSE BIBB	VERT.	VERTICAL
H.C.	HOLLOW CORE	VERT.	VERTICAL GRAIN DOUGLAS FIR
HDR.	HEADER		
HDWD.	HARDWOOD	W.	WEST
HDW.	HARDWARE	W/	WITH
HORIZ.	HORIZONTAL	WASH.	WASHER
HT.	HEIGHT	W.C.	WATER CLOSET
HTG.	HEATING	WD.	WOOD
H.W.	HOT WATER HEATER	W.GL.	WIRE GLASS
		WDW.	WINDOW
I.D.	INSIDE DIAMETER	W/O	WITHOUT
INSUL.	INSULATION	W.P.	WATERPROOF
INT.	INTERIOR	W.W.M.	WELDED WIRE MESH
JNT.	JOINT		
INT.	INTERIOR	L.	ANGLE
INTGRSEAL.	INTEGRAL WATERPROOFING	C	CHANNEL
LAM.PLAS.	LAMINATED PLASTIC	℄	AT
LAV.	LAVATORY	℄	CENTERLINE
LB.	POUND	°	DEGREE
L.F.	LINEAL FEET	ø	DIAMETER OR ROUND
LKV	LOOSE KEY VALVE	#	NUMBER
L.T.	LAUNDRY TRAY (SINK)	(E)	EXISTING
		#	PENNY (NAIL SIZE)
MAS.	MASONRY	%	PERCENT
MAT.	MATERIAL		
MAX.	MAXIMUM		
M.B.	MACHINE BOLT		
M.C.	MEDICINE CABINET		
MECH.	MECHANICAL		
MET.	METAL		
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MIR.	MIRROR		
MISC.	MISCELLANEOUS		
M.O.	MASONRY OPENING		
M.S.	MACHINE SCREWS		
MTG.	MOUNTING		
MUL.	MULLION		

VICINITY MAP



BUILDING DATA

		GARAGE	DWELLING UNITS
TYPE:		I-FR	V-NR
OCCUPANCY:		S-1	R-1

PLAN TYPE	FLOOR AREA	ALLOWABLE GLAZING	ACTUAL GLAZING	TOTAL AREA
A - End	1503	240.4	212.34	6012
A - Interior	1427	228.0	184.4	5708
B	1272	203.5	200.9	10176
C - End	949	152 0	151 8	1898
C - Interior	926	148.1	131.9	1852

TOTAL AREA DWELLING UNITS 29,644
TOTAL AREA PARKING STRUCTURE 146
13,500

NOTES

1. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE "CONVENTIONAL" CONSTRUCTION PROVISIONS (SECTION 2518) OF THE UNIFORM BUILDING CODE - 1979 EDITION. ENGINEERING PROVISIONS OF CHAPTER 25 OF THE U.B.C. HAVE BEEN APPLIED ONLY WHERE REQUIRED DUE TO SPECIAL CONDITIONS.
2. ALL CONSTRUCTION SETS SHALL BE PRINTED ON BLACKLINE PAPER. NO BLUELINE SETS ARE ALLOWED ON THE JOB SITE.
3. THIS SET INCLUDES ALL REVISIONS AND CORRECTIONS ISSUED UP TO 5-19-83
4. TRACT MAP AS RECORDED LOT 91 IN BLOCK 5 OF THE BEACH TRACT BOOK 50 P. 74 MISC. RECORDS
5. APPEALED, NUMBER AP 82-12 & 13-1-82
6. THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR DURING CONSTRUCTION FOR ALL THE WORK INCORPORATED IN SECTION 2520 IN U.B.C.

CONSULTANTS

SOILS ENGINEER:
Action Engineering
1630 "G" South Sunkiss
Anaheim, CA. 92806
Pal Rice
1/714-634-2092

MECHANICAL FOR PARKING GARAGE:
Marion Rock & Assoc.
12881 Knott Avenue #216
Garden Grove, CA 92641
1/714-894-0631

CIVIL ENGINEER:
R.V. Pearsall, Inc.
2595 Lime Ave.
Long Beach, CA 90806
Ralph Kephart
1/213-595-7391
1/213-424-2320

POST TENSION SLAB:
Seneca Construction Systems
21822 Sherman Way #206
Canoga Park, CA 91304
Kenneth B. Bond, S.E.
1/213-999-3063

STRUCTRUAL ENGINEER:
Rudy Rodriquez, P.E.
14172 Bowen Street
Garden Grove, CA 92643
1/714-636-7705

MECHANICAL FOR DWELLING:
WILLIAM E. HALL AND ASSOC.
1145 E. SAN ANTONIO AVENUE
LONG BEACH, CALIF. 90807
1/213-432-6555

ELECTRICAL
SPACMAN, INC.
1504 EAST 223 STREET
LONG BEACH, CALIF. 90801
1/213-424-3336

PLUMBING:
ANDERSON & HALL AND ASSOC.
1145 E. SAN ANTONIO AVENUE
LONG BEACH, CALIF. 90807
1/213-432-6555

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A-4 Post - Tension Plan
A-5 Floor Plan
A-6 1st Floor Over-all 1/8" scale
A-7 2nd Floor Over-all 1/8" scale
A-8 Floor Framing
A-9 Roof Framing
A-10 Building Sections "A" & "B"
A-11 Building Sections "C" & "D"
A-12 Building Sections "E" & "F"
A-13 Exterior Elevations South/West
A-14 Exterior Elevations North/East
A-15 Roof Plan
A-16 Interior Elevations
A-17 Interior Elevations
A-18 Interior and Exterior - Stair Blow-ups

AT-1 General Notes
AT-2 Foundations Details - Parking Structure
AT-3 Structural Details - Misc. Details
AT-4 Site Details - Foundation
AT-5 Framing/Architectural Details
AT-6 Architectural Details

NOTE:
SEE OTHER DRAWING SHEETS FOR OTHER CONSULTANTS WORK. MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPING, SHEET IMPROVEMENTS ETC. ETC. THE ARCHITECT IS NOT RESPONSIBLE FOR THESE ASSURANCE AND COORDINATION WITH THE ARCHITECTURAL DRAWINGS.

STRUCTURAL APPROVAL ONLY
SEPARATE PERMITS ARE REQUIRED FOR PLUMBING, MECHANICAL AND ELECTRICAL WORK
Permit # B8172
THIS PERMIT INCLUDES ALL BUILDINGS
FOR ADDITIONAL REQUIREMENTS

ZE-81-117
APPROVED
30 Condominium Units
CITY OF COSTA MESA
PLANNING DEPT
SUBJECT TO BLDG. DEPT REQ.
By Dick Linder DATE 8-3-83
DIRECTOR OF PLANNING

HOLD FOR SPECIAL REQUIREMENTS
See Sheet G2

Receipt #1917
PARK FEE
$20,413/Won Dick Linder
Date 8-3-83

APPROVED
J.F. Buzzone 5-20-83
SIGNATURE DATE
APPROVED
City of Costa Mesa Building Dept.
By WILL DAN DATE 5/20 1983
THESE PLANS MUST BE ON JOB AT ALL TIMES
MAKE NO CHANGES WITHOUT PRIOR APPROVAL OF DEPT.

THE ISSUANCE OR GRANTING OF A PERMIT OR APPROVAL OF PLANS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE CODE OR OTHER FIRE-SAFETY TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THE CODE OR OTHER FIRE-SAFETY LAWS EXCEPT TO SO FAR AS THE WORK OR USE SHALL BE AUTHORIZED IN MANUAL

THE ISSUANCE OR A PERMIT BASED UPON PLANS AND SPECIFICATIONS SHALL NOT PREVENT THE BUILDING OFFICIAL FROM THEREAFTER REQUIRING THE CORRECTION OF ERRORS IN SAID PLANS AND SPECIFICATIONS OR FROM PREVENTING BUILDING OPERATIONS BEING CARRIED ON THEREUNDER, WHEN IN VIOLATION OF THIS CODE OR OF ANY OTHER ORDINANCE OF THE CITY.

30 UNIT CONDOMINIUMS AND LAND IMPROVEMENT; PLAN CHECK # 66248.
GRADING AND PARKING STRUCTURE; PLAN CHECK # 66243.

Harrison/Lorenzini architects
c-6888

Baker Street Condominiums
810 baker street, costa mesa, california
for: The Knowlton Corporation
720 Bennett Avenue, Long Beach, California 90801 phone (213) 433-0061

GENERAL INFORMATION

project: 8201
date: 1/4/83 5/6/83
sheet G-1
of sheets

80/045

BIOACOUSTICAL ENGINEERING CORP.

18 February 1980

Mr. Norman Smith
The Gunston Hall Co., Inc.
4463 Birch Street
Newport Beach, Ca. 92660

Subject: Addendum to Bio-Acoustical Engineering Corporation Report #79/394.

Dear Mr. Smith:

As we agreed in recent conversation, Bio-Acoustical Engineering Corporation has developed an alternative means of shielding the balconies facing Coast Highway and Fashion Island Boulevard. Instead of placing a barrier five to seven feet high at the toe of the slope of the rear yard area, individual patio barriers may be incorporated into the plans.

To preserve the view shed area of the rear yard areas, clear material may be used to construct the patio barriers. The barriers should be a height of 5.5 feet above the floor of each balcony. Several materials may be used for the noise attenuation shielding for these patios. They must have a surface density of 4 pounds per square foot, be airtight, and have no openings at the bottom or in the field. Both sides of the barrier where it intersects the building must have an airtight seal.

Materials which meet the mass requirement are:

1) 1/4 inch tempered glass
2) 1/2 inch acrylic plastic (plexiglass)
3) 3/8 inch Lexan

If we may be of any further assistance, please call us.

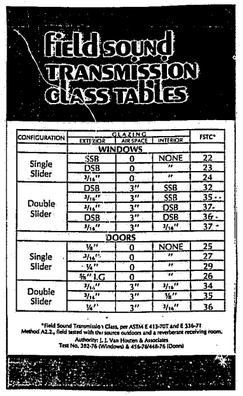
Sincerely,

J. Richard Cole
Acoustical Engineer

JRC:mb

1502 East 17th Street, Suite 108 • Santa Ana, California 92701 • (714) 547-5196

NU-LITE
Distributors, Inc.



CONFIGURATION	GLAZING: EXTERIOR	AIR SPACE	INTERIOR	FSTC*
	WINDOWS			
Single Slider	SSB	0	NONE	22
	DSB	0	"	23
	3/16"	0	"	24
Double Slider	DSB	2"	SSB	32
	3/16"	3"	SSB	35
	3/16"	3"	DSB	37
	DSB	3"	DSB	38
	3/16"	3"	7/16"	37
	DOORS			
Single Slider	1/8"	0	NONE	25
	3/16"	0	"	27
	1/2"	0	"	29
	1/8" L.G.	0	"	26
Double Slider	3/16"	2"	7/16"	34
	3/16"	3"	1/8"	35
	1/16"	3"	3/16"	36

*Field Sound Transmission Class, per ASTM E 413-70T and E 336-71
Method A2.2, field tested with the source outdoors and a reverberant receiving room.
Authority: L.L. Von Houten & Associates
Test No. 392-76 (Windows) & 456-76/468-76 (Doors)

310 Via Vera Cruz # 109 • San Marcos, CA 92069 • (619) 744-6820
3811 Schaefer Ave. Suite A • Chino, CA 91710 • (714) 591-0313

B8153-8172 PAGE ___ OF

LOT	PLAN TYPE	UNIT NO.	ADDRESS / PERMIT NUMBER	VALUATION	STATE S.TAX	PLANCHECK FEES	BLDG. PERMIT FEES
		✓	X Condo A # 208	75,060	5 25	17 55	361 00
			X # 205	" "	5 25	17 55	361 00
			X # 105	" "	5 25	17 55	361 00
			X # 108	" "	5 25	17 55	361 00
			X A End unit # 102	79058	5 53	25 35	373 00
			X A End unit # 202	" "	5 53	25 35	373 00
			X A End unit # 111	" "	5 53	25 35	373 00
			X A End unit # 211	" "	5 53	25 35	373 00
			X Condo B # 209	66,908	4 68	13 65	334 00
			X # 204	" "	4 68	13 65	334 00
			X # 103	66908	4 68	13 65	334 00
			X # 210	" "	4 68	13 65	334 00
			X # 203	" "	4 68	13 65	334 00
			X # 110	" "	4 68	13 65	334 00
			X # 104	" "	4 68	13 65	334 00
			X # 109	" "	4 68	13 65	334 00
			X Condo C # 106	48,708	3 41	14 62	278 50
			X # 107	" "	3 41	14 62	278 50
			X C End Unit # 112	49917	3 49	17 55	283 00
			X C End Unit # 101	" "	3 49	17 55	283 00
			Total		94 36	345 14	6731 00

Total # 7,170.50

WILLDAN ASSOCIATES
CONSULTING ENGINEERS & PLANNERS
14714 CARMENITA ROAD, SUITE 300
NORWALK, CALIFORNIA 90650-5229
(213) 921-8215 • (714) 523-4702

TRANSMITTAL

#477347 Today

TO: City of Costa Mesa
77 Fair Drive
Costa Mesa, Ca 92626

DATE: May 20, 1983
JOB NO:

ATTN: Mr. S. Fazekas

RE: 810 Baker St.
P.C. No. 55298

Gentlemen:

We are forwarding: ☐ By Mail ☒ By Messenger

NO. OF COPIES	DESCRIPTION	DRAWING NO.
2	Sets of Plans.	
1	Nu-Lite Glass Transmission Table	
1	Plan Correction List	

Remarks: These plans can be issued after the agencies whose are required to approve them have done so.

This material is sent for: ☐ Your Use ☐ Information ☐ Approval
☐ Checking ☐ As Requested ☐ Other_____
☐ Please sign_____copies and return to our office.

Copies To:

VERY TRULY YOURS,

J.F. Bozzo

Project Address 810 Baker

Floor Under Consideration 1st + 2nd

Occupancy Group R1

Construction Type V

Basic Allowable Area _____ sq. ft.

Allowable Area Increases

(____ percent) for _____ Sideyards _____ sq. ft

Allowable Area Increase for Automatic Fire Sprinkler Systems _____ sq. ft.

Total Allowable Area/Floor _____ sq. ft.

Fire Sprinkler System Required _____

Fire Resistive Substitution Utilized _____

Fire Rated Construction Substitution Utilized _____

Notes: 20 unit condo project

parking structure P.C. 55233

Valuation $ ~~769,380~~ — 1,136,680.—

Engineering Fees $ _____ Paid _____

Sanitary Fees $ _____ Paid _____

Park Fees $ 4,032.— Paid _____

Plan Check Fees $ ~~3041.28~~ 83.04 Paid 7-12-82

Tax $ ~~53.86~~ Paid _____

Building Permit Fee $ ~~4,679.00~~ 5,323.60

4032.
3041.28
7 948.12. Due from client, for p.c. fee. Fee received check

Plan Review Number 55298

Reviewed by _____ Date 7/12

Owner's Name The Knowleton

Responsible Contact:

Company Harrison & Lorenzini

Phone (714) 751-3853

Person Dave

(1) with parking structure

	Yes	No	Date
Soil Report Required	☒	☐	Received (1) 7-9-82
Structural Calculations Required	☒	☐	Received (2) 7-9-82
Energy Calculations Required	☒	☐	Received 7-9-82
Grading Plan Required	☐	☒	Received _____
Landscape Plan Required	☒	☐	Received _____
C.C. & R's Required	☒	☐	Received _____
Final Soil Report	☐	☐	Received _____
Mechanical Plans Received	☒	☒	7-12
Energy Calculations	☐	☐	
Electrical Plans Received	☒	☐	plans seperate from Bldg. 7-12
Energy Calculations	☒	☐	
Load Schedules	☒	☐	
Plumbing Plans Received	☒	☐	7-12
Isometric Plan	☐	☐	
Fixture Calculations	☐	☐	

plans seperate from Bldg

PLAN REVIEW SEQUENCE

Plans ready for correction _____ DATE Notified _____ NAME _____ DATE

Plans picked up by _____ NAME _____ DATE Returned _____ DATE

All Corrections Not Complete ☐ Notified _____ NAME _____ DATE

Changes Caused Additional Corrections ☐ Picked up by _____ NAME _____ DATE

(See reverse side for reviews and additional information)

CMF 0940-46

Sent

Plans Sent To:	Sent	Returned
Plumbing	7-14-82	8-5-82
Mechanical	7-14-82	8-5-82
Electrical (2 sets elec. only)	7-14-82	
Fire Department		
Planning Division	7-14-82	12-15-82

↳ corrections sent to applicant & architect mtg 12-10-82

Required Approvals:	Initial	Date
Final Soils Report		
Structural Review		
Occupancy Review		
Plumbing Review	DKK	8-5-82
Mechanical Review	DKK	8-5-82
Electrical Review	C.C.	10.4.82
Fire Department Review		

Date	Occurrence
10-7	1 VALUATION & FEE SHEET 55298 — 1 PRELIM SOILS REPORT 55293 -
	1 SET POST TENS. SLABS 55293 COMPUTER INFO — 1 ORIG. CALCS 55293
PWDM	1 - REVISED CALCS 55298 ? - 1 ORIG PLAN FOR SUBSTRUCTURE 55293
	2 REVISED & CORRECTED PLANS, - 2 (FOUND) COPIES 55298
11-3	2 site Form 1 calcs in "B" location
11-4	1 SET PLANS IN D-11
12-20	1 set plans w/ applications
	2 SETS PLANS IN HOLE'S W/ [illegible]
	Holding Bin [illegible] - OK. [illegible]

From the Desk of ... VIC NEWTON

55298

Joe Bazzoni Dane Foreggini

810 Baker St.

1. Sign all drawings
2. 14000 C.F.M. for garage ventilation
3. Time element.
4. Planning to be done by Owner

A. Notify Dane Foreggini when returned from Willdan Notified his office 4/14/83 = mentioned on his permit.

PLAN CORRECTION SHEET

810 Baker Street	Costa Mesa	55298
BUILDING ADDRESS	CITY	PLAN CHECK NO.
Harrison Lorenzini (714) 751 3853	The Knowleton Corp.	(213) 433 0051
ARCHITECT/ENGINEER/DRAFTSMAN TELEPHONE NO.	OWNER	TELEPHONE NO.

BEFORE APPROVAL FOR CODE COMPLIANCE OR ISSUANCE OF A BUILDING PERMIT, THE PLANS AND APPLICATION FOR THIS CONSTRUCTION REQUIRE THE INFORMATION, REVISIONS AND CORRECTIONS INDICATED BELOW. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, OR OTHER ORDINANCE OR STATE LAW.

USE OF STRUCTURE	TYPE	GROUP	STY.	USE ZONE
Condominiums	V-N	R-1	2	

VALUATION $	AREA SQ. FT.	VALUATION PER SQ. FT. $	Z.E.C. NO.
1,186,680	25,096 (R-1) 13,500 (B-1)		P. P. NO.

1. Obtain the following approvals.
   a) Planning Department.
   b) Fire Prevention
   c) City Engineer

2. The architect must sign every sheet of the plans in wet ink.

3. Openings in floors of 3-hour occupancy separation shall be protected by vertical enclosures above and below such openings by 2-hour fire-resistive walls. See sheet A-4 Sec. 503(c) 2.

4. Sheet A-5 a) Check light and ventilation for L.R., Kitchen and Nook area. It appears not to be sufficient. (Unit "B") Sec 1205
   b) Windows for bedroom in unit C do not comply with section 1204. This section requires 5.7 square feet of clear opening. Check and Revise.
   c) Provide a stairway detail for the winders in unit "C".
   d) Provide smoke detectors in corridors or area giving access to sleeping rooms. Detectors are necessary where shown in red on the plans. Note that these detectors shall receive their primary power from the building wiring. Sec. 12.10(a).
   e) Indicate reference detail for party wall.

5. Sheet A-3 Show anchor bolts as indicate in red on this sheet. Reference lateral calculations.

INDICATE IN THIS SPACE ON WHAT SHEET OR PAGE OF PLANS CORRECTIONS ARE MADE.

RETURN THIS SHEET WITH ALL ORIGINAL AND REVISED PLANS AND SPECIFICATIONS WHEN CORRECTIONS HAVE BEEN MADE

Checked by J.F. Bilzerian 10-16-82 (Date)

Rechecked and Approved _____ (Date)

Sheet No. 1 of 3 Sheets

Corrections as indicated will be complied with.

(Sign Here) _____
(Signature of Owner or Applicant)

PLAN CORRECTION SHEET

Continued

Plan Check No. 55298

1.	Sheet A-9 Make correction as shown in red on this sheet. Reference calculations.	
2.	Sheet A-15 Make reference to detail for 2-hour walls. Section 505 (d)3 exception 2 permits the protection of 5 feet on each side of the 2-hour wall but when the rafters or supporting beams are perpendicular to the 2-hour wall the entire rafter or beam must be protected. Check!!	
3.	Sheet A-18 Handrail must comply with section 3305(j) Handrails shall terminate 6 inches beyon the top and bottom risers. The ends shall be returned or shall terminate in newel posts. As for the handrail grip see attached Sheet I.	
4.	Clearly note on the plans that the owner shall employ a special inspector during construction for all the work incorporated in Section 306	
5.	Note on the plans that a separate permit is required for all fences.	
6.	Provide an acoustical analysis report.	
7.	Sheet AT-3. Detail 18. Show the 10-#6's with #2 ties 8" o/c. Full Height as per sheet 23 of the calculations. Clearly show how these bars are to be tied	
8.	Sheet AT-5 Detail 7 Fire stop is required at the flor and ceiling to prevent a chimney effect in the stud walls. Sec. 2517(g) 1A	
9.	Sheet 5 of the soils report requires that all footings be placed at a 24 inch minimum depth. Check and Revise plans.	
10.	Sheet 50 of the structural calculations. The masonry wall is designed as a 12 inch wall while the wall shown on the drawings is an 8 inch wall Check and Revise	

INDICATE IN THIS SPACE ON WHAT SHEET OR PAGE OF PLANS CORRECTIONS ARE MADE.

Sheet No. 2 of 2 Sheets

PLAN CORRECTION SHEET

Continued

Plan Check No. 55293

16.	Note on the plans that the sprinkler system cannot be installed until it has been approved by the Fire Department and submitted to the Building Department.	
17.	Enclosed parking garages used for automobiles operating under their own power shall be provided with a ventilation system capable of exhausting a minimum of 1.5 cfm per square foot of gross floor area. Show this ventilating system on the plans. Sec. 705.	
18.	Return these sheets with the original and revised plans when the corrections have been made.	
19.	Wall covering to be cement plaster, tile or approved equal 70 inches above floor at showers or tubs with showers. Materials other than structural elements to be moisture resistant. Glass enclosure doors and panels to be moisture fully tempered. Sec. 1711	
20.	Provide a 12" minimum access panel to bathtub trap connection. Sec. 903-b, UPC	

INDICATE IN THIS SPACE ON WHAT SHEET OR PAGE OF PLANS CORRECTIONS ARE MADE.

Sheet No. 3 of 3 Sheets

CITY OF COSTA MESA
CALIFORNIA 92626 P.O. BOX 1200

FROM THE OFFICE OF THE DIRECTOR OF PUBLIC SERVICES

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT
SEP 17 1981

September 17, 1981

Costa Mesa Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, California 92626

Tentative Tract No. 11606

Dear Commissioners:

Tentative Tract Map No. 11606 as furnished by the Planning Department on September 17, 1981, meets with the approval of the Public Services Department, subject to the following conditions.

1. The Tract shall be developed in full compliance with the State Map Act and the Costa Mesa Municipal Code, except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-431 through 13-458 inclusive, of the Municipal Code.
2. Two copies of the final tract map shall be submitted to the Engineering Division for checking.
3. The final map and all off-site improvements required to be made or installed by Subdivider, shall meet the approval of the City Engineer.
4. The Subdivider, in accordance with Section 13-453(e) of the Municipal Code shall submit improvement plans at the time of first submittal of the final map.
5. The Subdivider shall provide soil tests pursuant to Ordinance 66-5.
6. A copy of the title search shall be submitted to the Engineering Division with the first submittal of the final map.
7. Dedicate all land 53 feet from the center line of Baker Street.
8. Dedicate appropriate easements to City for emergency and public security ingress and egress.
9. Vehicular access rights to Baker Street and Randolph Avenue shall be Released and Relinquished to the City of Costa Mesa, except at street intersections and approved driveway locations.
10. Submit improvement plans for and fully improve Baker Street to its ultimate width per City of Costa Mesa Master Plan of Highways/Standards.

Planning Commission
September 17, 1981 Page Two

11. All streets constructed as a part of this development shall present a new and uniform appearance prior to the acceptance of the improvements by the City.
12. The Subdivider shall submit a final grading plan at the time of submittal of the Street Improvement plans.
13. The elevations shown on all plans shall be on City of Costa Mesa datum.
14. Sidewalks shall be installed under the direction of the City Engineer on Baker Street.
15. Driveway approaches shall be installed and shall be constructed of P.C.C. All driveway locations and driveway design shall meet the approval of the City Engineer.
16. There shall be four feet of clear sidewalk behind all unmovable objects, i.e., light standards, mail boxes, telephone poles, fire hydrants, etc.
17. Street lighting shall be provided as required by Traffic Engineering.
18. The Subdivider shall take all necessary precautions to avoid creating any drainage problems for properties adjacent to or in the vicinity of the proposed development. If any such drainage problems do occur, it shall be the responsibility of the subdivider to provide and implement a solution acceptable to the City Engineer at no cost to the City.
19. Any off-site grading will require written permission of the property owner affected. Said written notice shall be notarized and filed with the City Engineer prior to approval of the final map.
20. Any connections to City storm drains from private on-site drains must be approved by the City Engineer. A special permit may be required for this work.
21. Private on-site storm drains will not be maintained by the City of Costa Mesa.
22. Fulfill the drainage fee ordinance requirements prior to the approval of the tract map.
23. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District. Call (714) 754-5100 for information.
24. The Tract shall be annexed to the Costa Mesa Sanitary District.
25. Water system improvements shall meet the approval of the Mesa Consolidated Water District. Call (714) 631-1200 for information.
26. Prior to any occupancy on the tract, the Developer shall submit to the City Engineer a duplicate linen and eight bluelines of the recorded tract map.

Very truly yours,

ROBERT R. BROCK
Assistant City Engineer

RRB:GLC:bjp

Agenda No. _____
ZE-81-117
Knowleton Prop./McFarland

CONT.

Plng. 29. All landscaped areas shall be separated from paved vehicular areas by 6-inch high continuous Portland cement concrete curbing.
30. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
31. In compliance with the provisions of the California Administrative Code, Title 25, Chapter 1, Sub-chapter 1, Article 4, the applicanc shall submit an acoustical analysis, prepared under the supervision of a person experienced in the field of acoustical engineering, of the proposed development. Two copies of said report shall be submitted with the application for building permits. The acoustical analysis shall evaluate existing and projected noise levels, noise attenuation measures to be applied, and an analysis of the noise insulation effectiveness of the proposed construction. The person preparing the report shall, under the direction of a person experienced in the field of acoustical engineering, perform an inspection of the project prior to or at the time of the framing inspection to certify that construction techniques comply with reccmmendations contained within the acoustical analysis. Upon completion of the subject structures, field tests may be required under the provisions of Title 25.

Eng. 32. Construct P.C.C. commercial sidewalk per City of Costa Mesa Standard Drawings at applicant's expense on Baker Street.
33. Construct P.C.C. driveway approach per City of Costa Mesa Standard Plans. Location and width are subject to the approval of the Traffic Engineer.
34. Dedicate all land 53 feet from the center line of Baker Street.
35. The developer shall pay the required water acreage fee of $250 per acre prior to approval of final tract map.
36. Fulfill Drainage Ordinance Fee requirements prior to approval of final tract map.
37. Submit improvement plans for and fully improve the northerly one-half of Baker Street to its ultimate width per City of Costa Mesa Master Plan of Highways/ Standards.

Bldg. 38. Shall conform to 1979 Uniform Building Code and ancillary Codes.
Fire 39. Provide for the installation of three Class A fire hydrants to be located in the Baker Street right-of-way approximately 225 ft. west of the center-line of Century and in the Randolph Avenue right-of-way adjacent to the driveway to this property and approximately 300 ft. east of this property.
40. All hydrants shall be installed and operable prior to the initiation of combustible construction.
41. Water improvement plans shall be approved by the Fire Department.
42. Water mains shall be of adequate size to deliver 1,000 gallons per minute simultaneously from the five closest hydrants to any and all points of the development with a minimum residual pressure of 20 psi.
43. Provide for the installation of fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from the front door of each unit. Extinguishers may be of a type rated 2A,10BC as these extinguishers are suitable for all types of fires and are less expensive.
44. The subterranean parking structure shall be protected throughout with automatic fire sprinklers. The Fire Department connection shall be oriented to Baker Street.

Leis Ser. 45. Street trees in the front setback shall meet with the approval of the Leisure Services Department. Street trees shall be Liquidenbar Styraciflua 'Palo Alto,' 15 gallon minimum size, spaced at 30 ft. on center.

Agenda No. _____
ZE-81-117
Knowleton Prop./McFarland

CONT.

THE REQUIREMENTS OF THE FOLLOWING SPECIAL DISTRICTS ARE HEREBY FORWARDED TO THE APPLICANT

Sani. Dist. 45. Developer will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.
46. County Sanitation District No. 7 fees apply, i.e., $250.00 per dwelling unit/residential. Fixture fees, sewer permit and inspection prior to sewer installation.

Water Dist. 47. Applicant is reminded that additional conditions of development may be imposed by Mesa Consolidated Water District and/or other serving utilities.

COMMISSION ACTION - MEETING OF JUNE 22, 1981

Following conditions were added:

48. A masonry block wall shall be installed along the northern property line under the direction of the Planning Division.
49. Buildings shall be moved a minimum of five (5) feet to the west to provide a landscaped area and trees, under the direction of the Planning Division.

Agenda No. _____
T-11606
Knowleton Corp./McFarland

CONDITIONS, IF APPROVED

Plng. 1. Approval of Tentative Map of Tract 11606 shall be subject to all conditions of Zone Exception Permit ZE-81-117.

APPLICANT IS REMINDED THAT THE FOLLOWING CONDITIONS ARE REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS:

2. The final tract map shall be recorded prior to issuance of building permits for subject project.
3. Approval shall be for a period of 18 months. Within this time period, map shall be recorded unless applicant applies for and is granted an extension of this time by the Costa Mesa Planning Commission.

Eng. 4. Shall meet all the requirements contained in the Assistant City Engineer's letter dated September 17, 1981, copy attached.

THE REQUIREMENT OF THE FOLLOWING SPECIAL DISTRICT IS HEREBY FORWARDED TO THE APPLICANT.

Water Dist. 5. Applicant is reminded that additional conditions of development may be imposed by Mesa Consolidated Water District and/or other serving utilities.

Agenda No. _____
ZE-81-117
Knowleton Prop./McFarland

CONDITIONS, IF APPROVED

Plng. 1. Easterly building elevations shall be approved by the Planning Division prior to issuance of building permits.
2. Address assignment shall be obtained from the Planning Division prior to submittal of working drawings and shall appear on all working drawings.
3. Prior to submittal of working drawings, the site plan shall contain a notation that the condominium units will not be on separate lots.
4. Grading plans and fence/wall plans shall be submitted for Planning Division review prior to issuance of permits for subject development.
*5. Grading and construction can increase the amount of airborne dust in the vicinity of the proposed development. To control the dust, the developer shall spray and water the construction site under the direction of the Building and Safety Division and all construction vehicles shall be sprayed prior to leaving the site.
6. Included in the required CC&R's shall be a provision that will permit the installation of solar heating systems, subject to applicable zoning district requirements, the Uniform Building Code, and associated ordinances, and reasonable architectural review by the architectural review committee.

Eng. 7. Two copies of the final tract map shall be submitted to the Engineering Department for checking.
8. Submit current, updated Title Report.
9. Submit nine copies and one sepia of recorded map.
10. Submit Grading Plan and hydrology calculations.

APPLICANT IS REMINDED THAT THE FOLLOWING CONDITIONS ARE REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS:

Plng. 11. Project shall comply with all applicable provisions of Specific Plan SP-78-02 including participation in the cost of signalization of the intersection of Baker Street and Randolph Avenue (proportionate share: $2,199.00).
12. The site plan shall be redesigned as necessary, under the direction of the Planning Division, to provide a 25-ft. landscaped setback along Randolph Avenue in accordance with Specific Plan SP-78-02.
13. Forty tenant parking spaces shall be provided within the parking structure. The revised design shall be approved by the Planning Division. Applicant is reminded that support posts shall be recessed four feet from the drive aisle and that any spaces adjacent to solid walls shall have a clear stall width of 10 ft.
14. A solid, opaque wall, at least 6 ft. high, shall be constructed on each side of the building along the Baker Street setback line in accordance with Specific Plan 78-02. Finished wall elevations shall be approved by the Planning Division.
15. Minimum 10-ft. by 10-ft private patio areas shall be provided for all units.

*This condition has been included as a mitigation measure required for issuance of the Negative Declaration. If this condition is removed, the decision-making body must make a finding that the project will still not result in significant environmental impacts and that the Negative Declaration is still valid.

Agenda No. _____
ZE-81-117
Knowleton Prop./McFarland

CONT.

Plng. 16. Driveway ramp slope shall comply with the standards contained in the City's Parking Ordinance.
17. Approval of the Zone Exception Permit is valid for one year and will expire unless building permits are obtained or an extension is granted prior to expiration of that time.
18. Open parking spaces shall be marked and maintained for guest parking only.
19. Park fees shall be paid upon issuance of building permits in accordance with City standards.
20. Noise levels in private exterior areas shall not exceed 65 CNEL.
21. Approved roof heights shall be measured from the grade of the nearest adjacent public sidewalk.
22. All on-site utility services (Edison and Telephone) shall be installed underground.
23. Developer is hereby advised that all utilities such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, fire hydrants, or any other potential obstructions, shall not be located within the approved parking and/or turn-radius area. If approved by the Planning Division, said facilities may be installed underground in a vault having an approved traffic lid. All such facilities located above-ground shall meet with the approval of the Planning Division and serving utility.
24. Installation of all utility meters shall be performed in a manner so as to obscure said installation from view from any place on or off the property. Said installation shall be in a manner acceptable to the Public Utility and shall be in the form of a vault, wall cabinet, or wall box, and shall be installed in accordance with standard plans and specifications of the City of Costa Mesa.
25. Any mechanical equipment such as air-conditioning compressors and duct work shall be screened from view.
26. A detailed landscape/irrigation plan shall be approved by the Planning Division prior to issuance of any building permits. Said plan shall include, but not be limited to: type, size, and location of all plants and trees; type of ground cover; sprinklers; all walls, fences, or barriers; trash enclosures; driveways; parking lots and security lighting; and type, location, and assignment of street addresses on property. Landscaping shall be installed in accordance with the approved plan prior to release of utilities.
27. Design of trash enclosure(s) shall conform with City Standards. Standard drawings are available from the Planning Division.
28. CC&R's and articles of incorporation and bylaws for the Homeowner's Association shall be reviewed and approved by the Planning Division and City Attorney prior to recordation.

APPROVED
JFB 5-20-83
SIGNATURE DATE

Harrison/Lorenzini architects

Sunset Condominiums
Baker Street
Costa Mesa, California

ARCHITECTURAL
PLANNING CORRECTION
L-1676 ZE-81-117 &
T-11606

project: 1220.01
date:
revisions:

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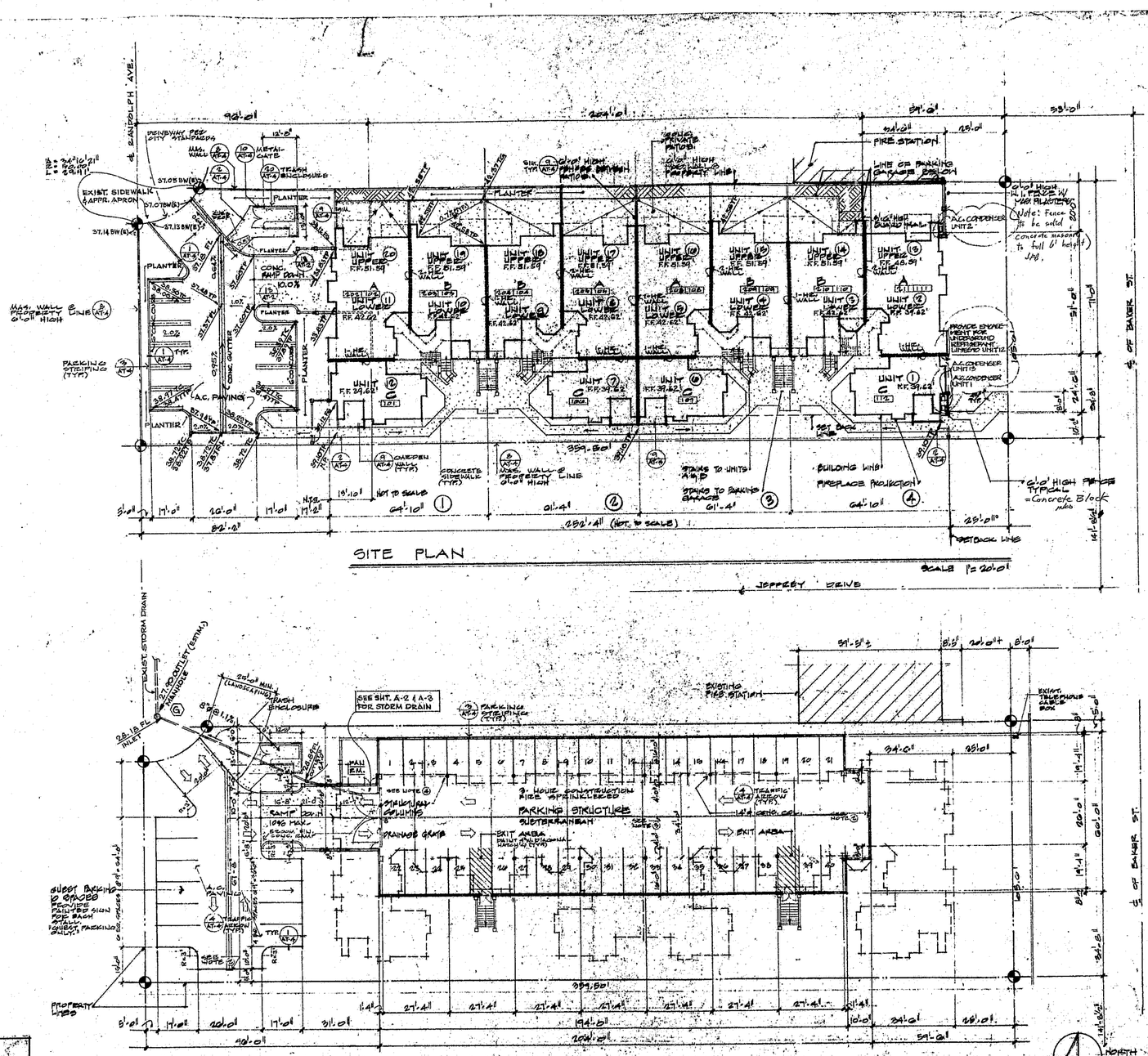


APPLICANT:
THE KNICKERBOCKER CORPORATION
BOB MCFARLAND
750 BENHENITT AVE.
LONG BEACH, CA. 90804
PHONE 213-433-0091

BUILDING DATA

UNIT	SQ.FT.	# OF UNITS	TOTAL SQ.FT.
A	1431	8	11,416
B	1272	8	10,176
C	926	4	3704
		20 UNITS	25,296
@ ENDS ADD FOR PROJECTIONS ±			300
			25,040 SQ.FT.

PARKING DATA

SUBTERRANEAN PARKING	40 SPACES
GUEST PARKING	10 SPACES
TOTAL PROVIDED	50 SPACES

SITE DATA

SITE AREA	37,283 #
BUILDING COVERAGE	14,098 #.
DRIVE / PARKING COVERAGE	5,211 #
TOTAL COVERAGE	19,909 #
OPEN SPACE	17,779 #
PERCENTAGE OPEN SPACE	47.17%

108 ADDRESS NUMBER DESIGNATION

NOTES:
1. THE CONDOMINIUM UNITS WILL NOT BE ON SEPARATE LOTS.
2. TO CONTROL THE DUST, THE DEVELOPER SHALL SPRINKLE WATER ON THE CONSTRUCTION SITE UNDER THE DIRECTION OF THE BUILDING AND SAFETY DIVISION AND ALL CONSTRUCTION VEHICLES SHALL BE SPRAYED PRIOR TO LEAVING THE SITE.
3. A SEPARATE PERMIT IS REQUIRED FOR ALL FENCES.
4. THE FIRE SPRINKLER SYSTEM SHALL BE INSTALLED UNTIL IT HAS BEEN APPROVED BY THE FIRE DEPARTMENT AND SUBMITTED TO THE BUILDING DEPARTMENT.

APPROVED
SIGNATURE JLB DATE 8-3-83

SPECIAL NOTE:
LOCATION OF UTILITY LINES ARE APPROXIMATE AND CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING TO AVOID INTERCEPTING EXISTING PIPING OR CONDUITS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, WHETHER OR NOT SHOWN. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

NOTES:
① SEE BLOW-UP DRAWING OF PARKING STRUCTURE FOR MORE DETAILED DIMENSION LAYOUT ON SHEETS A-2 & A-3.
② PROVIDE SIGN: "BACK UP AREA / NO PARKING"
③ PROVIDE DOUBLE YELLOW STRIPING & CENTER LINE.
④ PROVIDE AUTO WEIGHT (ECON AWNING CO.) AND TELEPHONE ACCESS.

20 UNIT CONDOMINIUMS AND LAND IMPROVEMENT - PLAN CHECK # 55648
GRADING AND PARKING STRUCTURE - PLAN CHECK # 55655

Harrison/Lorenzini architects

Baker Street Condominiums
810 baker street, costa mesa, california
The Knickerbocker Corporation
750 Benhenitt Ave., Long Beach, CA. 90804

ARCHITECTURAL
SITE PLAN
PARKING LAYOUT

project no. 8302
date 6/6/83
revisions 8/3/83

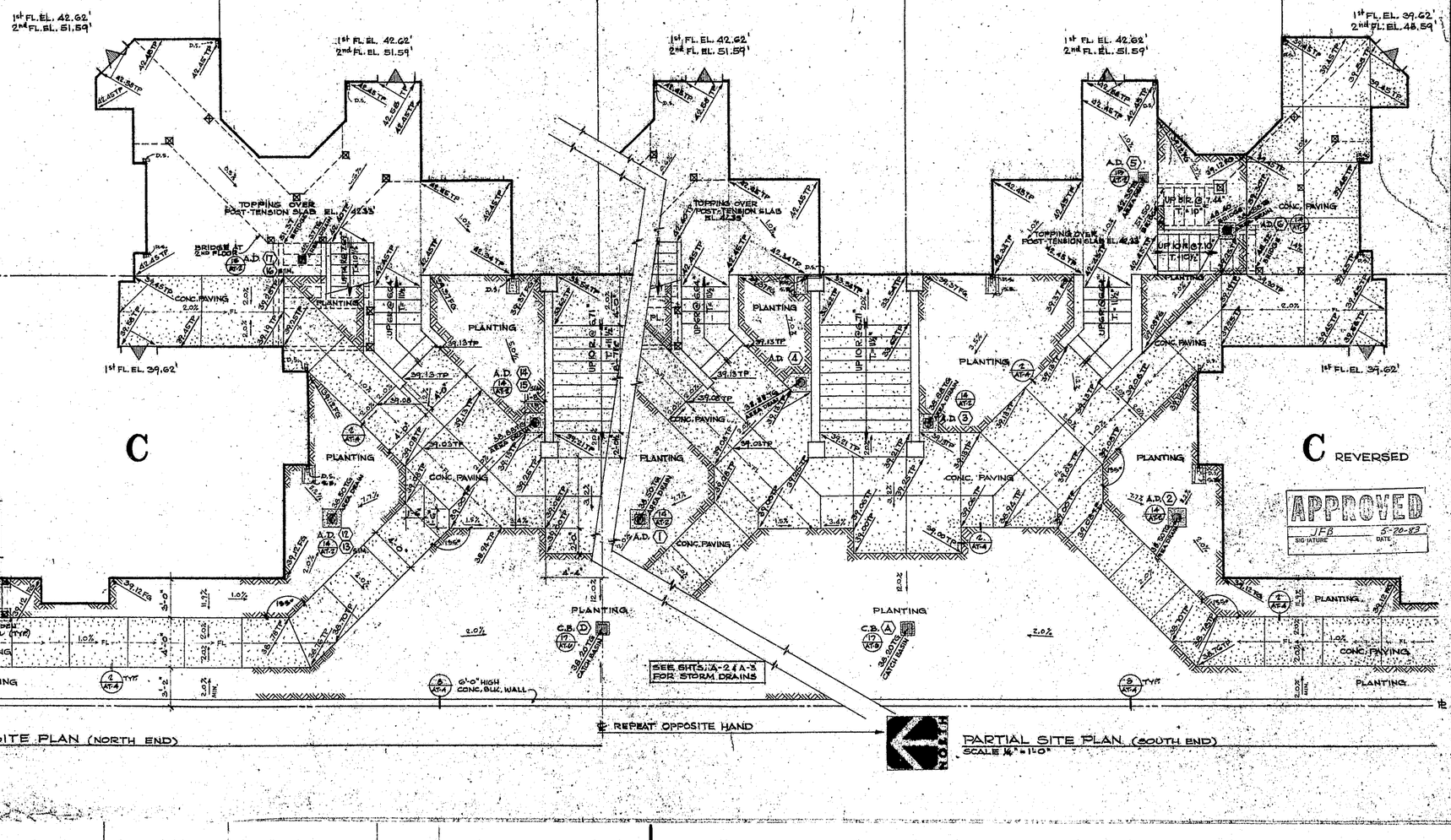
sheet A-1.1 of sheets

A

B

B REVERSED

A REVERSED



REPEAT OPPOSITE HAND

PARTIAL SITE PLAN (NORTH END)
SCALE 1/4"=1'-0"

PARTIAL SITE PLAN (SOUTH END)
SCALE 1/4"=1'-0"

NORTH

APPROVED
JFB 5-20-83
SIGNATURE DATE

Harrison/Lorenzini architects

David E. Lorenzini C-6818

Condominiums

ARCHITECTURAL
PARTIAL SITE PLAN

project: 2260
date:
revisions:

sheet
A-1.2
of sheets

The legibility of the following documents is very poor and is below standards needed for microfilming

CITY OF COSTA MESA

FOUNDATION PLAN

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

GENERAL NOTES:

1. SEE RETAINING WALL PLAN & DETAILS FOR ADDITIONAL INFORMATION.
2. ALL ENTRY-LEVEL CONCRETE SLABS TO SLOPE TO DRAIN. SEE SHEET A-1.1 FOR DRAINAGE PIPE AROUND BUILDING TO BE 4"ø PERFORATED PVC.
3. STORM DRAIN INTERIOR CONCRETE, ASB, CPEP, OR CLAY PIPE WITH CONCRETE COLLAR AROUND CAST IRON PIPE W/ GLUE-IN THRU FOUNDATION.

PARKING GARAGE VENTILATION

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

N.O.R.T.H.

APPROVED

sheet	A.2
of sheets	
project:	220.01
date:	
revisions:	

ARCHITECTURAL
FOUNDATION PLAN

Baker Street Condominiums
810 baker street, costa mesa, california
The Kaufman Corporation

Harrison / Lorenzini architects

Harrison/Lorenzini
architects

Baker Street Condominiums

ARCHITECTURAL
ELEVATION PLAN

project: 2320.01
date:
revisions:

sheet A-3
of sheets

APPROVED
[illegible] 5-7-03

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

PARKING GARAGE VENTILATION

MATCH LINE

SEE SHT. A1.2 FOR CONTINUATION

SEE SHT. A1.1 FOR CONTINUATION OF DRAIN

TRENCH C.B. (E)

PROPERTY LINE

Harrison/Lorenzini
architects

Baker Street Condominiums
810 baker street, costa mesa, california

The Irvine Company
The Bonaventure Executive Center, 4199 Campus Drive, Suite 550, Irvine, California 92715-2097 (714) 720-2000

project:	ARCHITECTURAL
date:	POST TENSION FLR. FRESTRESSING NOTES POST-TENSIONED FEOPILE
revisions:	
sheet	A-4
of sheets	

APPROVED
JTB
SIGNATURE
5-26-83
DATE

NORTH

POST TENSION FLOOR PLAN

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

TENDON LAY POINTS

① ALL DIMENSIONS CONCRETE MEASURED TO FACE OF CONCRETE

PRESTRESSING NOTES:

1. The following are minimum requirements for prestressing steel and concrete.
   Prestressing steel meeting ASTM A416 Grade 250 (270 KSI) or Grade 270 (270 KSI) as follows:
   Prestressing steel shall be cold drawn seven wire strand conforming to the following:
   ASTM Designation A416
   Ultimate Strength 270 KSI
   Required Stress to Remove Tension 243 KSI
   Elongation 4%
2. Tendons shall conform to controlling centroid shown on drawings and within tolerances specified. Tendons shall be placed in ducts accurately positioned and supported to prevent displacement by the placing of concrete. Tendons include the center of gravity of the tendon or group of tendons. Low points and maximum unless otherwise shown or noted.
3. Ducts or bonded prestressing tendons shall not be used in the vicinity of the anchors or anchors.
4. Field cuts shall be made with tools or other equipments to prevent splitting, shearing or otherwise damaging the tendons. Field markings or gouges required to stress shall not vary more than 5% from calculated values.
5. Field cuts shall be made with tools or other equipments to prevent splitting, shearing or otherwise damaging the tendons. Field markings or gouges required to stress shall not vary more than 5% from calculated values.
6. Min. 2 continuous #4 bars at bottom of slab anchors.

TYPICAL POST - TENSIONED SLAB PEDPILE

SCALE	1
NONE	

NOTES:
1. SEE PLANS FOR LOCATION, SIZE, OR STRAND U.N.O.

Baker Street Condominiums
810 baker street, costa mesa, california

The Knowlton Corporation
720 Bernard Avenue, Long Beach, California 90804 phone (213) 433-0031

Harrison/Lorenzini architects
1127 Palm Ave., Imperial Beach, California 92032 (714) 231-1851

project number	ARCHITECTURAL
date	4/4/86
revisions	
sheet	A-5
of sheets	

FLOOR PLAN

APPROVED

MAIN LEVEL

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

LOFT @ UNIT 'D' ONLY

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

FINISH FLOOR MATERIALS UNIT-1@		
LIVING ROOM	—	CARPET
DINING ROOM	—	CARPET
KITCHEN	—	VINYL
NOOK	—	VINYL
ENTRY	—	CARPET
HALL	—	CARPET
BATH W/ LAV.	—	CARPET
BATH W/ TUB	—	VINYL
BEDROOM #2	—	CARPET
ATTIC	—	CARPET
STORAGE	—	VINYL

FINISH FLOOR MATERIALS UNIT-1@		
LIVING ROOM	—	CARPET
DINING ROOM	—	CARPET
CLOSET	—	CARPET
KITCHEN	—	VINYL
NOOK	—	VINYL
ENTRY	—	CARPET
BEDROOM #2	—	CARPET
CLOSET	—	CARPET
BATH #2	—	VINYL
TOILET #2	—	VINYL
SERVICE #1	—	CARPET
BATH #1	—	CARPET
CLOSET	—	CARPET
BEDROOM #1	—	CARPET
STORAGE	—	VINYL

FINISH FLOOR MATERIALS UNIT-'A'		
LIVING ROOM	—	CARPET
DINING ROOM	—	CARPET
KITCHEN	—	VINYL
NOOK	—	VINYL
BEDROOM	—	CARPET
BATH #2	—	VINYL
ENTRY	—	CARPET
HALL	—	CARPET
MASTER BEDROOM	—	CARPET
MASTER BATH	—	CARPET
WARDROBE	—	CARPET
STORAGE	—	VINYL

GENERAL NOTES:
1. WHERE DEFECTORS SHALL RECEIVE THESE FINISHES FROM THE BUILDING
2. PROVIDES A 10" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION.
3. BEDROOMS, HABITABLE ROOMS, TOILET, & HALL ARE PROVIDED WITH SMOKE DETECTORS AS REQUIRED BY UNIFORM BUILDING CODE, 1985 EDITION, SECTION 310.9.1
4. PROVIDES 1 HOUR FIRE SEPARATION BETWEEN DWELLING UNITS AS REQUIRED BY UNIFORM BUILDING CODE, 1985 EDITION, SECTION 1004.3.4.2.1

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Baker Street Condominiums
939 Baker Street, Costa Mesa, California

ARCHITECTURAL
1st FLOOR OVER - ALL

project: 225-01
date:
revisions:

sheet A-6 of sheets

APPROVED
2-2-26
JEB

SOUND WINDOW SCHEDULE			
TYPE	RATING	RATE	
[2]	STC 30	2"	
[1]	STC 35	3"	

NOTES:
1. SINGLE GLAZING GLASS DOORS W/ 1/8" TEMP. GL. PANELS PER 5-5B.
2. ALL STANDARD SINGLE SSB WATER WINDOWS PROVIDE PER 5-5A.
3. PER 5-5A, PLACE SOUND TRANS MISSION CLASS PER ASTM E 413-78T.
4. SEE 1" METHOD A-1, 1" HUD 15220.
5. VAN NUYS & ASSOC TEST NO. 88-16 (WINDOWS)
AUTHENTICATION NO. 88-16 (SLIDING DOORS).

NOTE

FIRST FLOOR OVER - ALL
SCALE: 1/8" = 1'-0"

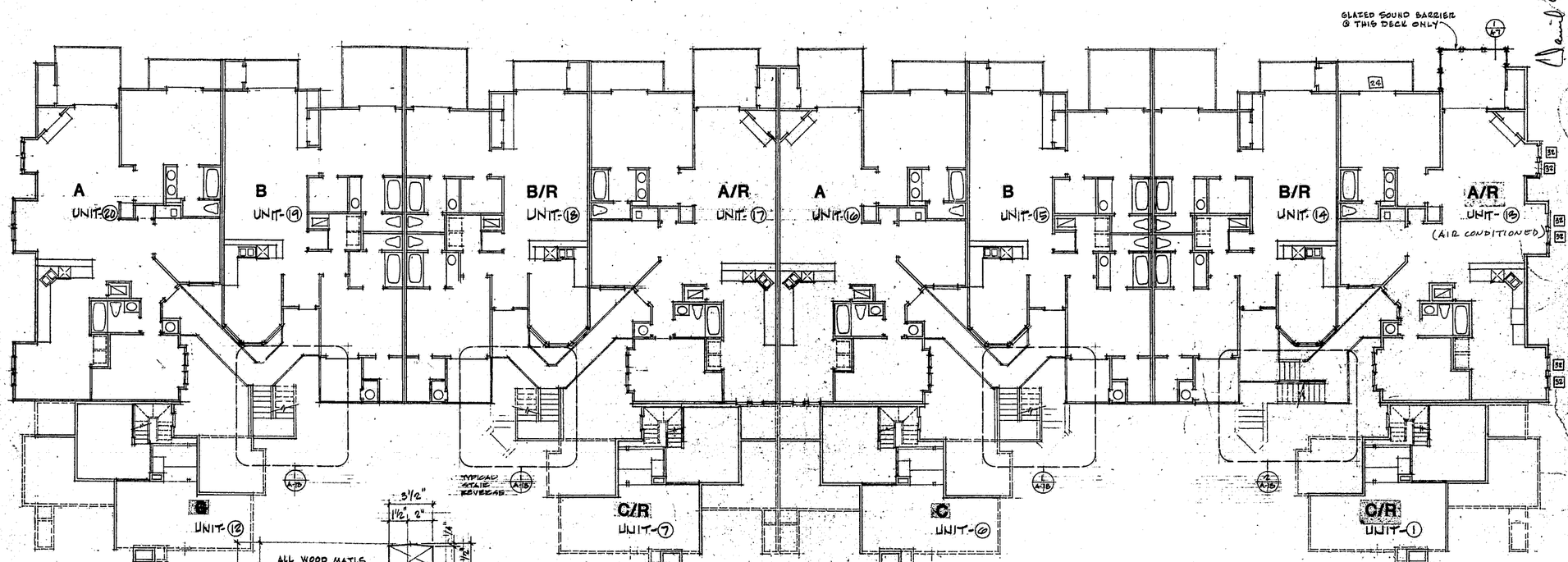
A
UNIT-①
B
UNIT-④
B/R
UNIT-⑤
A/R
UNIT-⑥
C
UNIT-③
C/R
UNIT-①
B/R
UNIT-⑦
A/R
UNIT-②
C
UNIT-②
B
UNIT-⑧
A
UNIT-⑨
C/R
UNIT-⑦
B/R
UNIT-⑨
A/R
UNIT-⑩
C
UNIT-⑩
B
UNIT-⑫
A
UNIT-⑪

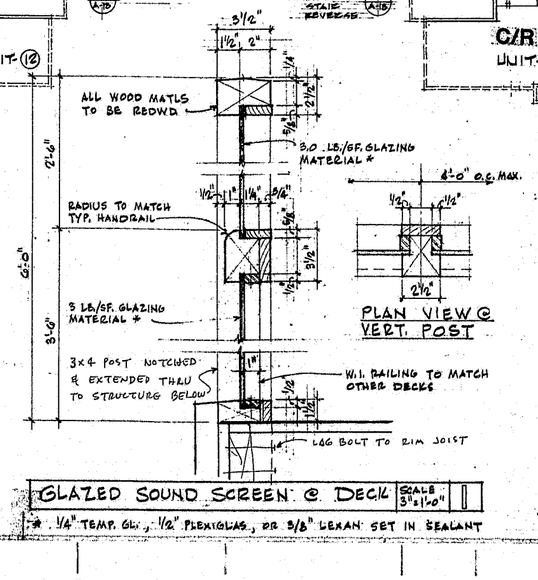
TYPICAL ENTRIES

TYPICAL ENTRIES

TYPICAL ENTRIES

TYPICAL ENTRIES





SECOND FLOOR OVER - ALL

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

NORTH

SOUND WINDOW SCHEDULE		
TYPE	GLAZING	FSTC
24	3/16"	24
32	EXTERIOR - 5MM INTERIOR - 3MM AIR SPACE - 3"	32

NOTES:
1. SINGLE SLIDING GLASS DOORS W/ 1/8" TEMP. GL. PROVIDES FSTC= 25.
2. ALL STANDARD SINGLE SEE BASED WINDOWS PROVIDE FSTC= 22.
3. FSTC = FIELD SOUND TRANSMISSION CLASS, PER ASTM E 413-70T & E 336-71 METHOD A2.2, FIELD TESTED.

AUTHORITY: 1. VAN HOUTEN & ASSOC. TEST No. 582-76 (WINDOWS)
& MD 458/468-76 (DOORS)

APPROVED
JFB 5-20-83
SIGNATURE DATE

Harrison/Lorenzini architects

Baker Street Condominiums
810 baker street, costa mesa, california
The Knowleton Corporation
220 Bashor Avenue, Long Beach, California 90804 phone (213) 433-0061

ARCHITECTURAL
2ND FLOOR OVER-ALL

project: 220.01
date:
revisions:

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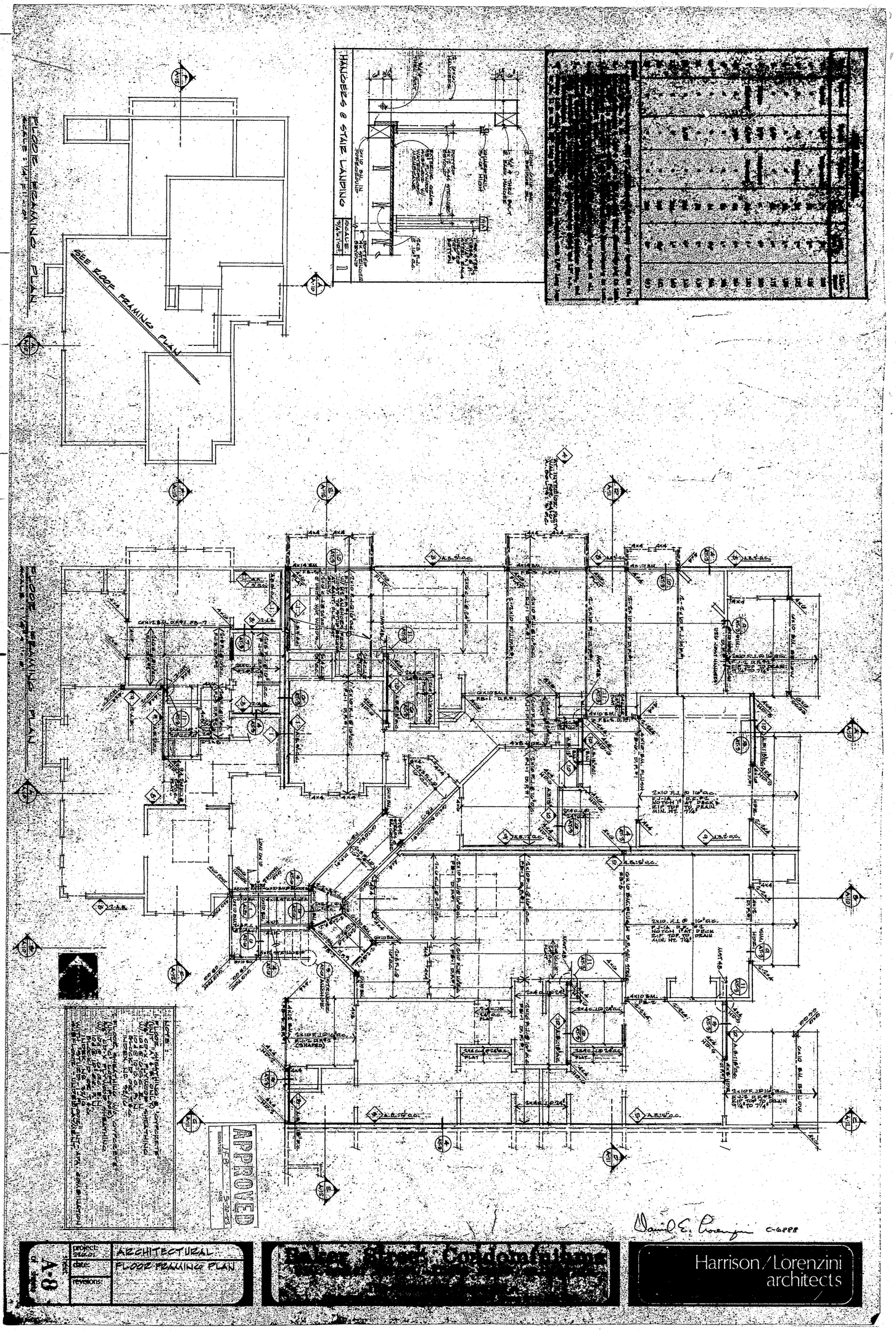
of sheets


HANDRAILS & STAIR LANDING
SEE ROOF FRAMING PLAN
FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"
APPROVED
5-30-22
David E. Lorenzini C-6888
A-1
project: 2112.01
date:
revisions:
ARCHITECTURAL
FLOOR FRAMING PLAN
Harrison / Lorenzini architects

Harrison / Lorenzini
architects

Condominiums

project	ARCHITECTURAL
date	FOOT PLANNING PLAN
	END UNIT
revisions	
sheet	A-9

APPROVED
JEB
SIGNATURE
5-20-83
DATE

NOTES:
ALL FIRE WALLS SHOWN ARE TO BE 2 HR. RATED PER UBC STD. 43-1

Note:
1. APPLY FOR ALL PENETRATIONS THROUGH FIRE RATED WALLS AND CEILINGS
INDEX NO. 2210
2. FIRE WALL NOTE: ALL EXPOSED PIPING AND CONDUIT
3. ELECTRICAL PENETRATIONS TO BE SEALED WITH FIRE RATED PUTTY
4. ① @ UNIT #1 BEDROOM #2 WINDOW SILL
5. ② @ UNIT #1 BEDROOM #2 WINDOW SILL

FOOT PLANNING PLAN @ UNIT #1
SCALE 1/4" = 1'-0"

Harrison Lorenzini
architects

Baker Street Condominiums

300 Baker Street, Costa Mesa, California

ARCHITECTURAL
BUILDING SECTIONS

project
date
revisions

sheet
A10
of sheets

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5-29-85
DATE
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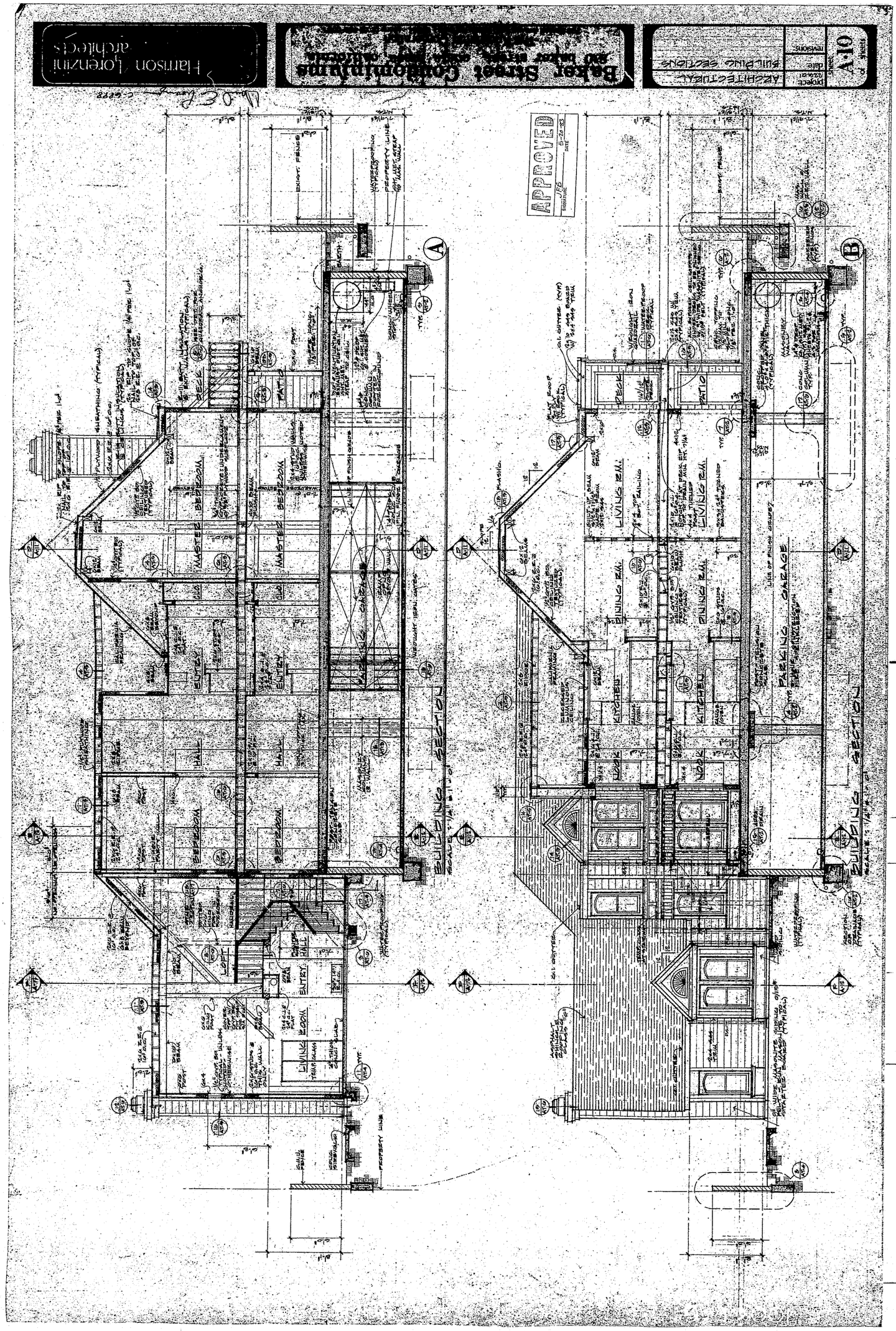

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Baker Street Condominiums

810 Baker Street, Costa Mesa, California

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BUILDING SECTIONS

project: 2201
date:
revisions:

sheet: A.11
of sheets

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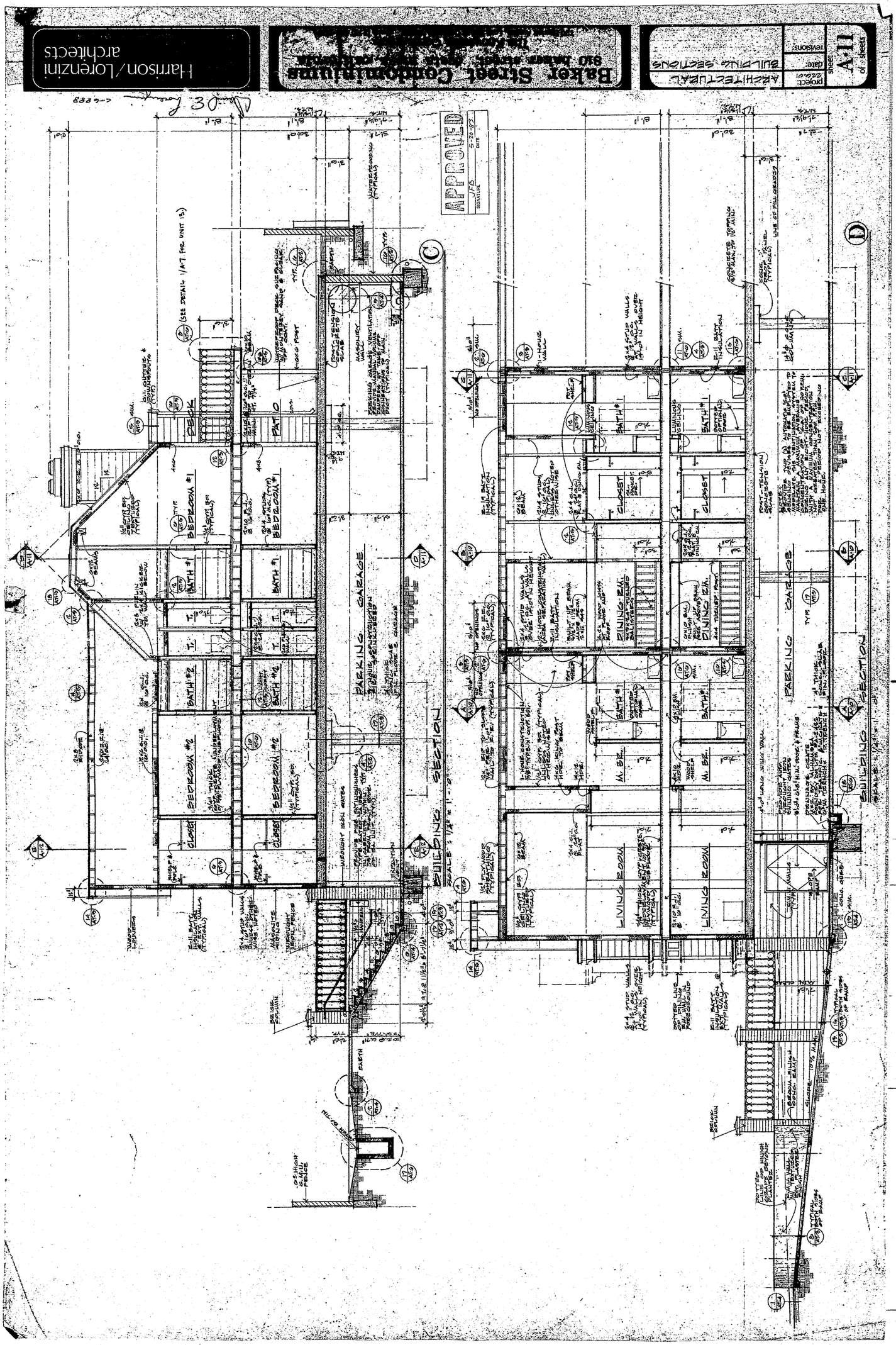
JFS 5-20-92
SIGNATURE DATE



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Baker Street Condominiums
810 baker street, costa mesa, california
The Housing Corporation

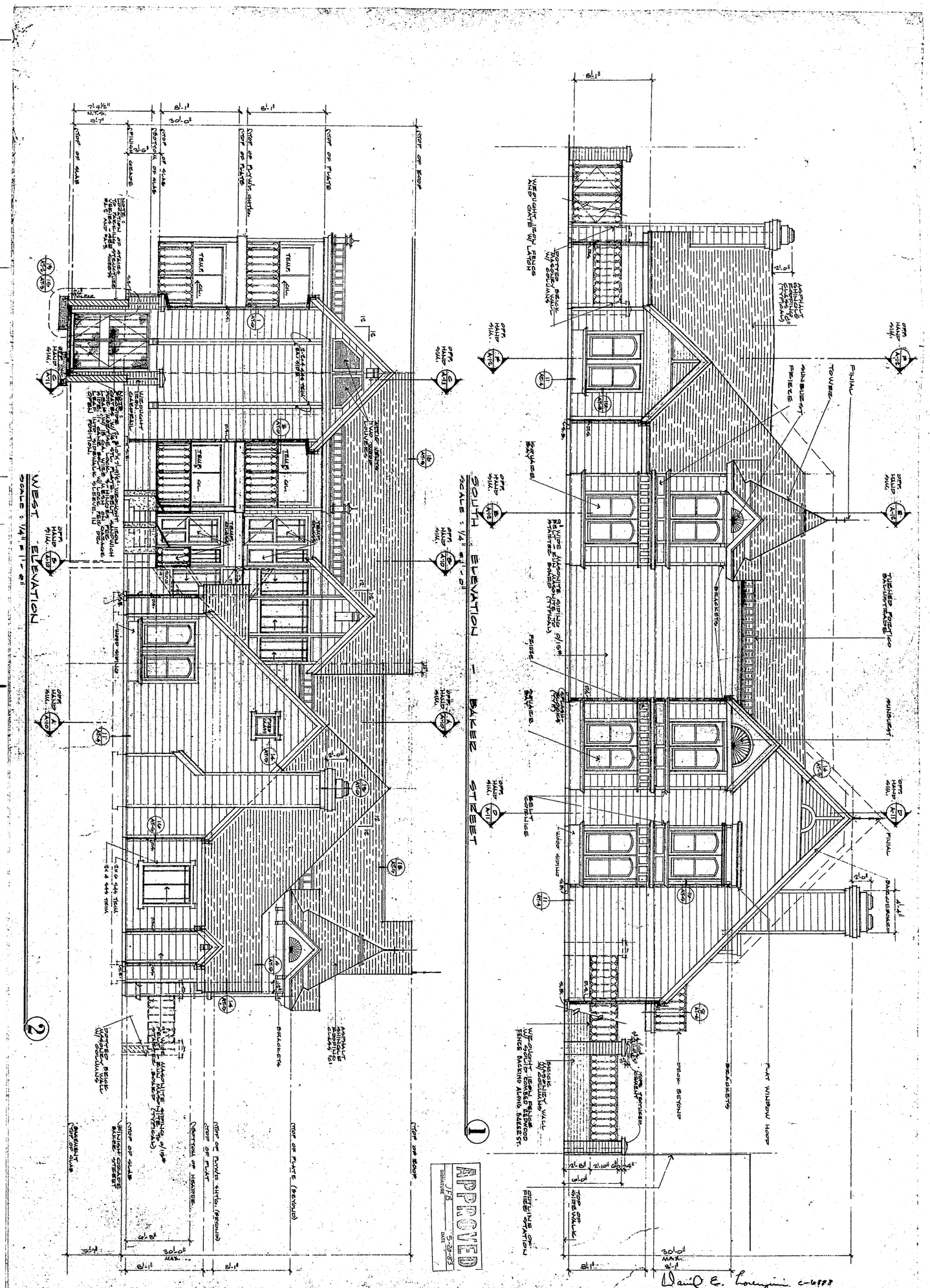
ARCHITECTURAL	project no.	date	revisions
BUILDING SECTION			

sheet A12 of sheets

APPROVED
DATE 5-20-83
BY JTB

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

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



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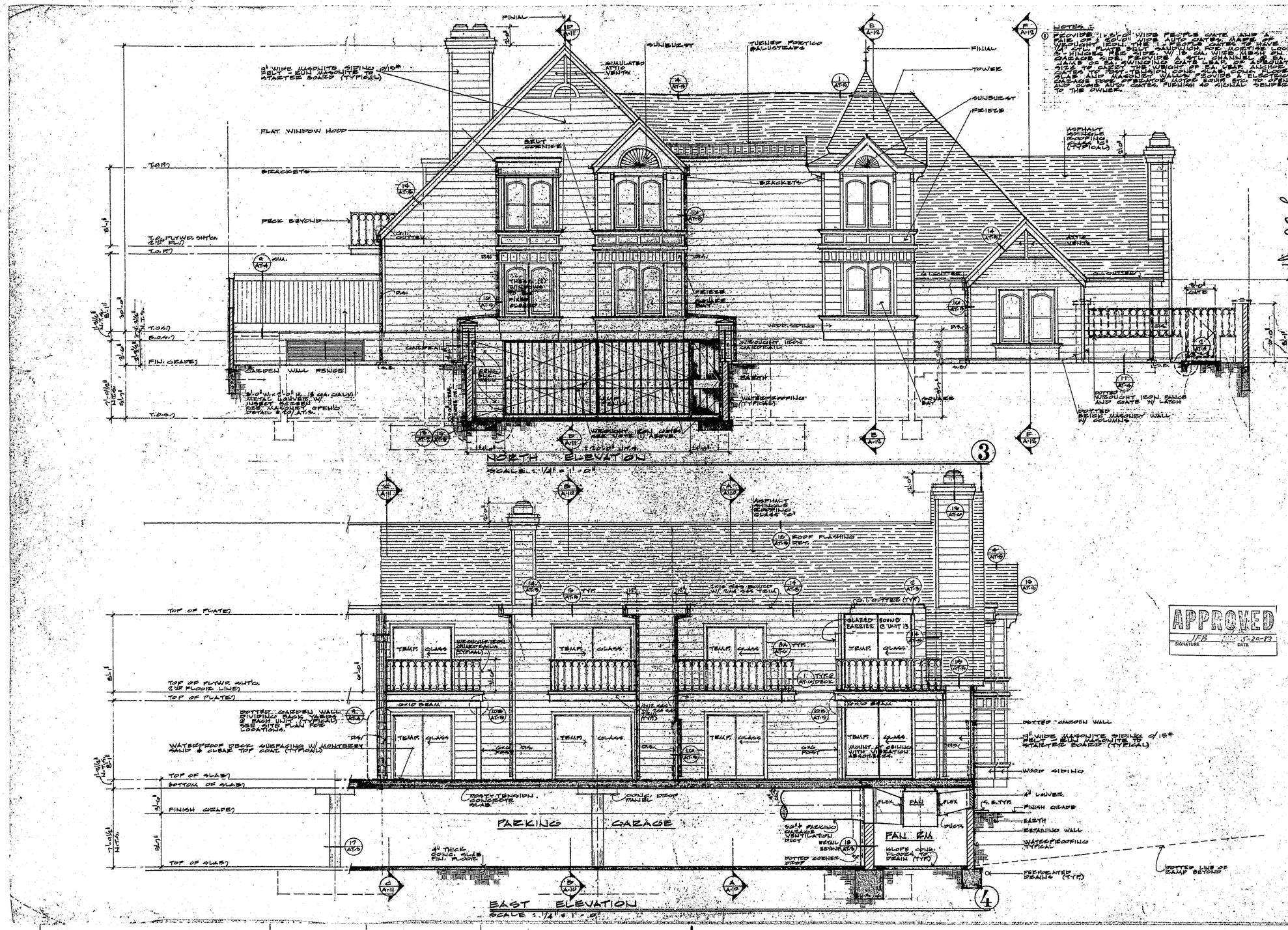
project: 226.01	ARCHITECTURAL
date:	EXTERIOR ELEVATIONS
revisions:	

Baker Street Condominiums
610 baker street, costa mesa, california
The Knowlton Corporation

Harrison / Lorenzini architects



APPROVED
JFB 5-20-13
SIGNATURE DATE

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Baker Street Condominiums
810 Baker Street, San Francisco, California

ARCHITECTURAL
EXTERIOR ELEVATIONS

project no.:
dates:
revisions:

sheet
A-14
of sheets

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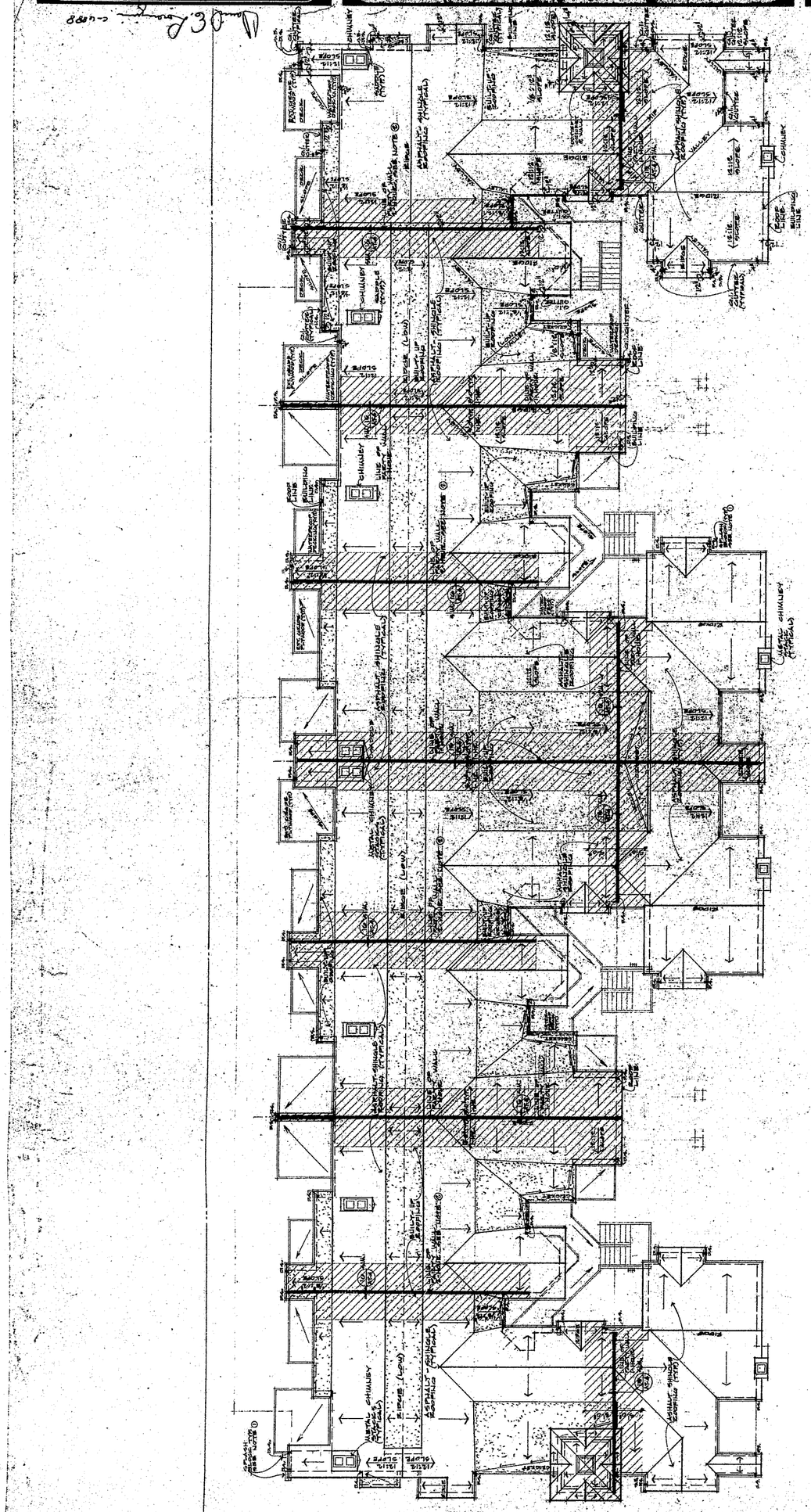
Before Start Construction
Approval

Project:	ARCHITECTURAL
Date:	ROOF PLAN
Revisions:	
Sheet	A-15
of Sheets	



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

APPROVED
BUILDING DEPARTMENT
BY _____ DATE 8-22-88

Notes:
① PROVIDE 1-SPANISH BLOCKS @ ALL DOWNSPOUTS WHERE NEEDED TO PREVENT SOIL EROSION (TYPICAL)
② PROVIDE 1-HOUR CONSTRUCTION @ 1-0" BACKHEIPS OF 6-HOUR WALL, BUT WHEN THE RAFTERS OR SUPPORTING BEAMS ARE PERPENDICULAR TO 1-HOUR WALL THE ENTIRE RAFTER OR BEAM MUST BE PROTECTED.

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Baker Street Condominiums
810 baker street, costa mesa, california

project:	ARCHITECTURAL
date:	
revisions:	INTERIOR ELEVATIONS

sheet A-16 of sheets

APPROVED
5-30-03
DATE
SIGNATURE

GENERAL NOTES:

INTERIOR ELEVATIONS
UNIT A

LIVING ROOM

DINING ROOM

KITCHEN

BATHROOM NO. 2

DEN

LINEN

INTERIOR ELEVATIONS
UNIT B

LIVING ROOM

DINING ROOM

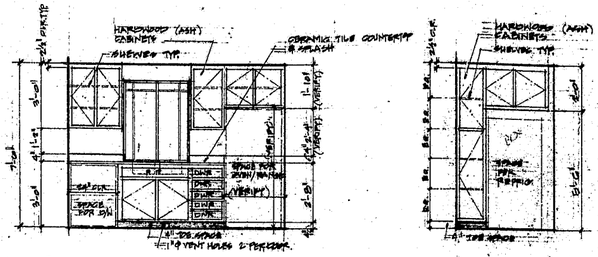
KITCHEN

BATHROOM NO. 2

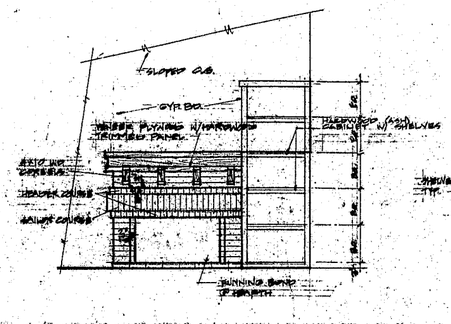
BEDSIDE

GENERAL NOTE :

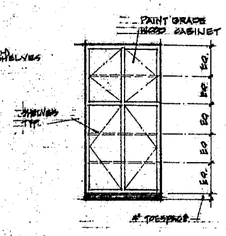
1. WALL COVERING TO BE TILE - 72" HIGH AT TUBS WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.
2. IF OWNER INSTALLS GLASS ENCLOSURES, DOORS AND PANELS TO BE FULLY TEMPERED AT TUBS WITH SHOWERS.



KITCHEN



LIVING ROOM



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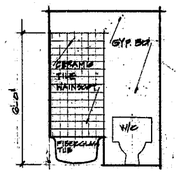
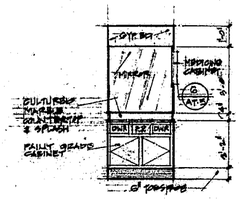
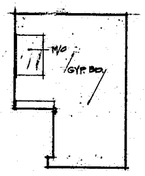


BATHROOM



INTERIOR ELEVATIONS UNIT 'C'
SCALE 1/4"=1'-0"



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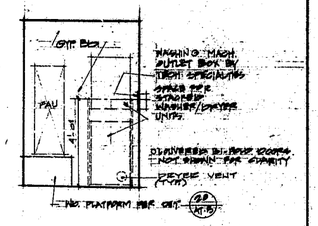

SERVICE

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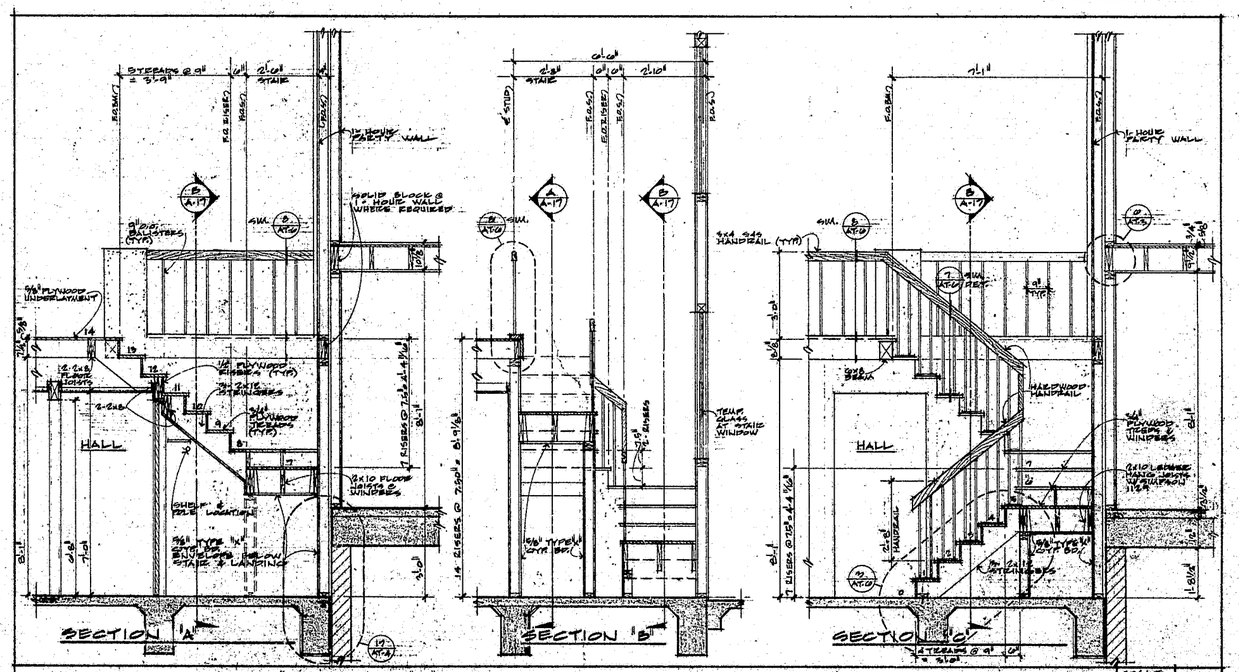
SIGNATURE DATE



INTERIOR STAIR & UNIT 'C' (OPP. HAND WHERE OCCURS)

SCALE 1/2"=1'-0" 1

Harrison / Lorenzini architects

C-6118

Baker Street Condominiums
930 Baker Street, Costa Mesa

ARCHITECTURAL
INTERIOR ELEVATIONS

project: 9344
date:
revisions:

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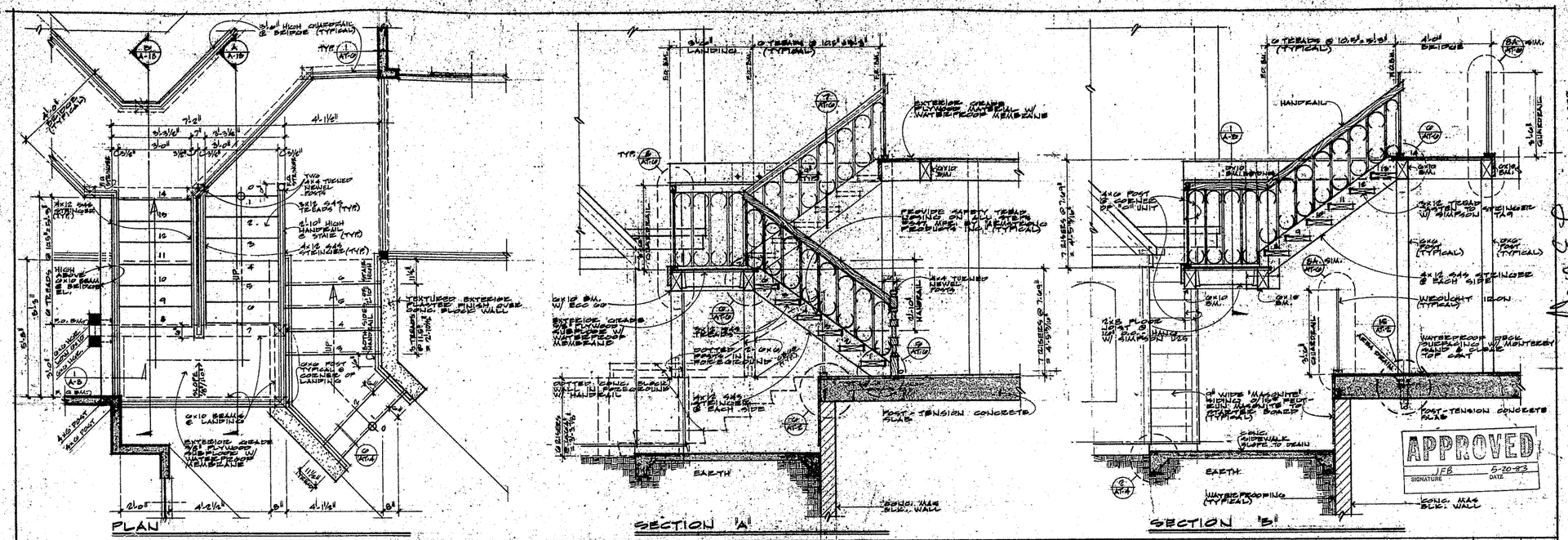

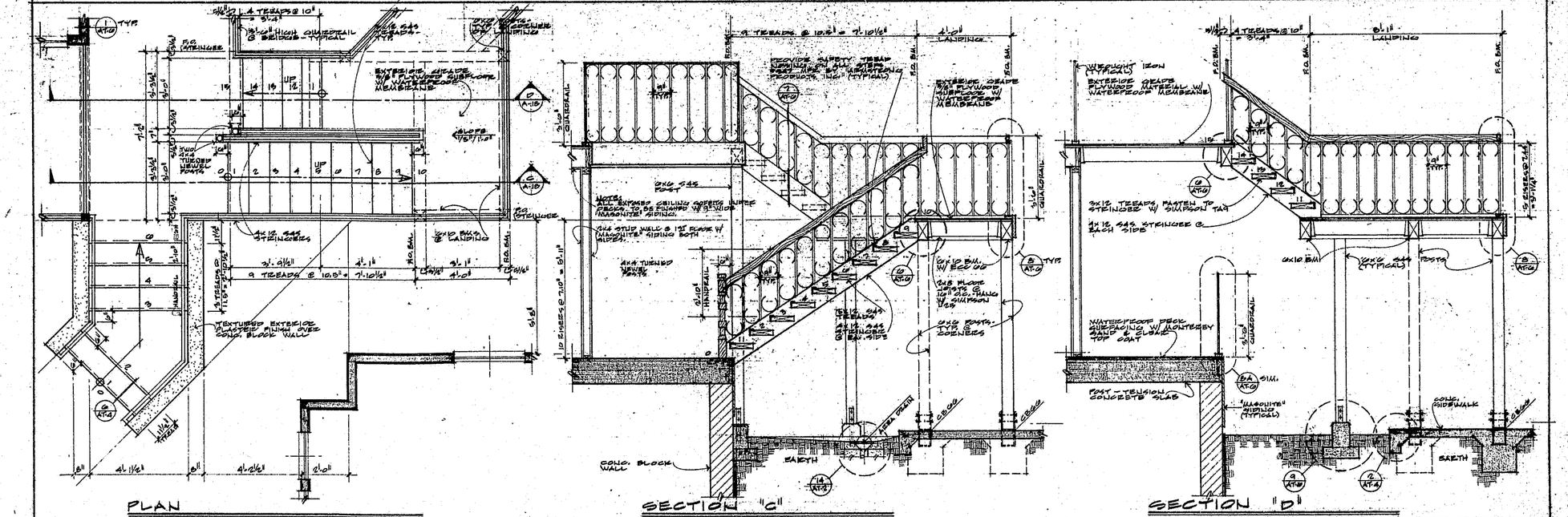

Harrison, Lorenzini architects

Baker Street Condominiums
Baker Street
San Francisco, California

ARCHITECTURAL
STAIR BLDG - UP6

project: 8220.03
date:
revisions:

sheet
A-18
of sheets

GENERAL NOTES - BAKER STREET CONDOMINIUMS

DIVISION 1 - GENERAL REQUIREMENTS

1.1 Work performed shall comply with the Uniform Building Code, latest edition adopted by the local agency, and all state codes, ordinances and regulations.

DIVISION 2 - SITE WORK

2.1 Perform all earthwork in conformance with the soils report and local grading ordinances. Refer to site plan and/or foundation plan sheet for specific requirements. Foundations are designed for a soil bearing of 1000 psf unless otherwise noted.

2.2 Sidewalks shall be 3½" thick concrete on natural soil or compacted fill.

2.3 Sideyard, rear yard, or privacy patio fencing where indicated shall be 6' high combed redwood slats on 4x4 redwood posts and crossbars.

DIVISION 3 - CONCRETE

3.1 All concrete work shall comply to Chapter 26 of UBC. Reinforcement and placement shall be in accordance with ACI 318.

3.2 CONCRETE MACHINE MIX - 1:3:4 with a minimum of 5 sacks of cement per cubic yard of concrete and 7-1/2 gallons of water maximum per sack of cement. Concrete shall reach a minimum compression strength of 2,000 psi in 28 days. See separate notes for 4000 psi concrete at post-tensioned slab. SOILS ENG'R TO SOUND & TEST FOOTING BEFORE POURING CONCRETE SHALL BE 4000 PSI

3.3 REINFORCING BARS shall conform to ASTM A-615-68. Wiremesh, conforming to ASTM A-185-61T,and steel placement shall be provided as detailed.

3.4 Fill, puddle and tamp for concrete slab of nominal 4" thickness or more, with not less than 3-5/8" actual at any point. Interior slabs shall have smooth, trowelled finish. Exterior flatwork shall have light broom finish.

3.5 Provide 1/2" dia. x 10" long steel anchor bolts at 6'0" o.c. maximum, 12" maximum from corners and splices, and embedded 7" minimum in concrete slabs at exterior walls and at interior shear panels unless otherwise noted. Refer to foundation plan for hold down anchors and special bolting requirements.

3.6 Lightweight concrete floor underlayment shall be "Gyp-crete" as manufactured by "Gyp-crete" Corporation, Hamel, Minn. Installation shall be by manufacturer approved expert application. Apply over floor primer and sealer. Till all cracks and voids in subfloor with quick setting taping compound. Install after drywall work is complete.

3.7 Round concrete columns shall be poured in removeable sonatube cardboard forms and finished with a heavy sandblast.

3.8 See separate sheet for general notes for post-tensioned concrete work for parking structure.

DIVISION 4 - MASONRY

4.1 Conform to Chapter 24 of UBC for grouted masonry construction ULTIMATE COMPRESSIVE STRENGTH: f'm = 1500 PSI.

4.2 MORTAR MIX - 1 part Portland Cement, 1/2 part lime putty, 4-1/2 parts sand. GROUT MIX - 1 part cement, 3 parts sand, 2 parts pea gravel.

4.3 MASONRY UNITS - hollow load bearing Type 1 Grade N conforming to ASTM C-90-64T with normal weight aggregate. Provide fine surface texture where not used as base for plaster or stucco.

4.4 Provide masonry reinforcement per paragraph 3.3.

4.5 All brick and stone masonry shall be as noted on drawings. Submit samples to Owner for selection and approval.

4.6 MASONRY VENEER shall conform to applicable portions of UBC Standard 29-1-70 for anchored veneer.

a. Provide 1" minimum thickness solid grout.

b. Reinforcement - 2" x 2" x 16 gauge galvanized wire mesh with waterproof paper backing.

c. Secure reinforcement with galvanized wire nails at 4" o.c. with 1-1/8" penetration.

4.7 SPECIAL INSPECTION IS REQUIRED OF GARAGE WALLS

DIVISION 5 - METALS

5.1 Conform to Chapter 27 of UBC and to AISC Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings, latest edition.

5.2 STRUCTURAL STEEL - ASTM A-36. Standard steel pipe - ASTM A-53, Grade B. Bolts and nuts - ASTM A-325.

5.3 WELDING shall be in conformance with the "Standard Code for Welding in Building Construction," latest edition.

DIVISION 6 - CARPENTRY

6.1 All wood framed construction shall conform to the UBC Chapter 25.

6.2 GRADES - All lumber shall be grade marked and shall conform with the latest standard grading and dressing rules of the West Coast Lumber Inspection Bureau. All plywood shall conform to PS-1-74, and shall bear the APA grade stamp.

a. All mudsills and all lumber in contact with concrete and masonry or within 6" of grade shall be Foundation Grade Redwood or Pressure Treated Douglas Fir.

b. All vertical framing lumber shall be Standard Grade Douglas Fir or Hem-Fir.

c. All horizontal framing lumber shall be Douglas Fir or Larch No. 2 grade or better, unless otherwise noted.

d. All blocking and furring shall be Douglas Fir No.3 grade or better.

e. All structural plywood sheathing shall be C-D INT-APA (Standard) grade with exterior glue unless noted otherwise. Allowable spans shall conform to UBC Table 25-A-1 and Table 25-S. All plywood shall be installed with face grain perpendicular to supports.

f. Plywood combination subfloor-underlayment shall be STURD-I-FLOOR INT-APA, touch sanded, with exterior glue and T&G joints perpendicular to supports. Where used as a subfloor for "Gyp-crete," C-D INT-APA grade with exterior glue may be used. Secure to framing members with plywood adhesive APA Spec. AFG-01.

6.3 FASTENERS -

a. Hangers, framing anchors and strap connectors shall be galvanized rust inhibitive shop painted equal to Simpson item numbers indicated on drawings. Nails or bolts for fasteners shall be as specified or provided by manufacturer.

b. All exterior nails shall be galvanized. Plywood shall be nailed with common nails. Nailing shall conform to UBC Chapter 25 Table 25-P.

c. Sole plate at interior walls (except shear walls) on concrete slabs shall be secured with 1/4" dia. by 3-1/2" long power driven pins with cadmium washers at 32" o.c., 12" maximum from corners and splices unless otherwise noted.

d. All posts contained in stud walls shall bear on 2 x sill plate and toe-nailed with 4 - 8d nails. Free-standing posts shall be set in BC post bases with red-head fasteners unless noted otherwise.

6.4 FRAMING -

a. Wall framing for exterior or bearing walls shall be 2 x 4 studs at 16" o.c., unless otherwise noted, and double 2 x top plate with minimum 48" lap splice. Provide 1/8" x 1-1/2 " wide metal strap ties where plates are interrupted or broken.

b. Maximum height of unbraced studs at exterior walls or interior bearing walls shall be 14 ft. for 2 x 4's and 20 ft. for 2 x 6's.

c. Provide fireblocking at floor, ceiling, soffit and mid-height at each stud space that exceeds 10'-0" in height.

d. Provide 1 x 6 let-in diagonal bracing as required for erection. Refer to framing plans for permanent shear panel locations and nailing.

e. Provide double joists under all parallel partitions and solid blocking between joists under partitions perpendicular to joists.

f. Framing around openings: provide double rafters or joists each side of opening when header exceeds 4'-0". When header joists exceed 6'-0" or tail joists exceed 12'-0", support ends with approved hangers.

g. Purlins used to support roof rafters shall not be smaller than the rafter size. Struts shall not exceed 8'-0" length nor slope more than 45°. Spacing for 2 x 4 struts is 4'-0" maximum and 6'0" for 2 x 6 struts.

h. No edge or surface of plywood roof sheathing shall be exposed to the weather. Use starter board at exposed areas. Roof sheathing shall be inspected before covering.

i. Provide blocking at 2'-0" o.c. behind all vertical board siding.

6.5 Built-up beams less than 12" in depth must be nailed with 16d @ 16" o.c. staggered top and bottom. Built-up beams 12" or more in depth must be bolted with 3/8" dia. bolts 2'-0" o.c. staggered top and bottom. Double 2 x 4's, spiked together, may be used in lieu of 4 x 4 posts where contained within walls.

6.6 All fascia, barge boards, trim and moldings shall be S4S. Back prime all plant-ons before installation.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

7.1 INSULATION - Comply with all applicable regulations of Title 24, Energy Conservation Regulations for New Residential Buildings.

a. Provide R-11 min. kraft faced batt insulation at walls and R-19 min. at ceilings and/or roofs to completely enclose heated portions of dwelling. Place vapor barriers on warm side of wall.

b. Insulate walls and floors between jambs and framing, behind header joists, above access panels, and in floors cantilevered over exterior space.

c. Provide Insulation Compliance Card and post at conspicuous location within dwelling. File a copy with the local building official.

d. Sound insulate all plumbing walls and FAU compartment with unfaced full batt insulation. Comply with Title 25, Noise Insulation Standards, and UBC Chapter 35 for attached dwelling units. See additional noise reduction notes on drawings.

7.2 HARDBOARD LAP SIDING shall be 9" wide smooth primed masonite X-90 lap siding with preformed metal corners.

a. Apply over one layer of 15# asphaltic felt with 1" overlap typical.

b. Provide 3/8" x 1½" starter board at bottom course of lap siding and shim bottom edge over all openings.

c. Nail @ 16" o.c. with 8d galvanized box nails (checkered heads on textured siding).

d. All outside and inside corners shall be 2 x S4S boards as detailed.

e. Use maximum lengths and stagger all butt joints over studs only.

7.2 WOOD SIDING shall be as shown on elevations. Types include the following: 303 Siding rough sawn with vertical face grain, V-grooves applied vertically and grooves at 4" o.c. or 2 x 2 battens at 12" o.c.; 1 x 6 V-joint siding with vertical face grain applied diagonally at 45 degree angle; 1 x 6 straight grain horizontal bevel siding.

a. All exterior siding, trim and plant-on detail shall be rough sawn. Back-prime all plant-ons before applying.

b. All fascia and barge boards shall be resawn on face side only.

c. Apply all siding over one layer of 15# asphaltic felt.

7.3 WOOD SIDING shall be as shown on elevations. Medium density overlay. Without grooving 5/8" thick, factory-primed. Apply all siding over one layer of 15# asphaltic felt.

7.4 COMPOSITION SHINGLE ROOFING shall conform to UBC 3203(d)3.

a. Underlayment shall be No. 15 asphalt saturated felt.

b. Flash all intersections and edges with 26 gauge galvanized iron.

c. Shingles shall be 235 lb./square butt strip type with factory applied adhesive or integral locking tabs. Identify each bundle with UL Class C Wind Resistant label.

d. Provide starter units, hip and ridge shingles and valley rolls to match.

e. Install with 7/8" galvanized steel threaded nails.

f. Provide 2 layers underlayment when roof slope is less than 4:12 and one layer when 4:12 or greater.

7.5 BUILT-UP ROOFING shall conform to UBC 3203(d)2. Provide 3-ply asphalt felt and gravel 15-year bondable roof installed w/approved flashing systems as per manufacturer's instructions.

a. No. 1 grade 24" x 1/2" to 3/4" cedar handsplit and

7.6 WATERPROOF DECK SURFACING shall be Mult-i-Thane System 451 (200+ mil) as manufactured by Multi-Chemical Products, Inc., So. El Monte, CA (213) 686-0682. System consists of #4000 base membrane, caulking and flashing for joints, #6000 elastomeric membrane, #109 epoxy aggregate binder with #4 Monterey sand, and Mult-i-Glaze elastomeric clear top coat. Vary thickness of aggregate topping to insure free drainage at every point.

Apply over concrete or plywood as required in accordance with manufacturer's instructions. Applicator shall be approved in writing by manufacturer prior to commencing work.

7.7 FLASHING AND SHEET METAL -

a. All sheet metal shall be 26 gauge galvanized unless otherwise noted. G.I. flash all intersections between roofs and vertical walls including valleys, hips, and ridges in accordance with UBC Section 1707.

b. Flash all exterior openings with approved waterproof building paper (Sisalkraft).

c. Provide G.I. diverters over exterior openings as shown on roof plans, and G.I. gutters, downspouts and 12" x 30" minimum concrete splash blocks at each downspout where indicated.

d. Conform to UBC Section 3205 for attic access doors and attic ventilation requirements. Provide non-ferrous wire mesh screens with 1/4" openings at all attic vents. Area of vents shall be adequate for combustion ventilation to FAU where taken through attic (1 sq. in. for each 10 sq. ft. of attic area).

7.8 SKYLITES - Insulated flat curb mounted double-skinned Exolite acrylic sheet (Cyro), light bronze color, as manufactured by Bristol Fiberlite Industries Santa Ana, CA.

DIVISION 8 - DOORS & WINDOWS

8.1 DOOR FRAMES - Exterior door stops and jambs shall be one piece or rabbeted construction.

8.2 WOOD DOORS

a. Exterior - 1-3/4" thick solid core or stile & rail raised panel at front entry; conform to the security provisions of the local agency if applicable.

b. Interior - 1-3/8" thick flush masonite face, economy grade, hollow core typical.

8.3 SLIDING DOORS & WINDOWS shall be Elco, or equal, with nail-on fin. Comply with certification and labeling requirements of ANSI A134.1 through A134.4 for air infiltration.

a. Provide aluminun framed fiberglass screen at each open vent.

b. Provide locking device that engages a strike in a manner that prevents it from being loosened by possible movement. Bolt and strike shall be reinforced so that no separation occurs. The interior function must provide quick opening during an emergency. All hardware will be subject to the approval of the Building Department.

8.4 GLASS shall meet the requirements of UBC Chapter 54 for size and strength.

a. Provide tempered glass where subject to impact hazard as per UBC Section 5406 and Consumer Product Safety Standard 16 CFR 1201.

b. All shower doors and enclosures shall be shatterproof, 3/16" safety glass, or approved alternate.

c. Conform to Title 24, Energy Conservation Regulations, for insulated glass, if applicable.

8.5 FINISH HARDWARE shall be selected and furnished by Owner for installation by Contrator. Conform to the security provisions of the local governing agency.

a. Provide deadbolt with 1" minimum throw and 5/8" minimum embedment of active leaf of all exterior swinging doors. Deadbolts shall have hardened inserts, cylinder guards, and interior operated thumb turn.

b. Provide manually operated interior surface-mounted deadbolts with 1/2" embedment at top and bottom of inactive leaf of pairs of doors.

c. DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE NONREMOVABLE

d. Weatherstrip all doors adjacent to non-heated spaces, in accordance with Title 24, Energy Conservation Regulations.

DIVISION 9 - FINISHES

9.2 GYPSUM WALL BOARD shall conform to UBC Chapter 47, Section 4711 and Table 47-G for single-ply application. All drywall nailing must be inspected prior to taping joints.

a. Provide 1/2" thick typical, except at fire rated walls, use 5/8" type X.

b. Treat joints with perforated tape, bedding and taping compound, unless noted otherwise. Provide light spray or "knock-down" texture finish on all walls.

c. All ceilings except kitchen and baths shall have sprayed acoustical finish coat. Spray inside of FAU compartment.

d. Provide 26 ga. resilient channels (U.S.G. RC-1) at 24" o.c. between gyp. board ceiling and floor framing supporting gyp-crete floor. Attach to wood framing with 1½" type W. (U.S.G.) fastener at 16" o.c. attach gyp. board to resilient channel with 1" type S. (U.S.G.) fastener at 12" o.c.

9.3 PAINTING -

a. Colors shall be selected from color brochure submitted by Contractor. Samples of all surfaces to be stained shall be approved prior to finishing natural wood.

b. All roof vents shall be painted to match dominant weathered roofing material. All chimney and other exposed roof or wall flashing shall be painted to match adjacent surfaces.

9.4 RESILIENT FLOORING shall be 1/8" thick sheet vinyl set with primer and adhesive as recommended by the manufacturer. Butt and seal all seams.

9.5 CARPETING shall be selected and furnished by the Owner for installation by the Contractor.

9.6 FLAME-SPREAD REQUIREMENTS - All interior ceiling and wall finishes, except trim or wall fabrics shall have a flame-spread classification of Class III or better as determined by the UBC Tunnel Test Standard 42-1 (Flame-spread rating-of 76-200).

DIVISION 11 - EQUIPMENT

11.1 Provide proper clearance and protection of combustible material above range (30" to combustible material or 24" to approved hood over 1/4" asbestos millboard).

11.2 All gas fired equipment, including furnaces, cooking equipment, water heaters and clothes dryers shall conform to Title 20, Regulations for Appliance Efficiency Standards.

DIVISION 15 - MECHANICAL

15.1 PLUMBING work shall be in accordance with Uniform Plumbing Code, latest edition.

a. Water heaters shall have 6" unobstructed clearance in front of unit and 2" minimum at sides and rear. Comaartment door shall be 2'-0" wide, minimum. Provide 50 sq. in. minimum vents or 1 sq. in. per 1000 BTU within 12" of both floor and ceiling. Water heaters with non-rigid water connections shall be strapped for lateral support.

b. Provide pressure and temperature relief valves located within 6" of top of water tank at water heater. Discharge line shall terminate through exterior wall and within 6" of finish grade.

c. Plastic plumbing pipe shall not be used to penetrate 1-hour walls or ceilings.

d. Inside finished width of shower or toilet compartments shall be minimum 30" clear.

e. Standard tub shall be 30" x 60" minimum with ceramic tile wainscoat over cement plaster or water resistant gyp board to 6'-0" above finish floor. Provide shower head and curtain rod.

f. Plastic waste and overflow for the tubs shall be manufactured by Tip-Toe or equal where where no access available

g. Run all plumbing vents and flues to rear of ridgeline where possible.

h. Gas meters shall be located out of view of public streets.

15.2 VENTILATING - Baths toilet compartments, and laundry rooms not ventilated by natural means shall be provided with an exhaust fan capable of producing five air changes every hour direct to outside. Fan shall be controlled by self-contained switch or an independent wall switch as per local code. Provide back-draft dampers to prevent air leakage when fan is not operating as required by Title 24.

15.3 HEATING - work shall comply with the latest edition of the Uniform Mechanical Code and all local and state regulations. Information on actual equipment, sizes, duct run layouts, and calculations shall be submitted to governing agencies for approval prior to installation of heating/ventilating/air conditioning systems.

a. Supply ducts shall be properly insulated in accordance with Title 24 Energy Regulations. Return ducts shall be galvanized and insulated with fiberglass as required.

b. Provide 26 ga. galvanized duct through wall or ceiling separating garage from dwelling or approved automatic fire-dampers in non-metal ducts.

c. Forced air heating system shall not be oversized by more than 30% unless under 48,000 B.T.U. lowest capacity and shall be thermostatically controlled. Unit shall have air conditioning capacity. Provide automatic turn-down thermostat as required by Code.

d. Forced air unit shall be installed on 18" high platform with unobstructed clearance of 3" at back and 6" at front and sides. Provide A.C. condensate lines and Freon line to exterior condensate location.

e. Return air equivalent to 2 sq. in. per 1000 BTU shall be taken from below platform. Combustion air ducts shall extend to within 6" above floor without screens and to within 6" below ceiling of FAU compartment. Vent area shall be equivalent to 1 sq. in. for each 1000 BTU (100 sq. in. minimum) of furnace output when combustion air is taken from attic area with one-half of required are high and one-half low.

DIVISION 16 - ELECTRICAL

16.1 ELECTRICAL work shall conform with the National Electrical Code, latest edition, and all local codes and regulations. Exterior electric meter panels shall be recessed into wall or cabinet or located out of view of public street.

16.2 MATERIALS and equipment shall be new and bear UL label whenever applicable. All electric wiring in garage shall be in conduit, except where wall is covered with gyp board.

16,3 RECEPTACLES -

a. Convenience outlets shall be placed at 12'-0" o.c. maximum along wall (including sliding glass doors, excluding wardrobe doors) and at furnishable wall space 2'-0" or wider.

b. Provide convenience outlets at kitchen counter using a minimum of 2 seperate circuits. Provide seperate receptable at trash compactor location.

c. All switched outlets shall be one-half hot.

d. Install all receptacles at 8" above finished floor or counter tops unless noted otherwise. Keep out of mirrored areas if possible.

e. Provide 220 v. receptacles at range, oven, dryer and A.C. unit if applicable.

16.4 GROUNDING - provide accessible junction box and wiring for grounding main electrical service to reinforcing bars in concrete footing.

16.5 FIRE WARNING SYSTEM - provide approved electrically wired smoke detector and alarm conforming to UBC Standard No. 43-6 on ceiling near sleeping rooms, and above stairs on two-story units.

16.6 GROUND-FAULT CIRCUIT INTERRUPTERS - receptacles installed at bathrooms, garages or exterior locations shall have ground-fault circuit interrupter (G.F.I.) protection.

APPROVED
JFB 5-20-83
SIGNATURE DATE

Harrison/Lorenzini architects
3141 Irvine ave newport beach ca 92660 714 751-3853

Baker Street Condominiums
810 baker street, costa mesa, california
The Knowlton Corporation
720 Bennett Avenue, Long Beach California 90804 phone (213) 433-0051

ARCHITECTURAL
project: 8210
date:
revisions:
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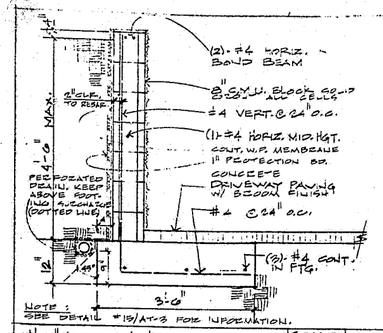
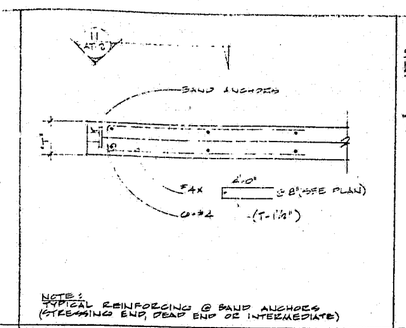


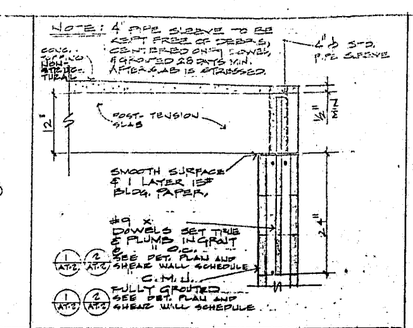
NOTE: SEE DETAIL #15/AT-3 FOR INFORMATION.

4'-0" RETAINING WALL — SCALE 3/4"=1'-0" — 13

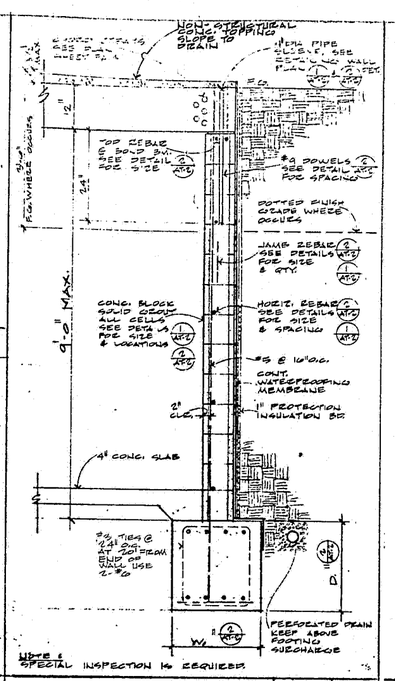


NOTE: TYPICAL REINFORCING @ BAND ANCHORS (STRESSING END, DEAD END, OR INTERMEDIATE)

SLAB EDGE — SCALE 3/4"=1'-0" — 10

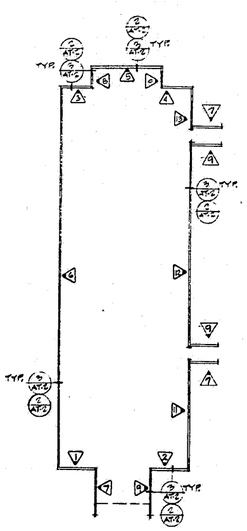


SLAB/WALL DETAIL — SCALE 1"=1'-0" — 6

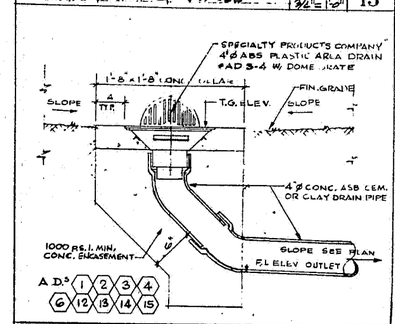


NOTE: SPECIAL INSPECTION IS REQUIRED

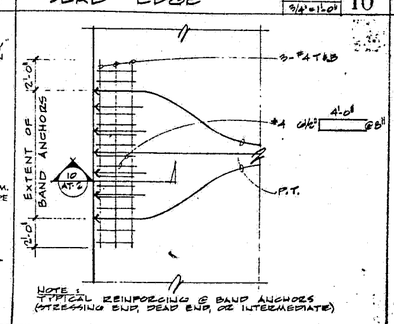
SHEAR WALL LOCATIONS



RETAINING WALL PLAN — SCALE 1/4"=1'-0" — 1

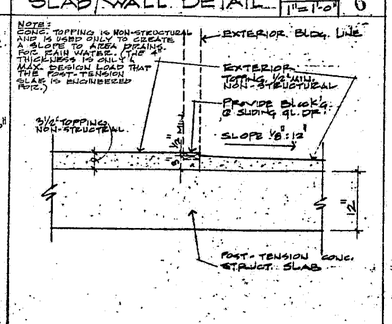


AREA DRAIN (PLANTING AREAS) — SCALE 1½"=1'-0" — 14



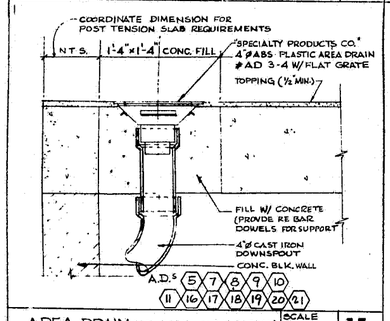
NOTE: TYPICAL REINFORCING @ BAND ANCHORS (STRESSING END, DEAD END, OR INTERMEDIATE)

PLAN @ BAND S.E. — SCALE 1"=1'-0" — 11

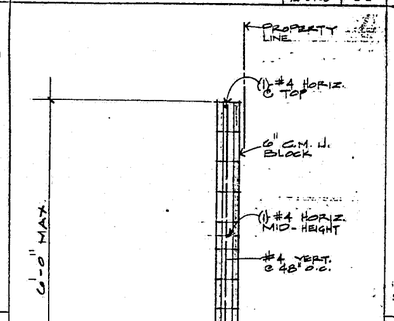


SLAB & EDGE @ UNITS — SCALE 1"=1'-0" — 7

SLAB/COLUMN DETAIL — SCALE ½"=1'-0" — 4

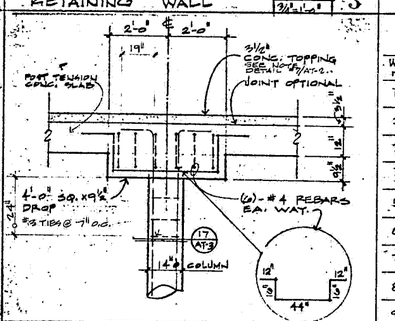


AREA DRAIN (AT CONC. SLAB-GARAGE) — SCALE 1½"=1'-0" — 15

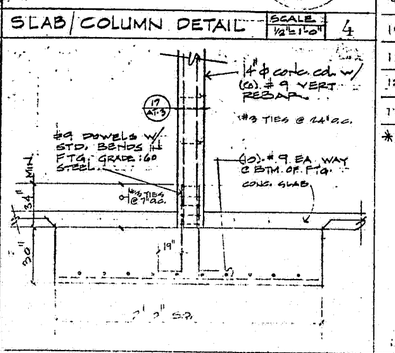


NOTE: SEE DETAIL #1/AT-5 FOR INFORMATION.

RETAINING WALL — SCALE 3/4"=1'-0" — 3



POST-TENSIONING @ OPENING — SCALE NONE — 8



NOTES:
1. TENDON PROFILE OF CONT. POLYSTRAND AT STRESSING END TO BE IN TERMINEX BY CO. IT CASTED.
2. ALL NON-STRESSED STRAND ANCHORAGE SHALL BE COATED WITH RUST PREVENTIVE MARTIN BERTINE UNDER CAP AND ANCHORAGE.
3. [illegible]
4. [illegible]

SHEAR WALL SUMMARY

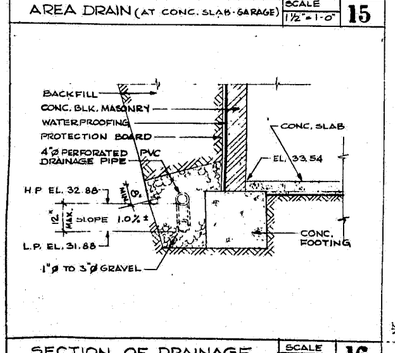
WALL No.	THK.	HORIZ. REBARS	JAMB REBARS	TOP REBARS & DOWELS TO REBAR	FOOTING SIZE (SEE SHEAR WALL PLAN FOR REINF.)
1	12"	2-#5 @ 16" O.C.	8-#7	2-#5 & TOP #9 DOWEL @ 32" O.C.	30"W. x 36" D.
2	"	"	"	"	"
3	"	"	6-#7	"	"
4	"	"	"	"	"
5	"	"	8-#7	"	"
6	8"	1-#5 @ 48" O.C.	2-#6 *	2-#4 & TOP #9 DOWEL @ 24" O.C.	24"W. x 24" D.
7	"	"	" *	"	SEE DETAIL #5/AT-5 SEE DETAIL #5/AT-2
8	"	"	" *	"	36"W. x 36" D.
9	"	"	" *	"	SEE DETAIL #5/AT-5 SEE DETAIL #5/AT-2
10	"	"	" *	"	36"W. x 36" D.
11	"	"	3-#11	"	24"W. x 24" D.
12	"	"	"	"	"
13	"	"	2-#5	1-#4 & TOP #9 DOWEL @ 24" O.C.	"

*= JAMB BARS IN TRANS. WALL

APPROVED
JFB 5-20-83
SIGNATURE DATE

SHEAR WALL SCHEDULE — SCALE NONE — 2

SECTION OF DRAINAGE — SCALE 1½"=1'-0" — 16



RETAINING WALL DATA

SHEAR WALL SCHEDULE — SCALE NONE — 2

David E. Harrison '83-6858
Harrison/Lorenzini architects
3420 N. Verdugo Road, Glendale, California 91208 (818) 957-1200

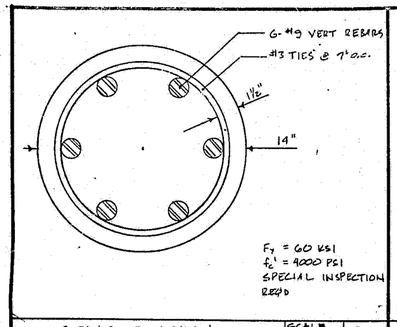
Baker Street Condominiums
810 baker street, costa mesa, california

The Knowleton Corperation
720 Bennett Avenue, Long Beach, California 90804 phone (213) 433-0051

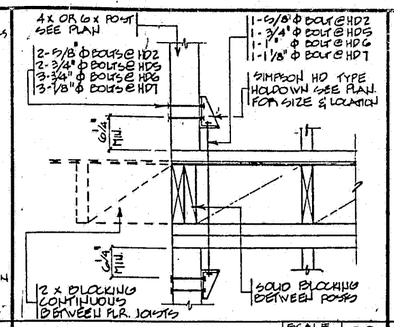
ARCHITECTUAL
FOUNDATION DETAILS
PARKING STRUCTURE

project 226.01
date
revisions

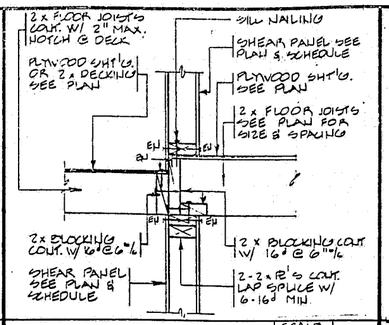
sheet AT-2 of sheets



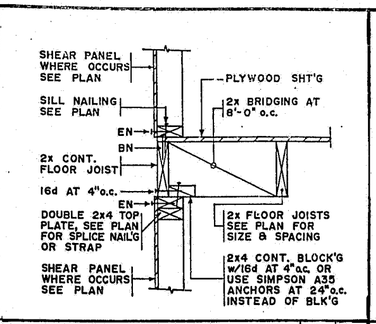
CONC. COLUMN. SCALE 3"=1'-0" 17



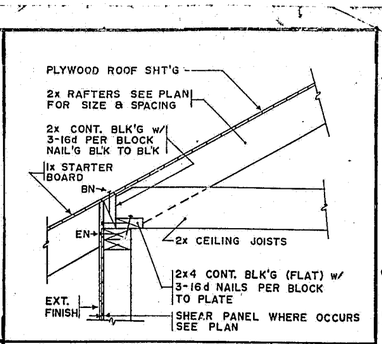
HOLD DOWN DETAIL SCALE 1½"=1'-0" 13



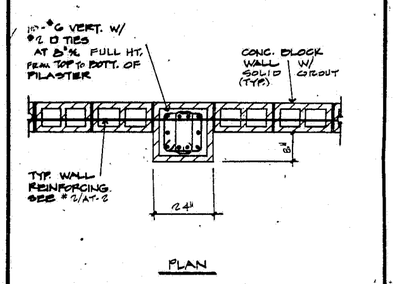
DECK CONNECTION SCALE 1½"=1'-0" 9



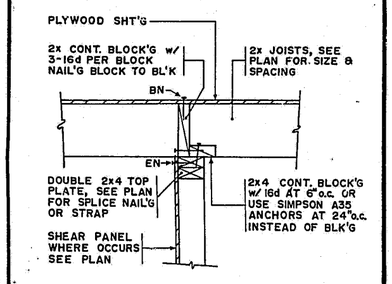
SHEAR BLOCK'G AT WALL SCALE 1½"=1'-0" 5



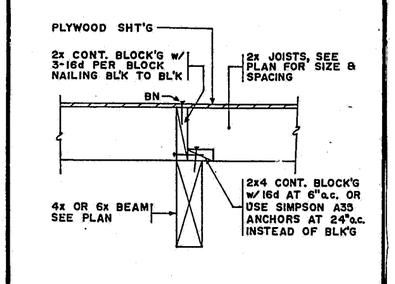
ROOF SHEAR BLK'G SCALE 1½"=1'-0" 1



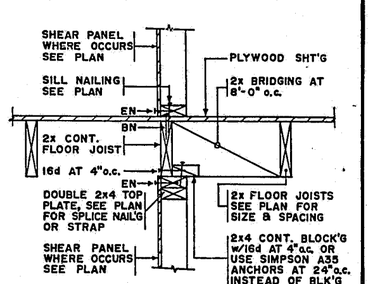
BM. PILASTER SCALE 1½"=1'-0" 18



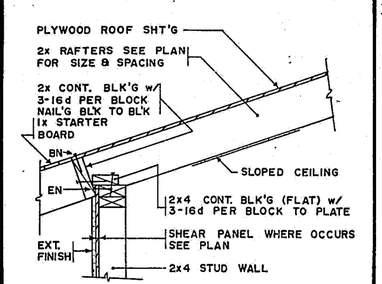
INT. WALL SHEAR BLK'G SCALE 1½"=1'-0" 14



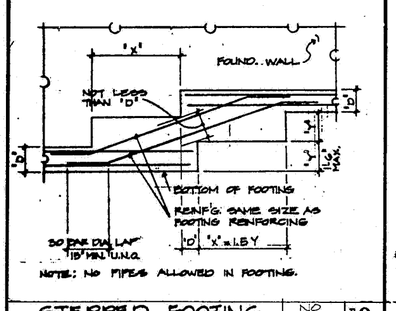
SHEAR BLK'G AT BEAM SCALE 1½"=1'-0" 10



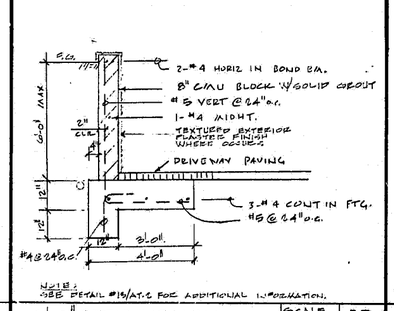
SHEAR BLOCK'G AT INT. SCALE 1½"=1'-0" 6



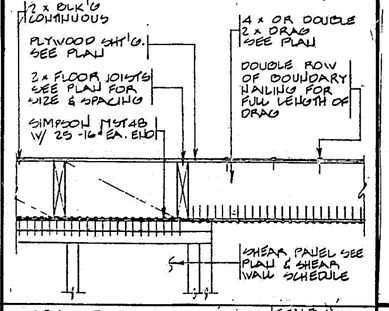
ROOF SHEAR BLK'G SCALE 1½"=1'-0" 2



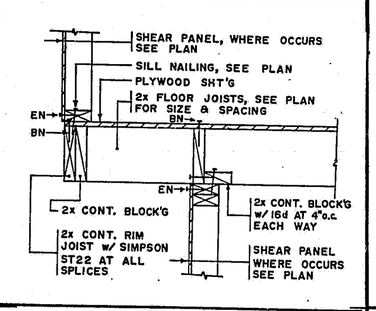
STEPPED FOOTING NO SCALE 19



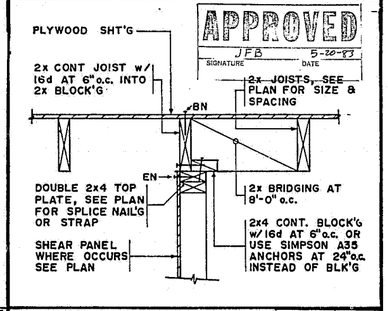
6'-0" RETAINING WALL SCALE NONE 15



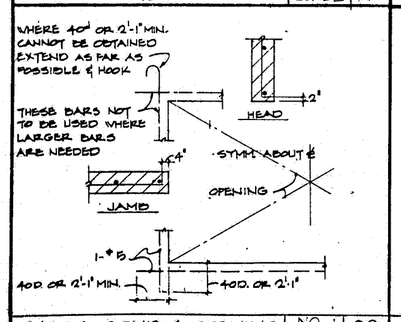
DRAG TIE SCALE 1½"=1'-0" 11



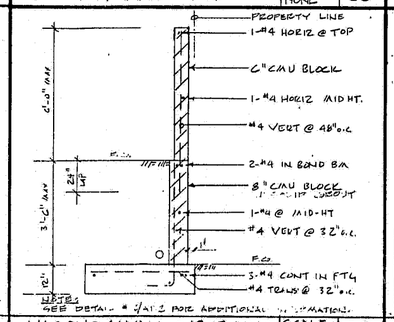
OFFSET SHEAR WALLS SCALE 1½"=1'-0" 7



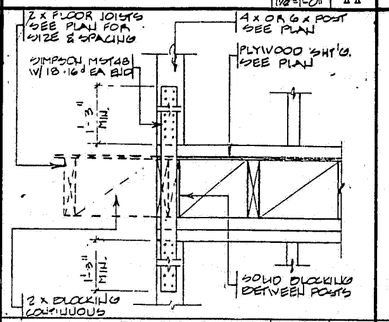
SHEAR BLK'G AT WALL SCALE 1½"=1'-0" 3



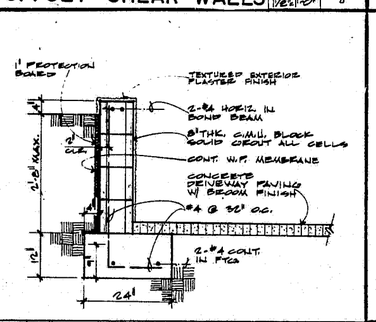
TYP MASONRY OPENING NO SCALE 20



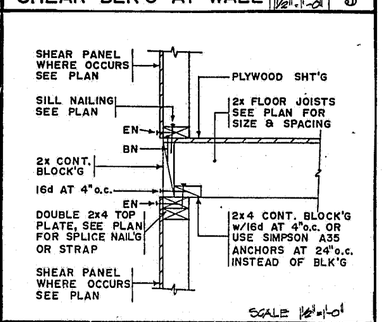
MASONRY WALL O/RET. WALL SCALE NONE 16



DRAG TIE SCALE 1½"=1'-0" 12



2'-8" RETAINING WALL SCALE 3/4"=1'-0" 8



SHEAR BLK'G AT WALL 4

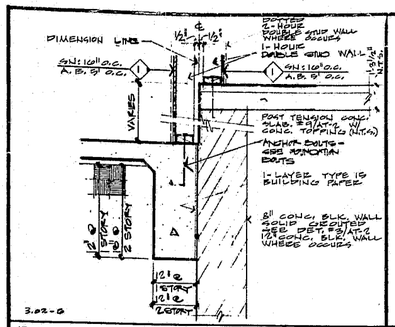
APPROVED
JFB 5-20-83
SIGNATURE DATE

Harrison/Lorenzini architects
3420 Irvine ave. newport beach ca 92660 (714) 752-8388

Baker Street Condominiums
810 baker street, costa mesa, california
The Knowleton Corporation
720 Bennett Avenue, Long Beach California 90804 phone (213) 433-0051

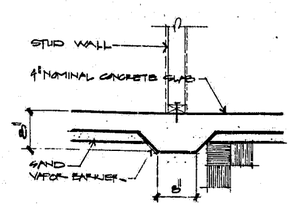
ARCHITECTURAL
STRUCTURAL DETAILS
MISC. DETAILS

project no: 1233.01
drawn by:
date:
scale:
sheet no. AT-3
of sheets



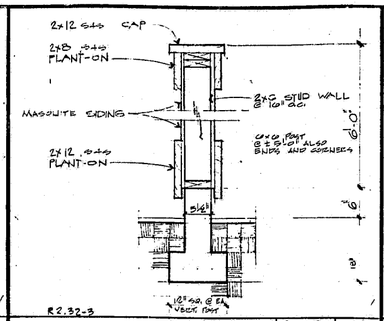
3.02-6

FOOTING @ PARTY WALL — SCALE 1"=1'-0" — 17



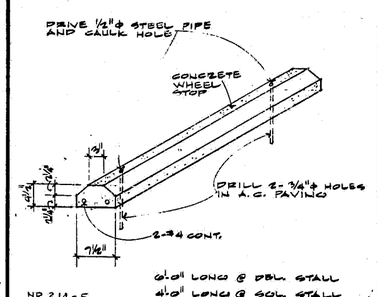
3.01-24

SHOVEL FOOTING — SCALE 1"=1'-0" — 13



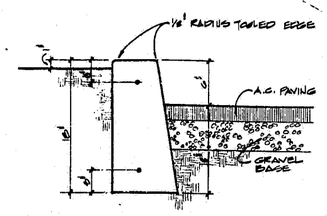
R2.32-3

GARDEN WALL — SCALE 1"=1'-0" — 9



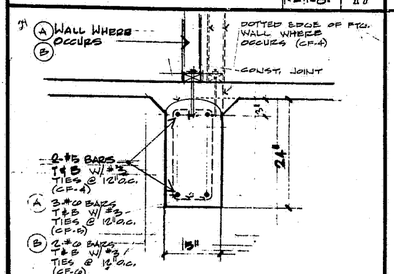
NR 2.14-5

CONC. WHEEL STOP — SCALE 1"=1'-0" — 5



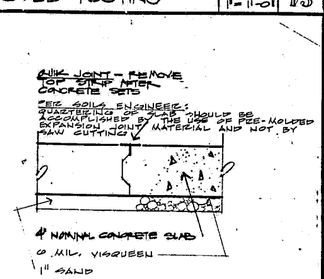
2.01-1

CONCRETE CURB — SCALE 1 1/2"=1'-0" — 1



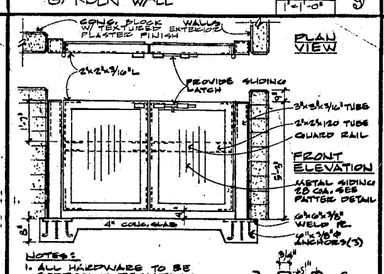
3.03-15

GRADE BEAM — SCALE 3/4"=1'-0" — 18



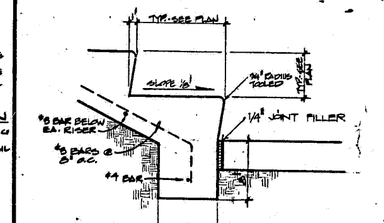
3.01-25

CONSTRUCTION JOINT — SCALE 3"=1'-0" — 14



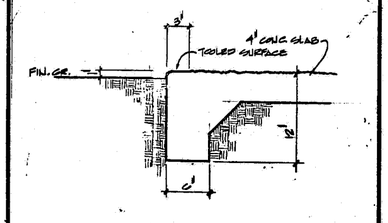
NR 3.34-1

METAL GATES FOR REFUSE CONTAINERS — NOT TO SCALE — 10



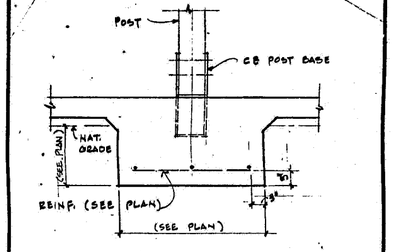
2.21-1

EXT. CONCRETE STEPS — SCALE 1 1/2"=1'-0" — 6



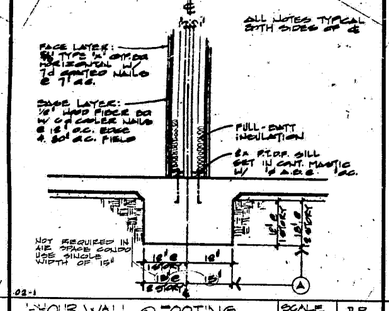
2.12-1

EDGE OF CONC. SLAB — SCALE 1 1/2"=1'-0" — 2



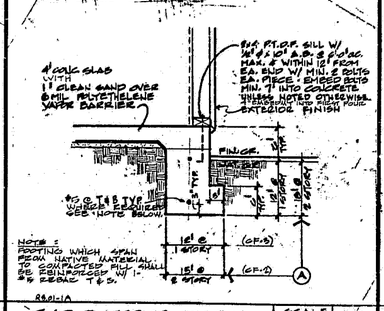
R3.04-3

PAD FOOTING 1. — SCALE 1"=1'-0" — 19



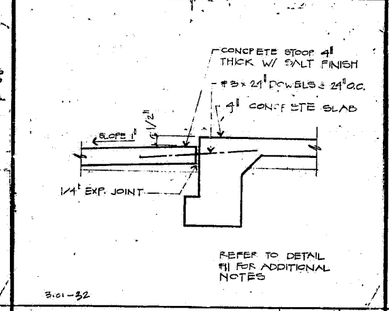
02-1

1-HOUR WALL @ FOOTING — SCALE 3/4"=1'-0" — 15



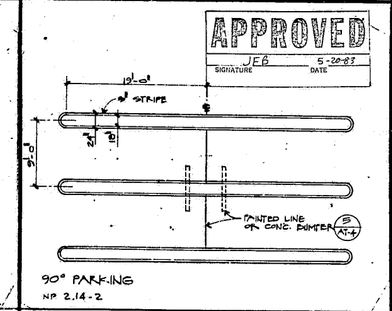
R8.01-1A

TYP. EXTERIOR BEARING — SCALE 1"=1'-0" — 11



3.01-32

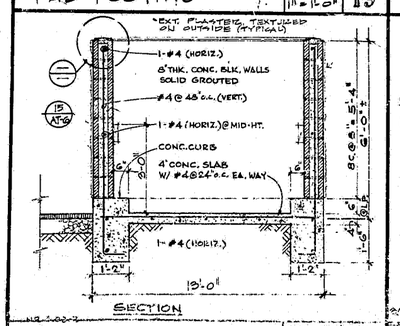
STOOP @ SLAB — SCALE 1"=1'-0" — 7



90° PARKING

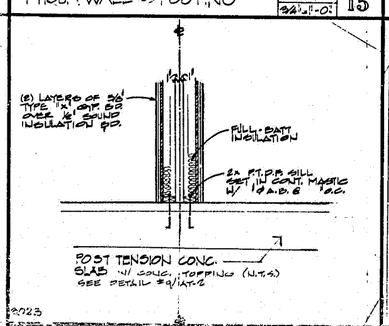
NP 2.14-2

PARKING STRIPING — SCALE 1/8"=1'-0" — 3



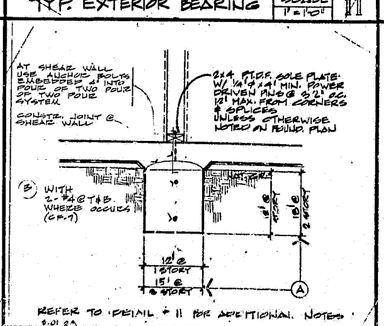
NR 2.10-3

TRASH ENCLOSURE — SCALE 1/2"=1'-0" — 20



2023

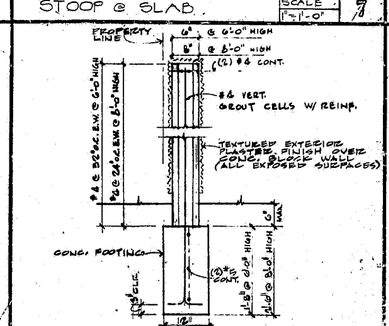
2-HR. WALL @ FOOTING — SCALE 3/4"=1'-0" — 16



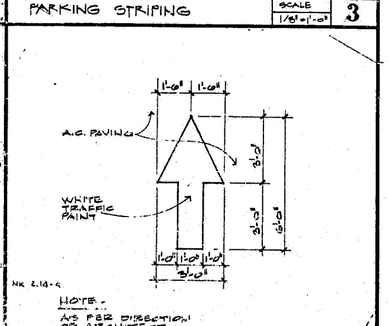
REFER TO DETAIL # 11 FOR ADDITIONAL NOTES

8.01-2A

TYP. INTERIOR BEARING — SCALE 1"=1'-0" — 12



FREE STANDING MASONRY WALL — SCALE 3/4"=1'-0" — 8



NR 2.14-6

NOTE:
- AS PER DIRECTION OF ARCHITECT -

TRAFFIC ARROW — SCALE 3/8"=1'-0" — 4

APPROVED
JFB 5-20-87
SIGNATURE DATE

D.A.G.E. Review 2-6-88

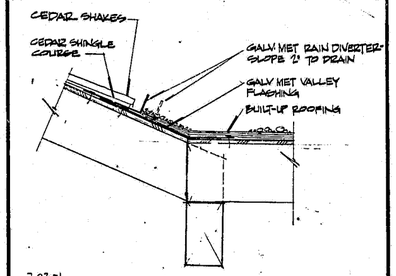
Harrison/Lorenzini architects
3420 irvine ave newport beach ca 92660 714 751-3853

Baker Street Condominiums
810 baker street, costa mesa, california
The Knowleton Corporation
720 Bennett Avenue, Long Beach, California 90804 phone (213) 433-0061

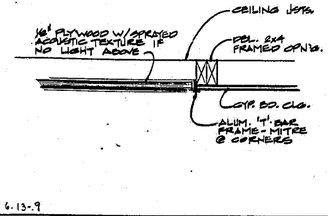
ARCHITECTURAL
SITE DETAILS
FOUNDATION DETAILS

project no: 226.01
drawn by:
date:
scale: As Noted

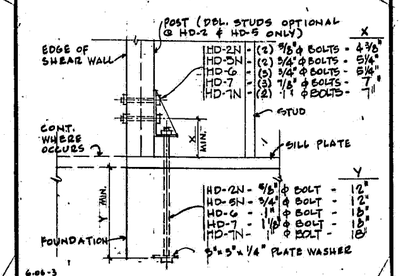
sheet no.
AT-4
of sheets



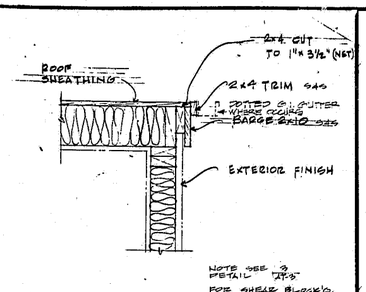
VALLEY FLASHING @ RF TRANSITION — SCALE 1½"=1'-0" — 17



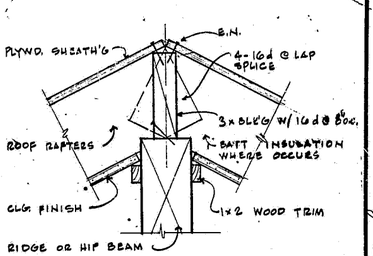
ATTIC ACCESS — SCALE 1½"=1'-0" — 13



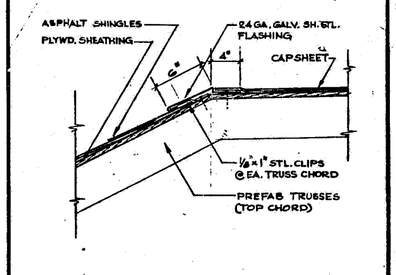
HOLD DOWN ANCHOR — SCALE 1½"=1'-0" — 9



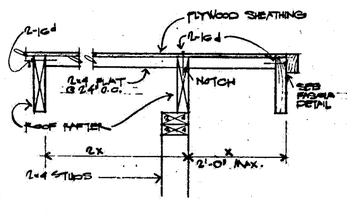
TYPICAL GABLE DETAIL — SCALE 1½"=1'-0" — 5



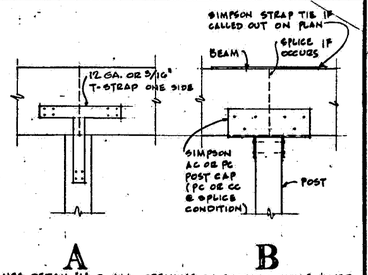
RIDGE DETAIL — SCALE 1½"=1'-0" — 1



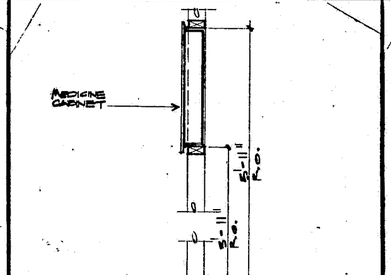
ROOF FLASHING DET. — SCALE 1½"=1'-0" — 18



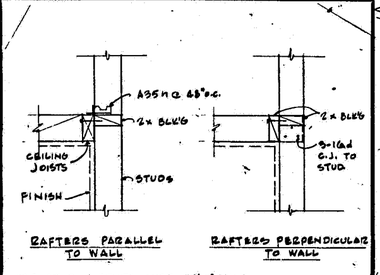
GABLE END DETAIL — SCALE 1½"=1'-0" — 14



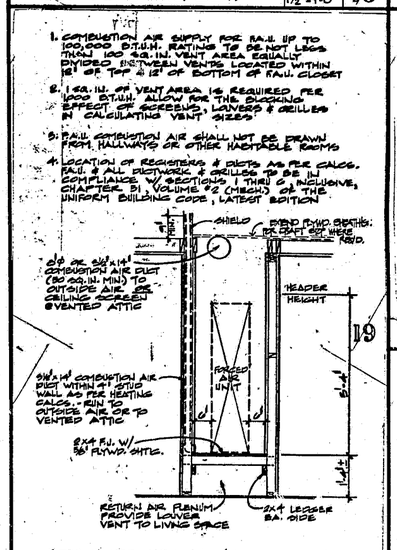
POST & BEAM CONNECTION — SCALE NONE — 10



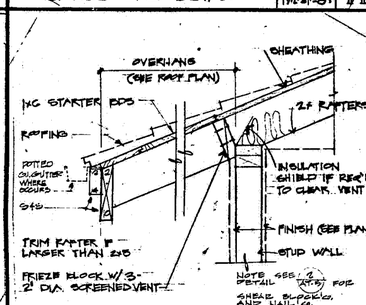
TYPICAL MEDICINE CABINET — SCALE 1"=1'-0" — 6



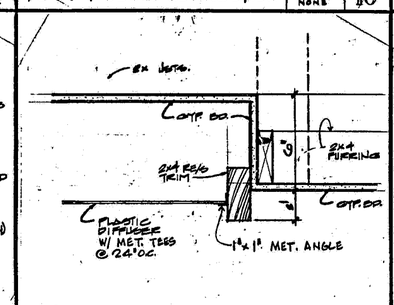
STUD BRACING @ CEILING — SCALE 1½"=1'-0" — 2



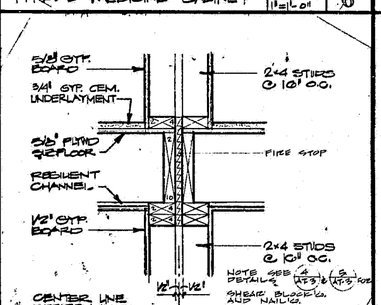
F.A.U. CLOSET — SCALE 1"=1'-0" — 20



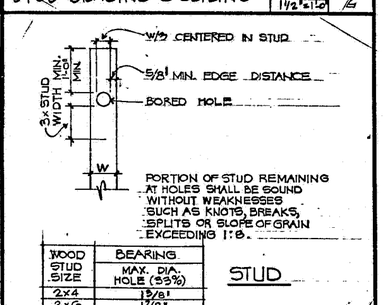
TYPICAL FASCIA DETAIL — SCALE 1½"=1'-0" — 15



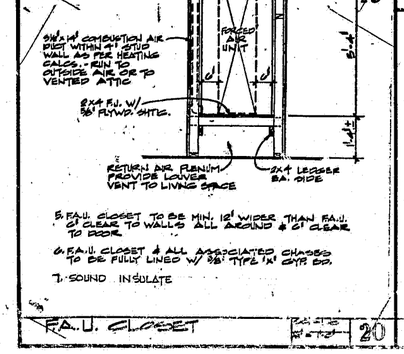
LIGHT SOFFIT — SCALE ¾"=1'-0" — 11



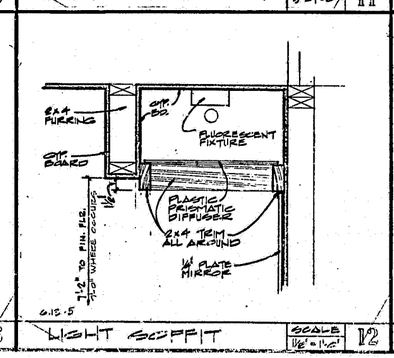
PARTY WALL @ FLOOR — 1½"=1'-0" — 7



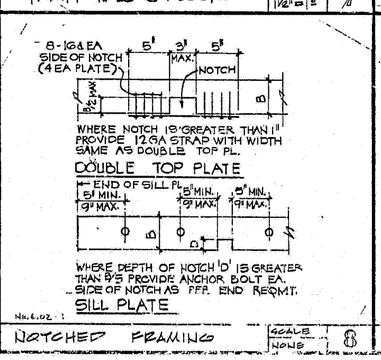
NOTCHED FRAMING — SCALE NONE — 3



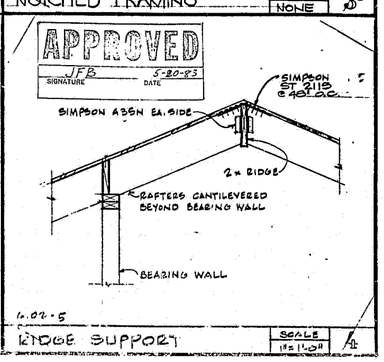
OUTSIDE CORNER DETAIL — SCALE — 16



LIGHT SOFFIT — SCALE 1½"=1'-0" — 12



NOTCHED FRAMING — SCALE NONE — 8



LEDGE SUPPORT — SCALE 1"=1'-0" — 4

Harrison/Lorenzini architects
14421 Myford Road, Irvine, California 92606 (714) 731-1053

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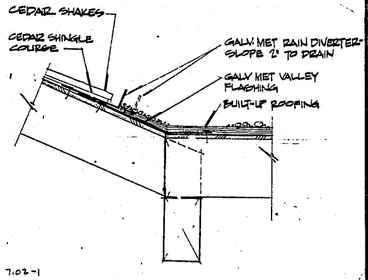
810 baker street, costa mesa, california.
The Knowleton Corporation
720 Bernett Avenue, Long Beach, California 90804 phone (213) 433-0051

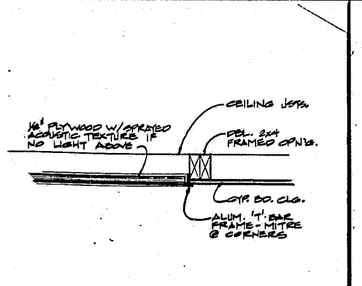
ARCHITECTURAL
FRAMING DETAILS
ARCHITECTURAL DETAILS

project no.: 82-20
drawn by:
sheet no.
AT
of sheets

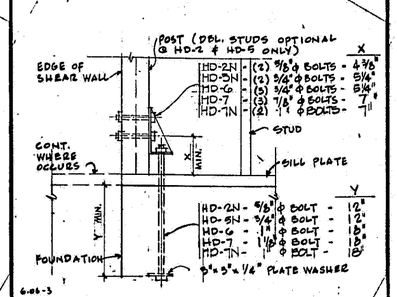
W. J. Lorenzini C-6888



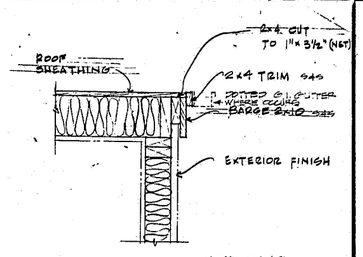
VALLEY FLASHING @ R.F. TRANSITION — SCALE 1½"=1'-0" — 17



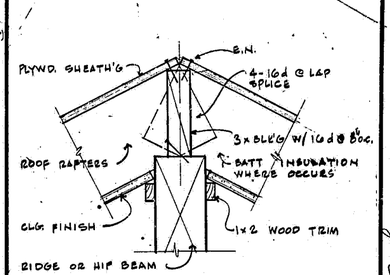
ATTIC ACCESS — SCALE 1½"=1'-0" — 13



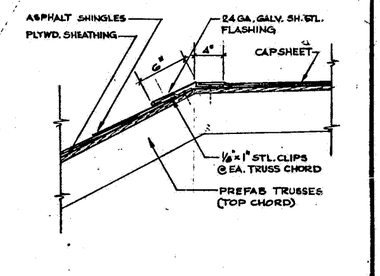
HOLD DOWN ANCHOR — SCALE 1½"=1'-0" — 9



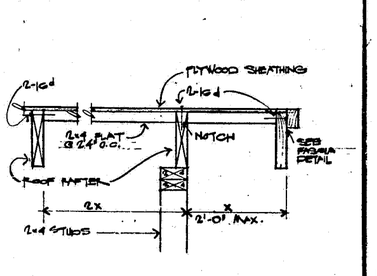
TYPICAL GABLE DETAIL — SCALE 1½"=1'-0" — 5



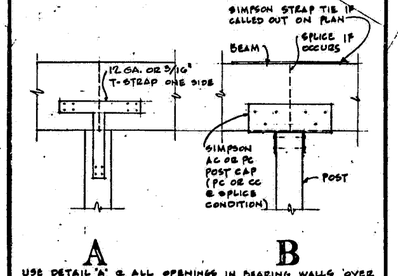
RIDGE DETAIL — SCALE 1½"=1'-0" — 1



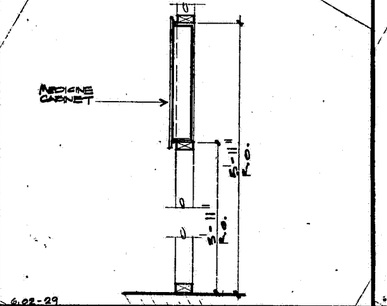
ROOF FLASHING DET. — SCALE 1½"=1'-0" — 18



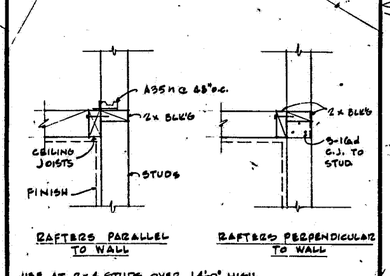
GABLE END DETAIL — SCALE 1½"=1'-0" — 14



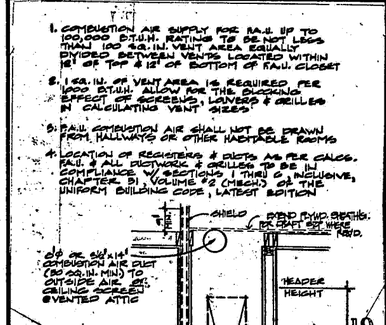
POST & BEAM CONNECTION — SCALE NONE — 10



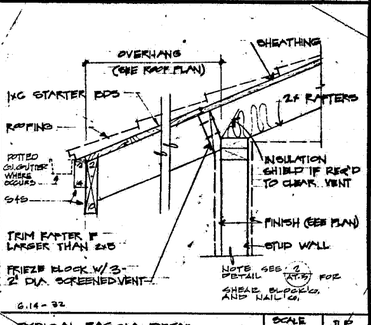
TYPICAL MEDICINE CABINET — SCALE 1"=1'-0" — 6



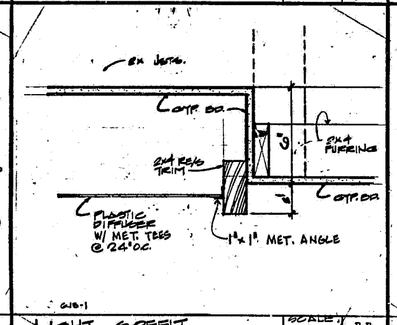
STUD BRACING @ CEILING — SCALE 1½"=1'-0" — 2



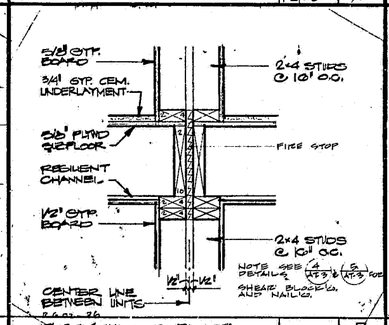
F.A.U. CLOSET — SCALE ½"=1'-0" — 20



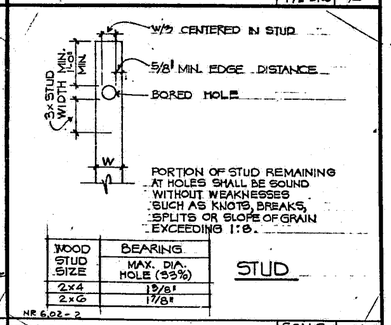
TYPICAL FASCIA DETAIL — SCALE 1½"=1'-0" — 15



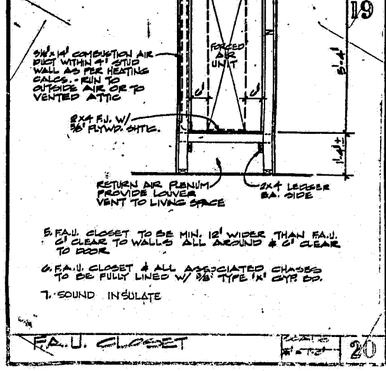
LIGHT SOFFIT — SCALE ¾"=1'-0" — 11



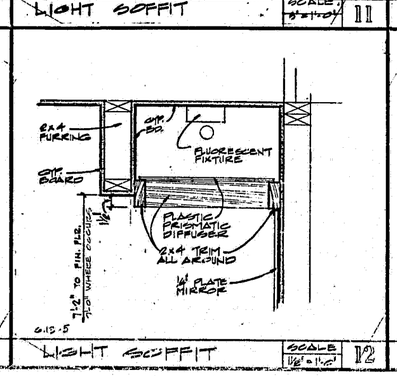
PARTY WALL @ FLOOR — ½"=1'-0" — 7



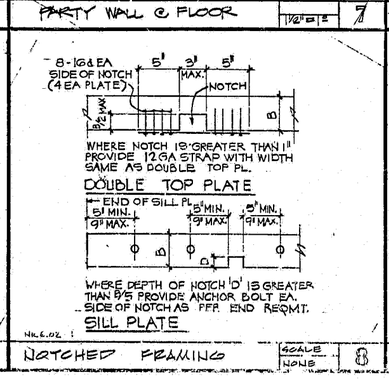
NOTCHED FRAMING — SCALE NONE — 3



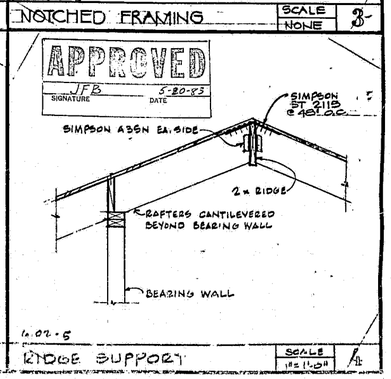
OUTSIDE CORNER DETAIL — SCALE — 16



LIGHT SOFFIT — SCALE ½"=1'-0" — 12



NOTCHED FRAMING — SCALE NONE — 8



RIDGE SUPPORT — SCALE 1"=1'-0" — 4

Harrison/Lorenzini architects
3420 irvine ave. · newport beach, ca 92660 · 714 · 751-4851

Baker Street Condominiums
810 baker street, costa mesa, california

The Knowleton Corporation
720 Barrett Avenue, Long Beach, California 90804 phone (213) 438-0061

ARCHITECTURAL
FRAMING DETAILS
ARCHITECTURAL DETAILS

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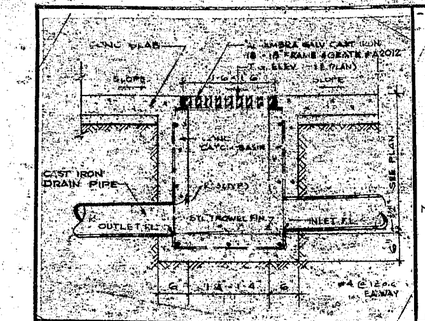
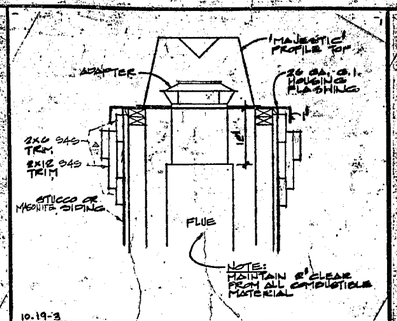
drawn by: DJ
date:
scale: AS NOTED

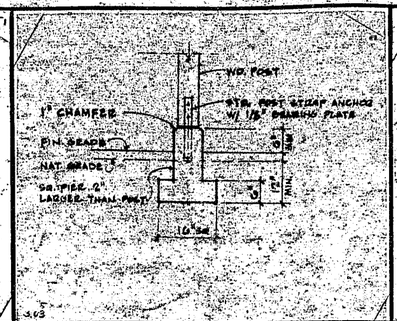
sheet no. AT-5 of sheets



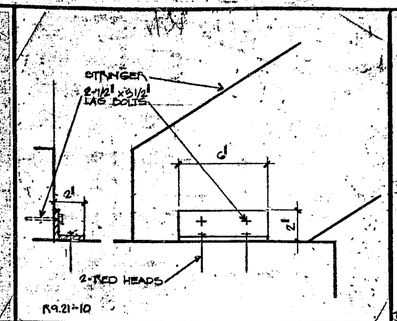
CATCH BASIN (A)(B)(C)(D) — SCALE 1"=1'-0" — 17



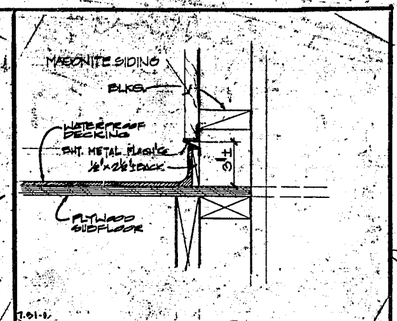
PREFAB. CHIMNEY CAP — SCALE 1"=1'-0" — 13



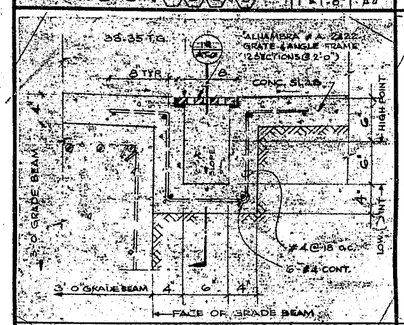
DETAIL — SCALE — 9



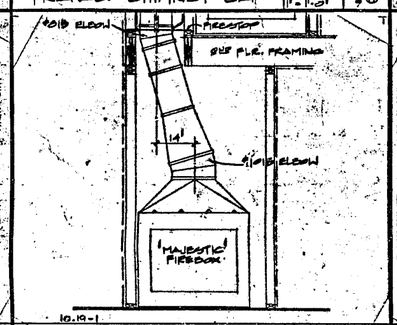
STRINGER DETAIL — SCALE 3/4"=1'-0" — 5



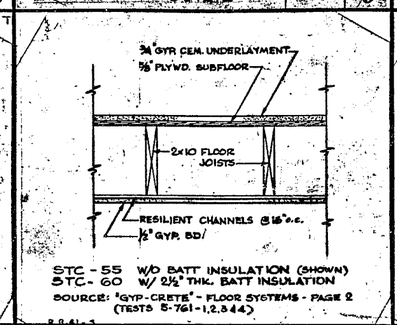
DECK @ VERTICAL WALL — SCALE 3"=1'-0" — 1



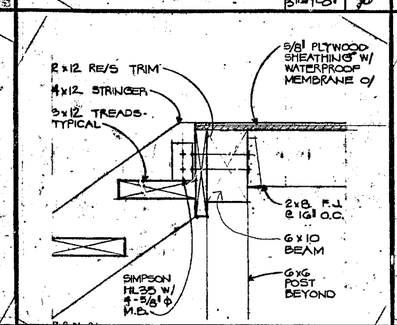
TRENCH C.B. (E) - CROSS SEC. — SCALE 1½"=1'-0" — 18



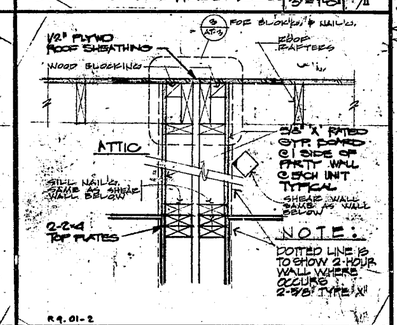
FIREPLACE - SECTION — SCALE ½"=1'-0" — 14



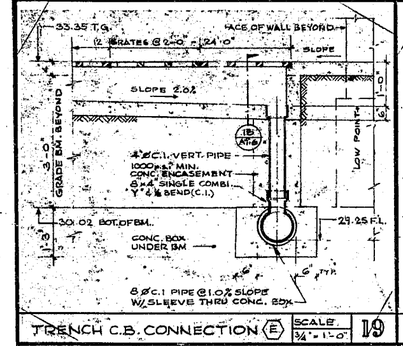
WD. JOIST FLOOR DET. — SCALE 1½"=1'-0" — 10



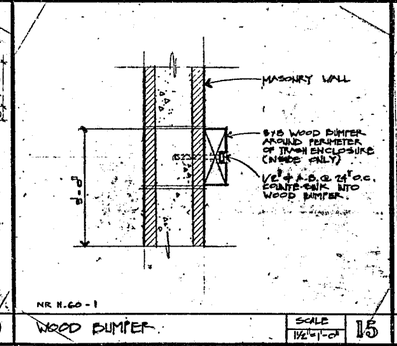
STRINGER TO LANDING — SCALE 1½"=1'-0" — 16



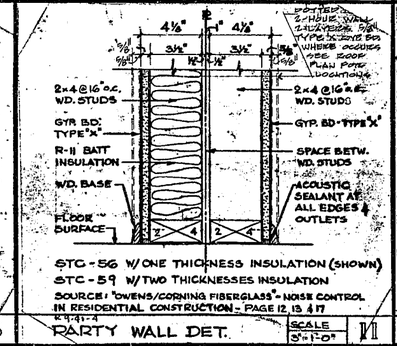
PARTY WALL @ ATTIC — SCALE ½"=1'-0" — 2



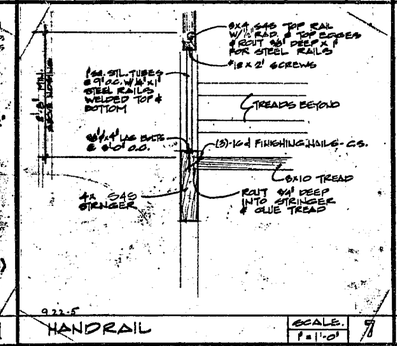
TRENCH C.B. CONNECTION (E) — SCALE ¾"=1'-0" — 19



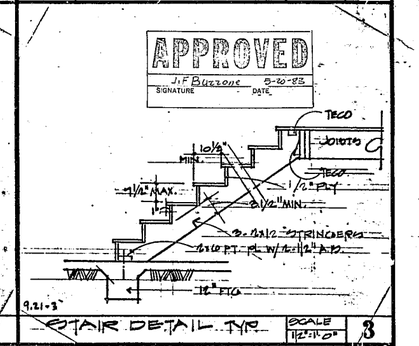
WOOD BUMPER — SCALE 1½"=1'-0" — 15



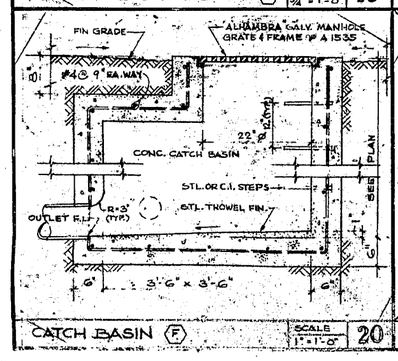
PARTY WALL DET. — SCALE 3"=1'-0" — 11



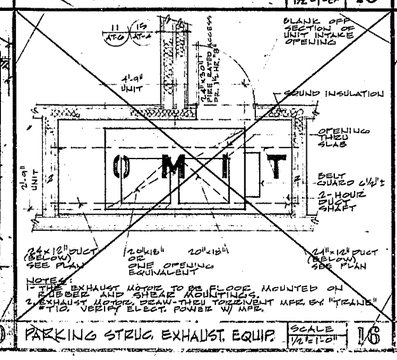
HANDRAIL — SCALE 1"=1'-0" — 7



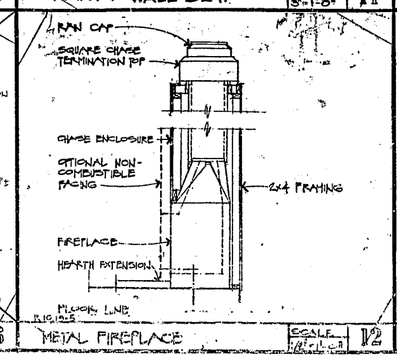
STAIR DETAIL TYP. — SCALE ½"=1'-0" — 3



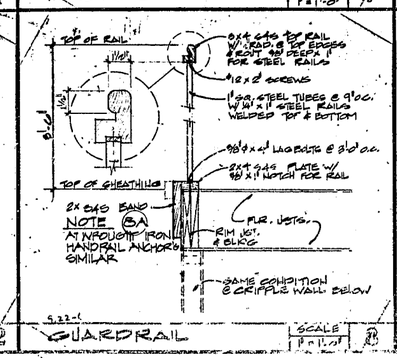
CATCH BASIN (F) — SCALE 1"=1'-0" — 20



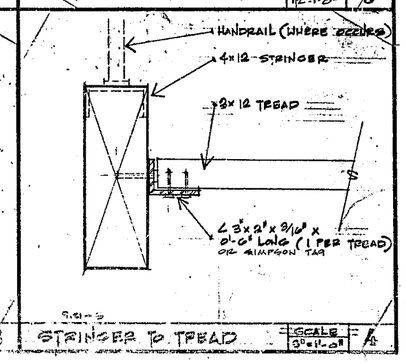
PARKING STRUC. EXHAUST EQUIP. — SCALE 1½"=1'-0" — 16



METAL FIREPLACE — SCALE — 12



GUARDRAIL — SCALE — 8



STRINGER TO TREAD — SCALE 3"=1'-0" — 4

Harrison/Lorenzini architects
3420 irvine ave. newport beach, ca 92660 714 752-8053

Baker Street Condominiums
810 baker street, costa mesa, california

The Knowlton Corporation
2 Park Plaza • Suite 1000 • Irvine, California 92714 (714) 833-0051

720 Bethel Avenue, Long Beach, CA 90802

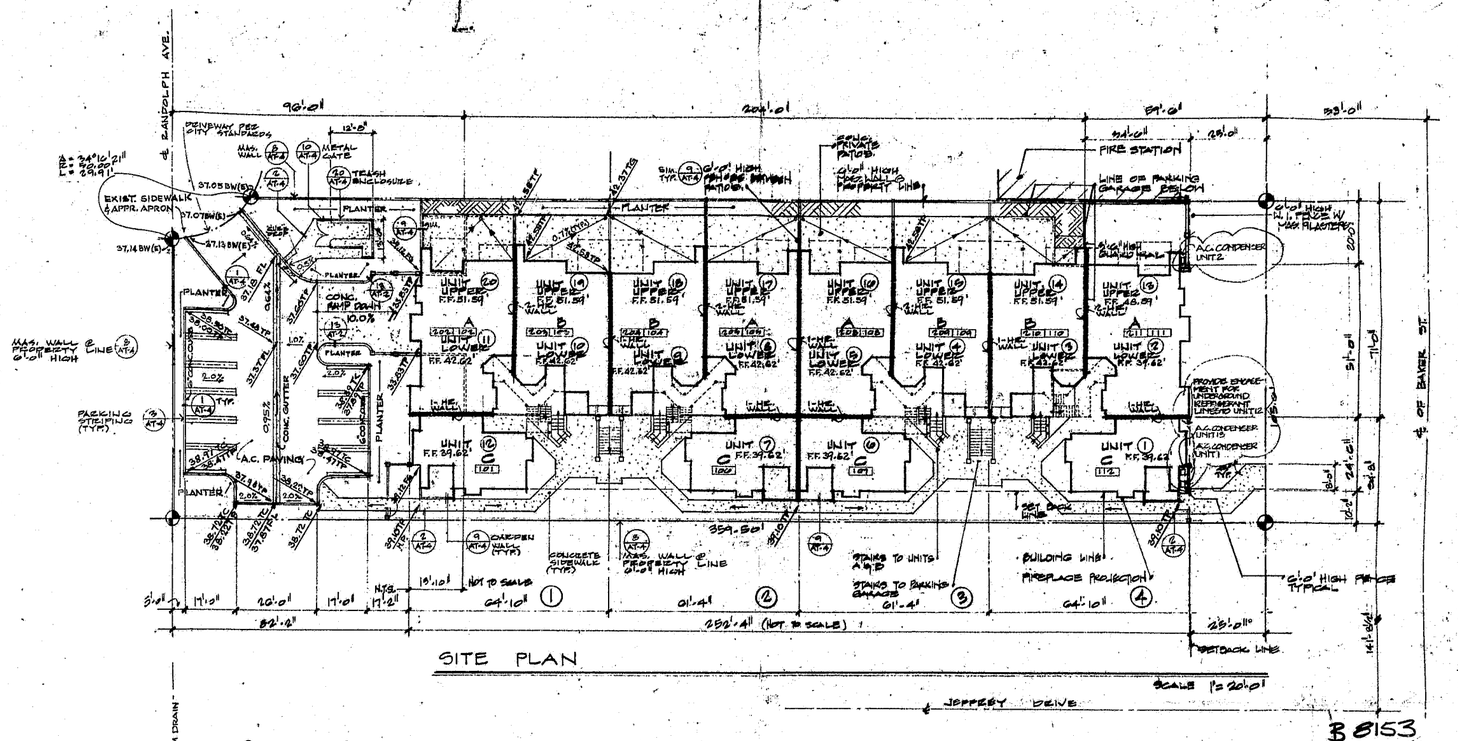
ARCHITECTURAL
ARCHITECTURAL DETAILS

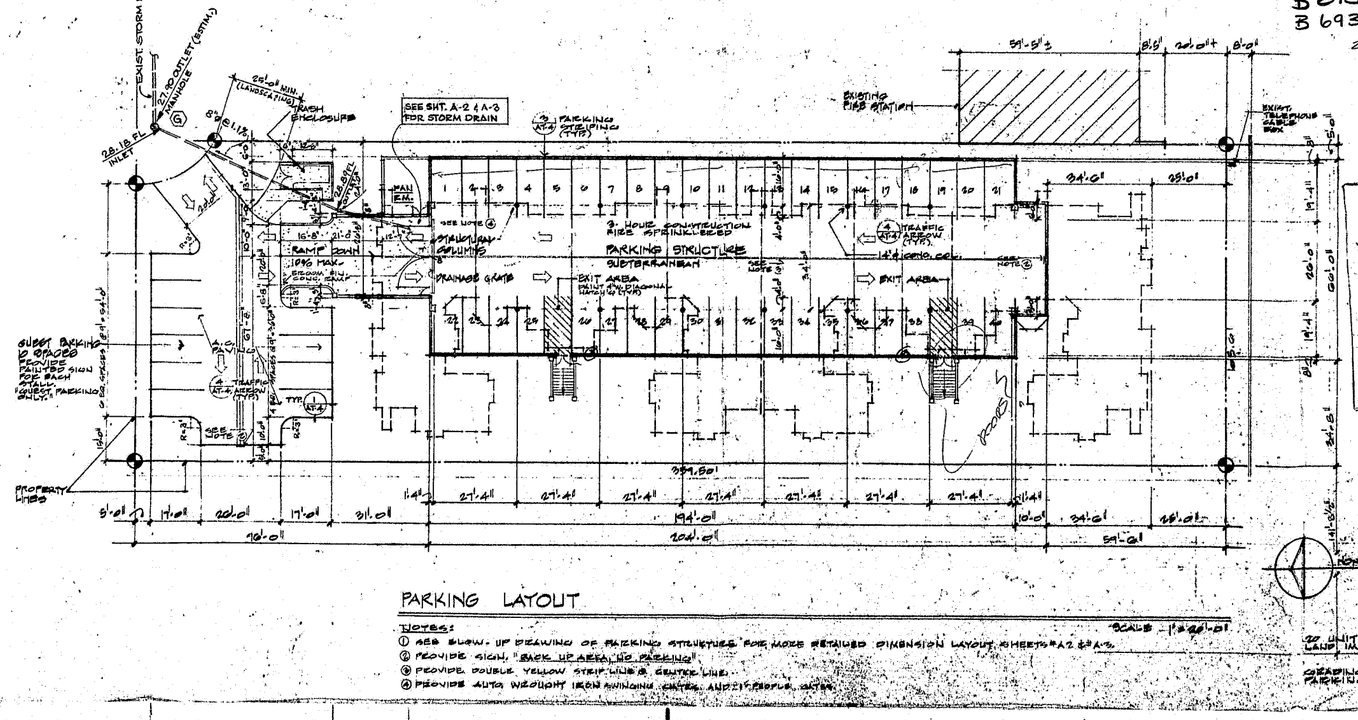
project no. 22621
drawn by:
date:
scale: As Noted

sheet no. AT-6
of sheets

B 8153
B 6933

810 BAKER ST.





NOTES:
1. SEE ENLGD. LAYOUT OF PARKING STRUCTURE FOR MORE DETAILED DIMENSION LAYOUT. SHEETS A-2 & A-3.
2. PROVIDE SIGN, "BACK UP AREA, NO PARKING"
3. PROVIDE DOUBLE YELLOW STRIPE LINES @ CENTER LINE.
4. PROVIDE AUTO WEIGHT IRON AWNING GATES, AUTO & PEDESTRIAN GATES

SPECIAL NOTE:
LOCATION OF UTILITY LINES ARE APPROXIMATE AND CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING TO AVOID INTERCEPTING EXISTING PIPING OR CONDUITS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY UNIDENTIFIED CONDITIONS BE DISCOVERED. THE CONTRACTOR DO ETC. INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

APPLICANT:
THE KNOWLTON CORPORATION
BY: MS FARLAND
720 BARNHART AVE.
LONG BEACH, CA. 90804
PHONE 213-433-0091

BUILDING DATA

UNIT	SQ. FT.	# OF UNITS	TOTAL SQ. FT.
A	1421	8	11,416
B	1272	8	10,176
C	926	4	3,704
		20 UNITS	25,296

6 ENDS ADD BY PROJECTION + 990
26,046 SQ. FT.

PARKING DATA
SUBTERRANEAN PARKING 40 SPACES
GUEST PARKING 10 SPACES
TOTAL PROVIDED 50 SPACES

SITE DATA

SITE AREA	37,688 #
BUILDING COVERAGE	14,093 #.
DRIVE/PARKING COVERAGE	5,211 #
TOTAL COVERAGE	19,909 #
OPEN SPACE	17,779 #
PERCENTAGE OPEN SPACE	47.17%

108 ADDRESS NUMBER DESIGNATION

NOTES:
1. THIS CONDOMINIUM UNITS WILL NOT BE FOR SEPARATE SALE.
2. TO CONTROL THE DUST THE DEVELOPER SHALL SPRAY AND WATER THE EXCAVATION AS DIRECTED BY THE BUILDING DIVISION AND ALL CONSTRUCTION VEHICLES SHALL BE SPRAYED PRIOR TO LEAVING THE SITE.
3. A SEPARATE PERMIT IS REQUIRED FOR ALL FENCES.
4. THE FIRE SPRINKLER SYSTEM SHALL BE EXTENDED INTO THE FIRE SEPARATION AND SUBMITTED WITH THE BUILDING PLANS.

APPROVED
City of Costa Mesa Planning Dept.
By [illegible]
(B-8153)
(B-6933)
M.C. 2356
IT IS UNLAWFUL TO OCCUPY THIS BUILDING OR PART THEREOF UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE BUILDING OFFICIAL. ANY PERSON OCCUPYING THIS BUILDING OR PART THEREOF WITHOUT SUCH CERTIFICATE OF OCCUPANCY BEING ISSUED IS GUILTY OF A MISDEMEANOR AND IS PUNISHABLE AS PROVIDED BY LAW. SEE SECTION 307 OF THE UNIFORM BUILDING CODE AS ADOPTED BY THE CITY OF COSTA MESA.

STRUCTURAL APPROVAL ONLY
SEE CORRECTIONS ARE REQUIRED
B8153 6933
SUBJECT TO THE CORRECTION OF THE MARKED ITEMS AND THE ADDITIONAL REQUIREMENTS NOTED.
DATE 6-17-83
BY [illegible]
BUILDING DIVISION
CITY OF COSTA MESA

Do not back up signs

20 UNIT CONDOMINIUMS AND LAND IMPROVEMENTS - PLAN CHECK #55248
GRADING AND PARKING STRUCTURE - PLAN CHECK #55255

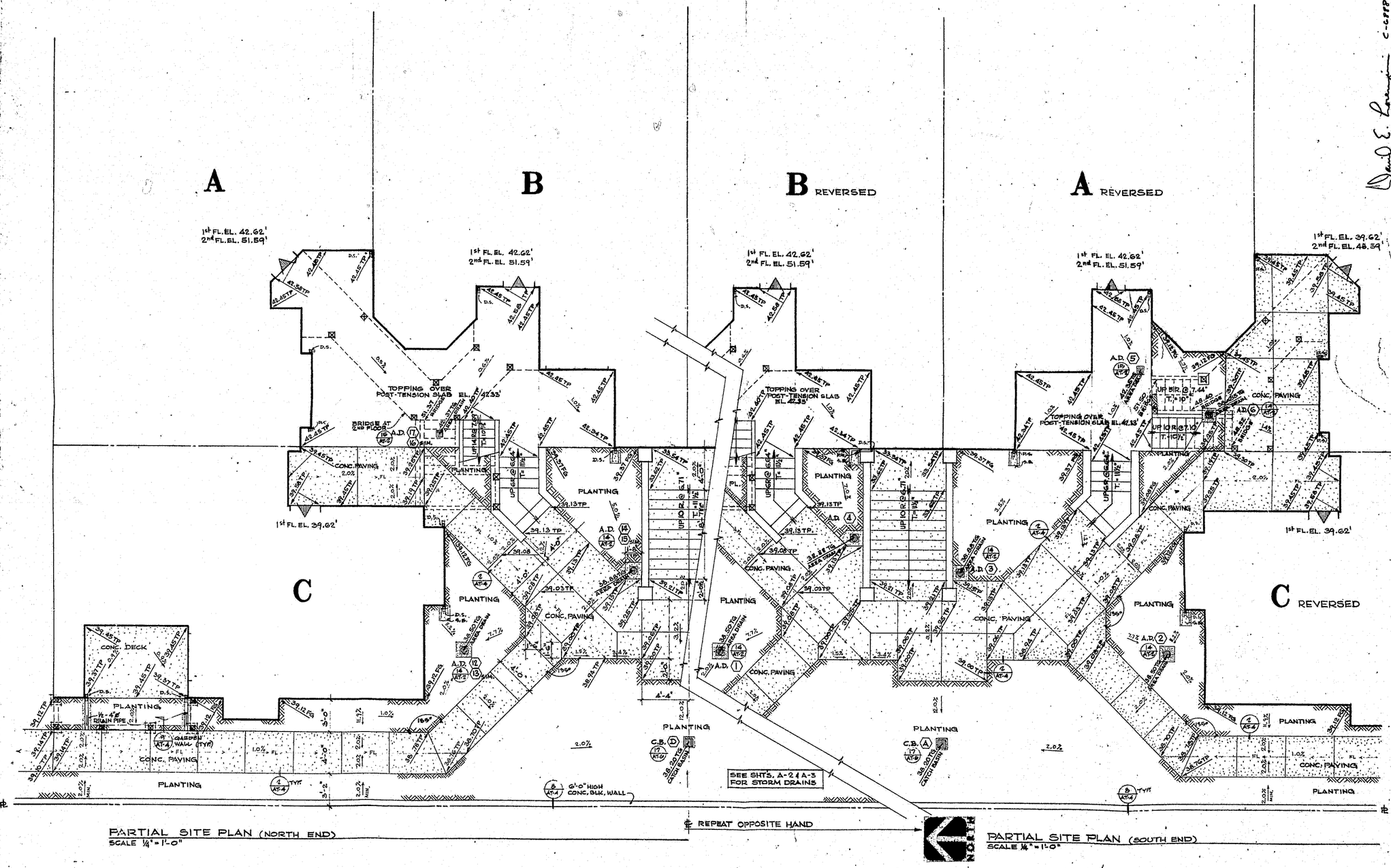
B 8153
B 6933
212

Harrison / Lorenzini architects

Condominiums
Baker Street
310 blk. East

ARCHITECTURAL
SITE PLAN
PARKING LAYOUT

PROJECT: 8301
DATE: 5-6-83
REVISIONS: 6-13-83
Sheet: A-1



PARTIAL SITE PLAN (NORTH END)
SCALE 1/4" = 1'-0"

PARTIAL SITE PLAN (SOUTH END)
SCALE 1/4" = 1'-0"

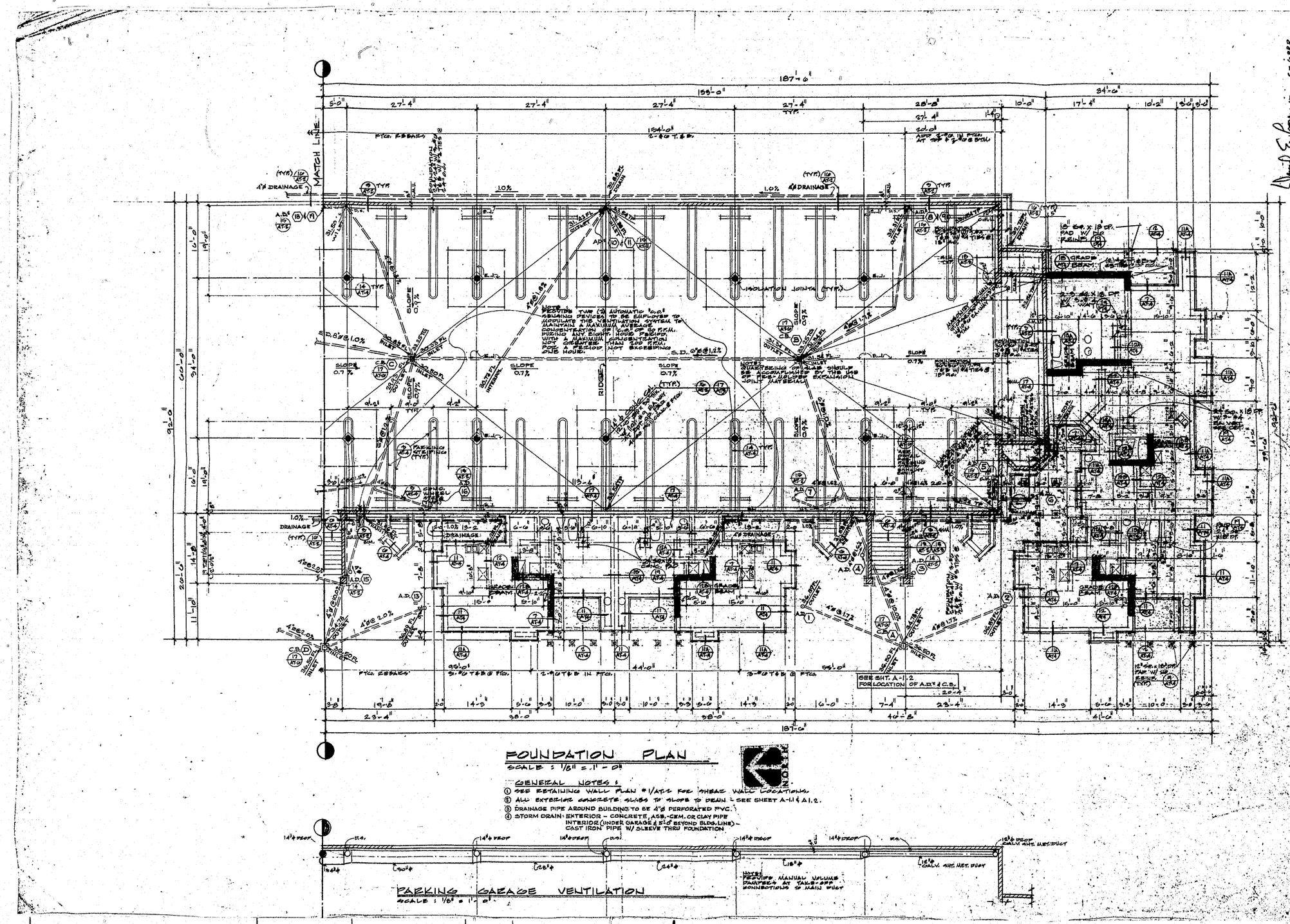
Harrison/Lorenzini architects

Baker Street Condominiums
810 Baker Street, Costa Mesa, California

ARCHITECTURAL
PARTIAL SITE PLAN

project: 226.01
date:
revisions:

sheet
A-1.2
of sheets



FOUNDATION PLAN

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

NORTH

GENERAL NOTES :

1. SEE RETAINING WALL PLAN #1/A1.1 FOR SHEAR WALL LOCATIONS.
2. ALL EXTERIOR CONCRETE SLABS TO SLOPE TO DRAIN. SEE SHEET A-1.1 & A1.2.
3. DRAINAGE PIPE AROUND BUILDING TO BE 4"ø PERFORATED PVC.
4. STORM DRAIN: EXTERIOR – CONCRETE, ASB.-CEM. OR CLAY PIPE
   INTERIOR (UNDER GARAGE & 5'-0" BEYOND BLDG. LINE) – CAST IRON PIPE W/ SLEEVE THRU FOUNDATION

PARKING GARAGE VENTILATION

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

Harrison, Lorenzini architects

Condominiums

ARCHITECTURAL

FOUNDATION PLAN

PROJECT NO.

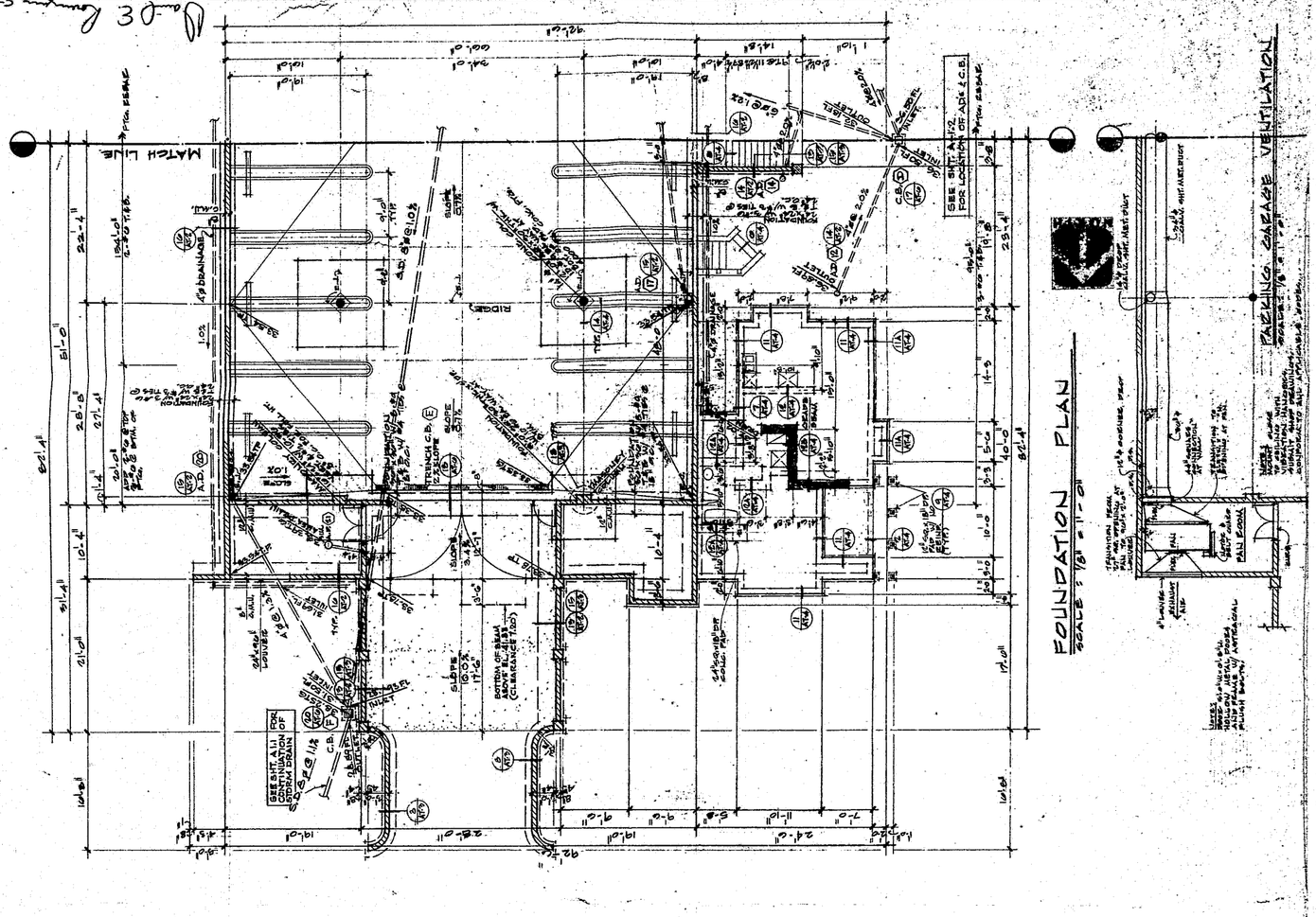
SHEET NO. A2

REVISIONS

Harrison/Lorenzini
architects

Baker Street Condominiums
910 Baker Street, Costa Mesa, California

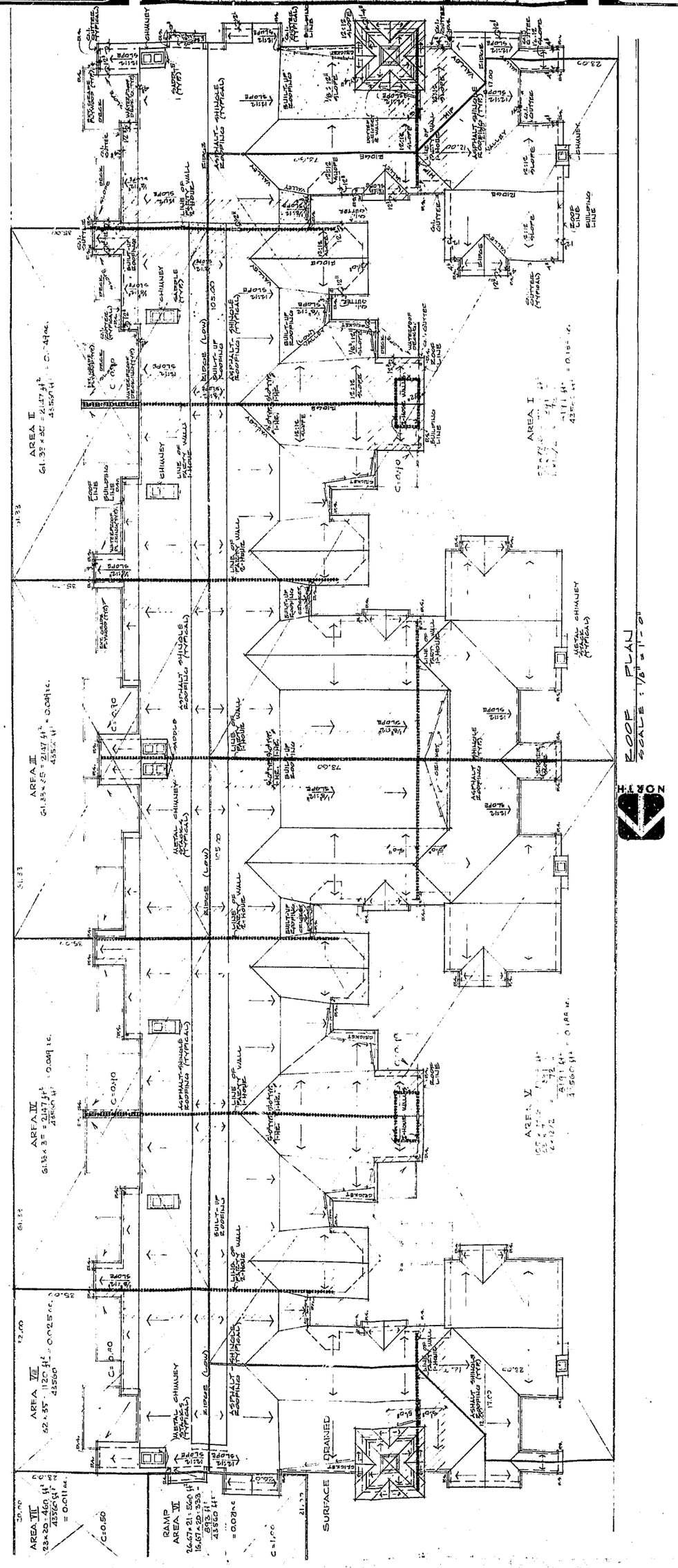
ARCHITECTURAL
project: 2226.01
date:
revisions:
FOUNDATION PLAN
sheet A-3 of sheets



Harrison/Lorenzini
architects

Baker Street Condominiums
610 baker street, costa mesa, california
The Knickerbocker Corporation
230 Bay View Circle, Suite 100, Newport Beach, California 92660 (714) 756-0400

ARCHITECTURAL
project: 82-11
sheet: A1.0
date: 9/8/82
revisions:
FLOOR PLAN
HYDROLOGY CALCULATIONS
S.D. sheets

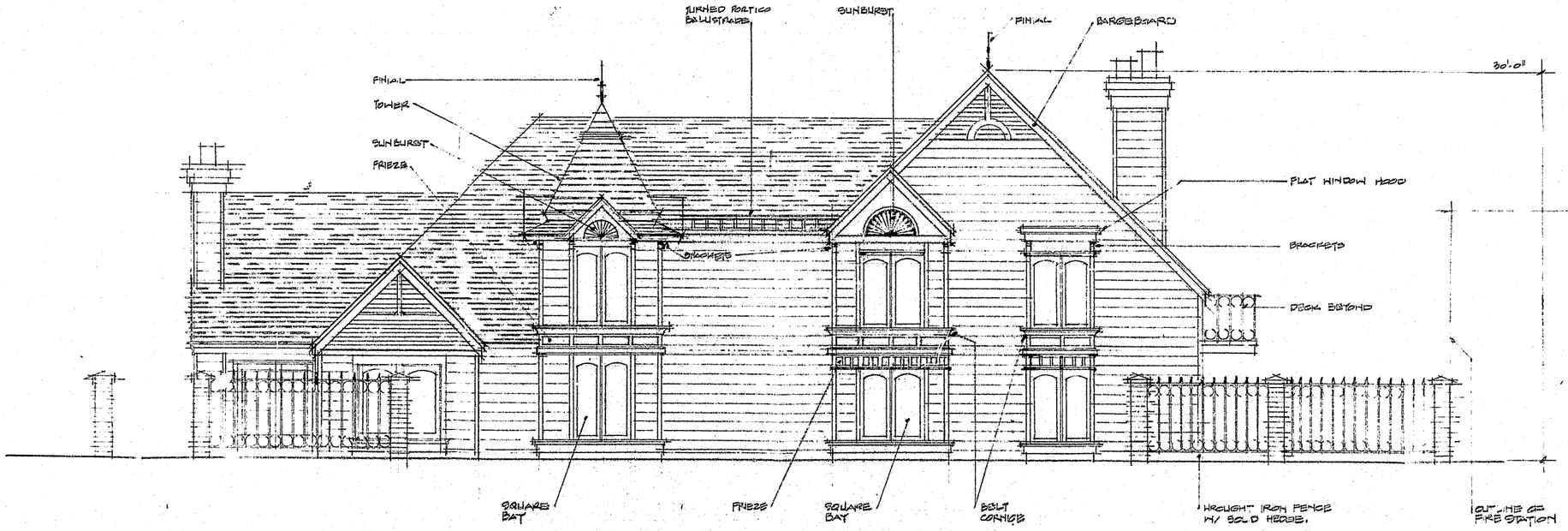


FLOOR PLAN
SCALE: 1/16" = 1'-0"

HERON

82-11-17

82-11-177

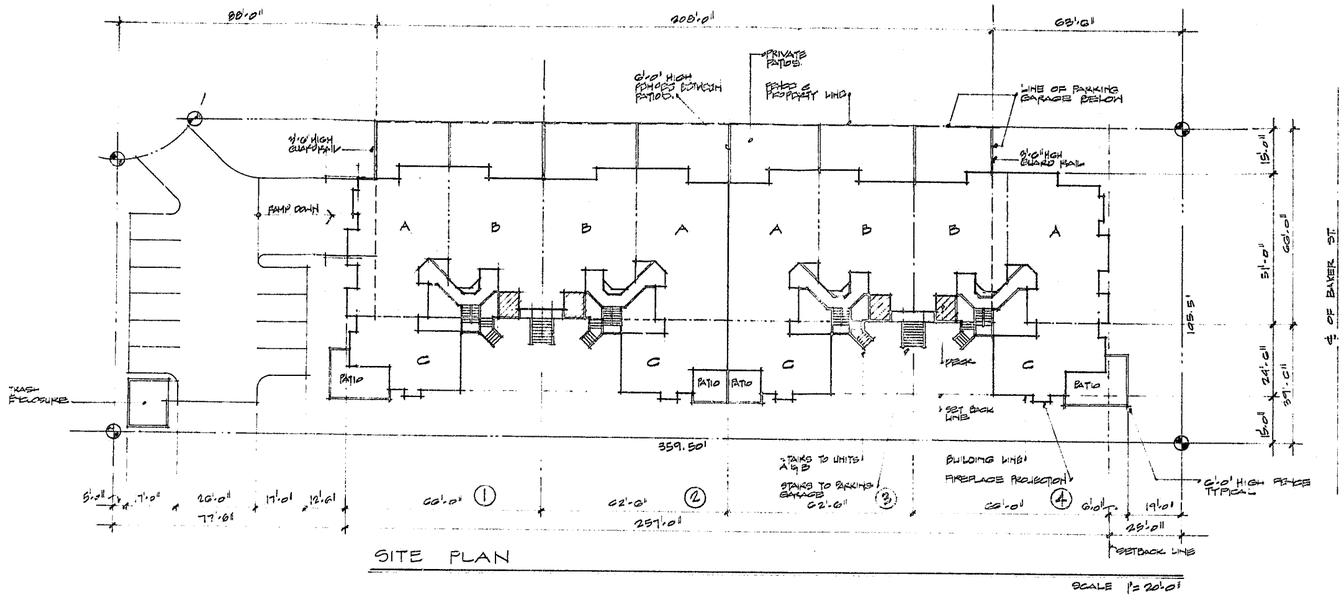


BAKER STREET ELEVATION
THE KNOWLETON CORPORATION

1/4"=1'-0"

Harrison Lorenzini architects

Revised elevations



SITE PLAN

SCALE 1"=20'-0"

APPLICANT:
THE KNOWLETON CORPORATION
ERB MCFARLAND
720 BENNETT AVE.
LONG BEACH, CA. 90804
PHONE 213-433-0051

BUILDING DATA

UNIT	SQ.FT.	#OF UNITS	TOTAL SQ.FT.
A	1340	8	10720
B	1168	8	9344
C	900	4	3600
		20 UNITS	23664

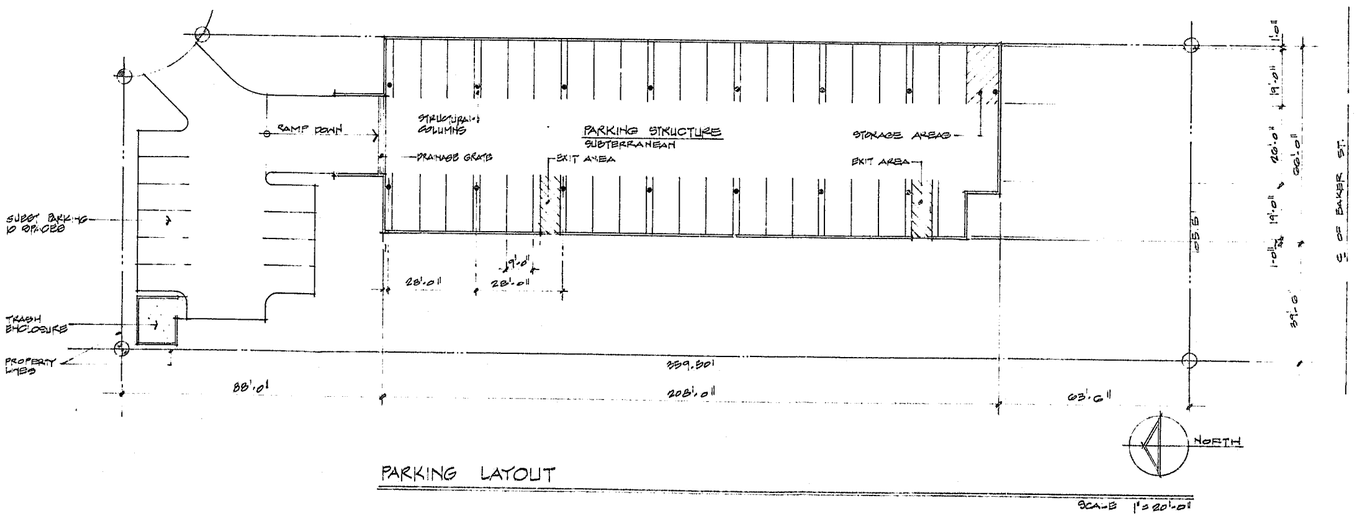
6 ENDS ADD FOR PROJECTIONS + 106
23770 SQ. FT.

PARKING DATA

SUBTERRANEAN PARKING	40 SPACES
GUEST PARKING	10 SPACES
TOTAL REQUIRED	50 SPACES

SITE DATA

SITE AREA	37,688 #
BUILDING COVERAGE	12,988 #
DRIVE / PARKING COVERAGE	5,565 #
TOTAL COVERAGE	18,553 #
OPEN SPACE	19,135 #
PERCENTAGE OPEN SPACE	50.77%



PARKING LAYOUT

SCALE 1"=20'-0"

ZE-81-117

Harrison / Lorenzini architects

THE KNOWLETON CORPORATION
BAKER STREET CONDOMINIUMS
COSTA MESA, CALIFORNIA

SITE PLAN / PARKING LAYOUT

project:
date:
revisions:

sheet 1 of sheets

ZE-81-117

ZE-81-117

810

BAKER

ST.

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
(714) 754-5245

PLANNING ACTION APPLICATION

(Please See Instruction Sheet)

APPLICATION NO.(s) (1) ZE 81-117

FILING DATE (2) 5-29-81 CEQA (3) Negative Declaration

I, (4) The Knowleton Corporation, hereby apply for the Planning Action(s) as indicated below on my property which is described as follows: (5) Address: 810 Baker Street

(6) Assessor's Parcel No. AP# 418-121-30 (as per Maps, 19 80/81)

(7) Nearest Major Cross Streets Bear, Randolph

(8) PLANNING ACTION(s) REQUESTED

		Account No.	(Office Use) Fee
☒	Zone Exception(s)		
	A. ☒ Variance(s) No. 4	0131110009	$ 50.00
	B. ☒ Conditional Use Permit(s) No. 1	0131110009	250.00
☐	Development Review		
☐	Subdivision: A. ☐ Tentative Map of Tract	0131120004	
	B. ☐ Parcel Map C. ☐ Lot Line Adjustment	0131120004	
☐	Planned Development Review		
	A. ☐ Preliminary B. ☐ Final		
☐	General Plan Amendment	0131110009	
☐	Rezone	0131110009	
☐	Other		
	☒ Negative Declaration ☐ Environmental Impact Report –	0131190106	50.00
	NF = No Fee Required by Ordinance (9) Total Fee		$ 340.00

(10) ☐ ALL REQUIRED PLANS AND DOCUMENTS ATTACHED (See Appropriate Instruction Sheets)

(11) ☐ PLANNING ACTION DESCRIPTION/JUSTIFICATION FORM ATTACHED.

(12) APPLICANT (Owner of Record Only) *Type or Print*

The Knowleton Corporation
(Owner of Record)

720 Bennett Avenue
(Mailing Address)

Long Beach, CA 90804
(City/State/Zip)

Phone: 213/433-0051
(Area Code)

I attest under penalty of law to the truth and correctness of all facts, exhibits, maps and attachments presented with and made a part of this application.

(13) I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

(14) (See attached notarized authorization)
Signature – Applicant (Owner of Record only)

Subscribed and sworn to before me this _____ day of _____, 19___.

_____
Signature (Notary)

(SEAL)

(15) AUTHORIZED AGENT *Type or Print*

Robert McFarland
(Authorized Agent)

720 Bennett Avenue
(Mailing Address)

Long Beach, CA 90804
(City/State/Zip)

Phone: (213) 433-0051
(Area Code)

Robert A. McFarland
(Signature)

(Office Use Only)

(16) Zone R3 (17) General Plan Designation High Density Residential

(18) REQUEST:

Conditional Use Permit for a 20-unit condominium project with variances from density, fence height, side setback, and building height.

(19) ☒ Planning Commission Hearing – 6:30 p.m. June 22, 1981

(20) ☐ Staff Review Only. You will be notified by mail of the final decision. (21) Application Complete pk 5-29-81
(Initials) (Date)

WHEN COMPLETED, PLEASE RETURN ALL COPIES TO PLANNING DIVISION

CMF 0602-32 Rev. 12/80 White - City Clerk or Planning; Green - Planning; Canary - Applicant; Pink - Finance; Golden rod - Authorized Agent

PLANNING DIVISION
STAFF REPORT

AGENDA NO. _____

COMMISSION MEETING OF June 22, 1981 APPLICATION NO. ZE-81-117

FIELD INSPECTION DATE June 11, 1981 DESCRIPTION Variances, C.U.P.

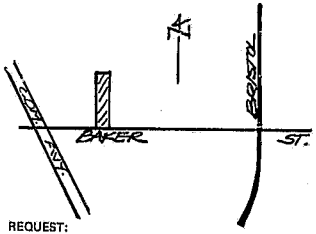
AUTHORIZED AGENT Robert McFarland, 720 Bennett Avenue, Long Beach, CA 90804

APPLICANT The Knowleton Corporation (Owner of Record) SITE LOCATION 810 Baker Street

ADDRESS 720 Bennett Avenue ZONE R3 AP # 418-121-30

Long Beach, CA 90804 GENERAL PLAN DESIG. High Density Residential

MAP:



CEQA DETERMINATION Negative Declaration

PREPARED BY MJK:ajw

MANDATORY ACTION DATE May 29, 1982

Applicant is reminded that all ordinances and regulations governing the use of the land or building(s) to which this application pertains must be complied with whether specified herein or not.

REQUEST:

Conditional Use Permit for a 20-unit condominium project with variances from density, fence height, side setback, and building height.

FINAL COMMISSION ACTION: Meeting of June 22, 1981

Neg. Dec. was adopted and Conditional Use Permit approved; density and fence height variances were also approved; side setback was eliminated and building height variance was denied. This approval was subject to the conditions contained in this report, with additions thereto (copy attached). (4-0, Mr. Van Aken absent).

CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92626 (714) 754-5245

APPLICANT NOTIFIED KS DATE 6-25-81

costa mesa

I. DESCRIPTION

A. Subject Property

1. Location - 810 Baker Street
2. General Plan Designation - High Density Residential
3. Zone - R3
4. Present Development - Vacant
5. Lot Dimensions - Approximately 359.5 ft. by 105.5 ft. (37,688 sq. ft.)
6. CEQA - Negative Declaration

B. Surrounding Property

1. North - Apartments, R2 zone
2. South - Commercial development across Baker Street, C1 zone
3. East - Fire station, I&R zone
4. West - Apartments, R3 zone

II. REQUEST AND ANALYSIS

A. Request is for a Conditional Use Permit for a 20-unit condominium project with variances from density, fence height, side setback, and building height.

B. Conditional Use Permit

1. Project proposes 20 condominium units, 14 of which are located above a semi-subterranean parking garage. In accordance with the Baker Street Specific Plan, SP-78-02, all vehicular access is provided from Randolph Avenue.
2. Site Coverage -

Structures	-	12,988 sq. ft.	34.46%
Paved Vehicular Area	-	5,565 sq. ft.	14.77%
Open Space	-	19,135 sq. ft.	50.77%
Total	-	37,688 sq. ft.	100.00%

3. Private Open Space -
Several of the second-story units do not have a minimum 10' x 10' private patio or deck area. The architect has indicated that proposed decks will be enlarged to meet this requirement.
4. Parking -
Ten (10) open, guest parking spaces are located at the rear of the property. All tenant parking will be provided within the parking garage. The submitted plan shows only 38 parking spaces within the garage; 40 are required. The architect is aware of this deficiency and will modify the garage to provide the required parking.
5. Front and Rear Setbacks -
A 25-ft. landscaped setback is provided along Baker Street in accordance with Specific Plan SP-78-02. One parking space, however, encroaches into the required 25-ft. setback along Randolph Avenue. It appears this can be modified easily to meet Code through relocation of the space or through reduction in size or relocation of the trash enclosure.

II. REQUEST AND ANALYSIS (Cont.)

C. Variance - Density

1. Permitted density: one unit per 2,000 sq. ft.
2. Project proposes 1,884.4 sq. ft. per unit, a 5.78 percent density deviation.
3. Proposed density is 23.12 units per acre. This is within the allowable density range of 15-30 units per acre in the High Density Residential General Plan classification.

D. Variance - Side Setback

1. The proposed semi-subterranean parking structure extends to the easterly property line. Code requires structures in the R3 zone to maintain a 5-ft. side setback. (Note: The living units above the parking structure maintain 15-ft. setbacks along this property line.)
2. Staff generally does not favor placement of parking garages on property lines inasmuch as some adverse impacts can result from such placement.
   a. Planting of trees or other significant vegetation in the setback becomes difficult or impossible.

      Subject property has 50.77 percent open space. Excluding the first floor patio decks above the easterly portion of the parking structure, remaining open space is 41.38 percent. Thus, provision of landscaping in this setback is less important overall than in projects with marginal landscaping.

   b. Placement of 5-6 ft. high fencing for privacy along a property line above a parking structure could only be permitted if a variance is granted. With or without a fence variance, such an artificially created "grade" difference could be detrimental to an adjoining property.

      The proposed parking structure is located adjacent to a fire station property. There are no plans to relocate this fire station; and, the fire station building is built on the common property line with subject property and thus has no windows overlooking subject property.
3. Staff notes that several patios may be impacted by the adjacent, approximately 18-ft. high fire station building wall. This wall is on the property line and will extend approximately 14 ft. above the patios of several first story units. Opposite this wall, the proposed building extends to heights in excess of 30 ft. Additionally, second-story decks above the patios cover approximately 7 ft. of the 15 ft. distance between the condominiums and the fire station. Thus, these patios may receive limited light. Inasmuch as small patios are also provided on the westerly side of each of the units and adequate open space is provided elsewhere on the property, these easterly patios may be of greater concern to the developer (from the standpoint of marketability) than to the Planning Commission.

E. Variance - Fence Height

1. Applicant is requesting permission to construct a 5-6 ft. fence above the approximately 4-ft. high (above grade) parking structure. Overall fence/wall height: 9-10 ft.
2. The need for this variance is created by inclusion of underground parking in the design of the project. As noted in II.D. above, however, due to the location of a fire station on the adjacent property, the fence height should not be detrimental to the adjacent property.

II. REQUEST AND ANALYSIS (Cont.)

F. Variance - Building Height

1. Maximum permitted building height is 30 ft. as measured from the grade of the adjacent sidewalk.
2. The majority of the proposed roof area will be approximately 31 ft. high, with sections above the "A" units at the front and rear extending to 33 ft. and 36 ft. respectively.
3. According to the architect, the proposed building heights are necessitated by the architectural style of the structure which incorporates steeply pitched roofs.
4. The architect indicates that excess heights are mitigated as follows:
   a. The front A unit will be constructed at grade, rather than above the parking garage, to reduce effects on the streetscape. Maximum height of this unit will be 33 ft.
   b. The C units (one-story with lofts) will be constructed at grade, and maintain 15-ft. setbacks from the adjacent apartment property to the west. These units will be approximately 22 ft. high.
   c. The rear units maintain approximately a 52-ft. setback from Randolph Avenue and approximately 77 ft. from the multiple-family residential project to the rear.
5. Staff has the following concerns:
   a. Other residential condominium projects within the City have not been granted height variances. Many of these appear very high, even though they are within the maximum 30 ft. height limit.
   b. Staff questions whether the proposed heights may be excessive in light of the relatively small size of the property.
   c. The 33 ft. and 36 ft. heights are only provided above the front and rear "A" units, not above the interior "A" units. Thus, the additional heights appear to be included only for visual effect from the adjacent streets.
   d. The proposed heights are a function of design; not of any specific site hardship. Approval of the variance could constitute a grant of special privilege.

III. PLANNING STAFF FINDINGS

A. Project with suggested mitigation measure will not have a significant effect on the environment.

B. Project substantially complies with the requirements for development of condominiums in the R3 zone.

C. The fence height and side setback variances will not be detrimental due to the excess open space provided on the project and due to the existence of a fire station on the adjoining property.

D. The building height variance is not juscified based on any specific site hardship and could set a precedent for other similar requests.

E. The density deviation is relatively minor and does not exceed the density permitted within the High Density Residential General Plan classification.

IV. FIRE DEPARTMENT FINDINGS

Fire hydrant availability is inadequate, spacing between hydrants being 127 percent deficient on Baker Street, and no hydrants are available on Randolph Avenue.

V. PLANNING STAFF RECOMMENDATION

1. Adopt Negative Declaration
2. Approve Conditional Use Permit and density, fence height, and setback variances, subject to conditions.
3. Deny building height variance.

VI. CONDITIONS, IF APPROVED

Shall meet all the requirements of the various City Departments, copy attached hereto.

CONDITIONS, IF APPROVED

Plng. 1. Easterly building elevations shall be approved by the Planning Division prior to issuance of building permits.
2. Address assignment shall be obtained from the Planning Division prior to submittal of working drawings and shall appear on all working drawings.
3. Prior to submittal of working drawings, the site plan shall contain a notation that the condominium units will not be on separate lots.
4. Grading plans and fence/wall plans shall be submitted for Planning Division review prior to issuance of permits for subject development.
*5. Grading and construction can increase the amount of airborne dust in the vicinity of the proposed development. To control the dust, the developer shall spray and water the construction site under the direction of the Building and Safety Division and all construction vehicles shall be sprayed prior to leaving the site.
6. Included in the required CC&R's shall be a provision that will permit the installation of solar heating systems, subject to applicable zoning district requirements, the Uniform Building Code, and associated ordinances, and reasonable architectural review by the architectural review committee.

Eng. 7. Two copies of the final tract map shall be submitted to the Engineering Department for checking.
8. Submit current, updated Title Report.
9. Submit nine copies and one sepia of recorded map.
10. Submit Grading Plan and hydrology calculations.

APPLICANT IS REMINDED THAT THE FOLLOWING CONDITIONS ARE REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS:

Plng. 11. Project shall comply with all applicable provisions of Specific Plan SP-78-02 including participation in the cost of signalization of the intersection of Baker Street and Randolph Avenue (proportionate share: $2,199.00).
12. The site plan shall be redesigned as necessary, under the direction of the Planning Division, to provide a 25-ft. landscaped setback along Randolph Avenue in accordance with Specific Plan SP-78-02.
13. Forty tenant parking spaces shall be provided within the parking structure. The revised design shall be approved by the Planning Division. Applicant is reminded that support posts shall be recessed four feet from the drive aisle and that any spaces adjacent to solid walls shall have a clear stall width of 10 ft.
14. A solid, opaque wall, at least 6 ft. high, shall be constructed on each side of the building along the Baker Street setback line in accordance with Specific Plan 78-02. Finished wall elevations shall be approved by the Planning Division.
15. Minimum 10-ft. by 10-ft private patio areas shall be provided for all units.

*This condition has been included as a mitigation measure required for issuance of the Negative Declaration. If this condition is removed, the decision-making body must make a finding that the project will still not result in significant environmental impacts and that the Negative Declaration is still valid.

CONT.

Plng. 16. Driveway ramp slope shall comply with the standards contained in the City's Parking Ordinance.

17. Approval of the Zone Exception Permit is valid for one year and will expire unless building permits are obtained or an extension is granted prior to expiration of that time.

18. Open parking spaces shall be marked and maintained for guest parking only.

19. Park fees shall be paid upon issuance of building permits in accordance with City standards.

20. Noise levels in private exterior areas shall not exceed 65 CNEL.

21. Approved roof heights shall be measured from the grade of the nearest adjacent public sidewalk.

22. All on-site utility services (Edison and Telephone) shall be installed underground.

23. Developer is hereby advised that all utilities such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, fire hydrants, or any other potential obstructions, shall not be located within the approved parking and/or turn-radius area. If approved by the Planning Division, said facilities may be installed underground in a vault having an approved traffic lid. All such facilities located above-ground shall meet with the approval of the Planning Division and serving utility.

24. Installation of all utility meters shall be performed in a manner so as to obscure said installation from view from any place on or off the property. Said installation shall be in a manner acceptable to the Public Utility and shall be in the form of a vault, wall cabinet, or wall box, and shall be installed in accordance with standard plans and specifications of the City of Costa Mesa.

25. Any mechanical equipment such as air-conditioning compressors and duct work shall be screened from view.

26. A detailed landscape/irrigation plan shall be approved by the Planning Division prior to issuance of any building permits. Said plan shall include, but not be limited to: type, size, and location of all plants and trees; type of ground cover; sprinklers; all walls, fences, or barriers; trash enclosures; driveways; parking lots and security lighting; and type, location, and assignment of street addresses on property. Landscaping shall be installed in accordance with the approved plan prior to release of utilities.

27. Design of trash enclosure(s) shall conform with City Standards. Standard drawings are available from the Planning Division.

28. CC&R's and articles of incorporation and bylaws for the Homeowner's Association shall be reviewed and approved by the Planning Division and City Attorney prior to recordation.

CONT.

Plng. 29. All landscaped areas shall be separated from paved vehicular areas by 6-inch high continuous Portland cement concrete curbing.

30. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.

31. In compliance with the provisions of the California Administrative Code, Title 25, Chapter 1, Sub-chapter 1, Article 4, the applicant shall submit an acoustical analysis, prepared under the supervision of a person experienced in the field of acoustical engineering, of the proposed development. Two copies of said report shall be submitted with the application for building permits. The acoustical analysis shall evaluate existing and projected noise levels, noise attenuation measures to be applied, and an analysis of the noise insulation effectiveness of the proposed construction. The person preparing the report shall, under the direction of a person experienced in the field of acoustical engineering, perform an inspection of the project prior to or at the time of the framing inspection to certify that construction techniques comply with recommendations contained within the acoustical analysis. Upon completion of the subject structures, field tests may be required under the provisions of Title 25.

Eng. 32. Construct P.C.C. commercial sidewalk per City of Costa Mesa Standard Drawings at applicant's expense on Baker Street.

33. Construct P.C.C. driveway approach per City of Costa Mesa Standard Plans. Location and width are subject to the approval of the Traffic Engineer.

34. Dedicate all land 53 feet from the center line of Baker Street.

35. The developer shall pay the required water acreage fee of $250 per acre prior to approval of final tract map.

36. Fulfill Drainage Ordinance Fee requirements prior to approval of final tract map.

37. Submit improvement plans for and fully improve the northerly one-half of Baker Street to its ultimate width per City of Costa Mesa Master Plan of Highways/ Standards.

Bldg. 38. Shall conform to 1979 Uniform Building Code and ancillary Codes.

Fire 39. Provide for the installation of three Class A fire hydrants to be located in the Baker Street right-of-way approximately 225 ft. west of the center-line of Century and in the Randolph Avenue right-of-way adjacent to the driveway to this property and approximately 300 ft. east of this property.

40. All hydrants shall be installed and operable prior to the initiation of combustible construction.

41. Water improvement plans shall be approved by the Fire Department.

42. Water mains shall be of adequate size to deliver 1,000 gallons per minute simultaneously from the five closest hydrants to any and all points of the development with a minimum residual pressure of 20 psi.

43. Provide for the installation of fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from the front door of each unit. Extinguishers may be of a type rated 2A,10BC as these extinguishers are suitable for all types of fires and are less expensive.

44. The subterranean parking structure shall be protected throughout with automatic fire sprinklers. The Fire Department connection shall be oriented to Baker Street.

Leis Ser. 45. Street trees in the front setback shall meet with the approval of the Leisure Services Department. Street trees shall be Liquidambar Styraciflua 'Palo Alto,' 15 gallon minimum size, spaced at 30 ft. on center.

CONT.

THE REQUIREMENTS OF THE FOLLOWING SPECIAL DISTRICTS ARE HEREBY FORWARDED TO THE APPLICANT

Sani. Dist. 45. Developer will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.

46. County Sanitation District No. 7 fees apply, i.e., $250.00 per dwelling unit/residential. Fixture fees, sewer permit and inspection prior to sewer installation.

Water Dist. 47. Applicant is reminded that additional conditions of development may be imposed by Mesa Consolidated Water District and/or other serving utilities.

COMMISSION ACTION - MEETING OF JUNE 22, 1981

Following conditions were added:

48. A masonry block wall shall be installed along the northern property line under the direction of the Planning Division.
49. Buildings shall be moved a minimum of five (5) feet to the west to provide a landscaped area and trees, under the direction of the Planning Division.

CITY OF COSTA MESA
77 Fair Drive
Costa Mesa, California 92626
(714) 754-5245

PLANNING ACTION DESCRIPTION/JUSTIFICATION
(Please See Instructions)

(1) Project Location 810 Baker Street

(2) Describe Project and Request(s) Conditional Use Permit for 20-unit residential condominium and variance for density deviation of 1.69%. Units consist of 1 bedroom plus loft to 2 bedrooms plus den, with 14 units located over parking garage. Four units are located in a one story structure and the balance in two story flats. Additional variance may be required for exceeding fence height limit adjacent to fire station.

(3) If application is for Conditional Use Permit(s), answer the following: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties within the same area.

Proposed use conforms to General Plan, Specific Plan and land use description for lot. Development in area is generally under condominium ownership. Proposed use will complete residential streetscape along Baker Street and eliminate one vacant lot. Use of parking garage will conceal parked cars and add more than it's proportionate share of landscaping to the area.

(4) If application is for Variance(s), answer the following: Government Code Section 65906 states: "Variance from the terms of the zoning ordinance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification."

Describe how your request for a variance(s) meets the above Government Code requirements.

Rear yard fences will be placed on top of 4' high parking garage, raising the apparent height of the wall along the fire station. A 5' to 6' fence is contemplated requiring a variance of 1' to 2' above the maximum. There will be no reduction of light or air to the proposed use since the extra height occurs on the fire station side. There would be no reduction of light and air to the fire station because it maintains a blank wall adjacent to the project.

City of Costa Mesa Planning Division
Post Office Box 1200
77 Fair Drive
Costa Mesa, California 92626
(714) 754-5245

PRELIMINARY ENVIRONMENTAL DESCRIPTION

For Office Use Only:

Project Number _____ Date Received/By _____

Zone _____ General Plan Designation _____

Recommendation Neg Dec.

Applications for projects in the City of Costa Mesa cannot be processed until an initial study of environmental impacts has been completed and an exemption granted or a Negative Declaration or Environmental Impact Report prepared.

Please fill out the following and **return (with preliminary site plans, including location and size of all existing structures and trees) five (5) working days prior to submitting your application:**

Location of Project 810 Baker Street

Description of Project Twenty-unit residential condominium over semi-subterranean parking garage. Four single-story units are on grade adjacent to open space and two stacked units are on grade adjacent to Baker Street. These units help reduce the apparent height of the complex adjacent to Baker Street and the open space in front of the building.

All vehicular access is from Randolph Street to the rear avoiding additional traffic conflicts on Baker Street. This conforms to the intent of the Specific Plan for the area.

There are no trees or desireable vegetation on the site. Project is blessed with over 50% open space which will be adequately landscaped.

Energy conservation is enhanced by the reduction of south exposure on most of the units. Noise from Baker Street traffic will affect only three units substantially and will be minimized with appropriate sound reduction measures. The units consist of one-bedroom plus den, a two bedroom and two bedroom plus den. The unit density is within the limits anticipated by the Specific Plan for the area.

Submitted by _____ Date 5-28-81

Mailing Address THE KNOWLETON CORPORATION
720 Bennett Avenue
Long Beach, CA 90804

Phone 213/433-0051

Zip Code _____

Not all projects will necessitate the preparation of an Environmental Impact Report. In order to make a determination as to whether any significant environmental impacts may result from the proposed project, the above information is necessary.

As soon as possible, the Environmental Evaluator will determine whether or not the project will require an Environmental Impact Report and will notify the project sponsor accordingly.

City of Costa Mesa Planning Department
Post Office Box 1200
77 Fair Drive
Costa Mesa, California 92626
(714) 556-5245

NEGATIVE DECLARATION

Pursuant to the Procedures of the City of Costa Mesa for implementation of the California Environmental Quality Act, the Environmental Evaluator has completed an Initial Study for the project described below:

Project Number Zone Exception Permit ZE-81-117

Applicant The Knowleton Corporation

Project Location/Address 810 Baker Street

Project Title/Description 20 unit residential condominium project

and does hereby find:

☐ That the proposed project cannot, or will not, have a significant effect on the environment. Negative Declaration Status is therefore granted for this project and the preparation of an Environmental Impact Report is thereby not necessary.

☒ That, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case if the mitigation measures described in the Initial Study are incorporated into the project.

APPROVED BY Celia W. Tower DATE June 4, 1981
Environmental Evaluator

This determination is not final until adopted by the decision-making body or administrative official, and a Notice of Determination filed.

DISCUSSION OF ENVIRONMENTAL EVALUATION
810 Baker Street

1a. Hydrology

Development of this previously undeveloped site will reduce the area available for percolation; however, the impact is not expected to be significant.

*1b. Air Quality

Grading and construction can increase the amount of airborne dust in the vicinity of the proposed development. To control the dust, the developer shall spray and water the construction site under the direction of the Building and Safety Division and all construction vehicles shall be sprayed prior to leaving the site.

*2b. Noise

Subject site is impacted by traffic noise levels exceeding 65 CNEL up to 145 ft. from the nearest traffic lane. The energy average of the highest 30 percent of maximum noise levels (on a 24-hour basis) may not exceed 65 dBA - interior. Title 25 standards require maximum interior noise level of 45 CNEL. If required interior noise levels are achieved by requiring that windows be unopenable or closed, the design for the structure must also specify the means that will be employed to provide ventilation, and cooling if necessary, to provide a habitable interior environment.

* Requires mitigation

CITY OF COSTA MESA

INITIAL STUDY OF ENVIRONMENTAL IMPACTS

This Initial Study provides the basis for the determination whether the subject project may have a significant effect on the environment. If it is determined that the project may have a significant effect, an Environmental Impact Report will be prepared which focuses on the specific areas of concern identified by this Initial Study.

I. BACKGROUND

1. Applicant The Knowleton Corporation
2. Address 720 Bennett Avenue
   Long Beach, Ca. Zip Code 90804
3. Phone Number (213) 433-0051
4. Project Location 810 Baker Street
5. Project Title/Description 20-unit residential condominium

II. ENVIRONMENTAL IMPACTS
(Explanations of all "yes" and "maybe" answers attached. See Section V.)

1. Physical Environment	Yes	Maybe	No
Will the project have a significant impact on the physical environment?			
a. Hydrology		✓	
b. Air Quality	✓		
c. Geology			✓
d. Flora and Fauna			✓
e. Noise			✓
f. Archeological/Historical			✓

2. Impact of Environment on Project			
Will the project be subject to impacts from the surrounding environment?			
a. Natural Environment - flood plains, seismic zones, landslide prone areas, etc.			✓
b. Manmade Environment - disruptive noise levels, degraded air quality, traffic, etc.	✓		

		Yes	Maybe	No
3.	**Impacts on Public Services**			
	Will the project have a significant impact upon, or result in a need for new or altered government services in any of the following areas?			
	a. Fire Protection	___	___	✓
	b. Police Protection	___	___	✓
	c. Schools	___	___	✓
	d. Parks or Other Recreational Facilities	___	___	✓
	e. Maintenance of Public Facilities Including Roads	___	___	✓
	f. Other Governmental Services	___	___	✓
4.	**Impacts on Traffic/Circulation**			
	Will the project result in:			
	a. Generation of substantial vehicular movement?	___	___	✓
	b. A substantial impact on the surrounding circulation system?	___	___	✓
	c. Increased traffic hazards to motor vehicles, bicyclists, or pedestrians?	___	___	✓
5.	**Land Use**			
	a. Will the project result in a substantial alteration of the present or planned land use of an area?	___	___	✓
	b. Will the project have a substantial impact on surrounding land uses?	___	___	✓
6.	**Population/Housing**			
	a. Will the project alter the location, distribution, density or growth rate of the human population of the area?	___	___	✓
	b. Will the project affect the existing housing supply, or create a demand for additional housing?	___	___	✓
7.	**Energy/Utilities**			
	a. Will the project result in a substantial increase in the use of an energy source or require the development of new sources of energy?	___	___	✓
	b. Will the project result in a need for new public utility systems or a substantial alteration to existing utilities?	___	___	✓

		Yes	Maybe	No
8.	Natural Resources Will the project result in a substantial increase in the rate of use of any natural resource?	___	___	✓

III. OTHER AGENCIES AND/OR PERSONS CONSULTED

[ ] See attached [✓] Not applicable

IV. MANDATORY FINDINGS OF SIGNIFICANCE

a.	Will impacts have the potential to degrade the quality of the environment?	___	___	✓
b.	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	___	___	✓
c.	Does the project have impacts which are individually limited but cumulatively considerable?	___	___	✓
d.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	___	___	✓

V. DISCUSSION OF ENVIRONMENTAL EVALUATION

[✓] See attached [ ] Not applicable

VI. DETERMINATION

On the basis of this Initial Study:

[ ] I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION WILL BE PREPARED.

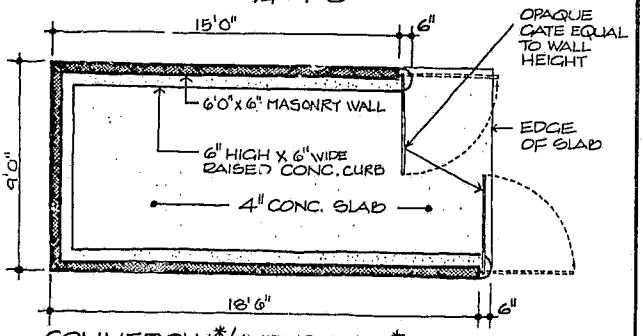
[✓] I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

[ ] I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

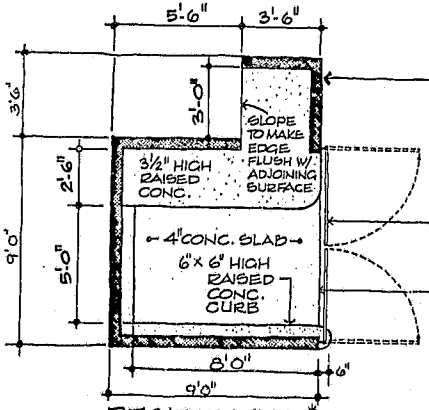
Date June 1, 1981 Signature Robin W. Town

TRASH ENCLOSURE STANDARDS

1/4" = 1'-0"



COMMERCIAL*/ INDUSTRIAL*



RESIDENTIAL*

*NOTE: WHEN COVERED OR PLACED ADJACENT TO A BUILDING, FIRE SPRINKLERS MAY BE REQUIRED.

Order No. 131284-MW
Escrow No. 131 ~~7584-RF~~
Loan No.

4894

$7.00

BK 14008 PG 1887

WHEN RECORDED MAIL TO:

Knowleton Corporation
720 Bennett Avenue
Long Beach, Calif. 90804
Attn: Grant Wiese

SURVEY MON. FUND FEE $10.00

RECORDED AT REQUEST OF FIRST AMER. TITLE INS. CO. IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA
8:00 A.M. APR 6 1981
LEE A. BRANCH, County Recorder

PAID
DOC TRANSFER TAX
LEE A. BRANCH
ORANGE CO. RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

same as above

DOCUMENTARY TRANSFER TAX $ 55.00

XX Computed on the consideration or value of property conveyed; OR
Computed on the consideration or value less liens or encumbrances remaining at time of sale.

B.C. Frank
Signature of Declarant or Agent determining tax – Firm Name
FIRST AMERICAN TITLE INSURANCE COMPANY

A. P. No. 418-121-30

GRANT DEED

15

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
BAKER STREET APARTMENTS, a California general partnership

hereby GRANT(S) to

KNOWLETON CORPORATION, a California corporation

the real property in the City of Costa Mesa
County of Orange , State of California, described as

That portion of Lot 6 in Block E of the Berry Tract, as shown on a map recorded in Book 30, page 74 of Miscellaneous Records of Los Angeles County, California, described as follows:

Beginning at the point of intersection of the center line of Baker Street, as shown on said map, and the Southerly prolongation of the West line of said Lot 6; thence North along said prolongation and the West line 412.5 feet; thence East parallel to said center line of Baker Street, 211.2 feet; thence South parallel to said West line of Lot 6 and its Southerly prolongation 412.5 feet to the center line of Baker Street; thence West along said center line 211.2 feet to the point of beginning.

Except the South 40 feet conveyed to the County of Orange for Baker Street by deed recorded February 15, 1943 in Book 1181, page 157 of Official Records.

Also except the East 105.6 feet thereof. 39,336

SUBJECT TO:

1. Second half general and special taxes.
2. Covenants, conditions restrictions, rights of way, easements and reservations of record, if any.

BAKER STREET APARTMENTS, a California general partnership
see Signature Page

Dated February 23, 1981

STATE OF CALIFORNIA
COUNTY OF } ss.

On
before me, the undersigned, a Notary Public in and for said State, personally appeared

known to me to be the person whose name
subscribed to the within instrument and acknowledged that executed the same.

WITNESS my hand and official seal.

Signature

(This area for official notarial seal)

APARTMENTS, a
California general partnership

BY: _____
R. C. Taylor Co., Inc.
R.C. TAYLOR, President
Its: General Partner

BY: _____
Wayne M. Grabyan

Its: General Partner

BY: _____
Steve Buu

Its: General Partner

BY: _____
Richard Coleman

Its: General Partner

SARD, INC.
BY: _____
Larry M. Gilbert, Pres.

Its: General Partner

BY: _____
Jay D. Golliher

Its: General Partner

BY: _____
Marietta P. Coleman

Its: General Partner

State of California

County of Santa Clara

On February 25, 1981, befor me, the undersigned, a Notary Public in and for said State, personally appeared Wayne M. Grabyan

known to me to be one of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

WITNESS, mt hand and official seal.

BONNIE J. WILLIAMS
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
SANTA CLARA COUNTY
My Commission Expires Sept. 17, 1984

Signature _____
Bonnie J. Williams

Signature _____
Name (Typed or Printed)

(This area for official notarial seal)

STATE OF CALIFORNIA }ss.
COUNTY OF Santa Clara
On February 25, 1981, before me, the undersigned, a Notary Public in and for said State, personally appeared Jan D. Golliher

known to me to be one of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

Signature Bonnie J. Williams

Bonnie J. Williams
Name (Typed or Printed)

BONNIE J. WILLIAMS
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
SANTA CLARA COUNTY
My Commission Expires Sept. 17, 1984

(This area for official notarial seal)

Form 3003—(Partnership) First American Title Company

STATE OF CALIFORNIA }ss.
COUNTY OF Orange
On February 24, 1981, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Coleman

known to me to be one of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

Signature Stacia Mason

STACIA MASON
Name (Typed or Printed)

OFFICIAL SEAL
STACIA MASON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Exp. Apr. 10, 1984

(This area for official notarial seal)

Form 3003—(Partnership) First American Title Company

STATE OF CALIFORNIA }ss.
COUNTY OF Orange
On February 26, 1981, before me, the undersigned, a Notary Public in and for said State, personally appeared Steve Bell

known to me to be one of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

Signature Stacia Mason

STACIA MASON
Name (Typed or Printed)

OFFICIAL SEAL
STACIA MASON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Exp. Apr. 10, 1984

(This area for official notarial seal)

Form 3003—(Partnership) First American Title Company

STATE OF CALIFORNIA }
COUNTY OF Orange } ss.

On this 24th day of February, 1984, before me the undersigned
a Notary Public in and for said State personally appeared Donald C. Taylor
known to me to be the President, and
known to me to be the Secretary of D.C. Taylor Co. Inc.,
the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being
known to me to be one of the partners of
Baker Street Apartments
the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.

Signature _____

Stacia Mason
Name (Typed or Printed)

OFFICIAL SEAL
STACIA MASON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Exp. Apr. 10, 1984

(This area for official notarial seal)

Form 3005—(Corporation as a Partner of a Partnership) First American Title Company

STATE OF CALIFORNIA }
COUNTY OF Orange } ss.

On this 24th day of February, 1984, before me the undersigned
a Notary Public in and for said State personally appeared Larry M. Gilbert
known to me to be the President, and
known to me to be the Secretary of Sard, Inc
the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being
known to me to be one of the partners of
Baker Street Apartments
the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.

Signature _____

Stacia Mason
Name (Typed or Printed)

OFFICIAL SEAL
STACIA MASON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Exp. Apr. 10, 1984

(This area for official notarial seal)

Form 3006—(Corporation as a Partner of a Partnership) First American Title Company

STATE OF CALIFORNIA }
COUNTY OF Orange } ss.

On April 1, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared Marion T. Pollard

known to me to be one of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

Signature _____

Stacia Mason

OFFICIAL SEAL
STACIA MASON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Exp. Apr. 10, 1984

Form 3003—(Partnership) First American Title Company

May 28, 1981

City of Costa Mesa
Planning Department
77 Fair Oak Drive
Costa Mesa, California

RE: 810 Baker Street
Costa Mesa, California

Gentlemen:

As Executive Vice President and an Officer of The Knowleton Corporation, I hereby authorize Robert McFarland, Vice President of Marketing, to sign any and all documentation pertaining to the above mentioned property on The Knowleton Corportion's behalf.

Thank you.

Sincerely,

William L. Hewes, III
Executive Vice President

WLH/ds

THE KNOWLETON CORPORATION
720 Bennett Avenue / Long Beach, California 90804 / 213/433-0051

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

On May 28, 1981, before me, the undersigned, a Notary Public in and for said State, personally appeared William L. Hewes, III, known to me to be the Executive Vice President and Secretary of the Corporation that executed the within Instrument, known to me to be the person who executed the within Instrument, on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to it's By-Laws or a Resolution of it's Board of Directors.

WITNESS MY HAND AND OFFICIAL SEAL

Signature _____
Debra Shockley

OFFICIAL SEAL
DEBRA SHOCKLEY
Notary Public - California
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
MY COMMISSION EXPIRES SEPTEMBER 28, 1984

CITY OF COSTA MESA
PLANNING DEPARTMENT

This is to certify that ZE-81-117
(Rezone Petition or Zone Exception Permit)

for Mc Farland/Knowleton

was

Published on 6-12-81
(date)

Posted on —0—
(date)

30 Post Cards mailed to property
(no.)

owners of record as shown in our files on

6-1-81

Charles W. Roberts
Charles W. Roberts
Director of Planning

CMF 0124-26

P.O. BOX 1200, COSTA MESA, CALIFORNIA 92626

THE COSTA MESA PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE CITY HALL, 77 FAIR DRIVE, COSTA MESA, CALIFORNIA AT 6:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER ON MONDAY, JUNE 22, 1981, ZONE EXCEPTION PERMIT ZE-81-117 FOR ROBERT MCFARLAND, AUTHORIZED AGENT FOR THE KNOWLETON CORPORATION, 720 BENNETT AVENUE, LONG BEACH, FOR A CONDITIONAL USE PERMIT FOR A 20 UNIT CONDOMINIUM PROJECT WITH VARIANCES FROM DENSITY, FENCE HEIGHT, SIDE SETBACK, AND BUILDING HEIGHT, LOCATED AT 810 BAKER STREET, IN AN R3 ZONE. ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION

ANY ORAL OR WRITTEN COMMENTS, FOR OR AGAINST THE APPLICATION, WILL BE HEARD AT THIS TIME. IF YOU HAVE QUESTIONS, CALL THE PLANNING DEPT. AT (714)754-5245.

P.O. BOX 1200, COSTA MESA, CALIFORNIA 92626

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ZONE EXCEPTION PERMIT ZE-81-117 FOR ROBERT MCFARLAND, AUTHORIZED AGENT FOR THE KNOWLETON CORPORATION, 720 BENNETT AVENUE, LONG BEACH, FOR A CONDITIONAL USE PERMIT FOR A 20 UNIT CONDOMINIUM PROJECT WITH VARIANCES FROM DENSITY, FENCE HEIGHT, SIDE SETBACK, AND BUILDING HEIGHT, LOCATED AT 810 BAKER STREET, IN AN R3 ZONE. ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION

A.P. NO. 141-251-03
ADAMS, MAURICE C
SAVE-MOST LIQUOR STORES
841 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-251-04
ADAMS, MAURICE C
SAVE-MOST LIQUOR STORES
841 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-251-05
WISH, ROBERT L
250 NEWPORT CENTER DR
SUITE M-200
NEWPORT BEACH, CAL 92660

A.P. NO. 141-251-33
WISH, WANDA J
4 RUE GRAND VALLEE
NEWPORT BEACH, CA 92660

A.P. NO. 418-121-01
PALKE, THOMAS H ET AL
4040 -A W 134TH ST
HAWTHORNE, CAL 90250

A.P. NO. 418-121-02
WIEKAMP, DARRYL L
2286 CRESTVIEW CIR
BREA, CA 92621

A.P. NO. 418-121-03
WICKEN, RAY G
1939 BAYSIDE DR
CORONA DEL MAR, CAL 92625

A.P. NO. 418-121-04
STEWART, CARL E
119 VIA MENTONE
NEWPORT BEACH, CAL 92663

A.P. NO. 418-121-05
WONG, TUN FOO
2214 MONTAGUE CIR
PLACENTIA, CA 92670

A.P. NO. 418-121-06
WONG, TUN F
2214 MONTAGUE CIR
PLACENTIA, CAL 92670

A.P. NO. 418-121-07
FELDMAN, KENNETH E
110 E 9TH ST #8-519
LOS ANGELES, CAL 90015

A.P. NO. 418-121-08
FELDMAN, KENNETH E
110 E 9TH ST #8-519
LOS ANGELES, CAL 90015

A.P. NO. 418-121-09
HORIO, SEIJI P
9662 HENDERSON WAY
VILLA PARK, CA 92667

A.P. NO. 418-121-10
LEDIN, ROGER
2036 -A FULLERTON AVE
COSTA MESA, CAL 92627

A.P. NO. 418-121-11
CARLSON, DAVID D
26 SYCAMORE CREEK
IRVINE, CAL 92715

A.P. NO. 418-121-12
GRECO, STEVEN L
19471 SIERRA RATON RD
IRVINE, CA 92715

A.P. NO. 418-121-13
AUSTIN, JAMES R
109 -A 39TH ST
NEWPORT BEACH, CAL 92663

A.P. NO. 418-121-14
LA BORDE, M M
P O BOX 792
SOLANA BEACH, CAL 92075

A.P. NO. 418-121-15
AUSTIN, JAMES R
109 -A 39TH ST
NEWPORT BEACH, CAL 92663

A.P. NO. 418-121-16
LA BORDE, M M
P O BOX 792
SOLANA BEACH, CAL 92075

A.P. NO. 418-121-17
HENDRICKSON, RONALD W
1991 PORT CLARIDGE PL
NEWPORT BEACH, CAL 92660

A.P. NO. 418-121-18
BARTHOLOMEW, RICHARD E ET AL
P O BOX 1092
LAGUNA BEACH, CA 92652

A.P. NO. 418-121-19
BERNARDY, THOMAS J
%GREAT WEST LIFE
P O BOX 1776
SANTA ANA, CAL 92702

A.P. NO. 418-121-23
DI PIETRANTONIO, NICHOLAS
13651 OLYMPIC AVE
COSTA MESA, CAL 92626

A.P. NO. 418-121-24
STEWART, JEROME A ET AL
7150 FENWICK LN SUITE 219
WESTMINSTER, CAL 92683

A.P. NO. 418-121-25
PARK, JACK H
782 PAULARINO AVE
COSTA MESA, CAL 92626

A.P. NO. 418-121-26
SHELLENBARGER, WALTER W (NO)
789 PAULARINO AVE
COSTA MESA, CAL 92626

A.P. NO. 418-121-29
CITY OF COSTA MESA
CITY HALL
COSTA MESA, CAL 92626

A.P. NO. 418-121-30
BAKER STREET APARTMENTS
810 BAKER ST
COSTA MESA, CA 92626

A.P. NO. 418-122-10
SKOURAS, GEORGE J
3011 -A JEFFREY DR
COSTA MESA, CAL 92626

A.P. NO. 418-122-11
IVERSON, JAMES H
1756 ORANGE AVE
COSTA MESA, CAL 92627

A.P. NO. 418-122-12
EVERETT, CHARLES M
TR
14 SPOONBILL
IRVINE, CAL 92714

A.P. NO. 418-122-13
BENDER, NORMAN E
10091 BEVERLY DR
HUNTINGTN BCH, CAL 92646

A.P. NO. 418-122-14
TAKEUCHI, ROY
6497 COPELAND CT
SAN JOSE, CA 95124

A.P. NO. 418-122-15
CHAPIRSON, ANNA
3760 ASTER ST
SEAL BEACH, CAL 90740

A.P. NO. 418-122-16
CANTRELL, RICHARD R
%LEE, THOMAS S
6306 W OCEAN FRONT
NEWPORT BEACH, CAL 92663

PUBLIC HEARINGS WILL BE HELD BY THE COSTA MESA PLANNING COMMISSION AT THE CITY HALL, 77 FAIR DRIVE, COSTA MESA, CALIFORNIA, AT 6:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER ON MONDAY, JUNE 22, 1981, REGARDING THE FOLLOWING APPLICATIONS:

1. ZONE EXCEPTION PERMIT ZE-81-117 FOR ROBERT MCFARLAND, AUTHORIZED AGENT FOR THE KNOWLETON CORPORATION, 720 BENNETT AVENUE, LONG BEACH, FOR A CONDITIONAL USE PERMIT FOR A 20 UNIT CONDOMINIUM PROJECT WITH VARIANCES FROM DENSITY, FENCE HEIGHT, SIDE SETBACK, AND BUILDING HEIGHT, LOCATED AT 810 BAKER STREET, IN AN R3 ZONE. ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION

FOR FURTHER INFORMATION ON THE ABOVE APPLICATIONS, TELEPHONE 754-5245 OR CALL AT THE OFFICE OF THE PLANNING DEPARTMENT, ROOM 200, 77 FAIR DRIVE, COSTA MESA, CALIFORNIA.

COSTA MESA PLANNING COMMISSION
RICHARD CARSTENSEN, CHAIRMAN
CHARLES W. ROBERTS SECRETARY AND
DIRECTOR OF PLANNING

DEVELOPMENT SERVICES DEPARTMENT

RECOMMENDED CONDITIONS/ORDINANCE REQUIREMENTS

FOR PLANNING COMMISSION MEETING OF June 22, 1981

DUE BACK TO THE PLANNING DIVISION BY 6/10/81 PLANNER

TO: ( ) Building Safety
( ) Engineering Division
(✓) Fire Prevention
( ) Leisure Services
( ) Police Department
(2)-( ) Sanitary District (Don Stevens)
( ) Transportation Services
( ) Water District (Information only)

A.P. NUMBER 418-121-30 Applicant/Authorized Agt Phone No.

COMPUTER INPUT:

17011 28106 22 ZE 11781110711

401 ZONE EXCEPTION PERMIT ZE-81-117 FOR ~~ROBERT~~
402 ~~MCFARLAND, AUTHORIZED AGENT FOR~~ THE
403 KNOWLETON CORPORATION, 720 BENNETT AVENUE,
404 LONG BEACH, FOR A CONDITIONAL USE PERMIT FOR
405 A 20 UNIT CONDOMINIUM PROJECT WITH VARIANCES
406 FROM DENSITY, FENCE HEIGHT, SIDE SETBACK,
407 AND BUILDING HEIGHT, LOCATED AT 810 BAKER
408 STREET, IN AN R3 ZONE. ENVIRONMENTAL
409 DETERMINATION: NEGATIVE DECLARATION
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Conditions/Ordinance Requirements: (Comments other than standard conditions/ Ordinances, should be addressed to the Planning Commission in memo form.)

CMF 0815-30

Date 6-9-81

CERTIFIED FIRE DEPARTMENT RECOMMENDATIONS

(ZE) DR RA 81-117 Address 810 Baker

Evaluation - Findings

1. (a) (b) (c) (d)
2.
3. _____%
4.

Requirements

(5.) 3 (a), location on the Baker Street right of way approximately 225' west of the centerline of Century and of the Randolf Avenue right of way adjacent to the driveway of this (6.) (a), (b), (c) property and approximately 300' east of this (7.) property.
(8.) 5
9. location _____
(b), (c)
10. (a), (b) located _____
11.
(12.)
13. (a), (b)
14. location _____
15.
16.
17.
18. (a), (b)
19. (a), (b)

Additional Requirements

Findings: Fire hydrant availability is inadequate, spacing between hydrants being 127% deficient on Baker Streets, and no hydrants are available on Randolf Avenue.

20. The subterranean parking structure shall be protected throughout with automatic fire sprinklers. The fire department connection shall be oriented to Baker Street.

DEVELOPMENT SERVICES DEPARTMENT

RECOMMENDED CONDITIONS/ORDINANCE REQUIREMENTS

FOR PLANNING COMMISSION MEETING OF June 22, 1981

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TO: (✓) Building Safety
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( ) Fire Prevention
( ) Leisure Services
( ) Police Department
(2)-( ) Sanitary District (Don Stevens)
( ) Transportation Services
( ) Water District (Information only)

A.P. NUMBER 418-121-30 Applicant/Authorized Agt Phone No. _____

COMPUTER INPUT:

17011[illegible]

401 ZONE EXCEPTION PERMIT ZE-81-117 FOR ROBERT
402 MCFARLAND, AUTHORIZED AGENT FOR THE
403 KNOWLETON CORPORATION, 720 BENNETT AVENUE,
404 LONG BEACH, FOR A CONDITIONAL USE PERMIT FOR
405 A 20 UNIT CONDOMINIUM PROJECT WITH VARIANCES
406 FROM DENSITY, FENCE HEIGHT, SIDE SETBACK,
407 AND BUILDING HEIGHT, LOCATED AT 810 BAKER
408 STREET, IN AN R3 ZONE. ENVIRONMENTAL
409 DETERMINATION: NEGATIVE DECLARATION
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Conditions/Ordinance Requirements: (Comments other than standard conditions/ Ordinances, should be addressed to the Planning Commission in memo form.)

DEVELOPMENT SERVICES DEPARTMENT

RECOMMENDED CONDITIONS/ORDINANCE REQUIREMENTS

FOR PLANNING COMMISSION MEETING OF June 22, 1981

DUE BACK TO THE PLANNING DIVISION BY 6/10/81 PLANNER

TO: ( ) Building Safety
( ) Engineering Division
( ) Fire Prevention
( ) Leisure Services
(✓) Police Department
(2)-( ) Sanitary District (Don Stevens)
( ) Transportation Services
( ) Water District (Information only)

A.P. NUMBER 418-121-30 Applicant/Authorized Agt Phone No.

COMPUTER INPUT:

17011281064222E [redacted] 07811107 (

401 ZONE EXCEPTION PERMIT ZE-81-117 FOR ROBERT
402 MCFARLAND, AUTHORIZED AGENT FOR THE
403 KNOWLETON CORPORATION, 720 BENNETT AVENUE,
404 LONG BEACH, FOR A CONDITIONAL USE PERMIT FOR
405 A 20 UNIT CONDOMINIUM PROJECT WITH VARIANCES
406 FROM DENSITY, FENCE HEIGHT, SIDE SETBACK,
407 AND BUILDING HEIGHT, LOCATED AT 810 BAKER
408 STREET, IN AN R3 ZONE. ENVIRONMENTAL
409 DETERMINATION: NEGATIVE DECLARATION

410 It would appear that the developer is asking for a lot of variances.
411 If the parcel cannot handel the project, perhaps the project should
412 be changed. However, the Police Department is only concerned with
413 emergency access and security, which the request does not show.
414

R.E. Neth
R.E. NETH
CHIEF OF POLICE

Conditions/Ordinance Requirements: (Comments other than standard conditions/ Ordinances, should be addressed to the Planning Commission in memo form.)

CMF 0815-30

DEVELOPMENT SERVICES DEPARTMENT

RECOMMENDED CONDITIONS/ORDINANCE REQUIREMENTS

FOR PLANNING COMMISSION MEETING OF June 22, 1981

DUE BACK TO THE PLANNING DIVISION BY 6/10/81 PLANNER

TO: ( ) Building Safety
( ) Engineering Division
( ) Fire Prevention
( ) Leisure Services
( ) Police Department
(2)-( ) Sanitary District (Don Stevens)
( ) Transportation Services
( ) Water District (Information only)
(/) Streets and Sanitation (Bill Anderson)

A.P. NUMBER 418-121-30 Applicant/Authorized Agt Phone No.

COMPUTER INPUT:

17011 8106 22 Z.E 81 07811107 1

401 ZONE EXCEPTION PERMIT ZE-81-117 FOR ROBERT
402 MCFARLAND, AUTHORIZED AGENT FOR THE
403 KNOWLETON CORPORATION, 720 BENNETT AVENUE,
404 LONG BEACH, FOR A CONDITIONAL USE PERMIT FOR
405 A 20 UNIT CONDOMINIUM PROJECT WITH VARIANCES
406 FROM DENSITY, FENCE HEIGHT, SIDE SETBACK,
407 AND BUILDING HEIGHT, LOCATED AT 810 BAKER
408 STREET, IN AN R3 ZONE. ENVIRONMENTAL
409 DETERMINATION: NEGATIVE DECLARATION
410 SANITATION:
411 Dist #7 fees @ $250 per dwelling unit, fixture fees, sewer permit & inspection prior to sewer installation.
412
413
414

Conditions/Ordinance Requirements: (Comments other than standard conditions/ Ordinances, should be addressed to the Planning Commission in memo form.)

CMF 0815-30

DEVELOPMENT SERVICES DEPARTMENT

RECOMMENDED CONDITIONS/ORDINANCE REQUIREMENTS

FOR PLANNING COMMISSION MEETING OF June 22, 1981

DUE BACK TO THE PLANNING DIVISION BY 6/10/81 PLANNER

TO: (/) Building Safety
( ) Engineering Division
( ) Fire Prevention
( ) Leisure Services
( ) Police Department
(2)-( ) Sanitary District (Don Stevens)
( ) Transportation Services
( ) Water District (Information only)

A.P. NUMBER 418-121-30 Applicant/Authorized Agt Phone No. _____

COMPUTER INPUT:

17011281062212E [redacted] 11781110711

401 ZONE EXCEPTION PERMIT ZE-81-117 FOR ROBERT
402 MCFARLAND, AUTHORIZED AGENT FOR THE
403 KNOWLETON CORPORATION, 720 BENNETT AVENUE,
404 LONG BEACH, FOR A CONDITIONAL USE PERMIT FOR
405 A 20 UNIT CONDOMINIUM PROJECT WITH VARIANCES
406 FROM DENSITY, FENCE HEIGHT, SIDE SETBACK,
407 AND BUILDING HEIGHT, LOCATED AT 810 BAKER
408 STREET, IN AN R3 ZONE. ENVIRONMENTAL
409 DETERMINATION: NEGATIVE DECLARATION
410 1. Shall Conform to 1979 U.B.C. & ancillary Codes
411
412
413
414

8 June 81

Conditions/Ordinance Requirements: (Comments other than standard conditions/ Ordinances, should be addressed to the Planning Commission in memo form.)

CMF 0815-30

DEVELOPMENT SERVICES DEPARTMENT

RECOMMENDED CONDITIONS/ORDINANCE REQUIREMENTS

FOR PLANNING COMMISSION MEETING OF June 22, 1981

DUE BACK TO THE PLANNING DIVISION BY 6/10/81 PLANNER

TO: ( ) Building Safety
( ) Engineering Division
( ) Fire Prevention
( ) Leisure Services
( ) Police Department
(2)-(✓) Sanitary District (Don Stevens)
( ) Transportation Services
( ) Water District (Information only)

A.P. NUMBER 418-121-30 Applicant/Authorized Agt Phone No. _____

COMPUTER INPUT:

17011 2 8 10 C 22 Z E 11781110 1

401 ZONE EXCEPTION PERMIT ZE-81-117 FOR ROBERT
402 MCFARLAND, AUTHORIZED AGENT FOR THE
403 KNOWLETON CORPORATION, 720 BENNETT AVENUE,
404 LONG BEACH, FOR A CONDITIONAL USE PERMIT FOR
405 A 20 UNIT CONDOMINIUM PROJECT WITH VARIANCES
406 FROM DENSITY, FENCE HEIGHT, SIDE SETBACK,
407 AND BUILDING HEIGHT, LOCATED AT 810 BAKER
408 STREET, IN AN R3 ZONE. ENVIRONMENTAL
409 DETERMINATION: NEGATIVE DECLARATION

410 1. Developer will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.

412 2. Sanitation District No. 7 fees will apply at the time a permit is issued i.e. $625.00 per acre/commercial; $250.00 per dwg. unit/residential.

414 D.E. Stevens, Dist. Eng.

Use Streets + Sanit. Dist.

Conditions/Ordinance Requirements: (Comments other than standard conditions/ Ordinances, should be addressed to the Planning Commission in memo form.)

CMF 0815-30

DEVELOPMENT SERVICES DEPARTMENT

RECOMMENDED CONDITIONS/ORDINANCE REQUIREMENTS

FOR PLANNING COMMISSION MEETING OF June 22, 1981

DUE BACK TO THE PLANNING DIVISION BY 6/10/81 PLANNER

TO: ( ) Building Safety
( ) Engineering Division
( ) Fire Prevention
(✓) Leisure Services
( ) Police Department
(2)-( ) Sanitary District (Don Stevens)
( ) Transportation Services
( ) Water District (Information only)

A.P. NUMBER 418-121-30 Applicant/Authorized Agt Phone No. _____

COMPUTER INPUT:

17011 81106 22 ZE 11781107

401ZONE EXCEPTION PERMIT ZE-81-117 FOR ROBERT
402MCFARLAND, AUTHORIZED AGENT FOR THE
403KNOWLETON CORPORATION, 720 BENNETT AVENUE,
404LONG BEACH, FOR A CONDITIONAL USE PERMIT FOR
405A 20 UNIT CONDOMINIUM PROJECT WITH VARIANCES
406FROM DENSITY, FENCE HEIGHT, SIDE SETBACK,
407AND BUILDING HEIGHT, LOCATED AT 810 BAKER
408STREET, IN AN R3 ZONE. ENVIRONMENTAL
409DETERMINATION: NEGATIVE DECLARATION
410
411
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Conditions/Ordinance Requirements: (Comments other than standard conditions/ Ordinances, should be addressed to the Planning Commission in memo form.)

LIQUIDAMBAR STYRACIFLUA 'PALO ALTO' SPACED AT 30' CENTERS

W.J. Bryant

CMF 0815-30

STANDARD CONDITIONS FOR ZONE EXCEPTIONS AND PARCEL MAPS
(Engineering Conditions Only)

ZE-81-117

1. Construct P.C.C. ~~residential~~ commercial sidewalk per City of Costa Mesa Standard Drawings at applicant's expense ON BAKER STREET

2. Construct P.C.C. driveway approach per City of Costa Mesa Standard Plans. Location, width and type are subject to the approval of the Traffic Engineer.

3. Any existing drives and/or curb depressions that will not be used shall be removed and replaced with full height curb and sidewalk at applicant's expenses.

4. (a) Dedicate all land 53 feet from the center line of BAKER (Street).
   (b) Dedicate all land _____ feet from the center line of _____.
   (c) Dedicate a 5' public utility easement behind existing right of way line on _____.

5. Dedicate a _____ foot radius spandrel at the corner of _____ (Streets).

6. Dedicate a _____ foot diagonal corner cut-off at the corner of _____ (Streets).

7. (a) The developer shall pay the required water acreage fee of $250 per acre prior to ~~issuance of building~~ permit/approval of ~~parcel~~ final TRACT map.
   (b) The developer shall pay the required water acreage fee of $50 prior to issuance of building permit/approval of parcel map. (This clause (b) is to be used for any parcel containing 10,000 square feet or less).

8. Fulfill Drainage Ordinance Fee requirements prior to: ~~issuance of building permit~~/approval of ~~parcel~~ Final TRACT map.

9. Comply with the requirements of the Department of Housing and Urban Development, Federal Insurance Administration, for Flood Hazard Insurance.

10. Submit improvement plans for and fully improve THE NORTHERLY ONE-HALF OF BAKER ST. to its ultimate width per City of Costa Mesa Master Plan of Highways/Standards.

11. Require cash deposit to guarantee construction of _____ to its ultimate width per City of Costa Mesa Master Plan of Highways/Standards. Cash deposit to be determined by City Engineer.

12. Two copies of the final ~~parcel~~ TRACT ma shall be submitted to the Engineering Department for checking.

13. Furnish and install _____ H.P.S.V. street lights on marbelite poles. Pay advanced energy fee.

14. Construct facilities as per City of Costa Mesa Master Drainage Plan.

15. Submit current Title Report.

16. Submit nine copies and one sepia of recorded map.

17. Submit Grading Plan and hydrology calculations.

TRAFFIC ENGINEERING

INTER OFFICE MEMORANDUM

June 4 19 81

TO: Director of Development Services FROM: Transportation Manager

SUBJECT: ZE 81 117

The following suggestions are for your consideration as checked:

- ☐ 1. Internal parking circulation is poor requiring backing into streets if spaces are occupied.
- ☐ 2. Parking stalls difficult for access and/or exiting - turn around inadequate.
- ☐ 3. Stall and aisle dimensions are inadequate.
- ☐ 4. Parking allows side of vehicle to be exposed to backing vehicles.
- ☐ 5. Development plan not attached.
- ☒ 6. Use Type II driveway.
- ☐ 7. Insufficient information.
- ☐ 8. See prior submittal.
- ☐ 9. Other If the rear access is the knuckle on Randolph Ext Type I drwy is OK.

RECOMMENDATIONS:

- ☒ 1. Approve subject to conditions listed.
- ☐ 2. Approve with suggestions forwarded to developer.
- ☐ 3. Redesign plan to accommodate above comments.
- ☐ 4. Disapprove plan subject to submittal of additional information.
- ☐ 5. Deny.
- ☐ 6. Other

CMF 0541-64, rev. 3/80 White-Development; Pink-Engineering

DEVELOPMENT SERVICES DEPARTMENT

RECOMMENDED CONDITIONS/ORDINANCE REQUIREMENTS

FOR PLANNING COMMISSION MEETING OF June 22, 1981

DUE BACK TO THE PLANNING DIVISION BY 6/10/81 PLANNER

TO: ( ) Building Safety
( ) Engineering Division
( ) Fire Prevention
( ) Leisure Services
( ) Police Department
(2)-( ) Sanitary District (Don Stevens)
(√) Transportation Services
( ) Water District (Information only)

A.P. NUMBER 418-121-30 Applicant/Authorized Agt Phone No.

COMPUTER INPUT:

17011 28106 22 ZE [redacted] 11781110711

401 ZONE EXCEPTION PERMIT ZE-81-117 FOR ROBERT
402 MCFARLAND, AUTHORIZED AGENT FOR THE
403 KNOWLETON CORPORATION, 720 BENNETT AVENUE,
404 LONG BEACH, FOR A CONDITIONAL USE PERMIT FOR
405 A 20 UNIT CONDOMINIUM PROJECT WITH VARIANCES
406 FROM DENSITY, FENCE HEIGHT, SIDE SETBACK,
407 AND BUILDING HEIGHT, LOCATED AT 810 BAKER
408 STREET, IN AN R3 ZONE. ENVIRONMENTAL
409 DETERMINATION: NEGATIVE DECLARATION
410
411
412
413
414

Conditions/Ordinance Requirements: (Comments other than standard conditions/ Ordinances, should be addressed to the Planning Commission in memo form.)

RECEIVED
JUN 1 - 1981
CITY OF COSTA MESA
TRAFFIC ENGINEERING

CMF 0815-30

1 ft³ = 28.3168 ℓ (K_s = 1.5
1 m 3.281 ft

ZE 81-117 ~ f16

STORM DESIGN SHEET

SUBJECT STORM DRAINS

JOB NO 226.01 SHEET 1 OF 3
DESIGN BY JWC DATE 1/26 1982
CHECKED BY ____ DATE ____ 19__

DESCRIPTION BAKER STREET CONDOMINIUMS 810 Baker St., Costa Mesa, CA.

BEGINING DESIGN DATA: ASSUMED TIME TO INLET = ≤ 10 MINUTES
ELEVATION HGL AT BEGINING OF SYSTEM = ____ Δ HGL ELEV ____
ELEVATION HGL AT END OF SYSTEM = ____ APPROX SYSTEM LENGTH ____
APPROX AVERAGE SLOPE ____

POINT OF CONCENTRATION	CONTRIB Ac (A)	RUNOFF Coef (C)	CA	Σ CA	Intensity (I)	Q cfs (ΣCAxi)	Pipe Diameter	Slope ft/ft	Length (ft)	Δ Elev (ft)	Elev HGL (ft)	Velocity (fps)	T, min in pipe	T, min total	
AREA I	0.188	0.90	0.1692		2.00	0.3384	6"	0.010	64	0.64		2.85	0.37		Capacity 15.5ℓ/s
(LINE (A)-(B))						(9.58 ℓ/s)	(150 mm)	(10‰)				(0.87 m/s)			
LINE (1)-(A)						Capacity	4"	0.017	22	0.37		2.85			
						(6.8 ℓ/s)	(100mm)	(17‰)				(0.87 m/s)			
LINE (2)-(A)						Capacity	4"	0.017	23	0.39		2.85			
						(6.8 ℓ/s)	(100mm)	(17‰)				(0.87 m/s)			
LINE (3)						Capacity	4"	0.016	9	0.14		2.76			
						(6.6 ℓ/s)	(100mm)	(16‰)				(0.84 m/s)			
LINE (4)						Capacity	4"	0.016	2	0.03		2.76			
						(6.6 ℓ/s)	(100mm)	(16‰)				(0.84 m/s)			
LINE (5)						Capacity	4"	0.015	4	0.06		2.66			
						(6.4 ℓ/s)	(100mm)	(15‰)				(0.81 m/s)			
LINE (6)						Capacity	4"	0.016	38	0.61		2.76			
						(6.6 ℓ/s)	(100mm)	(16‰)				(0.84 m/s)			
LINE (7)						Capacity	4"	0.016	7	0.11		2.76			
						(6.6 ℓ/s)	(100mm)	(16‰)				(0.84 m/s)			
AREA II	0.049	0.90	0.0441		2.00	0.0882	4"	0.017	45	0.77		2.85			
(LINE (8) (9) (B))						(2.50 ℓ/s)	(100mm)	(17‰)				(0.87 m/s)			
AREA III	0.049	0.90	0.0441		2.00	0.0882	4"	0.018	39	0.70		2.92			
(LINE (10) (11) - (B))						(2.50 ℓ/s)	(100mm)	(18‰)				(0.89 m/s)			
LINE (B)-(C)	0.286	0.90	0.2574		2.00	0.5148	6"	0.01225	82	0.98		3.18	0.43	0.80	Capacity 17.1 ℓ/s
						(14.58 ℓ/s)	(150mm)	(12.5‰)				(0.97 m/s)			

SUBJECT STORM DRAINS

STORM DESIGN SHEET

JOB NO 226.01 SHEET 2 OF 3
DESIGN BY HK DATE 1/26 1982
CHECKED BY _____ DATE _____ 19__

DESCRIPTION BAKER STREET CONDOMINIUMS
810 Baker St, Costa Mesa, CA

BEGINING DESIGN DATA: ASSUMED TIME TO INLET = _____ MINUTES
ELEVATION HGL AT BEGINING OF SYSTEM = _____ Δ HGL ELEV _____
ELEVATION HGL AT END OF SYSTEM = _____ APPROX SYSTEM LENGTH _____
APPROX. AVERAGE SLOPE _____

POINT OF CONCENTRATION	CONTRIB Ac (A)	RUNOFF Coef (C)	CA	Σ CA	Intensity (i)	Q cfs (ΣCAxi)	Pipe Diameter	Slope ft/ft	Length (ft)	Δ Elev (ft)	Elev HGL (ft)	Velocity (fps)	T, min in pipe	T, min total
AREA IV	0.049	0.90	0.0441		2.00	0.088	4"	0.018	36	0.65		2.92		
(LINE (18)(A)-(C)						(2.50 ℓ/s)	(100mm)	(18‰)				(0.89 m/s)		
AREA V	0.188	0.90	0.1692		2.00	0.3384	6"	0.012	64	0.77		3.15		
(LINE (D)-(C)						(9.58 ℓ/s)	(150mm)	(12‰)				(0.96 m/s)		
LINE (12)-(D)						Capacity	4"	0.02	22	0.44		3.08		
						(7.4 ℓ/s)	(100mm)	(20‰)				(0.94 m/s)		
LINE (13)-(D)						Capacity	4"	0.02	23	0.46		3.08		
						(7.4 ℓ/s)	(100mm)	(20‰)				(0.94 m/s)		
LINE (14)						Capacity	4"	0.02	10	0.20		3.08		
						(7.4 ℓ/s)	(100mm)	(20‰)				(0.94 m/s)		
LINE (15)						Capacity	4"	0.02	1	0.02		3.08		
						(7.4 ℓ/s)	(100mm)	(20‰)				(0.94 m/s)		
LINE (16)						Capacity	4"	0.015	14	0.21		2.66		
						(6.4 ℓ/s)	(100mm)	(15‰)				(0.81 m/s)		
LINE (17)						Capacity	4"	0.015	35	0.53		2.66		
						(6.4 ℓ/s)	(100mm)	(15‰)				(0.81 m/s)		
AREA VI	0.021	1.00	0.021		2.00	0.042	TRENCH	0.02	26.67	0.53				
						(1.19 ℓ/s)	Bottle	(20‰)						

Capacity 16.9ℓ/s

SUBJECT STORM DRAINS

STORM DESIGN SHEET

JOB NO. 226.01 SHEET 3 OF 3
DESIGN BY HK DATE 1/26 19 82
CHECKED BY _____ DATE _____ 19__

DESCRIPTION BAKER STREET CONDOMINIUMS
810 Baker St, Costa Mesa, CA

BEGINING DESIGN DATA: ASSUMED TIME TO INLET = _____ MINUTES
ELEVATION HGL AT BEGINING OF SYSTEM = _____ Δ HGL ELEV _____
ELEVATION HGL AT END OF SYSTEM = _____ APPROX SYSTEM LENGTH _____
APPROX AVERAGE SLOPE _____

POINT OF CONCENTRATION	CONTRIB Ac (A)	RUNOFF Coef (C)	CA	Σ CA	Intensity (I)	Q cfs (ΣCAxI)	Pipe Diameter	Slope ft/ft	Length (ft)	Δ Elev (ft)	Elev HGL (ft)	Velocity (fps)	T, min in pipe	T, min total	
LINE (C)-(E)															
LINE (A)-(B)						0.3384									
						(9.58 ℓ/s)									
LINE (8)(9)-(B)						0.0882									
						(2.50 ℓ/s)									
LINE (10)(11)-(C)						0.0882									
						(2.50 ℓ/s)									
LINE (12)(13)-(C)						0.0882									
						(2.50 ℓ/s)									
LINE (D)-(C)						0.3384									
						(9.58 ℓ/s)									
TRENCH (E)						0.042									
						(1.19 ℓ/s)									
LINE (C)-(E)					2.00	0.9834	8"	0.01	101	1.01		3.48	0.48	1.28	capacity 33.2
						(27.85 ℓ/s)	(200mm)	(10‰)				(1.06m/s)			
AREA VII	0.011	0.50	0.0055												
" VIII	0.025	0.80	0.02	0.0255	2.00	0.051	4"	0.013	34	0.44		3.28			
						(1.44 ℓ/s)	(100mm)	(13‰)				(1.00m/s)			
LINE (F)-(G)						1.0344	8"	0.011	65	0.72		3.64	0:30	1.58	
						(29.29 ℓ/s)	(200mm)	(11‰)				(1.11m/s)			

September 21, 1982

The Rhoulston Corporation
Attn: Robert McFarland
720 Bennett Avenue
Long Beach, California 90804

Re: Expiration of SD-81-117
910 Baker Street, Costa Mesa

Dear Mr. McFarland:

It has come to the attention of the Planning Division that SD-81-117 for a 20-unit condominium project has expired as of June 22, 1982.

If your intention is to proceed with the project, it will be necessary for you to request, in writing, an extension. By Code, an extension can be granted for a maximum period of 12 months from the date of expiration.

Should you have any questions, please call me at (714) 754-5605.

Sincerely,

Joseph Wightman
Planning Intern

1 October, 1982

Mr. Joseph Wightman
Planning Intern
City of Costa Mesa
Development Services and Planning Division
Post Office Box 1200
Costa Mesa, California

RE: ZE-81-117
810 Baker Street, Costa Mesa

Dear Mr. Wightman:

The Knowleton Corporation hereby requests a 12 month extension on the above referenced per your letter of 9/21/82. The new expiration date is now to be June 22, 1983.

We are proceeding with the 20 unit project and have received our foundation planning permit. Our building permit is in the process of being finalized.

Should you have any questions please feel free to contact me. Thank you.

Sincerely,

William L. Hewes, III

William L. Hewes, III
Executive Vice President

WLH/ds

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT
OCT 4 - 1982

THE KNOWLETON CORPORATION
720 Bennett Avenue / Long Beach, California 90804 / 213/439-0438

City of Costa Mesa
DEVELOPMENT SERVICES DEPARTMENT

CERTIFICATION OF PUBLICATION

This is to certify that ZE-81-117
(Rezone Petition or Zone Exception Permit)

for Knowlton Corp.
(Applicant/Authorized Agent)

was published on —
(Date) with 36 (Number) postcards

being mailed to property owners of record as shown in our files on

10/14/82.
(Date)

Douglas K. Clark

DOUGLAS K. CLARK
Director

P.O. BOX 1200, COSTA MESA, CALIFORNIA 92626

THE COSTA MESA PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE CITY HALL, 77 FAIR DRIVE, COSTA MESA, CALIFORNIA AT 6:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER ON MONDAY, OCTOBER 25, 1982.

ZONE EXCEPTION PERMIT ZE-81-117 FOR THE KNOWLETON CORPORATION, 720 BENNETT AVENUE, LONG BEACH, FOR AN EXTENSION OF TIME FOR A CONDITIONAL USE PERMIT FOR A 20 UNIT CONDOMINIUM PROJECT WITH VARIANCES FROM DENSITY, FENCE HEIGHT, SIDE SETBACK, AND BUILDING HEIGHT, LOCATED AT 810 BAKER STREET, IN AN R3 ZONE. ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION.

ANY ORAL OR WRITTEN COMMENTS, FOR OR AGAINST THE APPLICATION, WILL BE HEARD AT THIS TIME. IF YOU HAVE QUESTIONS, CALL THE PLANNING DEPT. AT (714)754-5245.

PUBLIC HEARINGS WILL BE HELD BY THE COSTA MESA PLANNING COMMISSION AT THE CITY HALL, 77 FAIR DRIVE, COSTA MESA, CALIFORNIA, AT 6:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER ON MONDAY, OCTOBER 25, 1982, REGARDING THE FOLLOWING APPLICATION:

ZONE EXCEPTION PERMIT ZE-81-117 FOR THE KNOWLETON CORPORATION, 72 BENNETT AVENUE, LONG BEACH, FOR AN EXTENSION OF TIME FOR A CONDITIONAL USE PERMIT FOR A 20 UNIT CONDOMINIUM PROJECT WITH VARIANCES FROM DENSITY, FENCE HEIGHT, SIDE SETBACK, AND BUILDING HEIGHT, LOCATED AT 813 BAKER STREET, IN AN R3 ZONE. ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION.

A.P. NO. 141-251-03
ADAMS, MAURICE C
SAVE-MOST LIQUOR STORES
841 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-251-04
ADAMS, MAURICE C
SAVE-MOST LIQUOR ST RES
841 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-251-05
WISH, ROBERT L
4521 DEL MORENO DR
WOODLAND HILLS, CA 91364

A.P. NO. 141-251-17
RUSSELL, RAY A
%CALIF UMBRELLA CO INC
P O BOX 10640
SANTA ANA, CAL 92711

A.P. NO. 141-251-29
RUSSELL, RAY A
%CALIF UMBRELLA CO INC
P O BOX 10640
SANTA ANA, CAL 92711

A.P. NO. 141-251-33
WISH, WANDA J
4 RUE GRAND VALLEE
NEWPORT BEACH, CA 9266[illegible]

A.P. NO. 418-121-01
PALKE, THOMAS H ET AL
4040 W 134TH ST
HAWTHORNE, CAL 90250

A.P. NO. 418-121- 2
WIEKAMP, DARRYL L
2286 CRESTVIEW CIR
BREA, CA 92621

A.P. NO. 418-121-03
WICKEN, RAY G
1939 BAYSIDE DR
CORONA DEL MAR, CAL 92625

A.P. NO. 418-121-04
PATTERSON INVESTMENTS LTD
2300 SE BRISTOL ST
SANTA ANA, CA 927 7

A.P. NO. 418-121-05
WONG, TUN F
2214 MONTAGUE CIR
PLACENTIA, CA [illegible]267[illegible]

A.P. NO. 418-121-06
WONG, TUN F
2214 MONTAGUE CIR
PLACENTIA, CAL 92670

A.P. NO. 418-121-07
FELDMAN, KENNETH E
110 E 9TH ST #B-519
LOS ANGELES, CAL 90015

A.P. NO. 418-121-08
FELDMAN, KENNETH E
110 E 9TH ST #B-519
LOS ANGELES, CAL 90015

A.P. NO. 418-121-10
LEDIN, ROGER TR
2056 FULLERTON AVE
COSTA MESA, CA 92627

A.P. NO. 418-121-11
SILVERBERG, ALVAN B
806 E GROVE AVE
ORANGE, CA 92665

A.P. NO. 418-121-12
ROTH, RAYMOND T
HILBERT, STEPHEN M
2858 STROMBOLI RD
COSTA MESA, CA 92626

A.P. NO. 418-121-13
AUSTIN, JAMES R
109 #A 39TH ST
NEWPORT BEACH, CAL 92663

A.P. NO. 418-121-14
LABORDE, MATTHEW M
P O BOX 792
SOLANA BEACH, CA 92075

A.P. NO. 418-121-15
AUSTIN, JAMES R
109 #A 39TH ST
NEWPORT BEACH, CAL 92663

A.P. NO. 418-121-16
LA BORDE, M M
P O BOX 792
SOLANA BEACH, CAL 92075

A.P. NO. 418-121-17
HENDRICKSON, RONALD W
1991 PORT CLARIDGE PL
NEWPORT BEACH, CAL 9266

A.P. NO. 418-121-18
BARTHOLOMEW, RICHARD E ET AL
P O BOX 1092
LAGUNA BEACH, CA 92652

A.P. NO. 418-121-19
BERNARDY, THOMAS J
%GREAT WEST LIFE
P O BOX 1776
SANTA ANA, CAL 927

A.P. NO. 418-121-23
DI PIETRANTONIO, NICHOLAS
13651 OLYMPIC AVE
COSTA MESA, CAL 92626

A.P. NO. 418-121-24
STEWART, JEROME A
7150 FENWICK LN SUITE 219
WESTMINSTER, CAL 92626

A.P. NO. 418-121-25
PARK, JACK H
782 PAULARINO AVE
COSTA MESA, CAL 92626

A.P. NO. 418-121-29
CITY OF COSTA MESA
CITY HALL
COSTA MESA, CAL 92626

A.P. NO. 418-121-30
BAKER STREET APARTMENTS
%TAYLOR, R C
3 CORPORATE PLAZA
NEWPORT BEACH, CA 92660

A.P. NO. 418-122-10
SKOURAS, GEORGE J
3011 #A JEFFREY DR
COSTA MESA, CAL 92626

A.P. NO. 418-122-11
IVERSON, JAMES M
1756 ORANGE AVE
COSTA MESA, CAL 92627

A.P. NO. 418-122-12
EVERETT, CHARLES M
TR
14 SPOONBILL
IRVINE, CAL 92714

A.P. NO. 418-122-13
BENDER, NORMAN E
10091 BEVERLY DR
HUNTINGTN BCH, CAL 92646

A.P. NO. 418-122-14
VOGEL, GEORGE B
1425 BONNIE DOONE
CORONA DEL MAR, CA 92625

A.P. NO. 418-122-15
CHAPINSON, ANNA
3760 ASTER ST
SEAL BEACH, CAL 90740

A.P. NO. 937-68-001
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-002
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-003
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-004
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-005
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-006
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-007
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-008
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-009
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-010
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-011
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-012
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-013
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-014
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-015
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-016
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-017
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-018
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-019
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-020
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-021
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-022
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-023
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-024
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-025
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-026
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-027
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-028
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-029
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-030
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-031
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-032
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-033
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-034
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-035
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-036
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-037
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-038
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-039
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-040
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-041
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-042
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA CA 92626

A.P. NO. 937-68-043
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-044
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-045
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-046
PENTRIDGE COVE
2950 AIRWAY AVE SUITE D
COSTA MESA, CA 92626

A.P. NO. 937-68-047
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COSTA MESA, CA 92626

CITY OF COSTA MESA

INTER OFFICE MEMORANDUM

October 20, 19 82

TO PLANNING COMMISSION FROM MILLIE SUMMERLIN, ASSOCIATE PLANNER

RE: REQUEST FOR EXTENSION OF TIME, ZE-81-117 - 810 BAKER STREET
PLANNING COMMISSION MEETING OF OCTOBER 25, 1982 - CONSENT CALENDAR

Zone Exception Permit ZE-81-117, which proposed a 20-unit condominium with variances from density and fence height, was approved by the Planning Commission (4-0) on June 22, 1981. Inasmuch as more than a year has elapsed and a building permit has not been obtained, the approval has expired.

Applicant is requesting a retroactive one-year extension of time inasmuch as working drawings are being checked by the Building Division and the developers wish to proceed with the project. Due to the retroactive nature of the extension, postcards advising of this request have been sent to surrounding property owners.

RECOMMENDATION

Grant extension to expire on June 22, 1983.

ks

cc: Development Services Director
Assistant City Attorney
Assistant City Engineer (2)
Fire Protection Analyst
Staff (4)

William L. Hewes, III
Executive Vice President
The Knowleton Corp.
720 Bennett Avenue
Long Beach, CA 90804

CITY OF COSTA MESA
Development Services Department
P.O. Box 1200, Costa Mesa, CA 92626

RE: ZE-81-117

DATE: October 27, 1982

TO: William L. Hewes, III
Executive Vice President
The Knowleton Corp.
720 Bennett Avenue
Long Beach, CA 90804

At the regular meeting of Costa Mesa Planning Commission held on October 25, 1982, the above-referenced item was considered and the following action taken:

Zone Exception Permit ZE-81-117 - Extension was granted to expire June 22, 1983 (4-0, Mr. Sloate absent).

Douglas K. Clark

Douglas K. Clark, Development Services Director

cc:

12-9-82

CITY OF COSTA MESA
PLANNING DIVISION
PLAN CORRECTION LIST

File

Address 810 Baker St.

Plan Review # 55298

Park Fees $ 20,413.16
(8 - 3bdrm @ 1229.38 = 9835.04)
(12 - 2bdrm @ 881.51 = 10578.12)

Planning Action # ZE-81-117, T-11606

Use 20-unit condo

Corrections indicated below are to be made on plans before permit is issued. Approval of plans and issuance of a building permit does not permit violation of any section of the Building Code, or other City Ordinance or State law.

1. Conditions of ZE-81-117 + T-11606 shall be printed on the face of the site plan.
2. Submit detailed site plan, including dimensions of all building setbacks and separations.
3. Show distance from existing property line to centerline of adjacent street(s), area to be dedicated (if any), and distance from future property line to centerline of street(s).
4. Submit detailed parking plan showing number, location, and dimensions of parking stalls and drive aisles.
5. Detailed landscaping and irrigation plan shall be submitted and approved prior to issuance of building permits.
6. All landscaped areas shall be separated from paved vehicular areas by 6-inch high continuous P.C.C. curbing.
7. Six-foot high opaque fence/wall shall be provided along S/Ly property line(s). (May not exceed 30" in front 10 ft.)
8. Show method of screening mechanical equipment (air-conditioning equipment, duct work, compressors, etc.), utility meters, and transformers.
9. Show location and design of trash enclosure(s). Trash enclosure(s) shall be designed in accordance with City of Costa Mesa standards.
10. Show all utility meters, vaults, transformers, fire hydrants, standpipes, and other objects to be located in on-site landscaped, parking, and vehicular maneuvering areas.
11. Show type and location of sidewalk, driveway approach, curb and gutter.
12. Provide evidence of recordation of parcel/tract map.
13. See attached conditions of approval for additional requirements.
14. Addresses shall appear on final plans in accordance with attached plan.
15. The trash enclosure and paving encroach into the required 25-ft. landscaped setback on Randolph and must be relocated.

Copies of corrections, original ZE + TT conditions, + addresses sent to applicant + owner 12-10-82.

Copies of corrections, original ZE + TT conditions, + addresses sent to

16. Please submit separate grading information to Planning. (Copies of Plan Check 55233 were forwarded to Wildan; Planning does not have for reference)
   a. We need to verify that the parking garage is of sufficient depth below the sidewalk grades to constitute a basement, rather than a story (see attached definition); and,
   b. To determine that the maximum building height does not exceed 30 ft. from the grades of the adjacent sidewalks.

17. Specific Plan SP-78-02 requires a 6 ft. high solid, opague wall on the Baker St. setback line. (See Condition # 14 of ZE-81-117.)

18. Plans appear to have an exceptionally large amount of hardscape (walkways). This can be resolved in the landscape plans.

19. All units must have at least 10 ft. x 10 ft. minimum private patios. The "C" units do not appear to meet this requirement.

12-9-82

CITY OF COSTA MESA
PLANNING DIVISION
PLAN CORRECTION LIST

Address 810 Baker St. Plan Review # 55298

Park Fees $ 20,413.16 Planning Action # ZE-81-117, T-11606
(8 - 3bdrm @ 1229.38 = 9835.04
12 - 2bdrm @ 851.51 = 10578.12)

Use 20-unit condo

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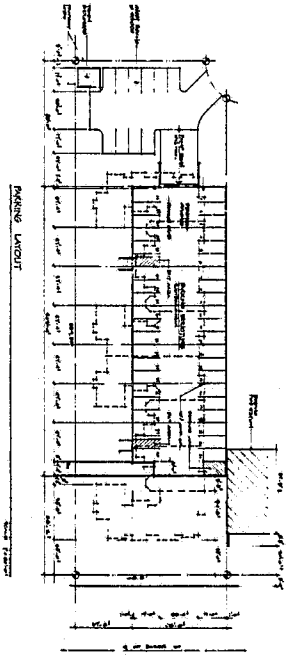
1. Conditions of ZE-81-117 & T-11606 shall be printed on the face of the site plan.
2. Submit detailed site plan, including dimensions of all building setbacks and separations.
3. Show distance from existing property line to centerline of adjacent street(s), area to be dedicated (if any), and distance from future property line to centerline of street(s).
4. Submit detailed parking plan showing number, location, and dimensions of parking stalls and drive aisles.
5. Detailed landscaping and irrigation plan shall be submitted and approved prior to issuance of building permits.
6. All landscaped areas shall be separated from paved vehicular areas by 6-inch high continuous P.C.C. curbing.
7. Six-foot high opaque fence/wall shall be provided along S/d & _____ property line(s). (May not exceed 30" in front 10 ft.)
8. Show method of screening mechanical equipment (air-conditioning equipment, duct work, compressors, etc.), utility meters, and transformers.
9. Show location and design of trash enclosure(s). Trash enclosure(s) shall be designed in accordance with City of Costa Mesa standards.
10. Show all utility meters, vaults, transformers, fire hydrants, standpipes, and other objects to be located in on-site landscaped, parking, and vehicular maneuvering areas.
11. Show type and location of sidewalk, driveway approach, curb and gutter.
12. Provide evidence of recordation of parcel/tract map.
13. See attached conditions of approval for additional requirements.
14. Addresses shall appear on final plans in accordance with attached plan.
15. The trash enclosure and paving encroach into the required 25-ft. landscaped setback on Randolph and must be relocated.

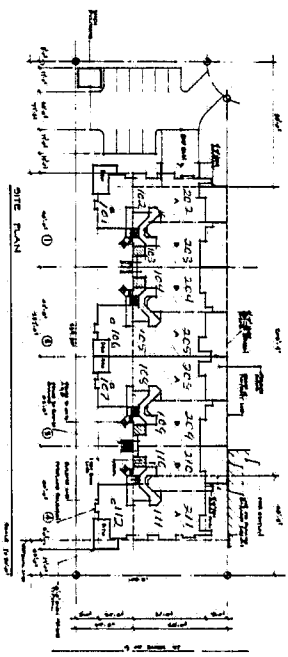
16. Please submit separate grading information to Planning. (Copies of Plan Check 55233 were forwarded to Wildan; Planning does not have for reference)
   a. We need to verify that the parking garage is of sufficient depth below the sidewalk grades to constitute a basement, rather than a story (see attached definition); and,
   b. To determine that the maximum building height does not exceed 30 ft. from the grades of the adjacent sidewalks.

17. Specific Plan SP-78-02 requires a 6 ft. high solid, opaque wall on the Baker St. setback line. (See Condition # 14 of ZE-81-117.)

18. Plans appear to have an exceptionally large amount of hardscape (walkways). This can be resolved in the landscape plans.

19. All units must have at least 10 ft. x 10 ft. minimum private patios. The "C" units do not appear to meet this requirement.





(Addresses)

THE KNOWLETON CORPORATION
BAKER STREET CONDOMINIUMS
COSTA MESA, CALIFORNIA

McFarland Cannon architects

ZE-81-117 Rev 12/22/81

Knowleton Corp./McFarland 810 Baker St

3-17-83

CITY OF COSTA MESA
PLANNING DIVISION
PLAN CORRECTION LIST #2

Address 810 Baker St. Plan Review # 5529S

Park Fees $ (See previous correction sheet) Planning Action # ZE-S1-117, T-11676

Use 20 unit condo

Corrections indicated below are to be made on plans before permit is issued. Approval of plans and issuance of a building permit does not permit violation of any section of the Building Code, or other City Ordinance or State law.

1. Conditions of _____ shall be printed on the face of the site plan.
2. Submit detailed site plan, including dimensions of all building setbacks and separations.
3. Show distance from existing property line to centerline of adjacent street(s), area to be dedicated (if any), and distance from future property line to centerline of street(s). May be incorrect as shown on Baker.
4. Submit detailed parking plan showing number, location, and dimensions of parking stalls and drive aisles.
5. Detailed landscaping and irrigation plan shall be submitted and approved prior to issuance of building permits.
6. All landscaped areas shall be separated from paved vehicular areas by 6-inch high continuous P.C.C. curbing.
7. Six-foot high opaque fence/wall shall be provided along _____ property line(s). (May not exceed 30" in front 10 ft.)
8. Show method of screening mechanical equipment (air-conditioning equipment, duct work, compressors, etc.), utility meters, and transformers.
9. Show location and design of trash enclosure(s). Trash enclosure(s) shall be designed in accordance with City of Costa Mesa standards.
10. Show all utiliity meters, vaults, transformers, fire hydrants, standpipes, and other objects to be located in on-site landscaped, parking, and vehicular maneuvering areas.
11. Show type and location of sidewalk, driveway approach, curb and gutter.
12. Provide evidence of recordation of parcel/tract map.

March 22, 1983

Mr. William L. Hewes
Executive Vice-President
Knowlton Corporation
720 Bennett Avenue
Long Beach, California 90804

Re: 810 Baker Street
Plan Check 55298 (2E-81-177)

Dear Mr. Hewes:

Upon reviewing the grading information and corrected plans submitted for subject project, there appear to be several possible problems:

1. The finished floor above the parking garage shall not extend more than 4 feet above grade or the parking garage/basement will be considered a story. For purposes of reference, we measure the height of the finished floor and the overall height of the building from the adjacent curb and/or sidewalk grades. For this project, the finished floor above the parking garage extends approximately 3.6 feet above the curb on Baker Street and approximately 5.5 feet above the Randolph Avenue curb. Since there is an approximately 2-foot difference in the curb elevations, we average the curb height. Doing so, the finished floor above the parking garage is approximately 4.6 feet above the curb. This exceeds the 4-foot limit and thus needs to be reduced.

2. The maximum building height exceeds 30 feet above the average sidewalk grade. (See Condition No. 21 of 2E-81-177.) A variance would be necessary for any extension above 30 feet.

3. The distance to centerline on Baker Street may be incorrect as shown. If it is correct at 50 feet, the building will need to be setback an additional 3 feet to provide a 25-foot setback from the ultimate right-of-way line (53 feet from centerline).

4. The trash enclosure and paving have not yet been relocated so that the 25-foot landscaped setback can be provided (No. 15 on the previous correction sheet).

5. The wrought iron fence on Baker Street is inconsistent with the Baker Street Specific Plan and must be replaced with a 6-foot high opaque masonry wall on the 25-foot setback line (No. 17 on previous correction sheet and Condition No. 14 of ZP-81-117).

6. See attached correction sheet.

Please contact me at 754-5606 if you have any questions.

Sincerely,

NELLIE SUVERKRUB
Associate Planner

NS:kms (C-9-5)
Attachment

cc: Harrison/Lorensini Architects
3420 Irvine Avenue
Newport Beach, California 92660

CITY OF COSTA MESA

CALIFORNIA 92626 P.O. BOX 1200

DEVELOPMENT SERVICES DEPARTMENT

October 13, 1903

To:

Building Safety Division
Business License Division
Communications
County Administration Office
County Clerk
County Registrar of Voters
County Tax Assessor
Engineering Division (2)
Finance, Revenue Division
Fire Prevention
Manager, MID
Mesa Consolidated Water District
Newport-Mesa Unified School District (2)
Pacific Telephone Company (2)
Police Department - Plng. & Research
Santa Ana Heights Water Company
Sanitary District Engineer
Southern California Edison Co.
Southern California Gas Co.
State Board of Equalization
Street Division
United States Post office, Adams Avenue
United States Post Office, Santa Ana
Zip 4 - Santa Ana
File (2)

The City of Costa Mesa wishes to advise you that, in conjunction with a new project, the following addresses have been changed:

OLD ADDRESS	NEW ADDRESS	A.P. NO.
810 Baker Street	810 Baker Street, Unit 101	418-121-30
810 Baker Street	810 Baker Street, Unit 102	418-121-30
810 Baker Street	810 Baker Street, Unit 103	418-121-30
810 Baker Street	810 Baker Street, Unit 104	418-121-30
810 Baker Street	810 Baker Street, Unit 105	418-121-30
810 Baker Street	810 Baker Street, Unit 106	418-121-30
810 Baker Street	810 Baker Street, Unit 107	418-121-30
810 Baker Street	810 Baker Street, Unit 108	418-121-30
810 Baker Street	810 Baker Street, Unit 109	418-121-30
810 Baker Street	810 Baker Street, Unit 110	418-121-30
810 Baker Street	810 Baker Street, Unit 111	418-121-30
810 Baker Street	810 Baker Street, Unit 112	418-121-30
810 Baker Street	810 Baker Street, Unit 202	418-121-30
810 Baker Street	810 Baker Street, Unit 203	418-121-30
810 Baker Street	810 Baker Street, Unit 204	418-121-30
810 Baker Street	810 Baker Street, Unit 205	418-121-30
810 Baker Street	810 Baker Street, Unit 208	418-121-30
810 Baker Street	810 Baker Street, Unit 209	418-121-30
810 Baker Street	810 Baker Street, Unit 210	418-121-30
810 Baker Street	810 Baker Street, Unit 211	418-121-30

For your convenience we are listing the agencies above that we have notified of the change. In addition to those listed, you are advised to notify your correspondents of the change in order to avoid any possible interruption of mail service.

Your cooperation in this matter is appreciated.

Sincerely,

Kristen A. Caspers

KRISTEN CASPERS
Planning Intern

KC:hwm (F-1-84)

cc: Knowlton Corporation
720 Bennett Avenue
Long Beach, California 90804

CITY OF COSTA MESA

INTER OFFICE MEMORANDUM

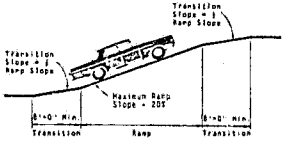
December 1, 19 83

TO Mike FROM Reba

Re: RAMP SLOPES

At the October 24, 1983 meeting, the Planning Commission considered an application for a Conditional Use Permit to allow a driveway providing access to a parking garage to exceed the permitted ramp slope. The Planning Commission expressed some concern that they had inadequate background information to make a viable decision.

You have asked me to look into the reasons for the 10% slope stipulated by the Ordinance and into the necessity of amending the Ordinance to include specific findings for the granting of the Conditional Use Permit. I have once again consulted the reports we used in preparing the original Ordinance and have also spoken to Charles Bolton of International Parking Design, Inc. and Robert Reed of Welton and Becket, Architects. The input from these five sources is summarized below:



The Dimensions of Parking, published jointly by the Urban Land Institute and the National Parking Association in 1979:

> "The ramp system utilized within any structure is of prime importance in channeling vehicles into and out of the garage.
>
> In a straight-run ramp system--a ramp with no parking stalls on either side--the ramp angle is between 10% to 15%, depending on local conditions and the continuous length of run. The shorter the ramp, the higher percentage of slope; correspondingly, the longer the ramp, the more gradual the slope. In a staggered floor or split-level garage, ramps are shorter and usually have a 12% to 15% slope depending on the floor-to-floor height."

A Parking Standards Report, prepared for Associated Organizations Committee and other involved groups, City of Los Angeles, California, by Parking Standards Design Associates in 1971:

> "Ramp breakover angle: the ramp breakover angle is the measure of ability of the car to break over a steep ramp, by declining or descending, without scraping. The Society of Automotive Engineers calls for a minimum of 10° design standard. The average for all groups has remained relatively constant during the period of 1958 to 1971 despite appreciable vehicle height reductions.

The ramp breakover angle influence can be altered through use of design techniques. Transitional blends top and bottom of ramps composed of two or more break points can multiply the ramp's steepness, with workable break angles, beyond the normal capacities of car or driver. In existing structures these problems are overcome by building a pad of asphalt or concrete each side of the break point. In this manner cars having a low breakover angle can negotiate potential critical points without scaping.

Long wheel base cars combined with low center clearance are most susceptible to inadequate breakover angles.

Angle of departure: a reasonable minimum value is necessary to reduce the incidence of tail pipe and rear bumper dragging. The standard calls for a minimum of 10°."

Parking Garage Planning and Operation, ENO Foundation for Transportation, Inc., 1978.

"Ramp grades. Ramp grade (slope) is computed by multiplying floor-to-floor height by 100 and dividing by the ramp length. The difference between ramp length measured along the slope or horizontally is negligible. Grades on curving ramps are measured along the outer ramp pavement edge.

Maximum practical ramp grades are principally limited by safety considerations and the psychological effect on drivers, with hill climbing and breaking abilities of automobiles being a secondary factor. Steep ramps slow traffic movement and can be particularly hazardous when wet, requiring drivers to be excessively cautious.

For self-park designs, maximum ramp grades should not exceed 15%; however, 20% maximum ramp grades for attendant-parking garages are acceptable. In parking structures where pedestrians are expected to walk on vehicle ramps, grades preferably should be no more than 10%.

The maximum preferable grade for sloping-floor self-park garages is 4% and in attendant-park garages, 10%. Angle parking and sloping-floor garages should be 60° or greater, to minimize gravity roll-back of vehicles.

Ramp Grade Transition Design

Critical vehicle clearances, driver comfort and safety considerations influence the design of ramp ends where they meet flatter floor surfaces. Ramp breakover angle and the angle of approach (affecting front overhang of vehicles) and departure (affecting rear overhang) are critical vehicle clearance points. These angles are established for stationary vehicles with normal equipment and load, including passengers and fuel.

Standards established by the Society of Automotive Engineers limit the ramp breakover angle to no less than 10°; angle of departure, no less than 10°; and angle of approach, no less than 15°. Vehicles designed to these minimum standards theoretically are able to traverse sag and crest sections at the bottom and top of a 17.6% ramp grade, and to move to flat floor grades without need for a grade transitioning (blending) area.

However, centrifugal force, causing vehicle suspension to compress when crossing a sag point, even at low speed, can result in vehicle scrapping pavement surfaces. With grade transitioning at the ramp crest, drivers' sight-distance can be limited momentarily, and crossing abrupt grade changes can be uncomfortable for drivers and passengers. Therefore, ramp grades should be blended gradually or transitioned to flatter floor surfaces.

A practical method of blending ramp grades to relatively flat floor levels involves using a minimum 12' long transition slope equal to one-half of the ramp grade...Ramp grades of less than 10% can be blended satisfactorily with a transitioning slope shorter than 12'.

Ramp Appearance

Some motorists are reluctant to use ramp garages because travel paths in parking garages may combine narrow lanes, steep grades and sharp turns. Even drivers accustomed to garage parking depend on appearance and "feel" in maneuvering their vehicles.

Consequently, it is desirable to use architectural and optical effects that will give drivers confidence and reduce possible adverse psychological effects of driving and restricted spaces. An obvious means is to make site distances as great as possible and to provide abundant illumination."

Robert Reed, Chair for the Los Angeles Chapter, American Institute of Architects, associated with Welton, Becket. In a telephone conversation yesterday, Mr. Reed indicated to me that he thinks a 10% ramp is too steep. They try to design ramps of not greater than 5% for transition ramps, or 3% to 4% if there will be parking along the ramp. He indicated that factors which could allow ramps of maximum steepness include good visibility (e.g. straight ramp versus curved ramp), turning radius, driver familiarity with the structure, and same ramp characteristics from level to level in the structure.

Charles Bolton, National Parking Design, Inc. In a conversation yesterday, Mr. Bolton indicated to me that they now consider 16 2/3% to be the maximum slope for transition ramps. As a general rule of thumb they consider 15% satisfactory as long as it is accompanied with a 10' to 12' long transition slope equal to half the ramp slope. They consider 5% a general rule of thumb slope for ramps with access to parking with a 6% maximum in that case. He cited two conditions which would allow ramps at the steeper end of the standard: driver familiarity with the structure (as in "employees only" facilities), and small parking structures with low turn over-rates.

Our present Ordinance reads: "Ramp Slopes. The maximum ramp slope shall be 10% except where and as approved by a Conditional Use Permit. A ramped driveway exit rising up to a public sidewalk shall have a transition section at least 16' long with a maximum slope of 5%." Based on the above information, we may want to amend the Ordinance to provide two separate maximum slopes: one for transition ramps, and one for ramps with direct access to parking.

Additionally, you asked me to consider whether we should adopt an Ordinance amendment with specific findings for approval of Conditional Use Permits for ramp slopes exceeding the standard. Alternatively, we could adopt guidelines or use expanded Staff Reports for such requests. I would recommend that we use a version of this memo with technical background information and a list of factors which might justify a higher ramp slope. In summary, these criteria are:

1. Whether the ramp in question is a transition ramp or has direct access to parking;
2. Whether or not pedestrians will be using the ramp. Handicapped access should be considered in this light as well;
3. Whether the ramp is straight or curved;
4. If the ramp is curved, what is the turning radius;
5. What is the traffic volume of the parking structure (this is influenced both by size of the structure and turnover rate);
6. Whether the users of this parking structure will be familiar with it or not (e.g. is the structure an "employees only" facility?);
7. Are transition areas provided? If so, how long are they and what are their angles?;
8. Does the parking structure provide ramps of consistently the same design from one level to the next?;
9. Are there blind spots in the ramp or transition areas?(sections may be necessary to determine this).

rwm (C-5-33)

cc: Doug Clark

ORDINANCE NO. 84-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA CONCERNING RAMP SLOPES IN PARKING GARAGES.

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1:

1. There is a significant difference between ramps in parking garages which provide direct access to parking and those which do not;

2. That ramps which do not provide direct access to parking can safely be designed at a steeper slope than those which do;

3. That it will facilitate consideration of Conditional Use Permits requesting steeper ramp slopes than this ordinance specifies if criteria for consideration are included in the ordinance;

4. That these regulations are necessary and proper to accomplish the purpose and intent of regulating the nature of off-street parking for the public health, safety and general welfare;

5. That existing requirements and standards are inadequate to accomplish these goals.

ACCORDINGLY, the City Council of the City of Costa Mesa herewith amends Title 13 of the Costa Mesa Municipal Code by amending Section 13-559(h) as hereinafter set forth:

SECTION 2:

Amend Section 13-559(h) to read:

13-559(h)

(1) A ramped driveway exit rising up to a public sidewalk shall have a transition section at least sixteen (16) feet long with a maximum slope of five (5) percent.

(2) The maximum slope for ramps with direct access to parking shall be five (5) percent.

(3) The maximum slope for a transition ramp with no direct access to parking shall be ten (10) percent except where and as approved by Conditional Use Permit. In no case shall ramp slope exceed seventeen (17) percent. The following factors should be taken into account in considering a request for Conditional Use Permit to exceed ten (10) percent ramp slope:

(a) Whether alternative access is provided for pedestrians, including handicapped persons;
(b) Whether the ramp is straight;
(c) Whether the traffic turnover of the parking structure is low;
(d) Whether the structure is for employees only;
(e) Whether transition slopes are provided which are at least 12' long and have a slope equal to one-half the ramp slope;
(f) Whether all ramps within the structure have a consistent slope and design;
(g) Whether there are no "blind spots" within the ramp or transition areas.

SECTION 3. This Ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof, and prior to the expiration of fifteen (15) days from its passage shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance and within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names of the members of the City Council voting for and against the same.

PASSED AND ADOPTED this _____ day of _____ 1983.

_____
Mayor of the City of Costa Mesa

ATTEST:

APPROVED AS TO FORM

City Clerk of the City of Costa Mesa

City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF COSTA MESA)

I, EILEEN P. PHINNEY, City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Ordinance No. 83-26 was introduced and considered section by section at a regular meeting of said City Council held on the _____ day of _____, 1983, and thereafter passed and adopted as a whole at a regular meeting of said Council held on the _____ day of _____, 1983, by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this _____ day of _____, 1983.

City Clerk and ex-officio Clerk of the
City Council of the City of Costa Mesa

MONDAY, FEBRUARY 27, 1984.

1. ZONE EXCEPTION PERMIT ZE-84-23A FOR RONALD HOFFMAN, AUTHORIZED AGENT FOR BRUCK, BRADESON, AND IKEDA, 2624 NEWPORT BOULEVARD, FOR VARIANCES TO ALLOW THIRD STORY ON A PREVIOUSLY APPROVED 2-STORY MINI WAREHOUSE PROJECT WITH VARIANCES FROM PARKING, REAR SETBACK REQUIREMENTS, AND MAXIMUM HEIGHT REQUIREMENTS, LOCATED AT 2540-50 NEWPORT BOULEVARD IN AN C1-CP ZONE. ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION.

2. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, POST OFFICE BOX 1200, CALIFORNIA, AMENDING THE COSTA MESA MUNICIPAL CODE RELATING TO PARKING AND STORAGE OF MOTOR VEHICLES IN YARD AREAS IN RESIDENTIAL ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

3. AN ORDINANCE FOR THE CITY COUNCIL OF THE CITY OF COSTA MESA, POST OFFICE BOX 1200, FOR AN AMENDMENT TO TITLE 5 OF THE COSTA MESA MUNICIPAL CODE CONCERNING SIGN MAINTENANCE. ENVIRONMENTAL DETERMINATION: EXEMPT.

4. AN ORDINANCE FOR THE CITY COUNCIL OF THE CITY OF COSTA MESA, POST OFFICE BOX 1200, AMENDING TITLE 5 OF THE COSTA MESA MUNICIPAL CODE CONCERNING ADMINISTRATIVE CHANGES TO THE SIGN ORDINANCE. ENVIRONMENTAL DETERMINATION: EXEMPT.

5. AN ORDINANCE FOR THE CITY COUNCIL OF THE CITY OF COSTA MESA, POST OFFICE BOX 1200, AMENDING TITLE 5 OF THE COSTA MESA MUNICIPAL CODE CONCERNING SIGNAGE FOR NARROW/DEEP COMMERCIAL LOTS. ENVIRONMENTAL DETERMINATION: EXEMPT.

6. TENTATIVE PARCEL MAP 5-84-377 FOR DAVE CLARK, AUTHORIZED AGENT FOR FRANCISCO ROLDAN, 937 PAULARINO AVENUE, TO DIVIDE EXISTING LOT INTO 3 SEPARATE PARCELS, LOCATED AT THE ABOVE ADDRESS IN AN R1 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

7. REZONE PETITION R-84-04 FOR CALIFORNIA LIFESTYLE CORPORATION, AUTHORIZED AGENT FOR NEWPORT MESA UNIFIED SCHOOL DISTRICT, 2985 A BEAR STREET, TO REZONE PROPERTY, WHICH IS UNDERGOING ANNEXATION, FROM COUNTY R4 TO CITY R2, LOCATED AT 2542 SANTA ANA AVENUE. ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION FOR TENTATIVE TRACT MAP T-12114.

8. TENTATIVE TRACT MAP T-11447 FOR LAURENCE L. DAHOLT, AUTHORIZED AGENT FOR ALBERT STARR, 5050 SW PATTON ROAD, PORTLAND, OREGON, FOR A RETROACTIVE EXTENSION OF TIME FOR A ONE-LOT SUBDIVISION FOR CONDOMINIUM PURPOSES, FOR PROPERTY LOCATED AT 2644 ELDEN AVENUE IN AN R2 ZONE. ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION.

9. ZONE EXCEPTION PERMIT ZE-84-02 FOR WILLIAM T. MOUSEY AND PATI WELLS, 186 DEL MAR AVENUE, FOR VARIANCES FROM DEDICATION, REAR YARD SETBACK, OPEN SPACE, AND DRIVEWAY WIDTH REQUIREMENTS IN CONJUNCTION WITH THE CONSTRUCTION OF 2 APARTMENT UNITS IN ADDITION TO THE EXISTING RESIDENCE LOCATED AT THE ABOVE ADDRESS IN AN R2 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

10. ZONE EXCEPTION PERMIT ZE-84-08 AND LOT LINE ADJUSTMENT LL-84-01 FOR JOHN C. UTRERAS, DOING BUSINESS AS FIRST QUALITY BUILDERS, AUTHORIZED AGENT FOR SURESH B. SHETH, 4331 WALNUT STREET, BELL, FOR A CONDITIONAL USE PERMIT FOR A MOTEL WITH VARIANCES FROM AMOUNT OF COMPACT PARKING SPACES AND INTERIOR LANDSCAPING REQUIREMENTS; AND A LOT LINE ADJUSTMENT TO CONSOLIDATE TWO LOTS LOCATED AT 2372 - 2376 NEWPORT BOULEVARD IN A C2 ZONE. ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION.

11. ZONE EXCEPTION PERMIT ZE-84-12 FOR NICK ADAMS, AUTHORIZED AGENT FOR CIMCO, 265 BRIGGS AVENUE, FOR A VARIANCE FROM MAXIMUM AMOUNT OF COMPACT SPACES AND DRIVEWAY WIDTH REQUIREMENTS IN CONJUNCTION WITH A 1,400 SQUARE FOOT ADDITION TO AN EXISTING 16,000 SQUARE FOOT INDUSTRIAL BUILDING, LOCATED AT 240 AND 250 BRIGGS AVENUE IN AN MP ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

12. ZONE EXCEPTION PERMIT ZE-84-15 FOR JOHN E. WELLS, AUTHORIZED AGENT FOR DON WARD, 2110 NEWPORT BOULEVARD, FOR A VARIANCE FROM ACCESSORY STRUCTURE REQUIREMENTS TO ALLOW CONSTRUCTION OF A 2-CAR GARAGE IN CONJUNCTION WITH ADDITION OF TWO NEW UNITS ON LOT WITH AN EXISTING HOUSE, LOCATED AT 2593 ELDEN AVENUE IN AN R2 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

13. ZONE EXCEPTION PERMIT ZE-84-16 FOR JOHN RAMSEY - MCDONALD'S CORPORATION, AUTHORIZED AGENT FOR COMMERCE REALTY COMPANY, POST OFFICE BOX 92959, LOS ANGELES, FOR A CONDITIONAL USE PERMIT TO ALLOW OUTDOOR SEATING WITH A VARIANCE FROM FRONT LANDSCAPED SETBACK REQUIREMENTS TO ALLOW A PLAY AREA FOR AN EXISTING FAST FOOD RESTAURANT, LOCATED AT 3141 HARBOR BOULEVARD IN AN C-1 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT

14. ZONE EXCEPTION PERMIT ZE-84-21 FOR TAKATA NURSERY AND LANDSCAPE, AUTHORIZED AGENT FOR CALIFORNIA DEPARTMENT OF TRANSPORTATION, POST OFFICE BOX 85406, SAN DIEGO, FOR A CONDITIONAL USE PERMIT TO ALLOW OUTDOOR STORAGE OF PLANT MATERIALS AND MISCELLANEOUS EQUIPMENT IN THE ROUTE 55 (COSTA MESA FREEWAY) MEDIAN, LOCATED IN NEWPORT BOULEVARD MEDIAN BETWEEN BAY STREET AND 22ND STREET. ENVIRONMENTAL DETERMINATION: EXEMPT.

15. ZONE EXCEPTION PERMIT ZE-84-24 AND REDEVELOPMENT ACTION RA-84-01 FOR PAT POWBANKS, AUTHORIZED AGENT FOR ROBERT A. SEABORN, 320 SUPERIOR AVENUE, NEWPORT BEACH, FOR A VARIANCE FROM PARKING REQUIREMENTS TO ALLOW THE ESTABLISHMENT OF A DANCE STUDIO IN AN EXISTING COMMERCIAL BUILDING AND A REDEVELOPMENT AGENCY REVIEW FOR THE PROPERTY LOCATED AT 1779 NEWPORT BOULEVARD IN AN C2 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT

16. ZONE EXCEPTION PERMIT ZE-84-29 FOR RICKY A. BERKEY, AUTHORIZED AGENT FOR DOROTHY MARIE SULLIVAN, 3397 LARKSPUR STREET, FOR A VARIANCE FROM REAR YARD SETBACK REQUIREMENTS IN CONJUNCTION WITH THE CONSTRUCTION OF A 1,169 SQUARE FOOT PATIO COVER TO BE ATTACHED TO AN EXISTING SINGLE FAMILY RESIDENCE, LOCATED AT 3397 LARKSPUR STREET IN AN R1 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

17. ZONE EXCEPTION PERMIT ZE-84-30 FOR LAWRENCE ROHR, AUTHORIZED AGENT FOR JAMES D. RAY, 4720 CORTLAND, CORONA DEL MAR, FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONVERSION OF AN EXISTING, NONCONFORMING RESTAURANT TO A BAR, LOCATED AT 877 WEST 19TH STREET IN AN R3 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

18. ZONE EXCEPTION PERMIT ZE-84-32 AND ENCROACHMENT PERMIT EP-84-02 FOR MALCOLM ROSS, AUTHORIZED AGENT FOR C.J. SEGERSTROM AND SONS, 3315 FAIRVIEW ROAD, FOR AN ENCROACHMENT PERMIT TO ALLOW LANDSCAPING TO ENCROACH INTO THE PUBLIC RIGHT-OF-WAY AND A VARIANCE FROM FRONT LANDSCAPED SETBACK REQUIREMENTS IN CONJUNCTION WITH A PREVIOUSLY APPROVED FAST FOOD RESTAURANT, LOCATED IN MESA NORTH SHOPPING CENTER, 1150 WEST BAKER STREET IN AN C1 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

19. ZONE EXCEPTION PERMIT ZE-84-34 FOR TOM ASKEW/AUTO SWAP AUTHORIZED AGENT FOR ORANGE COAST COLLEGE, 2701 FAIRVIEW ROAD FOR A CONDITIONAL USE PERMIT TO ALLOW A WEEKLY AUTO SWAP MEET IN CONJUNCTION WITH A PREVIOUSLY APPROVED SWAP MEET, LOCATED AT 2701 FAIRVIEW ROAD IN AN I AND R ZONE. ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION.

20. ZONE EXCEPTION PERMIT ZE-84-35 FOR J. C. WOODS, AUTHORIZED AGENT FOR THE C-D CIRCLE TRUST, 34-898 RANCHO VISTA, PALM SPRINGS, FOR A CONDITIONAL USE PERMIT TO ADD 2 MOBILE HOMES TO AN EXISTING NONCONFORMING MOBILE HOME PARK, LOCATED AT 1741 POMONA AVENUE IN AN MG ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

21. ZONE EXCEPTION PERMIT ZE-84-36 FOR FRANK D'AGOSTINO, AUTHORIZED AGENT FOR 1ST AMERICAN TITLE INSURANCE COMPANY, POST OFFICE BOX 267, SANTA ANA, FOR A PLANNED SIGNING PROGRAM FOR AN EXISTING AUTOMOBILE DEALERSHIP, LOCATED AT 2845 AND 2901 HARBOR BOULEVARD IN A C1 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

22. ZONE EXCEPTION PERMIT ZE-84-37 FOR JOE KRAGH, AUTHORIZED AGENT FOR LADISLAW REDAY, 359 VIA LIDO SUD, NEWPORT BEACH, FOR A CONDITIONAL USE PERMIT TO ALLOW AN OUTDOOR KILN IN CONJUNCTION WITH THE ESTABLISHMENT OF A CERAMICS SALES SHOP, LOCATED AT 2330 NEWPORT BOULEVARD IN A C2 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

23. ZONE EXCEPTION PERMIT ZE-84-38 FOR CONRAD A. NORMOYLE AUTHORIZED AGENT FOR THE BISHOP OF THE PROTESTANT EPISCOPAL CHURCH IN LOS ANGELES, POST OFFICE BOX 2164, LOS ANGELES, FOR A VARIANCE TO ALLOW A FENCE TO ENCROACH INTO REQUIRED SETBACK AREA IN CONJUNCTION WITH A PREVIOUSLY APPROVED SENIOR CITIZEN'S CENTER, LOCATED AT 183 EAST BAY STREET IN A PDR-HD ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

24. ZONE EXCEPTION PERMIT ZE-84-39 FOR RICHARD PENJAYA, 2916 NEWPORT BOULEVARD, FOR A CONDITIONAL USE PERMIT FOR OVERLAPPING PARKING IN CONJUNCTION WITH THE ESTABLISHMENT OF A NEW RESTAURANT IN AN EXISTING COMMERCIAL BUILDING, LOCATED AT THE ABOVE ADDRESS IN A C2 ZONE. ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION.

25. ZONE EXCEPTION PERMIT ZE-84-40 FOR MICHAEL E. LAKE, 884 KATELLA, LAGUNA BEACH, FOR A VARIANCE FROM FENCE HEIGHT STANDARDS TO ALLOW A 2 FOOT HIGH WOOD EXTENSION TO AN EXISTING 6 FOOT HIGH BLOCK WALL, LOCATED AT 3496 SAN RAFAEL CIRCLE IN AN R1 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

26. ZONE EXCEPTION PERMIT ZE-84-43 FOR KAYOKO AND KENT S. FUKUMOTO, 2460 NEWPORT BOULEVARD, FOR A CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE OF A TRASH BIN FOR USE BY CUSTOMERS OF EXISTING LAWNMOWER BUSINESS, LOCATED AT ABOVE ADDRESS IN AN C2 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

27. ZONE EXCEPTION PERMIT ZE-84-44 FOR WALT DRESEL, AUTHORIZED AGENT FOR GREAT WESTERN SAVINGS, 9301 CORBIN AVENUE, BOX 1017, SUITE 380, NORTHRIDGE, FOR A VARIANCE FROM FRONT SETBACK REQUIREMENTS TO LEGALIZE AN EXISTING ROOM ADDITION, LOCATED AT 272 BRENTWOOD PLACE IN AN R1 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

28. ZONE EXCEPTION PERMIT ZE-84-45 FOR EARLE IKE, AUTHORIZED AGENT FOR RICHARD D. LEWIS, 1023 WATERS STREET, ASPEN, COLORADO, FOR A CONDITIONAL USE PERMIT TO EXPAND AN EXISTING AUTOMOTIVE SALES AND SERVICE CENTER, LOCATED AT 1966 HARBOR BOULEVARD IN AN C1 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

29. ZONE EXCEPTION PERMIT ZE-83-77 FOR JERRY BROWN, AUTHORIZED AGENT FOR MARIE THOMAS, 505 EL MODENA AVENUE, NEWPORT BEACH, FOR AN EXTENSION OF TIME FOR A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT FOR THE OUTDOOR BUILDING OF BOATS, LOCATED AT 814 WEST 16TH STREET IN AN MG ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

30. ZONE EXCEPTION PERMIT ZE-81-120A2 FOR NEWPORT DEVELOPMENT COMPANY, AUTHORIZED AGENT FOR C.J. SEGERSTROM AND SONS, 3315 FAIRVIEW ROAD, FOR AN AMENDMENT TO A PLANNED SIGNING PROGRAM, LOCATED AT HARBOR GATEWAY BUSINESS CENTER IN A PDI ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

31. ZONE EXCEPTION PERMIT ZE-81-134A2 FOR CAMBRIDGE PARK PARTNERS, 1301 DOVE STREET, SUITE 760, NEWPORT BEACH, FOR AN AMENDMENT TO A PLANNED SIGNING PROGRAM, FOR PROPERTY LOCATED AT 3505 CADILLAC AVENUE, BUILDING M, IN A PDI ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

32. ZONE EXCEPTION PERMIT ZE-82-36A AND REDEVELOPMENT ACTION RA-82-04A, FOR KATHERINE YOUNG, AUTHORIZED AGENT FOR DENNIS AND KATHERINE YOUNG, 1829 GLENWOOD LANE, NEWPORT BEACH, FOR MODIFICATION OF CONDITION OF APPROVAL #2, WHICH LIMITED DAYTIME SEATING FOR AN APPROVED RESTAURANT LOCATED AT 1773 NEWPORT BOULEVARD, IN A C2 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT.

CITY OF COSTA MESA

INTER OFFICE MEMORANDUM

May 22, 19 84

TO Millie Blumenberlin
PLANNING

FROM Gary Conlon
PUBLIC SERVICES

RE: 810 BAKER ST.
TRACT 11606

ALL ENGINEERING CONDITIONS HAVE BEEN MET WITH THE EXCEPTION OF MINOR STREET RECONSTRUCTION ON BAKER STREET. ENGINEERING IS HOLDING BOTH PERFORMANCE AND LABOR & MATERIAL BONDS FOR $15,000 TO GUARANTEE THIS WORK IS COMPLETED. WE RECOMMEND OCCUPANCY SINCE THIS WORK SHOULD BE COMPLETED SOON

Gary Conlon
563b

From the Desk of . . .

ALEX SKARBEK 7/30/84

810 Baker : for Ben

4 units unreleased

1. ~~ck for recorded C.C.R's~~
2. Trash enclosure wasn't built per city standards. also needs 6" curb in enclosure.
3. addition ground cover behind trash enclosure..
4. Front back flow preventer must be screened. needs to be pent.
5. ck to see if five extinguishers are ~~ots~~ installed. Fire has OK'ed the project. Don Tulley 3/16/84

Do not release cert. mail

SPECIAL REQUIREMENTS INSPECTION CHECK LIST

Today's Date: 2-17-84

Project Address: 810 Baker 20 Glendale Tract 11606

Building Permit #: B8153 - B8172

Responsible Party: Bill Hughes

Phone Number: Jak 241-1275 Off. 548-7732

Phone Info.

Zone Exception #: ZE-81-117 SP 78-02

Tract Number:

✓ • Engineering Notified: Dor 2/21/84

Response: Not complete call 754-5638 ask for Dorothy

✓ Fire Prevention Notified: 3/1/84 Don Tully

Response: fix block wall - hydrants? 3/16/84 O.K.

• Building Final:

General Notes:

frost cap on steel, fill is curb & fence, give back flo tiles

CMF 0919-30

From the Desk of . . .

KATHY LOTTES

Ben —

He will call mon. A.M.

Bill Hughes would like 2 more units released for 810 Baker. You may want to see Alex about this, but it sounds okay. If we released 2 units, 2 units would be left (without finals). Bill says he has to modify the trash enclosure and add something (a bushing?) to the backflow preventer.

Bill dropped recorded CC+R's off Friday at 4:50.

K.

From the Desk of . . .

NANCY HENTHORN

July 20, 1984

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Re: 810 Baker Street

Gentlemen:

As of today's date, item numbers 4 through 7 on the correction notice dated April 17, 1984 from the Building Safety Division pertaining to the above-referenced project are corrected. The remaining items to be corrected shall be completed by August 15, 1984

Sincerely,

William Henthorn

To Alex

Date 3-15 Time 8:47

While You Were Out

M. Bill Hughes

of

Phone 241 1275
AREA CODE NUMBER EXTENSION

TELEPHONED		PLEASE CALL	
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		URGENT	
RETURNED YOUR CALL			

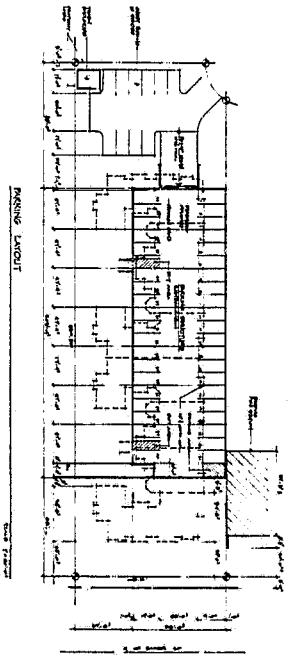
Message

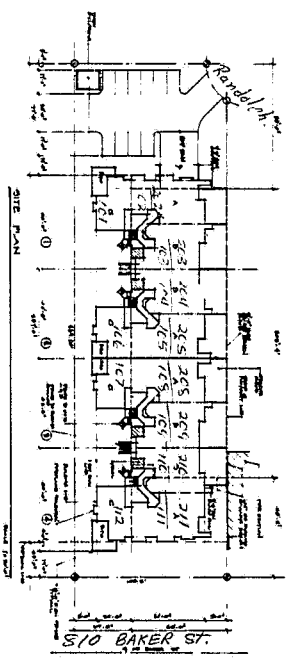
Left 4606 Tully

S/O Butler

Operator CD

Huron Office Products
Huron Copysette, Inc.





N

upper unit
lower unit

(Addresses)

THE KNOWLETON CORPORATION
BAKER STREET CONDOMINIUMS
COSTA MESA, CALIFORNIA

Hansen Thompson architects

ZE-81-117 REV 11/22/81

Knowleton Corp./McFarland 810 Baker St

APPLICATION

SURVEY

ADDRESS _____

A.P.# _____

DR# _____
TENT TRACT # _____
S# _____
Z.E.# _____
MASTER PLAN _____
R.A.# _____
C-10 REF. E 17

OFFICE SEARCH

STREET:	BAKER	RANDOLPH		
EXIST C.& G. (DIM. C. to C.)	81'	40'		
PROPOSED ULT. CURB LOCATION	92'	70'		
EXISTING R/W				
℄ to P.	53'	25'		
P. to P.	88'	50'		
ULT. R/W				
PER MASTER PLAN	126'	84'		
EASEMENTS				
ZONING OF LAND	R-3			
PRECISE PLAN	NONE	PLAN 1001		

FIELD SEARCH

EXIST. CURB & GUTTER	NONE			
* EXIST. SIDEWALKS	NONE			
ALLEY IMPROVEMENTS				
DRIVE APPROACHES	NONE			

DEVELOPED LAND: YES ✓ NO ___
DEVELOPED PER ZONING: YES ___ NO ___

6/8/81
DATE

INITIALS

WATER ACREAGE FEE $250/AC PAID: YES ✓ NO ___

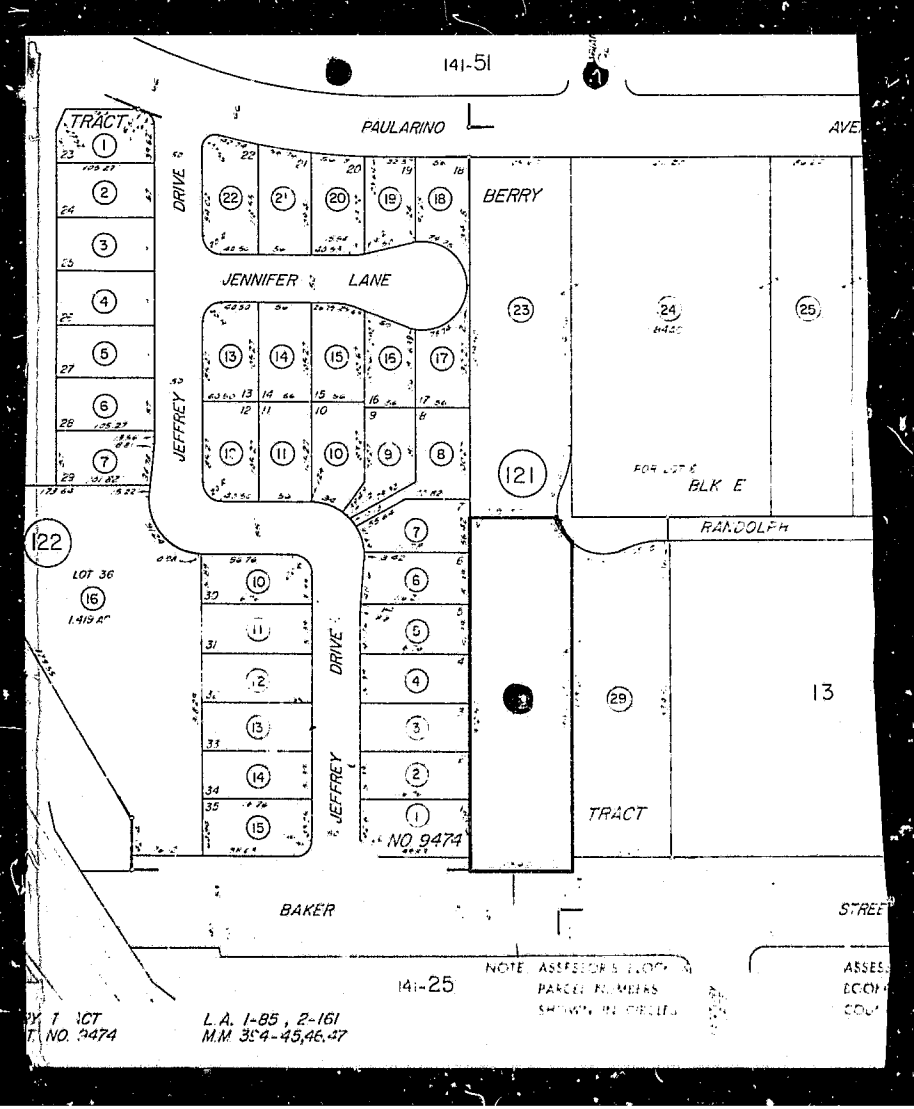
IMPROVEMENT DISTRICT _____

DRAINAGE FEE / ACRE $1000/AC PAID: YES ✓ NO ___

FIA FLOOD HAZARD AREA: YES ___ NO ✓

COMMENTS: _____

* SHOW EXISTING SIDEWALKS IN IMMEDIATE AREA ON A.P. MAP


141-51
PAULARINO
AVE
TRACT
DRIVE
JENNIFER LANE
JEFFREY
BERRY
BLK E
RANDOLPH
121
122
LOT 36
1.419 AC
DRIVE
JEFFREY
NO 9474
TRACT
13
BAKER
STREE
141-25
NOTE ASSESSOR'S
PARCEL NUMBERS
SHOWN IN CIRCLES
ASSES
COU
L.A. 1-85, 2-161
M.M. 354-45,46,47

CITY OF COSTA MESA — LOG SHEET

☐ TRACT NO. _____ ☐ PARCEL MAP NO _____ ☑ ZONE EXCEPTION NO. 81-117

☐ MISC. IMPR. _____ ☐ CROSS REF. EE 79-69 DR 78-16 ☑ A.P. NO. 418-121-20

LOCATION 810 BAKER ST.

ENGINEER _____ DEVELOPER KNOWLETON CORP -

ADDRESS _____ ADDRESS 220 BENNETT AVE LONG BEACH, CA

TELEPHONE _____ TELEPHONE _____

RECEIVED FROM PLANNING. _____

DRAWN IN C-10 FILE. 6-9-81

APPLICATION SURVEY OFFICE. DONE: 6-9-81

APPLICATION SURVEY FIELD. DONE 6-

ENGINEERING CONDITIONS WRITTEN _____

RETURNED TO PLANNING _____

PLANNING COMMISSION ACTION. DATE. _____

☐ APPROVED ☐ DENIED.

CITY COUNCIL ACTION. DATE _____

☐ APPROVED. ☐ DENIED.

TENTATIVE MAP EXPIRES _____

(18 MONTHS FOR TRACTS & 12 FOR PARCEL MAPS)

FEES AND RECORDS (CHECK ☐ IF APPLICABLE)

FEE	AMOUNT	DATE PAID	RECORD	DATE RECEIVED
☐ MAP CHECK			☐ TITLE REPORT	
☐ DRAINAGE			☐ TRAVERSE SHEETS	
☐ WATER ACREAGE			☐ HYDROLOGY CALCS	
☐ ADVANCE ENERGY			☐ SOILS REPORT	
☐ INSPECTION			☐ COUNTY CHECK LETTER	
☐ _____			☐ _____	

☐ DRAINAGE FEE DRAWN IN CMCWD BOOK _____ ☐ WATER ACREAGE FEE DRAWN IN CMCWD BOOK _____

DEPOSITS

TYPE	AMOUNT	CHECK NO	RECEIVED	DEPOSIT INFORMATION REF. NO	SENT TO FINANCE.

BOND	AMOUNT	BOND NO.	INSURANCE COMPANY ADDRESS	RECEIVED	HELD BY
PERFORMANCE					
LABOR, MATERIAL					
SURVEY MONUMENT					

SUBDIVISION AGREEMENT RECEIVED. _____ HELD BY _____

MAP CHECK	IN	OUT	REMARKS
FIRST CHECK			
SECOND CHK			
THIRD CHECK			
FOURTH CHK			
MAP SIGNED		TO COUNTY Recorder	

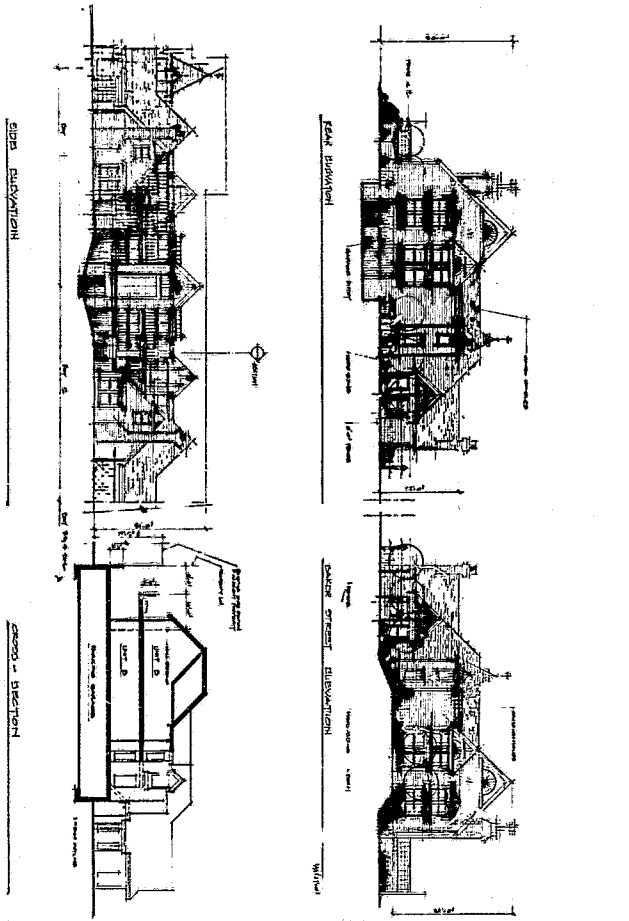
PLAN CHECK	IN	OUT	REMARKS
FOR ROUTING			
FIRST CHECK			
SECOND CHECK			
THIRD CHECK			
FOURTH CHECK		DATE SIGNED	

ITEMS TO BE COMPLETED PRIOR TO SIGNING MAP/PLAN

BOND EXONERATION REQUIREMENTS (CHECK ☐ IF APPLICABLE)

☐ FINAL INSPECTION REPORT IN		☐ SANITATION DISTRICT	
☐ CONSTRUCTION COMPLETED		☐ WATER DISTRICT	
☐ MONUMENTATION COMPLETED		☐ STREET LIGHTING	
☐ ENGINEER ACKNOWLEDGED PAYMENT		☐ _____	
☐ RECORDED COPIES OF MAP RECEIVED		☐ _____	
☐ ALL CERTIFIED RECOMMENDATIONS COMPLIED WITH			
☐ IMPROVEMENTS ACCEPTED BY THE CITY ENGINEER			
☐ RECOMMENDATION SENT TO CITY COUNCIL			
☐ COUNCIL ACTION			
☐ BONDS EXONERATED			

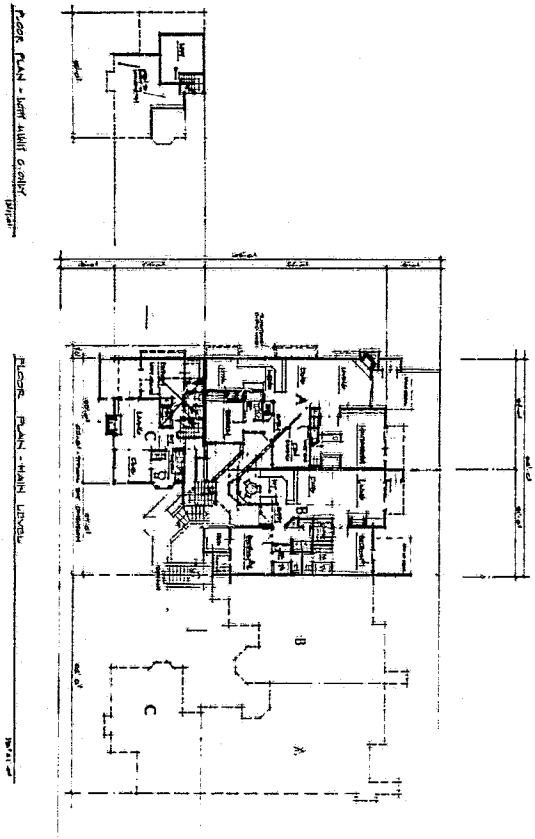
20 UNIT CONDO



THE KNOWLETON CORPORATION
BAKER STREET CONDOMINIUMS
COSTA MESA, CALIFOR

ZE-81-117 REV 6/27/91

Knowleton Corp./McFarland 810 Baker St.



THE KNOWLETON CORPORATION
BAKER STREET CONDOMINIUMS
COSTA MESA, CALIFORNIA

ZE-81-117 REV 10/4/81

Knowleton Corp./McFarland 810 Baker St.

baker street elevation
the knowleton corporation

THE KNOWLETON CORPORATION
BAKER STREET CONDOMINIUMS
COSTA MESA, CALIFORNIA

ZE-81-117

Knowleton Corp./McFarland 810 Baker St.

46323
46327

910 BAKER
ST.

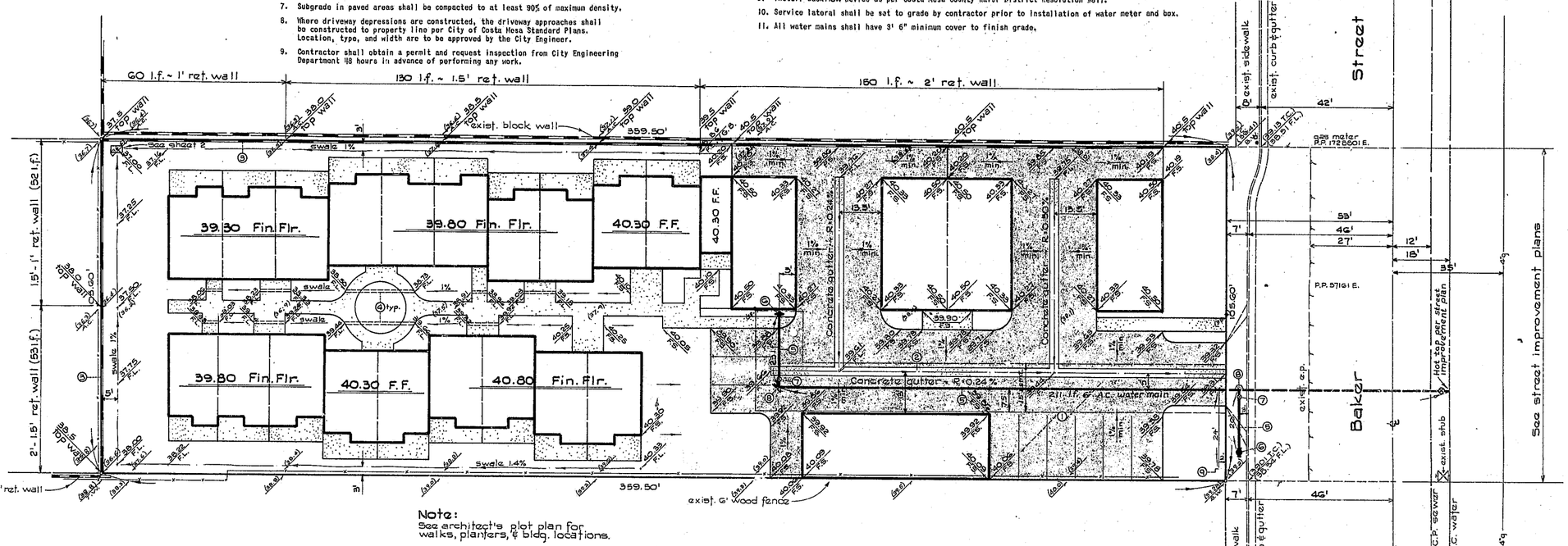
GENERAL NOTES

1. All work shall be done in accordance with City of Costa Mesa Standards and shall meet the approval of the City Engineer.
2. Fills shall be compacted throughout to 90% density as determined by A.S.T.M. D1557-70 and certified by the Soils Engineer.
3. Areas to receive fill shall be properly prepared and approved by the Bldg. Official and Soils Engineer prior to placing of fill.
4. Dust shall be controlled by watering.
5. Sanitary facilities shall be maintained on the site.
6. The location and protection of all utilities is the responsibility of of the permitee.
7. Subgrade in paved areas shall be compacted to at least 90% of maximum density.
8. Where driveway depressions are constructed, the driveway approaches shall be constructed to property line per City of Costa Mesa Standard Plans. Location, type, and width are to be approved by the City Engineer.
9. Contractor shall obtain a permit and request inspection from City Engineering Department 48 hours in advance of performing any work.

WATER NOTES

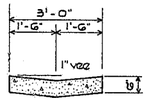
1. All plan check, inspection and engineering deposits will be made prior to signature.
2. A bond will be posted at the completion of the project for 10% of the actual cost and will be held for one year.
3. Required separation between sewer and water mains will be 10 foot horizontal and 3 foot vertical.
4. All work shall be done in accordance with Costa Mesa County Water District Specifications, 1974 edition.
5. Contractor shall notify the Water District 48 hrs. prior to commencement of work. Tel. 556-5398 or 631-1200.
6. Contractor at all times, shall have a copy of the 1974 water district's specification on the job site.
7. Protect all existing utilities in place.
8. A 15 foot water main easement shall be granted to the Costa Mesa County Water District for maintenance purposes.
9. Install backflow device as per Costa Mesa County Water District Resolution #811.
10. Service lateral shall be set to grade by contractor prior to installation of water meter and box.
11. All water mains shall have 3' 6" minimum cover to finish grade.

Scale ~ 1/16" = 1'-0"



Construction Notes

1. Const. A.C. paving (2" A.C./4" A.B. min.)
2. Const. 3' concrete gutter per detail hereon.
3. Const. block wall per detail hereon (2' retain. max.)
4. Install 3" P.V.C. pipe under walks.
5. Install 254 l.f. A.C. water main Class 150
6. Install fire hydrant per Water District's std. dwg. no. 5
7. Install 6" gate valve rt. x fl.
8. Const. thrust block per Water District's std. dwg. no. 14
9. Install 2 water service per water District's std. dwg. no. 2 type "D" and std. dwg. #4 type "H".



Detail ~ 3' Concrete Gutter
No Scale

Legend

T.C. ..... top of curb
F.L. ..... flow line
B.W. ..... back of walk
F.S. ..... finished surface
G.B. ..... grade break
Fin. Flr. ..... finished floor
existing contour

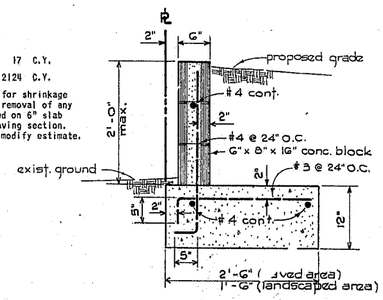
EARTHWORK ESTIMATE

CUT ..... 17 C.Y.
FILL ..... 2124 C.Y.

No allowance has been made for shrinkage compaction, or loss due to removal of any unsuitable material. (Based on 6" slab and 2" A.C. over 4" A.B. paving section. Other than the above would modify estimate.

Bench Mark

Chiseled "Δ" center of curb return at S.E. corner of Baker Street and Century.
City of Costa Mesa Datum ~ B.M. Nº 120.
Elevation = 39.25



Detail ~ 2' Retaining Wall
No Scale

RETAINING WALL NOTES

1. Grout wall solid. Cement per ASTM C150. 1 part Portland Cement, 2 to 3 parts loose sand. 2 parts coarse aggregate.
2. Reinforcing: f'_s = 20,000 psi. ASTM 615, Grade 40.
3. Masonry: f'_c = 1500 psi Grade "A" per ASTM C-90
4. Concrete: f'_c = 2000 psi at 28 days. Cement per ASTM C150.
5. Pour footing against natural, undisturbed earth.
6. Telephone Donald E. Stevens, Civil Engineer, if site conditions are not as shown. (546-8915).
7. Omit head joints at 32" O.C. to provide weep holes

NOTICE TO CONTRACTORS

Contractor agrees that he shall assume complete responsibility for job site conditions during the course of construction, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify and hold the Owner and Engineer harmless from any and all liability arising from the sole negligence of the Owner or Engineer

UNDERGROUND STRUCTURES:

All underground utilities or structures reported by the owner or others and those shown on records examined are indicated with their approximate location and extent.

The owner, by accepting these plans or proceeding with the improvements pursuant thereto agrees to assume liability and to hold undersigned harmless for any damages resulting from the existence of underground utilities or structures not reported to the undersigned, not indicated on the public records examined, located at variance with that reported or shown on records examined.

The contractor is required to take due precautionary measures to protect the utilities or structures shown and any other utilities or structures found at the site. It shall be the contractor's responsibility to notify the owners of the utilities or structures concerned before starting work.

5-15-78
Date

Donald E. Stevens
DONALD E. STEVENS, R.C.E. 11066

APPROVED: COSTA MESA COUNTY WATER DISTRICT.

KARL KEMP-ASSISTANT GENERAL MANAGER

DATE

Revised parking 3/20/78

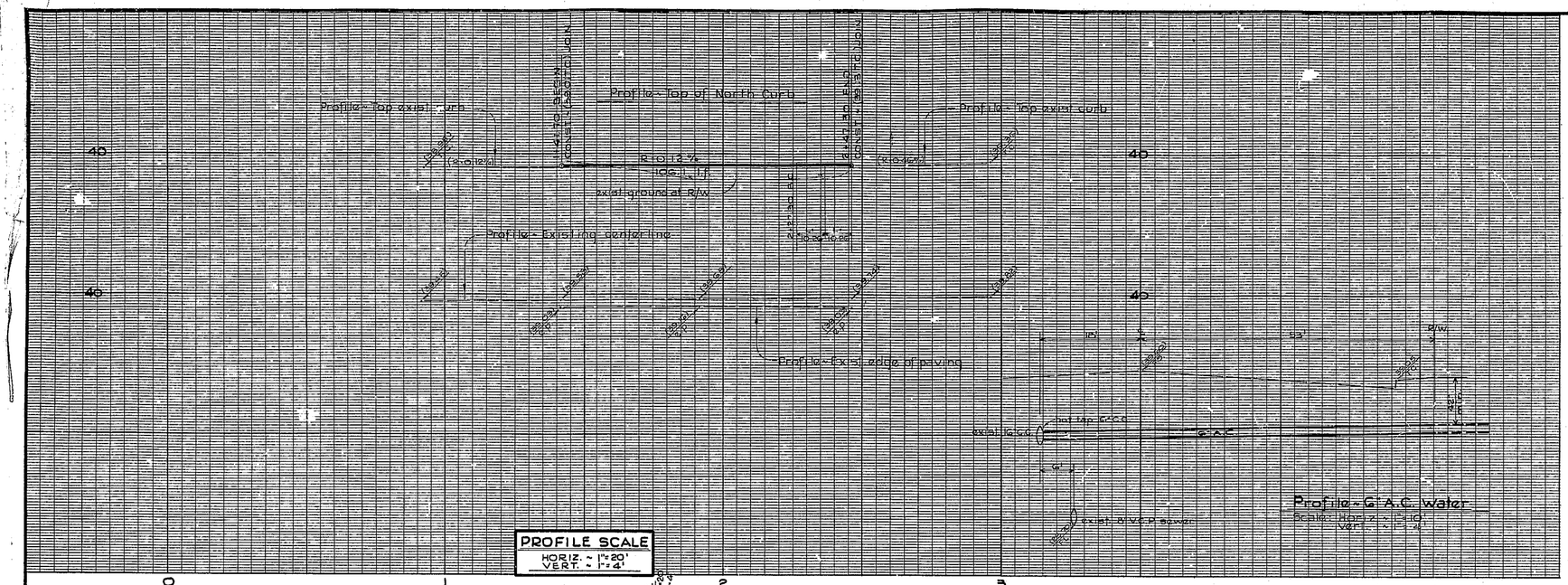
810 Baker Street Water Plan

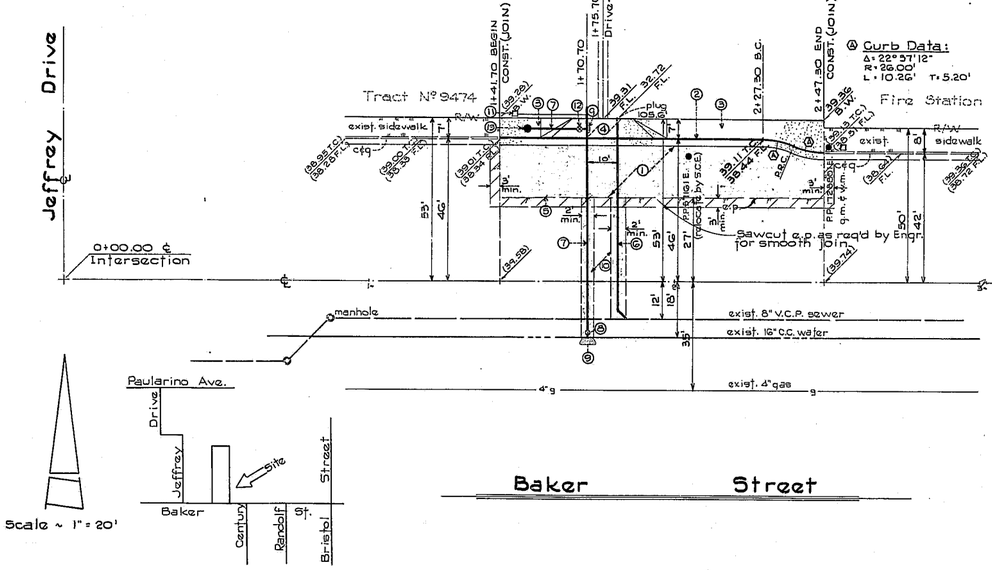
Survey and Grading Plan

Portion of Lot 6, Block 'E' of Berry Tract, M.R.L.A. 1/85. Costa Mesa, California.

Donald E. Stevens, Inc.
Civil Engineer
1828 Fullerton Avenue
Costa Mesa, California
(714) 646-8915

Job No.	Date:	Field Bk:	Sheet:
1921	2-21-78	257/73	1 of 2

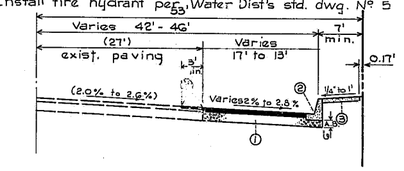




Ⓐ Curb Data:
Δ = 22°37'12"
R = 20.00'
L = 10.26'
T = 5.20'

Construction Notes

		Estimate
①	Const. 4" A.C. over 15" A.B. with MC-70 prime coat	1,785 s.f.
②	Const. type "C-8" curb & gutter per City std. 302	106 l.f.
③	Const. sidewalk per City std. 402	493 s.f.
④	Const. driveway per City std. 504	267 s.f.
⑤	Join & feather to satisfaction of City Engineer	426 s.f.
⑥	Const. 6" V.C.P. sewer lateral (plug end)	65 l.f.
⑦	Const. 6" A.C. water main per C.M.C.W.D. stds.	93 l.f.
⑧	Install 6" x 16" tapping sleeve and 6" tapping valve per C.M.C.W.D. standards	1 ea.
⑨	Const. thrust block per C.M.C.W.D. std. dwg. Nº 114	lump sum.
⑩	Sawcut & remove exist. paving, replace per City std. 801	255 s.f.
⑪	Const. 2" water service per C.M.C.W.D. std. dwg. Nº 244	1 ea.
⑫	Install 6" gate valve rt. x fl.	1 ea.
⑬	Install fire hydrant per Water Dist's std. dwg. Nº 5	1 ea.



Typical Section - Baker Street
No Scale

GENERAL NOTES

1. All work shall conform to City of Costa Mesa Standards and shall meet the approval of the City Engineer.
2. All street stationing refers to the center line of the street.
3. Paving and base section listed in the quantity estimate are for bidding purposes only and are subject to revision upon receipt of soils tests.
4. Curb data refers to face of curb.
5. Parkway trees will be planted in accordance with requirements of the City of Costa Mesa Park Superintendent.
6. All work shall be performed in accordance with std. specs. for public works construction, 1976 edition.
7. Contractor shall obtain a permit and request inspection from City Engineering Department 48 hrs. in advance of performing any work. Tel: (714) 556-5323.
8. Amount of asphalt binder to be mixed with mineral aggregate shall be 5.6± by dry weight. Exact amount will be determined by the City Engineer.
9. City of Costa Mesa will pay for initial soil and materials test. Any subsequent tests deemed necessary due to failure of initial test will be at contractor's expense.
10. Where driveway depressions are constructed, driveway approaches shall be constructed to property line per City of Costa Mesa Std. plans. Location, type, and width are to be approved by the City Engineer.
11. All underground work shall be completed prior to any surface work in the public right of way.
12. Any City benchmark, monument, or ties that are destroyed or disturbed during construction shall be replaced. Any change in location or elevations shall be reported to the City Engineer by a licensed surveyor on 8-1/2" X 11" loose leaf paper (one side only) showing location and ties or level run.
13. Protect all existing utilities in place.

SEWER NOTES

1. The sewer system shall conform to the standards of the Costa Mesa Sanitary Dist.
2. 6" V.C.P. house connections shall be constructed from the sewer main to the property line.
3. All sewer house connections shall be placed prior to surfacing of streets.
4. Clay pipe joints shall be mechanical compression joints. Mechanical compression joints shall be "Wedge-Lock" "Speed-seal Mainline", or approved equal.
5. In no case will jointing material using neat Portland cement, mortar or grout be permitted.
6. Stamp "S" on curb at sewer lateral locations.
7. Contractor shall request inspection from the office of the Sanitary District Engineer 24 hours prior to commencement of work. Tel. (714) 556-5400.
8. Permits required shall be obtained from the Street Department, City of Costa Mesa 77 Fair Drive. Tel. (714) 556-5307.
9. Work not done in the presence of the District Engineer and/or agent is subject to rejection.

WATER NOTES

1. All plan check, inspection and engineering deposits will be made prior to signature.
2. A bond will be posted at the completion of the project for 10% of the actual cost and will be held for one year.
3. Required separation between sewer and water mains will be 10 foot horizontal and 3 foot vertical.
4. All work shall be done in accordance with Costa Mesa County Water District Specification, 1974 edition.
5. Contractor shall notify the Water District 48 hours prior to commencement of work. Tel. (714) 556-5398 or 631-1200.
6. Contractor, at all times, shall have a copy of the 1974 Water District's Specifications on the job site.
7. Protect all existing utilities in place.
8. All water mains shall have 3'6" minimum cover to finish grade.

NOTICE TO CONTRACTORS

Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and engineer harmless from any and all liability, real or alledged, in connection with the performance of work on this Project, excepting for liability arising from the sole negligence of the Owner or Engineer.

UNDERGROUND STRUCTURES

All underground utilities or structures reported by the owner or others and those shown on the records examined are indicated with their approximate location and extent.

The owner, by accepting these plans or proceeding with the improvements pursuant thereto agrees to assume liability and to hold undersigned harmless for any damages resulting from the existence of underground utilities or structures not reported to the undersigned, not indicated on the public records examined, located at variance with that reported or shown on records examined.

The contractor is required to take due precautionary measures to protect the utilities or structures shown and any other utilities or structures found at the site. It shall be the contractor's responsibility to notify the owners of the utilities or structures concerned before starting work.

3-2-78
Date

Donald E. Stevens
Donald E. Stevens - R.C.E. 11066

Approved: Baker Street only
Costa Mesa Sanitary District

Donald E. Stevens - Date

Approved:
Costa Mesa County Water District

Karl Kemp - Asst. General Manager Date

Prepared by:
Donald E. Stevens, Inc. - R.C.E. 11066
1528 Fullerton Avenue
Costa Mesa, California (714)646-8915
Donald E. Stevens Date: 3-2-78

REVISIONS

NO.	DATE	DESCRIPTION	APP.

CONTRACTOR

WORK STARTED:
WORK ACCEPTED:
INSPECTED BY:
DATE:

REFERENCES

FIELD BOOK	PAGE		
		BENCH MARK NO. 120	REFERENCE PLANS Tract Nº 9474
		ELEVATION - 59.25	NOTE TO CONTRACTOR, SEE SHT. Hereon
		DESCRIPTION Chis. "A" center of curb ret. S.E. cor. Baker St. and Century.	STANDARD DRAWING NO. 302, 401, 402, 504, 801.

DESIGNED BY: J.W.G.		DATE 2-27-78	CHECKED BY: D.E.S.		DATE 2-28-78
DRAWN BY:			CHECKED BY:		
RECOMMENDED BY:			RIGHT OF WAY ACQUIRED:		
Asst City Engineer			RIGHT OF WAY AGENT		
APPROVED BY:					
CITY ENGINEER					

Street Improvement Plan

Baker Street

from 141.70' East of Jaffrey Drive to 247.30' East of Jaffrey Drive

CITY OF COSTA MESA
DEPARTMENT OF ENGINEERING SERVICES

SHEET 1 OF 1

PLAN NUMBER

J.N. 1921 / F.B. 25 /

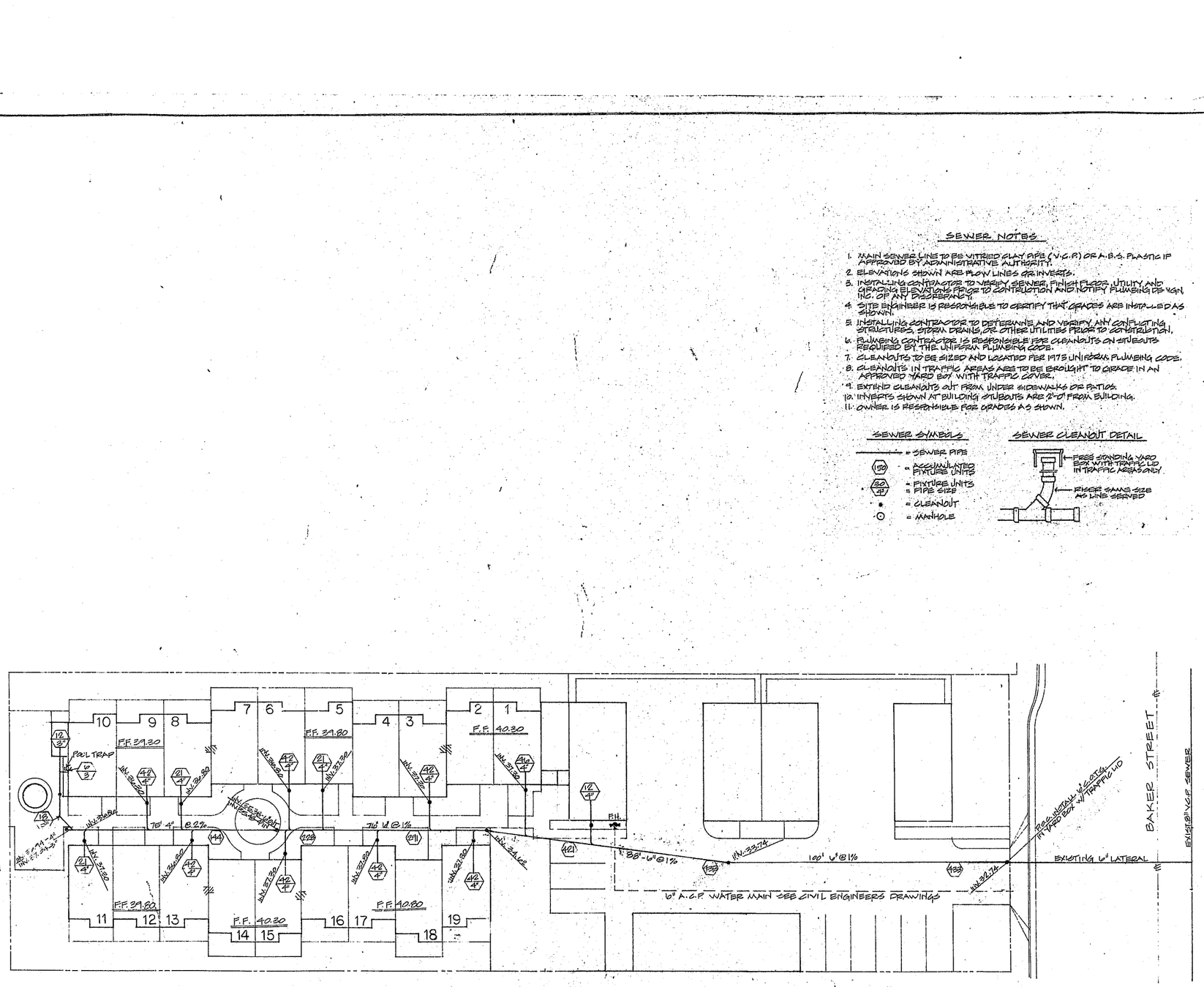
SEWER NOTES

1. MAIN SEWER LINE TO BE VITRIED CLAY PIPE (V.C.P.) OR A.B.S. PLASTIC IF APPROVED BY ADMINISTRATIVE AUTHORITY.
2. ELEVATIONS SHOWN ARE FLOW LINES OR INVERTS.
3. INSTALLING CONTRACTOR TO VERIFY SEWER, FINISH FLOOR, UTILITY AND GRADING ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY PLUMBING DESIGN, INC. OF ANY DISCREPANCY.
4. SITE ENGINEER IS RESPONSIBLE TO CERTIFY THAT GRADES ARE INSTALLED AS SHOWN.
5. INSTALLING CONTRACTOR TO DETERMINE AND VERIFY ANY CONFLICTING STRUCTURES, STORM DRAINS, OR OTHER UTILITIES PRIOR TO CONSTRUCTION.
6. PLUMBING CONTRACTOR IS RESPONSIBLE FOR CLEANOUTS ON SEWERS REQUIRED BY THE UNIFORM PLUMBING CODE.
7. CLEANOUTS TO BE SIZED AND LOCATED PER 1973 UNIFORM PLUMBING CODE.
8. CLEANOUTS IN TRAFFIC AREAS ARE TO BE BROUGHT TO GRADE IN AN APPROVED YARD BOX WITH TRAFFIC COVER.
9. EXTEND CLEANOUTS OUT FROM UNDER SIDEWALKS OR PATIOS.
10. INVERTS SHOWN AT BUILDING STUBOUTS ARE 2'-0" FROM BUILDING.
11. OWNER IS RESPONSIBLE FOR GRADES AS SHOWN.

SEWER SYMBOLS

- = SEWER PIPE
- (50) = EQUIVALENT FIXTURE UNITS
- (50 / 4") = FIXTURE UNITS = PIPE SIZE
- ● = CLEANOUT
- ⊙ = MANHOLE

SEWER CLEANOUT DETAIL



SCALE-1/16" = 1'-0"

SEWER

REVISIONS

PLUMBING DESIGN INC.
1035 NO BATAVIA, ORANGE, CA.
(714) 538-9666

BUILDERS EQUITY
3028 MT. VIEW DRIVE
LAGUNA BEACH, CALIFORNIA 92651
PHONE (714) 722-8160

BAKER EIGHT-PLEX APARTMENTS
810 BAKER STREET
COSTA MESA, CALIFORNIA

DRAWN BY
CATHY

JOB NO.
358

DATE
3-30-78

SHEET
P-1
OF 8

GAS METER LOADING-8" W.C. SYSTEM			
	C.F.H. EACH	#	C.F.H.
WATER HEATER	910	1	910
F/A HEATER	280	1	280
BAR-B-QUE	50	1	50
DRYERS	35	2	70
TOTAL C.F.H.			1280
REMOTE OUTLET			220'
FOOTAGE COLUMN			250
PIPE SIZE			
	1/2"		30
	3/4"		63
	1"		118
	1 1/4"		215
	1 1/2"		250
	2"		690
	2 1/2"		1100
	3"		1930

GAS NOTES

1. WHERE PRACTAL, GAS PIPING SHALL BE INSTALLED IN SAME TRENCH WITH WATER PIPING.
2. ALL EXTERIOR UNDERGROUND PIPING SHALL BE PROTECTED AS PER SEC. 1213, PAR. D, 1973 UNIFORM PLUMBING CODE.
3. WHERE APPROVED BY THE ADMINISTRATIVE AUTHORITY, POLY VINYL CHLORIDE (PVC) PIPE AND FITTINGS MAY BE USED FOR EXTERIOR UNDERGROUND GAS LINES.
4. ALL P.V.C. GAS PIPING TO BE INSTALLED PER I.A.P.M.O. 14-10-75.
5. AN APPROVED TYPE OF GAS SHUT OFF VALVE SHALL BE INSTALLED AT EACH BUILDING SERVICE OR EQUIPMENT LOCATION.
6. ALL PIPING SHALL HAVE A MINIMUM 18" OF COVER.
7. ALL MATERIALS AND EQUIPMENT SHALL CONFORM TO APPROVED DESIGN STANDARDS ACCEPTABLE TO THE ADMINISTRATIVE AUTHORITY.

GAS SYMBOLS

- G = GAS PIPE
- 1220 / 1" = C.F.H. DEMAND / PIPE SIZE
- (1") = PIPE SIZE
- = SHUT OFF VALVE

GAS SERVICE DETAIL

- UNION
- SHUT OFF VALVE
- TRANSITION FITTING
- P.V.C. PIPE

APPENDIX "A" CHART	
TOTAL FIXTURE UNIT DEMAND	371
TOTAL G.P.M. DEMAND	99
MOST REMOTE OUTLET	220'
AVG. WORKING PRESS. AT P.R.V. OUTLET	65
LOSS THROUGH METER	—
HEAD PRESSURE LOSS	6.5
RESIDUAL LOSS	8.0
TOTAL	14.5
PRESSURE AVAILABLE FOR LOSS	50.5
PRESSURE LOSS PER 100 FT.	22.95

PIPE SIZE	F.U.	G.P.M.
1/2"	6	5.5
3/4"	17	12
1"	30	20
1 1/4"	53	30
1 1/2"	95	42
2"	250	75
2 1/2"	500	125

WATER NOTES

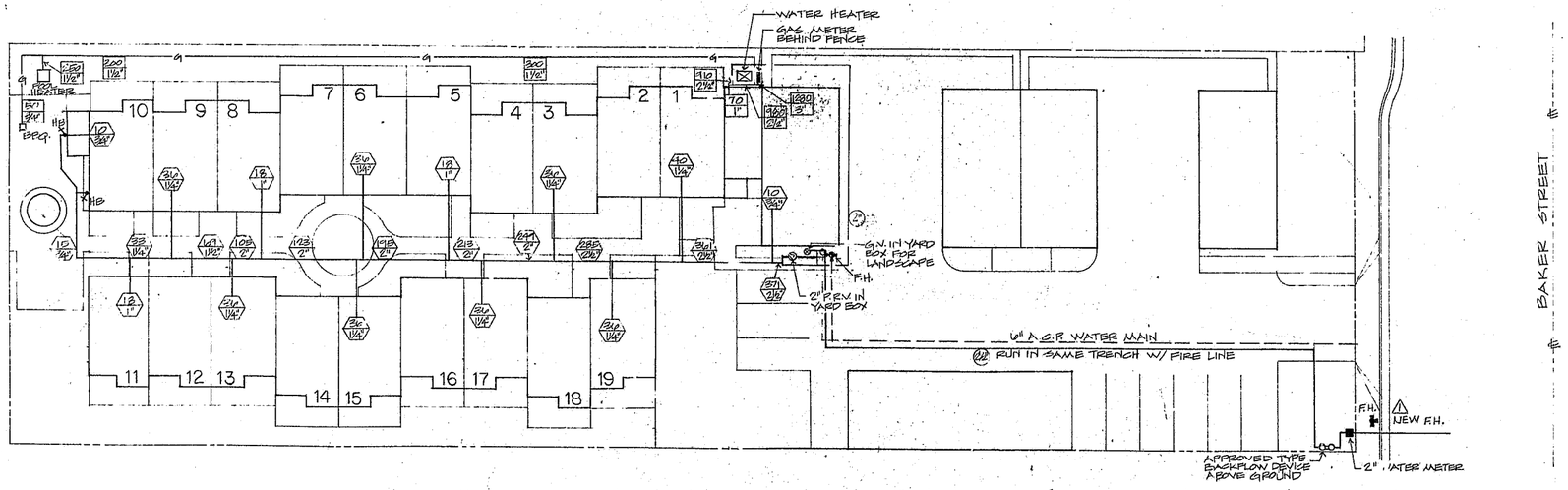
1. INSTALLING CONTRACTOR TO VERIFY THAT TYPES OF MATERIALS, PIPE SIZES, AND ETC. WILL MEET LOCAL CODE REQUIREMENTS PRIOR TO INSTALLATION AND NOTIFY PLUMBING DESIGN, INC. IMMEDIATELY OF ANY DISCREPANCY.
2. ALL POLY VINYL CHLORIDE (P.V.C.) PIPE IN SIZES 1 1/2" AND SMALLER TO BE SCHEDULE 40 WITH SCHEDULE 40 FITTINGS, SIZES 2" AND LARGER 1.7" BE CLASS 315 OR SCHEDULE 80 WITH SCHEDULE 80 FITTINGS.
3. ALL P.V.C. TO BE INSTALLED PER 1-6-8-75.
4. LANDSCAPE IRRIGATION SYSTEM TO BE AUTOMATICALLY TIME CONTROLLED TO OPERATE BETWEEN THE HOURS OF 11:00 P.M. AND 5:00 A.M.
5. DESIGN WATER PRESSURE FOR CALCULATIONS IS 65 P.S.I.
6. INSTALLING CONTRACTOR TO DETERMINE AND VERIFY ANY CONFLICTING STRUCTURES, STORM DRAINS, OR OTHER UTILITIES PRIOR TO CONSTRUCTION.

WATER SYMBOLS

- = WATER PIPE
- 220 / 1" = FIXTURE UNITS / PIPE SIZE
- (1") = PIPE SIZE

WATER SERVICE DETAIL

- HOSE BIBB
- GATE VALVE
- COPPER RISER
- COPPER TO FEMALE ADAPTOR
- P.V.C. TO MALE ADAPTOR
- P.V.C. PIPE MINIMUM OF 18" BELOW FINISH GRADE



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

WATER AND GAS

REVISIONS

1	ADDED F.H. 6-26-78

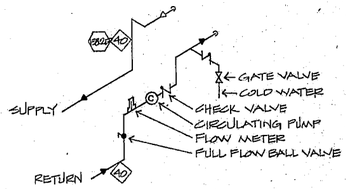
PLUMBING DESIGN INC.
1035 NO. BATAVIA, ORANGE, CA.
(714) 538-9666

BUILDER: EQUITY
3030 MT VIEW DRIVE
LAGUNA BEACH, CALIFORNIA 92651
PHONE (714) 752-8400

BAYER EIGHT-TEN APARTMENTS
810 BAKER STREET
COSTA MESA, CALIFORNIA

DRAWN BY: CATHY
JOB NO.: 358
DATE: 3-30-78
SHEET: P-2 OF 8

WATER HEATER PIPING DETAIL



APPENDIX "A"		
PIPE SIZE	F.U.	G.P.M.
1/2"	6	5.5
3/4"	17	12
1"	30	20
1 1/4"	53	30
1 1/2"	95	42
2"	250	75
2 1/2"	500	125

RAYDRONIC SYMBOLS

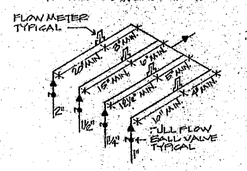
- HOT WATER SUPPLY
- HOT WATER RETURN
- DIRECTION OF FLOW
- FIXTURE UNITS
- G.P.M. FLOW
- PIPE SIZE
- BLUE & WHITE FLOW METER MODEL F-200

RAYDRONIC NOTES

1. ALL JOINTS UNDER SLAB TO BE BRAZED OR SILVER SOLDERED
2. ALL WATER PIPING UNDER A BUILDING OR STRUCTURAL SLAB TO BE TYPE "L" COPPER TUBING. PIPING ABOVE SLAB OR UNDERGROUND OUTSIDE OF A BUILDING OR STRUCTURE MAY BE TYPE "M" COPPER TUBING.
3. A MINIMUM 10'-0" OF COPPER TUBING SHALL BE INSTALLED ON COLD WATER SUPPLY TO ANY WATER HEATER AND P.V.C. PIPING.
4. EXTERIOR UNDERGROUND HOT WATER LINES SHALL HAVE A MINIMUM 24" OF COVER TO LIMIT HEAT LOSS PER ENERGY DESIGN STANDARD, SECTION 1094 K.
5. ALL EXPOSED CONTINUOUSLY CIRCULATED HOT WATER PIPING INSTALLED IN ATTIC SPACES OR SUPPORTED IN NOT ENCLOSED, VENTED CRAWL SPACES OR SIMILAR AREAS SHALL BE INSULATED TO 41 BTU HEAT LOSS TO 80 BTU/HR PER LINEAL FOOT FOR PIPE SIZES UP TO AND INCLUDING 2", AND 100 BTU/HR PER LINEAL FOOT FOR LARGER SIZES, PURSUANT TO ENERGY DESIGN STANDARD, SECTION 1094 K.
6. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION.
7. ALL HOT WATER LINES UNDER SLAB CONTINUOUSLY CIRCULATED SHALL BE BURIED A MINIMUM OF 24" BELOW SLAB AND WHERE POSSIBLE 18" FROM ANY COLD WATER PIPE IT PARALLELS.
8. ALL HOT WATER PIPES ABOVE SLAB TO BE PROVIDED WITH CARPET PADDING OR APPROVED ISOLATERS AT ALL POINTS OF STRAPPING, HANGING, OR ANY POINT WHERE PASSING THROUGH THE BUILDING FRAME OR COMES IN CONTACT WITH PIPES, DUCTS, OR ANY OTHER BUILDING EQUIPMENT.
9. HOT WATER SHALL CIRCULATE CONTINUOUSLY THROUGH FAN COIL UNIT OR BY PASS PIPING AND NO CROSS CONNECTION BETWEEN SUPPLY AND RETURN SHALL BE INSTALLED UNLESS SHOWN.
10. PIPE SIZES MUST BE INSTALLED AS SHOWN DEVIATION WILL REQUIRE RECIRCULATION. NOTIFY PLUMBING DESIGN, INC. OF ANY DISCREPANCY.
11. HOT WATER COIL SHALL HAVE PROVISIONS FOR AIR VENTING.
12. PLUMBING CONTRACTOR IS RESPONSIBLE FOR FINAL CONNECTION OF HOT WATER LINES TO HEATING COIL WITH FLEXIBLE CONNECTOR AND FULL FLOW BALL VALVES (SEE DETAIL).
13. PLUMBING CONTRACTOR TO COMPLETELY BALANCE RAYDRONIC SYSTEM TO SPECIFIED G.P.M. FLOWS AS SHOWN ON WATER HEATER PIPING DETAIL.
14. PRIOR TO ANY BALANCING THE ENTIRE RAYDRONIC HOT WATER SYSTEM MUST BE THOROUGHLY FLUSHED OUT TO REMOVE DIRT, SCALE, SOLDER OR OTHER DEBRIS FROM PIPING AND RELATED EQUIPMENT.
15. WATER HEATER ENCLOSURE SHALL BE CONSTRUCTED SO AS TO BLEND WITH SURROUNDING AREA.
16. DO NOT BACKFILL AROUND HOT WATER PIPING WITH SAND, USE ONLY CLEAN SCREENED NATIVE OR IMPORT SOIL.
17. INSTALLING CONTRACTOR SHALL THOROUGHLY EXAMINE PRINTS PRIOR TO CONSTRUCTION AND NOTIFY PLUMBING DESIGN, INC. OF ANY DISCREPANCY.
18. INDIVIDUAL HOT WATER SHUT OFF VALVES SHALL BE INSTALL AT EACH PLUMBING FIXTURE SUPPLY.
19. ALL CONTINUOUSLY CIRCULATED RISERS ABOVE SLAB, INSTALLED IN EXTERIOR OR INTERIOR PARTITION WALLS SHALL BE INSULATED TO PREVENT HOT SPOTS. BLANKET TYPE INSULATION ON EACH SIDE OF PIPING OR THE PREFORMED TYPE MAY BE USED. INSULATION SHALL BE CARRIED BELOW THE SLAB TO THE BRANCH LINE. NON CIRCULATING LINES WILL NOT REQUIRE INSULATION.

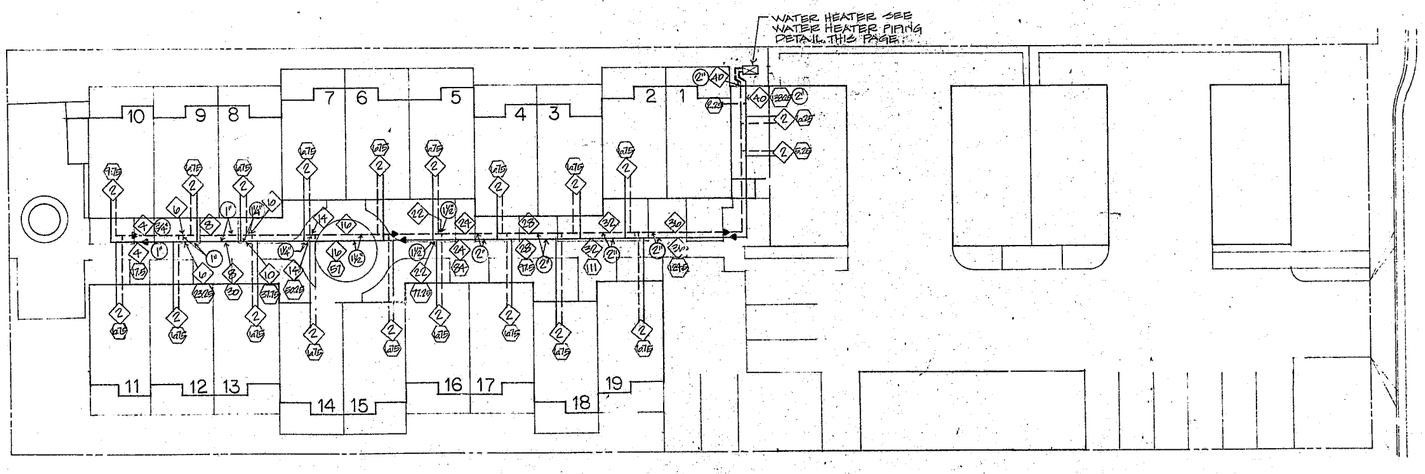
TYPICAL FLOW METER LOCATIONS

MINIMUM DIMENSIONS SHOWN



WATER HEATER SPECIFICATIONS

WATER HEATER MANUFACTURER AND MODEL NO.	DOMESTIC LOAD		TOTAL G.P.M. HEATING LOAD	TOTAL B.T.U. HEATING LOAD	W.H. C.F.H. GAS LOAD	W.H. GAS CONN. SIZE	CIRCULATING PUMP			
	H.W. F.U.	G.P.M.					MFG. AND MODEL	FT. HEAD	G.P.M.	HP V Φ
RAYPAK HURRICANE #910 TIP-B	1885	53.0	40.0	415,000	910	1 1/4"	ARMSTRONG #31-53	22.0	40.0	1/2 115/230 1



RAYDRONIC

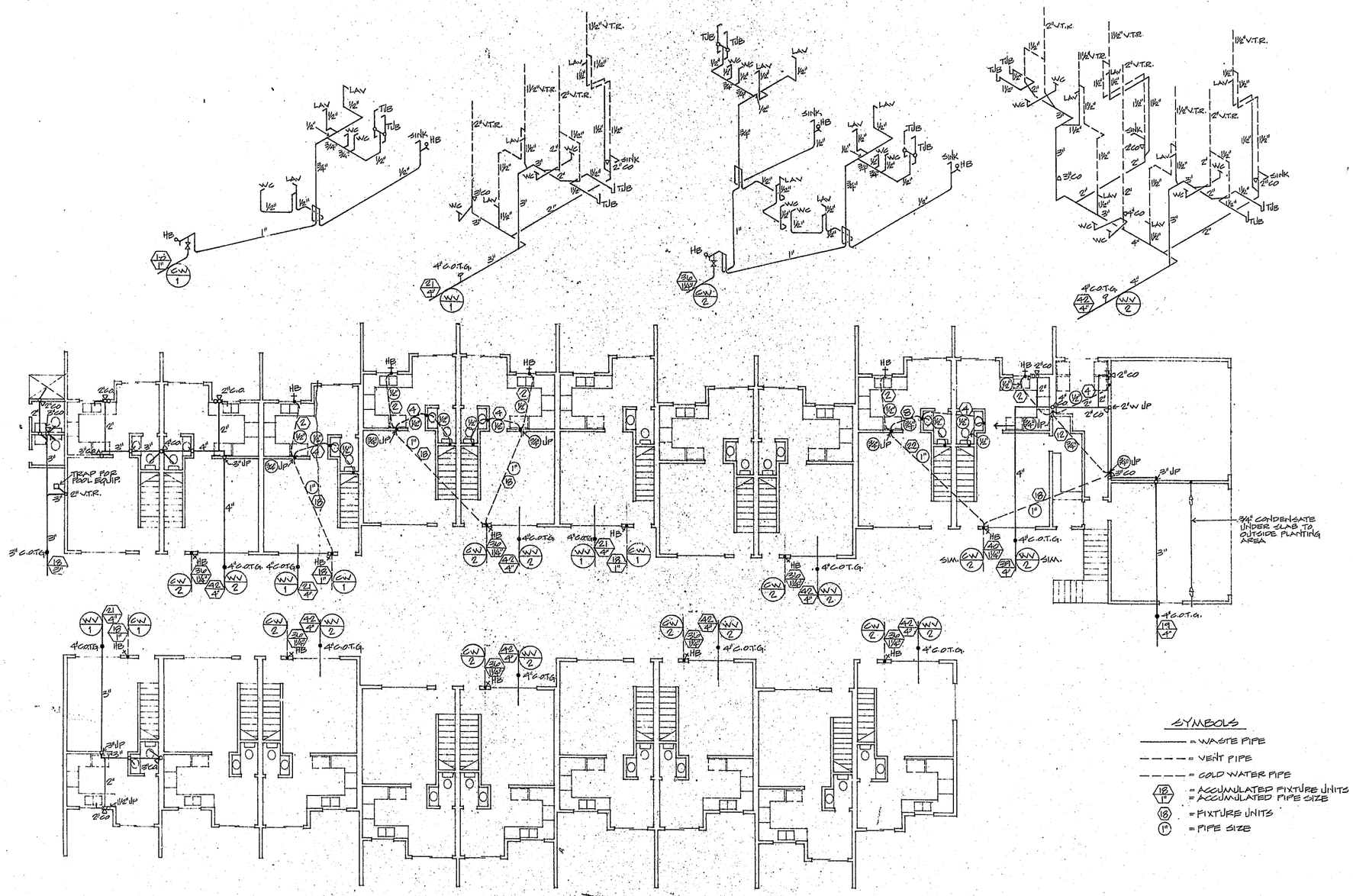
REVISIONS

PLUMBING DESIGN INC.
1035 NO BATAVIA, ORANGE, CA.
(714) 538-9668

BUILDERS EQUITY
3088 MT. VIEW DRIVE
LAGUNA BEACH, CALIFORNIA 92651
PHONE (714) 752-8760

BAKER EIGHT-TEN APARTMENTS
810 BAKER STREET
COSTA MESA, CALIFORNIA

DRAWN BY: CATHY
JOB NO.: 358
DATE: 3-30-78
SHEET #: P-3 OF 8



FIRST FLOOR SCALE: 1/8" = 1'-0"

INTERIOR PIPING

REVISIONS

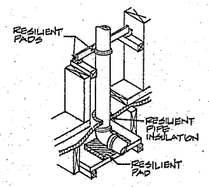
PLUMBING DESIGN INC.
1035 NO. BATAVIA, ORANGE, CA.
(714) 538-9666

BUILDERS EQUITY
3038 MT. VIEW DRIVE
LAGUNA BEACH, CALIFORNIA 92651
PHONE (714) 752-8760

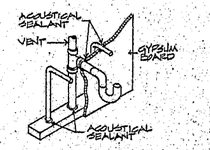
BAKER EIGHT-TEN APARTMENTS
810 BAKER STREET
COSTA MESA, CALIFORNIA

DRAWN BY CATHY
JOB NO. 358
DATE 3-30-78
SHEET P-4 OF 8

PIPE SUPPORT DETAIL



PIPE PENETRATION DETAIL

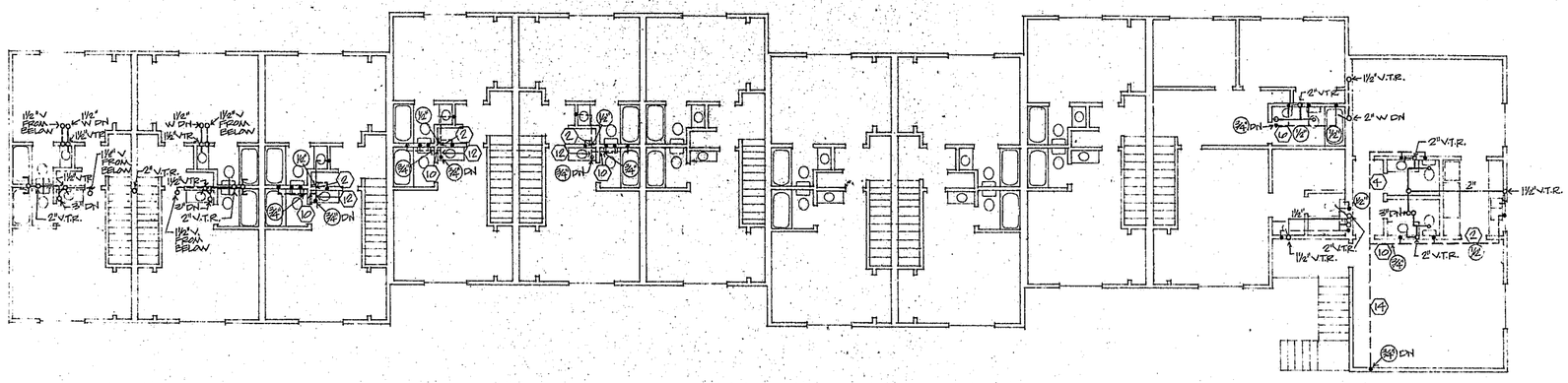


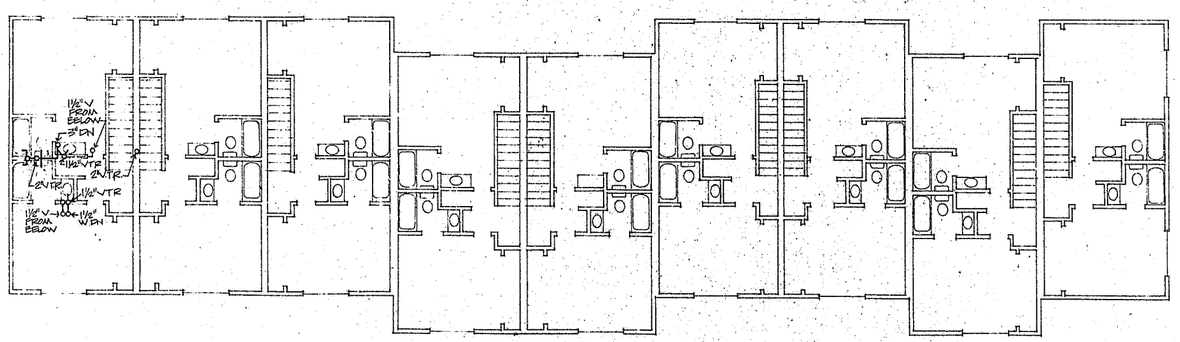
NOISE INSULATION STANDARDS

1. THE WASTE PIPING IN THE PARTY WALL SHALL BE CAST IRON, VENT PIPING MAY BE A.B.S. PLASTIC.
2. ALL PLUMBING PIPES IN THE PARTY WALL WILL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM ½" THICK APPROVED RESILIENT MATERIAL. SEE DETAILS. RESILIENT MATERIAL TO BE EQUIVALENT TO ARMAFLEX, PRODUCED BY THE ARMSTRONG CORPORATION.
3. THE PARTY WALL IN THE BATHROOMS BEHIND THE TUB/SHOWER SHALL BE EXTENDED TO THE FLOOR AND SEALED.
4. THE TUB/SHOWER ENCLOSURE SHALL BE INSTALLED SUCH THAT ALL EDGES CONTACTING THE PARTY WALL SHALL BE SET IN ACOUSTICAL SEALANT.
5. SINKS SHALL BE INSTALLED SUCH THAT ALL EDGES CONTACTING THE PARTY WALL SHALL BE SET IN ACOUSTICAL SEALANT.
6. WHERE PLUMBING IS FEED TO BOTH SIDES OF THE PARTY WALL A FLEXIBLE CONNECTOR SHALL BE INSTALLED NEAR THE FAUCET ON EACH SIDE.
7. THE R-11 INSULATION IN THE PARTY WALL SHALL BE INSTALLED AROUND THE PIPING.

PLUMBING NOTES

1. ALL PLUMBING MUST COMPLY WITH LOCAL BUILDING AND PLUMBING CODES.
2. WASTE AND VENT PIPING TO BE A.B.S. PLASTIC UNLESS OTHERWISE NOTED.
3. WASTE AND VENT PIPING IN 2 HOUR WALL OR EXPOSED IN GARAGES MUST BE CAST IRON OR OTHER APPROVED MATERIAL.
4. PLUMBING VENTS TO BE COMBINED WHERE PRACTICAL BEFORE PENETRATING ROOF.
5. MIXING OF FERRUS AND NON FERRUS METALS IN WATER PIPING IS PROHIBITED.
6. ALL JOINTS UNDER SLAB IN WATER PIPING TO BE BRAZED OR SILVER SOLDERED.
7. ALL WATER PIPES ABOVE SLAB TO BE PADDED WITH CARPET PADDING OR APPROVED ISOLATERS AT ALL POINTS OF STRAPPING, HANGING, OR ANY POINT WHERE PASSING THROUGH THE BUILDING FRAME, OR COMES IN CONTACT WITH PIPES, DUCTS, OR ANY OTHER BUILDING COMPONENT.
8. INDIVIDUAL HOT AND COLD WATER SHUT OFF VALVES SHALL BE PROVIDED AT EACH PLUMBING FIXTURE SUPPLY.
9. ALL WATER SERVICES TO HAVE SHUT OFF VALVE ON LINE BEFORE ENTERING BUILDING.





SECOND FLOOR SCALE-1/8"=1'-0"

INTERIOR PIPING

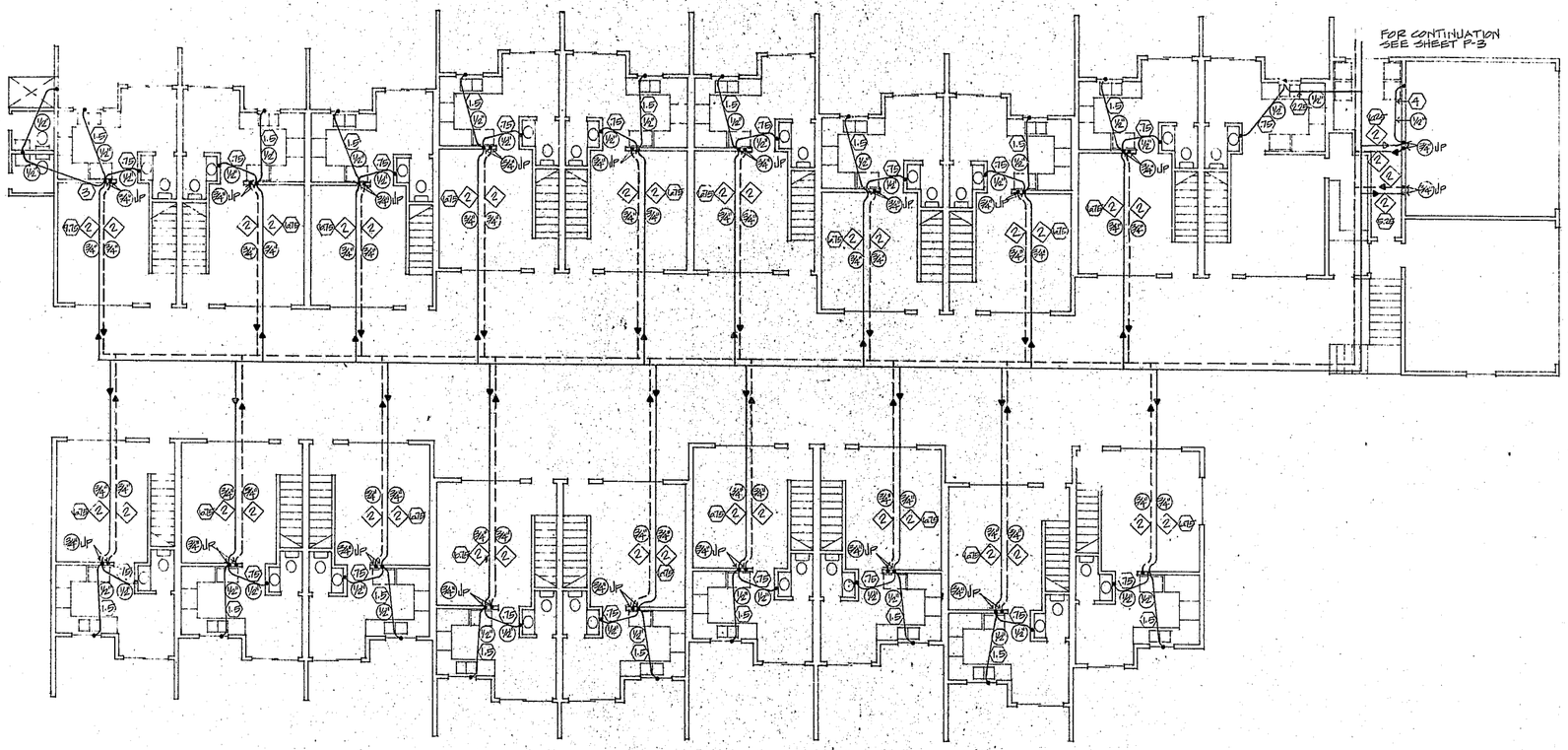
REVISIONS

PLUMBING DESIGN INC.
1035 NO BATAVIA, ORANGE, CA
(714) 538-9006

BUILDERS EQUITY
5088 MT. VIEW DRIVE
LAGUNA BEACH, CALIFORNIA 92651
(714) 752-8960

BAKER EIGHT-TEN APARTMENTS
810 BAKER STREET
COSTA MESA, CALIFORNIA

DRAWN BY CATHY
JOB NO 358
DATE 3-30-78
SHEET P-5 OF 8



FIRST FLOOR SCALE-1/8"=1'-0"

RAYDRONIC

REVISIONS

PLUMBING DESIGN INC.
1035 NO BATAVIA, ORANGE, CA.
(714) 538-9666

BUILDERS EQUITY
5050 MT. VIEW DRIVE
LAGUNA BEACH, CALIFORNIA 92651
PHONE (714) 752-8760

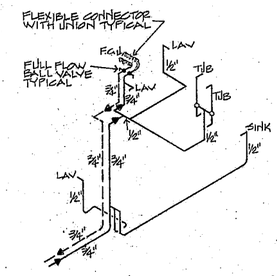
BAKER EIGHT-TEN APARTMENTS
810 BAKER STREET
COSTA MESA, CALIFORNIA

DRAWN BY
CATHY

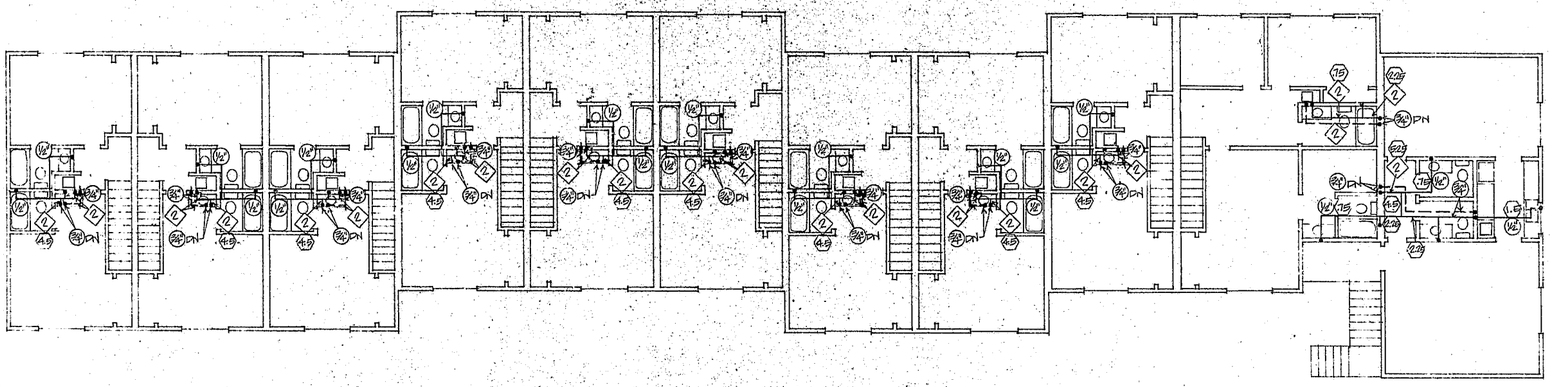
JOB NO.
358

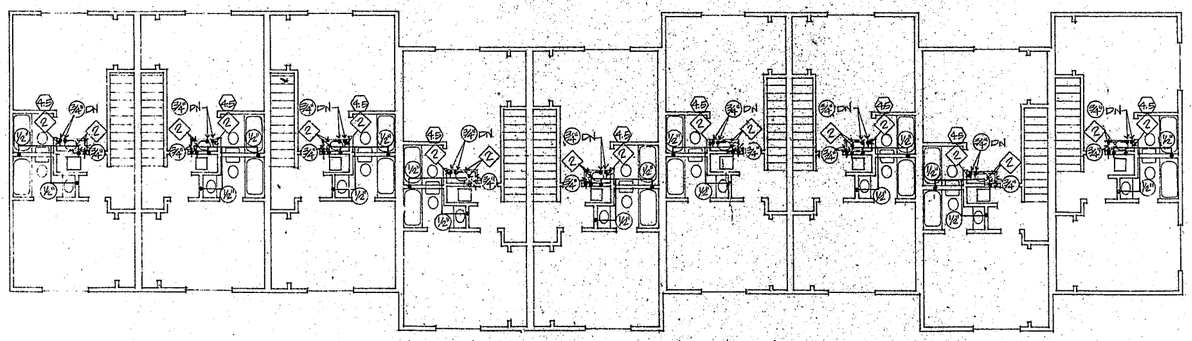
DATE
3-30-78

SHEET
P-6
OF 8



TYPICAL UNIT
HOT WATER AND FAN COIL UNIT PIPING





SECOND FLOOR SCALE-1/8"=1'-0"

RAYDRONIC

REVISIONS

PLUMBING DESIGN INC.
1035 NO BATAVIA, ORANGE, CA
(714) 538-9616

BUILDERS EQUITY
3038 MT. VIEW DRIVE
LAGUNA BEACH, CALIFORNIA 92651
PHONE (714) 752-8160

BAYER EIGHT-TEN APARTMENTS
810 BAKER STREET
COSTA MESA, CALIFORNIA

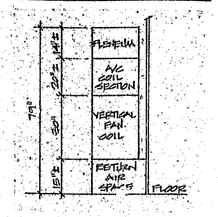
DRAWN BY
CATHY

JOB NO.
358

DATE
3-30-78

SHEET
P-7
OF 8

FAN COIL
INSTALLATION DETAIL



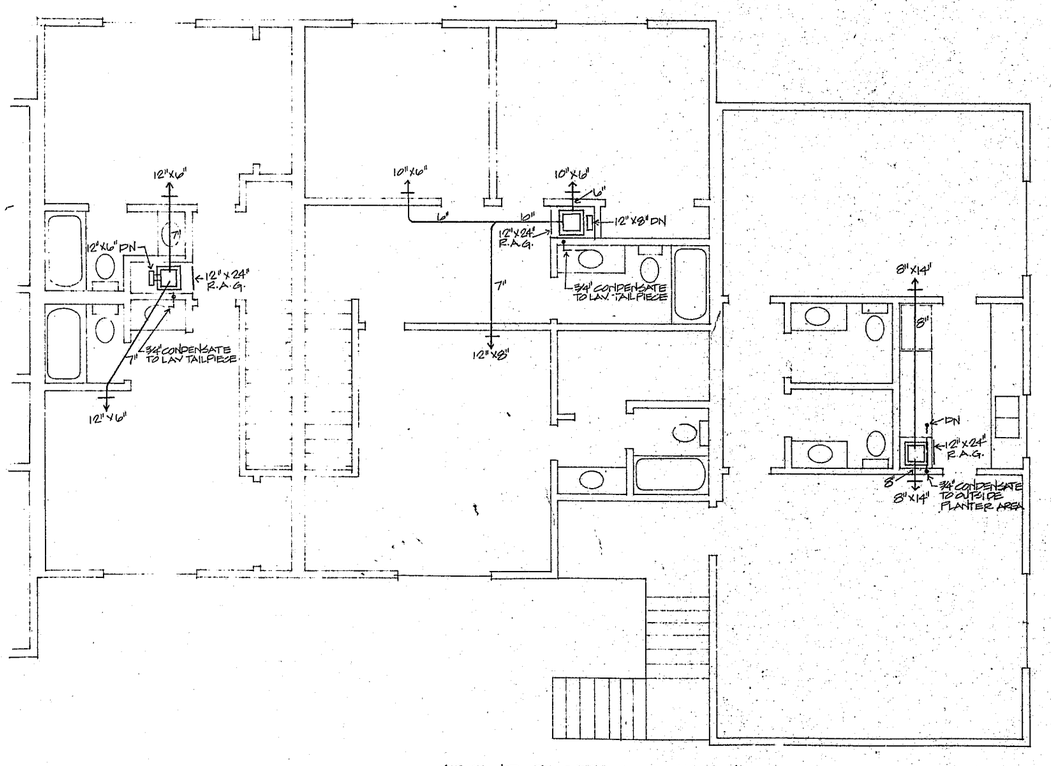
FAN COIL SPECIFICATIONS			
UNIT TYPE	1-MGR.	2-19	REC.
ENTERING WATER TEMPERATURE	140°F	140°F	140°F
MINIMUM G.P.M. HEATING	2.0	2.0	2.0
HEATING C.F.M.	800	800	450
MINIMUM HEATING B.T.U.'S AT C.F.M.	27,000	25,000	18,000
ROWS OF HEATING COILS	V-3R	V-3R	V-3R
COILS TO BE MINIMUM TYPE "M" COPPER TUBING.			
MANUFACTURER-C.L.E. SOLAR INC. (OR EQUAL) HARBOR CITY, CALIFORNIA 90710 PHONE (213) 775-3921			

ALL UNITS TO BE AIR CONDITIONED.
AIR CONDITIONING EQUIPMENT TO BE GAFFERS & STATLER, PAYNE OR DAY & NIGHT.
CONDENSING UNITS ON ROOF-SEE ARCHITECTUAL PRINTS FOR LOCATION.

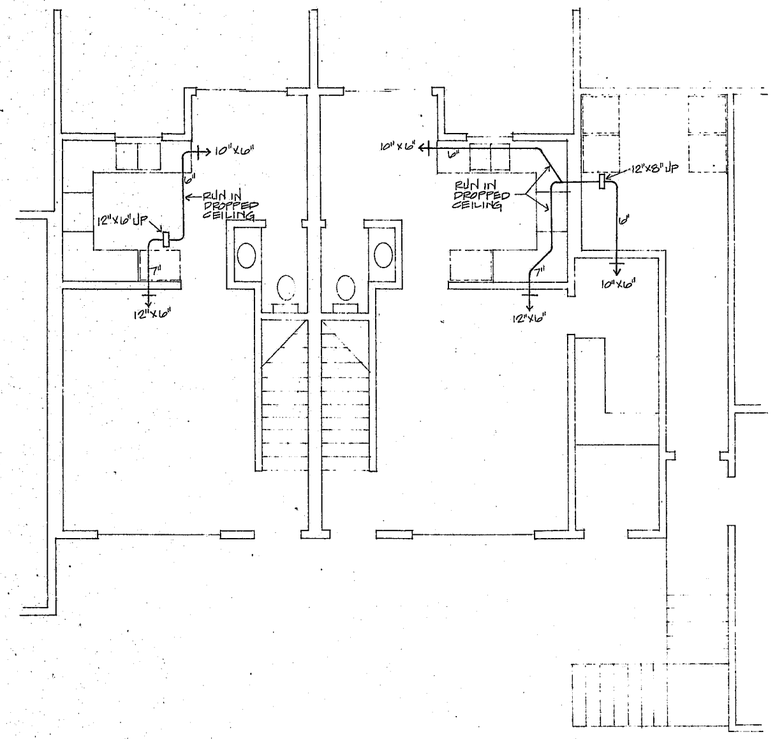
FAN COIL UNITS TO BE EQUIPPED WITH THREE WAY VALVE.

AIR CONDITIONING UNIT INSTALLATION SHALL COMPLY WITH U.M.C. CHAPTER 12.

DUCT CONSTRUCTION AND INSTALLATION SHALL COMPLY WITH U.M.C. CHAPTER 10.



SECOND FLOOR SCALE-1/4"=1'-0"



FIRST FLOOR SCALE-1/4"=1'-0"

RAYDRONIC

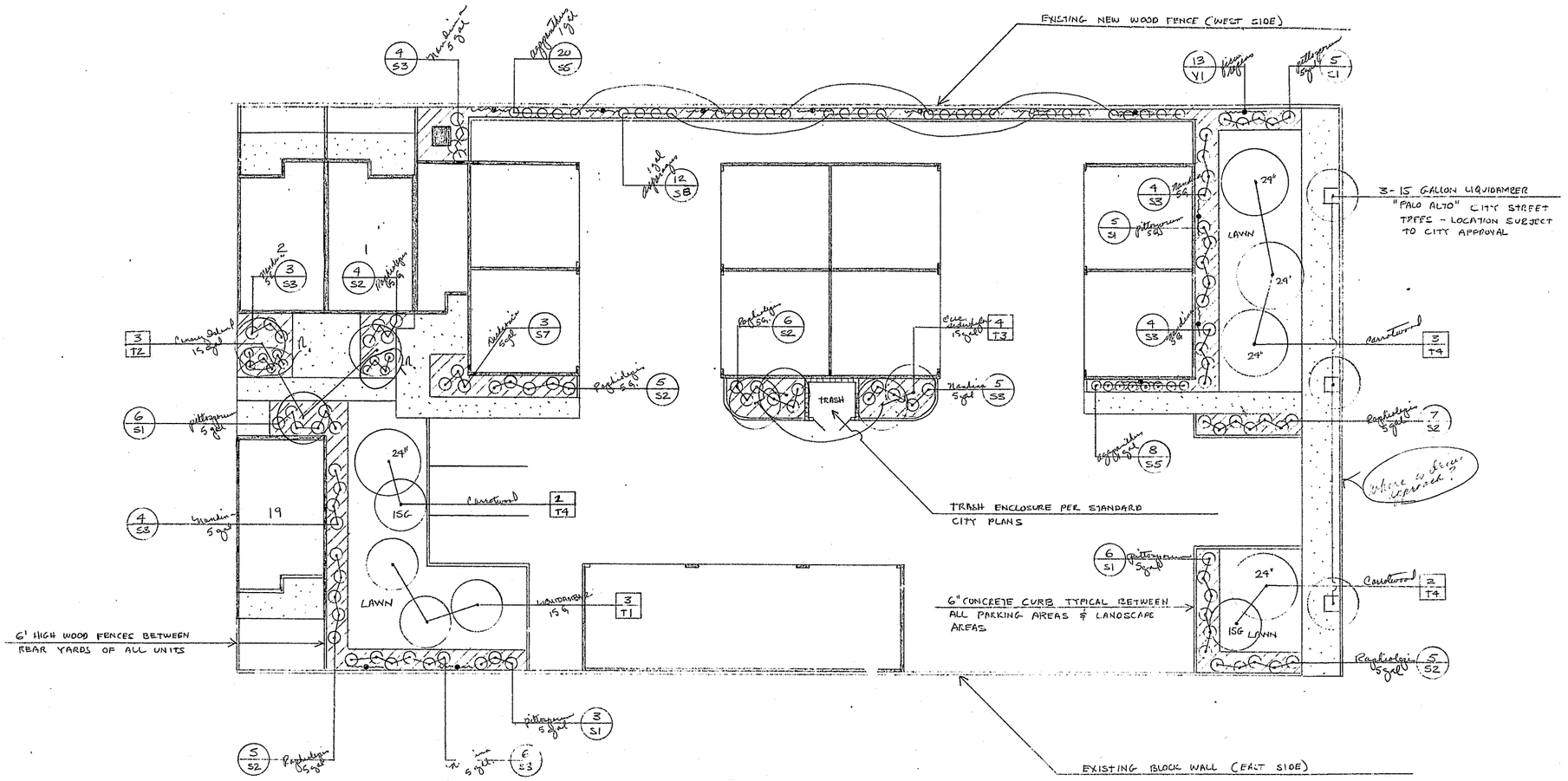
REVISIONS

PLUMBING DESIGN INC.
1235 NO BATAVIA, ORANGE, CA.
(714) 538-9000

BUILDERS EQUITY
3028 MT. VIEW DRIVE
LAGUNA BEACH, CALIFORNIA 92651
PHONE (714) 752-8160

BAKER EIGHT-TEN APARTMENTS
810 BAKER STREET
COSTA MESA, CALIFORNIA

DRAWN BY CATHY
JOB NO 358
DATE 3-30-78
SHEET P-8 OF 8



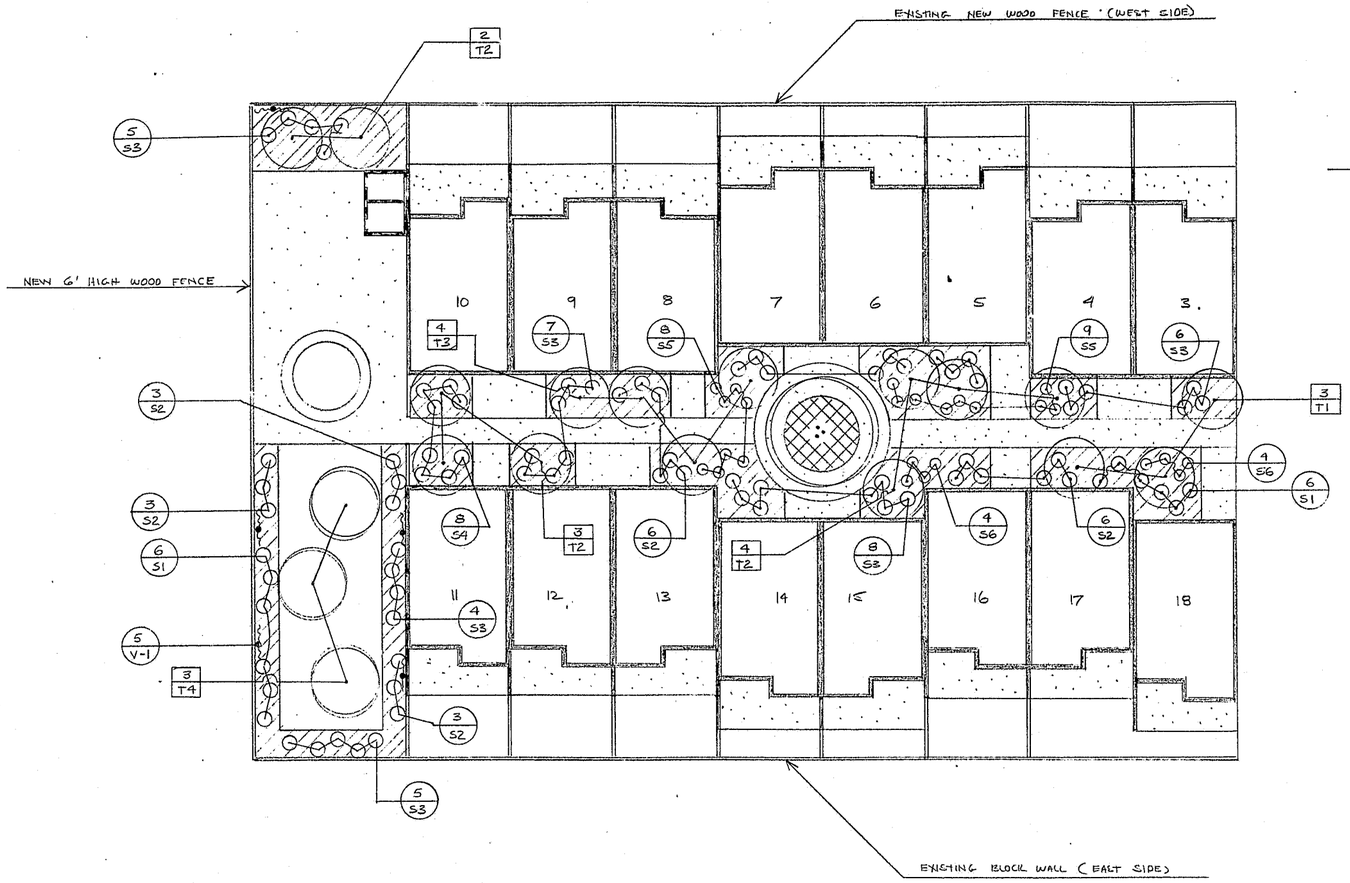
REVISIONS	BY

19 UNIT PROJECT:
810 BAKER STREET
COSTA MESA, CALIF.

BUILDINGS EQUITY

DRAWN
BILL MEDLOCK
CHECKED
DATE
6-29-78
SCALE
1" = 10'
JOB NO.
SHEET
1
OF 4 SHEETS

NO. 1304-24436



LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	
T1	15 GAL	LIQUIDAMBER "PALO ALTO"
T2	15 GAL	PINUS CANARIENSIS
T3	15 GAL	EUCALYPTUS SIDEROXLYN
T4	24" BOX	CUPANIA ANACARDIOIDES
S1	5 GAL	PITTOSPORUM TOBRIA
S2	5 GAL	RAPHIOLEPSIS INDICA
S3	5 GAL	NANDINA DOMESTICA
S4	5 GAL	JUNIPER TAM
S5	1 GAL	AGAPANTHUS "PETER PAN"
S6	1 GAL	HEDE COED
S7	5 GAL	DICKSONIA ANTARTICA
S8	1 GAL	ASPARAGUS SPRENGERII
V1	1 GAL	FICUS REPENS
	HAHNS IVY 12" O.C. FROM FLATS	
	ANNUAL COLOR QUARTS 12" O.C.	

1. STAKE ALL TREES WITH 10' LODGEPOLES & SECURE WITH TWO 18" PLASTIC CINCH TIES PER TREE.
2. PLANT BACKFILL SHALL CONSIST OF 50% SITE SOIL AND 50% GOLDENWEST FERTILIZER'S "BARK BLEND" SOIL CONDITIONER.
3. ROTOTILL INTO THE TOP 6" OF SOIL THE FOLLOWING: (PER 1000 S.F.)
   3 CUBIC YARDS GOLDENWEST "BARK BLEND"
   80 LBS AGRICULTURAL GYPSUM
4. TOPDRESS ALL GROUNDCOVER BEDS WITH 1/4" LAYER OF NITRULIZED REDWOOD SAWDUST.
5. LAWN SHALL BE NUNES "BLUEGRASS SOD".
6. SEPARATE ALL LAWN & SHRUB AREAS WITH 2"x4" REDWOOD HEADERBOARD.

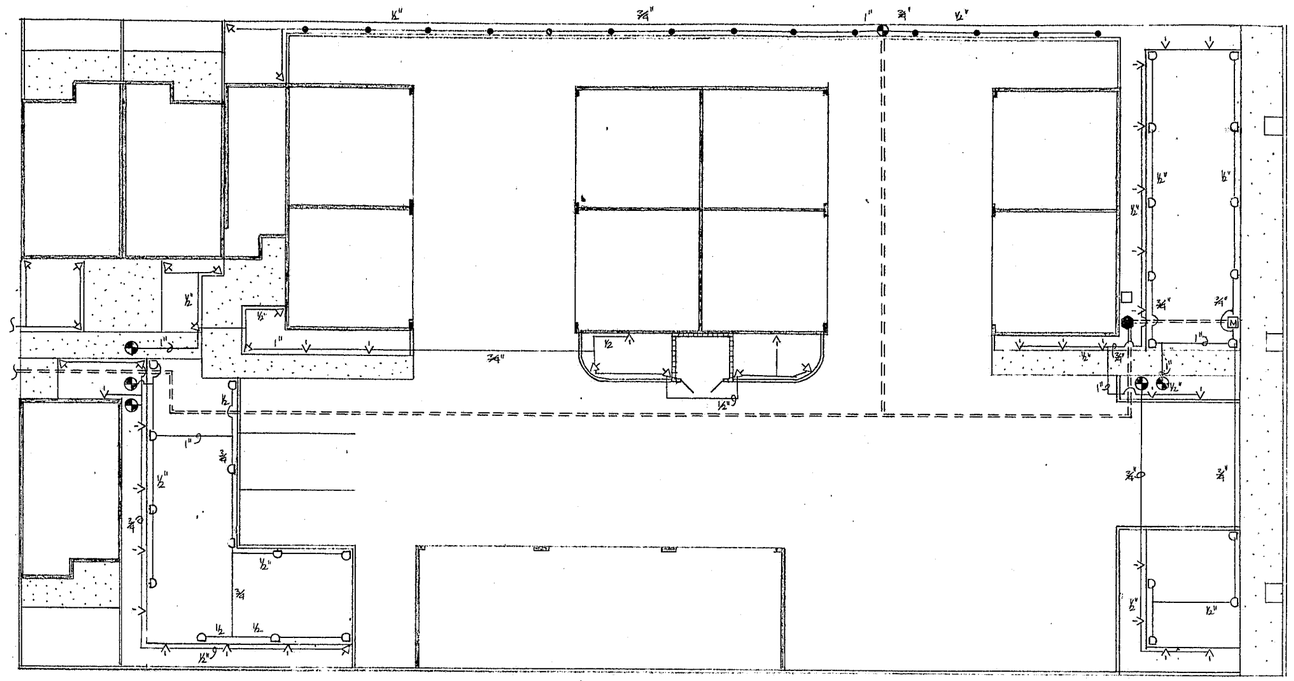
REVISIONS	BY

19 UNIT PROJECT:
810 BAKER STREET
COSTA MESA, CALIF.

DESIGN REVIEW

DRAWN	BILL MEDLOCK
CHECKED	
DATE	6-29-78
SCALE	1" = 10'
JOB NO.	
SHEET	2
OF	4 SHEETS

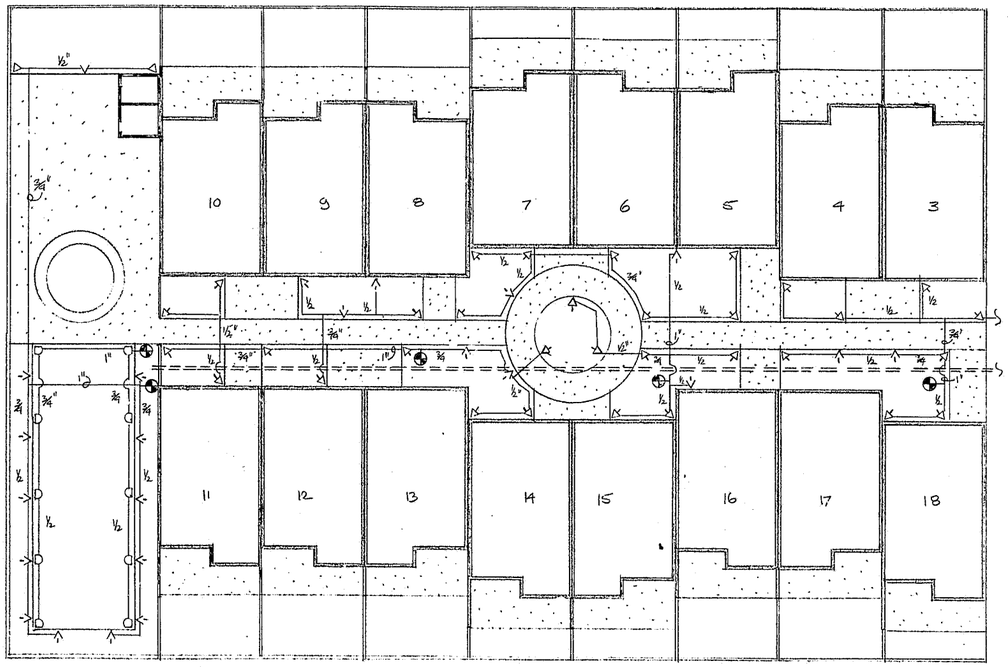
NO. 1864-24X36



REVISIONS	BY

DRAWN	BILL MEDLOCK
CHECKED	
DATE	6-24-78
SCALE	1" = 10'
JOB NO.	
SHEET	3
OF	4 SHEETS

NO. 1866-24236



IRRIGATION LEGEND

SYMBOL	DESCRIPTION
M	1" WATER METER (BY OWNER) P.O.C.
	1" S.M.R. BACKFLOW PREVENTER
	RAINBIRD RC-12 AUTOMATIC CONTROLLER
	1" RAINBIRD "EF" AUTOMATIC VALVE (IN VALVE BOX)
═══	1¼" SCH. 40 P.V.C. MAINLINE (18" DEEP) (24" DEEP UNDER PAVED AREAS)
	RAINBIRD #2800 LAWN POP-UP HALF
	" " " " QTR
	" #2400 SHRUB HALF
	" " " QTR
	" #2400 FLAT HALF
	" " " QTR
———	CLASS 200 P.V.C. LATERAL LINE

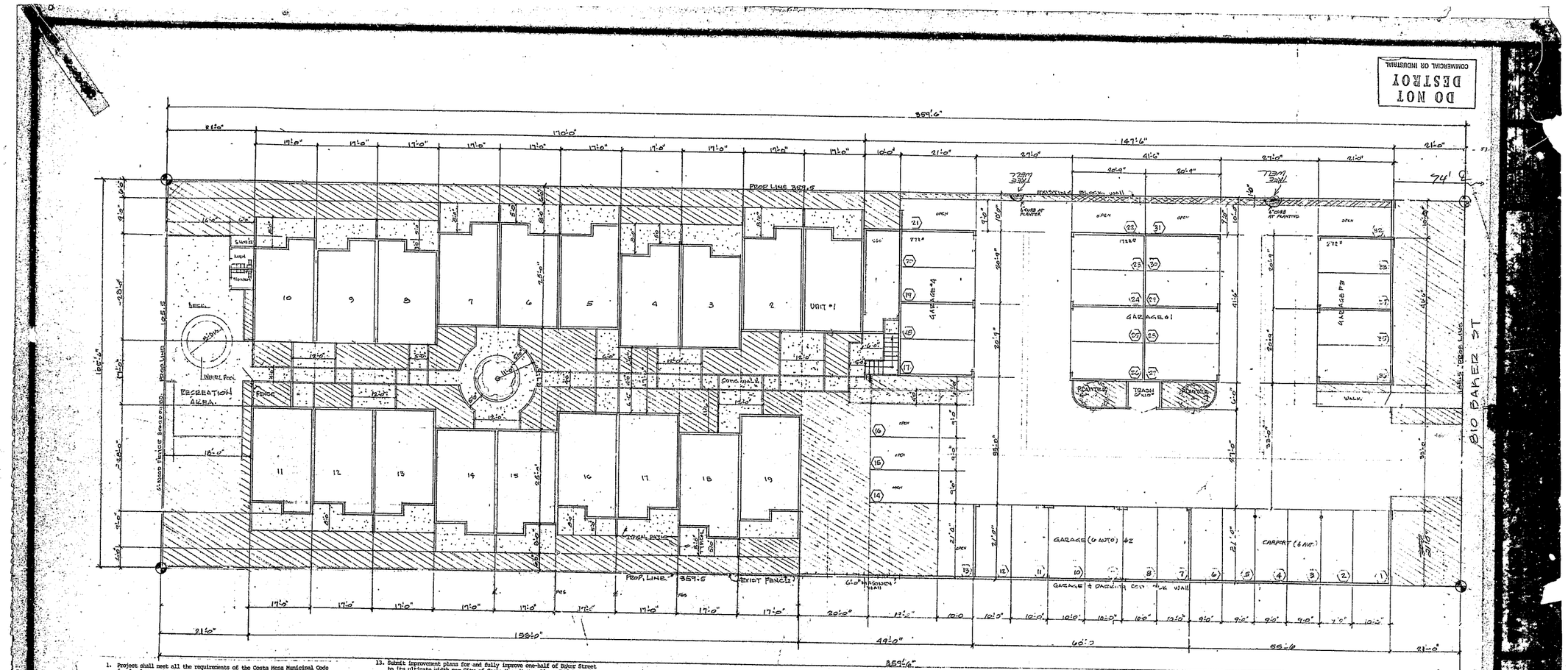
NOTE: ALL HEADS TO RECEIVE DOUBLE SWING JOINTS & SCH. 80 RISERS.

REVISIONS	BY

DRAWN
BILL MEDLOCK
CHECKED
DATE
6-24-78
SCALE
1" = 10'
JOB NO.
SHEET
4
OF 4 SHEETS

NO. 186A-24X36

DO NOT DESTROY
COMMERCIAL OR INDUSTRIAL



1. Project shall meet all the requirements of the Costa Mesa Municipal Code for development in the R3 zone, including but not limited to fences, utilities, and screening of meters.
2. A detailed landscape plan shall be approved by the Planning Department prior to issuance of any building permits. Said plan shall include, but not be limited to, type, size, and location of all plants and trees, type of ground cover, sprinklers, all walls, fences & barriers, trash enclosures, driveway, parking lots and security lighting: type, location, and assignment of street addresses on property. Landscaping shall be installed in accordance with the approved plan prior to release of utilities.
3. Design of trash enclosure(s) shall conform with City Standards. Standard drawings are available from the Planning Department.
4. All landscaped areas shall be separated from paved vehicular areas by 6" high continuous cement concrete curbing.
5. Street trees and landscaping in the front setback shall meet with the approval of the Leisure Services Department. (Liquidambar Styraciflua spaced at 35' centers (15 gallon minimum))
6. Construct Type II P.C.C. driveway approach per City of Costa Mesa Standard Plans. Location, width, and type are subject to the approval of the Traffic Engineer.
7. Construct P.C.C commercial sidewalk per City of Costa Mesa Standard Drawings at applicant's expense.
8. Guest parking spaces (2) shall be clearly marked and maintained for guest parking only.
9. Prior to issuance of building permits, the developer shall provide evidence from a licensed acoustical engineer that interior noise levels shall not exceed 45 CNEL.
10. Dedicate all land 53 feet from the centerline of Baker Street.
11. The developer shall pay the required water acreage fee of $250 per acre prior to issuance of building permit.
12. Underground utilities on the property prior to issuance of building permits.
13. Submit improvement plans for and fully improve one-half of Baker Street to its ultimate width per City of Costa Mesa Master Plan of Highways/ Standards.
14. Submit Title Report.
15. Submit Grading Plan and hydrology calculations.
16. Provide for the installation of two Class A fire hydrants to be located as follows: PER CITY MEMORANDUM 2/27/78 CITY WILL PAY FOR
    (a) in the Baker Street right-of-way approximately 330 feet east of the centerline of Century Place.
    (b) on-site approximately 138 feet north of the south property line and 49 feet east of the west property line.
17. All hydrants shall be installed and operable prior to the initiation of combustible construction.
18. Water mains and hydrants shall be installed to the standards of the Costa Mesa County Water District and be dedicated along with repair easements to that agency.
19. Provide for the installation of fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from the front door of each unit. Extinguishers may be of a type rated at 2A,10BC as these extinguishers are suitable for all types of fires and are less expensive.
20. Applicant's attention is directed to the conditions of the Costa Mesa County Water District in the event the project is converted to condominium ownership in the future. (copy attached)
21. Applicant's attention is directed to the conditions of the Costa Mesa County Water District with regard to Cross Connection and Backflow Prevention. Water service will not be turned on until the backflow device required has been installed and tested.
22. The subject property must be annexed to the Costa Mesa County Water District.

PLOT PLAN SCALE 1"=10'-0"

19 UNITS
36 PARKING (22 COVERED)(6 CAR PORTS)(8 OPEN)

AREA OF LOT		37927 sq ft
AREA OF FIRST FLOOR	8085 sq ft	
AREA OF SECOND FL. 11900		

37927 x 40% = 15171 REQ. GREEN AREA.

FOOTPRINT OF BUILDING

DWELLING UNITS 19x450.5	= 8085 sq ft	
LAUNDRY	260 sq ft	
GARAGE #1	1722	
GARAGE #2	1236	
GARAGE #3	870	
GARAGE #4	870	
8 OPEN PARKING 13,14,15,16,31,32	1671	
CAR PORT'S 1 THRU 6	1147	22,606 sq ft
		37927
		22606
		15321 sq ft GREEN AREA.

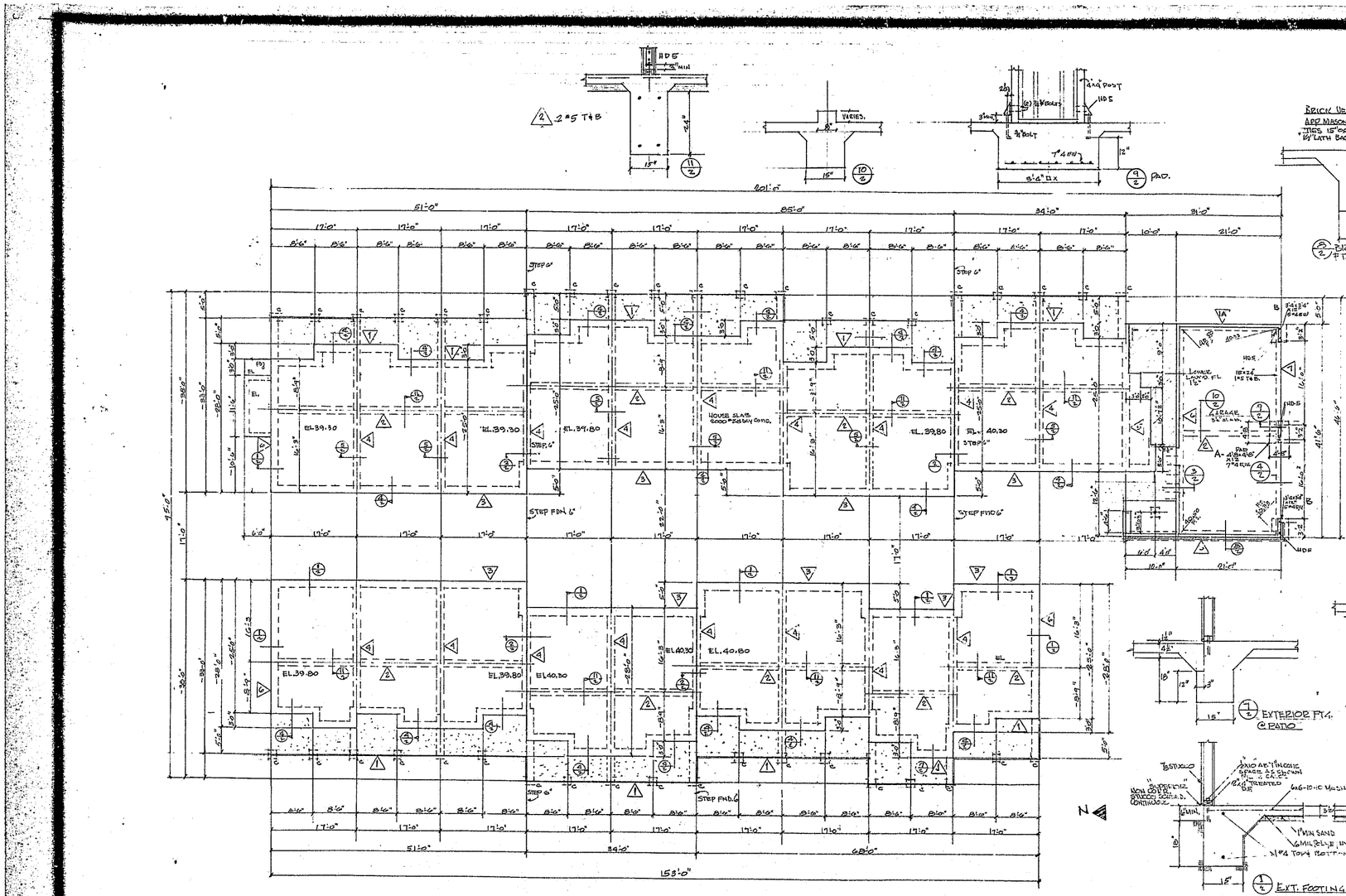
125.5x27 = 3389
53x27 = 1566
58x27 = 1566
20x21 = 420

NOTE:
FOR LEGAL DESC. SEE GRADING PLAN

APPROVED
Fire & Building Division Only
PLANNING DEPT.
SUBJECT TO COND. DOC. LTR.
DATE 6-30-78
DIRECTOR OF PLANNING

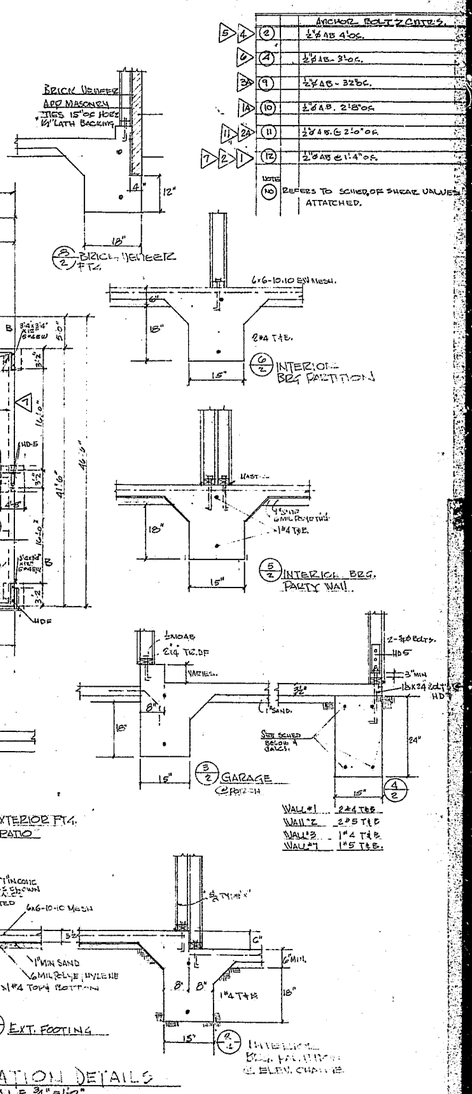
PERMIT # 46323
46327

DO NOT DESTROY
COMMERCIAL OR INDUSTRIAL
CANCEL

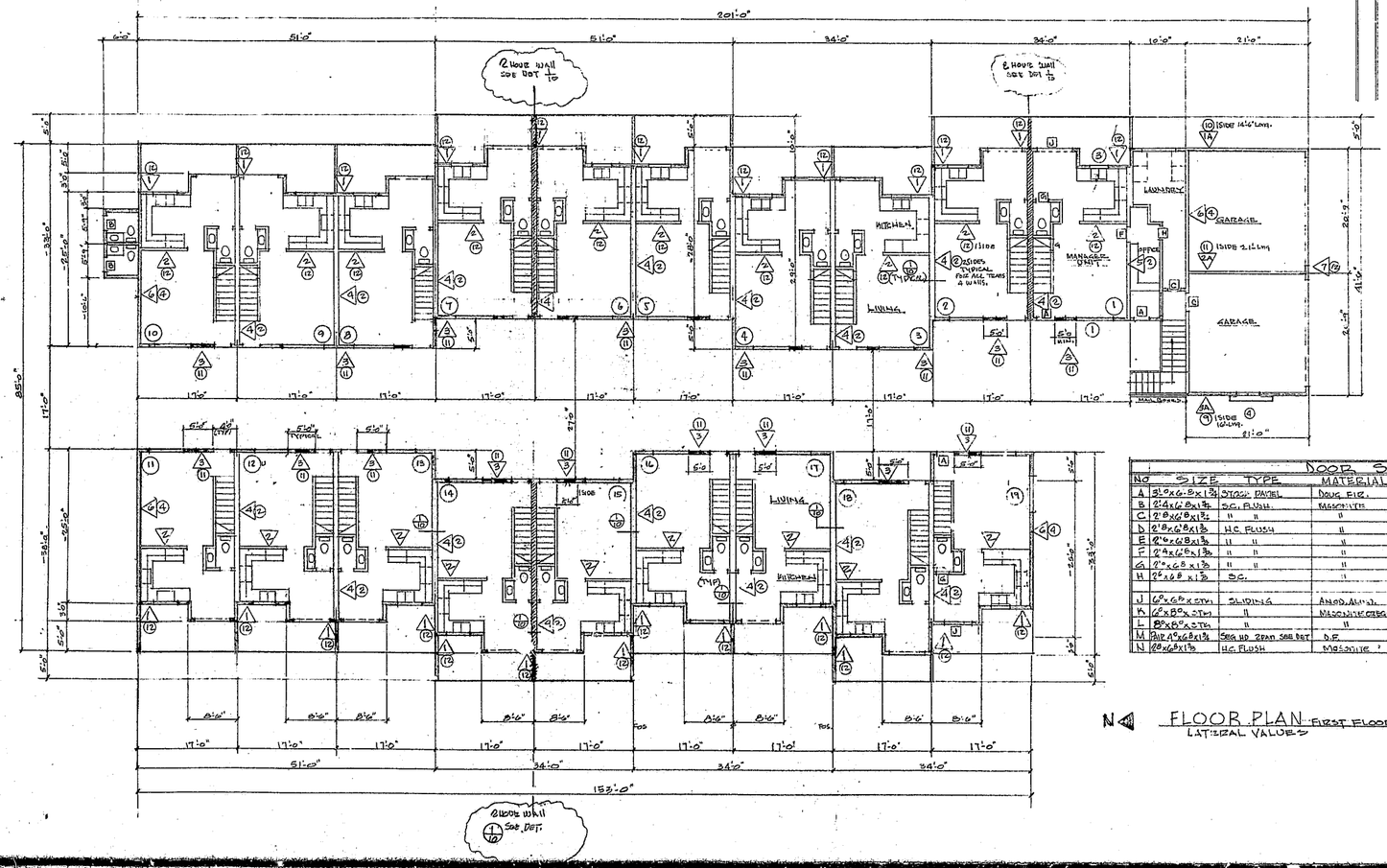


FOUNDATION PLAN SCALE: 1/8"=1'-0"

NOTE: Conc contractor figure walks from plot plan



FOUNDATION DETAILS SCALE 3/4"=1'-0"



(LATERAL) SHEAR VALUES.

NO.	DESCRIPTION	NAILS	SPACING	2ND FL. PLATE NAILING
6	3/8" PLYWOOD SHEATHING	1/2" d @ 6" o.c.	1210 / 1050	16d @ 6" o.c.
4	3/8" PLYWOOD SHEATHING W/ BLKG. @ ALL PANEL EDGES	1/2" d @ 3" o.c.	1350 / 1170	16d @ 6" o.c. SHR. BLKG.
9	7/8" STUCCO OVER 3/8" PLYWOOD SHEATHING	1/2" d @ 3" o.c.	1215	16d @ 4" o.c.
10	7/8" STUCCO OVER 3/8" PLYWOOD SHEATHING	1/2" d @ 2" o.c.		16d @ 3" o.c. SHR. BLKG.
11	3/8" PLYWOOD SHEATHING @ INTERIOR SIDE OF EXT. WALL	1/2" d @ 2" o.c.	810 / 760	16d @ 4" o.c. SHR. BLKG.
12	3/8" PLYWOOD SHEATHING @ INTERIOR SIDE OF EXT. WALL	1/2" d @ 1 1/4" o.c.	1710 / 1140	16d @ 3" o.c.

◯ SHEAR VALUE TABLE NUMBER

▽ WALL NUMBER PER ENG. CALCS.

WINDOW SCHEDULE

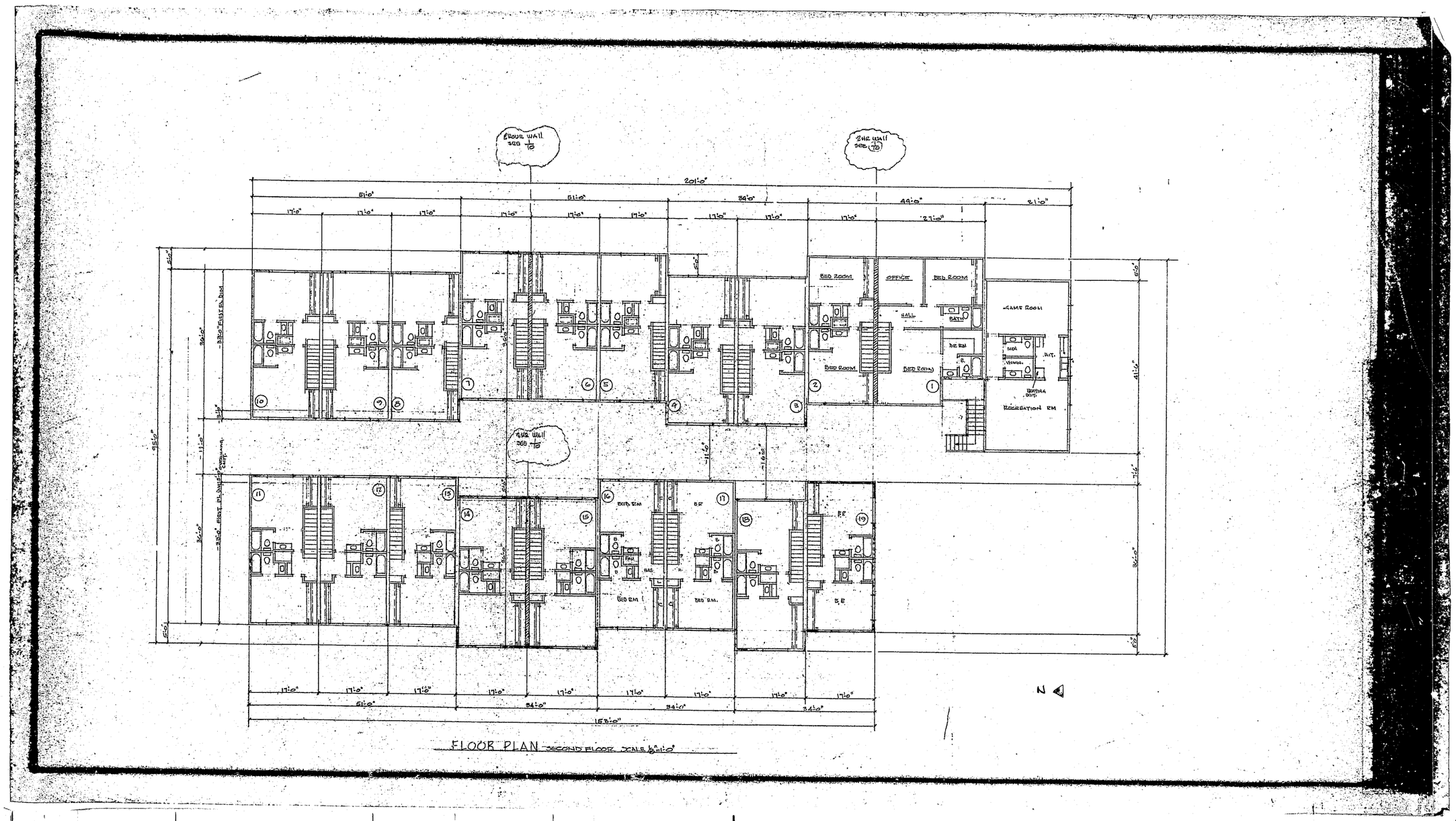
NO.	SIZE	TYPE	MATERIAL & REMARKS
1	6'-5"	SLIDING	ANOD. ALUM./SCREEN
2	6'-8 1/2"	SLIDING	ANOD. ALUM./SCREEN.
3	3'-4"	SLIDING	ANOD. ALUM. PUSH PUT CASMT'S.
4	2'-8"	FIXED TINTED 3/4" D.H.	3/4" D ALUM. W/WOOD PANEL INTERIOR
5	2'-8"	MAP. WOOD.	BELGIAN VENEER CAS. CASMT.
6	4'-3"	SLIDING	OFFICE ANOD. ALUM.
7	6'-2"	SLIDING	LAUNDRY ANOD ALUM.

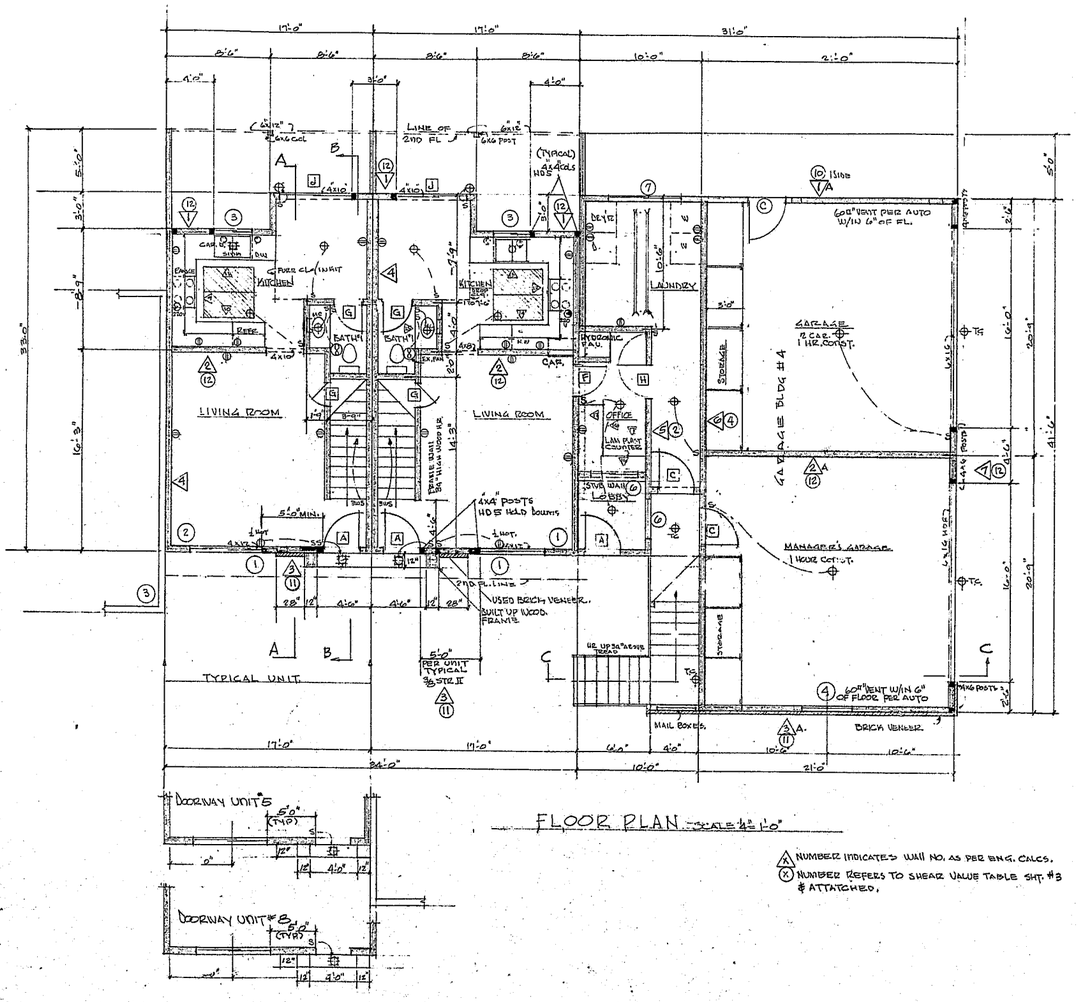
DOOR SCHEDULE

NO	SIZE	TYPE	MATERIAL	FRAME & REMARKS
A	3'-0" x 6'-8" x 1 3/8"	STOCK PANEL	DOUG. FIR.	1 3/8" RAB. JAMBS SAWN, WOOD CASE OUT - DRILLED FOR DOUBLE CYLINDER DEADBOLT LOCK
B	2'-4" x 6'-8" x 1 3/8"	S.C. FLUSH	MASONITE	1 3/8" RAB. JAMB SAWN ST. HDD. WOOD CASE IN WALNUT
C	2'-8" x 6'-8" x 1 3/8"	" "	"	" " " " " " " "
D	2'-8" x 6'-8" x 1 3/8"	H.C. FLUSH	"	5/8" JAMB. PREHUNG WOOD CASE. SINGLE
E	2'-6" x 6'-8" x 1 3/8"	" "	"	" " "
F	2'-4" x 6'-8" x 1 3/8"	" "	"	" " "
G	2'-0" x 6'-8" x 1 3/8"	" "	"	" " "
H	2'-6" x 6'-8" x 1 3/8"	S.C.	"	" " "
J	6'-0" x 6'-8" x STM	SLIDING	ANOD. ALUM.	ANOD. ALUM./SCRN. TEMP. GLASS STUCCO FIN.
K	6'-0" x 8'-0" x STM	"	MASONITE PREHUNG	TEX HUNG TRACK, WATER HOLD
L	8'-0" x 8'-0" x STM	"	"	" "
M	PAIR 4'-0" x 6'-8" x 1 3/8"	SOLID CORE 20 MIN.	D.F.	1 3/8 RAB. JAMB FIXED W/ 2 3/4 x 6'-8" 2 PANEL PLINTH - SOLID CORE
N	2'-8" x 6'-8" x 1 3/8"	H.C. FLUSH	MASONITE	POCKET DR.

N

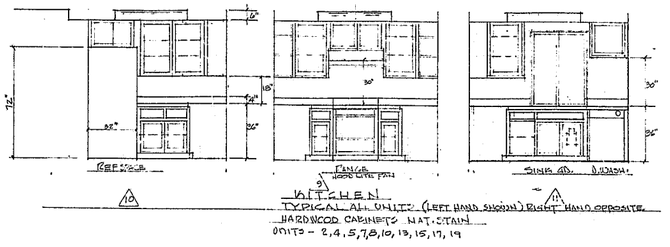
FLOOR PLAN - FIRST FLOOR SCALE 1/4"=1'-0"
LATERAL VALUES


2HR WALL SEE 7/6
2HR WALL SEE 7/6
2HR WALL SEE 7/6
201'-0"
51'-0"
51'-0"
39'-0"
49'-0"
21'-0"
17'-0"
17'-0"
17'-0"
17'-0"
17'-0"
17'-0"
17'-0"
17'-0"
17'-0"
17'-0"
17'-0"
BED ROOM
OFFICE
BED ROOM
HALL
BATH
GAME ROOM
BED ROOM
BED ROOM
RECREATION RM
EXIST. 2 STORY CONCRETE BLDG.
EXIST. 2 STORY CONCRETE BLDG.
EXIST. 2 STORY CONCRETE BLDG.
EXIST. 2 STORY CONCRETE BLDG.
BED RM.
BED RM.
BED RM

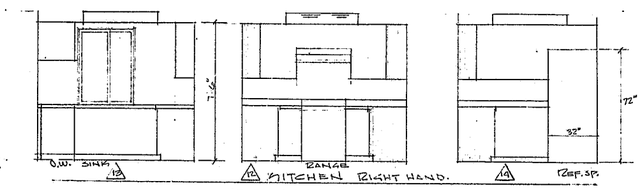


FLOOR PLAN - SCALE: 1/4" = 1'-0"

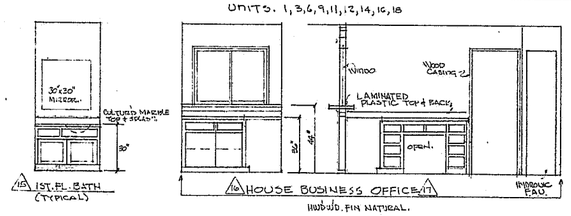
(A) NUMBER INDICATES WALL NO. AS PER ENG. CALCS.
(X) NUMBER REFERS TO SHEAR VALUE TABLE SHT. #3 # ATTACHED.



KITCHEN
TYPICAL ALL UNITS (LEFT HAND SHOWN) RIGHT HAND OPPOSITE.
HARDWOOD CABINETS NAT. STAIN
UNITS - 2,4,5,7,8,10,13,15,17,19



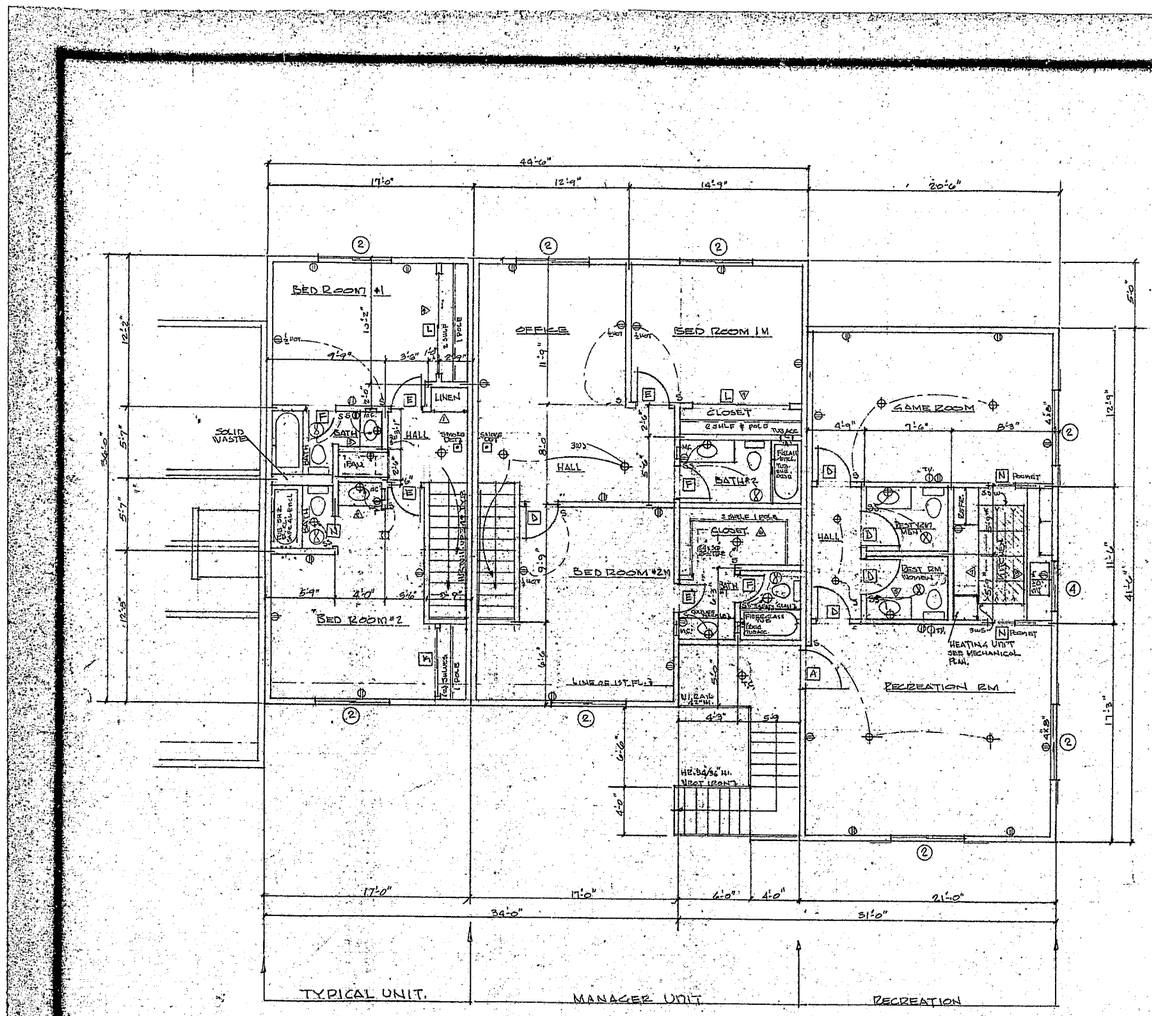
KITCHEN RIGHT HAND.
UNITS. 1,3,6,9,11,12,14,16,18



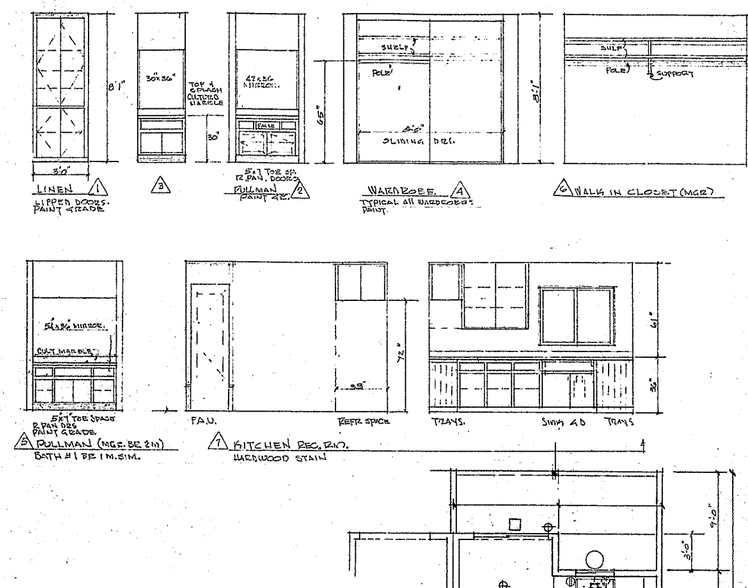
1ST. FL. BATH (TYPICAL)

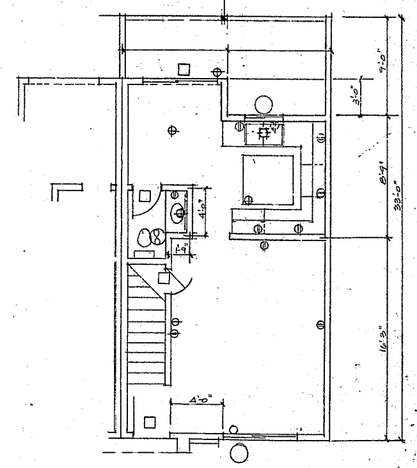
HOUSE BUSINESS OFFICE

HDWD. FIN NATURAL.

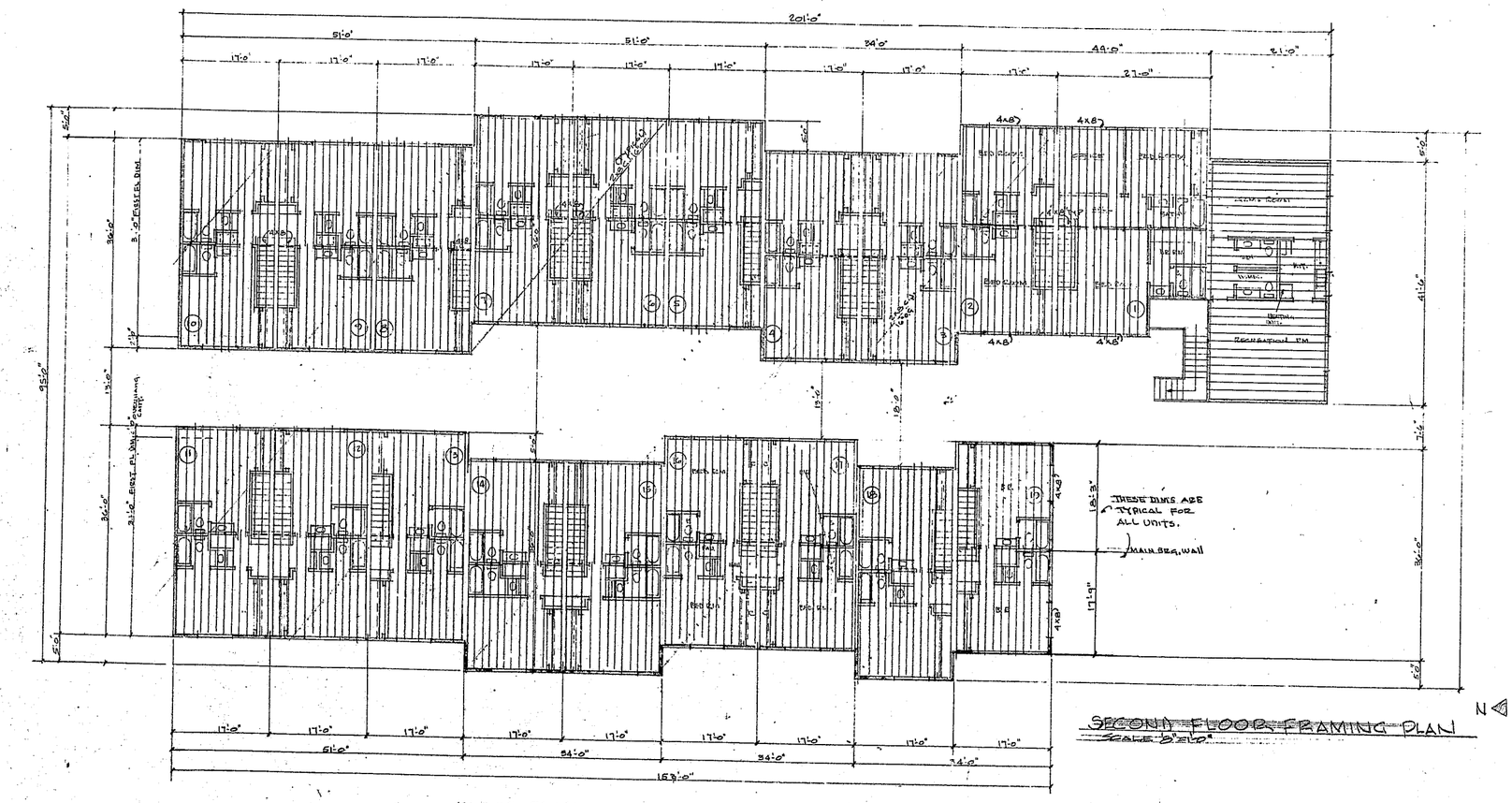


FLOOR PLAN SCALE 1/8"=1'-0"





REVERSE PLAN
1ST FLOOR
TYPICAL UNIT



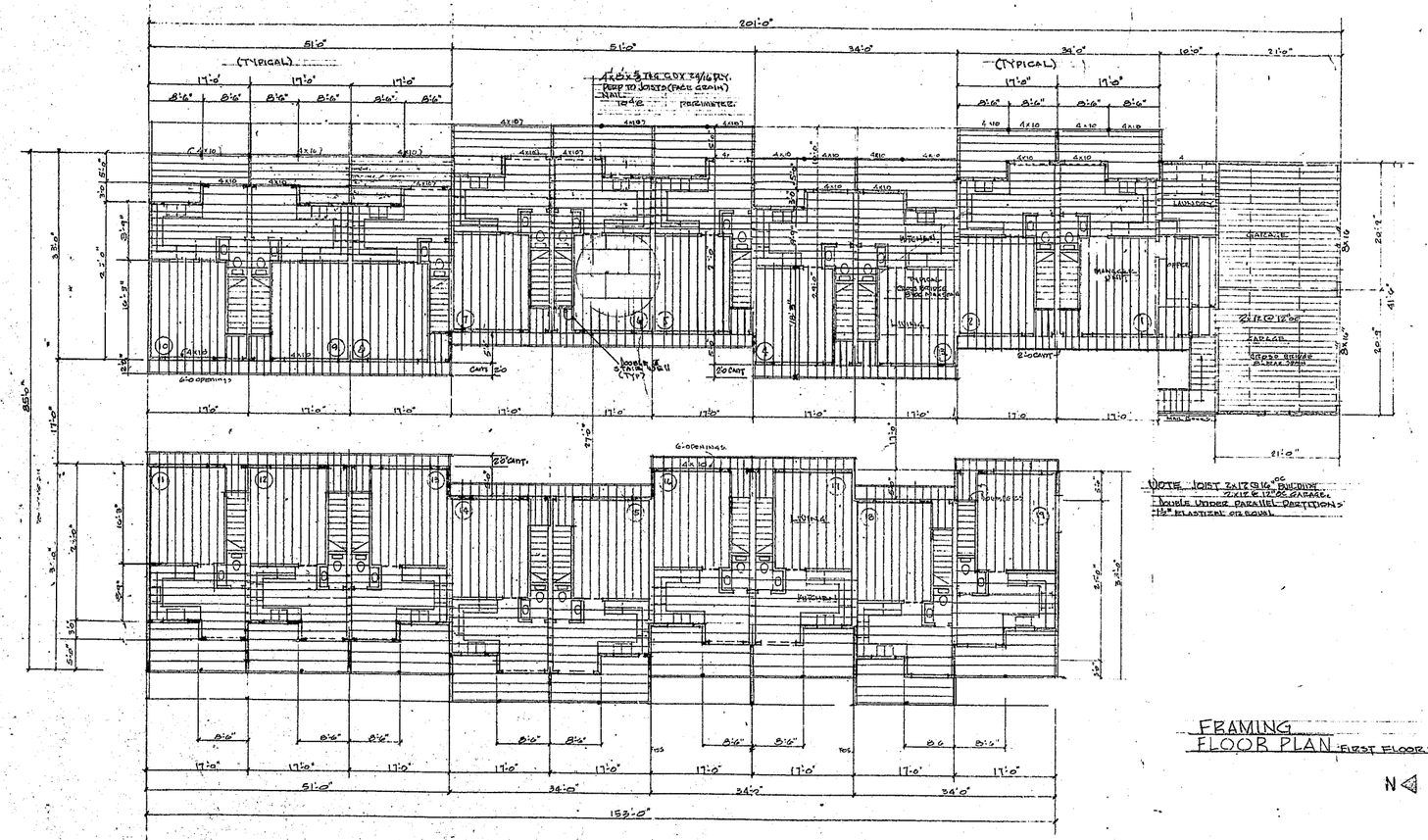
FLOOR PLAN SECOND FLOOR SCALE 1/8"=1'-0"

SECOND FLOOR FRAMING PLAN
SCALE 1/8"=1'-0"

N

REVISIONS
DATE: 9/20/78
DRAWN:
CHECKED:
JOB NO.

FOR: BUILDER EQUITY
5564 W. IRVING PARK ROAD
CHICAGO, ILLINOIS
PROJECT: 1ST CENTRAL MESA, AZ



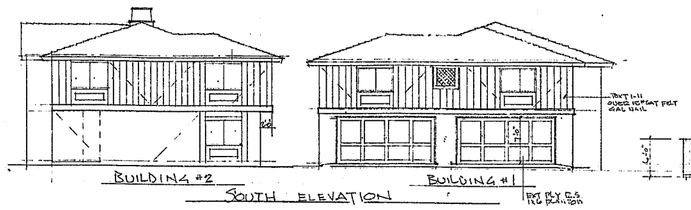
REVISIONS

DATE: 1/28/75
DRAWN:
CHECKED:
JOB NO.

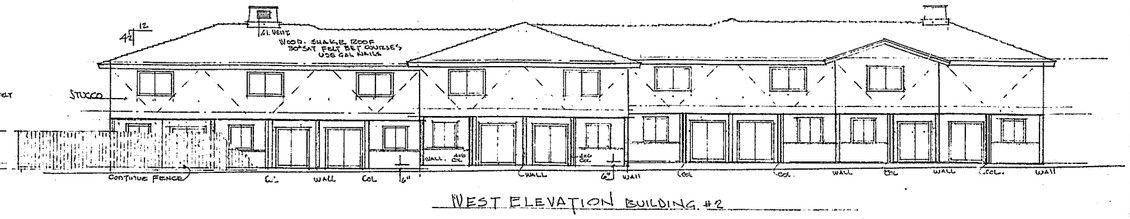
RE OF BULL DE L'S EQUITY
3036 MARINE WAY LAGUNA BEACH 92651
714-497-2300
205 ESTRELLA ST. POINTA WEST CAL

L.T.D.L. TWO

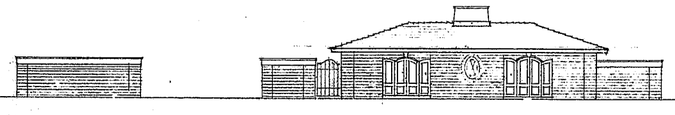
8
12



SOUTH ELEVATION

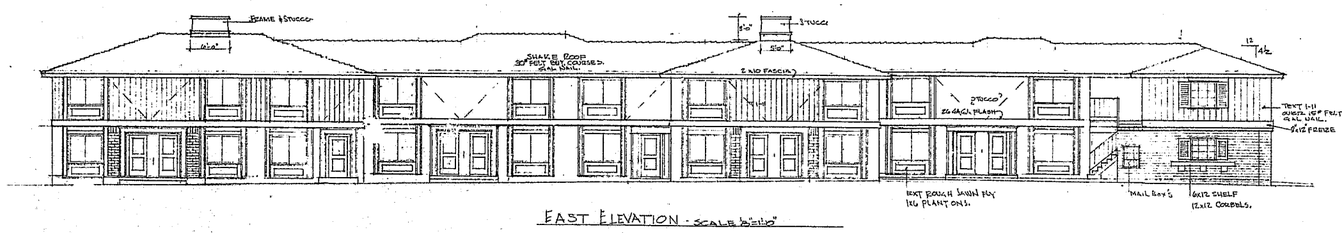


WEST ELEVATION BUILDING #2



BAKER STREET ELEVATION

EAST ELEVATION (COURTYARD) BUILDING #2



EAST ELEVATION - SCALE 1/8"=1'0"

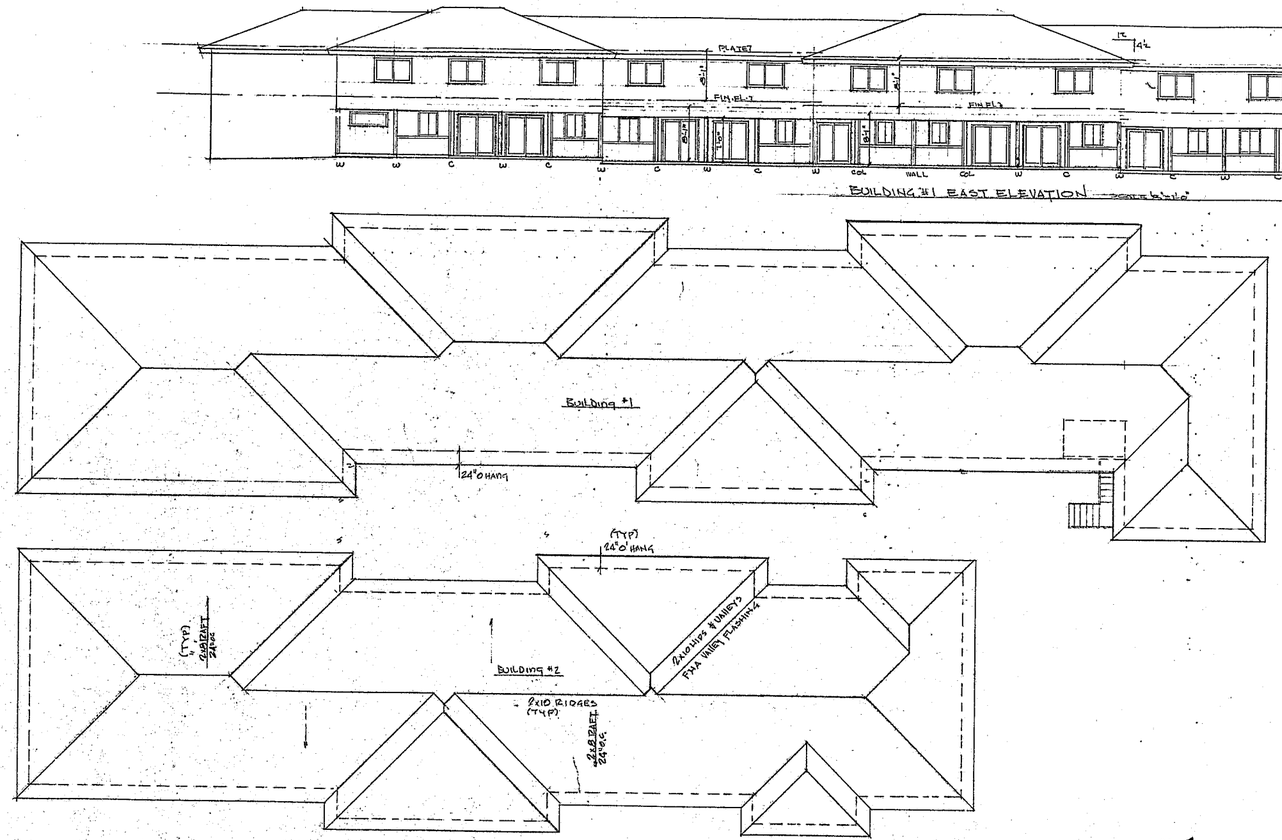
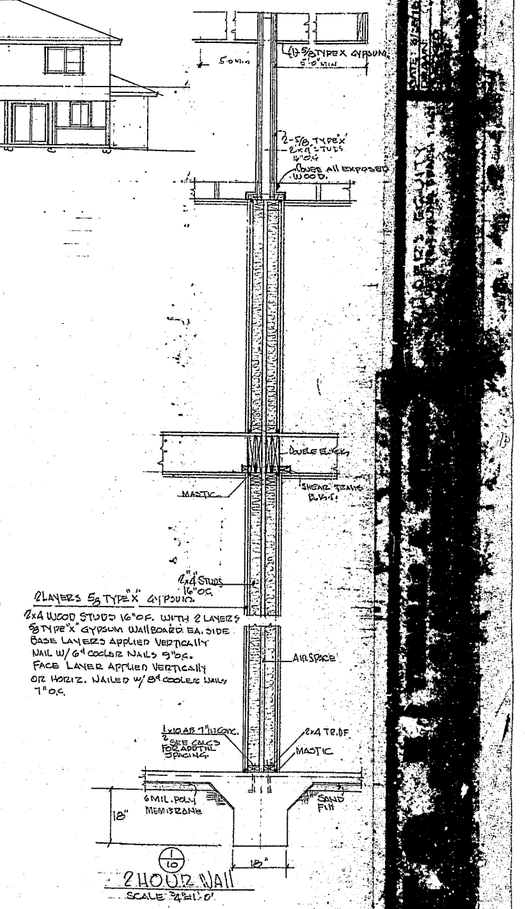
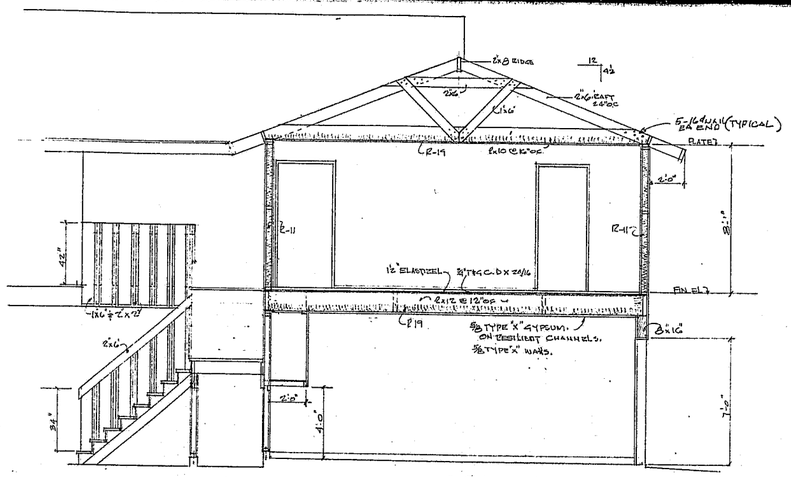
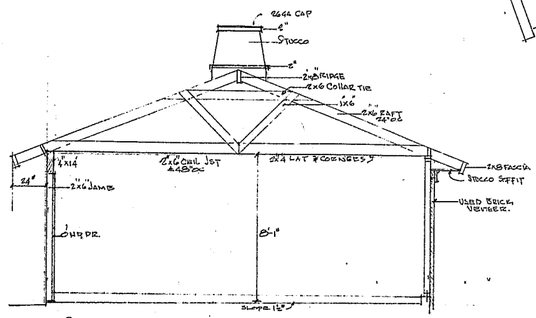


PLATE
FLUE
FLUE
W W C W C W C W C W COL WALL COL W C W C W C W C W
BUILDING #1 EAST ELEVATION
Building #1
24'0 HANG
(TYP) 24'0 HANG
(TYP) 2x8 JOIST 24" o.c.
2x10 HIPS & VALLEYS
FHA VALLEY FLASHING
BUILDING #2
2x10 RIDGES (TYP)
2x8 JOIST 24" o.c.
N
ROOF LAYOUT
4½/12 PITCH

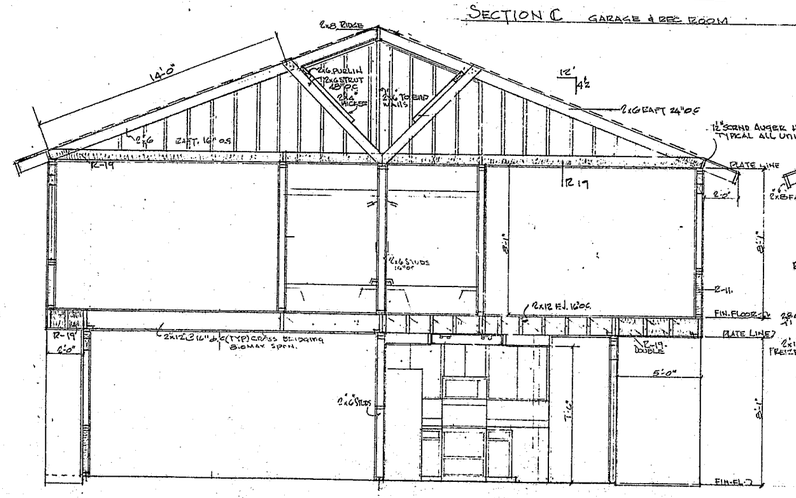

5'0 min
(4) 5/8 TYPE X GYPSUM 5'0 MIN
2-5/8 TYPE X 2x4 STUDS 8'0 O.C.
Floors all exposed WOOD
DOUBLE EDGES
SHEAR TRANS BLKG
MASTIC
2x4 STUDS 16" OC.
2 LAYERS 5/8 TYPE 'X' GYPSUM
2x4 WOOD STUDS 16" OC. WITH 2 LAYERS 5/8 TYPE 'X' GYPSUM WALLBOARD EA. SIDE SIDE LAYERS APPLIED VERTICALLY NAIL W/ 6d COOLER NAILS 8" OC. FACE LAYER APPLIED VERTICALLY OR HORIZ. NAILED W/ 8d COOLER NAILS 7" OC.
AIR SPACE
2x4 T.B.F.
MASTIC
1x10 AB 7" o.c. W/ OPPOSITE GAGED BRICKMTL SPACING
6 MIL. POLY MEMBRANE
SAND FILL
18"
18"
10
2 HOUR WALL
SCALE 3/4"=1'-0"



SECTION C GARAGE & BED ROOM

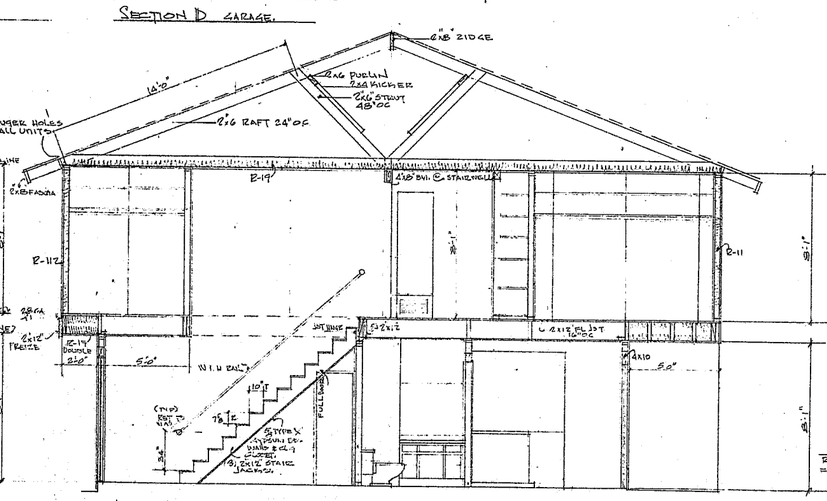


SECTION D GARAGE.

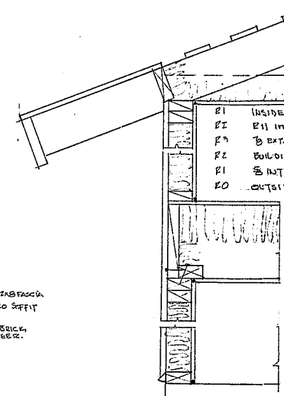


SECTION A SCALE 3/8"=1'-0"

TYPICAL UNITS



SECTION B



CEILING HT.

R0	AIR FILM
R1	R-19 INSULA
R1	5/8" DRYWALL
R.4	INTERIOR AIR

R0= .61 1/1 = 1.00
R1=19.0
R1= .93
R.4= .68
TOTAL 20.61

FLOOR HEAT LOSS

R.4	INTERIOR AIR FILM
R1	FLOOR COVER
R.3	3/8 PLYWOOD
R1	INSULATION
R.4	4" HEAD AIR
R.4	GYPSUM BD
R0	AIR FILM

CALC.	
R.4	.92
R1	.71
R.3	.78
R-1	11.0
R.4	.23
R.4	.45
R0	.92
	15.41

U= 1/15.41 = 0.6 OK

WALL HEAT LOSS

R.4	INSIDE AIR
R1	INSULATION
R1	GYPSUM BD
R.2	BUILDING PAPER
R.5	3/8 EXT STUCCO
R0	OUTSIDE AIR

CALC.	
R.4	= .68
R-1	= .45
R.2	= .06
R.3	= .23
R.0	= .17
R1	= 11.00
	12.59

R4, R1, R2, R5, R1, R0 = 1/12 1/12.59 = 0.7 LESS THAN 0.8 OK

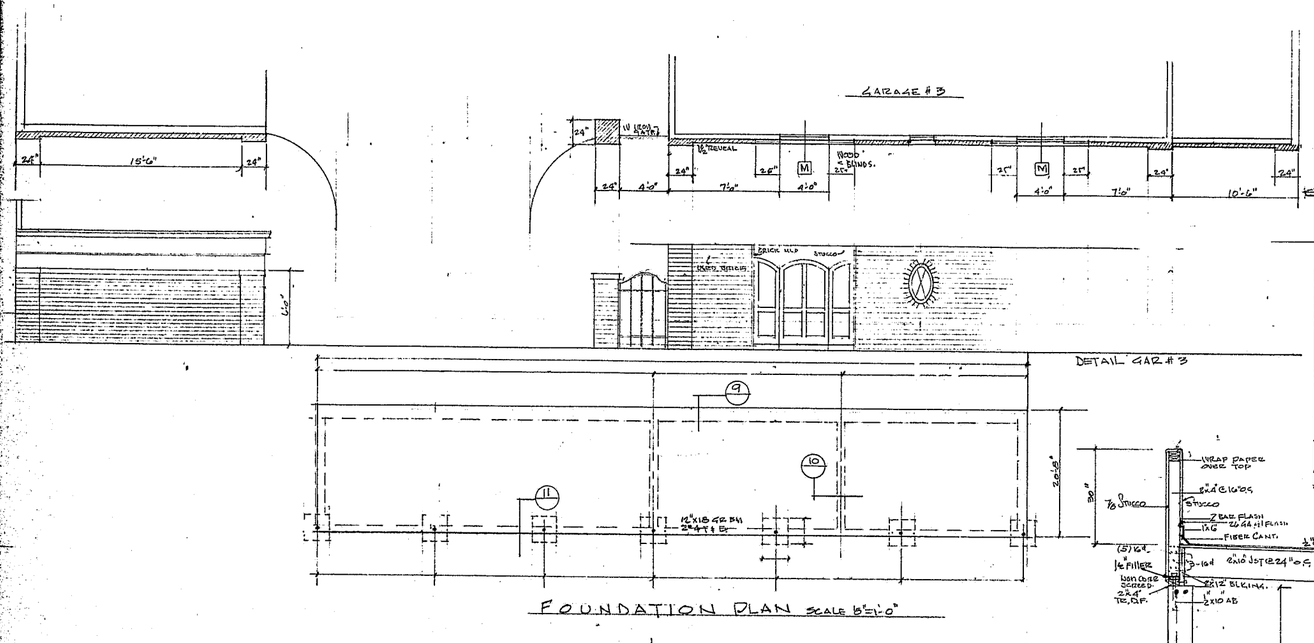
Gregory N. Smith #10509

ENERGY CALC.

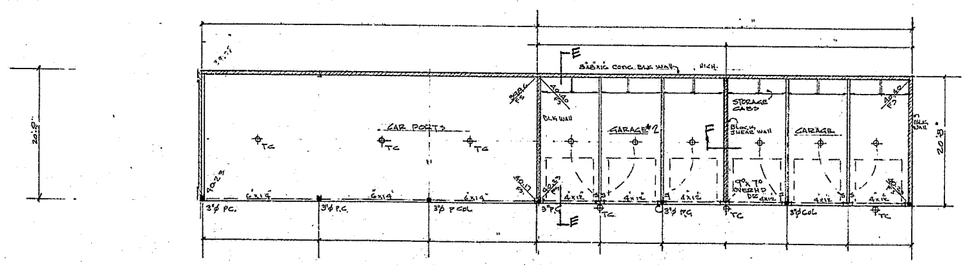
DATE
DRAWN
CHECKED

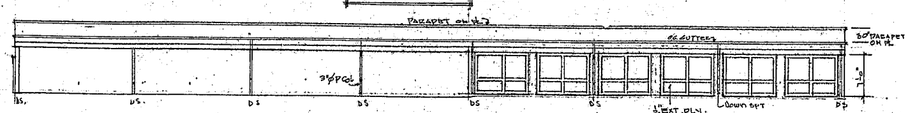
BUILDER'S EQUITY
A DIVISION OF LAGUNA BEACH, INC.
LAGUNA BEACH, CALIFORNIA

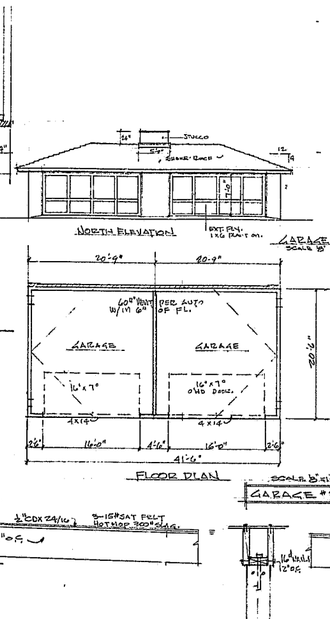
TYPICAL
SECTIONS
&
ENERGY CALC.

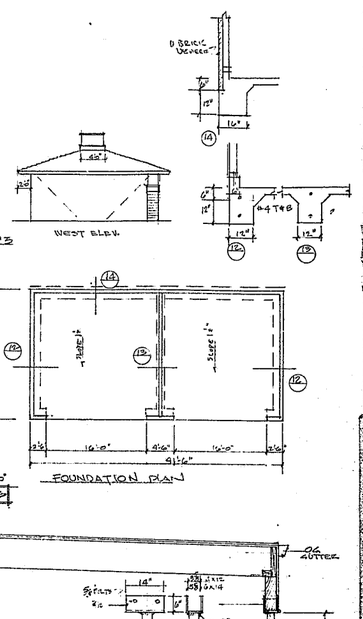

GARAGE # 3
DETAIL GAR # 3

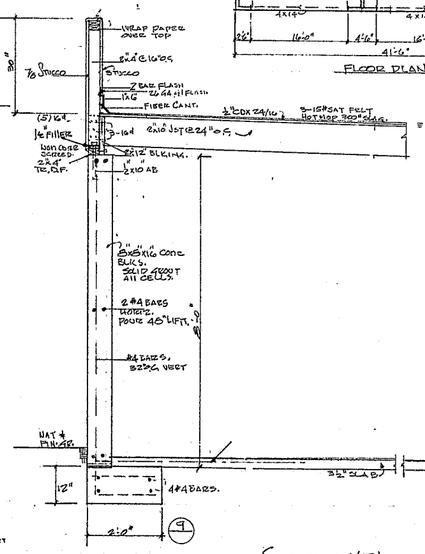
FOUNDATION PLAN SCALE 1/8"=1'-0"

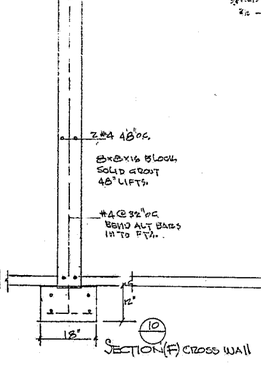

FLOOR PLAN SCALE 1/8"=1'-0"
GARAGE # 2

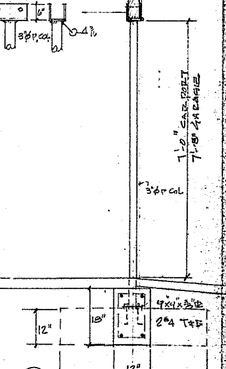

ELEVATION

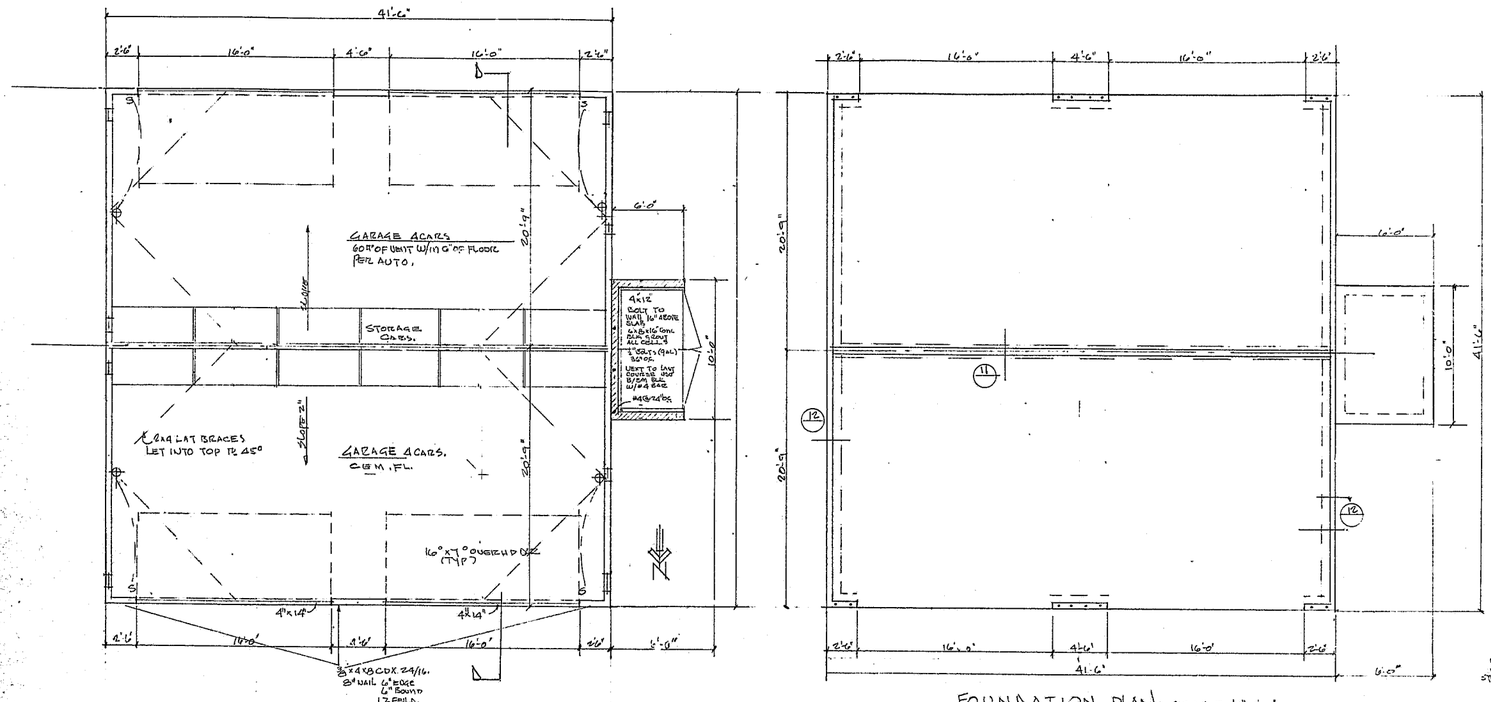

NORTH ELEVATION
GARAGE # 3
SCALE 1/8"=1'-0"
FLOOR PLAN
GARAGE # 3
SCALE 1/8"=1'-0"


WEST ELEV.
FOUNDATION PLAN


SECTION(E) SCALE 3/4"=1'-0"


SECTION(F) CROSS WALL


COL PAD SEE CONC.
GRADE BM
COL PAD.



DATE 9/22/78
DRAWN
CHECKED
JOB NO.

REVISED BUILDING SECTION
ADD 1 HR. WALL TO GARAGE #1 & #2

T. G. L. TEDRAG & LEVINGER ASSOCIATES

TENTATIVE TRACT Nº 11606

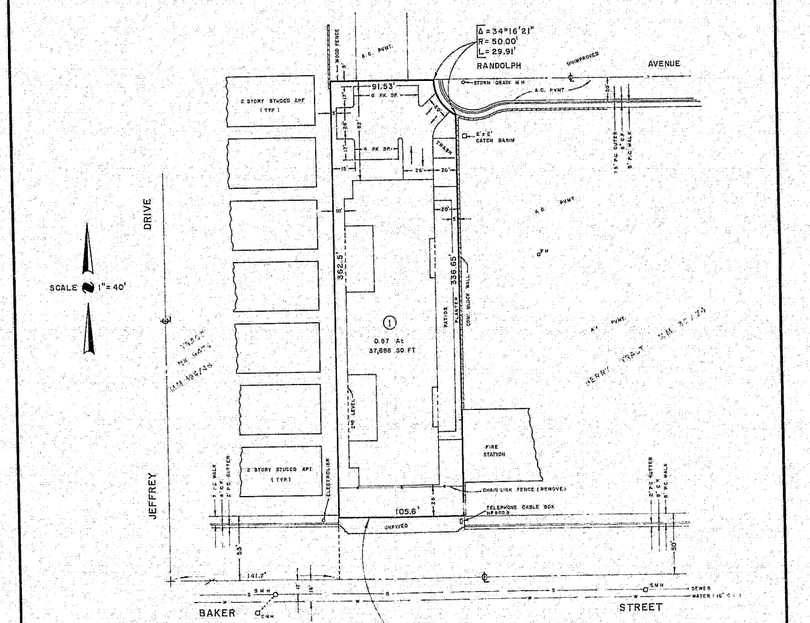
IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 6, BLOCK E, THE BERRY TRACT
AS SHOWN ON A MAP RECORDED IN BOOK 30, PAGE 74, MISCELLANEOUS MAPS,
RECORDS OF ORANGE COUNTY, CALIFORNIA
FOR CONDOMINIUM PURPOSES
(NEW CONSTRUCTION)
AUGUST, 1981

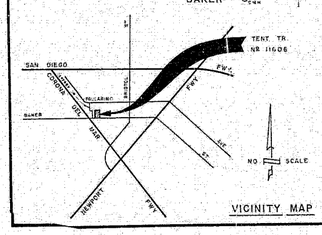
OWNER AND SUBDIVIDER:
THE KNOWLETON CORP.
720 BENNETT AVE.
LONG BEACH, CALIF. 90804
(213) 433-0051

SURVEYOR:
R.V. PEARSALL INC.
2595 LIME AVE.
LONG BEACH, CALIF. 90806
(213) 424-2320

Paul Calvo
PAUL CALVO L.S. 2488

ZONING: R-3





VICINITY MAP

TENTATIVE TRACT Nº 11606

Randolph Avenue

Baker Street

Avenue

Curve Data:

① Δ = 37°08'34" R = 50.00' L = 32.41' T = 16.80'

② Δ = 89°45'50" R = 20.00' L = 31.33' T = 19.92'

③ Δ = 25°50'31" R = 100.00' L = 45.10' T = 22.94'

N. 89°48'18" W. 320.77'

N. 89°48'18" W. 152.91'

N. 89°48'18" W. 574.60'

N. 89°48'18" W. 780.20'

Note: Do not landscape area 2'-0" each side of street with tall growing plants or earth berms which will obstruct sight distance at street intersections.

Note: See Sec. C-C Sht. 2 for Details

Note: All elevations shown for street grades are top of curb.

Edge of existing pavement

Joint Cut / Pour Seal

Existing Pavement

Concrete

Pump Sta.

Finished Floor

Lake

Pool

Spa

Tennis Court

Typical Private Street

Typical Patio Area

Typical Swale Section A-A

Typical Rolled Curb

Scale: 1" = 40'

BUILDING LEGEND	
2	BUILDING CLUSTER NUMBER
V	BUILDING TYPE
26/27	UPPER UNIT NUMBER / LOWER UNIT NUMBER
%/%	UPPER UNIT TYPE / LOWER UNIT TYPE
30	PARKING ADJACENCY NUMBER
63	STACKED CAR 'C' NUMBER
Y	TYPE

B.U.R.D.	
B.U.R.D.	
F.J.	FOUNTAIN JET
P.E.	POOL ENCLOSURE
P	PUMP VAULT
	GRAVEL PATH
	WROUGHT IRON FENCE & GATES
	BOLLARDS
D.	DIRECTORY
O.P.	OPEN PARKING
S.O.	SALES OFFICE
M.T.	MODEL TRAP
T.	TRASH ENCLOSURE
E	ELECTRICAL
A	AIR CONDITIONING UNIT
T	TRANSFORMER PAD
T.V.	TELEVISION ANTENNA
F.H.	FIRE HYDRANT
D.F.	DRINKING FOUNTAIN
	EXISTING TREES
	EXISTING TREES TO BE REMOVED
P.A.	PLANTING AREAS
C.B.	CATCH BASIN
	A. DRAIN LINE
	RECT. R.C.P. STORM DRAIN LINE

Quantity Estimate (Private Street Only)

6" ROLLED CURB	3,660 L.F.
A.C. PAVING	33,570 S.F.
3' WIDE CONC. GUTTER	125 L.F.

Earthwork Estimate

Cut	13,397 C.Y.
Fill	10,062 C.Y.

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE COMPACTION, OR LOSS DUE TO REMOVAL OF ANY UNSUITABLE MATERIAL (BASED ON 6" SLAB AND 2" A.C. OVER 4" A.B. PAVING SECTION. OTHER THAN THE ABOVE WOULD MODIFY ESTIMATE.

revised 2-8-80 dimensions
revised 1-11-80 entrances
revised 12-28-79
revised 10-16-79

GRADING PLAN

TRACT No. 10626

2 Lots

DONALD E. STEVENS, INC. 9.359 Ac. Gr.

1628 FULLERTON AVE.
COSTA MESA, CALIFORNIA 92627
(714) 646-6915

Sheet 1 of 2 sheets.

PENTRIDGE COVE
COSTA MESA, CALIFORNIA
MD. JANS CO.

Telephone (714) 540-7022

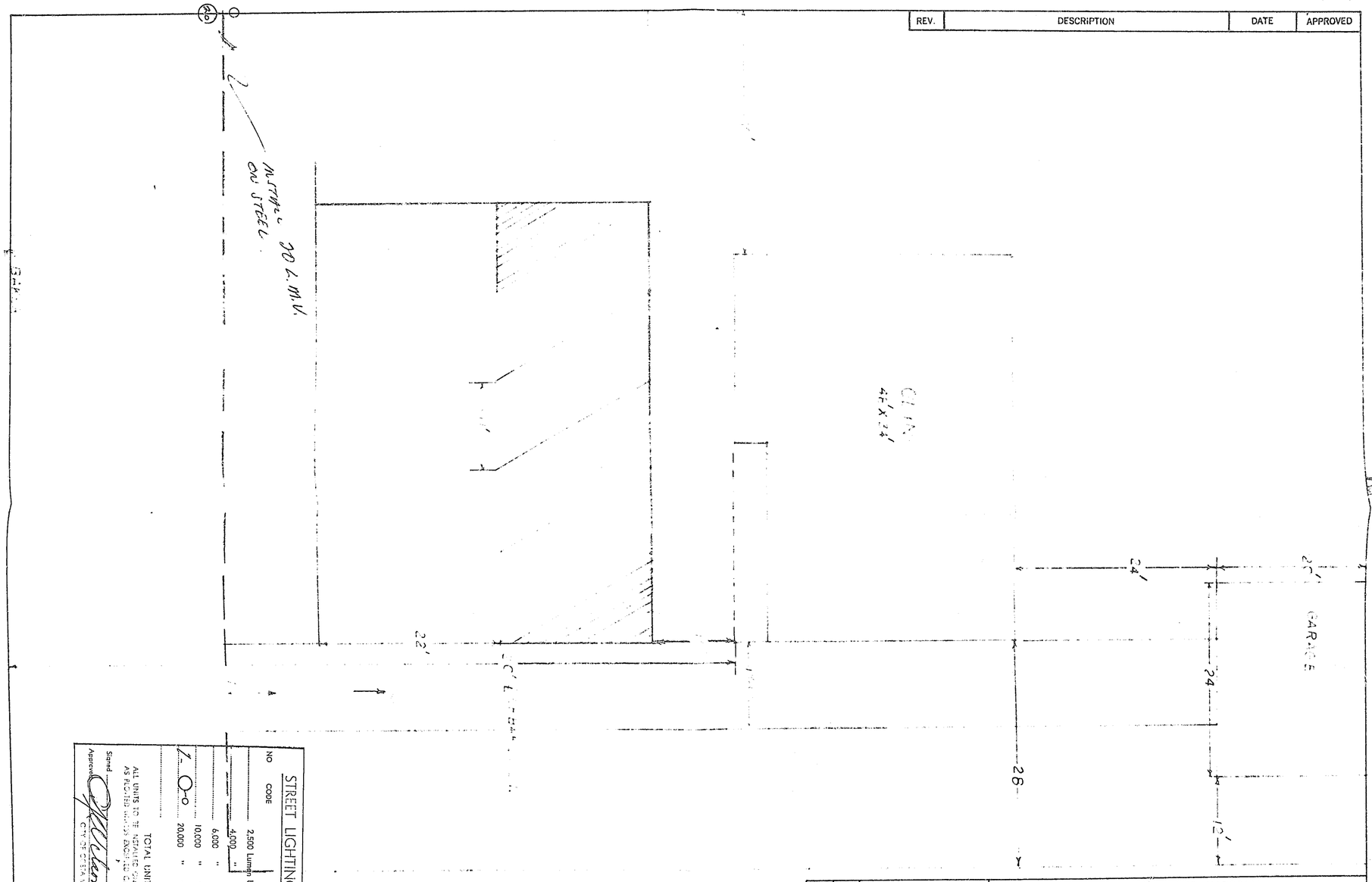
Santa Ana, California 92705

Landscape Architects and Planners

70-020

740 BAKER ST. ZE-7-70

REV.	DESCRIPTION	DATE	APPROVED



STREET LIGHTING LAYOUT

NO	CODE		WOOD	STEEL
		2,500 Lumen Units		
	4,000	"		
	6,000	"		
	10,000	"		
1	20,000	"		1

TOTAL UNITS

ALL UNITS TO BE INSTALLED AND TIED ELECTRICITY AS PLOTTED ON THIS ENGINEERING MAP

Signed _____ So. Cal. Edison Co.

Approved [signature] Date 11-1-68

CITY OF SAN DIMAS

REQ.	ITEM	PART NO.	DESCRIPTION AND MATERIAL
BASIC	← SUB ASSY'S		DFT
			CHK
			APPR.
			Z-E-7-70
REQ.	DASH NO	NEXT ASSY	SCALE:

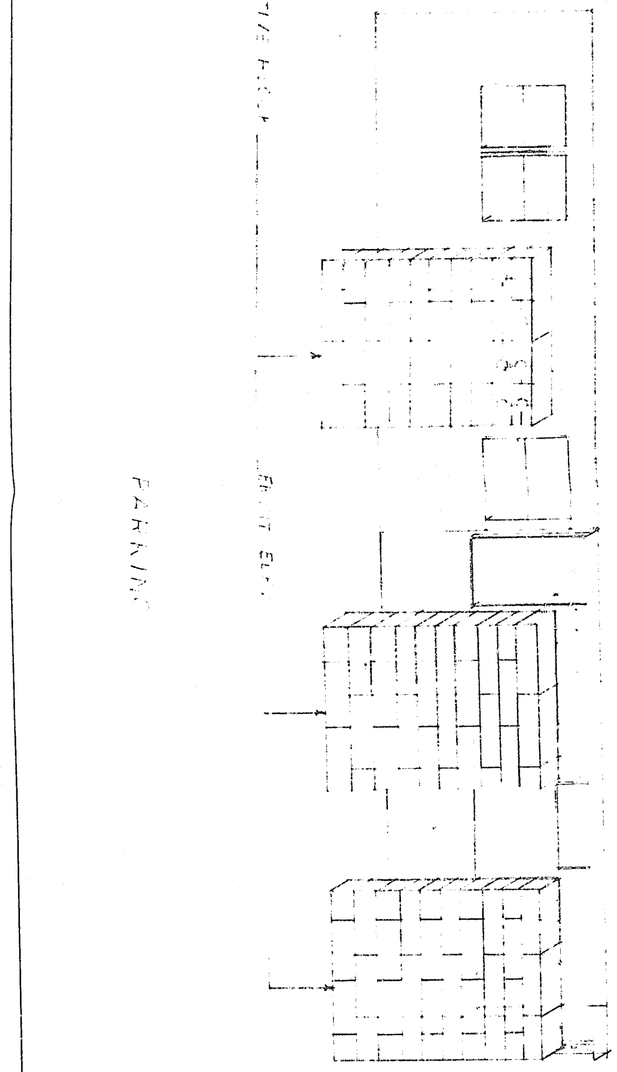
[redacted]

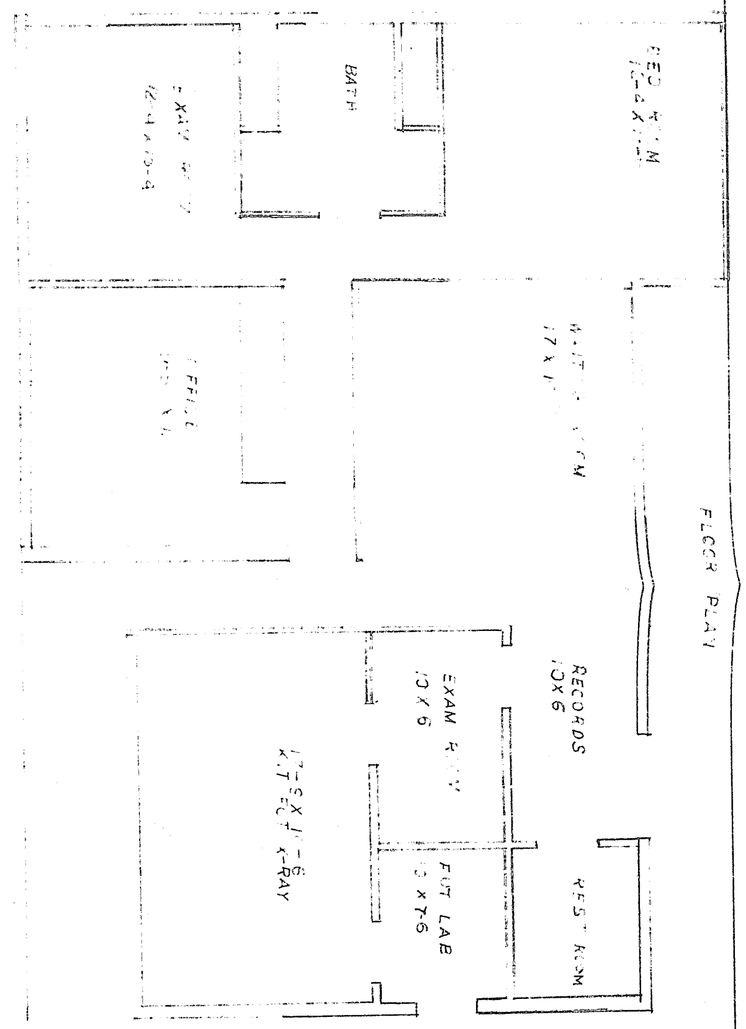
TITLE PLOT PLAN
POR LOT 9 BLK E
PERRY TRACT
740 BAKER ST.

DWG NO. S--1

REV.

REV	DESCRIPTION	DATE	APPROVED





C-65-68

REQ	ITEM	PART NO.	DESCRIPTION AND MATERIAL
BASIC		← SUB ASSY'S	
1		SIGN LOCATED	
		BEHIND BAKER	
		& PARKING 3'x4'	
		7' total ht	
		White Glass ctr	
REQ	DASH NO.	NEXT ASSY	

DFT
CHK
APPR

[redacted]

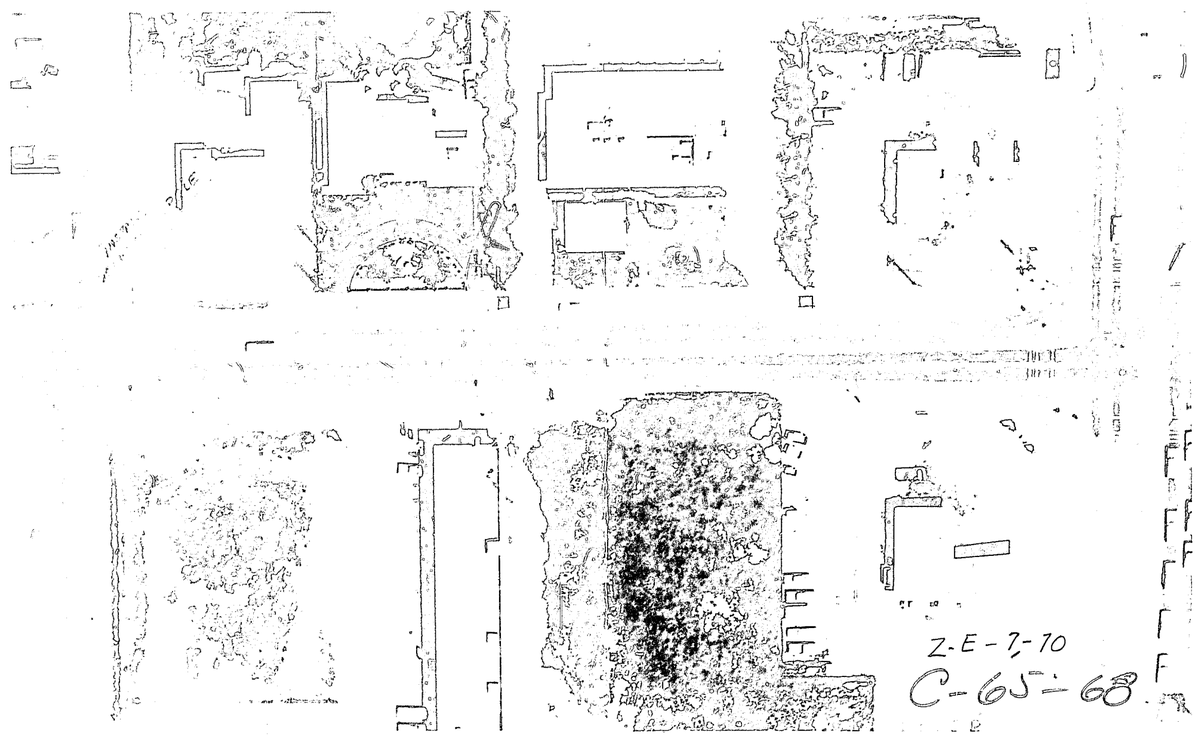
TITLE 740 BAKER
AP # 141-091-09

SCALE:

DWG NO. Z-5-7-$75

REV.

C-65-68 - 10-25-68



Z-E-7-70
C-65-68

740 BAKER ST. Z-E-7-70

TO: Dr. Melvin Shatavasky and/or
Harbor West Medical Center
747 Baker Street
Costa Mesa, California 92626

FROM: OFFICE OF THE CITY CLERK

CC: Planning

DATE: February 9, 197[illegible]

RE:

- [ ] Variance No.
- [ ] Conditional Use Permit No.
- [ ] Subdivision No.
- [ ] Rezone Petition No.
- [ ] Tentative Tract No.
- [ ] Final Tract No.
- [ ] Building Moving No.
- [ ] Communication of
- [X] ZE.7 7[illegible]

At the regular meeting of the Costa Mesa City Council held on Monday, February 7, 197[illegible], the above was considered and the following action taken:

The application was approved subject to the recommendation of the Planning Commission.

A copy is enclosed for your record.

Yours very truly,

C. K. PRIEST
City Clerk

11a

TO: Dr. Melvin Shatavsky and/or
Harbor West Medical Center
740 Baker Street
Costa Mesa, California 92626

FROM: OFFICE OF THE CITY CLERK

CC: Planning

DATE: January 22, 1970

RE:

- [ ] Variance No.
- [ ] Conditional Use Permit No.
- [ ] Subdivision No.
- [ ] Rezone Petition No.
- [ ] Tentative Tract No.
- [ ] Final Tract No.
- [ ] Building Moving No.
- [ ] Communication of
- [x] 2E-7-70

At the regular meeting of the Costa Mesa City Council held on Monday, January 19, 1970, the above was considered and the following action taken:

The application was held over to the meeting of February 2, 1970.

Yours very truly,

/gm

C. K. PRIEST
City Clerk

City of Costa Mesa

POST OFFICE BOX 1200
COSTA MESA, CALIFORNIA 92626

DEC 26-69 PAID CK#2000 991 ****50.00

ZONE EXCEPTION PERMIT

Zone Exception Permit not transferable and null and void at expiration of specified time period.

APPLICANT SHATAVSKY, MELVIN, DR. and/or — No. ZE 7-70
(Last Name, First, Middle) — (Per Section 9299.3 (1) (2) (3) (4))

ADDRESS Harbor West Medical Center, 92626
740 (Number) Baker Street (Street), Costa Mesa (City), Calif. (State) (Zip Code) — FEE: A ____; B ____; C ____; D ____

Telephone No. 540-4573 (Business) ____ (Home) — TOTAL FEE $50.00

Legal Description Por. Lot 5, Blk E, Berry Tract — Planning Area Codes: ____

AP No. 141-091-09 — Check List ____ Yes ____ No ____

Location 740 Baker Street, Costa Mesa, Calif. — Zone: C1

REQUEST: Permission to continue to use C1 property for residential purposes in conjunction with the operation of a Medical Clinic.

1. Reason for Zone Exception: Dual usage of property requires A Zone Exception Permit.

2. Exceptional Circumstances as defined by applicant: Applicant was granted a CUP No. C-65-68 for this dual usage which expires January 6, 1970. In order to continue the use a Zone Exception Permit is now required.

Signature of Property Owner

M. Shatavsky, M.D.
Signature of Applicant/Authorized Agent

DO NOT WRITE BELOW THESE LINES

COMMISSION FINDINGS: Meeting of: January 12, 1970 Recommendation: Approval

Vote: 4-0, Mr. Hammett abstaining

1. Exceptional or extraordinary circumstances are as follows: a. The property in question is located in the Golden Triangle Area which is currently under study by the Planning Department. b. This is an interim use of the property until it is eventually developed to its ultimate use but, in the meantime, it is necessary for the owner to receive revenue from this property by the continued use of the existing residence.
2. The Commission finds that the request is substantially compatible with uses in the general area and will not be materially detrimental to other properties within this general area. These are: The residential and medical center use of this property is compatible with existing uses in the area as homes in the immediate area are still being used for residential purposes and the Bristol Park Medical Center is located at 722 Baker Street.
3. The Commission finds that the granting of this Zone Exception will not be materially detrimental to the Health, Safety and General Welfare: a. The applicant has substantially complied with the conditions imposed on the original permit, except for the ones listed below under 4. b. All city codes for this type of operation have been complied with. c. The appearance of the property has been greatly improved.

SPECIAL REQUIREMENTS: 1. That the planting areas be maintained. *2. Dedication to the City of Costa Mesa of all land 50' from the center line of Baker Street per Master Plan of Highways. *3. Pay cost of installation and advance energy for street lights. *The owner has not complied with the original conditions in these instances. 4. That Conditions 2 and 3 be complied with prior to Council action (no later than 30 days after this date).

Secretary, Planning Commission

CITY COUNCIL ACTION: Meeting of January 19, 1970--held over to the meeting of February 2, 1970.

XXXXX MEETING OF FEBRUARY 2, 1970--Approved subject to the recommendation of the Planning Commission.

REPORT OF THE PLANNING STAFF

This is NOT official Commission Action

Conditional Use Permit No. _____
Variance Application No. _____
Rezone Petition No. _____
Other ZE-7-70

Agenda No. VII-1
Zone C1
Prepared by AM

NAME: Dr. Melvin Shatavasky and/or Harbor West Medical Center
LOCATION: 740 Baker Street
REQUEST: Permission to continue to use C1 property for residential purposes in conjunction with the operation of a medical clinic.

I. General Area Description

The applicant is operating his medical center from the residence resulting in a dual usage of the property. According to the property owner, Mr. James Ray, this is an interim use of the property as he eventually plans to remove the residence and utilize the land for a better development. This property is located in the Golden Triangle Area on which the Planning Department is presently doing a study.

This operation has been in existence for over a year under Conditional Use Permit No. C-65-68, and the applicant and owner have substantially complied with the requirements imposed on the original Permit. An asphalt parking area has been installed across the front of the property and parking for seven cars has been striped. An opaque wooden fence has been installed across the front at the existing building setback with planters in front of the fence containing ivy, shrubs and cypress trees in planter tubs. It was noted that these planters are in dire need of maintenance as the planters are filled with grass and weeds.

II. Staff Recommendation: Approval

III. Reasons for Staff Recommendation:

1. Exceptional Circumstances:
   a. The property in question is located in the Golden Triangle Area which is currently under study by the Planning Department.
   b. This is an interim use of the property until it is eventually developed to its ultimate use but, in the meantime, it is necessary for the owner to receive revenue from this property by the continued use of the existing residence.
2. The residential and medical center use of this property is compatible with existing uses in the area as homes in the immediate area are still being used for residential purposes and the Bristol Park Medical Center is located at 722 Baker Street.
3. To allow the continuance of this dual operation will not be materially detrimental to the health, safety and general welfare because -
   a. The applicant has substantially complied with the conditions imposed on the original permit, except for the ones listed below under IV.
   b. All city codes for this type of operation have been complied with.
   c. The appearance of the property has been greatly improved.

IV. Special Requirements:

Plann. 1. That the planting areas be maintained.
R/W *2. Dedication to the City of Costa Mesa of all land 50' from the center line of Baker Street per Master Plan of Highways.
Engr. *3. Pay cost of installation and advance energy for street lights.
*The owner has not complied with the original conditions in these instances.
Plann. 4. That conditions 2 and 3 be complied with in thirty days from Council approval.

V. Commission Action -- meeting of January 12, 1970

Recommended for approval, 4-0, Mr. Hammett abstaining based on the reasons under III and subject to the conditions under IV above with the following correction: Condition No. 4 to read: That conditions 2 and 3 be complied with prior to Council Action (not later than 30 days from this date).

CITY OF COSTA MESA, CALIFORNIA

This is to certify that Zone Exception Permit No. ZE-007-70
(Rezone Petition or Zone Exception Permit)

for Melvin Shatavasky, and/or Harbor West Medical Center, 740 Baker St., C.M.
(applicant) (address)

was

Published on 12/31/69
(date)

Posted on 1/7/70
(date)

17 Postal mailed to property
(no.)

owners of record as shown in our files on

1/2/70
(date)

William L. Dunn
Director of Planning

File ZE-7-70

CITY OF COSTA MESA

INTER-OFFICE MEMORANDUM

January 21, 1970

TO Robert A. Oman FROM Omar J. Wilson

SUBJECT: Street Light Energy (Advance) for ZE-7-70

We are enclosing a check for $88.90 from the J. Ray Construction Company for advance energy costs, originally called for under C-65-68 and now collected under ZE-7-70.

Please credit this to the Street Lighting District fund.

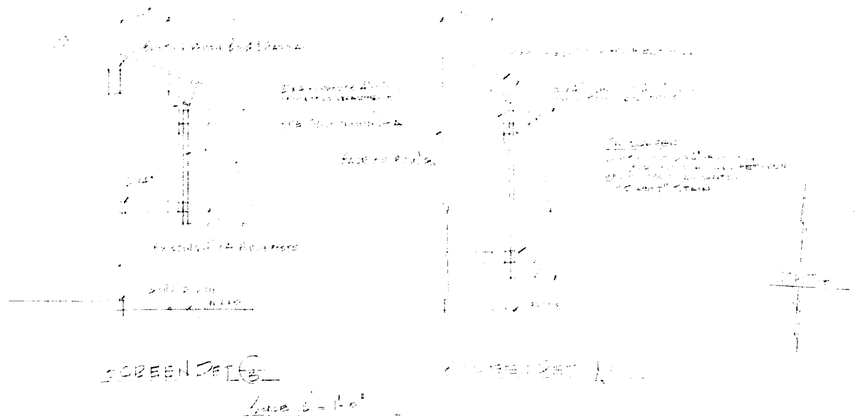
OJW:me

cc: Planning Department
Engineering Department ✓
Circulation File

C-65-68 AZ-E-7-70 740 BAKER STREET 10-25-66

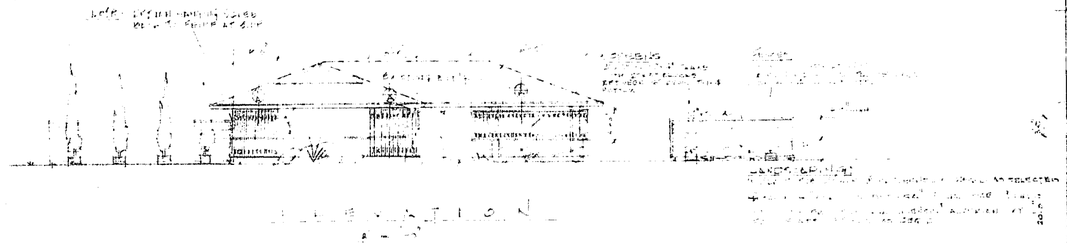
A. P. No. 141-091-09 R W Map No.

Record Owners	Contact Dates	R W Agent	Date Signed	Council Accept.	Deed Recorded	REMARKS
JAMES D. RAY CONSTRUCTION CO. 188 E-17TH ST C.M. 642-4210	12-28-68					AS CLOSE TOWN AS TO INCLUDE MOST OF REQUIREMENTS, AIMING FOR RELIEF FROM PAVE COST & R/W DEDICATION. ST. LIGHTING REQMTS WAIVED. S. LITTON NEXT PROPTY WEST GIVES BETTER RESULTS.
	1-30-69	C/W				
1st T. D. Beneficiary						
REQUEST: Medical and residential use of C-1 property.						PREVIOUSLY STATE HWY COURT. CERTIFIED.
✓ REQUIREMENTS: Pay cost of installation and advance energy for street lights.						
	1-19-70	C/W				SPOKE TO VAN RAY JR. THEY WILL AGREE TO ADVANCE ENERGY FEE BEING DEL. TODAY IN REVISED AMOUNT $8.90
X	1-19-	C/L				PLANNING REQUEST IMMEDIATE NOTIFICATION.
Appraisal, Severance Damages	1-21-70 C/W Corp to Clearance					
Conting. Costs, etc.						



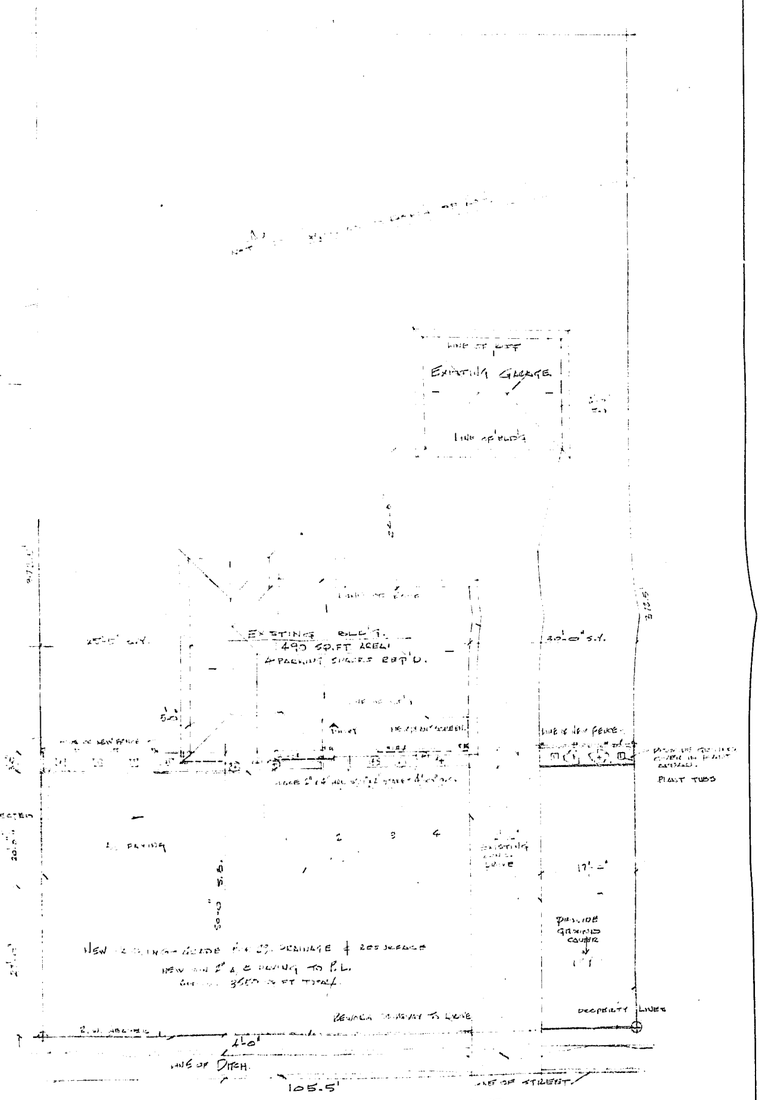
SCREEN DETAIL

Scale 1-1½"



ELEVATION

Scale 1-1½"



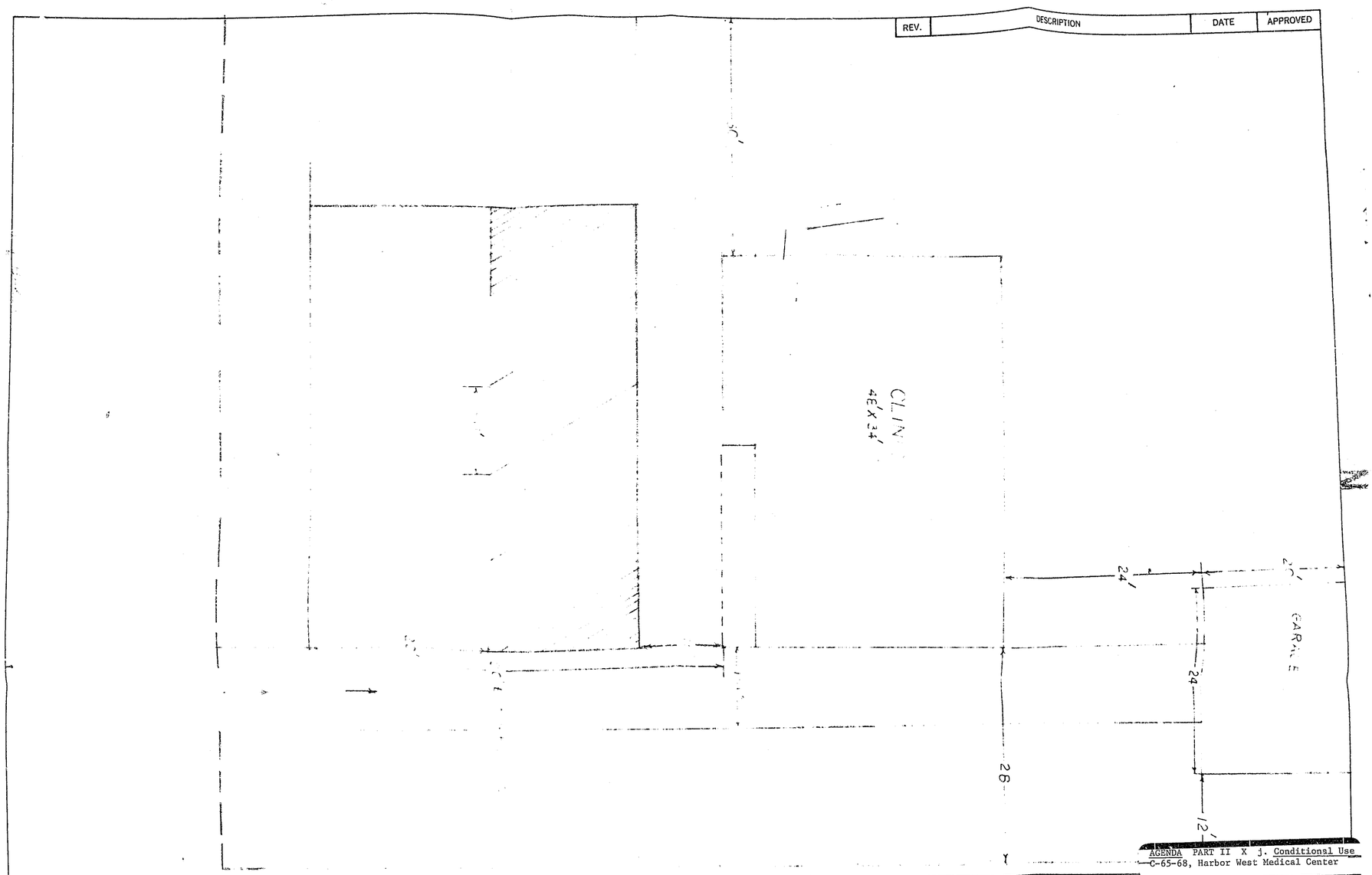
LEGAL:
PORTION OF LOT F, ASH TRACT, EAST SIDE OF COSTA MESA, ORANGE CO., CALIF.
SHEET C-1 of P.C. 2

PARKING AREA, FENCE & SCREENG.	
740 BAKER STREET, COSTA MESA, CALIF	
SCALE AS NOTED	APPROVED BY:
DATE 1-10-69	DRAWN BY E.E.A.
	REVISED
J. RAY CONSTRUCTION CO.	
1148 EAST 17TH STREET, COSTA MESA, CALIF	
E.E. NICHOLIS, 1201 ALTA, COSTA MESA	R.E. LIC. 6826 673-2029
	DRAWING NUMBER SHT 1 OF 1

FILE COPY

(C-65-68)

REV.	DESCRIPTION	DATE	APPROVED



AGENDA PART II X j. Conditional Use
C-65-68, Harbor West Medical Center

REQ.	ITEM	PART NO.	DESCRIPTION AND MATERIAL
BASIC	←	SUB ASSY'S	
REQ.	DASH NO.	NEXT ASSY	

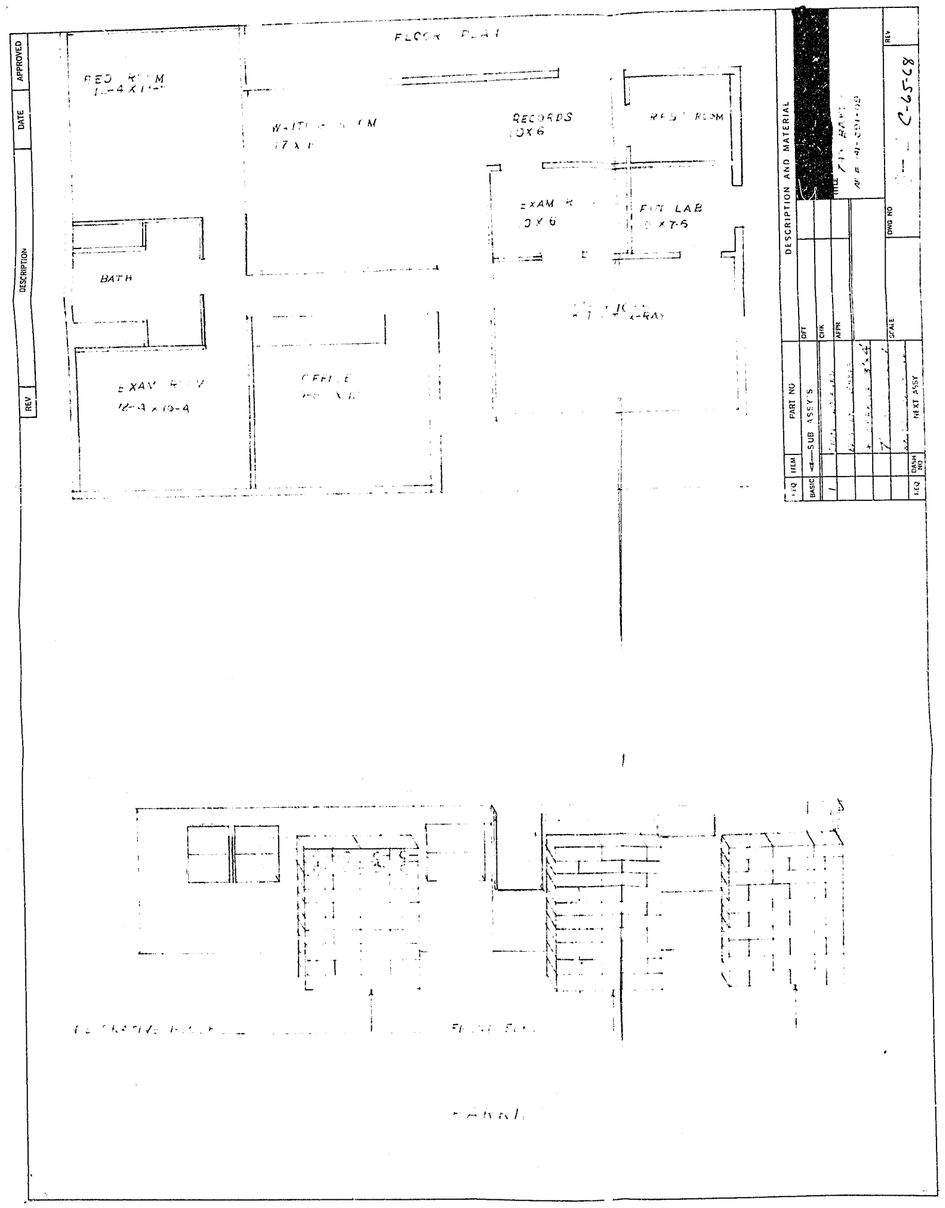
DFT
CHK
APPR.

TITLE PLOT PLAN
POR LOT 5 BLK E
BERRY TRACT
740 BAKER ST.

SCALE:

DWG NO. S-1

REV.


FLOOR PLAN
RECORDS
10X6
BATH
EXAM
10X6
FAT LAB
10X5
DESCRIPTION AND MATERIAL
PART NO
SUB ASSY'S
NEXT ASSY
DWG NO
SCALE
APPROVED
DATE
DESCRIPTION
REV
ITEM
QTY
CHK
APPR
87-6578-2

740 BAKER ST. C-65-68

TO: Dr. Melvin Shatavsky
Harbor West Medical Center
740 Baker Street
Costa Mesa, California 92626

FROM: OFFICE OF THE CITY CLERK

CC: Planning

DATE: January 9, 1969

RE:

	Variance No.
X	Conditional Use Permit No. C-65-68
	Subdivision No.
	Rezone Petition No.
	Tentative Tract No.
	Final Tract No.
	Building Moving No.
	Communication of

At the regular meeting of the Costa Mesa City Council held on Monday, January 9, 1969, the above was considered and the following action taken:

The application was approved subject to the recommendation of the Planning Commission.

Yours very truly,

C. K. PRIEST
City Clerk

sh

TO: Dr. Melvin Chotavacky
Harbor West Medical Center
700 Baker Street
Costa Mesa, California 92626

DATE: December 19, 1968

RE:

	Variance No.
X	Conditional Use Permit No. C-68-68
	Subdivision No.
	Rezone Petition No.
	Tentative Tract No.
	Final Tract No.
	Building Moving No.
	Communication of

FROM: OFFICE OF THE CITY CLERK

CC: Planning

At the regular meeting of the Costa Mesa City Council held on Monday, December 16, 1968, the above was considered and the following action taken:

The application was held over to the meeting of January 6, 1969.

Yours very truly,

C. K. PRIEST
City Clerk

sh

TO: Dr. Melvin Shatavsky
Harbor Heat Medical Center
740 Baker Street
Costa Mesa, California

DATE: December 5, 1968

RE:

- [ ] Variance No.
- [x] Conditional Use Permit No. C-65-68
- [ ] Subdivision No.
- [ ] Rezone Petition No.
- [ ] Tentative Tract No.
- [ ] Final Tract No.
- [ ] Building Moving No.
- [ ] Communication of

FROM: OFFICE OF THE CITY CLERK

CC: Planning

At the regular meeting of the Costa Mesa City Council held on Monday, December 2, 1968, the above was considered and the following action taken:

The application will be held over to the City Council meeting of December 16, 1968.

Yours very truly,

C. K. PRIEST
City Clerk

sh

CITY OF COSTA MESA
P. O. Box 1200
COSTA MESA, CALIFORNIA

OCT 21-68 PAID CM&A 001054 $*****25.00

CONDITIONAL USE PERMIT

NAME: Harbor West Medical Center and/or Melvin Shatavasky, M.D.
ADDRESS: 740 Baker Street, Costa Mesa, California
TELEPHONE NO.: (714) 540-4573 (Business) ——— (Home)

NO.: C- 65-68
FEE: $25.00
DEPT.: PL
ZONE: C1
AP NO.: 141-091-09

Legal Description: Portion of Lot 5, Block F, Berry Tract

LOCATION: 740 Baker Street, Costa Mesa, California

REQUEST: Permission to use C1 property for residential purposes in conjunction with the operation of a Medical Clinic.

Reason for Conditional Use Permit:

Dual usage of property requires a Conditional Use Permit.

X Melvin Shatavsky
~~Owner of Property~~
Applicant

X [signature]
Signature of ~~Applicant~~ Owner

DO NOT WRITE BELOW

Planning Commission Meeting of: November 25, 1968 Recommendation Approval 3-0, Reade and Hammett absent

FINDINGS: (1) Field investigations have disclosed that the subject use and its operation (are) (~~is not~~) compatible with the uses permitted in the area wherein it is proposed to be located because:

This is a transitional area and the request fits a temporary use situation.

(2) Subject use (is) (~~is not~~) similar to one or more uses permitted in the district within which it is proposed to be located because:

The residential use request is for that of the owner of the business.

(3) Subject use (~~will~~ (will not) cause substantial injury to the values of property in the neighborhood within which it is proposed to be located:

The necessity of using the facility for residential use may be limited.

(4) Subject use (will) (~~will not~~) be so designed, located and operated that the public health, safety and general welfare will be protected because:

All City codes will be met and a two car garage facility is available.

CONDITIONS:

1. Must meet all the requirements of the Certified Recommendations of the various City Departments, copy attached.

Action of City Council:

Meeting of December 2, 1968--Held over to the meeting of December 16, 1968, as requested by the applicant.

Meeting of December 16, 1968--Held over to the meeting of January 6, 1969.

Meeting of January 6, 1969--Approved subject to the recommendation of the Planning Commission.

[signature]
Signature of Secretary

Form PL6-1M-6-64-S-B P

CITY OF COSTA MESA, CALIFORNIA

This is to certify that Conditional Use Permit No. C-65-68
(Rezone Petition or Variance Application)

for Harbor West Medical Center and/or Melvin Shatavasky, M.D. 740
Baker (applicant) Street, C.M. (address)

was

Published on November 1, 1968
(date)

Posted on November 6, 1968
(date)

16 Postal cards were mailed to property
(no.)

owners of record as shown in our files on

November 6, 1968
(date)

William L. Dunn
Director of Planning

C-65-68
Harbor West Medical Center

Agenda No. X J

CERTIFIED RECOMMENDATIONS:

Plann.	1.	Period of 1 year with the right to renew at that time.
"	2.	Asphalt the front parking area to include landscaping with a detailed plan to be submitted to the Director of Planning and all work completed by December 13, 1968.
"	3.	Conditional Use approval shall be withdrawn if Condition #2 is not fulfilled.
Engr.	4.	Dedicate all land 50 feet from the centerline of Baker Street.
"	5.	Pay cost of installation and advance energy for street lights.
"	6.	Post Bond or cash deposit to guarantee construction of Baker Street to its ultimate width per Master Plan of Highways.
Fire	7.	Install extinguishers as required by Fire Department.
"	8.	Meet all conditions of the Uniform Fire Code.
Bldg.	9.	Building must conform to requirements for commercial occupancy.

Commission Action -- meeting of November 25, 1968

Condition No. 6 -- to be deleted
Condition No. 2 revised as follows: " Asphalt the front parking area to include landscaping with a detailed plan to be submitted to the Director of Planning and that the landscaping be completed thirty (30) days after Council Action.

a-65-67

M. SHATAVSKY, M.D.
PHYSICIAN AND SURGEON

9872 CHAPMAN AVE., SUITE 212
GARDEN GROVE, CALIF. 92641
(714) 530-2821

2299 HARBOR BOULEVARD
COSTA MESA, CALIF. 92626
(714) 642-5522

October 28,1969

Mr. W.L. Dunn and Mr. David Leighton
Costa Mesa City Planning Department
77 Fair Drive
PO Box 1200
Costa Mesa, California
92627

Dear Sirs:

In compliance with plans drawn and registered with Permit #29775, issued February 24,1969 by the city of Costa Mesa Building Safety Department, construction of decorative fence, louvres, and landscaping were completed in March,1969. Subsequent to this, many of our plants were maliciously destroyed by unknown persons. This was investigated by the Costa Mesa Police Department. It was felt at this time that repeated expensive planting should be delayed until inspection was done.

To this effect, we have again complied with planting of cypress evergreen trees in pots at designated locations on this date, October 28,1969. The City Planning Department has been notified by phone and by this letter.

We trust and hope that this matter may be swiftly and successfully completed to the satisfaction of all parties concerned without inappropriate delay.

Truthfully yours,

M. Shatavsky, MD
740 Baker Street
Costa Mesa, California
92626

(540-4573)

C-65-67

LMS:rh
Carbon copy to Costa Mesa City Council

29775

740 BAKER ST.

OWNER RAY, JAMES D. DATE 2-24-69

JOB ADDRESS 740 Baker Street BUILDING PERMIT NO. 29775

GENERAL CONTRACTOR James D. Ray DESCRIPTION of WORK Decorative Fence & Louvre Struc

AP No. 141-091-09 LOT TRACT FIRE ZONE VALUE $ 300.00

GROUP F-2 TYPE V ZONE C-1

INSPECTIONS	Signature	Date
SOIL		
GAS		
WATER		
ROUGH PLUMBING		
PROP. SWR. LINE ☐ HOUSE CON. ☐		
SPRINKLING SYSTEM		
MISCELLANEOUS		
ROUGH HEATING AND AIR CONDITIONING		
TEMPORARY SERVICE OR POLE		
UNDERGROUND ☐ POWER ☐		
ROUGH WIRING		
TRENCHES ☐ FORMS ☐ STEEL REINF. ☐		
FLOOR SYSTEM		
BOND BEAM ☐ STEEL REINFORCE ☐		
SHEATHING		
FRAME AND FLASHING		
LATHING — IN ☐ OUT ☐		
PLASTER, BROWN COAT		
STRUCTURAL, FINAL		
HEATING, VENT., REFRIG. AND A.C., FINAL		
PLUMBING, FINAL AND GAS TEST ☐		
ELECTRIC, FINAL		
BUILDING, FINAL	[illegible]	10-7-69
SPECIAL REQUIREMENTS	[illegible]	10-31-69
UTILITY NOTIFIED, GAS ☐ ELECT. ☐		
OCCUPANCY		

SUBCONTRACTOR	PERMITS ISSUED Date	Number	Signature
Plumbing			
Heating and Vent.			
Electric			

FORM BU-4

Sent to Planning 10/6/69

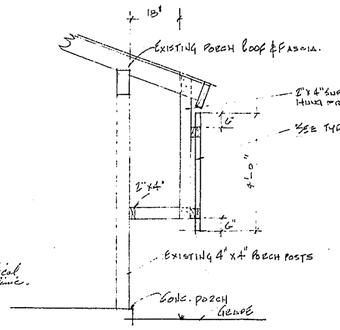
HOLD FOR SPECIAL REQUIREMENTS

29775

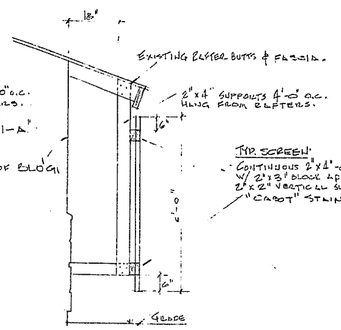
APPROVED
CITY OF COSTA MESA
PLANNING DEPT.
SUBJECT TO BLDG. DEPT. REQ.
BY _____ DATE 1-31-69
DIRECTOR OF PLANNING

Jessica & Laurence

COND. USE PERMIT
Permission to use C-1 property for residential purposes in conjunction with the operation of a "Medical Clinic".
C-65-68 1-9-69



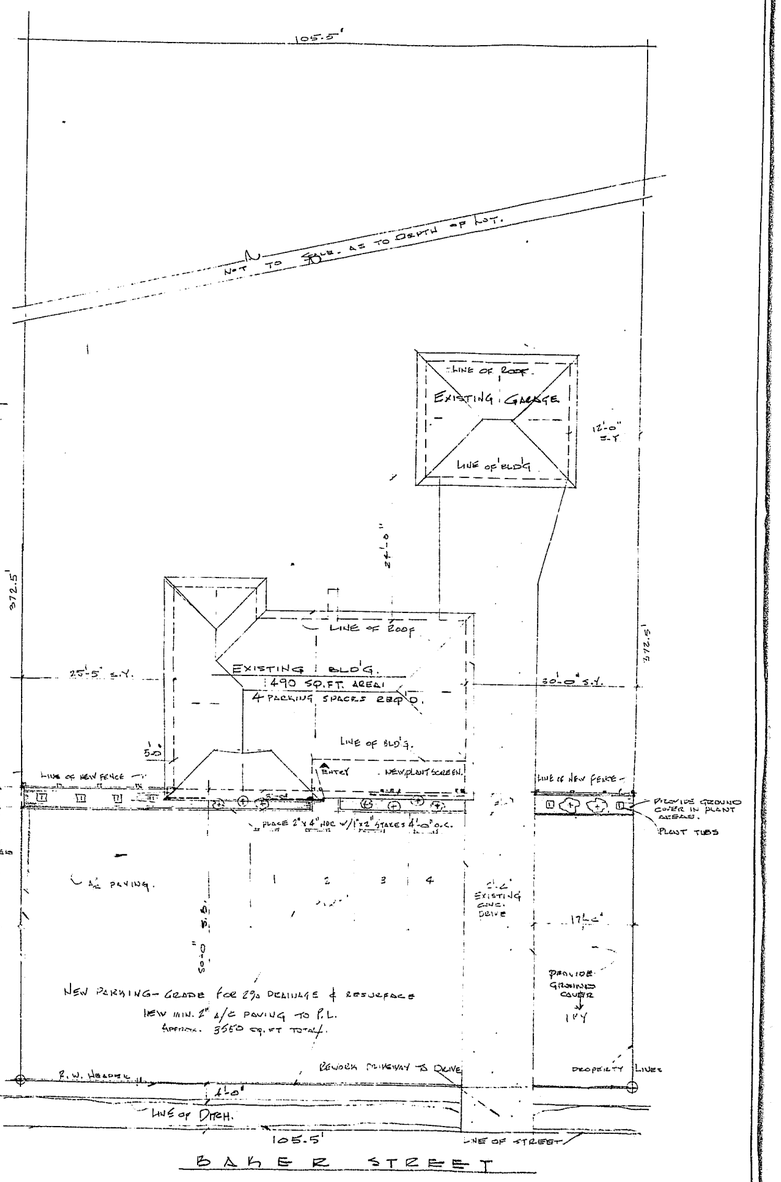
SCREEN DET. 1/B



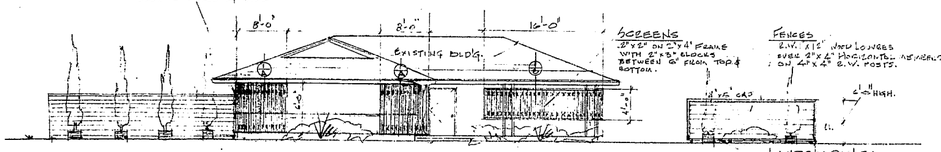
SCREEN DET. 1/A

Scale ½" = 1'-0"

NORTH



Note: REMOVE HINGING SCREEN BACK TO FENCE AT SIDE



ELEVATION
1/8" = 1'-0"

SCREENS
8'x2' ON 2"x4" FRAME WITH 2"x2" BLOCKS BETWEEN 2" FROM TOP & BOTTOM.

FENCES
2.V. 1/2" UNEVEN LONGBOARD EVEN 2"x4" TOP CONTROL MEMBERS ON 4"x4" B.V. POSTS.

LANDSCAPING:
① PLANT TUB W/ 4"Ø SEMI-EVERGREEN - 6 REQ'D. AS SELECTED
② SHRUBS - "XYLOSMA SENTIROSA" 5 GAL. SIZE 9 REQ'D.
GROUND COVER "HEDERA CANARIENSIS" ALGERIEN IVY 4" FROM FLATS 18" O.C. AS REQ'D.

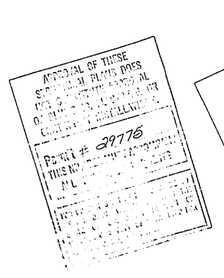
HOLD FOR SPECIAL REQUIREMENTS

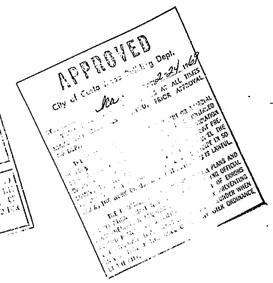
1. Period of 1 year with the right to renew at that time.
2. Asphalt the front parking area to include landscaping with a detailed plan to be submitted to the Director of Planning and all work completed by December 13, 1968.
3. Conditional Use approval shall be withdrawn if Condition #2 is not fulfilled.
4. Dedicate all land 50 feet from the centerline of Baker Street.
5. Pay cost of installation and advance energy for street lights.
6. ~~Post Bond or cash deposit to guarantee construction of Baker Street to its ultimate width per Master Plan of Highways.~~
7. Install extinguishers as required by Fire Department.
8. Meet all conditions of the Uniform Fire Code.
9. Building must conform to requirements for commercial occupancy.

Commission Action -- meeting of November 25, 1968

Condition No. 6 -- to be deleted
Condition No. 2 revised as follows: " Asphalt the front parking area to include landscaping with a detailed plan to be submitted to the Director of Planning and that the landscaping be completed thirty (30) days after Council Action.

UNIFORM BUILDING CODE 1967 EDITION CITY OF COSTA MESA





LEGAL:
PORTION OF BLOCK "G" - BAKER TRACT; CITY OF COSTA MESA, ORANGE CO. CALIF.

ZONE C-1 & F.Z. 2

PARKING AREA, FENCE & SCREENING.
740 BAKER STREET, COSTA MESA, CALIF.

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: E.E.A.
DATE: 1-10-69		REVISED

J. RAY CONSTRUCTION CO.
168 EAST 17TH STREET, COSTA MESA, CALIF.

E.E. ANJULIS R.E. PE 832 DRAWING NUMBER
701 MAIN, GONDEN GROVE 537-6173 SHT 1 OF 1

PRINTED ON NO. 1000H CLEARPRINT

PENTRIDGE COVE

THE JANES COMPANY
COSTA MESA, CALIFORNIA

ARCHITECTS · PLANNERS

LANDSCAPE ARCHITECTS

CIVIL ENGINEERS

CONSULTING STRUCTURAL ENGINEERS

MECHANICAL ENGINEERS

DANIELIAN ASSOCIATES
3848 CAMPUS DRIVE · SUITE 210 · NEWPORT BEACH 546-3693

LIFESCAPES, INCORPORATED
80 BROOKHOLLOW DRIVE · SANTA ANA 540-7422

DONALD E. STEVENS, INC.
1828 FULLERTON AVENUE · COSTA MESA 646-8915

NOWAK - MEULMESTER & ASSOCIATES
4220 VON KARMAN AVENUE · SUITE 102 · NEWPORT BEACH 752-6308

PLUMBING DESIGN INC.
23322 PERALTA DRIVE · SUITE H-8 · LAGUNA HILLS 770-4000

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6	FIRST FLOOR FRAMING/SECOND FLOOR FRAMING
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JAN 11 1980

740 & 770 Baker St. ZE 79-098 & 09 A.

4876 & 8765

JOB NO. 7916
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

COVER SHEET/INDEX

1

danielian associates
architecture + planning
3848 campus drive · suite 210
newport beach · california 92660
714 · 546 3693

SECTION 1A - GENERAL REQUIREMENTS

1. All work shall comply with applicable requirements of the City of Costa Mesa, Orange County, State and other local codes.
2. Permits: The general building permit and plan check fc shall be secured and paid for by the Owner. All other permits shall be taken out and paid for by the subcontractor directly responsible.
3. Substitution: No substitutions shall be made without the Owner's approval.
4. Intention: The intention of the documents is to include all labor, materials, equipment and transportation necessary for complete and proper execution of the work.
5. Changes: The Owner may order extra work or make changes by altering, adding to, or deduction from the work, the contract sum being adjusted accordingly.
6. Cutting and Patching: All trades shall do their own cutting, fitting, patching, etc., to make the several parts come together properly and fit it to receive or be received by the work of other trades.
7. Scope: All trades shall furnish all labor, equipment, materials, and perform all work necessary, indicated, reasonably inferred, or required by any code with jurisdiction to complete their scope of work for a complete and proper finished job.
8. Clean-up: All trades shall, at all times, keep the premises free from accumulation of waste materials or rubbish caused by their work.
9. Temporary Toilets: The general contractor shall provide temporary toilet facilities for all trades until completion of the work.
10. Lines and Levels: The contractor shall be responsible for the accuracy of the building lines and levels. The contractor shall compare carefully the lines and levels shown on the drawings with existing levels for the location and construction of the work and shall call the Architect's attention to any discrepancies before proceeding with the work.

SECTION 2A - EARTHWORK

1. Scope:

   A. The contractor s ll take all necessary measures to fully protect adjacent properties.
   B. The work consists of furnishing all labor, equipment, materials, and performing all operations necessary for all earthwork, including securing and paying for the grading permit.

2. Excavations:

   A. See soils report prepared by Accu-Test Soil Laboratory Incorporated.
   B. Excavations for footings shall be made to the width, length, and depth required. Finish with level bottoms.
   C. Excavations shall be kept free of standing water.
   D. Where excavations are made to depth greacher than indicated, such additional depth shall be filled with concrete as specified for footings.

3. Fill and Backfill:

   A. See soils report prepared by Accu-Test Soil Laboratory Incorporated.
   B. Fill materials shall be free from debris, vegetable matter and other foreign substances.
   C. Backfill for pipe trenches shall be compacted on both sides of pipe in six inch layers.

4. General Grading and Drainage: See Civil Engineering drawings and notes.

SECTION 3A - CONCRETE

1. Scope:

   A. Finish grading under concrete slab.
   B. Construction of all forms for concrete work.
   C. Furnishing and placing of concrete for mass, reinforced concrete and concrete slabs, interior and exterior.
   D. Furnishing and placing of all reinforcing steel, mesh, metal inserts, dowels, bolts, clamps, ties, etc. See foundation and structural drawings for special conditions.

2. Materials:

   A. Cement for concrete shall be a standard brand meeting the requirements for Type I cement of ASTM Specifications C-150 "Portland Cement".
   B. Aggregates: ASTM C-33-71A.
   C. Water: Clean, fresh, suitable for domestic use.
   D. Minimum Compressive strength of all concrete to be 2,000 PSI in 28 days. 1:2-1/2: 3-1/2 mix with 7-1/2 gallons of water maximum per sack of cement.
   E. Reinforcing: See structural notes and details.
   F. Reinforcing Mesh: ASTM A-185.
   G. Tie Wire: ASTM A-82, 16 gauge, black annealed.
   H. Foundation Bolts: 1/2 in. x 10 in. a.b. except as noted otherwise.
   I. Vapor Barrier: 6 mil thickness polyethylene, ASTME-96, Procedure 'A', where specified in soil report.

3. Workmanship:

   A. Minimum concrete clear coverage of reinforcing shall be as follows:

      Footings

      Concrete placed against earth.....3 inches
      Concrete placed against forms exposed to earth.....2 inches

      Walls

      Interior Face.....3/4 inch
      Exterior Face.....1-1/2 inches

      Slabs.....1 inch

   B. All reinforcing steel shall be deformed bars in accordance with ASTM A-615, Grade 40 for reinforced sizes.
   C. All bars at splices in concrete shall lap as follows: Grade 40 is 30 diameter bar or 12 inch minimum.
   D. All reinforcing steel, anchor bolts, dowels, and other inserts shall be securely fastened in the forms before placing the concrete.
   E. Reinforcing steel shall be securely tied in place with #16 double annealed steel wire. Bars shall be supported on well-cured concrete blocks or approved metal chairs.
   F. Wire Fabric shall conform to standard specifications for welded wire fabric for concrete reinforcement, ASTM A-185.
   G. Foundations are designed in accordance with soil report by Accu-Test Soil Laboratory, Inc.
   H. Concrete shall be worked in all forms, around reinforcement and embedded items and into corners.
   I. Bolts, Anchors, and all inserts shall be accurately located and securely held in place until concrete has hardened.
   J. Concrete flat work shall be true to within 1/8 inch in 10 feet in all directions or sloped to drain as indicated on the drawings allowing no puddling to occur in the direction of flow.
   K. Verify locations of depressed slabs to receive other materials.

SECTION 4A - MASONRY (Where Occurs) See Drawings

1. Materials:

   A. Masonry Units: Standard heavy weight concrete block, grade 'A' units, ASTM C-90 (Where occurs).
   B. Reinforcing Steel: ASTM A-15 and ASTM A-305, intermediate grade.
   C. Water: Clean, fresh, suitable for domestic purposes.
   D. Tie Wire: ASTM A-82, 16 gauge; black annealed.
   E. Portland Cement: ASTM C-150-62, Type II.
   F. Sand: ASTM C-144.
   G. Lime: Hydrated - ASTM C-207, Type S.
   H. Brick: Pacific Clay Building Products, Mini-brick, colonial flashed 2316.
   I. Lime Putty: Made of high calcium lime and aged to insure complete slacking.
   J. MINI BRICK TO BE IN COMMON BOND WITH SOLDIER COURSES AS PER PLAN.

2. Mortar and Grout:

   A. Cement Mortar: One part cement, 3 parts (maximum) mortar sand, 1/4 part lime. All parts by volume. DARK GRAY, APPROVED BY ARCHITECT.
   B. Grout: One part cement, 3 parts sand, 1/10 part lime. Add water to produce consistency for pouring without separation. Also, add one pint of "Red Label Sucanum" per sack of cement. Mortar Type "S" 2,000 PSI at 28 days.

3. Reinforcing: Shall be accurately placed and held in place top and bottom.

4. Workmanship:

   A. Work shall be plumb, level and true to line.
   B. All masonry work shall be laid in common bond, except as noted on drawings.
   C. Joints: Rounded, except as noted.

SECTION 5A - ORNAMENTAL AND MISCELLANEOUS IRON

1. Scope: Furnish all metal supports, angles, plates, attachments, bolts, leg bolts, gates, railings, weldings, shop priming and include installation as required to complete work.

2. Work by Others: All blocking to receive attachments shall be provided under Rough Carpentry.

3. Welds: Welds shall be ground smooth all weld splatter removed and shall comply with the specifications of the "American Welding Society".

4. Materials: See drawings for sizes, material and attachments. Fabricatory to provide shop drawings for stair and all exposed work for approval prior to commencing work.

5. Ornamental Iron: Stair railings and gates as shown on the drawings.

SECTION 6A - ROUGH CARPENTRY

1. Scope:

   Laying out of work, building of rough frame of the structure, sheathing, siding, shear panels, etc. Furnish and installing all rough hardware, bolts, screws, nails, straps, anchors, etc., and finish haware. Install all interior and exterior standing and running trim, shelving, boarding and all building specialties. Install G.I. sill pans, all rough backing for finish attachments and finish materials. Install all aluminum windows and aluminum sliding doors.

2. Grading:

   A. Framing lumber: W.C.I.B. "Standard Grading and Dressing Rules for West Coast Lumber", #15. Each piece of lumber shall bear grade mark of appropriate agency.
   B. Plywood: "American Plywood Association", and "Douglas Fir Plywood Association".

3. Framing Materials:

   A. Mudsills: Pressure treated D.F. or foundation grade redwood, set all party wall and exterior wall sills in mastic.
   B. Horizontal Framing: Douglas Fir, No. 2 grade, (1500f) unless otherwise noted. Set all horizontal members with crown side up.
   C. Vertical Framing: Douglas Fir, No. 2 or better grade, unless otherwise noted. Posts shall be "Dense No. 1 grade", unless otherwise noted.
   D. Plywood Diaphragms: Plywood shall be Structural II, CD grade, edge blocking, as per Chapter 25, or as detailed.
   E. Metal Connectors: Approved by the local building department (Simpson or equal).
   F. Nailing: Per UBC-Table 25-P for common or box wire nails. All plywood diaphragms shall have cement coated ring shank ply nails. Provide double top plate with minimum 48 inch lap.
   G. Fascia and Barge Boards: Douglas Fir, select grade, saw sized as detailed.
   H. Exterior Trim: Douglas Fir, select grade, saw sized as detailed.
   I. Nailing Schedule:

Connection	Nailing
Joist to sill or girder, toe nail	3-8d
Bridging to joist, toe nail each end	2-8d
1" x 6" subfloor or less to each joist, face nail	2-8d
Wider than 1" x 6" subfloor to each joist, face nail	3-8d
2" subfloor to joist or girder, blind and face nail	2-16d
Sole plate to joist or blocking, face nail	16d at 16" o.c.
Top Plate to stud, end nail	2-16d
Stud to sole plate, toe nail	4-8d
Doubled studs, face nail	16d at 24" o.c.
Doubled top plates, face nail	16d at 16" o.c.
Top plates, laps and intersections, face nail	2-16d
Continuous header, two pieces	16d at 16" o.c. along each end
Ceiling joists to plate, toe nail	3-8d
Continuous header to stud, toe nail	4-8d
Ceiling joists, laps over partitions, face nail	3-16d
Ceiling joists to parallel rafters, face nail	3-16d
Rafter to plate, toe nail	3-8d
1" brace to each stud and plate, face nail	2-8d
1" x 8" sheathing or less to each bearing, face nail	2-8d
Wider than 1" x 8" sheathing to each bearing, face nail	3-8d
Built-up corner studs	16d at 24" o.c.
Built-up girder and beams	20d at 32" o.c. at top and bottom and stagger 2-20d at ends and at each splice
2" planks	2-16d at each bearing
Particleboard:	
Wall Sheathing (to framing)	
1/8" - 1/2"	6d
5/8" - 3/4"	8d
Plywood:	
Subfloor, roof and wall sheathing (to framing)	
1/2" and less	6d
5/8" - 3/4"	8d or 6d
7/8" - 1"	8d
1-1/8" - 1-1/4"	10d or 8d
Combination Subfloor-underlayment (to framing)	
3/4" and less	6d
7/8" - 1"	8d
1-1/8" - 1-1/4"	10d or 8d
Panel Siding to Framing:	
1/2" or less	6d
5/8"	8d
Fiberboard Sheathing:	
1/2"	No. 11 ga. - 6d No. 16 ga.
5/8"	No. 11 ga. - 8d No. 16 ga.

   J. Exterior Siding: Masonite x-90 lap sidfng.

4. Framing:

   A. Stud Walls: Section 2518F U.B.C. All studs to have full bearing on plate.
   B. Blocking and Bridging:
      (1) Stud Walls: Section 2518 U.B.C. Note walls with continuous studs from bottom to top plate.
      (2) Joists and rafters: Section 2518d & 2506, U.B.C. Use solid bridging.
   C. Firestopping: Section 2517F U.B.C.
   D. Headers: Section 2518F-7 U.B.C. Set all headers with crown side up.
   E. Beams: Section 2518C U.B.C. Set all beams with crown side up.
   F. Roof Sheathing and Subfloor:
      (1) Plywood Roof Sheathing - 1/2" thick, CD-X PI.32/16.
      (2) Plywood Subfloor- 5/8" thick, CD-X, PI.32/16. See framing plans for variations.
      (3) Spaced Sheathing: (Where shown or required) 1 x 6 douglas fir, see drawings for spacing.
   G. When shear walls are noted, see structural details.

SECTION 6B - FINISH CARPENTRY

1. Scope:

   A. Furnish and install all firnish carpentry complete, including trim, door frames, paneling, shelving.
   B. Installation of Finish Hardware, bath accessories, cabinet pulls, etc.

2. Workmanship:

   A. All joints shall be tight and true and securely fastened. Corners shall be neatly mitered, butted, or coped, with nails set and surfaces free of tool marks.
   B. Wood work shall be accurately scribed to fit adjoining surfaces.
   C. All work shall be machined or hand-sanded, sharp edges and splinters removed, and completely prepared for finish.
   D. Full length continuous boards shall be used wherever applicable or specifically noted.

3. Materials:

   A. Door Frames:

      1) Frames shall be set plumb and true, rigidly secured, and protected during the course of construction.

   B. Door stops and casing: Clear pine.

      1) All vertical and horizontal trim members shall be in longest practicable lengths.

   C. Wood trim (door, window, projections) see drawings.

      1) Painted: 1 x clear pine as detailed.
      2) Stained: 2 x D.F. resawn.
      3) Stained: To match casework as noted.

   D. Shelving: Particle board, edge banded or 1 x clear pine.

   E. Wood Base: (Throughout) 2" high clear pine or as noted otherwise.

4. Fitting and Hanging of Doors:

   A. Each door shall be accurately cut, trimmed, and fitted to its respective frame and hardware with due allowance for painter's finishes.
   B. Clearance at the lock and hanging stiles and at the top shall not exceed 1/8". Clearance at the bottom shall be adjusted for finish floor covering scheduled, including carpeting.
   C. Lock stile edges shall be beveled.
   D. Door shelf operate freely, but not losely, without sticking or binding without hinge bound conditions; and with all hardware properly adjusted and functioning.

SECTION 6C - CABINETS

1. Scope: Furnish and install all cabinet work complete.

2. Standards:

   A. All natural finish cabinets shall meet the requirements of Southern California Association of Cabinet Manufacturers' Standard Grade. Ash veneer, panel doors.
   B. All paint finish cabinets shall meet the requirements of Southern California Association of Cabinet Manufacturers' Standard Grade.

3. Materials and Design:

   A. Kitchen Casework: Natural finish, square lip, unless noted otherwise.
   B. Baths: Paint; square lip, unless noted otherwise.
   C. Linen and General Storage Cabinets: Paint grade square lip; unless noted otherwise.
   D. Verify appliance size with owner and supplier.

4. Workmanship:

   A. All joints shall be tight and true and securely fastened. Corners shall be mitered, butted, or coped, nails set, and surfaces free of tool marks.
   B. Use concealed fastenings where possible.
   C. All cabinet work scheduled for paint or stain finish shall be smoothly dressed and sanded.
   D. Install all work level, plumb and true. Scribe members accurately in place to fit adjoining surfaces.
   E. Cabinets scheduled for paint finishes shall be primed and back-painted prior to installation.
   F. Plywood and particle board shall be hardwood edge banded on all exposed edges.

5. Hardware: Shall be selected by owner.

SECTION 6D - INSULATION

1. Scope: Work shall include all labor, materials, and equipment required to install insulation as indicated and specified.

2. Materials:

   A. Thermal Insulation: Roofs and clgs. and walls
      1) Minimum R-11 mineral wool batts, mass material per Federal Specifications HH-1-520 at walls.
      2) Exterior walls: Minimum R-11 mineral wool batts, mass material per Federal Specifications HH-1-521D, optional installation at walls.
      3) Minimum R-19.0 mineral wool batts, mass material) per Federal Specifications HH-1-521D at ceilings and roofs.
      4) Party Walls: See applicable details for information regarding thermal insulation.

3. Installation:

   A. Thermal Insulation:
      1) Install batts between joints, securely and tightly fitted, at all ceiling areas exposed to roof or attic areas, including any vertical wall areas separating living spaces from attics between ceilings and roof.

SECTION 7A - ROOFING AND WATERPROOFING

1. Scope: Furnish and install roofing and waterproofing work complete, including cant strips and incorporating other trades flashing, sleeves and jacks.

2. Materials:

   A. Composition Shingles: apply over 1 layer 15 lb. felt underlayment in accordance with manufacturer's specifications; color, texture and pattern to be selected by the architect.
   B. Built-up Roofing: Conglass ND-15-Cap, 15 years or equal.

3. Flashings and Gravel Stops: 26 gauge G.I. lap joints and fill with roofing cement.

4. Roofing Nails: Galvanized.

5. Special Conditions:

   A. Provide cant strips at all vertical surfaces.
   B. Provide crickets as indicated.

6. Installation: Install roofing and wall flashing per manufacturer's recommendations carefully incorporating G.I. flashing scuppers, jacks, sleeves, roof drains, etc., supplied by others.

SECTION 7B - SHEET METAL

1. Scope: Provide miscellaneous metal work as indicated and specified.

2. Materials: Flashing: 26 gauge galvanized sheet steel. ASTM A-93-38 unless otherwise shown.

3. General:

   A. Work shall be accurately fabricated to detail and fitted to job conditions.
   B. Molded and brake-formed members shall be finished true and straight, sharp lines and angles.
   C. Lock seams flat and true to line; 1/2 inch wide, sweated full with solder.
   D. Sheet metal work shall be designed to provide complete weather-tight and waterproof connections.

4. Shop Painting: All galvanized metal shall be shop primed with one coat of zinc dust-zinc oxide primer over all surfaces.

5. Flashings:

   A. Provide all flashing and counterflashing items as indicated and as required to make complete work completely waterproof.
   B. Flashings shall be broke formed to sharp lines and fitted to details.
   C. Provide all necessary, flashings for doors, windows, etc.
   D. Gravel stops.

6. Attic Vents:

   A. Sheet Metal vent; on flat roofs, as per code.

7. Garage Vents: G.I. frames with 1/4" hardware cloth.

SECTION 8A - WOOD DOORS

1. Scope: Furnish all wood doors as indicated on plans.

2. Wood Doors:

   A. Entry Doors: 1-3/4 solid core, raised panel, design approved by architect.
   B. Exterior Doors: 1-3/8" thick, solid core, paint grade pine.
   C. Interior Doors: 1-3/8" thick, hollow core, paint grade pine.
   D. Sliding Wardrobe Doors: 1-1/8" thick, hollow core paint grade pine including all tracks and guides.

SECTION 8B - METAL DOORS AND WINDOWS

1. Scope: Furnish all metal window and doors as shown on schedule and floor plans.

2. Aluminum Sliding Windows: Shall comply with AAMA Specifications HS B-1 complete with aluminum frames and aluminum screens.

3. Finish: Anodized finish (black).

4. Aluminum Sliding Doors: Shall comply with AAMA specification SDG-D-1 complete with aluminum frame and aluminum screen. Doors to be glazed with tempered glass.

5. Finish: Anodized finish (black).

6. Caulking and weather sealing specified in Section 8C.

7. Glass specified in Section 8C.

SECTION 8C - GLASS AND GLAZING

1. Scope: Furnish and install all glazing and mirrors other than factory glazed door and windows. Glazing shall be done during finish work.

2. Glass and Glazing as per Chapter 54 of the U.B.C.

3. Materials:

   A. Windows: Single strength "B" or better.
   B. Doors and fixed glass where noted.
   C. Sheet Glass: 3/16".
   D. Mirrors: 1/4" polished plate.
   E. Shower Enclosures: Approved shatter proof/obscure.
   F. Caulking compound: Gun applied non-hardening.

SECTION 8D - WEATHERSTRIPPING AND THRESHOLDS

1. Exterior Doors shall be completely weatherstripped with zinc mortise type as manufactured by "zero weather stripping co." series 1 of or equal by "Pemko" or "Western Weatherstripping Company".

2. Thresholds: Aluminum, Black anodized.

SECTION 8E - GARAGE DOOR HARDWARE

1. Provide Travert or Holmes counterbalanced swing-up hardware with roller bearing pivots. Doors to be operated by automatic garage door opener as selected by owner.

2. Doors shall be adjusted and counterbalanced for each operation.

JAN 11 1980

JOB NO. 7807B
DATE 11-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

SPECIFICATIONS

danielian associates
architecture • planning
3848 campus drive • suite 210
newport beach • california 92660
714 • 540 3693

2A

SECTION 9A - GYPSUM WALLBOARD & CEILING BOARD

1. Scope: Furnish and install all Gypsum Wallboard Work complete.

2. Standards:

   A. All work shall comply with Chapter 47 of the U.B.C.
   B. All work and materials shall comply with American Standard Association's "Specifications of Gypsum Wallboard Finishes"

3. Materials:

   A. Gypsum Wallboard: 1/2" thick throughout except as noted. Use 5d nails at 7" o.c. or as noted on shearwall schedule.
   B. Gypsum Wallboard: 5/8" thick, fire rated "X" at 1 hour walls as detailed and at other walls and ceilings where noted on drawings - use 6d nails at 7" o.c. or as noted on shearwall schedule.
   C. Metal Corner Bead, Casing, and Trim, Galvanized.
      1) L-shaped trim at exposed edges as detailed.
      2) Corner Bead at external corners.
   D. Tape and Compound: As recommended by Gypsum Board Manufacturer.
   E. Nailing: Per code (see also drawings for special nailing requirements).

4. Workmanship:

   A. All joints in finished surfaces shall be taped and finished with joint cement. Reinforce all corners.
   B. Provide metal trim at all exposed edges and external corners. Metal trim shall be galvanized.
   C. Trim shall be tight to wallboard edges, plumb, level, and true to plan, securely attached.
   D. Conceal exposed nail or screw heads with joint compound.
   E. Nails shall be annular ring (GWD-54) conforming to ASTM C-380-58T. The contractor at his option may use wallboard screw in lieu of nails.
   F. Protect all exposed wood beams, posts, etc.
   G. Gyp. brd. to be placed perpendicular to all jsts. & rafters when they occur at 24" O.C.

5. Finishes:

   A. Walls: "Splatter" texture.
   B. Ceilings (except kitchen and baths): Simulated acoustical plaster, machine applied with integral off white color.
   C. Ceilings, Kitchen and Baths: Smooth finish.

SECTION 9B - CERAMIC TILE

1. Standards: American Standard Association Specification A-108.

2. Materials:

   A. Tile: As selected by the Architect. See finish schedule.
   B. Grout: Color as selected by the Architect.

3. Counter Tops:

   A. Kitchen: Ceramic tile shall be placed over cement plaster with waterproof backing, type A and B.
   B. Bath: Corian.

SECTION 9C - RESILIENT FLOORING

1. Scope: Furnish and install all resilient flooring material complete as scheduled.

2. Materials:

   A. Sheet Vinyl: As selected by Architect.
   B. Adhesives: As recommended by the manufacturer of the floor covering.

3. Installation:

   A. Subfloors shall be clean, free of dust and perfectly dry.
   B. Surfaces shall be primed as recommended by manufacturer.
   C. Materials shall be applied in accordance with the manufacturer's instructions.

SECTION 9D - PAINTING AND FINISHING

1. Scope: Provide painting work as indicated and specified, complete including preparation of surfaces other than those that are factory primed.

2. Materials:

   A. Submit list of materials and manufacturer for approval.
   B. All materials shall be delivered to the site in sealed original manufacturer's containers.
   C. Exterior overcoat shall be manufactured by "Olympic" or approved equal.
   D. Interior stain shall be manufactured by "Olympic Stain", or an approved equal.

3. Colors: to be selected by Architect.

4. Preparation of Surfaces:

   A. Surfaces shall be clean and dry, and in suitable condition for finish specified. Remove all oil, grease, bond breaking agents, dust, mill scale and efflorescense.
   B. Cracks, holes, and knots shall be filled, sanded smooth, and sealed. Wood surfaces, except resawn wood, shall be sanded perfectly smooth. Sanding dust shall be completely removed.
   C. Hardware shall be masked or removed prior to painting.
   D. Trim and other finish work shall be backpainted prior to installation.

5. Workmanship:

   A. Each coat shall be uniformly applied, well brushed out and free of brush marks, runs, sags or skips.
   B. Paint finishes shall be cut sharply to line. Protect adjacent surfaces.
   C. Mix and apply paint and stains in accordance with the manufacturer's instructions.

6. Exterior Painting and Staining:

   A. Exterior exposed concrete and masonry: 2 coats masonry paint.
   B. Exterior wood, including siding, railings, fascia, trim, exposed beams, all trim, etc.: 1 coat overcoat over one coat primer.
   C. Exposed metal, including vent pipes, exhaust vents, heating and air conditioning units, grilles, etc., 2 coats of paint over primer. Color as selected by Architect.

7. Interior Painting and Finishing:

   A. Ceilings and walls (except acoustical textured ceilings)
      1) Kitchens, bathrooms: Sealer and one coat semi-gloss enamel.
      2) All other rooms: Sealer and one coat flat paint.
   B. Wardrobes: Closets (except shelving): Finish as specified for adjoining room.
   C. Doors, frames, wood base, shelf cleats: One coat primer, one coat semi-gloss enamel.
   D. Hardwood cabinets (exterior and interior): Lacquer sealer-stain to satisfaction of owner.
   E. Wood hand railings: - 2 coats of sealer-stain.
   F. Paint grade cabinets (exterior and interior): One coat sealer and one coat semi-gloss enamel.
   G. Metal Surfaces: Paint same as adjacent surfaces.

SECTION 10A - BUILDERS SPECIALTIES

1. Scope: Furnish and install complete in working order the items indicated on the drawings and as specified herein.

2. Bathroom and Toilet Accessories: As selected by the owner.

3. Kitchen Built-Ins: As selected by the owner.

4. Finish Hardware: As selected by the owner.

5. Bath Countertop: Corian.

6. House Numbers: As selected by owner.

7. Kitchen Countertop: Ceramic Tile.

8. Mailboxes: As selected by the owner.

9. Security System: As selected by the owner.

10. Fireplaces: Majestic, see floor plans.

SECTION 15A - PLUMBING

1. Scope: Supply all labor, transportation, materials, etc. for installation of complete plumbing system to operate according to the best practices of the trade and including but not limited to: Fixtures, hot and cold water piping, soil and vent piping, hot water heaters, pipe insulation, permits, fees, meters, vaults, etc. All materials, work, etc., to comply with all requirements of all legally constituted public authorities having jurisdiction including all county and State ordinances.

2. Plumbing Plans: Shall be drawn and submitted by the Plumbing Contractor to the City of Costa Mesa Building Department.

3. Hangers and Straps: All horizontal piping shall be hung with approved hangers at 6'-0" on center minimum and spaced to permit expansion and contraction without hitting adjoining pipe. Vertical piping shall be supported at 4'-0" on center with wrought steel "U" straps securely fastened to building frame.

4. Cleanout Hubs: Shall be installed flush with face of wall or cabinet.

5. Drains: Provide and install area drains.

6. Plumbing Fixtures: As selected by the owner.

7. Water Heater: Hydronics System, see mechanical plans prepared by plumbing design, inc.

8. Appliances: As selected by the owner.

SECTION 15B - HEATING/AIR CONDITIONING

1. Scope: Supply all labor, transportation, materials, etc., for installation of complete heating and ventilating system to operate according to best practices of the trade with design temperature of 72 degrees inside at 35 degrees outside. All work, materials, etc., to comply with all requirements of legally constituted authorities having jurisdiction including all County and State ordinances.

2. Heating plans and Calculations: Shall be drawn and submitted by the Heating Contractor to the City of Costa Mesa Building Department for approval. Submit also one (1) set of plans to the Architect.

3. Equipment Installation: All equipment installation as per manufacturer's specificatio

4. Bath Ventilation: Provide one air change every 5 minutes for bath ventilation.

SECTION 16A - ELECTRICAL

1. Scope: Supply all labor, transportation, materials, etc., for installation of complete electrical system to operate according to the best practices of the trade and including but not limited to: fixtures, appliances, wiring, switches, receptacles, television jacks, service, grounds, temporary power, junction boxes, conduit, sub-panels, etc. All work, materials, etc., to comply with all requirements of all legally constituted authorities having jurisdiction including all County and State ordinances.

2. Electrical Plans: Shall be drawn and submitted by the Electrical Contractor to the City of Costa Mesa Building Department for approval. Submit also one (1) set of plans to Architect.

3. House Service: Size per requirements.

4. Verify and locate all outlets prior to drywall otherwise noted, locate all switches at 42" from finished floor.

5. Electrical Equipment:

   A. Chimes: as selected by the owner.
   B. Light Fixtures: as selected by the Architect.
   C. Exhaust fans: As selected by the owner.
   D. Appliances: As selected by the owner.
   E. Luminous Ceilings: As selected by the owner.
   F. Smoke detectors: as selected by owner to conform to U.B.C. Standard No. 43-6 as noted in U.B.C. 1413

KITCHEN APPLIANCES:

1. Range/Oven: as selected by owner.
2. Dishwasher: as selected by owner.
3. Garbage Disposer: as selected by owner.

FLOOR FINISHES:

1. Carpet & Pad, ceramic tile or sheet vinyl - installed as per manufacturer's instructions. See plans for location.
2. Entry and Rear Decks: Elastodeck on 5/8" plywood.

SUPPLEMENTAL GENERAL NOTES

1. General Conditions of this contract shall be the American Institute of Architects Standard Document No. 201 including all supplementary general conditions.
2. Detailed drawings and specifications take precedence over general drawings and specifications, dimensions take precedence over scaled measurements.
3. Should errors, omissions, or discrepancies appear in drawings or specifications, or in the work done by others affecting this work, the Architect shall be notified at once and shall issue instructions as to procedure.
4. The Contractor shall conform to and abide by all local, city, county and state building and safety laws, such laws shall be considered a part of these specifications and the provisions of such regulations shall be observed. The Contractor shall notify the Architect if drawings or specifications are at variance. Should the Contractor perform any work contrary to such laws, or regulations, he shall bear all costs arising.

JAN 11 1980

JOB NO. 7807
DATE 1 = 11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

SPECIFICATIONS

daniellan associates
architecture • planning
research • development
3842 cadillac, suite 210
costa mesa, california 92626
714 • 540 3493

48165

740 TO 770 BAKER ST

PENTRIDGE COVE

ZE-79-09 + 09A

NOWAK-MEULMESTER & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

BY EEE DATE 11-27 PROJECT James Co. Condo's SHEET NO. 5 OF
Garage Ceiling Change JOB NO. N77-282

STRUCT CALCULATIONS FOR
GARAGE CEILING CHANGE -
PENTRIDGE COVE UNITS A, B, C, & D

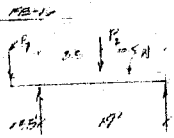
1592 SA

REGISTERED PROFESSIONAL ENGINEER
ROBERT T. NOWAK
No. 1,678
STRUCTURAL
STATE OF CALIFORNIA

NOWAK-MEULMESTER & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

BY EES DATE 11-27 PROJECT VINES CO LINDSAY SHEET NO. 1 OF
GARAGE SEISMIC CHANGE JOB NO. NM-2824

UNIT E



$F_1 = 2810^{\#}$

$F_2 = 9540 + 2050 = 11590^{\#}$

$W = 17500^{\#}$

$+M = 53.4^{K'} + 51.2 = 104.6^{K'}$

$-M = 15 + 27 = 27^{K'}$

$F_1 = 35^{K}$

$F_2 = 3.56 + 7.1 = 10.7^{K}$

$\frac{f_c}{F_{cm}} = \frac{1150 \times 60}{2} \div 4.5 = .96 = 1/1.04$

$A_{s\,req} = (1.\ldots + 29.5)\frac{1}{2} = .13" = 1/7.7$

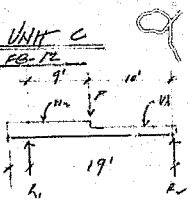
$\frac{21^{K}}{150 \times 5} = .49^{\#/in} < .75 \cdot 1/2 = 32^{\#/in}$ OK
No. STIRR. req.

NOWAK-MEULMESTER & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

BY EDS DATE 11-99 PROJECT James Co. Condos SHEET NO. 2 OF
GARAGE OPENINGS JOB NO. 11-99-254

UNIT C

FB-12

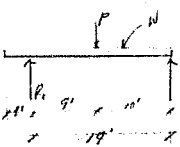


$W_1 = 1.17^{k/'}$; $W_2 = 1.45^{k/'}$
$W_2 = 6.76^{k/'}$
$P = 9.60^{k} + 3.4^{k} = 13.0^{k}$
$M = 65.1^{k'} + 38.3 = 104^{k'}$
$R_1 = 18^{k} + 4.0 = 22^{k}$

W PC 18X32

UNIT B

FB-6



$P = 6.90^{k}$
$W = 1.76^{k/'}$
$M = 79.2 + 79.4 = 159^{k'}$
$R_1 = 24^{k}$

W PC 18X35

UNIT A

FB-4

$L = 19'$
$W = 1.820^{k/'}$
$M = 55.1^{k'}$
$R = 11.6^{k}$
$\delta_{LL} = 123/I = .93'' = L/245$

W PC 10X22

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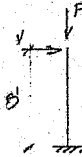
CONSULTING STRUCTURAL ENGINEERS

BY RDS DATE 11.79 PROJECT JAMES Co. CONDOS SHEET NO. 3 OF
GARAGE OPENING CHANGE JOB NO. N79-234

UNIT D

COLUMN W8X28



P= 35^k

V= 3.065^k/ft = 1.53^k ⇒ M= 12.2^k'

K= 2.10

KL= 2.1 x 8 x 12 = 202

KL/r_x = 58.6 (59.1) ← W8X24 ✓

KL/r_y = 125 (125)

F_a = 9.55^ksi (9.55) ✓

F'_ex = 42.9^ksi

f_a = 35^k / 8.25 = 4.24^ksi (4.24)

f_b = 12.2 x 12 / 24.3 = 6.02^ksi (7.0)

4.24/9.65 + 1.85 x 6.02 / (1 − 4.24/42.9) 22 = .70 < 1.33 (ok)

W8X24 (ok)

T'S 7X5 x 1/4
(18.5^#/ft)

K= 2.10

KL = 202

KL/r_x = 77.7

KL/r_y = 101

F_a = 12.8^ksi

F'_ex = 24.5^ksi

f_a = 35^k / 5.84^in² = 6.32^ksi

f_b = 12.2^k x 12 / 10.7 = 13.7^ksi

6.32/12.8 + 1.85 x 13.7 / (1 − 6.32/24.5) 22 = 1.21

7x5x1/4

W8X24

T= 7X5x1/4

NOWAK·MEULMESTER & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

BY RDS DATE 11-79 PROJECT JAMES Co CONDO SHEET NO. 4 OF
GARAGE OPENING CHANGE JOB NO. N79-204

UNIT C

COLUMN T3 7.5"x5"/C

$P = 22^k$

$V = 4.03^k = 2.42^k$

$M = 24.2^{k'} \times 8' = 19.4^{k'}$

$f = 2.10$

$KL = 20'$

$\frac{KL}{r_x} = \frac{20'}{2.54} = 78.9$

$\frac{KL}{r_y} = \frac{20'}{1.77} = 103$

$F_{a_y} = 15.5^{ksi}$

$F_{b_x} = 24.0$

$f_a = \frac{22^k}{6.77} = 3.25$

$f_b = \frac{19.4^{k'} \times 12}{12.7} = 18.3$

$$\frac{3.25}{15.5} + \frac{.85 \times 18.3}{\left(1 - \frac{3.25}{24.0}\right)22} = 1.03$$

COLUMN W8x24

$\frac{KL}{r_x} = \frac{103}{3.74} = 59.1$

$\frac{KL}{r_y} = \frac{20'}{1.61} = 125$

$F_{a_y} = 9.56$

$F_{b_x} = 40.7$

$f_a = \frac{22}{7.08} = 3.1$

$f_b = 19.4 \times 12 / 10.7 = 11.1$

W8x24
T3 7.5"x5"/C

$$\frac{3.1}{9.55} + \frac{.85 \times 11.1}{\left(1 - \frac{3.1}{42.9}\right)22} = .79$$

$\frac{P_{FLN}}{S_0} = \frac{24.2^k \times 8' \times 12''}{2 \times 29 \times 10^3 \times 47.1} = .68^{rad} / .29^{rad}$ W8X

82.2
13.1

NOWAK-MEULMESTER & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

BY RDS DATE 11-79 PROJECT TRACK 6 CANOPIES SHEET NO. 5 OF
GARAGE CANOPY CALCULATE JOB NO. 1118-784

UNIT 4

COLUMN TS 7X5X1/4

$r = 1.6''$

$\bar{x} = 2.37/2 = 1.19''$

$y = 1.19'' \times 8 = 9.12''$

$K = 2.10$

$KL = 602$

$\frac{kl}{r_x} = 77.7$

$\frac{kl}{r_y} = 101$

$F_y = 12.8$

$F_{cr} = 24.5$

$f_a = \frac{11.6}{5.54} = 2.09$

$f_b = \frac{9.12 \times 12}{10.7} = 10.2$

$\frac{2.09}{12.8} + \frac{.85 \times 10.2}{\left(1 - \frac{2.09}{24.5}\right) 22} = .159$

$\delta_{allf} = \frac{1.1 \times 5 \times 602^3}{384 \times 29{,}000 \times 37.4} = .31''$ ✓

TS 7X5X1/4

NOWAK-MEULMESTER & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

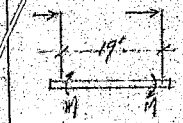
BY RDS DATE 11.79 PROJECT Shul's Pt. Condos SHEET NO. 6 OF
Existing Config. Changes JOB NO. 179.284

MOMENT CONNECTION @ BASE

$M = 19.4^{k}$

$P_{DL} = 22^{k}$

$P_D = 22^{k} \times .35 = 8^{k}$



DATA

$P_U = 0$ (Conc. assumed)

$M_U = 1.4 \times 19.4 = 27^{k}-324^{k''}$

$C = .85 \times 2^{ksi} \times 9 \times a = 15.3a$

$P_U = .85 f'_c\, ab - A_s f_y$ (Tu)

$C = 15.3a - T_U \Rightarrow T_U = 15.3a$

$M_U = P_U\left(\frac{d-a}{2}\right) = A_s f_y (d' - a/2)$

$324 - 0 = T_U (12.5 - a/2)$

$\Rightarrow 12.5 T_U - T_U \frac{a}{2} - 324 = 0$

SUBSTITUTING:

$12.5(15.3a) - 15.3a\left(\frac{a}{2}\right) - 324 = 0$

$a^2 - 20.0a + 42.4 = 0$

$a = \frac{20 \pm \sqrt{20^2 - 4 \times 42.4}}{2} = 10 \pm 10.7 = .4''$

$T_U = 15.3 \times .4 = 22.5^{k}$

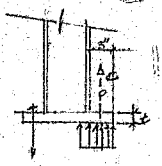
$A_s = \frac{22.5^{k}}{1.7 \times 40^{ksi}} = .10''$

$\ell = 1'' \phi$ 13 1/2" Bolts

NOWAK·MEULMESTER & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

BY RDS DATE 11/97 PROJECT Skyline Co. Condos SHEET NO. 7 OF __
CHANGE ORDER CHANGE JOB NO. 97-284

NIGHT CONN. @ BASE



BASE PL (1" STRIP)

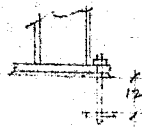
$C = .85 f'_c \times 2^{kip} \times 1'' \times 3'' = 5.1^k$

$M = 5.1^k \times 1.5'' = 7.65^{k''}$

$t^2 = \frac{M}{\phi b} = \frac{7.65''}{.6 \times 7^k} = .142$ (IF YIELD CONT. CONN. STRESS)

$t = .38''$

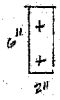
$\frac{3}{4}''$ PL



PUNCHING SHEAR (BELTS UPLIFT)

$V_u = 27.5^k$

$v_u = \frac{27.5^k}{.85 \times 60^k \times 12''} = .045^{ksi} < 4\sqrt{f'_c} = .175^{ksi}$ ✓



ANCHOR PL
$2\frac{1}{2}'' \times 7''$

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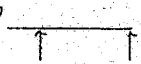
BY EMS DATE 11-79 PROJECT Wales Co. Convent SHEET NO. 3 OF
Chapel Addn. Columns JOB NO. N79-30F

END PIERS (3)

		P_1 (1)	$\frac{M_{TOP}}{EI/L}$ (1)	P_2 (1)	$\frac{M_{TOP}}{EI/L}$ (1)	P/L EW
UNIT	A	13K	3'-0" SQ.	13K	3'-0" SQ.	3-#5
"	B	25	4'-0" SQ	25	4'-0" SQ	4-#5
"	C	26	"	26	"	4-#5
"	D	39	4'-8" SQ.	25	"	4-#5

(1)

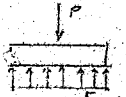


(2) BASED ON $f_c' = 1.3$ KSF

(3) D=18" DEEP

P/L STR. - BOARDING

$W = 39^K / 4.67' = 1.3^{KSF}$



1' STRIP

$M = 1.3 \times 7.34' \times \frac{7.34'}{2} = 4.93^{K-ft}$

$\phi = 12 \times 14''/_{mm} = .196$

$K = 4.93 / .196 = 25.1$ FROM CODE

$A_s = .0013 \times 12 \times 14'' \times .83 = .29''^2$

4-#5 EW

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BY RMS DATE 11-88 PROJECT Meyer G. Condos SHEET NO 9 OF
Grade Elv. Beam - Column JOB NO. NM-788

GRADE ELV. BEAM (UNIT C)

$M_u = 19.4^{k-ft}$

$F = \frac{12 \times 14}{12 \times 14} = .196$

$k = \frac{19.4}{.196} = 99$

$\rho = .0055$

$d_s = .0065 \times 12 \times 14 \times \frac{1}{1.33} = .0950''$

$+ \frac{.40''}{1.10''}$ (EYEBAR)

$12'' \times 15\frac{1}{2}''$
4 - #6
+ #3

$l = (24' \times 2)/15 = 2.59^{k}$

$v = \frac{2.59^{k}}{.85 \times 12 \times 15} = .014^{ksi} < \frac{1}{2} v_c = \frac{1}{2}\sqrt{200} = 100^{psi}$

No SHEAR REINF.

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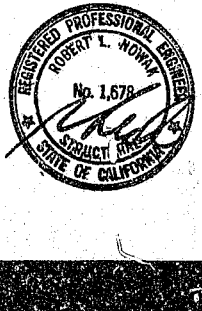
BY RLN DATE 1/4/11 PROJECT JAMES CO. CONDO'S SHEET NO. ____ OF ____
GARAGE OPENING CHANGE JOB NO. N79-283

STRUCT. CALCULATIONS FOR
GARAGE OPENING CHANGE -
PENTRIDGE COVE UNITS A, B, C, & D



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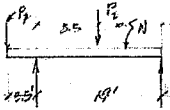
BY EDS DATE 11.79 PROJECT JONES CO. CONDOS SHEET NO. 1 OF
GARAGE OPENING CHANGE JOB NO. NM-284

UNIT D

MB-16



$P_1 = 2210^{\#}$

$P_2 = 4540 + 2530 = 7120^{\#}$

$W = 1300\ ^{\#}/_{'}$

$+M = 33.4^{k'} + 81.2 = 115^{k'}$

$-M = 12 + 27. = 39^{k'}$

$R_1 = 35^{k}$

$R_2 = 3.56 + 17.1 = 20.7^{k}$

$\delta_{DL} = (182 + 60)/_{I} = .92" = {}^{4}/_{595}$ ← STY

$\delta_{TOT.} = (68.3 + 32.2)/_{I} = .18" = {}^{4}/_{152}$

MPG EX-32

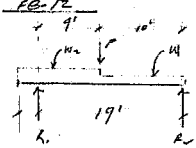
WEB CRIPPLING

$\frac{35^{k}}{.135" \times 8"} = 24^{ksi} < .75 \times 42 = 32^{ksi}$ (OK)

No. STIFF. Req.

UNIT C

FB-12



$w_1 = 1.17^{k/'}$, $w_2 = 1.57^{k/'}$

$w_2 = 1.76^{k/'}$

$+ 9.64^{k} + 3.46^{k} = 8.15^{k}$

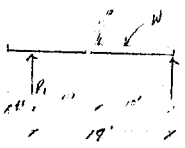
$M = 65.4^{k'} + 38.3 = 104^{k'}$

$R_1 = 18^{k} + 4.0 = 22^{k}$

W12x22

UNIT B

FB-6



$R = 6.90^{k}$

$W = 1.760^{k/'}$

$M = 79.2 + 29.4 = 109^{k'}$

$R_1 = 49^{k}$

W12x22

UNIT L

FB-9

$L = 19'$

$W = 1.820^{k/'}$

$M = 55.1^{k'}$

$R = 11.6^{k}$

$\delta_{DL} = 123/L = .93'' = L/_{250}$

W10x22

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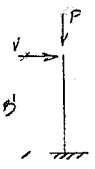
BY EDS DATE 11.79 PROJECT JAMES CO. COURTS SHEET NO. 3 OF
GREASE OPENING CHANGE JOB NO. N79-234

UNIT D

COLUMN W8X28



$P = 35^k$

$V = 3.065^k/_2 = 1.53^k \Rightarrow H = 12.2^k$

$K = 2.10$

$KL = 2.1 \times 8 \times 12 = 202$

$\frac{KL}{r_x} = 58.6$ (ST 11) → W8X24

$\frac{KL}{r_y} = 125$ (125)

$F_{a_y} = 9.55^{ksi}$ (9.05)

$F_{a_x}' = 42.9^{ksi}$

$f_a = \frac{35^k}{8.25} = 4.24^{ksi}$ (9.9.1)

$f_b = \frac{12.2 \times 12}{24.3} = 6.02^{ksi}$

$$\frac{4.24}{9.65} + \frac{.85 \times 6.02}{\left(1 - \frac{4.24}{42.9}\right)22} = .70 < 1.33 \text{ (ok)}$$

W8X24 (ok)

TS 7X5X1/4
(13.2#/ft)

$K = 2.10$

$KL = 202$

$\frac{KL}{r_x} = 77.7$

$\frac{KL}{r_y} = 101$

$F_{a_y} = 12.8^{ksi}$

$F_{a_x}' = 24.5^{ksi}$

$f_a = 35/5.84 = 6.32^{ksi}$

$f_b = \frac{12.2 \times 12}{10.7} = 13.7^{ksi}$

$$\frac{6.32}{12.8} + \frac{.85 \times 13.7}{\left(1 - \frac{6.32}{24.5}\right)22} = 1.21$$

W8X24
~~TS 7X5X1/4~~
(13.2#/ft)

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BY EDS DATE 11/79 PROJECT UNIES Co CONDOS SHEET NO. 4 OF
GARAGE OPENING CHANGE JOB NO. N79-204

UNIT C

COLUMN TS 12Bx5/16

$P = 2.2^k$
$V = 9.03^k = 2.42^k$
$M = 2.42^k \times 8' = 19.4^{k'}$

$K = 2.10$
$kl = 20'$
$\frac{kl}{r_x} = \frac{20'}{2.56} = 78.9$
$\frac{kl}{r_y} = \frac{20'}{1.99} = 103$
$F_{by} = 16.5^{ksi}$
$F_{bx} = 24^{ksi}$
$f_a = \frac{2.2^k}{6.77} = 3.28$
$f_b = 19.4 \times 12 / 12.7 = 18.3$

$$\frac{3.25}{15.5} + \frac{.85 \times 18.3}{\left(1 - \frac{3.25}{24.0}\right)22} = 1.03$$

COLUMN W8X24

$\frac{kl}{r_x} = \frac{120}{2.74} = 59.1$
$\frac{kl}{r_y} = \frac{120}{1.61} = 125$
$F_{by} = 9.55$
$F_{bx} = 42.9$
$f_a = \frac{2.2}{7.08} = 3.1$
$f_b = 19.4 \times 12 / 14.9 = 11.1$

W8X24
TS 7X5X5/16

$$\frac{3.1}{9.55} + \frac{.85 \times 11.1}{\left(1 - \frac{3.1}{42.9}\right)22} = .79$$

$f_a = 2.2$

$\frac{M}{S} = \frac{2.42^k \times 8' \times 12}{3 \times 29,000 = 44.7} = .65^{in^3}$ / $.79^{in^3}$ W8X

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BY: KDS DATE: 11.29 PROJECT: Jones Co. Condos GARAGE Only CARRIAGE SHEET NO. 5 OF
JOB NO. N14-204

UNIT A

COLUMN TS 7X5X1/4

$P = 11.6^k$

$V = 2.27^k/2 = 1.14^k$

$M = 1.14^k \times 8' = 9.12^{k'}$

$K = 2.10$

$L2 = 202$

$\frac{KL}{r_x} = 77.7$

$\frac{KL}{r_y} = 101$

$F_a = 12.8$

$F_{ax} = 24.5$

$f_a = \frac{11.6}{5.69} = 2.09$

$f_b = \frac{9.12 \times 12}{10.7} = 10.2$

$\frac{2.09}{12.8} + \frac{1.85 \times 10.2}{\left(1 - \frac{2.09}{24.5}\right)22} = .59$

$\delta_{DEFL} = \frac{1.14^k \times 8^3 \times 1728}{3 \times 29 \times 10^3 \times 37.4} = .31"$ ✓

TS 7X5X1/4

B-3
7-0
1.8

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BY RCS DATE 11.79 PROJECT Wake Co. Canvas SHEET NO. 4 OF
Cooling Tower JOB NO. N79-284

MOMENT CONNECTION @ BASE

$M = 89.4^{k'}$

$P_{DL} = 22^{k}$

$P_D \cong 22^{k} \times .35 = 8^{k}$

BOLTS:

$P_U = 0$ (Conc. in tension)

$M_U = 1.4 \times 19.4 = 27^{k'} = 324^{k''}$

$C = .85 \times 2^{1/2} \times 9 \times a = 15.3a$

$P_U = .85 f'_c ab - A_s f_y$ (Bolts in tension) $= T_U$

$0 = 15.3a - T_U \rightarrow T_U = 15.3a$

$M_U = P_U\left(\frac{d-a}{2}\right) = A_s f_y (d' - a/2)$

$324 - 0 = T_U (12.5 - a/2)$

$\Rightarrow 12.5 T_U - T_U \frac{a}{2} - 324 = 0$

SUBSTITUTING:

$12.5(15.3a) - 15.3a\left(\frac{a}{2}\right) - 324 = 0$

$a^2 - 25.0a + 42.4 = 0$

$a = \frac{25 \pm \sqrt{25^2 - 4 \cdot 42.4}}{2} = 12.5 \pm 10.7 = 1.8''$

$T_U = 15.3 \times 1.8 = 27.6^{k}$

$A_s = \frac{22.5^{k}}{1.7 \times 40^{ksi}} = .40a''$

6 - 1" ϕ A325 BOLTS

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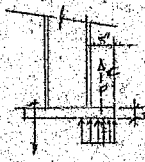
BY EDS DATE 11.77 PROJECT Shell Co. Canvas SHEET NO. 7 OF
Carmel Valley Center JOB NO. 77-254

Anchor Con. & Base



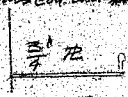
((EACH TO (1" STRIP)

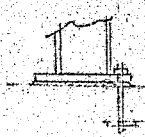
$C = .375 \times 2 \frac{3}{4}" \times 1" \times 3^k = 3.1^k$

$M = 3.1^k \times 1.5" = 7.66^{k"}$

$t = \frac{M}{bF_b} = \frac{7.66"}{1 \times .75} = .142$ (Ft Yield Cont. Con. Anch.)

$t = .35"$

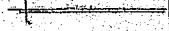




PANNING ZONE (BEAM TO WALL)

$V_u = 27.5^k$

$n_u = \frac{27.5^k}{\text{Perimeter} \times 12"} = .045^{k/in} < \frac{1}{4} F_c = .175^{k/in}$ ⓞ



PILE FTG. (3)		R_1 (1)	$\frac{M_{TOP}}{2d_c}$ (2)	R_2 (1)	$\frac{M_{TOP}}{2d_c}$ (2)	P/F EW
UNIT	A	13[K]	3'-0" SQ.	13[K]	3'-0" SQ.	3-#5
"	B	25	4'-0" SQ	25	4'-0" SQ	4-#5
"	C	26	"	26	"	4-#5
"	D	39	4'-6" SQ.	25	"	4-#5

(1)

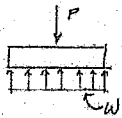
(2) EXCEED ON $f_s = 1.8^{KSF}$

(3) D=18" DEEP

P/F SPL - BENDING

$W = 25^{K}/4.67^{L} = 1.8^{KSF}$

1' STRIP



$M = 1.8^{KSF} \times 2.34' \times \frac{2.3'}{2} = 4.93^{K-ft}$

$R_n = 12 \times 14^{in}/_{in} \times .196$

$K = 4.93/.196 = 25.1 \Rightarrow \rho_{req} = .0013$

$A_s = .0013 \times 12 \times 14 \times 1.33 = .29^{in^2}$

4-#5 EW

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BY RDS DATE 11.79 PROJECT Mike's Car Garage SHEET NO 9 OF
Concrete Design Calculations JOB NO. NOV-784

GRADE BM. DESIGN (UNIT-C)

$M_u = 99^{k'}$

$F = \frac{12 \times 14^2}{12000} = .196$

$k = \frac{99.4}{1196} = 97$

$p = .0055$

$A_s = .0055 \times 12 \times 14 \times \frac{1}{1.33} = .6768^{in^2}$

$\pm .40\%$ (OVERALL) $= .0027^{in^2}$

$.6795^{in^2}$

12" x 18" GB
#8 @ 6"

$V = \frac{(62^k \times .2)}{15} = 2.59^k$

$v = \frac{2.59^k}{.85 \times 12 \times 10} = .01^{ksi} < \frac{1}{2} v_c = \frac{\sqrt{f'_c}}{2} = 1055^{psi}$

NO SHEAR REQ'D.

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BY RDS DATE 11.19 PROJECT Santa Cruz SHEET NO. ____ OF ____
Bldg Dept Corr. JOB NO. 479-76

(1)

FB-1 - UNIT A $L = 35'$
$W = (21_0 + 40_4) 7 + (20.5 + 40) 4 = 776\#/l$
$M = 6950^{\#} < 9200^{\#}$
$R = 3270^{\#}$; $V = 3270 - 770 = 2500 < 2794^{\#}$ ok
EXISTING 4X12 ok ✓

FB-3 - UNIT B $R = 3246^{\#}$
$V = 3246^{\#} - 864 = 2380^{\#} < 2794^{\#}$ ok
EXIST. 4X12 ok ✓

FB-4 - UNIT B $R = 3950^{\#}$
$V = 3950 - 832 = 3120^{\#} < 3381$
EXIST 4X16 ok ✓

FB-7 UNIT C $R = 4640^{\#}$
$V = 4640 - 244 = 3796^{\#}$ 6% OVERSTRESS
6X12 ok ✓

FB-14 UNIT D $V = 4030^{\#} < 4215$
6X14 ok ✓

(2) CALL OUT FB-15 UNIT D 6X12 AS S.S. PER SHT 4

(3) ok - AREA RE-FRAMED.

(4) SEE NOTE ON ROOF PLANS CALLING OUT ½" CD-X PLY.

(5) SEE SHT. 46

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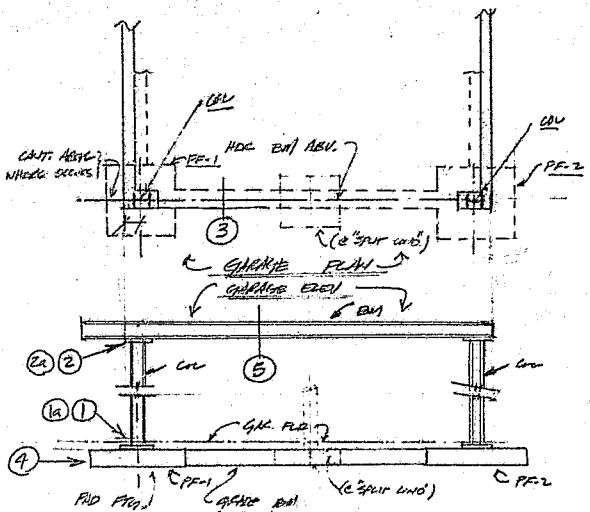
BY EOG DATE 11-79 PROJECT JAMES CO. GARAGE SHEET NO. 1 OF
DTL'S GARAGE OPNG CHANGE JOB NO. N29.284



		EA/	COL	PF-1	PF-2	DEPTH
UNIT	A	MFG 16"x32	~~W8x24~~ W8x24	5'-0" SQ.	3'-6" SQ.	12"
"	B	MFG 16"x32	W8x24	4'-0" SQ.	4'-0" SQ.	12"
"	C	MFG 16"x32	W8x24	4'-0" SQ.	4'-0" SQ.	12"
"	D	MFG 16"x32	W8x24	4'-6" SQ.	4'-0" SQ.	12"

FND FTG R/F
4'-8" & 4'-6" SQ = 4-#5 EA WAY
3'-6" SQ & SMALLER = 3-#5 EA WAY

* NOTE: @ SPLIT GARAGE COND. = FND FTG SIZE AS SHOWN PREVIOUS BUT 12" FOOTING R/F AS UNIT.

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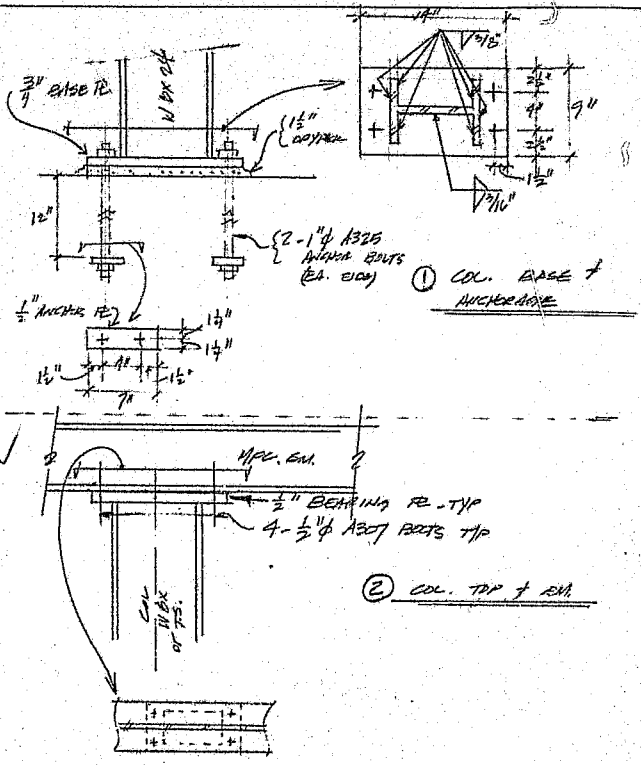
BY RBS DATE 11-97 PROJECT JAMES CO. CANOPY SHEET NO. 11 OF
DTLS GIRDER OPNG CHANGE JOB NO. NM-284



① COL. BASE & ANCHORAGE

② COL. TOP @ END

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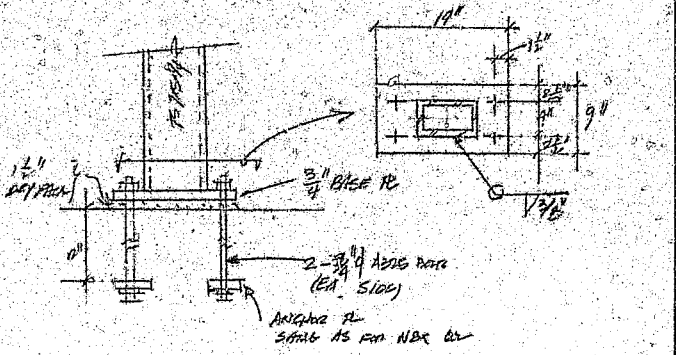
BY BDS DATE 11-19 PROJECT Jones Co. Condos SHEET NO. 14 OF
DTLS Garage Ovlg Canopy JOB NO. N19-234



(10) COL BASE & ANCHORAGE

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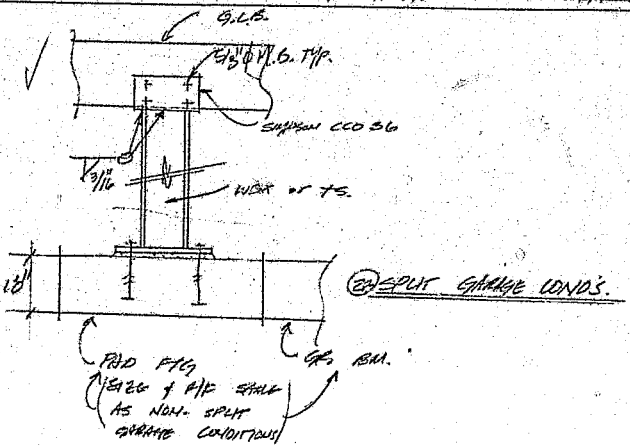
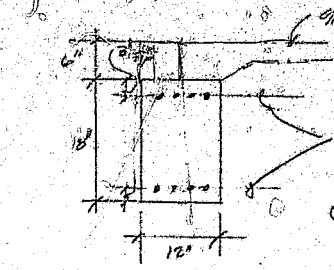
BY JDE DATE 11.5 PROJECT JAMES CO. CONDOS SHEET NO. 12 OF
GARAGE OPNG. CHANGE JOB NO. 11-204

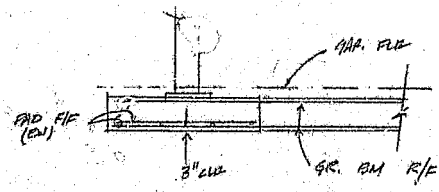


NOWAK-MEULMESTER & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

BY _____ DATE 11.17 PROJECT Yates Co. Courts SHEET NO. 14 OF _____
DTLS GRADE BEAM CHANGE JOB NO. 17-284



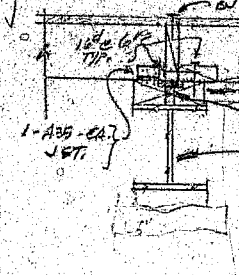
③ GRADE BM -



④ PAD FTG / GR. BM. DTL

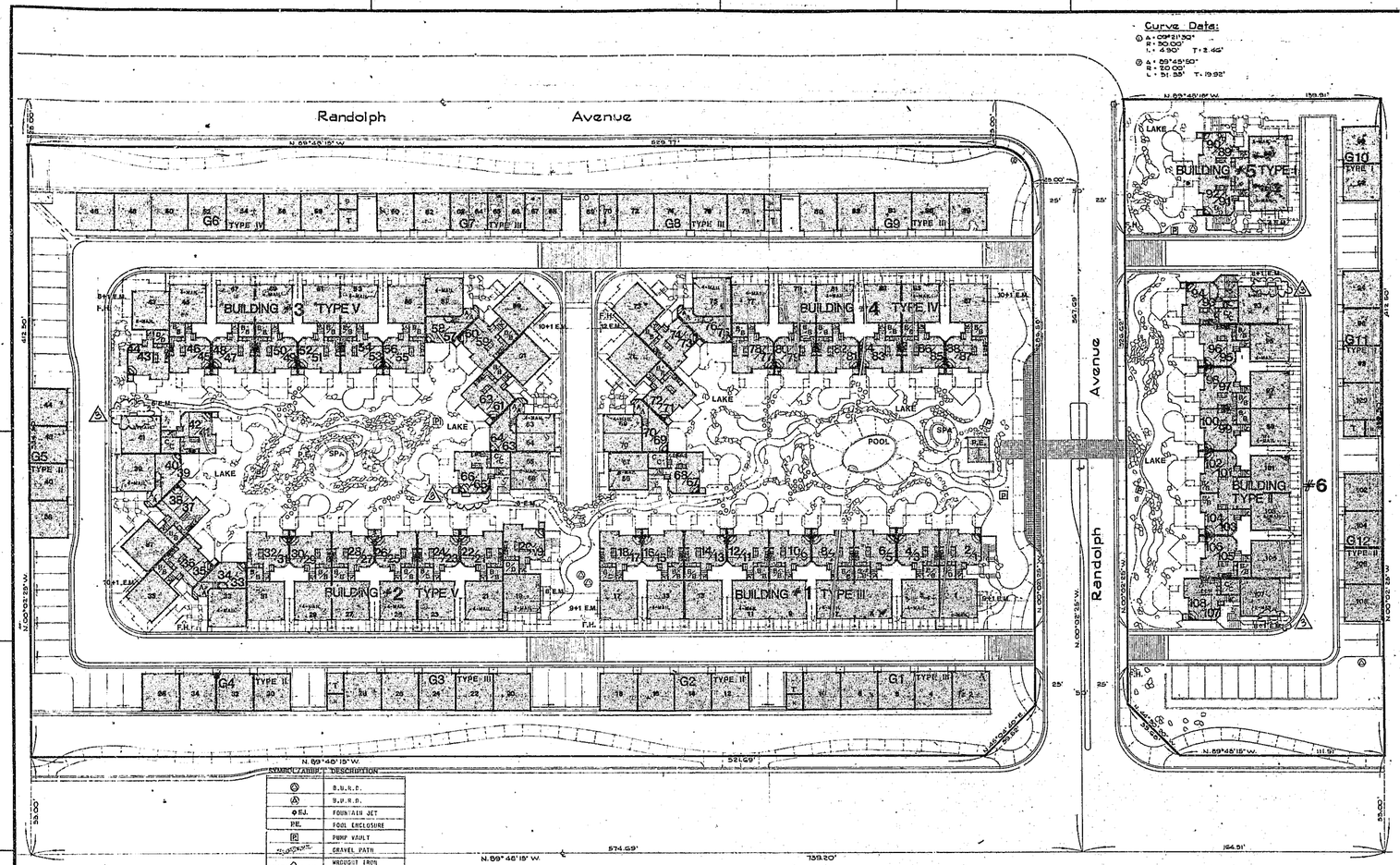
NOWAK-MEULMESTER & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

BY PDE DATE 11-13 PROJECT CARLES C. CANOVA SHEET NO. 15 OF
GARAGE DRIVE CHANGE JOB NO. N77-282



(E) TYP. BTL. @ GARAGE DOOR. BEAM - SIMILAR COND WHERE G.L.B. OCCURS.

NOTE:
- ALL PIPE COLUMNS REQ. TOP BEARING PL, 1/2" THICK BASE PLATE MINIMUM W/ 3/16 FILLET WELD ALL AROUND.
- ALSO REQ. 1 1/2" DRYPACK UNDER BASE PLATE.



	BUILDING LEGEND
2	BUILDING CLUSTER NUMBER
V	BUILDING TYPE
28/27	UPPER UNIT NUMBER LOWER UNIT NUMBER
B/A	UPPER UNIT TYPE LOWER UNIT TYPE
28	PARKING ASSIGNMENT NUMBER
G3	DETACHED GARAGE NUMBER
T	TRASH
H	HYDRONICS AREA

SYMBOL/ABBR.	DESCRIPTION
B	B.U.N.C.
A	B.V.N.D.
F.J.	FOUNTAIN JET
P.E.	POOL ENCLOSURE
P	PUMP VAULT
	GRAVEL PATH
	WROUGHT IRON FENCE & GATES
	BOLLARDS
D.	DIRECTORY
O.P.	OPEN PARKING
S.O.	SALES OFFICE
M.T.	MODEL TRAP
T.	TRASH ENCLOSURE
E	ELECTRICAL
H	AIR CONDITIONING UNIT
T	TRANSFORMER PAD
T.V.	TELEVISION ANTENNA
F.H.	FIRE HYDRANT
D.F.	DRINKING FOUNTAIN
	EXISTING TREES
	EXISTING TREES TO BE REMOVED
	PLANTING AREAS
C.B.	CATCH BASIN & DRAIN LINE
	DRAIN LINE

SITE TABULATION

GROSS SITE AREA: 304,920 sq ft

PARKING REQUIRED: 2.5 per unit = 270 spaces
Open 54
Garages (covered) 216
Total = 270

UNIT TABULATION

PLAN	DESCRIPTION	SQ FT.	QUANTITY	MIX	%
A	1 bdrm - 1 bath	870	12	6up - 6dn	11%
B	2 bdrm - 2 bath	1100	78	38up - 38dn	70%
C	2 bdrm - 2 bath	1188	10	5up - 5dn	8%
D	2 master bdrm - 2 bath	1142	10	5dn - 5dn	11%

Baker Street

GENERAL NOTES

SEE CIVIL ENGINEERING DRAWINGS FOR:

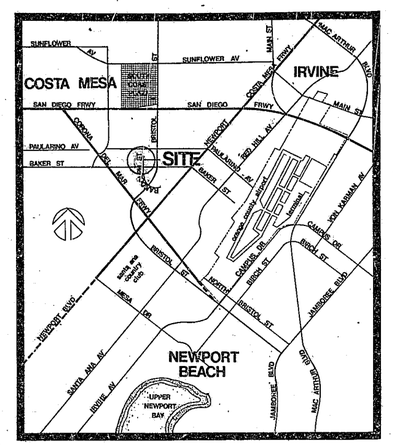
- -EXISTING AND FINISH GRADES.
- -DIMENSIONS REGARDING STREETS AND DRIVES.
- -DIMENSIONS REGARDING LOCATION OF ALL BUILDING TYPES AND DETACHED GARAGES.
- -FINISH FLOOR HEIGHTS OF ATTACHED AND DETACHED GARAGES.

SEE LANDSCAPE DRAWINGS FOR:

- -DIMENSIONS OF TYPICAL PARKING SPACES.
- -WALKS, ENTRY COURTS, AND EXTERIOR PATIOS.
- -APPLICABLE ARCHITECTURAL LIGHTING.

SEE SHEET INDEX FOR:

- -SHEET LOCATION OF UNIT TYPES.
- -SHEET LOCATION OF BUILDING TYPES.



VICINITY MAP

TRACT Nº 10626
2 LOTS . 5.352 Ac. net

SCALE: 1" = 30'

JAN 11 1980

JOB NO. 7807
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

ARCHITECTURAL SITE PLAN

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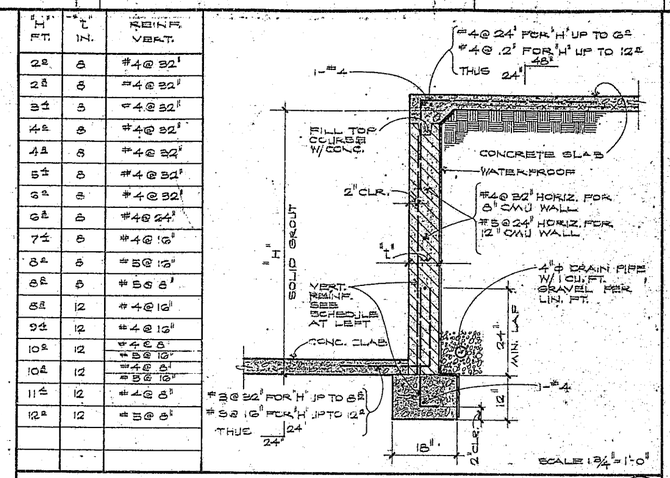
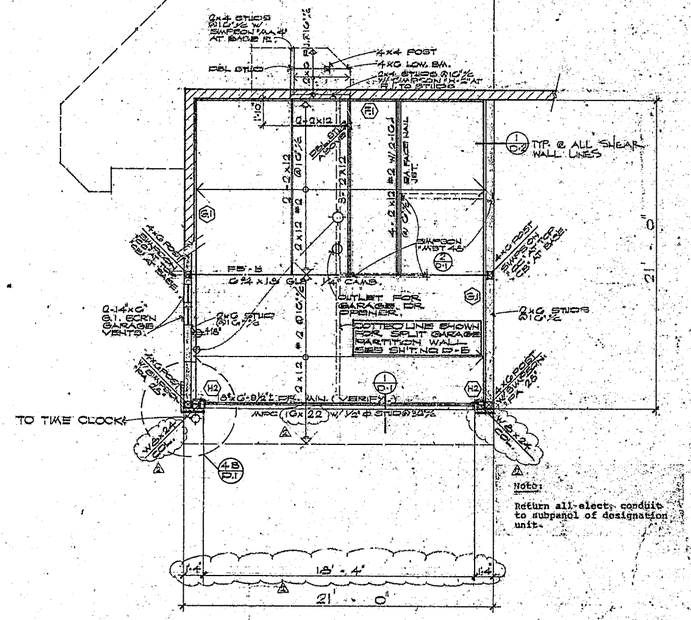
714 • 540 3093

3

"H" FT.	"L" IN.	REINF. VERT.
2'-	8	#4@32"
2'-	8	#4@32"
3'-	8	#4@32"
4'-	8	#4@32"
4'-	8	#4@32"
5'-	8	#4@32"
3'-	8	#4@32"
6'-	8	#4@24"
7'-	8	#4@16"
8'-	8	#5@16"
8'-	8	#5@8"
6'-	12	#4@16"
9'-	12	#4@12"
10'-	12	#4@8" / #5@16"
10'-	12	#4@8" / #5@16"
11'-	12	#4@8"
12'-	12	#5@8"



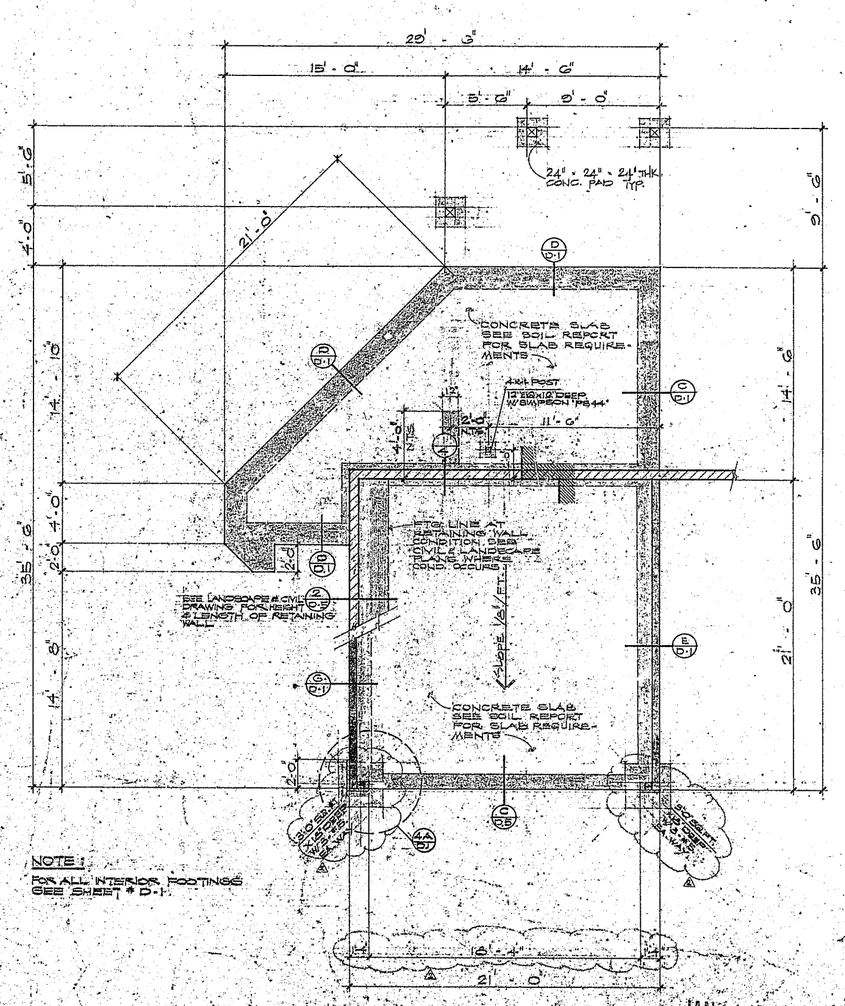
RETAINING WALL AT GARAGE (1)



NOTE:
1. ◇ INDICATES SHEAR WALL - SEE (S-1)

Note:
Return all-elect. conduit to subpanel of designation unit.

GARAGE FLOOR PLAN 1/4"-1'-0"



NOTE:
FOR ALL INTERIOR FOOTINGS SEE SHEET # D-1.

FOUNDATION PLAN 1/4"-1'-0"

JAN 11 1980

UNIT A.

JOB NO. 7-079A
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
4.12.14.79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT A
FOUNDATION PLAN
GARAGE FLOOR PLAN

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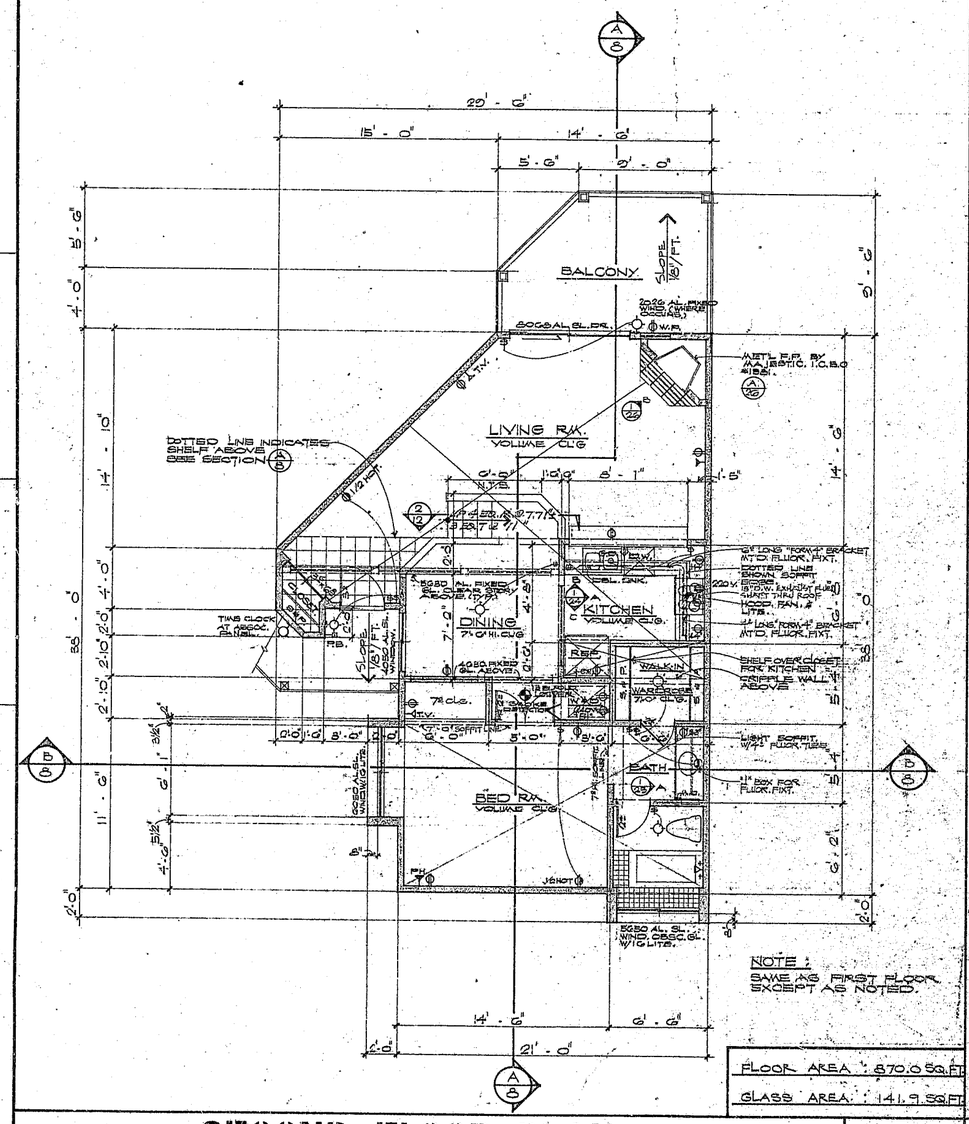
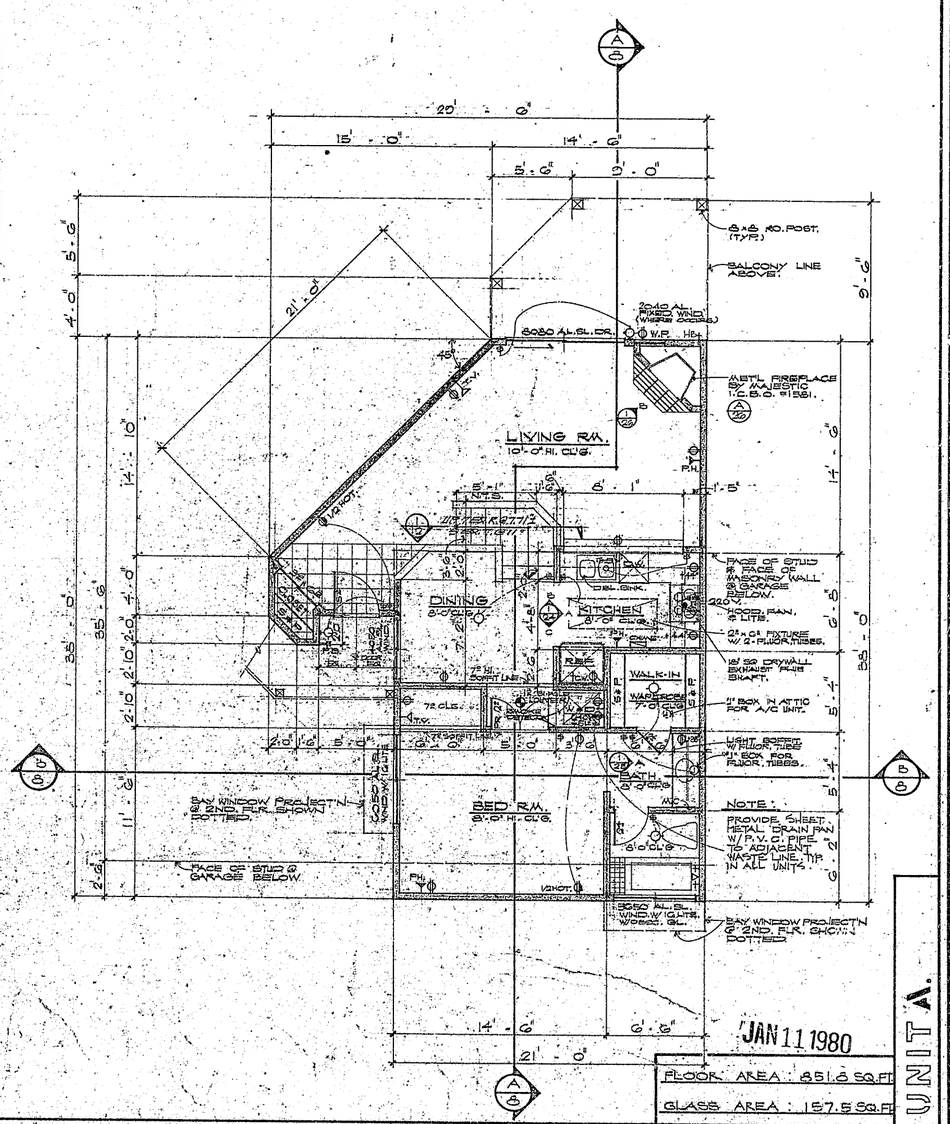
4





JAN 11 1980

UNIT A

JOB NO. 7802
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
"THE JANES COMPANY"
COSTA MESA, CALIFORNIA

UNIT A
FIRST & SECOND FLOOR PLANS

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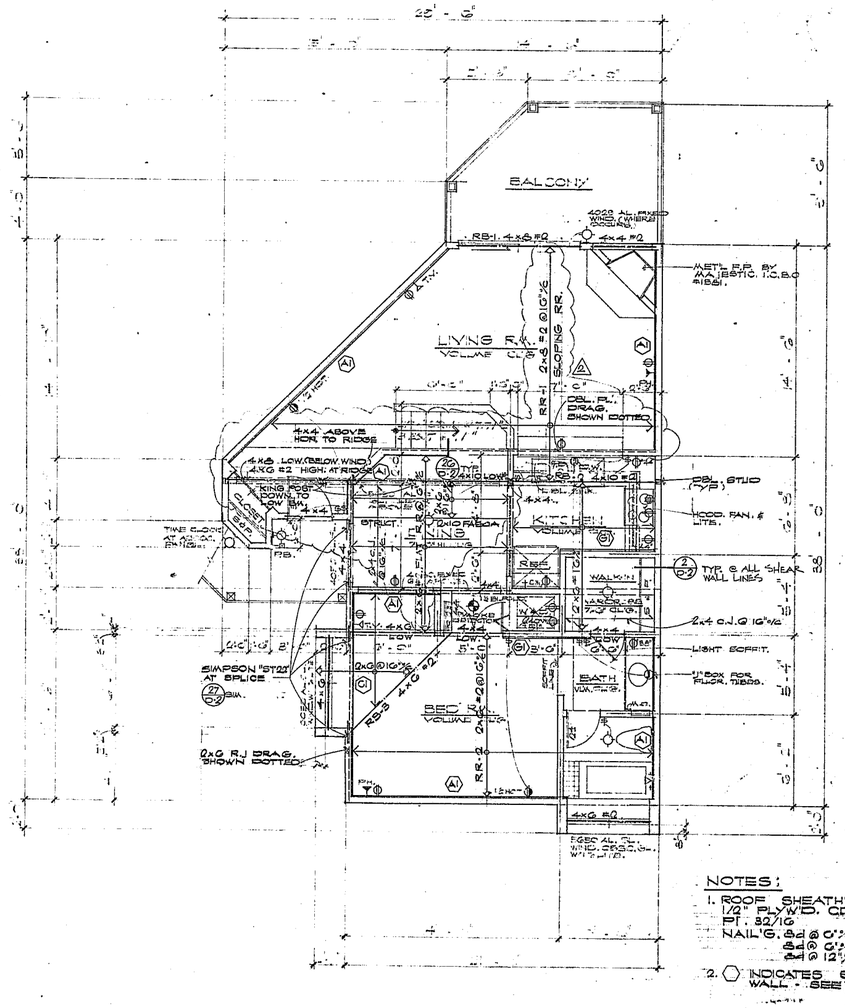
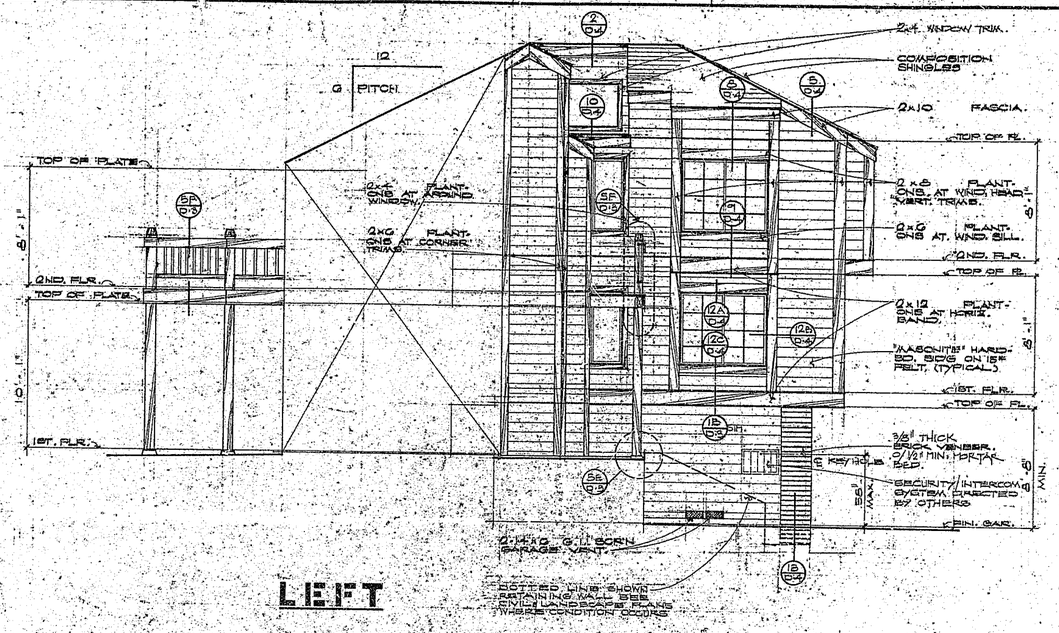
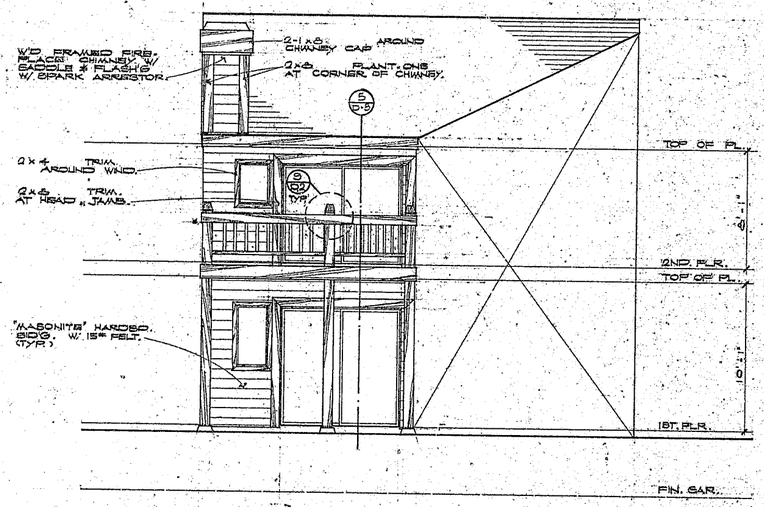
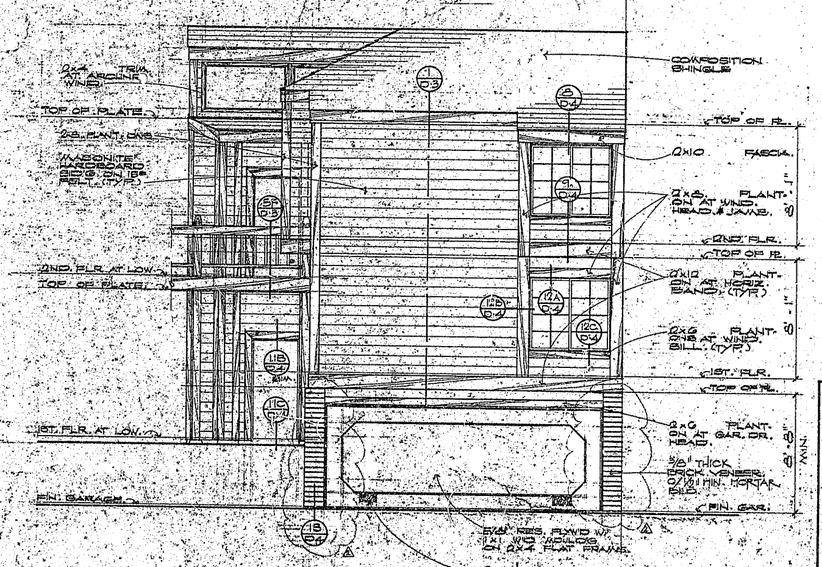

BALCONY
LIVING R.
KITCHEN
BED
4x4 ABOVE HDR. TO RIDGE
4x6 LOW BELOW WIND 4x6 @ 32" HIGH AT RIDGE
SIMPSON "ST22" AT SPLICE
D&G RJ DRAG. SHOWN DOTTED
TYP. @ ALL SHEAR WALL LINES
2x4 O.H.G @ 16" o/c
LIGHT SOFFIT
11" BOX FOR FLOOR TIEDO.
TYP. 6" STUD
HOOD FAN. & LITE.
RR-1 2x6 @ 16" o/c SLOPING RR.
RR-2
RB-1 4x6 @ 2
RB-3 4x6 @ 2
4x4 @ 2
4x4 @ 3
4x6 @ 2
4x6 @ 3
4x4 @ 4
4x6 @ 4
4x4 @ 5
4x6 @ 5
4x4 @ 6
4x6 @ 6
4x4 @ 7
4x6 @ 7
4x4 @ 8
4x6 @ 8
4x4 @ 9
4x6 @



LEFT



REAR



FRONT

JAN 11 1980

EXTERIOR ELEVATIONS

1/4" - 1' - 0"

UNIT A

JOB NO. 7802
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
△ 12-FEB-80

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT A
EXTERIOR ELEVATIONS

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7

JOB NO. 7825.28
DATE 11-11-80
DRAWN
CHECKED
ARCHITECT

REVISION
1 10-22-79
2 12-14-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT A
SECTIONS
ROOF PLAN

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8

UNIT A

1/4" = 1' - 0"

JAN 11 1980

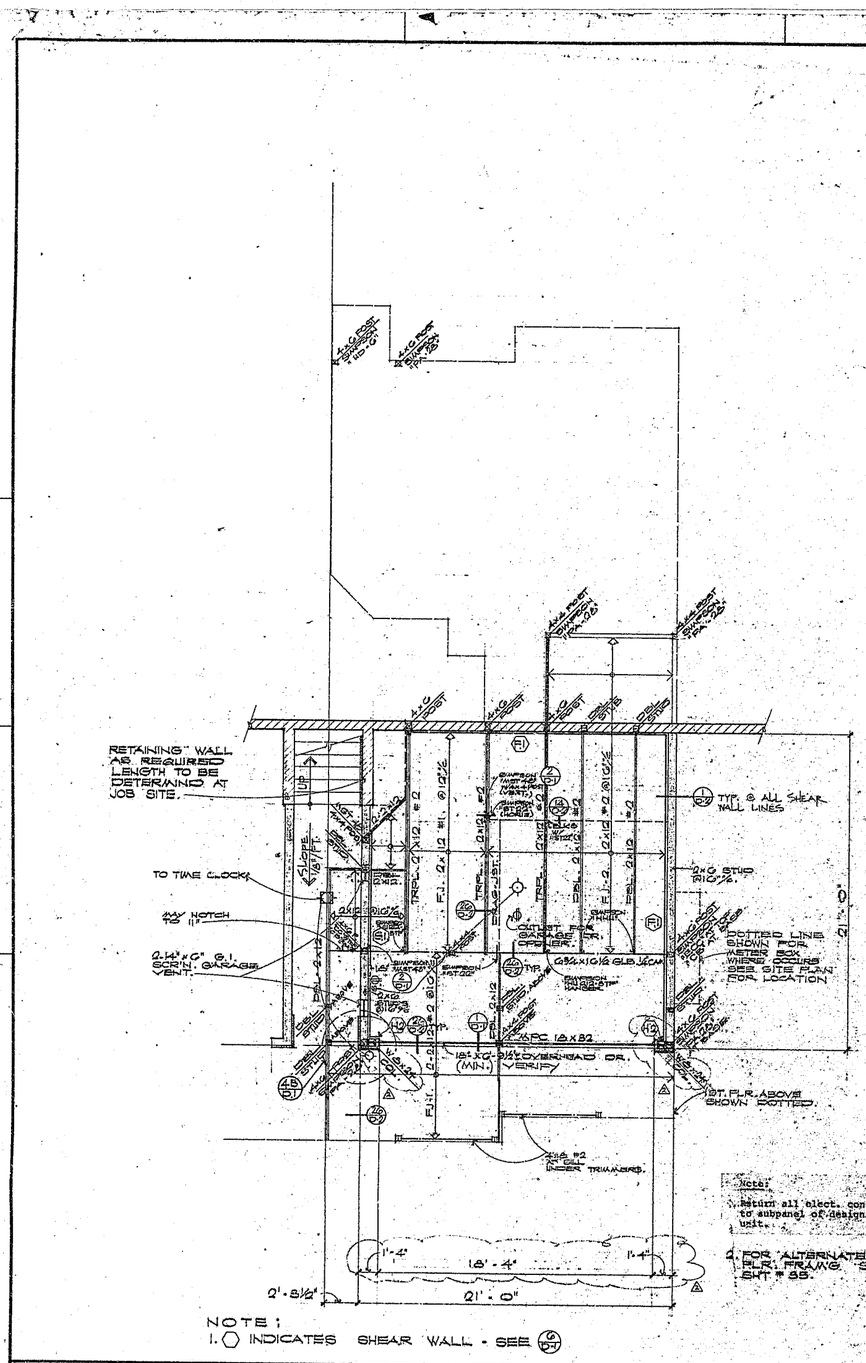
ROOF PLAN

1/8" = 1' - 0"

NOTE: VERIFY DRAWER HEIGHT ON EACH BUILDING WITH BLDG. CODES.

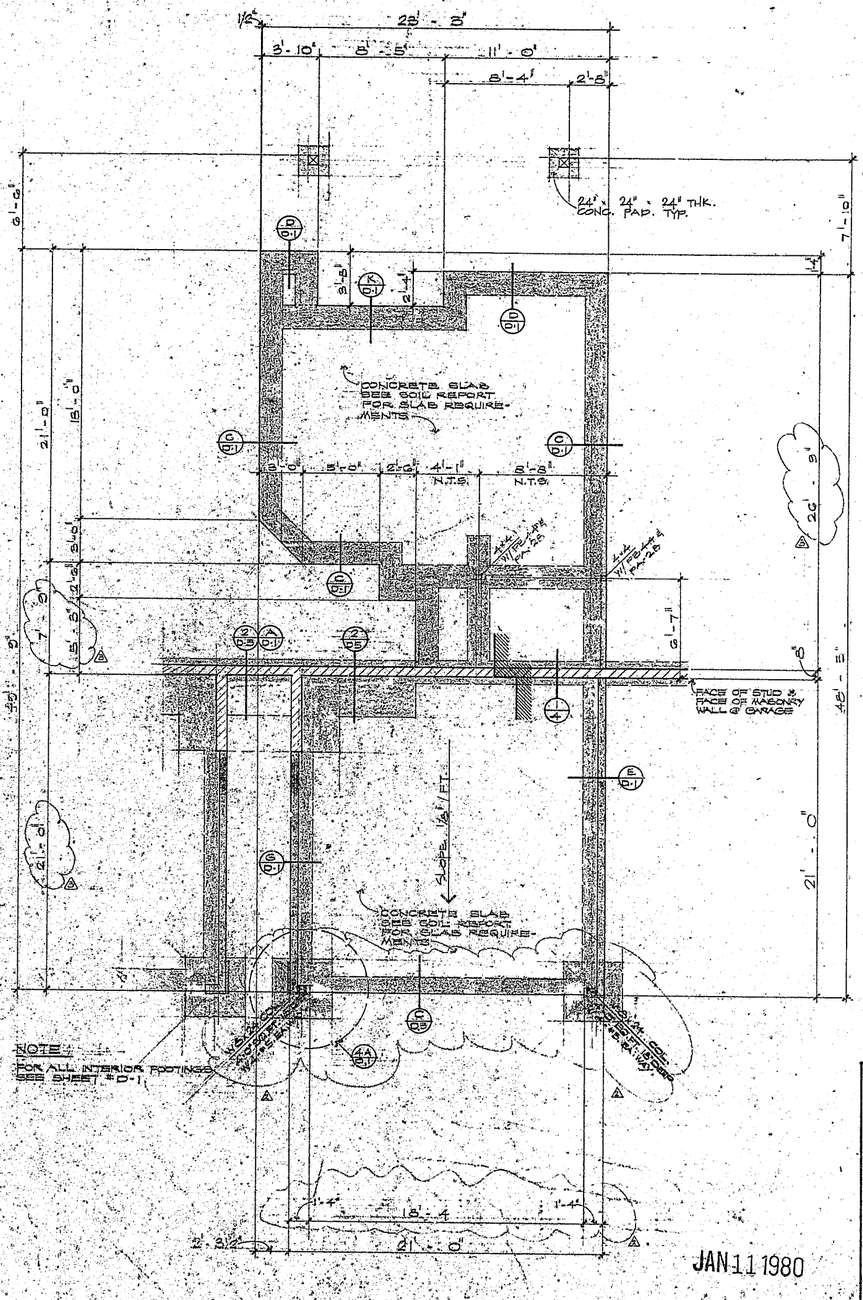
4:12 & 6:12 TYPICAL ROOF SLOPE

SECTIONS



GARAGE FLOOR PLAN

1/4"-1'-0"



FOUNDATION PLAN

1/4"-1'-0"

JAN 11 1980

UNIT B

JOB NO. 76026
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
△1 12-14-79
△2 1-11-80

PENTRIDGE COVE
THE JAMES COMPANY
COSTA MESA, CALIFORNIA

UNIT B
FOUNDATION PLAN
GARAGE FLOOR PLAN

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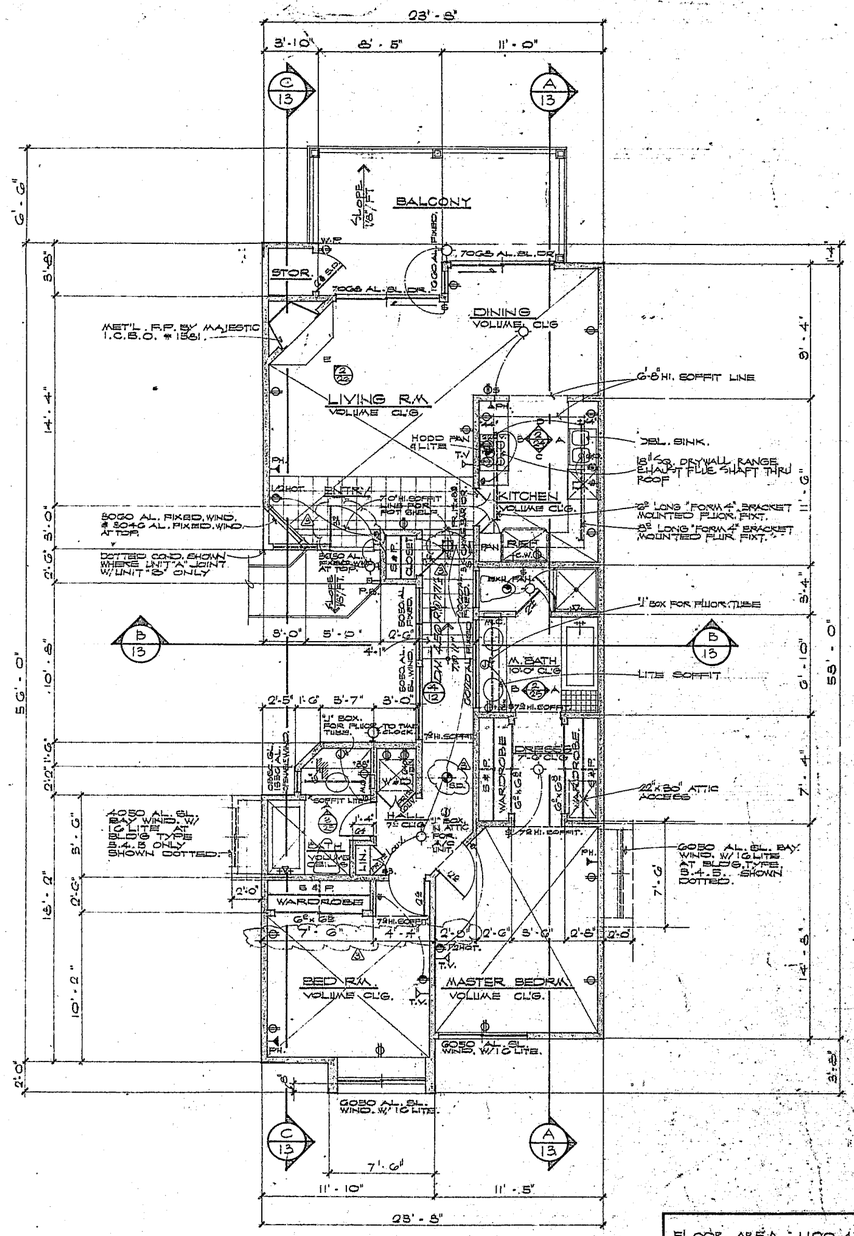
714 • 540-3600

S

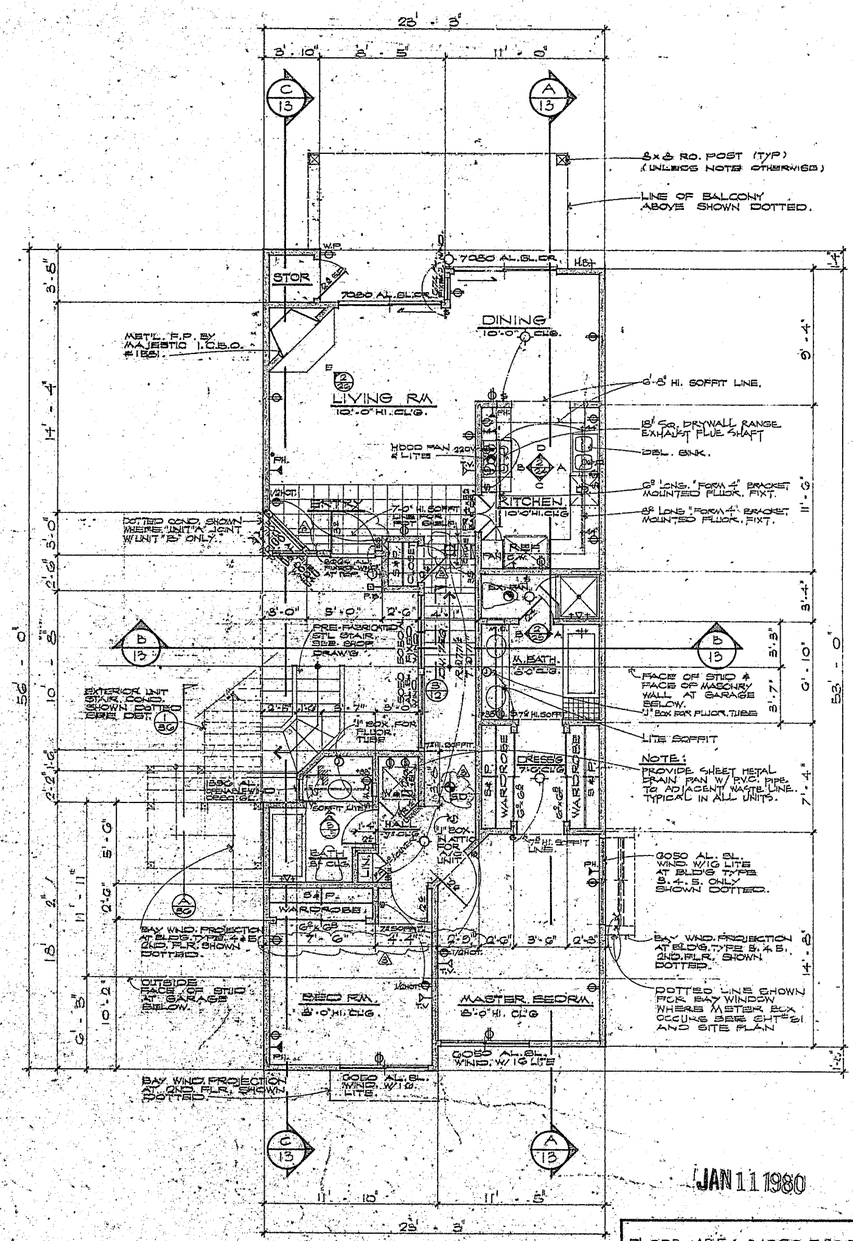


FLOOR AREA : 1100.4 SQ.FT.

GLASS AREA : 225.6 SQ.FT.

SECOND FLOOR PLAN

1/4"-1'-0"



FLOOR AREA : 1090.7 SQ.FT.

GLASS AREA : 244.4 SQ.FT.

FIRST FLOOR PLAN

1/4"-1'-0"

UNIT B.

JAN 11 1980

JOB NO. 7907B
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
1-11-80

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT B
FIRST & SECOND FLOOR PLANS

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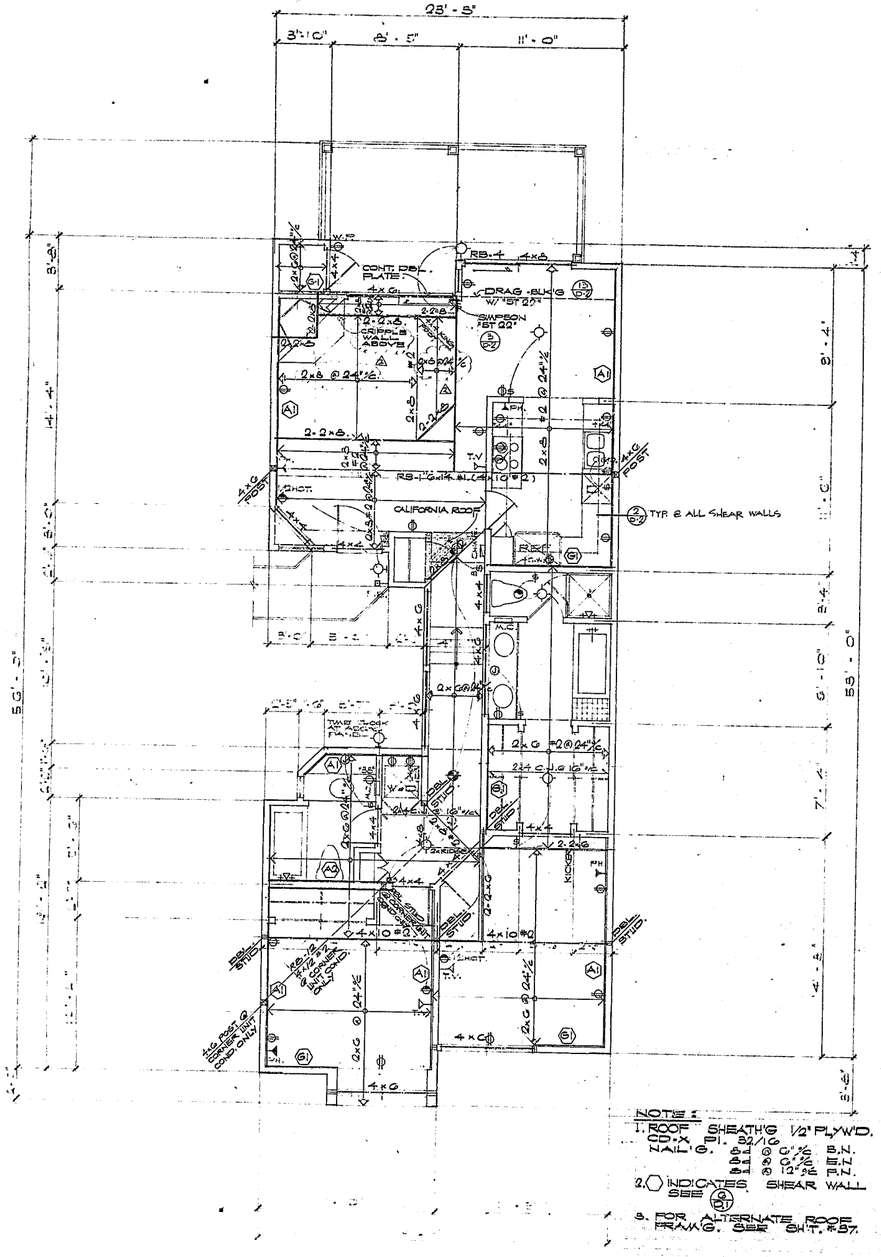
10



NOTE :
1. ROOF SHEATH'G 1/2" PLYWD. CDX, 5 PLY, 32/16 NAIL'G. 6d @ 6"o/c P.E. @ 12"o/c F.E.
2. ⬡ INDICATES SEE (S1) SHEAR WALL
3. FOR ALTERNATE ROOF FRAM'G. SEE SHT. S7.

NOTES :
1. FLR. SHEATH'G. 3/4" T&G EXP. 1 PLY 00 EXP. 1 NAIL'G. PL. @ 6"o/c F.E. @ 12"o/c
2. ⬡ INDICATES SEE (S1) SHEAR WALL

JAN 11 1980

ROOF FRAMING PLAN

1/4"=1'-0"

SECOND FLOOR FRAMING PLAN

1/4"=1'-0"

UNIT 13.

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

ROOF FRAM'G. PLAN
2ND. FLR. FRAM'G. PLAN

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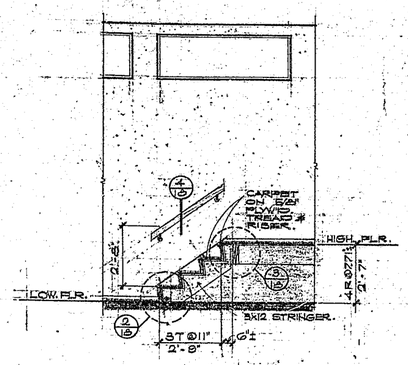
(714) 642-3472

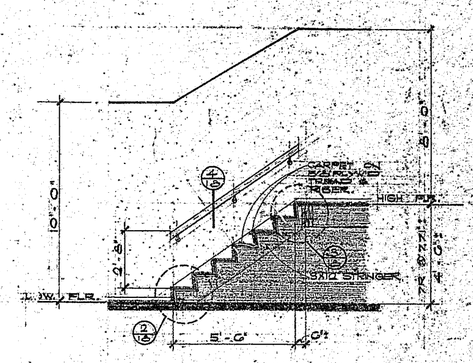
11

JOB NO. 78-12
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
△ 1 2-4-78



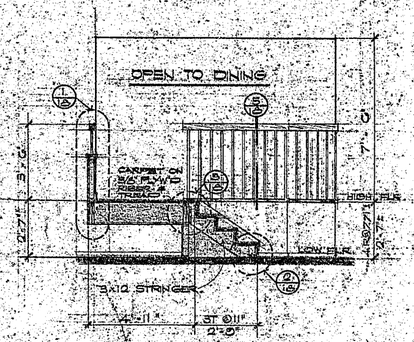
2ND FLR. 4

UNIT. B. C. D.



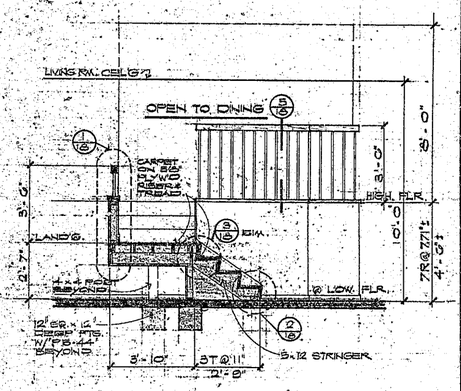
1 ST. FLR. 3

3/8" = 1'-0"



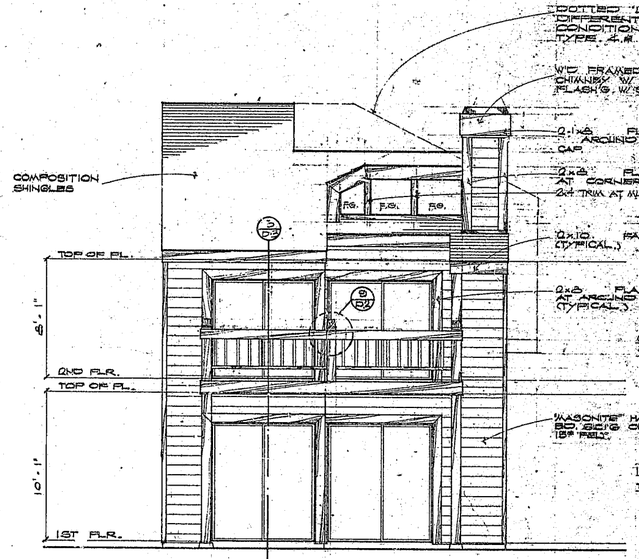
2ND FLR. 2

UNIT. A.

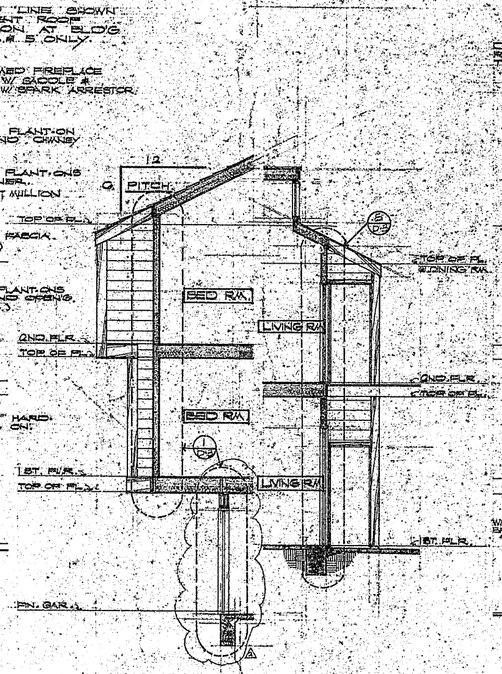


1ST. FLR. 1

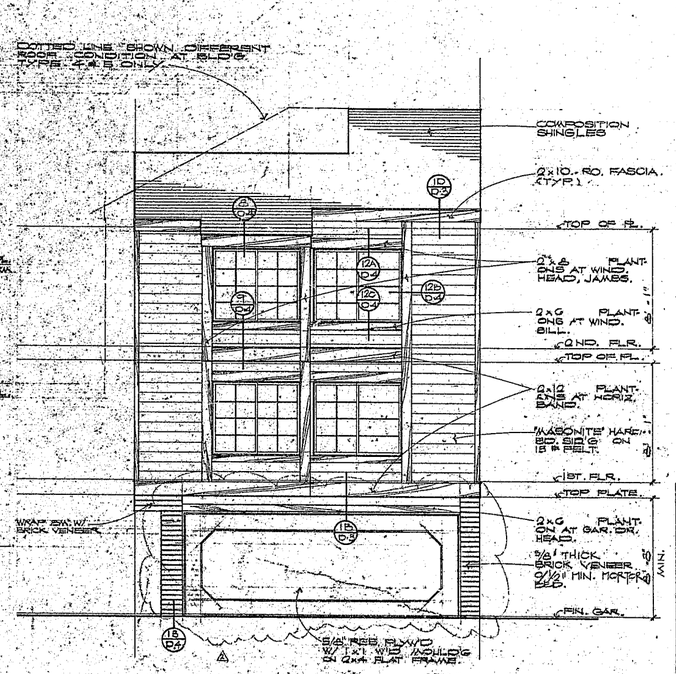
3/8" = 1'-0"



REAR



PARTIAL RIGHT



FRONT

JAN 11 1980

UNIT B.

EXTERIOR ELEVATIONS

1/4" = 1' - 0"

JOB NO. 7807B
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
3 1-14-80

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT B EXTERIOR ELEVATIONS

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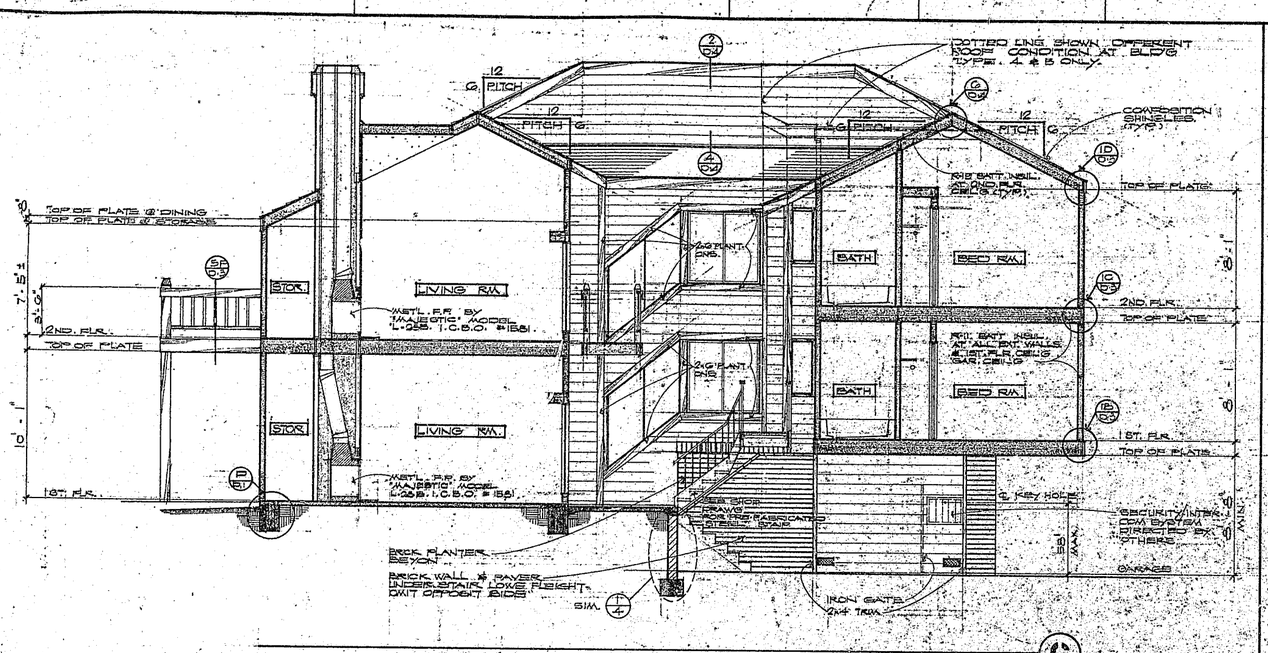
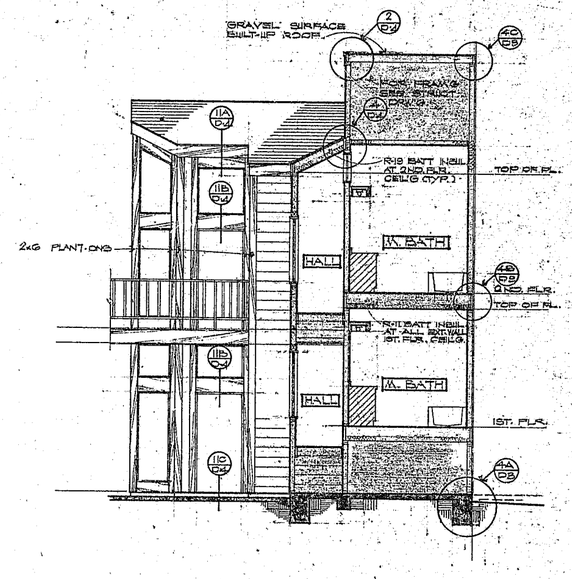
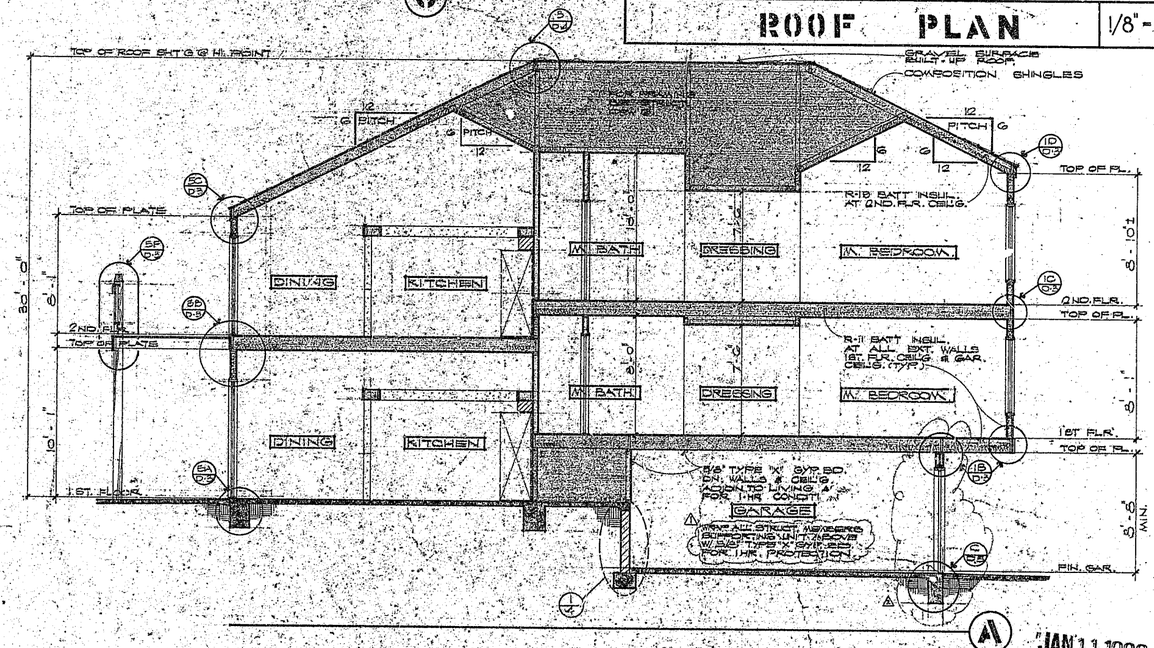
12



ROOF PLAN

1/8"-1'-0"





SECTIONS

1/4"-1'-0"

"JAN 11 1980

UNIT 13.

JOB NO. 7822
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
△ 1 10-22-79
REVISION
△ 2 12-14-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT B
SECTIONS
ROOF PLAN

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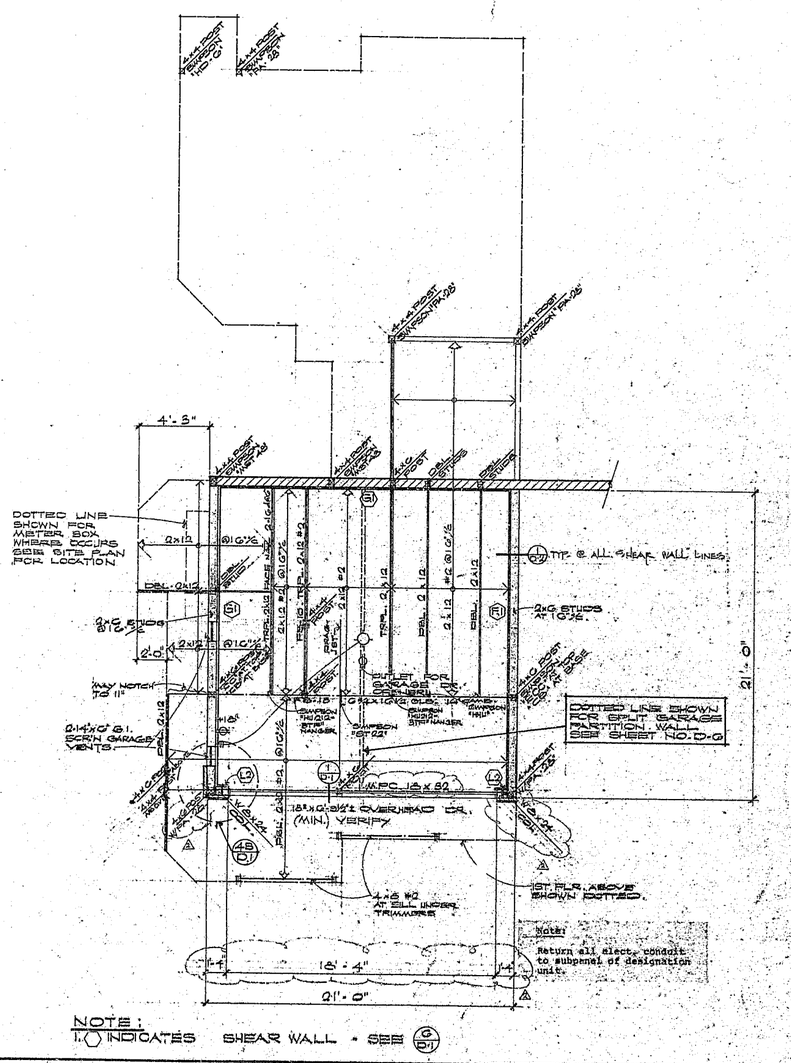
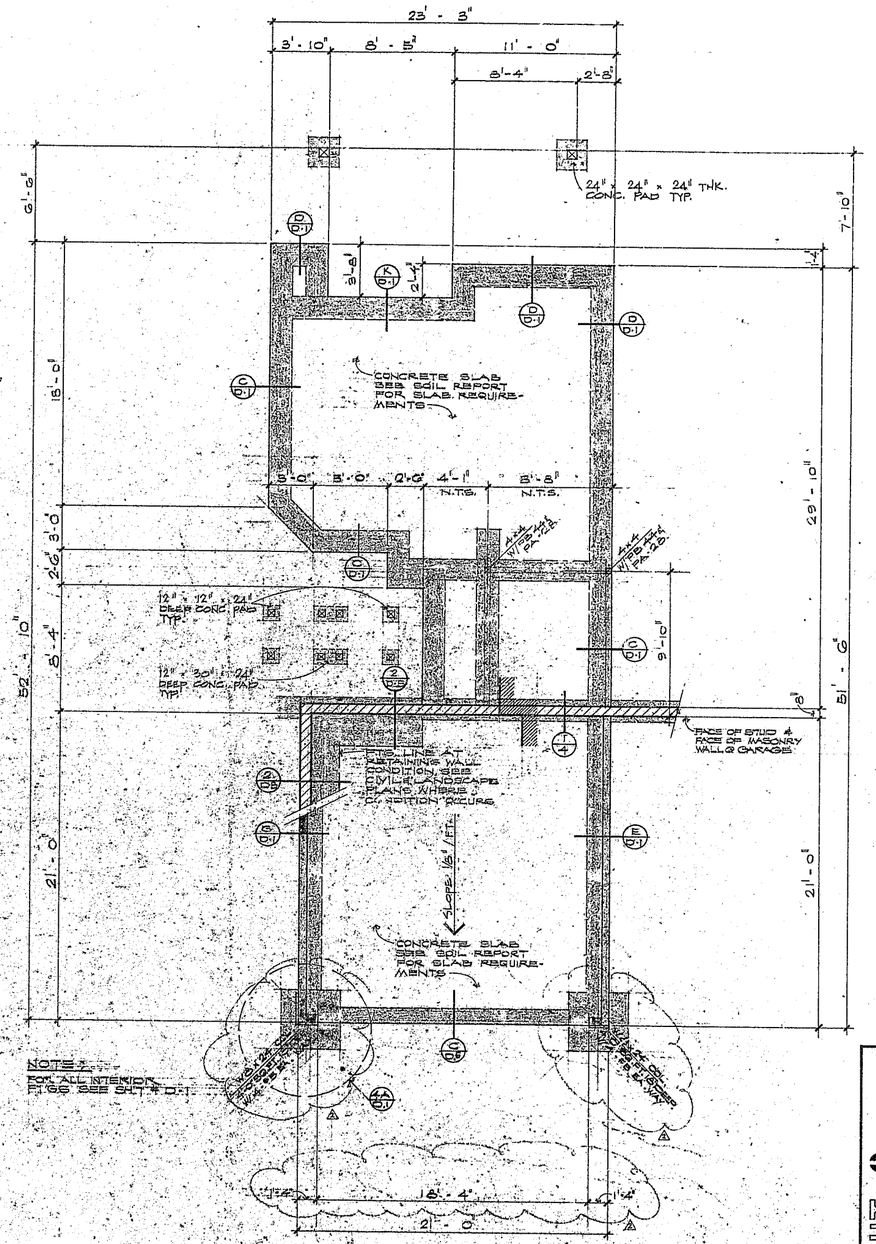
13



NOTE:
1. ⬡ INDICATES SHEAR WALL - SEE (D/S1)

GARAGE FLOOR PLAN

1/4"-1'-0"



NOTE:
FOR ALL INTERIOR FIGS SEE SHT # D-1

JAN 11 1980

FOUNDATION PLAN

1/4"-1'-0"

UNIT C.

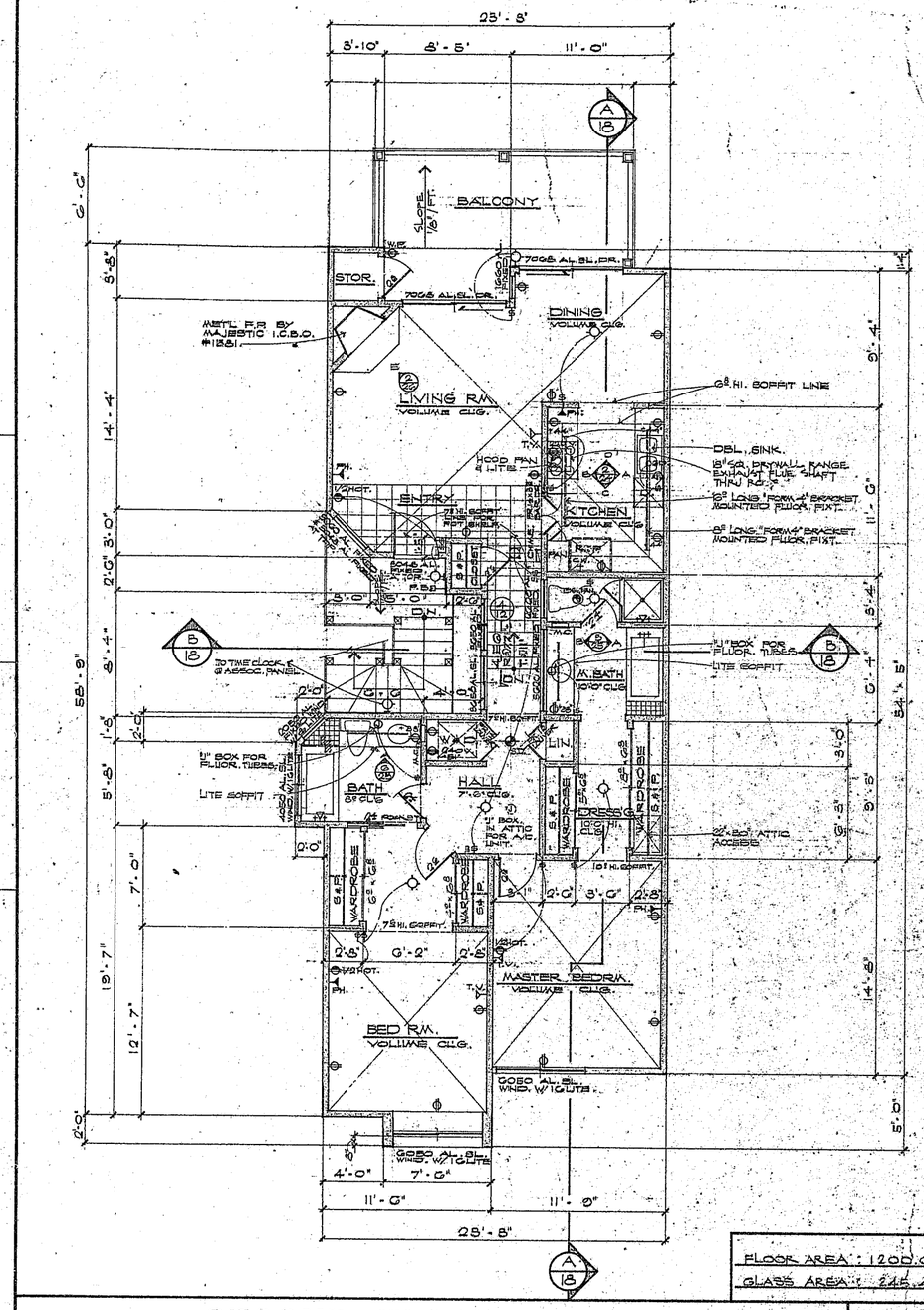
PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

JOB NO. 7807B
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
4.12.K.78.

UNIT C
FOUNDATION PLAN
GARAGE FLOOR PLAN

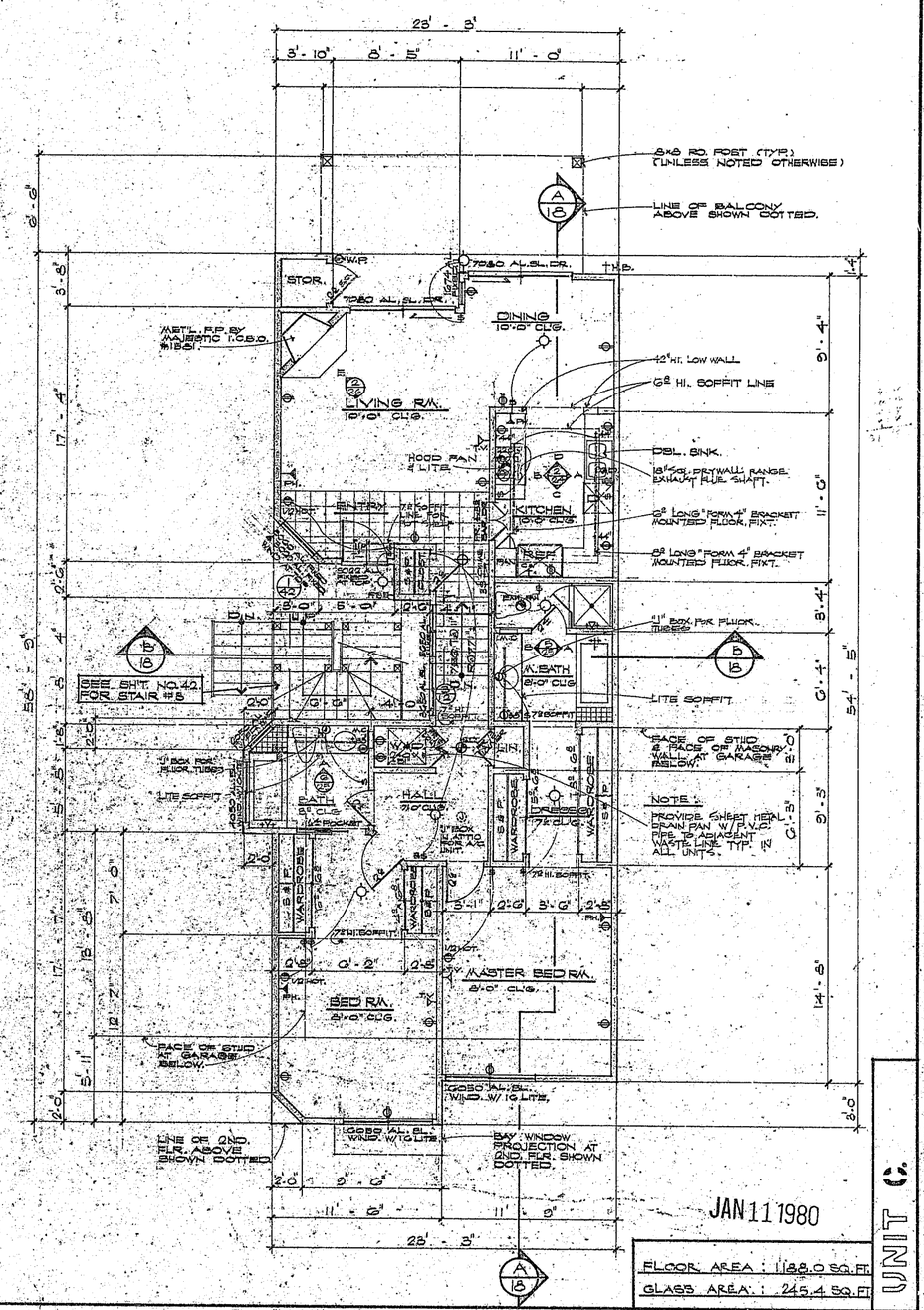
daniellian associates
architecture + planning
3648 mission blvd., suite 210
newport beach • california 92660
714 • 545 3693

14



SECOND FLOOR PLAN

1/4"-1'-0"



JAN 11 1980

FIRST FLOOR PLAN

1/4"-1'-0"

UNIT C

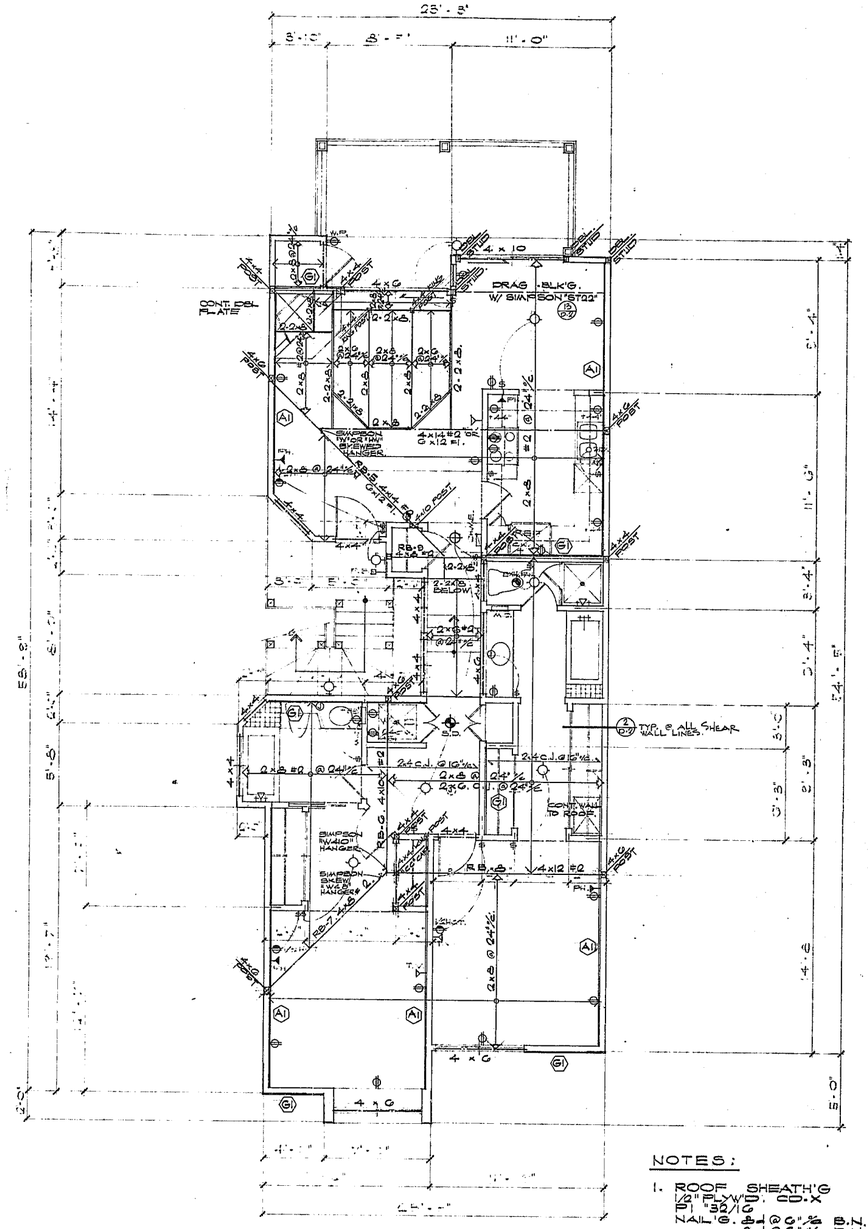
JOB NO. 7820
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

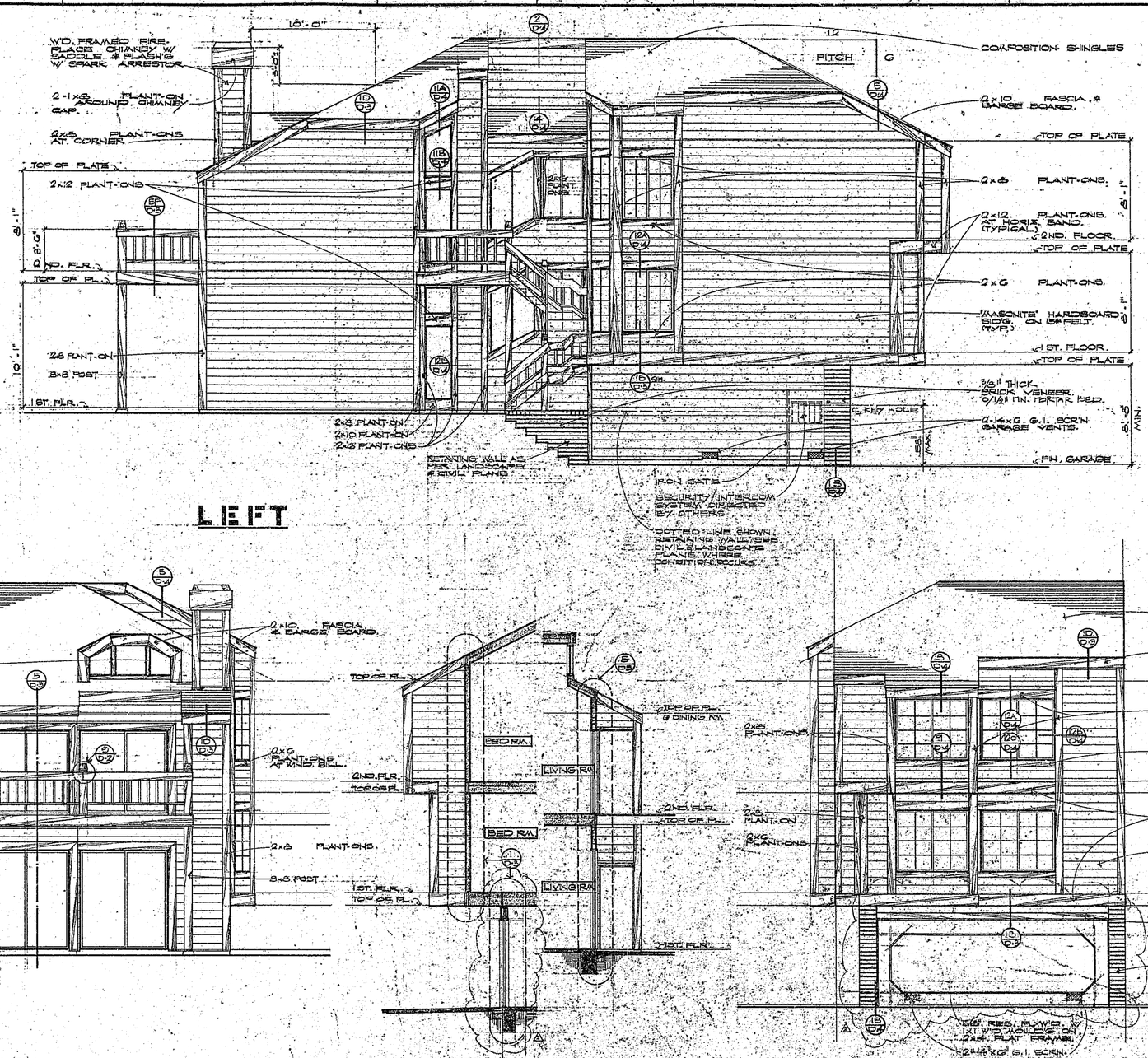
PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT C
FIRST & SECOND FLOOR PLANS

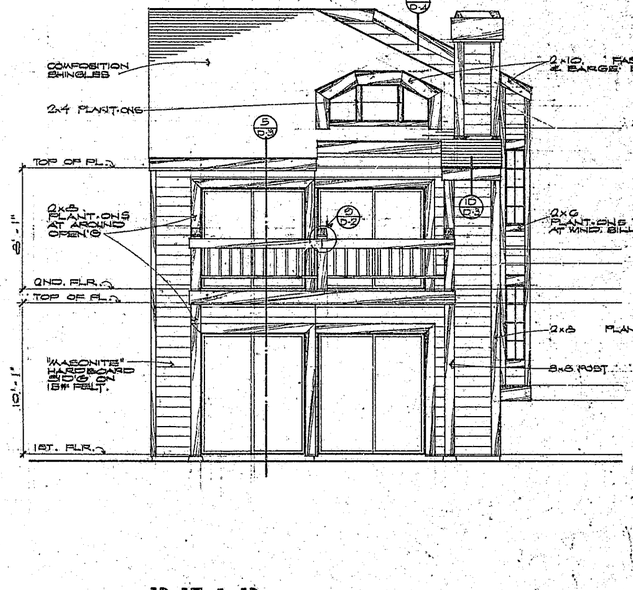
daniellan associates
architecture + planning
3848 campus drive, suite 210
newport beach, california 92660
714 • 640 3693

15


23'-8"
8'-10"
8'-11"
11'-0"
4 x 10
DRAG - BLK'G. W/ SIMPSON ST22
DONT DEL PLATE
4x4 POST
2-2x6
2-2x8
4x12 #2 @ 12" O.C.
4x12 #1
SIMPSON MSTI 36
4x4 POST
2-2x10
4x12 #2
4x12 #1
SIMPSON MSTI 36
4x4 POST
4x4 POST
4x4 POST

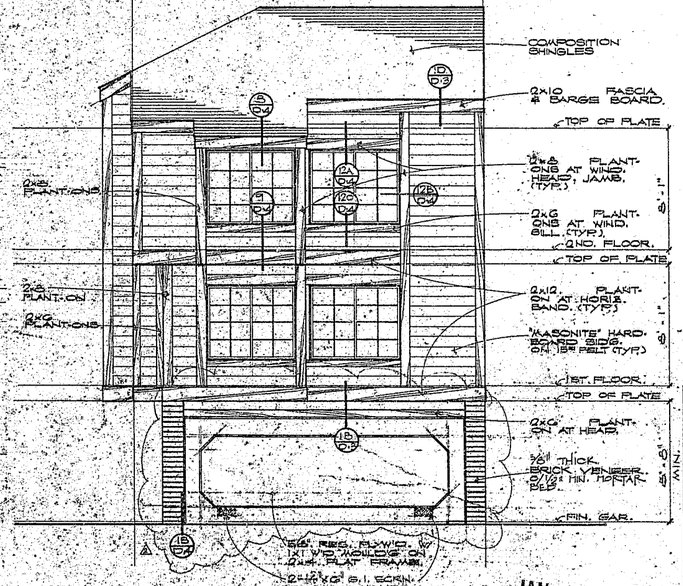


LEFT



REAR

PARTIAL RIGHT



FRONT

JAN 11 1980

UNIT C

EXTERIOR ELEVATIONS

1/4"=1'-0"

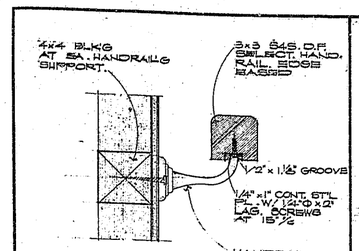
JOB NO. 78-028
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
A 1/2, 14-79

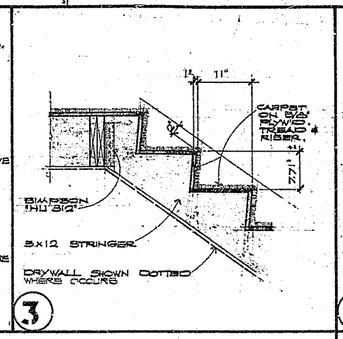
PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

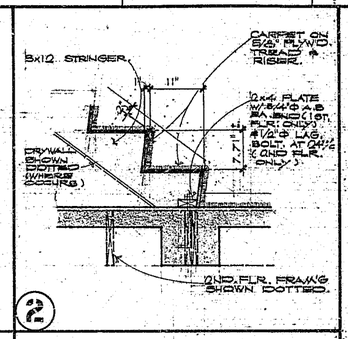
UNIT C
EXTERIOR ELEVATIONS

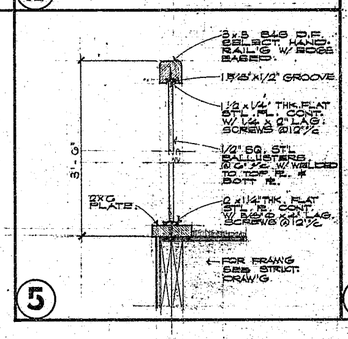
danielian associates
architecture • planning
3600 birch street • suite 210
newport beach • california 92660
714 • 546-3693

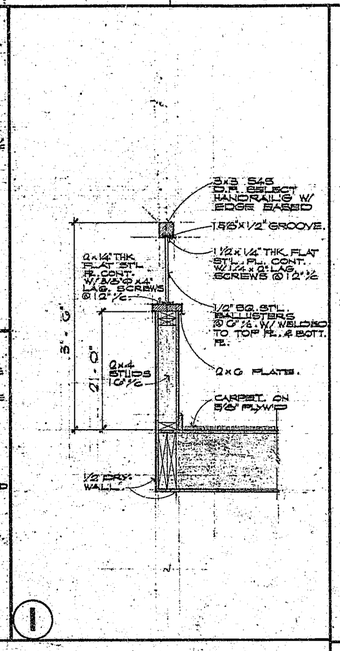
17

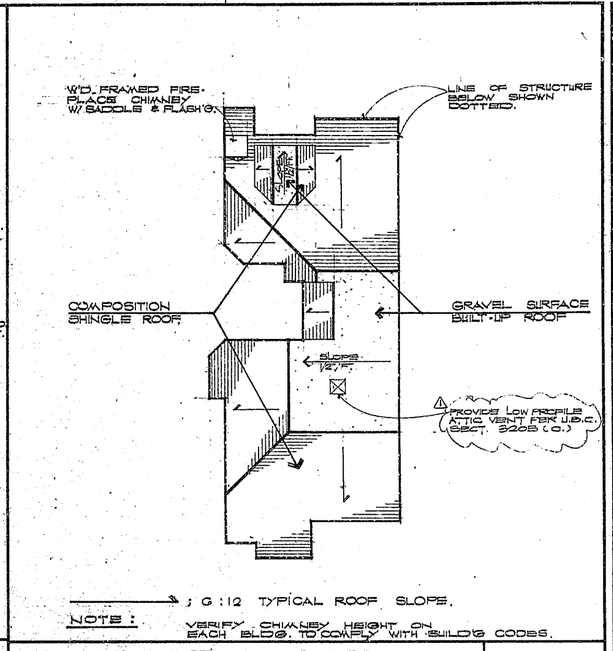






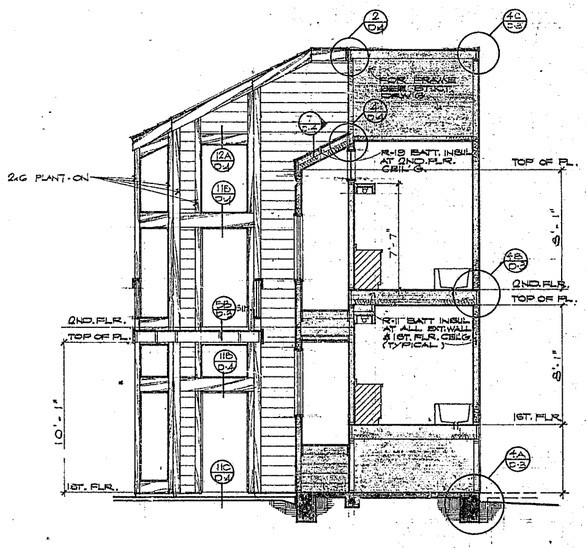


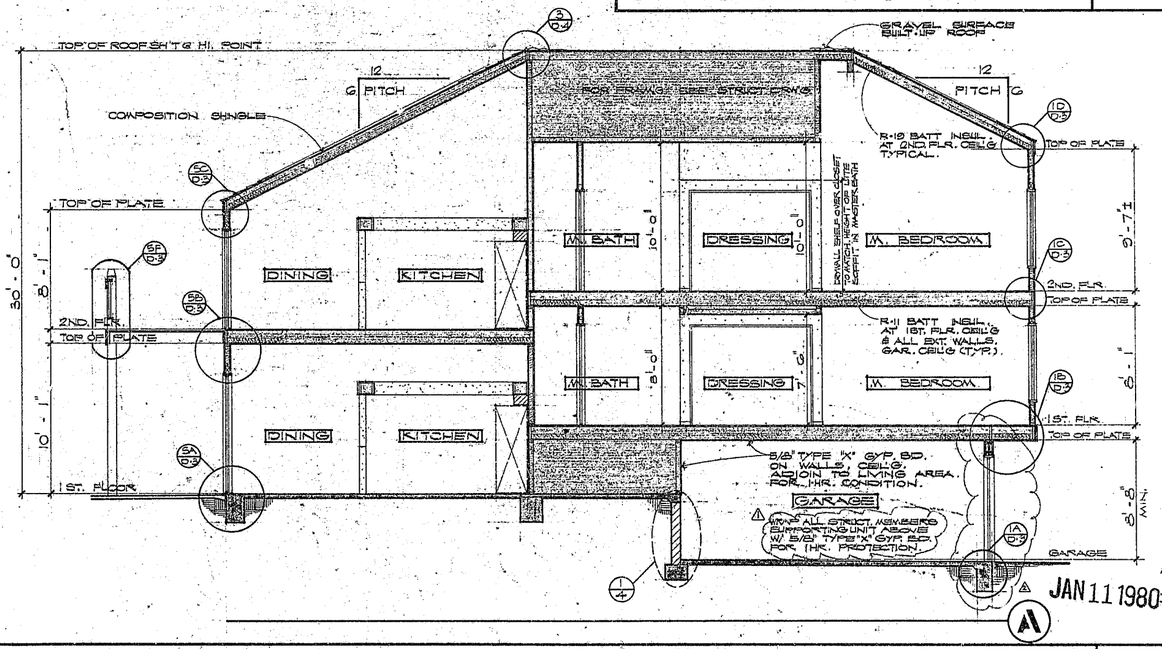




ROOF PLAN

1/8"=1'-0"





JAN 11 1980

SECTIONS

1/4"=1'-0"

UNIT C

JOB NO.	73-726
DATE	1-11-80
DRAWN	
CHECKED	
ARCHITECT	
REVISION	
1	10-22-80
2	12-15-80

PENTRIDGE COVE

THE JANES COMPANY

COSTA MESA, CALIFORNIA

UNIT C
SECTIONS
ROOF PLANS

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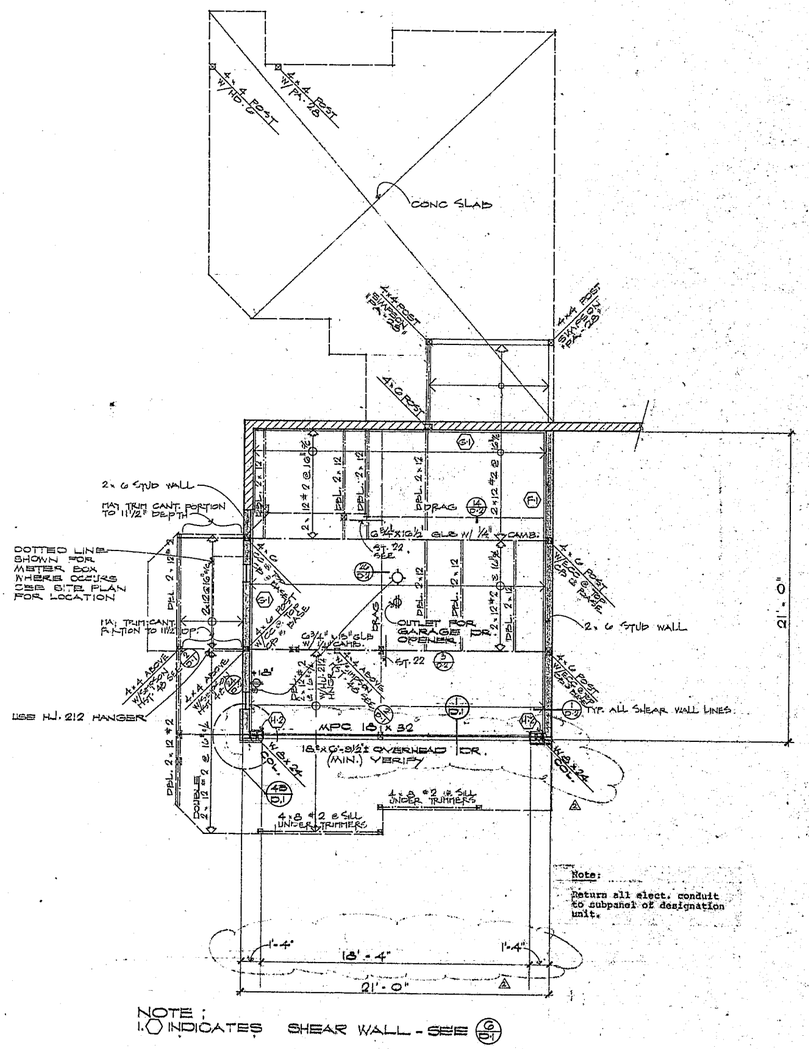
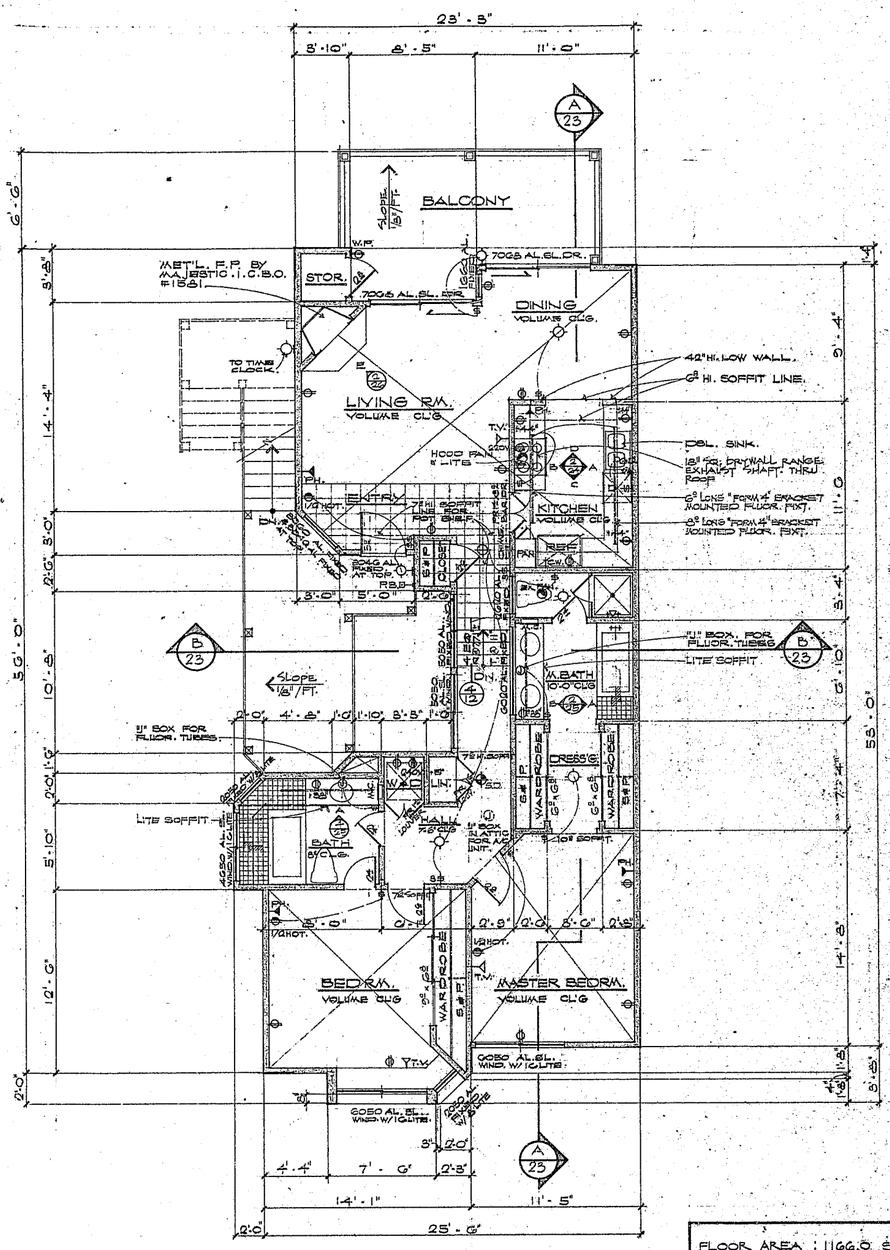
3848 campus drive • suite 210
newport beach • california 92660
714 • 546.3693

18

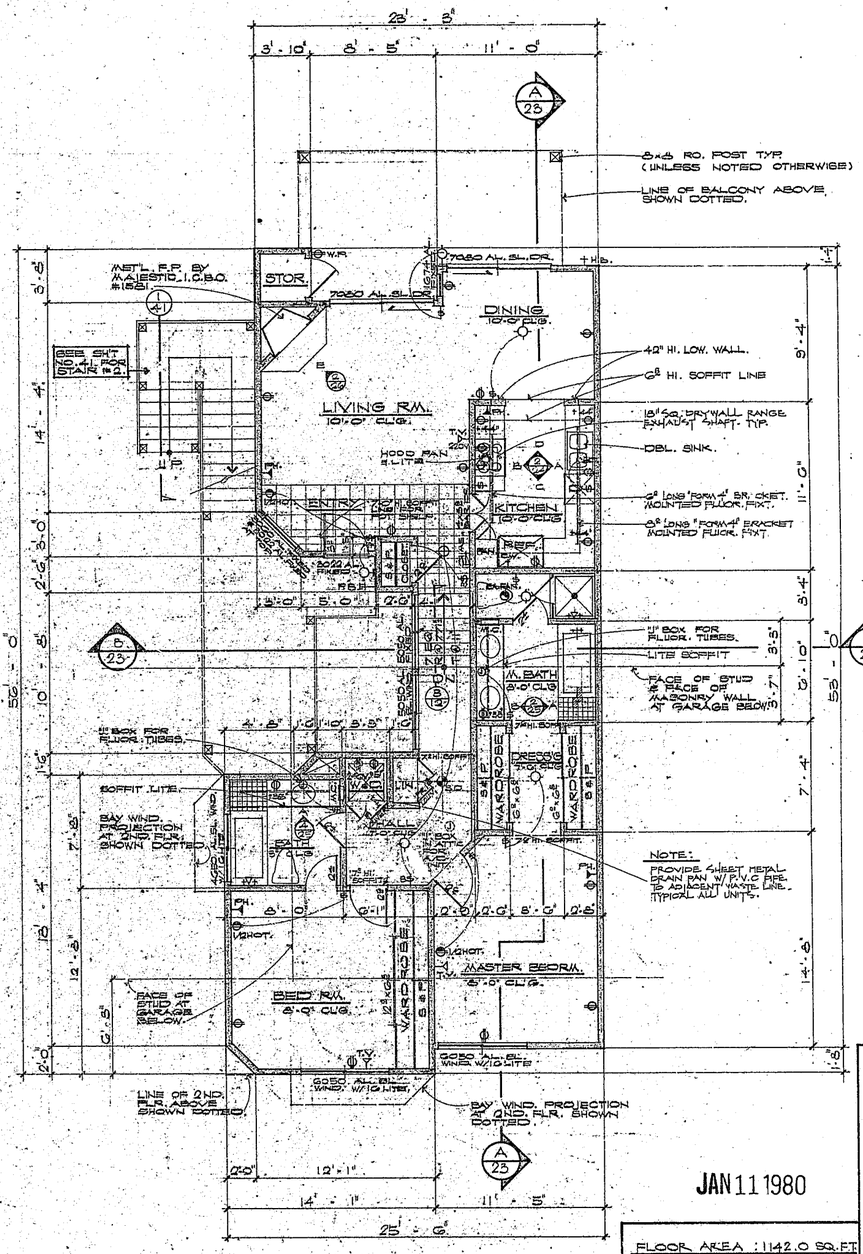

CONC SLAB
4x4 POST
4x4 POST
4x4 POST
4x12 BEAM
2 - 6 STUD WALL
2 - 6 STUD WALL
4x12 BEAM
DBL. 2 - 12
DBL. 2 - 12
DRAG
6"x12"x1/2" SLB w/ 1/4" CAMB.
ST. 22
ST. 22
OUTLET FOR GARAGE DOOR OPENER
4x4 POST
4x4 POST
4x4 POST



FLOOR AREA : 1166.0 SQ.FT.
GLASS AREA : 272.0 SQ.FT.

SECOND FLOOR PLAN

1/4"=1'-0"



FLOOR AREA : 1142.0 SQ.FT.
GLASS AREA : 268.5 SQ.FT.

FIRST FLOOR PLAN

1/4"=1'-0"

JAN 11 1980

UNIT B.

JOB NO. 79025
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT D
FIRST & SECOND FLOOR PLANS

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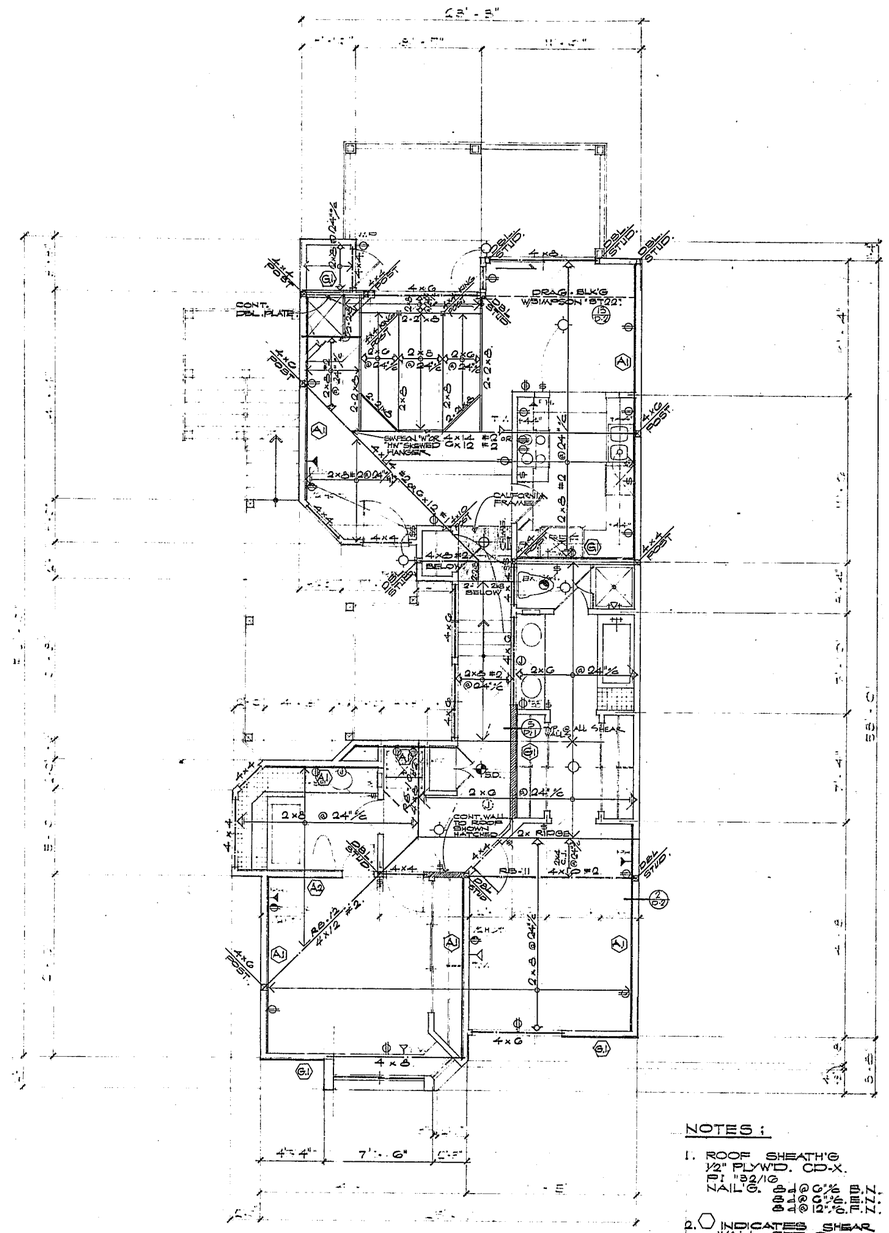
newport beach • california, 92660
714 • 546 3693

20

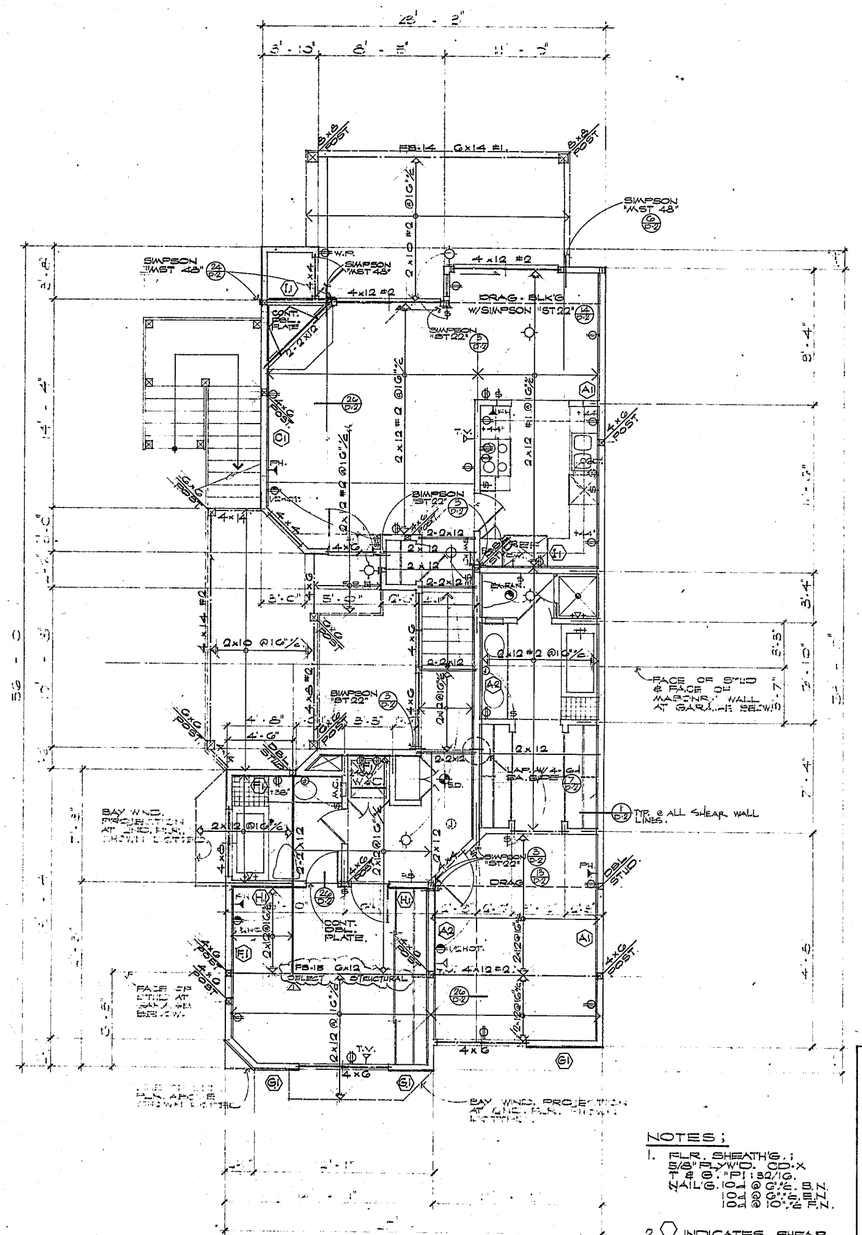


NOTES:

1. ROOF SHEATH'G 1/2" PLYWD. CD-X. W/ 8d @ 6/12 @ EAVE & RAKE, 8d @ 12" @ FIELD.
2. ⬡ INDICATES SHEAR WALL - SEE 16/S6

ROOF FRAMING PLAN

1/4"-1' - 0"



NOTES:

1. FLR. SHEATH'G 3/4" PLYWD. T&G, GLUED & NAILED.
2. ⬡ INDICATES SHEAR WALL - SEE 16/S6

UNIT 12

SECOND FLOOR FRAMING PLAN

1/4"=1' - 0"

JOB NO. 7902B
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
1 10-22-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

2ND. FLR. FRAMG PLAN
ROOF FRAMG PLAN

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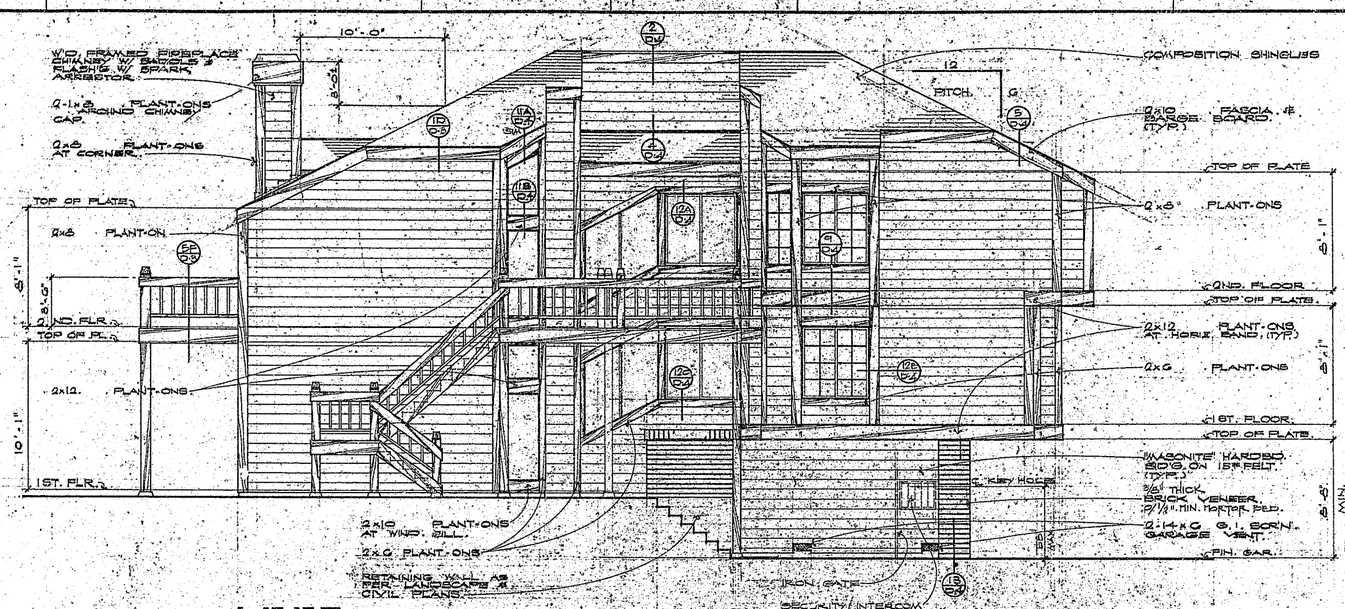
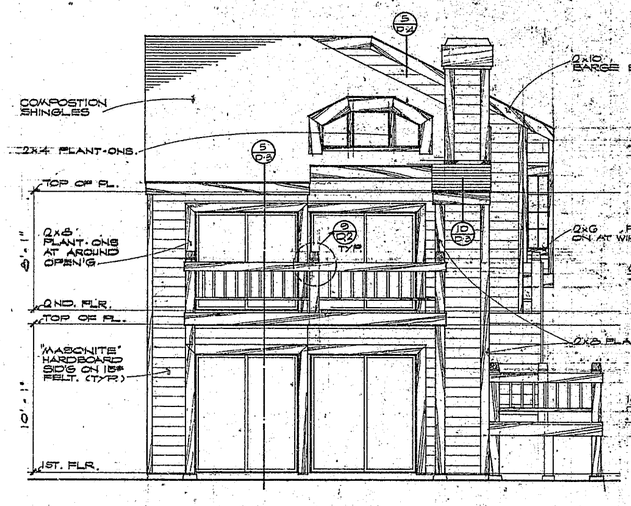
irvine, california 92660
714 • 546 3693

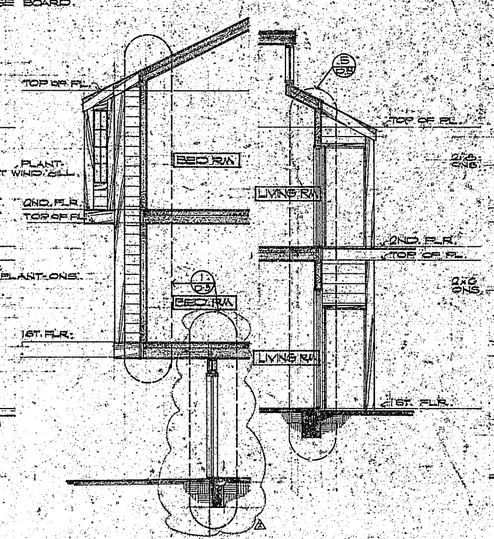
21



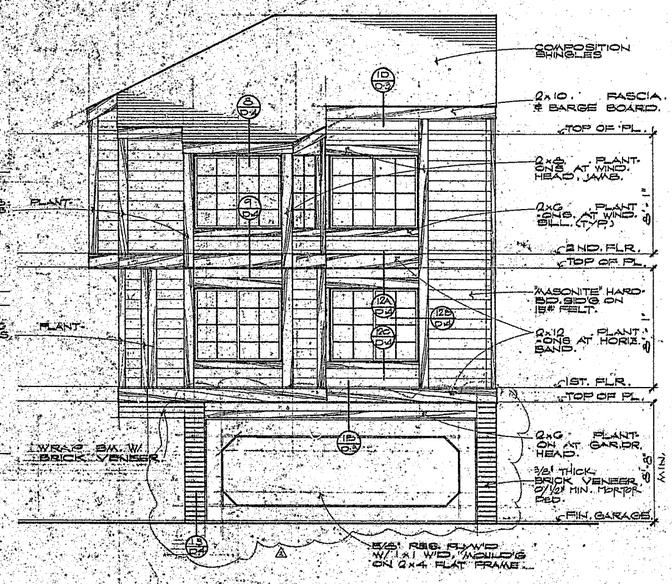
LEFT



REAR



PARTIAL RIGHT



FRONT

JAN 11 1980

UNIT D

EXTERIOR ELEVATIONS

1/4"=1'-0"

JOB NO. 78-078
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
12/14/79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT D
EXTERIOR ELEVATIONS

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newport beach • california 92660
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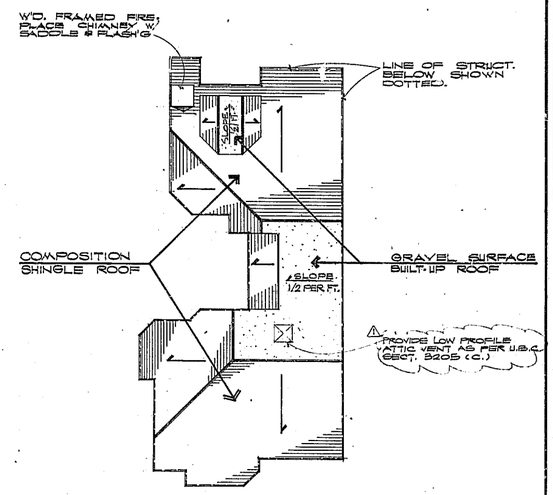
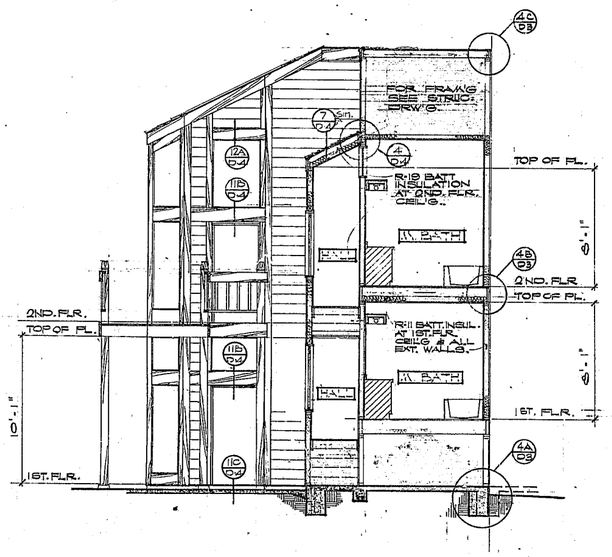
22

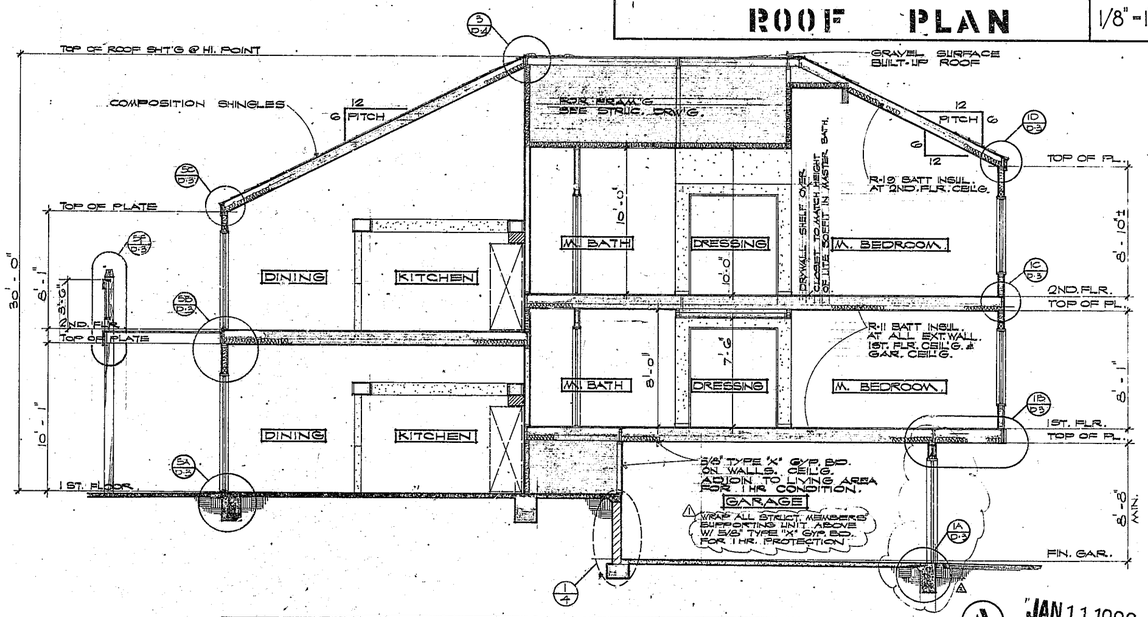


NOTE: ; 6:12 TYPICAL ROOF SLOPE.
VERIFY CHIMNEY HEIGHT ON EACH BLDG. TO COMPLY WITH BUILD'G CODES.

ROOF PLAN

1/8"-1' - 0"





13 A

JAN 11 1980

SECTIONS

1/4"-1' - 0"

UNIT D.

JOB NO. 78-22
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
A: 10-22-79
A: 12-14-79

PENTRIDGE COVE
THE JAMES COMPANY
COSTA MESA, CALIFORNIA

UNIT D
SECTIONS
ROOF PLAN

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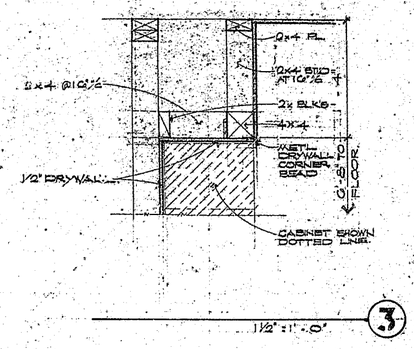
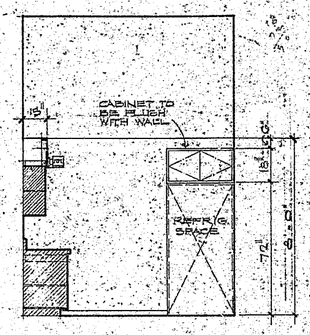
newport beach • california 92660
714 • 540 5903

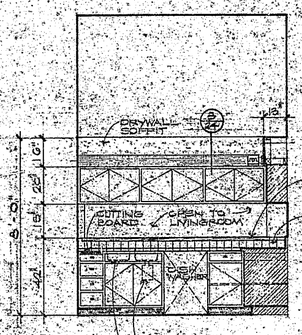
23

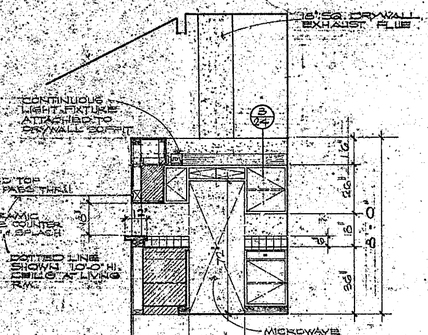


3

1 1/2" = 1'-0"

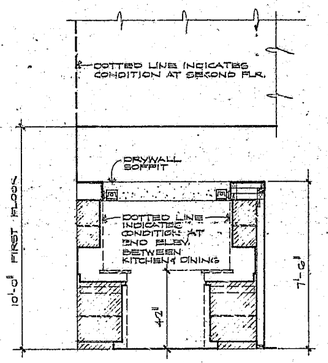


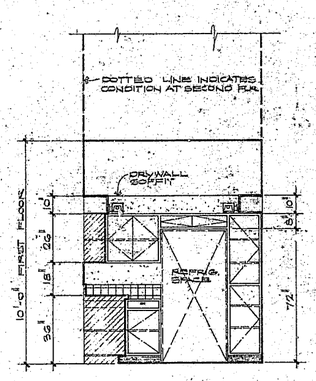


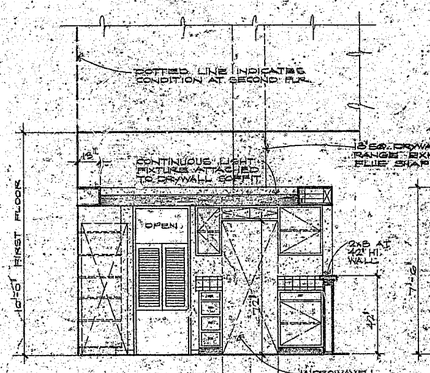


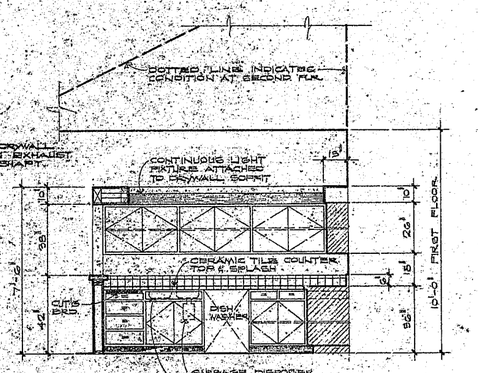
1

KITCHEN UNIT A.









2

KITCHEN UNIT B, C, & D.

Notes:

1. Cabinet contractor shall be required to do field dimensions prior to fabrication of the cabinets.
2. Cabinet faces shall be stain grade wood finish.
3. Kitchen counter top, backsplash and edge shall be ceramic tile finish.
4. Double bowl sink w/disposer, combination oven, microwave & cook top. Dishwasher etc. shall be selected by owner and installed by contractor or supplier.

JAN 11 1980

INTERIOR ELEVATIONS

3/8" = 1'-0"

JOB NO. 7807A
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION:

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

INTERIOR ELEVATIONS
(KITCHENS)

danielian associates
architecture • planning
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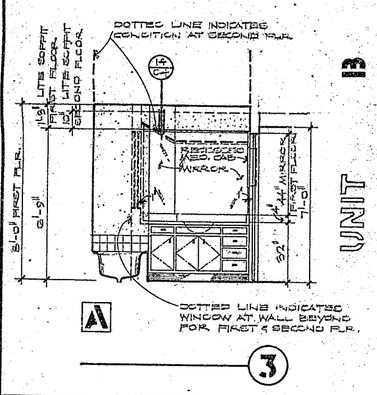
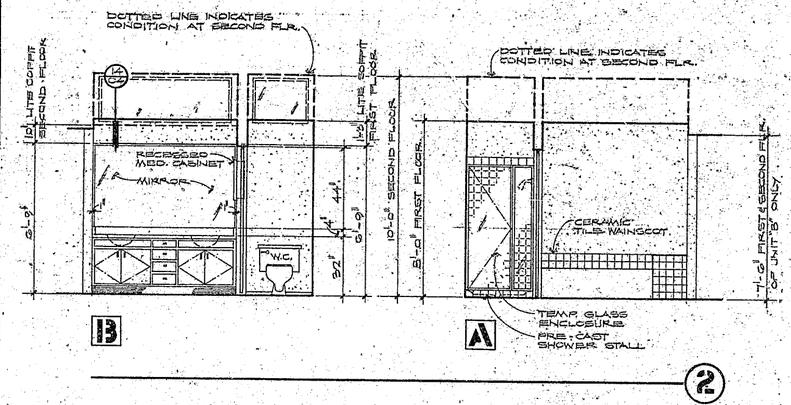
newport beach • california 92660
714 • 546 3366

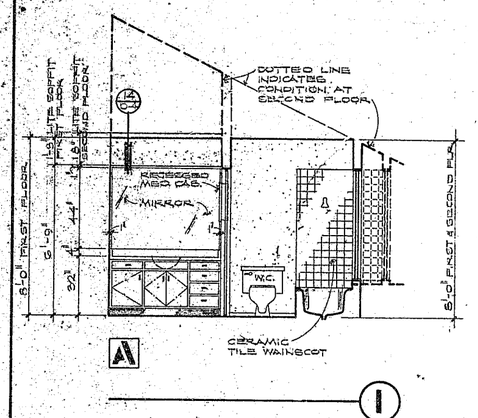
24



UNIT B

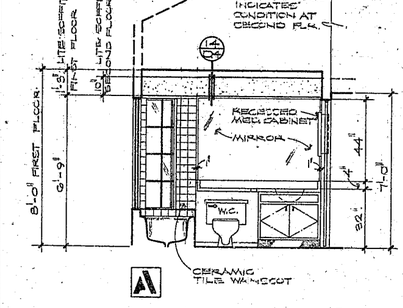


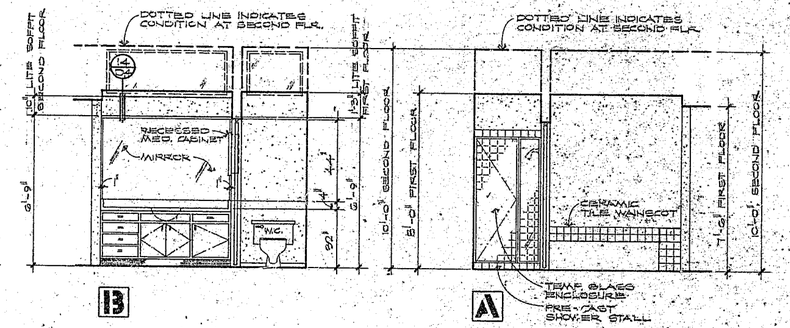
UNIT B & D



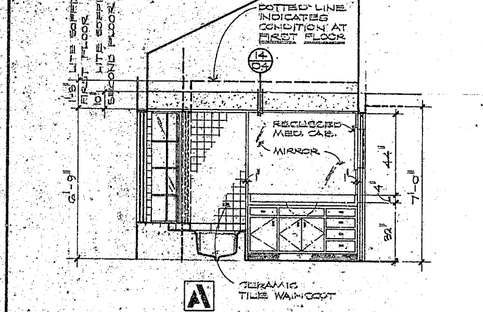
UNIT A

BATHS





UNIT C



UNIT D

BATHS

Notes:

1. Cabinet contractor shall be required to do field dimensions prior to fabrication of all cabinets.
2. Cabinet shall be paint grade finish.
3. Vanity and banjo top with backsplash and washbowl shall be seamless one-piece corian.
4. Tub shall be baked enamel cast iron tub, and ceramic tile wainscot 81" from floor and 6" minimum from edge of tub.
5. Shower enclosure shall be aluminum frame with tempered glass, (obscure)
6. Shower receptor shall be ceramic tile with continuous wainscot and precast stall pan.
7. Water closet, medicine cabinet, towel bar, soapdish, toilet paper holder and all other accessories shall be selected by owner and installed by contractor.

JAN 11 1980

INTERIOR ELEVATIONS

3/8" = 1'-0"

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

INTERIOR ELEVATIONS
(BATH RMS)

JOB NO. 7820-05
DATE 1 - 11-80
DRAWN
CHECKED
ARCHITECT
REVISION

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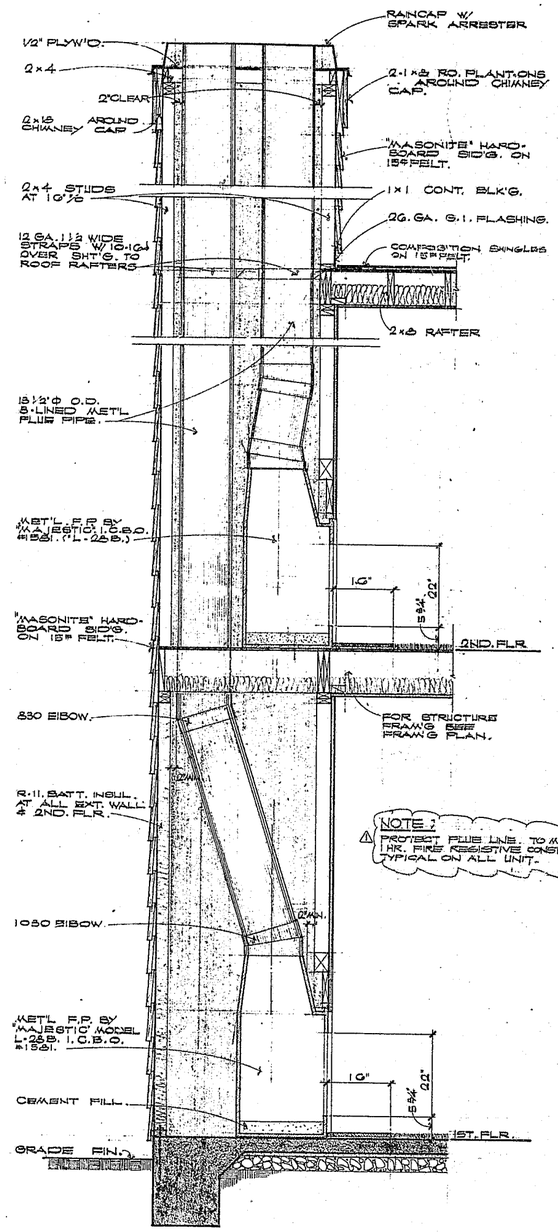
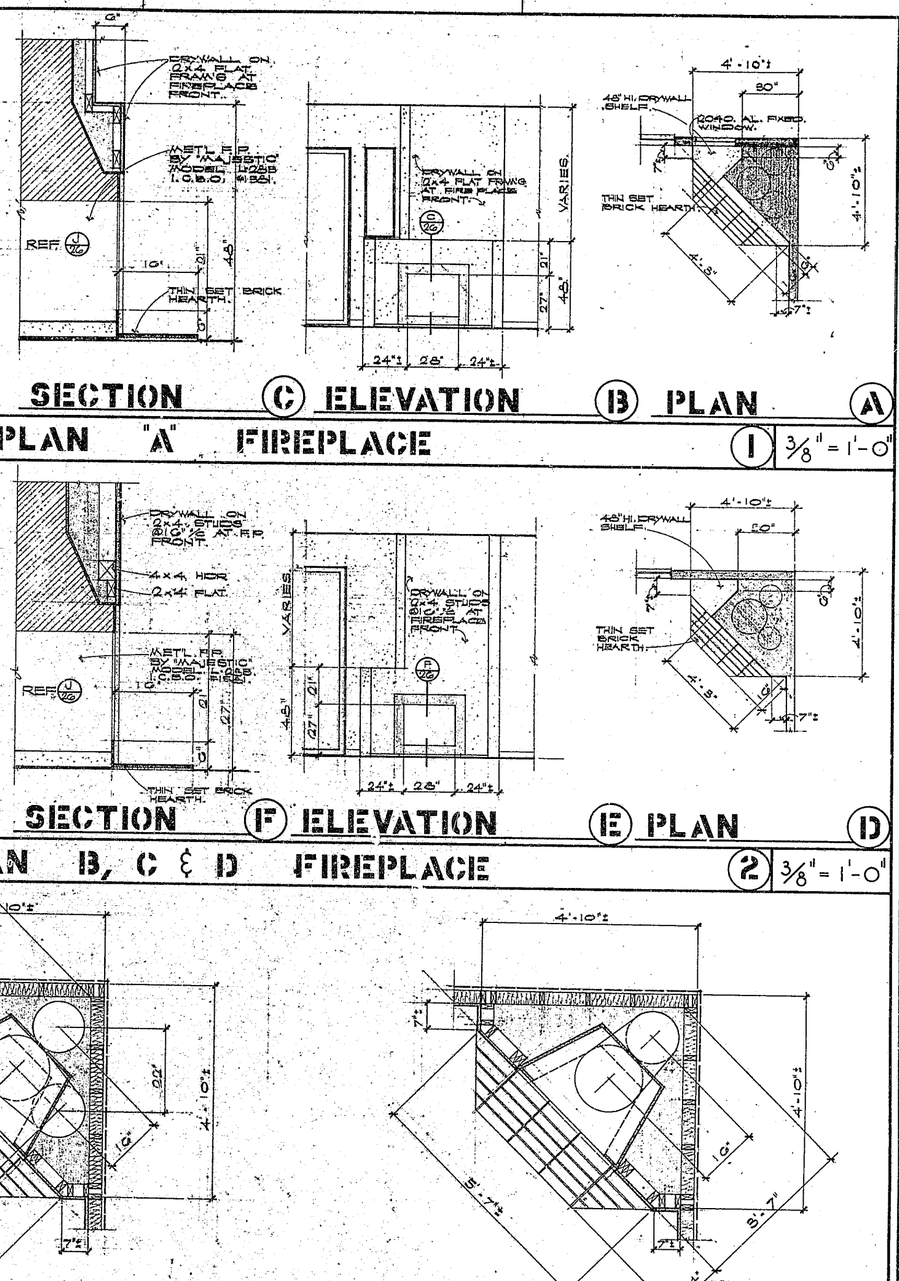
25



FIREPLACE SECTION (J) 3/4" = 1'-0"

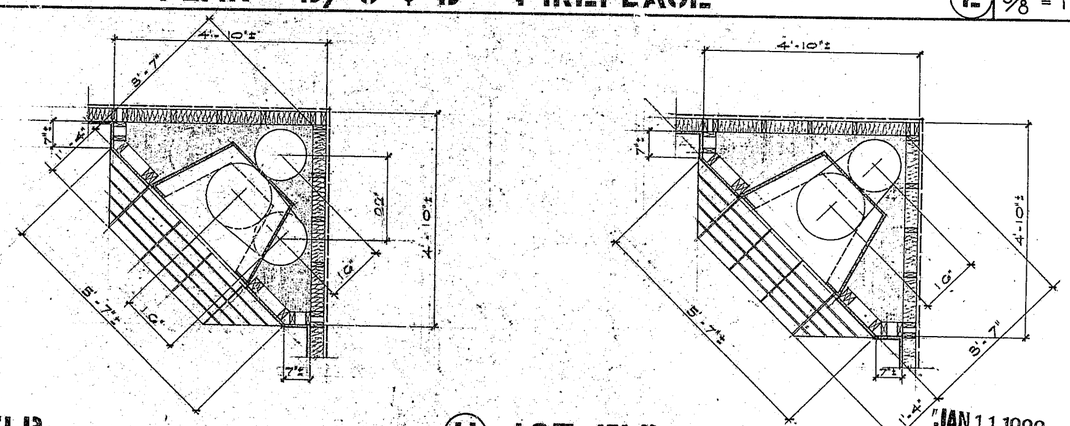


SECTION (C) ELEVATION (B) PLAN (A)

PLAN "A" FIREPLACE (1) 3/8" = 1'-0"

SECTION (F) ELEVATION (E) PLAN (D)

PLAN B, C & D FIREPLACE (2) 3/8" = 1'-0"



2ND. FLR. (H) 1ST. FLR. (G)

FIREPLACE PLAN SECTION 3/4" = 1'-0"

JAN 11 1980

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

JOB NO. 79-26
DATE 1-11-80
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CHECKED
ARCHITECT
REVISION
1 10-22-79

FIREPLACE
PLAN / ELEVATION, SECTION

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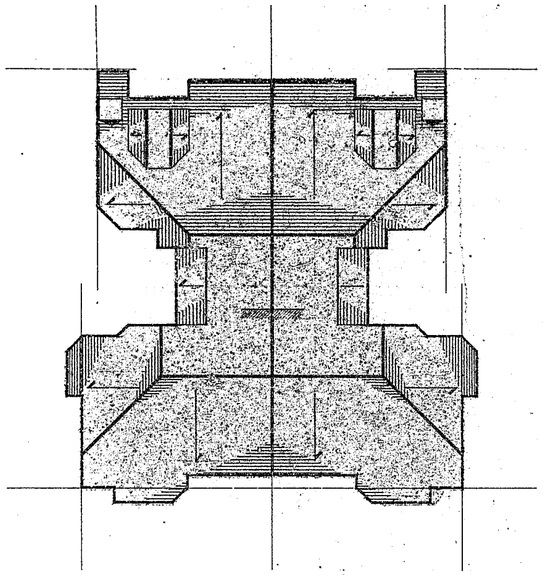
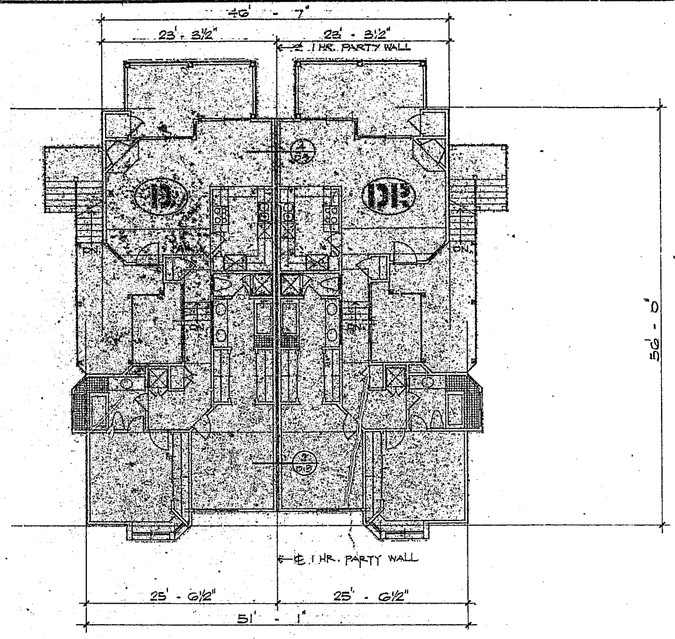
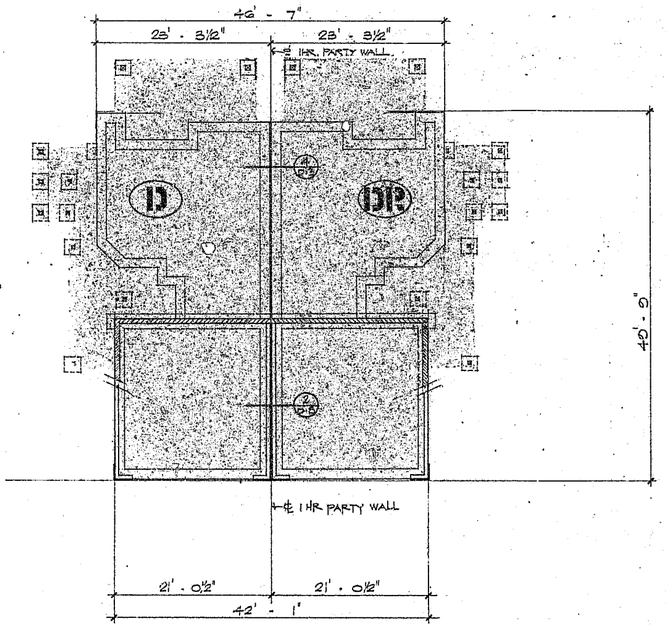
26



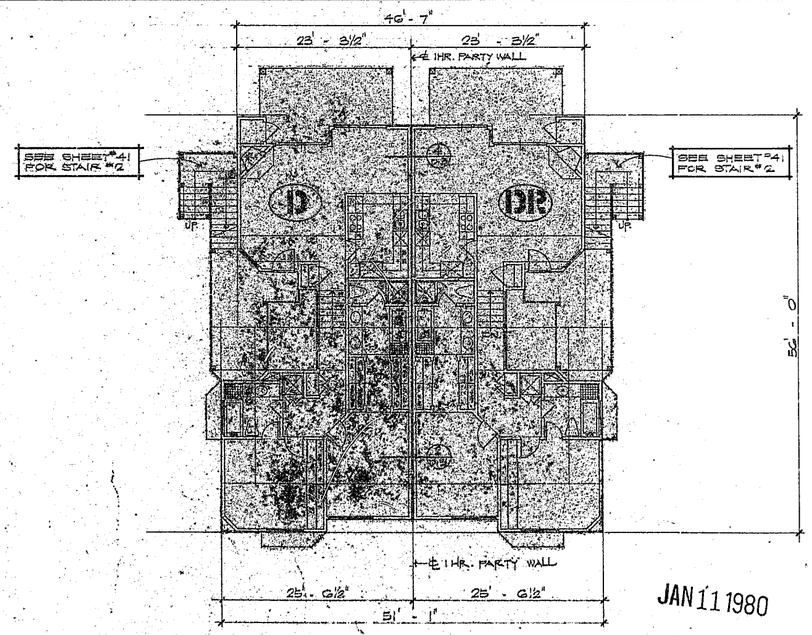
ROOF PLAN — 1/8"=1' – 0"



SECOND FLOOR PLAN — 1/8"=1' – 0"



FOUNDATION PLAN — 1/8"=1' – 0"



JAN 11 1980

FIRST FLOOR PLAN — 1/8"=1' – 0"

BLDG. TYPE I.

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

JOB NO. 7802E
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

BLDG. TYPE I
FIRST & SECOND FLOOR PLANS
RDN & ROOF PLANS

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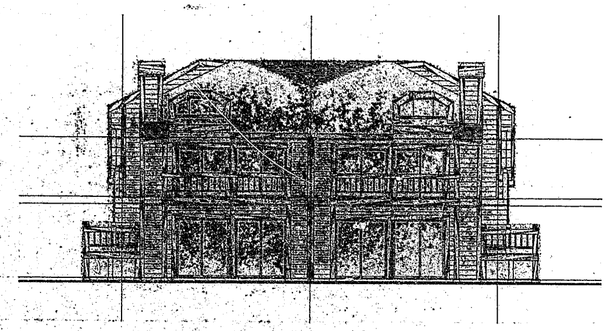
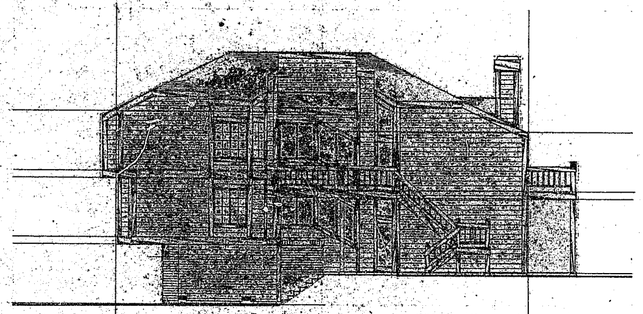
FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CEILING		CABINET	REMARKS
ENTRY	CER. TILE	WOOD	1/2" DRYWALL	ACOUSTIC ON 1/2" DRYWALL			
LIVING RM.	CARPET	↓	↓	↓			
DINING RM.	↓						
KITCHEN	SHEET VINYL			* SMOOTH FINISH ON 1/2" DRYWALL		STAIN GRADE	* ACOUSTIC ON 1/2" DRYWALL AT ALL LIVING SPACE CEILING. ENAMEL AT ALL SMOOTH FIN.
MASTER BEDRM.	CARPET			ACOUSTIC ON 1/2" DRYWALL			
BEDROOM #2	↓			↓			
DRESSING RM.							
HALL							
WARDROBE							
WALK-IN WARDROBE	↓						
CLOSET	CER. TILE			↓			
MASTER BATH	SHEET VINYL			SMOOTH FINISH ON 1/2" DRYWALL		PAINT GRADE	* ENAMEL PAINT'G. AT CEIL'G.
BATH #2	↓	↓		↓		↓	↓
LAUNDRY RM.	SHEET METAL DRAIN PAN		↓	ACOUSTIC ON 1/2" DRYWALL			
GARAGE	CONC.		* 5/8" TYPE 'X' GYP. BD.	* 5/8" TYPE 'X' GYP. BD.			* AT WALLS CEIL'G ADJOINING LIVING SPACE ONLY. TAPE AND SPRAY.

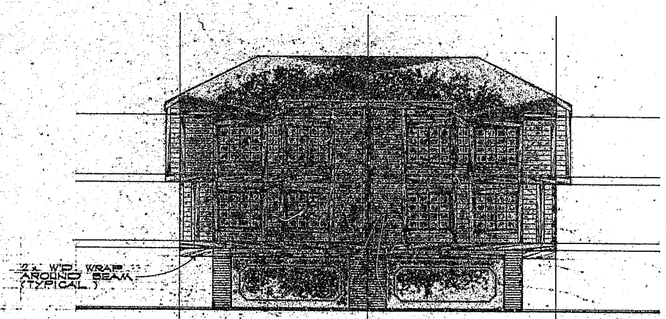


REAR



For meter box locations & details see sheet #31 & site plan.

RIGHT (LEFT - SIM. OPP. HAND)



For exact garage door opening size see 1/4" scale plan and elevations.

FRONT

JAN 11 1980

BLDG. TYPE I.

EXTERIOR ELEVATIONS

1/8"-1' - 0"

JOB NO. 78028
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG. TYPE I
EXTERIOR ELEVATIONS

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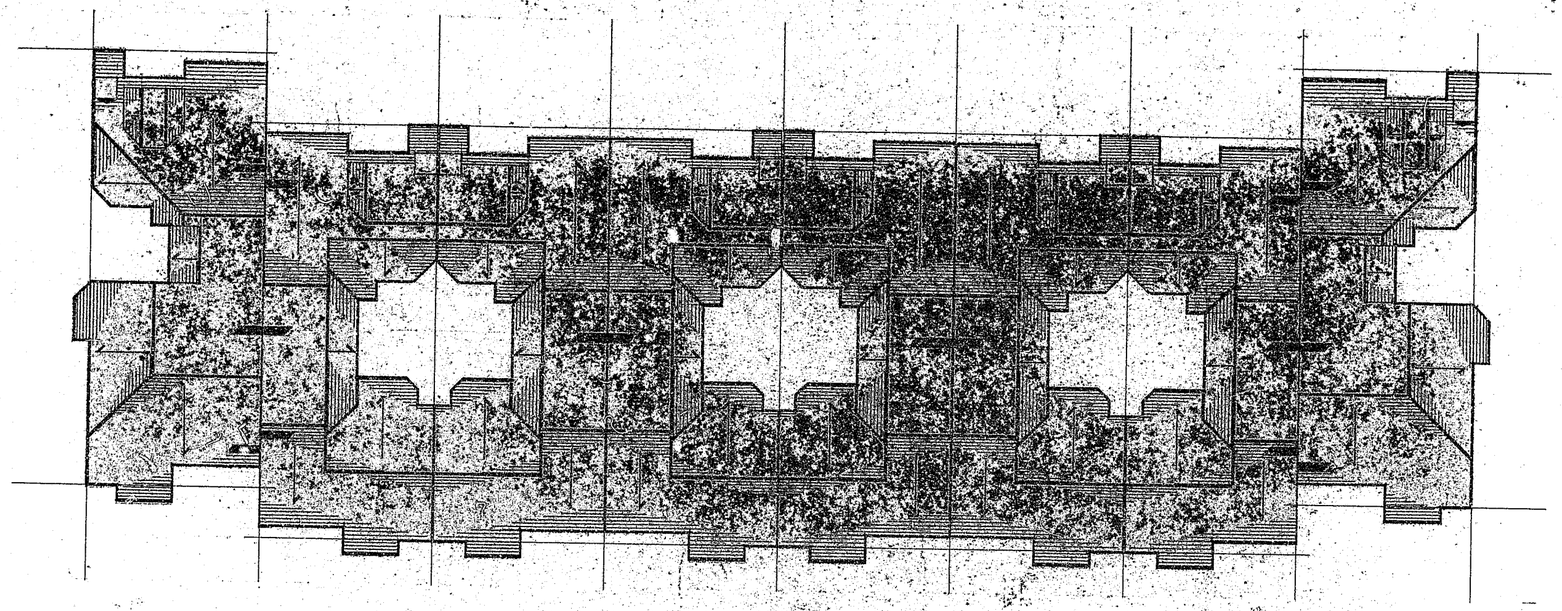
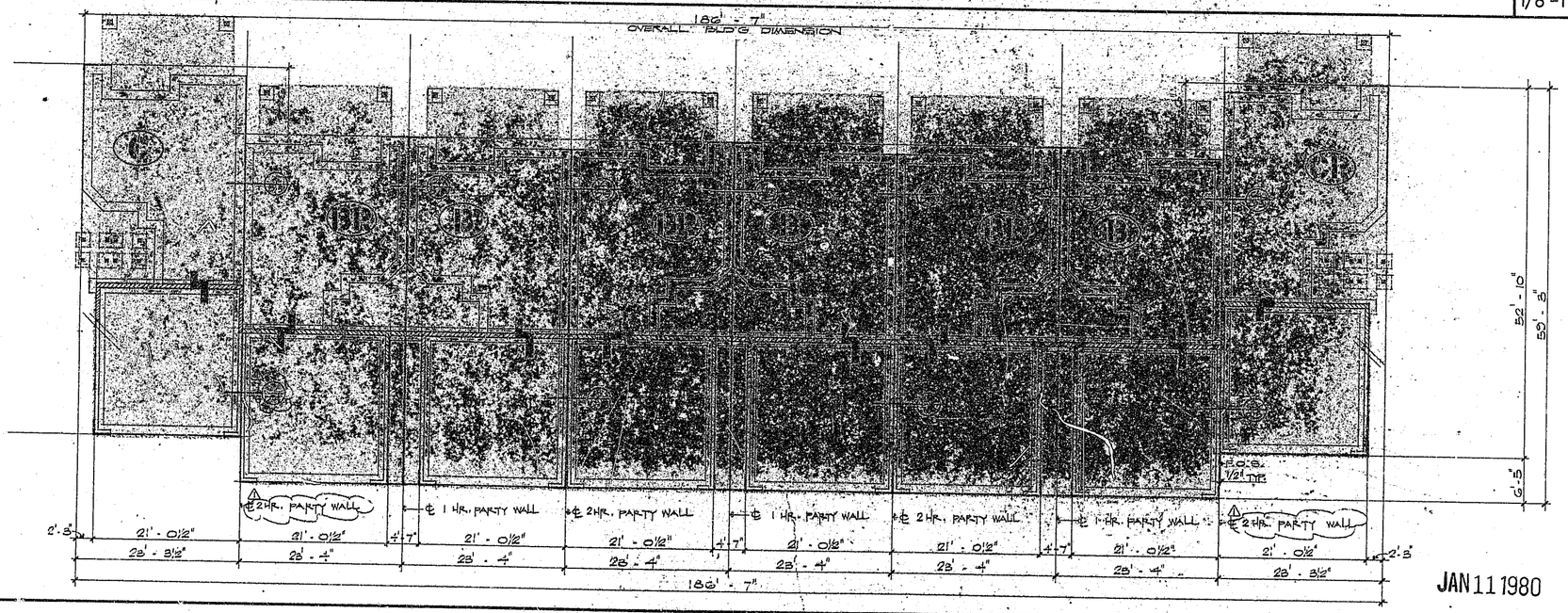


ROOF PLAN

1/8"=1' - 0"



FOUNDATION PLAN

1/8"=1' - 0"

JAN 11 1980

BLDG. TYPE 2.

JOB NO.	7802B
DATE	1-11-80
DRAWN	
CHECKED	
ARCHITECT	
REVISION	
1	10-27-79

PENTRIDGE COVE

THE JANES COMPANY

COSTA MESA, CALIFORNIA

BLDG. TYPE 2
FOUNDATION & ROOF PLANS

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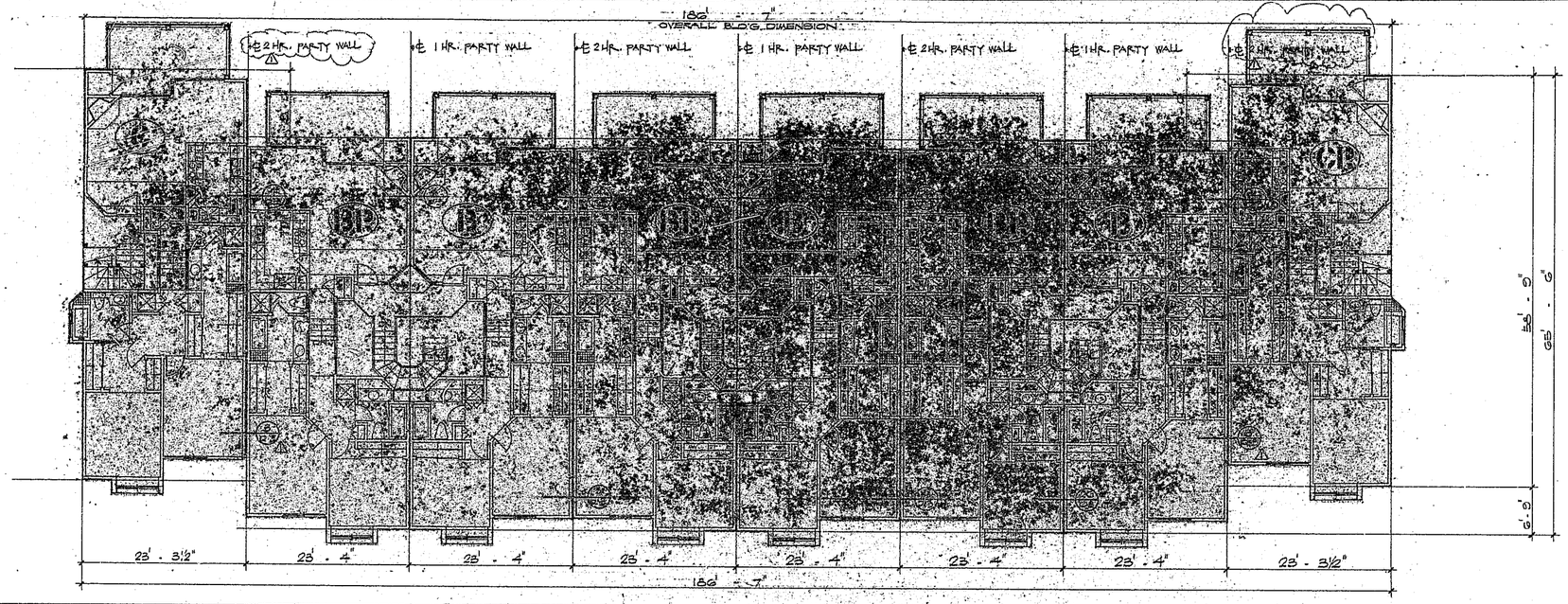
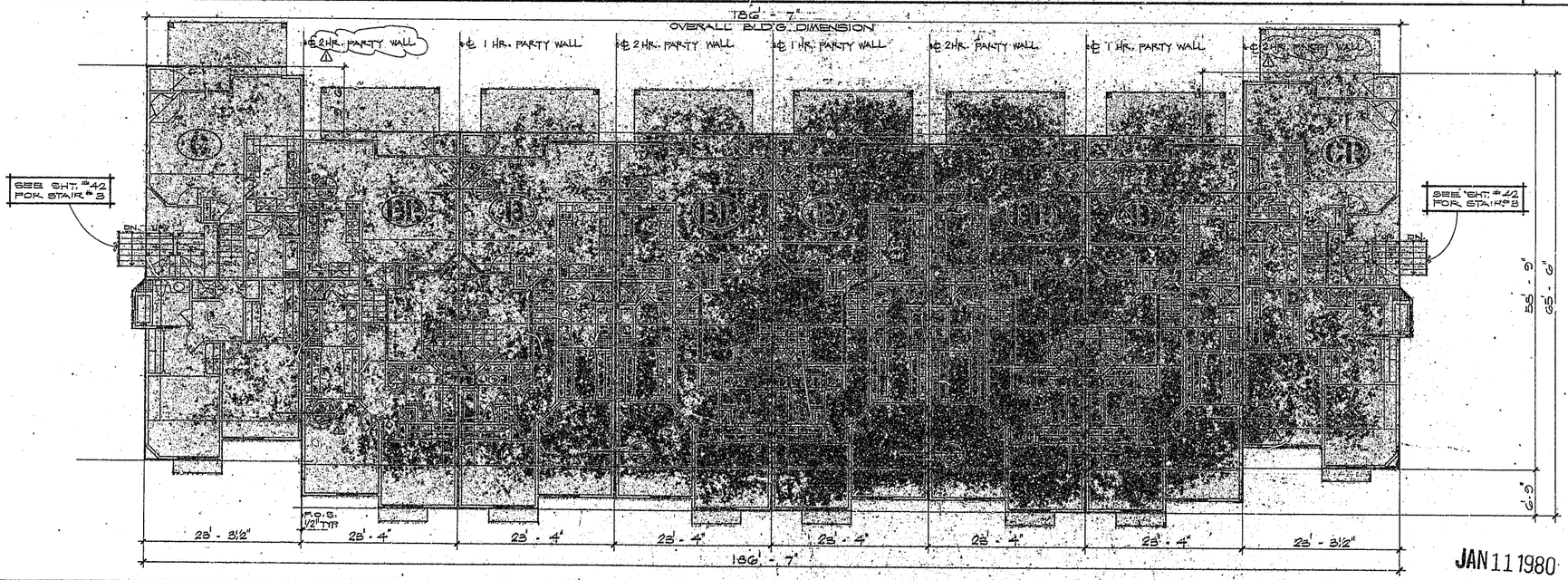


SECOND FLOOR PLAN

1/8"=1' — 0"



JAN 11 1980

FIRST FLOOR PLAN

1/8"=1' — 0"

BLDG. TYPE 2.

JOB NO. 7502.5
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
△ 7.E-22-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG. TYPE 2
FIRST & SECOND FLOOR PLANS

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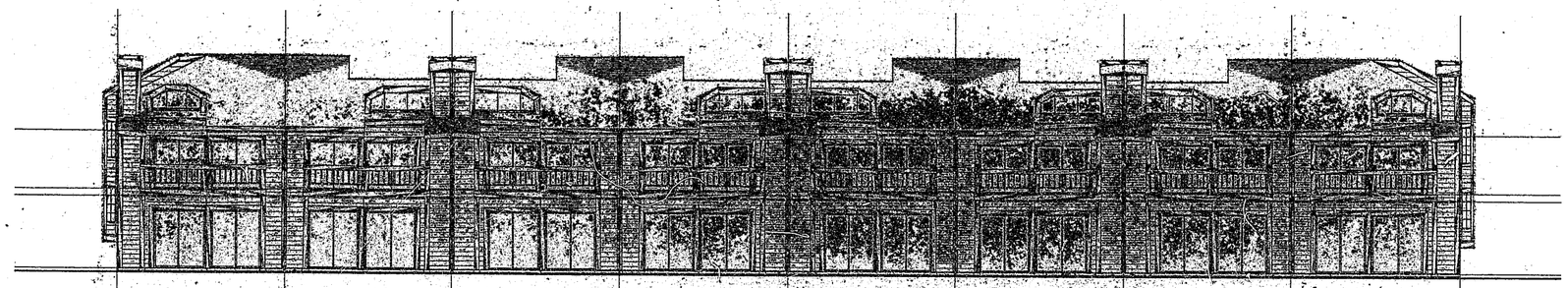
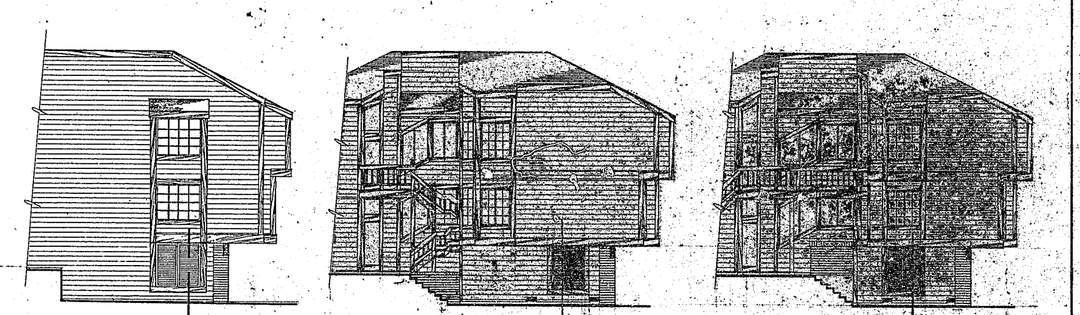


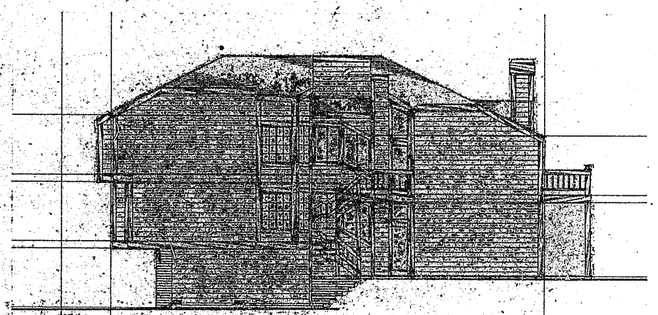
REAR



UNIT B. (4/A7) METER BOX UNIT C. (2/A7) METER BOX. UNIT D. (3/A7) METER BOX.

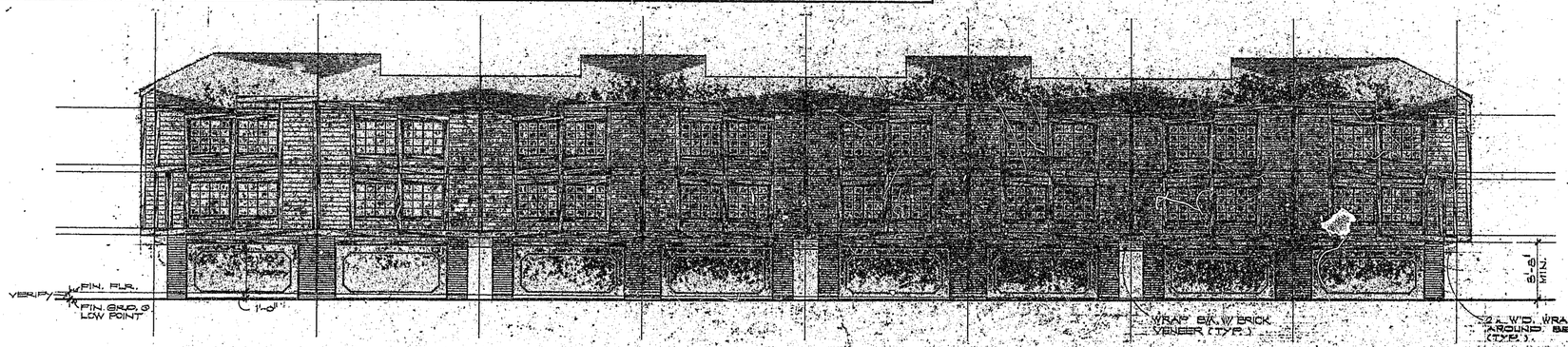
NOTE: SEE SITE PLAN FOR METER BOX LOCATIONS

METER BOX LOCATIONS



For meter box locations & details see sheet A2.1 & site plan.

RIGHT (LEFT - SIM. OPP. HAND)



FRONT

JAN 11 1980

For exact garage door opening size see 1/4" scale plan and elevations.

EXTERIOR ELEVATIONS

1/8"-1' - 0"

BLDG. TYPE 2.

JOB NO. 7807.5
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG. TYPE 2
EXTERIOR ELEVATIONS

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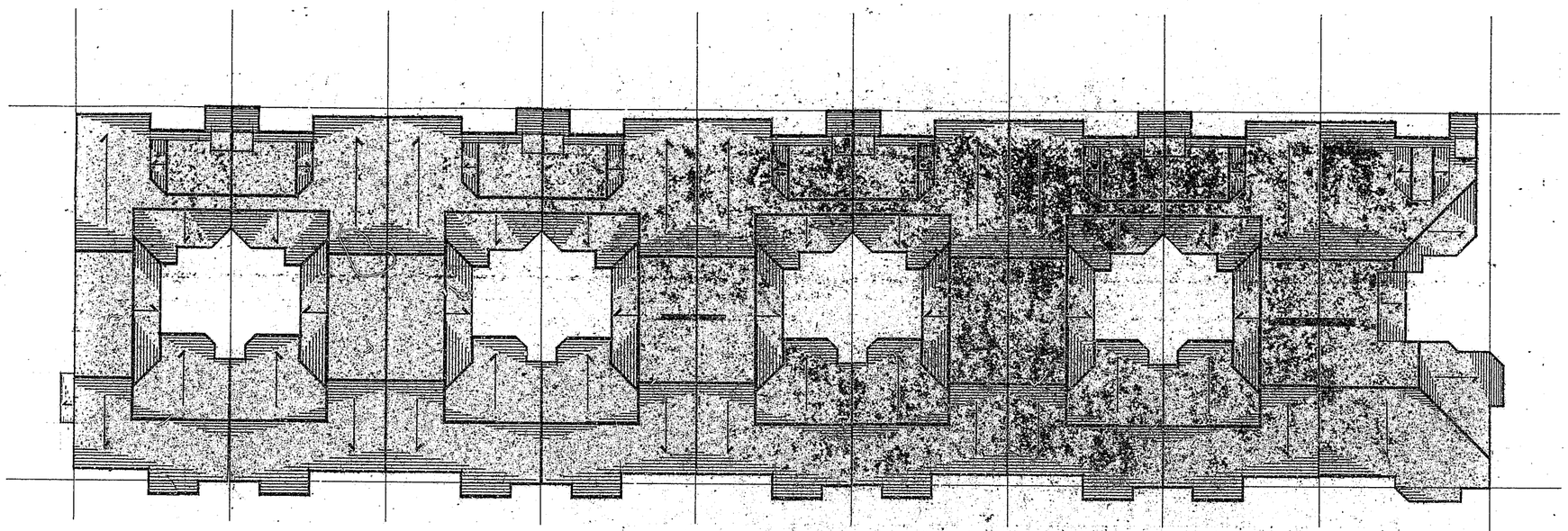
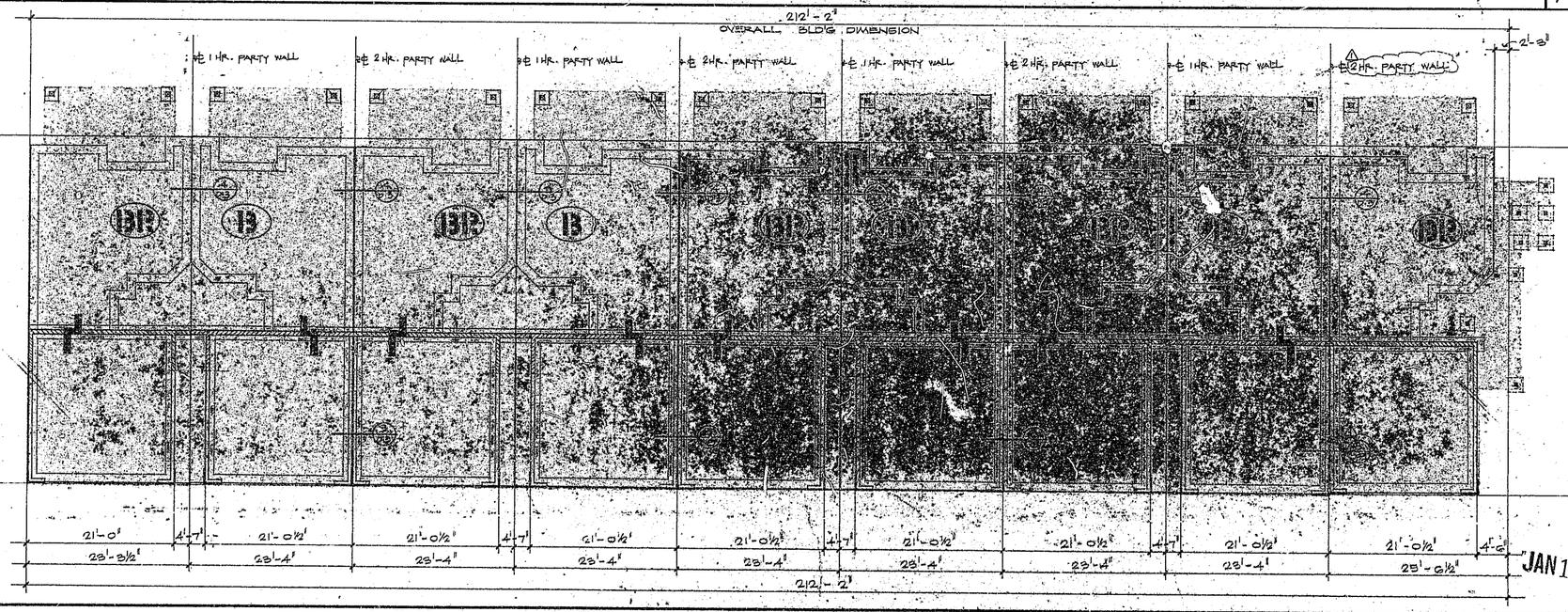


ROOF PLAN

1/8"=1'-0"



FOUNDATION PLAN

1/8"=1'-0"

BLDG. TYPE 3.

JAN 11 1980

JOB NO. 7207B
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
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PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 3
FOUNDATION & ROOF PLANS

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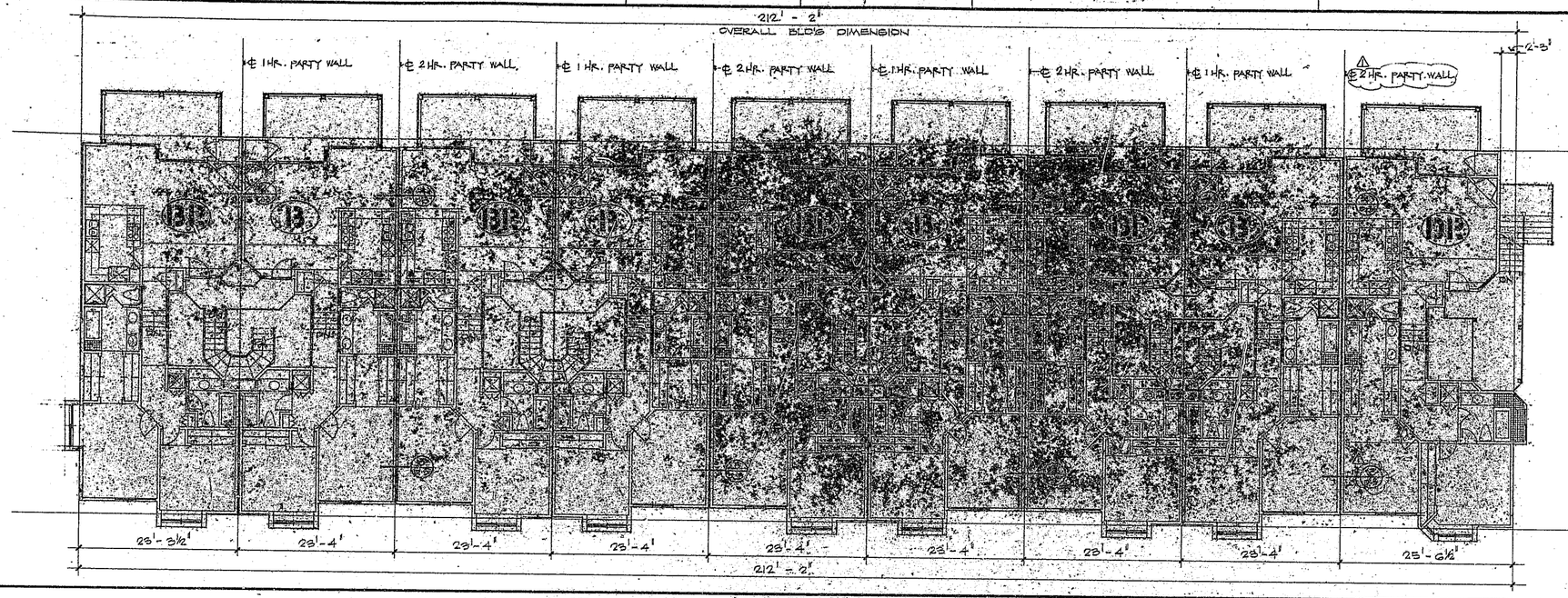
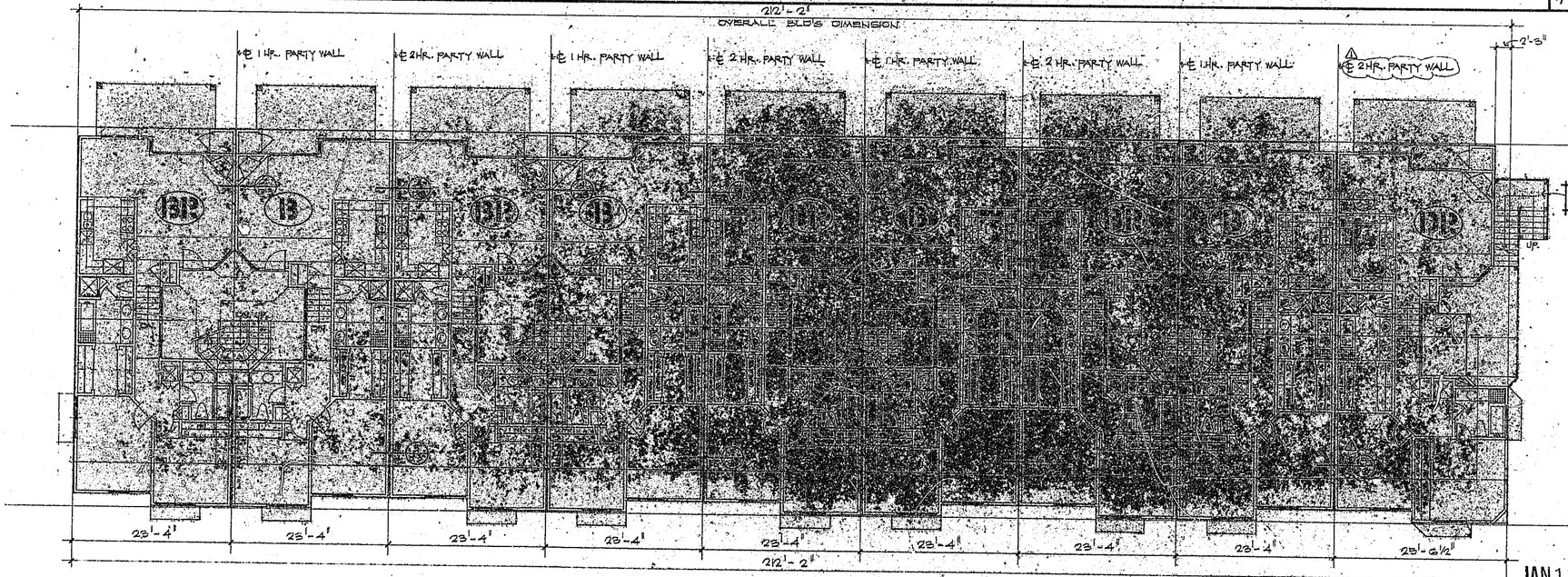


SECOND FLOOR PLAN

1/8"=1'-0"



JAN 11 1980

BLDG. TYPE 3.

FIRST FLOOR PLAN

1/8"=1'-0"

JOB NO. 8078
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
1 10-22-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLD'G TYPE 3.
FIRST & SECOND FLOOR PLANS

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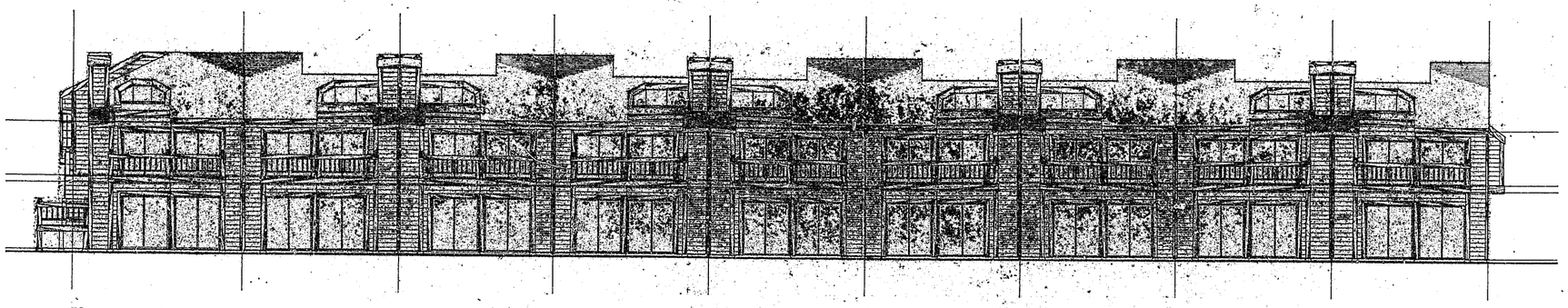
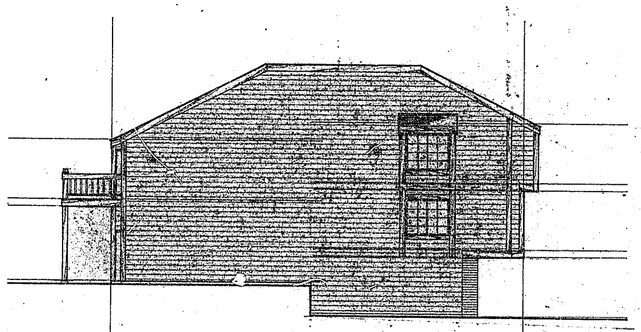
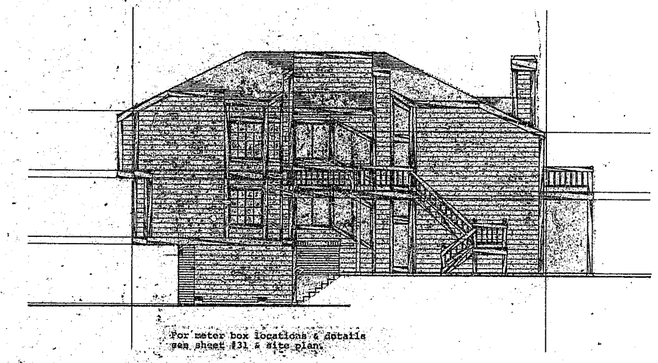
33



REAR

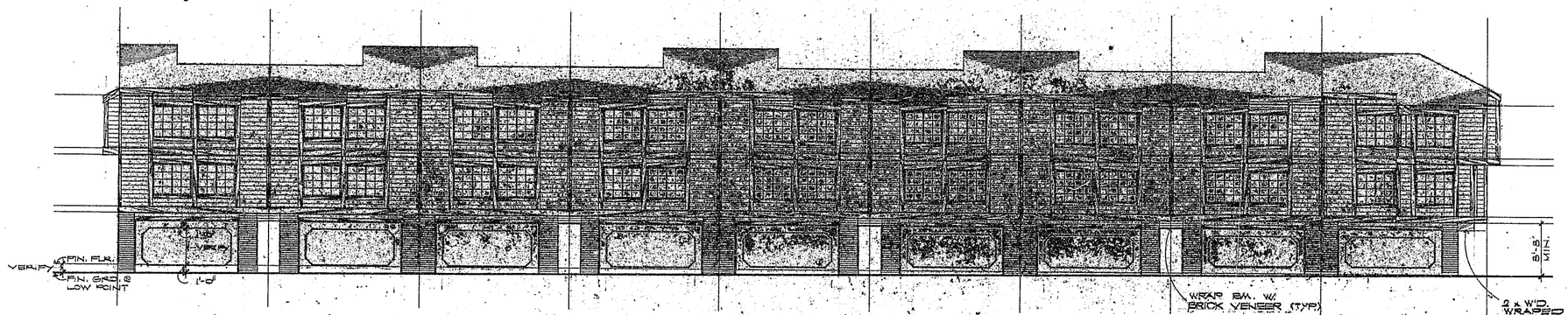


LEFT



For meter box locations & details see sheet #31 & site plan.

RIGHT



FRONT

For exact garage door opening size see 1/4" scale plan and elevations.

JAN 11 1980

EXTERIOR ELEVATIONS

1/8"-1'-0"

BLDG. TYPE 3.

JOB NO. 7807B
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 3.
EXTERIOR ELEVATIONS

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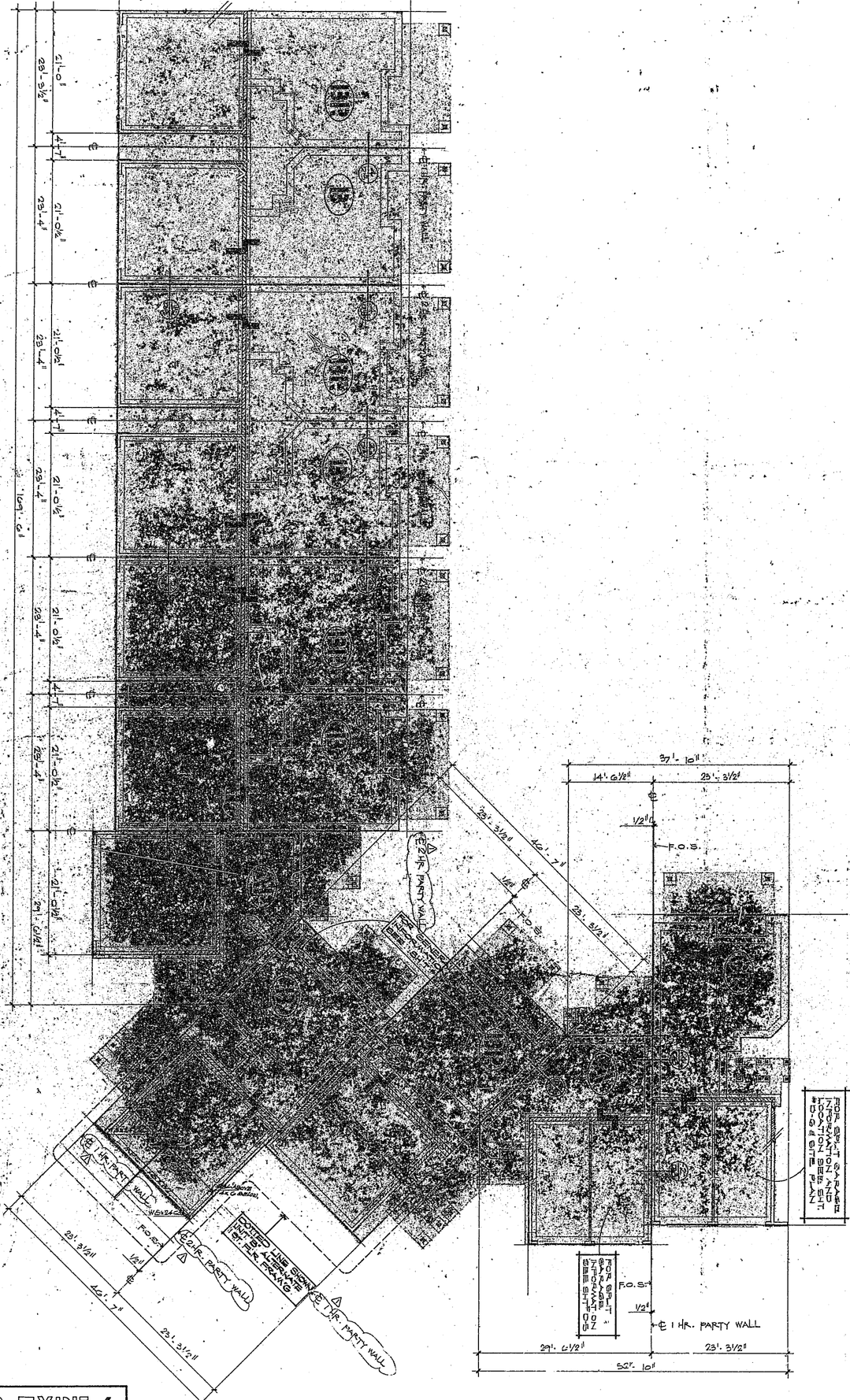
FOUNDATION PLAN



JAN 11 1980

1/8"=1'-0"

BLDG. TYPE 4.

.35

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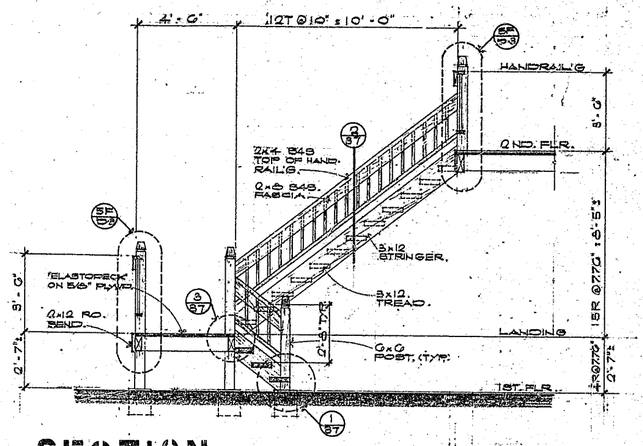
BLD'G TYPE 4.
FOUNDATION PLAN

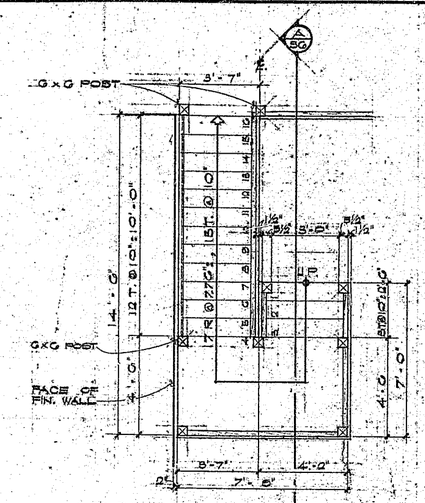
PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

DATE	10-31-80
REVISION	
ARCHITECT	
DESIGNED	
DRAWN	
CHECKED	
JOB NO.	8026



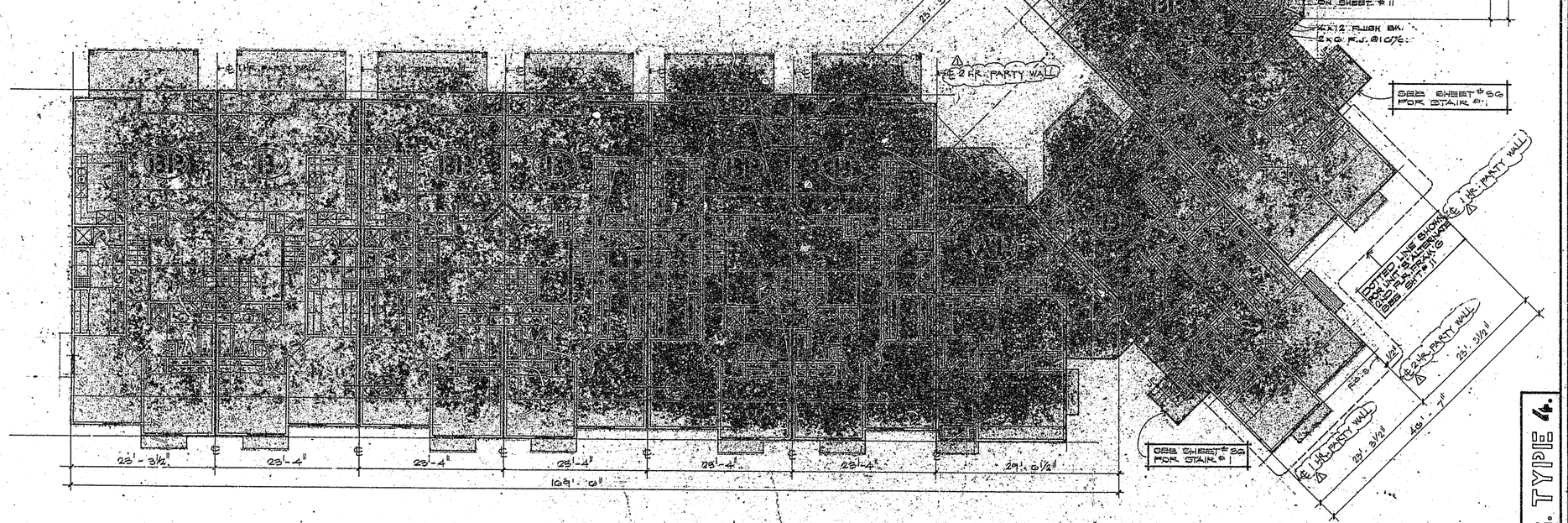
SECTION

STAIR # 1



PLAN

SCALE: 3/8"=1'-0"



FIRST FLOOR PLAN

1/8"-1'-0"

BLDG. TYPE 4

JAN 11 1980

JOB NO. 7807.2
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
10-22-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 4
FIRST FLOOR PLAN

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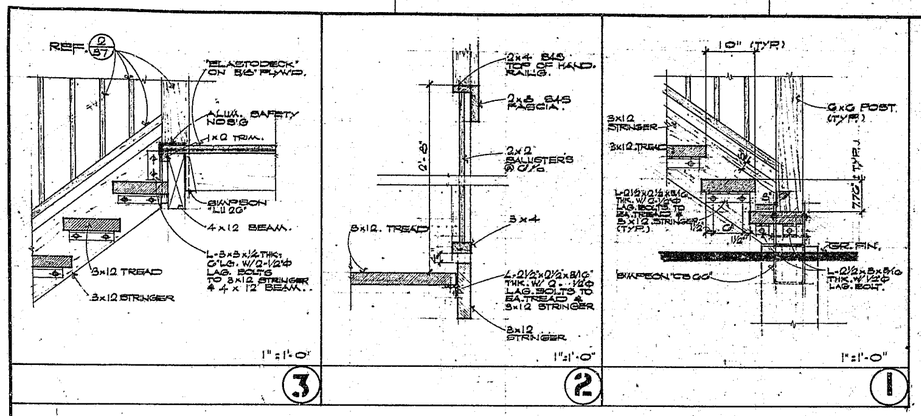

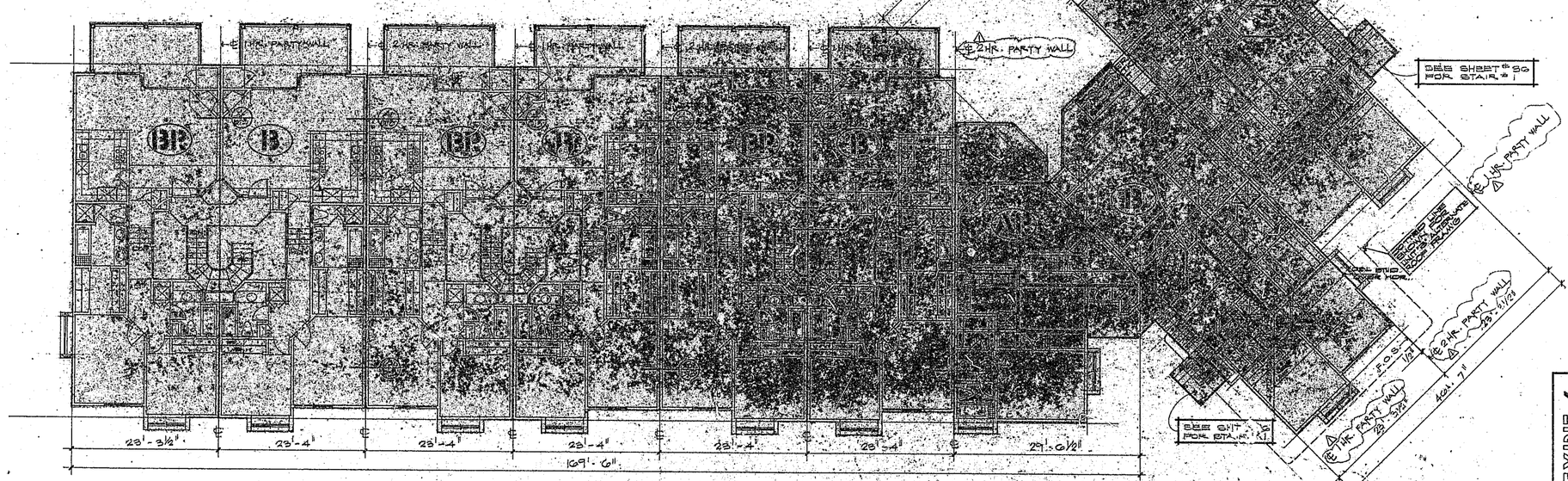

JAN 11 1980

SECOND FLOOR PLAN

1/8"-1' — 0"

BLDG. TYPE 4.

JOB NO. 78028
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
Δ 2 10-22-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 4
SECOND FLOOR PLAN

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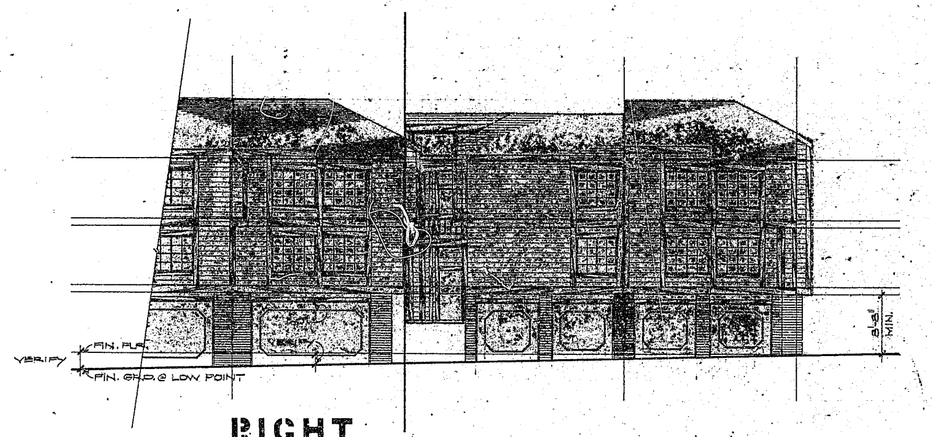
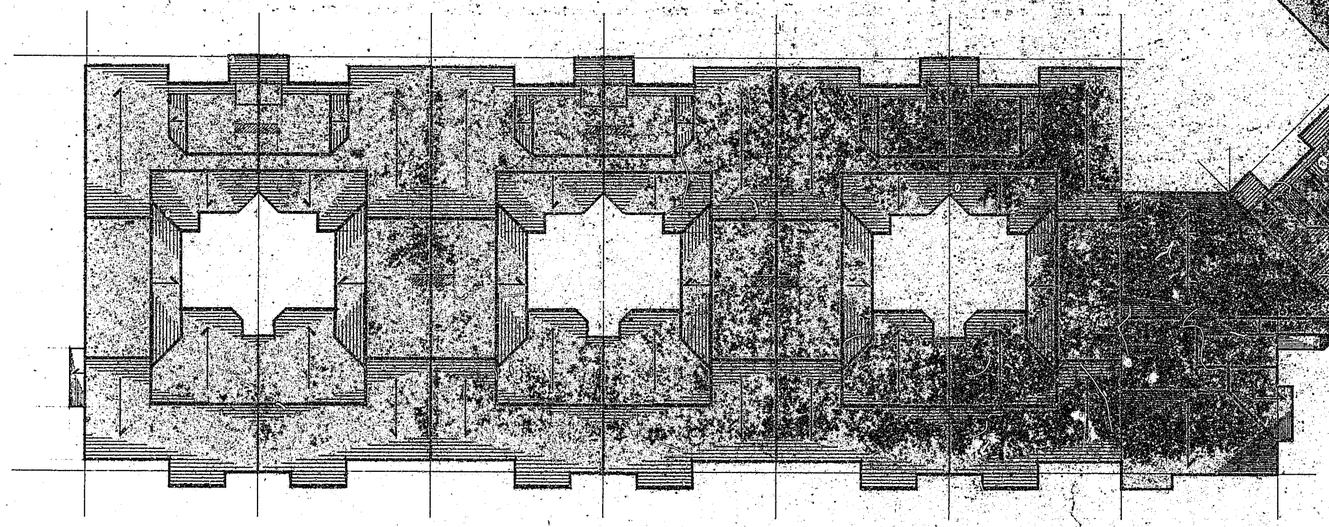


RIGHT

EXTERIOR ELEVATION

1/8"=1'-0"



JAN 11 1980

ROOF PLAN

1/8"=1'-0"

BLDG. TYPE 4.

JOB NO. 7806
DATE 1-11-80
DRAWN
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ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 4
ROOF PLAN
EXTERIOR ELEVATION

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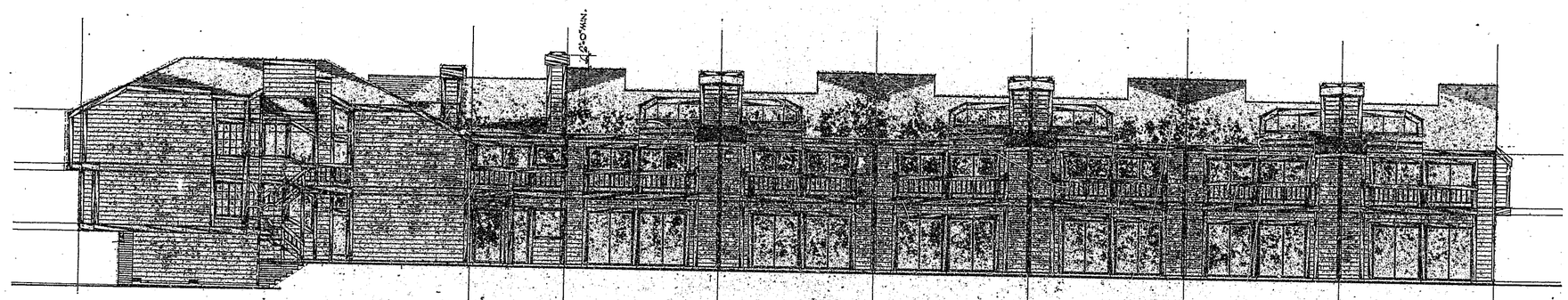
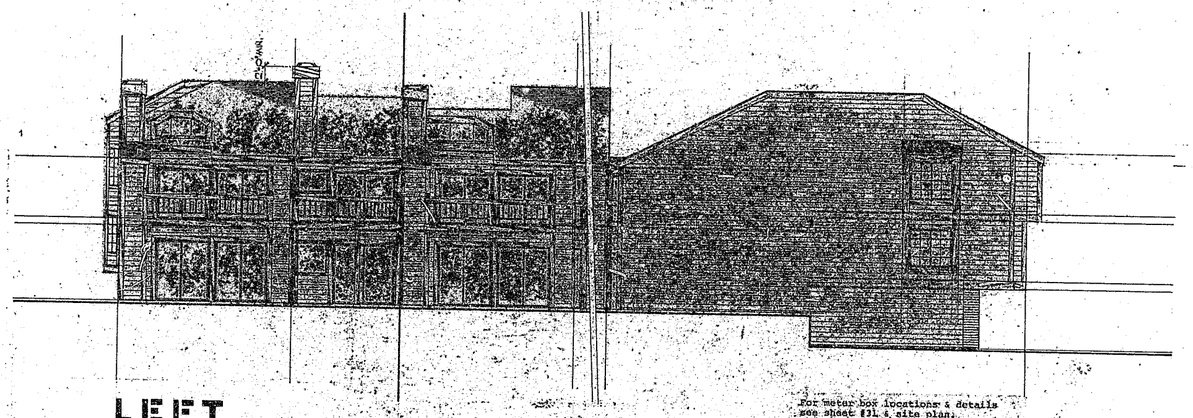
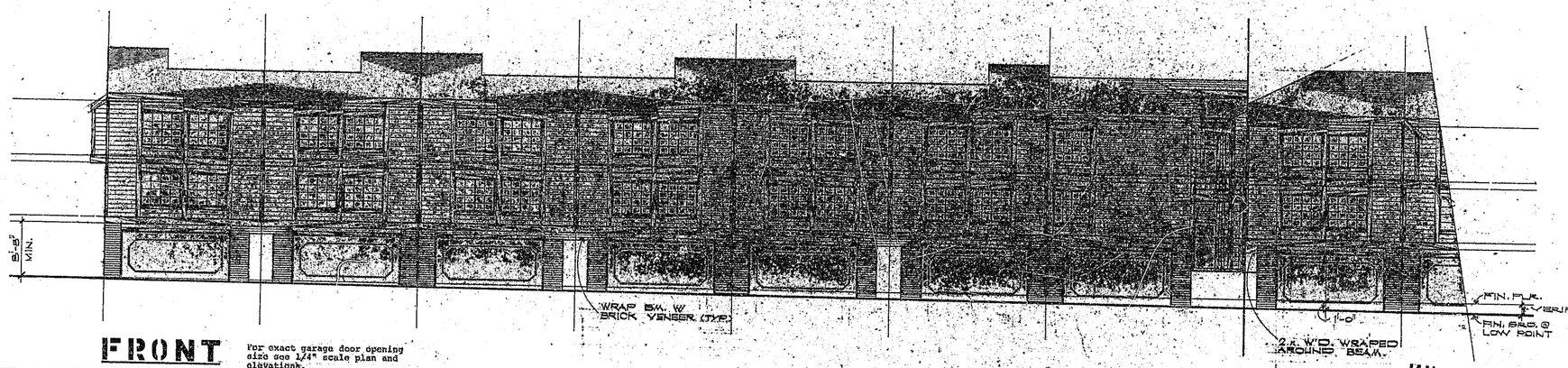


REAR



LEFT

For water box locations & details see sheet #1, & site plan.



FRONT

For exact garage door opening size see 1/4" scale plan and elevations.

EXTERIOR ELEVATIONS

1/8"-1'-0"

BLDG. TYPE 4.

JAN 11 1980

JOB NO. 7[illegible]
DATE 1 = 11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 4
EXTERIOR ELEVATIONS

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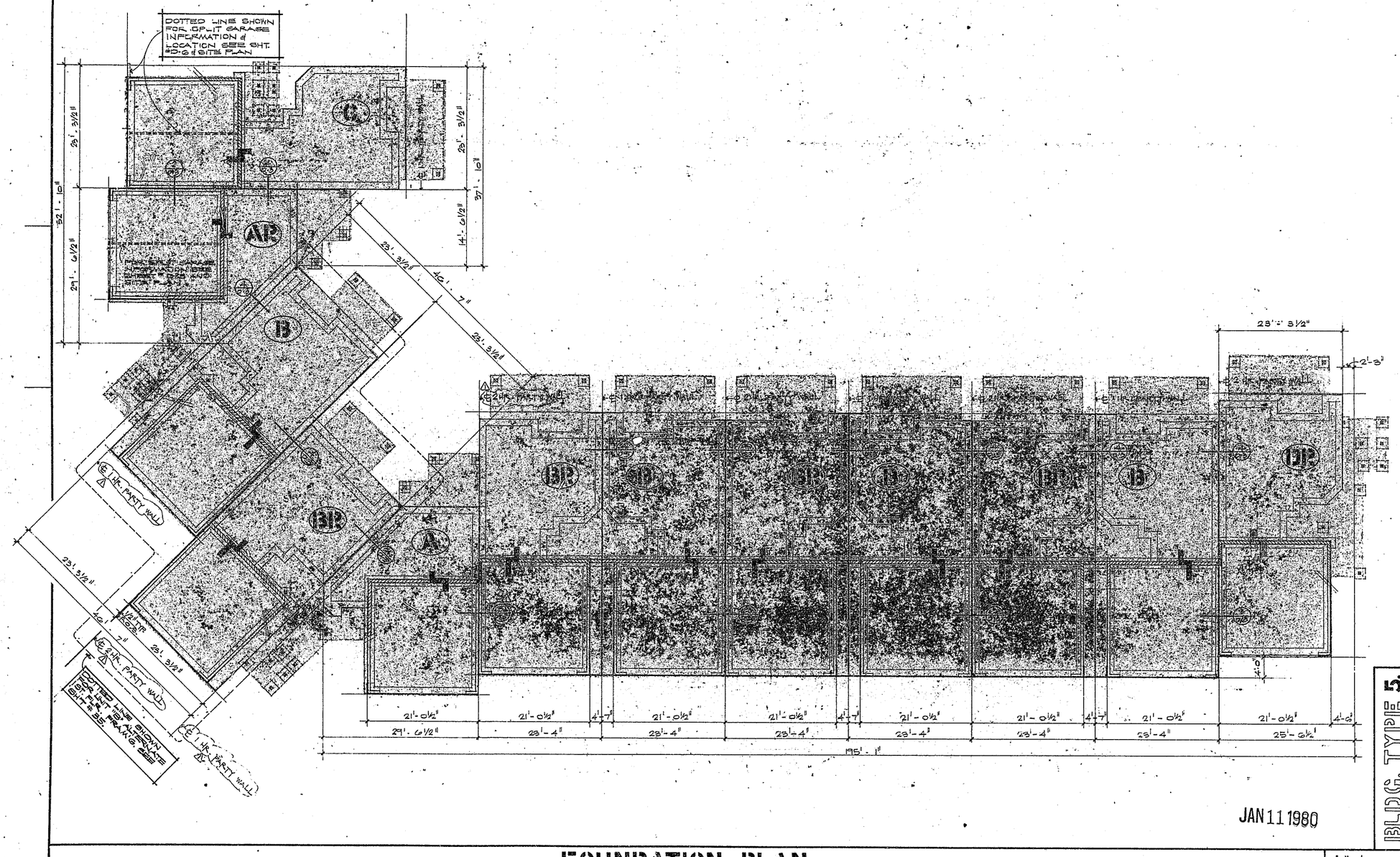
newport beach • california 92660
714 • 546.3693

39



JAN 11 1980

BLDG. TYPE 5.

FOUNDATION PLAN

1/8"=1'—0"

JOB NO. 78-025
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
1 10-22-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 5.
FOUNDATION PLAN

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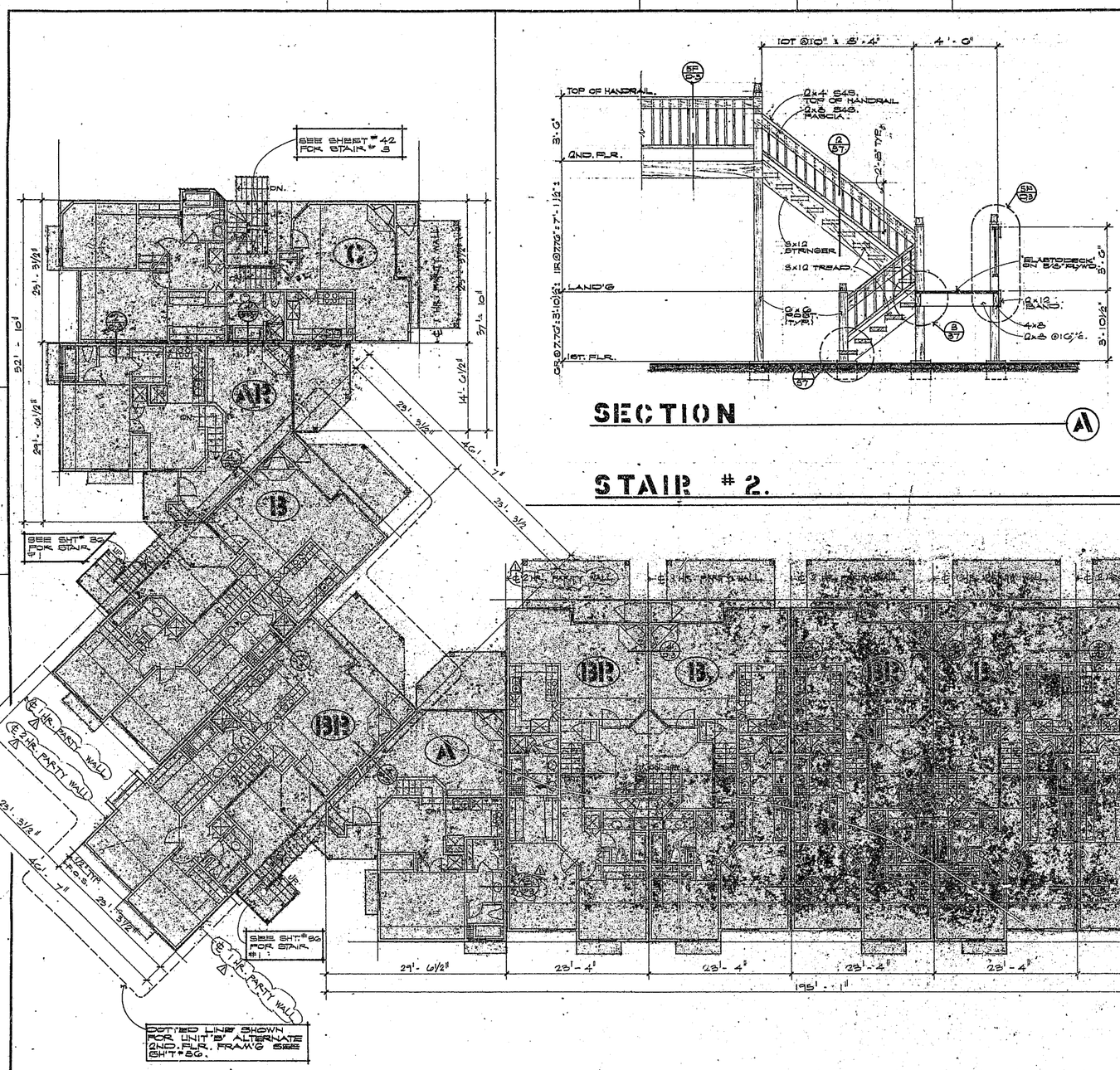
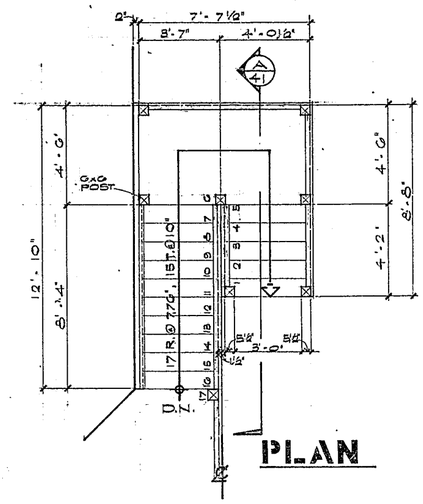
architecture + planning
3580 wilshire boulevard, suite 210
newport beach - california 92660
714 • 540 3993

40





STAIR #2.

SCALE 3/8" = 1'-0"

FIRST FLOOR PLAN

1/8"=1'-0"

JAN 11 1980

BLDG. TYPE 5.

JOB NO.	7902.25
DATE	1-11-80
DRAWN	
CHECKED	
ARCHITECT	
REVISION	10-22-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 5.
FIRST FLOOR PLAN

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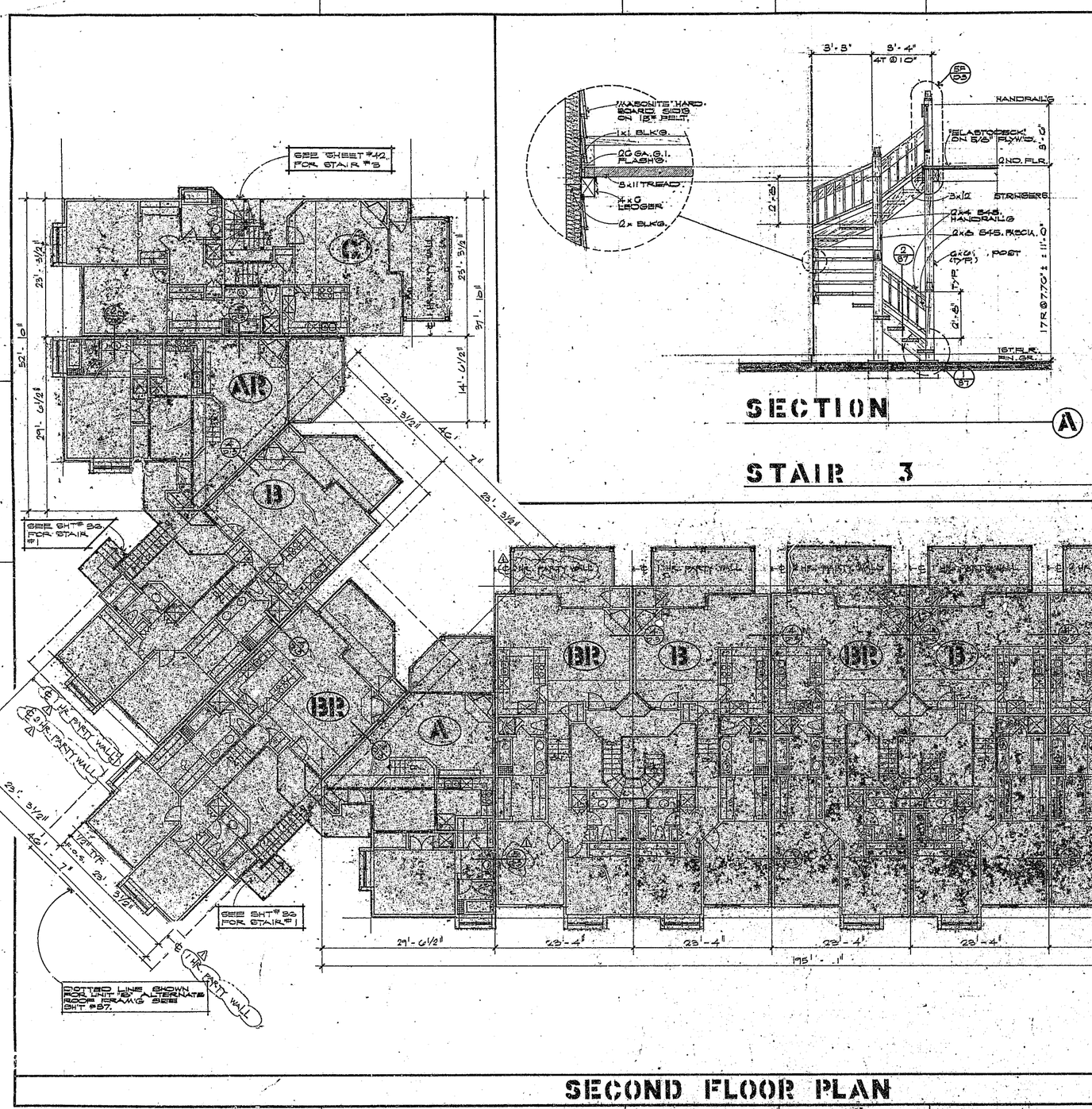
newport beach • california 92660
714 • 546.3693

41

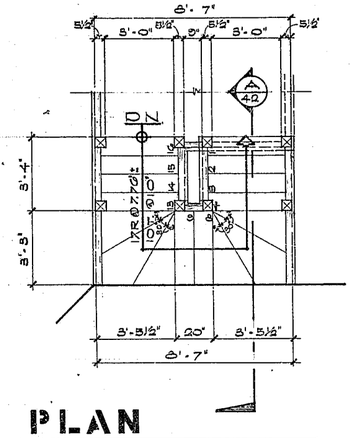


SECOND FLOOR PLAN

1/8"=1'-0"

SECTION

A



PLAN

STAIR 3

SCALE : 3/8" = 1'-0"

1

JOB NO. 7805-78
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
1 10-22-79

PENTRIDGE COVE
THE JAMES COMPANY
COSTA MESA, CALIFORNIA

BLD'G TYPE 5.
SECOND FLOOR PLAN

BLDG. TYPE 5.

JAN 11 1980

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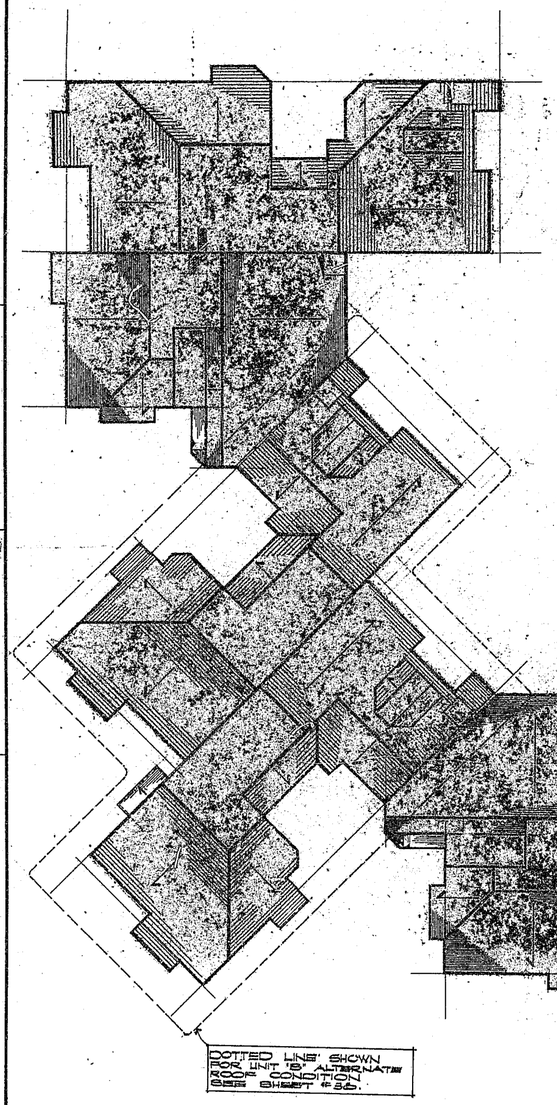
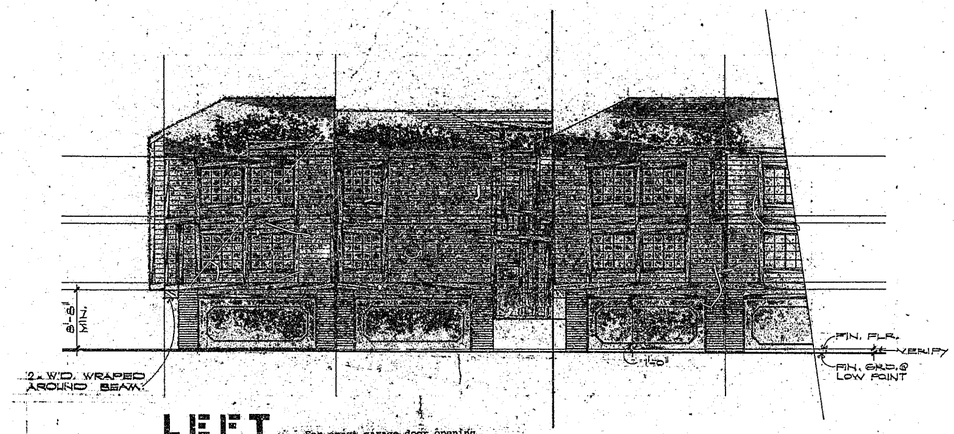
architecture • planning
3848 campus drive • suite 210
newport beach • california 92660
714 • 546 3078

42





LEFT

For exact garage door opening size see 1/4" scale plan and elevations.

EXTERIOR ELEVATION

1/8"=1' - 0"

JAN 11 1980

BLDG. TYPE 5.

ROOF PLAN

1/8"-1' — 0"

JOB NO. 78-072
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 5.
ROOF PLAN

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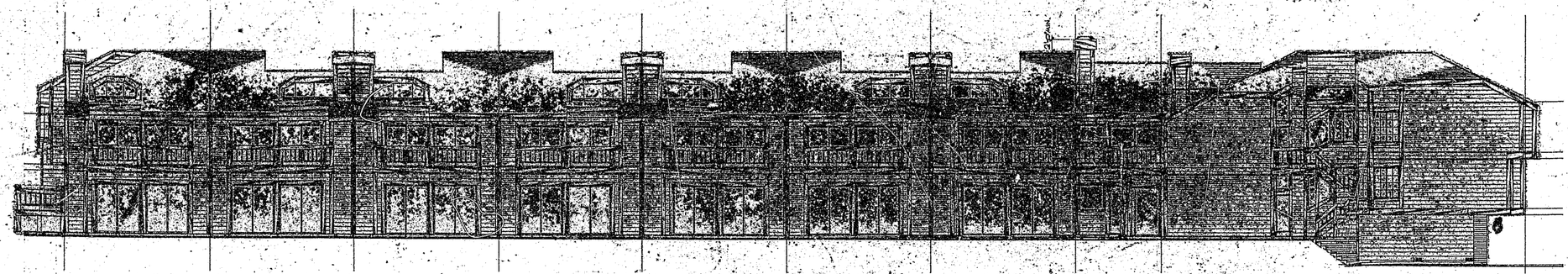
architecture • planning
3848 carson street • suite 210
torrance, california • california 92503
714 • 540 3693

43



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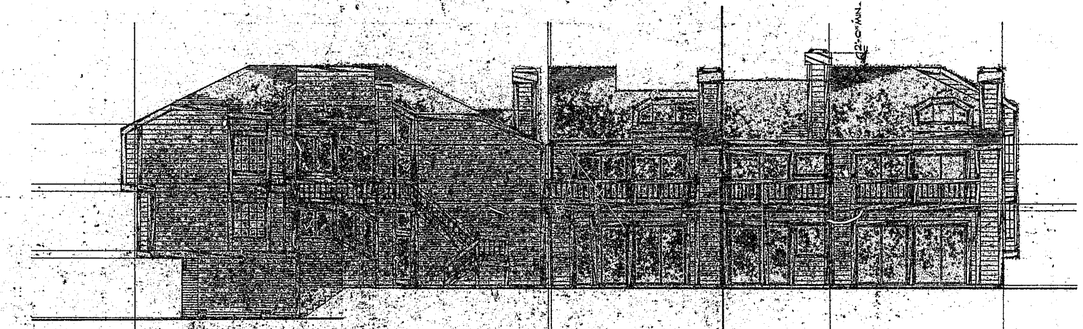
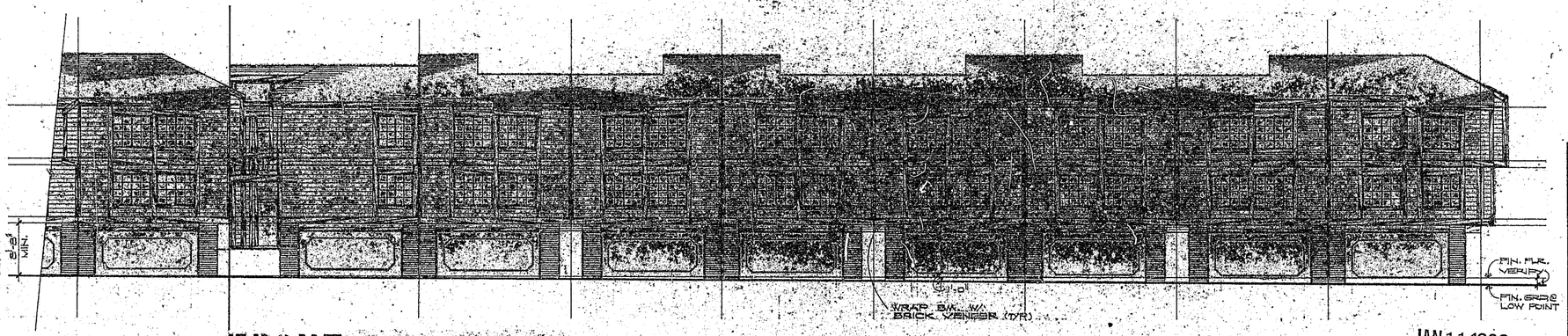


For meter box locations & details see sheet 121 & elec. plans.

RIGHT



FRONT

For exact garage door opening size see 1/4" scale plan and elevations.

JAN 11 1980

EXTERIOR ELEVATIONS

1/8"-1'-0"

BLDG. TYPE 5.

JOB NO. 7802P
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 5.
EXTERIOR ELEVATIONS

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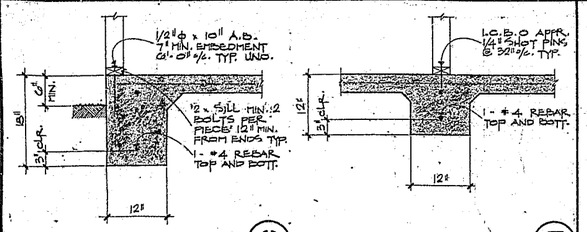
newport beach • california 92660
714 • 546-3693



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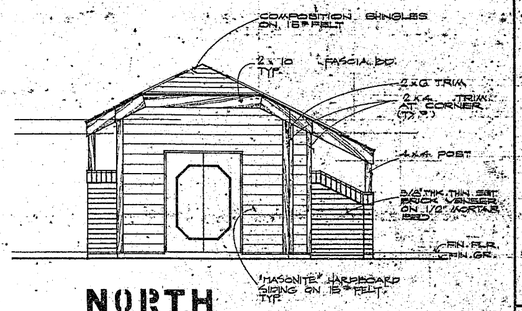

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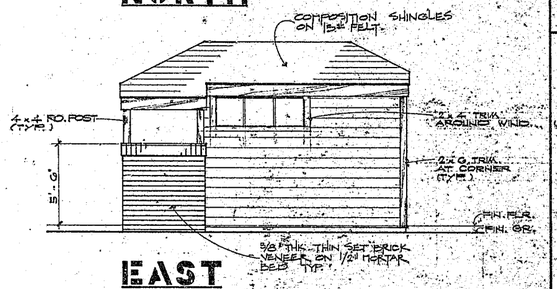
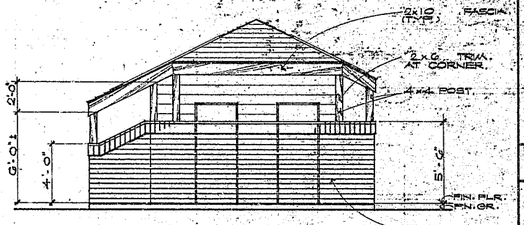


EAST



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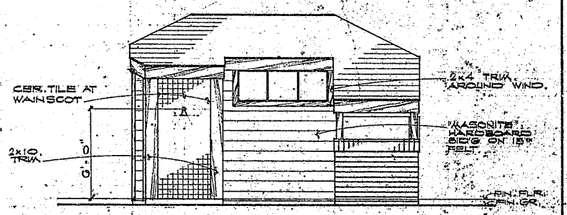

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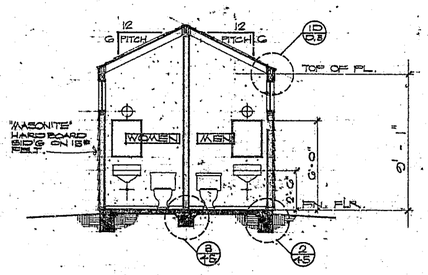
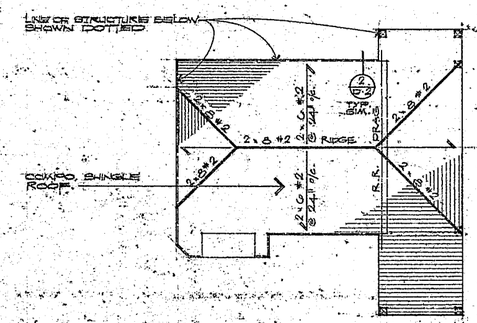


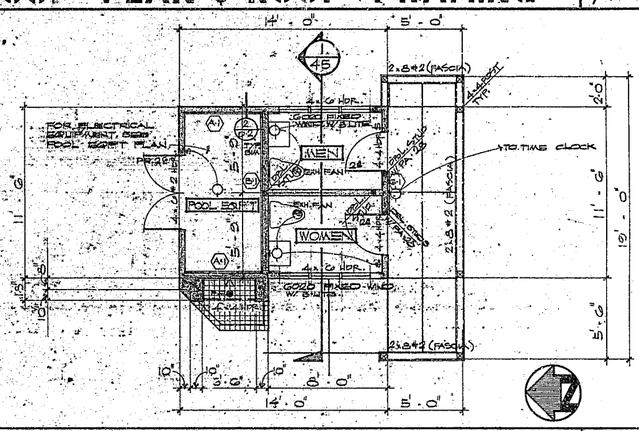
1 SECTION 1/4"=1'-0"

EXTERIOR ELEV'S 1/4"=1'-0"

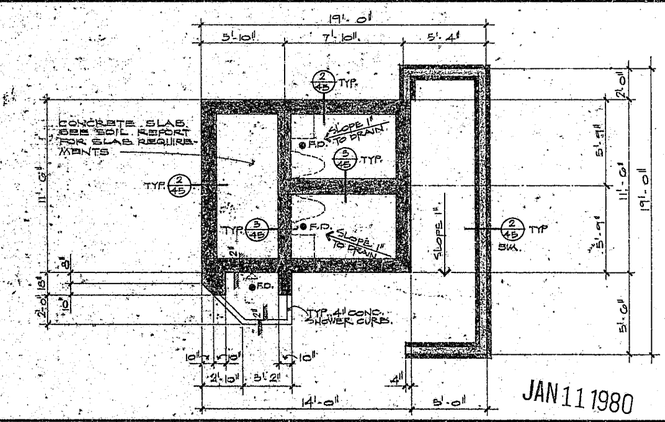


Rfg Shtg:
1/2"x4'x8' Plywood-X
PT 32/16
Nailing: 8d @ 6", 6", 12" Bnd En, Field

ROOF PLAN & ROOF FRAMING 1/4"-1'-0"



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



JAN 11 1980

FOUNDATION PLAN 1/4"=1'-0"

CABANA

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714 • 540 3593

JOB NO. 7902.6
DATE 1-11-80
DRAWN
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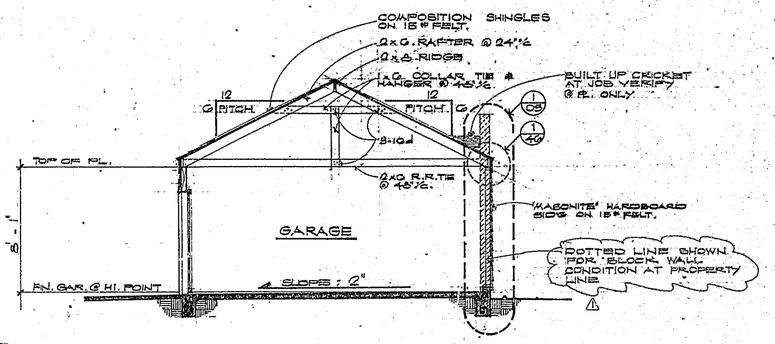
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

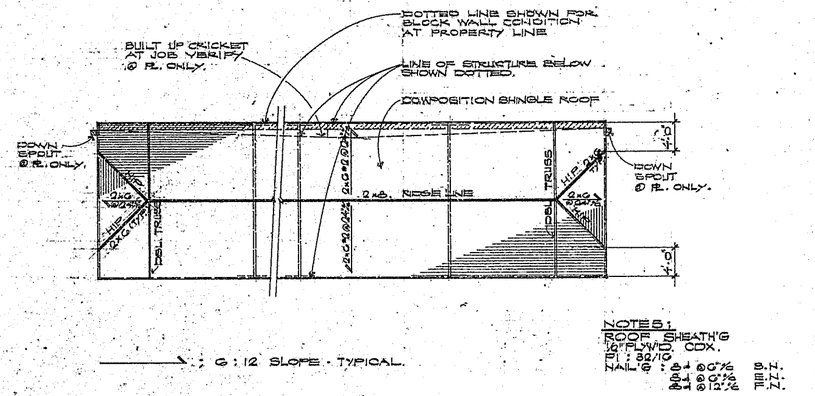
CABANA
FOUNDATION, FLOOR & ROOF PLAN
EXTERIOR ELEVATIONS
SECTION & FDN. DETAILS

45



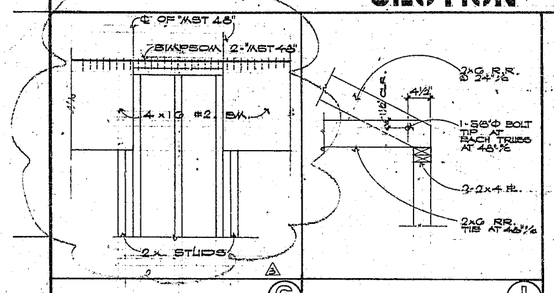
SECTION

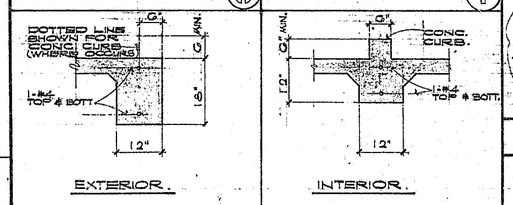
1/4"-1'-0"

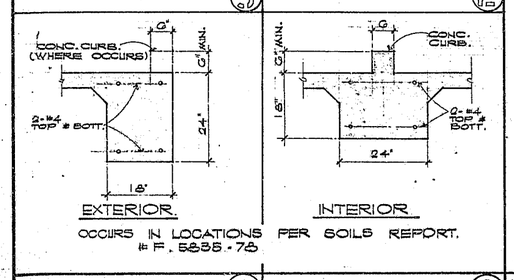


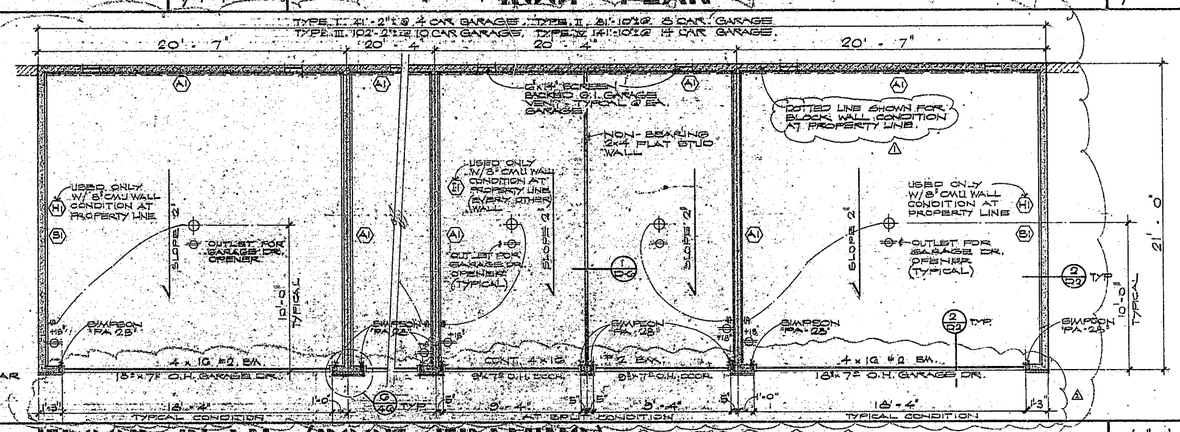
ROOF PLAN

1/8"-1'-0"



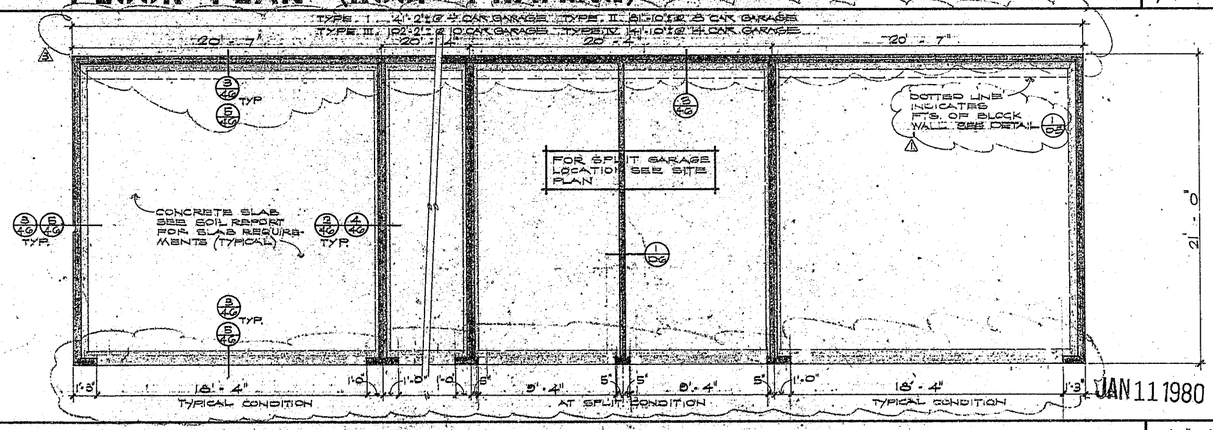






FLOOR PLAN (ROOF FRAMING)

1/4"-1'-0"



FOUNDATION PLAN

1/4"-1'-0"

JAN 11 1980

GARAGE

JOB NO.	7802B
DATE	1-11-80
DRAWN	
CHECKED	
ARCHITECT	
REVISION	
1	10-22-79
2	12-14-79
3	1-11-80

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

GARAGE
FOUNDATION, FLOOR & ROOF PLAN
SECTION & DETAILS

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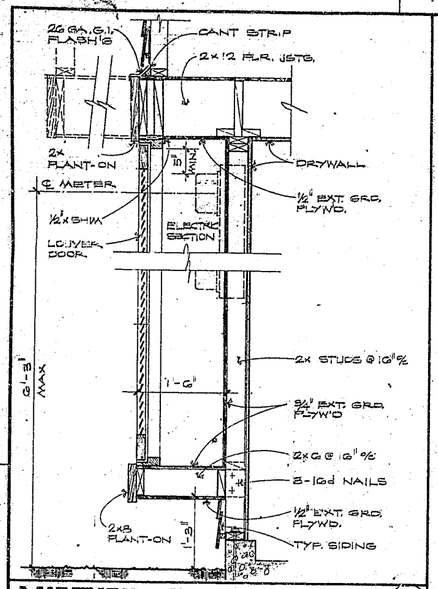
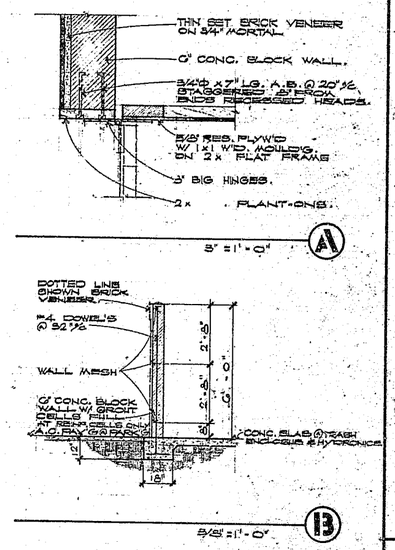
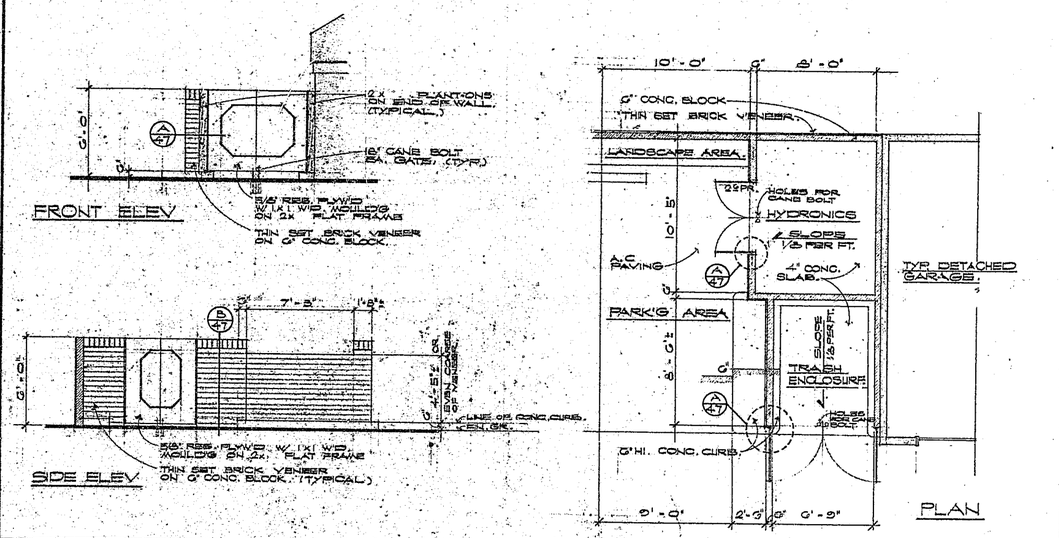
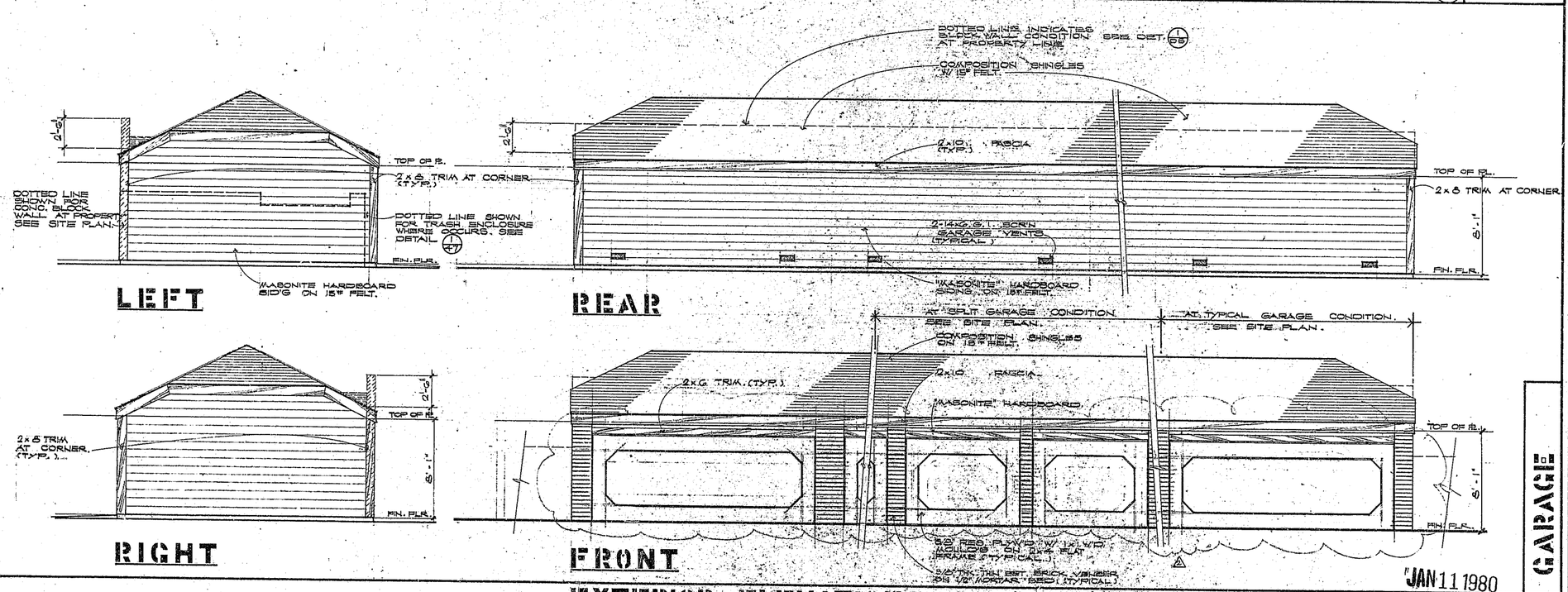


METER BOX SECT. (2)





TRASH ENCLOSURE (1) 1/4"=1'-0"



EXTERIOR ELEVATIONS

1/4"-1'-0"

JAN 11 1980

GARAGE

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

JOB NO. 7909A
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
△ 12-14-79

GARAGE EXTERIOR ELEVATIONS

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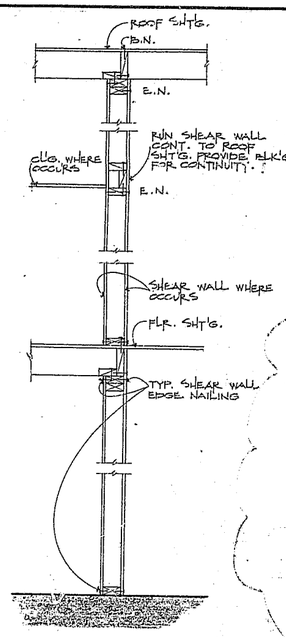
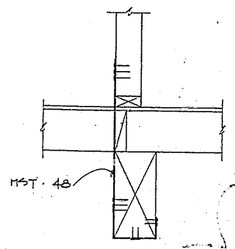
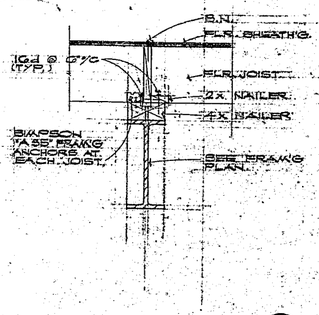
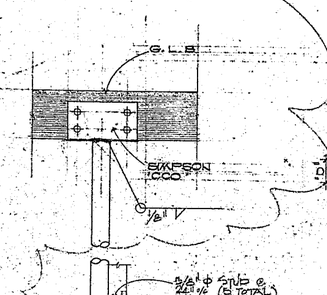
newport beach • california 92660
714 • 646 3693

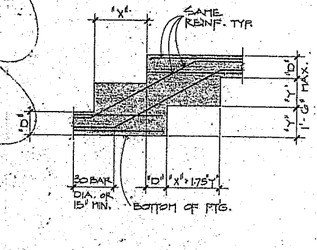
47

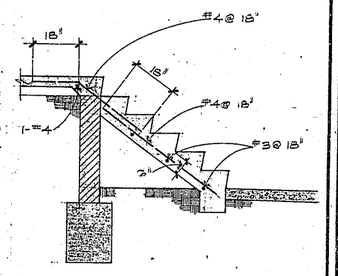


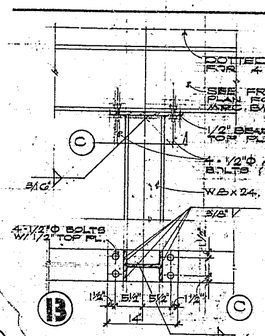


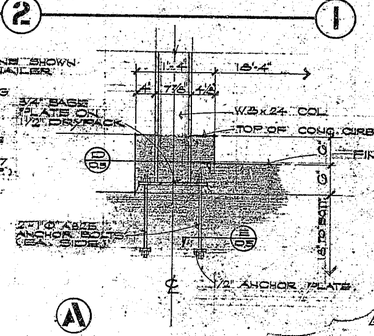


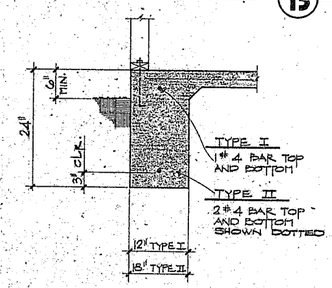


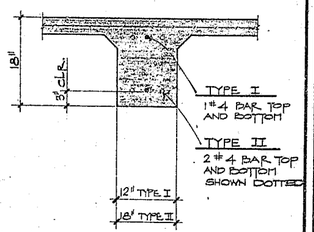










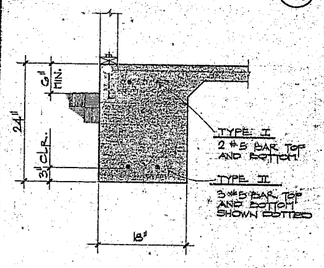


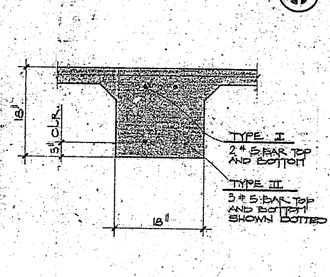
SHEAR WALL SCHEDULE

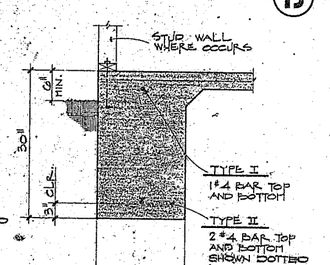
	Shear Wall Material	Fastener	Edge	Field	1 side Allow. 2 side Shear		SILL ATTACHMENT Exterior	Interior	Upper Level
A	1/2" gypsum wallboard	5d cooler	7	7	1	100	1/2" @ 72"	1/4" shot pins @ 32"	16d @ 16"
					2	200	1/2" @ 40"	1/4" shot pins @ 16"	16d @ 8"
B	1/2" gypsum wallboard	5d cooler	4	4	1	125	1/2" @ 72"	1/4" shot pins @ 24"	16d @ 12"
					2	250	1/2" @ 32"	1/4" shot pins @ 12"	16d @ 6"
C	1/2" gypsum wallboard (blocked)	5d cooler	4	4	1	150	1/2" @ 60"	1/4" shot pins @ 16"	16d @ 8"
					2	300	1/2" @ 32"	1/4" shot pins @ 8"	16d @ 4"
D	5/8" gypsum wallboard	6d cooler	7	7	1	100	1/2" @ 72"	1/4" shot pins @ 32"	16d @ 16"
					2	200	1/2" @ 40"	1/4" shot pins @ 16"	16d @ 8"
E	5/8" gypsum wallboard	6d cooler	4	4	1	125	1/2" @ 72"	1/4" shot pins @ 24"	16d @ 12"
					2	250	1/2" @ 32"	1/4" shot pins @ 12"	16d @ 6"
F	5/8" gypsum wallboard (blocked)	6d cooler	4	4	1	175	1/2" @ 40"	1/4" shot pins @ 16"	16d @ 8"
					2	350	1/2" @ 24"	1/4" shot pins @ 8"	16d @ 4"
G	3/8" CD-X plywood (24/0)	8d	6	12	1	264	1/2" @ 32"	1/2" @ 32"	16d @ 6"
					2	528	1/2" @ 16"	1/2" @ 16"	16d @ 3"
H	3/8" CD-X plywood (24/0)	8d	4	12	1	384	1/2" @ 24"	1/2" @ 24"	16d @ 4"
					2	763	5/8" @ 16"	5/8" @ 16"	16d @ 2"
I	3/8" CD-X plywood (24/0)	8d	2-1/2	12	1	564	1/2" @ 16"	1/2" @ 16"	16d @ 3"
					2	1128	3/4" @ 16"	3/4" @ 16"	---
J	3/8" CD-X plywood (24/0)	8d	3	12	1	636	1/2" @ 16"	1/2" @ 16"	16d @ 2-1/2"
					2	1272	3/4" @ 16"	3/4" @ 16"	---
K	1/2" CD-X plywood (32/16)	10d	6	12	1	310	1/2" @ 32"	1/2" @ 32"	16d @ 4"
					2	620	1/2" @ 16"	1/2" @ 16"	16d @ 2"
L	1/2" CD-X plywood (32/16)	10d	4	12	1	460	1/2" @ 16"	1/2" @ 16"	16d @ 4"
					2	928	1/2" @ 8"	1/2" @ 8"	16d @ 2"
M	1/2" CD-X plywood (32/16)	10d	2-1/2	12	1	621	1/2" @ 16"	1/2" @ 16"	16d @ 2-1/2"
					2	1242	3/4" @ 16"	3/4" @ 16"	---
N	1/2" CD-X plywood (32/16)	10d	2	12	1	693	1/2" @ 12"	1/2" @ 16"	16d @ 2"
					2	1386	3/4" @ 16"	3/4" @ 16"	---
O	7/8" stucco or P.C. plaster w/ 16 ga. paper-backed lath (ICBO 1823)	staples	6	6	1	180	1/2" @ 48"	1/2" @ 48"	16d @ 8"
					2	360	1/2" @ 24"	1/2" @ 24"	16d @ 4"
P	7/8" stucco or P.C. plaster w/ 16 ga. paper-backed lath (ICBO 1823)	staples	3	3	1	325	1/2" @ 32"	1/2" @ 32"	16d @ 4"
					2	650	1/2" @ 16"	1/2" @ 16"	16d @ 2-1/2"

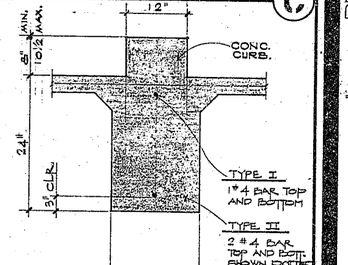
A 1 — Shear wall description
H 2 — One side or both sides

Note: Solid block all edges of plywood typically







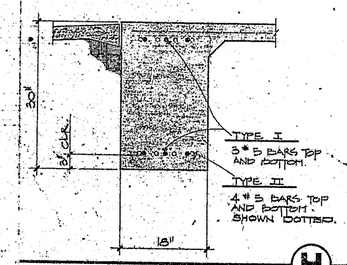


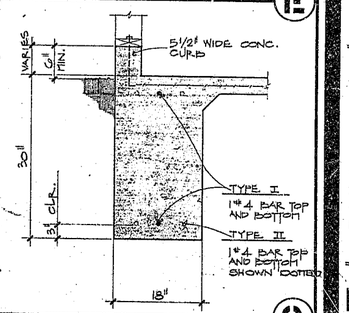
FOUNDATION NOTES.

SEE SOILS REPORTS BY ACCY-TEST SOIL LAB, TWO FOUNDATION CONDITIONS (DIFFERENT LOCATIONS).

TYPE I ; PER SOIL REPORTS #'S F-5953-78, F-6851-79, F-5418-78.

TYPE II ; PER SOIL REPORT #F-5885-78.





PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

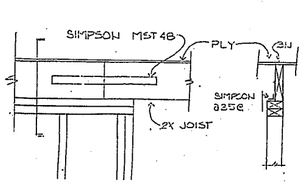
JOB NO. 7904
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
A 1-12-14-'79

DETAILS

danielian associates
architecture • planning
3848 campus drive • suite 210
newport beach • california 92660
714 • 540-3693

D-1

JAN 11 1980



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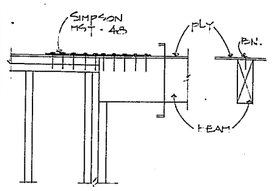

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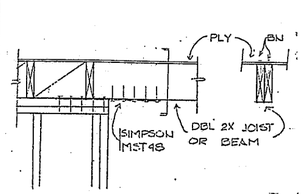

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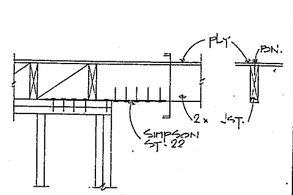

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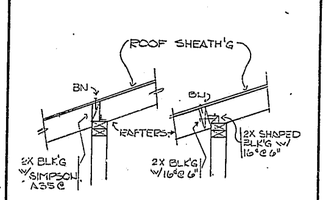

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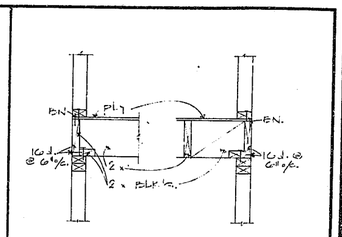

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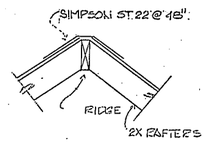

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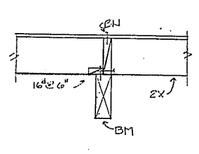

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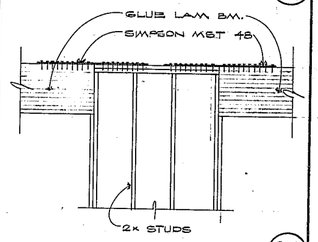

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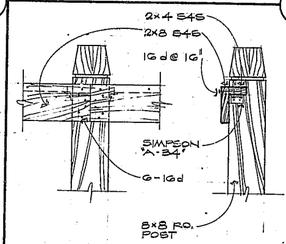

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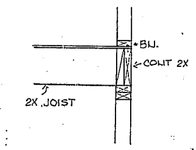

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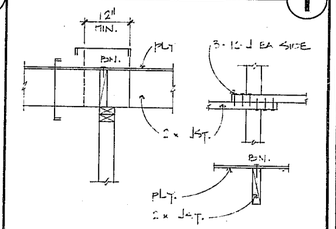

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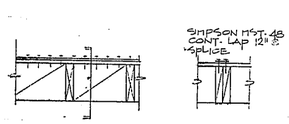

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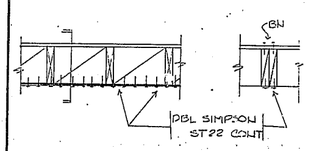

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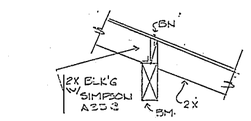

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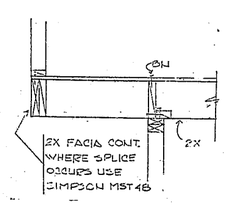

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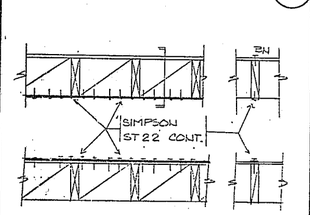

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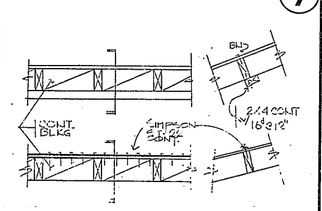

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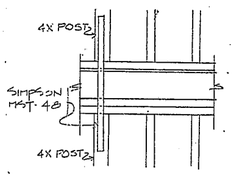

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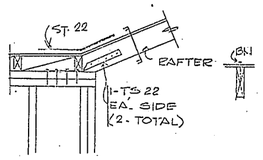

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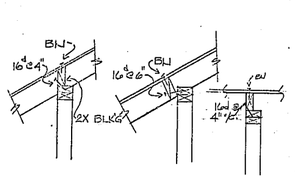

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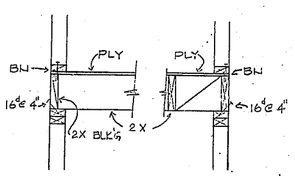

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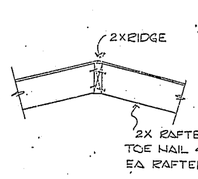

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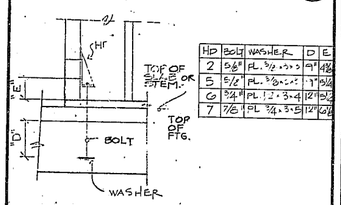
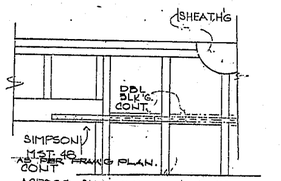


HD	BOLT	WASHER	D	E
2	5/8"	PL. 3/16 x 1 1/2 x 3"	9"	4 1/2"
5	5/8"	PL. 3/16 x 2 1/2 x 3"	1'-0"	5 1/2"
6	3/4"	PL. 1/4 x 3 1/2 x 4"	12"	5 1/2"
7	7/8"	PL. 1/4 x 3 1/2 x 5"	12"	6 1/2"

19

26



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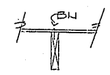

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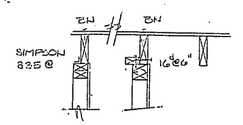

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JAN 11 1980

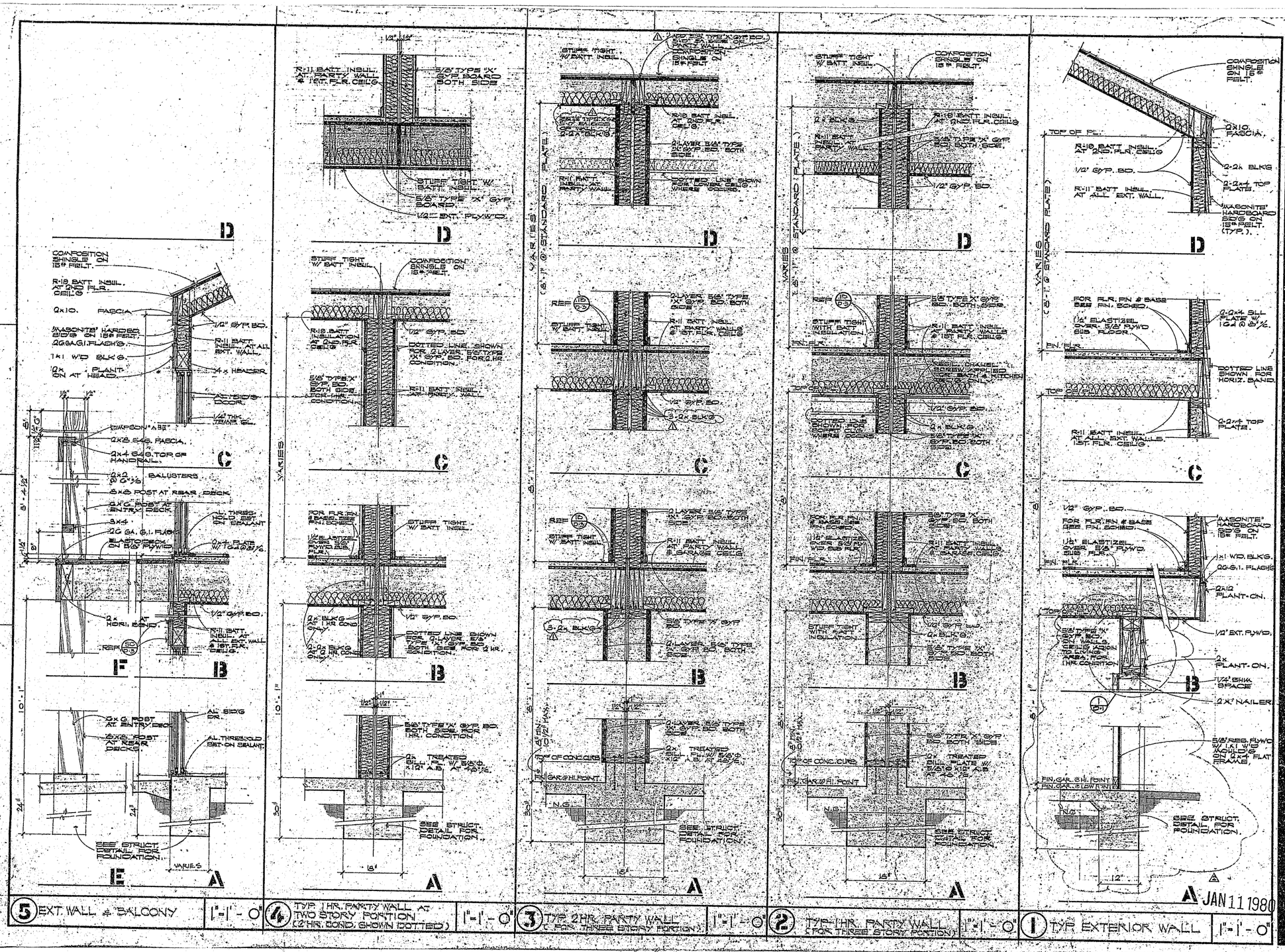
PENTRIDGE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

JOB NO. 7802B
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

DETAILS

D-2

danielian associates
architecture • planning
3848 campus drive • suite 210
newport beach • california 92660
714 • 546 3693



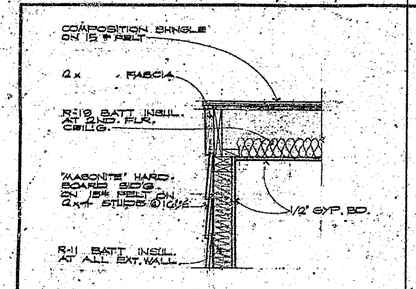
PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

JOB NO. 7502S
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
Δ1 10-22-79
Δ2 12-14-79

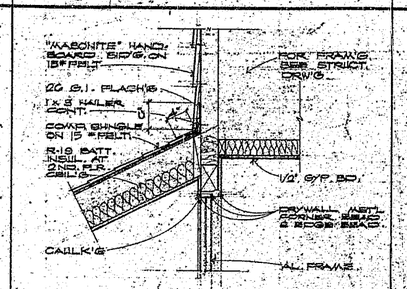
DETAILS

daniel/ian associates
architecture • planning
3848 campus drive • suite 210
newport beach • california 92660
(714) 546-5500

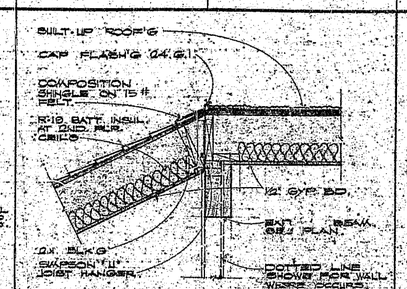
D-3



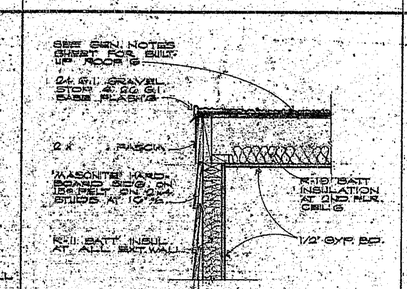
GABEL END. (5)



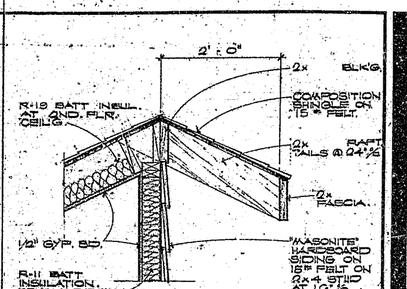
COMPOSITION SHINGLES AT WALL (4)



COMPOSITION SHINGLES TO BUILT-UP ROOF (3)



BUILT-UP ROOF END. (2)



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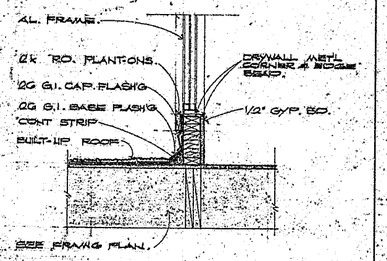
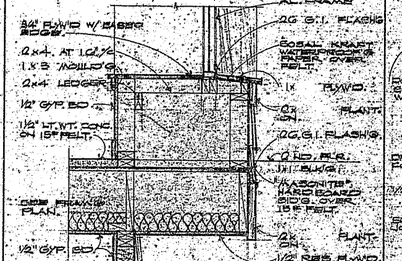
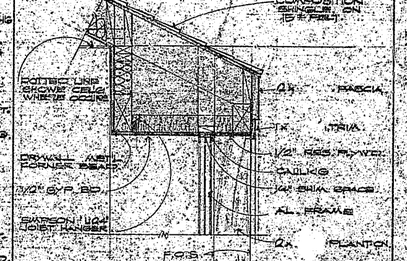


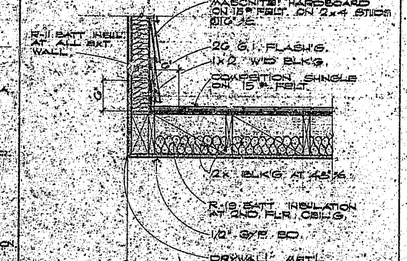
BUILT-UP ROOF AT WALL (10)



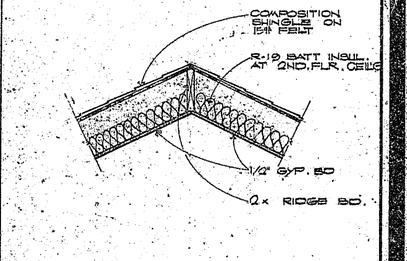
BAY WINDOW PROJECTION (9)



BAY WINDOW PROJECTION (8)

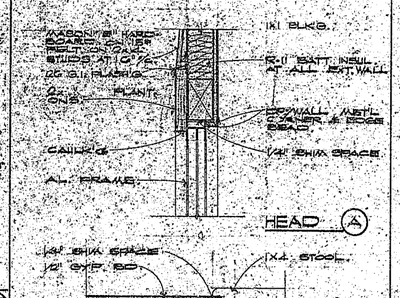


CORP SHINGLES ROOF AT WALL (7)

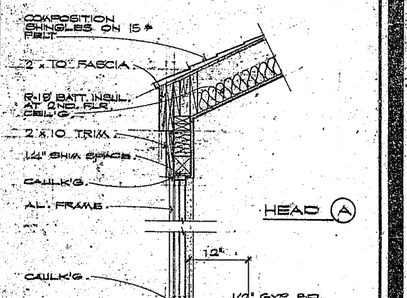


ROOF RIDGE (6)

THIN SET BRICK VENEER (13)



WINDOW DETAIL (12)



DOOR DETAIL (11)

VALANCE ABOVE VANITY (14)

JAN 11 1980

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

JOB NO. 7904
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PETAILS

daniellan associates
architecture • planning
3848 campus drive • suite 210
newport beach • california 92660
714 • 546 3993

D-4

dahlgren associates
architecture • planning
3348 campus drive • suite 210
newport beach • california 92660
714 • 546 3593

D-5

UNIT A, SPLIT GARAGE
FOUNDATION PLAN
GARAGE FLOOR PLAN

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

JOB NO. 79-25
DATE 11-1-80
DRAWN
CHECKED
ARCHITECT
REVISED 12-14-79, 7/5

UNIT A. SPLIT GARAGE

JAN 11 1980

1/4"=1'-0"

FOUNDATION PLAN

FOR STRUCT. FRAMING INFORMATION & DIMENSIONS, SEE SHT. NO. 4

SLOPE 1/8 PER FOOT

SEE DRAWING FOR HEIGHT & LENGTH OF RETAINING WALL

21'-0"

9'-4"

10'-0"

1/4"=1'-0"

GARAGE FLOOR PLAN

FOR STRUCT. FRAMING INFORMATION & DIMENSIONS, SEE SHT. NO. 4

NON-BEARING PARTITION

SOLID CORE DOOR

Return all ducts, conduit and equipment of designation

21'-0"

10'-0"

9'-4"

1/4"=1'-0"

RETAINING WALL

GARAGE

2 x 6 STUDS @ 16" FRAMING PLAN

DOTTED LINE SHOWN FOR LINTEL WHERE OCCURS

1'-6" HORIZ.

WATER-PROOF

#4 @ 32" VERT.

8" CMU WALL SOLID GROUT

5" DRAIN PIPE PER SOILS REPORT

2 - #4

#5 @ 32" THRU

SCALE: 3/4"=1'-0"

H	W
1'-4"	1'-2"
2'-0"	1'-8"
2'-8"	2'-2"
3'-4"	2'-8"
4'-0"	3'-4"

CONC. BLOCK WALL @ GARAGE

SCALE: 3/4"=1'-0"

SLOPED CEMENT CAP

26 GA. G.I. FLASHING

8" WIDE SLOPED

1"-4 CHORD 8" W/ HORIZ. SOLID GROUT BELOW GRADE

#4 @ 32" VERT.

#4 @ 32" HORIZ. WATER-PROOF

#5 @ 16" EMBEDDED

4" LEDGER W/ 5/8" ø BOLTS @ 32" ½

12 KIS FOR TIES

#5 @ 16" ½ DOWELS

#3 @ 32" ½ THUS

12" CONC. SLAB

4" CONC. SLAB

#4 @ 24" ½

#3 @ 32" ½ THUS

3'-4"

1'-0"

dahlgran associates
architecture • planning
3848 campus drive • suite 210
newport beach • california 92660
714 • 546 3693

D-6

UNIT C SPLIT GARAGE
FOUNDATION PLAN
GARAGE FLOOR PLAN

PENTRIDGE COVE
THE JAMES COMPANY
COSTA MESA, CALIFORNIA

JOB NO. 77-26
DATE 11-7-79
DRAWN
CHECKED
ARCHITECT
REVISION 4-1-24-79

JAN 11 1980

1/4"-1'-0"

UNIT C SPLIT GARAGE

21'-0"

SLOPE 1/8 PER FOOT

SLOPE 1/8 PER FOOT

FOR FOUNDATION INFORMATION & DIMENSIONS SEE SHT. NO. 14

SEE LANDSCAPE CIVIL DRAWING FOR SIZE & LOCATION OF RETAINING WALL

W8x24 COL.

W8x24 COL.

W8x24 COL.

2x6 STUD WALL FIRE RESISTIVE PER U.B.C.

2x6 STUD WALL FIRE RESISTIVE PER U.B.C.

10'

9'-4"

10'-0"

21'-0"

1/4"-1'-0"

GARAGE FLOOR PLAN

21'-0"

FOR STRUCT. FRAMING INFORMATIONS & DIMENSIONS SEE SHT. NO. 14.

W8x24 COL.

W.H. BEAMS PARTITION WALL

GUTTER ROOF BELOW SEE DRAWING #

PROVIDED SEE DWG. # ABOVE WALL

CAMBER

2x6 STUD AT FRONT

2x6 STUD WALL FIRE RESISTIVE PER U.B.C.

GUTTER ROOF BELOW SEE DRAWING #

12"x12"x1/2 GLB.

12"x12"x1/2 GLB.

2x6 STUD AT FRONT

W8x24 COL.

1ST FLR. LINE ABOVE SHOWN DOTTED

Return all plans, conduit & material for inspection until approved

10'

9'-4"

10'-0"

21'-0"

3'-11'-0"

1/2 DRYWALL BOTH SIDES

2x6 FLAT STUDS

2x12 BOTT.

CONC. CURB

FIN. FLR. OF GARAGE

FIN. FLR. OF PLANTER

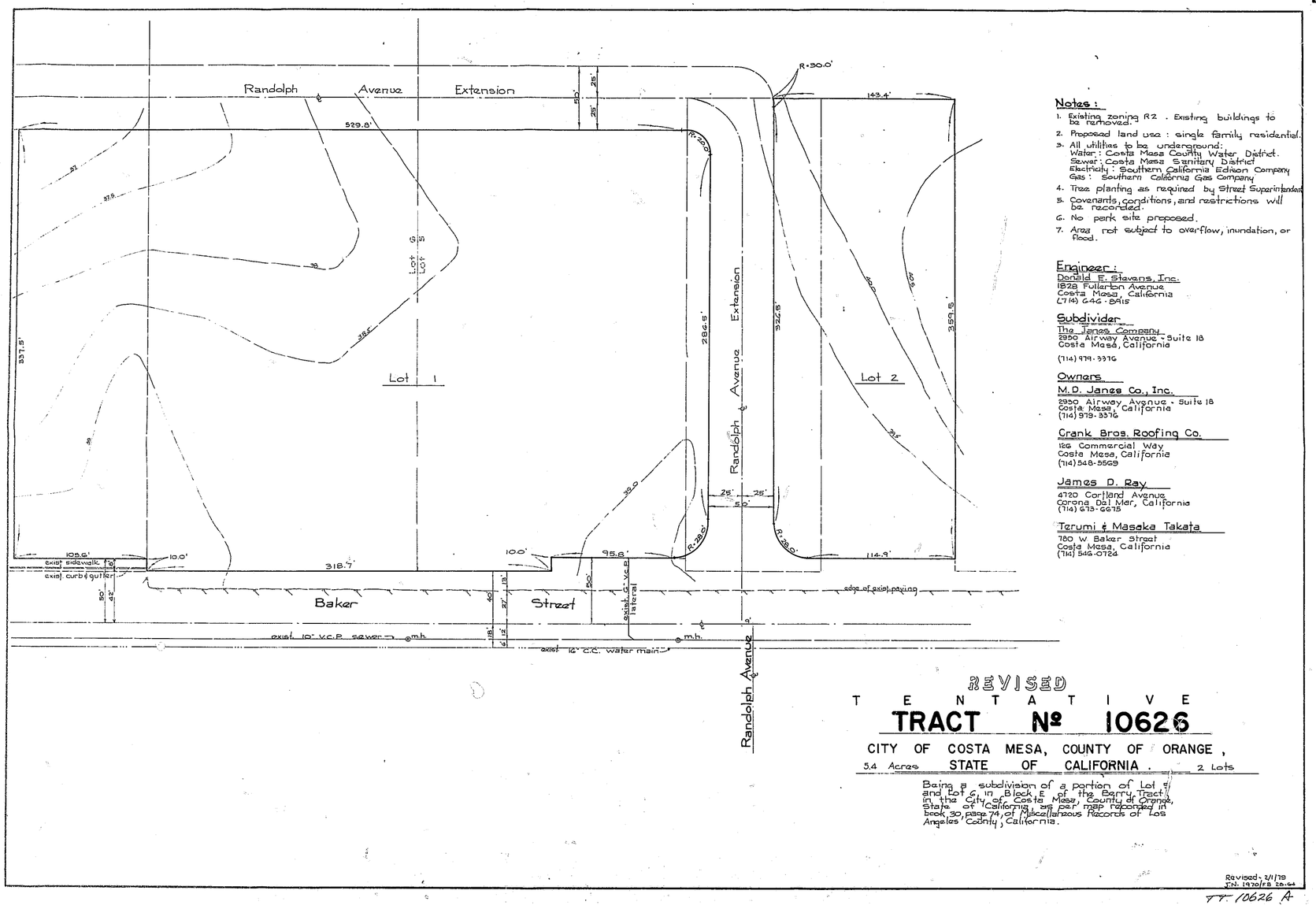
G.I.S.

SWANSON ROOFING W/ 24 GA. R.B. PANEL

5/12

W8x24

3'-11'-0"



Notes :

1. Existing zoning R2 . Existing buildings to be removed.
2. Proposed land use : single family residential.
3. All utilities to be underground:
   Water : Costa Mesa County Water District.
   Sewer : Costa Mesa Sanitary District
   Electricity : Southern California Edison Company
   Gas : Southern California Gas Company
4. Tree planting as required by Street Superintendent.
5. Covenants, conditions, and restrictions will be recorded.
6. No perk site proposed.
7. Area not subject to overflow, inundation, or flood.

Engineer :
Donald E. Stevens, Inc.
1823 Fullerton Avenue
Costa Mesa, California
(714) 646-8415

Subdivider
The James Company
2950 Airway Avenue - Suite 18
Costa Mesa, California
(714) 979-3376

Owners.
M.D. James Co., Inc.
2950 Airway Avenue - Suite 18
Costa Mesa, California
(714) 979-3376

Crank Bros. Roofing Co.
126 Commercial Way
Costa Mesa, California
(714) 548-5569

James D. Ray
4720 Cartland Avenue
Corona Del Mar, California
(714) 673-6675

Terumi & Masaka Takata
780 W Baker Street
Costa Mesa, California
(714) 546-0724

REVISED

T E N T A T I V E
TRACT Nº 10626

CITY OF COSTA MESA, COUNTY OF ORANGE,
3.4 Acres STATE OF CALIFORNIA. 2 Lots

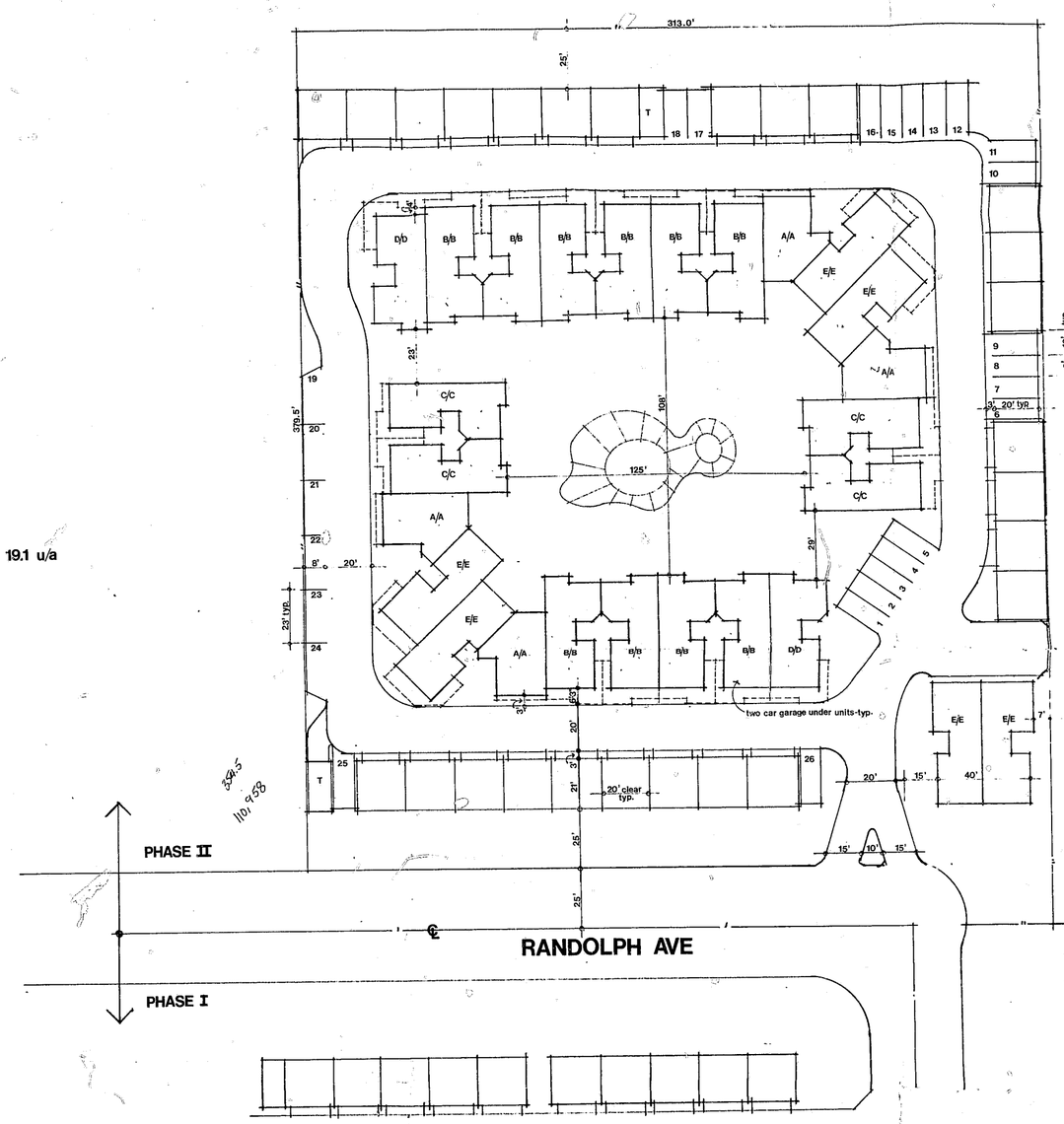
Being a subdivision of a portion of Lot 5 and Lot 6, in Block E of the Berry Tract, in the City of Costa Mesa, County of Orange, State of California, as per map recorded in book 30, page 74, of Miscellaneous Records of Los Angeles County, California.

Revised 2/1/79
J.N. 1970 FB 28-64

TT 10626 A

52 UNITS TOTAL
8 1 BDRM
44 2 BDRM
2.72 ACRES GROSS · 19.1 u/a

104 COVERED PARKING
26 OPEN PARKING
130 TOTAL PARKING

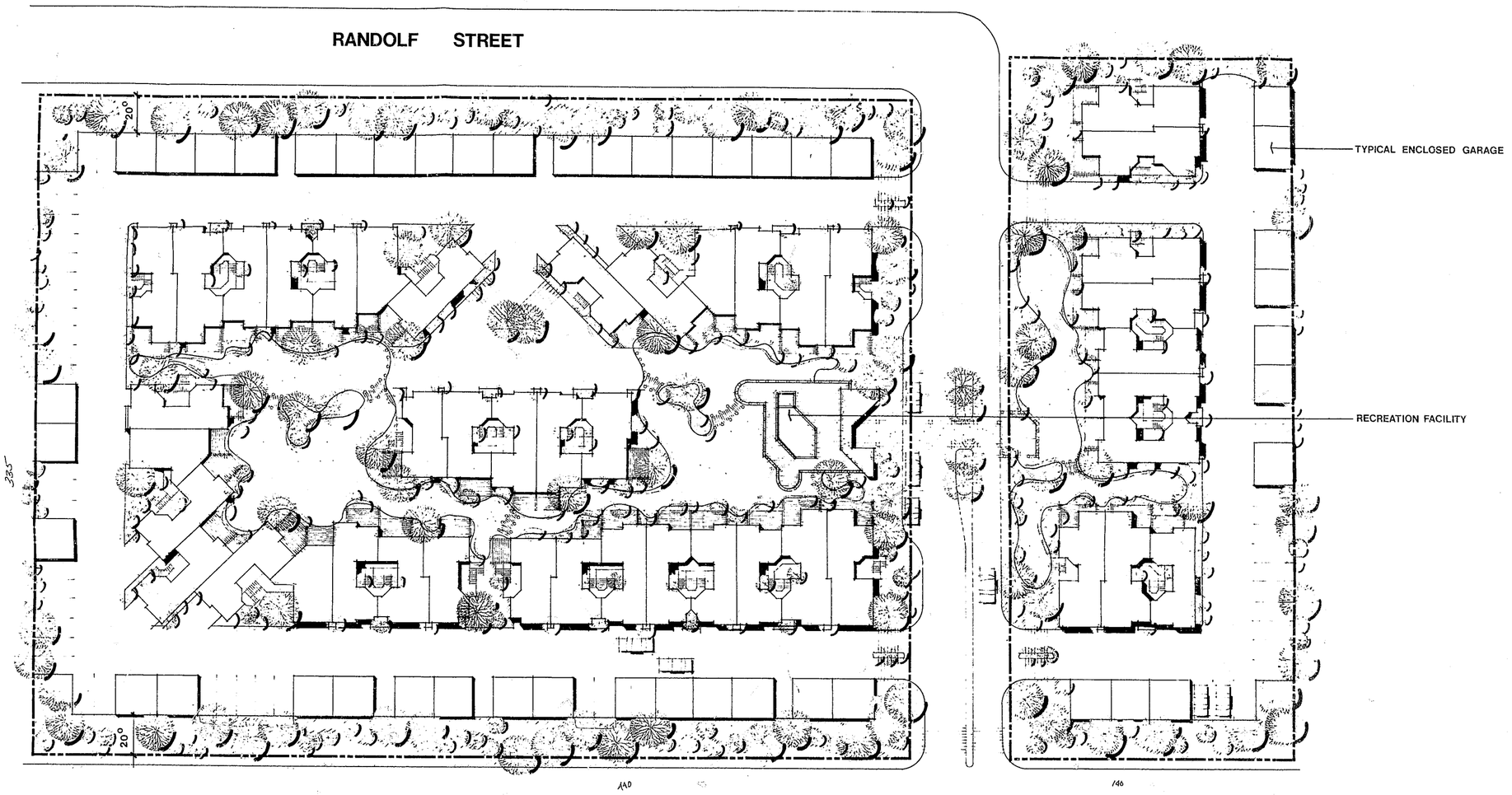


SITE PLAN
1" = 20'-0"

PENTRIDGE COVE PHASE II
THE JANES COMPANY
COSTA MESA · CA

danielian associates
architecture • planning
3848 campus drive • suite 210
newport beach • california 92660
714 • 546 3693

7·6·79 9·4·79



CONDOMINIUM PROJECT
COSTA MESA · CALIFORNIA
THE JANES COMPANY

SITE PLAN

10 40
0 20

danielian associates
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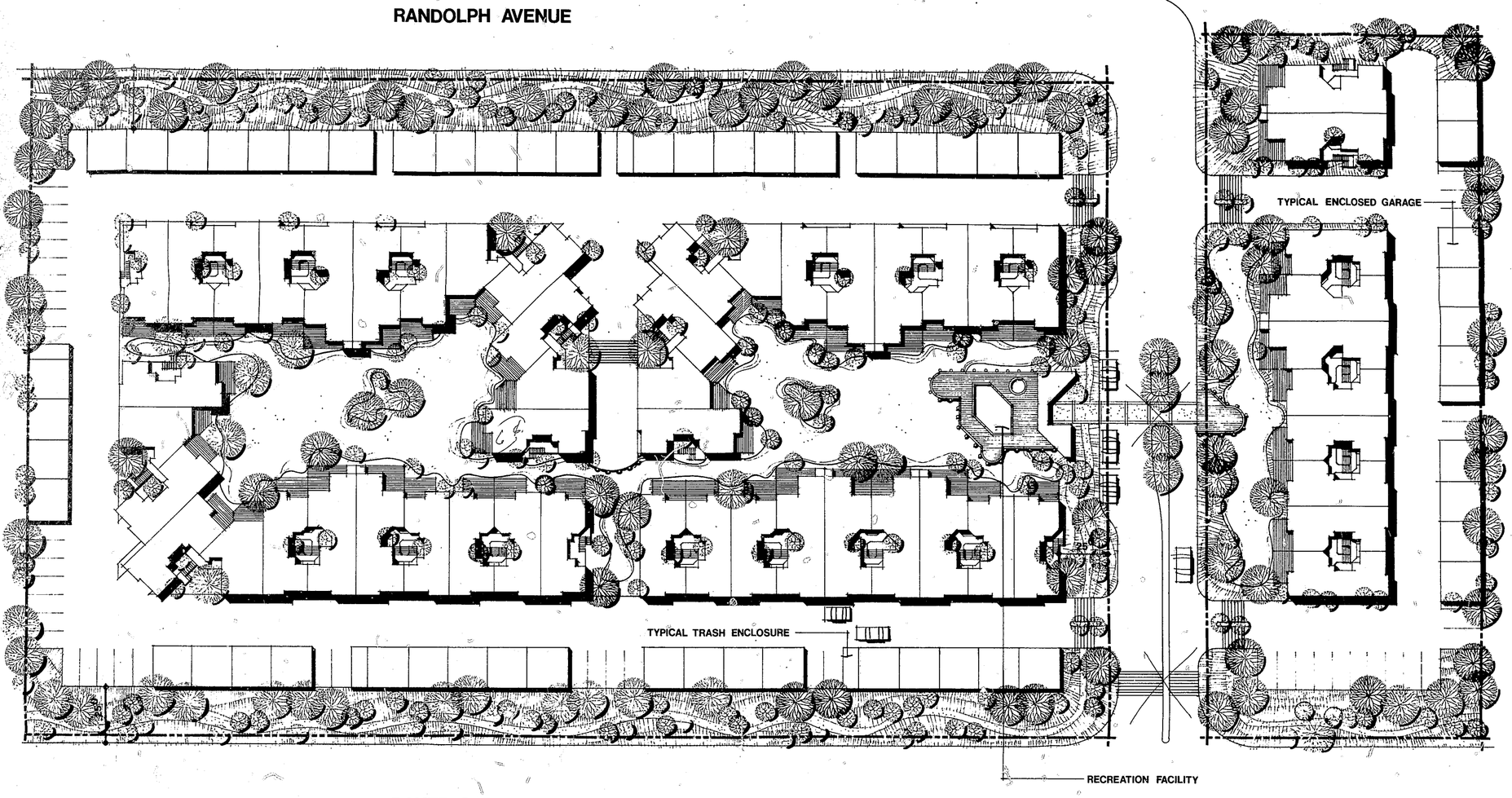
3848 campus drive • suite 210
newport beach • california 92660
714 • 548-3693

12/15/78

Staff Site Plan RE 79-09



CONDOMINIUM PROJECT
COSTA MESA · CALIFORNIA
THE JANES COMPANY

SITE PLAN

10 40
0 20

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714 • 546 3693

2·5·79

SITE ZE 78-07 Amend 1

ZE-79-09

ZE-79-09A

740-770

BAKER ST.

THE NEXT
DOCUMENT
WILL
APPEAR
ON A
35
MILLIMETER
CARD

THE NEXT
DOCUMENT
WILL
APPEAR
ON A
35
MILLIMETER
CARD

THE NEXT
DOCUMENT
WILL
APPEAR
ON A
35
MILLIMETER
CARD

THE NEXT
DOCUMENT
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APPEAR
ON A
35
MILLIMETER
CARD

Dec. 15th

0803 12/19/78 309.00 TL

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
(714) 556-5245

PLANNING ACTION APPLICATION

(Please See Instruction Sheet)

APPLICATION NO.(s) (1) ZC-79-09 and TT 10626

FILING DATE (2) December 15, 1978 CEQA (3) Neg.Dec. adopted SP-78-02

I, (4) M.D. JAMES Co., Inc., hereby apply for the Planning Action(s) as indicated below on my property which is described as follows: (5) Address: 740 to 770 BAKER ST.

(6) Assessor's Parcel No. AP# 141-031-5, 10 & 11 — 488-121-27 (as per Maps, 19__).

(7) Nearest Major Cross Streets BRISTOL & BAKER

(8) PLANNING ACTION(s) REQUESTED	Account No.	(Office Use) Fee
☒ Zone Exception(s)		
A. ☒ Variance(s) No. 2	0131110009	$ 30.00
B. ☒ Conditional Use Permit(s) No. ____	0131110009	250.
C. ☐ CP Approval No. ____	0131110009	____
☐ Development Review		____
☒ Subdivision: A. ☒ Tentative Map of Tract 10626	0131120004	____
B. ☐ Parcel Map C. ☐ Lot Line Adjustment	0131120004	29.
☐ Encroachment Permit		____
☐ Planned Development Review		
A. ☐ Preliminary B. ☐ Final		____
☐ Relocation Permit	0130750000	____
☐ Other ____		____
☐ Negative Declaration ☐ Environmental Impact Report –	0131190009	____
NF = No Fee Required by Ordinance (9) Total Fee		$ 309.00 ✓

(10) ☐ ALL REQUIRED PLANS AND DOCUMENTS ATTACHED (See Appropriate Instruction Sheets)

(11) ☐ PLANNING ACTION DESCRIPTION/JUSTIFICATION FORM ATTACHED.

(12) APPLICANT (Owner of Record Only) *Type or Print*

SEE ATTACHED
(Owner of Record)

(Mailing Address)

(City/State/Zip)

Phone: (Area Code)

I attest under penalty of law to the truth and correctness of all facts, exhibits, maps and attachments presented with and made a part of this application.

(13) I hereby authorize ____ to act as my representative and to bind me in all matters concerning this application.

(14) ____
Signature – Applicant (Owner of Record only)

Subscribed and sworn to before me this ____ day of ____, 19__.

Signature (Notary)

(SEAL)

(15) AUTHORIZED AGENT *Type or Print*

M.D. JAMES CO., INC.
(Authorized Agent)

2050 AIRWAY AVE., SUITE D-9
(Mailing Address)

COSTA MESA, CA. 92626
(City/State/Zip)

Phone: 714/979-5570
(Area Code)

(Signature)

(Office Use Only)

(16) Zone R2 (17) General Plan Designation High Density Residential

(18) REQUEST: Conditional Use Permit for a 90-unit condominium with Variances from required setback and location of parking, and Tentative Map of Tract 10626.

(19) ☒ Planning Commission Hearing – 6:30 p.m. Monday, January 8, 1979

(20) ☐ Staff Review Only. You will be notified by mail of the final decision (21) Application Complete ____ (Initial)

CMF 0602-32 White - City Clerk or Planning, Green - Planning, Canary - Applicant, Pink - Finance, Goldenrod - Authorized Agent

City of Costa Mesa Planning Department
Post Office Box 30
77 Fair Drive
Costa Mesa, California 92626
(714) 556-5245

PRELIMINARY ENVIRONMENTAL DESCRIPTION

For Office Use Only:

Project Number _____ Date Received/By 12-8-78/PD.

Zone R2 (R3 if lot Combine) General Plan Designation High Density

Recommendation Negative Declaration adopted for SP.78-02

Applications for projects in the City of Costa Mesa cannot be processed until an initial study of environmental impacts has been completed and an exemption granted or a Negative Declaration or Environmental Impact Report prepared.

Please fill out the following and return (with preliminary site plans, including location and size of all existing structures and trees) five (5) working days prior to submitting your application:

Location of Project 740 770 Baker Street

Description of Project 30 UNIT CONDOMINIUM PROJECT

Raintree Ave Extension Runs thru Project

Submitted by M.D. Jones Co., Inc. Date 12/4/78

Mailing Address 2950 Airway Ave. Phone 979 2126

Costa Mesa, Ca Zip Code 92626

Not all projects will necessitate the preparation of an Environmental Impact Report. In order to make a determination as to whether any significant environmental impacts may result from the proposed project, the above information is necessary.

As soon as possible, the Environmental Evaluator will determine whether or not the project will require an Environmental Impact Report and will notify the project sponsor accordingly

CMF 0325-32, rev 4/77

A.P. #141-091-9 & 10
Owner of Record: James D. Roy & Hazel M. Roy
188 E. 17th Street
Costa Mesa, CA 92627
Phone: 714/642-4210

See attached escrow copy authorizing M.D. Janes Co., Inc. to sign applications.

A.P. #141-091-11
Owner of Record: M.D. Janes Co., Inc.
2950 Airway Ave., Suite B-9
Costa Mesa, CA 92626
Phone: 714/979-3376

See attached Grant Deed verifying M.D. Janes Co., Inc. ownership.

A.P. #141-121-27
Owner of Record: Crank Bros. Roofing Co.
126 Commercial Way
Costa Mesa, CA 92626
Phone: 714/548-5569

See attached escrow copy authorizing M.D. Janes Co., Inc. to sign applications.

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
(714) 556-5245

PLANNING ACTION APPLICATION

(Please See Instruction Sheet)

APPLICATION NO.(s) (1) ZE 79-09 AMENDED

FILING DATE (2) FEB. 2, 1979 CEQA (3) SP 78-02

I, (4) M.D. JONES CO., INC. hereby apply for the Planning Action(s) as indicated below on my property which is described as follows: (5) Address 740 to 780 ANTON BLVD. ST.

(6) Assessor's Parcel No. AP# 141-021-09,10 & 11; 413-121-27 & 28 (as per Maps, 19__).

(7) Nearest Major Cross Streets BRISTOL / HOOPER

(8) PLANNING ACTION(S) REQUESTED

	Account No.	(Office Use) Fee
☐ Zone Exception(s)		
A. ☐ Variance(s) No. _____	0131110009	$ _____
B. ☐ Conditional Use Permit(s) No. _____	0131110009	NF
C. ☒ CP Approval No. _____	01311*0009	_____
☐ Development Review		
☐ Subdivision: A. ☒ Tentative Map of Tract 10626	0131120004	
B. ☐ Parcel Map C. ☐ Lot Line Adjustment	0131120004	NF
☐ Encroachment Permit		_____
☐ Planned Development Review		
A. ☐ Preliminary B. ☐ Final		_____
☐ Relocation Permit	0130750000	_____
☐ Other _____		_____
☐ Negative Declaration ☐ Environmental Impact Report	0131190009	_____
NF = No Fee Required by Ordinance (9) Total Fee		$ NF

(10) ☐ ALL REQUIRED PLANS AND DOCUMENTS ATTACHED (See Appropriate Instruction Sheets)

(11) ☐ PLANNING ACTION DESCRIPTION/JUSTIFICATION FORM ATTACHED.

(12) APPLICANT (Owner of Record Only) *Type or Print*

SEE ATTACHED
(Owner of Record)

(Mailing Address)

(City/State/Zip)

Phone: (Area Code)

I attest under penalty of law to the truth and correctness of all facts, exhibits, maps and attachments presented with and made a part of this application.

(13) I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

(14) _____
Signature - Applicant (Owner of Record only)

Subscribed and sworn to before me this _____ day of _____, 19__.

_____
Signature (Notary)

(SEAL)

(15) AUTHORIZED AGENT *Type or Print*

M.D. JONES CO., INC.
(Authorized Agent)

2950 AIRWAY, D-9
(Mailing Address)

COSTA MESA, CA. 92626
(City/State/Zip)

Phone: 714/979-3376
(Area Code)

(Signature)

(Office Use Only)

(16) Zone R2 (pending) (17) General Plan Designation High Density Residential

(18) REQUEST An amended Conditional Use Permit for a 108-unit condominium with a variance from required location of parking in conjunction with Tentative Map of Tract 10626 amended.

(19) ☒ Planning Commission Hearing – 6:30 p.m. February 26, 1979

(20) ☐ Staff Review Only. You will be notified by mail of the final decision (21) Application Complete (Initial)

CMP 0602.32 White - City Clerk or Planning; Green - Planning; Canary - Applicant, Pink - Finance, Goldenrod - Authorized Agent

2950 Airway Avenue, Suite D
Costa Mesa, California 92626
714/ 979-6378

M.D. JANES COMPANY, INC.

740 to 780 Baker Street

Property Ownership:

740 & 750 Baker Street
A.P. 141-091-9 & 10
James D. Ray
1888 E. 17th St., Costa Mesa, CA 92627

760 & 770 Baker Street
A.P. 141-091-11 & 418-121-27
M.D. Janes Co., Inc.
2950 Airway Avenue, D-9
Costa Mesa, CA 92626

780 Baker Street
A.P. 418-121-28
Terumi & Masako Takata
780 Baker Street
Costa Mesa, CA 92626

CITY OF COSTA MESA
77 Fair Drive
Costa Mesa, California 92626
(714) 556-5245

PLANNING ACTION DESCRIPTION/JUSTIFICATION
(Please See Instructions)

(1) Describe Project and Request(s) ADD ANOTHER LOT (105') W/ 18 ADDITIONAL UNITS TO PREVIOUSLY APPROVED ZE-79-02.

(2) If application is for Conditional Use Permit(s), answer the following: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties within the same area

THIS WILL ADD 18 UNITS TO A PREVIOUSLY APPROVED 90 UNIT CONDOMINIUM PROJECT. THE PROPOSED ADDITION IS IN ACCORDANCE WITH EXIST'G. ZONING (SP-7B-02) & GENERAL PLAN (~~HRP~~ - DENSITY RES.) HIGH

(3) If application is for Variance(s), answer the following: Government Code Section 65906 states "Variance from the terms of the zoning ordinance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification."

Describe how your request for a variance(s) meets the above Government Code requirements:

VARIANCE IS FOR PARKING ADJACENCY, WHICH COUNCIL IS NOW PROCESSING.

EMF 7603-32 White - City Clerk or Planning; Canary - Applicant; Pink - Planning; Goldenrod - Authorized Agent

OPTION

THIS AGREEMENT made this 21st day of February, 19[illegible], by and between TERUMI TAKATA and MASAKO TAKATA, husband and wife (hereinafter jointly referred to as "Optionor"), and M.D. JANES COMPANY, INC. (hereinafter referred to as "Optionee");

WHEREAS, Optionor and Optionee desire to exchange parcels of real property owned or to be acquired by them, upon the terms and conditions hereafter set forth;

NOW, THEREFORE, the parties mutually agree as follows:

ARTICLE I - DEFINITIONS

As used herein, the words and phrases set forth below shall have the following meanings:

Section 1. "Optionor's Parcel" shall mean the real property owned by Optionor located in the City of Costa Mesa, County of Orange, State of California, which property is legally described in Exhibit "A" attached hereto and made a part hereof.

Section 2. "Exchange Parcel" shall mean any parcel or parcels of real property, together with all appurtenances thereto or improvements thereon, hereafter acquired by Optionee for conveyance to Optionor in exchange for Optionor's Parcel, in accordance with the provisions of Article III hereof. The term "Exchange Parcel" shall, unless [illegible] stated, refer to and include all [illegible] Optionor to Optionee.

Section 3. "Exchange Value" [illegible]

(a) In respect of Optionor's Parcel, the sum of Three Hundred Fifteen Thousand Dollars ($315,000.00) less escrow and closing costs chargeable to Optionor on conveyance of its real property to Optionee.

(b) In respect of the Exchange Parcel or Parcels, the total costs incurred by Optionee in accordance with the provisions of this Agreement, in connection with the acquisition of such parcel or parcels and the conveyance thereof to Optionor hereunder, including, but not limited to, all amounts expended by Optionee in payment of the purchase price, including, without limitation, the amount of cash paid, improvement costs, real estate broker's commission, if any, and Optionee's share of prorated income and expenses (including rents, interest or encumbrances, real estate taxes, etc.) and closing costs and specifically excluding mortgages and trust deeds assumed, and/or new loans obtained.

ARTICLE II - GRANT OF OPTION

Section 1. Optionor grants to Optionee the right, option and privilege to purchase the real property herein described in Exhibit "A" for a period of one hundred eighty (180) days from and after the date first above written and pursuant to the following terms:

(a) The purchase price shall be [redacted]

(b) The terms for purcha[illegible] shall be all cash, payable in one (1) payment upon the close of an escrow

opened to accomplish the transfer of title. The goregoing notwithstanding, upon written notification of Optionee's intent to exercise this option, Optionor shall have the right to require Optionee to cooperate in an exchange of real estate as contemplated by Section 1031 of the *Internal Revenue Code*. To enable Optionor to locate suitable exchange parcels, it shall have the right to delay conveyance of the property described in Exhibit "A" to Optionee for up to ninety (90) days following receipt of notice from Optionee of exercise of this option. Upon receipt of such notice, Optionor shall indicate whether or not it desires to effect an exchange of real estate. If Optionor desires to have an exchange, it shall forthwith begin attempting to locate an exchange parcel or parcels as provided herein. Optionee shall purchase such parcels in the manner provided below. Exchange Parcels shall be conveyed to Optionor on the date record title to such parcels are vested in Optionee. When Exchange Parcels having an exchange value at least equal to or in excess of the exchange value of the property described in Exhibit "A" exchanged therefor has been conveyed to the Optionor, the Optionee's obligations to the Optionor shall be satisfied and the exchange shall be complete.

In all events, the exchange shall be completed on the ninetieth (90th) calendar day after the receipt of written notice of exercise of this option and if not so completed,

Optionor shall sell the property described in Exhibit "A" to Optionee on the terms provided above and the sale shall be closed on the ninety-first (91st) day after the receipt of said notice.

Section 2. In the event Optionee desires to exercise the option, Optionee shall do so by giving signed, written notice to Optionor on or before the expiration of the term of this option, which notice shall conform to the terms and conditions of this option. Upon exercise by Optionee of this option in the manner set forth above, Optionor agrees, subject to the conditions herein set forth, to promptly execute any and all documents necessary to accomplish the speedy transfer of title.

Section 3. Optionee agrees to pay the sum of Ten Dollars ($10.00) to Optionor as consideration for this option. Said sum shall not apply against the pruchase price of the optioned property.

ARTICLE III - CONVEYANCE OF EXCHANGEE'S PARCEL TO EXCHANGOR

Section 1. Acquisition of Exchange Parcel. At any time after notice of exercise of this option and before the conveyance date of Optionor's property to Optionee, Optionor shall have the right, by written notice to Optionee, to designate an exchange parcel or parcels to be purchased by Optionee and conveyed to Optionor hereunder in exchange for Optionor's Parcels. Optionor shall use due diligence in

attempting to locate exchange parcels. Optionor shall have the right to designate parcels anywhere in the State of California. Such notice from Optionor shall adequately identify the designated parcel, specify the purchase price and terms which Optionor will allow for such parcel in exchange, specify any other terms and conditions of purchase which Optionee should attempt to obtain and set forth any other information which will assist Optionee in the purchase of such parcel. Upon receipt of such notice, Optionee shall undertake to purchase the designated Exchange Parcel on the earliest practical date and for not more than the purchase price specified by Optionor; provided, however, that Optionee shall incur no liability to Optionor hereunder, if Optionee's efforts to purchase an existing parcel on the terms and conditions specified by Optionor shall be unsuccessful. Optionee shall keep Optionor currently informed on the status of negotiations on such parcel; and Optionee shall not, without prior written consent of Optionor, consummate the purchase of any such parcel, unless Optionor has first approved the title to such parcel (as evidenced by a current preliminary title report thereon), the purchase price thereof, if greater than the purchase price previously specified by Optionor therefor, and the terms and conditions upon which such parcel may be purchased. All agreements to purchase such parcel shall be executed by Optionee in its own name and title to such parcel shall be recorded in Optionee's name on or before the conveyance date of such parcel. Optionee shall immediately thereafter

convey such parcel to Optionor concurrently with the conveyance of Optionor's parcels to Optionee, subject to, and subject only to, such title defects or exceptions as each party has approved, in writing, prior to the acquisition of such parcel by the other. The total costs of Optionee obtaining an Exchange Parcel or Parcels shall not exceed the Exchange Value of Optionor's Parcel.

Section 2. Collateral Costs. Any amount expended by Optionee in attempting to purchase Optionee's Parcel or Parcels, after the date hereof, which parcel Optionee is unable to purchase or Optionor subsequently (but prior to the execution by Optionee of a contract to purchase) disapproves, shall constitute a cost of the exchange to Optionor and shall be borne by Optionor. Optionor shall promptly reimburse Optionee for any such costs, as soon as the same are incurred. If Optionor fails to reimburse Optionee within ten (10) days of Optionee's demand, Optionee shall have the right to withhold without liability, further performance under the exchange.

In the event that the cash acquisition cost of the Exchange Parcels (total costs incurred by Optionee after the date hereof in accordance with the provisions of this Agreement) in connection with the acquisition of such parcels and the conveyance thereof to Optionor hereunder, including, but not limited to, all amounts expended by Optionee in the payment of the purchase price such as amounts of cash paid, improvement costs, loan fees, real estate broker's commission, if any, and Optionee's share of prorated income and expenses (including rents, interest

on encumbrances, real estate taxes, etc., and excluding mortgages and trust deed assumed or taken subject to, and/or new loans obtained) and closing costs is in excess of the amount of the exchange value, the Optionor shall, prior to execution of a binding contract by the Optionee to acquire the Exchange Parcels, pay into the escrow an amount equal to such excess. The Optionee shall use the funds so advanced by the Optionor to complete the acquisition of the Exchange Parcels. The amount paid by the Optionor shall constitute an unsecured interest free loan to the Optionee, which loan shall be considered as paid in full upon conveyance of the parcel or parcels to the Optionor. In the event that the transaction to acquire the parcel does not close in a timely manner, the Optionee shall, upon written demand of the Optionor, arrange for the funds loaned by the Optionor to be returned to it.

ARTICLE IV - MISCELLANEOUS

Section 1. Closing Costs, Taxes and Commissions.

(a) Closing Costs. All closing costs incurred in connection with the conveyance of Optionor's Parcel to Optionee shall be borne by Optionor and Optionee, in accordance with local custom, and each party shall pay its share of such costs directly to the escrow holder. All closing costs incurred by Optionee in connection with the acquisition of an exchange parcel or the conveyance of such parcel to Optionor shall be borne by Optionee and included in the exchange value of such parcel. With respect to all parcels, closing costs shall include, but

shall not be limited to, the cost of documentary transfer taxes, recording fees, title insurance costs and premiums, escrow fees, and all other costs incurred by the escrow holder in connection with the conveyances of such parcels. Title insurance shall be issued to each party upon its request, by such insurer as it may designate, covering any or all of the parcels conveyed to such party in this exchange. Such insurance shall be in a face amount equal to the value of each such parcel. The cost of title insurance, if any, obtained by Optionee, in its name on Exchange Parcels, shall not, however, constitute a closing cost hereunder.

(b) Taxes. Real property taxes on Optionor's Parcel shall be prorated between Optionor and Optionee as of the conveyance date of such parcel. Real property taxes on Exchange Parcels shall be prorated between the seller of such parcel and Optionee as of the date such exchange parcel is conveyed to Optionee and Optionee's share of said taxes shall be deemed part of the exchange value of such parcel.

(c) Commissions. Upon the close of the exchange or sale of Optionor's parcel to Optionee, Optionor shall pay to DICK CARSTENSEN of RAY McCARDLE REALTY, a commission of Ten Thousand Dollars ($10,000.00).

Section 2. Access and Cooperation. Optionee, its agents, employees, servants or nominees are hereby granted the right to enter upon Optionor's property at any time after the

execution of this Agreement for the purpose of doing engineering work, geological surveying or related work as may be required by Optionee for the purpose of preparing plans and maps for the development of the property. Optionee agrees not to disturb or remove any existing improvements on the property and further agrees to indemnify and hold Optionor and the property free and harmless from all costs, lien, damage and/or liability arising from Optionee's entry upon the property and any engineering, geological, surveying or related work in connection therewith. Optionor appoints Optionee as agent for the purpose of signing, delivering and processing any applications, maps, plans or other documents relating to Optionee's plan for development of the property. Optionor agrees to cooperate with Optionee by signing any applications, forms, maps, plans and other documents required by any governmental authority necessary to assist Optionee in its plan for development of the property. CONDITION OF TITLE WILL NOT BE CHANGED DURING THE PENDENCY OF THIS OPTION AGREEMENT. T. T. T. T.

Section 3. Assignment. Optionee shall not assign any right granted to them under this Agreement or attempt to delegate any duty to be performed hereunder without first obtaining the written consent of Optionor, which consent shall not be unreasonably withheld. Subject to the foregoing, all of the rights, obligations, and duties of each party hereunder shall inure to the benefit of and be binding upon their respective heirs, successors, personal representatives and assigns.

Section 4. Notice, Time.

(a) Notice. All notices and other communications required or permitted to be given or delivered hereunder shall be in writing and shall be delivered personally or be sent by certified mail, postage prepaid, return receipt requested, addressed to the party intended at the address set forth below, or at such other address as may be designated by notice given to the other party in the manner aforesaid:

If to the Optionor: WILLIAM C. ADAMS.
Attorney at Law
4650 Von Karman Avenue
Newport Beach, California 92660

If to the Optionee: JORGE D. ALVAREZ
M.D. JANES COMPANY, INC.
2950 Airway Avenue, Suite D
Costa Mesa, California 92626

All notices and other communications delivered by mail, in the manner aforesaid, shall be deemed to have been delivered to and received by the addressee on the date shown on the return receipt as having been delivered to and received by such party on the date of such personal delivery.

(b) Time. Time is of the essence of this Agreement, provided, however, that it the date on which any action is required to be taken hereunder falls on a Saturday, Sunday, or holiday, such action shall be taken on the next business day following such date. If any conveyance date or closing date or any other date on which the escrow holder or trustee is required to take action hereunder shall fall on a day on which it is not open for

business, such action shall be taken on the next business day on which it is open for business.

Section 5. General. This Agreement may not be amended or modified in any respect whatsoever, except by an instrument in writing signed by the parties hereto. This instrument constitutes the entire Agreement between the parties with respect to the subject matter hereof. The Article, Section, and Sub-section headings in this Agreement have been inserted for convenience only and shall not affect the scope of any Article, Section, or Sub-section. If any provision of this Agreement shall be held invalid, such invalidity shall not affect any other provision hereof. This Agreement supersedes all prior agreements and understandings between the parties pertaining to the subject matter hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day first above written.

"OPTIONEE"

M.D. JANES COMPANY, INC.

By: _____
JORGE D. ALVAREZ
Vice President

"OPTIONOR"

_____
TERUMI TAKATA

_____
MASAKO TAKATA

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss.

On _____, before me, the undersigned, a Notary Public in and for said State, personally appeared TERUMI TAKATA and MASAKO TAKATA known to me to be the person s whose name s are subscribed to the within instrument and acknowledged to me that they executed the same

WITNESS my hand and official seal.

Signature _____

EXHIBIT A

The real property in the City of Costa Mesa, County of Orange, State of California, and legally described as:

Beginning at a point on the West line of Lot 6 in Block E of the Berry Tract, as per map recorded in Book 30, Page 74 of Miscellaneous Records of Los Angeles County, distant thereon 412.50 feet North of the center line of Baker Street, as shown on said map, thence East parallel with the said center line to the West line on Lot 4, Block E of said Berry Tract. Except the portion of said 10-foot strip included within Parcel 1 above.

Also known as:

Orange County Assessor's Parcel No. 141-121-28; approximately 0.9 acres in size on the North side of Baker Street, City of Costa Mesa, California.

Commonly known as:

780 Baker Street (Takata Nursery), Costa Mesa, California.

City of Costa Mesa Planning Division
Post Office Box 1200
77 Fair Drive
Costa Mesa, California 92628
(714) 556-5245

PRELIMINARY ENVIRONMENTAL DESCRIPTION

For Office Use Only:

Project Number 83-79-09 Amended Received 2-2-79

Zone R2-MD (Multiple) Site Plan Required Yes

Recommendation Neg. Dec. for PA

Applications for projects in the City of Costa Mesa must be accompanied by sufficient information to enable a determination as to whether any significant environmental impacts will result from the proposed project, the above information is necessary. Preliminary Environmental Description is required for all projects. If it is determined that significant impacts has been completed and an exemption or Negative Declaration will be prepared, or that an Environmental Impact Report prepared.

Please fill out the following and return (with preliminary site plans, floor plans and elevations of proposed structures and trees) five (5) working days prior to submitting your application.

Location of Project N. SIDE OF BROOKS ST. APPROX. 150' W. OF ORANGE AVE.

Description of Project THIS IS AN AMENDMENT TO A PREVIOUSLY APPROVED PROJECT (ZE 79-09).

Submitted by Theo D. Alvarez Date Feb. 5, 1979

Mailing Address M. Dickover & Assoc. 2385 Arlington Dr. #D Phone 979-3576

Costa Mesa, Calif. Zip Code 92626

Not all projects will necessitate the preparation of an Environmental Impact Report. In order to make a determination as to whether any significant environmental impacts will result from the proposed project, the above information is necessary.

As soon as possible, the Environmental Evaluator will advise you whether or not the project will require an Environmental Impact Report and will notify the project sponsor accordingly.

CMF 0325-32, rev 3/77

PLANNING DEPARTMENT

STAFF REPORT

AGENDA NO. _____

COMMISSION MEETING OF January 8, 1979

APPLICATION NO. ZE-79-09

FIRST INSERTION DATE 12/22/79

DESCRIPTION CUP & Variances

AUTHORIZED AGENT _____

APPLICANT M. D. Jands Co., Inc. (Owner of Record)

SITE LOCATION 740 to 770 Baker St.

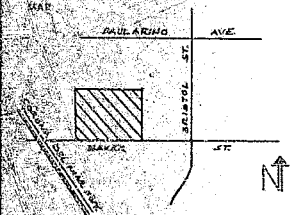
ADDRESS 3850 Airway Ave. Costa Mesa, CA 92626

ZONE R2

AP # 141-091-09,10,11 & 413-121-27

GENERAL PLAN DESIG. High Density Residential

MAP



CEQA DETERMINATION Neg.Dec. adopted SP-78-02

PREPARED BY FPD:ks

MANDATORY ACTION DATE 12/15/79

Applicant is reminded that all ordinances and regulations governing the use of the land or building(s) to which this application pertains must be complied with whether specified herein or not.

REQUEST:

Conditional Use Permit for a 90-unit condominium with variances from required setback and location of parking in conjunction with tentative map of Tract 10626.

FINAL COMMISSION ACTION: Meeting of January 8, 1979

Approved the Conditional Use Permit for condominium purposes, the variance to permit units over garages other than those serving the unit, and the variance to permit parking not adjacent to the unit being served, based on Sections II, III and IV and subject to Section VI of this report.

Variance from required R3 setback along Randolph Avenue was denied.

CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92626 (714) 754-5245

APPLICANT NOTIFIED JDL DATE 1/17/79

Form 0340-32, rev 11/78

I. DESCRIPTION

A. Subject Property -

1. Location - 740 to 770 Baker Street
2. General Plan Designation - High Density Residential
3. Zone - R2 (R3 pending project approval and lot combination per Specific Plan SP-78-02)
4. Present Development - Underdeveloped with small commercial structures, recreational vehicle storage, landscaping company, and nursery
5. Lot Dimensions - Proposed development will be located on two parcels east and west of the Randolph Avenue extension. Parcels measure 422.5' x 347.5' and 143.4' x 359.5'.
6. CEQA - Negative Declaration for Specific Plan SP-78-02
7. Background - Subject property is covered by Specific Plan SP-78-02 which was adopted by the City Council on June 5, 1978. The Specific Plan was applied to the general area south of Paularino Avenue, north of Baker Street, west of Bristol Street, and east of the Corona del Mar Freeway. Specific Plan SP-78-02 established development standards for the affected property, provided density bonuses for lot combination, and adopted a proposal to extend Randolph Avenue through the Study Area to Paularino Avenue.

   Subject plan does not comply with the development standards contained within Specific Plan SP-78-02. Applicant was advised that in order to approve the plan as submitted, it would require an amendment to the Specific Plan. It was the applicant's decision to submit the plan as designed.

B. Surrounding Property -

1. North - Underdeveloped. (Included in Study Area for Specific Plan SP-78-02).
2. South - Commercial across Baker Street
3. East - Residential (tree farm)
4. West - Nursery

II. REQUEST AND ANALYSIS

A. Conditional Use Permit for a 90-unit condominum with Variances from required setbacks and location of parking.

B. Conditional Use Permit:

The Conditional Use Permit is being processed in compliance with the Condominium Ordinance for construction of condominiums on the subject property.

II. REQUEST AND ANALYSIS (Continued)

C. Variances:

1. Setbacks - Proposed design has a 20-foot setback along Baker Street and Randolph Avenue. This setback violates the development standards of SP-78-02 which require a setback of 25 feet, along both Baker Street and Randolph Avenue. Requested reduction of this setback is not a Variance as approval requires an amendment to Specific Plan SP-78-02.

   Required setback on Randolph Avenue is established by the pending R3 zone which will be applied to the property in compliance with SP-78-02 once lots are combined. This setback is 50 feet from the centerline of Randolph Avenue (50-ft. street). Proposed plan has a setback of 45 feet from centerline. This request is a Variance; however, if the variance were approved, an amendment to SP-78-02 would be required as the Specific Plan also requires a 25-foot setback on Randolph Avenue.

2. Parking - The Condominium Ordinance requires two covered parking spaces to be "adjacent" to the units being served. Proposed development is similar to a plan approved on College Avenue (ZE-78-159) whereby the lower unit has a 2-car attached garage and the upper unit has a 2-car garage located across a drive. Spaces located across the drive do not meet the technical definition of adjacency as residents must walk along the side of garages assigned to lower units to reach assigned spaces. However, as with ZE-78-159, the situation appears to comply with the intent of the Condominium Ordinance to have assigned parking immediately accessible to the unit being served. There are ten units located within the central area of the main portion of the project which do not comply with the adjacency requirement. Each unit will have one covered space which is adjacent, however, the second required covered space does not meet this requirement as residents will be required to pass other units to reach the second space (approximately 110 feet).

   As with ZE-78-159, Staff recommends that should the Commission wish to approve the proposed design with parking as outlined above for the ten central units, the Condominium Ordinance should be amended to permit such designs. Staff has prepared recommended changes to the parking requirements for condominiums within the R3, R4 and PDR-HD zones. Within the higher density developments, permitted densities appear to create design constraints which may justify some relief from the adjacency requirement. Staff suggests that the proposed parking within the subject development is acceptable in an R3 zone and recommends that the Condominium Ordinance be amended as outlined in the attached memo to permit this type of development within the R3, R4 and PDR-HD zones.

II. REQUEST AND ANALYSIS (Continued)

Because the upper units in the subject building will be partially located above the garage of the unit below, this situation also requires a variance from the Condominium Ordinance. Staff suggests that the intent of the requirement for no living units above garages other than those serving the units above was to protect residents of these units from unreasonable noise transmissions. Applying the requirements of Title 25 to this development should mitigate the noise concern and justify the proposed deviation from the Condominium Ordinance. Staff is also recommending an amendment to the Condominium Ordinance (memo attached) to delete the prohibition of units above garages because of the requirements of Title 25.

III. PROJECT REVIEW AND ANALYSIS

A. Site Coverage -

Buildings	45,166 sq. ft.	22.76%
Parking, Drives and Garages	65,500 sq. ft.	33.02%
Open Space	87,705 sq. ft.	44.22%
Totals:	198,371 sq. ft.	100.00%

B. Parking

	Covered	Open	Total
Required	180	45	225
Provided	180	52	232

C. Project Density - 1 du/2,204 sq. ft.

D. Architecture of the proposed development is contemporary in style with extensive use of wood shingles and siding. Project is designed around a central "lake" with units fronting on the water. Applicant is reminded that SP-78-02 requires Planning Department approval of finished elevations of all walls, buildings, and structures along setbacks and visible from public rights-of-way prior to issuance of building permits.

E. Applicant is processing Tentative Map of Tract 10626 concurrently with this application to create two lots for condominium purposes.

IV. PLANNING STAFF FINDINGS

1. Requested Conditional Use Permit for condominium purposes is an acceptable use of the subject property and is consistent with the Condominium Ordinance.

2. Proposed setback is not consistent with nor permitted by the development standards contained in Specific Plan SP-78-02 and there are no site hardships which justify a variance from the R3 required setback along Randolph Avenue.

3. Proposed parking is consistent with the intent of the Condominium Ordinance and complies with Staff's recommended changes to the Condominium Ordinance.

IV. PLANNING STAFF FINDINGS Continued)

4. Variance to permit units over garages other than those serving the unit is mitigated by the application of Title 25 noise standards and is consistent with recommended changes to the Condominium Ordinance proposed by Staff.

V. PLANNING STAFF RECOMMENDATION

1. Approve Conditional Use Permit for condominium purposes.

2. Approve Variance to permit units over garages other than those serving the unit.

3. Deny Variance from required R3 setback along Randolph Avenue.

4. Approve requested Variance to permit parking not adjacent to the unit being served.

5. Should the Commission approve a 20-foot setback along the Baker Street and Randolph Avenue frontages of the development, an amendment to Specific Plan SP-78-02 is required.

VI. CONDITIONS, IF APPROVED

Shall meet the requirements of the various City departments, copy attached hereto.

CITY OF COSTA MESA

CALIFORNIA 92626 P.O. BOX 1200

FROM THE OFFICE OF THE FIRE PREVENTION BUREAU

FIRE DEPARTMENT STAFF REPORT

Application No: ZE-79-09
Location : 740 to 770 Baker Street
A. P. Nos: 141-091-09, 10, 11 and 418-121-27
Subject: Conditional Use Permit for a 90-unit condominium with variances from required setback and location of parking, and Tentative Map of Tract 10526.

Evaluation - Findings:

This proposal will build up an area of the City which at the present has a minor demand for fire protection. It will require the extension of water mains and installation of fire hydrants.

Requirements:

1. Provide for the installation of five (5) Class A fire hydrants, three on-site and 2 in the Randolph Avenue right-of-way, to be located as indicated on the plans reviewed by the Fire Department.
2. All hydrants shall be installed and operable prior to the initiation of combustible construction.
3. Water improvement plans shall be approved by the Fire Department.
4. Water mains shall be of adequate size to deliver 1,000 gallons per minute simultaneously from the 5 closest hydrants to any and all points of the development with a minimum residual pressure of 20 psi.
5. Provide for the installation of fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from the front door of each unit. Extinguishers required above may be of a type rated at 2A,10BC as these extinguishers are suitable for all types of fires and are less expensive.

Recommended Conditions:

1. Water mains and hydrants shall be installed to the standards of the Costa Mesa County Water District and be dedicated along with repair easements to that agency.

Prepared by: Thomas R Trachoff

For information concerning this report, call 754-5176 or contact the Fire Prevention Bureau, 77 Fair Drive, Costa Mesa.

RECEIVED
CITY OF COSTA MESA
PLANNING DEPT.

JAN 3 [illegible]

AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

Agenda No. _____
2E-79-09

CONDITIONS, IF APPROVED

Eng. 1. Submit updated Title Report.
2. Submit nine copies and one sepia of recorded Tract Map.
3. Submit Grading Plan and hydrology calculations.

APPLICANT IS REMINDED OF THE FOLLOWING ORDINANCES AND OTHER REQUIREMENTS:

Eng. 4. Construct P.C.C. driveway approach per City of Costa Mesa Standard Plans. Location, width, and type are subject to the approval of the Traffic Engineer.
5. Construct P.C.C residential sidewalk per City of Costa Mesa Standard Drawings at applicant's expense.
6. Fulfill Drainage Ordinance Fee requirements prior to approval of Tract Map.
7. Dedicate all land 53 feet from the centerline of Baker Street.
8. Dedicate all land for Randolph Avenue in accordance with approved Specific Plan SP-78-02.
9. Dedicate a 3' public utility easement behind existing right-of-way line on Randolph Avenue.
10. Dedicate a 28-foot diagonal cutoff at the corner of Baker Street and Randolph Avenue.
11. The developer shall pay the required water acreage fee of $250 per acre prior to approval of Tract Map.
12. Submit improvement plans for and fully improve Baker Street and Randolph Avenue to its ultimate width per City of Costa Master Plan of Highways and City Standards.
13. Two copies of the final Tract Map shall be submitted to the Engineering Department for checking.
14. Street lighting shall be provided as required by Traffic Engineering and pay Advance Energy Fee.

Plng. 15. C.C.&R's and articles of incorporation and by-laws for the Homeowners' Association shall be reviewed and approved by the Planning Department and City Attorney prior to recordation.
16. Subject project shall comply with all applicable provisions of the Residential Development Standards Ordinance (Ord. No. 77-44), including, but not limited to: the screening of all utility meters; submittal of a detailed landscape plan to the Planning Department for review and approval; and separation of all landscaped and paved vehicular areas by 6-inch Portland Concrete Cement curbs.

Leis. Serv. 17. Street trees and landscaping in the front setback shall meet with the approval of the Leisure Services Department. (Baker Street - Liquidambar Styraciflua; Randolph Avenue - Melaleuca Luecadendron spaced at 30-foot centers).

Plan. 18. Proposed development shall be redesigned to comply with the development standards of Specific Plan SP-78-02.

THE REQUIREMENTS OF THE FOLLOWING SPECIAL DISTRICTS ARE HEREBY FORWARDED TO APPLICANT:

Sani. Distr. 19. Developer will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.

Water Distr. 20. Install water mains, fire hydrants and service per the Mesa Consolidated Water District (formerly C.M. County Water District).

Agenda No._____
ZE-79-09
M.D. Janes Co., Inc.

CONDITIONS, IF APPROVED (CONTINUED)

COMMISSION ACTION - MEETING OF JANUARY 8, 1979

Amend the following conditions to read:

8. Dedication and improvements for Randolph Avenue shall be in accordance with approved Specific Plan SP-78-02.
12. Submit improvement plans for and fully improve Baker Street to its ultimate width per City of Costa Mesa Master Plan of Highways and City Standards.
18. Proposed development shall comply with the development standards and all other conditions and requirements of Specific Plan SP-78-02.

Also, the addition of the following conditions to read:

21. Provide for the installation of five (5) Class A fire hydrants, three on-site and two in the Randolph Avenue right-of-way, to be located as indicated on plans reviewed by the Fire Department.
22. All hydrants shall be installed and operable prior to the initiation of combustible construction.
23. Water improvements shall be approved by the Fire Department.
24. Water mains shall be of adequate size to deliver 1,000 gallons per minute simultaneously from the five closest hydrants to any and all points of the development with a minimum residual pressure of 20 psi.
25. Provide for the installation of fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from the front door of each unit. Extinguishers used may be of a type rated at 2A, 10BC as these extinguishers are suitable for all fires and are less expensive.
26. Water mains and hydrants shall be installed to the standards of the Mesa Consolidated Water District and be dedicated along with repair easements to that agency.

COMMISSION ACTION - MEETING OF FEBRUARY 26, 1979

Added Conditions:

27. Applicant will mitigate the long driveway situations that exist through the use of landscaping, material textures, or other means necessary, under the direction of the Planning Department.

Also, amendment of the following conditions to read:

21. Provide for the installation of six (6) Class A fire hydrants, four (4) on-site and two in the Randolph Avenue right-of-way, to be located as indicated on plans reviewed by the Fire Department.
24. Water mains shall be of adequate size to deliver 1,000 gallons per minute simultaneously from the six closest hydrants to any and all points of the development with a minimum residual pressure of 20 psi.

PLANNING DEPARTMENT

STAFF REPORT

AGENDA NO. _____

COMMISSION MEETING OF February 26, 1979

APPLICATION NO. ZE-79-09A

FIELD INSPECTION DATE 2/15/79

DESCRIPTION Conditional Use Permit

AUTHORIZED AGENT _____

APPLICANT M. D. Janes Co., Inc.
(Owner of Record)

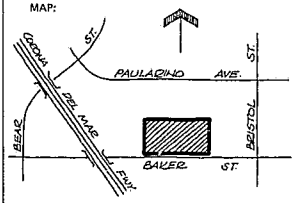
SITE LOCATION 740 to 780 Baker St.

ADDRESS 2950 Airway, D-9
Costa Mesa, CA 92626

ZONE R2(pending) AP # 141-091-09,10,11 &

GENERAL PLAN DESIG. High Density Residential

MAP:



CEQA DETERMINATION Neg.Dec adopted SP-78-02

PREPARED BY FPD:js

MANDATORY ACTION DATE 2/2/80

Applicant is reminded that all ordinances and regulations governing the use of the land or building(s) to which this application pertains must be complied with whether specified herein or not.

REQUEST:

An amended Conditional Use Permit for a 108 unit condominium with a variance from required location of parking.

FINAL COMMISSION ACTION: Meeting of February 26, 1979

Approved, based on Section II, III and IV and subject to Section V of this report. (4-0, Mr. Carstensen abstaining)

CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92626 (714) 754-5245

APPLICANT NOTIFIED ___ DATE 3/7/79

CMF 0360-32, rev. 11/78

Agenda No._____
ZE-79-09A
Janes Co.

I. DESCRIPTION

A. Subject Property

1. Location - 740 to 780 Baker Street
2. General Plan designation - High Density Residential
3. Zone - R2 (R3 pending project approval & lot combination per Specific Plan SP-78-02)
4. Present development - Underdeveloped with small commercial structures, recreational vehicle storage, landscaping company and nursery.
5. Lot dimensions - Proposed development will be located on two parcels east and west of Randolph Avenue extension. Parcels measure 545 ft. X 337.5 ft. and 143.4 ft. X 359.5 ft.
6. CEQA - Negative Declaration for Specific Plan SP-78-02.
7. Background -
On January 8, 1979, Zone Exception Permit ZE-79-09 for a Conditional Use Permit for a 90-unit condominium with variances from required location of parking was approved for the subject property. Subsequent to this approval, applicant has acquired an additional parcel to be included within the proposed development. Eighteen units are added to the development for a total of 108 units.

Requested variances from required location of parking are the same as that approved under Zone Exception Permit ZE-79-09. They are:
1) To allow units over garages other than those serving the unit; and
2) From the adjacency requirement for garages.

Variances are consistent with condominium ordinance amendments recommended to the City Council by the Planning Commission.

Zone Exception Permit ZE-79-09 included a request for a variance from required building setback along Randolph Avenue, and this variance was denied. Amended request does not include the request for a variance from setback.

B. Surrounding Property

1. North - Underdeveloped (included in Study Area for Specific Plan SP-78-02)
2. South - Commercial across Baker Street
3. East - Residential (tree farm)
4. West - City Fire Station

II. REQUEST AND ANALYSIS

A. Conditional Use Permit for a 108-unit condominium with variances from required location of parking.
B. Conditional Use Permit: A Conditional Use Permit is being processed in compliance with the Condominium Ordinance for the construction of condominiums on the subject property.

II. REQUEST AND ANALYSIS (Continued)

C. Variances:
Parking - The Condominium Ordinance requires 2 covered parking spaces to be "adjacent" to the units being served. Zone Exception Permit ZE-79-09 was approved with a variance from this requirement. Specifically, second story units will have assigned garages located across driveways. In addition, there were 10 units located within the central core of the main portion of the project which would have a second required enclosed space, approximately 110 ft. from the unit. The amended plan includes a similar variance; however, the units located in the central core have been redesigned. Variance from required location of parking for the second assigned space for these units is the same as previously approved.

In addition to the variance from the adjacency requirement, a variance is also required in that units will be partially located over garages which do not serve those units. This variance was also approved in the prior application.

The above variances are consistent with Staff and Planning Commission recommended changes to the Condominium Ordinance. These changes would eliminate the prohibition of units over garages other than those being served and would, within the R3, R4, and PDR-HD zones, allow alternative parking designs to be approved by the Planning Commission.

III. PROJECT REVIEW AND ANALYSIS

A. Lot Coverage:

Buildings	54,104 sq. ft.	23%
Parking & Drives	57,240 sq. ft.	24%
Garages	22,400 sq. ft.	9%
Open Space	99,738 sq. ft.	44%
TOTAL	233,482 sq. ft.	100%

B. Parking:

	Covered	Open	Total
Required	216	54	270
Provided	216	54	270

C. Project Density - 1 dwelling unit/2,161 sq. ft.

D. Architecture of the proposed development has not changed from the original concept. Applicant has advised that the project will not be designed around a "lake" but will have streams passing in front of each unit. Applicant is reminded that Specific Plan SP-78-02 requires Planning Department approval of finished elevations of all walls, buildings, and structures along setbacks visible from public rights-of-way prior to issuance of building permits.

E. Applicant is processing Tentative Map of Tract 10626 Amended concurrently with this application to create two lots for condominium purposes.

IV. PLANNING STAFF FINDINGS

1. Proposed residential use [illegible] is an acceptable use of the property [illegible] Condominium Ordinance.

2. Proposal [illegible] Ordinance and complies with [illegible] changes to the Zoning [illegible]

3. Variance to permit [illegible] unit is situated to [illegible] consistent with requirements [illegible] proposed by Staff [illegible]

V. PLANNING STAFF RECOMMENDATION:

1. Approval [illegible]

VI. CONDITIONS, IF APPROVED

Shall be subject to [illegible] 2068 Exception Permit [illegible] as adopted [illegible] at their meeting of January 9, 19[illegible]

CITY OF COSTA MESA

CALIFORNIA 92626 P.O. BOX 1200

RECEIVED
CITY OF COSTA MESA
PLANNING DEPT.
FEB 01 1979
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

FROM THE OFFICE OF THE FIRE PREVENTION BUREAU

FIRE DEPARTMENT STAFF REPORT

Application No: ZE-79-09A
Location : 740 to 770 Baker Street
A. P. Nos: 141-091-09, 10, 11 and 418-121-27
Subject: Conditional Use Permit for a 108-unit condominium with variances from required location of parking, and Tentative Map of Tract 10626.

Evaluation - Findings:

This proposal will build up an area of the City which at the present has a minor demand for fire protection. It will require the extension of water mains and installation of fire hydrants.

Requirements:

1. Provide for the installation of six (6) Class A fire hydrants, four on-site and 2 in the Randolph Avenue right-of-way, to be located as indicated on the plans reviewed by the Fire Department.
2. All hydrants shall be installed and operable prior to the initiation of combustible construction.
3. Water improvement plans shall be approved by the Fire Department.
4. Water mains shall be of adequate size to deliver 1,000 gallons per minute simultaneously from the 6 closest hydrants to any and all points of the development with a minimum residual pressure of 20 psi.
5. Provide for the installation of fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from the front door of each unit. Extinguishers required above may be of a type rated at 2A,10BC as these extinguishers are suitable for all types of fires and are less expensive.

Recommended Conditions:

1. Water mains and hydrants shall be installed to the standards of the Costa Mesa County Water District and be dedicated along with repair easements to that agency.

Prepared by: Thomas P. Shadoff

For information concerning this report, call 754-5176 or contact the Fire Prevention Bureau, 77 Fair Drive, Costa Mesa.

danielian associates
architecture • planning
3848 campus drive • suite 210
newport beach • california 92660
714 • 546 3693

JANES COMPANY CONDOMINIUM PROJECT
Costa Mesa, California

Unit Type	Area	Number Units	%
1 BR/1 B	870 S.F.	12	11
2 BR/2 B	1029 S.F.	68	63
2 BR/Den/2 B	1258 S.F.	28	26
		108	100

Parking:		
Covered	216	2.0/Unit
Open	54	.5/Unit
		2.5/Unit

Site Utilization:	Acres	Square Feet	%
Site Area	5.36	233,482	100

Covered Area:		
Building Footprint	54,104	24
Parking & Drives	57,240	
Garages	22,400	
Total	133,744	
Open Space	99,738	44

president: arthur c. danielian, a.i.a. • associates: george m. carlson a.i.a. roger e. sheppey, a.i.a. kenneth r. mullens, a.i.p. assoc.

Agenda No. 7a (1)
ZE-79-09A

CONDITIONS, IF APPROVED

Eng. 1. Submit updated Title Report.
2. Submit nine copies and one sepia of recorded Tract Map.
3. Submit Grading Plan and hydrology calculations.

APPLICANT IS REMINDED OF THE FOLLOWING ORDINANCES AND OTHER REQUIREMENTS:

Eng. 4. Construct P.C.C. driveway approach per City of Costa Mesa Standard Plans. Location, width, and type are subject to the approval of the Traffic Engineer.
5. Construct P.C.C residential sidewalk per City of Costa Mesa Standard Drawings at applicant's expense.
6. Fulfill Drainage Ordinance Fee requirements prior to approval of Tract Map.
7. Dedicate all land 53 feet from the centerline of Baker Street.
8. Dedicate all land for Randolph Avenue in accordance with approved Specific Plan SP-78-02.
9. Dedicate a 3' public utility easement behind existing right-of-way line on Randolph Avenue.
10. Dedicate a 28-foot diagonal cutoff at the corner of Baker Street and Randolph Avenue.
11. The developer shall pay the required water acreage fee of $250 per acre prior to approval of Tract Map.
12. Submit improvement plans for and fully improve Baker Street and Randolph Avenue to its ultimate width per City of Costa Master Plan of Highways and City Standards.
13. Two copies of the final Tract Map shall be submitted to the Engineering Department for checking.
14. Street lighting shall be provided as required by Traffic Engineering and pay Advance Energy Fee.

Plng. 15. C.C.&R's and articles of incorporation and by-laws for the Homeowners' Association shall be reviewed and approved by the Planning Department and City Attorney prior to recordation.
16. Subject project shall comply with all applicable provisions of the Residential Development Standards Ordinance (Ord. No. 77-44), including, but not limited to: the screening of all utility meters; submittal of a detailed landscape plan to the Planning Department for review and approval; and separation of all landscaped and paved vehicular areas by 6-inch Portland Concrete Cement curbs.

Leis. Serv. 17. Street trees and landscaping in the front setback shall meet with the approval of the Leisure Services Department. (Baker Street - Liquidambar Styraciflua; Randolph Avenue - Melaleuea Luecadendron spaced at 30-foot centers).

Plan. 18. Proposed development shall be redesigned to comply with the development standards of Specific Plan SP-78-02.

THE REQUIREMENTS OF THE FOLLOWING SPECIAL DISTRICTS ARE HEREBY FORWARDED TO APPLICANT:

Sani. Distr. 19. Developer will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.

Water Distr. 20. Install water mains, fire hydrants and service per the Mesa Consolidated Water District (formerly C.M. County Water District).

4-

Agenda No. 7a-(1)
ZE-79-09A
M.D. Janes Co., Inc.

CONDITIONS, IF APPROVED (CONTINUED)

COMMISSION ACTION - MEETING OF JANUARY 8, 1979

Amend the following conditions to read:

8. Dedication and improvements for Randolph Avenue shall be in accordance with approved Specific Plan SP-78-02.
12. Submit improvement plans for and fully improve Baker Street to its ultimate width per City of Costa Mesa Master Plan of Highways and City Standards.
18. Proposed development shall comply with the development standards and all other conditions and requirements of Specific Plan SP-78-02.

Also, the addition of the following conditions to read:

21. Provide for the installation of five (5) Class A fire hydrants, three on-site and two in the Randolph Avenue right-of-way, to be located as indicated on plans reviewed by the Fire Department.
22. All hydrants shall be installed and operable prior to the initiation of combustible construction.
23. Water improvements shall be approved by the Fire Department.
24. Water mains shall be of adequate size to deliver 1,000 gallons per minute simultaneously from the five closest hydrants to any and all points of the development with a minimum residual pressure of 20 psi.
25. Provide for the installation of fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from the front door of each unit. Extinguishers used may be of a type rated at 2A, 10BC as these extinguishers are suitable for all fires and are less expensive.
26. Water mains and hydrants shall be installed to the standards of the Mesa Consolidated Water District and be dedicated along with repair easements to that agency.

ESCROW INSTRUCTIONS TO SECURITY MUTUAL ESCROW CORPORATION Date April 20, 1978 Escrow No. 71-1428

Office 2850 Mesa Verde East, Costa Mesa, Calif. 92626 714-556-8800
Escrow Officer/Manager Barbara Sweeting

For the consideration hereinafter stated the undersigned buyer is acquiring the land herein set forth from CRANK BROS. ROOFING, a Corporation,

SEE INSTRUCTIONS CANCEL AND SUPERCEDE INSTRUCTIONS DATED APRIL 4, 1978.

Title to be vested in

MICHAEL JANES, a married man as his sole and separate property and/or Assignees; Exact vesting will be furnished prior to close of escrow.

Real Property in the State of California, County of ORANGE City of Costa Mesa

Portion of Lot 6, Block E of the Berry Tract, as per Map recorded in Book 30, Page 74, Miscellaneous Records, Los Angeles County, California; also known as assessor's tax parcel no. 141-121-27. Exact legal description will be furnished and approved by all parties prior to close of escrow. **** see note below for reservation by Seller. Sellers state property address to be: 788 Baker Street, Costa Mesa, California

You will record any instruments called for in this escrow when you can obtain Policy of Title Insurance on said property with liability limited to the total sales price showing title vested as above,

Subject Only to:

1. ALL general and special real and personal property taxes for the fiscal year 1978/79;
2. Covenants, conditions, restrictions, easements, rights and rights of way of record.

2a. Any mineral, oil, gas or water exceptions and/or reservations of record.

**** RESERVING THEREFROM all oil, mineral, gas and other hydrocarbon substances, below a depth of 500 feet , but without the right of surface entry.

CONTINGENCIES: This escrow is contingent on the following:

1. Approval or disapproval by Buyer of the Preliminary Title Report within 45 days of receipt of same. If this Report has not been disapproved within that time period, it shall be deemed approved. In the event of disapproval, Buyer shall submit his disapproval in writing to Escrow Holder.

2. Buyer shall have 45 days to conduct soils tests, engineering studies, and other investigations to determine whether or not the property is suitable for the development contemplated by Buyer. This contingency is met and Buyer is deemed to have approved the property unless Buyer submits to Escrow

(continued on Page 2 hereof).

CONSIDERATION		
Paid Outside of Escrow To	$	
Deposited herewith upon signing	$	2,000.00
Deposit to be made (within 45 days)	$	8,000.00
First Trust Deed	$	
Second Trust Deed	$	
Balance of cash		
Total Sales Price	$	

PRORATIONS AND ADJUSTMENTS to be made on basis of 30 day month on items marked "X" below as of close of escrow

X TAXES 19 77 - 19 78;
(If amount unavailable for current year, base upon 2nd half of last fiscal year)

INSURANCE on basis of premiums shown on policies handed you

INTEREST on Trust Deed Note

X RENTS on the basis of rental statement

IMPOUNDS to be replaced by the buyer

GENERAL INSTRUCTIONS. Time is of the essence of this agreement. If, for any reason, this escrow cannot be closed by August 4, 1978 you shall nevertheless close it as soon as possible thereafter unless notice of cancellation is given by either party. Any notice of cancellation affecting this escrow, for whatever reason and whenever given, may be given only in writing, delivered to you in duplicate. On receipt of such notice you shall within three days mail one copy to the other party. Unless written objection thereto from such other party shall be received by you within ten days after such mailing, you are authorized to comply with any instructions in such notice and to cancel the escrow upon payment of your cancellation charges. In the event written objection is received within the time stated or in the event conflicting claims are made upon you in this escrow, you may refuse to take any further action hereunder or you may interplead the parties in any court of competent jurisdiction, in which case you shall be entitled to your costs including reasonable attorney's fees, incurred therein. If you become a party to any civil action by reason of this escrow, you shall be entitled to recover your attorney's fees and costs, as may be allowed by the court.

You are hereby authorized to deposit any funds or documents handed you under these escrow instructions, or cause the same to be deposited, with any sub-escrow agent, subject to your order at or prior to close of escrow, in the event such deposit shall be necessary or convenient for the consummation of this escrow.

From the buyer's funds, you are authorized to pay, upon presentation, invoices for new or additional insurance. Seller warrants that premiums on existing insurance have been paid. Prepare the Deed providing for the Tax Bills being forwarded to the buyers at ☐ Address of property 17932 Sky Park, Suite D, Irving, Calif. 92714
I agree to deposit funds and deliver documents as called for herein and pay buyer's usual charges.

BUYER Michael Janes I HEREBY CERTIFY THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF SECURITY MUTUAL ESCROW CORPORATION Address 17932 Sky Park, Irving, Calif. 92714
Phone (Res.) 979-3376 Phone (Bus.)

The undersigned SELLERS hereby approve the above instructions in their entirety, specifically including the incorporation of the printed general instructions, and will hand you deed for said property to be used when you hold for my/our account the total sales price as above set forth less any amount paid outside of escrow and less the unpaid balance of any encumbrance listed above.
Commission, if any, to be paid Broker is provided in separate instructions.

You are authorized to pay any other encumbrances necessary to place title in condition called for and I/we will hand you any funds or instruments required for such purpose. I agree to pay seller's usual charges.

SELLER CRANK BROS. ROOFING CO., a Corporation
By: Crank Bros. Co. Address 126 Commercial Way, Costa Mesa 92626
By: Duncan A. Crank Pres. Phone (Res.) Phone (Bus.) 548-5569

Escrow Instructions to WESTERN MUTUAL ESCROW CORPORATION COSTA MESA, California

Escrow No. 71-1428 Escrow Officer Barbara Sweeting Date April 20, 1978

CONTINGENCIES: (continued)

holder within 45 days a document evidencing disapproval.

3. Concurrent purchase by Buyer of adjoining property, known as assessor's tax parcel no. 141-091-11.

RIGHT TO EXCHANGE:

Buyer agrees to cooperate with Seller to effect a tax-free exchange for Seller. Buyer specifically agrees to make, execute and delivery any and all documents necessary or convenient for this purpose, provided, however, that any such documents shall not result in any personal liability to Buyer. Documents will include, but are not necessarily limited to, escrow instructions, deposit receipts and other offers to purchase. This escrow may close concurrently with any other escrow or escrows set up under this sub-paragraph, but it is understood that this escrow IS NOT CONTINGENT on the close of the exchange escrows.
All parties are aware that it is the intent of the Seller to effect a tax-deferred exchange in conformity with Section 1031 of the Internal Revenue Code and conforming California statutes; no representation is made by Escrow Holder as to the legal sufficiency, legal tax effect or tax consequences of this escrow transaction.

CANCELLATION:

In the event of cancellation, the General Instructions shown on Page 1 hereof will be followed.

AS A MATTER OF RECORD ONLY , with which you as escrow Holder Are not to be Concerned:

Buyer, its agents, employees, servants or nominees are granted the right to enter onto the property at any reasonable time after the execution of these instructions by Seller for the purpose of complying with this paragraph. Buyer agrees not to disturb or remove any existing improvements on the property, and to indemnify and hold Seller and the property free and harmless from any costs, liens, damage or liability resulting or arising from Buyer's entry on the property or the cost of any work done pursuant to this paragraph. If Buyer disapproves the property, it shall be restored and all damages repaired so that the property will be in the same condition as of the date this Agreement is entered into.
Seller appoints Buyer as agent to make, execute and deliver, as well as otherwise process all applications, maps, plans and other documents to be furnished to government authorities in connection with buyer's proposed development of the property.
In any litigation regarding these escrow instructions, or the letter dated April 3, 1978 signed by Mr. Jorge D. Alvarez, or any right or duty arising from these documents, the prevailing party shall be entitled to a reasonable attorney's fee.

SELLERS:

CRANK BROS. ROOFING CO., a Corporation

By: Crank Bros Co

By Orrin C. Crank Pres.

BUYER:

Michael Janes

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL THEREOF.
WESTERN MUTUAL ESCROW CORPORATION
BY: B Sweeting

[redacted]

Escrow No.
Loan No.

CHICAGO TITLE INS. CO.

WHEN RECORDED MAIL TO:

M.D. Janes Company, Inc.
17932 Sky Park, Suite D
Irvine, Ca. 92714

38809

$4.00

BK 12815PG 15

RECORDED AT REQUEST OF
CHICAGO TITLE INS. CO.
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIFORNIA
8:00 A.M. AUG 25 1978
LEE A. BRANCH, County Recorder

P.
DOC TRAN
LEE A. B
ORANGE CO. R

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as Above

DOCUMENTARY TRANSFER TAX $ 511.50

X Computed on the consideration or value of property conveyed

..... Computed on the consideration or value less liens or encumbrances remaining at time of sale.

[redacted] CTIC
Signature of Declarant or Agent determining tax Firm Name

141-681-CT

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

VIRGINIA M. CAMPBELL, Trustee under the Ervin R. Campbell and Virginia M. Campbell Trust dated December 10, 1976

hereby GRANT(S) to

M. D. JANES COMPANY, INC., A California Corporation

the real property in the City of Costa Mesa, State of California, described

County of Orange

As per Legal Description Attached:

Dated August 2, 1978

Virginia M. Campbell, Trustee

STATE OF CALIFORNIA
COUNTY OF Orange } ss.

On August 7, 1978 before me, the undersigned, a Notary Public in and for said State, personally appeared Virginia M. Campbell, Trustee

known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Signature [signature]

OFFICIAL SEAL
NORITA CIROU
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires April 12, 1980

(This area for official notarial seal)

STATE OF CALIFORNIA
COUNTY OF Orange } ss.

On September 15, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared James D. Ray and Hazel M. Ray

known to me to be the person S whose name S are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Signature Norita Cirou

OFFICIAL SEAL
NORITA CIROU
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires April 12, 1980

Name (Typed or Printed)

(This area for official notarial seal)

Form 3001—(Individual) First American Title Company

SUPPLEMENTAL and/or AMENDED ESCROW INSTRUCTIONS

CITIZENS BANK OF COSTA MESA

ESCROW DEPARTMENT

Escrow No. #637 Escrow Officer Norita Cirou

Agreements between buyer and seller with which escrow is not to be concerned:

1. Buyers shall be responsible for all costs incurred in obtaining engineering studies.
2. The buyer, it's agents, employees, servants or nominees are hereby granted the right to enter onto the property at any time after the execution of this agreement by seller for the purpose of doing any engineering, geological surveying or related work as may be required by buyer for the purpose of preparing plans and maps for the development of the property. Buyer agrees not to disturb or remove any existing improvements on the property and further agrees to indemnify and hold seller and the property free and harmless from any costs, lien, damage and/or liability arising from Buyers entry upon the property and any engineering, geological, surveying or related work in connection therewith.
3. Seller hereby appoints Buyer as agent for the purpose of signing, delivering and processing any applications, maps, plans, etc. related to the subject property.
4. Buyer shall not encumber the land in any way or manner until after the close of escrow, including dedication of any land area for street purposes.
5. Any assessments for street improvements to be borne by buyer.

Dated: August 31, 1978

Signature: James D. Ray
James D. Ray

Signature: Hazel M. Ray
Hazel M. Ray

Signature: M. D. JANES COMPANY, INC.

Signature: By:
Michael Janes

Signature:

ESC 130

STATE OF CALIFORNIA }
COUNTY OF Orange } ss

On September 15, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared James D. Ray and Hazel M. Ray

known to me to be the person s whose name s are subscribed to the within instrument and acknowledged to that they executed the same.

WITNESS my hand and official seal.

Signature Norita Cirou

Name (Typed or Printed)

OFFICIAL SEAL
NORITA CIROU
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires April 12, 1980

(This area for official notarial seal)

Form 3001—(Individual) First American Title Company

CITIZENS BANK
OF COSTA MESA

August 30, 19 78

Escrow # 637

Escrow Instructions — Buyer and Seller

Escrow Officer Norita Cirou

BUYER

To: ESCROW DEPARTMENT,

MEMO		
Paid outside of Escrow $		
Cash through Escrow	485,000.00	
Encumbrances of Record		
New Encumbrances		
TOTAL CONSIDERATION	$485,000.00	

1. Prior to May 28, 1979 , XX
2. I will hand you $ [illegible] of which the sum of
3. $10,000.00 is deposited upon the signing of
4. these escrow instructions
5.
6.
7.
8. and any additional funds and instruments necessary on my part to enable you to comply with these instructions, all of which you are authorized to
9. use and/or deliver, provided on or before the date set forth on Line 1 above, as qualified by the provisions at the top of Page 2 hereof, you hold
10. the money and documents, if any, deliverable to me under these instructions, and instruments have been filed for record entitling you to procure in
11. connection with property commonly known as:
12. Chicago Title Insurance Co Standard Coverage Form (Owner's or Joint Protection) policy of title insurance in the issuing
13. Title Company's usual form with its liability for (the amount of total consideration) with respect to
14. real property in the City of Costa Mesa County of Orange State of California, and legally described as:
15.
16. APN 141-091-09 and 141-091-10
17. Legal description to be furnished in escrow and to be approved by buyer
18.
19.
20.
21.
22. SHOWING TITLE VESTED IN: M. D. JANES COMPANY, INC., A California Corporation
23.
24. FREE OF ENCUMBRANCES EXCEPT:
25. Current General and Special Taxes for the fiscal year 19 78 , 19 79 , not delinquent, including Personal Property Taxes, if
26. any, of any former owner and also including any Special District Levies, payment of which is included therein and collected therewith, and all taxes
27. and assessments which may be levied or assessed subsequent to the date of these instructions.
28. Bonds and Assessments, not delinquent, unpaid balance None
29. Covenants, conditions, restrictions, reservations, easements, (for public utilities not to exceed 10 feet along the exterior lines of the property) rights
30. and rights of way, of record, if any, or in deed to file and the exception of oils, minerals, gas, water, carbons and hydro-carbons on or under said land,
31. if any, now of record.
32. Trust Deed securing an indebtedness as per its terms, now of record (Lender's statement to show an unpaid balance of principal of approximately
33. $ None , but if same should show to be more or less than said amount, then you are to keep the total consideration the same as shown
34. above, by accordingly adjusting the cash/amount of junior trust deed through escrow)
35.
36.
37. Trust Deed (Loan) to file, securing Note for $ None as per its terms; further approval of which is hereby waived through this escrow
38. by Buyer and Seller, the proceeds of which shall be used to apply on purchase price, to be payable in monthly instalments of $, or
39. more, including interest at per cent per annum.
40. Trust Deed (Purchase Money) to file, executed by None
41.
42. securing Note for $ None , in favor of
43. XX
44. dated during escrow, due (if straight note) , with interest at per cent per annum from
45. (see Line 79 re-endorsing interest) payable at Principal and
46. interest payable $ XX more, on the day of each month, beginning on the
47. day of , 19 XX
48.
49. This escrow is contingent upon buyer's approval or disapproval of the preliminary title
50. report within 15 days of receipt of same. If not disapproved within that time, it shall
51. be deemed approved. Disapproval shall be evidenced by a document filed with escrowholder.
52.
53. This escrow is contingent upon buyer's approval or disapproval of soils, engineering,
54. utility requirements, etc., within 30 days of the date of these escrow instructions. If
55. not disapproved by September 29, 1978, it shall be deemed approved. Disapproval shall be
56. evidenced by a document filed with escrowholder.
57.
58. Buyer agrees to cooperate with seller in processing a 1031 Tax Deferred Exchange.
59.
60. Seller reserves the right to require Buyer to close this escrow upon a 30 day written notice
61. to facilitate a 1031 tax deferred exchange by seller, but in not event before six (6)
62. months after the opening of escrow, except by mutual agreement.
63.
64. Buyers agree to deposit an additional $10,000.00 in escrow on or before November 30, 1978.
65. Escrowholder is instructed to pay said $10,000.00 immediately upon receipt to sellers
66. regardless of the condition of title or escrow, and without responsibility on the part of
67. the bank.
68.
69.

ANY POLICY OF TITLE INSURANCE CALLED FOR UNDER THESE INSTRUCTIONS MAY BE ISSUED FOR THE BENEFIT OF ALL PARTIES IN INTEREST AND MAY BE PROCURED FROM ANY TITLE COMPANY OPERATING IN THE COUNTY WHERE THE PROPERTY IS LOCATED AND WILL BE SUBJECT TO EXCEPTIONS AND CONDITIONS CONTAINED IN SUCH COMPANY'S REGULAR PRINTED FORM, INCLUDING BUT NOT LIMITED TO AN EXCEPTION THAT SAID POLICY WILL NOT INSURE AGAINST LOSS BY REASON OF THE RESERVATION OR EXCEPTION OF ANY WATER RIGHTS, CLAIMS, OR TITLE TO WATER.

ESC-102

70. If the conditions of this escrow have not been complied with prior to the time set out on page 1 hereof, or if prior thereto
71. to complete the escrow as soon as the conditions, except as to those items complied with, within written demand, and upon receipt from you
72. not to complete it. Either principal hereunder claiming to exercise a right of cancellation of the escrow shall give written notice of such election to you
73. him with your office, in writing, in duplicate. You shall promptly mail one copy of such notice to the other principal at the address given in this escrow.
74. Unless written objection thereto shall be filed in your office by the other principal within five days after delivery of such notice as shown by the receipt therefor,
75. after you are authorized to comply with such notice and demand, at the expiration of such five-day period, or at any earlier time after such delivery
76. shall be filed, you are authorized, but not obligated, to hold all money and instruments in this escrow, subject to the further written instructions of both principals
77. of a court of competent jurisdiction.
78. Adjust interest on encumbrances of record to None Today
79. Adjust interest on new encumbrances by endorsements on notes as
80. Prorate taxes, based on latest tax figures in your possession, including all items appearing on the bill rendered for the current fiscal year, as of
81. through this escrow, and Customary Apportionment Agreement to Close of Escrow
82. Prorate rentals on basis of statement furnished by seller and approved by buyer in Escrow
83. adjustment against buyer for uncollected rentals. You are to endorse in favor of said buyer, assignee or nominee, from any security deposits
84. due prior to the close of this escrow, unless he instructs you to withhold the same.
85. Accept for buyer such insurance policies as are submitted, or that buyer instructs you to hold, in place of existing policies which are to be cancelled
86. above or on premises known as Unimproved property
87. thereon from None . Seller guarantees that the premises are free and clear of all encumbrances except those which buyer is to assume in the escrow
88. you in this escrow or which beneficiary(ies) indicate you are to hold, but buyer shall not be liable for any delinquent taxes to be paid by seller.

NO NOTICE, DEMAND OR CHANGE OF INSTRUCTIONS SHALL BE OF ANY EFFECT, UNLESS GIVEN IN WRITING BY ALL PARTIES AFFECTED THEREBY. Should you, in the course of this escrow, receive or become aware of any conflicting demands or claims with respect to this escrow or the rights of any of the parties hereto or any other person, firm or corporation interested in or affected by this escrow, you shall have the absolute right at your election to discontinue any or all further acts on your part under this escrow until such conflict is resolved, and you shall have the further right to commence or defend any action or proceeding for the determination of such conflict. All parties hereto, jointly and severally, agree to pay on demand, as well as to indemnify and hold you harmless from and against all costs, damages, judgments, attorney's fees, and expenses of any kind or nature, including reasonable attorneys' fees, that you may incur or become liable for by reason of this escrow or any action or proceeding brought by you, which, in good faith, you may take or suffer to be taken in connection with or arising out of this escrow and your duties thereunder, or upon all of the rights, titles and interests of each of the undersigned in all escrowed papers and other documents and property deposited hereunder, or to protect your rights and to indemnify and reimburse you under the provisions of this paragraph. You shall have a lien upon all escrowed papers and property heard and discharged from all obligations further to perform any and all duties or obligations imposed by, or even by the consent of, all parties.

You shall be under no obligation or liability for failure to inform either party respecting any fact (even though known to you or any officer or employee of your knowledge, even though same concern the property described herein, provided they do not prevent you from complying with these instructions), and you shall not be liable for the sufficiency or correctness as to form, manner of execution, or validity of any instrument deposited in this escrow, nor as to the identity, authority or rights of any person executing the same. Your liability as escrow holder shall be confined to the safekeeping of such papers and money as may be deposited with you, and to the performance of such duties as are specifically set forth in these instructions in this escrow.

Seller agrees to pay, outside of escrow, and before delinquency, all taxes on personal property assessed to the property described herein, and any other liens which appear a lien on above-described property, and you are not to be concerned therewith.

No search of chattels is required for the sale or transfer of personal property though that property may be assessed by reason of location.

Buyer agrees to pay on demand all prorata adjustments chargeable to him; charges for recording deeds, if any; charges for notarial acknowledgments, filing fees and recording fees and for disbursements necessary and/or incidental to the performance of this escrow; if any; charges for special releases, if any; and charges for obtaining and transmitting funds to you by telegraph, if any; and your regular escrow charge, if any, for showing title vested in him; and Buyer's escrow fee as charged.

Make all adjustments and/or prorations on basis of a 30-day month. Close of escrow shall mean the day upon which all documents are delivered for recordation and all disbursements by your check. Mail all papers, checks and/or documents to be delivered by you hereunder to the parties entitled thereto by you hereunder, unless established or as set out below, unless required to, writing to the contrary. Shall not be liable or responsible for the loss of any papers, documents or moneys deposited with you or any act or omission of liability; otherwise to the holder of the prior encumbrances without commissions, which documents, moneys and/or other things are to be delivered by you hereunder. Mail fire and other insurance policies and notice of assignment thereof, attached to a copy of this escrow, to the buyer, unless otherwise directed in writing by buyer. Mail all documents and moneys to be delivered hereunder through the mails, postage prepaid, except that if it is to be delivered to buyer, it is to such encumbrancer, then to the buyer.

These instructions may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery, be deemed an original, and said counterparts together shall constitute but one and the same instrument.

Any amended, supplemental, or additional instructions shall be in writing, signed by all the parties hereto.

THE FOREGOING TERMS, CONDITIONS, PROVISIONS, AND INSTRUCTIONS HAVE BEEN READ, ARE FULLY UNDERSTOOD AND ARE AGREED TO BY EACH OF THE UNDERSIGNED.

N. D. James Company, Inc. 17631 Skypark Circle Drive, Irvine, Ca. 92714 979 3180
Signature Address Telephone

By: Michael James
Signature

Address

Spouse

I HEREBY APPROVE AND AGREE TO BE BOUND BY THE TERMS AND CONDITIONS SET FORTH IN THIS ESCROW.

PRIOR to the date set out on line 1 hereof, I will deposit in escrow the sum of $ 10,000.00 in cash, or its equivalent, and
good and sufficient Deed/Assignment of your interest in property described as follows:
James D. Ray And Hazel M. Ray, Husband And Wife
which you are authorized to use and/or deliver, provided you have in your possession, or will receive prior to the close of escrow, the following documents:
of Lease, the money and instruments delivered to me under this escrow, and any money or property received by you hereunder,
derived therefrom in this escrow shall be Joint Tenancy funds.
Pay any encumbrances necessary to place title in the condition called for under these instructions, any premium for owner's policy of title insurance and the escrow fee.

After the close of this escrow, pay Commission of $ 10,000.00 to Pacific Equity
Broker's License No. , whose address is 18411 Bardeen Ave. Irvine, Ca.

Instruct the title company to begin search of title at once.
You will, at my/our/s request, assign any fire and other insurance now held and affected by this escrow to the buyer herein, and give
Regardless of the consummation of this escrow, I agree to pay all normal charges of escrow holder for handling documents in this escrow, for
insurance, for sending to client statements and beneficiary statements and for handling of personal documents, and for
any documents necessary on my part, including a QUIT Grant Deed to the undersigned Buyer
even if prepared, and Seller's escrow fee as charged.
Issue your check for balance of funds to James D. Ray and Hazel M. Ray
and mail to

James D. Ray
Signature James D. Ray Address Telephone

Hazel M. Ray
Hazel M. Ray

CERTIFIED RECOMMENDATIONS

TO: [ ] Traffic Eng
[ ] Building Safety
[ ] Fire Prevention
[ ] Costa Mesa County Water District
[ ] Sanitary District (Lon Stevens)
[ ] Leisure Services
[ ] Police Department
[✓] City Engineer

DATE: December 19, 1978

RECEIVED
CITY OF COSTA MESA
PLANNING DEPT.
DEC 28 1978
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

FROM: Planning Department

RETURN NO LATER THAN: December 27, 1978

REQUEST: Conditional Use Permit for a 90-unit condominium with variances from required setback and location of parking, and Tentative Map of Tract 10626

APPLICATION NO. CE-79-09 & TT 10626 LOCATION: 740 to 770 Baker Street

A.P. NO.: 141-091-09-10 & 11, 418-121-27

COMMENTS

1. Construct P.C.C. sidewalk per City of Costa Mesa Standard Drawings at applicant's expense.
2. Construct P.C.C. driveway approach per City of Costa Mesa Standard Plans. Location, width, and type are subject to the approval of the Traffic Engineer.
3. Dedicate all land 55 feet from the center line of Baker Street.
   Dedicate all land for Randolph Avenue in accordance with approved Specific Plan.
   Dedicate a 3' public utility easement behind existing right of way line on Randolph Avenue.
4. Dedicate a 28-foot diagonal cutoff at the corner of Baker Street and Randolph Avenue.
5. The developer shall pay the required water acreage fee of $250 per acre prior to approval of Tract Map.

(Use additional page if necessary)

Prepared by [signature]
Approved by _____

RECEIVED

6. Fulfill Drainage Ordinance Fee requirements prior to approval of Tract Map.

7. Submit improvement plans for and fully improve Baker Street and Randolph Avenue to its ultimate width per City of Costa Mesa Master Plan of Highways and City Standards.

8. Two copies of the final Tract map shall be submitted to the Engineering Department for checking.

9. Street lighting shall be provided as required by Traffic Engineering and pay Advance Energy Fee.

10. Submit updated Title Report.

11. Submit nine copies and one sepia of recorded Tract map.

12. Submit Grading Plan and hydrology calculations.

STANDARD CONDITIONS
FOR
ZONE EXCEPTIONS AND PARCEL MAPS
(Engineering Conditions Only)

1. Construct P.C.C. ~~curb and gutter and~~ sidewalk per City of Costa Mesa Standard Drawings at applicant's expense.

2. Construct P.C.C. driveway approach per City of Costa Mesa Standard Plans. Location, width, and type are subject to the approval of the Traffic Engineer.

3. Any existing drives and/or curb depressions that will not be used shall be removed and replaced with full height curb and sidewalk at applicant's expense.

4. a) Dedicate all land 53 feet from the center line of BAKER STREET (Streets).
   b) Dedicate all land for ~~feet from the centerline of~~ RANDOLPH AVENUE
   c) Dedicate a 3' public utility easement behind existing right of way line on RANDOLPH AVENUE

(IN ACCORDANCE WITH APPROVED SPECIFIC PLAN)

5. Dedicate a 20 foot DIAGONAL CUTOFF ~~radius property line~~ at the corner of BAKER & RANDOLPH STREETS (Streets).

6. Dedicate a _____ foot corner cut-off at the corner of _____ _____ (Streets).

7. a) The developer shall pay the required water acreage fee of $250 per acre prior to ~~issuance of building permit~~/approval of ~~parcel map~~. TRACT MAP.
   b) The developer shall pay the required water acreage fee of $50 prior to issuance of building permit/approval of parcel map. (This clause (b) is to be used for any parcel containing 10,000 square feet or less).

8. Fulfill Drainage Ordinance Fee requirements prior to: ~~Issuance of building permit~~/approval of ~~parcel map~~. TRACT MAP.

9. Comply with the requirements of the Department of Housing and Urban Development, Federal Insurance Administration, for Flood Hazard Insurance.

10. Submit improvement plans for and fully improve BAKER STREET AND RANDOLPH AVENUE to its ultimate width per City of Costa Mesa Master Plan of Highways/Standards. (AND CITY)

11. Require cash deposit to guarantee construction of _____ to its ultimate width per City of Costa Mesa Master Plan of Highways/Standards. Cash deposit to be determined by City Engineer. Savings passbook may be used in lieu of a cash deposit. (This condition applies only to those streets not improved under previous assessment districts).

12. Two copies of the final TRACT ~~parcel~~ map shall be submitted to the Engineering Department for checking.

13. (Street lighting SHALL BE PROVIDED AS REQUIRED BY TRAFFIC ENGINEERING AND PAY ASSOCIATED ~~requirements attached~~). ENERGY FEE.

14. Construct facilities as per City of Costa Mesa Master Drainage Plan.

15. Submit UPDATED Title Report. TRACT

16. Submit nine copies and one sepia of recorded map.

17. Submit Grading Plan and hydrology calculations.

CMF 0425-62 Revised 1/17/77

CERTIFIED RECOMMENDATIONS

TO: [✓] Traffic Eng
[ ] Building Safety
[ ] Fire Prevention
[ ] Costa Mesa County Water District
[ ] Sanitary District (Don Stevens)
[ ] Leisure Services
[ ] Police Department
[ ] City Engineer

DATE: December 19, 1978

FROM: Planning Department

RETURN NO LATER THAN: December 27, 1978

REQUEST: Conditional Use Permit for a 90-unit condominium with variances from required setback and location of parking, and Tentative Map of Tract 10626

APPLICATION NO. ZE-79-09 & TT 10626

LOCATION: 740 to 770 Baker Street

A.P. NO.: 141-091-09-10 & 11, 418-121-27

COMMENTS

(1) FURNISH & INSTALL 4- 22,000 LUM. H.P.S.V. ON MARBELITE POLES SERVED UNDER GROUND.
(2) FURNISH & INSTALL 6 5800 LUM. H.P.S.V. ON MARBELITE POLES SERVED UNDER GROUND.
(3) PAY ADVANCED ENERGY FEES for above
(4) R/W & Improvements on Baker 52' R/W

(Use additional page if necessary)

Prepared by KB T.E.
Approved by

TRAFFIC ENGINEERING

INTER OFFICE MEMORANDUM

Dec 22 1978

TO: Director of Planning FROM: Traffic Engineer

SUBJECT: ZE-79-09

The following comments are for your consideration as checked:

- ☐ 1. Internal parking circulation is poor requiring backing into streets if spaces are occupied.
- ☐ 2. Parking stalls difficult for access and/or exiting - turn around inadequate.
- ☐ 3. Stall and aisle dimensions are inadequate.
- ☐ 4. Parking allows side of vehicle to be exposed to backing vehicles.
- ☒ 5. Provide 10' x 20' or 20' x 20' (clear dimension) with 9' or 18' door. Insufficient info.
- ☒ 6. Use Type II driveway. from Randolph extens.
- ☐ 7. Insufficient information.
- ☐ 8. Other ① Elim. midblock x walk ② Provide vision clear. at Randolph L ③ Provide two lanes sbd and one Nbd at Baker (34' min pavement) ④ Eliminate medians on minor street (example - Golf Course Dr.)

RECOMMENDATIONS:

- ☐ 1. Approve subject to conditions listed.
- ☐ 2. Approve with suggestions forwarded to developer.
- ☒ 3. Redesign plan to accommodate above comments.
- ☐ 4. Disapprove plan subject to submittal of additional information.
- ☐ 5. Deny.
- ☐ 6. Other

CMF 0541-64 Rev 1/78 White-Planning; Pink-Engineering.

CERTIFIED RECOMMENDATIONS

TO: [ ] Traffic Eng
[ ] Building Safety
[ ] Fire Prevention
[ ] Costa Mesa County Water District
[ ] Sanitary District (Don Stevens)
[ ] Leisure Services
[ ] Police Department
[ ] City Engineer

DATE: December 19, 1978

FROM: Planning Department

RETURN NO LATER THAN: December 27, 1978

REQUEST: Conditional Use Permit for a 90-unit condominium with variances from required setback and location of parking, and Tentative Map of Tract 10626

APPLICATION NO. ZE-79-09 & TT 10626

LOCATION: 740 to 770 Baker Street

A.P. NO.: 141-091-09-10 & 11, 418-121-27

COMMENTS

None

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CITY OF COSTA MESA
PLANNING DEPT.
DEC 26 1978
AM 7|8|9|10|11|12|1|2|3|4|5|6 PM

(Use additional page if necessary)

Prepared by R Charlwood
Approved by

CERTIFIED RECOMMENDATIONS

TO: [ ] Traffic Eng
[ ] Building Safety
[ ] Fire Prevention
[ ] Costa Mesa County Water District
[ ] Sanitary District (Don Stevens)
[ ] Leisure Services
[✓] Police Department
[ ] City Engineer

DATE: December 19, 1978

FROM: Planning Department

RETURN NO LATER THAN: December 27, 1978

REQUEST: Conditional Use Permit for a 90-unit condominium with variances from required setback and location of parking, and Tentative Map of Tract 10626

APPLICATION NO. ZE-79-09 & TT 10626

LOCATION: 740 to 770 Baker Street

A.P. NO.: 141-091-09-10 & 11, 418-121-27

COMMENTS

None

RECEIVED
CITY OF COSTA MESA
PLANNING DEPT.
DEC 22 1978
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

(Use additional page if necessary)

Prepared by
Approved by

CERTIFIED RECOMMENDATIONS

TO: [ ] Traffic Eng
[ ] Building Safety
[✓] Fire Prevention
[ ] Costa Mesa County Water District
[ ] Sanitary District (Don Stevens)
[ ] Leisure Services
[ ] Police Department
[ ] City Engineer

DATE: December 21, 1978

RECEIVED
CITY OF COSTA MESA
PLANNING DEPT.
DEC 27 1978
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

FROM: Planning Department

RETURN NO LATER THAN: December 27, 1978

REQUEST:

Redevelopment project approval and variance to legalize existing setback encroachment to allow construction of one dwelling unit in conjunction with existing unit.

APPLICATION NO. ZE-79-06 & RA-79-01 LOCATION: 188 Broadway

A.P. NO.: 117-123-07

COMMENTS

(Use additional page if necessary)

Prepared by TR Thornhill

Approved by

CERTIFIED RECOMMENDATIONS

DATE: December 19, 1978

TO: [ ] Traffic Eng
[ ] Building Safety
[ ] Fire Prevention
[✓] Costa Mesa County Water District
[ ] Sanitary District (Don Stevens)
[ ] Leisure Services
[ ] Police Department
[ ] City Engineer

FROM: Planning Department

RETURN NO LATER THAN: December 27, 1978

REQUEST: Conditional Use Permit for a 90-unit condominium with variances from required setback and location of parking, and Tentative Map of Tract 10626

APPLICATION NO. ZE-79-09 & TT 10626 LOCATION: 740 to 770 Baker Street

A.P. NO.: 141-091-09-10 & 11, 418-121-27

RECEIVED
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PLANNING DEPT.
DEC 22 1978
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

COMMENTS
RECEIVED
DEC 21 1978

WATER SERVICE WILL NOT BE TURNED ON UNTIL THE BACKFLOW DEVICE REQUIRED HAS BEEN INSTALLED AND TESTED.

NOTE: Install Water mains, Fire Hyd. and Service Per Costa Mesa County District S.D.D.
Install Backflow Protection.
Comply Per Resolution #

Prepared by [signature]
Approved by

(Use additional page if necessary)

CERTIFIED RECOMMENDATIONS

TO: [ ] Traffic Eng
[ ] Building Safety
[ ] Fire Prevention
[ ] Costa Mesa County Water District
[ ] Sanitary District (Don Stevens)
[✓] Leisure Services
[ ] Police Department
[ ] City Engineer

DATE: December 19, 1978

FROM: Planning Department

RETURN NO LATER THAN: December 27, 1978

REQUEST: Conditional Use Permit for a 90-unit condominium with variances from required setback and location of parking, and Tentative Map of Tract 10626

APPLICATION NO. PC-78-09 & TT 10626

LOCATION: 740 to 770 Baker Street

A.P. NO.: 141-091-09-10 & 11, 418-121-27

COMMENTS

BAKER ST - LIQUIDAMBAR STYRACIFLUA
RANDOLPH ST - MELALEUCA LUECADENDRON
SPACED AT 30' CENTERS

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CITY OF COSTA MESA
PLANNING DEPT.
DEC 22 1978
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

(Use additional page if necessary)

Prepared by [signature]
Approved by

CERTIFIED RECOMMENDATIONS

TO: [ ] Traffic Eng
[ ] Building Safety
[ ] Fire Prevention
[ ] Costa Mesa County Water District
[ ] Sanitary District (Don Stevens)
[ ] Leisure Services
[ ] Police Department
[ ] City Engineer

DATE: December 19, 1978

FROM: Planning Department

RETURN NO LATER THAN: December 27, 1978

REQUEST: Conditional Use Permit for a 90-unit condominium with variances from required setback and location of parking, and Tentative Map of Tract 10626

APPLICATION NO. ZE-79-09 & TT 10626

LOCATION: 740 to 770 Baker Street

A.P. NO.: 141-091-69-10 & 11, 418-121-27

COMMENTS

Developer will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.

D.E.Stevens, District Eng.

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CITY OF COSTA MESA
PLANNING DEPT.
DEC 22 1978
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

Prepared by _____

Approved by _____

(Use additional page if necessary)

CLERICAL RECOMMENDATIONS

TO: [ ] Traffic Eng
[ ] Building Safety
[ ] Fire Prevention
[ ] Costa Mesa County Water District
[ ] Sanitary District (Don Stevens)
[ ] Leisure Services
[ ] Police Department
[ ] City Engineer

DATE: December 19, 1978

FROM: Planning Department

RETURN NO LATER THAN: December 27, 1978

PROJECT: Conditional Use Permit for a 90-unit condominium with variances from required setback and location of parking, and Tentative Map of Tract 10628

APPLICATION NO. UP-79-82 & TM 10628 LOCATION: 740 to 770 Baker Street

A.P. NO.: 141-091-09-10 & 11, 410-121-27

COMMENTS

(Attach additional page if necessary)

Prepared by:
Approved by:

CERTIFIED RECOMMENDATIONS

TO: [ ] Traffic Eng
[ ] Building Safety
[✓] Fire Prevention
[ ] Costa Mesa County Water District
[ ] Sanitary District (Don Stevens)
[ ] Leisure Services
[ ] Police Department
[ ] City Engineer

DATE: December 19, 1978

FROM: Planning Department

RETURN NO LATER THAN: December 27, 1978

REQUEST: Conditional Use Permit for a 90-unit condominium with variances from required setback and location of parking, and Tentative Tract Map of Tract 10626

APPLICATION NO. ZP-79-09 & TT 10626

LOCATION: 740 to 770 Laker Street

A.P. NO.: 141-091-09-10 & 11, 410-121-27

COMMENTS

(Use additional page if necessary)

Prepared by: _____
Approved by: _____

CITY OF COSTA MESA
PLANNING DEPARTMENT

This is to certify that ZE-79-09 & TT 10626
(Rezone Petition or Zone Exception Permit)

for M.D. Janes Company

was

Published on -0-
(date)

Posted on -0-
(date)

28 Post Cards mailed to property
(no.)

owners of record as shown in our files on

12/27/78

Charles W. Roberts
Director of Planning

CMF 0324-26

PUBLIC HEARINGS WILL BE HELD BY THE COSTA MESA PLANNING COMMISSION AT THE CITY HALL, 77 FAIR DRIVE, COSTA MESA, CALIFORNIA, AT 6:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER ON MONDAY, JANUARY 28, 1979, REGARDING THE FOLLOWING APPLICATION:

ZONE EXCEPTION PERMIT ZE-79-09 & TENTATIVE MAP OF TRACT 10826, FOR M.C. JAMES COMPANY, INCORPORATED, 2961 MAIN AVENUE, SUITE D-9, COSTA MESA, CALIFORNIA, FOR A CONDITIONAL USE PERMIT FOR A 90-UNIT CONDOMINIUM PROJECT WITH VARIANCES FROM REQUIRED SETBACK AND LOCATION OF PARKING AND TENTATIVE MAP OF TRACT FOR PROPERTY LOCATED AT 740 TO 770 BAKER STREET, IN AN R2 ZONE. ENVIRONMENTAL DETERMINATION (CEQA): NEGATIVE DECLARATION (SP-79-02).

A.P.# NO. 141-091-01
VALENZUELA, LOUISE M (IND)
779 PASLARING AVE
COSTA MESA, CAL 92626

A.P.# NO. 141-091-02
VALDIVIA, MAGDALENO
749 PASLARING
COSTA MESA, CAL 92626

A.P.# NO. 141-091-03
DEGARMO, GERALD E (CP)
1038 MESA DR
COSTA MESA, CAL 92627

A.P.# NO. 141-091-05
RAY, JAMES L ET AL (IND)
4720 CORTLAND DR
CHINA DEL MAR, CAL 92625

A.P.# NO. 141-091-07
BACO INC (CR)
P O BOX 1967
NEWPORT BEACH, CAL 92663

A.P.# NO. 141-091-08
GONZALES, JOE T
736 W BAKER ST
COSTA MESA, CAL 92626

A.P.# NO. 141-091-09
RAY, JAMES D
4720 CORTLAND AVE
CHINA DEL MAR, CAL 92625

A.P.# NO. 141-091-10
RAY, JAMES D
4720 CORTLAND DR
CHINA DEL MAR, CAL 92625

A.P.# NO. 141-091-11
CAMPBELL, ERVIN R ET AL
TR (IND)
760 BAKER ST
COSTA MESA, CAL 92626

A.P.# NO. 141-091-12
BACO INC (CR)
P O BOX 1967
NEWPORT BEACH, CAL 92663

A.P.# NO. 141-091-16
BACO INC (CR)
P O BOX 1967
NEWPORT BEACH, CAL 92663

A.P.# NO. 141-091-17
BACO INC (CR)
%SOSEBEE, E V
419 E 17TH ST
COSTA MESA, CAL 92627

LABELS SENT 28

A.P. NO. 141-251-18
[illegible] MICHAEL A (UT)
[illegible] MOUNTAIN AVE
[illegible] CAL 91760

A.P. NO. 141-251-03
ADAMS, MAURICE C ET AL
SAVE-MOST LIQUOR STORES
841 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-251-05
[illegible] ROBERT L ET AL
251 NEWPORT CENTER DR
SUITE 1-200
NEWPORT BEACH, CAL 92660

A.P. NO. 141-251-29
RUSSELL, RAY A (MR)
%CALIF UMBRELLA CO INC
P O BOX 10640
SANTA ANA, CAL 92711

A.P. NO. 141-261-11
[illegible] INC (CR)
THRIFTY OIL CO
[illegible] LAKEWOOD BLVD
DOWNEY, CAL 90240

A.P. NO. 141-261-14
[illegible] ROBERT A (JT)
703 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-262-15
PIRIM, MORIS ET AL (MV)
2430 E LA CRESTA AVE
ANAHEIM, CAL 92806

A.P. NO. 141-262-17
HOWELL, DAVID J ET AL
(MV)
KATHY INVESTMENT CO
465-C E 17TH ST
COSTA MESA, CAL 92627

A.P. NO. 141-251-19
MITCHELL-NEWMAN NO. 1 (PT)
357 VISTA BAYA
NEWPORT BEACH, CAL 92660

A.P. NO. 141-251-04
ADAMS, MAURICE C ET AL
SAVE-MOST LIQUOR STORES
841 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-251-17
RUSSELL, RAY A (MR)
%CALIF UMBRELLA CO INC
P O BOX 10640
SANTA ANA, CAL 92711

A.P. NO. 141-251-33
WISE, ANNA J (MV)
1607 BAY CLIFF DR
CORONA DEL MAR, CAL 92625

A.P. NO. 141-261-13
S E BRIGGS & SON INC (CR)
2991 HARBOR AVE
COSTA MESA, CAL 92626

A.P. NO. 141-262-12
COOK & COOLEY INC (CR)
17101 W HARBOR RD
LONG BEACH, CAL 90810

A.P. NO. 141-262-16
HOWELL, DAVID J ET AL
(MV)
KATHY INVESTMENT CO
465-C E 17TH ST
COSTA MESA, CAL 92627

A.P. NO. 418-121-23
DI PIETRANTONIO, NICHOLAS
(JT)
13651 OLYMPIC AVE
COSTA MESA, CAL 92626

A.P. NO. 418-121-24
STEWART, GEORGE A ET AL
7181 FENWICK LN SUITE 219
WEST MINSTER, CAL 92683

A.P. NO. 418-121-26
SHELLEY-RANGER, WALTER H
(ET AL)
782 PAULARINO AVE
COSTA MESA, CAL 92626

A.P. NO. 418-121-28
TOKATA, TERUMI
[illegible] BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 418-121-30
[illegible]
[illegible] ET AL
[illegible]
18421 LEMPWOOD LN
SANTA ANA, CAL 92705

A.P. NO. 418-121-28
PARK, JACK H
782 PAULARINO AVE
COSTA MESA, CAL 92626

A.P. NO. 418-121-27
CRANK BROS ROOFING CO
126 COMMERCIAL WAY
COSTA MESA, CAL 92626

A.P. NO. 418-121-34
CITY OF COSTA MESA
CITY HALL
COSTA MESA, CAL 92626

CITY OF COSTA MESA
CALIFORNIA 92626 P.O. BOX 1200 (714) 754-5323
FROM THE OFFICE OF THE DIRECTOR OF PUBLIC SERVICES

December 28, 1978

Costa Mesa Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, California 92626

Tentative Tract No. 10626

Gentlemen:

Tentative Tract Map No. 10626 as furnished by the Planning Department on December 21, 1978, meets with the approval of the Public Services Department, subject to the following conditions.

1. The tract shall be developed in full compliance with the State Map Act and the Costa Mesa Municipal Code, except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the subdivider and his engineer is directed to Section 13-431 through 13-458 inclusive, of the Municipal Code.

2. The final map and all off-site improvements required to be made or installed by subdivider, shall meet the approval of the City Engineer.

3. Drainage facilities shall be provided, with necessary easements, where required by the City Engineer. All facilities shall be underground. All facilities shall meet the approval of the City Engineer.

4. The subdivider's engineers shall furnish the Engineering Department a storm run-off study showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street on-site or off-site This study to be furnished with the first submittal of the final tract map or before.

5. Fulfill the drainage fee ordinance requirements prior to the approval of the tract map.

6. The Subdivider, in accordance with Section 13-453(e) of the Municipal Code shall submit improvement plans at the time of first submittal of the final map.

7. The Subdivider shall submit a final grading plan at the time of submittal of the Street Improvement plans.

8. Dedicate all land 53 feet from the center line of Baker Street.

9. Dedicate 28-foot diagonal cutoffs at the corner of Baker Street and Randolph Avenue extension.

10. Dedicate all land for Randolph Avenue in accordance with approved specific plan.

11. Dedicate a 3-foot public utility easement behind the existing right of way line on Randolph Avenue extension.

12. Fully improve Baker Street and Randolph Avenue in accordance with City Standards and the Master Plan of Highways. Developer shall coordinate with the City of Costa Mesa, in a timely manner, the construction of Randolph Avenue.

13. Any off-site grading will require written permission of the property owner affected. Said written notice shall be notarized and filed with the City Engineer prior to approval of the final map.

14. Approval of this tentative map does not include approval of the rate of grades for the streets.

15. The elevations shown on all plans shall be on City of Costa Mesa datum.

16. Sidewalks shall be installed under the direction of the City Engineer on Baker Street and Randolph Avenue.

17. Driveway approaches shall be installed and shall be constructed of P.C.C. All driveway locations and driveway design shall meet the approval of the City Engineer.

18. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District.

19. Water system improvements shall meet the approval of the Costa Mesa County Water District.

20. The tract shall be annexed to the Costa Mesa Sanitary District.

21. There shall be four feet of clear sidewalk behind all unmovable objects, i.e., light standards, mail boxes, telephone poles, fire hydrants, etc.

22. Street lighting shall be provided as required by Traffic Engineering, and pay advanced energy fee.

23. The Developer shall provide soil tests pursuant to Ordinance 66-5.

24. Submit updated title report to the City Engineer at the time of or before first submittal of the final map.

25. The driveway design shall be approved by the City Engineer if anything other than a 60-foot wide street is approved.

26. Vehicular access rights to Baker Street shall be dedicated to the City of Costa Mesa, except at street intersections.

27. Prior to approval of the tract map, the developer shall pay the required water acreage fee of $250/acre to the City of Costa Mesa.

28. No cross-gutters will be allowed in this subdivision unless approved by the City Engineer.

29. Prior to any occupancy on the tract, the developer shall submit to the City Engineer a duplicate linen and nine bluelines of the recorded tract map.

30. Any connections to City storm drains from private on-site drains must be approved by the City Engineer. A special permit may be required for this work.

31. Private on-site storm drains will not be maintained by the City of Costa Mesa.

Very truly yours,

Robert R. Brock
Assistant City Engineer

RRB:GLC:mr

CITY OF COSTA MESA

INTER OFFICE MEMORANDUM

January 2, 1979

TO Planning Commission FROM Paul Dudley, Associate Planner

RE: PROPOSED AMENDMENTS TO THE CONDOMINIUM ORDINANCE
IN CONJUNCTION WITH ZONE EXCEPTION PERMIT ZE-79-09
PLANNING COMMISSION MEETING OF JANUARY 8, 1979

Development pressures for condominium projects within the City have raised issues and concerns between Staff, the Planning Commission, and developers. Primary concern appears to be that the Condominium Ordinance, as presently written, often dictates the design of such developments and prohibits flexibility.

In some instances, resulting design is not the most efficient use of property or the most pleasing and aesthetic living environment. In addition, there appears to have been market changes since the adoption of the Condominium Ordinance which indicate a wider acceptance of higher density condominiums rather than typical "townhouse" designs.

In order to resolve these concerns, promote design flexibility, and further the housing goals of the City as defined within the General Plan, Staff recommends that the Commission direct Staff to make the following amendments to the Condominium Ordinance:

A. Section 13-828(f)(1) requires two (2) covered parking spaces to be "adjacent" to the unit being served. This section has been one of the more controversial development standards of the Condominium Ordinance. Staff continues to support the "adjacency" requirement and suggests that the requirement has been successfully complied with throughout the City. However, Staff recognizes the design constraints this requirement places on condominium developments. These constraints appear to be most critical within higher density developments located within the R3, R4 and PDR-HD zones. Permitted densities within these zones create design constraints themselves because of the greater number of units permitted per acre.

As indicated previously, there appears to be a market that has developed since the Condominium Ordinance was adopted which indicates a wider acceptance of higher density condominium developments. Further, allowing alternative designs within higher density zones can promote a wider range of housing types consistent with the Housing Policies of the City as defined within the General Plan. Recognizing the differences with R3, R4 and PDR-HD condominium projects, and the necessity for greater design flexibility within these zones, Staff recommends the following amendment:

Continued...

Recommended Amendment: (Underlining indicates proposed changes)

Each unit shall be provided with two (2) covered parking spaces which shall be adjacent to the unit being served. Within the R3, R4 and PDR-HD zones, alternate parking designs may be approved if the Planning Commission finds that the design contributes to the overall design excellence of the project and furthers the City's housing objectives as defined in the General Plan. At least one of these spaces shall be an enclosed garage. All spaces shall maintain a minimum inside dimension of ten (10) feet in width and twenty (20) feet in length.

B. Section 13-828(f)(5) prohibits living units over garages except where a garage serves the unit above. The intent of this section was to protect residents of units over garages from excessive noise levels. Staff suggests that with the adoption of Title 25, which establishes minimum noise transmission levels from exterior and interior sources in multiple-family units, the intent of this section has been satisfied. Deletion of this section should not result in excessive noise transmissions because of the restrictions of Title 25 and will permit greater design flexibility for condominium development.

Recommended Amendment:

Delete Section 13-828(f)(5).

FPD:kb

cc: Planning Director
Assistant City Attorney
Assistant City Engineer
Fire Protection Analyst
Planning Staff (4)

CITY OF COSTA MESA
PLANNING DEPARTMENT

This is to certify that ZE-79-09A
(Rezone Petition or Zone Exception Permit)

for Jones Co

was

Published on ~~-~~
(date)

Posted on ~~-~~
(date)

28 Post Cards mailed to property
(no.)

owners of record as shown in our files on

7/13/79

Charles W. Mebane
Director of Planning

CM-P 0324-26

FEB. 17, 1979 MAILING PROOF LIST FOR PLANNI DEPT PAGE 01

PUBLIC HEARINGS WILL BE HELD BY THE COSTA MESA PLANNING
COMMISSION AT THE CITY HALL, 77 FAIR DRIVE, COSTA MESA,
CALIFORNIA, AT 6:30 P.M., OR AS SOON AS POSSIBLE THERE-
AFTER ON MONDAY, FEBRUARY 26, 1979,
REGARDING THE FOLLOWING APPLICATION:

ZONE EXCEPTION PERMIT ZE-79-09A FOR THE M. D. JAMES
COMPANY, INC., 2955 AIRWAY, D-9, COSTA MESA, CA., FOR
AN AMENDMENT OF PERMIT AMENDED FOR A 108-UNIT
CONDOMINIUM WITH A VARIANCE FROM REQUIRED LOCATION OF
PARKING IN CONJUNCTION WITH TENTATIVE MAP OF TRACT
NUMBER 9603, LOCATED AT 740 TO 780 BAKER STREET, IN
A PLANNED DEVELOPMENT-RESIDENTIAL (PD-R) ZONE, ENVIRONMENTAL DETERMINATION
NEGATIVE DECLARATION (SP-78-02)

A.P. NO. 141-091-01
[illegible] (NC)
[illegible]
COSTA MESA, CAL 92626

A.P. NO. 141-091-02
VALDIVIA, MAGDALENO
749 PALLARINO
COSTA MESA, CAL 92626

A.P. NO. 141-091-03
[illegible]
[illegible]
SANTA ANA, CAL 92707

A.P. NO. 141-091-05
RAY, JAMES C ET AL (NC)
4720 CORTLAND DR
CRONA DEL MAR, CAL 92625

A.P. NO. 141-091-07
[illegible] (CP)
[illegible]
[illegible]
HUNTINGTON BEACH, CAL 92663

A.P. NO. 141-091-08
MORALES, JOE T
736 W BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-091-09
[illegible]
[illegible]
[illegible]
CORONA DEL MAR, CAL 92625

A.P. NO. 141-091-10
RAY, JAMES C
4720 CORTLAND DR
CRONA DEL MAR, CAL 92625

A.P. NO. 141-091-11
CAMPBELL, ERVIN P ET AL
TR [illegible]
780 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-091-12
BACO INC (CP)
P O BOX 1907
NEWPORT BEACH, CAL 92663

A.P. NO. 141-091-16
BACO INC (CP)
P O BOX 1907
NEWPORT BEACH, CAL 92663

A.P. NO. 141-091-17
BACO INC (CP)
XSCOENBERG, E V
419 E 17TH ST
COSTA MESA, CAL 92627

CARDS SENT 28

A.P. NO. 141-091-18
COUGHLIN, MICHAEL A (JT)
1960 MOUNTAIN AVE
NORCO, CAL 91760

A.P. NO. 141-091-19
MITCHELL-BROWN NO. 1 (PT)
397 VISTA BAYA
NEWPORT BEACH, CAL 92660

A.P. NO. 141-251-03
ADAMS, MAURICE C ET AL
SAVE-MOST LIQUOR STORES
841 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-251-04
ADAMS, MAURICE C ET AL
SAVE-MOST LIQUOR STORES
841 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-251-05
WISH, ROBERT L ET AL
250 NEWPORT CENTER DR
SUITE M-200
NEWPORT BEACH, CAL 92660

A.P. NO. 141-251-17
RUSSELL, RAY A (WR)
%CALIF UMBRELLA CO INC
P O BOX 10640
SANTA ANA, CAL 92711

A.P. NO. 141-251-29
RUSSELL, RAY A (WR)
%CALIF UMBRELLA CO INC
P O BOX 10640
SANTA ANA, CAL 92711

A.P. NO. 141-251-33
WISH, WANDA J (WD)
1607 BAY CLIFF CIR
CORONA DEL MAR, CAL 92625

A.P. NO. 141-261-11
ORKIN INC (CR)
THRIFTY OIL CO
10000 LAKEWOOD BLVD
DOWNEY, CAL 90240

A.P. NO. 141-261-13
S E BRIGGS & SON INC (CR)
2991 RANDOLPH AVE
COSTA MESA, CAL 92626

A.P. NO. 141-261-14
MAESTAS, ROBERT A (JT)
763 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-262-12
COOK & COGLEY INC (CR)
1701 W MARLON RD
LONG BEACH, CAL 90810

A.P. NO. 141-262-15
PIRIH, BORIS ET AL (MV)
2830 E LA CRESTA AVE
ANAHEIM, CAL 92806

A.P. NO. 141-262-16
HOWELL, DAVID J ET AL
(MV)
KATHY INVESTMENT CO
445-C E 17TH ST
COSTA MESA, CAL 92627

A.P. NO. 141-262-17
HOWELL, DAVID J ET AL
(MV)
KATHY INVESTMENT CO
445-C E 17TH ST
COSTA MESA, CAL 92627

A.P. NO. 418-121-23
DI PIETRANTONIO, NICHOLAS
(JT)
13651 OLYMPIC AVE
COSTA MESA, CAL 92626

A.P. NO. 418-121-24
STEHART, JEROME A ET AL
7150 FENWICK LN SUITE 219
WESTMINSTER, CAL 92683

A.P. NO. 418-121-25
PARK, JACK H
782 PAULARINO AVE
COSTA MESA, CAL 92626

A.P. NO. 418-121-26
SHELLENBARGER, WALTER W
(NO)
789 PAULARINO AVE
COSTA MESA, CAL 92626

A.P. NO. 418-121-27
CRANK BROS ROOFING CO
126 COMMERCIAL WAY
COSTA MESA, CAL 92626

A.P. NO. 418-121-28
TAKATA, TERUMI
780 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 418-121-29
CITY OF COSTA MESA
CITY HALL
COSTA MESA, CAL 92626

A.P. NO. 418-121-30
MAYEMURA, ROY N ET AL
(MV)
18021 LEAFWOOD LN
SANTA ANA, CAL 92705

P.O. BOX 1200, COSTA MESA, CALIFORNIA 92626

THE COSTA MESA PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE CITY HALL, 77 FAIR DRIVE, COSTA MESA, CALIFORNIA AT 6:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER ON MONDAY, FEBRUARY 26, 1979,
ZONE EXCEPTION PERMIT ZE-79-09A FOR THE H. D. JANES COMPANY, INC., 2950 AIRWAY D-9, COSTA MESA, CA., FOR A CONDITIONAL USE PERMIT AMENDED FOR A 108-UNIT CONDOMINIUM WITH A VARIANCE FROM REQUIRED LOCATION OF PARKING IN CONJUNCTION WITH TENTATIVE MAP OF TRACT 10626 AMENDED, LOCATED AT 740 TO 780 BAKER STREET, IN AN R2 (PENDING R3) ZONE, ENVIRONMENTAL DETERMINATION (CEQA) NEGATIVE DECLARATION (SP-78-02)

ANY ORAL OR WRITTEN COMMENTS, FOR OR AGAINST THE APPLICATION, WILL BE HEARD AT THIS TIME. IF YOU HAVE QUESTIONS, CALL THE PLANNING DEPT. AT (714)754-5245.

CHARLES W. ROBERTS, SECRETARY

CITY OF COSTA MESA
P.O. BOX 1200
COSTA MESA, CA 92626

OFFICIAL NOTICE
AFFECTS YOUR PROPERTY
PLEASE READ!

COSTA MESA PLANNING COMM.
P.O. BOX 1200
COSTA MESA, CALIF. 92626

CERTIFIED RECOMMENDATIONS

TO: [ ] Traffic Eng
[ ] Building Safety
[ ] Fire Prevention
[ ] Mesa Consolidated Water District
[ ] Sanitary District (Don Stevens)
[ ] Leisure Services
[ ] Police Department
[ ] City Engineer

DATE: 2/5/79

RECEIVED
CITY OF COSTA MESA
PLANNING DEPT.
FEB 9 1979
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

FROM: Planning Department

RETURN NO LATER THAN: 2/14/79

REQUEST: A CUP amended for 108-unit condominium with a variance from required location of parking in conjunction with Tentative Map of Tract 10626 amended.

APPLICATION NO. SE-79-09 Amended

LOCATION: 740-780 Baker Street

A.P. NO.: 141-091-09,10,11 & 418-121-27 & 28

COMMENTS

No Conditions

WBK

(Use additional page if necessary)

Prepared by_____
Approved by_____

CERTIFIED RECOMMENDATIONS

TO: [ ] Traffic Eng
[ ] Building Safety
[ ] Fire Prevention
[ ] Mesa Consolidated Water District
[ ] Sanitary District (Don Stevens)
[ ] Leisure Services
[ ] Police Department
[✓] City Engineer

DATE: 2/5/79

FROM: Planning Department

RETURN NO LATER THAN: 2/14/79

REQUEST: A CUP amended for 108-unit condominium with a variance from required location of parking in conjunction with Tentative Map of Tract 10626 amended.

APPLICATION NO. ZE-79-09 Amended

LOCATION: 740-780 Baker Street

A.P. NO.: 141-091-09,10,11 & 418-121-27 & 28

COMMENTS

1. Same conditions as Ten. Tract 10626 with modifications of January 3,1979 Commission Meeting.

(Use additional page if necessary)

Prepared by _____
Approved by _____

RECEIVED

CERTIFIED RECOMMENDATIONS

TO: [✓] Traffic Eng — DATE: 2/5/79
[ ] Building Safety
[ ] Fire Prevention
[ ] Mesa Consolidated Water District
[ ] Sanitary District (Don Stevens)
[ ] Leisure Services
[ ] Police Department
[ ] City Engineer

FROM: Planning Department — RETURN NO LATER THAN: 2/14/79

REQUEST: A CUP amended for 104-unit condominium with a variance from required location of parking in conjunction with Tentative Map of Tract 10626 amended.

APPLICATION NO. ZE-79-09 Amended — LOCATION: 740-780 Baker Street

A.P. NO.: 141-091-09,10,11 & 416-121-27 & 28

COMMENTS

① Participate and install 6 - 150 w H.P.S. STREET LIGHTS ON MARBELITE POLES - 1 served underground pay ADVANCED ENERGY FEE.
② Show util. ↓ easement - 3 bel, ✗ Elec.
③ Participate in signal ?

(Use additional page if necessary)

Prepared by [signature]
Approved by [signature]

TRAFFIC ENGINEERING

INTER OFFICE MEMORANDUM

Feb 7 1979

TO: Director of Planning FROM: Traffic Engineer

SUBJECT: ZE 79-09

The following comments are for your consideration as checked:

☐ 1. Internal parking circulation is poor requiring backing into streets if spaces are occupied.

☐ 2. Parking stalls difficult for access and/or exiting - turn around inadequate.

☐ 3. Stall and aisle dimensions are inadequate.

☐ 4. Parking allows side of vehicle to be exposed to backing vehicles.

☐ 5. Provide 10' x 20' or 20' x 20' (clear dimension) with 9' or 18' door.

☒ 6. Use Type II driveway.

☐ 7. Insufficient information.

☒ 8. Other Remove Bush, trees, etc at L intersection, are vision obstruction
Sly dwy to close to intersection with Baker

RECOMMENDATIONS:

☐ 1. Approve subject to conditions listed.

☐ 2. Approve with suggestions forwarded to developer.

☒ 3. Redesign plan to accommodate above comments.

☐ 4. Disapprove plan subject to submittal of additional information.

☐ 5. Deny.

☒ 6. Other Eliminate median, midblock Xwalk
Eliminate median in dwy.

CMF 0541-64 Rev 1/78 White-Planning Pink-Engineering

CERTIFIED RECOMMENDATIONS

TO: [ ] Traffic Eng
[ ] Building Safety
[ ] Fire Prevention
[x] Mesa Consolidated Water District
[ ] Sanitary District (Don Stevens)
[ ] Leisure Services
[ ] Police Department
[ ] City Engineer

DATE: 2/5/79

RECEIVED
CITY OF COSTA MESA
PLANNING DEPT.
FEB 8 1979
AM 7|8|9|10|11|12|1|2|3|4|5|6 PM

FROM: Planning Department

RETURN NO LATER THAN: 2/14/79

REQUEST: A CUP amended for 108-unit condominium with a variance from required location of parking in conjunction with Tentative Map of Tract 10626 amended.

APPLICATION NO. SP-79-09 Amended

LOCATION: 740-760 Baker Street

A.P. NO.: 141-091-09,10,11 & 410-121-27 & 28

COMMENTS

RECEIVED
FEB 7 1979

(3) WATER SERVICE WILL NOT BE TURNED ON UNTIL THE BACKFLOW DEVICE REQUIRED HAS BEEN INSTALLED AND TESTED.

① EACH UNIT will HAVE ITS OWN WATER METER & SERVICE
② WATER MAINS, FIRE Hyd's & WATER SERVICE will BE INSTALL AS PER MESA CONDITIONS STD's.

Prepared by: [signature]
Approved by:

(Use additional page if necessary)

RECEIVED

TO: [ ] Traffic Eng.
[ ] Building Safety
[ ] Fire Prevention
[ ] Mesa Consolidated Water District
[✓] Sanitary District
[ ] Leisure Services
[ ] Police Department
[ ] City Engineer

FROM: Planning Department

REQUEST: A CUP amended for [illegible] of parking in conjunction with [illegible]

APPLICATION NO. 25-70-69 Amend.

Developer will be required to [illegible] this project, at his own expense, [illegible] Costa Mesa Sanitary District.

G.E. Dearman [illegible]

(Use additional page if necessary)

CERTIFIED RECOMMENDATIONS

RECEIVED
CITY OF COSTA MESA
PLANNING DEPT.

DATE: 2/5/79 FEB 9 1979

AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

To: [ ] Traffic Eng
[ ] Building Safety
[ ] Fire Prevention
[ ] Mesa Consolidated Water District
[ ] Sanitary District (Don Stevens)
[ ] Telmus Services
[ ] Police Department
[ ] City Engineer

FROM: Planning Department

RETURN NO LATER THAN: 2/14/79

SUBJECT: A CUP amended for 108-unit condominium with a variance from required location of parking in conjunction with Tentative Map of Tract 10626 amended.

APPLICATION NO. 28-79-09 Amended

LOCATION: 740-780 Baker Street

A.P. NO.: 141-091-09,10,11 & 418-121-27 & 28

COMMENTS

SAME AS ZE-7909 & TT 10626

(Use additional page if necessary)

Prepared by: [signature]
Approved by: _____

CERTIFIED RECOMMENDATIONS

TO: [ ] Traffic Eng
[ ] Building Safety
[ ] Fire Prevention
[ ] Mesa Consolidated Water District
[ ] Sanitary District (Don Stevens)
[ ] Leisure Services
[ ] Police Department
[ ] City Engineer

DATE: 2/5/79

RECEIVED
CITY OF COSTA MESA
PLANNING DEPT.
FEB 6 1979
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

FROM: Planning Department

RETURN NO LATER THAN: 2/14/79

REQUEST: A CUP amended for 108-unit condominium with a variance from required location of parking in conjunction with Tentative Map of Tract 10626 amended.

APPLICATION NO. PE-79-09 Amended

LOCATION: 740-780 Baker Street

A.P. NO.: 141-091-09,10,11 & 418-121-27 & 28

COMMENTS

None.

(Use additional page if necessary)

Prepared by
Approved by

file

2150 Airway Avenue, Suite D
Costa Mesa, California 92626
714/979-3376

M.D. JANES COMPANY, INC.

May 8, 1979

Mr. Paul Dudley
99 Fair Drive
Costa Mesa, California

Re: Pentridge Cove
Tract #10626
Baker Street, C.M.

Dear Mr. Dudley,

Enclosed for your review and release is a copy of the Baker Street C,C & R's and By-Laws. Please review and return at your earliest convenience.

Sincerely,

M.D. JANES COMPANY, INC.

Teri Tanner

TT/me

enc.

RECEIVED
CITY OF COSTA MESA
PLANNING DEPT.
MAY 09 1979
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

5-10-79
CC+R's and B.O. attached as discussed on landscaping returned to Jorge Paul

2950 Airway Avenue, Suite B
Costa Mesa, California 92626
714/540-4962

M.D. JANES COMPANY, INC.

RECEIVED
CITY OF COSTA MESA
PLANNING DEPT.
MAR 29 1979
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

March 27, 1979

Mr. Bruce Mattern
Director of Public Services
City of Costa Mesa
P. O. Box 1200
Costa Mesa, CA 92626

740 Baker

Re: Tract 10626, Baker & Randolph Streets (SP78-02)

Dear Mr. Mattern,

As per enclosed map, we have added the Takata property to the parcels that we control on Baker Street, and our expanded project now extends from the east property line of the city-owned fire station to approximately 105' west of the medical center, so that our parcels, in conjunction with the fire station, will provide at least 50' of the right of way necessary for the Randolph Street extension.

We are responsible for the street improvements on Baker Street in front of our property, however, we have reached an impasse in the design of said street, since we do not have any input regarding elevations, etc. on Randolph Street. Therefore, the following is proposed for your consideration: The M.D. Janes Co., Inc. will contract with a Civil Engineer to completely design Randolph Street, and we will also install street improvements as required for access to our project and as directed by Public Services.

The City of Costa Mesa will then reimburse the M.D. Janes Co., Inc. for the work involved in the design and installation of Randolph Street. Said reimbursement could be in the form of reduction or elimination of fees, etc., or any other form mutually agreed upon.

Be assured that should this agreement be satisfactory to the City, we will work diligently with your staff to assure the expeditious completion of this project.

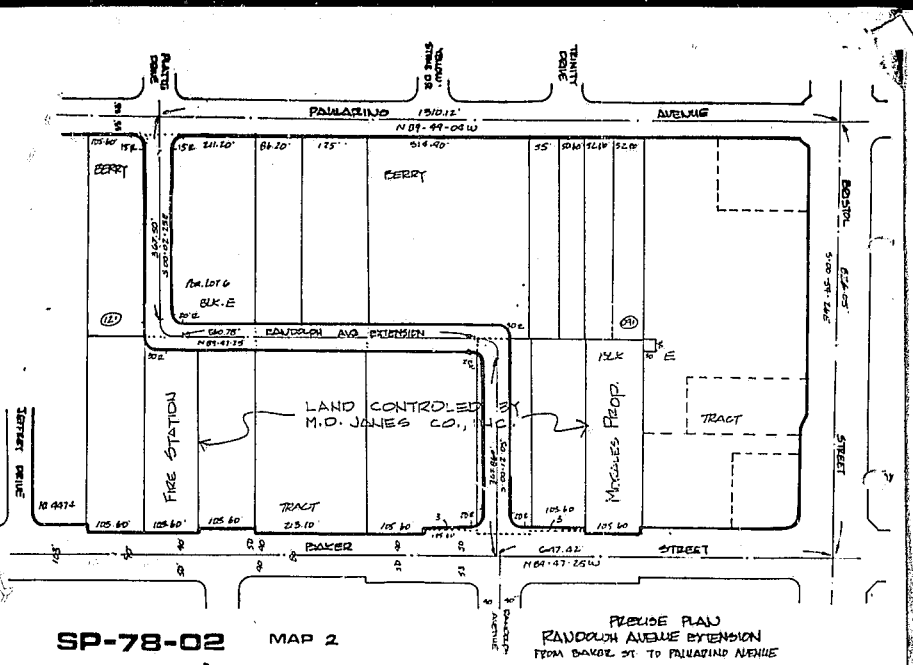
Sincerely,

M.D. JANES COMPANY, INC.

Jorge D. Alvarez
Vice President

cc: Mr. Charles Roberts, Planning Director

Zili
SP 78-02
EE 79-09



SP-78-02 MAP 2

PRELIMINARY PLAN
RANDOLPH AVENUE EXTENSION
FROM BAKER ST. TO PALARINO AVENUE

2950 Airway Avenue, Suite D
Costa Mesa, California 92626
714 / 979-3376

M. D. JANES COMPANY, INC.

December 4, 1979

Mr. Paul Dudley
Planning Dept., City of Costa Mesa
Post Office Box 1200
Costa Mesa, California 92626

Re: Pentridge Cove, Tract 10626

Dear Mr. Dudley,

Because of timing considerations, we would like to have building permits on the above referenced project issued as soon as possible, however, we have not yet made the corrections increasing the garage door width from 16' to 18' and from 8' to 9'.

Said changes will be made prior to actual start of construction.

Sincerely,

M.D. JANES COMPANY, INC.

Jorge D. Alvarez
Vice-President

JDA/tt

Master Street Address File

CITY OF COSTA MESA

CALIFORNIA 92626 P.O. BOX 1200

FROM THE OFFICE OF THE DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION

December 7, 1979

To:

State Board of Equalization
Finance - License Division
Building Safety Department
Communications
Mesa Consolidated Water District
County Clerk
Engineering Department
Fire Prevention
Finance - Bond Division
Newport-Mesa Unified School District
File (3)
County Tax Assessor
Pacific Telephone Company (2)
Police Department
Public Services Department
County Registrar of Voters
Southern California Edison Co.
Southern California Gas Co.
Street Department
United States Post Office, C.M.
California Coastal Commission

The City of Costa Mesa wishes to advise you that in revising street addresses, the following addresses have been changed:

OLD ADDRESS	NEW ADDRESS	A.P. NO.
740-770 Baker Street	740-810 Weseleyan Bay (even only) 741-809 Grayling Bay (odd only) 3001-3041 Croyden Bay (odd only) 3000-3010 Elmira Bay (even only) 3020-3031 Langs Bay (odd & even)	141-091-09,10,11 418-121-27

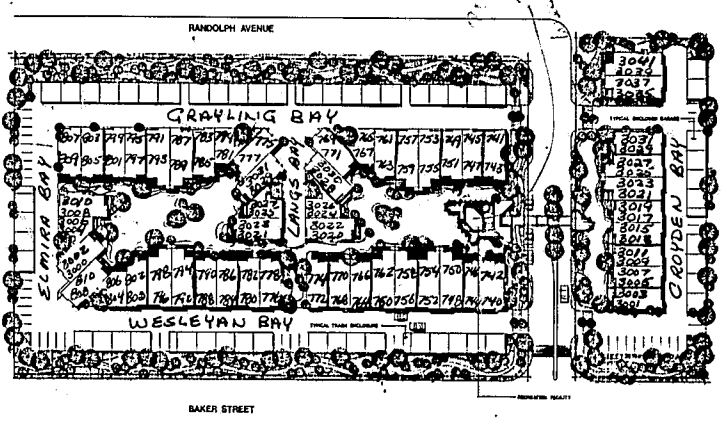
For your convenience we are listing the agencies below that we have notified of the change. In addition to those listed, you are advised to notify your correspondents of the change in order to avoid any possible interruption of mail service.

Your cooperation in this matter is appreciated.

Very truly yours,

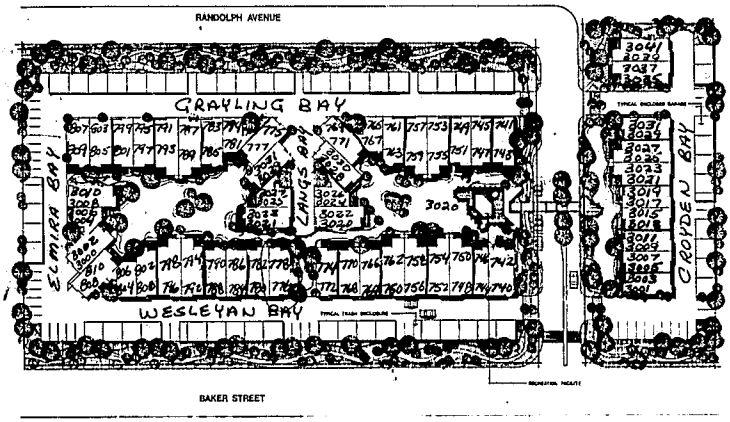
Charles W. Roberts
Development Services Director

cc: M. D. Janes Company
2950 Fairway Avenue
Suite D
Costa Mesa, California 92626



CONDOMINIUM PROJECT
COSTA MESA · CALIFORNIA
THE JANES COMPANY

SITE PLAN



CONDOMINIUM PROJECT
COSTA MESA · CALIFORNIA
THE JANES COMPANY

SITE PLAN

2950 Airway Avenue, Suite D
Costa Mesa, California 92626
714/979-3376

M. D. JANES COMPANY, INC.

RECEIVED
DEVELOPMENT SERVICES DEPARTMENT
NOV 7 1980
CITY OF COSTA MESA

November 5, 1980

Mr. Paul Dudley
City of Costa Mesa Planning Department
P. O. Box 1200
Costa Mesa, CA 92626

Re: Pentridge Cove , Tr. # 10626

Dear Mr. Dudley:

We are hereby requesting a release from the Planning Department and all other necessary City agencies for building #4 (permit #4872) of the above-referenced tract. The reason for this request is that the models and sales office are located in that building and we must have the utilities turned on before we can begin sales.

Upon completion of our sales program, the sales office will be converted back to a garage.

Thank you very much for your cooperation.

Sincerely,

M. D. JANES COMPANY, INC.

Jorge D. Alvarez
Vice President

JDA/mel

Fire OK
11-10-80

2950 Airway Avenue, Suite D
Costa Mesa, California 92626
714/979-3376

M. D. JANES COMPANY, INC.

May 11, 1981

RECEIVED
CITY OF COSTA MESA
MAY 13 1981

Mr. Gregory M. Shaffer
City of Costa Mesa
Planning Division
P.O. Box 1200
Costa Mesa, CA. 92626

RE: Pentridge Cove, Tract 10626

Dear Mr. Shaffer:

In response to your letter of April 29, 1981 and my meeting with you on May 7, 1981, the following is our understanding of the items needed to get the above-referenced tract released by your department:

1.) Small planters between garage doors: recess any vulnerable sprinklers into planters

2.) Large planters between garage doors: 4" x 4" redwood curb or equal at the front (not at the sides) of the planter

3.) Landscaped areas adjoining parking: 6" concrete curbing

4.) Stamped concrete shall be used only at the intersection of Grayling Bay and Langs Bay and approximately the mid-length of Wesleyan Bay as shown on plans, but not at the intersections of said streets and Randolph Avenue

Thank you very much for your cooperation in this matter.

Sincerely,

Jorge D. Alvarez
Vice President

JDA:ts

cc: John Hall
Thomas Hayes

APPLICATION SURVEY

ADDRESS 740-780 BAKER ST

A.P.# 141-091-09, 10, 11 ; 078-12-012

OFFICE SEARCH

STREET: BAKER ST

EXIST C & G. (DIM. C. to C.) 74

PROPOSED ULT. CURB LOCATION 50

EXISTING R/W
E. to R. 40
R. to R. 80

ULT. R/W
PER MASTER PLAN 106
EASEMENTS
ZONING OF LAND C
PRECISE PLAN

FIELD SEARCH
EXIST. CURB & GUTTER
EXIST. SIDEWALKS
ALLEY IMPROVEMENTS
DRIVE APPROACHES
DEVELOPED LAND: YES NO
DEVELOPED PER ZONING: YES NO

DATE INITIALS

WATER ACREAGE FEE $1250/AC PAID YES NO
IMPROVEMENT DISTRICT (1915/AC APPL
DRAINAGE FEE / ACRE $1000/AC PAID YES NO
FIA FLOOD HAZARD AREA: YES NO
COMMENTS:

SHOW EXISTING SIDEWALKS IN IMMEDIATE AREA ON A.P. MAP

APPLICATION

SURVEY

ADDRESS: 730 TO 770 BAKER ST.

A.P.# 141-091-07,10,11
078-241-27

DR#
TENT TRACT#
S#
Z.E.# 79-09
MASTER PLAN
R.A.#
C-10 REF E 1 7

OFFICE SEARCH

STREET: BAKER ST (GB-7.9)

EXIST C & G (DIM. C to C.) 59 C. TO EP.

PROPOSED ULT. CURB LOCATION 92'

EXISTING R/W
C to P 90'
P to P 180'

ULT. R/W
PER MASTER PLAN 106'
EASEMENTS YES
ZONING OF LAND C-1
PRECISE PLAN 5201

FIELD SEARCH

EXIST. CURB & GUTTER NO
EXIST. SIDEWALKS NO
ALLEY IMPROVEMENTS NO
DRIVE APPROACHES YES (N/C)
DEVELOPED LAND: YES X NO
DEVELOPED PER ZONING: YES NO

12/22/78 DATE — 09 INITIALS

WATER ACREAGE FEE $250/Ac PAID: YES NO X (58,63)
IMPROVEMENT DISTRICT N/A
DRAINAGE FEE / ACRE $1000/Ac PAID: YES NO X (58,63)
FHA FLOOD HAZARD AREA: YES NO X
COMMENTS:

SHOW EXISTING SIDEWALKS IN BASEDATE AREA ON A.P. MAP

CITY OF COSTA MESA LOG SHEET

☐ TRACT NO. _____ ☐ PARCEL MAP NO. _____ ☒ ZONE EXCEPTION NO. ZE-78-09
C-65-68 ZE-72-108
☐ MISC.IMPR. _____ ☒ CROSS REF. ZE-71-53 ☒ A.P. NO. 141-091-09,10,11
418-121-22

LOCATION 740 TO 770 BAKER ST.

ENGINEER _____ DEVELOPER _____
ADDRESS _____ ADDRESS _____
_____ _____
TELEPHONE _____ TELEPHONE _____

RECEIVED FROM PLANNING. 12/21/78
DRAWN IN C-10 FILE. 12/21/78
APPLICATION SURVEY OFFICE. DONE: 12/21/78
APPLICATION SURVEY FIELD. DONE 12/22/78
ENGINEERING CONDITIONS WRITTEN _____
RETURNED TO PLANNING _____

PLANNING COMMISSION ACTION. DATE. _____
☐ APPROVED ☐ DENIED.
CITY COUNCIL ACTION. DATE _____
☐ APPROVED. ☐ DENIED.
TENTATIVE MAP EXPIRES _____
(18 MONTHS FOR TRACTS & 12 FOR PARCEL MAPS)

FEES AND RECORDS (CHECK ☐ IF APPLICABLE)

FEE	AMOUNT	DATE PAID	RECORD	DATE RECEIVED
☐ MAP CHECK			☐ TITLE REPORT	
☐ DRAINAGE			☐ TRAVERSE SHEETS	
☐ WATER ACREAGE			☐ HYDROLOGY CALCS	
☐ ADVANCE ENERGY			☐ SOILS REPORT	
☐ INSPECTION			☐ COUNTY CHECK LETTER	
☐ _____			☐ _____	

☐ DRAINAGE FEE DRAWN IN CMCWD BOOK _____ ☐ WATER ACREAGE FEE DRAWN IN CMCWD BOOK _____

DEPOSITS

TYPE	AMOUNT	CHECK NO	RECEIVED	DEPOSIT INFORMATION REF. NO	SENT TO FINANCE.

BOND	AMOUNT	BOND NO.	INSURANCE COMPANY ADDRESS	RECEIVED	HELD BY
PERFORMANCE					
LABOR, MATERIAL					
SURVEY MONUMENT					

SUBDIVISION AGREEMENT RECEIVED. _____ HELD BY _____

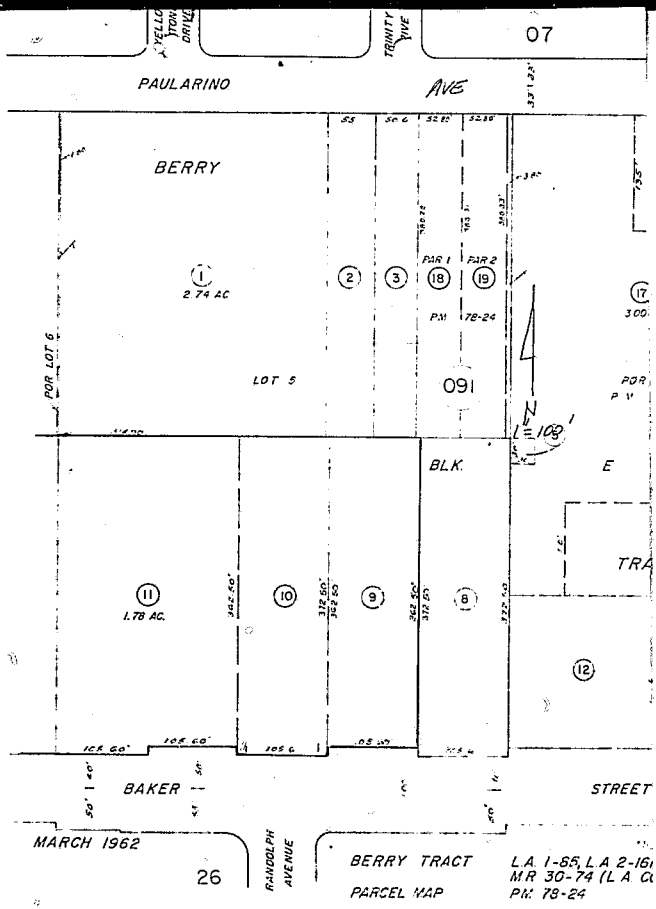
MAP CHECK	IN	OUT	REMARKS
FIRST CHECK			
SECOND CHK			
THIRD CHECK			
FOURTH CHK			
MAP SIGNED		TO COUNTY Recorder	

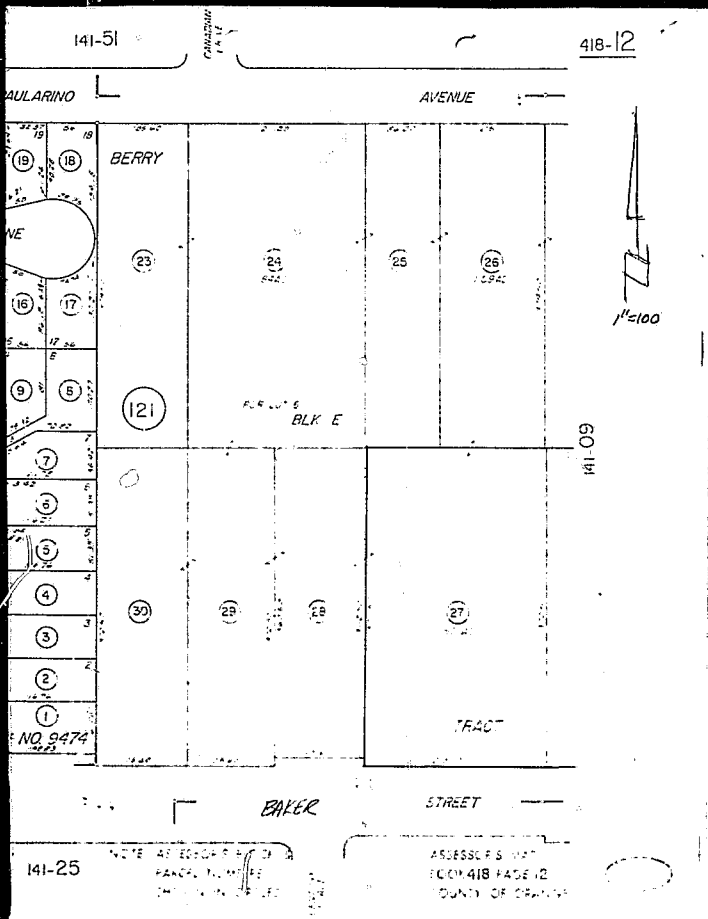
PLAN CHECK	IN	OUT	REMARKS
FOR ROUTING			
FIRST CHECK			
SECOND CHECK			
THIRD CHECK			
FOURTH CHECK		DATE SIGNED	

ITEMS TO BE COMPLETED PRIOR TO SIGNING MAP/PLAN

BOND EXONERATION REQUIREMENTS (CHECK ☐ IF APPLICABLE)

☐ FINAL INSPECTION REPORT IN		☐ SANITATION DISTRICT	
☐ CONSTRUCTION COMPLETED		☐ WATER DISTRICT	
☐ MONUMENTATION COMPLETED		☐ STREET LIGHTING	
☐ ENGINEER ACKNOWLEDGED PAYMENT		☐ _____	
☐ RECORDED COPIES OF MAP RECEIVED		☐ _____	
☐ ALL CERTIFIED RECOMMENDATIONS COMPLIED WITH			
☐ IMPROVEMENTS ACCEPTED BY THE CITY ENGINEER			
☐ RECOMMENDATION SENT TO CITY COUNCIL			
☐ COUNCIL ACTION			
☐ BONDS EXONERATED			


07
PAULARINO AVE
TRINITY AVE
BERRY
1
2.74 AC.
2
3
PAR 1
18
PAR 2
19
P.M. 78-24
LOT 5
091
POR LOT 6
418-12
BLK.
11
1.78 AC.
10
9
8
12
17
BAKER STREET
MARCH 1962
26
RANDOLPH AVENUE
BERRY TRACT
PARCEL MAP
L.A. 1-85, L.A. 2-16
MR 30-74 (L.A. C
P.M. 78-24


141-51
418-12
AULARINO
AVENUE
BERRY
121
BLK E
141-09
1"=100
TRACT
BAKER
STREET
141-25
NO 9474

CITY OF COSTA MESA LOG SHEET

☐ TRACT NO. _____ ☐ PARCEL MAP NO. _____ ☒ ZONE EXCEPTION NO. 79-09A
ZE-79-09
☐ MISC. INPR. _____ ☒ CROSS REF. TR 10646 ☒ A.P. NO. 418-121-27,28 (5 parcels)
141-091-09,10,11;

LOCATION 740-780 BAKER ST.

ENGINEER	DEVELOPER
ADDRESS	ADDRESS
TELEPHONE	TELEPHONE

RECEIVED FROM PLANNING. 2-7-79
DRAWN IN C-10 FILE. 2-8-79
APPLICATION SURVEY OFFICE. DONE: _____
APPLICATION SURVEY FIELD. DONE _____
ENGINEERING CONDITIONS WRITTEN _____
RETURNED TO PLANNING _____

PLANNING COMMISSION ACTION. DATE. _____
☐ APPROVED ☐ DENIED.
CITY COUNCIL ACTION. DATE _____
☐ APPROVED. ☐ DENIED.
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(18 MONTHS FOR TRACTS & 12 FOR PARCEL MAPS)

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☐ MAP CHECK			☐ TITLE REPORT	
☐ DRAINAGE			☐ TRAVERSE SHEETS	
☐ WATER ACREAGE			☐ HYDROLOGY CALCS	
☐ ADVANCE ENERGY			☐ SOILS REPORT	
☐ INSPECTION			☐ COUNTY CHECK LETTER	
☐ _____			☐ _____	

☐ DRAINAGE FEE DRAWN IN CMCWD BOOK _____ ☐ WATER ACREAGE FEE DRAWN IN CMCWD BOOK: _____

DEPOSITS

TYPE	AMOUNT	CHECK NO	RECEIVED	DEPOSIT INFORMATION REF. NO	SENT TO FINANCE.

BOND	AMOUNT	BOND NO.	INSURANCE COMPANY ADDRESS	RECEIVED	HELD BY
PERFORMANCE					
LABOR, MATERIAL					
SURVEY MONUMENT					

SUBDIVISION AGREEMENT RECEIVED. _____ HELD BY _____

MAP CHECK	IN	OUT	REMARKS
FIRST CHECK			
SECOND CHK			
THIRD CHECK			
FOURTH CHK			
MAP SIGNED		TO COUNTY Recorder	

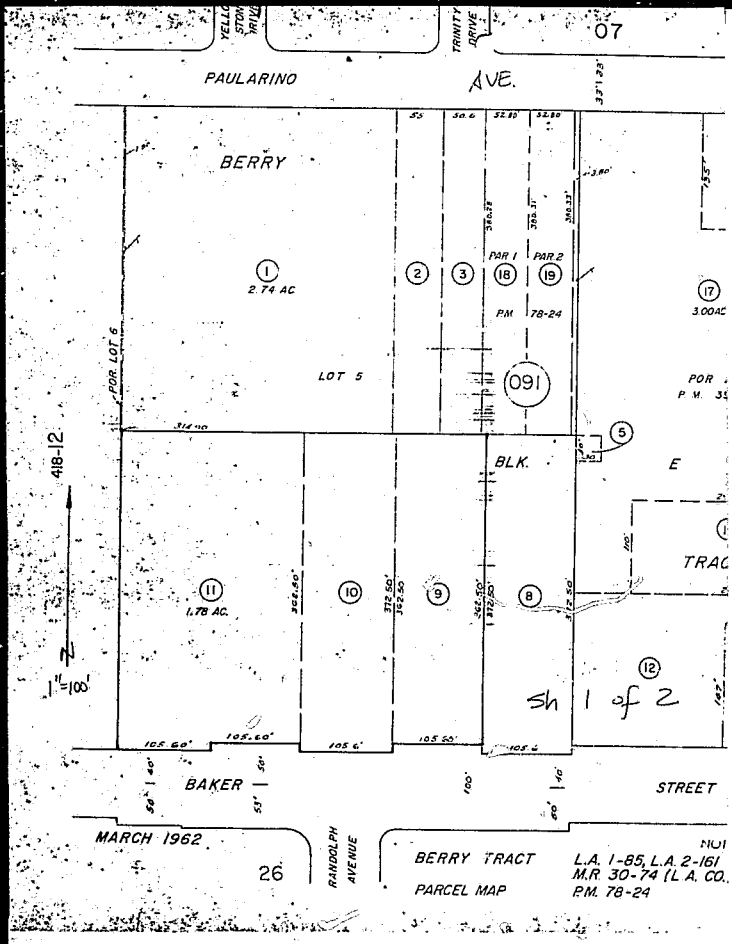
PLAN CHECK	IN	OUT	REMARKS
FOR ROUTING			
FIRST CHECK			
SECOND CHECK			
THIRD CHECK			
FOURTH CHECK		DATE SIGNED	

ITEMS TO BE COMPLETED PRIOR TO SIGNING MAP/PLAN

BOND EXONERATION REQUIREMENTS (CHECK ☐ IF APPLICABLE)

- ☐ FINAL INSPECTION REPORT IN _____
- ☐ CONSTRUCTION COMPLETED
- ☐ MONUMENTATION COMPLETED
- ☐ ENGINEER ACKNOWLEDGED PAYMENT _____
- ☐ RECORDED COPIES OF MAP RECEIVED _____
- ☐ ALL CERTIFIED RECOMMENDATIONS COMPLIED WITH
- ☐ IMPROVEMENTS ACCEPTED BY THE CITY ENGINEER
- ☐ RECOMMENDATION SENT TO CITY COUNCIL _____
- ☐ COUNCIL ACTION _____
- ☐ BONDS EXONERATED _____

- ☐ SANITATION DISTRICT _____
- ☐ WATER DISTRICT _____
- ☐ STREET LIGHTING _____
- ☐ _____ _____
- ☐ _____ _____
- ☐ _____ _____


07
PAULARINO AVE.
TRINITY DRIVE
BERRY
LOT 5
POR LOT 6
1
2.74 AC
2
3
18
19
PAR 1
PAR 2
P.M. 78-24
091
17
3.00AC
POR
P.M. 3
5
BLK.
E
TRAC
11
1.78 AC.
10
9
8
12
Sh 1 of 2
418-12
1"=100'
105.60'
105.6'
105.50'
BAKER
STREET
MARCH 1962
26
RANDOLPH AVENUE
BERRY TRACT
PARCEL MAP
L.A. 1-85, L.A. 2-161
M.R. 30-74 (L.A. CO.
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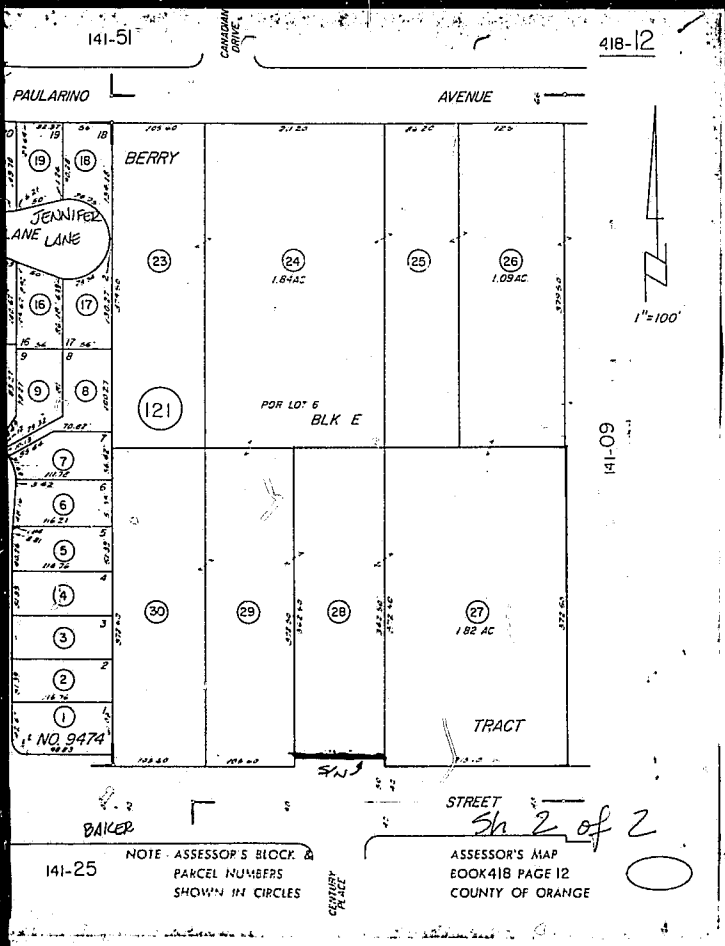
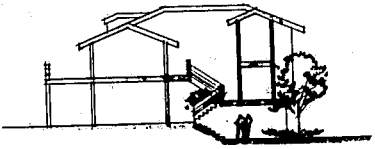
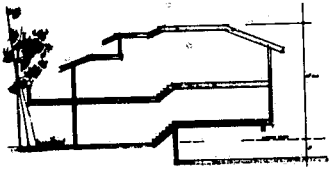

141-51
CANADIAN DRIVE
418-12
PAULARINO
AVENUE
BERRY
JENNIFER LANE
LANE
23
24
1.84AC
25
26
1.09AC
1"=100'
121
POR LOT 6
BLK E
141-09
30
29
28
27
1.82 AC
TRACT
NO. 9474
STREET
BAKER
Sh 2 of 2
141-25
NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES
CENTURY PLACE
ASSESSOR'S MAP
BOOK 418 PAGE 12
COUNTY OF ORANGE

END ELEVATION



TYPICAL SECTION THRU ENTRY



TYPICAL SECTION THRU UNITS

CONDOMINIUM PROJECT
COSTA MESA · CALIFORNIA
THE JANES COMPANY

ZC-79-09

Janes Company 740-770 Baker

WATER ELEVATION

STREET ELEVATION

CONDOMINIUM PROJECT
COSTA MESA · CALIFORNIA
THE JANES COMPANY

ZE-79-09
Janes Company 740-770 Baker

PENTRIDGE COVE

THE JANES COMPANY
COSTA MESA, CALIFORNIA

ARCHITECTS · PLANNERS

LANDSCAPE ARCHITECTS

CIVIL ENGINEERS

CONSULTING STRUCTURAL ENGINEERS

MECHANICAL ENGINEERS

DANIELIAN ASSOCIATES
3848 CAMPUS DRIVE · SUITE 210 · NEWPORT BEACH 546-3693

LIFESCAPES, INCORPORATED
80 BROOKHOLLOW DRIVE · SANTA ANA 540-7422

DONALD E. STEVENS, INC.
1828 FULLERTON AVENUE · COSTA MESA 646-8915

NOWAK - MEULMESTER & ASSOCIATES
4220 VON KARMAN AVENUE · SUITE 102 · NEWPORT BEACH 752-6308

PLUMBING DESIGN INC.
23322 PERALTA DRIVE · SUITE H-8 · LAGUNA HILLS 770-4000

SHEET INDEX

NO.	SHEET DESCRIPTION
1	COVER SHEET/INDEX
2A	SPECIFICATIONS
2B	SPECIFICATIONS
3	SITE PLAN
	UNIT A
4	FOUNDATION PLAN/GARAGE FLOOR PLAN
5	FIRST FLOOR PLAN/SECOND FLOOR PLAN
6	FIRST FLOOR FRAMING/SECOND FLOOR FRAMING
7	EXTERIOR ELEVATIONS
8	SECTIONS/ROOF PLAN
	UNIT B
9	FOUNDATION PLAN/GARAGE FLOOR PLAN
10	FIRST FLOOR PLAN/SECOND FLOOR PLAN
11	FIRST FLOOR FRAMING/SECOND FLOOR FRAMING
12	EXTERIOR ELEVATIONS
13	SECTIONS/ROOF PLAN
	UNIT C
14	FOUNDATION PLAN/GARAGE FLOOR PLAN
15	FIRST FLOOR PLAN/SECOND FLOOR PLAN
16	FIRST FLOOR FRAMING/SECOND FLOOR FRAMING
17	EXTERIOR ELEVATIONS
18	SECTIONS/ROOF PLAN
	UNIT D
19	FOUNDATION PLAN/GARAGE FLOOR PLAN
20	FIRST FLOOR PLAN/SECOND FLOOR PLAN
21	FIRST FLOOR FRAMING/SECOND FLOOR FRAMING
22	EXTERIOR ELEVATIONS
23	SECTIONS/ROOF PLAN
	KITCHENS
24	INTERIOR ELEVATIONS
	BATHROOMS
25	INTERIOR ELEVATIONS
	FIREPLACE
26	SECTIONS/ELEVATIONS
	BLDG. TYPE 1
27	FLOOR PLANS/FOUNDATION PLAN/ROOF PLAN
28	EXTERIOR ELEVATIONS
	BLDG. TYPE 2
29	FOUNDATION PLAN/ROOF PLAN
30	FIRST FLOOR PLAN/SECOND FLOOR PLAN
31	EXTERIOR ELEVATIONS
	BLDG. TYPE 3
32	FOUNDATION PLAN/ROOF PLAN
33	FIRST FLOOR PLAN/SECOND FLOOR PLAN
34	EXTERIOR ELEVATIONS
	BLDG. TYPE 4
35	FOUNDATION PLAN
36	FIRST FLOOR PLAN
37	SECOND FLOOR PLAN
38	ROOF PLAN/EXTERIOR ELEVATION
39	EXTERIOR ELEVATIONS
	BLDG. TYPE 5
40	FOUNDATION PLAN
41	FIRST FLOOR PLAN
42	SECOND FLOOR PLAN
43	ROOF PLAN
44	EXTERIOR ELEVATIONS
	CABANA
45	ROOF PLAN/FLOOR PLAN FOUNDATION PLAN/ELEVATIONS
	GARAGE
46	SECTION/ROOF PLAN/ROOF FRAMING
47	ELEVATIONS
	DETAILS
D-1	STRUCTURAL DETAILS
D-2	STRUCTURAL DETAILS
D-3	ARCHITECTURAL DETAILS
D-4	ARCHITECTURAL DETAILS
D-5	SPLIT GARAGE CONDITION
D-6	SPLIT GARAGE CONDITION
	MECHANICAL
M-1	MECHANICAL
M-2	MECHANICAL
M-3	MECHANICAL
M-4	MECHANICAL

JAN 11 1980

740 & 770 Baker St. ZE 79-09 & 09A.

4876-8765

JOB NO. 8078
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

COVER SHEET/INDEX

danielian associates
architecture • planning
3848 campus drive • suite 210
newport beach • california 92660
714 • 540.3693

1

SECTION 1A - GENERAL REQUIREMENTS

1. All work shall comply with applicable requirements of the City of Costa Mesa, Orange County, State and other local codes.
2. Permits: The general building permit and plan check fee shall be secured and paid for by the Owner. All other permits shall be taken out and paid for by the subcontractor directly responsible.
3. Substitution: No substitutions shall be made without the Owner's approval.
4. Intention: The intention of the documents is to include all labor, materials, equipment and transportation necessary for complete and proper execution of the work.
5. Changes: The Owner may order extra work or make changes by altering, adding to, or deduction from the work, the contract sum being adjusted accordingly.
6. Cutting and Patching: All trades shall do their own cutting, fitting, patching, etc., to make the several parts come together properly and fit it to receive or be received by the work of other trades.
7. Scope: All trades shall furnish all labor, equipment, materials, and perform all work necessary, indicated, reasonably inferred, or required by any code with jurisdiction to complete their scope of work for a complete and proper finished job.
8. Clean-up: All trades shall, at all times, keep the premises free from accumulation of waste materials or rubbish caused by their work.
9. Temporary Toilets: The general contractor shall provide temporary toilet facilities for all trades until completion of the work.
10. Lines and Levels: The contractor shall be responsible for the accuracy of the building lines and levels. The contractor shall compare carefully the lines and levels shown on the drawings with existing levels for the location and construction of the work and shall call the Architect's attention to any discrepancies before proceeding with the work.

SECTION 2A - EARTHWORK

1. Scope:

   A. The contractor shall take all necessary measures to fully protect adjacent properties.
   B. The work consists of furnishing all labor, equipment, materials, and performing all operations necessary for all earthwork, including securing and paying for the grading permit.

2. Excavations:

   A. See soils report prepared by Accu-Test Soil Laboratory Incorporated.
   B. Excavations for footings shall be made to the width, length, and depth required. Finish with level bottoms.
   C. Excavations shall be kept free of standing water.
   D. Where excavations are made to depth greather than indicated, such additional depth shall be filled with concrete as specified for footings.

3. Fill and Backfill:

   A. See soils report prepared by Accu-Test Soil Laboratory Incorporated.
   B. Fill materials shall be free from debris, vegetable matter and other foreign substances.
   C. Backfill for pipe trenches shall be compacted on both sides of pipe in six inch layers.

4. General Grading and Drainage: See Civil Engineering drawings and notes.

SECTION 3A - CONCRETE

1. Scope:

   A. Finish grading under concrete slab.
   B. Construction of all forms for concrete work.
   C. Furnishing and placing of concrete for mass, reinforced concrete and concrete slabs, interior and exterior.
   D. Furnishing and placing of all reinforcing steel, mesh, metal inserts, dowels, bolts, clamps, ties, etc. See foundation and structural drawings for special conditions.

2. Materials:

   A. Cement for concrete shall be a standard brand meeting the requirements for Type I cement of ASTM Specifications C-150 "Portland Cement".
   B. Aggregates: ASTM C-33-71A.
   C. Water: Clean, fresh, suitable for domestic use.
   D. Minimum Compressive strength of all concrete to be 2,000 PSI in 28 days. 1:2-1/2: 3-1/2 mix with 7-1/2 gallons of water maximum per sack of cement.
   E. Reinforcing: See structural notes and details.
   F. Reinforcing Mesh: ASTM A-185.
   G. Tie Wire: ASTM A-82, 16 gauge, black annealed.
   H. Foundation Bolts: 1/2 in. x 10 in. a.b. except as noted otherwise.
   I. Vapor Barrier: 6 mil thickness polyethylene, ASTME-96, Procedure 'A', where specified in soil report.

3. Workmanship:

   A. Minimum concrete clear coverage of reinforcing shall be as follows:

      Footings

      Concrete placed against earth.....3 inches
      Concrete placed against forms exposed to earth.....2 inches

      Walls

      Interior Face.....3/4 inch
      Exterior Face.....1-1/2 inches

      Slabs.....1 inch

   B. All reinforcing steel shall be deformed bars in accordance with ASTM A-615, Grade 40 for reinforced sizes.
   C. All bars at splices in concrete shall lap as follows: Grade 40 is 30 diameter bar or 12 inch minimum.
   D. All reinforcing steel, anchor bolts, dowels, and other inserts shall be securely fastened in the forms before placing the concrete.
   E. Reinforcing steel shall be securely tied in place with #16 double annealed steel wire. Bars shall be supported on well-cured concrete blocks or approved metal chairs.
   F. Wire Fabric shall conform to standard specifications for welded wire fabric for concrete reinforcement, ASTM A-185.
   G. Foundations are designed in accordance with soil report by Accu-Test Soil Laboratory, Inc.
   H. Concrete shall be worked in all forms, around reinforcement and embedded items and into corners.
   I. Bolts, Anchors, and all inserts shall be accurately located and securely held in place until concrete has hardened.
   J. Concrete flat work shall be true to within 1/8 inch in 10 feet in all directions or sloped to drain as indicated on the drawings allowing no puddling to occur in the direction of flow.
   K. Verify locations of depressed slabs to receive other materials.

SECTION 4A - MASONRY (Where Occurs) See Drawings

1. Materials:

   A. Masonry Units: Standard heavy weight concrete block, grade 'A' units, ASTM C-90 (Where occurs).
   B. Reinforcing Steel: ASTM A-15 and ASTM A-305, intermediate grade.
   C. Water: Clean, fresh, suitable for domestic purposes.
   D. Tie Wire: ASTM A-82, 16 gauge; black annealed.
   E. Portland Cement: ASTM C-150-62, Type II.
   F. Sand: ASTM C-144.
   G. Lime: Hydrated - ASTM C-207, Type S.
   H. Brick: Pacific Clay Building Products, Mini-brick, colonial flashed 2316.
   I. Lime Putty: Made of high calcium lime and aged to insure complete slacking.
   J. MINI BRICK TO BE IN COMMOND BOND WITH SOLDIER COURSE AS PER PLAN.

2. Mortar and Grout:

   A. Cement Mortar: One part cement, 3 parts (maximum) mortar sand, 1/4 part lime. All parts by volume. DARK GRAY. APPROVED BY ARCHITECT.
   B. Grout: One part cement, 3 parts sand, 1/10 part lime. Add water to produce consistency for pouring without separation. Also, add one pint of "Red Label Sucanum" per sack of cement. Mortar Type "S" 2,000 PSI at 28 days.

3. Reinforcing: Shall be accurately placed and held in place top and bottom.

4. Workmanship:

   A. Work shall be plumb, level and true to line.
   B. All masonry work shall be laid in common bond, except as noted on drawings.
   C. Joints: Rounded, except as noted.

SECTION 5A - ORNAMENTAL AND MISCELLANEOUS IRON

1. Scope: Furnish all metal supports, angles, plates, attachments, bolts, leg bolts, gates, railings, weldings, shop priming and include installation as required to complete work.

2. Work by Others: All blocking to receive attachments shall be provided under Rough Carpentry.

3. Welds: Welds shall be ground smooth all weld splatter removed and shall comply with the specifications of the "American Welding Society".

4. Materials: See drawings for sizes, material and attachments. Fabricatory to provide shop drawings for stair and all exposed work for approval prior to commencing work.

5. Ornamental Iron: Stair railings and gates as shown on the drawings.

SECTION 6A - ROUGH CARPENTRY

1. Scope:

   Laying out of work, building of rough frame of the structure, sheathing, siding, shear panels, etc. Furnish and installing all rough hardware, bolts, screws, nails, straps, anchors, etc., and finish haware. Install all interior and exterior standing and running trim, shelving, boarding and all building specialties. Install G.I. sill pans, all rough backing for finish attachments and finish materials. Install all aluminum windows and aluminum sliding doors.

2. Grading:

   A. Framing lumber: W.C.I.B. "Standard Grading and Dressing Rules for West Coast Lumber", #15. Each piece of lumber shall bear grade mark of appropriate agency.
   B. Plywood: "American Plywood Association", and "Douglas Fir Plywood Association".

3. Framing Materials:

   A. Mudsills: Pressure treated D.F. or foundation grade redwood, set all party wall and exterior wall sills in mastic.
   B. Horizontal Framing: Douglas Fir, No. 2 grade, (1500f) unless otherwise noted. Set all horizontal members with crown side up.
   C. Vertical Framing: Douglas Fir, No. 2 or better grade, unless otherwise noted. Posts shall be "Dense No. 1 grade", unless otherwise noted.
   D. Plywood Diaphragms: Plywood shall be Structural II, CD grade, edge blocking, as per Chapter 25, or as detailed.
   E. Metal Connectors: Approved by the local building department (Simpson or equal).
   F. Nailing: Per UBC-Table 25-P for common or box wire nails. All plywood diaphragms shall have cement coated ring shank ply nails. Provide double top plate with minimum 48 inch lap.
   G. Fascia and Barge Boards: Douglas Fir, select grade, saw sized as detailed.
   H. Exterior Trim: Douglas Fir, select grade, saw sized as detailed.
   I. Nailing Schedule:

Connection	Nailing
Joist to sill or girder, toe nail	3-8d
Bridging to joist, toe nail each end	2-8d
1" x 6" subfloor or less to each joist, face nail	2-8d
Wider than 1" x 6" subfloor to each joist, face nail	3-8d
2" subfloor to joist or girder, blind and face nail	2-16d
Sole plate to joist or blocking, face nail	16d at 16" o.c.
Top Plate to stud, end nail	2-16d
Stud to sole plate, toe nail	4-8d
Doubled studs, face nail	16d at 24" o.c.
Doubled top plates, face nail	16d at 16" o.c.
Top plates, laps and intersections, face nail	2-16d
Continuous header, two pieces	16d at 16" o.c. along each end
Ceiling joists to plate, toe nail	3-8d
Continuous header to stud, toe nail	4-8d
Ceiling joists, laps over partitions, face nail	3-16d
Ceiling joists to parallel rafters, face nail	3-16d
Rafter to plate, toe nail	3-8d
1" brace to each stud and plate, face nail	2-8d
1" x 8" sheathing or less to each bearing, face nail	2-8d
Wider than 1" x 8" sheathing to each bearing, face nail	3-8d
Built-up corner studs	16d at 24" o.c.
Built-up girder and beams	20d at 32" o.c. at top and botton and stagger 2-20d at ends and at each splice
2" planks	2-16d at each bearing
Particleboard:	
Wall Sheathing (to framing)	
1/8" - 1/2"	6d
5/8" - 3/4"	8d
Plywood:	
Subfloor, roof and wall sheathing (to framing)	
1/2" and less	6d
5/8" - 3/4"	8d or 6d
7/8" + 1"	8d
1-1/8" - 1-1/4"	10d or 8d
Combination Subfloor-underlayment (to framing)	
3/4" and less	6d
7/8" - 1"	8d
1-1/8" - 1-1/4"	10d or 8d
Panel Siding to Framing:	
1/2" or less	6d
5/8"	8d
Fiberbnard Sheathing:	
1/2"	No. 11 ga. - 6d No. 16 ga.
5/8"	No. 11 ga. - 8d No. 16 ga.

   J. Exterior Siding: Masonite x-90 lap siding.

4. Framing:

   A. Stud Walls: Section 2518F U.B.C. All studs to have full bearing on plate.
   B. Blocking and Bridging:
      (1) Stud Walls: Section 2518 U.B.C. Note walls with continuous studs from bottom to top plate.
      (2) Joists and rafters: Section 2518d & 2506, U.B.C. Use solid bridging.
   C. Firnstopping: Section 2517F U.B.C.
   D. Headers: Section 2518F-7 U.B.C. Set all headers with crown side up.
   E. Beams: Section 2518C U.B.C. Set all beams with crown side up.
   F. Roof Sheathing and Subfloor:
      (1) Plywood Roof Sheathing - 1/2" thick, CD-X P1.32/16.
      (2) Plywood Subfloor- 5/8" thick, CD-X, P1.32/16. See framing plans for variations.
      (3) Spaced Sheathing: (Where shown or required) 1 x 6 douglas fir, see drawings for spacing.
   G. When shear walls are noted, see structural details.

SECTION 6B - FINISH CARPENTRY

1. Scope:

   A. Furnish and install all firnish carpentry complete, including trim, door frames, paneling, shelving.
   B. Installation of Finish Hardware, bath accessories, cabinet pulls, etc.

2. Workmanship:

   A. All joints shall be tight and true and securely fastened. Corners shall be neatly mitered, butted, or coped, with nails set and surfaces free of tool marks.
   B. Wood work shall be accurately scribed to fit adjoining surfaces.
   C. All work shall be machined or hand-sanded, sharp edges and splinters removed, and completely prepared for finish.
   D. Full length continuous boards shall be used wherever applicable or specifically noted.

3. Materials:

   A. Door Frames:

      1) Frames shall be set plumb and true, rigidly secured, and protected during the course of construction.

   B. Door stops and casing: Clear pine.

      1) All vertical and horizontal trim members shall be in longest practicable lengths.

   C. Wood trim (door, window, projections) see drawings.

      1) Painted: 1 x clear pine as detailed.
      2) Stained: 2 x D.F. resawn.
      3) Stained; To match casework as noted.

   D. Shelving: Particle board, edge banded or 1 x clear pine.

   E. Wood Base: (Throughout) 2" high clear pine or as noted otherwise.

4. Fitting and Hanging of Doors:

   A. Each door shall be accurately cut, trimmed, and fitted to its respective frame and hardware with due allowance for painter's finishes.
   B. Clearance at the lock and hanging stiles and at the top shall not exceed 1/8". Clearance at the bottom shall be adjusted for finish floor covering scheduled, including carpeting.
   C. Lock stile edges shall be beveled.
   D. Door shelf operate freely, but not losely, without sticking or binding without hinge bound conditions; and with all hardware properly adjusted and functioning.

SECTION 6C - CABINETS

1. Scope: Furnish and install all cabinet work complete.

2. Standards:

   A. All natural finish cabinets shall meet the requirements of Southern California Association of Cabinet Manufacturers' Standard Grade. Ash veneer, panel doors.
   B. All paint finish cabinets shall meet the requirements of Southern California Association of Cabinet Manufacturers' Standard Grade.

3. Materials and Design:

   A. Kitchen Casework: Natural finish, square lip, unless noted otherwise.
   B. Baths: Paint; square lip, unless noted otherwise.
   C. Linen and General Storage Cabinets: Paint grade square lip; unless noted otherwise.
   D. Verify appliance size with owner and supplier.

4. Workmanship:

   A. All joints shall be tight and true and securely fastened. Corners shall be mitered, butted, or coped, nails set, and surfaces free of tool marks.
   B. Use concealed fastenings where possible.
   C. All cabinet work scheduled for paint or stain finish shall be smoothly dressed and sanded.
   D. Install all work level, plumb and true. Scribe members accurately in place to fit adjoining surfaces.
   E. Cabinets scheduled for paint finishes shall be primed and back-painted prior to installation.
   F. Plywood and particle board shall be hardwood edge banded on all exposed edges.

5. Hardware: Shall be selected by owner.

SECTION 6D - INSULATION

1. Scope: Work shall include all labor, materials, and equipment required to install insulation as indicated and specified.

2. Materials:

   A. Thermal Insulation: Roofs and clgs. and walls
      1) Minimum R-11 mineral wool batts, mass material per Federal Specifications HH-1-520 at walls.
      2) Exterior walls: Minimum R-11 mineral wool batts, mass material per Federal Specifications HH-1-521D, optional installation at walls.
      3) Minimum R-19.0 mineral wool batts, mass material per Federal Specifications HH-1-521D at ceilings and roofs.
      4) Party Walls: See applicable details for information regarding thermal insulation.

3. Installation:

   A. Thermal Insulation:
      1) Install batts between joints, securely and tightly fitted, at all ceiling areas exposed to roof or attic areas, including any vertical wall areas separating living spaces from attics between ceilings and roof.

SECTION 7A - ROOFING AND WATERPROOFING

1. Scope: Furnish and install roofing and waterproofing work complete, including cant strips and incorporating other trades flashing, sleeves and jacks.

2. Materials:

   A. Composition Shingles: apply over 1 layer 15 lb. felt underlayment in accordance with manufacturer's specifications: color, texture and pattern to be selected by the architect.
   B. Built-up Roofing: Conglass ND-15-Cap, 15 years or equal.

3. Flashings and Gravel Stops: 26 gauge G.I. lap joints and fill with roofing cement.

4. Roofing Nails: Galvanized.

5. Special Conditions:

   A. Provide cant strips at all vertical surfaces.
   B. Provide crickets as indicated.

6. Installation: Install roofing and wall flashing per manufacturer's recommendations carefully incorporating G.I. flashing scuppers, jacks, sleeves, roof drains, etc., supplied by others.

SECTION 7B - SHEET METAL

1. Scope: Provide miscellaneous metal work as indicated and specified.

2. Materials: Flashing: 26 gauge galvanized sheet steel. ASTM A-93-38 unless otherwise shown.

3. General:

   A. Work shall be accurately fabricated to detail and fitted to job conditions.
   B. Molded and brake-formed members shall be finished true and straight, sharp lines and angles.
   C. Lock seams flat and true to line; 1/2 inch wide, sweated full with solder.
   D. Sheet metal work shall be designed to provide complete weather-tight and waterproof connections.

4. Shop Painting: All galvanized metal shall be shop primed with one coat of zinc dust-zinc oxide primer over all surfaces.

5. Flashings:

   A. Provide all flashing and counterflashing items as indicated and as required to make complete work completely waterproof.
   B. Flashings shall be broke formed to sharp lines and fitted to details.
   C. Provide all necessary, flashings for doors, windows, etc.
   D. Gravel stops.

6. Attic Vents:

   A. Sheet Metal vents on flat roofs, as per code.

7. Garage Vents: G.I. frames with 1/4" hardware cloth.

SECTION 8A - WOOD DOORS

1. Scope: Furnish all wood doors as indicated on plans.

2. Wood Doors:

   A. Entry Doors: 1-3/4 solid core, raised panel, design approved by architect.
   B. Exterior Doors: 1-3/8" thick, solid core, paint grade pine.
   C. Interior Doors: 1-3/8" thick, hollow core, paint grade pine.
   D. Sliding Wardrobe Doors: 1-1/8" thick, hollow core paint grade pine including all tracks and guides.

SECTION 8B - METAL DOORS AND WINDOWS

1. Scope: Furnish all metal window and doors as shown on schedule and floor plans.

2. Aluminum Sliding Windows: Shall comply with AAMA Specifications HS B-1 complete with aluminum frames and aluminum screens.

3. Finish: Anodized finish (black).

4. Aluminum Sliding Doors: Shall comply with AAMA specification SDG-0-1 complete with aluminum frame and aluminum screen. Doors to be glazed with tempered glass.

5. Finish: Anodized finish (black).

6. Caulking and weather sealing specified in Section 8C.

7. Glass specified in Section 8C.

SECTION 8C - GLASS AND GLAZING

1. Scope: Furnish and install all glazing and mirrors other than factory glazed door and windows. Glazing shall be done during finish work.

2. Glass and Glazing as per Chapter 54 of the U.B.C.

3. Materials:

   A. Windows: Single strength "B" or better.
   B. Doors and fixed glass where noted.
   C. Sheet Glass: 3/16".
   D. Mirrors: 1/4" polished plate.
   E. Shower Enclosures: Approved shatter proof/obscure.
   F. Caulking compound: Gun applied non-hardening.

SECTION 8D - WEATHERSTRIPPING AND THRESHOLDS

1. Exterior Doors shall be completely weatherstripped with zinc mortise type as manufactured by "zero weather stripping co." series 1 of or equal by "Pemko" or "Western Weatherstripping Company".

2. Thresholds: Aluminum, Black anodized.

SECTION 8E - GARAGE DOOR HARDWARE

1. Provide Travert or Holmes counterbalanced swing-up hardware with roller bearing pivots. Doors to be operated by automatic garage door opener as selected by owner.

2. Doors shall be adjusted and counterbalanced for each operation.

JAN 11 1980

JOB NO. 78-07B
DATE 11-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

SPECIFICATIONS

danielian associates
architecture • planning
3848 campus drive • suite 210
newport beach • california 92660
714 • 540 3693

2A

SECTION 9A - GYPSUM WALLBOARD & CEILING BOARD

1. Scope: Furnish and install all Gypsum Wallboard Work complete.

2. Standards:

   A. All work shall comply with Chapter 47 of the U.B.C.
   B. All work and materials shall comply with American Standard Association's "Specifications of Gypsum Wallboard Finishes".

3. Materials:

   A. Gypsum Wallboard: 1/2" thick throughout except as noted. Use 5d nails at 7" o.c. or as noted on shearwall schedule.
   B. Gypsum Wallboard: 5/8" thick, fire rated "X" at 1 hour walls as detailed and at other walls and ceilings where noted on drawings - use 6d nails at 7" o.c. or as noted on shearwall schedule.
   C. Metal Corner Bead, Casing, and Trim, Galvanized.
      1) L-shaped trim at exposed edges as detailed.
      2) Corner Bead at external corners.
   D. Tape and Compound: As recommended by Gypsum Board Manufacturer.
   E. Nailing: Per code (see also drawings for special nailing requirements).

4. Workmanship:

   A. All joints in finished surfaces shall be taped and finished with joint cement. Reinforce all corners.
   B. Provide metal trim at all exposed edges and external corners. Metal trim shall be galvanized.
   C. Trim shall be tight to wallboard edges, plumb, level, and true to plan, securely attached.
   D. Conceal exposed nail or screw heads with joint compound.
   E. Nails shall be annular ring (GWD-54) conforming to ASTM C-380-58T. The contractor at his option may use wallboard screw in lieu of nails.
   F. Protect all exposed wood beams, posts, etc.
   G. Gyp. brd. to be placed perpendicular to all jsts. & rafters when they occur at 24" O.C.

5. Finishes:

   A. Walls: "Splatter" texture.
   B. Ceilings (except kitchen and baths): Simulated acoustical plaster, machine applied with integral off white color.
   C. Ceilings, Kitchen and Baths: Smooth finish.

SECTION 9B - CERAMIC TILE

1. Standards: American Standard Association Specification A-108.

2. Materials:

   A. Tile: As selected by the Architect. See finish schedule.
   B. Grout: Color as selected by the Architect.

3. Counter Tops:

   A. Kitchen: Ceramic tile shall be placed over cement plaster with waterproof backing, type A and B.
   B. Bath: Corian.

SECTION 9C - RESILIENT FLOORING

1. Scope: Furnish and install all resilient flooring material complete as scheduled.

2. Materials:

   A. Sheet Vinyl: As selected by Architect.
   B. Adhesives: As recommended by the manufacturer of the floor covering.

3. Installation:

   A. Subfloors shall be clean, free of dust and perfectly dry.
   B. Surfaces shall be primed as recommended by manufacturer.
   C. Materials shall be applied in accordance with the manufacturer's instructions.

SECTION 9D - PAINTING AND FINISHING

1. Scope: Provide painting work as indicated and specified, complete including preparation of surfaces other than those that are factory primed.

2. Materials:

   A. Submit list of materials and manufacturer for approval.
   B. All materials shall be delivered to the site in sealed original manufacturer's containers.
   C. Exterior overcoat shall be manufactured by "Olympic" or approved equal.
   D. Interior stain shall be manufactured by "Olympic Stain", or an approved equal.

3. Colors: to be selected by Architect.

4. Preparation of Surfaces:

   A. Surfaces shall be clean and dry, and in suitable condition for finish specified. Remove all oil, grease, bond breaking agents, dust, mill scale and efflorescense.
   B. Cracks, holes, and knots shall be filled, sanded smooth, and sealed. Wood surfaces, except resawn wood, shall be sanded perfectly smooth. Sanding dust shall be completely removed.
   C. Hardware shall be masked or removed prior to painting.
   D. Trim and other finish work shall be backpainted prior to installation.

5. Workmanship:

   A. Each coat shall be uniformly applied, well brushed out and free of brush marks, runs, sags or skips.
   B. Paint finishes shall be cut sharply to line. Protect adjacent surfaces.
   C. Mix and apply paint and stains in accordance with the manufacturer's instructions.

6. Exterior Painting and Staining:

   A. Exterior exposed concrete and masonry: 2 coats masonry paint.
   B. Exterior wood, including siding, railings, fascia, trim, exposed beams, all trim, etc.: 1 coat overcoat over one coat primer.
   C. Exposed metal, including vent pipes, exhaust vents, heating and air conditioning units, grilles, etc., 2 coats of paint over primer. Color as selected by Architect.

7. Interior Painting and Finishing:

   A. Ceilings and walls (except acoustical textured ceilings)
      1) Kitchens, bathrooms: Sealer and one coat semi-gloss enamel.
      2) All other rooms: Sealer and one coat flat paint.
   B. Wardrobes: Closets (except shelving): Finish as specified for adjoining room.
   C. Doors, frames, wood base, shelf cleats: One coat primer, one coat semi-gloss enamel.
   D. Hardwood cabinets (exterior and interior): Lacquer sealer-stain to satisfaction of owner.
   E. Wood hand railings: 2 coats of sealer-stain.
   F. Paint grade cabinets (exterior and interior): One coat sealer and one coat semi-gloss enamel.
   G. Metal Surfaces: Paint same as adjacent surfaces.

SECTION 10A - BUILDERS SPECIALTIES

1. Scope: Furnish and install complete in working order the items indicated on the drawings and as specified herein.

2. Bathroom and Toilet Accessories: As selected by the owner.

3. Kitchen Built-Ins: As selected by the owner.

4. Finish Hardware: As selected by the owner.

5. Bath Countertop: Corian.

6. House Numbers: As selected by owner.

7. Kitchen Countertop: Ceramic Tile.

8. Mailboxes: As selected by the owner.

9. Security System: As selected by the owner.

10. Fireplaces: Majestic, see floor plans.

SECTION 15A - PLUMBING

1. Scope: Supply all labor, transportation, materials, etc. for installation of complete plumbing system to operate according to the best practices of the trade and including but not limited to: Fixtures, hot and cold water piping, soil and vent piping, hot water heaters, pipe insulation, permits, fees, meters, vaults, etc. All materials, work, etc., to comply with all requirements of all legally constituted public authorities having jurisdiction including all county and State ordinances.

2. Plumbing Plans: Shall be drawn and submitted by the Plumbing Contractor to the City of Costa Mesa Building Department.

3. Hangers and Straps: All horizontal piping shall be hung with approved hangers at 6'-0" on center minimum and spaced to permit expansion and contraction without hitting adjoining pipe. Vertical piping shall be supported at 4'-0" on center with wrought steel "U" straps securely fastened to building frame.

4. Cleanout Hubs: Shall be installed flush with face of wall or cabinet.

5. Drains: Provide and install area dra

6. Plumbing Fixtures: As selected by the owner.

7. Water Heater: Hydronics System, see mechanical plans prepared by plumbing design, inc.

8. Appliances: As selected by the owner.

SECTION 15B - HEATING/AIR CONDITIONING

1. Scope: Supply all labor, transportation, materials, etc., for installation of complete heating and ventilating system to operate according to best practices of the trade with design temperature of 72 degrees inside at 36 degrees outside. All work, materials, etc., to comply with all requirements of legally constituted authorities having jurisdiction including all County and State ordinances.

2. Heating plans and Calculations: Shall be drawn and submitted by the Heating Contractor to the City of Costa Mesa Building Department for approval. Submit also one (1) set of plans to the Architect.

3. Equipment Installation: All equipment installation as per manufacturer's specifications.

4. Bath Ventilation: Provide one air change every 5 minutes for bath ventilation.

SECTION 16A - ELECTRICAL

1. Scope: Supply all labor, transportation, materials, etc., for installation of complete electrical system to operate according to the best practices of the trade and including but not limited to: fixtures, appliances, wiring, switches, receptacles, television jacks, service, grounds, temporary power, junction boxes, conduit, sub-panels, etc. All work, materials, etc., to comply with all requirements of all legally constituted authorities having jurisdiction including all County and State ordinances.

2. Electrical Plans: Shall be drawn and submitted by the Electrical Contractor to the City of Costa Mesa Building Department for approval. Submit also one (1) set of plans to Architect.

3. House Service: Size per requirements.

4. Verify and locate all outlets prior to drywall otherwise noted, locate all switches at 42" from finished floor.

5. Electrical Equipment:

   A. Chimes: as selected by the owner.
   B. Light Fixtures: as selected by the Architect.
   C. Exhaust fans: As selected by the owner.
   D. Appliances: As selected by the owner.
   E. Luminous Ceilings: As selected by the owner.
   F. Smoke detectors: as selected by owner to conform to U.B.C. Standard No. 43-6 as noted in U.B.C. 1413

KITCHEN APPLIANCES:

1. Range/Oven: as selected by owner.
2. Dishwasher: as selected by owner.
3. Garbage Disposer: as selected by owner.

FLOOR FINISHES:

1. Carpet & Pad, ceramic tile or sheet vinyl - installed as per manufacturer's instructions. See plans for location.
2. Entry and Rear Decks: Elastodeck on 5/8" plywood.

SUPPLEMENTAL GENERAL NOTES

1. General Conditions of this contract shall be the American Institute of Architects Standard Document No. 201 including all supplementary general conditions.
2. Detailed drawings and specifications take precedence over general drawings and specifications, dimensions take precedence over scaled measurements.
3. Should errors, omissions, or discrepancies appear in drawings or specifications, or in the work done by others affecting this work, the Architect shall be notified at once and shall issue instructions as to procedure.
4. The Contractor shall conform to and abide by all local, city, county and state building and safety laws, such laws shall be considered a part of these specifications and the provisions of such regulations shall be observed. The Contractor shall notify the Architect if drawings or specifications are at variance. Should the Contractor perform any work contrary to such laws, or regulations, he shall bear all costs arising.

JAN 11 1980

JOB NO. 7907
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

SPECIFICATIONS

daniellan associates
architecture • planning
3281 bristol street • suite 210
newport beach • california 92660
714 • 540 3693

2B

48165

740 TO 770 BAKER ST
PENTRIDGE COVE
ZE-79-09 + 09A

NOWAK MEULMESTER & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

BY RLN DATE 11/77 PROJECT James Co. Condo's SHEET NO. ____ OF ____
Garage Ceiling Change JOB NO. N77-26B

STRUCT CALCULATIONS FOR
GARAGE CEILING CHANGE -
PENTRIDGE COVE UNITS A, B, C, & D

1592 SF

REGISTERED PROFESSIONAL ENGINEER
ROBERT L. NOWAK
No. 1,670
STRUCTURAL
STATE OF CALIFORNIA

NOWAK-MEULMESTER & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

BY EEM DATE 11/87 PROJECT UNEE CO LINDSAY SHEET NO. 1 OF
SHRINK SPRING CHANGE JOB NO N87-284

UNIT I

$F_1 = 2211^{\#}$

$F_2 = 9^{\#}AC \times 1.5 = 91.2^{\#}$

$W = 1.5 \times 9^{\#}/_{\square'} = 13.5^{\#}/_{\square'}$

$+M = \frac{13.5 \times 19^2}{8} + \frac{91.2 \times 19}{4} = 115^{k'}$

$-M = 1.4 \times 77 = 27^{k'}$

$F_c = 22^{\#}$

$f_c = 2.5 \times 22 + 7.5 = 63^{\#}$

$f_{cs} = \frac{115 \times 12}{.9 \times 19 \times 12^2} = .45 = 1/145$

$A_{s\,min} = (\quad \times 12)/2 = .18'' \; ^{11}/_{16}$ ø

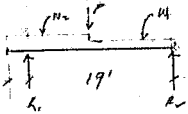
$\frac{91.2^{k}}{1.4 \times 4} = 16.3^{k}$ @ 12 · 1/2 · 32 ^{k} @ 24
NO STICK MAT

NOWAK-MEULMESTER & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

BY EDS DATE 11/97 PROJECT JAMES CO. LOADS SHEET NO. 2 OF
SWEARE OPENINGS JOB NO. 497-204

UNIT C

FB-12

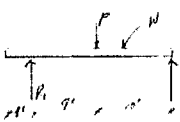


$W_1 = 1.17^{k}/_{ft}$ $W_2 = 1.45^{k}/_{ft}$
$W_L = 1.76^{k}/_{ft}$
$P = 4640^{\#} \times 3.46' = 8.15$
$M = 65.4' + 38.3 = 104^{k'}$
$R_1 = 15^{k} + 4.6 = 22^{k}$

W PC 18X32

UNIT B

FB-6



$P = 6790^{\#}$
$W = 1760^{\#}/_{ft}$
$M = 79.4 + 29.5 = 109^{k'}$
$R_1 = 24^{k}$

W PC 18X35

UNIT A

FB-4

$L = 19'$
$W = 1820^{\#}/_{ft}$
$M = 65.1^{k'}$
$R = 11.6^{k}$
$\delta_{TL} = \frac{L}{133} = .93'' = L/_{250}$

W PC 10X22

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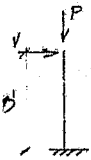
BY FDS DATE 11.79 PROJECT JAMES C. CONDON SHEET NO. 3 OF
CHANGE OPENING CHANGE JOB NO. 479.234

UNIT D

COLUMN W8X28



$F_y = 35^{ksi}$

$V = 3.065^{k}/_{2} = 1.53^{k} \Rightarrow M = 12.2^{k'}$

$K = 2.10$

$KL = 2.1 \times 8 \times 12 = 202$

$\frac{KL}{r_x} = 52.6$ (C4.1) → W8X24

$\frac{KL}{r_y} = 125$ (C4)

$F_{cy} = 9.55^{ksi}$ (4.55)

$F'_{cx} = 42.9^{ksi}$

$f_a = \frac{35^{k}}{8.25^{in^2}} = 4.24^{ksi}$ (4.74)

$f_b = \frac{12.2^{k'} \times 12^{in/ft}}{24.3^{in^3}} = 6.02^{ksi}$ (7.0)

$$\frac{4.24}{9.65} + \frac{1.85 \times 6.02}{\left(1 - \frac{4.24}{42.9}\right) 22} = .70 < 1.00 \quad \text{(ok)} \quad \text{(6.32)}$$

W8X24 (ok)

TS 7X5X1/4
(18.5#/ft)

$K = 2.10$

$KL = 402$

$\frac{KL}{r_x} = 77.7$

$\frac{KL}{r_y} = 101$

$F_{cy} = 12.8^{ksi}$

$F'_{cx} = 24.5^{ksi}$

$f_a = \frac{35^{k}}{5.81^{in^2}} = 6.02^{ksi}$

$f_b = \frac{12.2^{k'} \times 12^{in/ft}}{10.7^{in^3}} = 13.7^{ksi}$ (7x5x1/4)

$$\frac{6.02}{12.8} + \frac{1.85 \times 13.7}{\left(1 - \frac{6.02}{24.5}\right) 22} = 1.01$$

(24#/ft)

W8X24
TS 7X5X1/4

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BY RDS DATE 11-79 PROJECT LAWES & CONDOS SHEET NO. 4 OF
GARAGE OPENING CANTILEVER JOB NO. NM-284

UNIT C

COLUMN TS 7.5X5/16

$P = 22^k$

$V = 4.03^k / 2 = 2.42^k$

$M = 2.42^k \times 2' = 5' = 19.4^{k'}$

$K = 2.10$

$KL = 20'$

$\frac{KL}{r_x} = \frac{20}{2.56} = 78.9$

$\frac{KL}{r_y} = \frac{20}{1.77} = 103$

$F_{cy} = 15.5^{ksi}$

$F_{cx} = 24^{ksi}$

$f_a = \frac{22^k}{0.77} = 3.25$

$f_b = \frac{19.4^{k'} \times 12}{12.7} = 18.3$

$$\frac{3.25}{15.5} + \frac{.85 \times 18.3}{\left(1 - \frac{3.25}{24.0}\right)22} = 1.03$$

COLUMN W8X24

$\frac{KL}{r_x} = \frac{43}{3.74} = 59.1$

$\frac{KL}{r_y} = \frac{20'}{1.61} = 125$

$F_{cy} = 9.55$

$F_{cx} = 21.7$

$f_a = \frac{22^k}{7.08} = 3.1$

$f_b = \frac{19.4^{k'} \times 12}{12.7} = 11.1$

W8X24 TS 7.5X5/16

$$\frac{3.1}{9.55} + \frac{.85 \times 11.1}{\left(1 - \frac{3.1}{21.7}\right)22} = .79$$

$\frac{\text{SMALL}}{S} = \frac{0.1 \times 8^3 \times 1728}{3 \times 29 \times 10^3 \times 49.1} = .155$ TS / .29 W8X

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BY RES DATE 11.79 PROJECT JAMES CO. HOMES SHEET NO. 5 OF
GARAGE ONLY CANTILEVER JOB NO. 11.79-204

UNIT A

LOWER T3.7.5x1/4

$P = 11.6^k$

$V = 2.27^k/2 = 1.13^k$

$M = 1.13^k \times 8' = 9.12^{k'}$

$K = 2.10$

$KL = 202$

$\frac{KL}{R} = 77.7$

$\frac{KL}{F_y} = 101$

$F_{cy} = 12.6$

$F_{cx} = 24.5$

$f_c = \frac{11.6}{5.69} = 2.04$

$f_b = \frac{9.12 \times 12}{10.7} = 10.2$

$\frac{2.04}{12.8} + \frac{.85 \times 10.2}{\left(1 - \frac{2.04}{24.5}\right) 22} = .59$

$S_{CONN} = \frac{1.11 \times 8^3 \times 1118}{3 \times 29 \times 10^3 \times 37.4} = .31"$ @

T3 7.5x1/4

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BY RCE DATE 11/79 PROJECT Hickory Loft Condos SHEET NO. 6 OF
Bridge Spring Calculations JOB NO. N79-29K

MOMENT CONNECTION @ #15

$M = 19.4^{k'}$

$P_{DL} = 12^k$

$P_D = 22^k \times .35 = 8^k$

BEAM:

$P_u = 0$ (Cols Hinged Top)

$M_u = 1.4 \times 19.4 = 27^{k'} = 324^{k''}$

$C = .85 \times 2^{k/i} \times 9 \times a = 15.3a$

$P_u = .85 f'_c ab - .15 f_y$ (T_u)

$0 = 15.3a - T_u \Rightarrow T_u = 15.3a$

$M_u = P_u\left(\frac{d-a}{2}\right) + .15 f_y (d' - d/2)$

$324 - 0 = T_u (12.5 - d/2)$

$\Rightarrow 12.5 T_u - T_u \frac{a}{2} - 324 = 0$

SUBSTITUTING:

$12.5(15.3a) - 15.3a\left(\frac{a}{2}\right) - 324 = 0$

$a^2 - 26.0a + 42.4 = 0$

$a = \frac{26 \pm \sqrt{26^2 - 4(42.4)}}{2} = 13 \pm 10.7 = 2.3^{in}$

$T_u = 15.3 \times 1.8 = 27.5^k$

$A_s = \frac{27.5^k}{1.7 \times 40^{ksi}} = .40^{in^2}$

2 #8 BARS

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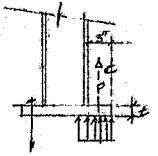
BY RDS DATE 11.99 PROJECT SANTA CRUZ CO. COURTS SHEET NO. 7 OF
GARAGE ADDN. CHAIRS JOB NO. N99-284

MOMENT CONN. @ BASE



BASE PL (1" STRIP)

$C = .35 \times 2^{1/4} \times 1" \times 3^k = 5.1^k$

$M = 5.1^k \times 1.5" = 7.65^{k"}$

$t^2 = \frac{M}{Fb} = \frac{7.65"}{.6 \times 36} = .142$ (PL YIELDS CONT. CAR. STRIP)

$t = .38"$

$\frac{3}{4}"$ PL

PUNCHING SHEAR (BOLTS UPLIFT)

$V_u = 27.5^k$

$f_v = \frac{27.5^k}{.35 \times 6" \times 12"} = .043^{ksi} < 4\sqrt{f'_c} = .175^{ksi}$ ⓞ

ANCHOR PL
$2\frac{1}{2}" \times 7"$

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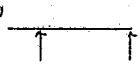
BY RDS DATE 11.79 PROJECT CARTER CO. COMMON SHEET NO. 3 OF
GARAGE CONFIG CHANGE JOB NO. 11-79-384

PAD FTGS (3)

		R_s (2)	$\frac{R_s}{2d}$ (2)	$\frac{R_s}{2d}$ (2)	$\frac{R_s}{2d}$ (2)	$\frac{R_s}{2d}$ (2)
UNIT	A	18"	3'-4" SQ.	18"	3'-4" SQ.	3-#5 EW
"	B	22	4'-0" SQ.	28	4'-8" SQ.	4-#5 EW
"	C	26	"	24	"	4-#5 EW
"	D	30	4'-8" SQ.	25	"	4-#5 EW

(1)

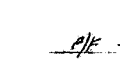


(2) BASED ON $f_s = 1.2^{KSF}$

(3) $D = 18"$ DEEP

P/E STL - BOARDING

$W = 29^K / 4.67' = 1.5^{K/FT}$



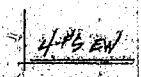
1' STRIP

$M = 1.5^{K/FT} \times 2.34' \times \frac{2.34'}{2} = 4.93^{K-FT}$

$R = 12 \times 14"/_{FT} = 168$

$K = 4.93 / .168 = 251 \Rightarrow \rho = .0013$

$A_s = .0013 \times 12 \times 14 \times 1.73 = .378"$



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BY RMS DATE 11-27 PROJECT Mack & Conroy SHEET NO. 9 OF
SUBJECT Retaining Wall JOB NO 127-2012

Cantilever Retaining Wall (Unit C)

$M_u = 19.4^{k'}$

$F = \frac{12 \times 14^2}{1200} = 1.96$

$k = \frac{19.4}{1.96} = 9.9$

$\rho = .0055$

$A_s = .0055 \times 12 \times 14 \times \frac{1}{1.33} = .0950''$

$\pm \frac{4}{8}$ @ (Minimum) $1.10''$

12" W x 18" H
#4 @ 7"

$t = (19.4^{k'} \times 2)/15 = 2.59^k$

$v = \frac{2.59^k}{.85 \times 12 \times 10} = .014^{ksi} < \frac{1}{2} v_c = \frac{1}{2}\sqrt{2500} = 1.12^{ksi}$

No shear reinf. req.

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BY BES DATE 11-77 PROJECT JAMES Co. CONDO'S SHEET NO. ____ OF ____
GARAGE OPENING CHANGE JOB NO. N77-283

STRUCT. CALCULATIONS FOR
GARAGE OPENING CHANGE -
PENTRIDGE COVE UNITS A, B, C, & D

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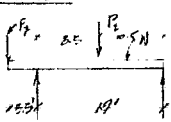
BY EDS DATE 11-19 PROJECT JONES CO. CONOCO SHEET NO. 1 OF
GARAGE OPENING CHANGE JOB NO. NM-284

UNIT I

MB-12



P_1 = 2210#

P_2 = 4540 × 2550 = 7120#

w = 1800 #/'

$+M$ = 33.9' + 81.2 = 115'

$-M$ = 12 + 27 = 39'

R_1 = 35K

R_2 = 3.5K + 17.1 = 20.7K

$S_{req'd}$ = (1182 + 60)/12 = .92" = 2/595

$S_{chan.}$ = (.3 + 32.5)/12 = .13" = 2/15.2

USE 4PS 12 × 32

WEB CRIPPLING

$\frac{35^K}{.135 \times 3"}$ = 4 KSI < .75 × 42 = 32 KSI ∴ No. STIFF. REQ.

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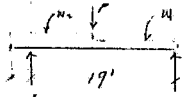
BY FCS DATE 2-[illegible] PROJECT James Co. Condos SHEET NO. 2 OF
GARAGE OPENINGS JOB NO H77-284

UNIT C

FB-12



$W_1 = 1.17^{k}/_{'}$ $W_2 = 1.45^{k}/_{'}$

$W = 1.76^{k}/_{'}$

$P = 9.60^{k} + 3.46^{k} = 8.16$

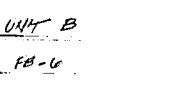
$M = 65.4^{k'} + 38.3 = 104^{k'}$

$R_1 = 13^{k} + 9.0 = 22^{k}$

W FC 18X32

UNIT B

FB-6



$P = 6.90^{k}$

$W = 1.760^{k}/_{'}$

$M = 79.4 + 17.4 = 109^{k'}$

$R_1 = 14^{k}$

W FC 18X32

UNIT A

FB-9

$L = 19'$

$W = 1.820^{\#}/_{'}$

$M = 55.1^{k'}$

$R = 11.6^{k}$

$\Delta_{TL} = \frac{1.23}{L} = .93'' = 1/240$

W FC 10X22

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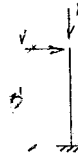
BY EOS DATE 11.79 PROJECT JAMES C. CONDOS SHEET NO. 3 OF
GARAGE OPENING CHANGE JOB NO. N79-204

UNIT D

CANTILEVER W8X28



$P = 35^k$

$V = 3.0 \times 35/2 = 1.52^k \Rightarrow M = 12.2^{k'}$

$K = 2.10$

$Kl = 2.1 \times 8 \times 12 = 202$

$\frac{Kl}{r_x} = 58.6$ (29 ksi) → W8X24

$\frac{Kl}{r_y} = 125$ (21)

$F_{cy} = 7.55^{ksi}$ (7.65)

$F'_{cx} = 12.9^{ksi}$

$f_c = \frac{35^k}{8.26} = 4.24^{ksi}$ (4.4+)

$f_b = 12.2^{k'} \times 12/24.3 = 6.02^{ksi}$

$$\frac{4.24}{9.65} + \frac{.85 \times 6.02}{\left(1 - \frac{4.24}{42.9}\right)12} = .70 + .32 = 1.02 \text{ OK}$$

W8X24 OK

TS 7X5X1/4
(18.3 #/')

$K = 2.10$

$Kl = 202$

$\frac{Kl}{r_x} = 77.7$

$\frac{Kl}{r_y} = 101$

$F_{cy} = 12.8^{ksi}$

$F_{cx} = 24.5^{ksi}$

$f_a = 38/6.84 = 6.32^{ksi}$

$f_b = \frac{12.2^{k'} \times 12}{10.7} = 13.7^{ksi}$ (3.0 k')

$$\frac{6.32}{12.8} + \frac{.85 \times 13.7}{\left(1 - \frac{6.32}{24.5}\right)22} = 1.21$$

W8X24
TS 7X5X1/4 (23 #/')

UNIT C

CANTILEVER TB 12BX5/16

$P = 22^k$

$V = 4.03^k = 2.42^k$

$M = 2.42^k \times 8' = 19.4^{k'}$

$l = 240$

$kl = 192$

$\frac{kl}{r_x} = \frac{192}{2.54} = 75.9$

$\frac{kl}{r_y} = \frac{192}{1.77} = 103$

$F_{xy} = 15.5^{ksi}$

$F'_{ex} = 24^{ksi}$

$f_a = \frac{22^k}{6.77} = 3.28$

$f_b = \frac{19.4 \times 12}{12.7} = 18.3$

$$\frac{3.25}{15.5} + \frac{.85 \times 18.3}{\left(1 - \frac{3.25}{24.0}\right)22} = 1.03$$

CANTILEVER WBX24

$\frac{kl}{r_x} = \frac{192}{3.24} = 59.1$

$\frac{kl}{r_y} = \frac{192}{1.61} = 125$

$F_{xy} = 9.55$

$F'_{ex} = 42.9$

$f_a = \frac{22^k}{7.03} = 3.1$

$f_b = \frac{19.4 \times 12}{109} = 11.1$

$$\frac{3.1}{9.55} + \frac{.85 \times 11.1}{\left(1 - \frac{3.1}{42.9}\right)22} = .79$$

kl BX24
TB 12BX5/16

P2.8

TRIAL $S = \frac{2.42^k \times 6' \times 12}{3 \times 29 \times 10^3 \times .1667} = .65^{in^3}$ / $.29^{in^3}$ WBX

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BY RES DATE 11.79 PROJECT JAMES Co. Condos SHEET NO. 5 OF
GARAGE ODK'S CHANGE JOB NO. N79-284

UNIT 4

COLUMN TS 7x5x1/4

$P = 11.6^k$

$V = 2.27^k/_2 = 1.14^k$

$M = 1.14^k \times 8' = 9.12^{k'}$

$K = 2.10$

$KL = 202$

$\frac{KL}{r_x} = 177$

$\frac{KL}{r_y} = 101$

$F_a = 12.8$

$F_{ex} = 24.5$

$f_a = \frac{11.6}{5.67} = 2.09$

$f_b = \frac{9.12 \times 12}{10.7} = 10.2$

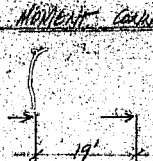
$\frac{2.09}{12.8} + \frac{.85 \times 10.2}{\left(1 - \frac{2.09}{24.5}\right) 22} = .59$

$\delta_{ONLY} = \frac{1.14^k \times 8^2 \times 1728}{3 \times 29 \times 10^3 \times 37.4} = .31"$ ✓

TS 7x5x1/4

8'-3"
7-6
1-5

MOMENT CONNECTION @ BASE



$M = 19^k \cdot 19'$

$T_{DL} = 22^k$

$P_D = 22^k - .35 = 8^k$

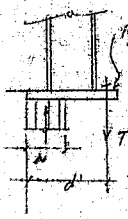
EXCEL:

$P_D = 0$ (Conc. Hardware)

$M_U = 1.4 \times 19.4 = 27^{k'} = 324^{k''}$

$C = .85 \times 2^{ksi} \times 9 \times a = 15.3a$

$P_U = .85 f'_c ab - A_s f_y$



$0 = 15.3a - T_U = 0$ $\quad T_U = 15.3a$

$M_U = P_U \left[d - \frac{a}{2} \right] = 15 A_s (d' - a/2)$

$324 - 0 = T_U (12.5 - a/2)$

$\Rightarrow 12.5 T_U - T_U \frac{a}{2} - 324 = 0$

SUBSTITUTING:

$12.5(15.3a) - 15.3a\left(\frac{a}{2}\right) - 324 = 0$

$a^2 - 25.0a + 42.4 = 0$

$a = \frac{25 \pm \sqrt{25^2 - 4(1)(42.4)}}{2} = 12.5 \pm 10.7 = 1.8'$

$T_U = 15.3 \times 1.8 = 27.6^k$

$A_s = \frac{27.6^k}{1.7 \times 40^{ksi}} = .40 in^2$

USE 1" ϕ A325 BOLTS

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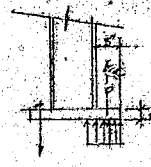
BY RDS DATE 11/77 PROJECT SHIRE Co. CANADA SHEET NO. 1 OF 2
CANADA DOWN COMP JOB NO. 77-1124

HOLLOW CORE & SLAB



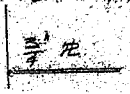
EDGE PE (1" STRAND)

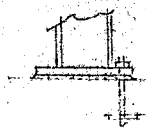
$c = .85 f'_c 2'' + .2 f'_c 3'' = 51^k$

$M = 5.1^k \times 1.5' = 7.65^{k'}$

$f_c = \frac{M}{bd^2} = \frac{7.65^{k''}}{6 \times 9^2} = .142$ (OK YIELD EDGE CORE STRAND)

$t = .38'$

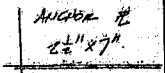




BANDING SHEAR (DOUBLE SPLICE)

$V_u = 27.5^k$

$v_u = \frac{27.5^k}{.85 \times 6 \times 12''} = .04^{ksi} < 4\sqrt{f'_c} = .178^{ksi}$ OK



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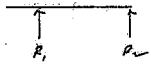
BY DOS DATE 11-79 PROJECT SAMES Co. (CANTON) SHEET NO. 8 OF
CHECK FOOTING CALCULATIONS JOB NO. 479-304

POD TYPE (3)		R_1 (1)	$\frac{\text{PSF}}{\text{LIN FT}}$ (4)	R_2 (1)	$\frac{\text{PSF}}{\text{LIN FT}}$ (4)	B/E EW
UNIT	A	13"	3'-4" SQ.	13"	3'-4" SQ.	3.4#
"	B	28	4'-0" SQ	28	4'-0" SQ	4.4#
"	C	26	"	26	"	4.4#
"	D	39	4'-8" SQ.	26	"	4.4#

(1)



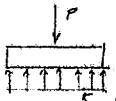
(2) BASED ON $f_c = 1.8^{KSF}$

(3) D = 18" DEEP

B/E EW - BENDING

$W = 28^{K}/4.67^{L} = 1.8^{KLF}$

1' STRIP



$M = 1.8^{KSF} \times 2.31' \times \frac{2.31'}{2} = 4.93^{K-FT}$

$R_n = 12 \times 14^{K}/_{in^2} = .196$

$\rho = 4.93/.196 = 25.1 \Rightarrow \rho_{min} = .0013$

$A_s = .0013 \times 12 \times 14 \times 1.33 = .29^{in^2}$

4-#5 EW

Girder #4, 2nd Floor (WHIT-E)

A_s = 7.94 in²

$\rho = \frac{A_s}{bd} = \frac{7.94}{12 \times 14} = .046$

$\rho_b = .0255$

$V_s = .0065 \times 12 \times 14 \times \frac{1}{2.73} = .695^k$

$V = \frac{(28.4^k - 2)}{1.5} = 2.59^k$

$v = \frac{2.59^k}{.85 \times 12 \times 15} = .019^{ksi} \leq \frac{1}{2} V_c = \frac{1}{2}\sqrt{2500} = 0.25^{ksi}$

No. SHEAR R'FMT.

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CONSULTING STRUCTURAL ENGINEERS

BY RDS DATE 11-19 PROJECT Parks Gr. Condos SHEET NO. ___ OF ___
Bldg Dept Corr. JOB NO. 11-79-26

(1) FB-1 - UNIT A $L = 25.5'$
$W = (21_0 + 40)\frac{7}{2} + (20.5 + 60)\frac{4}{2} = 770\#/'$
$M = 6750^{\#} < 9200^{\#}$ ✓
$V = 3270^{\#}$; $V = 3270 - 770 = 2500 < 2494$ @ ⓐ
EXISTING 4X12 OK ✓

FB-3 - UNIT B $R = 3246^{\#}$
$V = 3246^{\#} - 864 = 2380^{\#} < 2494^{\#}$ @ ⓔ
EXIST. 4X12 OK ✓

FB-4 - UNIT B $R = 3950^{\#}$
$V = 3950 - 832 = 3120^{\#} < 3381$
EXIST 4X16 @ ⓕ ✓

FB-7 UNIT C $R = 4644^{\#}$
$V = 4644 - 244 = 3794$ 6% OVERSTRESS
6X12 OK ✓

FB-14 UNIT D $V = 4330^{\#} < 4213$
6X14 OK ✓

(2) CALL OUT FB-15 UNIT D 6X12 AS S.S. PER SHT 1

(3) OK - AREA RE-FRAMED.

(4) SEE NOTE ON ROOF PLANS CALLING OUT ½" CD-X PLY.

(5) SEE SHT. A6

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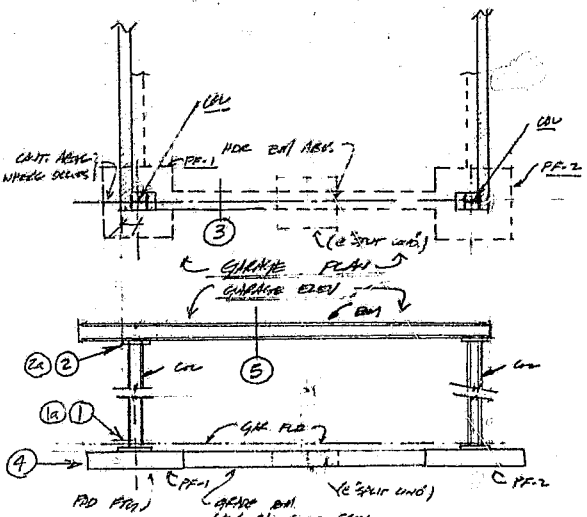
CONSULTING STRUCTURAL ENGINEERS

BY RDE DATE 11-79 PROJECT Skokie Co. Condos SHEET NO. 11 OF
Units Garage Ovhg Calcs JOB NO. N79-202



		BM	COL	PF-1	PF-2	DEPTH
UNIT	A	MFC 16X32	~~W8X24~~ W8X24	3'-0" SQ.	3'-0" SQ.	12"
"	B	MFC 18X32	W8X24	4'-0" SQ.	4'-0" SQ	13"
"	C	MFC 18X32	W8X24	4'-0" SQ.	4'-0" SQ	13"
"	D	MFC 18X32	W8X24	4'-8" SQ.	4'-0" SQ.	18"

PAD FTG R/F.
4'-8" & 4'-0" SQ — 4-#5 EA WAY
3'-0" SQ & SMALLER — 3-#5 EA WAY

* NOTE: @ SPLIT GARAGE COL = PAD FTG. SIZE & REINF

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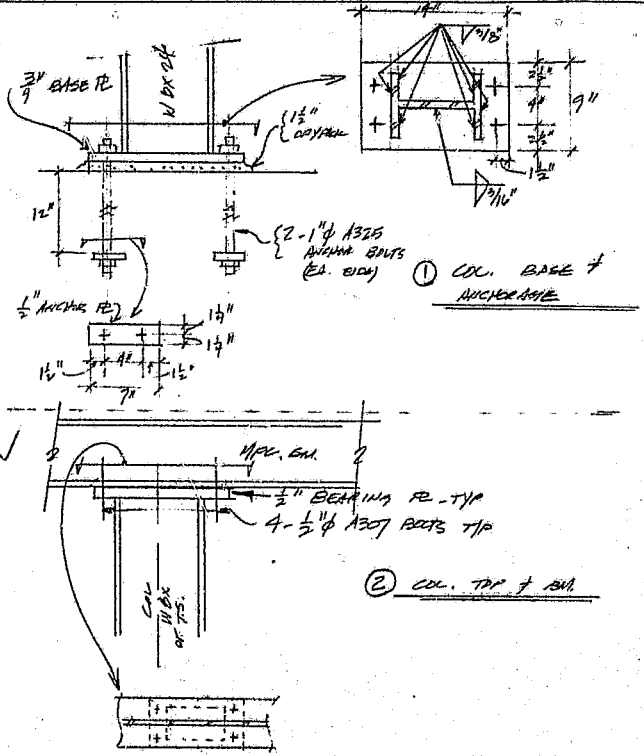
CONSULTING STRUCTURAL ENGINEERS

BY PCS DATE 11/19 PROJECT JAMES C. CORBETT SHEET NO. 11 OF
DTL's GARAGE OPNG CHANGE JOB NO. NA-284



① COL. BASE & ANCHORAGE

② COL. TOP & BM.

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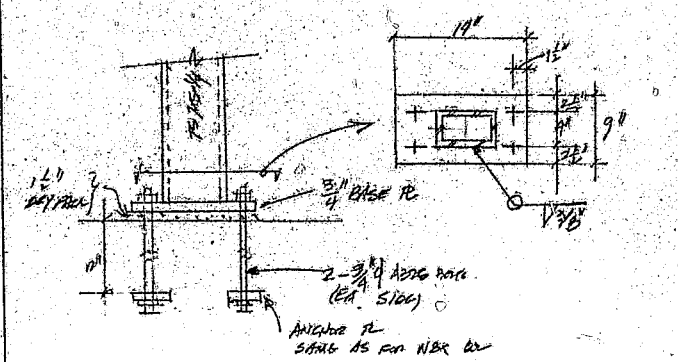
CONSULTING STRUCTURAL ENGINEERS

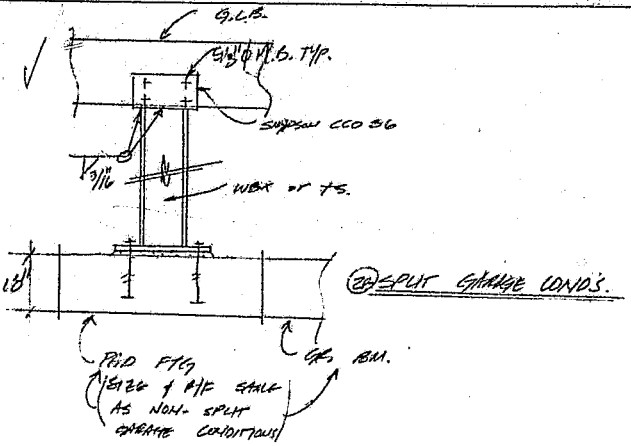
BY RDS DATE 11-79 PROJECT Miles Co. Condos SHEET NO. 4 OF
DTLS GARAGE DOOR CHANGE JOB NO. N79-24



(10) COL BASE & ANCHORAGE

NOWAK-MEULMESTER & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

BY BOE DATE 11/13 PROJECT JANES CO. CONDOS SHEET NO. 13 OF
GARAGE OPNG. CHANGE JOB NO. N71-284



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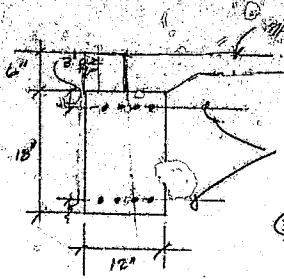
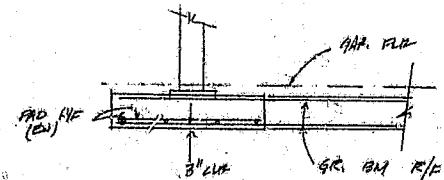
CONSULTING STRUCTURAL ENGINEERS

BY [illegible] DATE 11-87 PROJECT Jones & Carnes SHEET 2 14 OF
DALS GARAGE SOILS CLINIC JOB NO. NM-224



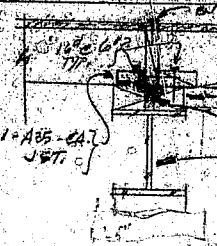
(3) GRADE BM -



(4) PAD FTG/GR. BM. DTL

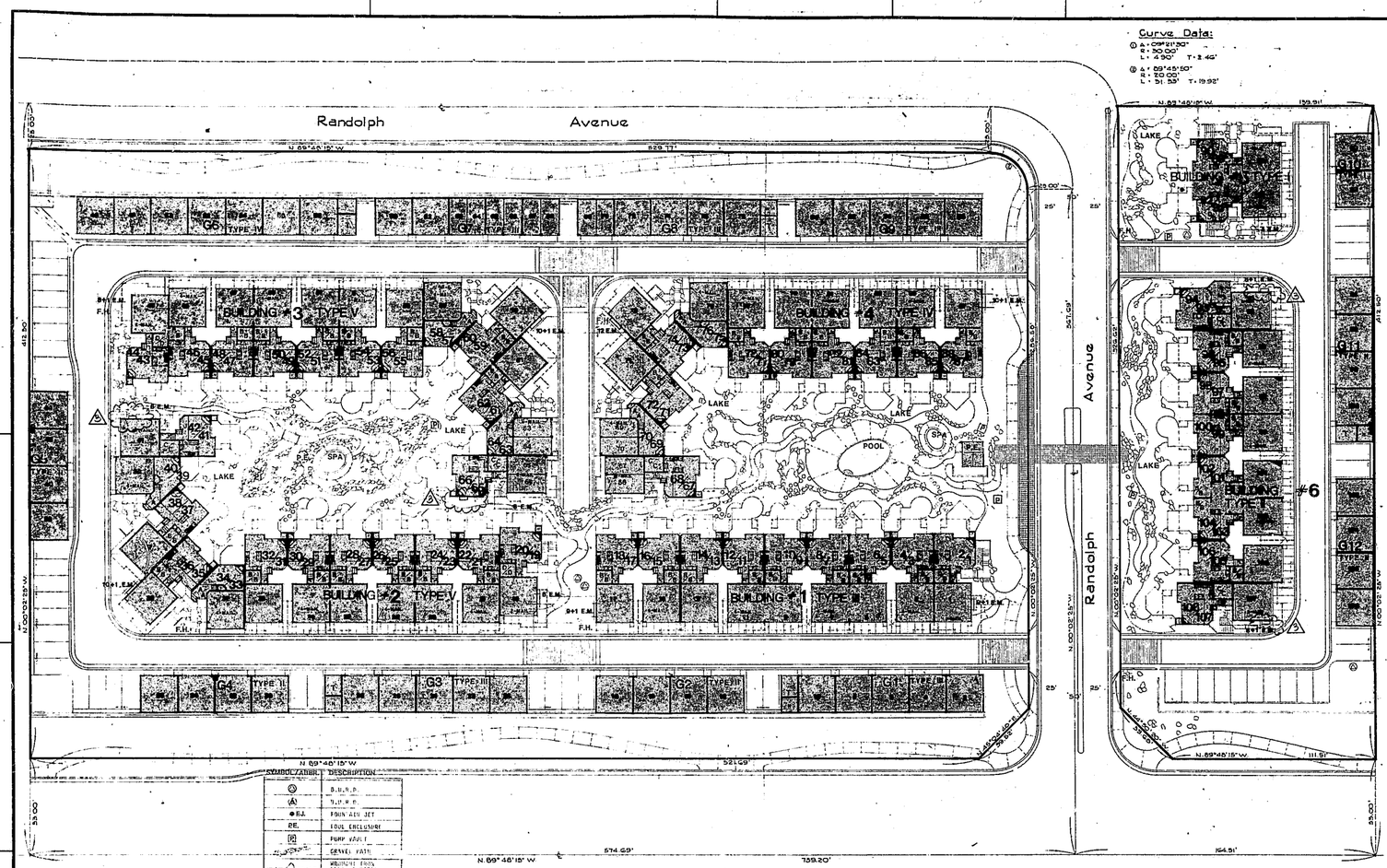
NOWAK MEULMESTER & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

BY RDS DATE 11-83 PROJECT CAMES C. COUNTY SHEET NO. 1 OF
GARAGE BLDG - ADDN JOB NO. 1179-82



(5) TYP. BTW. E GARAGE HDR. BEAM & SIMILAR CONS WHERE G.L.B. OCCURS.

NOTE:
- ALL PIPE COLUMNS REQ. TOP BEARING PL, 1/2" THICK BASE PLATE, MINIMUM W/ 3/16 FILLET WELD ALL AROUND.
- ALSO REQ. 1 1/2" GROUT UNDER BASE PLATE.



Curve Data:

① Δ = 089°21'30"
R = 30.00'
L = 4.90' T = 2.46'

② Δ = 89°45'50"
R = 20.00'
L = 31.33' T = 19.92'

SYMBOL/ABBR.	DESCRIPTION
Ⓑ	B.M.B.D.
Ⓐ	B.M.W.D.
● F.J.	FOUNTAIN JET
R.E.	FOUL ENCLOSURE
P	PUMP VAULT
GRAVEL PATH	GRAVEL PATH
	WROUGHT IRON FENCE & GATES
	BOULDERS
D	DIRECTORY
OP	OPEN PARKING
S.O.	SALES OFFICE
M.T.	MODEL TRAP
T.	TRASH ENCLOSURE
O	ELECTRICAL
⊠	AIR CONDITIONING UNIT
▭	TRANSFORMER BOX
T.V.	TELEVISION ANTENNA
F.H.	FIRE HYDRANT
D.F.	DRINKING FOUNTAIN
	EXISTING TREES
	EXISTING TREES TO BE REMOVED
	PLANTING AREAS
C.B.	CATCH BASIN & DRAIN LINE
	FACE DRAIN & DRAIN LINE

BUILDING LEGEND	
2	BUILDING CLUSTER NUMBER
V	BUILDING TYPE
28/27	UPPER UNIT NUMBER LOWER UNIT NUMBER
B/B	UPPER UNIT TYPE LOWER UNIT TYPE
28	PARKING ASSIGNMENT NUMBER
G3	DETACHED GARAGE NUMBER
T	TRASH
H	HYDRONICS AREA

SITE TABULATION

GROSS SITE AREA: 304,920 sq ft

PARKING REQUIRED: 2.5 per unit = 270 spaces
Open 54
Garages (covered) 216
Total = 270

UNIT TABULATION

Type	DESCRIPTION	SQ FT.	QUANTITY	MIX	%
A	1 bdrm - 1 bath	670	12	6up - 6dn	11%
B	2 bdrm - 2 bath	1100	76	38up - 38dn	70%
C	2 bdrm - 2 bath	1188	10	5up - 5dn	8%
D	2 master bdrm - 2 bath	1142	10	5dn - 5dn	11%

GENERAL NOTES

SEE CIVIL ENGINEERING DRAWINGS FOR:

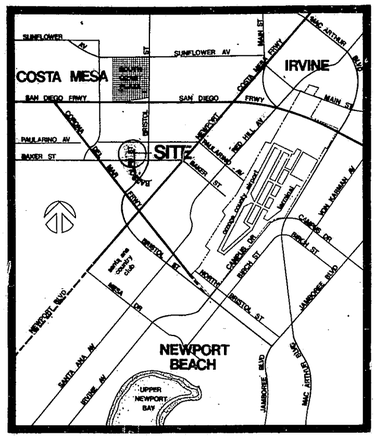
- -EXISTING AND FINISH GRADES.
- -DIMENSIONS REGARDING STREETS AND DRIVES.
- -DIMENSIONS REGARDING LOCATION OF ALL BUILDING TYPES AND DETACHED GARAGES.
- -FINISH FLOOR HEIGHTS OF ATTACHED AND DETACHED GARAGES.

SEE LANDSCAPE DRAWINGS FOR:

- -DIMENSIONS OF TYPICAL PARKING SPACES.
- -WALKS, ENTRY COURTS, AND EXTERIOR PATIOS.
- -APPLICABLE ARCHITECTURAL LIGHTING.

SEE SHEET INDEX FOR:

- -SHEET LOCATION OF UNIT TYPES.
- -SHEET LOCATION OF BUILDING TYPES.



VICINITY MAP

TRACT Nº 10626
2 LOTS 5.352 Ac. net

SCALE: 1" = 30'

JAN 11 1980

JOB NO. 12078
DATE 1-11-80
DRAW?
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

ARCHITECTURAL SITE PLAN

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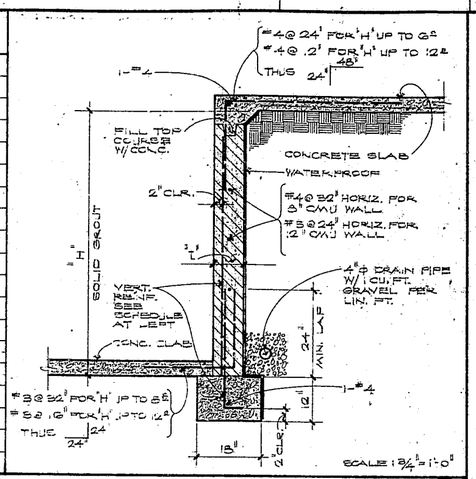
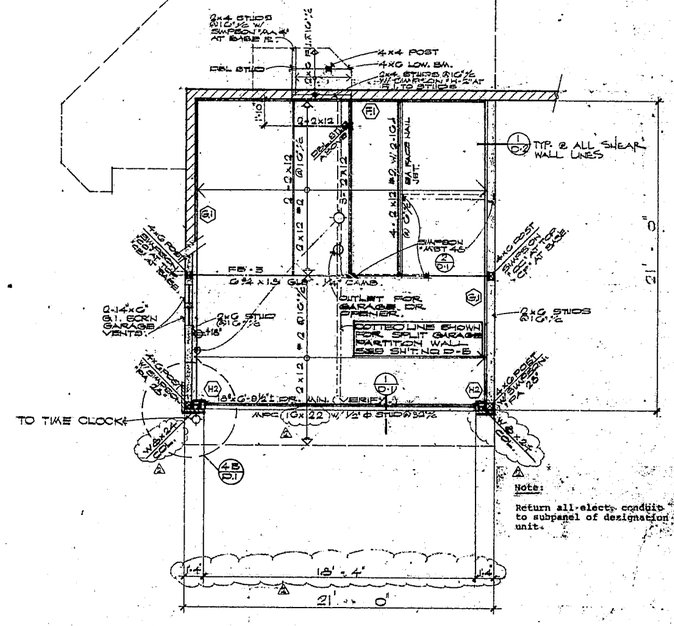
3

"H"	"L"	REINF. VERT.
2'	8	#4@32"
2½	8	#4@32"
3'	8	#4@32"
4'	8	#4@32"
4½	8	#4@32"
5'	8	#4@32"
5½	8	#4@32"
6'	8	#4@24"
7'	8	#4@16"
8'	8	#5@16"
8'	8	#5@8"
8'	12	#4@16"
9'	12	#4@12"
10'	12	#4@8"
		#5@16"
10'	12	#4@8"
		#5@16"
11'	12	#4@8"
12'	12	#5@8"

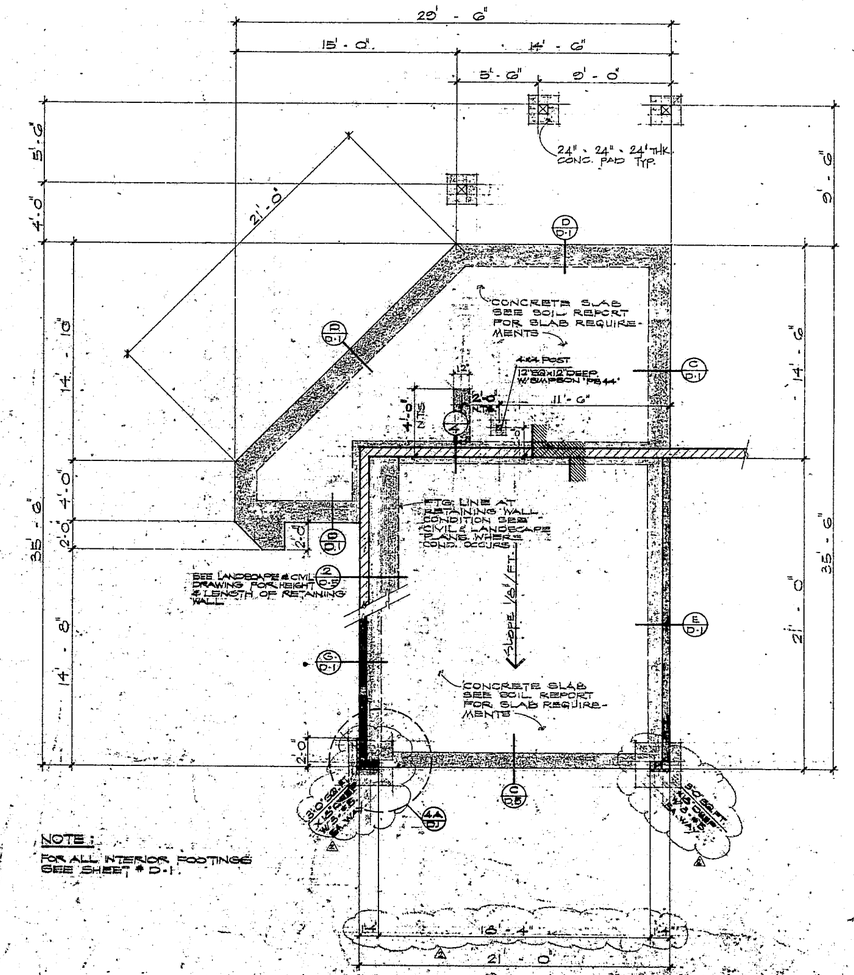


RETAINING WALL AT GARAGE (1)



NOTE:
1. ⬡ INDICATES SHEAR WALL - SEE (D/6)

GARAGE FLOOR PLAN — 1/4"-1'-0"



NOTE:
FOR ALL INTERIOR FOOTINGS SEE SHEET # D-1.

JAN 11 1980

FOUNDATION PLAN — 1/4"-1'-0"

UNIT A

JOB NO. 76-22A
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
2.12.14.79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT A
FOUNDATION PLAN
GARAGE FLOOR PLAN

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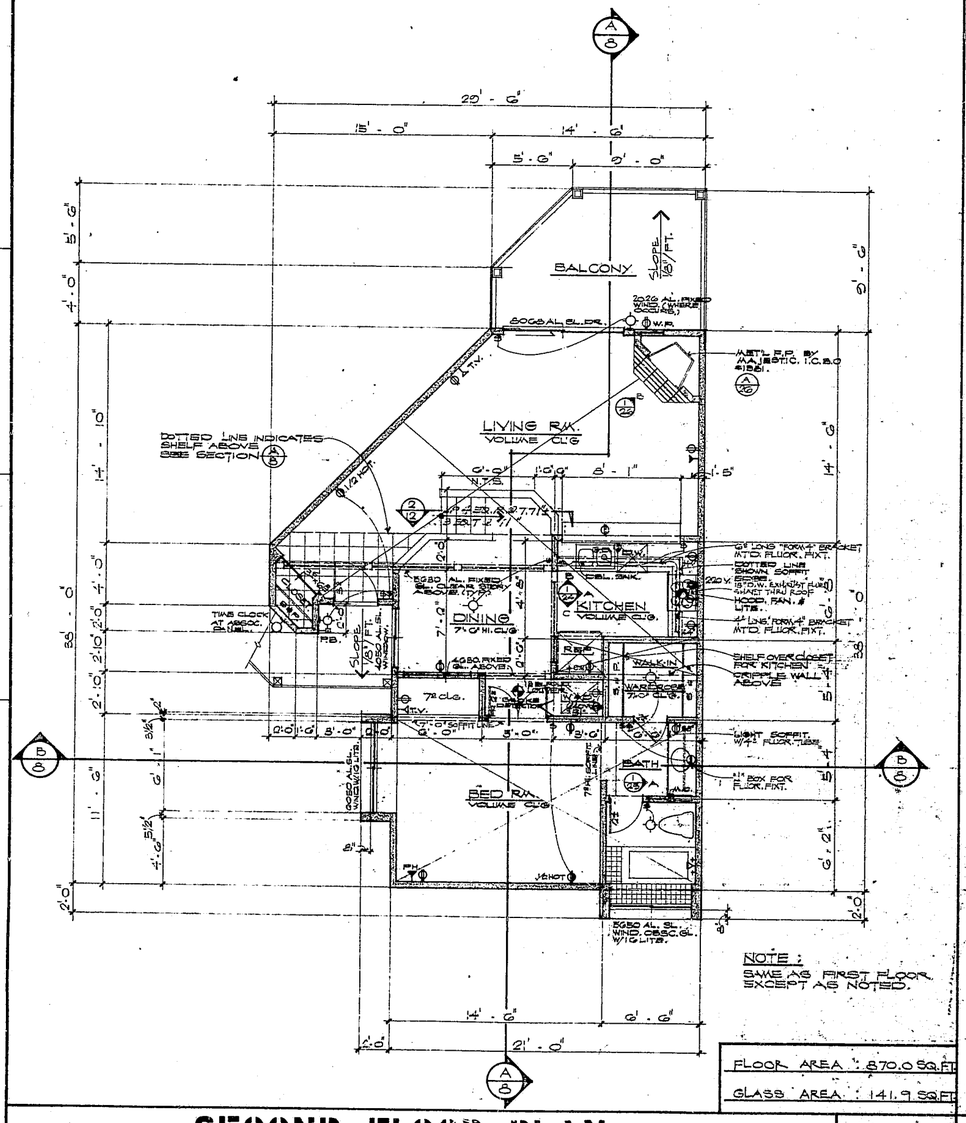

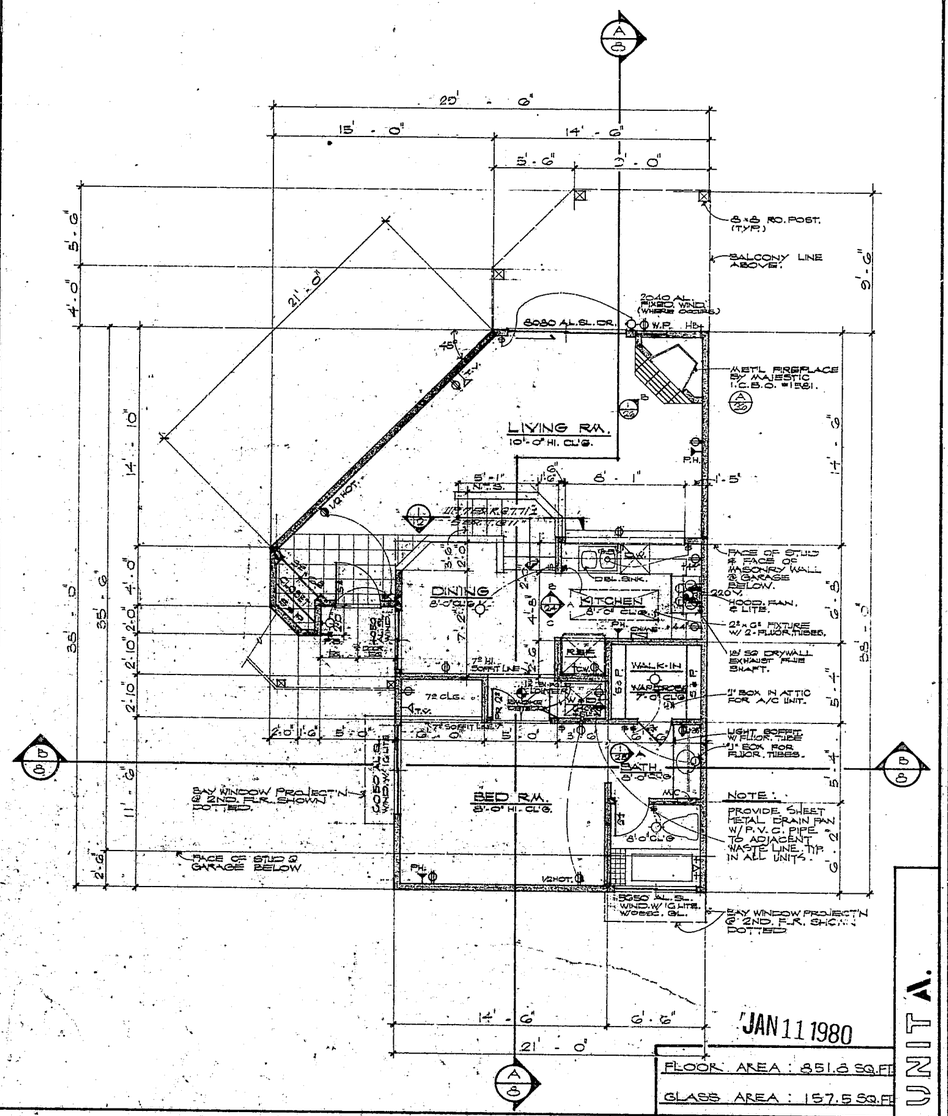

JAN 11 1980

UNIT A.

JOB NO. 79-026
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
FOR THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT A
FIRST & SECOND FLOOR PLANS

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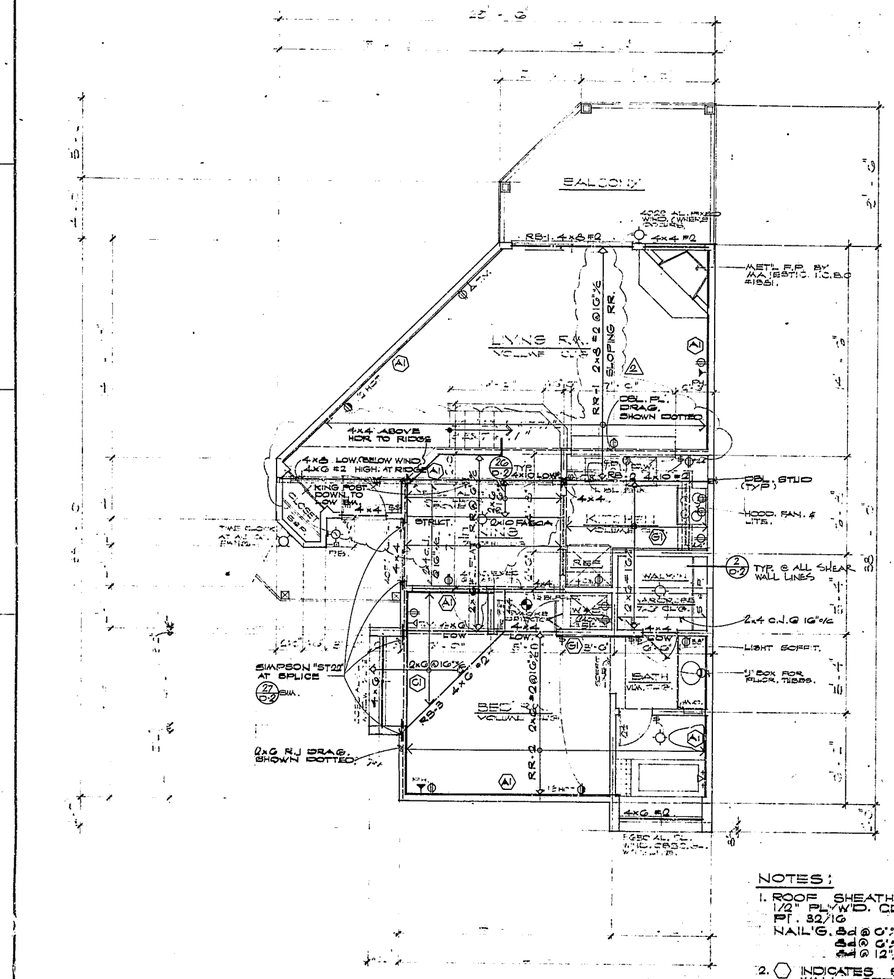
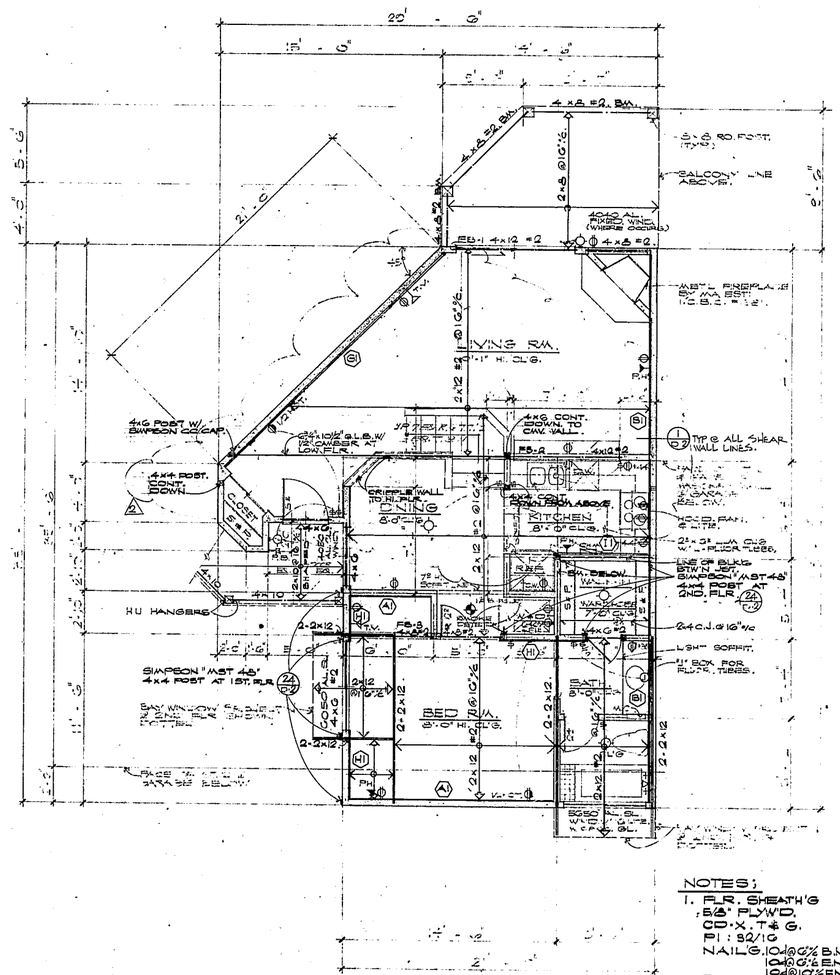
5



NOTES:
1. ROOF SHEATH'G 1/2" PLYWD. CD-X. PT. 32/16 NAIL'G. 6"o/c @ B.E. 12"o/c @ INT.
2. ○ INDICATES SHEAR WALL - SEE 5/A6

ROOF FRAMING PLAN

1/4"-1' - 0"



NOTES;
1. FLR. SHEATH'G 5/8" PLYWD. CD-X. T&G. PT: 32/16 NAIL'G. 10"o/c @ B.E. 10"o/c @ INT.
2. ○ INDICATES SHEAR WALL - SEE 5/A6

SECOND FLOOR FRAMING PLAN

JAN 11 1980

1/4"-1' - 0"

UNIT A.

JOB NO. 7905-26
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
A 12-14-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

ROOF FRAMG PLAN
SECOND FLR. FRAMG PLAN

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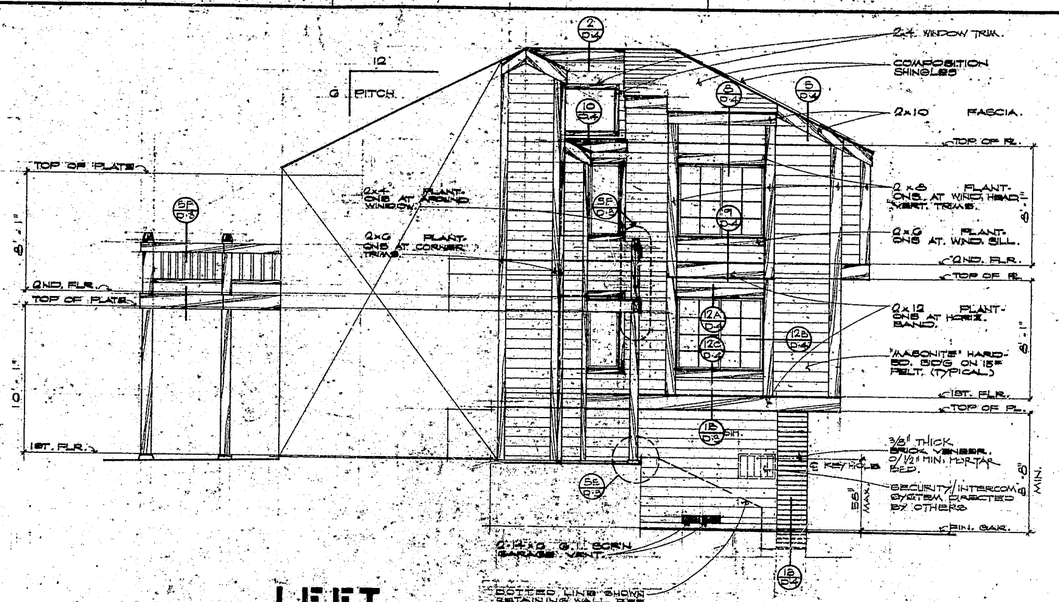
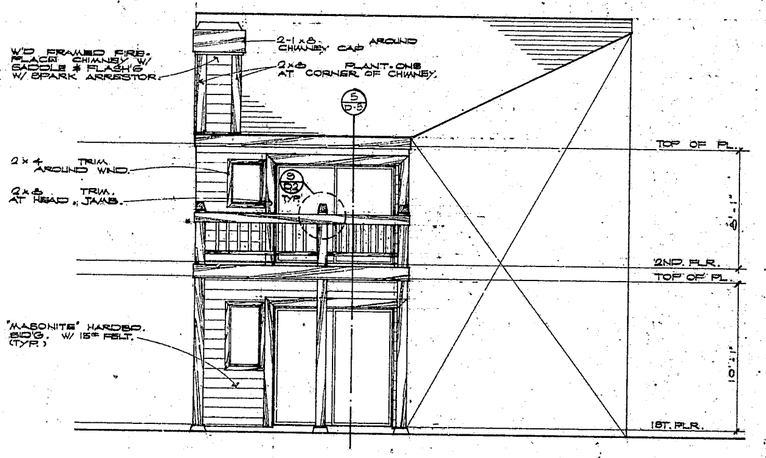
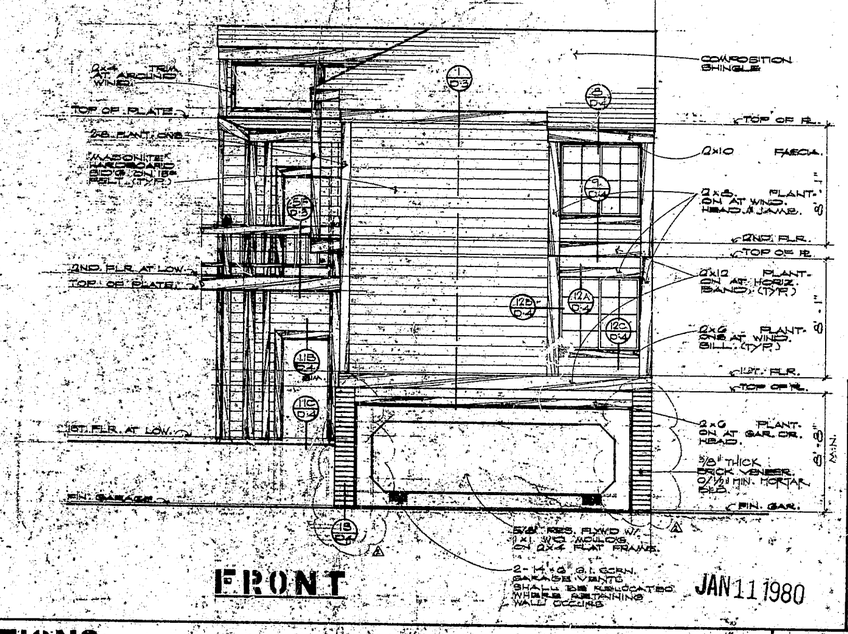
6



LEFT



REAR



FRONT

JAN 11 1980

EXTERIOR ELEVATIONS

UNIT A.

1/4"-1'-0"

JOB NO. 7A02A
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
1 2 1-11-80

PENTRIDGE COVE
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COSTA MESA, CALIFORNIA

UNIT A
EXTERIOR ELEVATIONS

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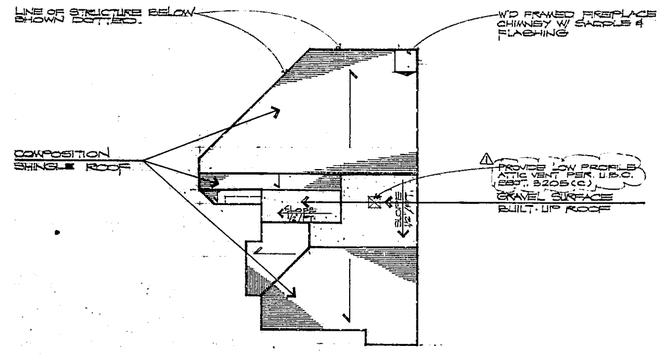
7

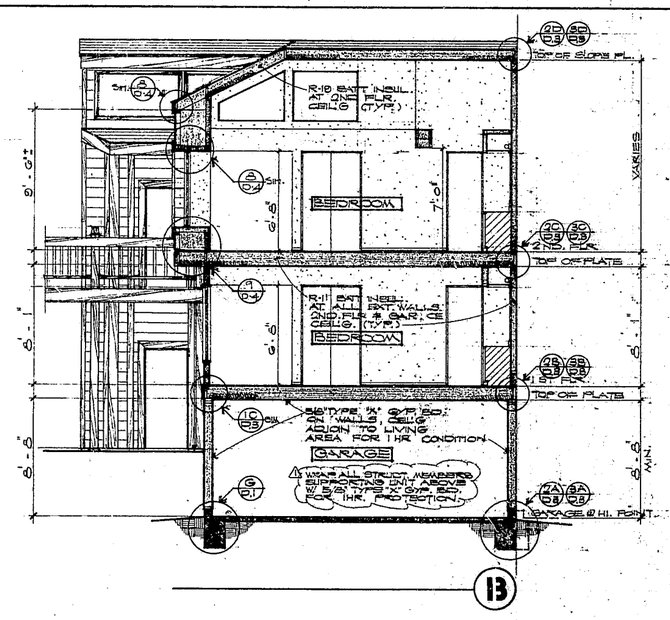


3 : 6 : 12 TYPICAL ROOF SLOPE

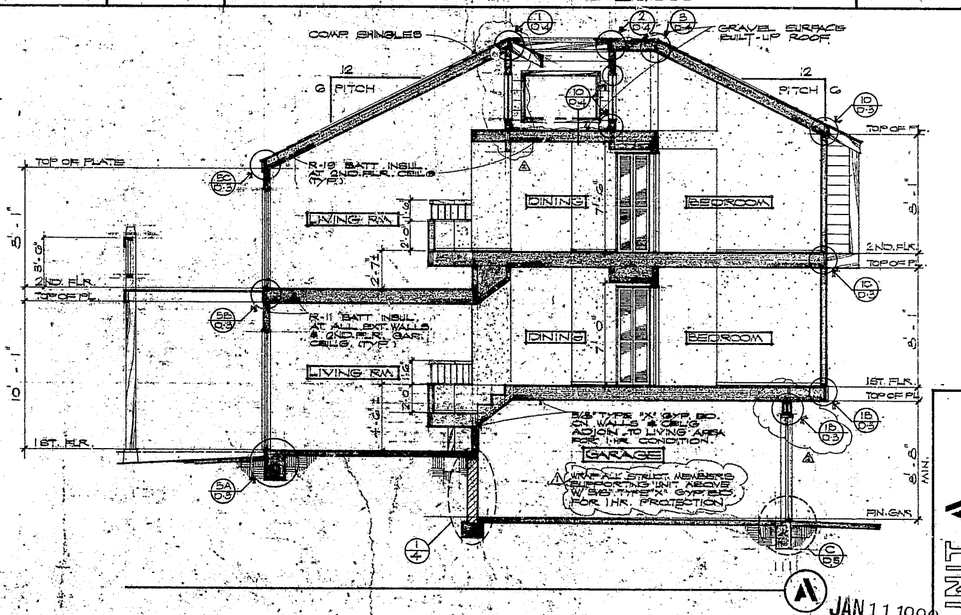
NOTE:
1. VERIFY CHIMNEY HEIGHT ON EACH BLDG. TO COMPLY WITH BUILDING CODES.

ROOF PLAN

1/8" = 1' - 0"



B



A

JAN 11 1980

UNIT A

SECTIONS

1/4" = 1' - 0"

JOB NO. 7820-3
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
▲1 12-22-79
▲2 12-14-79

PENTRIDGE COVE
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COSTA MESA, CALIFORNIA

UNIT A
SECTIONS
ROOF PLAN

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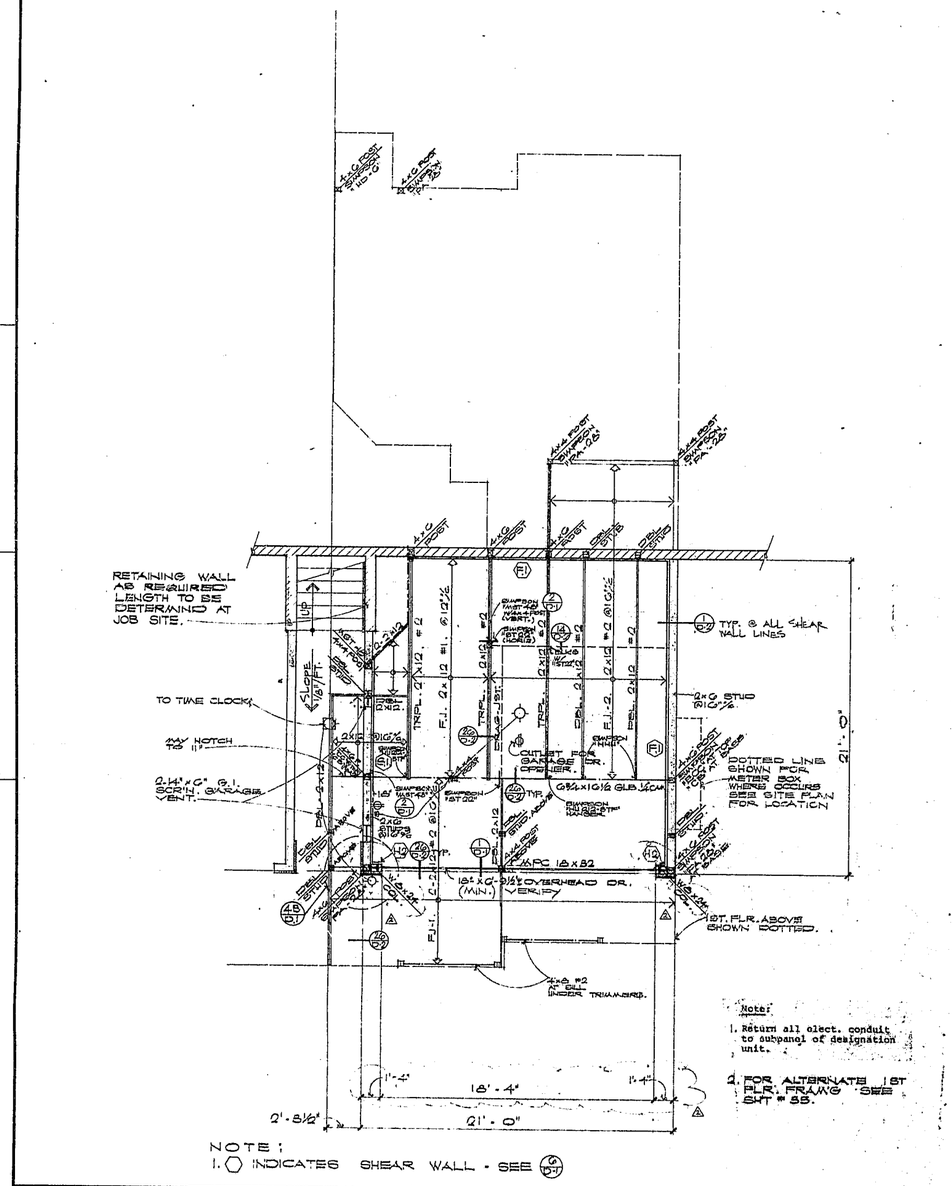
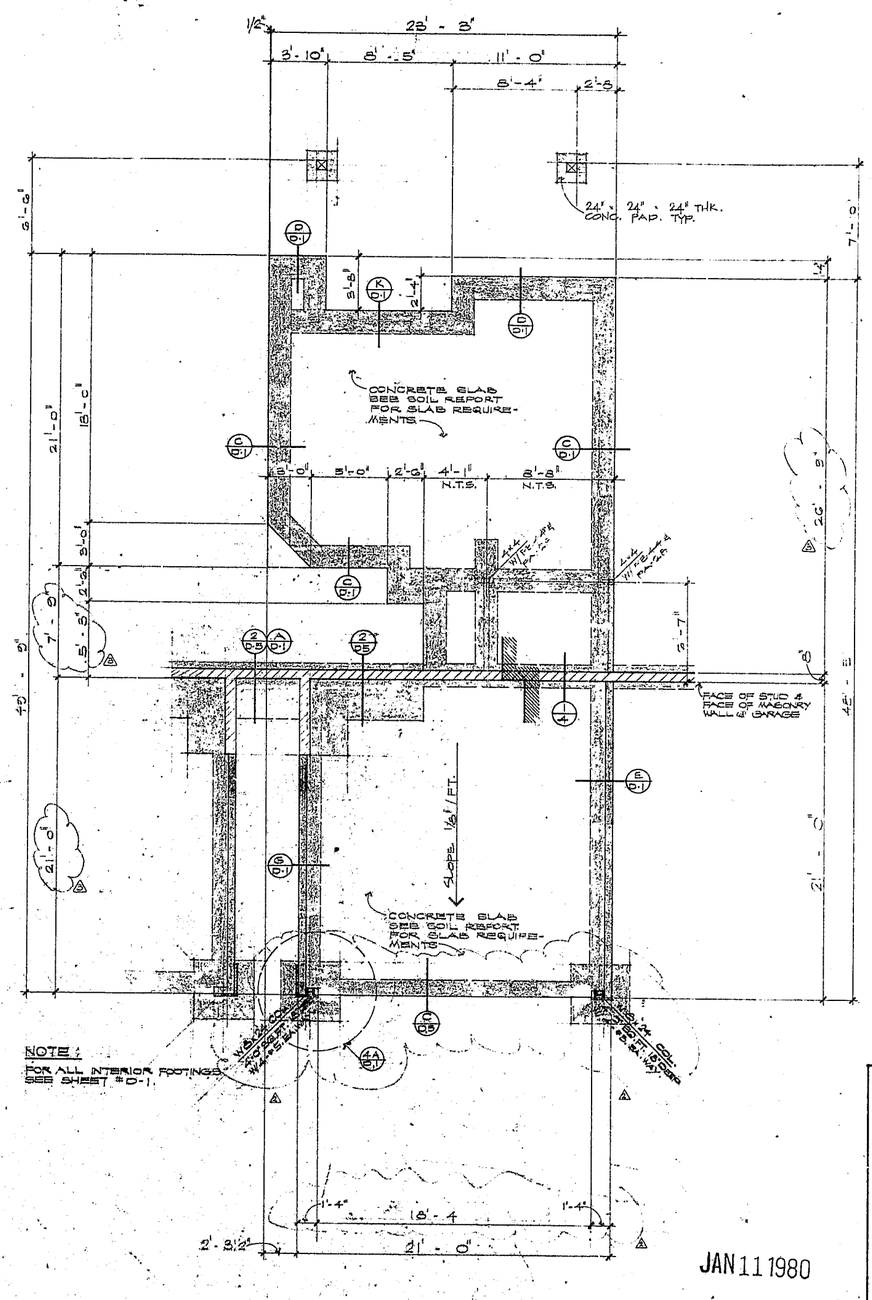


Note:

1. Return all elect. conduit to subpanel of designation unit.
2. FOR ALTERNATE 1ST FLR. FRAMG SEE SH # 55.

GARAGE FLOOR PLAN

1/4"-1'-0"



JAN 11 1980

FOUNDATION PLAN

1/4"=1'-0"

UNIT B.

JOB NO. 7A0.025
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
△1 12-14-79
△2 1-11-80

PENTRIDGE COVE
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COSTA MESA, CALIFORNIA

UNIT B
FOUNDATION PLAN
GARAGE FLOOR PLAN

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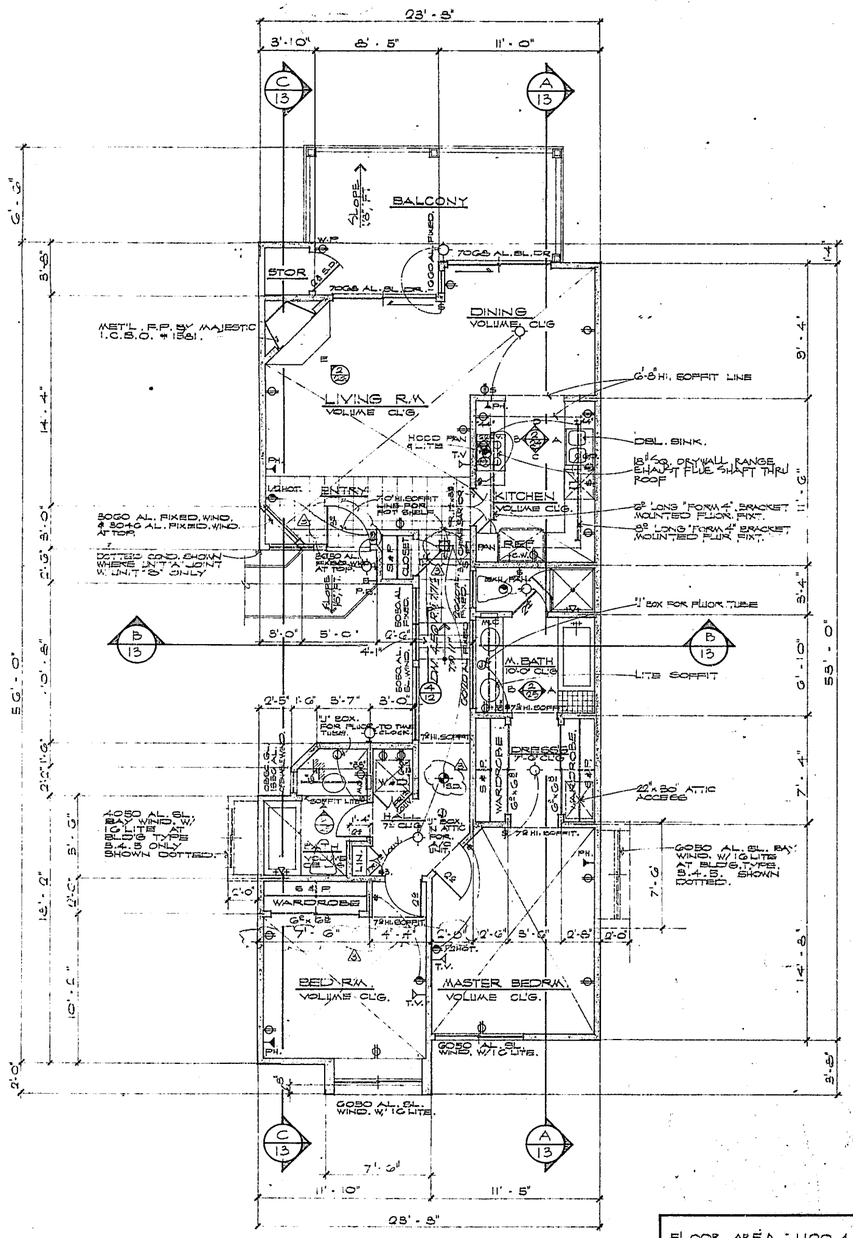
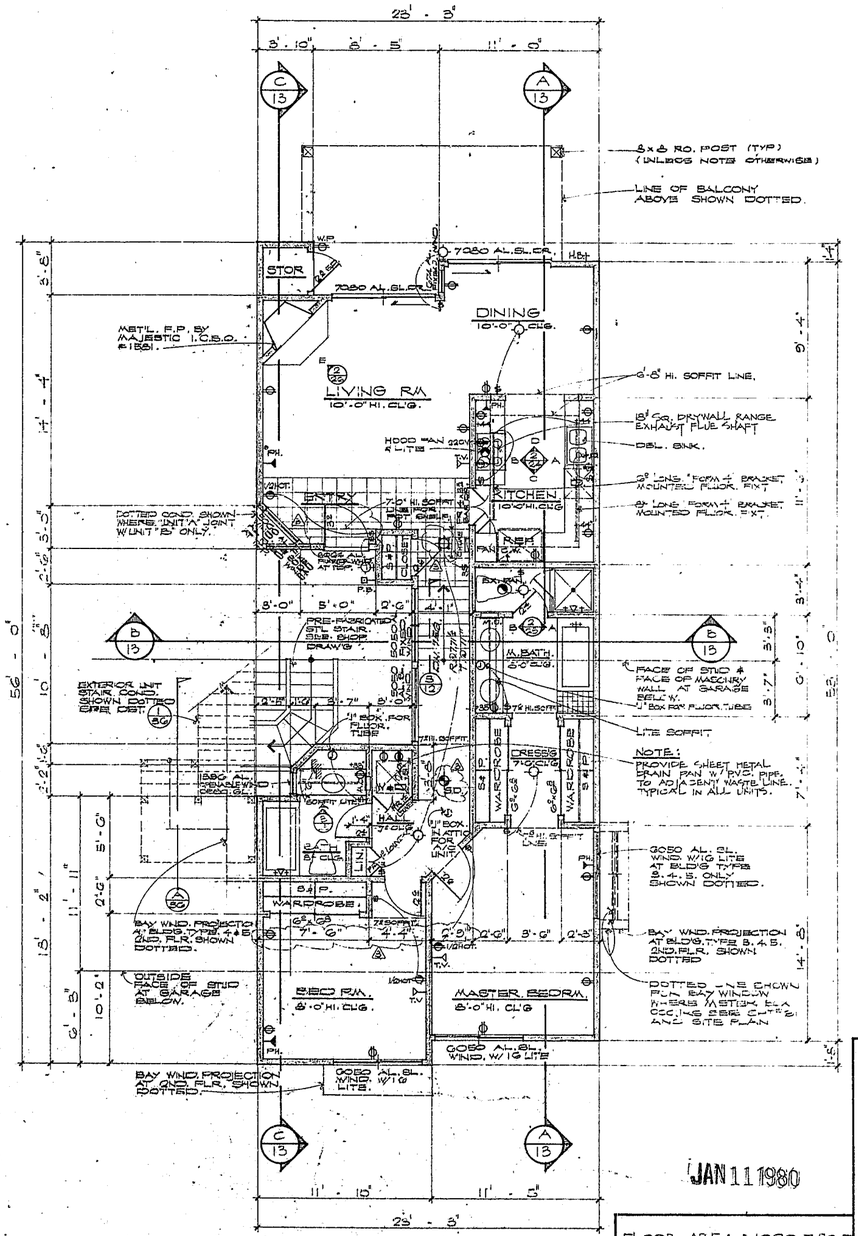
9



FLOOR AREA : 1100.4 SQ.FT.
GLASS AREA : 225.8 SQ.FT.

SECOND FLOOR PLAN

1/4"-1' - 0"



JAN 11 1980

FLOOR AREA : 1090.7 SQ.FT.
GLASS AREA : 244.4 SQ.FT.

FIRST FLOOR PLAN

1/4"-1' - 0"

UNIT B.

JOB NO. 7802
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
A 1-11-80

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT B
FIRST & SECOND FLOOR PLANS

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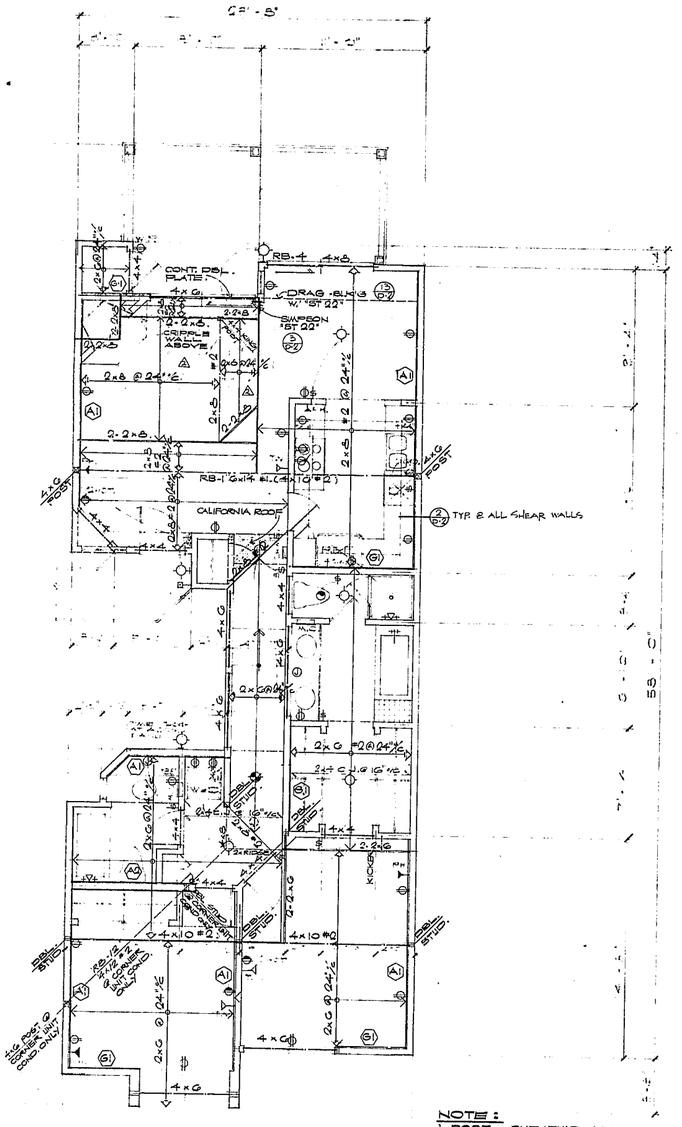
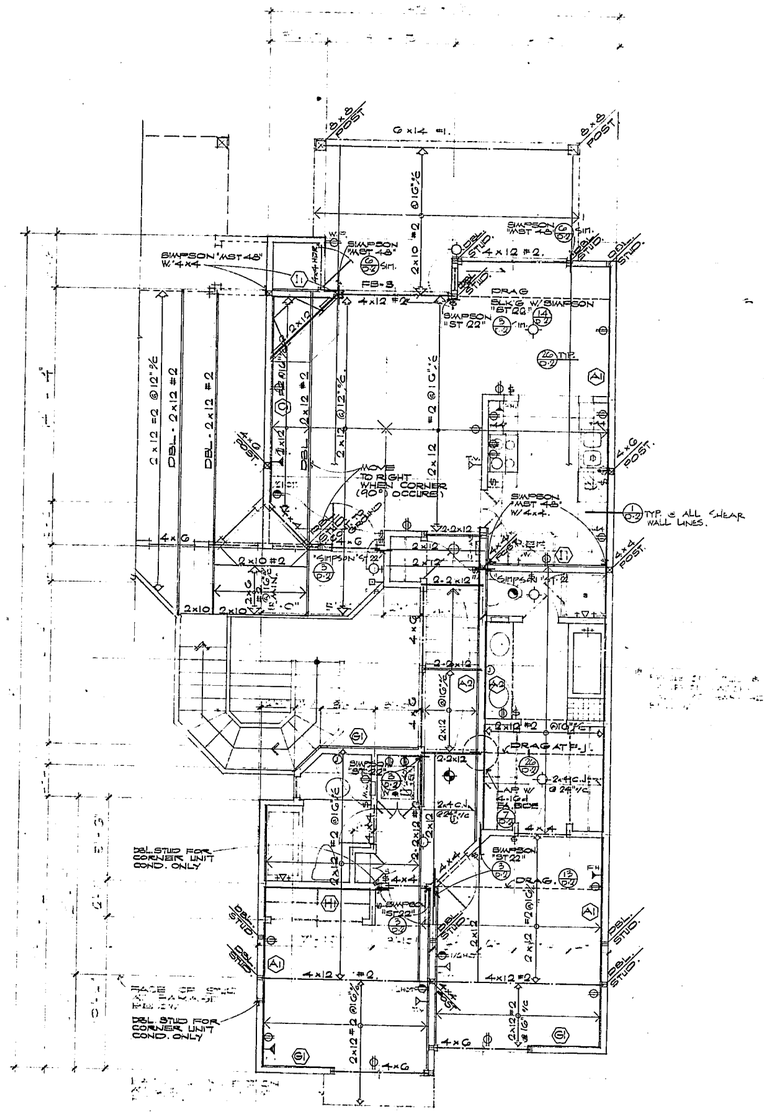
10



NOTE:
1. ROOF SHEATHG 1/2" PLYWD. CD-X 8d SHEATHG NAIL @ 6" o.c. EDGES & 12" o.c. FIELD
2. ⬡ INDICATES SEE (A1) SHEAR WALL
3. FOR ALTERNATE ROOF FRAMG. SEE SHT. #3

ROOF FRAMING PLAN

1/4"-1' - 0"



NOTES:
1. SHEATHG 1/2" PLYWD. CD-X 8d NAIL @ 6" o.c. EDGES & 12" o.c. FIELD
2. ⬡ INDICATES SEE (A1) SHEAR WALL

JAN 11 1980

SECOND FLOOR FRAMING PLAN

1/4"=1' - 0"

JOB NO
DATE 1 - 11 - 80
DRAWN
CHECKED
ARCHITECT
REVISION
3 12 2 14 79

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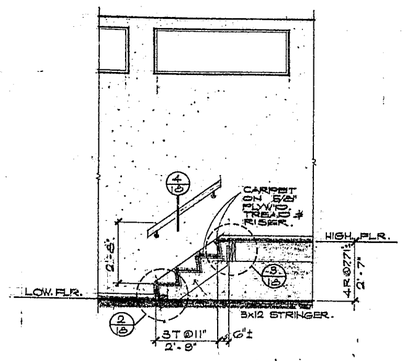
THE JANES COMPANY
COSTA MESA, CALIFORNIA

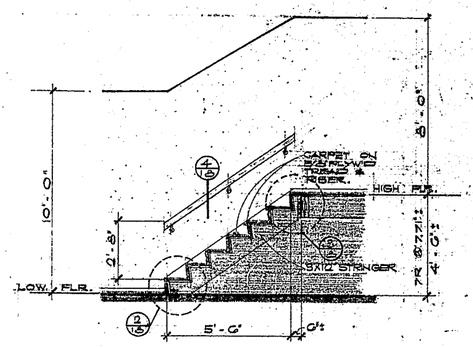
ROOF FRAMG PLAN
2ND FLR. FRAMG PLAN

danielian associates

11



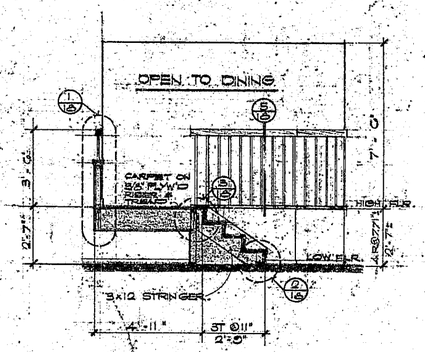
2ND FLR. (4)



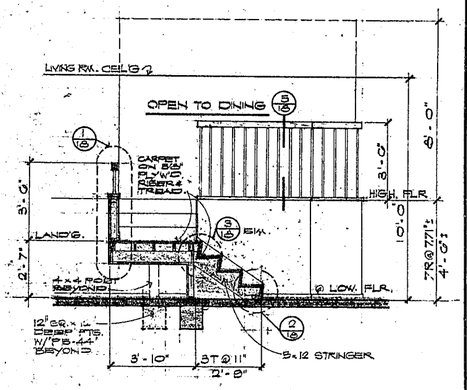
1ST. FLR. (3)

UNIT. B. C. D.

3/8" = 1'-0"



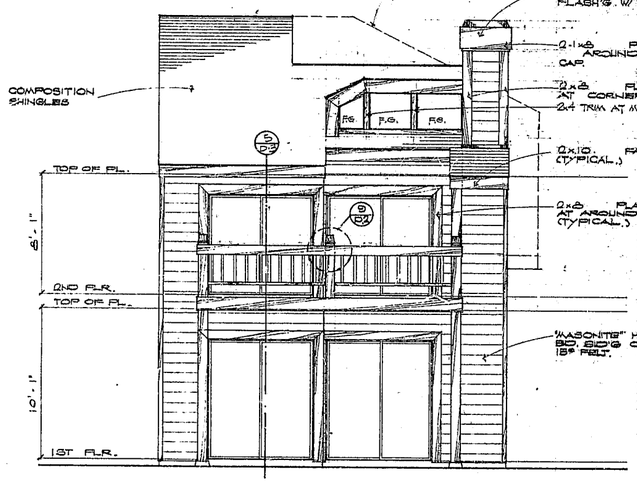
2ND. FLR. (2)



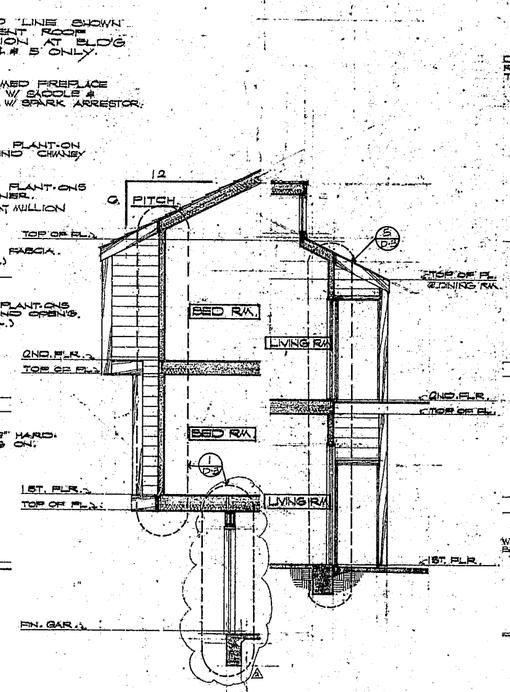
1ST. FLR. (1)

UNIT. A.

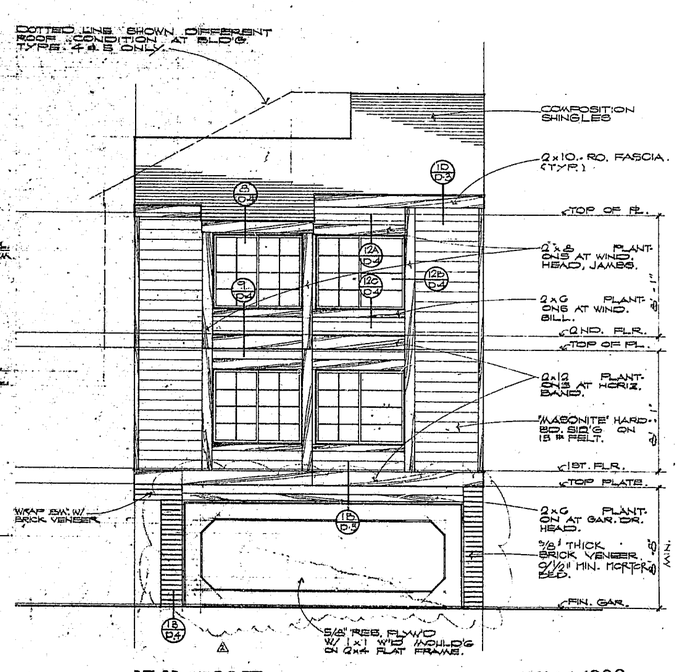
3/8" = 1'-0"



REAR



PARTIAL RIGHT



FRONT

JAN 11 1980

UNIT B.

EXTERIOR ELEVATIONS

1/4" = 1' - 0"

JOB NO. 7807B
DATE 1 - 11 - 80
DRAWN
CHECKED
ARCHITECT
REVISION
4 1-14-80

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT B
EXTERIOR ELEVATIONS

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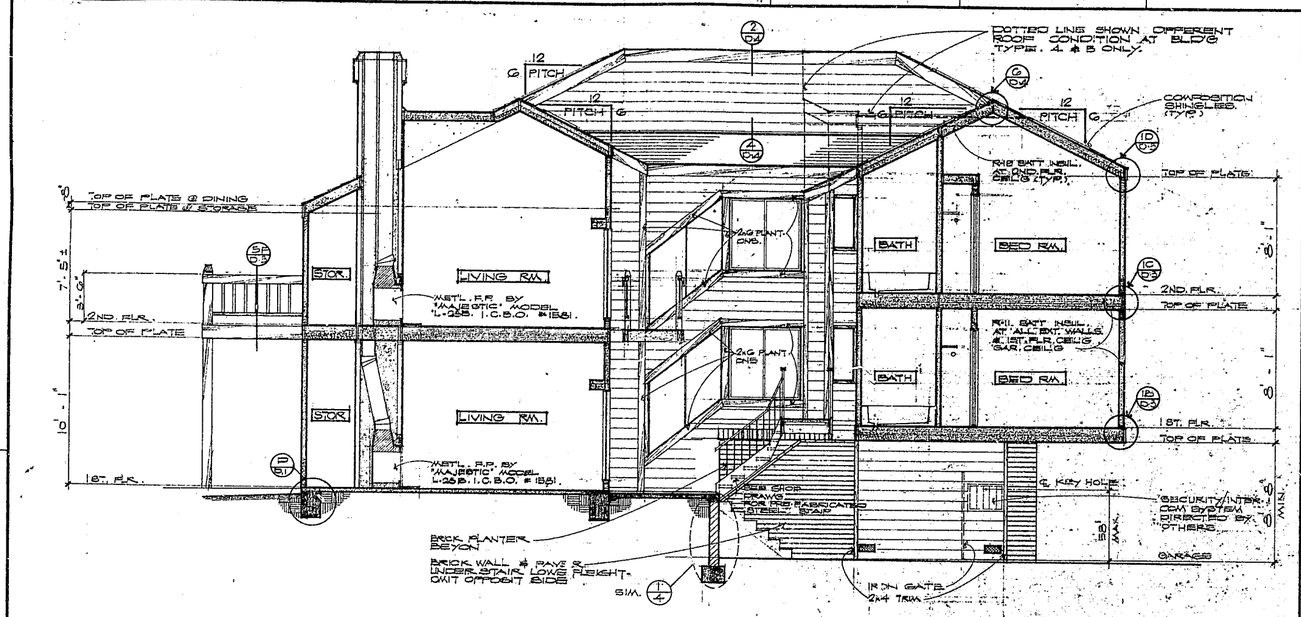
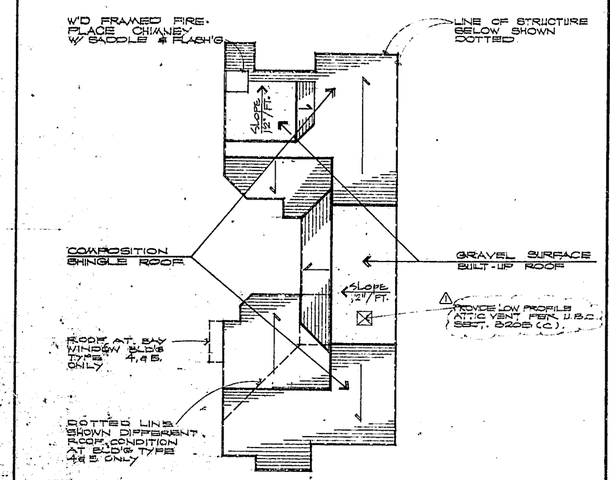
12



SECTIONS

1/4"-1'-0"



ROOF PLAN

1/8"-1'-0"

JOB NO. 78.072
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
1. 10-25-79
REVISION
2. 12-14-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT B
SECTIONS
ROOF PLAN

UNIT 13.

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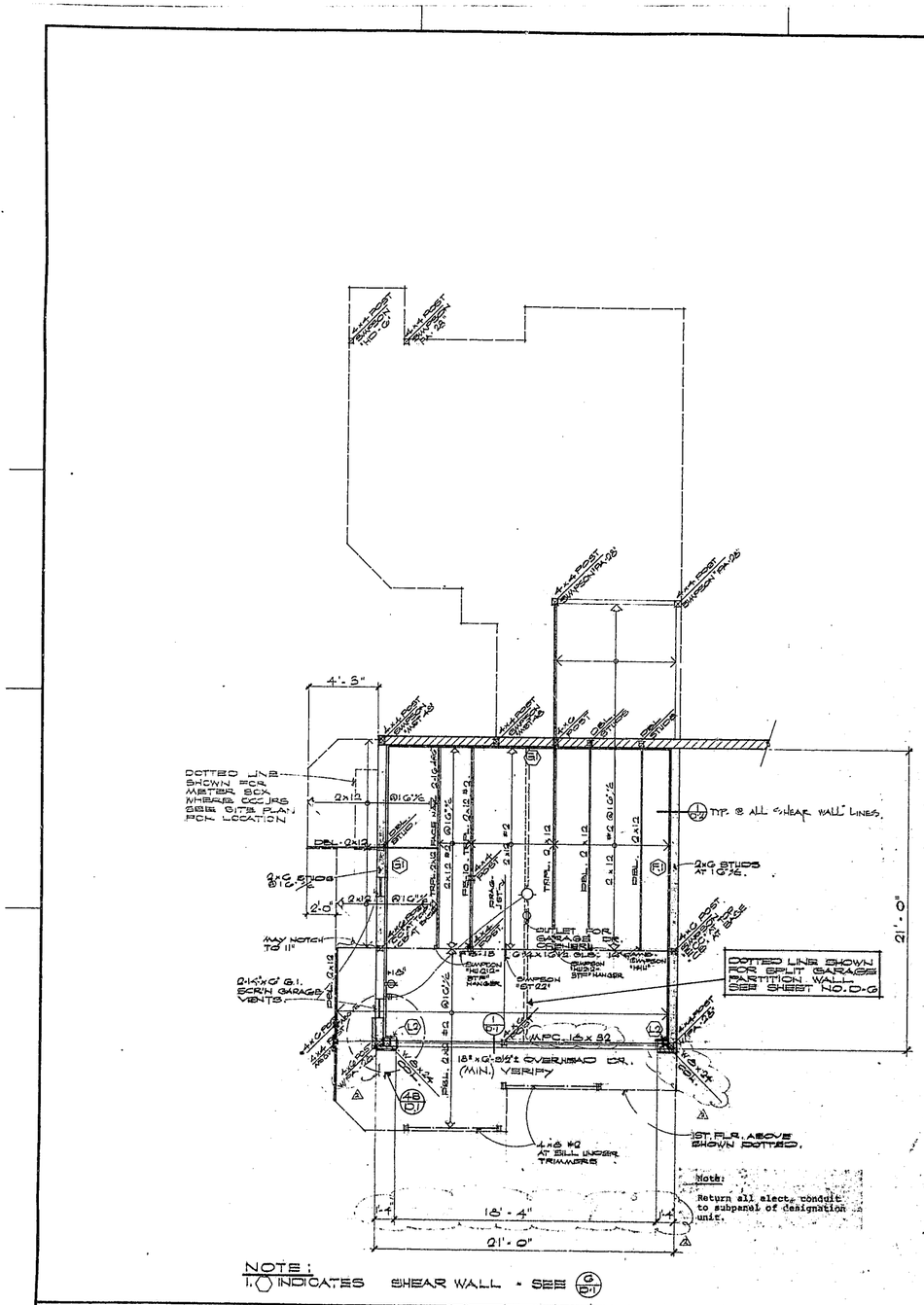
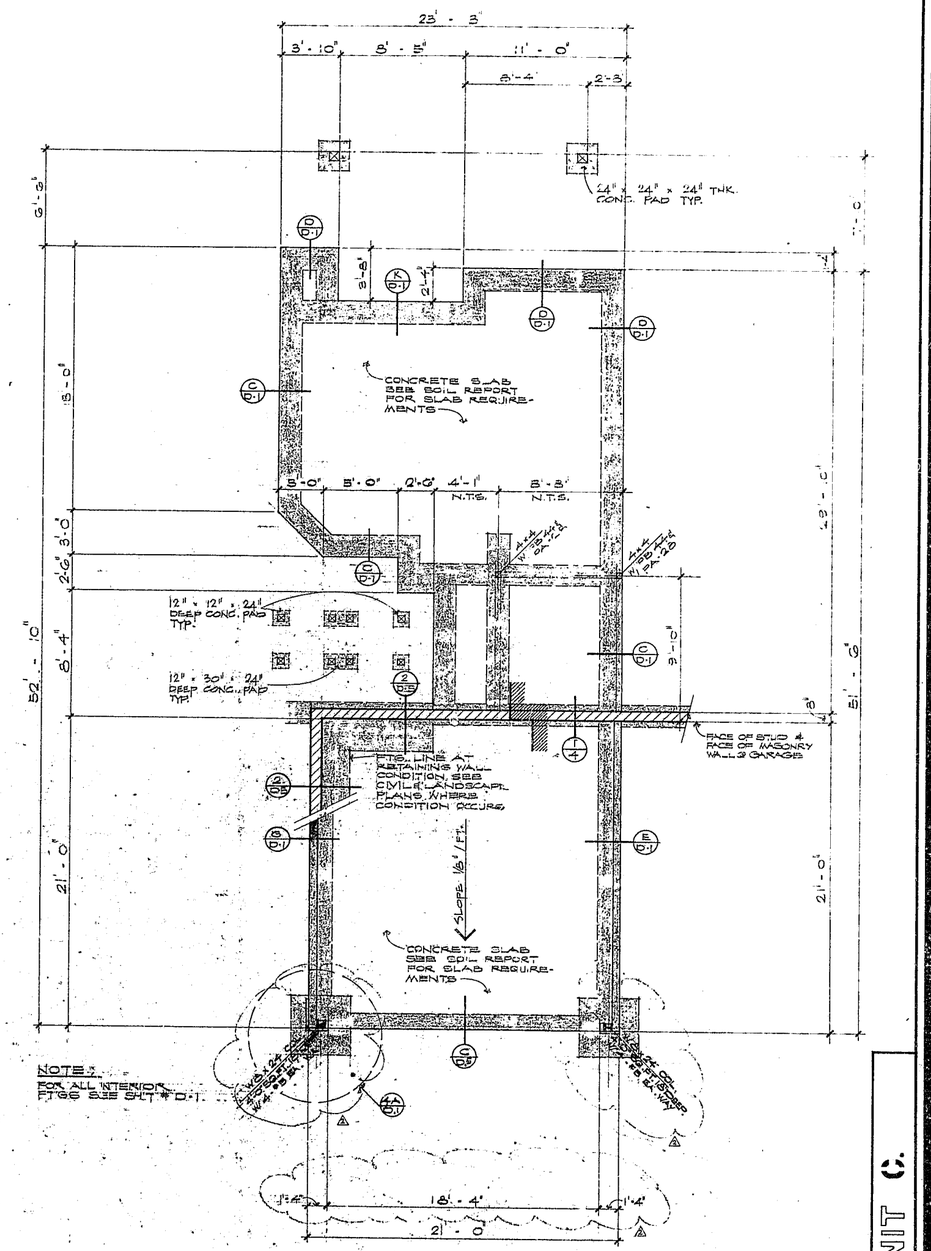
13



NOTE:
1. ○ INDICATES SHEAR WALL - SEE (G/D-1)

GARAGE FLOOR PLAN

1/4"-1' - .0"



NOTE:
FOR ALL INTERIOR FTGS SEE SHT # D-1

JAN 11 1980

FOUNDATION PLAN

1/4"-1' - 0"

UNIT C.

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

JOB NO. 7[illegible]
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
4-12-cf. 79.

UNIT C
FOUNDATION PLAN
GARAGE FLOOR PLAN

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newport beach • california 92660
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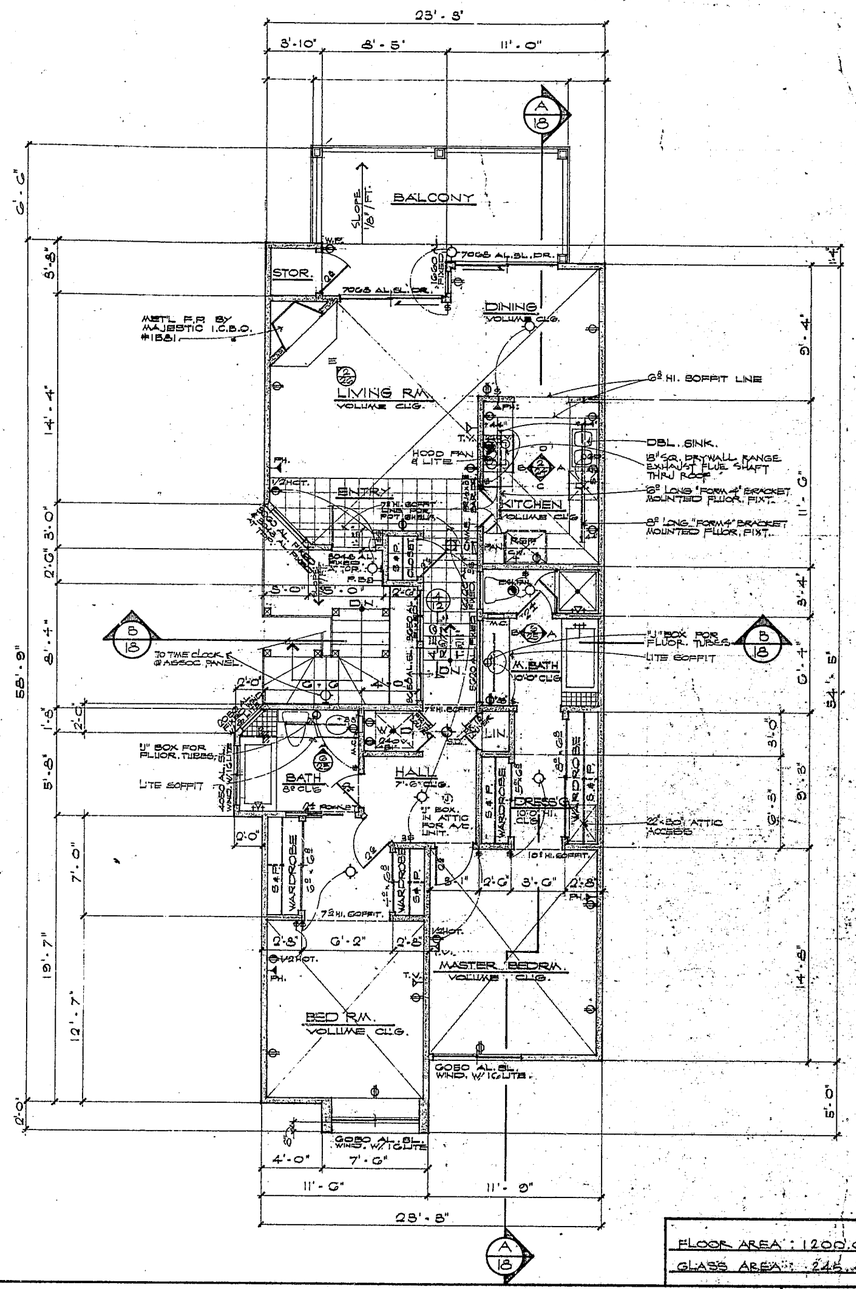
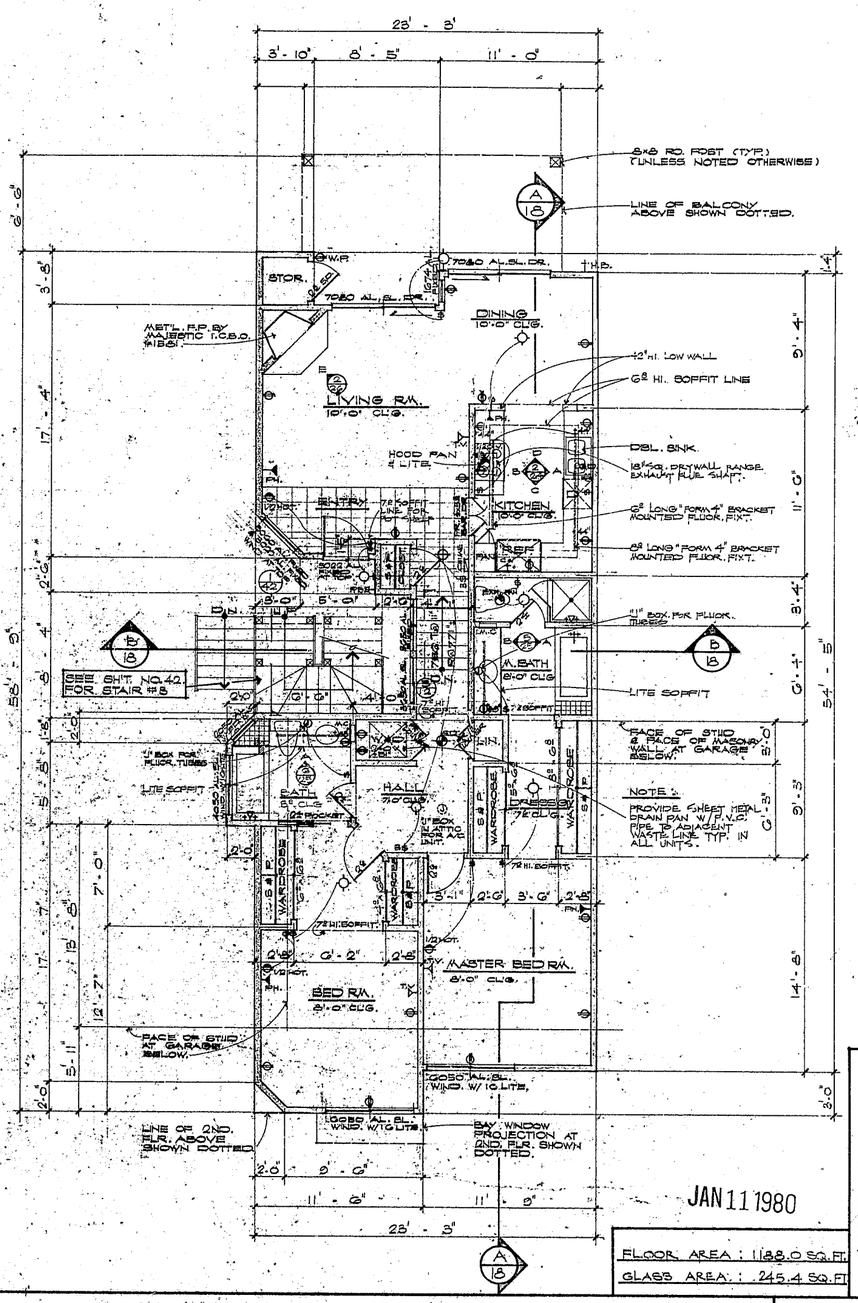
14



SECOND FLOOR PLAN

1/4"-1'-0"



FIRST FLOOR PLAN

1/4"-1'-0"

JAN 11 1980

UNIT C

JOB NO. 78022
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT C
FIRST & SECOND FLOOR PLANS

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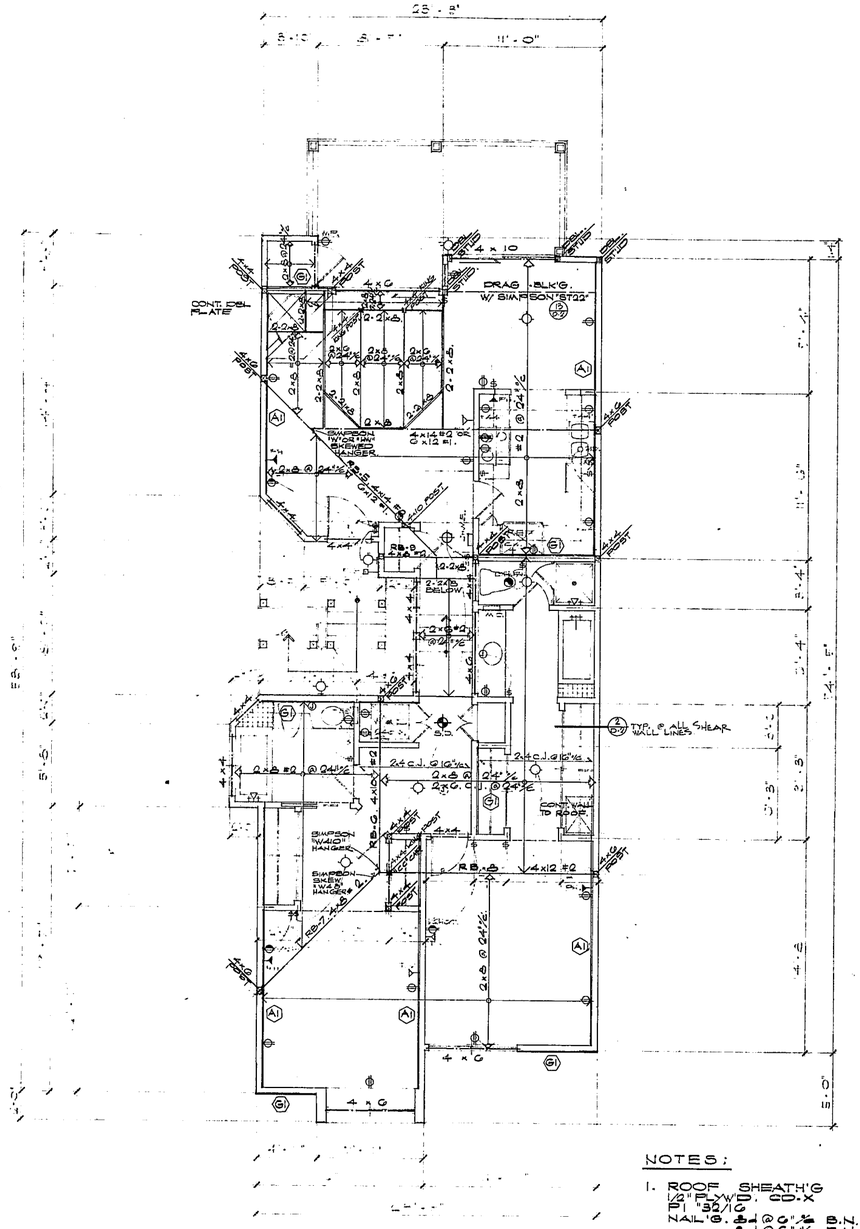
15

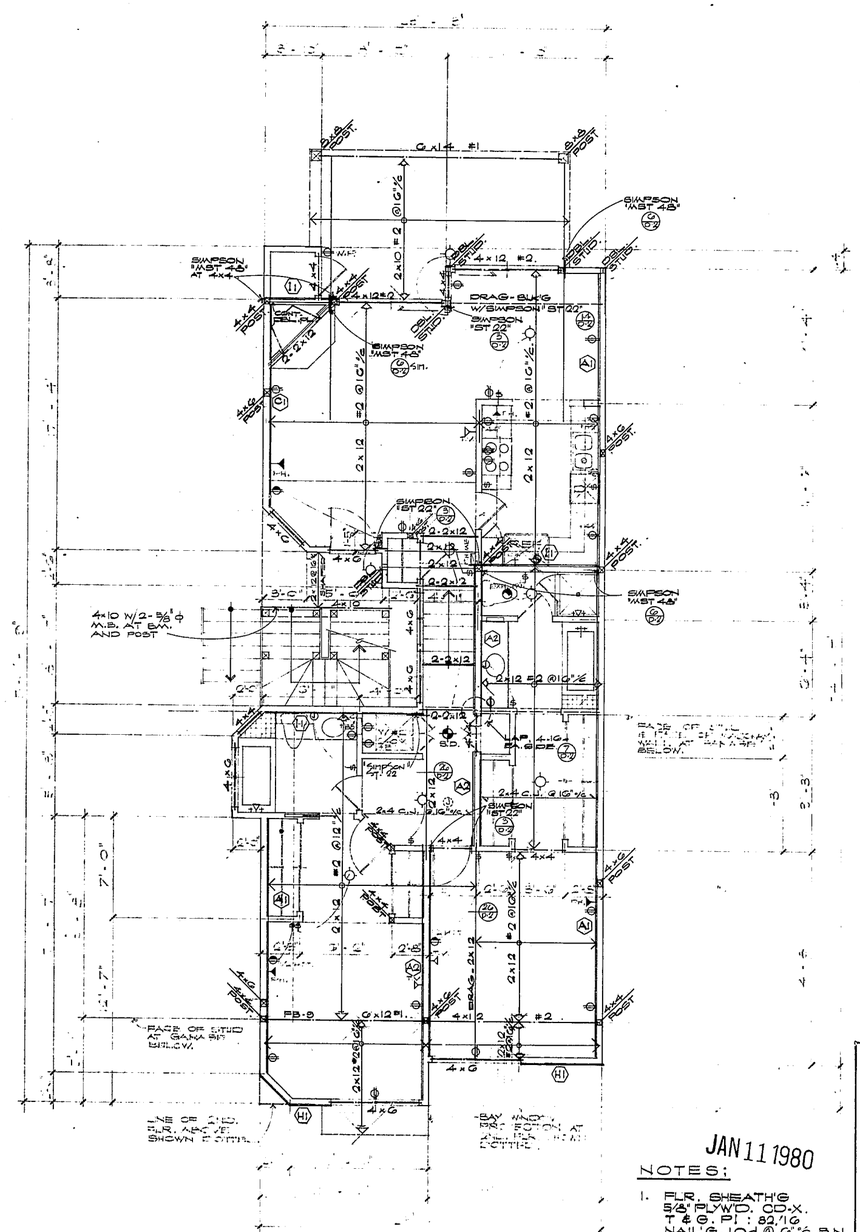


NOTES:

1. ROOF SHEATH'G 1/2" PLYWD. CD-X PLY SIDING NAIL'G. @ 6" @ 12" @ 12"
2. ○ INDICATES SHEAR WALL SEE S6

ROOF FRAMING PLAN

1/4"=1'-0"



NOTES:

1. FLR. SHEATH'G 5/8" PLYWD. C.D.X. T&G. PL. NAIL'G. @ 6" @ 12" @ 12"
2. ○ INDICATES SHEAR WALL - SEE S6

JAN 11 1980

SECOND FLOOR FRAMING PLAN

1/4"=1'-0"

UNIT C

JOB NO. 5
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

2ND. FLR. FRAMING PLAN
ROOF FRAMING PLAN.

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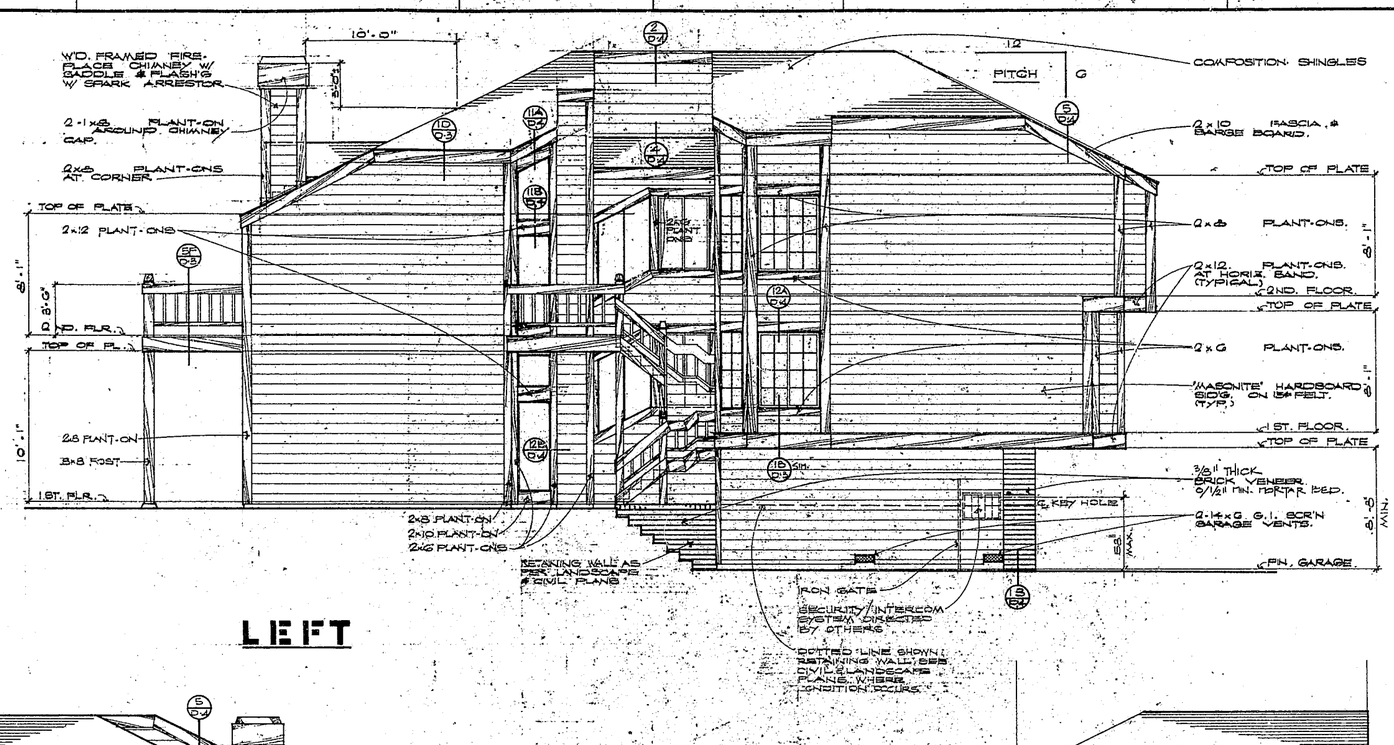
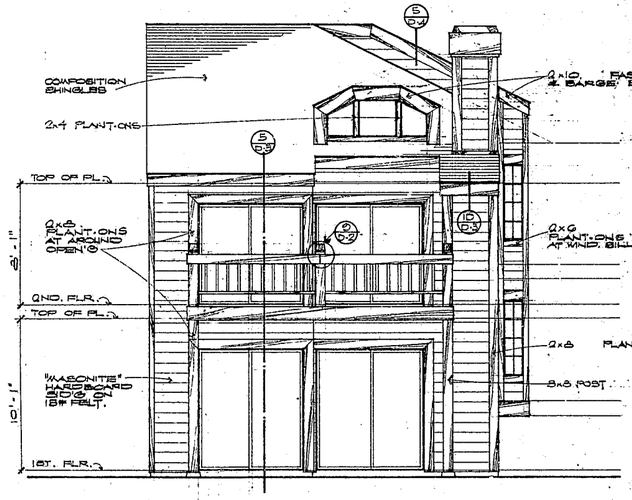
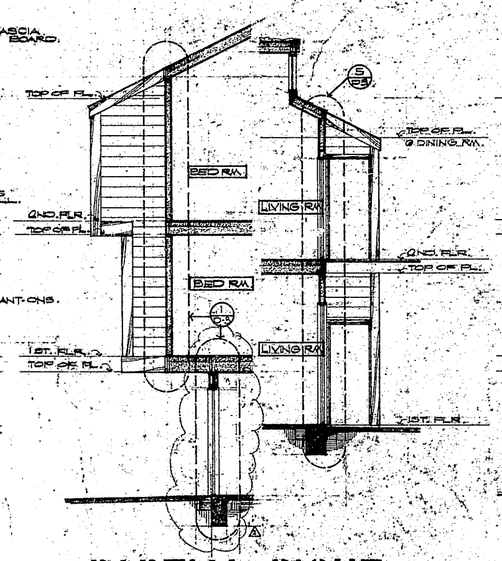
16



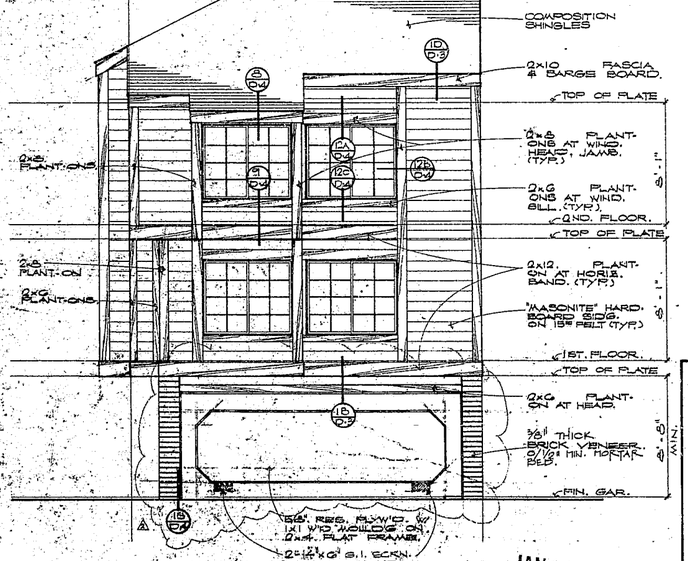
LEFT



REAR



PARTIAL RIGHT



FRONT

JAN 11 1980

EXTERIOR ELEVATIONS

1/4"-1'-0"

UNIT C.

JOB NO. 7802
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
A 12.14.79
1

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT C
EXTERIOR ELEVATIONS

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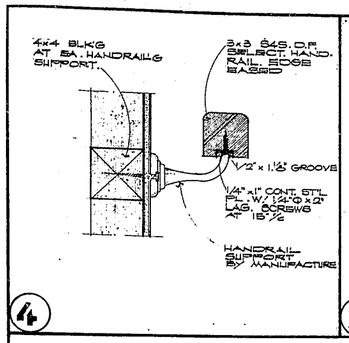
17



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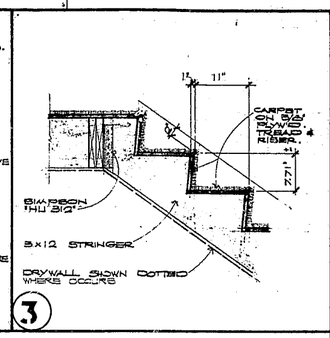

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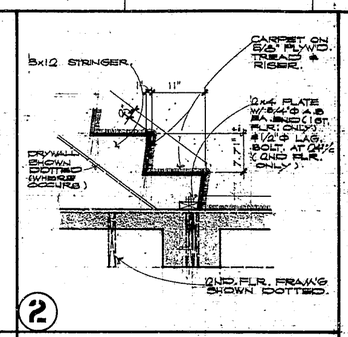

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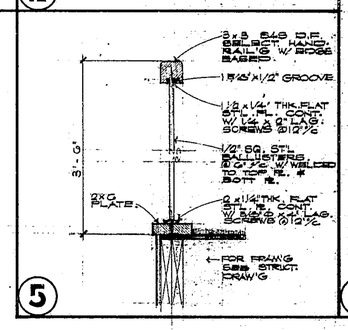

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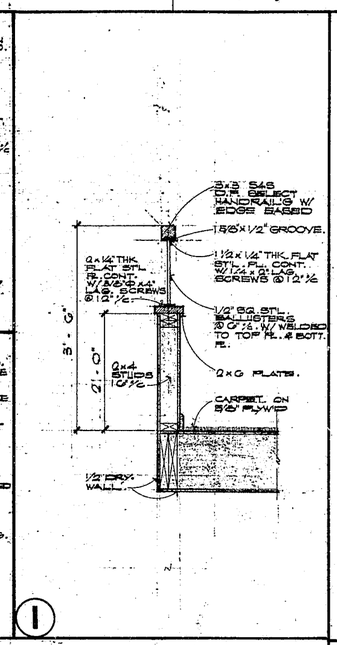
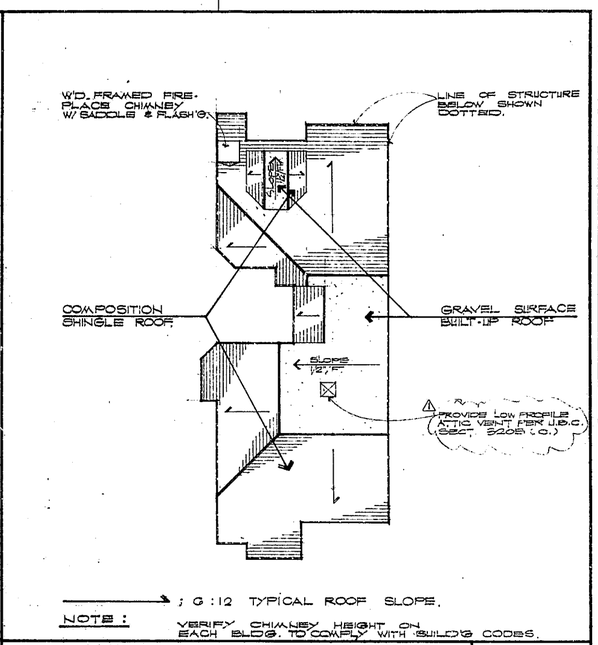
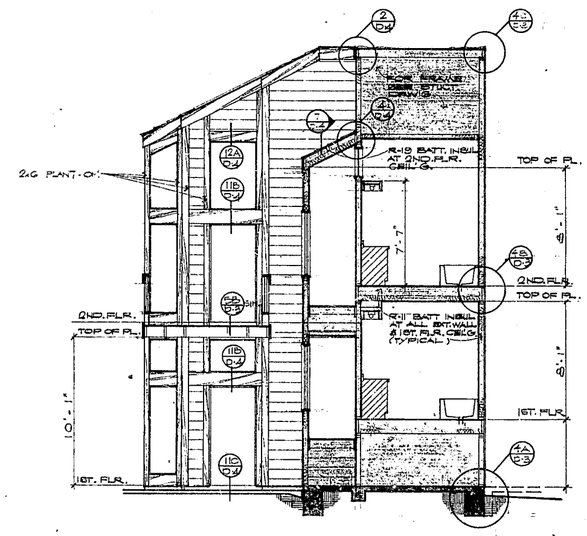


1



ROOF PLAN

1/8"=1'-0"



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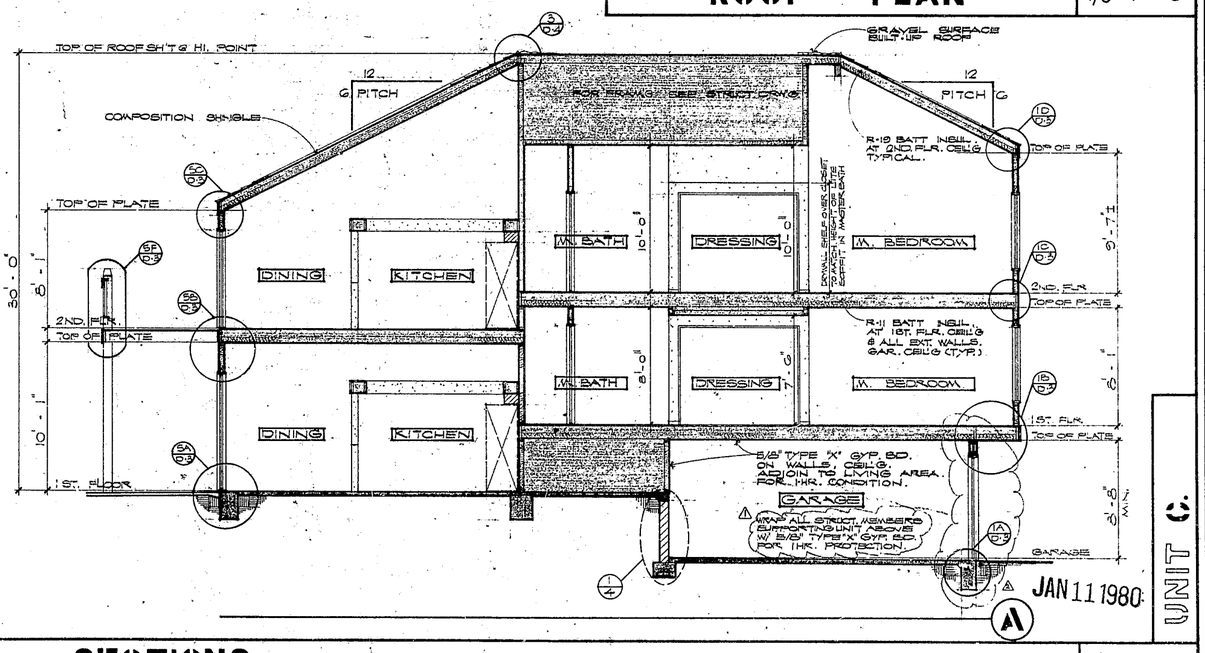

A

SECTIONS

1/4"=1'-0"

UNIT C

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

JOB NO. 78-228
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
1: 10-22-79
2: 12-14-79

UNIT C
SECTIONS
ROOF PLANS

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architecture planning
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newport beach • california 92660
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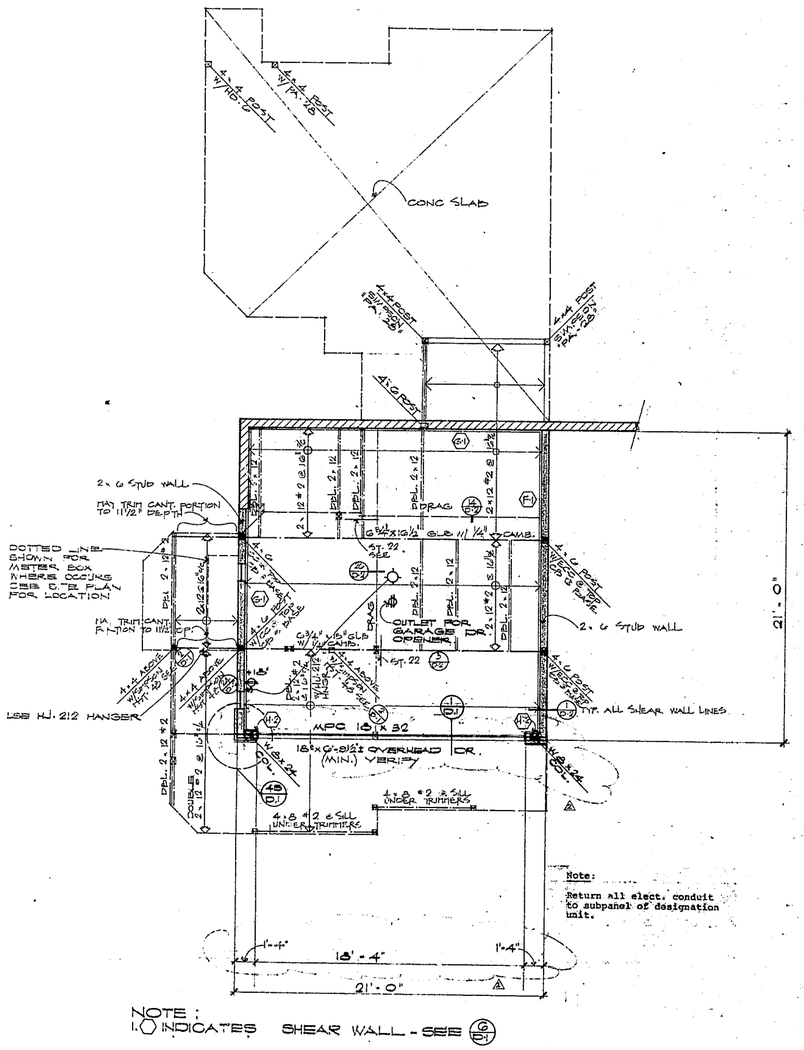
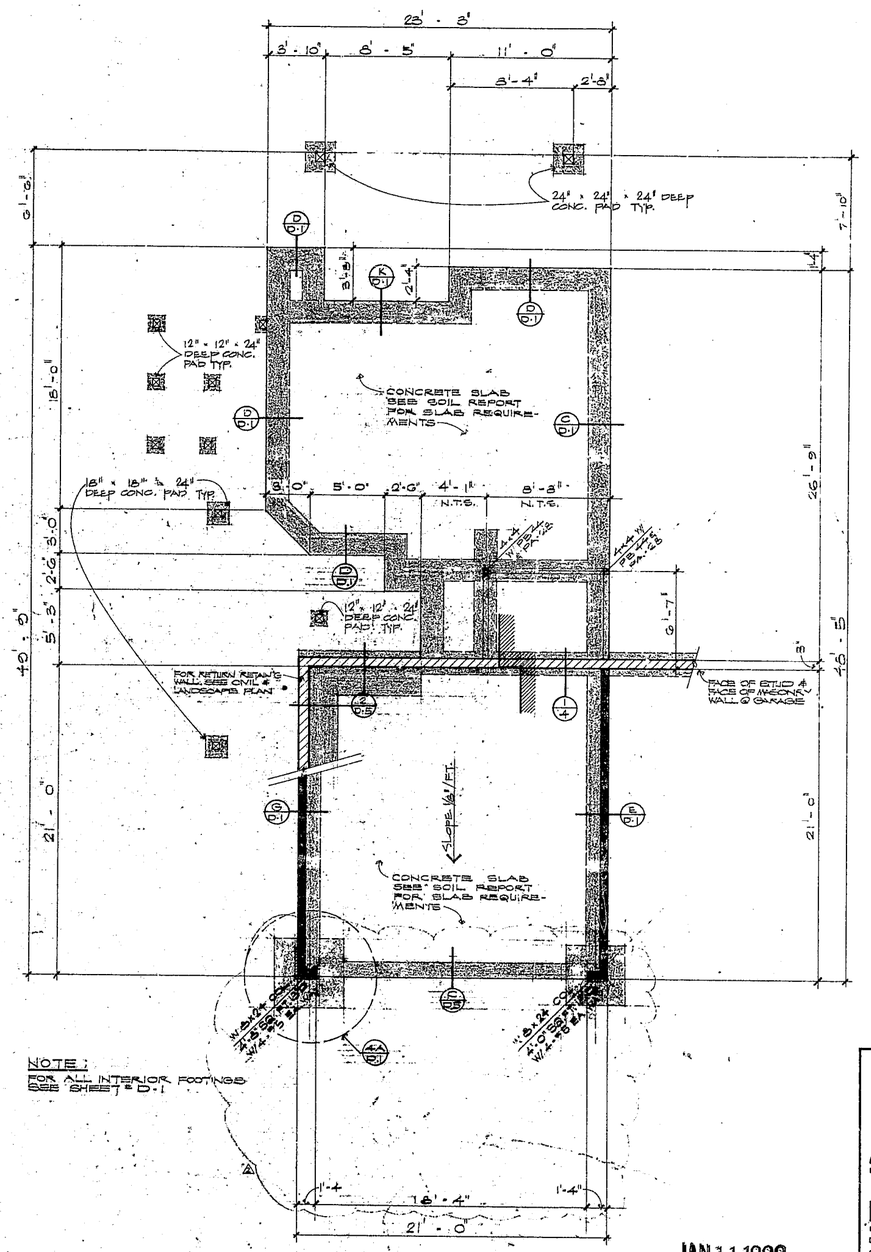


NOTE:
INDICATES SHEAR WALL - SEE (6)

GARAGE FLOOR PLAN

1/4"-1' - 0"



NOTE:
FOR ALL INTERIOR FOOTINGS SEE SHEET D-1

JAN 11 1980

FOUNDATION PLAN

1/4"-1' - 0"

UNIT D

JOB NO. 75-C75
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
4-12-15-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT D
FOUNDATION PLAN
GARAGE FLOOR PLAN

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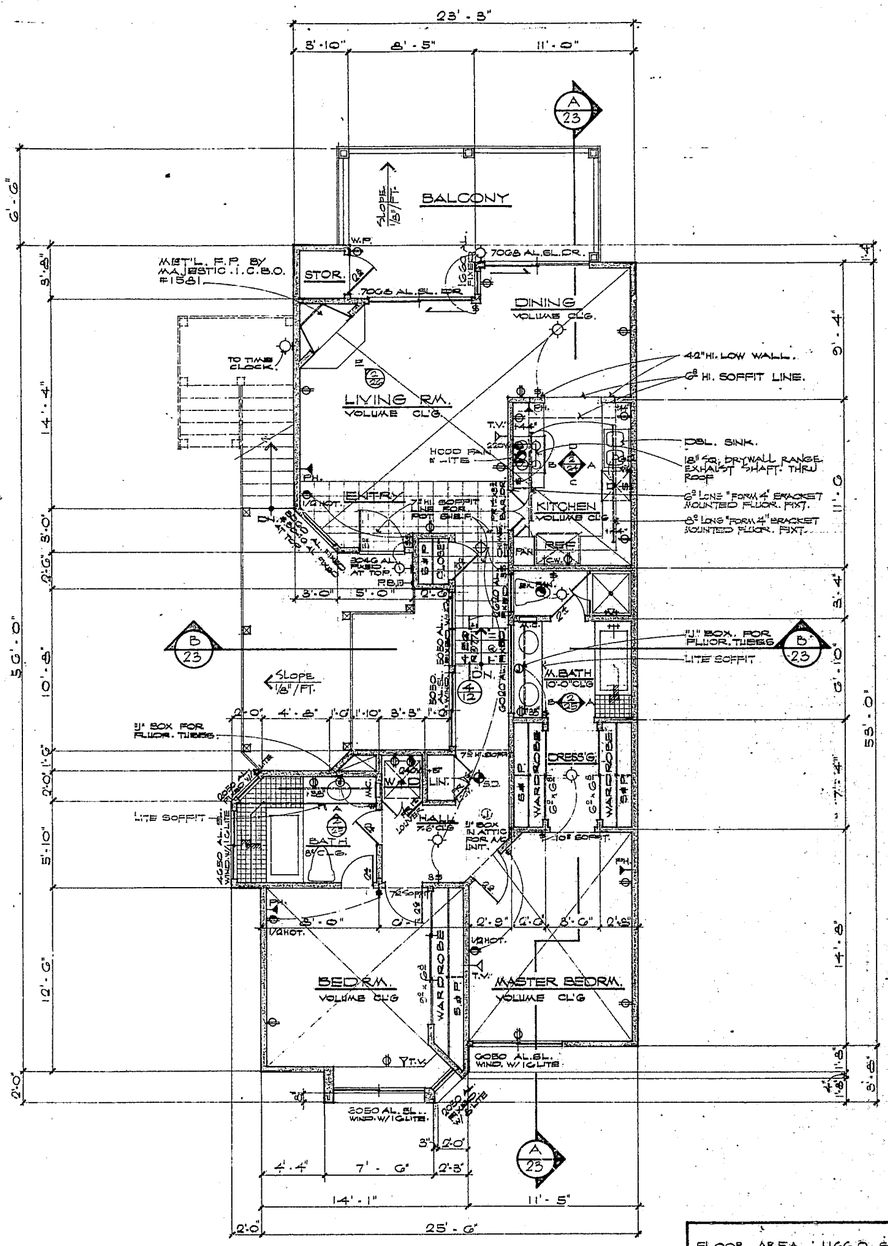
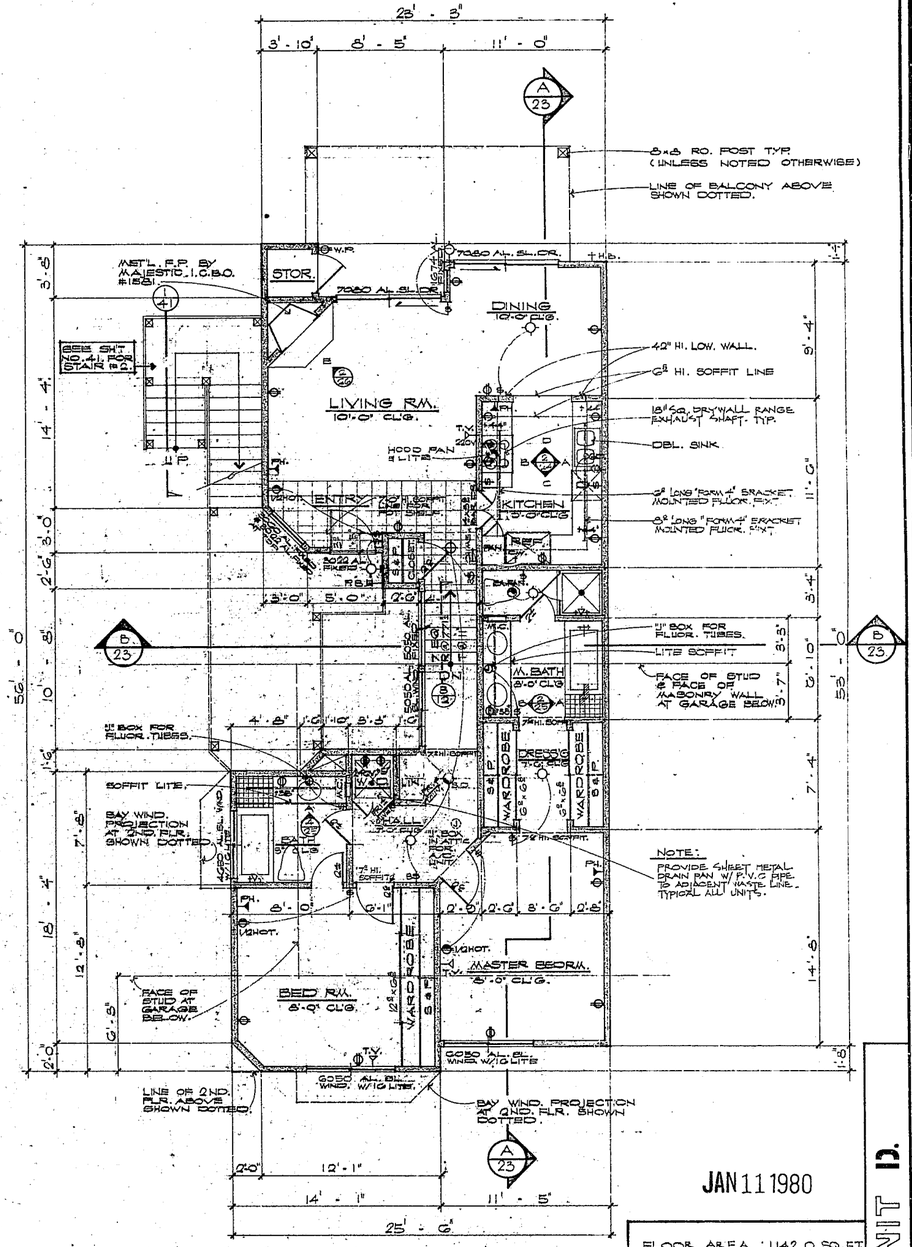


FLOOR AREA : 1166.0 SQ.FT.
GLASS AREA : 272.0 SQ.FT.

SECOND FLOOR PLAN

1/4"=1' - 0"



JAN 11 1980

FLOOR AREA : 1142.0 SQ.FT.
GLASS AREA : 265.5 SQ.FT.

FIRST FLOOR PLAN

1/4"=1' - 0"

UNIT D

JOB NO. 7801
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT D
FIRST & SECOND FLOOR PLANS

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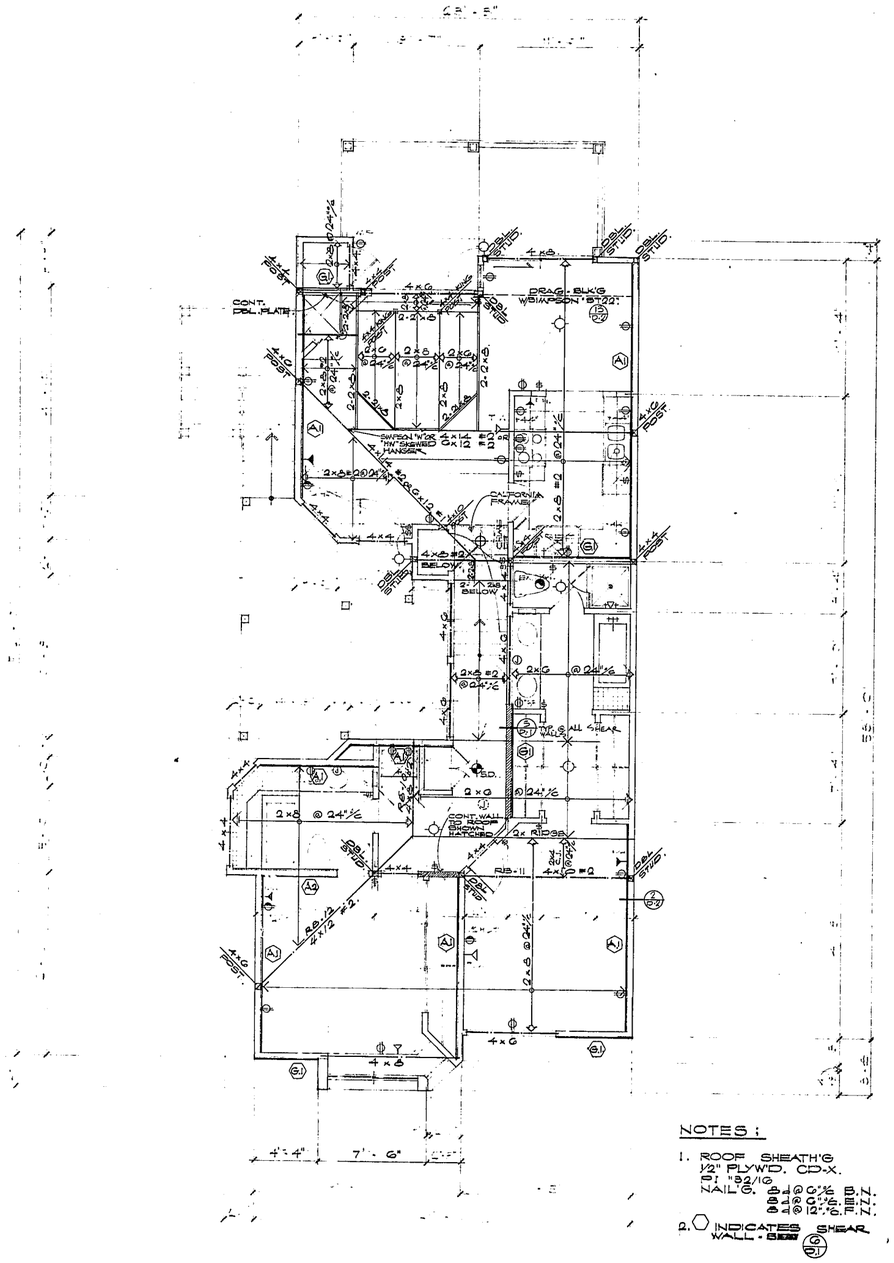
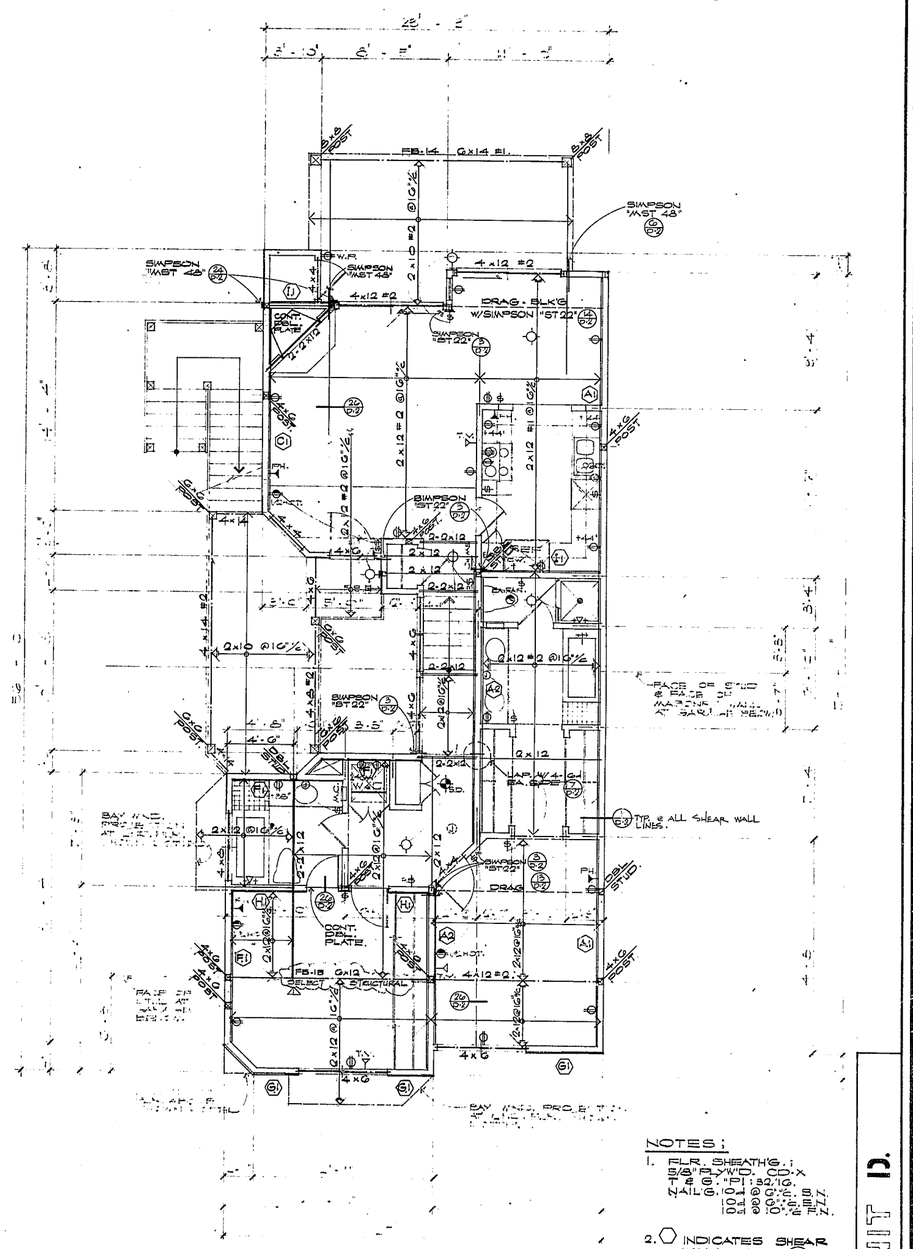


NOTES:

1. ROOF SHEATH'G
   1/2" PLYWD. CD-X.
   ZAF "32/16
   ZAF G. 8d
   @6"@
   @12"@
   T.&B.
   ZZZ.
2. ○ INDICATES SHEAR WALL - SEE S6

ROOF FRAMING PLAN

1/4"=1'-0"



NOTES:

1. ZAF FLR. SHEATH'G:
   T&G PLYWD.
   GLUED & NAILED
   @6"@ EDGE
   @12"@ FIELD
   T.&B.
   ZZZ.
2. ○ INDICATES SHEAR WALL - SEE S6

JAN 11 1980

SECOND FLOOR FRAMING PLAN

1/4"=1'-0"

UNIT D.

JOB NO. 79-028
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
△ 10-22-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

2ND. FLR. FRAMG PLAN
ROOF FRAMG PLAN

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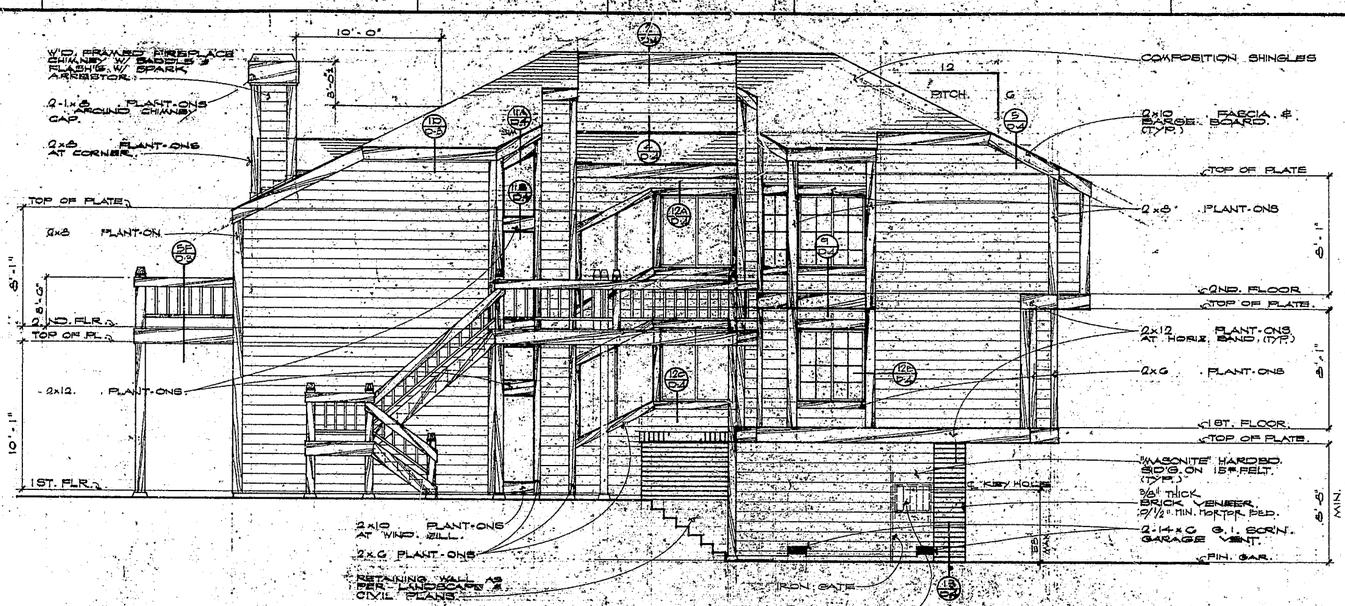
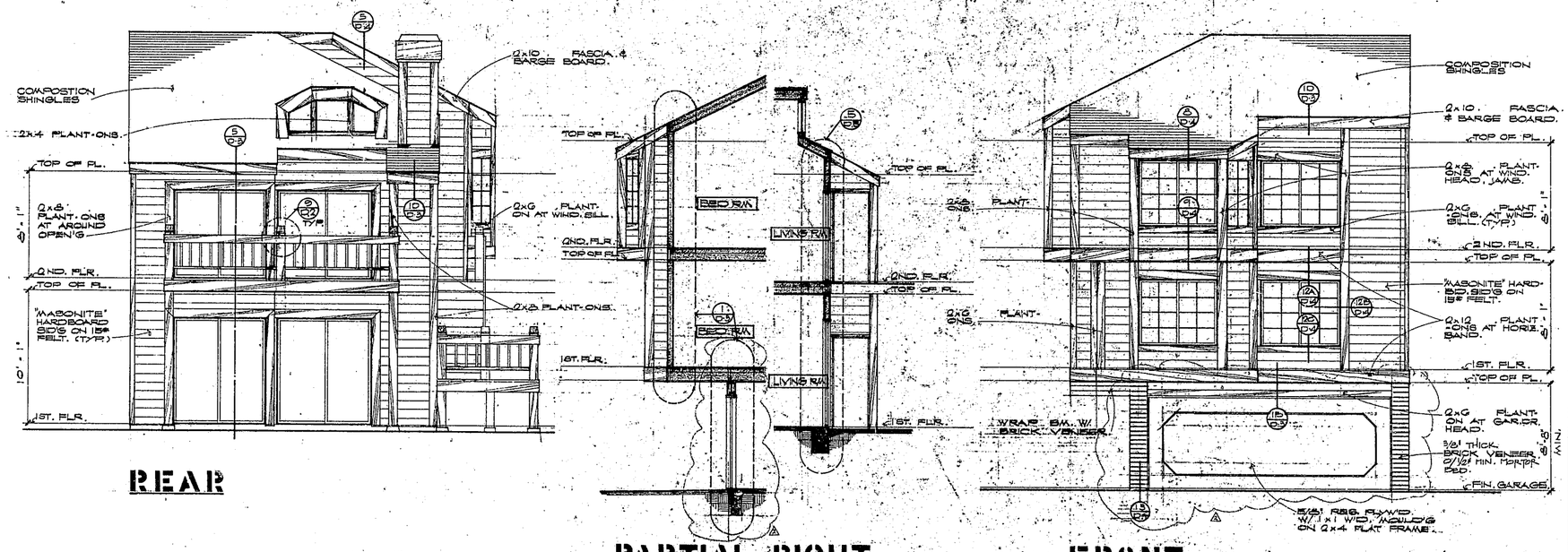


LEFT



REAR

PARTIAL RIGHT

FRONT

JAN 11 1980

EXTERIOR ELEVATIONS

1/4"=1'-0"

UNIT D.

JOB NO. 7807A
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
A 11-14-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT D
EXTERIOR ELEVATIONS

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newport beach · california 92660
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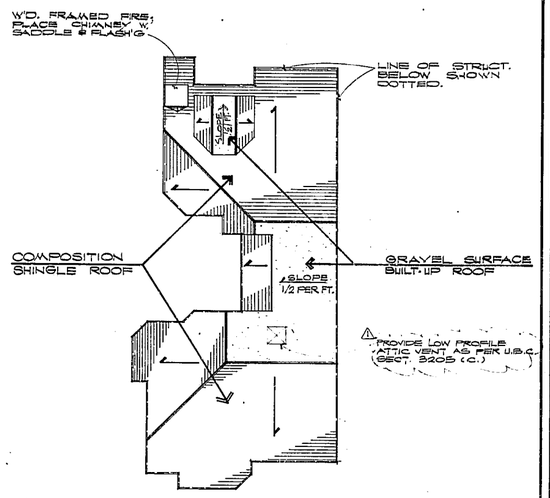
22



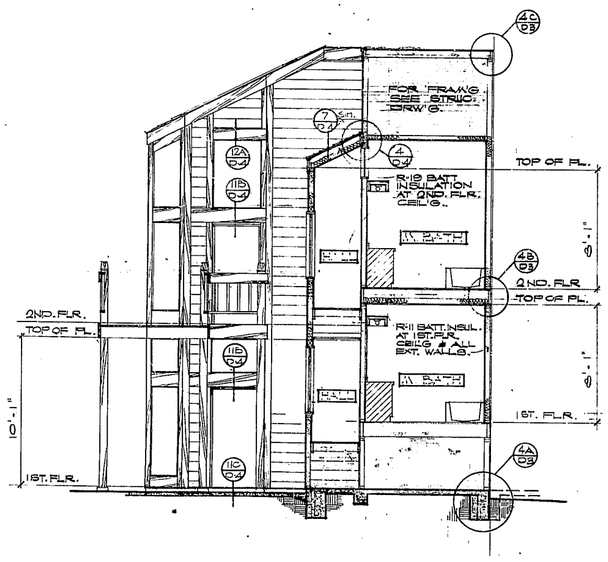
NOTE: 1

1 : 12 TYPICAL ROOF SLOPE.

VERIFY CHIMNEY HEIGHT ON EACH BLDG. TO COMPLY WITH BUILD'G CODES.

ROOF PLAN

1/8" = 1' - 0"



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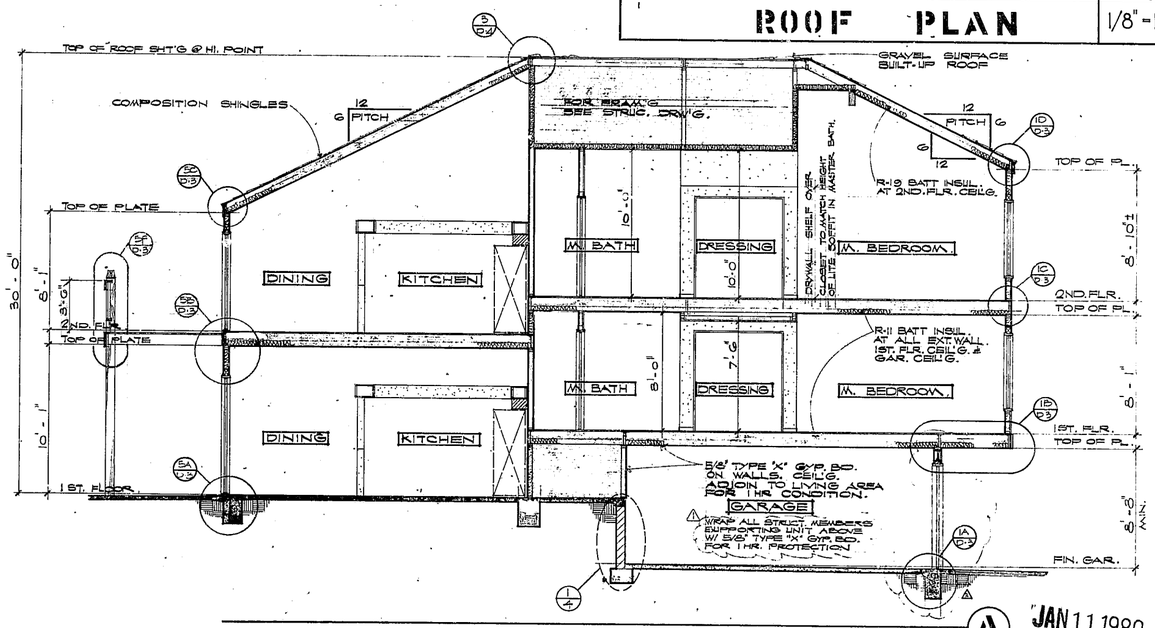

A

JAN 11 1980

UNIT D.

SECTIONS

1/4" = 1' - 0"

JOB NO. 79-22
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
Δ 10-22-79
Δ 12-14-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT D
SECTIONS
ROOF PLAN

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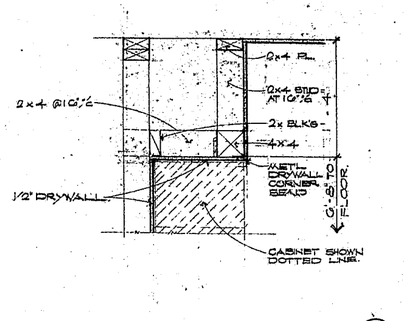
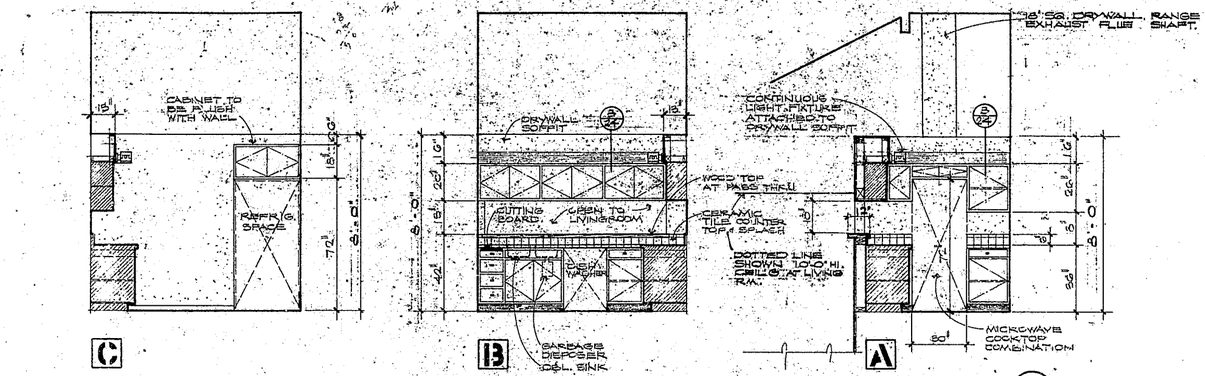
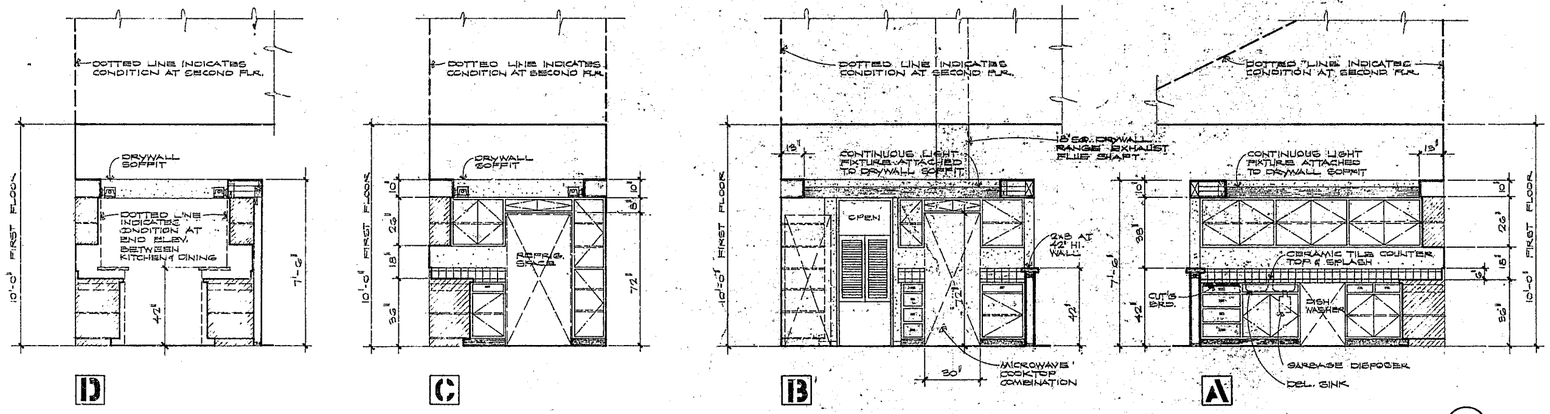


1½" = 1'-0" (3)



(1)

KITCHEN UNIT A.



(2)

KITCHEN UNIT B. C. & D.

Notes:

1. Cabinet contractor shall be required to do field dimensions prior to fabrication of the cabinets.
2. Cabinet faces shall be stain grade wood finish.
3. Kitchen counter top, backsplash and edge shall be ceramic tile finish.
4. Double bowl sink w/disposer, combination oven, microwave & cook top. Dishwasher etc. shall be selected by owner and installed by contractor or supplier.

JAN 11 1980

INTERIOR ELEVATIONS

3/8" = 1'-0"

JOB NO. 79-072
DATE 1 - 11 - 80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

INTERIOR ELEVATIONS
(KITCHENS)

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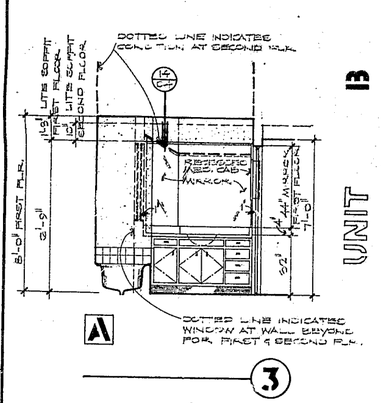
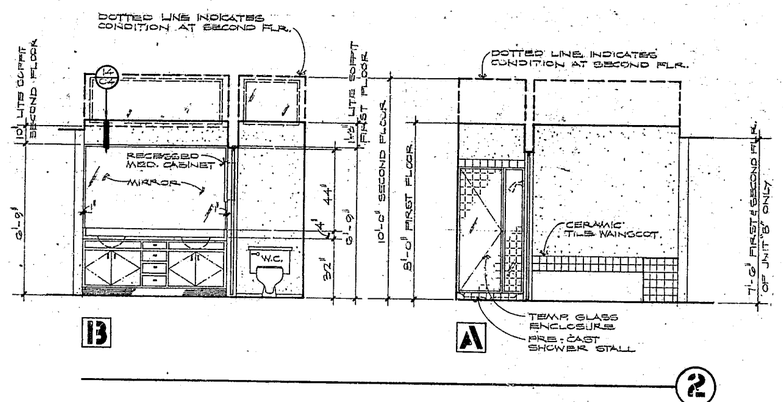
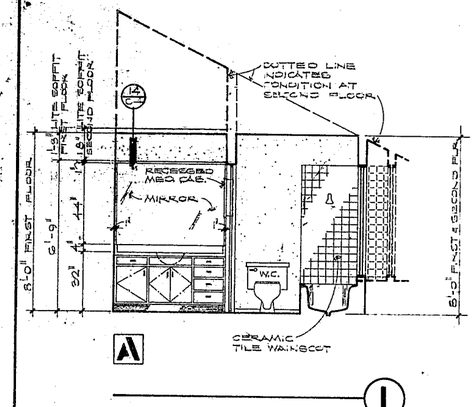


UNIT B

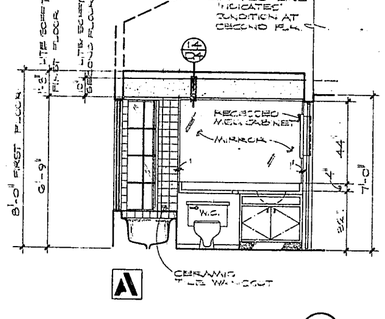


UNIT B & D

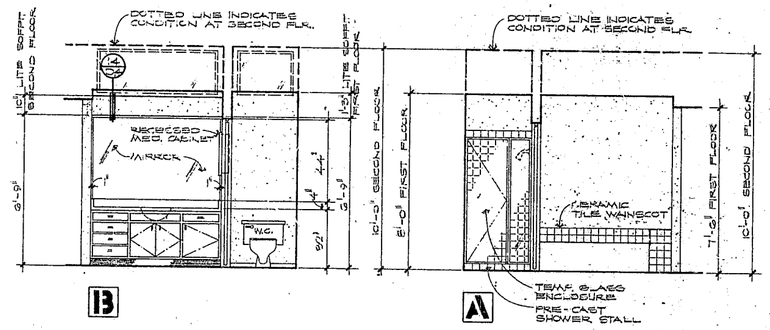


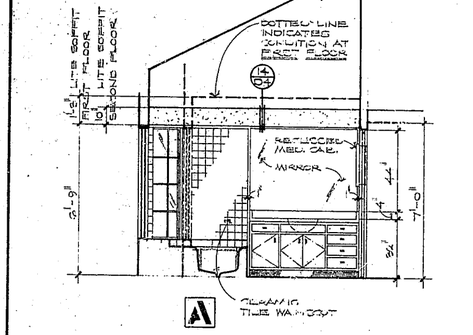
UNIT A

BATHS



UNIT C





UNIT D

BATHS

Notes:

1. Cabinet contractor shall be required to do field dimensions prior to fabrication of all cabinets.
2. Cabinet shall be paint grade finish.
3. Vanity and banjo top with backsplash and washbowl shall be seamless one-piece corian.
4. Tub shall be baked enamel cast iron tub, and ceramic tile wainscot 51" from floor and 6" minimum from edge of tub.
5. Shower enclosure shall be aluminum frame With tempered glass, (obscure)
6. Shower receptor shall be ceramic tile with continuous wainscot and precast stall pan.
7. Water closet, medicine cabinet, towel bar, soapdish, toilet paper holder and all other accessories shall be selected by owner and installed by contractor.

JAN 11 1980

INTERIOR ELEVATIONS

3/8" = 1'-0"

JOB NO. 7801.4
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

INTERIOR ELEVATIONS
BATH RMS.

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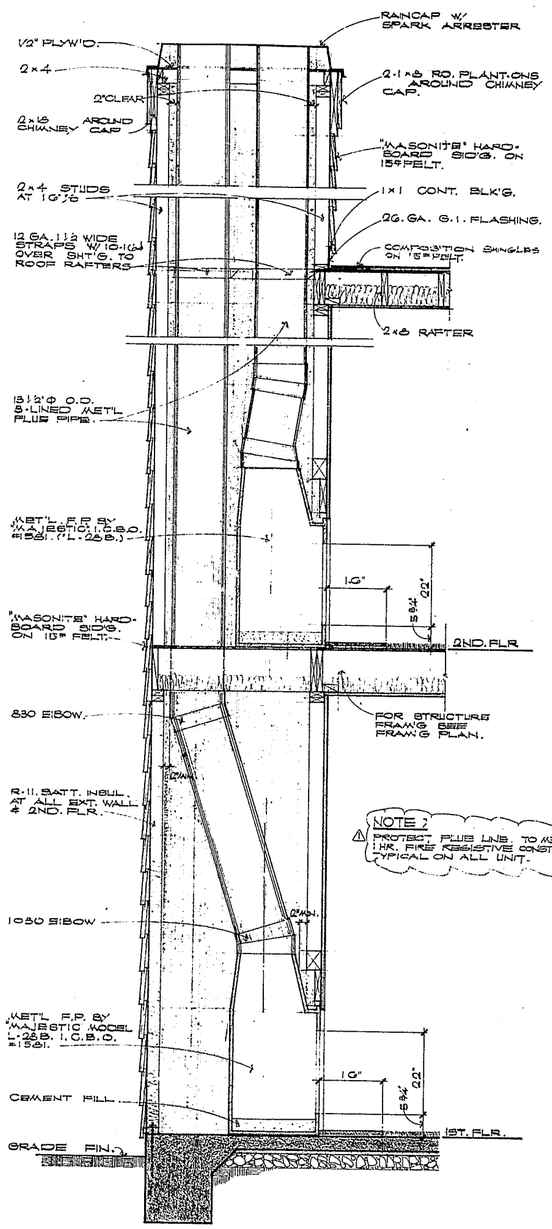
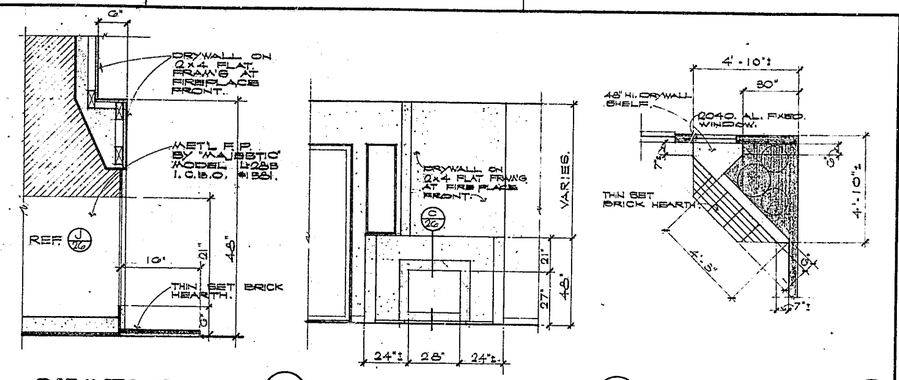
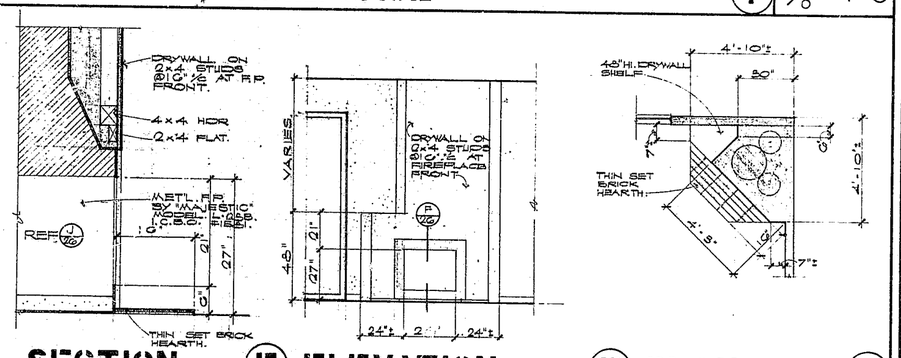


FIREPLACE SECTION (J) 3/4" = 1'-0"



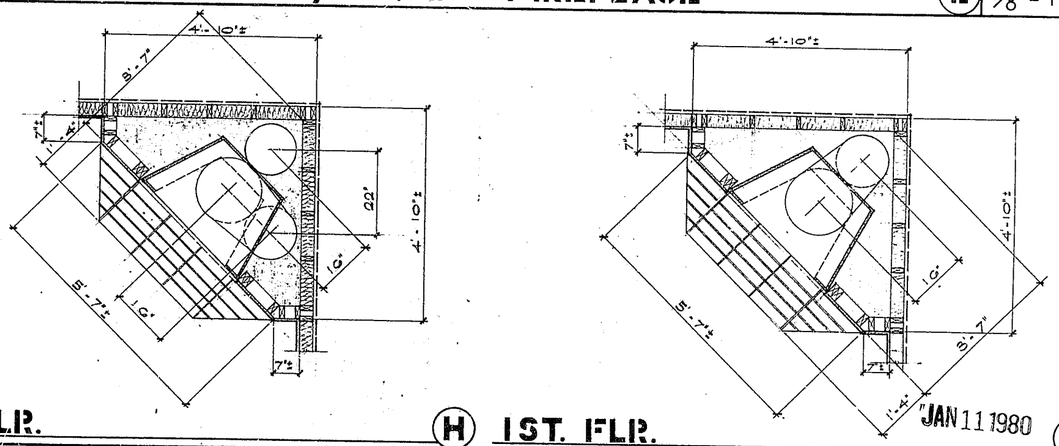
SECTION (C) ELEVATION (B) PLAN (A)

PLAN "A" FIREPLACE (1) 3/8" = 1'-0"



SECTION (F) ELEVATION (E) PLAN (D)

PLAN B, C & D FIREPLACE (2) 3/8" = 1'-0"



2ND. FLR. (H) 1ST. FLR. (G)

FIREPLACE PLAN SECTION 3/4" = 1'-0"

JAN 11 1980

JOB NO. 7/2-2-5
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
A 1-10-22-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

FIREPLACE PLAN, ELEVATION, SECTION

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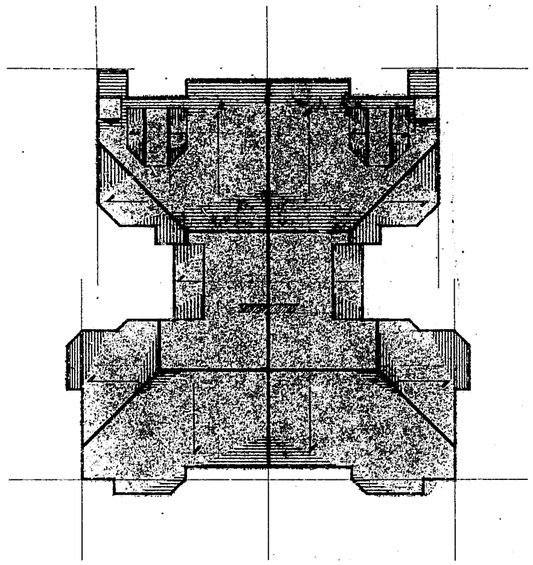
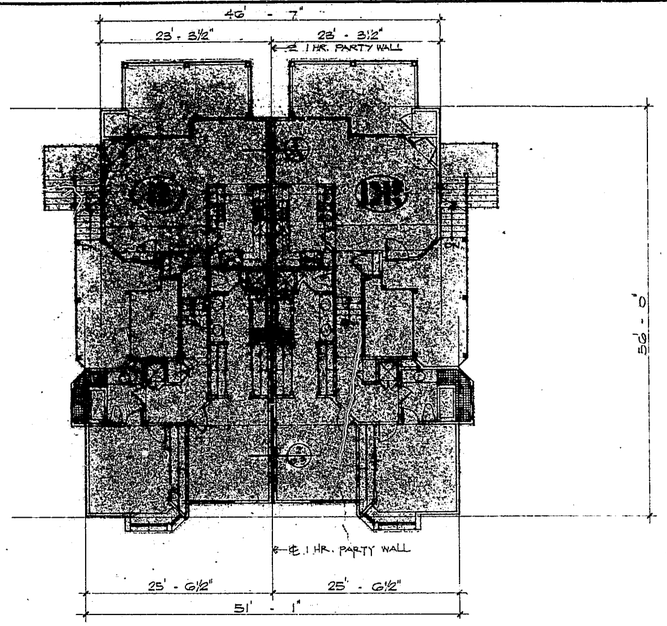


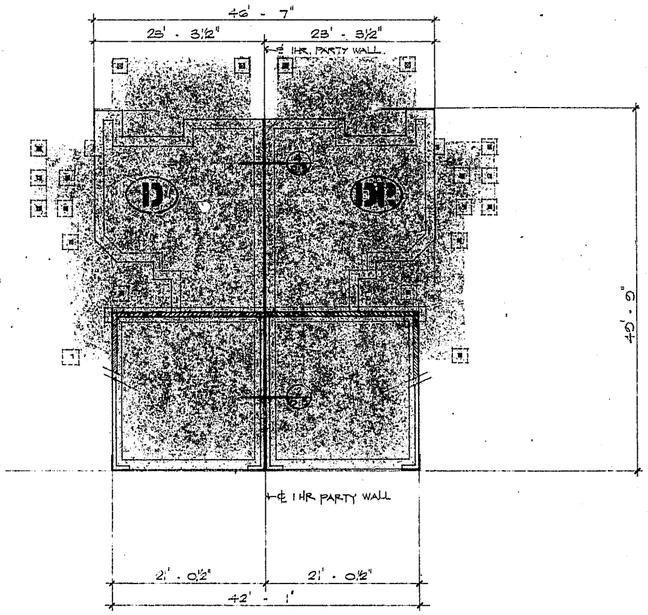
ROOF PLAN

1/8"=1' – 0"



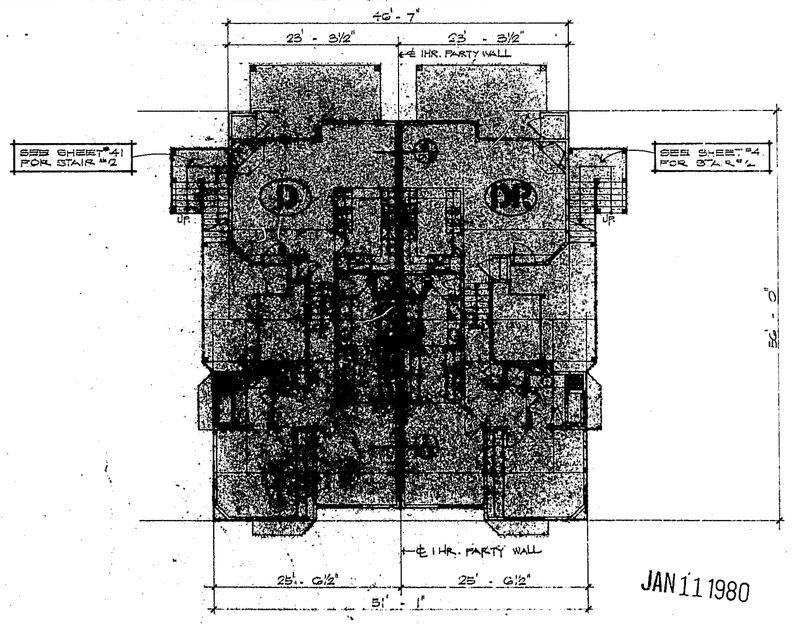
SECOND FLOOR PLAN

1/8"=1' – 0"



FOUNDATION PLAN

1/8"=1' – 0"



JAN 11 1980

FIRST FLOOR PLAN

1/8"=1' – 0"

BLDG. TYPE 1

JOB NO. 78022
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG. TYPE 1
FIRST & SECOND FLOOR PLANS
FOUNDATION & ROOF PLANS

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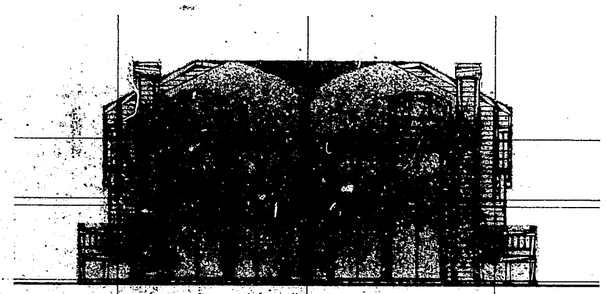
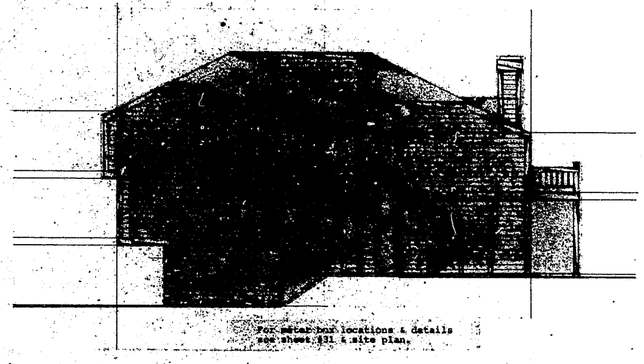
FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CEILING		CABINET	REMARKS
ENTRY	CER. TILE	WOOD	1/2" DRYWALL	ACOUSTIC ON 1/2" DRYWALL			
LIVING RM.	CARPET	↓	↓	↓			
DINING RM.	↓						
KITCHEN	SHEET VINYL			* SMOOTH FINISH ON 1/2" DRYWALL	*	STAIN GRADE	* ACOUSTIC ON 1/2" DRYWALL AT ALL SMOOTH FIN. ENAMEL AT ALL SMOOTH FIN.
MASTER BEDRM.	CARPET			ACOUSTIC ON 1/2" DRYWALL			
BEDROOM #2	↓			↓			
DRESSING RM.							
HALL							
WARDROBE							
WALK-IN WARDROBE	↓						
CLOSET	CER. TILE			↓			
MASTER BATH	SHEET VINYL			SMOOTH FINISH ON 1/2" DRYWALL		PAINT GRADE	* ENAMEL PAINT'G. AT CEIL'G.
BATH #2	↓	↓	↓	↓		↓	↓
LAUNDRY RM.	SHEET METAL DRAIN PAN		↓	ACOUSTIC ON 1/2" DRYWALL			
GARAGE	CONC.		* 5/8" TYPE 'X' GYP. BD.	* 5/8" TYPE 'X' GYP. BD.			* AT WALLS, CEIL'G ADJOINING LIVING SPACE ONLY. TAPE AND SPRAY.



REAR



For setback locations & details see sheet #31 & site plan.

RIGHT (LEFT - SIM. OPP. HAND.)

For exact garage door opening size see 1/4" scale plan and elevations.

FRONT

JAN 11 1980

BLDG. TYPE I

EXTERIOR ELEVATIONS

1/8"-1' - 0"

JOB NO. 18-003A
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG. TYPE I
EXTERIOR ELEVATIONS

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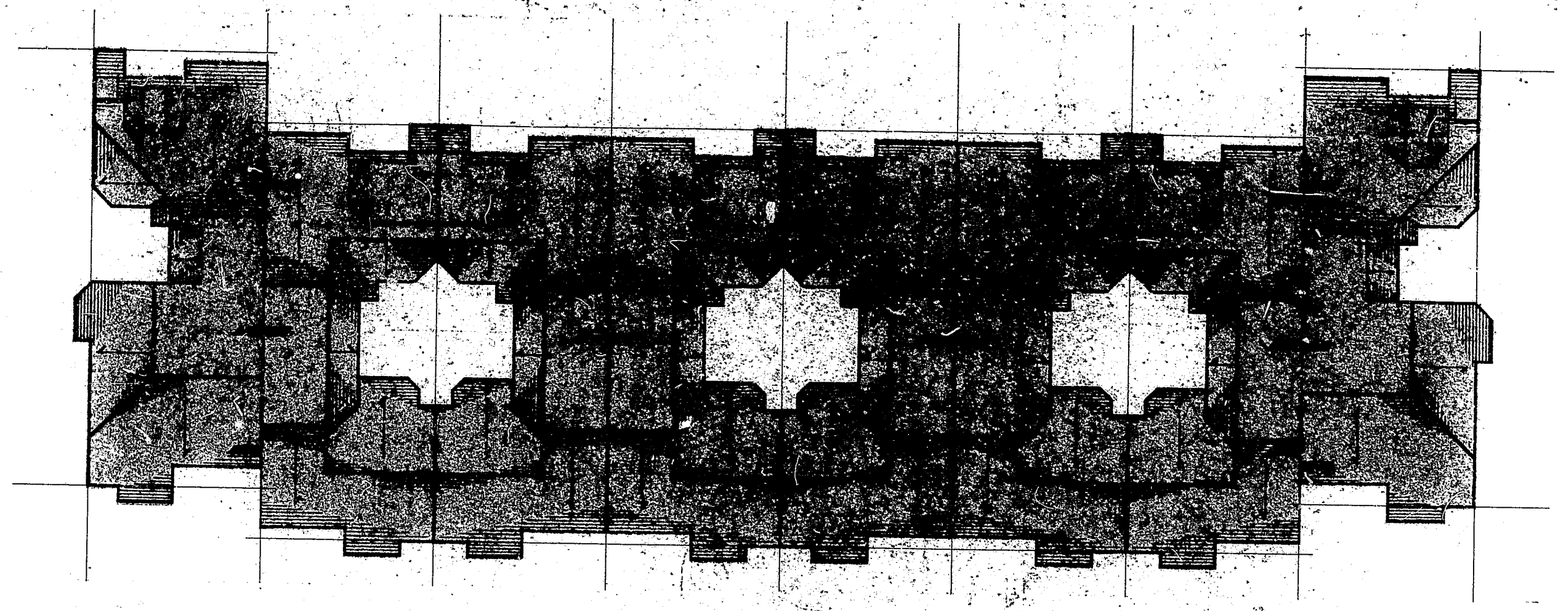
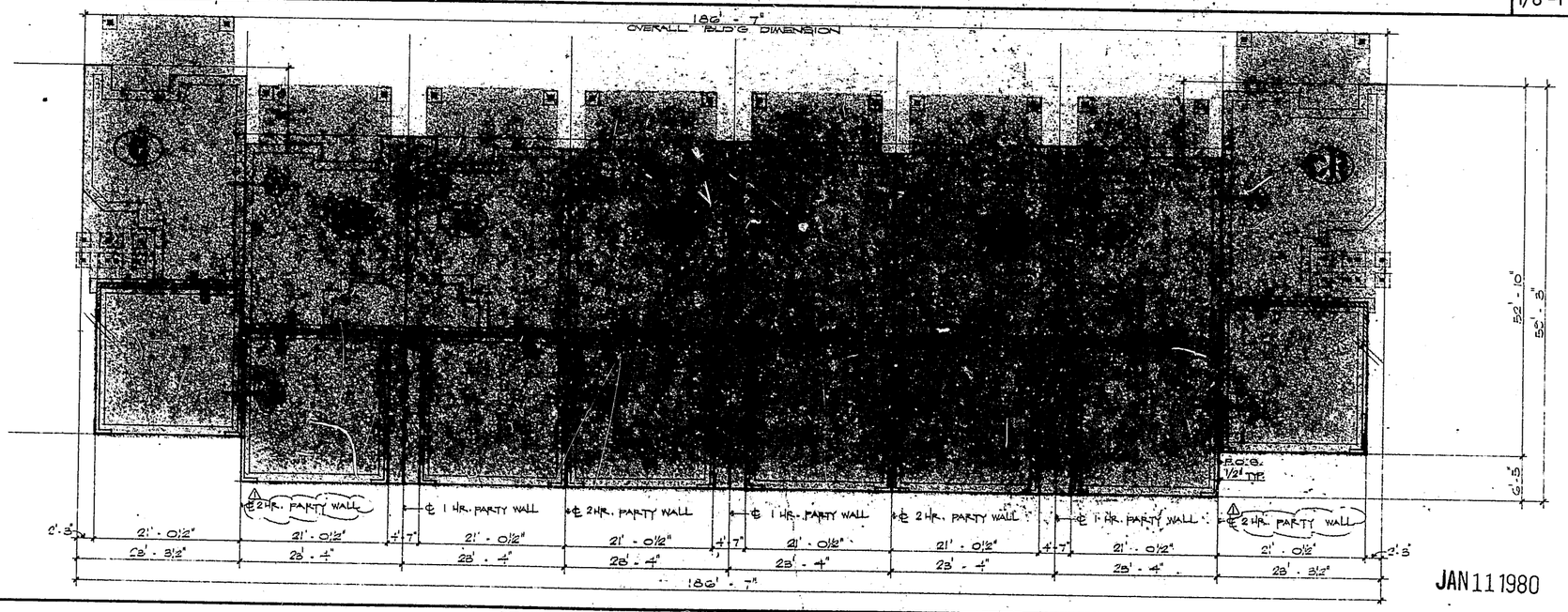


ROOF PLAN

1/8"=1'-0"



FOUNDATION PLAN

1/8"=1'-0"

JAN 11 1980

BLDG. TYPE 2.

JOB NO. 7807B
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
1 10-22-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG. TYPE 2.
FOUNDATION & ROOF PLANS

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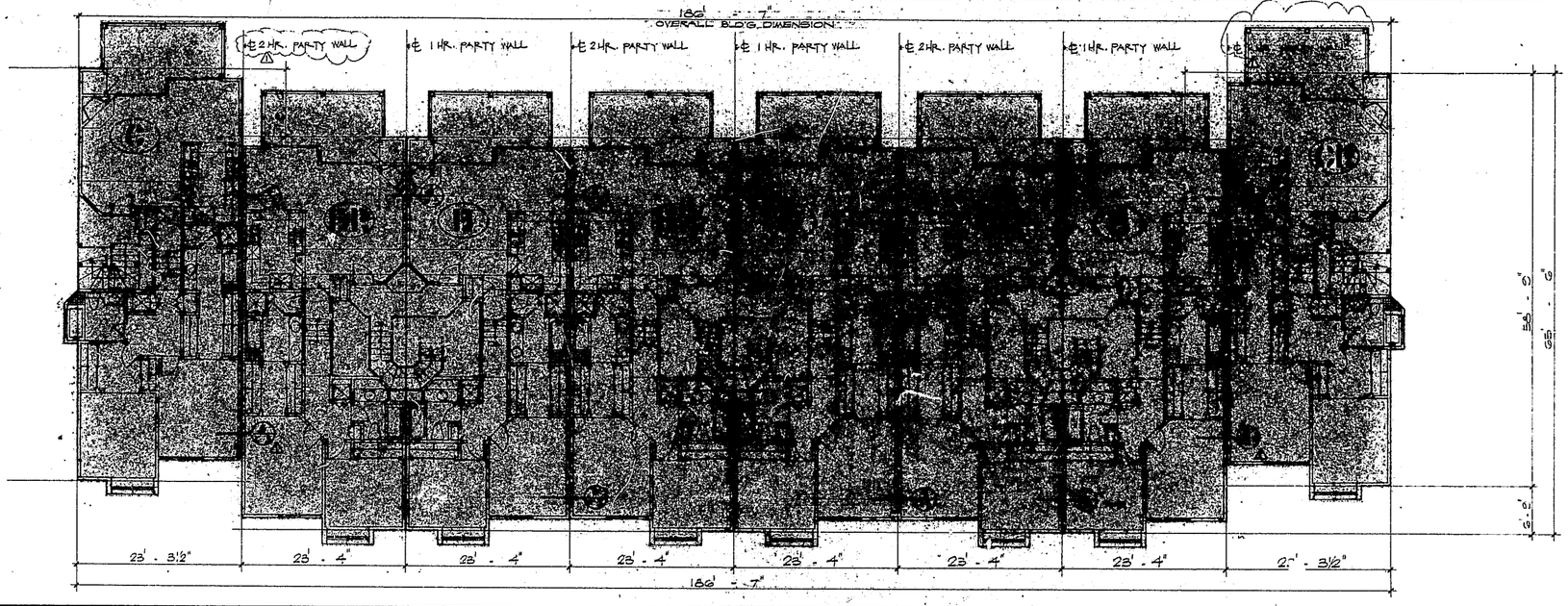
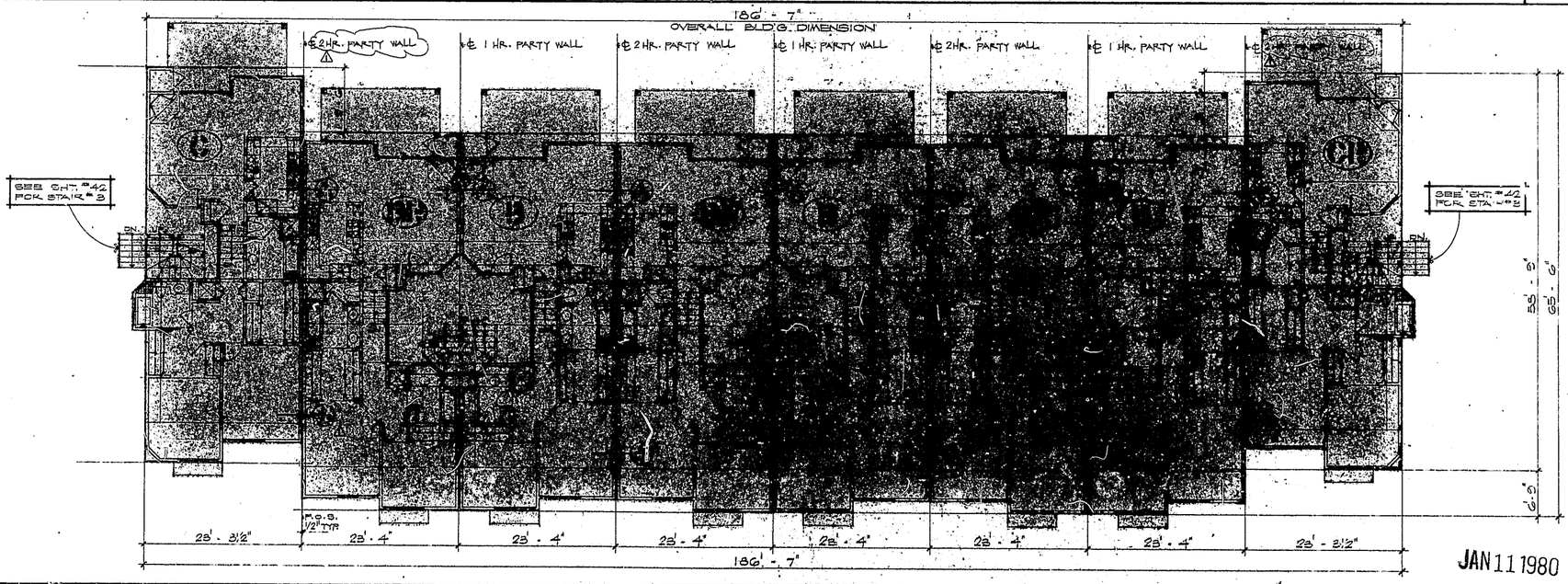


SECOND FLOOR PLAN

1/8"=1' - 0"



JAN 11 1980

FIRST FLOOR PLAN

1/8"=1' - 0"

BLDG. TYPE 2.

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

JOB NO. 75C-75
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
△ 10-22-79

BLDG TYPE 2
FIRST & SECOND FLOOR PLANS

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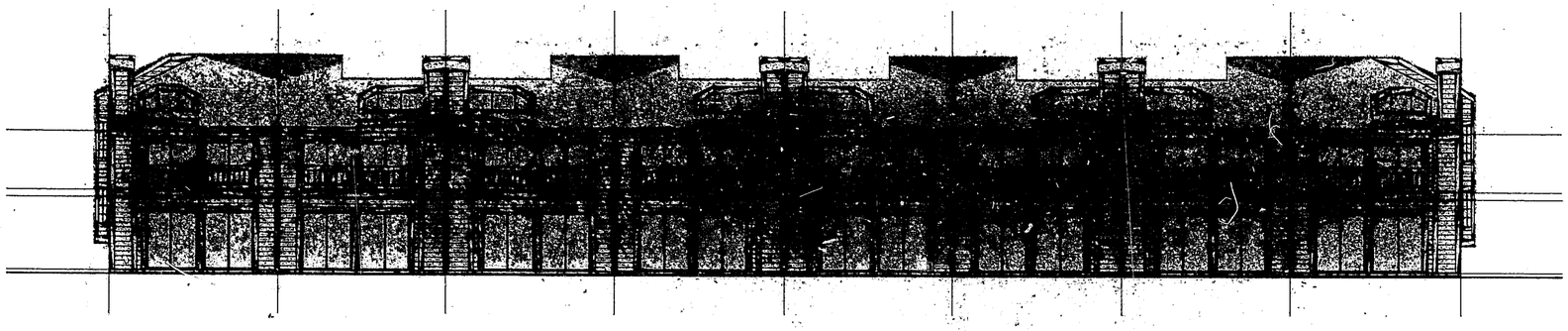
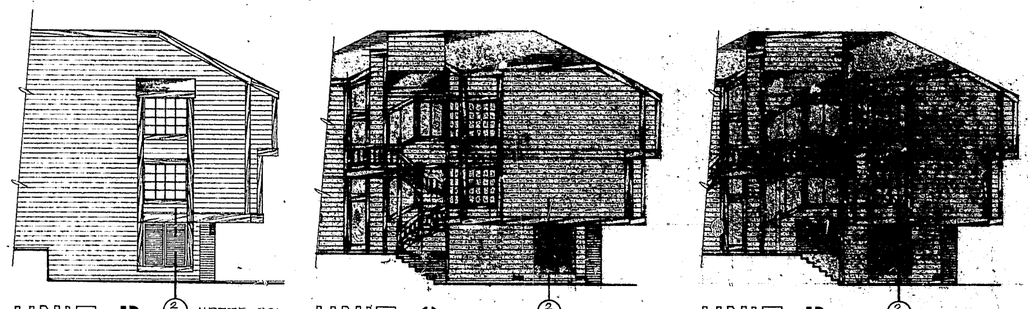


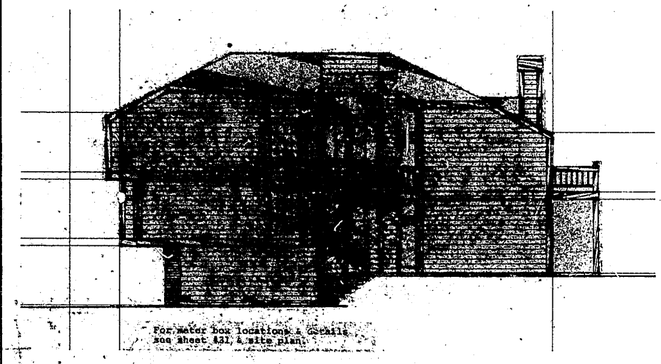
REAR



UNIT B. METER BOX UNIT C. METER BOX. UNIT D. METER BOX

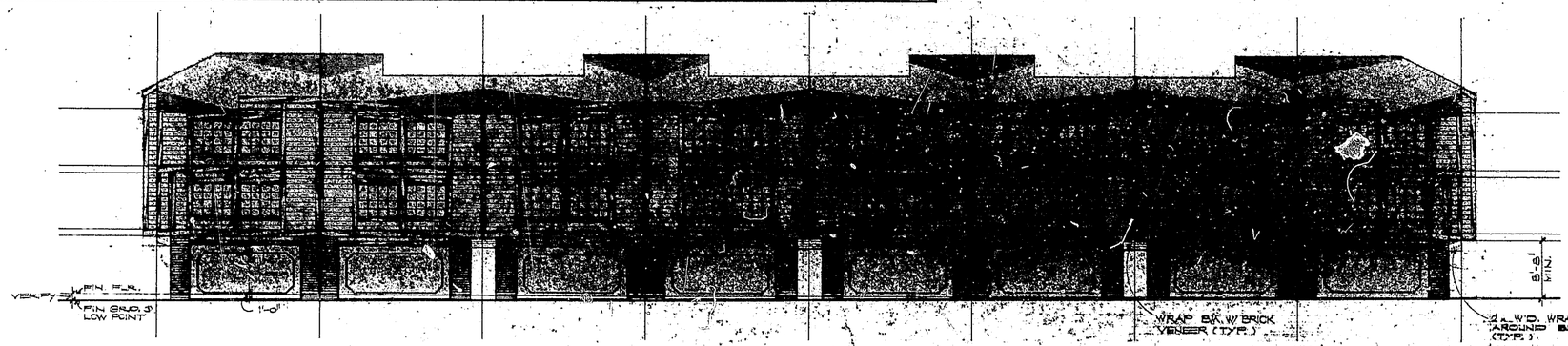
NOTE: SEE SITE PLAN FOR METER BOX LOCATIONS

METER BOX LOCATIONS



For meter box locations & details see sheet A3.1 & site plan.

RIGHT (LEFT - SIM. OPP. HAND)



FRONT

JAN 11 1980

For exact garage door opening refer see 1/4" scale plan and elevation.

EXTERIOR ELEVATIONS

1/8"=1' - 0"

BLDG. TYPE 2.

JOB NO. 7801.2
DATE 1-11-'80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG. TYPE 2.
EXTERIOR ELEVATIONS

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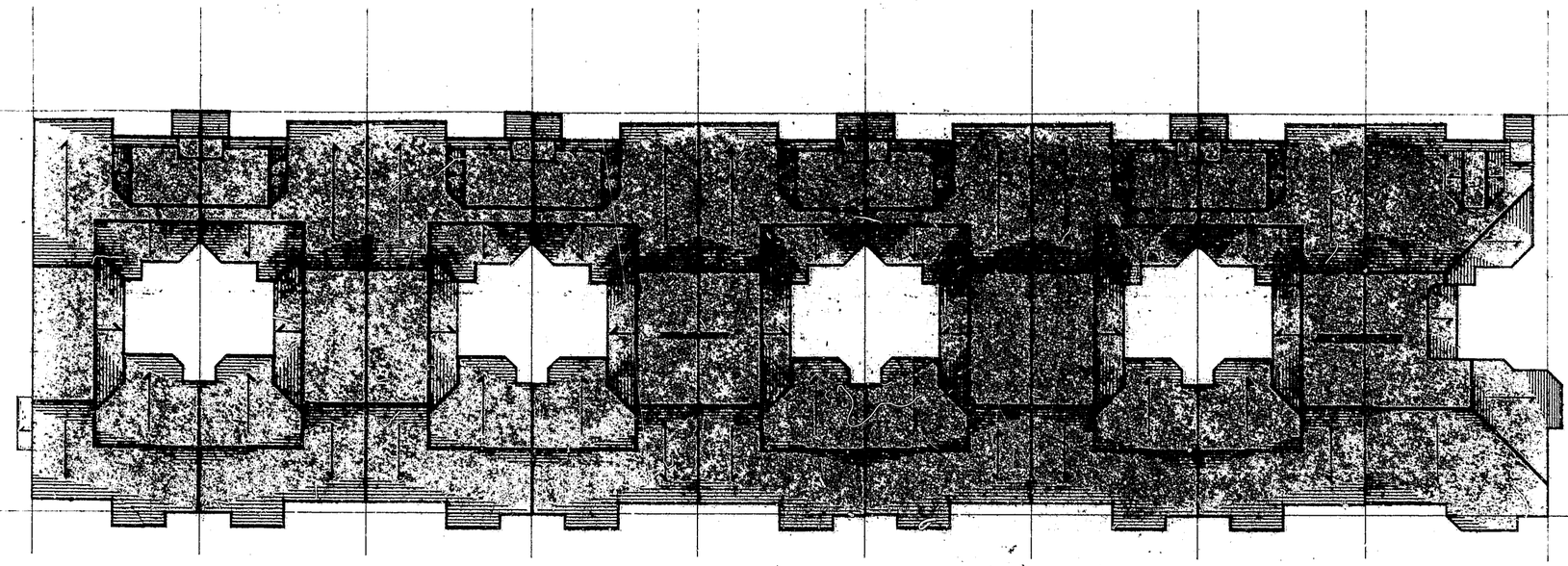
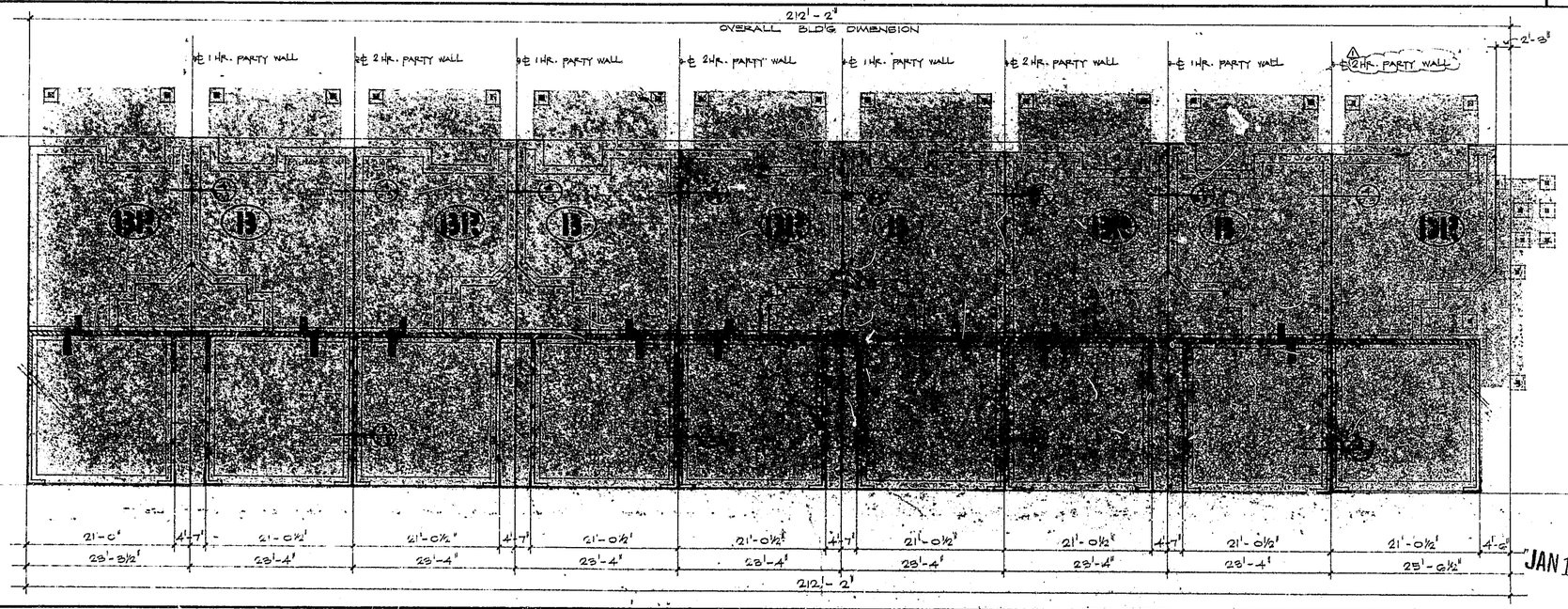


ROOF PLAN

1/8"-1'-0"



FOUNDATION PLAN

1/8"=1'-0"

JAN 11 1980

BLDG. TYPE 3.

JOB NO. 7807-A
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
A 10-22-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 3.
FOUNDATION & ROOF PLANS

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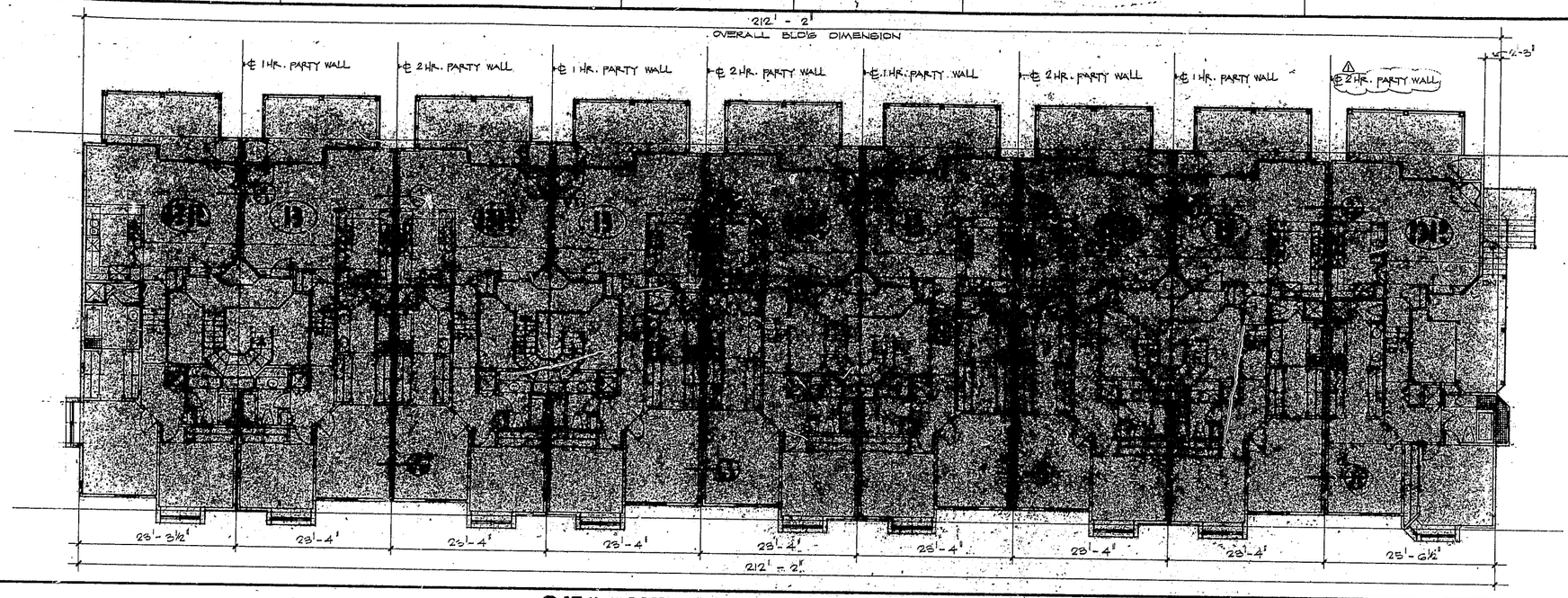
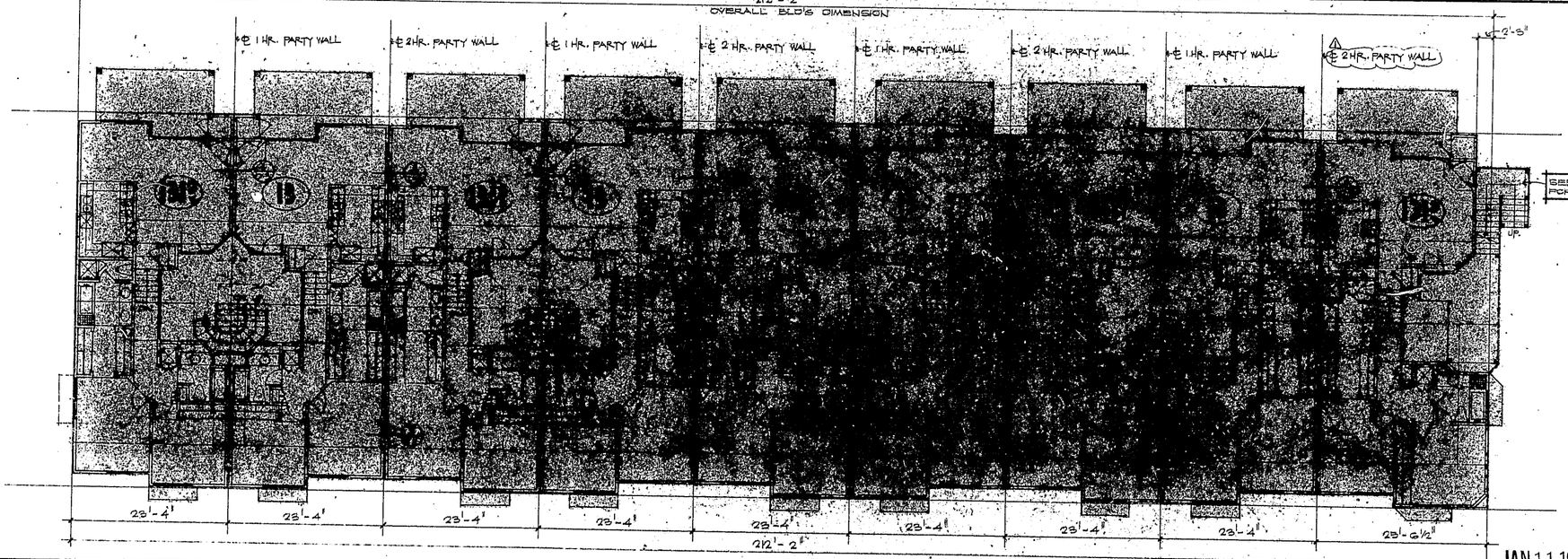


SECOND FLOOR PLAN

1/8"=1'-0"



JAN 11 1980

BLDG. TYPE 3.

FIRST FLOOR PLAN

1/8"=1'-0"

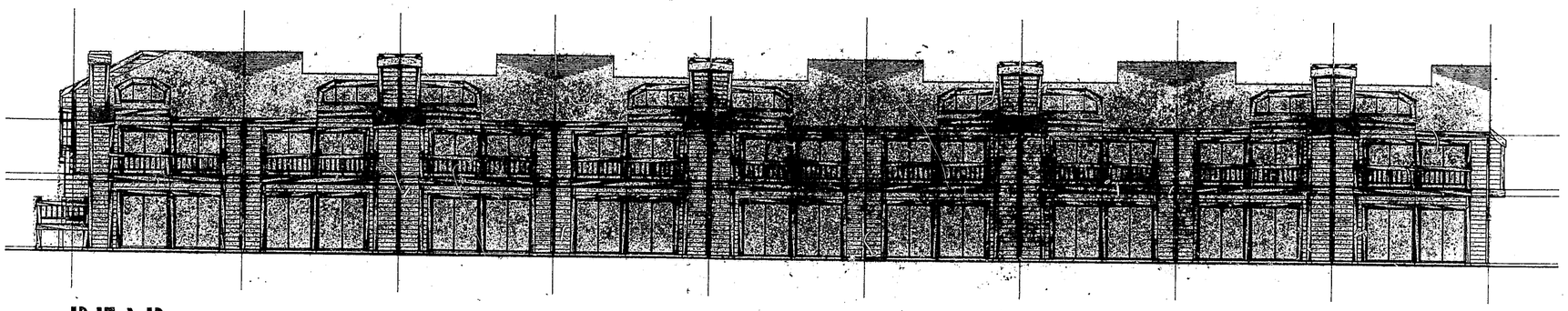
JOB NO. 78-07A
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
1 10-22-80

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLD'G TYPE 3.
FIRST & SECOND FLOOR PLANS

danielian associates
architecture + planning
3546 concours • suite 210
newport beach • california 92660
714 • 540 3693

33



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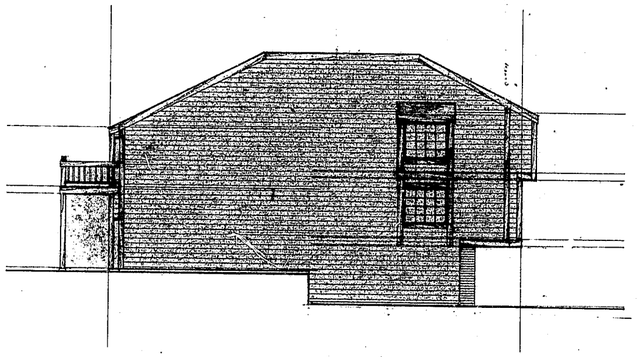

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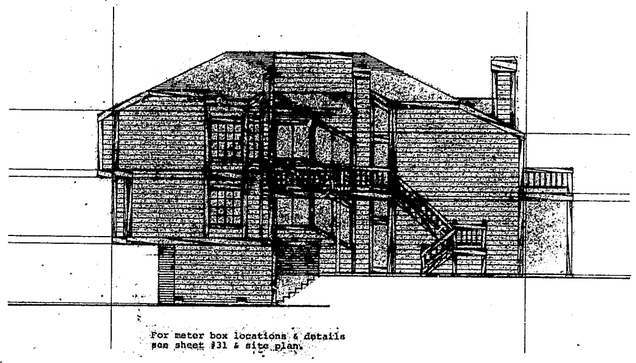
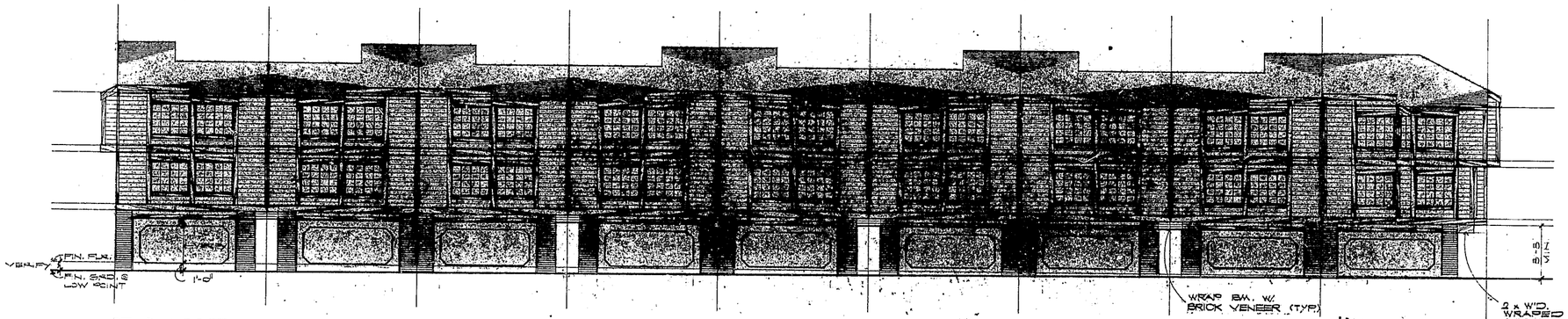


For meter box locations & details see sheet #31 & site plan.

RIGHT



FRONT

For exact garage door opening size see 1/4" scale plan and elevations.

JAN 11 1980

EXTERIOR ELEVATIONS

1/8"-1'-0"

BLDG. TYPE 3.

JOB NO. 7657.8
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 3.
EXTERIOR ELEVATIONS

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architecture • planning
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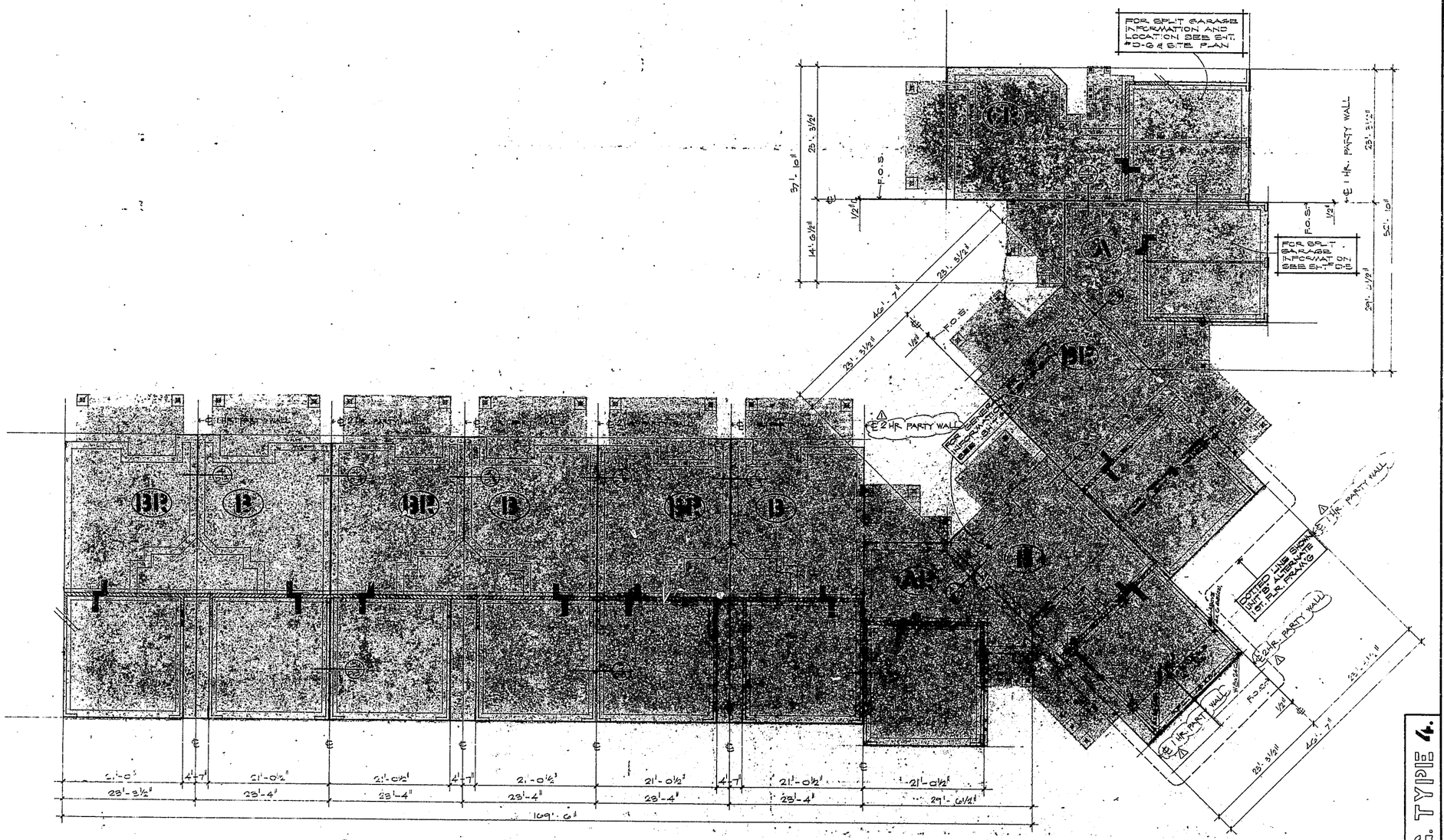
newport beach • california 92660
714 • 546 3693

34



JAN 11 1980

FOUNDATION PLAN

1/8"=1'-0"

BLDG. TYPE 4

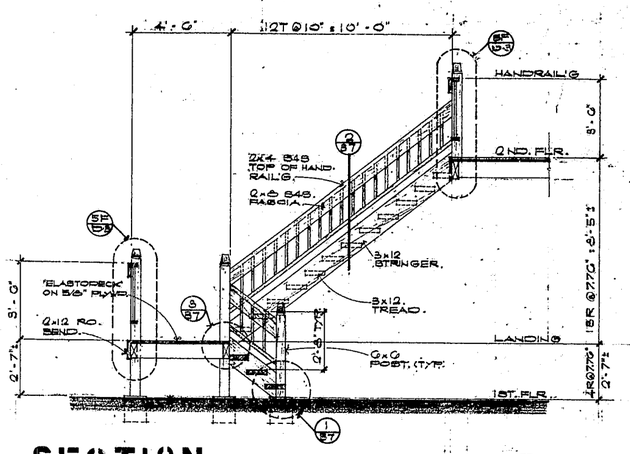
JOB NO. 7800.A
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
1: 10-22-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

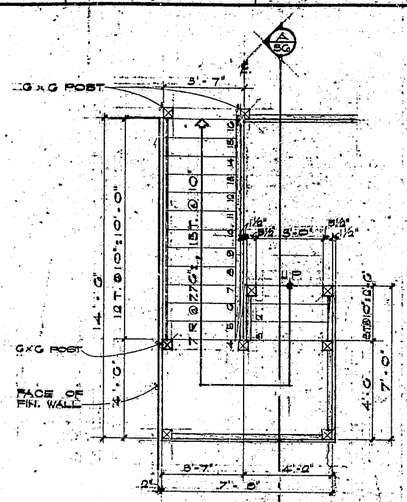
BLDG TYPE 4
FOUNDATION PLAN

danielian associates
architecture + planning
3848 campus drive • suite 210
newport beach • california 92660
714 • 549 3693

35



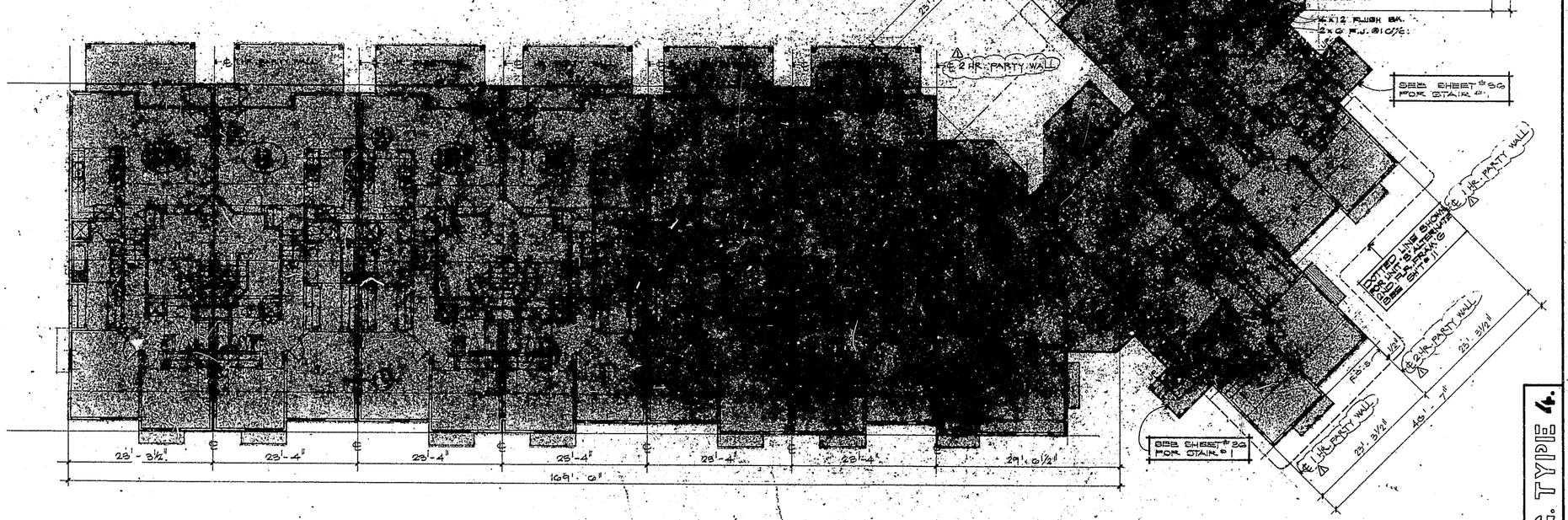
SECTION (A)



PLAN

STAIR # 1

SCALE: 3/8"=1'-0"



FIRST FLOOR PLAN

1/8"-1'-0"

JAN 11 1980

BLDG. TYPE 4

JOB NO. 7807.6
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
△ 10-22-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 4
FIRST FLOOR PLAN

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architecture • planning
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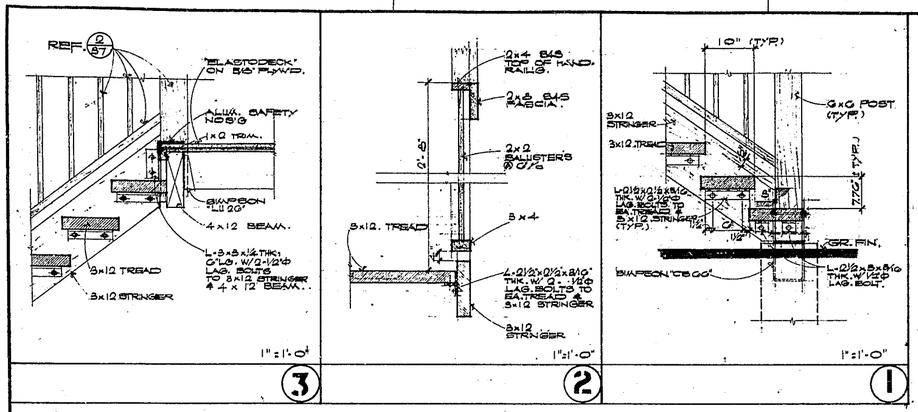
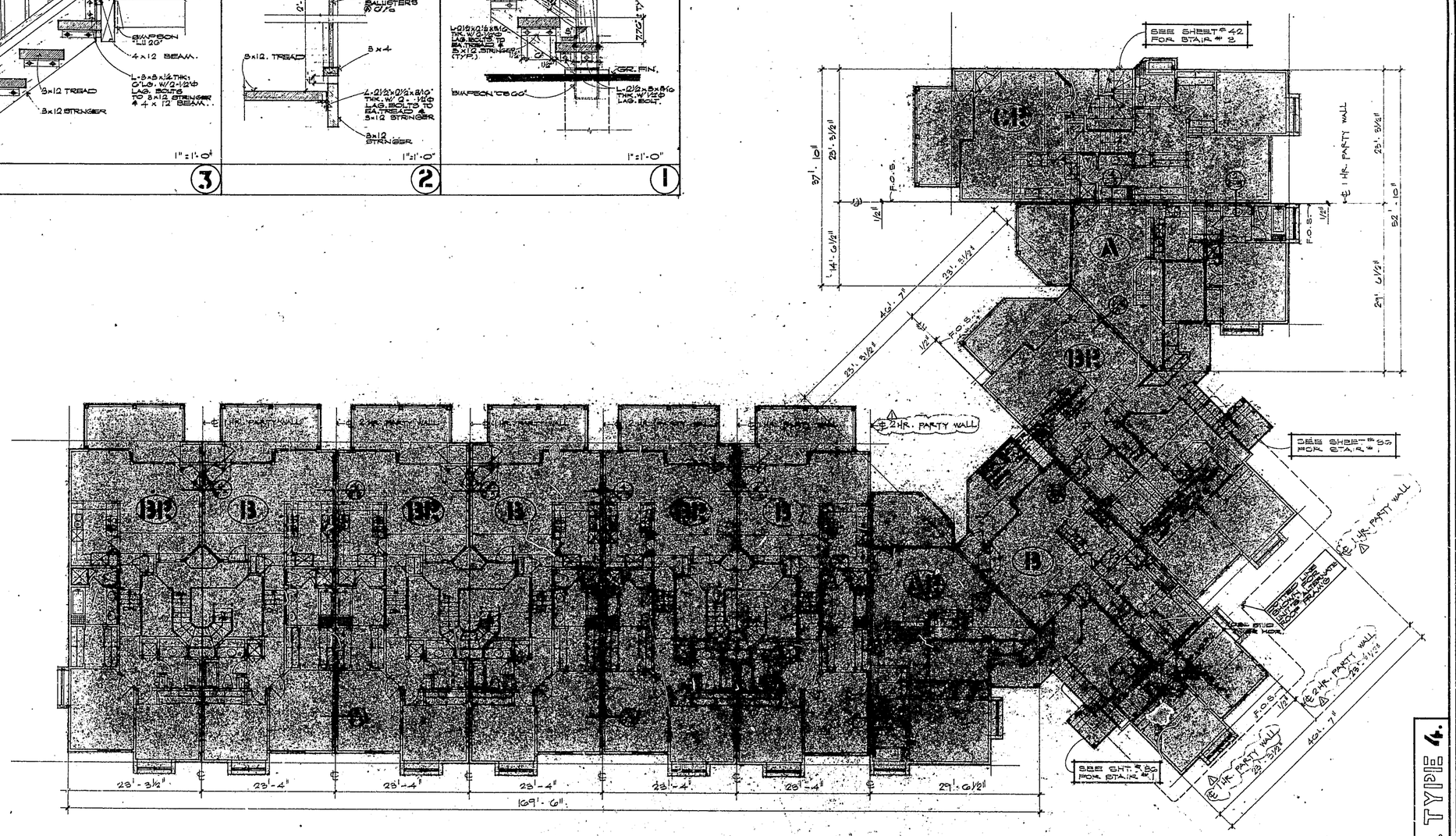
newport beach • california 92660
714 • 546 3693

36





JAN 11 1980

SECOND FLOOR PLAN

1/8"=1' — 0"

BLDG. TYPE 4.

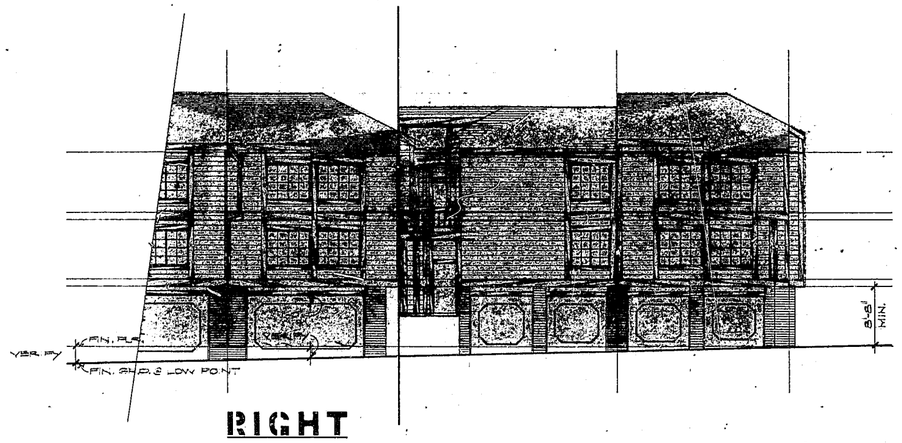
JOB NO. 78078
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
A 7-10-80

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 4.
SECOND FLOOR PLAN

daniellan associates
architecture • planning
3333 bristol • suite a 210
newport beach • california 92660
714 • 546 3693

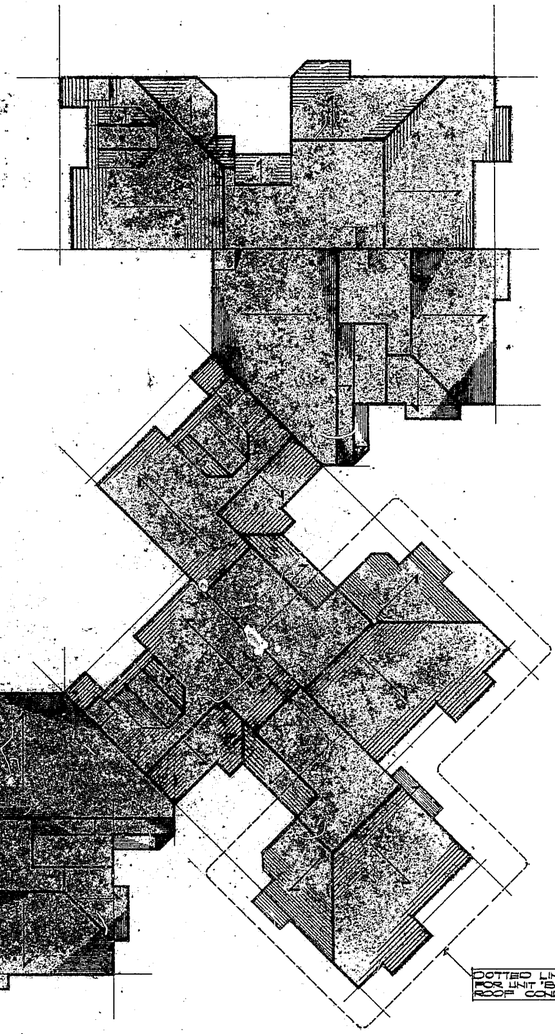
37

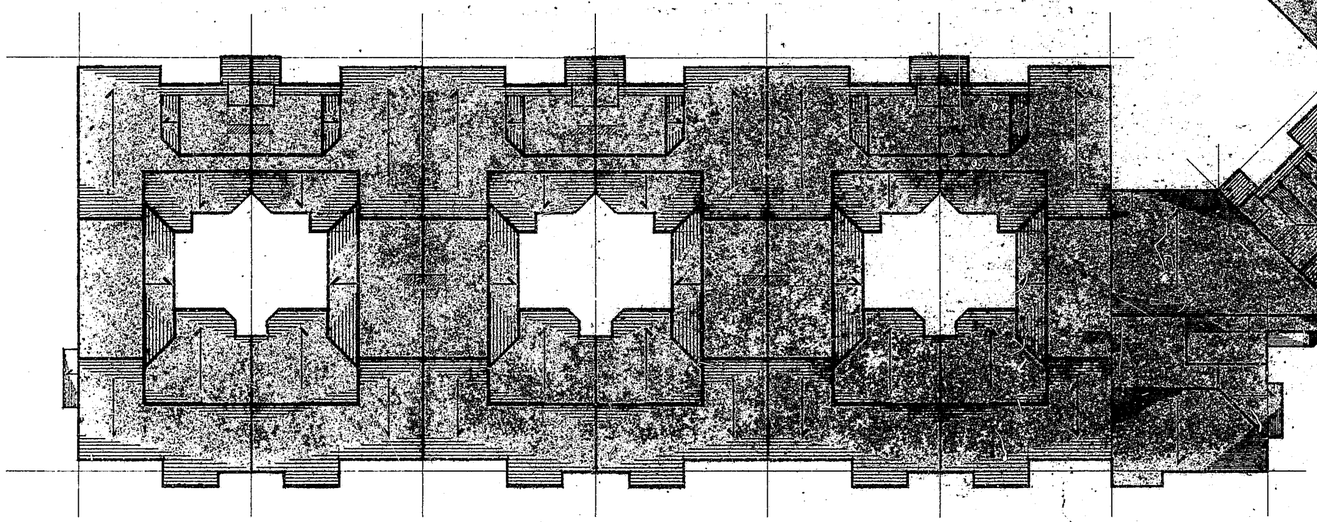


RIGHT

EXTERIOR ELEVATION

1/8" = 1' - 0"





JAN 11 1980

ROOF PLAN

1/8" = 1' - 0"

BLDG. TYPE 4

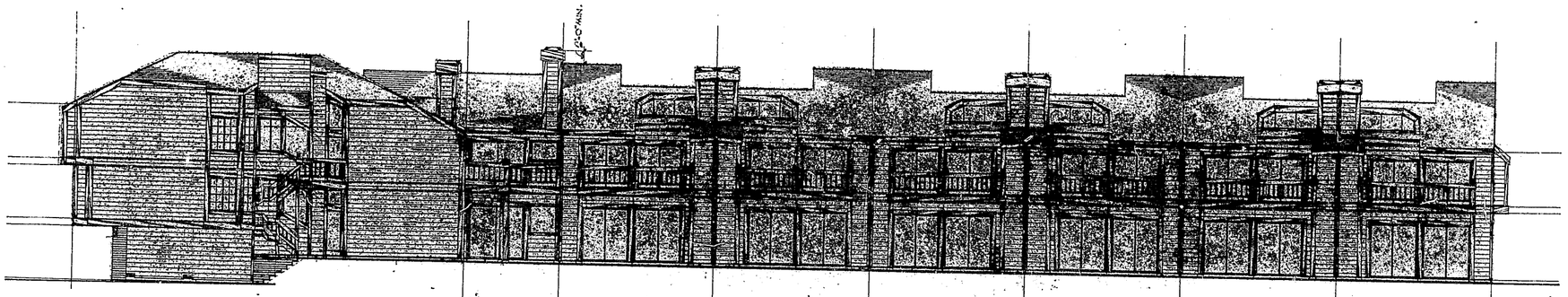
JOB NO. 75-28
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 4
ROOF PLAN
EXTERIOR ELEVATION

danielian associates
architecture • planning
3348 campus drive • suite 210
newport beach • california 92660
714 • 546 3973

38



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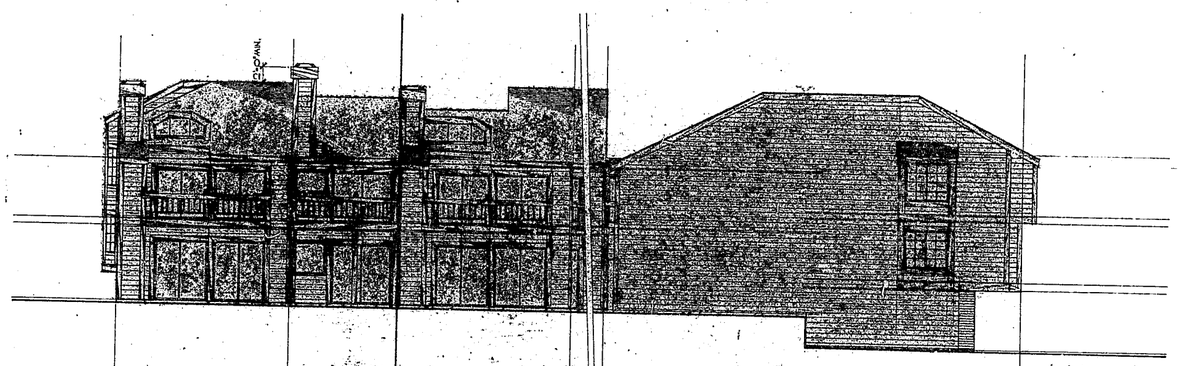
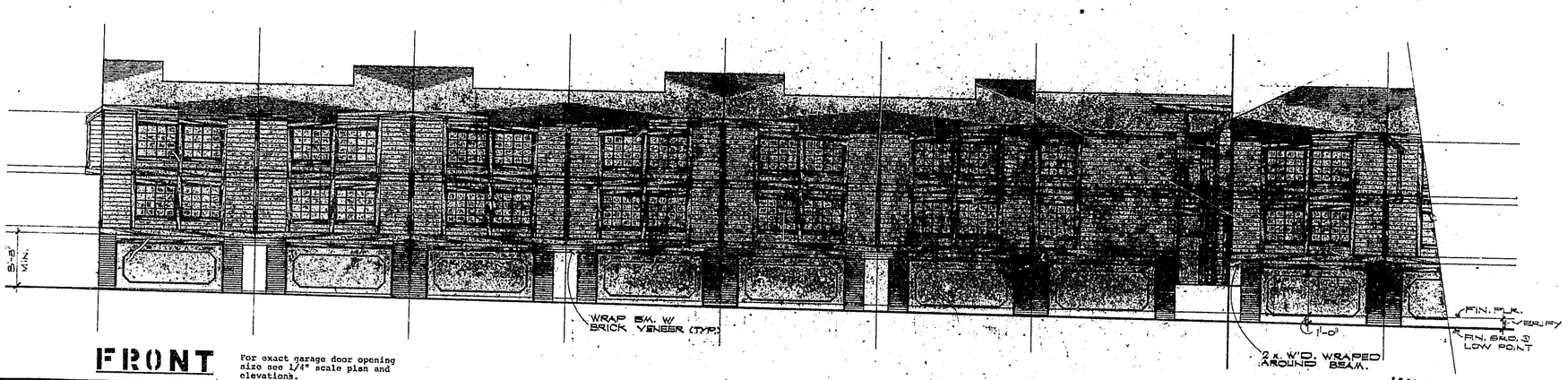


LEFT

For meter box locations & details see sheet #31 & site plan.



FRONT

For exact garage door opening size see 1/4" scale plan and elevations.

JAN 11 1980

EXTERIOR ELEVATIONS

1/8"-1'-0"

BLDG. TYPE 4.

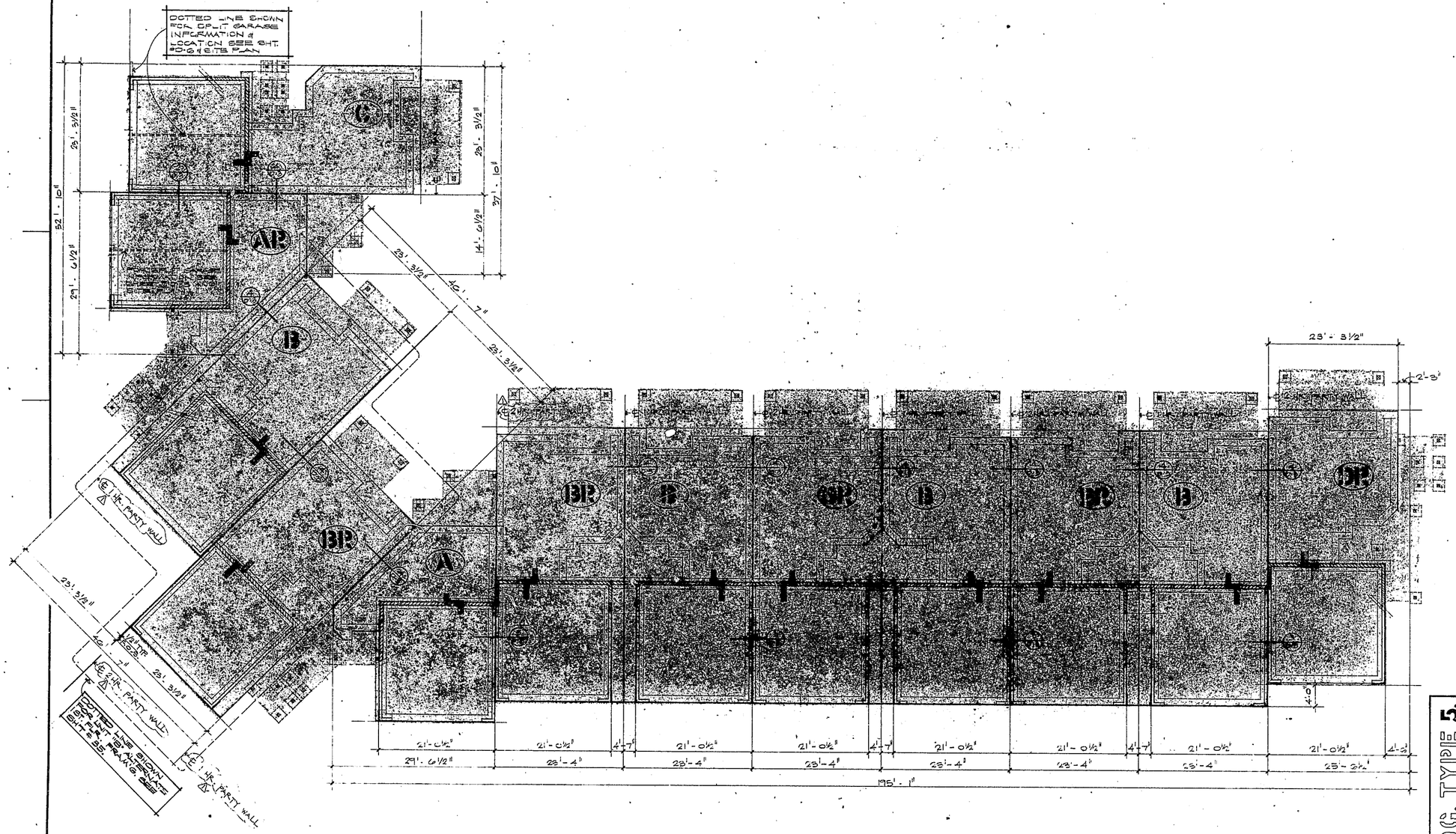
JOB NO. 7807S
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 4
EXTERIOR ELEVATIONS

danielian associates
architecture planning
3848 campus drive, suite 210
newport beach • california 92660
714 • 545 3693

39



JAN 11 1980

BLDG. TYPE 5.

FOUNDATION PLAN

1/8"=1'-0"

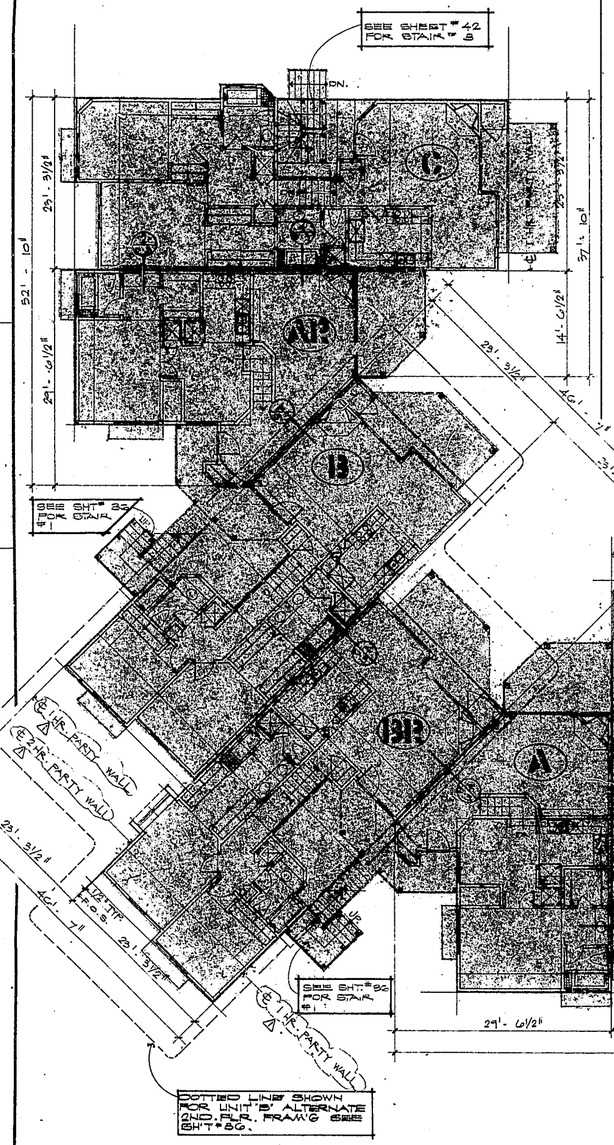
JOB NO. 75-22
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
A 7-9-22-79

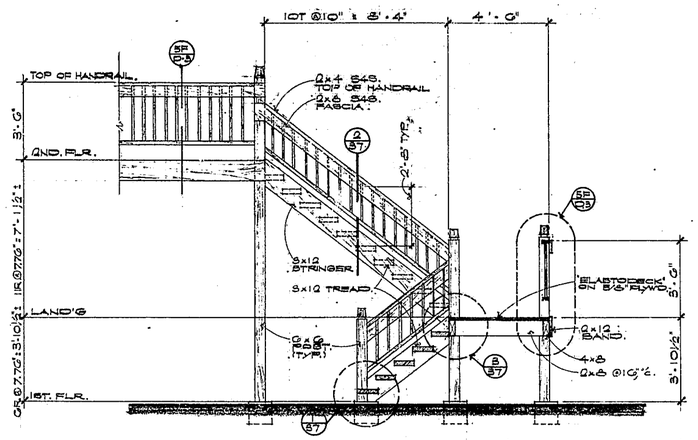
PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 5.
FOUNDATION PLAN

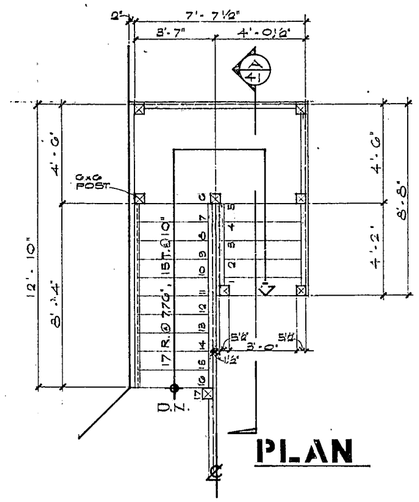
daniellan associates
architecture • planning
3842 cornelius drive suite 210
newport beach, california 92660
714 • 540 3693

40





SECTION (A)



PLAN

STAIR #2.

SCALE 3/8" = 1'-0"

FIRST FLOOR PLAN

1/8"=1'-0"

JAN 11 1980

BLDG. TYPE 5.

JOB NO. 78-22	
DATE 1-11-80	
DRAWN	
CHECKED	
ARCHITECT	
REVISION	
1 10-22-79	

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 5.
FIRST FLOOR PLAN

41

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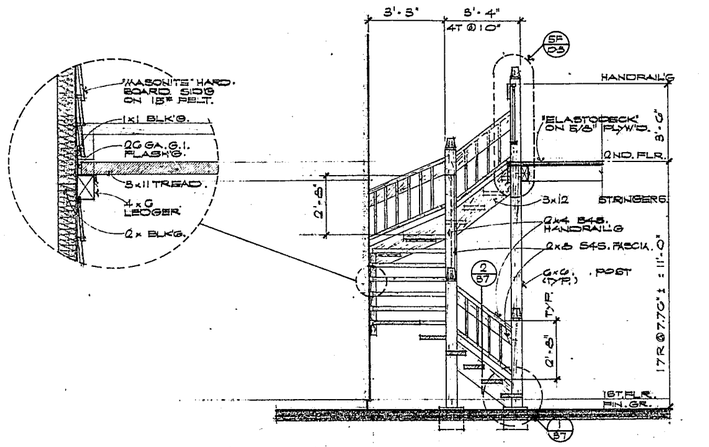
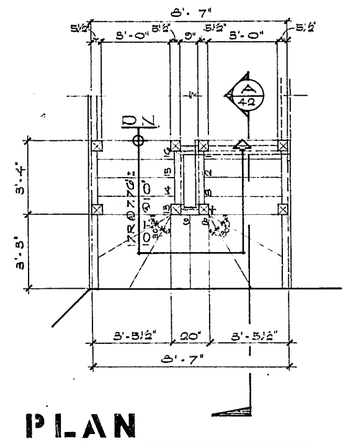
architecture + planning
3848 campus drive • suite 210
newport beach • california 92660
714 • 540 3693



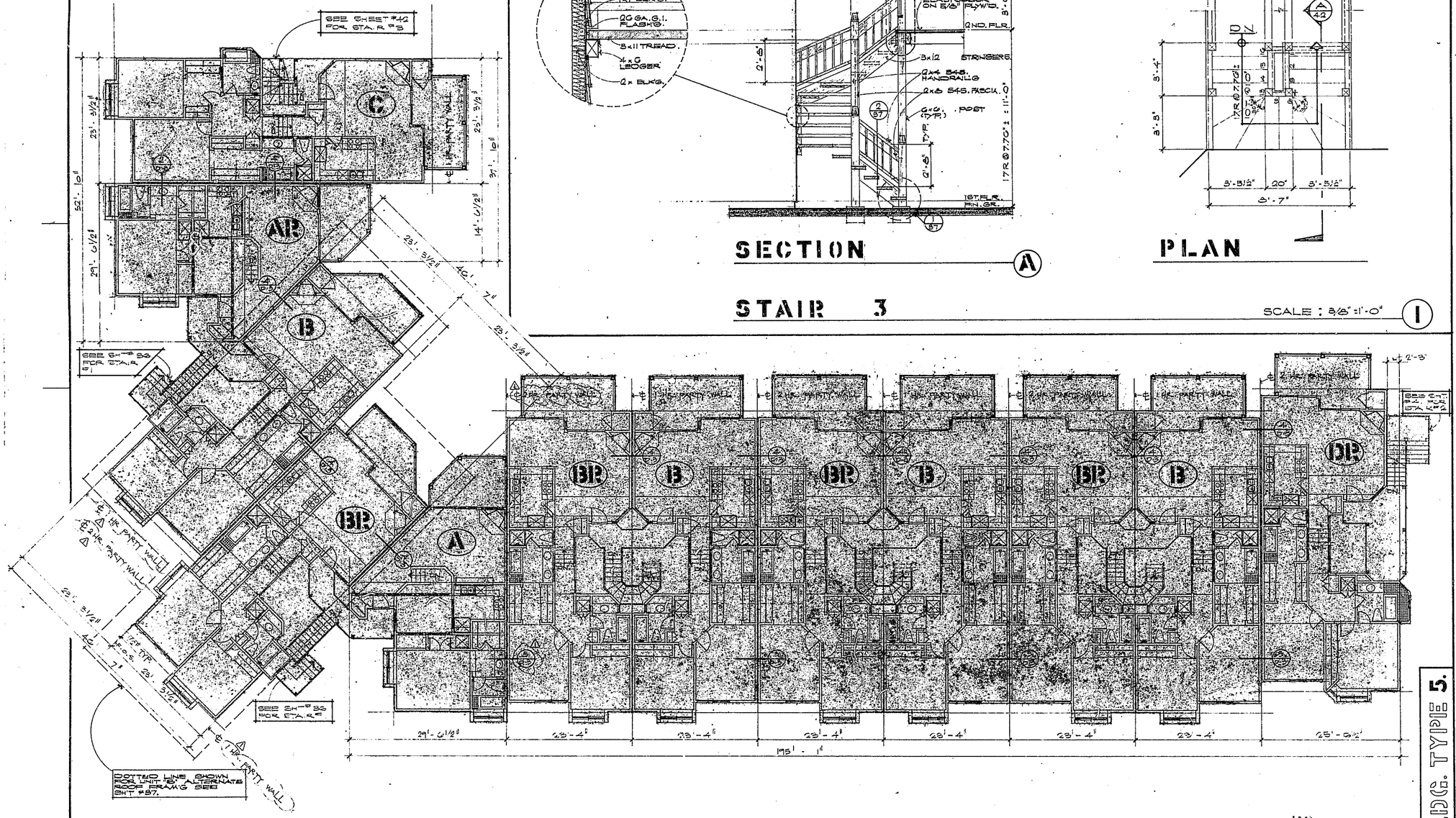
SECTION A

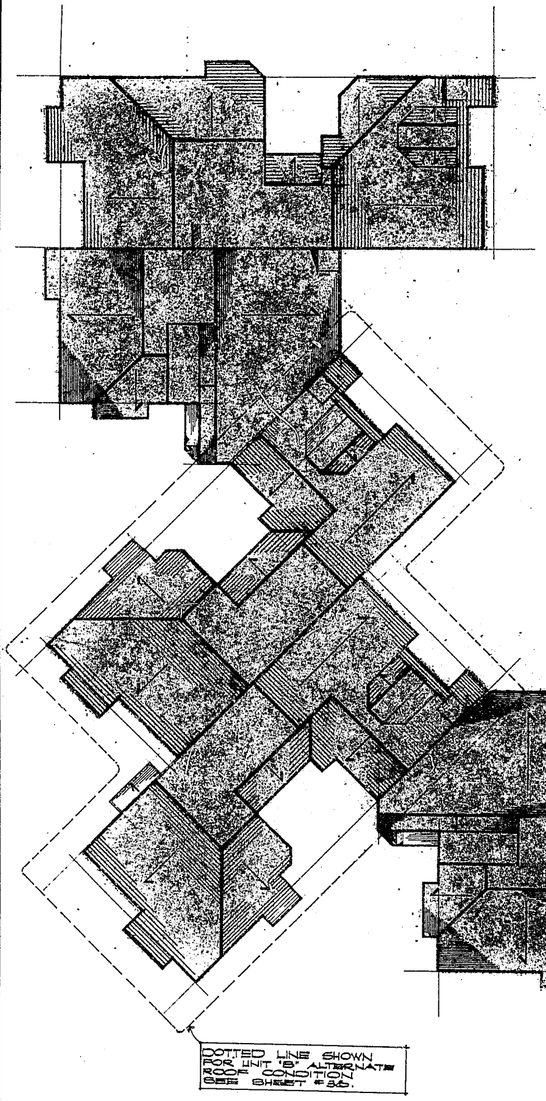
STAIR 3

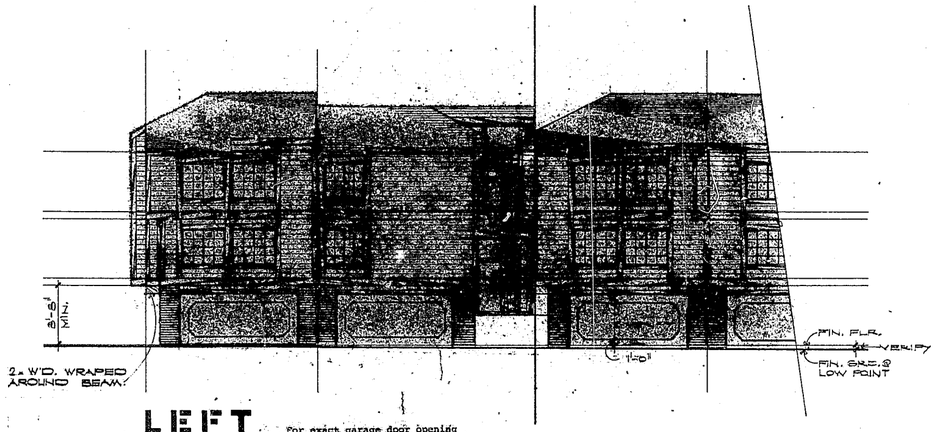


PLAN

SCALE : 3/8" =1'-0" (1)


SEE SHEET #42 FOR STAIRS
SEE SHEET #42 FOR STAIRS
SEE SHEET #42 FOR STAIRS
SEE SHEET #42 FOR STAIRS
C
AB
B
BR
A
52'-10"
29'-6½"
23'-3½"
23'-3½"
21'-10"
14'-6½"
23'-3½"
40'-7"
23'-3½"
1HR. PARTY WALL
2HR. PARTY WALL
1HR. PARTY WALL
2HR. PARTY WALL
1HR. PARTY WALL
2HR. PARTY WALL

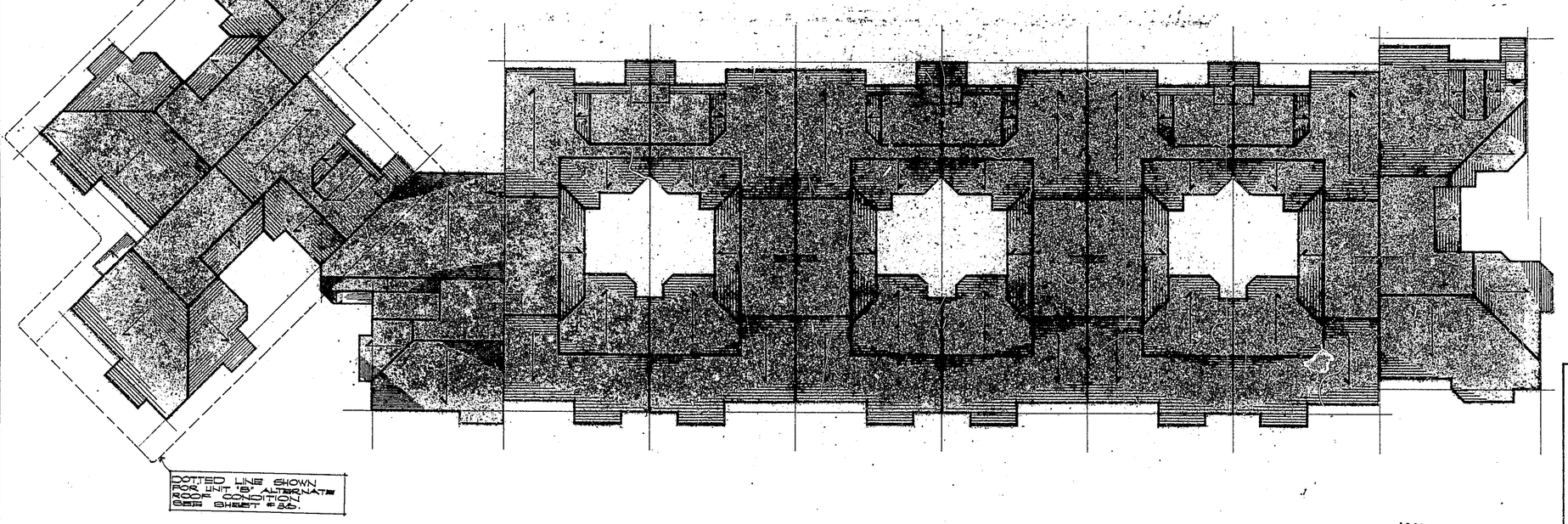




LEFT ... for exact garage door opening size see 1/4" scale plan and elevations.

EXTERIOR ELEVATION

1/8"=1' - 0"



JAN 11 1980

ROOF PLAN

1/8"=1' — 0"

BLDG. TYPE 5.

JOB NO. 7802B
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JAMES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 5.
ROOF PLAN

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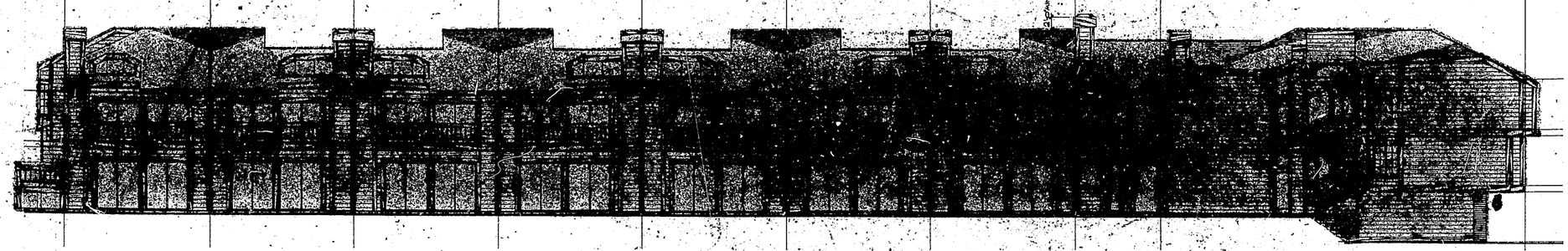
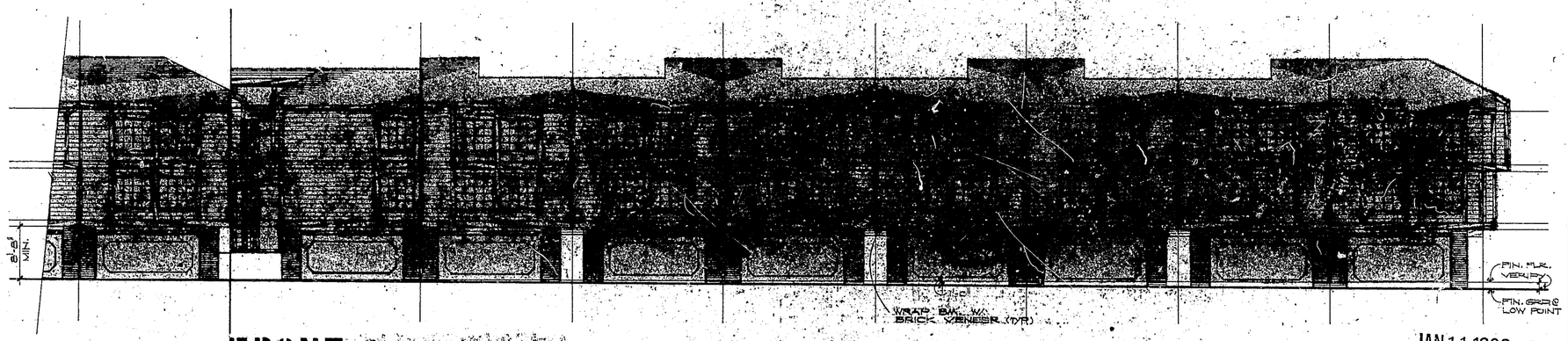
newport beach • california 92660
714 • 540 3693

43



REAR

RIGHT



FRONT For exact garage door opening size see 1/4" scale plan and elevations.

JAN 11 1980

EXTERIOR ELEVATIONS

1/8"=1'-0"

BLDG. TYPE 5.

JOB NO. 7202
DATE 7-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

BLDG TYPE 5
EXTERIOR ELEVATIONS

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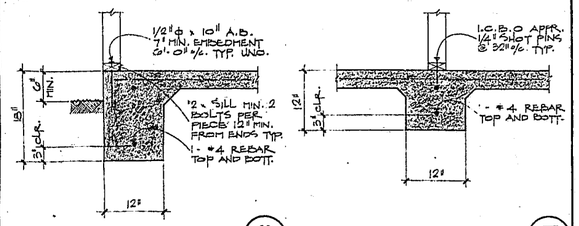
3848 campus drive • suite 210
newport beach • california 92660
714 • 546.3693

44



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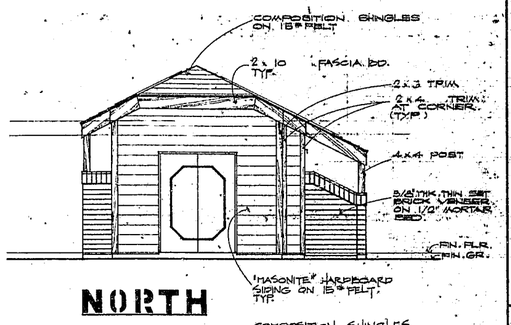

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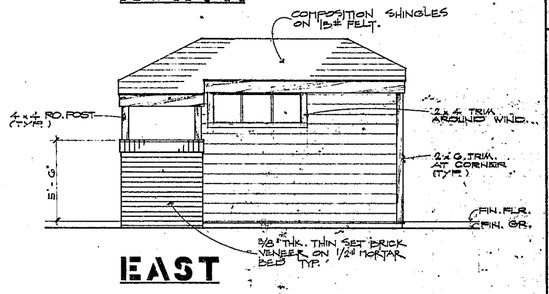
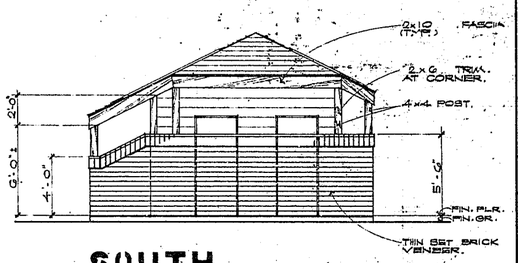
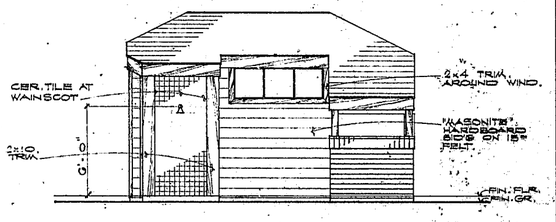


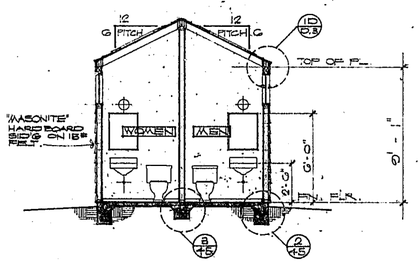
EAST



SOUTH

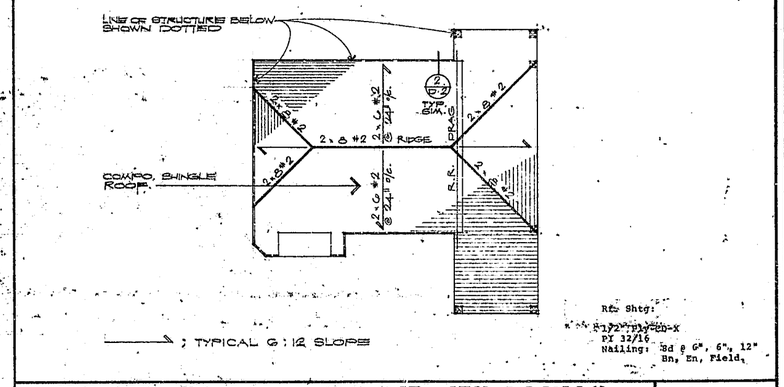


WEST

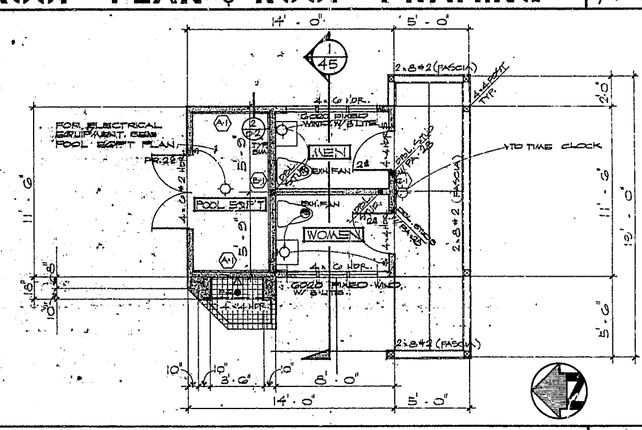


1 SECTION 1/4"=1'-0"

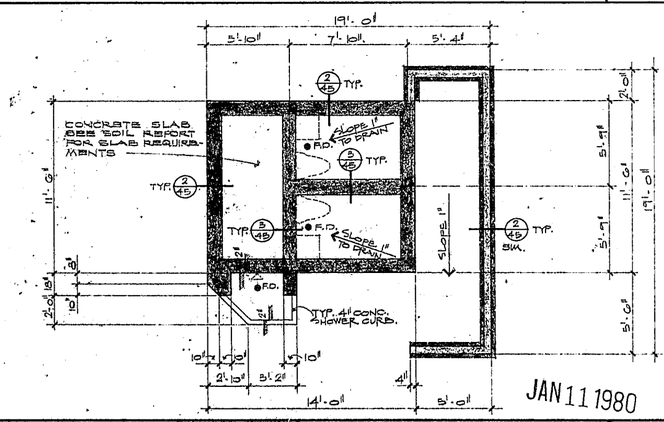
EXTERIOR ELEV.'S 1/4"=1'-0"



ROOF PLAN & ROOF FRAMING 1/4"=1'-0"



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



FOUNDATION PLAN 1/4"=1'-0"

CABANA

JOB NO. 7320-6
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

CABANA
FOUNDATION, FLOOR & ROOF PLAN
EXTERIOR ELEVATIONS
SECTION, & FDN. DETAILS

danielian associates
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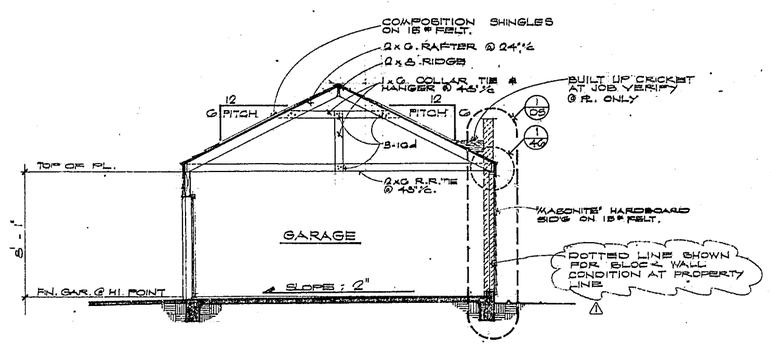
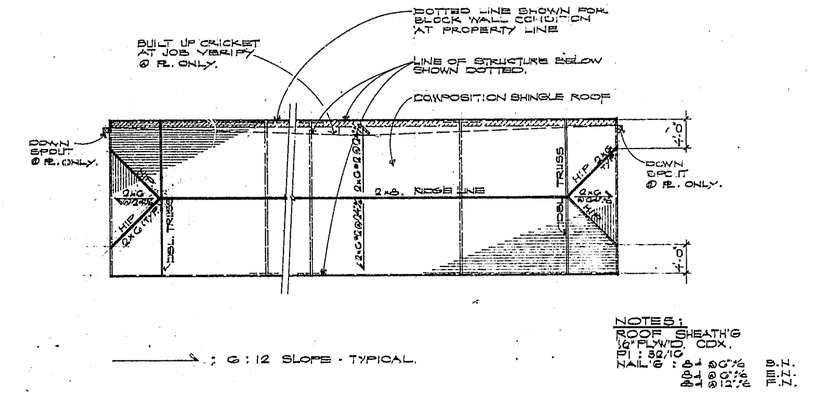
newport beach • california 92660
714 • 546-3073

45



SECTION

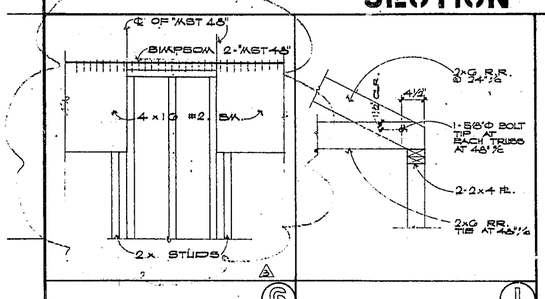
1/4"-1'-0"

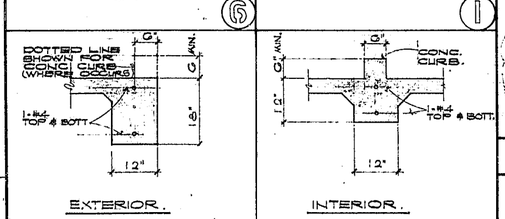


NOTES:
- 1/2" CDX PLYWD. SHEATHING
- 5/8" TYP. CDX.

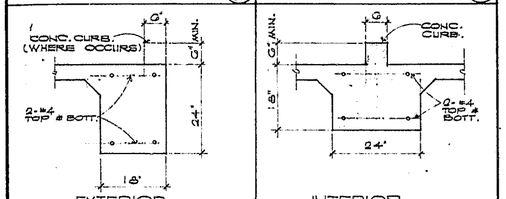
ROOF PLAN

1/8"-1'-0"

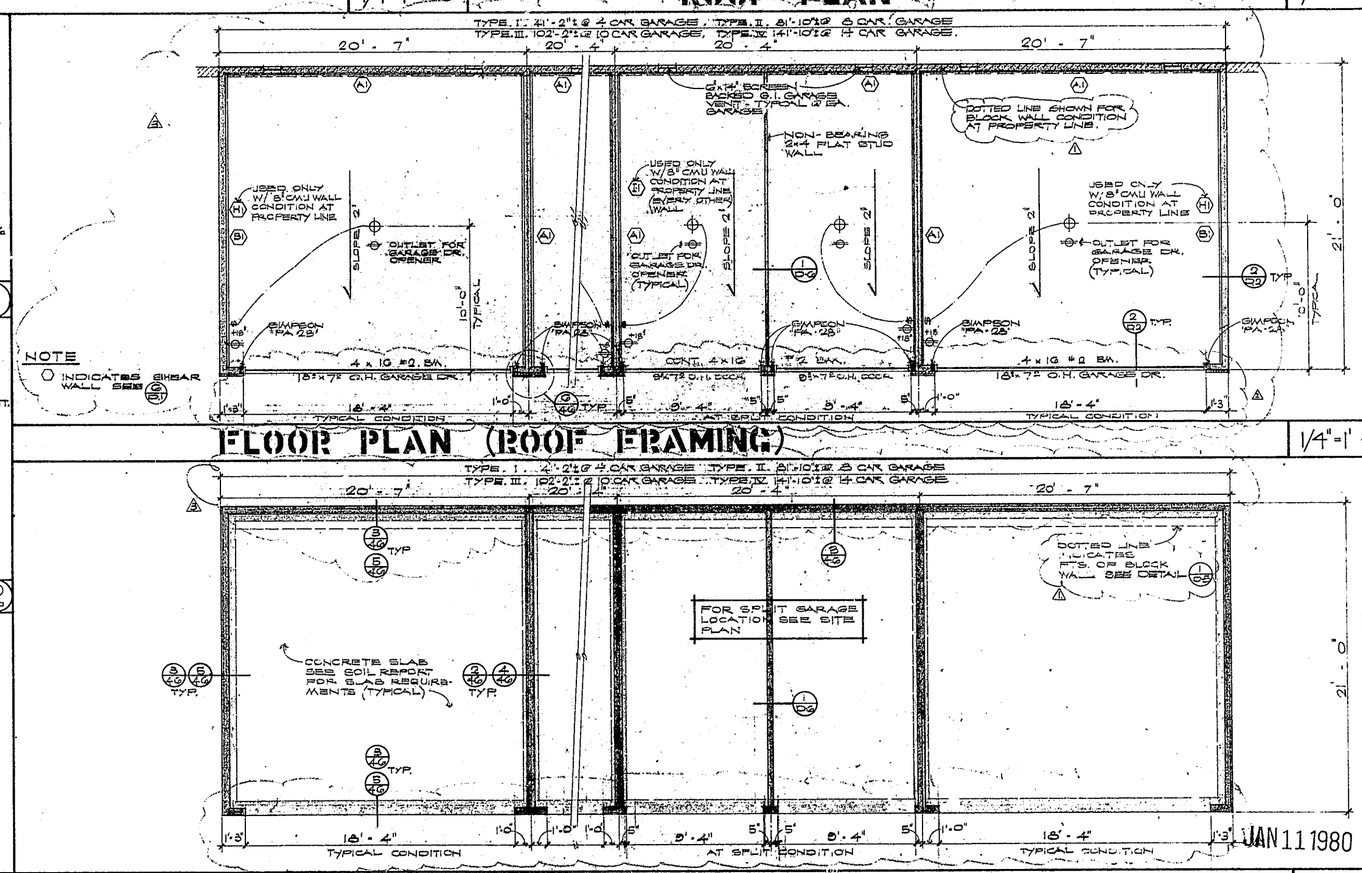




OCCURS IN LOCATIONS PER SOILS REPORTS.
#I. 5953-78.
#II. 5951-78.
#III. 5418-78.



OCCURS IN LOCATIONS PER SOILS REPORT.
F. 5835-78



FLOOR PLAN (ROOF FRAMING)

1/4"-1'-0"

JAN 11 1980

FOUNDATION PLAN

1/4"-1'-0"

JOB NO. 7802/2
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
1 10-22-79
2 12-14-79
3 1-11-80

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

GARAGE
FOUNDATION, ROOF PLAN
SECTION, & DETAILS

GARAGE

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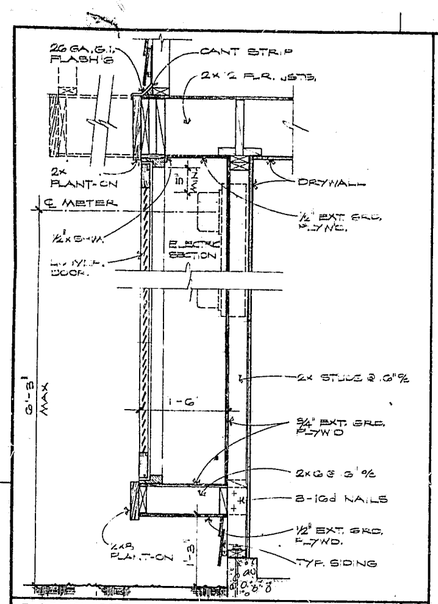
46



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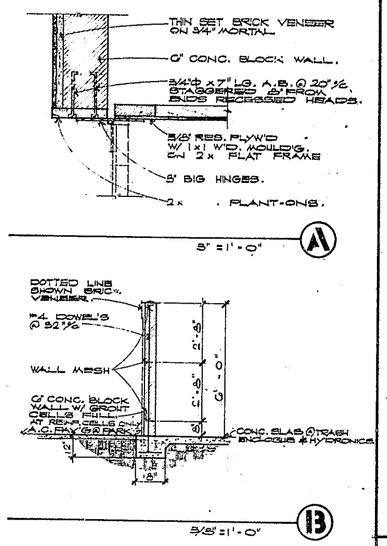
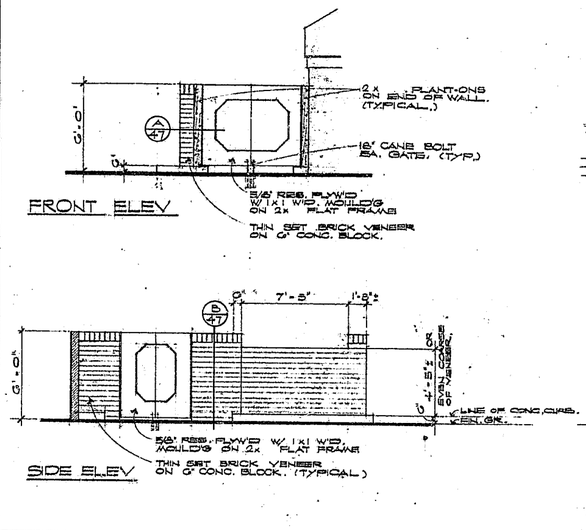
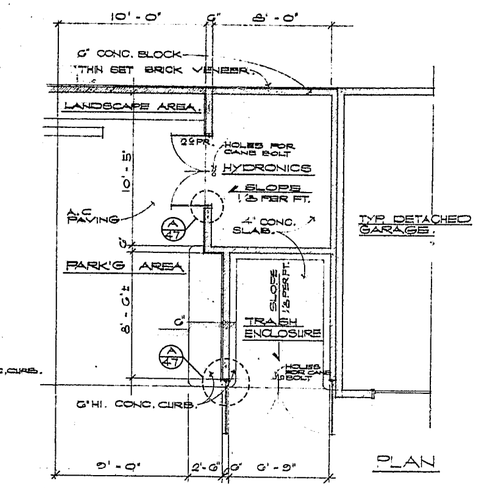
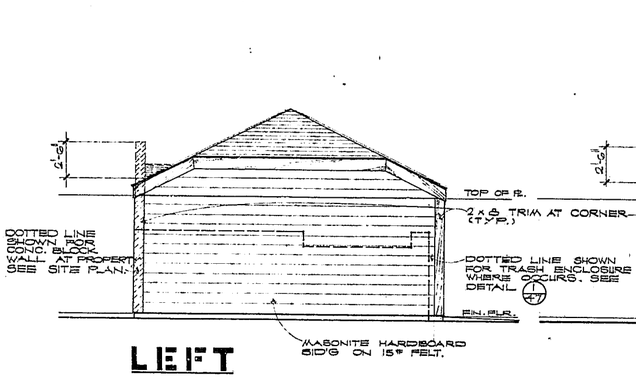




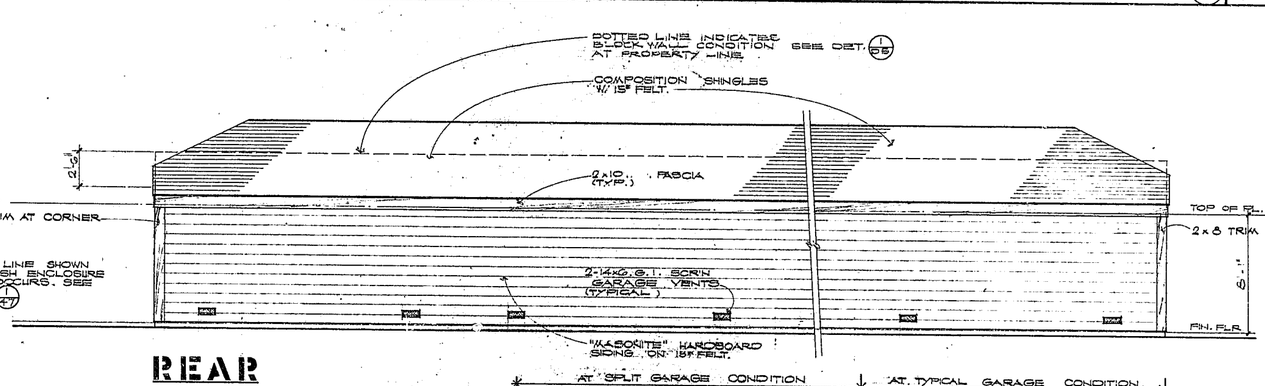


TRASH ENCLOSURE (1) 1/4"=1'-0"



LEFT

RIGHT



REAR

FRONT

EXTERIOR ELEVATIONS

1/4"=1'-0"

JAN 11 1980

GARAGE

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

JOB NO. 7-2052
DATE 1-11-80
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REVISION
△ 12-14-79

GARAGE EXTERIOR ELEVATIONS

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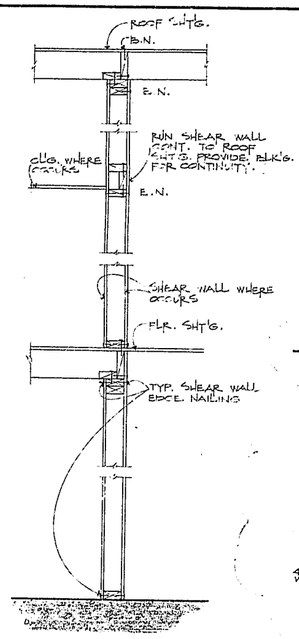

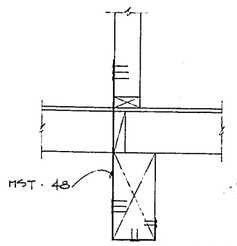

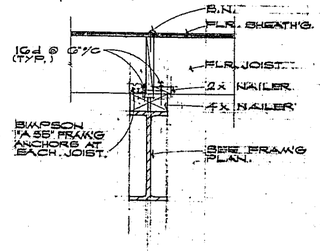

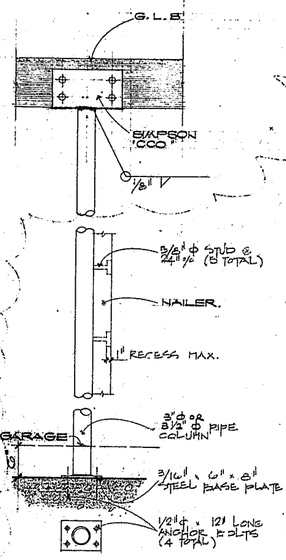

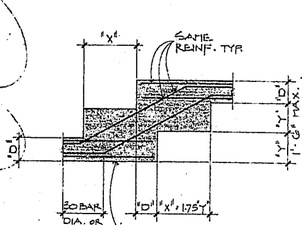

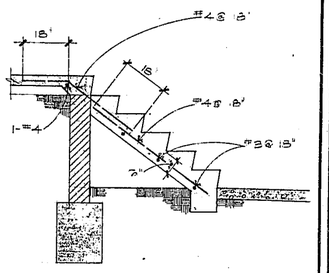

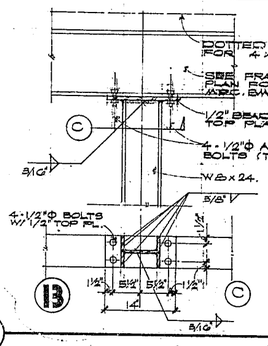

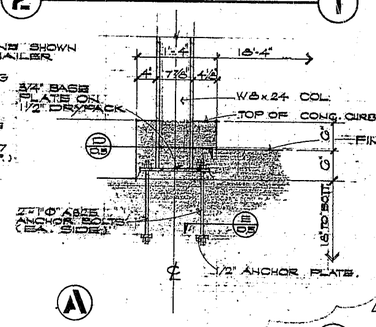

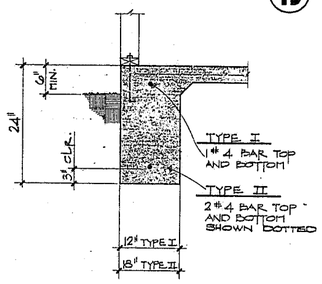

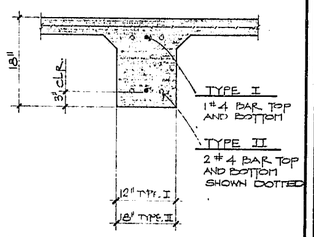

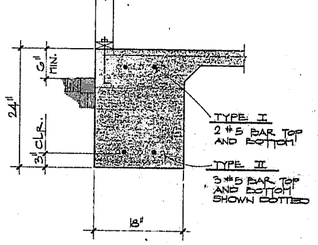

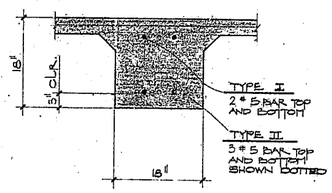

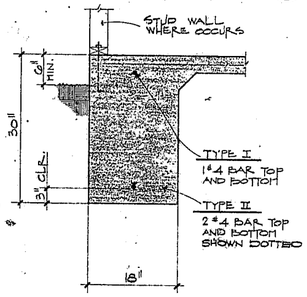

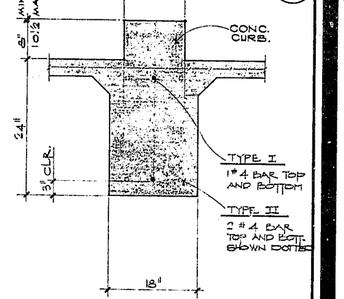

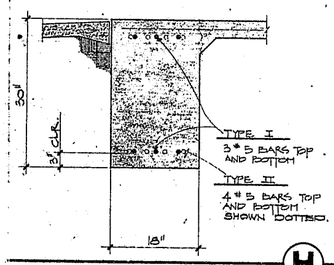

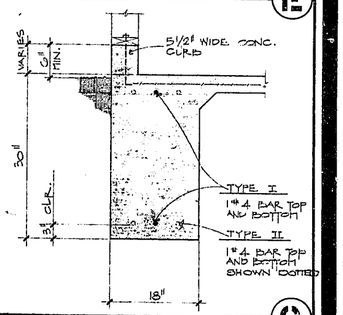

SHEAR WALL SCHEDULE

	Shear Wall Material	Fastener	Edge	Field	1 side Allow. 2 side Shear	Exterior	Interior	Upper Level
A	1/2" gypsum wallboard	5d cooler	7	7	1	100	1/2" @ 72"	1/4" shot pins @ 32"	16d @ 16"
					2	200	1/2" @ 48"	1/4" shot pins @ 16"	16d @ 8"
B	1/2" gypsum wallboard	5d cooler	4	4	1	125	1/2" @ 72"	1/4" shot pins @ 24"	16d @ 12"
					2	250	1/2" @ 32"	1/4" shot pins @ 12"	16d @ 6"
C	1/2" gypsum wallboard (blocked)	5d cooler	4	4	1	150	1/2" @ 60"	1/4" shot pins @ 16"	16d @ 6"
					2	300	1/2" @ 32"	1/4" shot pins @ 8"	16d @ 4"
D	5/8" gypsum wallboard	6d cooler	7	7	1	100	1/2" @ 72"	1/4" shot pins @ 32"	16d @ 16"
					2	200	1/2" @ 48"	1/4" shot pins @ 16"	16d @ 8"
E	5/8" gypsum wallboard	6d cooler	4	4	1	125	1/2" @ 72"	1/4" shot pins @ 24"	16d @ 12"
					2	250	1/2" @ 32"	1/4" shot pins @ 12"	16d @ 6"
F	5/8" gypsum wallboard (blocked)	6d cooler	4	4	1	175	1/2" @ 48"	1/4" shot pins @ 16"	16d @ 8"
					2	350	1/2" @ 24"	1/4" shot pins @ 8"	16d @ 4"
G	3/8" CD-X plywood (24/0)	8d	6	12	1	264	1/2" @ 32"	1/2" @ 32"	16d @ 6"
					2	520	1/2" @ 16"	1/2" @ 16"	16d @ 3"
H	3/8" CD-X plywood (24/0)	8d	4	12	1	384	1/2" @ 24"	1/2" @ 24"	16d @ 4"
					2	768	5/8" @ 16"	5/8" @ 16"	16d @ 2"
I	3/8" CD-X plywood (24/0)	8d	2-1/2	12	1	564	1/2" @ 16"	1/2" @ 16"	16d @ 3"
					2	1128	3/4" @ 16"	3/4" @ 16"	---
J	3/8" CD-X plywood (24/0)	8d	2	12	1	636	1/2" @ 16"	1/2" @ 16"	16d @ 2-1/2"
					2	1272	3/4" @ 16"	3/4" @ 16"	---
K	1/2" CD-X plywood (32/16)	10d	6	12	1	310	1/2" @ 32"	1/2" @ 32"	16d @ 4"
					2	620	1/2" @ 16"	1/2" @ 16"	16d @ 2"
L	1/2" CD-X plywood (32/16)	10d	4	12	1	460	1/2" @ 16"	1/2" @ 16"	16d @ 4"
					2	928	1/2" @ 8"	1/2" @ 8"	16d @ 2"
M	1/2" CD-X plywood (32/16)	10d	2-1/2	12	1	621	1/2" @ 16"	1/2" @ 16"	16d @ 2-1/2"
					2	1242	3/4" @ 16"	3/4" @ 16"	---
N	1/2" CD-X plywood (32/16)	10d	2	12	1	693	1/2" @ 16"	1/2" @ 16"	16d @ 2"
					2	1386	3/4" @ 16"	3/4" @ 16"	---
O	7/8" stucco or P.C. plaster w/ paper-backed lath (ICBO 1023)	16 ga. staples	6	6	1	180	1/2" @ 48"	1/2" @ 48"	16d @ 8"
					2	360	1/2" @ 24"	1/2" @ 24"	16d @ 4"
P	7/8" stucco or P.C. plaster w/ paper-backed lath (ICBO 1023)	16 ga. staples	3	3	1	325	1/2" @ 32"	1/2" @ 32"	16d @ 4"
					2	650	1/2" @ 16"	1/2" @ 16"	16d @ 2-1/2"

A 1
Shear wall description
One side or both sides
H 2

Note: Solid block all edges of plywood typically

FOUNDATION NOTES.

SEE SOILS REPORTS BY ACCV.-TEST SOIL LAB. TWO FOUNDATION CONDITIONS. (DIFFERENT LOCATIONS).

TYPE I ; PER SOIL REPORTS #'S. F-5953-78. F-6351-79. F-5418-78.

TYPE II ; PER SOIL REPORT #F-5855-78.

JAN 11 1980

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

JOB NO. 7[illegible]
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
A 1-12-80

DETAILS

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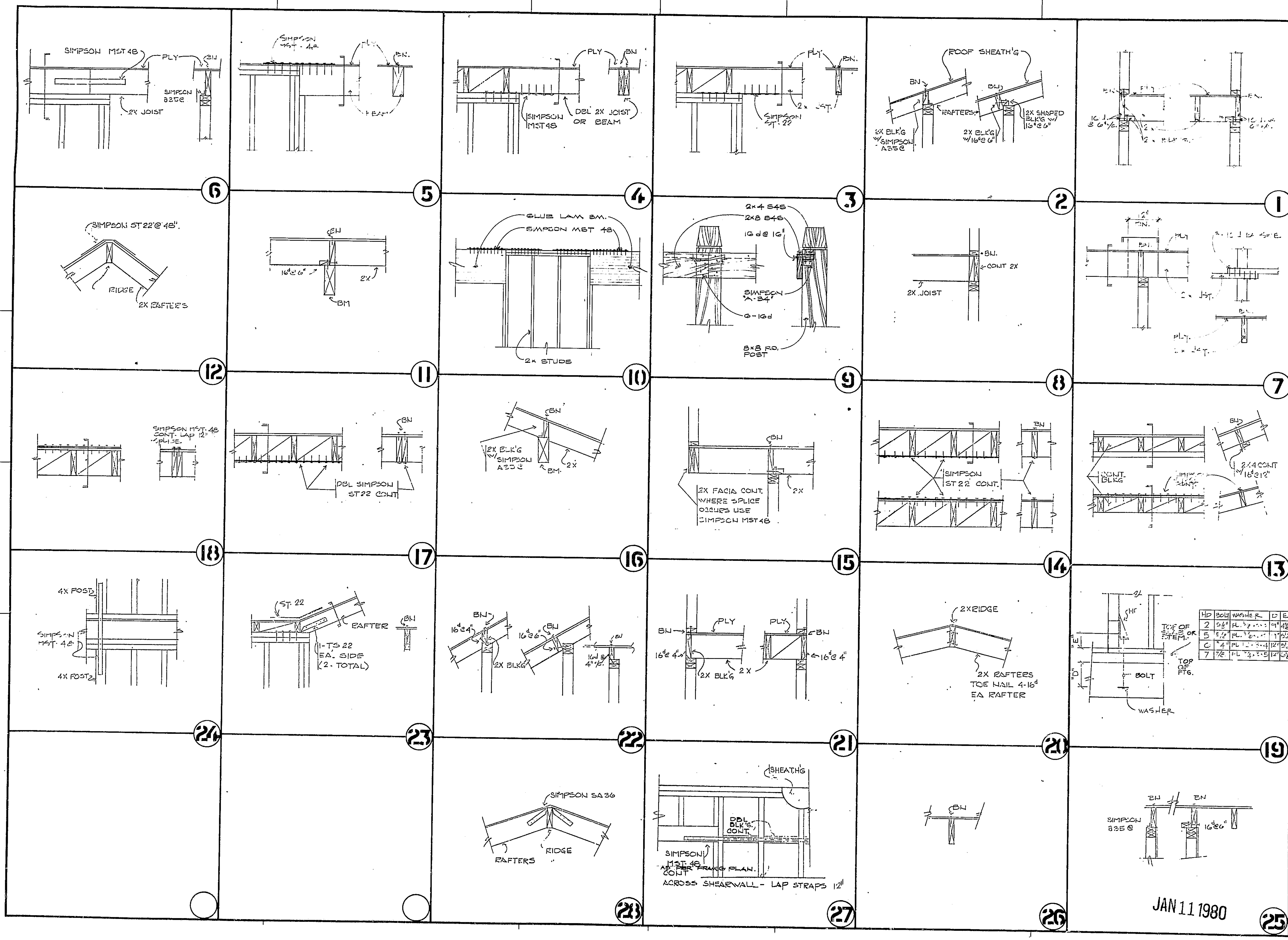
D-1



HD	BOLT	WASHER	D	E
2	5/8"	PL. [illegible]	9"	4 7/8
5	5/8"	PL. [illegible]	9"	5 1/4
C	3/4"	PL [illegible]	12"	5 1/4
7	7/8	PL [illegible]	12"	6 1/8

JOB NO. 78028
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

DETAILS

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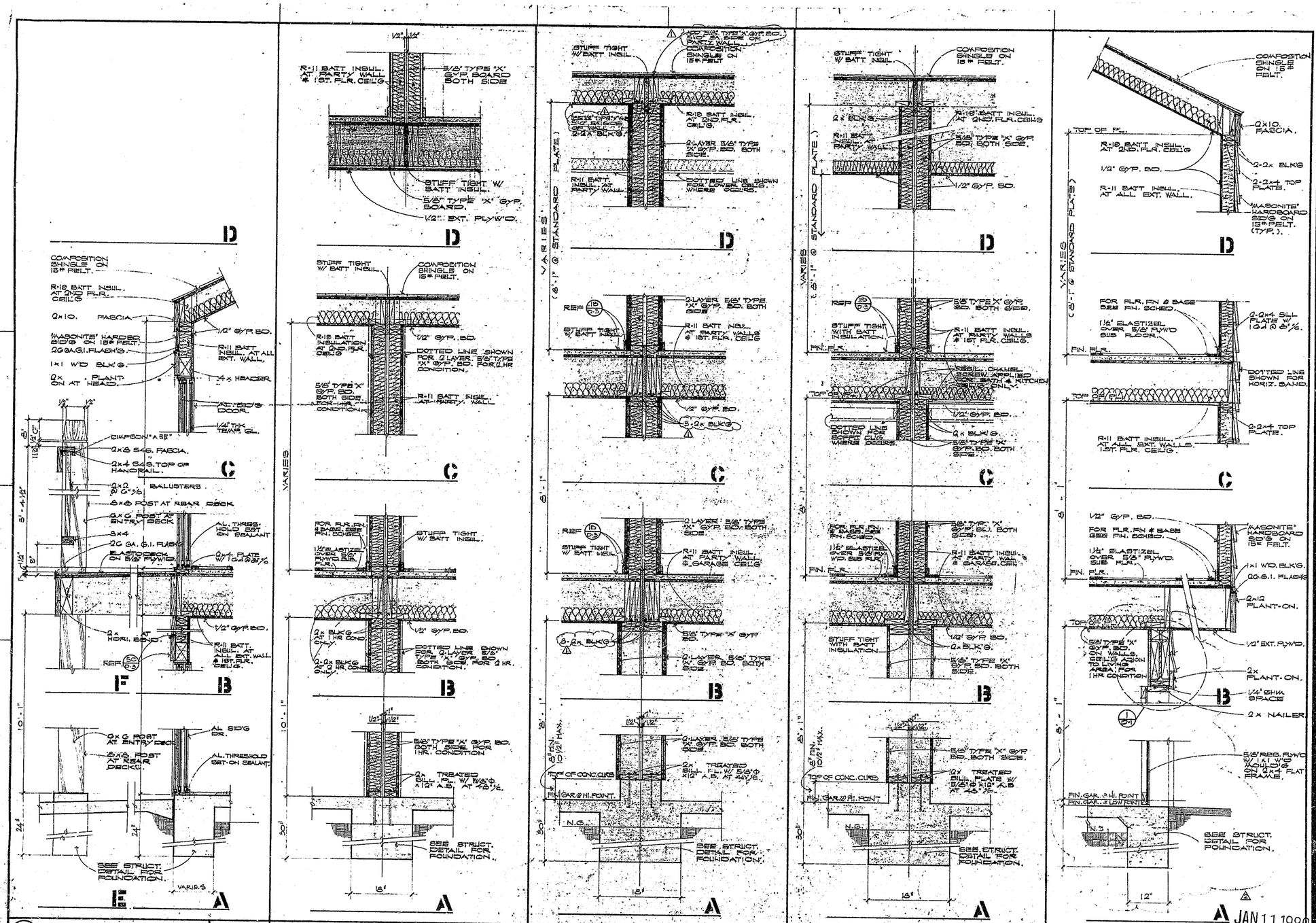
714 • 546 3593

D-2



5 EXT. WALL & BALCONY | 1"=1'-0"

4 TYP. 1 HR. PARTY WALL AT TWO STORY PORTION (2 HR. COND. SHOWN DOTTED) | 1"=1'-0"

3 TYP. 2 HR. PARTY WALL (C FOR THREE STORY PORTION) | 1"=1'-0"

2 TYP. 1 HR. PARTY WALL (C FOR THREE STORY PORTION) | 1"=1'-0"

1 TYP. EXTERIOR WALL | 1"=1'-0"

JAN 11 1980

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

JOB NO. 7802A
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
△1 10-22-79
△2 12-14-79

DETAILS

D-3

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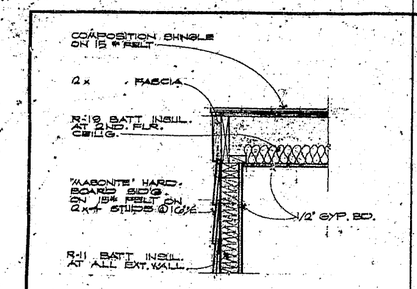
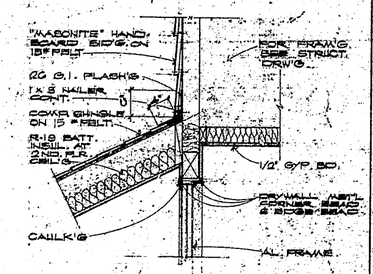
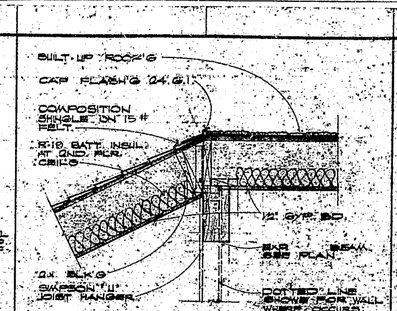


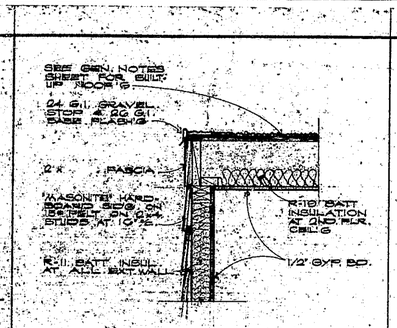
GABEL END. (5)



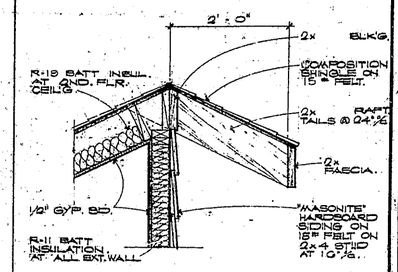
COMPOSITION SHINGLES AT WALL. (4)



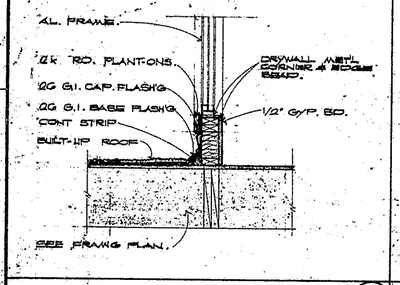
COMPOSITION SHINGLES TO BUILT-UP ROOF (3)



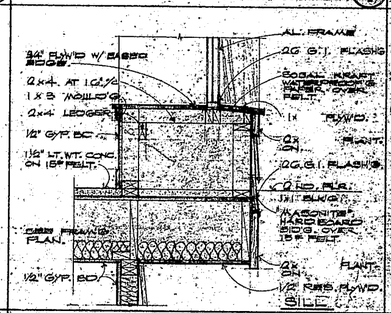
BUILT-UP ROOF END. (2)



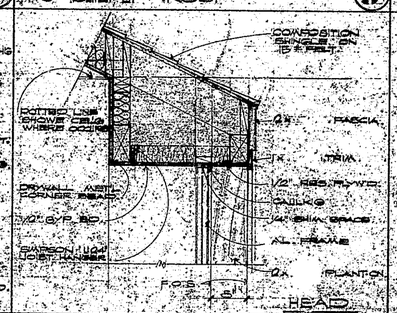
EAVE (1)



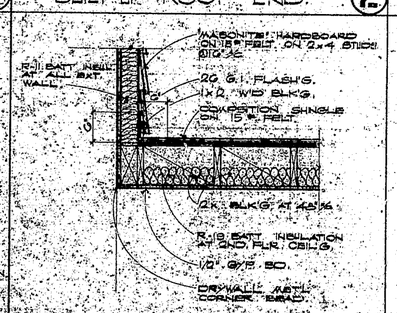
BUILT-UP ROOF AT WALL (10)



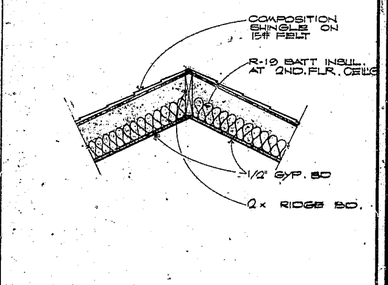
BAY WINDOW PROJECTION (9)



BAY WINDOW PROJECTION (8)

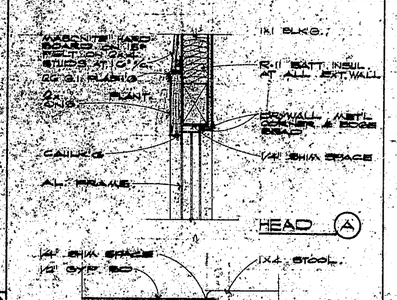


COMP. SHINGLES ROOF AT WALL. (7)

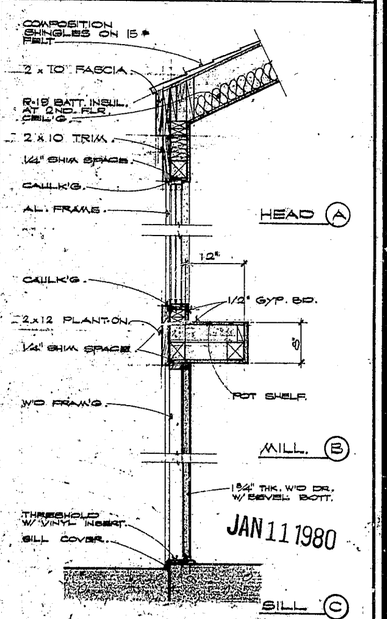


ROOF RIDGE (6)

THIN SET BRICK VENEER (13)



"WINDOW DETAIL (12)



DOOR DETAIL (11)

VALANCE ABOVE VANITY (14)

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

JOB NO. 7904
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION

DETAILS

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newport beach • california 92660
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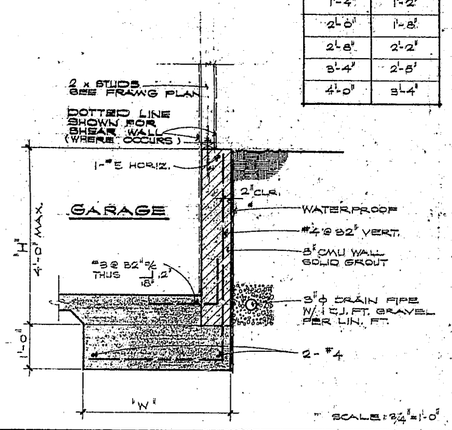
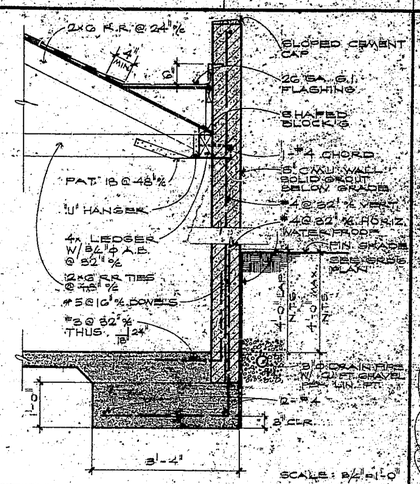
D-4

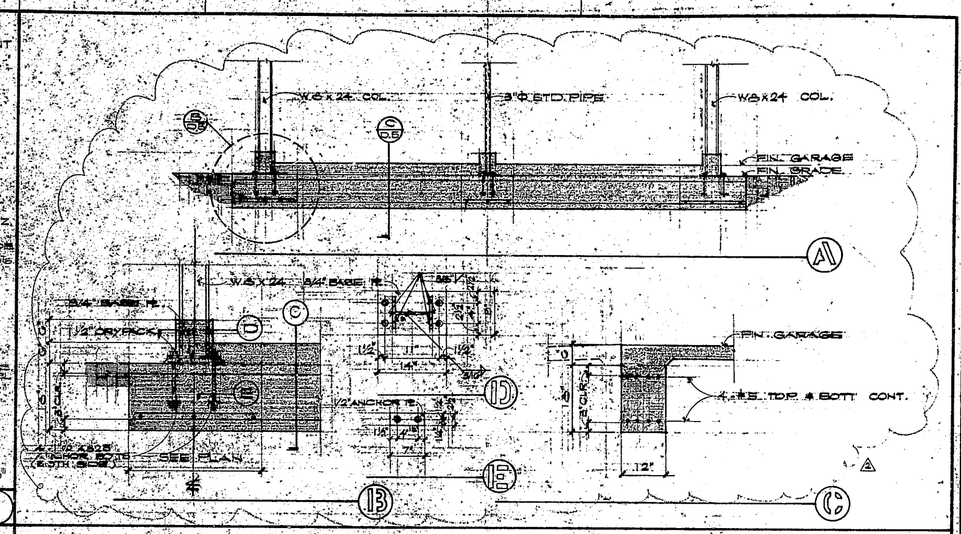
'H' FTS.	'W' FTS.
1'-4"	1'-2"
2'-0"	1'-8"
2'-8"	2'-2"
3'-4"	2'-8"
4'-0"	3'-4"

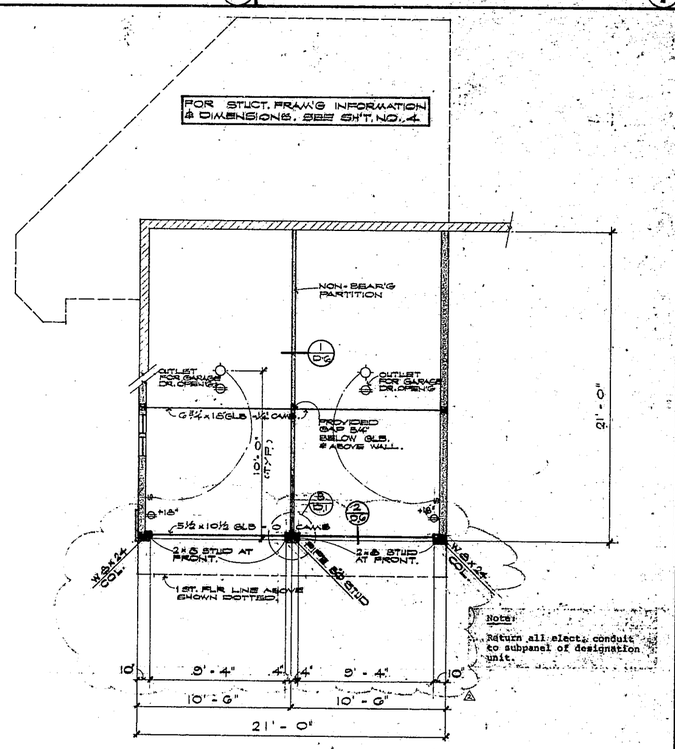


RETAINING WALL (2)

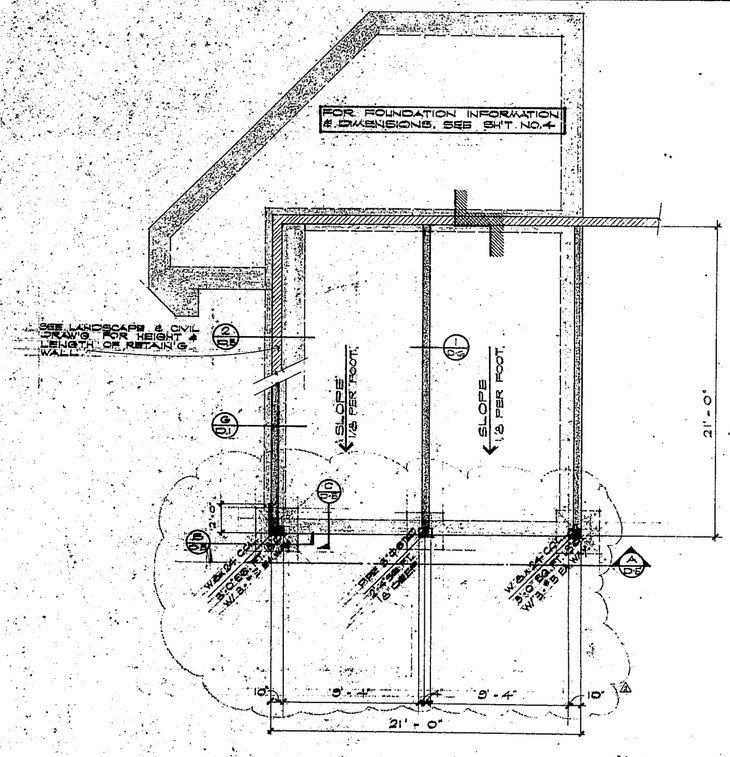


CONC. BLOCK WALL @ GARAGE (1)





GARAGE FLOOR PLAN — 1/4"=1'-0"



FOUNDATION PLAN — 1/4"=1'-0"

JAN 11 1980

UNIT A. SPLIT GARAGE

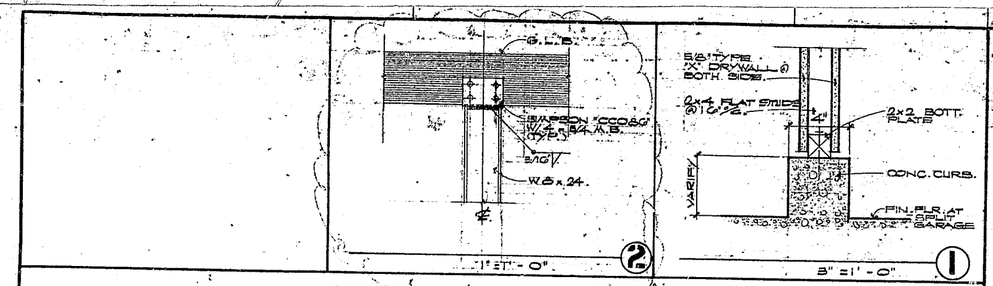
JOB NO. 7809
DATE 1-11-80
DRAWN
CHECKED
ARCHITECT
REVISION
△ 1-12-14-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

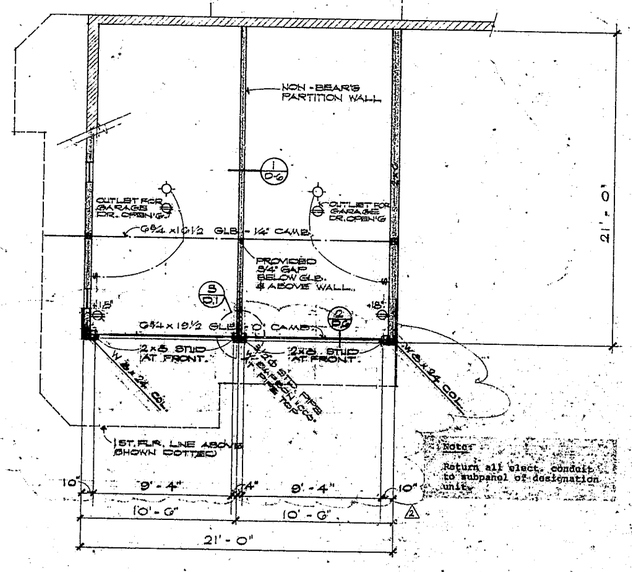
UNIT A. SPLIT GARAGE
FOUNDATION PLAN
GARAGE FLOOR PLAN

daniellan associates
architecture • planning
3848 campus drive • suite 210
newport beach • california 92660
714 • 546 3693

D-5



FOR STRUCT. FRAM'G INFORMATION & DIMENSIONS, SEE SH'T NO. 14.

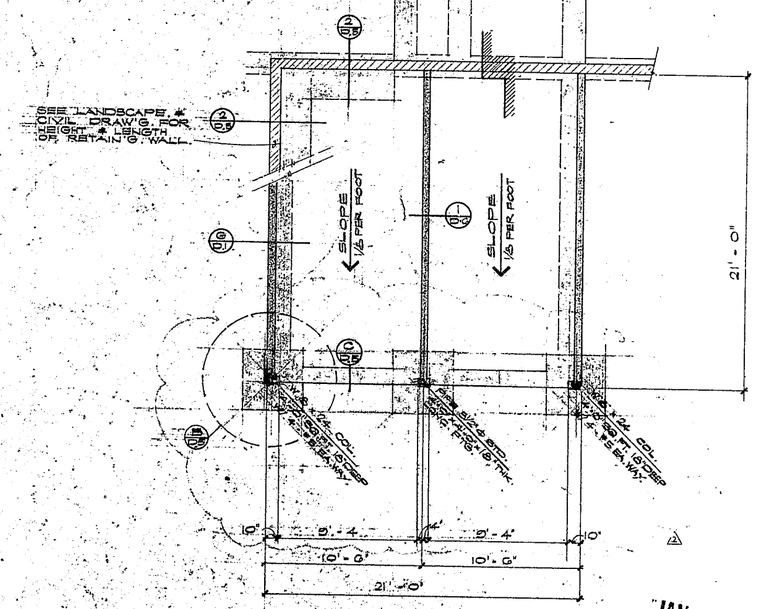


Note:
Return all elect. conduit to subpanel of designation unit.

GARAGE FLOOR PLAN

1/4"-1'-0"

FOR FOUNDATION INFORMATION & DIMENSIONS, SEE SH'T. NO. 14.



JAN 11 1980

FOUNDATION PLAN

1/4"-1'-0"

UNIT C. SPLIT GARAGE

JOB NO. 78-16
DATE 1-11-80
DR'WN
CHECKED
ARCHITECT
REVISION
A 12-21-79

PENTRIDGE COVE
THE JANES COMPANY
COSTA MESA, CALIFORNIA

UNIT C SPLIT GARAGE
FOUNDATION PLAN
GARAGE FLOOR PLAN

danielian associates
architecture + planning
3848 campus drive • suite 210
newport beach • california 92660
714 • 540.3693

D-6

ZE-79-162

740-780

BAKER ST.

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
(714) 556-5245

PLANNING ACTION APPLICATION

(Please See Instruction Sheet)

APPLICATION NO.(s) (1) ZE-79-162

FILING DATE (2) 9/28/79 CEQA (3) EXEMPT

I, (4) M.D. JAMES CO., INC., hereby apply for the Planning Action(s) as indicated below on my property which is described as follows: (5) Address: 740-750 Baker St.

(6) Assessor's Parcel No. AP# 141-091-09,10,11 418-121-17,28 (as per Maps, 19__).

(7) Nearest Major Cross Streets Baker & Bristol

(8) PLANNING ACTION(s) REQUESTED	Account No.	(Office Use) Fee
☒ Zone Exception(s):		
A. ☒ Variance(s) No. _____	0131110009	$ 25
B. ☐ Conditional Use Permit(s) No. _____	0131110009	
C. ☐ CP Approval No. _____	0131110009	
☐ Development Review		
☐ Subdivision. A. ☐ Tentative Map of Tract _____	0131120004	
B. ☐ Parcel Map C. ☐ Lot Line Adjustment	0131120004	
☐ Encroachment Permit		
☐ Planned Development Review		
A. ☐ Preliminary B. ☐ Final		
☐ Relocation Permit	0130750000	
☐ Other _____		
☐ Negative Declaration ☐ Environmental Impact Report –	0131190009	
NF = No Fee Required by Ordinance	(9) Total Fee	$ 25

(10) ☐ ALL REQUIRED PLANS AND DOCUMENTS ATTACHED (See Appropriate Instruction Sheets)

(11) ☐ PLANNING ACTION DESCRIPTION/JUSTIFICATION FORM ATTACHED.

(12) APPLICANT (Owner of Record Only) *Type or Print*

M.D. JAMES CO., INC.
(Owner of Record)

1950 AIRWAY AVE. D-9
(Mailing Address)

COSTA MESA, CA. 92626
(City/State/Zip)

Phone: 979-3376
(Area Code)

I attest under penalty of law to the truth and correctness of all facts, exhibits, maps and attachments presented with and made a part of this application.

(13) I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

(X) _____
(Signature – Applicant (Owner of Record only)

Subscribed and sworn to before me this 28th day of September, 1979.

_____
(Notary)
Melody Lynn Gyde
(SEAL)

(15) AUTHORIZED AGENT *Type or Print*

_____
(Authorized Agent)

_____
(Mailing Address)

_____
(City/State/Zip)

Phone: _____
(Area Code)

_____
(Signature)

(Office Use Only)

(16) Zone R2 (17) General Plan Designation HDR

(18) REQUEST: For variance from required garage door width.

(19) ☒ Planning Commission Hearing – 6:30 p.m. October 22, 1979

(20) ☐ Staff Review Only. You will be notified by mail of the final decision. (21) Application Complete _____ (Initial)

CMF 0602-32 White - City Clerk or Planning Dept. • Planning; Canary - Applicant; Pink - Finance; Goldenrod - Authorized Agent

CITY OF COSTA MESA
77 Fair Drive
Costa Mesa, California 92626
(714) 754-5245

PLANNING ACTION DESCRIPTION/JUSTIFICATION
(Please See Instructions)

(1) Project Location 740 - 780 BAKER

(2) Describe Project and Request(s) 108 UNIT CONDO. PROJECT. TO REDUCE REQ. DOUB. GARAGE DOOR WIDTH FROM 18' TO 16' FOR APPROX. 45% OF THE DOORS.

(3) If application is for Conditional Use Permit(s), answer the following: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties within the same area.

N/A

(4) If application is for Variance(s), answer the following: Government Code Section 65906 states: "Variance from the terms of the zoning ordinance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification."

Describe how your request for a variance(s) meets the above Government Code requirements.

THE UNITS ARE 2 STORY OVER GARAGE. 1E DOOR WIDTH 16' WIDE, A WOOD BEAM W/ 2 PIPE COLS. WILL SUPPORT ACROSS THE DOOR OPENING, SINCE A SHEAR PANEL WOULD BE PROVIDED. HOWEVER, WITH AN 18' DOOR, TWO 1 COLS & A STEEL BEAM WOULD BE REQUIRED TO PROVIDE THE NECESSARY SHEAR VALUE.

CMF 0603-32 White - City Clerk or Planning, Canary - Applicant, Pink - Planning, Goldenrod - Authorized Agent

City of Costa Mes, anning Department
Post Office Box 1200
77 Fair Drive
Costa Mesa, California 92626
(714) 754-5245

PRELIMINARY ENVIRONMENTAL DESCRIPTION

For Office Use Only:

Project Number ZE-79-162 Date Received/By 9/28 :t

Zone R2 General Plan Designation HDR

Recommendation EXEMPT - Class 1

Applications for projects in the City of Costa Mesa cannot be processed until an initial study of environmental impacts has been completed and an exemption granted or a Negative Declaration or Environmental Impact Report prepared.

Please fill out the following and return (with preliminary site plans, including location and size of all existing structures and trees) five (5) working days prior to submitting your application:

Location of Project _____

Description of Project _____

Submitted by _____ Date _____

Mailing Address _____ Phone _____

Zip Code _____

Not all projects will necessitate the preparation of an Environmental Impact Report. In order to make a determination as to whether any significant environmental impacts may result from the proposed project, the above information is necessary.

As soon as possible, the Environmental Evaluator will determine whether or not the project will require an Environmental Impact Report and will notify the project sponsor accordingly.

CMF 0335-35 (Rev. 4/77)

PLANNING DIVISION
STAFF REPORT

AGENDA NO. _____

COMMISSION MEETING OF October 22, 1979 APPLICATION NO. ZE-79-162

FIELD INSPECTION DATE October 15, 1979 DESCRIPTION Variance

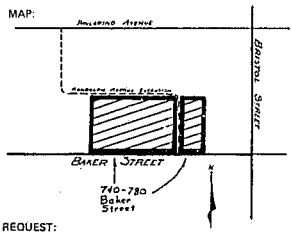
AUTHORIZED AGENT _____

APPLICANT M. D. Janes Company, Inc. (Owner of Record) SITE LOCATION 740-780 Baker Street

ADDRESS 2950 Airway Ave., D-9 ZONE R2 AP # 141-091-09,10,11

Costa Mesa, CA 92626 GENERAL PLAN DESIG. High Density Residential

MAP:



CEQA DETERMINATION Exempt

PREPARED BY FPD:ajw

MANDATORY ACTION DATE September 28, 1980

Applicant is reminded that all ordinances and regulations governing the use of the land or building(s) to which this application pertains must be complied with whether specified herein or not.

REQUEST:

For variance from required garage door width.

FINAL COMMISSION ACTION: Meeting of October 22, 1979

Denied, based on the analysis and findings contained in this report (4-0, Dr. Thyen absent).

CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92626 (714) 754-5245

APPLICANT NOTIFIED K.B. DATE 10-24-79

costa mesa

CMF 0360-32, rev. 11/78

I. DESCRIPTION

A. Subject Property

1. Location - 740 to 780 Baker Street
2. General Plan Designation - High Density Residential
3. Zone - R3
4. Present Development - Underdeveloped with small commercial structures, recreational vehicle storage, landscaping company and nursery (property is being cleared for proposed development - see background).
5. Lot Dimensions - Proposed development will be located on two parcels east and west of Randolph Avenue extension. Parcels measure 545' x 337.5' and 143.3' x 359.5'.
6. CEQA - Negative Declaration for Specific Plan SP-78-02
7. Background - Zone Exception Permit ZE-79-09A for a Conditional Use Permit for a 108-unit condominium with variance from required location of parking approved February 26, 1979.

B. Surrounding Property

1. North - Underdeveloped (included in Study Area for Specific Plan SP-78-02)
2. South - Commercial
3. East - Residential (tree farm)
4. West - City fire station

II. REQUEST AND ANALYSIS

A. Request is for a Variance from required garage door width (18' required, 16' proposed).

B. Code requirement for garage door widths in all zones except the R1 Zone is 9' for single-car garages and 18' for two-car garages. This Code requirement was adopted after field tests indicated that standard garage door widths of 8 and 16 feet were inadequate when vehicles were required to make a turn into the garages.

C. Applicant's request is based on the projected cost of complying with Code requirements. Inasmuch as the proposed project design calls for "stacked" units, applicant indicates that to comply with the wider garage door widths will result in the need to use steel beams for support of upper portions of the structure. The use of steel will result in higher construction cost and thus higher purchase prices.

III. FINDINGS

A. There is no particular hardship with respect to the size, shape, or topography of the subject property to justify the requested variance.

B. Higher construction cost is not adequate justification for approval of a variance from Code requirements.

IV. PLANNING STAFF RECOMMENDATION

Deny

V. CONDITIONS, IF APPROVED

APPLICANT IS REMINDED OF THE FOLLOWING ORDINANCE AND OTHER REQUIREMENTS:

Plng. 1. Whether or not the requested variance is approved or denied, the applicant is remined that the Condominium Ordinance requires automatic garage door openers for each garage.

September 19, 1979

Mr. Jorge Alvarez
M. D. James Company, Incorporated
2950 Airway Avenue, E-2
Costa Mesa, California 92627

Re: Plan check, Pontiac Cove, Baker Street, Costa Mesa, California

Dear Jorge:

Plans have been submitted for the referenced development for plan check. Attached is a copy of the conditions that were applied to the referenced development when same was approved by the Planning Commission February 26, 1979.

In addition to the list of conditions, you are reminded that the subject development must apply with all applicable zoning and development standards. A review of the plans submitted indicate proposed garage door widths of 16 ft. for double-car garage and 8 ft. for a single-car garage. Planning Codes require an 18 ft. garage door on double-car garages and 9 ft. doors on single-car garages.

It is suggested that a list of names be submitted for the proposed private streets within the subject development. This will enable addresses off of those private streets rather than giving the entire project a Randolph Avenue street address.

Should you have any questions regarding conditions of development, please feel free to contact me.

Sincerely

Paul Dudley
Associate Planner

PPD:ajw

Attachment

CITY OF COSTA MESA
PLANNING DEPARTMENT

This is to certify that ZE 79-162
(Rezone Petition or Zone Exception Permit)

for M D James Comp.

was

Published on ~~0~~
(date)

Posted on ~~0~~
(date)

37 Post Cards mailed to property
(no.)

owners of record as shown in our files on

10/12/79

Charles W. Roberts
Director of Planning

CMF 0124-26

PUBLIC HEARINGS WILL BE HELD BY THE COSTA MESA PLANNING COMMISSION AT THE CITY HALL, 77 FAIR DRIVE, COSTA MESA, CALIFORNIA, AT 6:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER ON MONDAY, OCTOBER 22, 1979, REGARDING THE FOLLOWING APPLICATION:

ZONE EXCEPTION PERMIT ZE-79-162 FOR M.D.JANES COMPANY, INCORPORATED, 2950 AIRWAY AVENUE, D-9, COSTA MESA, FOR VARIANCE FROM REQUIRED GARAGE DOOR WIDTH, LOCATED AT 740-780 BAKER STREET, IN AN R2 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT

A.P. NO. 141-091-01
MILTENBURG, LOUISE M (NO)
773 PAULARINO AVE
COSTA MESA, CAL 92626

A.P. NO. 141-091-02
VALDIVIA, MAGDALENO
749 PAULARINO
COSTA MESA, CAL 92626

A.P. NO. 141-091-03
ODEGAARD, GERALD E (CP)
1632 PEGASUS
SANTA ANA, CAL 92707

A.P. NO. 141-091-05
RAY, JAMES D ET AL (NO)
4720 CORTLAND DR
CRONA DEL MAR, CAL 92625

A.P. NO. 141-091-07
BACO INC (CR)
P O BOX 1907
NEWPORT BEACH, CAL 92663

A.P. NO. 141-091-08
MORALES, JOE T
736 W BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-091-09
RAY, JAMES D
4720 CORTLAND AVE
CRONA DEL MAR, CAL 92625

A.P. NO. 141-091-10
RAY, JAMES D
4720 CORTLAND DR
CRONA DEL MAR, CAL 92625

A.P. NO. 141-091-11
CAMPBELL, ERVIN R ET AL TR (NO)
760 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-091-12
BACO INC (CR)
P O BOX 1907
NEWPORT BEACH, CAL 92663

A.P. NO. 141-091-16
BACO INC (CR)
P O BOX 1907
NEWPORT BEACH, CAL 92663

A.P. NO. 141-091-17
BACO INC (CR)
XSODERBERG, E V
419 E 17TH ST
COSTA MESA, CAL 92627

A.P. NO. 141-091-18
COUGHLIN, MICHAEL A (JT)
1960 MOUNTAIN AVE
NORCO, CAL 91760

A.P. NO. 141-091-19
MITCHELL-BROWN NO. 1 (PT)
397 VISTA BAYA
NEWPORT BEACH, CAL 92660

P.O. BOX 1200, COSTA MESA, CALIFORNIA 92626

THE COSTA MESA PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE CITY HALL, 77 FAIR DRIVE, COSTA MESA, CALIFORNIA AT 6:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER ON MONDAY, OCTOBER 22, 1979.

ZONE EXCEPTION PERMIT ZE-79-162 FOR M.D. JANES COMPANY, INCORPORATED, 2980 AIRWAY AVENUE, D-9, COSTA MESA, FOR VARIANCE FROM REQUIRED GARAGE DOOR WIDTH, LOCATED AT 740-780 BAKER STREET, IN AN R2 ZONE. ENVIRONMENTAL DETERMINATION: EXEMPT

ANY ORAL OR WRITTEN COMMENTS, FOR OR AGAINST THE APPLICATION, WILL BE HEARD AT THIS TIME. IF YOU HAVE QUESTIONS, CALL THE PLANNING DEPT. AT (714)754-5245.

CHARLES W. ROBERTS, SECRETARY

CITY OF COSTA MESA
P.O. BOX 1200
COSTA MESA, CA 92626

OFFICIAL NOTICE
AFFECTS YOUR PROPERTY
PLEASE READ!

COSTA MESA PLANNING COMM.
P.O. BOX 1200
COSTA MESA, CALIF. 92626

OCT. 12, 1979 M701005 PROOF LIST FOR PLANNING DEPT

A.P. NO. 418-121-04
STEWART, CARL E (CP)
115 VIA MENTONE
NEWPORT BEACH, CAL 92663

A.P. NO. 418-121-05
RICHARD SEWELL INC (CR)
WONG, TUN F (JT)
2208 MONTAGUE CIR
PLACENTIA, CAL 92670

A.P. NO. 418-121-06
RICHARD SEWELL INC (CR)
WONG, TUN F ET AL (EA)
2214 MONTAGUE CIR
PLACENTIA, CAL 92670

A.P. NO. 418-121-07
FELDMAN, KENNETH E ET AL
(MV)
110 E 9TH ST #B-519
LOS ANGELES, CAL 90015

A.P. NO. 418-121-08
FELDMAN, KENNETH E (MS)
110 E 9TH ST #B-519
LOS ANGELES, CAL 90015

A.P. NO. 418-121-09
HORIO, SEIJI P (TC)
3016 A JEFFREY DR
COSTA MESA, CAL 92627

A.P. NO. 418-121-16
LA DORDE, H B (JT)
P O BOX 792
SOLANA BEACH, CAL 92075

A.P. NO. 418-121-17
HENDRICKSON, RONALD W
(CP)
1991 PORT CLARIDGE PL
NEWPORT BEACH, CAL 92660

A.P. NO. 418-121-23
DI BIETRANTONIO, NICHOLAS
(JT)
13651 OLYMPIC AVE
COSTA MESA, CAL 92626

A.P. NO. 418-121-24
STEWART, JEROME A ET AL
7150 FENWICK LN SUITE 219
WESTMINSTER, CAL 92683

A.P. NO. 418-121-25
PARK, JACK H
785 PAULARINO AVE
COSTA MESA, CAL 92626

A.P. NO. 418-121-26
SHELLENBARGER, WALTER W
(MD)
785 PAULARINO AVE
COSTA MESA, CAL 92626

A.P. NO. 418-121-27
FRANK BROS ROOFING CO
125 COMMERCIAL WAY
COSTA MESA, CAL 92626

A.P. NO. 418-121-28
TAKATA, TERUMI
780 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 418-121-29
CITY OF COSTA MESA
CITY HALL
COSTA MESA, CAL 92626

A.P. NO. 418-121-30
MAYEMURA, ROY N ET AL
(MV)
18021 LEAFWOOD LN
SANTA ANA, CAL 92705

CARDS SENT 32

A.P. NO. 141-251-03
ADAMS, MAURICE C ET AL
SAVE-MOST LIQUOR STORES
841 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-251-04
ADAMS, MAURICE C ET AL
SAVE-MOST LIQUOR STORES
841 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-251-05
WISH, ROBERT L ET AL
250 NEWPORT CENTER DR
SUITE M-200
NEWPORT BEACH, CAL 92660

A.P. NO. 141-251-17
RUSSELL, RAY A (WR)
%CALIF UMBRELLA CO INC
P O BOX 10640
SANTA ANA, CAL 92711

A.P. NO. 141-251-29
RUSSELL, RAY A (WR)
%CALIF UMBRELLA CO INC
P O BOX 10640
SANTA ANA, CAL 92711

A.P. NO. 141-251-33
WISH, WANDA J (WD)
1607 BAY CLIFF CIR
CRONA DEL MAR, CAL 92625

A.P. NO. 141-261-11
ORKIN INC (CR)
THRIFTY OIL CO
10000 LAKEWOOD BLVD
DOWNEY, CAL 90240

A.P. NO. 141-261-13
S E BRIGGS & SON INC (CR)
2991 RANDOLPH AVE
COSTA MESA, CAL 92626

A.P. NO. 141-261-14
MAESTAS, ROBERT A (JT)
763 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-262-12
COOK & COOLEY INC (CR)
1701 W WARDLOW RD
LONG BEACH, CAL 90810

A.P. NO. 141-262-15
PIRIH, BORIS ET AL (MV)
2830 E LA CRESTA AVE
ANAHEIM, CAL 92806

A.P. NO. 141-262-16
HOWELL, DAVID J ET AL
(MV)
KATHY INVESTMENT CO
445-C E 17TH ST
COSTA MESA, CAL 92627

A.P. NO. 141-262-17
HOWELL, DAVID J ET AL
(MV)
KATHY INVESTMENT CO
445-C E 17TH ST
COSTA MESA, CAL 92627

A.P. NO. 418-121-01
RICHARD SEWELL INC (CR)
PALKE, THOMAS H ET AL
(EA)
4040 -A W 134TH ST
HAWTHORNE, CAL 90250

A.P. NO. 418-121-02
WIEKAMP, DARRYL L ET AL
(MV)
25001 SEBASTIAN LN
MISSION VIEJO, CAL 92675

A.P. NO. 418-121-03
WICKEN, RAY D ET AL (MV)
1939 BAYSIDE DR
CRONA DEL MAR, CAL 92625

B-5593

741 Baker St.

EXIST. TOILET

IF MORE THAN 4 EMPLOYEES, TWO TOILETS MUST BE PROVIDED – MEN/WOMEN

B-2

Hood Vent

Opening Closed

New 3'0 x 6'8 Door

3'0 x 6'8 Door

New Non Bearing Partition

OFFICE

WOMEN

MEN

CARPET

TILE

A-3

EQUIPMENT SCHEDULE

ITEM	QUAN.	EQUIPMENT	ITEM	QUAN.	REMARKS
1	1	[illegible]	12	1	[illegible]
2	1	[illegible]	13	—	TABLE BASES
3	2	[illegible]	16	35	CANTINE CHAIRS
4	2	[illegible]	17	—	[illegible]
5	1	[illegible]	18	—	[illegible]
6	1	[illegible]	19	—	REFRIGERATION SYSTEM
7	14	[illegible]	20	1	ICE MACHINE
8	2	[illegible]	21	—	CARPETING
9	5	[illegible]			
10	1	[illegible]			
11	1	[illegible]			

EQUIPMENT PLAN

APPROVED
Interior Alterations
CITY OF COSTA MESA
PLANNING DEPT.
SUBJECT TO BLDG. DEPT. REQ.
BY DKC/TLE DATE 11/22/82
DIRECTOR OF PLANNING

APPROVED
City of Costa Mesa Building Dept.
BY _____ DATE 11/22/1982

THESE PLANS MUST BE ON JOB AT ALL TIMES

MAKE NO CHANGES WITHOUT PRIOR APPROVAL OF DEPT.

THE ISSUANCE OR GRANTING OF A PERMIT OR APPROVAL OF PLANS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO BE A PERMISSION OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THIS CODE. NO PERMIT PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THIS CODE SHALL BE VALID, EXCEPT IN SO FAR AS THE WORK OR USE WHICH IT AUTHORIZES IS LAWFUL.

THE ISSUANCE OF A PERMIT BASED UPON PLANS AND SPECIFICATIONS SHALL NOT PREVENT THE BUILDING OFFICIAL FROM THEREAFTER REQUIRING THE CORRECTION OF ERRORS IN SAID PLANS AND SPECIFICATIONS OR FROM PREVENTING BUILDING OPERATIONS BEING CARRIED ON THEREUNDER WHEN IN VIOLATION OF THIS CODE OR OF ANY OTHER ORDINANCE OF THE CITY.

4" Transite or Plastic Sewers Not Less Than

APPROVAL ONLY

SEPARATE PERMIT REQUIRED FOR ELECTRICAL, MECHANICAL & PLUMBING

Permit B-5523

WE TO IT THE ION OF LED FOR

FOOD SERVICE EQUIPMENT

PLANNING
DESIGNING
ENGINEERING

Eng-Skell Company
INCORPORATED

SAN FRANCISCO 3, CALIFORNIA
1035 HOWARD STREET
UNDERHILL 1-2680

LOS ANGELES 17, CALIF.
861 SO. FIGUEROA
MADISON 6-2

BAKER — 741 BAKER ST. — TED BOLTE

JOB NO. 6695

DATE: 12-14-82
SCALE: 1/4"=1'-0"
CONSULTANT: LES BLAIR
DESIGNED BY
DRAWN BY: A.M.

DATE	REVISIONS	BY
1-24-83	REVISIONS ON ITEMS NO. 2, 5, 13, 14, 15, 16, 17, 18.	A.M.

SHEET NO. 1 OF

SAN FRANCISCO · LOS ANGELES · OAKLAND · SACRAMENTO · STOCKTON · PHOENIX · EUREKA

26713

741 BAKER ST.

Hard Card

OWNER RANDOLPH- Baker, Inc. DATE 2-21-67

JOB ADDRESS 741 Baker Street BUILDING PERMIT NO. 26713

GENERAL CONTRACTOR Owner-Bldr. DESCRIPTION OF WORK Interior Alterations

AP No. 141-262-01, 02 LOT TRACT FIRE ZONE VALUE $ 750.00

INSPECTIONS & 03

GROUP F-2 TYPE III ZONE C-1

	Signature	Date
Soil		
Gas		
Water		
Rough Plumbing		
Prop. Swr. Line ☐ House Con. ☐		
Sprinkling System		
Miscellaneous		
Rough Heating and Air Conditioning		
Temporary Service or Pole		
Underground ☒ Power ☐	RR	2-1-67
Rough Wiring	RR	2-2-67
Trenches ☐ Forms ☐ Steel Reinf. ☐		
Floor System		
Bond Beam ☐ Steel Reinforce ☐		
Sheathing		
Frame and Finishing	FSM	2/27/67
Lathing — In ☐ Out ☐	FSM	2/24/67
Plaster, Brown Coat		
Structural, Final		
Heating, Vent., Refrig. and A.C., Final		
Plumbing, Final and Gas Test ☐		
Electric Final	WCM	3/14/67
Building, Final	FSM	4/3/67
Special Requirements		
Utility Notified, Gas ☐ Elect. ☐		
OCCUPANCY	FSM	4/3/67

SUBCONTRACTOR	PERMITS ISSUED Date	Number	Signature
Plumbing			
Heating and Vent.			
Electric Hogbetts Elect.	2-1-67	21843	

Form BU4—5M—11-64—S-B P

6713

CORRECTION SHEET FOR PLAN CHECK OR BUILDING INSPECTION
ORANGE COUNTY HEALTH DEPARTMENT
Telephone 547-0547

Anaheim Off.
1211 S. Lori St.
Anaheim, Calif.
776-5551

NAME OF ESTABLISHMENT: The HUDDLE / BAKER HALL LOCATION: 741 BAKER ST. - C.M.

DATE: 2/21/67 SUBMITTED BY: T. Botte ADDRESS: 3995 Birch · Newport Bch. TELEPHONE:

The plans or building is approved subject to the requirements checked below:

- [x] 1. **FLOORS:** Kitchen & Rest room floors shall be smooth, impervious and grease resistant.
  a. Asphalt tile is generally not approved.
- [x] 2. **WALLS:** Kitchen walls shall be smooth, non-absorbent, with light colored washable finish.
  a. Rough brick or concrete block are not approved.
- [x] 3. **CEILING:** Kitchen & Restrooms. ceiling shall be smooth, non-absorbent, with light colored washable finish.
  a. Acoustical plaster is not approved.
  b. Acoustical tile shall have a hard, smooth, washable surface.
- [ ] 4. **HOODS:** a. Mechanical exhaust ventilation equipment shall be provided over all cooking equipment and installed in accordance with the local building code.
  b. Hoods shall extend at least six (6) inches beyond all sides of cooking equipment.
- [x] 5. **FLOOR SINKS:** Ice machine shall be provided with a floor sink located within 15 feet of the drain opening.
- [x] 6. **EATING & DRINKING UTENSIL SINK:** A three (3) compartment sink with dual drainboards, unit of all metal sanitary construction, shall be provided for washing eating and drinking utensils.
- [ ] 7. **POT & PAN SINK:** A two (2) compartment sink with dual drainboards, unit of all metal sanitary construction, shall be provided for washing pots and pans.
- [ ] 8. **MEAT SINK:** A sink with dual drainboards, unit of all metal sanitary construction shall be provided in the meat department. It should be equipped with a twelve (12) inch minimum backsplash.
- [ ] 9. **DIPPER WELLS:** A running water dipper well must be provided if scoops are used for dipping ice cream.
- [ ] 10. **WINDOW SCREENS:** All openable windows shall be screened with not greater than 16 mesh screening.
- [x] 11. **GENERAL PURPOSE HOT WATER:** Provide hot water system capable of supplying 120° F water to all sinks and hand lavatories during the period of maximum demand.
- [ ] 12. **BOOSTER HEATER:** Dishwashing machine shall be provided with an approved hot water system capable of supplying 180° F. rinse water at the connection to the machine during the required bactericidal rinse. National Sanitation Foundation Std. #5 shall be used as a guide for sizing the hot water system.
- [ ] 13. **N.S.F. D/W MACHINE:** Dishwashing machine shall conform to the National Sanitation Foundation Standard #3.
- [ ] 14. **SNEEZE GUARD:** Install sneeze guards in accordance with attached Sanitation Bulletin #8L.
- [ ] 15. **FOOD STORAGE:** a. Provide adequate storage space.
  b. All shelving to be installed at least six inches off of floor.
- [ ] 16. **RESTROOMS:** a. All handwashing lavatories for employees shall be provided with hot and cold water under pressure. Mixing type faucets are recommended.
  b. Handwashing detergent or soap and single-service sanitary towels or hot-air blowers shall be provided in permanently installed dispensing devices at lavatories used by employees.
  c. All toilet rooms shall be provided with tight-fitting, self-closing doors.
- [ ] 17. **VESTIBULES:** Vestibules are required for toilets in connection with food establishments by the Uniform Building Code. (Vestibules may be utilized for clothing storage.)
- [ ] 18. **TWO TOILETS:** Separate toilets shall be provided for each sex, where there are five or more employees of different sex. Local building departments may require two toilets for public use regardless of the number of employees.
- [x] 19. **CLOTHING STORAGE:** A room or enclosure, separated from toilets or any food storage or food preparation area, shall be provided where employees may change and store their outer garments.
- [ ] 20. **PASS-OUT WINDOWS:** Install Pass-Out Windows and fans in accordance with attached Sanitation Bulletin #23L.
- [x] 21. **FLY PROTECTION DELIVERY DOORS:** All delivery doors leading to the outside shall open outward and be self-closing and be provided with an overhead fly fan.
- [ ] 22. **FLY PROTECTION ENTRANCE DOORS:** All customer entrance doors leading to the outside shall open outward and be self-closing and be provided with an overhead fly fan or other effective method to prevent the entrance of flies.
- [x] 23. **EQUIPMENT LEGS:** All equipment shall have round metal legs. Angle iron or wood legs are not approved.
- [ ] 24. **EQUIPMENT LAYOUT:** An equipment layout and specifications must be provided prior to final plan check approval. Equipment and installation must conform to National Sanitation Foundation Standards.
- [ ] 25. **WATER AND SEWAGE DISPOSAL:** Water and sewage disposal shall be approved by the Health Department.
- [ ] 26. **ADDITIONAL CORRECTIONS:** _____

Approval of a building for issuance of a Food Vending Permit will be based on its compliance with all State and local laws and regulations.

All work involving structural, plumbing or electrical changes shall be done under a permit from the local Building Department and plans for same shall be submitted to the Orange County Health Department for approval.

F4022-09 249 - 3M - 6-64

PLANS CHECKED BY: George Speth

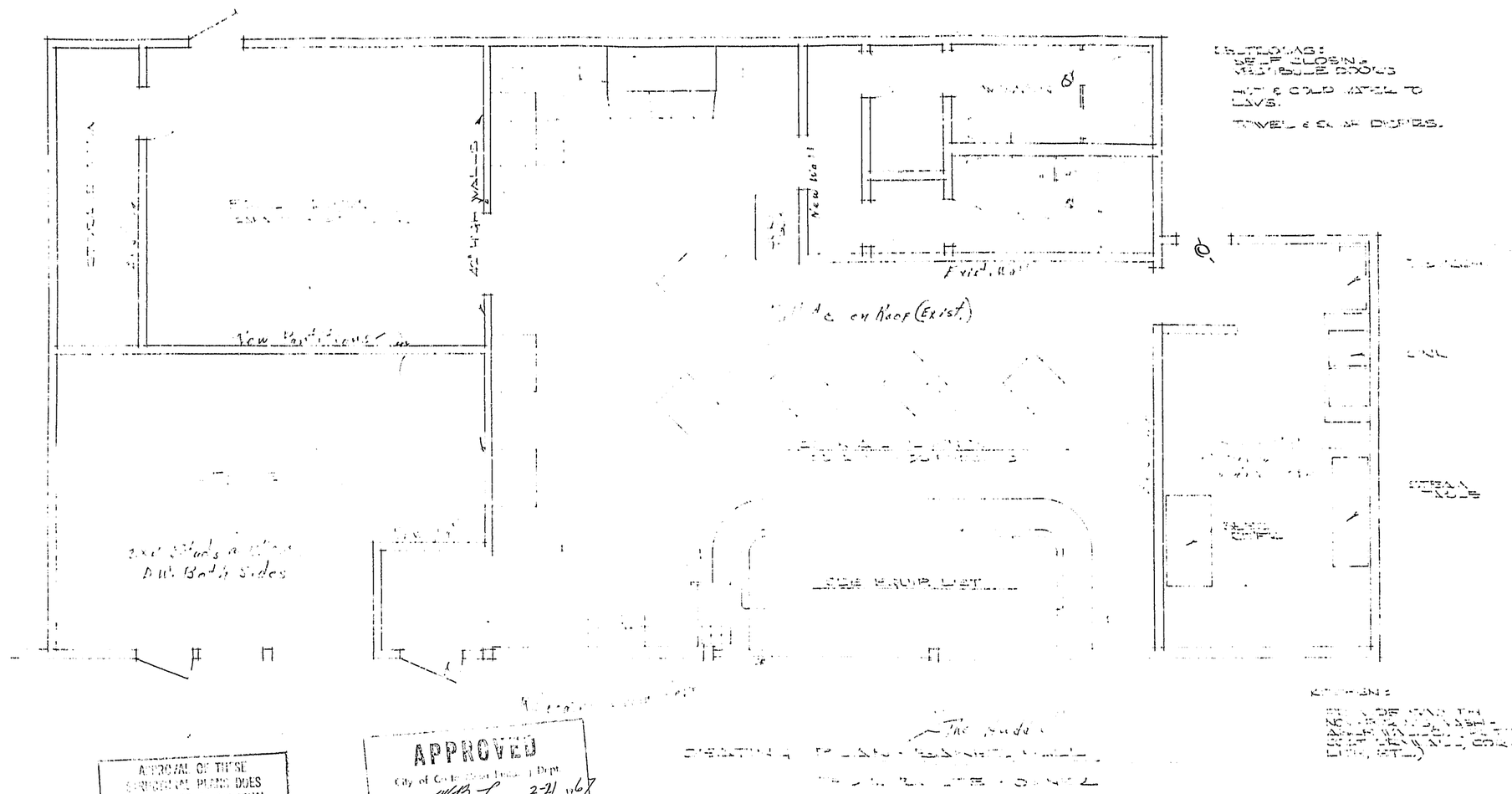
Eng-Skell Company

Eng-Skell Company

Eng-Skell Company

Mr. Ted B ite

ORANGE COUNTY HEALTH DEPARTMENT
SANITATION DIVISION
RESTAURANT PLAN APPROVED
BY [illegible] DATE 2/3 [illegible]
WITH FOLLOWING CORRECTIONS:


New Wall
Existing Wall
New Partitions
Existing Roof
Existing Roof (Existing)
Existing Equipment
Existing Equipment
Existing Equipment

743 BAKER ST., STE. "D" B-8079 1 of 1

B 8079

743 BAKER ST.,
STE. 'D'

City of Costa Mesa
Building Division

APPLICATION FOR STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY EXEMPTION

Documentation of Unreasonable Hardship

Project Address 743 SUITE 'D' BAKER STREET Plan Review # 430

Owner J. WHELAN (714) 530-3666 Telephone Applicant HOSSAIN ARAMI (714) 993-5141 Telephone

I hereby request an exemption from Title 24 accessibility standards pertaining to reasonable availability to, or usage by, the physically handicapped.

The following information is provided to assist in determination of reasonable hardship:

1. The proposed facility is a REAL ESTATE OFFICE.
2. The cost of all contemplated construction is: $ $2,000 —.
3. The cost of the access feature is: $ 1,000 —.
4. The access feature increases the cost of construction by 50 %.
5. The financial impact of the feature on the feasibility of the project is:

The following persons provided information shown in the above section:

HOSSAIN ARAMI
NAME

177 RIVERSIDE DR. #F
ADDRESS

SIGNATURE

FIRM

ADDRESS

SIGNATURE

NOTICE

If approved, the determination of unreasonable hardship and this documentation do not allow an exemption from any other access requirement.

The exemption requested by this form applies to the following item of the project, which is shown on pages ____, ____, ____, ____, of the plans: ____

☐ Equivalent facilitation **will be provided** as specified in Section _____, Title 24, C.A.C.

☐ Provision for equivalent facilitation **is not required** as per Section _____, Title 24, C.A.C.

Submitted by:

Signature

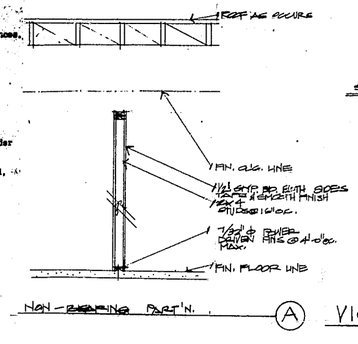
7/30/83
Date

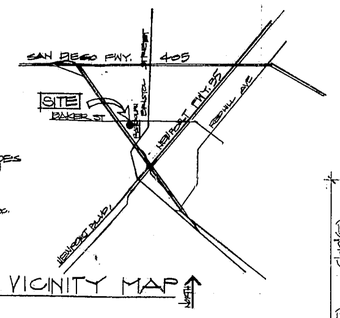
Scott R. Fazekas
Please Print Name

CMF 0969-46

GENERAL NOTES

1. The Contractor shall verify all dimensions and existing conditions at the job site.
2. The Contractor shall be responsible for providing all work and materials in accordance with all applicable codes and ordinances.
3. Framing Notes:
   - A. Studs
     1. Bearing interior walls: D. F. Construction grade or better.
     2. Non-bearing interior walls: D. F. Utility grade.
   - B. Floor joists: D. F. No. 2 grade.
   - C. Beams: D. F. No. 1.
   - D. Exposed Exterior Beams: D. F. No. 1, free of heart centers.
   - E. Exposed Interior Beams: D. F. No. 1, free of heart centers.
   - F. Headers: D. F. No. 1.
   - G. Bridging and Blocking: Solid block all floor joists at 8 feet on center and each bearing. Provide double joists under all partitions.
   - H. All lumber grade marked per W. C. L.A. grading rule No. 16.
   - I. Plywood: All plywood used shall be graded by approved agency of American Plywood Association as 'Structural 1, interior-exterior glue' conforming to Standard PS 1-74, Index 32/16.
4. Electrical Notes:
   - A. All electrical installations shall comply with the latest edition of the National Electrical Code as amended and adopted by the building department,
   - B. Use copper wiring for all wiring installations. Aluminum conductors shall not be used.
5. Mechanical Notes:
   - A. All mechanical installations shall comply with the latest edition of the Uniform Mechanical Code as amended and adopted by the building department,
   - B.
6. Plumbing Notes:
   - A. All plumbing installations shall comply with the latest edition of the Uniform Plumbing Code as amended and adopted by the building department,

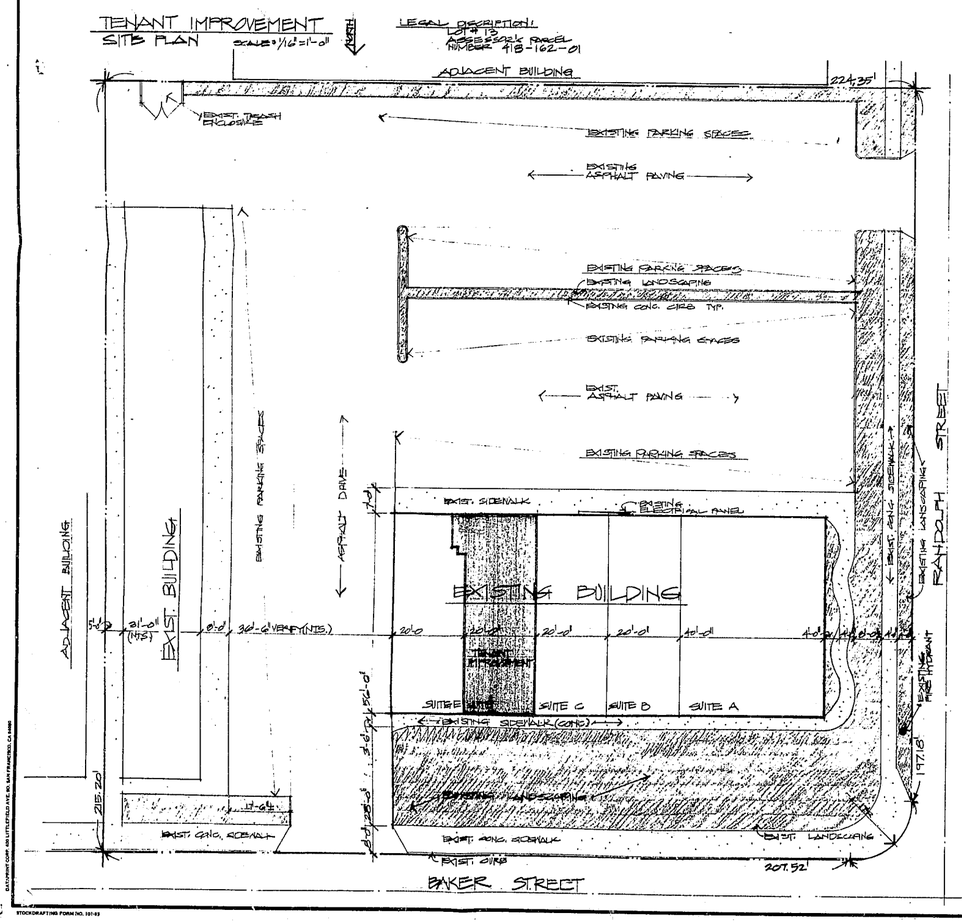




TENANT IMPROVEMENT SITE PLAN

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

LEGAL DESCRIPTION:
LOT 4 TS
ASSESSOR'S PARCEL NUMBER 418-162-01

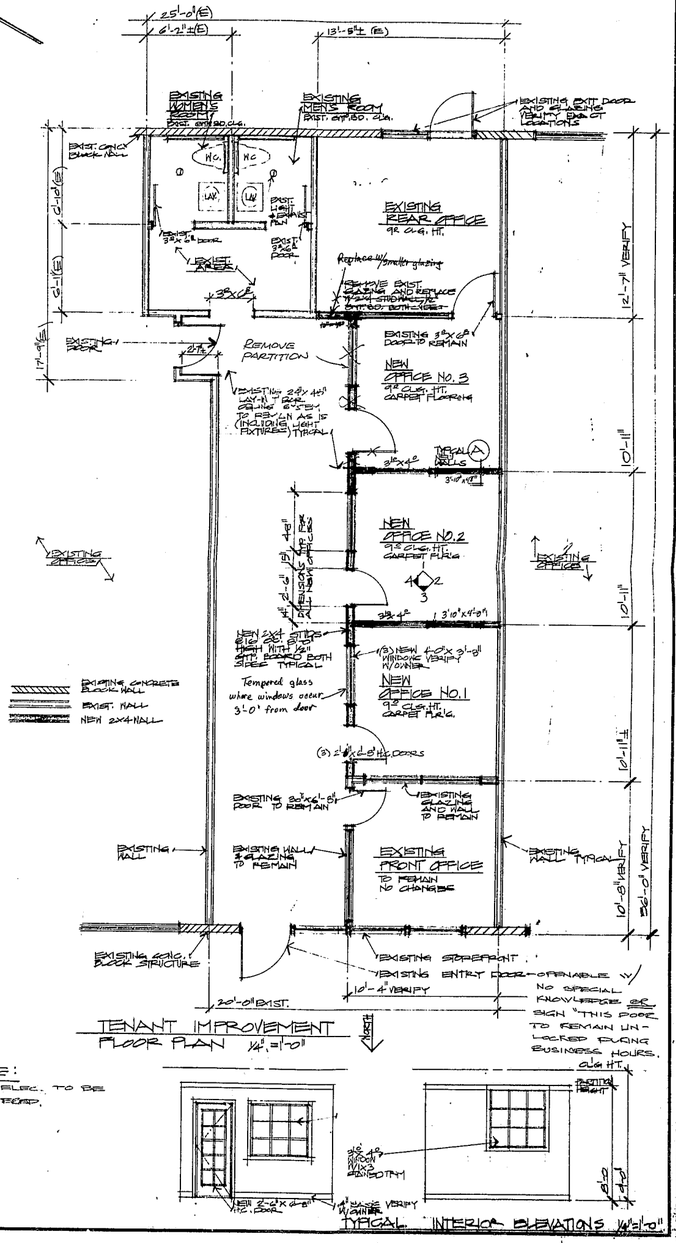


Partions only

APPROVED
CITY OF COSTA MESA
PLANNING DEPT.
SUBJECT TO BLDG. DEPT. REQ
BY OKC/PAC DATE 7/20/83
DIRECTOR OF PLANNING

STRUCTURAL APPROVAL ONLY
SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, MECHANICAL, PLUMBING
Permit B8079
THIS ... ALL ... MAY BE REQUIRED BY THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY. CONTACT FOR ADDITIONAL REQUIREMENTS.

APPROVED
City of Costa Mesa Building Dept.
BY ... DATE 7/20/83
THESE PLANS MUST BE ON JOB AT ALL TIMES
MAKE NO CHANGES WITHOUT PRIOR APPROVAL OF DEPT.
THE ISSUANCE OF PLANS ... SHALL NOT BE CONSTRUED TO BE A PERMIT ... OR AN APPROVAL OF ANY VIOLATION OF ANY ... OF THE BUILDING CODE OR OTHER ORDINANCES OF THE CITY. NO PERMIT FOR THE USE OR OCCUPANCY OF ANY BUILDING OR PREMISES OR PART THEREOF HEREAFTER ERECTED SHALL BE ISSUED UNTIL A CERTIFICATE OF OCCUPANCY SHALL HAVE BEEN ISSUED BY THE BUILDING OFFICIAL. NO PERMIT FOR THE ERECTION OF ANY BUILDING SHALL BE ISSUED BEFORE APPLICATION HAS BEEN MADE FOR A CERTIFICATE OF OCCUPANCY FOR THE USE OF THE BUILDING TO BE ERECTED. NO BUILDING OR PREMISES SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY SHALL HAVE BEEN ISSUED. NO CHANGE SHALL BE MADE IN THE USE OR OCCUPANCY OF ANY BUILDING OR PREMISES UNLESS A CERTIFICATE OF OCCUPANCY SHALL HAVE BEEN ISSUED THEREFOR. EVERY CERTIFICATE OF OCCUPANCY SHALL STATE THAT THE BUILDING OR PROPOSED USE OF A BUILDING OR PREMISES COMPLIES WITH ALL PROVISIONS OF LAW GOVERNING BUILDING CONSTRUCTION AND USE. THE ISSUANCE OF A PERMIT BASED UPON PLANS AND SPECIFICATIONS SHALL NOT PREVENT THE BUILDING OFFICIAL FROM THEREAFTER REQUIRING THE CORRECTION OF ERRORS IN SAID PLANS AND SPECIFICATIONS OR FROM PREVENTING BUILDING OPERATIONS BEING CARRIED ON THEREUNDER WHEN IN VIOLATION OF THIS CODE OR OF ANY OTHER ORDINANCE OF THE CITY.



EXISTING CONCRETE BLOCKING WALL
EXIST. WALL
NEW 2x4 WALL

NOTE:
NO ELEC. TO BE ALTERED.

TENANT IMPROVEMENT FLOOR PLAN 1/4"=1'-0"

TYPICAL INTERIOR ELEVATIONS 1/4"=1'-0"

REVISIONS	BY

WHELAN REAL ESTATE
734 BAKER STREET SUITE 'D'
COSTA MESA, CA.
(714) 540-3600

DATE	12 JULY '83
SCALE	AS NOTED
DRAWN	H.A.
JOB	83-01
SHEET	A1
OF	1 SHEETS

STOCKDRAFTING FORM NO. 101-82

743 W. BAKER 51036
SIGN PLANS

51036

743

W. BAKER

8'

12" LTRS
WHITE WITH
BLUE BACKGROUND
INT. ILLUM. 800MA

4'

CHIC CLARKE
INSURANCE
(A)

7'

2X7 (INT. ILLUM.)
7 INCH LETTERS WHITE
WITH BLUE BACKGROUND

2'

CHIC CLARKE
INSURANCE
(B)

APPROVED
City of Costa Mesa, Planning
By _____ DATE 11-19-80

THESE PLANS MUST BE ON JOB AT ALL TIMES
NO CHANGES WITHOUT PRIOR APPROVAL

THE ISSUANCE OR GRANTING OF A PERMIT OR APPROVAL OF PLANS AND SPECIFICATIONS SHALL NOT BE CONSTRUED AS A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY PROVISION OF THIS CODE. NO PERMIT PURPORTING TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THIS CODE SHALL BE VALID, EXCEPT IN SO FAR AS THE WORK OR CONSTRUCTION IT AUTHORIZES IS LAWFUL.

THE ISSUANCE OF A PERMIT BASED UPON PLANS AND SPECIFICATIONS SHALL NOT PREVENT THE BUILDING OFFICIAL FROM THEREAFTER REQUIRING THE CORRECTION OF ERRORS IN SAID PLANS AND SPECIFICATIONS OR FROM PREVENTING BUILDING OPERATIONS BEING CARRIED ON THEREUNDER WHEN IN VIOLATION OF THIS CODE OR OF ANY OTHER ORDINANCE OF THIS CITY.

2" X 2" X 3/16" L.

(A)

2" X 2" X 3/16"

2" X 2" X 3/16" L.

(B)

2" X 2" X 3/16" X 4'

STRUCTURAL APPROVAL ONLY

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING AND REFRIGERATION WORK

Permit # 51636
THIS NUMBER MUST ACCOMPANY ALL INSPECTION REQUESTS

FOR BUILDINGS WHERE PERSONS ARE TO BE EMPLOYED, WE SUGGEST THAT THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY BE CONSULTED FOR ADDITIONAL REQUIREMENTS.

B/C&R 11-19-80

(A)

4X8 EXISTING SIGN
INT. ILLUMINATED

2X2" ANGLE IRON
BRACKETS LAG TO
BUILDING ROOF
1/2 THRU BOLTS

2X8 INT. ILLUM.
SIGN CABINET.

(B)

City Copy

745 BAKER
COSTA MESA

43073

743 BAKER ST.

UNITS 1-6

OWNER B & J TOOL & DIE CO., Inc. DATE 3-17-77

JOB ADDRESS 743 Baker St., Units 1-6 BUILDING PERMIT NO. 43073

GENERAL CONTRACTOR Hundo Development, Inc. DESCRIPTION of WORK 6 units com'l bldg.

AP No. 141-262-15 LOT 11,12,13 TRACT 3631 FIRE ZONE VALUE $ 122,300

TYPE V GROUP F-2 ZONE

INSPECTIONS	Signature	Date
SOIL		
GAS		
WATER		
ROUGH PLUMBING		
PROP. SWR. LINE ☐ HOUSE CON. ☐		
SPRINKLING SYSTEM		
MISCELLANEOUS		
ROUGH HEATING AND AIR CONDITIONING		
TEMPORARY SERVICE OR POLE	WD	4-1-77
UNDERGROUND ☐ POWER ☒ RC 5-4-77	WD	4-1-77
ROUGH WIRING		
TRENCHES ☐ FORMS ☐ STEEL REINF. ☐	Wm c 4-19-77	
FLOOR SYSTEM Carried Bms 4-19-77		
BOND BEAM ☐ STEEL REINFORCE ☐		
SHEATHING		
FRAME AND FLASHING	Wm c 6-14-77	
LATHING — IN ☐ OUT ☐		
PLASTER, BROWN COAT		
STRUCTURAL, FINAL		
HEATING, VENT., REFRIG. AND A.C., FINAL ☒	RO	7-21-77
PLUMBING, FINAL AND GAS TEST ☒		7-21-77
ELECTRIC, FINAL	RC	7-21-77
BUILDING, FINAL	Wm c	7-25-77
SPECIAL REQUIREMENTS	CWB/WK	7-22-77
UTILITY NOTIFIED, GAS ☒ ELECT. ☒	CWB	7-26-77
OCCUPANCY 6		

SUBCONTRACTOR	Date	Number	Signature
Plumbing			
Parma Constr. Inc	5-4-77	71839	
D+E Plbg	6-14-77	72039	
D+E Plbg	4-22-77	71692	
Hardesty Heating+Air Cond	7-28-77	72180	
Heating and Vent.			
Jan West A/C	5-17-77	13913	
Electric			
Parma Constr. Inc	4-13-77	42159	Power Pole
JNR Control, Inc	4-18-77	42178	

CMF 0486-46 (BU 4) Unit 1, HOLD FOR SPECIAL REQUIREMENTS 43073

OWNER B & J TOOL & DIE CO., INC. DATE 3-17-77

JOB ADDRESS 743 Baker St., Units 1-6 BUILDING PERMIT NO. 43073

GENERAL CONTRACTOR Hundo Development, Inc. DESCRIPTION of WORK 6 Units com'l bldg.

AP No. 141-262-15 LOT 11,12,13 TRACT 3631 FIRE ZONE VALUE $ 122,300.

TYPE V GROUP F-2 ZONE

INSPECTIONS	Signature	Date
SOIL	EJS	4-25-77
GAS		
WATER		
ROUGH PLUMBING		
PROP. SWR. LINE ☐ HOUSE CON. ☐		
SPRINKLING SYSTEM		
MISCELLANEOUS		
ROUGH HEATING AND AIR CONDITIONING		
TEMPORARY SERVICE OR POLE		
UNDERGROUND ☐ POWER ☐		
ROUGH WIRING	RC 6-8-77	
TRENCHES ☐ FORMS ☐ STEEL REINF. ☐		
FLOOR SYSTEM		
BOND BEAM ☐ STEEL REINFORCE ☐		
SHEATHING		
FRAME AND FLASHING	Wm c 6-14-77	
LATHING — IN ☐ OUT ☐		
PLASTER, BROWN COAT		
STRUCTURAL, FINAL		
HEATING, VENT., REFRIG. AND A.C., FINAL		
PLUMBING, FINAL AND GAS TEST ☐		
ELECTRIC, FINAL	RC	7-21-77
BUILDING, FINAL	Wm c	7-25-77
SPECIAL REQUIREMENTS	CWB/WK	7-26-77
UTILITY NOTIFIED, GAS ☐ ELECT. ☐		
OCCUPANCY		

SUBCONTRACTOR	Date	Number	Signature
Plumbing			
D+E Plbg	6-14-77	72038	
Heating and Vent.			
Jan West A/C	5-17-77	13913	
Electric			
JNR CONTROL INC	4-18-77	42178	

CMF 0486-46 (BU 4) Unit 2 HOLD FOR SPECIAL REQUIREMENTS 43073

OWNER B & J TOOL & DIE CO., INC. DATE 3-17-77

JOB ADDRESS 743 Baker St., Units 1-6 BUILDING PERMIT NO. 43073

GENERAL CONTRACTOR Hundo Development, Inc. DESCRIPTION of WORK 6 unit com'l bldg.

AP No. 141-262-15 LOT 11,12,13 TRACT 3631 FIRE ZONE VALUE $ 122,300

TYPE V GROUP F-2 ZONE

INSPECTIONS	Signature	Date
SOIL	EJS	4-26-77
GAS		
WATER UG EAS		
ROUGH PLUMBING		
PROP. SWR. LINE ☐ HOUSE CON. ☒	EJS	5-16-77
SPRINKLING SYSTEM		
MISCELLANEOUS		
ROUGH HEATING AND AIR CONDITIONING		
TEMPORARY SERVICE OR POLE		
UNDERGROUND ☐ POWER ☐		
ROUGH WIRING		
TRENCHES ☐ FORMS ☐ STEEL REINF. ☐		
FLOOR SYSTEM		
BOND BEAM ☐ STEEL REINFORCE ☐		
SHEATHING	Wm c 6-14-77	
FRAME AND FLASHING		
LATHING — IN ☐ OUT ☐		
PLASTER, BROWN COAT		
STRUCTURAL, FINAL		
HEATING, VENT., REFRIG. AND A.C., FINAL		
PLUMBING, FINAL AND GAS TEST ☐		
ELECTRIC, FINAL	RC	7-21-77
BUILDING, FINAL	Wm c	7-25-77
SPECIAL REQUIREMENTS	CWB/WK	7-26-77
UTILITY NOTIFIED, GAS ☐ ELECT. ☐		
OCCUPANCY		

SUBCONTRACTOR	Date	Number	Signature
Plumbing			
D+E Plbg	6-14-77	72038	
Heating and Vent.			
Jan West A/C	5-17-77	13913	
Electric			
J.N.R. Control	4-18-77	42178	

CMF 0486-46 (BU 4) Unit 3 HOLD FOR SPECIAL REQUIREMENTS 43073

OWNER B & J TOOL & DIE CO., INC. DATE 3-17-77

JOB ADDRESS 743 Baker St., Units 1-6 BUILDING PERMIT NO. 43073

GENERAL CONTRACTOR Hundo Development, Inc. DESCRIPTION of WORK 6 unit com'l bldg.

AP No. 141-262-15 LOT 11,12,13 TRACT 3631 FIRE ZONE VALUE $ 122,300

TYPE V GROUP F-2 ZONE

INSPECTIONS	Signature	Date
SOIL		
GAS		
WATER		
ROUGH PLUMBING		
PROP. SWR. LINE ☐ HOUSE CON. ☐		
SPRINKLING SYSTEM		
MISCELLANEOUS		
ROUGH HEATING AND AIR CONDITIONING		
TEMPORARY SERVICE OR POLE		
UNDERGROUND ☐ POWER ☐		
ROUGH WIRING		
TRENCHES ☐ FORMS ☐ STEEL REINF. ☐		
FLOOR SYSTEM		
BOND BEAM ☐ STEEL REINFORCE ☐		
SHEATHING	Wm c 6-13-77	
FRAME AND FLASHING		
LATHING — IN ☐ OUT ☐		
PLASTER, BROWN COAT		
STRUCTURAL, FINAL		
HEATING, VENT., REFRIG. AND A.C., FINAL		
PLUMBING, FINAL AND GAS TEST ☐		
ELECTRIC, FINAL	RC	7-21-77
BUILDING, FINAL	Wm c	7-25-77
SPECIAL REQUIREMENTS	CWB/WK	7-26-77
UTILITY NOTIFIED, GAS ☐ ELECT. ☐		
OCCUPANCY		

SUBCONTRACTOR	Date	Number	Signature
Plumbing			
D+E Plbg	4-22-77	71692	
D+E Plbg	6-14-77	72038	
Heating and Vent.			
Jan West A/C	5-17-77	13913	
Electric			
JNR Control	4-18-77	42178	

CMF 0486-46 (BU 4) Unit 4 HOLD FOR SPECIAL REQUIREMENTS 43073

OWNER B & J TOOL & DIE CO., INC. DATE 3-17-77

JOB ADDRESS 743 Baker St., Units 1 - 6 BUILDING PERMIT NO. 43073

GENERAL CONTRACTOR Hundo Development Inc. DESCRIPTION of WORK 6 unit com'l bldg.

AP No. 141-262-15 LOT 11, 12, 13 TRACT 3631 FIRE ZONE VALUE $122,300.

INSPECTIONS	Signature	Date
SOIL	[illegible]	3-28-77
GAS		
WATER W.C. 875 5.2.77		
ROUGH PLUMBING	R.S	6-13-77
PROP. SWR. LINE ☐ HOUSE CON. ☐		
SPRINKLING SYSTEM		
MISCELLANEOUS		
ROUGH HEATING AND AIR CONDITIONING		
TEMPORARY SERVICE OR POLE		
UNDERGROUND ☐ POWER ☐		
ROUGH WIRING		
TRENCHES ☐ FORMS ☐ STEEL REINF. ☐	Rma	5-2-77
FLOOR SYSTEM		
BOND BEAM ☐ STEEL REINFORCE ☐		
SHEATHING all units	Rma	6-2-77
FRAME AND FLASHING	Rma	6-14-77
LATHING — IN ☒ OUT ☐	[illegible]	6-21-77
PLASTER, BROWN COAT	Rma	7-13-77
STRUCTURAL, FINAL		
HEATING, VENT., REFRIG. AND A.C., FINAL		
PLUMBING, FINAL AND GAS TEST ☐		
ELECTRIC, FINAL	RC	7-21-77
BUILDING, FINAL	Rma	7-25-77
SPECIAL REQUIREMENTS	CANCELLED	7-22-77
UTILITY NOTIFIED, GAS ☐ ELECT. ☐		
OCCUPANCY		

TYPE V GROUP F-2 ZONE

SUBCONTRACTOR	PERMITS ISSUED Date	Number	Signature
Plumbing			
D+B Plumbing	4-22-77	71691	
D+B Plbg	6-14-77	72038	
Heating and Vent.			
Jan West A/C	5-17-77	13913	
Electric			
JNR Control	4-18-77	42178	
Prima Contr.	7-15-77	42032	

CMF 0486-46 (BU 4) Unit 6 HOLD FOR SPECIAL REQUIREMENTS 43073

OWNER B & J TOOL & DIE CO., INC. DATE 3-17-77

JOB ADDRESS 743 Baker St., Units 1-6 BUILDING PERMIT NO. 43073

GENERAL CONTRACTOR Hundo Development;, Inc. DESCRIPTION of WORK 6 units com'l bldg.

AP No. 141-262-15 LOT 11,12,13 TRACT 3631 FIRE ZONE VALUE $ 122,300.

INSPECTIONS	Signature	Date
SOIL		
GAS		
WATER W.C. 875 5.2.77		
ROUGH PLUMBING		
PROP. SWR. LINE ☐ HOUSE CON. ☐		
SPRINKLING SYSTEM		
MISCELLANEOUS		
ROUGH HEATING AND AIR CONDITIONING		
TEMPORARY SERVICE OR POLE		
UNDERGROUND ☐ POWER ☐		
ROUGH WIRING		
TRENCHES ☐ FORMS ☐ STEEL REINF. ☐		
FLOOR SYSTEM		
BOND BEAM ☐ STEEL REINFORCE ☐		
SHEATHING		
FRAME AND FLASHING	Rma	6-18-77
LATHING — IN ☐ OUT ☐		
PLASTER, BROWN COAT		
STRUCTURAL, FINAL		
HEATING, VENT., REFRIG. AND A.C., FINAL		
PLUMBING, FINAL AND GAS TEST ☐		
ELECTRIC, FINAL	RC	7-21-77
BUILDING, FINAL	Rma	7-25-77
SPECIAL REQUIREMENTS	CANCELLED	7-22-77
UTILITY NOTIFIED, GAS ☐ ELECT. ☐		
OCCUPANCY		

TYPE V GROUP F-2 ZONE

SUBCONTRACTOR	PERMITS ISSUED Date	Number	Signature
Plumbing			
D+B Plbg	6-14-77	72038	
Heating and Vent.			
Jan West A/C	5-17-77	13913	
Electric			
JNR Control	4-18-77	42178	

CMF 0486-46 (BU 4) Unit 5 HOLD FOR SPECIAL REQUIREMENTS 43073

1970 Edition of the Uniform Building Code

1965 Edition, California Health and Safety Code, Restaurant Act.

PLAN CHECK NO. 43073

OWNER B&J TOOL & DIE

ADDRESS 743 BAKER ST.

CORRECTION SHEET

	CORRECTION MADE ON	
	Page	Detail
1. PLANNING DEPT CONDITIONS MUST BE PRINTED ON THE PLANS		
2. CONTINUOUS INSPECTION REQ'D ON BLK WALLS		
3. GRADING PLAN TO SHOW DRAINAGE TO THE STREET		
4. SOIL REPORT REQ'D		
5. REST ROOMS TO HAVE MARLITE ALL 4 WALLS		
6. SHOW POSITIVE ANCHORS		
7. THIS PERMIT WILL NOT INCLUDE BLK TRASH ENCLOSURE OR SIGN STRUCTURE.		
8. USE TEMPERED GLASS FOR 4'-0" EA. SIDE OF DOOR.		
9. SHOW ~~RESTRAINER~~ DETAIL ON CONNECTION OF LARGE MEMBER FOR SHRINKAGE.		

NOTE: THIS SHEET IS A PART OF THESE PLANS AND SHALL REMAIN ATTACHED THERETO.

CORRECTIONS AS ABOVE INDICATED WILL BE COMPLIED WITH

Signed _____
Signature of Owner or Applicant

Checked by BILL KUMER

Date _____ Sheet No. ____ of _____ Sheets.

HANDLEY-RIERSON & ASSOC.
1720 E. GARRY SUITE 235
SANTA ANA, CA. 92705
(714) 540-1672

STRUCTURAL CALCULATIONS

COMMERCIAL BUILDING @
BAKER & RANDOLPH
COSTA MESA, CALIFORNIA

TYPICAL RAFTERS

ROOF MATERIAL = 2.00 #/ft²
SPACING = 1.50
RAFTERS = 1.70
CEILING = 2.80
D.L. = 8.00 #/ft²
L.L. = 20.00
W = C x CB = 80 #/ft

$L_{MAX.}$ = 18'-0
R = 504#
M = 2268 ft-#
S = 15.01 in³
A = 5.79 in²

2"x10" @ 24" O.C. NO. 2 D.F.

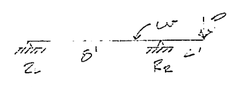
MANSARD RAFTERS

ROOF MATERIAL = 9.00 #/ft²
SPACING = 1.50
RAFTERS = 1.50
MISC. = 1.00
D.L. = 12.00 #/ft²
L.L. = 16.00
W = C x 28.00 = 56 #/ft

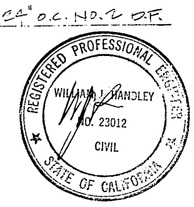
L_{MAX} = 11'-0
R = 315#
M = 877 ft-#
S = 5.81 in³
A = 3.63 in²

2"x6" @ 24" O.C. NO. 2 D.F.

P = 100# W = 56 #/ft
R_L = 472#
F_{MAX} = 475#
$F_{L MAX}$ = 168#
+M = (168 x 7.0) - (56 x 2.9½) = 1243 ft-#
-M = 864 ft-#
S = 5.72 in³



2"x6" @ 24" O.C. NO. 2 D.F.



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FLOOR JOIST

W1 = 50 #/ft W2 = 56 #/ft
D = 168 + 132 = 300#
R_L = 512# (24" O.C.)
R_R = 615# (24" O.C.)
M = (615 x 10) - (56 x 1²/₂) = 5850 ft-#
S = 11.57 in³ NG.
S = 14.61 in³

2"x10" @ 16" O.C. NO. 2 D.F.

TYPICAL ROOF RAFTER

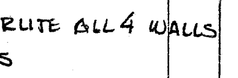
SPACING = 16"
W = 150 #/ft + 75 = 225 #/ft
L = 15'-0
R = 1012.5#
M = 9112.5 ft-#

S = 58.32 in³
A = 22.85 in²

4"x12" NO. 1 D.F.

20' ROOF BEAM

W = 200 #/ft W_2 = 200 #/ft P = 4050#
R_L = 6075#
R_R = 6075#
M = 30,375 ft-#
S = 233.6 in³
A = 87.41 in²



6"x18" DENSE NO. 1 D.F.

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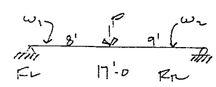
17'-0 ROOF BEAM @ ENTRY

W1 = 300 #/ft W_2 = 300 #/ft P = 3150#
R_L = 4694# R_R = 5356#
M = 27757 ft-#
S = 173.12 in³
A = 67.10 in²



6"x16" DENSE NO. 1 D.F.

7'-0 ROOF BEAM

W = 500 #/ft
L = 7'-0
R = 1750#
M = 18062 ft-#

S = 111.8 in³
A = 53.33 in²

6"x12" DENSE NO. 1 D.F.

8" CONCRETE COLUMN

8" CONC. BLK
F_{MAX} = 11.6 k
K l/r = 12 x 10.5 / 1.6 = 109 F_a = 11.8 ksi A = 7.23 in²
P_{ALL} = 85.3 k OK

USE 8" CONC. BLK = 758#/ft

HANDLEY-RIERSON & ASSOC.
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(714) 540-1672

MASONRY WALL CALCULATIONS

TYPICAL WALL

CHECK DIRECT + BENDING (ECCENTRICITY)

e = 5.8"
P_K = 505 #/1
M = 505 x 5.8/12 = 166 #'

TRY #4 @ 24" o.c. VERT. A_s = 0.1 # A_g = 45.6 #

$n = 40 \times .1 / 45.6 = 0.085$ K = .5407 J = .8865 3/KJ = 6.62

$f_m = 6.62 \times 166 / 3.8^2 = 76.10$ PSI. < 250 PSI OK.

$f_a = 505 \div 160 = 685^{\#} / 7.625 \times 12 = 7.48$ PSI.

$F_a = .2 \times 1500 \times \left[1 - \left(\frac{16 \times}{40 \times 7.625}\right)^2\right] = 258$ PSI

COMBINED

$76.10/250 + 7.48/258 = 0.33$ < 1.00 OK.

CHECK DIRECT + BENDING (W/ WIND)

$N = 505 + 5.67/12 = 550$ #'

$f_m = 6.62 \times 550 / 3.8^2 = 168.5$ PSI.

$F_a = 1.5 + 4.15 = 6.5$ #

$f_a = 6.50 / 7.625 \times 12 = 7.10$ PSI.

COMBINED

$168.5/250 + 7.10/258 = 0.69$ OK.

SOLID CONC. BLK.
#4 @ 22" VERT. c.c.
#9 @ 24" HORIZ.

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CHECK 16'-0 MASONRY LINTEL

w = 525 + 672 + 490 + 63 = 1750 #/'
K = 1750 x 16/2 = 14000 #
M = 56000 '#
TRY #5 BARS. d = 60" A_s = 4.575 # A_g = 0.62 #
$n_p = 40 \times .62 / 457.5 = 0.054$ K = .5791 J = .9070 3/KJ = 7.92

$f_m = 7.92 \times 56000 \times 12 / 7.625 \times 60^2 = 194$ PSI < 250 PSI OK.

$r_s = 14000 / 7.625 \times .9070 \times 60 = 33.73$ PSI.

$u = 14000 / 3.92 \times .9070 \times 60 = 65.62$ PSI. OK

$f_s = 56000 \times 12 / 3.62 \times 60 \times .9070 = 19916$ PSI < 20000 OK.

USE S-SEAL REINFORCEMENT. #4 @ ELEC CELL w/ hook

CHECK FIXED CONDITION @ TOP.

M = 1750 x 16²/12 = 373333 '#

$A_s = 373333 \times 12 / 20000 \times .9 \times 60 = 0.415$ # 2-#5 @ TOP COURSE

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FOUNDATION DESIGN
[ASSUME 1000 PSF
NO SOIL REPORT]

REAR FTG
WALL = 615 #/'
ROOF = 510
WALL = 930
FTG = 225
2250/1000 = 2.34

2'-6 WIDE x 24" DEEP
1-#6 BAR TOP & BOT.

FRONT WALL @ 1
LINTEL = 15000 #
WALL = 2100
FTG = 3300
20400/1000 = 35.40

USE 4'-6 WIDE x 8'-6 LONG x 24"
#4 @ 12" O.C E.W.
5 LONG, 9 TRANS.

FRONT WALL @ 2
LINTEL = 14000
WALL = 1600
FTG = 2250
18500/1000 = 18.50

USE 4'-6 SQ. x 24" DEEP
5 #6 E.W.

SIDE FTG.
WALL = 1600 #/'
ROOF = 675
WALL = 930
FTG = 225
3430/1000 = 1.61

1'-9 WIDE x 24" DEEP
1-#4 BAR TOP & BOT.

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INT. PAD P.3
ROOF = 11022 #
COL. = 78
FTG = 1700
13400/1000 = 13.4 #

3'-9 SQ. x 14" THICK
2 - #4 E.W.

INT. PAD P.4
ROOF = 9606
COL. = 94
FTG = 1600
11300/1000 = 11.3 #

3'-6 SQ. x 14" THICK
2-#4 E.W.

LATERAL ANALYSIS

NORTH-SOUTH DIRECTION

ROOF = 8 x 56 = 448 #
WALL = 13 x 12 = 312
WALL = 9 x 5.5 = 495
WALL = 66 x 6.5 = 429
1684 x .75 = 1227 #/'

V = 1227 x 115/2 = 15755 #
f = 1300/56 = 1355 #/' 1/2" CDX PLY Bd @ 6.6.12

TOP CHORD
T = C = 1227 x 115²/8 x 56 = 6701 #
A_s = 6.7/1.33 x 20 = 025 # 2-#5 FLATS

BAKER SQUARE SHOPPING CENTER

BAKER & RANDOLPH STREETS

COSTA MESA, CALIFORNIA

PREPARED BY:

HANDLEY · RIERSON & ASSOCIATES

ARCHITECTURAL & STRUCTURAL DESIGN

1720 EAST GARRY, SUITE 235

SANTA ANA, CALIFORNIA, PHONE (714) 540-1672

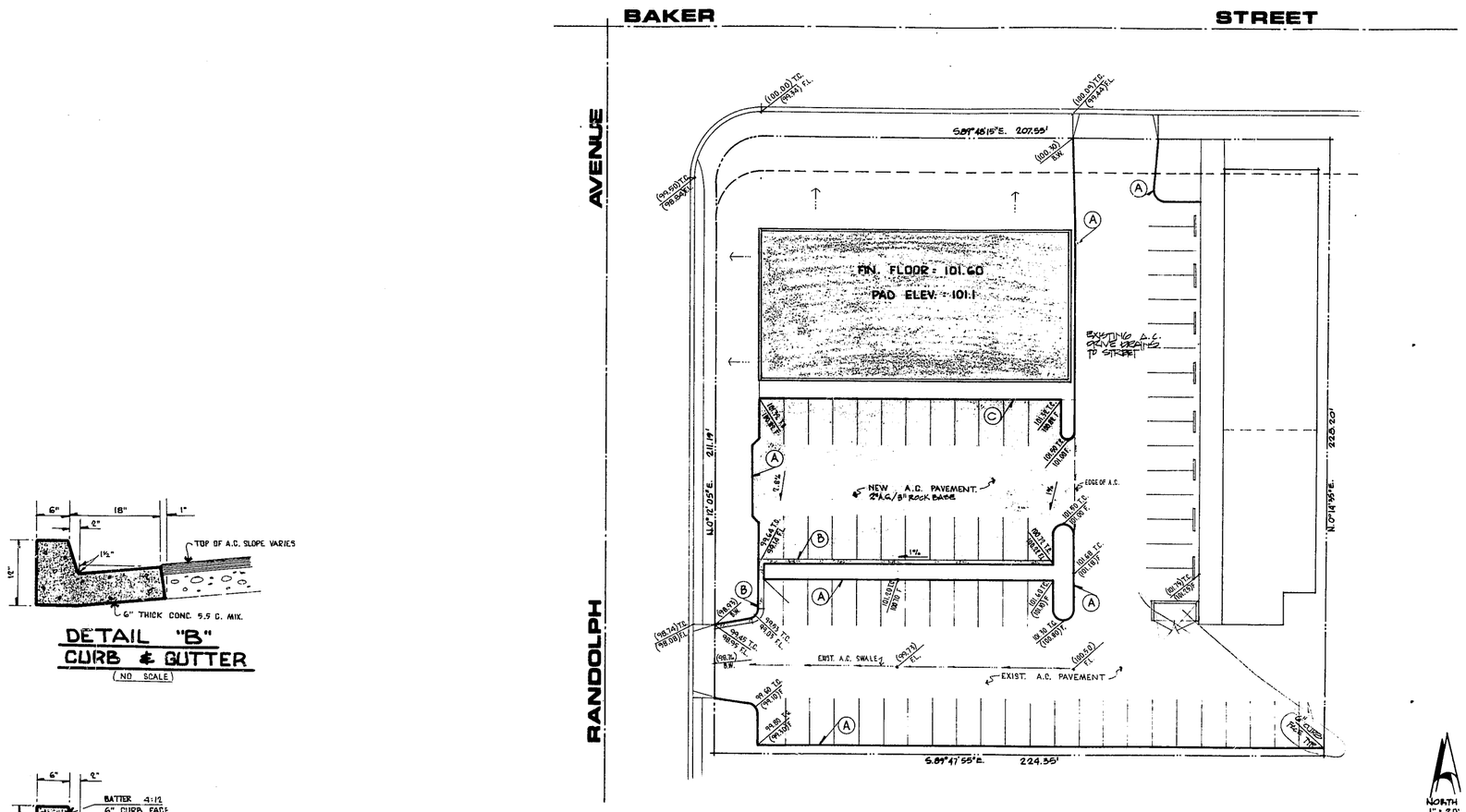
INDEX TO DRAWINGS

SHT No.	SHEET TITLE
-	TITLE SHEET & INDEX TO DRAWINGS
G-1	GRADING PLAN
GN-1	GENERAL NOTES & SPECIFICATIONS
1.	SITE PLAN
2.	FOUNDATION PLAN & DETAILS
3.	FLOOR PLAN, DOOR & FINISH SCHEDULE
4.	EXTERIOR ELEVATIONS & CROSS SECTION
5.	ROF FRAMING PLAN, ROF PLAN & DETAILS
6.	REFLECTED CEILING PLAN, DETAILS & ELECTRICAL PLAN
LS-1	LANDSCAPE & IRRIGATION PLAN

DO NOT DESTROY
COMMERCIAL OR INDUSTRIAL

DO NOT DESTROY
COMMERCIAL OR INDUSTRIAL

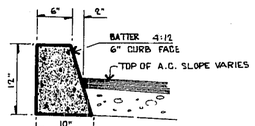
DEC 20



GRADING PLAN 1"=20'

(C) SEE ARCH. DRWGS.

DETAIL "B"
CURB & GUTTER
(NO SCALE)



DETAIL "A"
CURB ONLY
(NO SCALE)

REGISTERED PROFESSIONAL ENGINEER
WILLIAM A. HANDLEY
No. 23012
CIVIL
STATE OF CALIFORNIA

REVISIONS	BY

HANDLEY · RIERSON & ASSOCIATES
ARCHITECTURAL & STRUCTURAL DESIGN
1720 EAST GARRY, SUITE 235 (714) 540-1672 SANTA ANA CALIFORNIA

DATE Nov. 19, 1976
SCALE NOTED
DRAWN
JOB 76-71
SHEET G-1
OF 1 SHEETS

DEC 20 1976

PRINTED ON DIETERICHPOST CLEARPRINT 1000H

GENERAL NOTES & SPECIFICATIONS

GENERAL NOTES AND SPECIFICATIONS

1. No changes are to be made on these plans without the knowledge or consent of the Engineer whose signature appears hereon.
2. Dimensions as indicated are the dimensions to be used for construction. Do not scale the prints.
3. No framing of any type is to be concealed prior to inspection by governing agencies.
4. All the A.S.T.M. designations are to be the latest revisions.
5. All exit doors shall be openable from the inside without the use of a key or any special knowledge.
6. The drawings and specifications are intended to comply with all laws, ordinances, rules and regulations of the place of the building. Contractor shall notify this office of any conditions he finds where, in his judgment, it would be desirable to modify the requirements to produce the best results.
7. Each subcontractor shall verify all conditions and dimensions at job site.
8. Coordinate all work and materials provided by others.
9. Conventional details shall apply where no special detail or section is shown. This office will furnish any clarification detail at the request of job superintendent.
10. The Owner will furnish General Building Permit and pay for water and sewer assessments. The Prime Contractor will be responsible for coordinating his subcontractors with regards to the permits, fees, and temporary, as well as permanent, utilities. Subs shall obtain city licenses and submit same to job superintendent before starting any work. Each Sub shall obtain required permits and pay for any fees required for his portion of the work.
11. It shall be the responsibility of each subcontractor to clean and remove from site debris and surplus materials from his operations.
12. Contractor shall provide temporary toilets for all trades until completion of job.

SITE DEVELOPMENT

Clearing and Demolition

Clear the site of all tree stumps; shrubs, grass and any other unusable fill material. Rework and recompact the site in accordance with the Soils Report and under the supervision of the Soils Engineer.

Grading and Compaction

Perform grading work, cuts and fills as required. Site shall be shaped to drain. Floor fills for building and paved areas shall be compacted to within 90% of maximum density by means of sheeps-foot roller or other approved means to conform with the standards recommended by the A.S.H.H.O.

Suitable excavated or demolished material may be used for fill. All excavated material unsuitable for fill or not needed for use, will be disposed of off-site.

Fill material may be taken from the Owner's site as available. Finish excavated-graded areas shall be left in a smooth, neat, drainable condition.

Soil Report

Refer to Soil Report prepared by "Geo-Ekta Laboratories, Goss and Associates, Inc., 2478 East Pender Avenue, "H". Fullerton, California, Phone: (714) 870-9800, (Job No. F-024-76)".

Utilities

Water meters will be provided and sized to accommodate fixtures and appliances that are a part of this proposal and connections will be made to the sanitary sewer system as required.

CONCRETE

1. Ultimate compressive strength at 28 days: 2000 psi - wall panels, footings, and floor slab, cement shall be Type V.A.S.T.M. C-150.
2. Reinforcing Steel: Intermediate grade deformed bars A.S.T.M. A615 Grade 40. Lap all bars 40 diameters at splices. Place all steel accurately and secure in position with chairs, ties, etc., prior to pouring concrete.
3. Anchor bolts shall be minimum 1/2-inch diameter by 10-inch long, embedded 7-inches into concrete at 6-foot maximum spacing, 6-inches maximum from corners or ends with minimum 2 bolts per sill piece except as noted.
4. Aggregate shall be uniformly graded conforming to A.S.T.M. C-33.
5. All load bearing footings shall extend a minimum of 12-inches below natural undisturbed soil, or as noted.
6. All slab, except where surfaces are to receive other finishes, shall be properly cured using Silcoseal 77 by Nox-crete Chenicals, of approved equal, applied per manufacturer's specifications.

STRUCTURAL STEEL AND MISCELLANEOUS METAL

1. All steel plates and shapes shall be structural grade steel and shall meet the requirements of the Standard Specifications of steel for bridges and buildings, A.S.T.M. A-36.
2. All welding shall be completed by certified welders approved by the City of West Covina Building Department.
3. Continuous inspection is required for structural welding unless performed in an approved fabrication shop.
4. Welding inspections shall be provided by fabricator.
5. Structural steel pipe or tubes columns shall conform to A.S.T.M. A-53.

STRUCTURAL STEEL AND MISCELLANEOUS METAL (CONTINUED)

6. Washers bearing against wood may be cut type.
7. All embedded items such as angle iron for truck and personnel doors, inserts for handrails shall be galvanized.
8. Bolts A.S.T.M. A-307.

LUMBER

1. Horizontal Framing Lumber: 2" x d to be No. 2 Doug. Fir; 4" x "d" to be #1 D.F.; 6" x "d" or larger to be Dense #1 D.F. unless noted otherwise on plans (except plate stock).
2. All vertical framing lumber shall be Construction Grade D.F. or better.
3. No structural member shall be cut without the knowledge of the Engineer whose signature appears hereon.
4. All roof sheathing shall be 1/2" CDX exterior plywood 5-ply and shall conform to U.B.C. Standard 25-9-67, Index 32/16 or 1/2" structural 4I Index 32/16.
5. All vertical plywood diaphragms shall conform to U.B.C. Standard 25-12-67.
6. All mud sills shall be treated wood and shall conform to U.B.C. Standard 25-12-67.
7. All glu-lam beams to have exterior type glue. (Industrial grade appearance.)
8. All glu-lam beams shall be comb. "A" f-2400 D.F.
9. All glu-lam beams shall be fabricated by a licensed fabricator and shall be accompanied by a certificate of inspection.
10. Nailing will conform to minimums of the U.B.C. Chapter 25.

MASONRY

1. MASONRY UNITS SHALL BE GRADE N-I UNITS CONFORMING TO THE LATEST A.S.T.M. DESIGNATION C-90 AND IN ADDITION THE REQUIREMENTS OF THE QUALITY CONTROL STANDARDS OF THE CONC. MASONRY ASSOCIATION, MANUFACTURED BY ORCO BLOCK, STANTON, CALIF.
2. ALL MASONRY UNITS SHALL BE 8"x8"x16" SPLIT FACE CONC. BLOCK WHERE EXPOSED AND PAINTING COMMON BLOCK WHERE COVERED BY MANSARD ROOFS TYP.
3. PORTLAND CEMENT SHALL CONFORM TO A.S.T.M. DESIGNATION C-150.
4. MORTAR SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED IN THE RATIO BY VOLUMES OF 1-PART CEMENT, ½ PART LIME PUTTY, 4½ PARTS SAND, AND SHALL CONFORM TO ASTM. DESIG. NATION C-270. IF PLASTIC TYPE CEMENT IS USED THE LIME PUTTY SHALL BE OMITTED. MORTAR TO MATCH COLOR OF BLOCK.
5. GROUT SHALL BE OF FLUID CONSISTENCY AND MIXED IN THE RATIO BY VOLUMES, 1-PART CEMENT, 3-PARTS SAND, OR 1-PART CEMENT, 2-PARTS SAND, 2-PARTS PEA GRAVEL.
6. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO A.S.T.M. DESIGNATION A-615 EXCEPT THAT #4 TIES MAY BE PLAIN BARS. WIRE REINFORCEMENT SHALL CONFORM TO A.S.T.M. DESIGNATION A82.
7. WATERPROOFING SHALL BE APPLIED SHALL BE APPLIED PER MANUFACTURER'S MOST CURRENT SPECIFICATIONS BY "RAINPROOF SYSTEMS, INC." OAKLAND, CALIF.

BUILT-UP ROOFING (FLAT ROOFS)

1. "Conglas" Built Up Roofing ND-20R-CAP 20 Year Bondable Roof, Class "A" or an approved equal.

Conglas Conbase Type W-1	1-Layer	25 lbs.
Conglas Conbase Type 15-R	1-Layer	11 lbs.
Conglas Concap Thermal White	1-Layer	75 lbs.
Roofing Asphalt-30 lbs./Mopping		30 lbs.
Roofing Asphalt-25 lbs./Mopping		25 lbs.
	TOTAL	166 lbs.

2. Conglas Bur Specification Type ND-20R-CAP shall be applied in strict accordance with current edition of Conglas Specifications.

ROOFING (MANSARD ROOF)

1. ALL FIELD TILES SHALL BE "MONRAY VILLA" PATTERN EXTRUDED CONC. ROOF TILES WITH ACCESSORY TILES TO MATCH AS MFG. BY "MONIER-RAYMOND" CONCRETE TILE CO.
2. THE FIELD TILE COLOR PATTERN SHALL BE #206 ANTIQUE MISSION ACCESSORY TILES TO BE COLOR KEYED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION.
3. INSTALLED WEIGHT NOT TO EXCEED 9.0 POUNDS PER SQUARE FOOT.

SHEET METAL

1. Furnish and install sheet metal work complete, including flashing, gravel stops, gutters, down spouts, scuppers, misc. vents, except as noted.
2. Except as noted: 26 gauge galvanized sheet metal minimum.

GYPSUM WALLBOARD

1. Scope: Furnish and install all gypsum wallboard work complete.
2. Standards:
   a. All work shall comply with Chapter 47 of U.B.C.
   b. All work and materials shall comply with American Standard Association's "Specification for Gypsum Wallboard Finished".
3. Materials:
   a. Gypsum Wallboard: 5/8" thick, fire rated "X" typical for all walls as noted on plans or indicated on Finish Schedule.
   b. Gypsum Wallboard: 1/2" type fire rated "X" for ceilings as noted on plans.
   c. Metal Corner Bead, Casing, and Trim, Galvanized:
      1) L-shaped trim @ exposed edges as detailed.
      2) Corner bead @ external corners.
   d. Tape and Compound: As recommended by gypsum board manufacturer.
   e. Nailing: Per code (or as per special instructions).
   f. All drywall nailing to be inspected prior to taping.

LATH & PLASTER

1. Scope

   Furnish and install plastering work complete, including grounds, screeds, casing.

2. Standards
   a. All plastering shall comply with Chapter 47 of U.B.C.
   b. Conform to applicable requirements of "Lathing and Plastering Contractor's Association.
3. Exterior Plaster
   a. Walls: 3-coat application over 1-1/4" galvanized wire mesh and 15 lb. felt or paper backed wire mesh. Provide expansion joints as indicated.
   b. Water Table: G.I. base screed at foundation as detailed.
   c. Finish Coat: Integral color stucco, factory prepared mineral pigments, (color to be selected by Owner, hand or machine applied).
   d. Metal Lath: 3/8 inch high rib expanded metal lath at eaves and soffits, where rafter spacing is 24 inches on center.

SUSPENDED ACOUSTIC TILE CEILINGS

a. TEE BAR GRID SYSTEM TO BE BY "CHICAGO METALLIC CORP." SERIES 800 CROSS TEE RUNNERS TO BE 9/16 LGS.O. #5/16 OR APPROVED EQUAL USE #12 WIRE TIES @ 48" O.C. E.W. UNLESS NOTED ON PLANS.

b. CEILING TILE TO BE BY "ARMSTRONG CORP." 24"x48"x 5/8" (FISSURA FISSION) LAY IN UNITS SERIES 56-805 LGS.O. 1876 (OR APPROVED EQUAL.)

PAINTING - GENERAL

1. Scope: The Contractor shall prepare surfaces, furnish all paint, material, labor, and equipment required for the painting of all surfaces as required by the drawings and specified herein, except for work specifically excluded.
   a. Exceptions: Not included in this section: Shop priming, factory furnished equipment and acoustic ceilings, chromium plate, nickel, stainless steel, anodized aluminum, factory applied finished.
   b. The painting contractor is responsible for inspecting the work of others prior to the application of any paint or finishing material. If any surface to be finished cannot be put in proper condition for finishing by customary cleaning, sanding and puttying operations, the painting contractor shall immediately notify the general contractor or the architect in writing, and shall not proceed with this work until conditions have been corrected and are acceptable.
2. Regulatory Requirements: All materials must comply with Air Pollution Control Regulations, such as L.A. County APCD Rule 66, Bay Area PCD Reg. 3, etc., and Federal lead content requirements.
3. Color and Materials Submittals:
   a. Color schedule to be furnished by the Owner.
4. Product Handling:
   a. Deliver materials in manufacturer's original, sealed containers with labels and other markings intact. Store paint materials and equipment in designated areas. Areas to be kept neat, clean and locked.
   b. Fire Prevention: Take every precaution. At the end of each day, remove oily rags and combustible materials from the premises, or store in metal containers with tight covers.

PAINTING - GENERAL (CONTINUED)

5. Protection: The contractor shall protect his own owrk, and also adjacent work and materials, with suitable covering.
6. Cleaning: Upon completion of the work, the painting contractor shall clean-up the area of his activity and remove all extra material from the job site.
7. Workmanship:
   a. All work shall be done by experienced, skilled craftsmen. Surface preparation shall be in accordance with standards of the Painting and Decorating Contractors of America.
   b. Hot spots in plaster or concrete, that show after the first coat, must be touched up before applying the second coat. Minor imperfections in gypsum drywall and wood surfaces shall be repaired and sanded smooth.
   c. Use materials only in accordance with the manufacturer's directions.
   d. Surfaces shall be free of oil, grease, loose paint, or other foreign matter. Marred shop-primed units shall be touched up with the proper primer.
   e. Galvanized metal shall be solvent cleaned and pretreated with vinyl wash, or etched with acid, before priming.
   f. Plaster surfaces shall be proven dry by using a standard moisture meter. Mositure not to exceed 15%.
   g. All finishes shall be applied evenly and be free from runs, sags, skips, crawls, or other defects.
   h. Painting shall not be done during extremely hot weather, of when the temperature is below 50°F.
   i. Protect work, adjacent work, and materials at all times, by suitable covering. Upon completion of the work, remove all paint and varnish spots from the floors, glass and other surfaces.
8. All interior paint shall be manufactured by Sinclair Paint Co., or approved equal.

INSULATION

1. All exterior walls to receive R-11 (3-1/2") thick fiberglass insulation.
2. All second floor ceiling areas to receive R-19 (6") thick fiberglass insulation.
3. All exterior doors to have air-tight weather stripping at all perimeters and thresholds.
4. All voids between floor joists (second floor frmg.) to receive R-11 (3-1/2") fiberglass insulation.

Fitting and Hanging of Doors

a. Each door shall be accurately cut, trimmed, and fitted to its respective frame and hardware with due allowance for painters' finishes.
b. Clearance at the lock and hanging stiles and at the top shall not exceed 1/8 inch. Clearance at the bottom shall be adjusted for finish floor covering scheduled, including carpeting.
c. Lock stile edges shall be beveled.
d. Doors shall operate freely, but not loosely, without sticking or binding without hinge bound conditions, and with all hardware properly adjusted and functioning.

Weatherstripping and Thresholds

a. Exterior doors shall be completely weather stripped; extruded aluminum with Neorene inset.
b. Thresholds - aluminum with integral Uoprene Weather Strip.

GENERAL PLUMBING NOTES AND SPECIFICATIONS

1. Before commencement of work, contractor shall verify exact locations, elevations and characteristics of the utilities and piping and shall immediately notify the Architect of any discrepancies.
2. Obtain and pay all fees for permits, licenses, inspections etc., which are required by all legally constituted authorities, and make all necessary arrangements with utility companies for meter installation and sewer connections.
3. All work shall conform to uniform plumbing code, latest edition and applicable ordinances, including any local codes.
4. Exact locations and mounting heights of plumbing fixtures shall be obtained from architectural drawings.
5. Allow clearances around piping to permit expansion adn/or contraction of either piping or building.
6. Flash all openings created by the work in a manner approved by the Building Department.

REGISTERED PROFESSIONAL ENGINEER — WILLIAM J. HANDLEY — No. 23012 — CIVIL — STATE OF CALIFORNIA

REVISIONS	BY

DATE
SCALE
DRAWN
JOB
SHEET GN-1 OF SHEETS

DEC 20 1976

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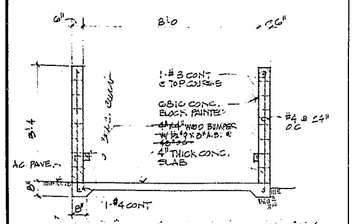


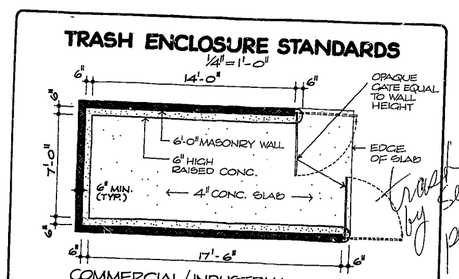
NOTE: UNDER SEPERATE PERMIT △

TRASH BIN ENCLOSURE | SCALE 3/8"=1'-0"

APPROVED
TRASH ENCLOSURE AS PER ATTACHED SKETCH
PLANNING DEPT.
SUBJECT TO BLDG. DEPT. REQ.
BY CWR & NK DATE 4-13-77
DIRECTOR OF PLANNING

TRASH ENCLOSURE STANDARDS

1/4" = 1'-0"



COMMERCIAL / INDUSTRIAL

trash enclosure by separate permit

FINAL INSPECTION REQUEST
PLANNING DEPARTMENT

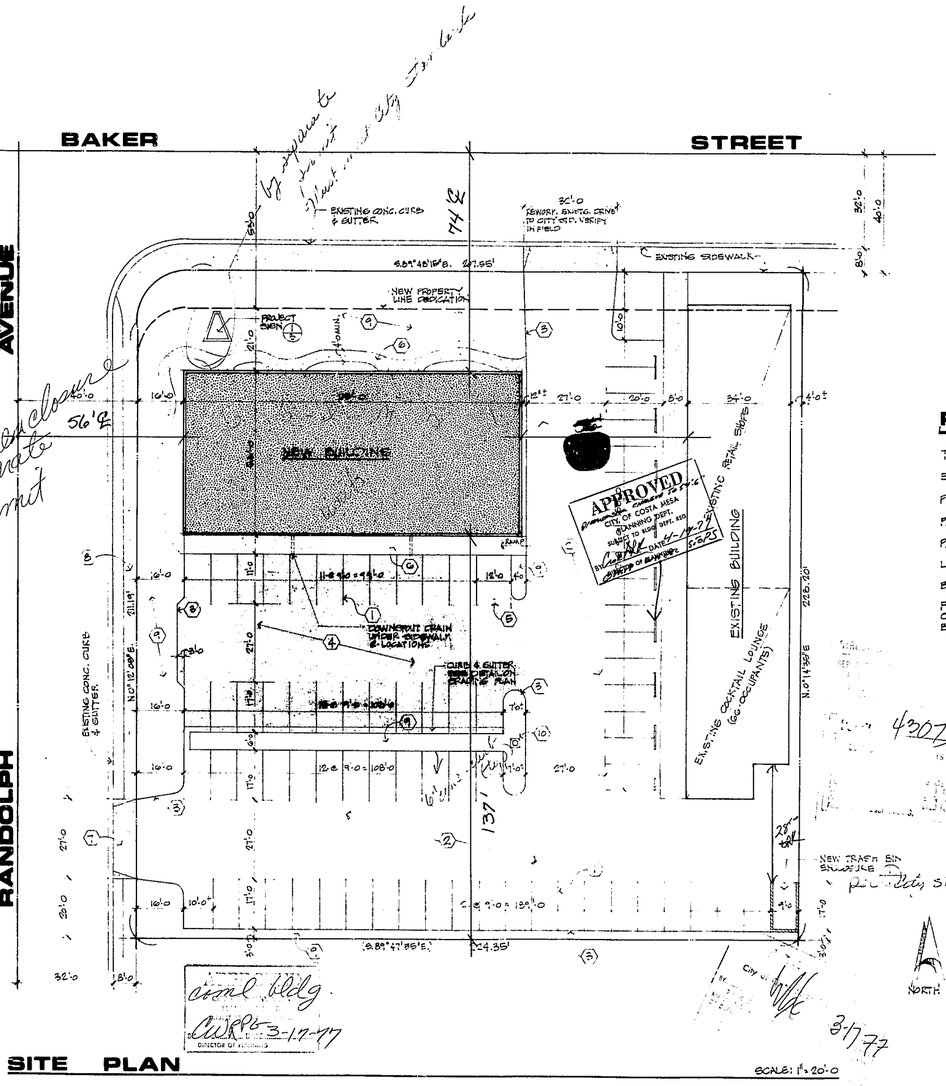
REQUEST NO. _____ BUILDING PERMIT NO. 43073

OWNER/APPLICANT B & J Tool & Die Co. ADDRESS 743 Baker Street

LEGAL DESCRIPTION Lots 11, 12, 13 Tract 3631 A.P. NO. 141-262-15 Phone

It will be incumbent upon the owner and/or developer to comply with the following conditions before final occupancy can be granted by the Planning Department. When you are ready for final inspections, it will be necessary for you to contact the various departments of the City involved and obtain their signed release on this form. It is advisable to give the appropriate department forty-eight (48) hours' notice so that an inspection may be scheduled.

Department	Signature (upon final inspection)	Date	Conditions
			1. All onsite utility services (Edison & Telephone) shall be installed underground.
			2. Developer is hereby advised that all utilities such as gas meters, electrical meters, telephone pedestal mounted terminal boxes, surface mounted Edison transformers, fire hydrants or any other potential obstruction shall not be located within the approved parking and/or turn radius area unless installed underground in a vault having an approved traffic lid.
			3. Any mechanical equipment such as air conditioning compressors and duct work shall be screened from view. Design of trash enclosure(s) shall conform with City Standards. Standard drawings are available from the Planning Department.
			5. Street trees and landscaping in the front setback shall meet with the approval of the Leisure Services Department. (Baker - 4 Pinus Canariensis, Randolph - 6 Pyrus Kawakami).
			6. Installation of Portland Cement Concrete Driveway approaches per City of Costa Mesa Standard Plan, at owner's expense. The size, type and location shall be approved by the Traffic Engineer.
			7. In cases where existing curb cuts will not be used, they shall be replaced with standard curb and gutter at owner's expense, under the direction of the Engineering Department.
			8. Installation of Portland Cement Concrete sidewalks per City of Costa Mesa Standard Plans, under the direction of the Engineering Department, at owner's expense.
			9. Prior to issuance of building permits, developer shall obtain necessary street work permits authorizing construction as indicated in 6, 7 and 8 above.
			10. Drainage Ordinance fee requirements shall be met prior to issuance of building permit.
			11. Applicant's attention is directed to the conditions of the Costa Mesa County Water District with regard to Cross Connection and Backflow Prevention.
			12. Dedicate all land 53' from the centerline of Baker St.



SITE PLAN SCALE: 1"=20'-0"

43073

Civil Bldg.
CWR 3-17-77
DIRECTOR OF PLANNING

see attached

3/17/77

LEGAL

PARCEL 1: LOTS 11, 12 AND 13 OF TRACT NO. 3631, IN THE CITY OF COSTA MESA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 128, PAGES 23 AND 24 MISC. MAPS, RECORDS OF SAID ORANGE COUNTY

OWNER

B & J TOOL & D.E. COMPANY, INC
2830 LA CRESTA
ANAHEIM CALIFORNIA 92806
PHONE: (714) 630-4881

BUILDER

HUNCO DEVELOPMENT INC.
1080 GROVE ST. SUITE "J"
ANAHEIM, CALIFORNIA 92806
PHONE: (714) 630-6130

PROJECT TABULATION

TOTAL LAND AREA 48,600 S.F. (47,286 S.F. AFTER RECTATION)
EXISTING BUILDING AREA 5,534 S.F.
PROPOSED NEW BUILDING AREA : 6440 S.F.
PARKING REQUIRED : 74 SPACES
PARKING PROVIDED : 78 SPACES
LANDSCAPING PROVIDED : 10,300 S.F. INCLUDING W.A.I.S.
BUILDING COVERAGE : 26.3%
FIRE ZONE: 3
OCCUPANCY: F2
BUILDING TYPE: V-N

SITE PLAN NOTES

NO.	DESCRIPTION
1	3" WIDE PAINTED TRAFFIC STRIPES WHITE
2	EXISTING A.C. PAVING TO REMAIN PROVIDE NEW SLURRY COAT OVER ENTIRE AREA. ADD TESTRIPE AS SHOWN
3	CONCRETE CURB SEE DETAIL ON GRADING PLAN
4	3" A.C. PAVING OVER 5" CRUSHED ROCK BASE GRADED
5	16'-0 WIDE PARKING STALL MARKED FOR HANDICAPPED
6	4" THICK CONC. WALKS W. ROCK SALT FINISH
7	EXISTING CONC. DRIVE APPROACH TO BE REMOVED AND REPLACED W. NEW CONC. DRIVE PER CITY STD.
8	EXISTING CONC. WALKS RANDOLPH STREET TO BE REMOVED AND REPLACED TO CITY STD.
9	PLANTER SEE LANDSCAPE PLAN
10	NEW PARKING AT LIGHT STD. ELECTRICAL CONTR. TO INSTALL CONDUIT FOR ELECTRICAL CONNECTION BY OWNER

REGISTERED PROFESSIONAL ENGINEER
WILLIAM A. HANDLEY
No. 23012
CIVIL
STATE OF CALIFORNIA

DEC 20 1976

REVISIONS	BY
1 BLDG. DEPT. 12/10/76	W.

HANDLEY · RIERSON & ASSOCIATES
ARCHITECTURAL & STRUCTURAL DESIGN
1720 EAST GARRY, SUITE 235 (714) 540-1672 · SANTA ANA · CALIFORNIA

DATE Nov. 15 76
SCALE NOTED
DRAWN G.R.
JOB 76-7
SHEET 1 OF 6 SHEETS

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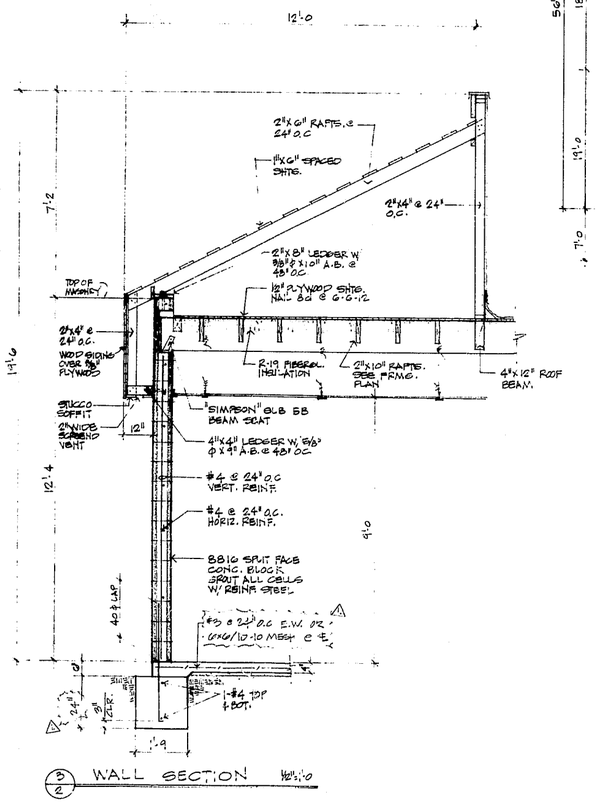
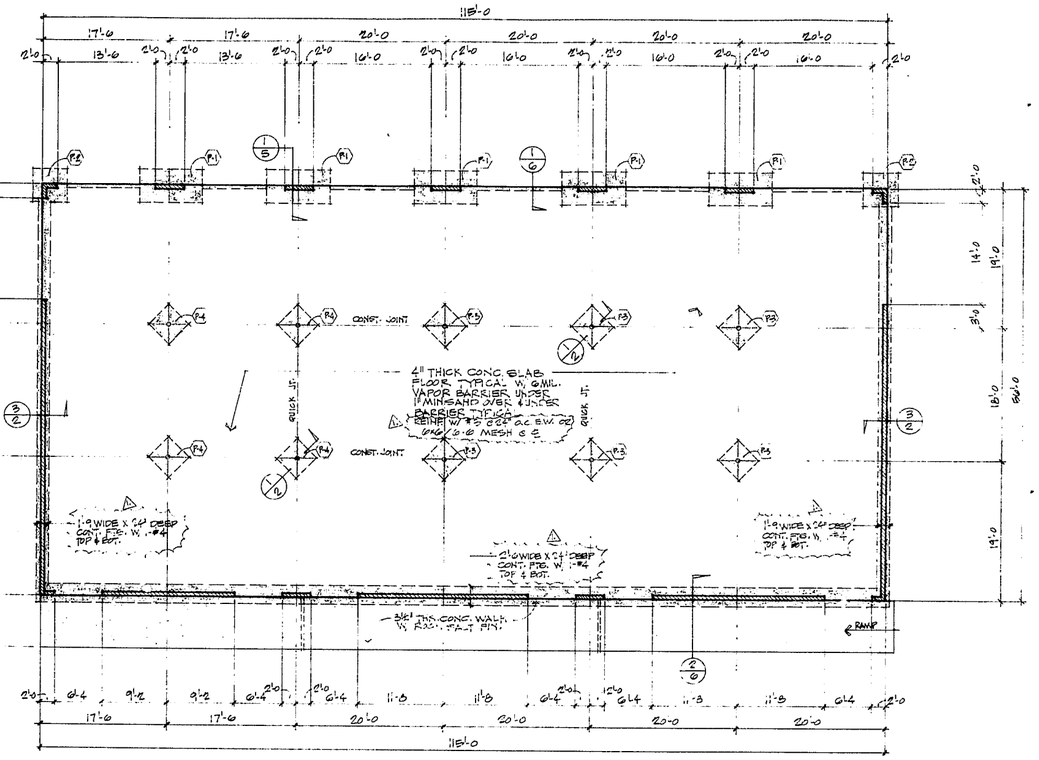


WALL SECTION 1/2"=1'-0



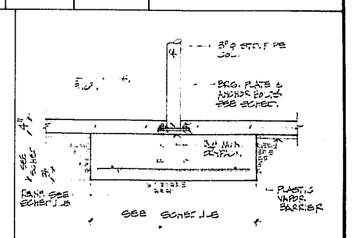
FOUNDATION PLAN

SCALE: 1/8"=1'-0

NOTE: CONTRACTOR TO INSPECT & REMOVE ANY LOOSE MATERIAL ON BLOCK WALLS

PAD FOOTING SCHEDULE

PAD No	PAD SIZE	DEPTH	REINF.	PIPE COLUMN SIZE	BRG. PLATE	ANCHOR BOLTS	REMARKS
P1	4'-0 x 8'-0	24"	#4 @ 12" O.C. E.W.	NONE	-	-	
P2	4'-0 x 4'-0	20"	5-#4 E.W.	NONE	-	-	
P3	3'-9 x 3'-9	22"	C-#4 E.W.	3" ø STD. PIPE x 7'6"	12" x 8" x 8"	4-1/2" ø x 10"	
P4	3'-6 x 3'-6	22"	C-#4 E.W.	3" ø STD. PIPE x 7'6"	12" x 8" x 8"	4-1/2" ø x 10"	



PAD FOOTING DETAIL

SCALE 1/2

SCALE 3/4"=1'-0

REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. HANDLEY
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CIVIL
STATE OF CALIFORNIA

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1720 EAST GARRY, SUITE 235 (714) 540-1672 SANTA ANA CALIFORNIA

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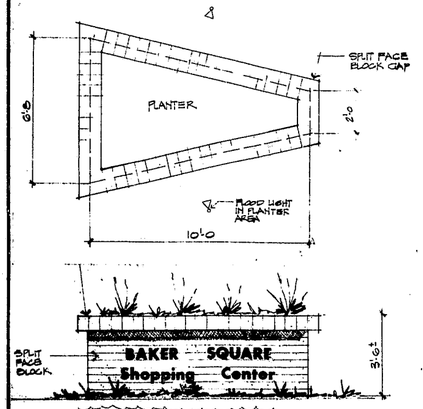
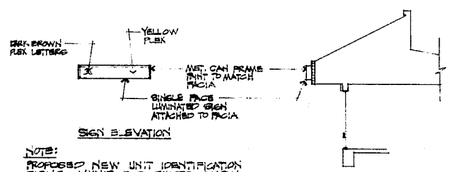


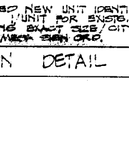
SIGN DETAIL — SCALE 3/8"=1'-0 (3)

NOTE: UNDER SEPARATE PERMIT

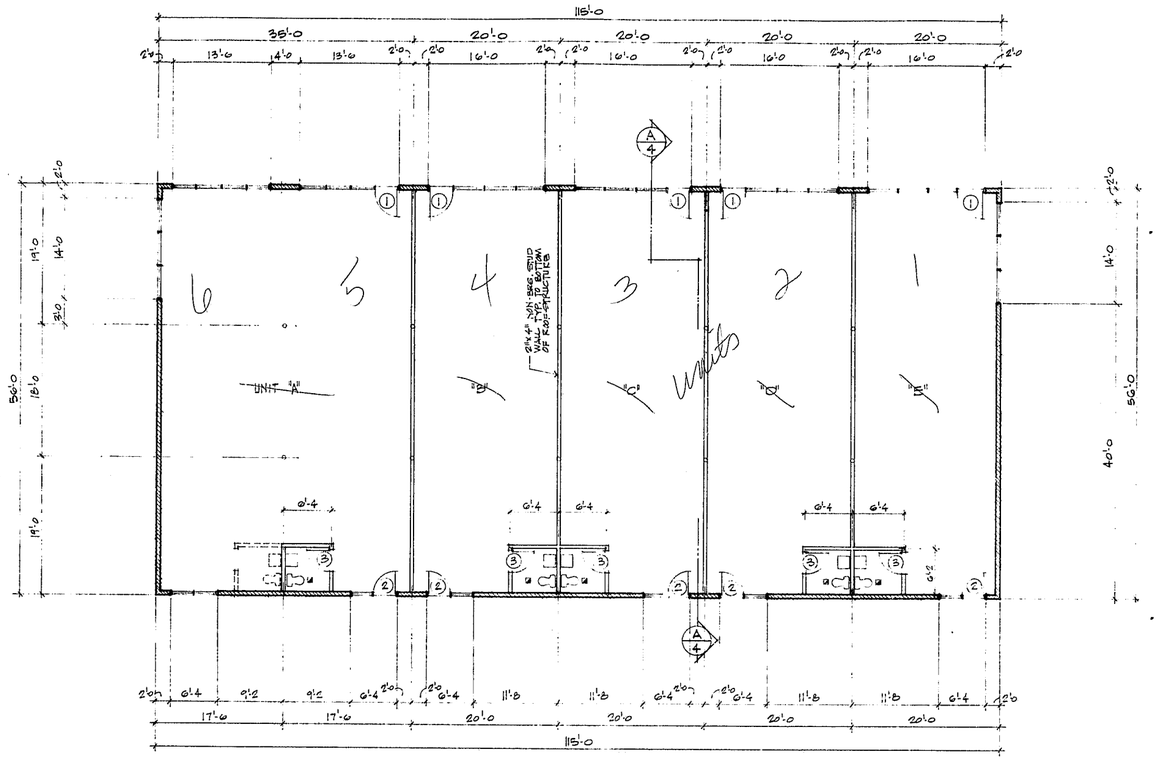


SIGN ELEVATION

NOTE:
PROPOSED NEW UNIT IDENTIFICATION SIGNS (UNIT FOR SYSTEM) & NEW BUILDING EXACT SIZE / CITY OF COSTA MESA SIGN ORD.



SIGN DETAIL — SCALE NONE (3)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36'-0
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16'-0
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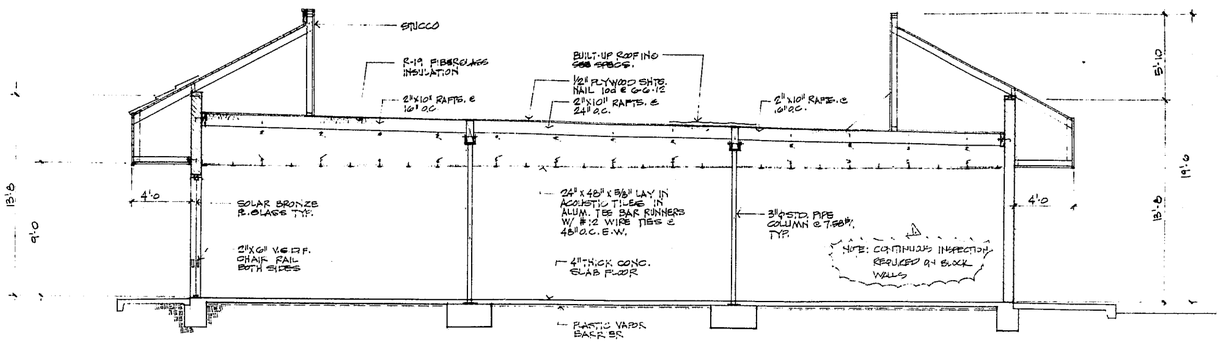
56'-0
19'-0
18'-0
19'-0
2'-0
14'-0
3'-0
12'-0
14'-0
56'-0
40'-0
A 4
UNIT "A"
6
5
4
3
2
1
2¼"x4" NON-BRG. STUD WALL FULL HT. FROM TOP OF ROOF FRAMING TO UNDERSIDE OF ROOF SHEATHING
6'-4
6'-4
6'-4
6'-4
2'-0
2'-0
2'-0



CROSS SECTION

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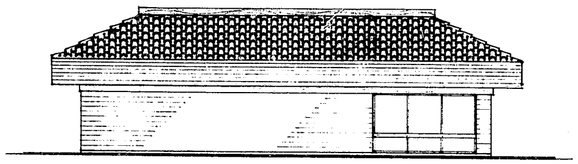
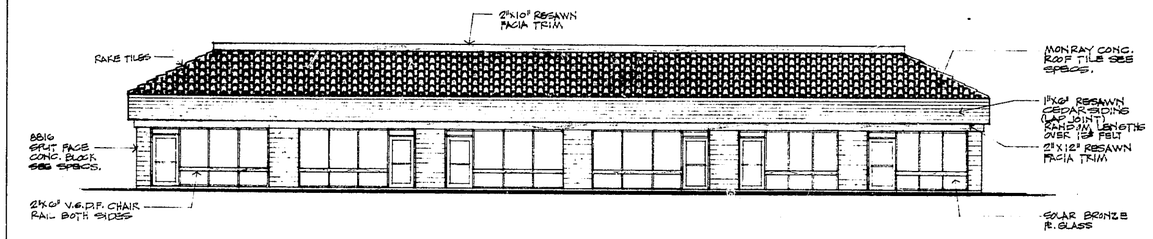


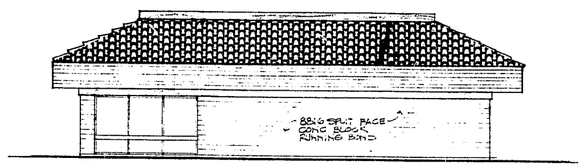
EAST ELEVATION

SCALE 1/8"-1'-0 C 4



NORTH ELEVATION

SCALE 1/8"-1'-0 B 4



WEST ELEVATION

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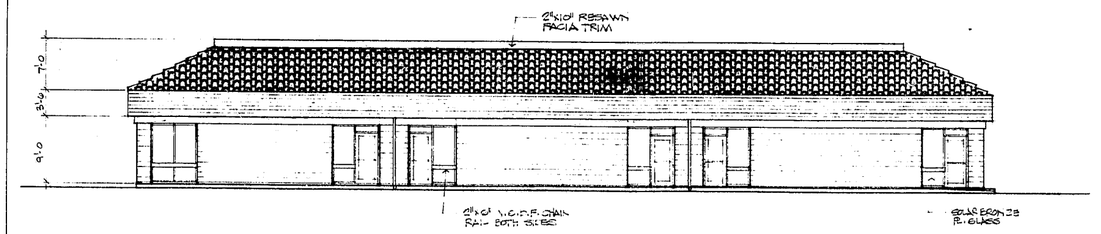

SOUTH ELEVATION

SCALE 1/8"-1'-0 E 4

REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. HANNEY
NO. 23012
CIVIL
STATE OF CALIFORNIA

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DATE NOV. 15 76
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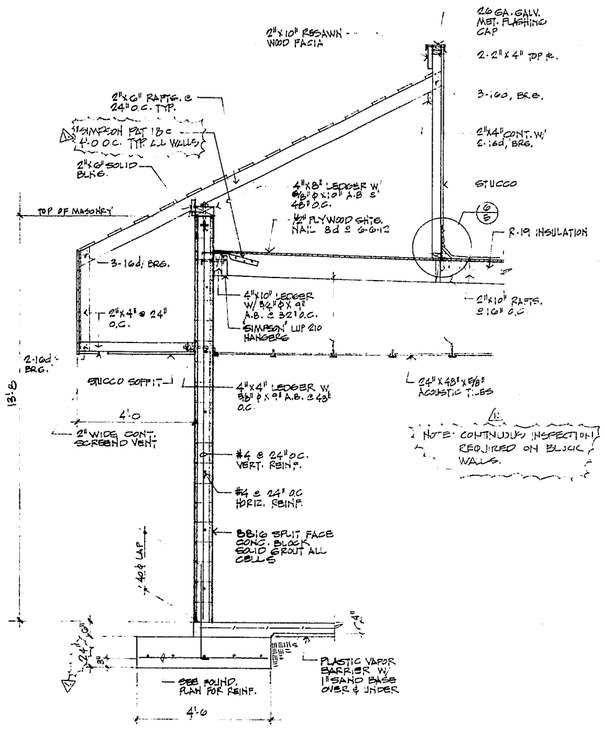
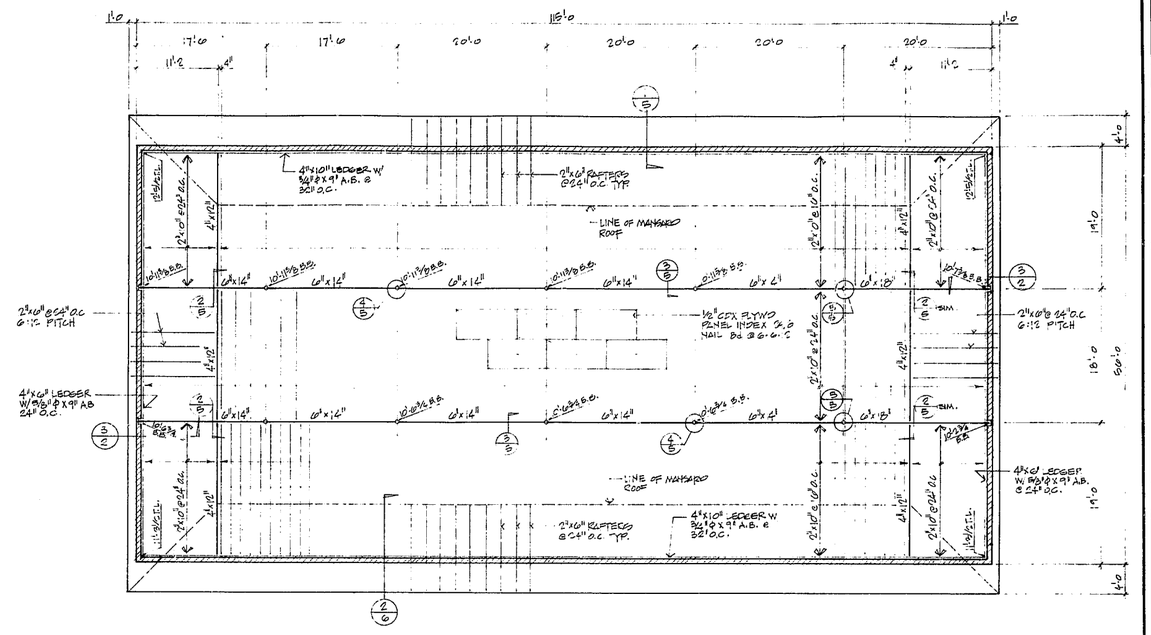
JOB 76-71
SHEET 4 OF 6 SHEETS

DEC 20 1976

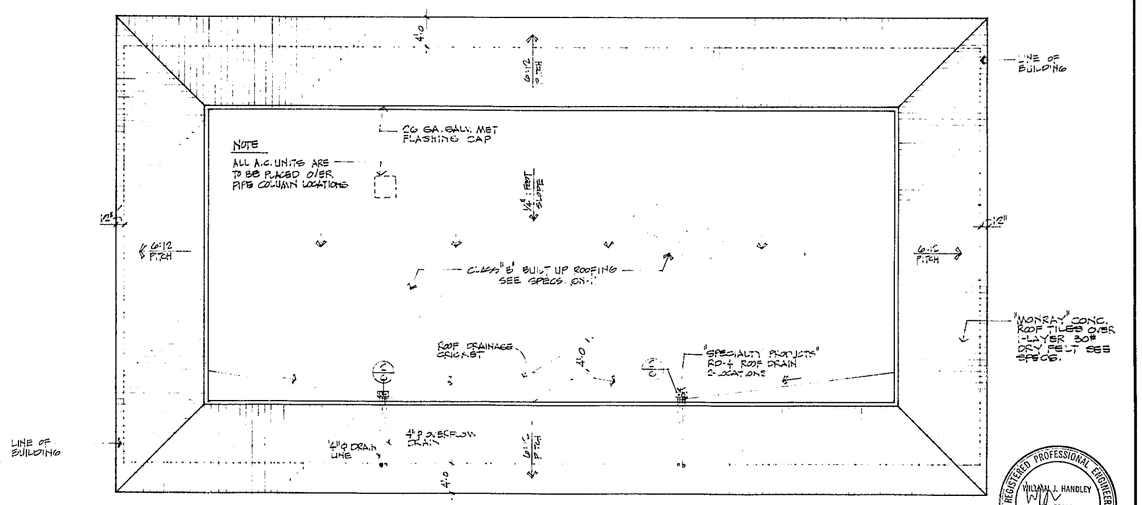
UNITS 1-6



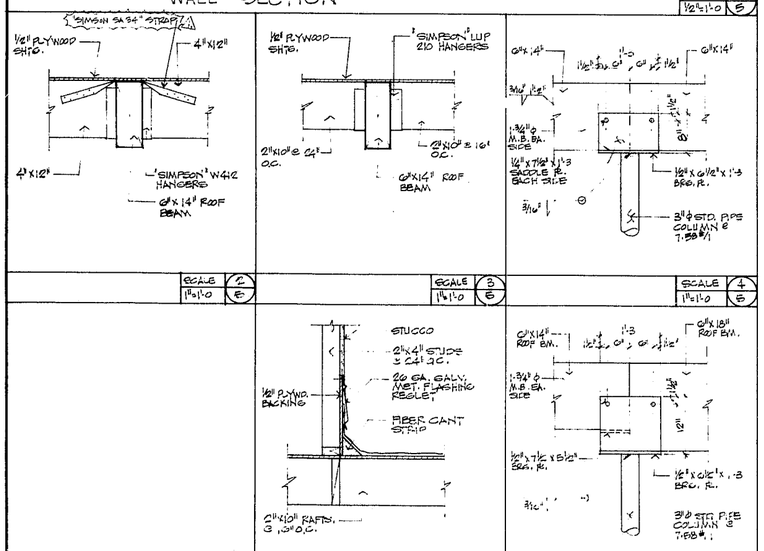
WALL SECTION — SCALE 1/2"=1'-0 (1/S5)



ROOF FRAMING PLAN — SCALE 1/8"=1'-0 (A/S5)



ROOF PLAN — SCALE 1/8"=1'-0 (B/S5)



SCALE 2/E — 1"=1'-0
SCALE 3/E — 1"=1'-0
SCALE 4/E — 1"=1'-0
SCALE 7/E — 1"=1'-0
SCALE 6/E — 1"=1'-0
SCALE 8/E — 1"=1'-0

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1 BLDG DEPT 1/16/77	WH

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REGISTERED PROFESSIONAL ENGINEER — MICHAEL J. HANDLEY — NO. 23012 — CIVIL — STATE OF CALIFORNIA

DATE	NOV. 15 76
SCALE	NOTED
DRAWN	G.R. W.H.
JOB	76-71
SHEET	5 OF 6 SHEETS

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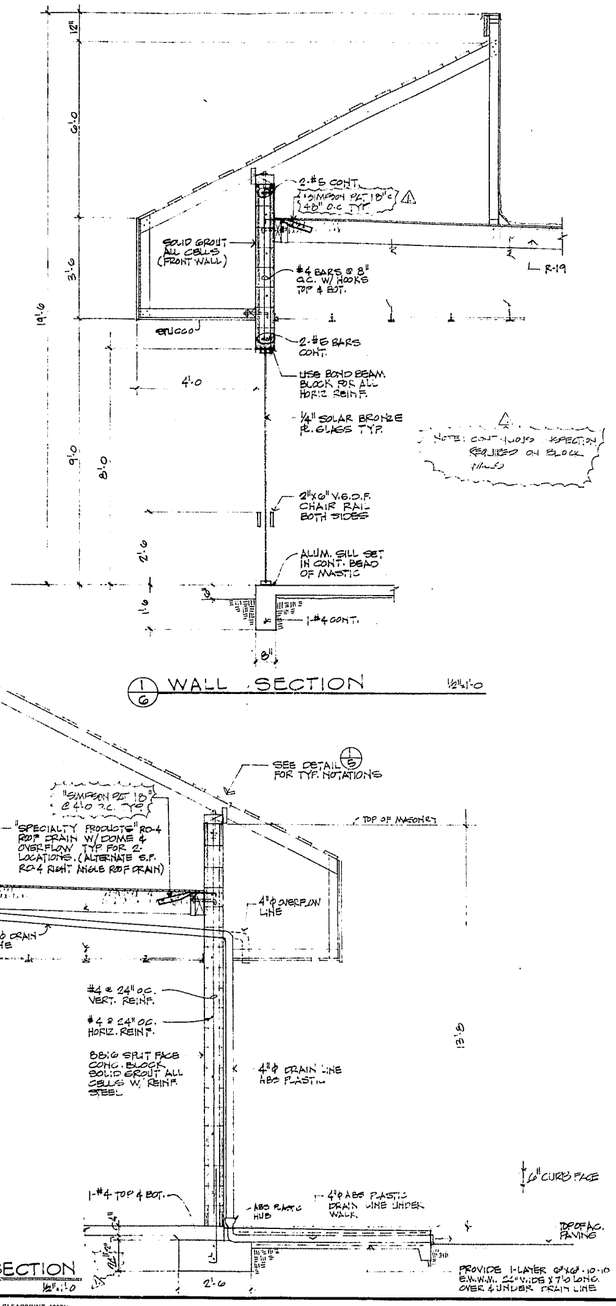
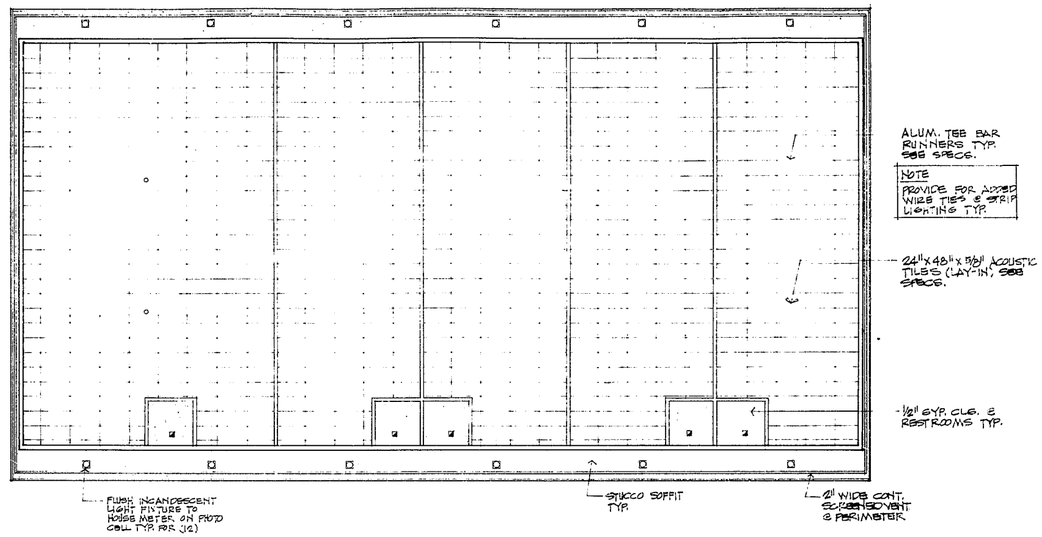
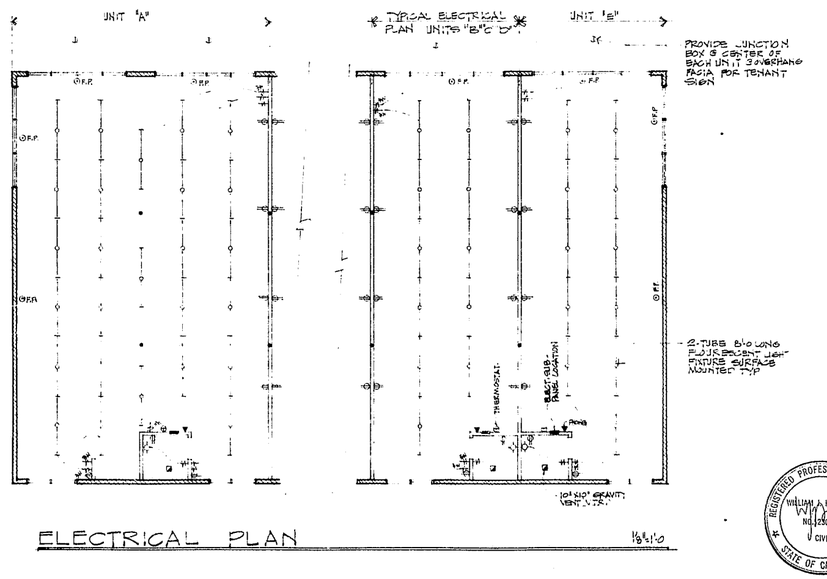


1/G WALL SECTION 1/2"=1'-0

2/G WALL SECTION 1/2"=1'-0



REFLECTED CEILING PLAN SCALE 1/8"=1'-0



ELECTRICAL PLAN 1/8"=1'-0

REGISTERED PROFESSIONAL ENGINEER
WILLIAM A. HANDLEY
No. 25012
CIVIL
STATE OF CALIFORNIA

REVISIONS	BY
1 CLGS. DEPT. 1-16-76	WH

HANDLEY · RIERSON & ASSOCIATES
ARCHITECTURAL & STRUCTURAL DESIGN
1720 EAST GARRY, SUITE 235 (714) 540-1672 · SANTA ANA · CALIFORNIA

DATE	NOV. 18 76
SCALE	NOTED
DRAWN	G.R.
JOB	76-71
SHEET	6
OF	6 SHEETS

DEC 20 1976

PRINTED ON DIETERICH POST CLEARPRINT 1000H

PLANT LIST

QUANTITY	BOTANICAL NAME	SIZE	REMARKS
7	EUCALYPTUS FICIFOLIA	15 GAL.	
7	MELALEUCA LEUCADENDRA	5 GAL	
16	PINUS CANARIENSIS	15 GAL	
33	PITTOSPORUM TOBIRA	5 GAL	
7	SCHINUS TEREBINTHIFOLIA	15 GAL	

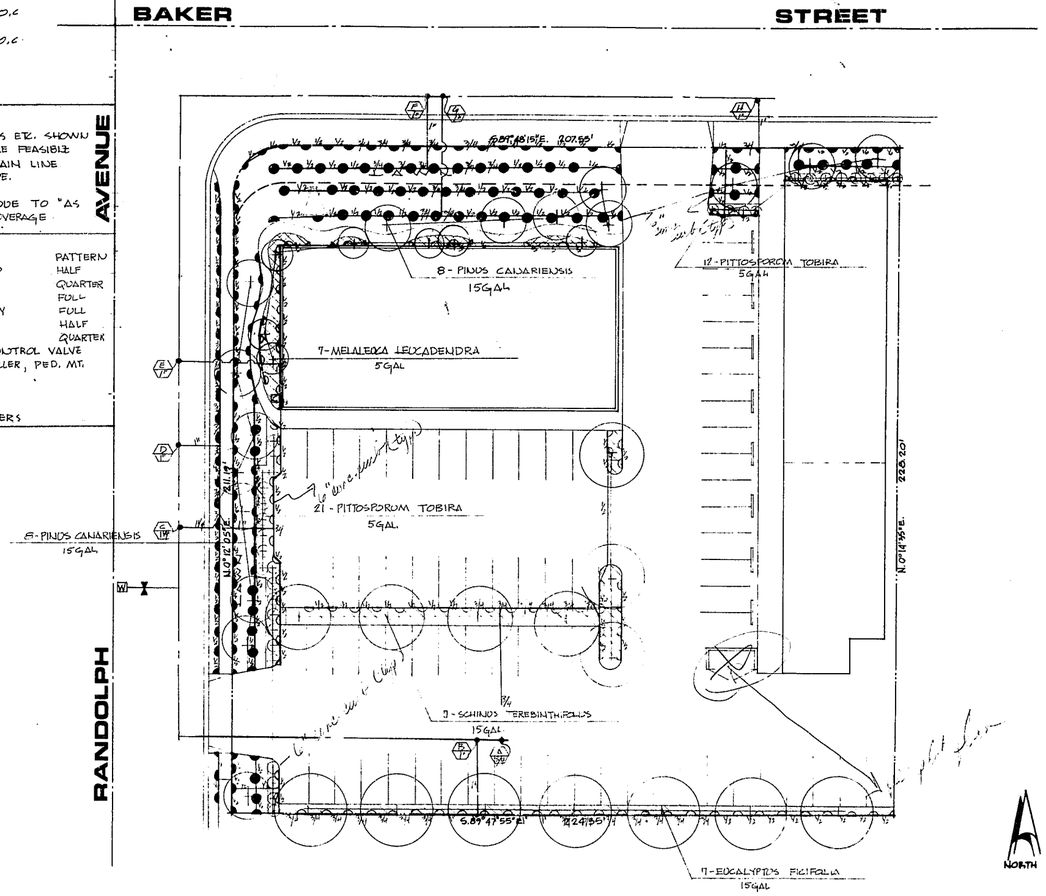
GROUNDCOVER:

HEDERA HELIX HANNI, FLATS		12" O.C
CARISSA GRANDIFLORA	1 GAL.	24" O.C
LAWN		

IRRIGATION NOTES:
1. SYSTEM DESIGN IS DIAGRAMMATIC - ALL PIPE, VALVES ETC. SHOWN IN PAVED AREAS SHALL BE IN PLANTED AREAS WHERE FEASIBLE
2. PROVIDE MIN. 18" COVER OVER ALL PRESSURE MAIN LINE PIPE, 12" OVER ALL 1000 PRESSURE LATERAL PIPE.
3. CONTRACTOR TO INSURE COMPLETE COVERAGE
4. IRRIGATION CONTRACTOR MAY MODIFY PLANS DUE TO "AS BUILT" CONDITIONS & TO INSURE COMPLETE COVERAGE

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	PATTERN
	MOODY	505-H-16	LAWN POP-UP	HALF
		505-Q-16	" " "	QUARTER
		505-F-16	" " "	FULL
		53-F-16	SHRUB SPRAY	FULL
		53-H-16	" "	HALF
		53-Q-16	" "	QUARTER
A 17 STA. SIZE		RCV-1701F	SERIES EL. CONTROL VALVE	
B		MB-10P	AUTO. CONTROLLER, PED. MT.	
		1220 CLASS 200 PVC.		
		1220 CLASS 315 PVC.		
		1 1/2" SMR		
W		WATER METER BY OTHERS		



LANDSCAPE & IRRIGATION PLAN

SCALE 1"=20'-0"

PRINTED ON DIETERICH POST CLEARPRINT 1000H

REVISIONS	BY

DATE
SCALE
DRAWN
JOB
SHEET LS-1
OF SHEETS

DEC 16 1976

PLANT LIST

QUANTITY	BOTANICAL NAME	SIZE	REMARKS
7	TRISTANIA CONFERTA	15 GAL	
9	MELALEUCA LEUCADENDRA	5 GAL	
16	PITTOSPORUM TOBIRA	15 GAL	
33	PITTOSPORUM TOBIRA	5 GAL	
7	SCHINUS TEREBINTHIFOLIA	15 GAL	

GROUNDCOVER:

HEDERA HELIX HAHNII, FLATS		12" O.C
CARISSA GRANDIFLORA	1 GAL.	24" O.C
LAWN		

IRRIGATION NOTES:
1. SYSTEM DESIGN IS DIAGRAMMATIC - ALL PIPE, VALVES ETC. SHOWN IN PAVED AREAS SHALL BE IN PLANTED AREAS WHERE FEASIBLE
2. PROVIDE MIN. 18" COVER OVER ALL PRESSURE MAIN LINE PIPE, 12" OVER ALL NON PRESSURE LATERAL PIPE.
3. CONTRACTOR TO INSURE COMPLETE COVERAGE.
4. IRRIGATION CONTRACTOR MAY MODIFY PLANS DUE TO "AS BUILT" CONDITIONS & TO INSURE COMPLETE COVERAGE.

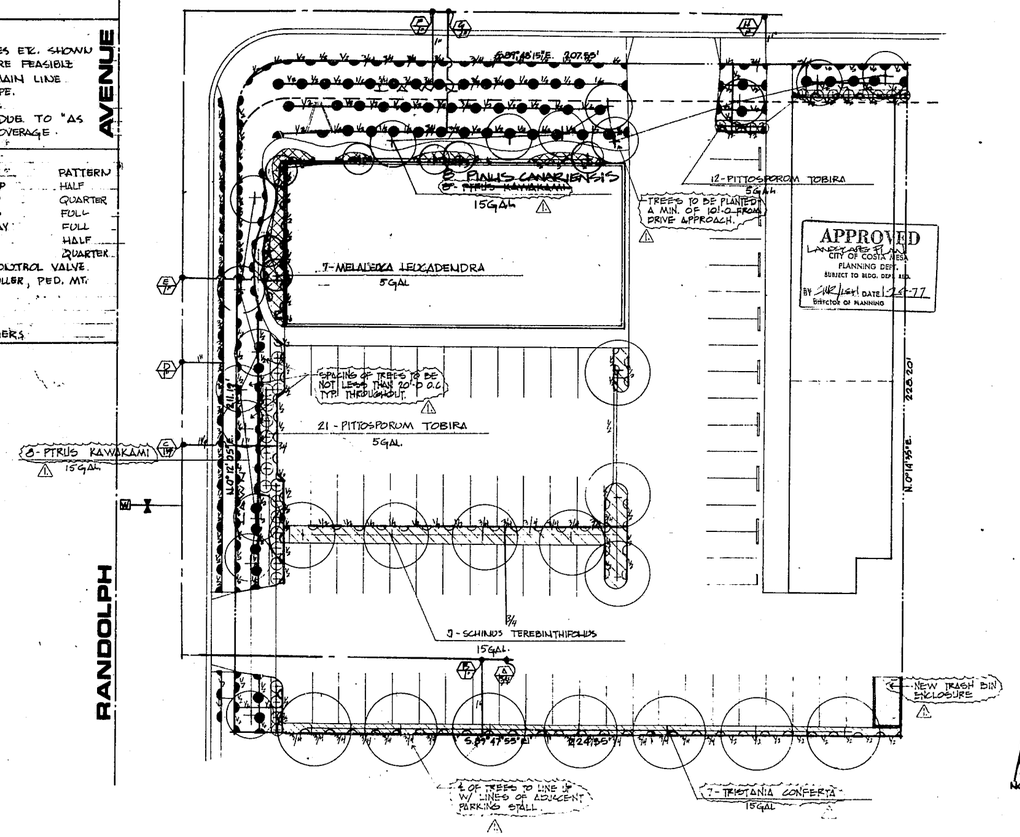
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	PATTERN
	MOODY	505-H-16	LAWN POP-UP	HALF
		505-Q-16	" " "	QUARTER
		505-F-16	" " "	FULL
		53-F-16	SHRUB SPRAY	FULL
		53-H-16	" "	HALF
		53-Q-16	" "	QUARTER
STA. SIZE. C		RCV-1701F	SERIES EL CONTROL VALVE	
		MB-10P	AUTO. CONTROLLER, PED. MT.	
		1220 CLASS 200 PVC.		
		1220 CLASS 315 PVC.		
		1½" SMR		
W		WATER METER BY OTHERS		

743 BAKER STREET

AVENUE

RANDOLPH



APPROVED
LANDSCAPE ARCHITECT
CITY OF COSTA MESA
PLANNING DEPT.
SUBJECT TO BLDG. DEPT. REQ.
BY [signature] DATE 1-11-77
DIRECTOR OF PLANNING

LANDSCAPE & IRRIGATION PLAN

SCALE 1"=20'-0"

DATE
SCALE
DRAWN
JOB 76-71
SHEET LS-1
OF SHEETS

JAN 11 1977

PRINTED ON DIETERICH POST CLEARPRINT 1000H

PLANT LIST

QUANTITY	BOTANICAL NAME	SIZE	REMARKS
7	TRISTANIA CONFERTA	15 GAL	
7	MELALEUCA LEUCADENDRA	5 GAL	
16	PRUS KAWAKAMI	15 GAL	
33	PITTOSPORUM TOBIRA	5 GAL	
7	SCHINUS TEREBINTHIFOLIA	15 GAL	

GROUNDCOVER:

	HEDERA HELIX HAHNII, FLATS		12" O.C.
	CARISSA GRANDIFLORA	1 GAL.	24" O.C.
	LAWN		

IRRIGATION NOTES:
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2. PROVIDE MIN. 18" COVER OVER ALL PRESSURE MAIN LINE PIPE, 12" OVER ALL LOOK PRESSURE LATERAL PIPE.
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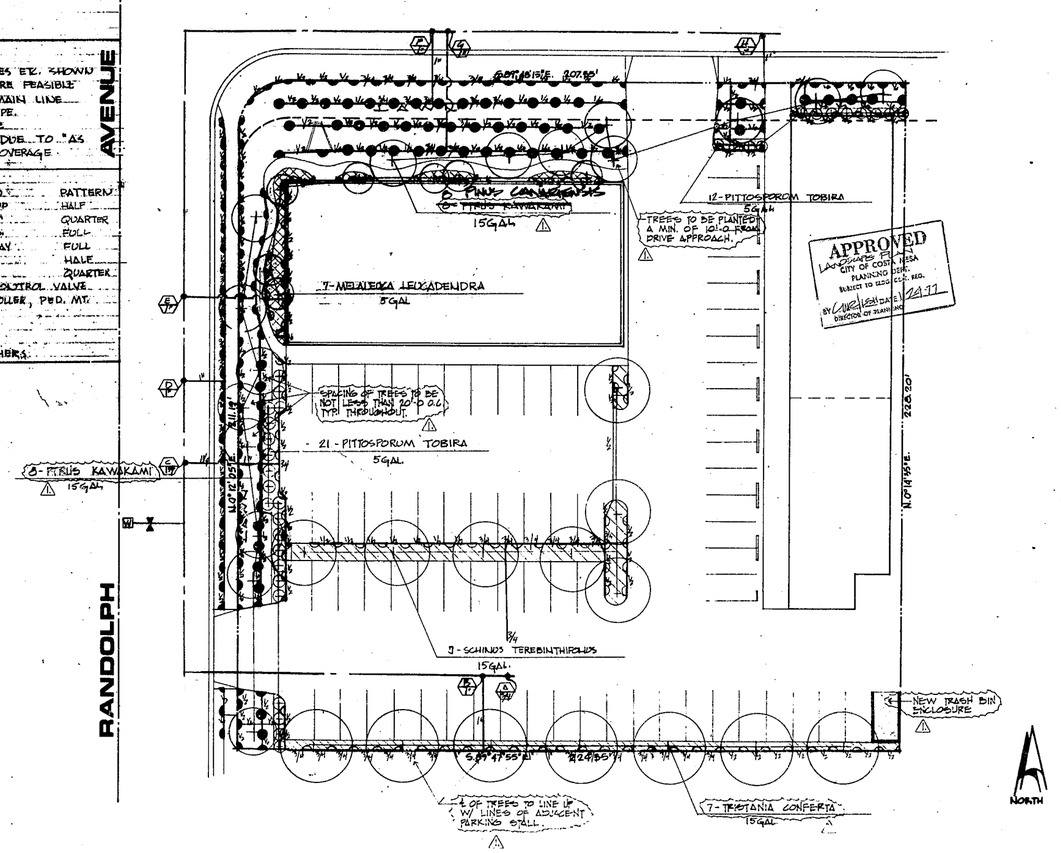
4. IRRIGATION CONTRACTOR MAY MODIFY PLANS DUE TO "AS BUILT" CONDITIONS & TO INSURE COMPLETE COVERAGE

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	PATTERN
	MOODY	505-H-16	LAWN POP-UP	HALF
		505-Q-16	" "	QUARTER
		505-F-16	" "	FULL
		53-F-16	SHRUB SPRAY	FULL
		53-H-16	" "	HALF
		53-Q-16	" "	QUARTER
		RCV-710E	SERIES EL CONTROL VALVE	
		MB-10P	AUTO. CONTROLLER, PED. MT.	
		1220 CLASS 200 PVC		
		1220 CLASS 315 PVC		
		1½" SMR		
		WATER METER BY OTHERS		

STA. STEP



LANDSCAPE & IRRIGATION PLAN

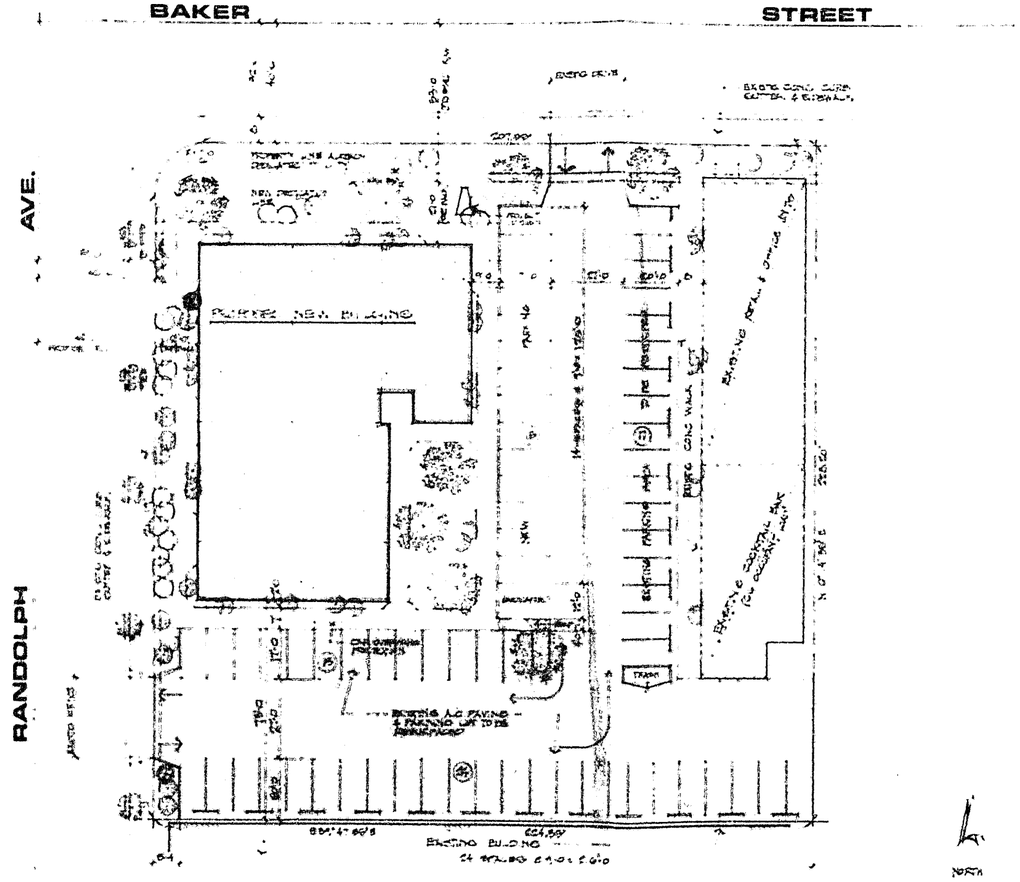
SCALE 1"=20'-0"

DATE	
SCALE	
DRAWN	
JOB	76-71
SHEET	LS-1
OF SHEETS	

JAN 11 1977

PRINTED ON DIETERICH POST CLEARPRINT 1000H

743 BAKER ST. ZE-76-145



SITE PLAN

SCALE 1"=60'-0"

PROJECT TABLATION

TOTAL [illegible] AREA [illegible]

EXISTING BUILDING AREA [illegible]

PROPOSED NEW BUILDING AREA [illegible]

PARKING REQUIRED [illegible]

PARKING PROVIDED [illegible]

LANDSCAPING REQUIRED [illegible]

PERCENT COVERAGE [illegible]

FIRE ZONE [illegible]

OCCUPANCY [illegible]

BUILDING TYPE [illegible]

REVISIONS	BY

HANDLEY · RIERSON & ASSOCIATES
ARCHITECTURAL & STRUCTURAL DESIGN
3220 EAST GARRY SUITE 232 · 714-540-1672 SANTA ANA CALIFORNIA

NEW BUILDING ADDITION TO BUILDING FOR MR. BORIS P.R.N.
[illegible] JAMBOREE [illegible]
[illegible]

DATE JULY 26 76
SCALE NOTED
DRAWN C.R.
JOB 76-71
SHEET 1 OF 5 SHEETS

AUG 3 1976

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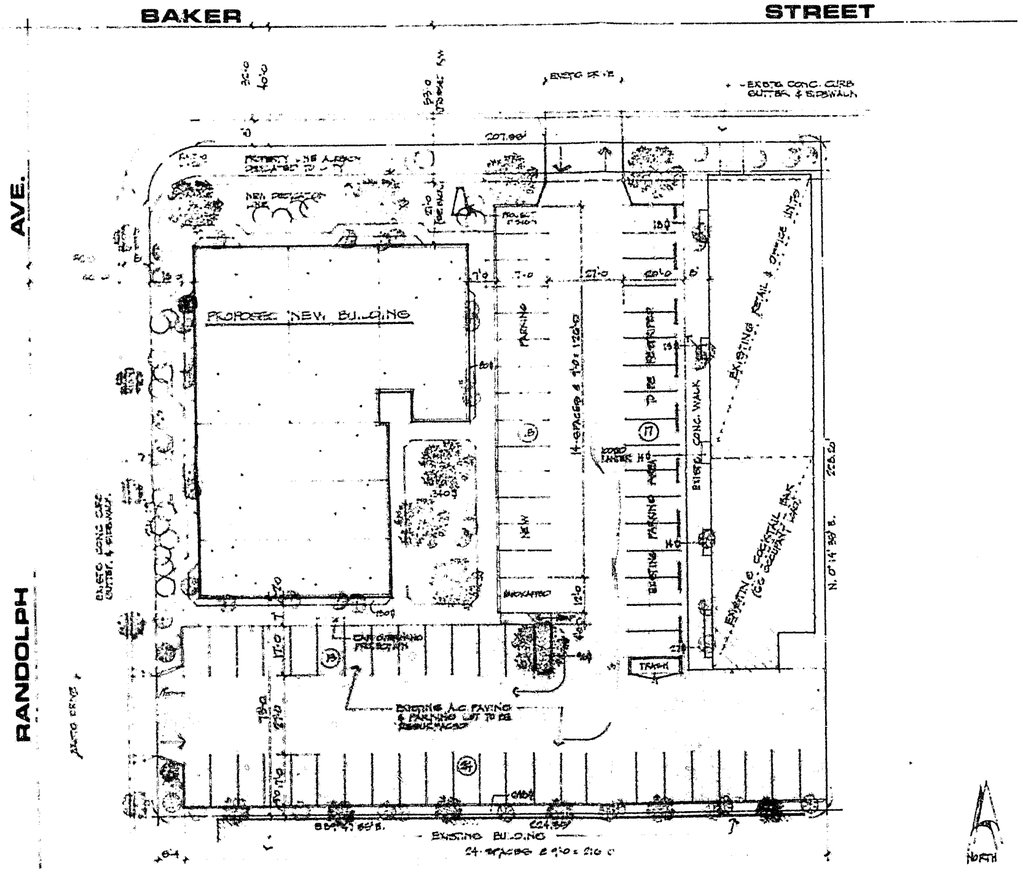


SITE PLAN

SCALE: 1"=20'-0"

PROJECT TABLATION

TOTAL LAND AREA
EXISTING B
PROPOSED
PARKING RE
35 FEET FOR
PARKING P — 129 SPACES
LANDSCAPIN
PERCENT CO
FIRE ZONE — 3
OCCUPANC — B-2
BUILDING T

HANDLEY · RIERSON & ASSOCIATES
ARCHITECTURAL & STRUCTURAL DESIGN
1720 EAST GARRY SUITE 232 714 540 1672 SANTA ANA CALIFORNIA

REVISIONS	BY

NEW BUILDING FOR MR. BONS
CORR. OF MESA ANAHEIM
LOT 5 BLK 4 TR. NO 488

DATE 03-1 20-7
SCALE NOTED
DRAWN C.R.
JOB 76-71
SHEET 1 OF 3 SHEETS

PRINTED ON DIETERICH POST CLEARPRINT 1000H

Order No.
Escrow No.
Loan No.

6803

UA : 2134PG1475

$3.00

RECORDED AT REQUEST OF
FIRST AMER. TITLE INS. CO.
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIFORNIA
8:00 AM APR 6 1977
J. WYLIE CARLYLE, County Recorder

PAID
DOC TRANSFER TAX
J. WYLIE CARLYLE
ORANGE CO. RECORDER

WHEN RECORDED MAIL TO:

Mr. and Mrs. Boris Pirih
2830 LaCresta
Anaheim, Calif. 92803

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

same

DOCUMENTARY TRANSFER TAX $ 66.00
Computed on the consideration or value of property conveyed; OR
Computed on the consideration or value less liens or encumbrances remaining at time of sale.
15
Signature of Declarant or Agent determining tax — Firm Name

CORPORATION GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, APN 141-262-15

B & J TOOL AND DIE COMPANY, INC., a California corporation

a corporation organized under the laws of the State of California, does hereby

GRANT to BORIS PIRIH AND ANGELA PIRIH, husband and wife as joint tenants as to an undivided 55% interest and JACOB LOGAR, a single man as to an undivided 45% interest

12143 91 MD

the real property in the City of Costa Mesa
County of Orange, State of California, described as

PARCEL 1: Lots 11, 12 and 13 of Tract No. 3631, as shown on a map recorded in book 128, pages 23 and 24 of Miscellaneous Maps, records of Orange County, California.

PARCEL 2: An Easement for road purposes over the North 10 feet of Lot 10 of Tract No. 3631, as shown on a map recorded in book 128, pages 23 and 24 of Miscellaneous Maps, records of Orange County, California for the benefit of and as appurtenant to Parcel 1 which easement shall inure to the benefit of and may be used, without limitation, by all persons who may become the owners of Parcel 1 or any parts or portions thereof.

Dated March 15, 1977

B & J TOOL AND DIE COMPANY, INC.
a California corporation

By _____ President

By _____ Secretary

STATE OF CALIFORNIA
COUNTY OF Orange } ss.

On March 22, 1977
before me, the undersigned, a Notary Public in and for said State, personally appeared Boris Pirih
known to me to be the President, and
Jack Logar
known to me to be the Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Christine Eidman

OFFICIAL SEAL
CHRISTINE EIDMAN
Notary Public-California
ORANGE COUNTY
My Commission Expires May 23, 1980

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1144 (10/69)

TO: Mr. Boris Firth
2830 La Cresta Avenue
Anaheim, California 92806

DATE: October 8, 1976

RE:

X	Zone Exception Permit No. ZE-76-145
	Subdivision No.
	Rezone Petition No.
	Tentative Tract No.
	Final Tract No.
	Building Moving No.
	Communication of

FROM: OFFICE OF THE CITY CLERK

CC: Planning

At the regular meeting of the Costa Mesa City Council held on October 4, 1976 the above was considered and the following action taken:

Application for Zone Exception ZE-76-145 was denied.

A copy of the application is enclosed for your records.

ld

Yours very truly,

EILEEN P. PHINNEY
City Clerk

CMF 0014-16

SIGN ONLY

MAR -6-76 P210 CHK 00 708 d****50.00

City of Costa Mesa

POST OFFICE BOX 1200
COSTA MESA, CALIFORNIA 92626

ZONE EXCEPTION PERMIT

Zone Exception Permit not transferable and null and void at expiration of specified time period.

APPLICANT PIRIH BORIS
Last Name First Middle

ADDRESS 2830 La Cresta Anaheim, CA 92806
Number Street City State — Zip Code

Telephone No. (714) 630-4881 (714) 539-5780
Business Home

Legal Description Lots 11, 12 & 13 of Tract 3631

AP No. 141-262-15 743 BAKER ST

Location South East corner Baker & Randolph Streets

No. ZE- 76-145
Per Section 9299.3 (1) (2) (3) (4)

FEE: A _____ ; B _____ ;
C _____ ; D _____ .

TOTAL FEE $50.00

Planning Area Codes: _____

Check List _____ Yes _____ No

Zone: C1

REQUEST: Variance from setback, parking and landscaping requirements to allow construction of 9380 square foot commercial building. (A Negative Declaration of Environmental Impact was filed on 8/4/76)

1. Reason for Zone Exception: Variance required for deviation from code.

2. Exceptional Circumstances as defined by applicant: See attached letter.

Boris Pirih
Signature of Property Owner

Boris Pirih
Signature of Applicant/Authorized Agent

DO NOT WRITE BELOW THESE LINES

COMMISSION FINDINGS: Meeting of: September 13, 1976 Recommendation: denial

Vote: 4-1

1. Exceptional or extraordinary circumstances are as follows: Reduction of landscape setback adjacent to the parking area to 10 feet in width is necessary to accommodate the proposed parking stalls. This landscape will be sufficient to provide adequate visual screening from the parking lot.

2. This Commission finds that the request is substantially compatible with uses in the general area and will ~~not~~ be materially detrimental to other properties within this general area. These are: The lack of sixteen parking stalls, the conflict of compact cars, and daytime uses of parking as opposed to nighttime uses are inconsistent with Planning Policies.

3. The Commission finds that the granting of this Zone Exception will not be materially detrimental to the Health, Safety and General Welfare:

SPECIAL REQUIREMENTS:

Charles W. Peterson
Secretary, Planning Commission

CITY COUNCIL ACTION: Meeting of October 4, 1976

Action: Application Denied

White copy - City Clerk; Blue copy - Planning; Green copy - Applicant; Canary copy - Applicant; Pink copy - Finance; Goldenrod copy - Applicant

CITY OF COSTA MESA
PLANNING DEPARTMENT

This is to certify that Zone Exception Permit ZE-76-145
(Rezone Petition or Zone Exception Permit)

for Boris Pirih

was

Published on 8/13/76
(date)

Posted on 8/18/76
(date)

24 Post Cards mailed to property
(no.)

owners of record as shown in our files on

8/13/76

Charles W. Roberts
Director of Planning

CMF 0324-26

PLANNING DEPARTMENT STAFF REPORT
(This is NOT Official Commission Action)

APPLICATION NO. ZE-76-145 AGENDA NO.

TYPE: Variance FIELD INSPECTION DATE: 8/12/76

SITE LOCATION: S/E Corner Baker and Randolph DATE PREPARED/BY: 8/17/76 PLV:ks

CLASSIFICATION COMMISSION MEETING OF: 8/23/76

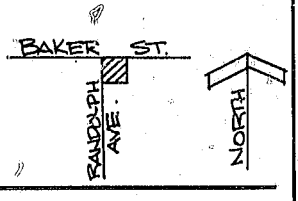
ZONE: C1 GENERAL PLAN: Light Industry CEQA FINDINGS: Negative Declaration

NAME OF APPLICANT: Boris Pirih

ADDRESS: 2820 La Cresta, Anaheim, CA

ACTION REQUEST:

Variance from setback, parking and landscaping requirements to allow construction of 9,380 square-foot commercial building. (A Negative Declaration of Environmental Impact was filed on 8/4/76).



I. Evaluation

1. Site is a 1.1 acre parcel at the southeast corner of Baker Street and Randolph Avenue. There presently exists a 5,534 square-foot commercial building along the east property line containing several small shops and offices and a cocktail bar.
2. Applicant proposes to construct a 9,380 square-foot commercial building to contain six or seven units on the northwest corner of the site.
3. Applicant is requesting a variance from parking requirements:

Parking required:	85
Parking shown:	69
Spaces Short:	16

Required parking is based on the floor area of the commercial units and the occupant load of the bar (66 persons). If a store or office existed in place of the bar, the required parking for the site would be 58 spaces. Requested parking variance is based on the idea that the bar is predominantly night time use and will not conflict with parking demands of the other units. Daytime observations by the staff tend to support this assumption.

4. Again, the issue has been raised as to whether it is appropriate to give special consideration to parking requirements when a commercial development includes daytime uses as well as nighttime uses. At the request of the Planning Commission, the Planning Department has surveyed several Orange County and Los Angeles County cities to determine whether similar requests have been made elsewhere and, if so, what has been their experience. Very few cities have ordinances that deal with the issue, and the majority of the cities indicated each proposal would be handled on an individual basis through the variance or conditional use permit process. Only the cities of Orange, Garden Grove, and Huntington Beach deal with the issue in their Zoning Ordinances. Orange and Garden Grove allow up to 50% of the spaces required for a nighttime use to be provided by the parking required for a daytime use and visa versa. Huntington Beach allows a 25% overlap. Fountain Valley employs yet another approach whereby they require an outside traffic consultant to prepare a report justifying each proposal which is then considered under a conditional use permit request.

This Document has been reviewed by:
Current Planning
Advance Planning
Planning Director

SEE PAGE TWO

City of Costa Mesa
77 Fair Drive
(714) 556-5245

I. Evaluation (Continued)

4. Orange, Garden Grove and Huntington Beach indicated they have not had sufficient experience to know whether their approaches work satisfactorily. Fountain Valley felt their approach works rather well. Without more concrete experience to draw upon, it is difficult for the Planning Department to make a recommendation in favor of the request, although the priniciple appears to contain some logic. If the Planning Commission decides to approve this request, it is suggested that such approval should not be considered as a precedent for approval of all other similar requests, but that this property will become a test case to be watched closely in the future to determine whether such approval was reasonable.
5. Setback:

Baker	Required:	21 feet
	Shown (building)	21 feet
	(parking)	8 feet

(The existing building will project nearly two feet into the right-of-way after required 2-foot dedication).

Randolph	Required:	17 feet
	Shown (building)	12 feet
	(parking)	6 feet

6. Costa Mesa Municipal Code Section 13-208.1 requires setback to be entirely landscaped, with the exception of walks and drives. Thus, parking areas are subject to the same setback as buildings.
7. A four-foot walk is shown along the street sides of the proposed building. This reduces the amount of landscaping to 17 feet on Baker and 8 feet on Randolph.
8. Costa Mesa Municipal Code Section 13-208.1 requires interior landscaping equal to 10% of the parking area. 2,300 square-feet would be required on this site; 1,500 square-feet are proposed.
9. Reduction in building area of approximately 1,300 square-feet should allow compliance with setback and landscaping requirements.

II. Planning Staff Findings

1. Normally accepted principles of design indicate that an increased feeling of openness (building setback) is more critical at intersections than mid-block. The inability to comply with required setbacks and interior landscaping in this case is a function of building size and design rather than site irregularities, and as such, does not meet the criteria for granting a variance.

III. Planning Staff Recommendation

1. Parking variance: No recommendation
2. Denial of landscape and setback variance.

IV. Conditions, if Approved

1. Shall meet all the requirements of the various City departments, copy attached hereto.

V. Commission Action - Meeting of August 23, 1976

Continued to the meeting of September 13, 1976, in compliance with applicants request. (5-0)

VI. Planning Staff Evaluation for meeting of September 13, 1976

1. Applicant has submitted revised plans affecting the Randolph Avenue setback and the interior landscaping.
2. The Engineering Department has advised that as Randolph Avenue is presently constructed to an 80 foot width the additional two feet of dedication will not be required. The building setback based on an 80 foot right-of-way (rather than 84 as previously assumed) is 16 feet. The plan has been revised to comply with this requirement.
3. Although the building meets required setbacks on both Baker Street and Randolph Avenue, the landscape setback adjacent to parking areas is indicated at approximately 8 feet in both cases. The Planning Staff had previously recommended that a minimum of 10 feet be provided between parking

Planning Staff Evaluation for meeting of September 13, 1976 (Continued)

stalls and the right-of-way. This can be accommodated if the four parking stalls in question are reduced in width and designated as compact car spaces.

4. Additional interior landscaping has been provided along the south property line adjacent to the neighboring building and adjacent to the existing structure on subject site. With these changes the required 2300 square feet of interior landscaping are now provided.
5. No change has been made in the number of parking spaces required or provided.

VII. Planning Staff Findings for meeting of September 13, 1976

1. Variances from interior landscaping and building setback requirements are no longer required.
2. Reduction of landscape setback adjacent to the parking area to 10 feet in width is necessary to accommodate the proposed parking stalls. This landscaping will be sufficient to provide adequate visual screening from the parking lot.

VIII. Planning Staff Recommendation for meeting of September 13, 1976

1. Parking variance: no recommendation.
2. Parking lot landscape setback: approval.

IX. Conditions, if approved

1. Shall meet all the requirements of the various City Departments, copy attached hereto.

X. Commission Action - Meeting of September 13, 1976

Recommendation for denial, based on VII above, and the lack of sixteen parking stalls, the conflict of compact cars, and daytime uses of parking as opposed to nighttime uses are inconsistent with Planning Policies. (4-1, Mr. Hall voting no).

ZE-76-145
Boris Pirih

Agenda No. _____

Conditions, if Approved

Plann.	1.	Any mechanical equipment such as air conditioning compressors and duct work shall be screened from view.
Engnr.	2.	Construct P.C.C. driveway approach on Randolph Street per City of Costa Mesa Standard Plans. Location, width, and type are subject to the approval of the Traffic Engineer.
Leis. Serv.	3.	Street trees and landscaping in the front setback shall meet with the approval of the Leisure Services Department. (Baker - 4 Pinus Canariensis, Pandolph - 6 Pyrus Kawakami).
Plann.	4.	The four (4) parking stalls nearest the Public Street shall be designated as compact car spaces to accommodate a minimum 10-foot landscape setback.

APPLICANT IS REMINDED OF THE FOLLOWING ORDINANCES AND OTHER REQUIREMENTS:

Engnr.	5.	Dedicate all land 53 feet from centerline of Baker Street.
"	6.	Fulfill Drainage Ordinance Fee requirements prior to issuance of building permit.
Sanit. Distr.	7.	Developer will be required to construct sewers to serve this property, at the developer's expense, meeting the approval of the Costa Mesa Sanitary District.
"	8.	Property is also located within County Sanit District No. 7 and District No. 7 fees will be applicable when permit is issued.
Water Distr.	9.	Applicant's attention is directed to the conditions of the Costa Mesa County Water District with regard to Cross Connection and Backflow Prevention.
Plann.	10.	30-inch high masonry screen wall shall be provided between parking stalls and landscaping along the street.
"	11.	A minimum landscaped setback of ten feet from the ultimate property line shall be maintained adjacent to both streets.

City of Costa Mesa Planning Department
Post Office Box 1200
77 Fair Drive
Costa Mesa, California 92626

PRELIMINARY ENVIRONMENTAL DESCRIPTION

For Office Use Only:

Project Number 8 Date Received/By 7-26-76 J.P.

Zone C1 General Plan Designation LITE IND.

Recommendation NEG. DEC. 7-31

Please fill out the following and return (with preliminary site plan) five (5) working days prior to submitting your application:

Project Title New commercial building for Mr. Boris Pirih

Location S.E. corner Baker and Randolph Streets

Proposed Use (Request) To build 9,480 sq. ft. comm. bldg. w/a parking variance

Description of Project Single story 9,480 sq. ft. commercial building; masonry walls, wood roof construction to tie in with the existing bldg. on site. See attached plan.

Submitted by Handley - Rierson & Associates GR Date July 26, 1976

Mailing Address 1720 E. Garry Ave., Suite 235, Santa Ana, CA Phone 540-1672

Zip Code 92705

Not all projects will necessitate the preparation of an Environmental Impact Report. In order to make a determination as to whether any significant environmental impacts may result from the proposed project, the above information is necessary.

As soon as possible, the Environmental Evaluator will determine whether or not the project will require an Environmental Impact Report and will notify the project sponsor accordingly.

CMF 0325-26 (PL 22) rev. 4/76

Date: 11-15-78

To: Planning

From: Development Division/Public Services

Located at: 743 BAKER ST.

Re: Tract _____

ZH 76-145

S 72-16

Building Permit _____

The following items this Division placed on the above development have been completed and we authorize release of that portion of construction required within the public right-of-way.

1. X Sidewalk
2. X Drive Approaches
3. _____ Street Improvements (including 1 & 2 above)
4. _____ Strom Drains
5. _____ Street Lights
6. _____ Deposit to Guarantee future construction of _____
7. _____ Fees Paid (Drainage and/or Water Acreage)
8. _____ Dedication Completed

CURB & GUTTER

By: [signature]

Date: 11-15-78

RIGHT OF WAY DIVISION RELEASE

REFERENCE B.P. ZE 76-145 DATE 7/29/77

STREET 143 BAKER ST.

A. P. NO. 141-262-15

LOT 5, 11, 12 & 13 TRACT 3631

The necessary documents, as required by the Right of Way Division per the project conditions, have been completed to our satisfaction.

DANIEL H. MUSSELMAN, JR.
Right-of-Way Agent

CMF 0138-62

Date: 11-15-78

To: Planning

From: Development Division/Public Services

Located at: 743 BAKER ST.

Re: Tract

ZE 76-145

S 72-16

Building Permit

The following items this Division placed on the above development have been completed and we authorize release of that portion of construction required within the public right-of-way.

1. X Sidewalk
2. X Drive Approaches
3. _____ Street Improvements (including 1 & 2 above)
4. _____ Strom Drains
5. _____ Street Lights
6. _____ Deposit to Guarantee future construction of _____
7. _____ Fees Paid (Drainage and/or Water Acreage)
8. _____ Dedication Completed

CURB & GUTTER

By: [signature]

Date: 11-15-78

CITY OF COSTA MESA
ENGINEERING DIVISION

DEVELOPMENT RELEASE

Date: JULY 29, 1977

To: PLANNING

From: Development Division/Public Services

Re: Tract _____

Located at: SOUTHEAST CORNER 745 BAKER & RANDOLPH ST.

ZE 76-145

S _____

Building Permit _____

The following items this Division placed on the above development have been completed and we authorize release of that portion of construction required within the public right-of-way.

1. ✓ Sidewalks
2. ✓ Drive Approaches
3. _____ Street Improvements (including 1 and 2 above)
4. _____ Storm Drains
5. _____ Street Lights
6. _____ Deposit to guarantee future construction of _____
7. ✓ Fees Paid (Drainage and/or Water Acreage)
8. ✓ Dedication Completed

By J. E. Verloop

Date: 7/29/77

CMP 0412-42

City of Costa Mesa Planning Department
Post Office Box 1200
77 Fair Drive
Costa Mesa, California 92626

NEGATIVE DECLARATION

Pursuant to the Procedures of the City of Costa Mesa for Implementation of the California Environmental Quality Act of 1970, the Environmental Evaluator has reviewed the Preliminary Environmental Description material submitted by the project sponsor, described as follows:

Project Number ZE-76-145

Project Title/Description Construction of 9,480 square foot commercial building

In conjunction with existing 5,534 square foot commercial building

Project Location/Address Southeast corner of Baker (945) Street and Randolph Street

Costa Mesa

and does hereby find:

☐ That the Preliminary Environmental Description submitted is insufficient to facilitate a decision as to the environmental significance of this project and the project sponsor is therefore requested to resubmit a more thorough Preliminary Environmental Description covering the following information:

☒ That the proposed project cannot, or will not, have a significant effect on the environment. Negative Declaration Status is therefore granted for this project and the preparation of an Environmental Impact Report is thereby not necessary.

☐ That the proposed project may have a significant effect on the environment and has not been covered adequately in a previously approved Environmental Impact Report or Preliminary Environmental Description. Negative Declaration status therefore cannot be granted for this project and an Environmental Impact Report is thereby required to be prepared prior to the project's approval. The significant environmental impacts which may result from this project include, but may not be limited to, the following:

☐ That even though the proposed project may have a significant effect on the environment, the project is a lesser included part of another project for which an Environmental Impact Report has previously been prepared provided that the project and statement prepared was approved and covers the specific environmental impacts of the lesser project.

The previous project and Environmental Impact Report is

APPROVED BY Perry L. Valentine Environmental Evaluator DATE 8-4-76

Form PL 25

White-City File Canary-Applicant
Pink-County Clerk Goldenrod-Permanent File

76-145

REASONS FOR NEGATIVE DECLARATION

Proposed project is in conformance with the Costa Mesa General Plan and compatible with existing and planned development in the area. Project will complete development of the partially developed commercial parcel. The undeveloped portion contains no significant natural features at this time.

Adequate public utilities and services exist to accommodate the proposed construction. Additional traffic generated by this facility can be absorbed by existing circulation facilities without significant impact.

AUG. 10, 1976 R701005 PROOF LIST FOR PLANNING DEPT

PUBLIC HEARINGS WILL BE HELD BY THE COSTA MESA PLANNING COMMISSION AT THE CITY HALL, 77 FAIR DRIVE, COSTA MESA, CALIFORNIA, AT 6:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER ON MONDAY, AUGUST 23, 1976, REGARDING THE FOLLOWING APPLICATION:

ZONE EXCEPTION PERMIT ZE-76-145 FOR BORIS PIRTH, 2830 LA CRESTA, ANAHEIM, CALIFORNIA FOR VARIANCE FROM SETBACK, PARKING AND LANDSCAPING REQUIREMENTS TO ALLOW CONSTRUCTION OF 9380 SQUARE FOOT COMMERCIAL BUILDING, IN A C1 ZONE, LOCATED AT THE SOUTH EAST CORNER OF BAKER AND RANDOLPH STREETS. (A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT WAS FILED 8-4-76).

A.P. NO. 141-091-05
RAY, JAMES D ET AL (NO)
4720 CORTLAND DR
CRONA DEL MAR, CAL 92625

A.P. NO. 141-091-07
WOOD, RAY M ET AL (NO)
SODERBERG, E V
419 E 17TH ST
COSTA MESA, CAL 92627

A.P. NO. 141-091-08
MORALES, JOE T
736 W BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-091-09
RAY, JAMES D
4720 CORTLAND AVE
CRONA DEL MAR, CAL 92625

A.P. NO. 141-091-10
RAY, JAMES D
188 E 17TH ST
COSTA MESA, CAL 92627

A.P. NO. 141-091-11
CAMPBELL, ERVIN R
760 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-091-12
WOOD, RAY M ET AL (NO)
H & H CO
722 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-091-16
WOOD, RAY M ET AL (NO)
RIVIERA SOFA BED CO
3015 S BRISTOL ST
COSTA MESA, CAL 92626

A.P. NO. 141-091-17
WOOD, RAY M ET AL (NO)
HEFFERNAN, T E
P O BOX 968
COSTA MESA, CAL 92627

A.P. NO. 141-261-04
PATRICK, WILLIAM H (CP)
1821 LEEWARD LN
NEWPORT BEACH, CAL 92660

A.P. NO. 141-261-05
WILLER, ERNEST H ET AL (TC)
18412 SANTA VERONICA CIR
FOUNTAIN VLY, CAL 92708

A.P. NO. 141-261-06
WILLER, ERNEST ET AL (MV)
18412 SANTA VERONICA CIR
FOUNTAIN VLY, CAL 92708

CARDS SENT 24

A.P. NO. 141-261-07
DAMON, LOYAL (SE)
657 W 19TH ST #J
COSTA MESA, CAL 92627

A.P. NO. 141-261-08
FELIX, SALVADOR J
201 LOUISE TER
GLENDALE, CAL 91207

A.P. NO. 141-261-11
DAKIN INC (CR)
8050 E FLORENCE AVE
DOWNEY, CAL 90241

A.P. NO. 141-261-13
B E BRIGGS & SON INC (CR)
2991 RANDOLPH AVE
COSTA MESA, CAL 92626

A.P. NO. 141-261-14
MAESTAS, ROBERT A (JT)
763 BAKER ST
COSTA MESA, CAL 92626

A.P. NO. 141-262-04
BANK, UNITED STATES
NATIONAL OF SAN DIEGO
BANK, UNITED STATES NATL
TR DEPT #5283
DRAWER 1550 92112

A.P. NO. 141-262-05
VAN DER LINDEN, JOHANNES
A (JT)
1166 CHARLESTON
COSTA MESA, CAL 92626

A.P. NO. 141-262-06
GRAHAM, ROGER ET AL
2956 RANDOLPH AVE
COSTA MESA, CAL 92626

A.P. NO. 141-262-07
GRAHAM, ROGER F ET AL
(MV)
2956 RANDOLPH AVE
COSTA MESA, CAL 92626

A.P. NO. 141-262-08
LARSON, DOROTHY H
350 ALMA REAL DR
PACIFIC PALISADES, C90272

A.P. NO. 141-262-12
COOK & COOLEY INC (CR)
1701 W WARDLOW RD
LONG BEACH, CAL 90810

A.P. NO. 141-262-14
ANASH, CHARLES E (MS)
1058 LA MIRADA ST
LAGUNA BEACH, CAL 92651

A.P. NO. 141-262-15
B & J TOOL & DIE CO INC
(CR)
2830 E LA CRESTA AVE
ANAHEIM, CAL 92806

A.P. NO. 141-262-16
HOWELL, DAVID J ET AL
(MV)
KATHY INVESTMENT CO
445-C E 17TH ST
COSTA MESA, CAL 92627

A.P. NO. 141-262-17
HOWELL, DAVID J ET AL
(MV)
KATHY INVESTMENT CO
445-C E 17TH ST
COSTA MESA, CAL 92627

RIGHT OF WAY DIVISION RELEASE

REFERENCE B.P. ZE 76-145 DATE 7/29/77

STREET BAKER ST.

A. P. NO. 141-262-15

LOT 1 & 2 BLK 3 TRACT 3631

The necessary documents, as required by the Right of Way Division per the project conditions, have been completed to our satisfaction.

for DANIEL H. MUSSELMAN, JR.
Right-of-Way Agent

CMF 0138-62

CITY OF COSTA MESA
ENGINEERING DIVISION

DEVELOPMENT RELEASE

Date: JULY 29, 1977

To: PLANNING

From: Development Division/Public Services

Re: Tract _____

Located at: SOUTHEAST CORNER BAKER & RANDOLPH ST.

ZE 76-145

S _____

Building Permit _____

The following items this Division placed on the above development have been completed and we authorize release of that portion of construction required within the public right-of-way.

1. ✓ Sidewalks
2. ✓ Drive Approaches
3. _____ Street Improvements (including 1 and 2 above)
4. _____ Storm Drains
5. _____ Street Lights
6. _____ Deposit to guarantee future construction of _____
7. ✓ Fees Paid (Drainage and/or Water Acreage)
8. ✓ Dedication Completed

By J. E. Valdez

Date: 7/29/77

CM# 0412-82

Public Works
Fee Submittal No. 247

PAID 00:10:18 ##1,130.00
Validation

CITY OF COSTA MESA
PROPERTY DEVELOPMENT OBLIGATORY FEES FOR PUBLIC WORKS

(Fees to be submitted to the Finance Department with this form prior to the City Engineer's signature on Final Subdivision and Parcel Maps.)
Exception: The issuance of Building Permit - (drainage fee only)

A. P. No. 141-262-15
Parcel Map No. _____
Tract Map No. _____
Z. E. No. 76-145

Date JULY 27 1977
Owner/Subdivider R & J TOOL AND DIE Co.
Address 2830 LA CRESTA, ANAHEIM

ESTIMATED COSTS

Street Improvements $ _____
Water Improvements $ _____
Total Improvements $ _____

Bldg. Construction $ _____
Monument Bond $ _____
Sewer Improvement $ _____

Map Check Fee $ _____

Inspection Fee (on cost of street & water improvements as above)
3.5% of the first $25,000 _____
Plus 3% of any cost between $25,000 and $100,000 _____
Plus 2.5% of any cost over $100,000 _____
Plus 3.5% of sewer costs _____

Sub-Total $ _____

Less: Inspection Fee on Water Improvements Portion (1.5% of Water Improvements, as above) $ _____

Total General Fund Fees (Account 0131120004) . . . . . $ _____

	Account No.	Fund	
Inspection Fee - Water Improvements	9117216008	Trust	$ _____
Street Lighting Subdivision Tract Fees	0131120004	Gen.	$ _____
Water Acreage Fee: _____ Acres @ $250/Acre	5231120000	Water	$ _____
Park & Recreation Fee: District No. _____ or Acreage Dedicated _____ Acres		Trust	$ _____
Drainage Fee: 1.13 Acres @ $1,000/Acre Dist. No. _____ Minus Previous Assessment _____ 0	9117401001	Drainage	$ 1130.00
Sanitary District Fee for _____			$ _____

TOTAL FEES $ 1130.00

Office of Origin	Processed by:
Engineering	J.C.
Building Safety	

Form Eng 1 Rev. 2/77
White—Finance; Canary—File; Pink—Street

City of Costa Mesa Planning Department
Post Office Box 1200
77 Fair Drive
Costa Mesa, California 92626

NOTICE OF DETERMINATION

To: Clerk of the Board
County of Orange
P. O. Box 687
Santa Ana, CA 92702

Project Number ZP-76-143

Applicant Boris Firth

Project Title Construction of 9480 Sq. Ft. Commercial building in conjunction with existing 5534 Sq. Ft. commercial building.

Project Location Southeast corner of Baker Street and Randolph Street, Costa Mesa

Decision Denial

Decision By Costa Mesa City Council Date 10/04/76

[X] Negative Declaration Filed Date 8/04/76

[ ] Environmental Impact Report Filed Date

Environmental Impact Determination

Approved by Perry J. Calantino Date 11-4-76

CMF 0342-28 (PL-24) rev. 8/75 Pink - Project File; White - County Clerk

CITY OF COSTA MESA, CALIFORNIA 739-742 Bubbe St

July 1972

Mr. Martin Soell
P. O. Box 1043
Vidal, CA 92083

Dear Mr. Soell:

The information given to you about the number of driveways permitted to the Baker and Sandelin properties is incorrect. The location and number is determined and approved by the Traffic Engineer who will consider your needs and the kind of the driveways will cause to traffic. Consequently, if you would present your plans we shall be glad to see them with you.

Very truly yours,

Traffic Engineer

MWH:mjt

cc: Director of Planning

COPY

RECEIVED
CITY OF COSTA MESA
PLANNING DEPT.
JUL 31 1972
AM 7 8 9 10 11 12 1 2 3 4 5 6
PM

CITY OF COSTA MESA

CALIFORNIA

FROM THE OFFICE OF THE CITY ATTORNEY
1800 ADAMS, COSTA MESA, CALIFORNIA 92626

August 23, 1972

Harwood and Adkinson
Attorneys at Law
550 Newport Center Drive, Suite 434
Newport Beach, California 92663

Attention: Don Adkinson

Dear Don:

As indicated to you in my letter of August 14, 1972 I have been conducting an investigation of the claim of Mr. Zoul, relating to lots 11, 12 and 13 in a survey made in 1965. I have had some difficulty in ascertaining who Mr. Zoul talked to in the city staff at the time he delivered the easement deed, with particular reference to the recording of the "sketch showing division, survey and topography of lots 11 and 12, tract 3631, Costa Mesa, California."

This map as you must readily understand did not in 1965 qualify as a "record of survey" for recording purposes, unless the linen had been presented to the County Recorder either by Mr. Zoul or as he claims by some member of the City's staff for this purpose.

When I have obtained this information from Mr. Zoul through you, I will be in a better position to evaluate his claim and to meet with you as requested in your letter of August 11, 1972.

Very truly yours,

Roy E. June
City Attorney

REJ:kmb

cc: Norm Spielman
Bill Dunn
Fred Sorsabal

RECEIVED
CITY OF COSTA MESA
PLANNING DEPT.
AUG 22 1972
AM 7|8|9|10|11|12|1|2|3|4|5|6 PM

CITY OF COSTA MESA

INTER OFFICE MEMORANDUM

August 18 19 72

TO Roy June, City Attorney FROM Director Engineering Services

Baker Street and Randolf Avenue - Southeast Corner; Burton Zoul

There appears to be a misunderstanding somewhere along the course of action required for the parcel map at the above referenced location.

Evidently, Mr. Zoul applied for and received the approval of the City of Costa Mesa for a division of land. The City does give approval for divisions of land, but it is always conditioned upon the fact that a Parcel Map be recorded at the County of Orange.

At the time this action was taken, the proper term may have been, a "Record of Survey." Our files do indicate that the easement deed for the street easement was received by this office and recorded. Mr. Zoul has stated that he was told by a member of the City staff, at the time he delivered the easement deed, that they would see to the recording of the sketch of the division, survey and topographic of lots 11 and 12, tract 3631. I have no way of relating to you whether this act was done. I do know that a sketch, such as that enclosed with your memo, cannot be recorded. A Parcel Map and Record of Survey, must be on a linen, the size of which is set forth in the Map Act.

The sketch attached, could not be recorded. Should Mr. Zoul file for a Parcel Map at this time, he would undoubtedly, be subject to certain conditions which are written in ordinances approved since 1965. One of these, would be the Drainage Fee ordinance. I do not know when the Water Acreage Fee ordinance was approved, but it appears, it would also be subject to that. It is my understanding that, not even the Council can waive fees set forth in ordinances.

If what has been related, actually happened, it appears the City has an obligation to rectify the matter; however, it seems to me that the Engineer handling the original lot split, goofed. Perhaps Bill Dunn will be able to give you more information. In any event, it might be wise for the three of us to discuss this in detail.

Norman K. Spielman

NKS:mlc

cc: Bill Dunn
Fred Sorsabal

RECEIVED
CITY OF COSTA MESA
PLANNING DEPT.
AUG 18 1972
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

CITY OF COSTA MESA

INTER OFFICE MEMORANDUM

August 17, 1972

TO Roy June FROM W. L. Dunn

RE: Burton Zoul (Baker and Randolph)

The communication from Harwood & Adkinson is basically correct in outlining the problem - however

A. In 1965 it was, although not spelled out, the responsibility of the owner to record any lot splits.

B. Just who told Mr. Zoul that they would see to the recording is not known to me and I would suspect Mr. Zoul will not be able to remember either.

C. As you well know Roy, state laws change and most particularly in Planning and subdividing and what was O.K. in 1965 is simply not acceptable now.

I see only one solution, in that he files his subdivision and takes his chances with the knowledge that he can appeal any decision to the Council.

WLD:pd

CITY OF COSTA MESA

INTER OFFICE MEMORANDUM

August 14 19 72

TO Bill Dunn
Norm Spielman
Roy Erickson
Fred Sorsabal

FROM Roy E. June

May I have your comments please, and any suggested solution to this problem.

RECEIVED
CITY OF COSTA MESA
PLANNING
AUG 15 1972
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

CITY OF COSTA MESA, CALIFORNIA

August 14, 1972

COPY

Harwood & Adkinson
Attorneys at Law
550 Newport Center Drive, Suite 434
Newport Beach, California 92663

Attention: Don Adkinson

Dear Don:

This will acknowledge receipt of your letter of August 11, 1972.

I have forwarded a copy of this letter to the appropriate department heads for the City of Costa Mesa and asked for a report from them, concerning Mr. Zoul's claim.

If you will indulge me with some time, I will certainly meet with you as soon as I have all of the facts as a result of these reports.

Very truly yours,

Roy E. June
City Attorney

REJ:kmb

DONALD D. HARWOOD
DON R. ADKINSON
DENNIS W. HARWOOD
THOMAS A. BERNAUER
JOHN H. MEINDL

HARWOOD & ADKINSON
ATTORNEYS AT LAW
880 NEWPORT CENTER DRIVE-SUITE 424
POST OFFICE BOX 1907
NEWPORT BEACH, CALIFORNIA 92663

OF COUNSEL
JAMES P. DEVINE

TELEPHONE (714) 644-1313
CABLE: HARLAW

August 11, 1972

Roy E. June
City Attorney
City of Costa Mesa
1500 Adams, Suite 206
Costa Mesa, California 92626

Re: Lots 11, 12 and 13 and division and survey thereof in 1965

Dear Roy:

I have been retained by Mr. Burton Zoul concerning the real property owned by him at the corner of Randolph Avenue and Baker Streets, more particularly described hereinabove. I am enclosing a map prepared by Southworth & Stevens and approved by the City of Costa Mesa on July 2, 1965. The map was not recorded.

Mr. Zoul applied for, and received, the approval of the City of Costa Mesa for a division of land as set forth on the enclosed map. As consideration for that approval, he executed an easement deed for the widening of Baker Street, a copy of which Deed is attached hereto.

Mr. Zoul was told by one of the City Staff at the time he delivered the easement deed to that person that they would see to the recording of "sketch showing division, survey and topography of Lots 11 and 12, Tract No. 3631, Costa Mesa, California." I am aware that this is not the usual procedure for the City of Costa Mesa to follow, but it would appear that the easement deed was delivered conditionally and that a contract consummated.

Mr. Zoul has attempted to record the existing map, but of course was unsuccessful in doing so, since it does not meet with the present requirements of the County Surveyor.

Mr. Zoul has agreed to hire Mr. Stevens to prepare a new map which will meet the requirements of the various agencies involved and which will cost him in the range of $500 to $1,000.00.

However, Mr. Stevens has advised him that in such an event, he will be asked to pay various fees and to run the risk of further dedication. Mr. Zoul is not willing to make further dedication or to pay further fees, other than the engineering costs.

I would like to meet with you to discuss the various legal ramifications of the foregoing set of facts before I render a legal opinion to Mr. Zoul as to any possible causes of action which he may have. I would appreciate your secretary calling me to arrange for an appointment in your office, at your convenience for that purpose.

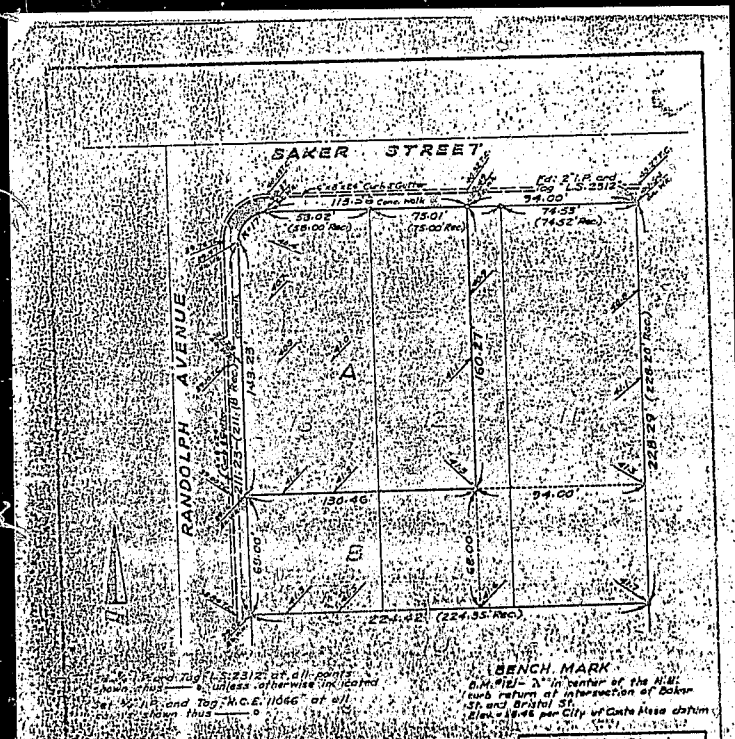
I wish to thank you in advance for your cooperation.

Very truly yours,

Don R. Adkinson

DRA/th
Encl.

cc: Don Stevens
Burton Zoul



Set 1/2" I.P. and Tag "R.C.E. 11666" at all points shown thus ——— ° unless otherwise indicated

Set 3/4" I.P. and Tag "R.C.E. 11666" at all points shown thus ——— ○

BENCH MARK

B.M. #12 - "X" in center of the N.W. curb return at intersection of Baker St. and Bristol St.
Elev. = 48.46 per City of Costa Mesa datum

APPROVED
CITY OF COSTA MESA
PLANNING DEPT.
BY: [signature] 7-2-65

SKETCH SHOWING SUBDIVISION SURVEY AND TOPOGRAPHY OF LOTS 12 AND 13, TRACT No. 3691, COSTA MESA, CALIFORNIA

Prepared in the office of
SOUTHWORTH & STEVENS, INC.
116 EAST 18TH STREET
COSTA MESA, CALIFORNIA
Tel: 646-8915

DATE	SCALE	FIELD BOOK	JOB No.
MAY 20, 1965	1"=50'	6-52	565

ZE 76-115

STANDARD CONDITIONS
FOR
ZONE EXCEPTIONS AND PARCEL MAPS
(Engineering Conditions Only)

X. Construct P.C.C. residential/commercial sidewalk per City of Costa Mesa Standard Drawings at applicant's expense.

2. Construct P.C.C. driveway approach per City of Costa Mesa Standard Plans. Location, width, and type are subject to the approval of the Traffic Engineer. on Randolph St.

X. Any existing drives and/or curb depressions that will not be used shall be removed and replaced with full height curb and sidewalk at applicant's expense.

4. a) Dedicate all land 53' feet from the center line of BAKER (Street).
X b) Dedicate all land ___ feet from the center line of _____.
X c) Dedicate a 3' public utility easement behind existing right of way line on _____.

X. Dedicate a _____ foot radius spandrel at the corner of _____ (Streets).

X. Dedicate a _____ foot corner cut-off at the corner of _____ _____ (Streets).

X. a) Prior to building permit issuance, the developer shall pay the required water acreage fee of $250 per acre to the City of Costa Mesa.
b) Prior to building permit issuance, the developer shall pay the required water acreage fee of $50 to the City of Costa Mesa. (This clause (b) is to be used for any parcel containing 10,000 square feet or less).

8. Fulfill Drainage Ordinance Fee requirements prior to: issuance of building permit/approval of parcel map.

X. Submit improvement plans for and fully improve _____ to its ultimate width per City of Costa Mesa Master Plan of Highways/Standards

X. Require cash deposit to guarantee construction of _____ to its ultimate width per City of Costa Mesa Master Plan of Highways/Standards. Cash deposit to be determined by City Engineer. Savings passbook may be used in lieu of a cash deposit. (This condition applies only to those streets not improved under previous assessment districts).

X. Two copies of the final parcel map shall be submitted to the Engineering Department for checking.

X. (Street lighting requirements attached).

X. Construct facilities as per City of Costa Mesa Master Drainage Plan.

X. Submit Title Raport.

X. Submit nine copies and one sepia of recorded map.

Traffic engineer Comments -
deny request may change and increase
daytime parking requirements

CMP 0425-62

APPLICATION SURVEY

I.D.R.#
TENT. TRACT#
S#
Z.E.# 76-145
MASTER PLAN
BLDG. PERMIT

A.P.# 141-202-15

OFFICE SEARCH

ADDRESS	BAKER	RANDOLPH
EXIST C.&G. (DIM. C. to C.)	59' (C&G to C&G.)	64'
PROPOSED ULT. CURB LOCATION	92'	70'
EXISTING R/W		
℄ to R	50'	40'
R to R	100'	80'
ULT. R/W		
PER MASTER PLAN	106'	84'
EASEMENTS	NONE	NONE
ZONING of LAND	C1	C1
PRECISE PLAN	NONE	NONE

FIELD SEARCH

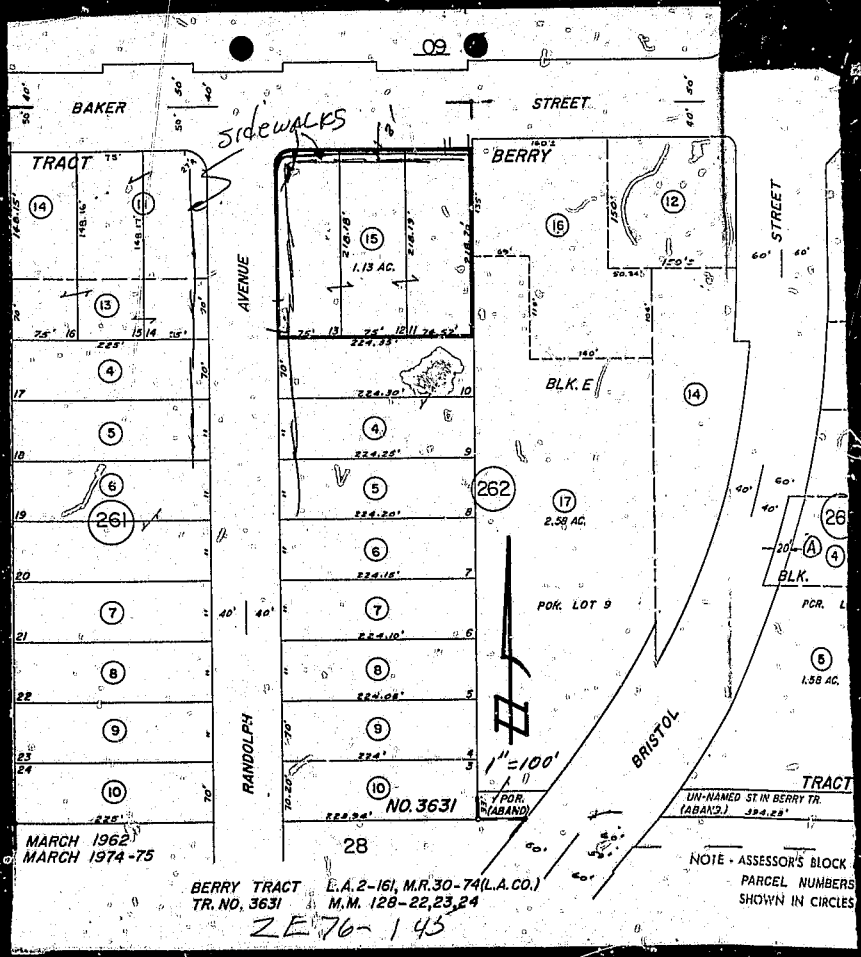
- EXIST. CURB & GUTTER	yes	yes
✳ - EXIST. SIDEWALKS	yes	yes
- ALLEY IMPROVEMENTS	N/A	N/A
- DRIVE APPROACHES	1 PCC	1 PCC
-DEVELOPED or VACANT LAND	FRONT VACANT / BACK developed	FRONT VACANT / BACK DEVEL
-DEVELOPED PER ZONING	yes	yes
	8/9/76	VFR DATE:

WATER ACREAGE FEE # 250.00/AC x 1.13 AC = # 282.50 ✓ 12 pm 8/17/76
IMPROVEMENT DISTRICT N/A
DRAINAGE FEE / ACRE # 1,000.00/AC x 1.13 AC = # 1,130.00

COMMENTS: RANDOLPH DRIVE APPROACH CRACKED BADLY

✳ - SHOW EXIST. SIDEWALK IN IMMEDIATE AREA ON A.P. MAP

ED.


09
BAKER
STREET
sidewalks
TRACT
BERRY
STREET
AVENUE
1.13 AC.
BLK. E
2.58 AC.
262
261
RANDOLPH
BRISTOL
POR. LOT 9
1" = 100'
NO. 3631
POR. (ABAND.)
UN-NAMED ST IN BERRY TR. (ABAN'D.)
1.58 AC.
BLK.
TRACT
28
MARCH 1962
MARCH 1974-75
BERRY TRACT
TR. NO. 3631
E.A. 2-161, M.R. 30-74 (L.A. CO.)
M.M. 128-22, 23, 24
NOTE - ASSESSOR'S BLOCK
PARCEL NUMBERS
SHOWN IN CIRCLES
ZE 76-145

CITY OF COSTA MESA — LOG SHEET

☐ TRACT NO. _____ ☐ PARCEL MAP NO _____ ☒ ZONE EXCEPTION NO. 76-145

☐ MISC. IMPR. _____ ☐ CROSS REF. _____ ☒ A.P. NO. 141-262-15

LOCATION N.E. CORNER BAKER & RANDOLPH

ENGINEER _____ DEVELOPER _____

ADDRESS _____ ADDRESS _____

TELEPHONE _____ TELEPHONE _____

RECEIVED FROM PLANNING. 8/5/76.

DRAWN IN C-10 FILE. 8/6/76

APPLICATION SURVEY OFFICE. DONE: 8/6/76

APPLICATION SURVEY FIELD. DONE 8/9/76

ENGINEERING CONDITIONS WRITTEN 8/10/76

RETURNED TO PLANNING 8/11/76

PLANNING COMMISSION ACTION. DATE. _____

☐ APPROVED ☐ DENIED.

CITY COUNCIL ACTION. DATE _____

☐ APPROVED. ☐ DENIED.

TENTATIVE MAP EXPIRES _____

(18 MONTHS FOR TRACTS & 12 FOR PARCEL MAPS)

FEES AND RECORDS (CHECK ☐ IF APPLICABLE)

FEE	AMOUNT	DATE PAID
☐ MAP CHECK		
☒ DRAINAGE	$1,130.00	7-27-77
☐ WATER ACREAGE		
☐ ADVANCE ENERGY		
☐ INSPECTION		
☐ _____		

RECORD	DATE RECEIVED
☐ TITLE REPORT	
☐ TRAVERSE SHEETS	
☐ HYDROLOGY CALCS	
☐ SOILS REPORT	
☐ COUNTY CHECK LETTER	
☐	

☐ DRAINAGE FEE DRAWN IN CMCWD BOOK _____

☐ WATER ACREAGE FEE DRAWN IN CMCWD BOOK _____

DEPOSITS

TYPE	AMOUNT	CHECK NO	RECEIVED	DEPOSIT INFORMATION REF. NO	SENT TO FINANCE.

BOND	AMOUNT	BOND NO.	INSURANCE COMPANY ADDRESS	RECEIVED	HELD BY
PERFORMANCE					
LABOR, MATERIAL					
SURVEY MONUMENT					

SUBDIVISION AGREEMENT RECEIVED. _____ HELD BY _____

MAP CHECK	IN	OUT	REMARKS
FIRST CHECK			
SECOND CHK			
THIRD CHECK			
FOURTH CHK			
MAP SIGNED		TO COUNTY Recorder	

PLAN CHECK	IN	OUT	REMARKS
FOR ROUTING			
FIRST CHECK			
SECOND CHECK			
THIRD CHECK			
FOURTH CHECK		DATE SIGNED	

ITEMS TO BE COMPLETED PRIOR TO SIGNING MAP/PLAN

Need Dedication 53' from ℄ BAKER 10/29/77

BOND EXONERATION REQUIREMENTS (CHECK ☐ IF APPLICABLE)

- ☐ FINAL INSPECTION REPORT IN _____
- ☐ CONSTRUCTION COMPLETED _____
- ☐ MONUMENTATION COMPLETED _____
- ☐ ENGINEER ACKNOWLEDGED PAYMENT _____
- ☐ RECORDED COPIES OF MAP RECEIVED _____
- ☐ ALL CERTIFIED RECOMMENDATIONS COMPLIED WITH _____
- ☐ IMPROVEMENTS ACCEPTED BY THE CITY ENGINEER _____
- ☐ RECOMMENDATION SENT TO CITY COUNCIL _____
- ☐ COUNCIL ACTION _____
- ☐ BONDS EXONERATED _____

- ☐ SANITATION DISTRICT _____
- ☐ WATER DISTRICT _____
- ☐ STREET LIGHTING _____
- ☐ _____
- ☐ _____

LOCATION:

DATE: INITIAL:

LOCATION:

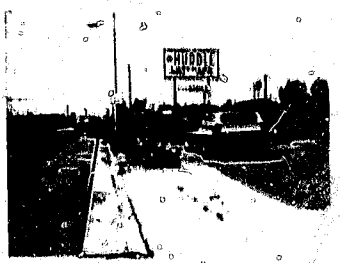
DATE: INITIAL:

LOCATION:

DATE: INITIAL:

LOCATION:

DATE: INITIAL:



LOCATION: Looking East on Baker St.

DATE: 8/9/76 INITIAL: YCR

LOCATION: Looking North on Rainbow

DATE: 8/9/76 INITIAL:

ENG-171

Z-E-76-142

ZE 76-145

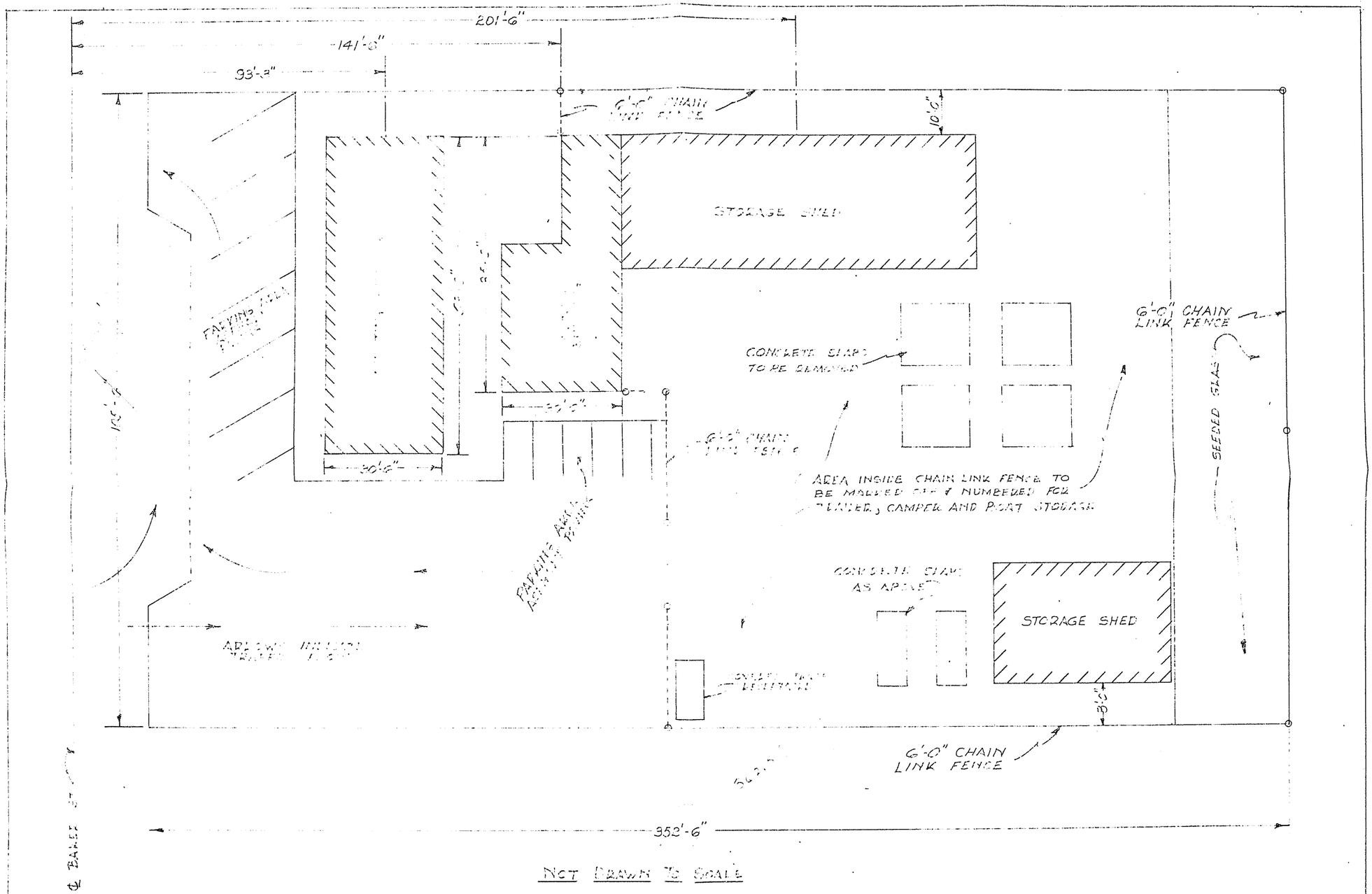
743

BAKER ST.

744 BAKER ST. ZE-71-53

ZE-71-53

744 BAKER ST.



NOT DRAWN TO SCALE

[.574 ACRES (35,250 #)]	FRIEMAN ENTERPRISES, INC. 744 [illegible] COSTA MESA, CALIF.	FLOOR PLAN	DRAWN BY: J. B. RITCHIE	DATE: FEB. 14, 1971
			2E-71-53	

ZE-71-53

744 BAKER ST.

TO: Fairman Enterprises Corporation
744 Baker Street
Costa Mesa, California 92626

DATE: June 10, 1971

FROM: OFFICE OF THE CITY CLERK

CC: Planning

RE:
- [X] Zone Exception Permit No. ZE-71-53
- [ ] Subdivision No. _____
- [ ] Rezone Petition No. _____
- [ ] Tentative Tract No. _____
- [ ] Final Tract No. _____
- [ ] Building Moving No. _____
- [ ] Communication of _____
- [ ] _____

At the regular meeting of the Costa Mesa City Council held on Monday, June 7, 1971, the above was considered and the following action taken:

The application was approved subject to all conditions made a part thereof and for only one year, with the applicant being allowed to come back at that time at no additional cost other than routine processing fees.

Yours very truly,

EILEEN P. PHINNEY
City Clerk

vas

City of Costa Mesa

POST OFFICE BOX 1200
COSTA MESA, CALIFORNIA 92626

ZONE EXCEPTION PERMIT

Zone Exception Permit not transferable and null and void at expiration of specified time period.

APPLICANT FAIRWAY ENTERPRISES CORPORATION (Last Name / First / Middle) — No. ZE- 71-53 (Per Section 9299.3 (1) (2) (3) (4))

ADDRESS 744 Baker Street, Costa Mesa, California 92626 (Number / Street / City / State / Zip Code) — FEE: A ____ B ____ C ____ D ____

Telephone No. 545-8461 (Business) ~~xxx-xxxx~~ (Home) — TOTAL FEE $50.00

Legal Description Portion Lot 5, Blk E., Kerry Tract — Planning Area Codes: ____

AP No. 141-091-10 — Check List ____ Yes ____ No ____

Location 744 Baker Street, Costa Mesa, Calif. — Zone: C1

REQUEST: Permission to install and operate ~~xxxxxxxxxxx~~ an open storage yard for boats, campers, trailers and incidental recreation vehicles (maintenance & Minor repairs allowed); and to operate offices for temporary help service for moving and storage industry, maintenance service for the construction business, and permanent truck leasing (no maintenance).

1. Reason for Zone Exception: Not a listed C1 use. Bulk storage outside of main building structure.

2. Exceptional Circumstances as defined by applicant: Storage yard will conform to all city requirements and will be used for storage only. Maintenance performed in the yard will be done by owners of items stored and will be only of a light nature, with no major overhauls or construction permitted. Any commercial maintenance or repair work will be prohibited from storage area. Owners of items stored will be required to keep their areas from becoming unsightly.

X _____ (Signature of Property Owner)

X _____ SEC TREAS (Signature of Applicant/Authorized Agent)

DO NOT WRITE BELOW THESE LINES

COMMISSION FINDINGS: Meeting of: May 24, 1971 — Recommendation: Approval

Vote: 4 - 0, Mr. Clarke abstaining

1. Exceptional or extraordinary circumstances are as follows: This is an interim use of this property until it is eventually developed to its ultimate use. According to the general plan this property is in an area planned for high density multiple usage.

2. This Commission finds that the request is substantially compatible with uses in the general area and will not be materially detrimental to other properties within this general area. These are: This use is compatible with existing uses in the area as C-69-67 and its extension ZE-2-70 were approved for the same use on the adjacent property to the west. This office has received no complaints from its operation.

3. The Commission finds that the granting of this Zone Exception will not be materially detrimental to the Health, Safety and General Welfare: (a) This storage yard will be entirely fenced and have a closing gate and will be lighted for security purposes. (b) Due to the conditions to be imposed.

SPECIAL REQUIREMENTS:

1. Shall meet all the requirements of the various city departments, copy attached hereto.

_____
Secretary, Planning Commission

CITY COUNCIL ACTION: Meeting of June 7, 1971

Action: Approved subject to conditions.

LEGAL NOTICE

PUBLIC HEARINGS will be held by the Costa Mesa Planning Commission at the City Hall, 77 Fair Drive, Costa Mesa, California at 7:30 p.m. or as soon as possible thereafter on Monday, May 24, 1971.

Regarding the following applications:

1. Rezone petition No. R-71-14, for John E. Wells and Donald R. Ward, 4500 Campus Drive, Newport Beach, Calif., for permission to rezone property as described in the petition and located on the north side of Ponderosa approximately 300 ft. west of Harbor Blvd., Costa Mesa, Calif., from C1 to R2.

2. Zone exception permit No. ZE-71-53, for Fairmen Enterprises Corporation, 744 Baker Street, Costa Mesa, Calif., for permission to install and operate an open storage yard for boats, campers, trailers and incidental recreation vehicles (maintenance and minor repairs allowed); and to operate offices for temporary help service for moving and storage industry, maintenance service for the construction business, and permanent truck leasing (no maintenance) on property located at 744 Baker Street, Costa Mesa, Calif., in a C1 zone.

3. Zone exception permit No. ZE-71-54, for Winall Oil Company, 3020 Temple Street, Los Angeles, Calif., for permission to construct and operate a service station in a C1 zone, on property located at the northeast corner of 17th and Placentia, Costa Mesa, Calif.

4. Zone exception permit No. ZE-71-55, for William Gallemore, 613 Plumer Street, Costa Mesa, Calif., for permission to continue operation of an existing guest home for a maximum of six elderly persons, as a home occupation, and to allow open parking in lieu of a garage which has been converted into bedrooms, on property located at 613 Plumer Street, Costa Mesa, Calif., in an R2 zone.

5. Zone exception permit No. ZE-71-56, for William Gallemore, 613 Plumer Street, Costa Mesa, Calif., for permission to continue to operate a guest home for a maximum of six elderly persons, as a home occupation, and to allow open parking, in lieu of a garage which is to be converted into a bedroom and storage room, on property located at 619 Plumer Street, Costa Mesa, Calif., in an R2 zone.

6. Zone exception permit No. ZE-71-57, for R. W. Johnson Company, Inc., 1711 Anaheim Avenue, Costa Mesa, Calif., for permission to have open storage for plastic conduit, which is manufactured on adjacent lot, without a main building, on property located on the southwest corner of Terminal Way and Anaheim Avenue, Costa Mesa, Calif., in an M1 zone.

7. Zone exception permit No. ZE-71-58, for Sally Bennett, 224 Elmira, Huntington Beach, Calif., for permission to operate a physical therapy business in the front structure, at property located at 132 E. 18th Street, Costa Mesa, Calif., in a C2 zone.

For further information on the above applications, telephone 834-5245 or call at the office of the Planning Department, Room 200, 77 Fair Drive, Costa Mesa, California.

Costa Mesa Planning Commission
Charles Beck, chairman
William L. Dunn,
Secretary and Director
of Planning

Published Orange Coast Daily Pilot, May 13, 1971. 1181-71

Authorized to Publish Advertisements of all kinds, including legal notices by Decree of the Superior Court of Orange County, California, Number A-6714, dated 27 September, 1961, and A-24831, dated 11 June, 1963.

Legal Advertising covered by this affidavit is set in 6 point with 11 pica column width.

STATE OF CALIFORNIA

County of Orange

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the below entitled matter. I am a principal clerk of the Orange Coast DAILY PILOT, with which is combined the NEWS-PRESS, a newspaper of general circulation, printed and published in the City of Costa Mesa, County of Orange, State of California, and that a Notice of Public Hearing Costa Mesa Planning Commission

of which copy attached hereto is a true and complete copy, was printed and published in the regular Costa Mesa, Fountain Valley, Huntington Beach, Laguna Beach, Newport Beach and Saddleback issue (s) of said newspaper for one ~~consecutive~~ week to-wit the issue (s) of

May 13, 1971

, 197_

, 197_

, 197_

, 197_

, 197_

I declare, under penalty of perjury, that the foregoing is true and correct.

Executed on May 13, 1971

at Costa Mesa, California.

Joseph E. Shea
[Signature]

CITY OF COSTA MESA
PLANNING DEPARTMENT

This is to certify that Zone Exception Permit No. ZE-71-53
(Rezone Petition or Zone Exception Permit)

for Fairman Enterprises Corp., 744 Baker St., Costa Mesa, Calif.
(applicant) (address)

was

Published on 5-13-71
(date)

Posted on 5-18-71
(date)

19 Post Cards mailed to property
(no.)

owners of record as shown in our files on

5-14-71
(date)

William L. Dunn
Director of Planning

ZE-71-53
Fairman Enterprises

Conditions, if approved

Plann. 1. That all the building materials stored on the rear unsurfaced portion of the property be removed and cleaned up and surfaced with D.G. Base material to control dust.

" 2. That the storage yard be fenced with 6' high chain link fencing on the east side and the rear. That slats be installed in the existing chain link fencing and gate across the front to screen this yard from the street. The existing chain link fencing on the west between the existing adjacent storage yard and the proposed should be adequate.

" 3. That a trash area be provided enclosed with a 6' high opaque fence and latching gate. Recommended size to be about 6' x 8', under the direction of the Planning Department.

" 4. That the storage yard be lighted for security reasons, under the direction of the Planning Department.

" 5. There shall be no dismantling of vehicles stored in this yard. Violation of this requirement will result in an immediate cease and desist order.

Engr. 6. Dedication of all land 50' from the centerline of Baker Street per Master Plan of Highways by the owner of the property.

" 7. The owner shall pay the required water acreage fee to the City of Costa Mesa. This fee is calculated at $250.00 per acre.

Fire 8. Must meet all requirements of the Uniform Fire Code including the following:
a. Keep area clear of weeds, trash and debris.
b. Operations conducted in yard which may be hazardous in nature, or pose a potential hazard to buildings on or adjacent to the property are forbidden.
c. Install fire extinguishers as required by the Fire Department before operations begin.

Plann. 9. That all the above conditions be completed within sixty days from the date of Council approval.

" 10. That an area be designated for the minor repair of stored vehicles. The types of repairs permitted and those not permitted will be given to the applicant, in written form, to forestall any misunderstanding in the future.

" 11. The approval of this application does not approve the signing, which will have to be submitted to the Planning Department for approval.

" 12. The Staff does not agree with the following conditions from the Engineering Department because (a) The City Council deleted this required street improvement from C-69-67 on adjacent property to the west and (b) The applicant is not developing the property per se, only utilizing what is already there:
1. Construct P.C.C. commercial sidewalks per City of Costa Mesa Standard drawings at applicant's expense.
2. Construct P.C.C. driveway approaches per City of Costa Mesa Standard Plans.
3. Submit plans for and fully improve Baker Street to its ultimate width per City of Costa Mesa Standard Master Plan of Highways.

I have read and understand the above conditions and agree to them and consent to their application to my property. I am the sole ____joint____owner of this property.

Name Address Phone

Commission Action - meeting of May 24, 1971

Condition No. 12 was deleted.

REPORT OF THE PLANNING STAFF

This is NOT official Commission Action

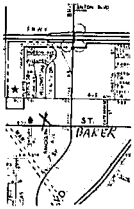
ZONE EXCEPTION PERMIT NO. ZE-71-63 AGENDA NO. _____

REZONE PETITION NO. _____ ZONE C1

OTHER _____ PREPARED BY AM:rlb

NAME: Fairman Enterprises LOCATION 744 Baker Street, C.M.

REQUEST: Permission to install and operate an open storage yard for boats, campers, trailers and incidental recreation vehicles (maintenance and minor repairs allowed); and to operate offices for temporary help service for the construction business; and permanent truck leasing (no maintenance) in a C1 zone.



I. Area Description

The area on the north side of Baker Street, west of Bristol in the 700 block contains varied uses such as C2 properties with a Service Station and a Medical Clinic; A1 property containing a nursery; C1 property adjacent to subject property on the east contains a residence (formerly used as a medical office) (olive tree storage in the rear); C1 property at 760 Baker, adjacent to the west, is Campbells Electric and storage yard for boats and trailers approved under C-69-67 and ZE-2-70; C1 property at 780 Baker contains a nursery approved under C-40-68. The above lots abut R2 zoned lots facing Paularino which have a depth of 380 ft. The lot directly to the rear of subject property is vacant.

II. Description of Property

This lot contains 3 commercial buildings and two storage sheds. The front commercial building contains 3 businesses which are not a part of the applicant's rental agreement. The second building contains the applicant's three businesses as follows:

1. Fair Construction Maintenance Corporation -- they do clean up work on construction jobs.
2. Fair Trucking Corporation -- they lease trucks but are just starting in this venture -- at present they have only one truck.
3. Fair Labor Man, Inc. -- this is an employment agency for laborers as indicated on the application.

One storage shed is now being used for storing boats and trucks. The other will be used for the same purposes. The entire lot is blacktopped except for a small area in the rear. The existing concrete slabs will be removed as well as the building materials stored at the rear. The entire lot is fenced with about 3-4' chain link fencing. The storage yard is separated from the front yard area with a 6' high chain link fence and gate.

According to our records, this property contained all these buildings when it was annexed to the City. Fairman Enterprises was formerly located at 2955 and 2960 Randolph.

III. Staff Recommendation

Approval

SEE PAGE II

IV. Reasons for Recommendation

1. This is an interim use of this property until it is eventually developed to its ultimate use. According to the general plan this property is in an area planned for high density multiple usage.
2. This use is compatible with existing uses in the area as C-69-67 and its extension ZE-2-70 were approved for the same use on the adjacent property to the west. This office has received no complaints from its operation.
3. a. This storage yard will be entirely fenced and have a closing gate and will be lighted for security purposes.
   b. Due to the conditions to be imposed.

V. Conditions, if approved

1. Shall meet all the requirements of the various departments, copy attached hereto.

VI. Commission Action - meeting of May 24, 1971

Recommended for approval (4-0, Mr. Clarke abstaining) based on the findings and subject to the 11 conditions under IV and V above.

NOTICE TO CEASE AND DESIST

April 20, 1971

Fairman Enterprise Corporation
744 Baker Street
Costa Mesa, California 92626

Attention: Allen Ummel

Gentlemen:

Effective immediately, you are hereby notified to CEASE AND DESIST any business relative to the outside storage of campers, boats, trailers, recreation equipment of any kind, nature or type and are further advised to apply for a Zone Exception Permit at the Costa Mesa Planning Department, Room 200, City Hall, 77 Fair Drive, Costa Mesa, California.

As you may recall, I visited your site on March 25, 1971 and advised you of our Ordinance pertaining to industrial storage. We have copies of your current advertisement in the Western Outdoor News and you have shown every intent to continue this operation.

This violation will now be forwarded to our City Attorney.

Very truly yours,

Brooks Cavanaugh
Associate Planner

BC:rlb

cc: City Attorney

Obtained APPLICATIONS 4-27-71

STORAGE

GARAGE STORAGE for rent. For motor homes, trailers, boats, furniture, etc. 1662 Newport Blvd. Costa Mesa. (714) 642-2821 or 642-5106 eves.

STORAGE space for rent. Fenced yard, asphalt, lighted, covered year-around rental. (714) 545-8481 days or 545-7158 eves.

APRIL 19, 1971

BROOKS: SEE THE ATTACHED ADDS THAT HAVE BEEN RUNNING IN THE WESTERN OUTDOORS NEWS. THIS IS THE FAIRMAN ENTERPRISES AT 744 BAKER COSTA MESA, I NOTICE THEY HAVE PUT ANOTHER BOAT IN THE STORAGE YARD.

I DONT FEEL IT FAIR THAT WE HAD TO GO TO SO MUCH TROUBLE TO START A STORAGE YARD, PLUS DONATE TO THE CITY 10 FEET ACROSS THE FULL 105 FT FRONTAGE IN ORDER TO GET OUR VARIANCE AND THEN SOMEONE ELSE STARTS A BUSINESS SO EASY, AND CHEAP.

WE HAVE NOTHING AGAINST SOMEONE ELSE HAVING A STORAGE YARD AS I FEEL WITH ALL THE REC. VEHICLES THEY ARE NEEDED, BUT IT'S THAT ONE PERSON HAS TO DO SHOULD HOLD FOR ALL.

SINCERELY,

MRS V.M. CAMPBELL
760 BAKER
COSTA MESA, CALIF. 92626

J & S SPACECO
756 BAKER
COSTA MESA, CALIF. 92626
PHONE 962-5114

STORAGE

STORAGE space for rent. Fenced yard, asphalt, lighted, covered year-around rental. (714) 545-8481 days or 545-7158 eves.

4/16/71

STORAGE

STORAGE space for rent. Fenced yard, asphalt, lighted, covered year-around rental. (714) 545-8481 days or 545-7158 eves.

CAMBRI ACTING

RECEIVED
CITY OF COSTA MESA
PLANNING DEPT.

APR 20 1971

AM 7,8,9,10,11 PM 12,1,2,3,4,5,6

No. 734690

SENT TO
Fairman Enterprise orporation

STREET AND NO.
744 Baker Street

P.O. STATE AND ZIP CODE
Costa Mesa, California 92626

EXTRA SERVICES FOR ADDITIONAL FEES

Return Receipt		Deliver to Addressee Only
Shows to whom and date delivered	Shows to whom, date and where delivered	
X 10¢ fee	35¢ fee	50¢ fee

P.O. Form 3800 NO INSURANCE COVERAGE PROVIDED—
Mar. 1966 NOT FOR INTERNATIONAL MAIL

RECEIPT FOR CERTIFIED MAIL—30¢

COSTA MESA APR 20 11

EE-71-53

743-B BAKER ST. (2-SETS) 46435 1 of 1

46435

743-B. BAKER ST. (2 SETS)

OWNER LORDS & LADIES — DATE 7-21-78

JOB ADDRESS 743 B Baker Street — BUILDING PERMIT NO. 46435

GENERAL CONTRACTOR Owner-Builder — DESCRIPTION of WORK Interior Alterations

AP No. 141-262-15 LOT Por. 9 TRACT 3631 FIRE ZONE — VALUE $ 1,800.00

INSPECTIONS	Signature	Date
SOIL		
GAS		
WATER		
ROUGH PLUMBING		
PROP. SWR. LINE ☐ HOUSE CON. ☐		
SPRINKLING SYSTEM		
MISCELLANEOUS		
ROUGH HEATING AND AIR CONDITIONING		
TEMPORARY SERVICE OR POLE		
UNDERGROUND ☐ POWER ☐		
ROUGH WIRING		
TRENCHES ☐ FORMS ☐ STEEL REINF. ☐		
FLOOR SYSTEM		
BOND BEAM ☐ STEEL REINFORCE ☐		
SHEATHING		
FRAME AND FLASHING	OK	7/28/78
LATHING — IN ☐ OUT ☐		
PLASTER, BROWN COAT		
STRUCTURAL, FINAL		
HEATING, VENT., REFRIG. AND A.C., FINAL		
PLUMBING, FINAL AND GAS TEST ☒	RD	9-12-78
ELECTRIC, FINAL		9-7-78
BUILDING, FINAL	BMC	9/14/78
SPECIAL REQUIREMENTS		
UTILITY NOTIFIED, GAS ☒ ELECT. ☐		9-13-78
OCCUPANCY		

TYPE V GROUP R-2 ZONE C-1

SUBCONTRACTOR	PERMITS ISSUED Date	Number	Signature
Plumbing			
Owner - Bldr.	8-23-78	74616	
Owner - Bldr.	9-11-78	944693	
Heating and Vent.			
Electric			
Owner - Bldr.	8-30-78	499509	

CMF 0486-46 (BU 4)

46435

LORDS & LADYS
743 'B' BAKER
COSTA MESA, CALIF. 92626

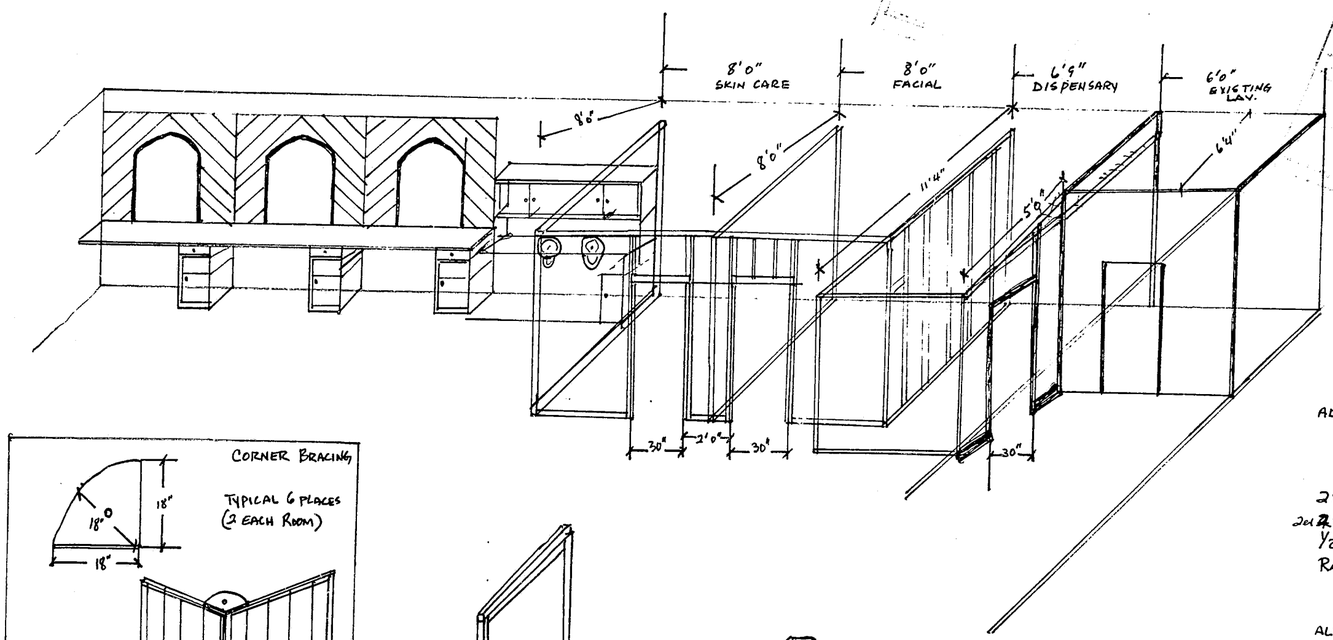
WALLS

JOANNE M. LEARD
1300 ADAMS #28K
COSTA MESA, CA 92626
751-9234

FRANCIS A. LEARD
542 PIERPONT DR.
COSTA MESA, CA 92626
546-3419

4635

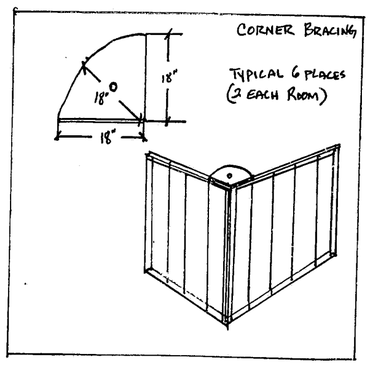
Cubk 7278

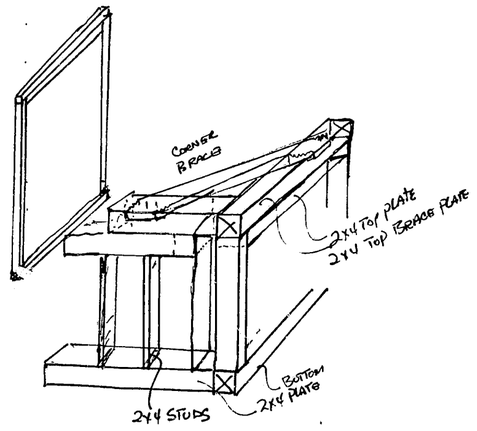


SCALE: 1/4" = 1'
SIZES APPROX based on ATTACHING INTO EXISTING WALL STUDS.

REMODEL
ADD (1) 6'9" x 11'4" DISPENSARY
(2) 8'0" x 8'0" FACIAL/SKIN CARE

2X4 STUDS 16" on CENTER
2x~~2~~4 HEADERS OVER DOORWAYS
1/2 DRYWALL TAPED & PAINTED
RAMJET STUDS INTO CONCRETE FLOORING
NOT MORE THAN 6' APART
NOT MORE THAN 1' FROM ANY CORNER
ALL WALLS TO BE NAILED TO EXISTING WALL STUDS - 3 PLACES.
ALL CORNERS TO BE BRACED WITH ~~1/2" PLYWOOD GRADE STAMP UM-64~~
TOPS OF ALL DIVIDERS TO BE DOUBLE STUDS (BRACED)



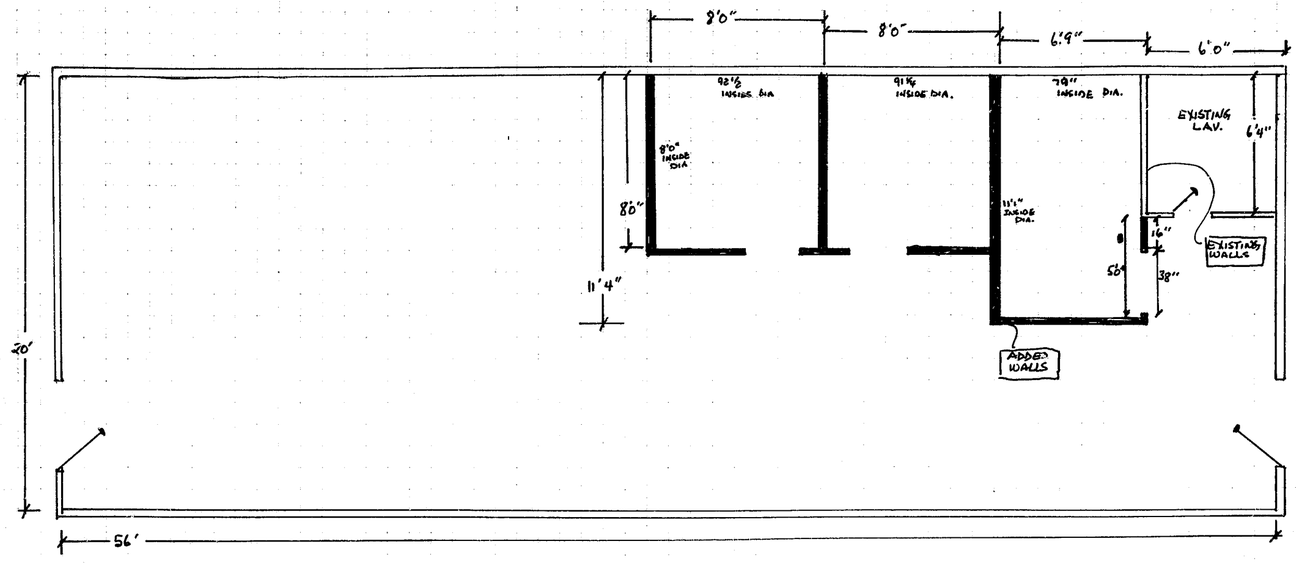


APPROVED
Interior alterations
CITY OF COSTA MESA
PLANNING DEPT.
SUBJECT TO BLDG. DEPT. REQ.
BY CWR/at DATE 7/21/78
DIRECTOR OF PLANNING

DO NOT DESTROY

LORDS & Ladys
743 'B' BAKER
COSTA MESA, CALIF 92626

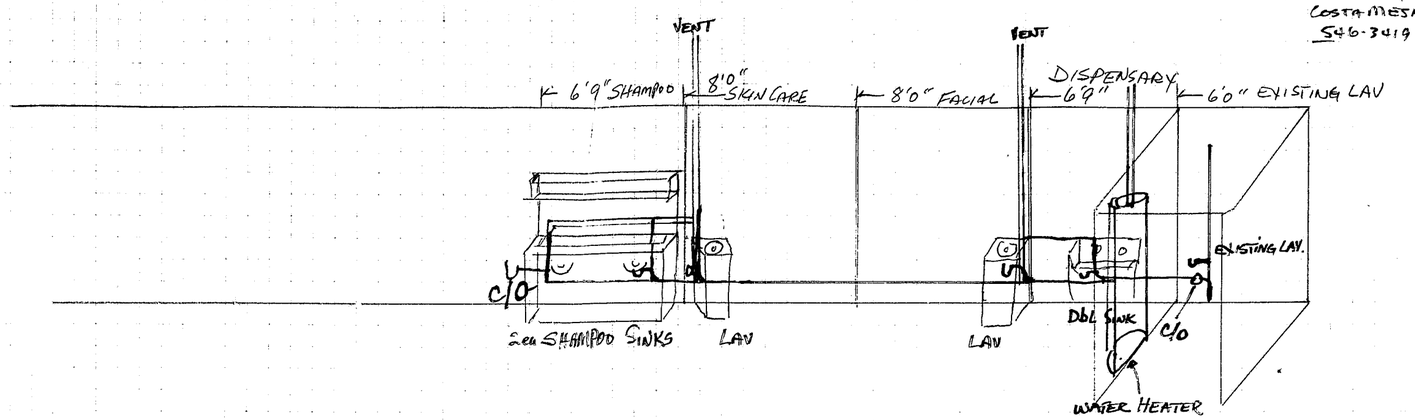
JOANNE M. LEARD
1300 ADAMS #28K
COSTA MESA, CA 92626
751-9234
FRANCIS A. LEARD
542 PIERPONT DR.
COSTA MESA, CA 92626
546-3449.



APPROVED
Interior Alterations
CITY OF COSTA MESA
PLANNING DEPT.
SUBJECT TO BLDG. DEPT. REQ.
BY CWR/at DATE 7/21/78
DIRECTOR OF PLANNING

Lords & Ladys
743 R. BAKER
COSTA MESA, CA 92626

JOANNE M. LEARD
1300 ADAMS # 28K
COSTA MESA, CA 92626
Cell — 751-9234
FRANCIS A. LEARD
542 PIERPONT DR
COSTA MESA, CA 92626
546-3419



2 SHAMPOO SINKS
2 LAV SINKS
1 DBL SINK
1 WATER HEATER

ALL 2" CI PIPE
WITH 1½ VENT
DRAIN ¼" PER FT OF DISTANCE
DRAIN & VENT LINES BEING ROUTED
EXTERIOR TO BUILDING WALLS - THROUGH
INTERIOR WALLS EXPOSED PLUMBING

APPROVED
[illegible]
8-23-96

Revision # 46435

LORDS & Lakup
743 B BAKER
COSTA MESA, CA 92626

JOANNE M. LEARD
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COSTA MESA, CA 92626
751-9234

FRANCIS A. LEARD
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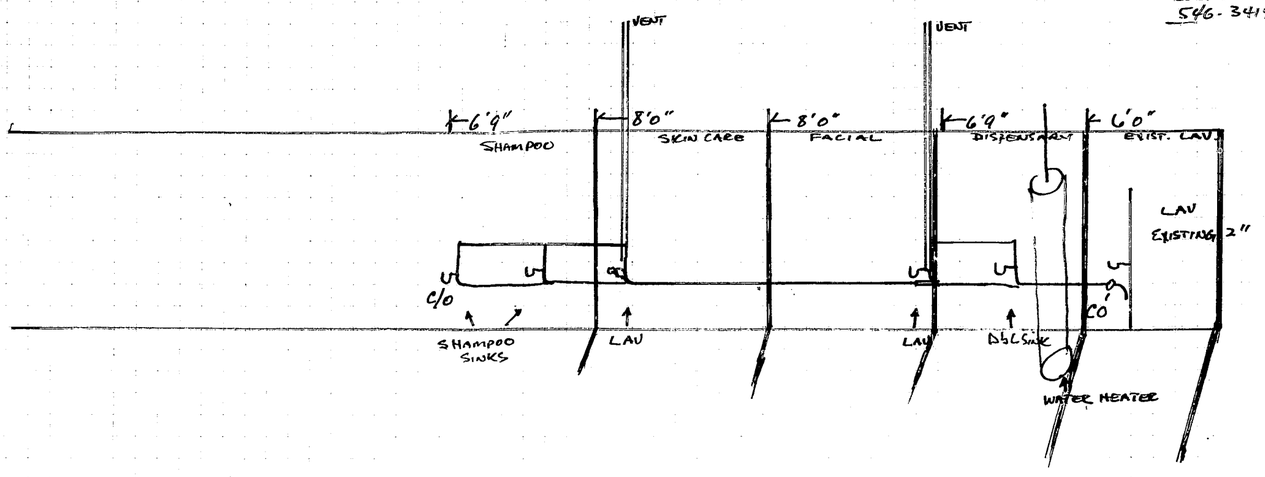
COSTA MESA, CA 92626
546-3419

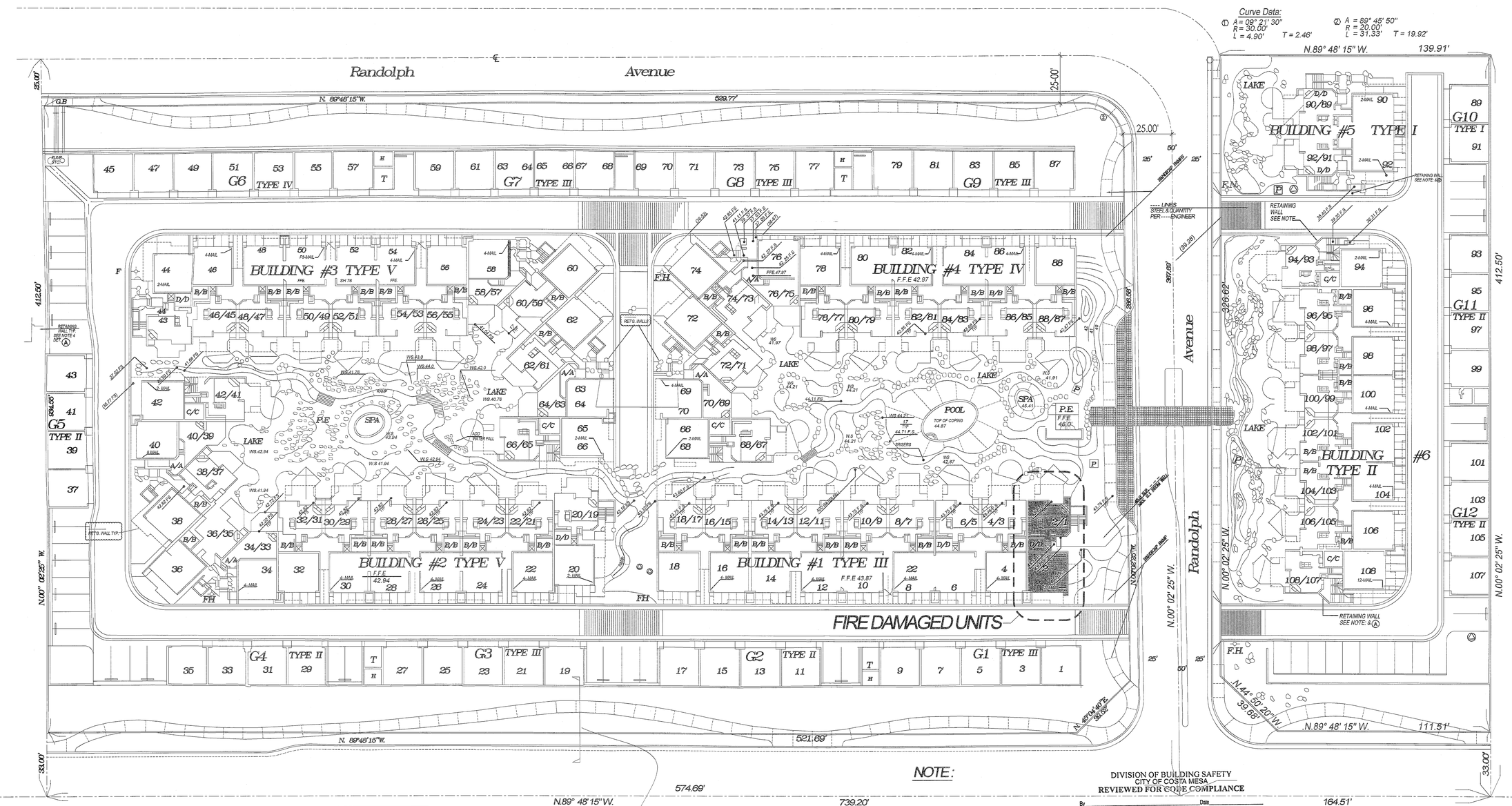


2 SHAMPOO SINKS
2 LAV SINKS
1 DBL SINK
1 WATER HEATER

Notes

ALL 2" CI PIPE
WITH 1½ VENT
DRAIN ¼" PER FT OF DISTANCE
DRAIN & VENT LINES BEING ROUTED
EXTERIOR TO BUILDING WALLS - THROUGH
INTERIOR WALLS (EXPOSED PLUMBING)

APPROVED
CITY OF COSTA MESA
BY
DATE 8
515
46435



BUILDING LEGEND

2	BUILDING CLUSTER NUMBER
V	BUILDING TYPE
28/27	UPPER UNIT NUMBER / LOWER UNIT NUMBER
B/B	UPPER UNIT TYPE / LOWER UNIT TYPE
28	PARKING ASSIGNMENT NUMBER
G3	DETACHED GARAGE NUMBER
T	TRASH

SYMBOL / ABBR.	DESCRIPTION
	B.U.R.D.
	B.U.R.D.
F.J.	FOUNTAIN JET
P.E.	POOL ENCLOSURE
P	PUMP VAULT
	GRAVEL PATH
	WROUGHT IRON FENCE & GATES
	BOLLARDS
D.	DIRECTORY
O.P.	OPEN PARKING
S.O.	SALES OFFICE
M.T.	MODEL TRAP
T.	TRASH ENCLOSURE
E	ELECTRICAL
	AIR CONDITIONING UNIT
	TRANSFORMER PAD
T.V.	TELEVISION ANTENNA
F.H.	FIRE HYDRANT
D.F.	DRINKING FOUNTAIN
	EXISTING TREES
	EXISTING TREES TO BE REMOVED
P.A.	PLANTING AREAS
C.B.	CATCH BASIN & DRAIN LINE
	DECK DRAIN & DRAIN LINE

NOTE:

- BOWLER RETAINING WALLS SHALL BE CONSTRUCTED UNDER DIRECTION OF LANDSCAPE ARCHITECT ON SITE.
- ALL OTHER RETAINING WALLS SHALL BE PER CIVIL ENGINEER
- NOTE ALL PATIOS SHALL PITCH @ MINIMUM OF 1% TYPICAL

DIVISION OF BUILDING SAFETY
CITY OF COSTA MESA
REVIEWED FOR CODE COMPLIANCE

By _____ Date _____

This set of plans and specifications MUST be kept on this job at all times and it is unlawful to make any changes or alterations on same without written permission from the Division of Building and Safety, City of Costa Mesa.
The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any City of Costa Mesa Ordinance and/or State law.
These plans and permit shall expire by limitation and become null and void if the building or

TRACT Nº10626

2 Lots 5.352 Ac. net

PROJECT NORTH TRUE NORTH

SITE PLAN 1 SP-1.0 SCALE: X/X"=1'-0"

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Consulting Engineers
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Rancho Santa Margarita, CA 92688
(949) 709-5300 Fax (949) 709-5380

REGISTERED PROFESSIONAL ENGINEER — GERARD J. DUMONT — NO. CC58093 — EXP. DEC. 31, 2013 — CIVIL — STATE OF CALIFORNIA

C-1.0 COVER SHEET
SP-1.0 SITE PLAN

A-1.0 BLDG. FOUND & 1st FLR.
A-1.1 BLDG. 2nd & ROOF PLAN
A-1.2 BLDG. ELEVATIONS

A-2.0 UNIT D GARAGE & 1ST
A-3.0 UNIT D 2nd & ROOF
A-4.0 UNIT D ELEVATIONS
A-5.0 UNIT D SECTIONS
A-6.0 UNIT D INTERIOR ELEVS

S-1.0 GENERAL NOTES
S-1.1 GENERAL NOTES
S-2.0 FOUND. & 1st FLR FRAM.
S-3.0 2nd & ROOF FRAMING
S-5.0 FRAMING DETAILS
S-6.0 ROOF DETAILS

REVISIONS:

Project No. 11-081

Date: JANUARY 20, 2012

Drawn By: w. gaudet

Checked By: K. DuMONT, P.E.

SHEET NO. SP-1.0

01-20-2012