



CITY OF STANTON
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA

PLANNING COMMISSION REGULAR MEETING

WEDNESDAY, AUGUST 3, 2022 - 6:30 P.M.

AGENDA

SAFETY ALERT – NOTICE REGARDING COVID-19

The health and well-being of our residents is the top priority for the City of Stanton and you are urged to take all appropriate health safety precautions given the health risks associated with COVID-19. The Planning Commission Meeting will be held in-person in the City Council Chambers located at 7800 Katella Avenue, Stanton, CA 90680.

ANY MEMBER OF THE PUBLIC WISHING TO PROVIDE PUBLIC COMMENT FOR ANY ITEM ON THE AGENDA MAY DO SO AS FOLLOWS:

- Attend in person and complete and submit a request to speak card to the Planning Commission Chair.
- E-mail your comments to CommunityDevelopment@StantonCA.gov with the subject line "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM" no later than 5:00 p.m. before the meeting (Wednesday, August 3, 2022). Comments received no later than 5:00 p.m. before the scheduled meeting will be compiled, provided to the Planning Commission, and made available to the public before the start of the meeting. Staff will not read e-mailed comments out loud during the meeting; however, the official record will include all e-mailed comments received until the close of the meeting.

Should you have any questions related to participation in the Planning Commission Meeting, please contact the Community Development Department at (714) 890-4237.

In compliance with the American Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Community Development Department at (714) 890-4243. Notification 48 hours prior to the Commission meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

1. **CALL TO ORDER STANTON PLANNING COMMISSION REGULAR MEETING**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Chair Ash, Vice Chair Adams, Commissioner Marques, Commissioner Frazier

4. **SPECIAL PRESENTATION**

None.

5. **APPROVAL OF MINUTES**

The Planning Commission approve minutes of Regular Meeting for June 15, 2022.

6. **PUBLIC COMMENTS**

This is the time for members of the public to address the Planning Commission on any non-agendized matters within the subject matter jurisdiction of the Planning Commission.

- Each speaker will have a maximum of three (3) minutes,
- The Commission cannot discuss or take action on these items.
- All speakers must fill out a REQUEST TO SPEAK card and submit it to the Secretary of the Commission.
- The Chair will call speakers to the microphone. Please state your name, slowly and clearly, for the record.
- When three (3) minutes has expired, please return to your seat as you will not be permitted to have additional time for comments

7. **PUBLIC HEARINGS**

7A. **PUBLIC HEARING TO CONSIDER SITE PLAN AND DESIGN REVIEW SPDR NO. SPDR-813, TENTATIVE PARCEL MAP NO. TPM 2022-125 FOR THE DEVELOPMENT OF FOUR (4) DETACHED SINGLE-FAMILY DWELLING UNITS LOCATED AT 7082 KERMORE LANE IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONE.**

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Find the proposed project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 Class 3 (New Construction or Conversion of Small Structures), and
- Adopt Resolution No. 2553 approving Site Plan and Design Review SPDR-813, and
- Adopt Resolution No. 2554 approving Tentative Parcel Map No 2022-125.

8. NEW BUSINESS

None.

9. OLD BUSINESS

None.

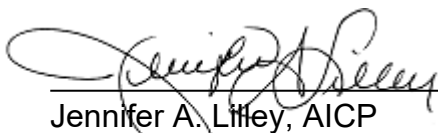
10. PLANNING COMMISSION COMMENTS

At this time Commissioners may report on items not specifically described in the agenda which are of interest to the Commission provided no discussion or action may be taken except to provide staff direction to report back or to place the item on a future agenda.

11. DIRECTOR'S REPORT

12. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, the foregoing agenda was posted at the Post Office, Stanton Family Resource Center and City Hall, not less than 72 hours prior to the meeting. Dated this 28th day of July 2022.



Jennifer A. Lilley, AICP
Community & Economic Development Director

**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON
REGULAR MEETING
WEDNESDAY, JUNE 15, 2022**

1. CALL TO ORDER STANTON PLANNING COMMISSION REGULAR MEETING

The members of the Planning Commission of the City of Stanton met in regular session in the City Council Chambers at 6:31 p.m., Chairperson Ash presiding.

2. PLEDGE OF ALLEGIANCE

Led by Commissioner Marques.

3. ROLL CALL

Present: Chairperson Ash, Commissioner Marques, Commissioner Frazier.

Absent: Vice Chair Adams.

Excused: None.

4. SPECIAL PRESENTATION AND AWARDS

None.

5. APPROVAL OF MINUTES

None.

6. PUBLIC COMMENT

None.

7. PUBLIC HEARING

7A. PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT NO. C22-03 AND SITE PLAN AND DESIGN REVIEW NO. SPDR-817 FOR THE RELOCATION OF AN EXISTING RECREATION VEHICLE RENTAL AND SALES FACILITY TO 10775 BEACH BOULEVARD IN THE CG COMMERCIAL GENERAL AND OS OPEN SPACE/BUFFER ZONES.

Community & Economic Development Director Lilley introduced Associate Planner Paige Montojo to present the item.

Commissioner Frazier asked to be directed to the proposed screening and enclosures on the site plan.

DRAFT

Commissioner Marques asked regarding a surrounding property.

Director Lilley explained there is no information on that property.

Chair Ash asked how this project will impact the North Gateway Plan.

Director Lilley explained this does not impact the vision of the North Gateway Plan.

Chair Ash asked about the width of the driveway.

Ms. Montojo provided the dimensions.

Commissioner Frazier noted the current location has nice signage and asked whether the existing location would have signage.

Director Lilley explained the applicant has been very creative and cooperative and will be able to solve any signage issues.

Commissioner Marques noted concerns regarding parking for loading and unloading.

Joe Hill, Applicant, explained there is no parking on Pacific Avenue because it is a red curb.

Commissioner Frazier asked Mr. Hill where the cleanout is located.

Mr. Hill explained the process and location for the same. He also explained how the location has no permanent structures. Finally, Mr. Hill noted there is a plan to have a monument sign that would be removed when they leave.

Jerry Ristrom, real estate agent and Long Beach resident, spoke in favor of the project because it is very difficult to develop at that location due to the restrictions and the location has become an eye sore.

Motion to approve Conditional Use Permit No C22-03 and Site Plan and Design Review No. SPDR-817.

Motion/Second: Marques/Frazier

Motion passed unanimously by the following vote:

AYES:	Ash, Marques, Frazier
NOES:	None
ABSTAIN:	None
ABSENT:	Adams

8. NEW BUSINESS

None.

DRAFT

9. OLD BUSINESS

None.

10. PLANNING COMMISSION COMMENTS

None.

11. DIRECTOR'S REPORT

Director Lilley noted the City provided a presentation to the newest residents of Habitat for Humanity. She also announced that the American Planning Association would be honoring the City of Stanton.

12. ADJOURNMENT

Commission adjourned at 7:01 p.m.

Jennifer A. Lilley, AICP
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR



CITY OF STANTON REPORT TO THE PLANNING COMMISSION

TO: Chair and Members of the Planning Commission

DATE: August 3, 2022

SUBJECT: PUBLIC HEARING TO CONSIDER SITE PLAN AND DESIGN REVIEW SPDR NO. SPDR-813, TENTATIVE PARCEL MAP NO. TPM 2022-125 FOR THE DEVELOPMENT OF FOUR (4) DETACHED SINGLE-FAMILY DWELLING UNITS LOCATED AT 7082 KERMORE LANE IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONE.

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Find the proposed project exempt from the California Environmental Quality Act (CEQA) under the California Public Resources Code Section 15332, Class 3 New Construction or Conversion of Small Structures, and
- Adopt Resolution No. 2553 approving Site Plan and Design Review SPDR-813, and
- Adopt Resolution No. 2554 approving Tentative Parcel Map No 2022-125.

BACKGROUND

The applicant, Sean Singh, is requesting to develop four two-story single family detached dwelling units within a 0.5-acre site located at 7082 Kermore Lane (APN 079-752-09), highlighted in Figure 1 below. The subject property is currently developed with a single-family home, which has been vacant and in a state of disrepair. The applicant is proposing to demolish the existing structure and improve the property with 4 new detached condominium units, open space amenities, landscaping and hardscaping.

Figure 1. Aerial Map



The project is located in the southeast corner of Kermore Lane and Knott Street in the Medium Density Residential (RM) zone and has a General Plan Land Use designation of Medium Density Residential. Surrounding zoning and land uses are as follows:

Direction	Zoning	Existing Land Use
North	Medium Density Residential (RM)	7 single family detached condominium units (under construction)
South	Single-Family Residential (RL)	Single Family Dwellings
East	Medium Density Residential (RM)	Single Family Dwellings
West	Medium Density Residential (RM) Commercial Neighborhood (CN) Planned Development (PD)	Single Family Dwellings Crossroads Pet Resort Jasmine Lane Condominiums

ANALYSIS/JUSTIFICATION

SITE PLAN AND DESIGN REVIEW- The Stanton Municipal Code (SMC) requires a Site Plan and Design Review permit for the construction of new dwellings. The project meets the required front, side and rear yard setbacks, building height, and other significant development standards. As a point of reference, some development standards for this project are provided below:

Standard	Zoning Code Standard	Proposed
Density	11 units/acre	4 units/0.5 acres
Setbacks: Front Side 1 Side 2 Rear (two-story)	20 ft. 10 ft. 10 ft. 20 ft.	20 ft. 10 ft. 20 ft. 20 ft.
Building Height	2 stories not to exceed 32 ft.	2 stories- 26 ft.
Lot Coverage	Max. 50%	28%
Impervious Surface Coverage	Max. 60%	58%
Landscaped Area	Min. 40%	42%

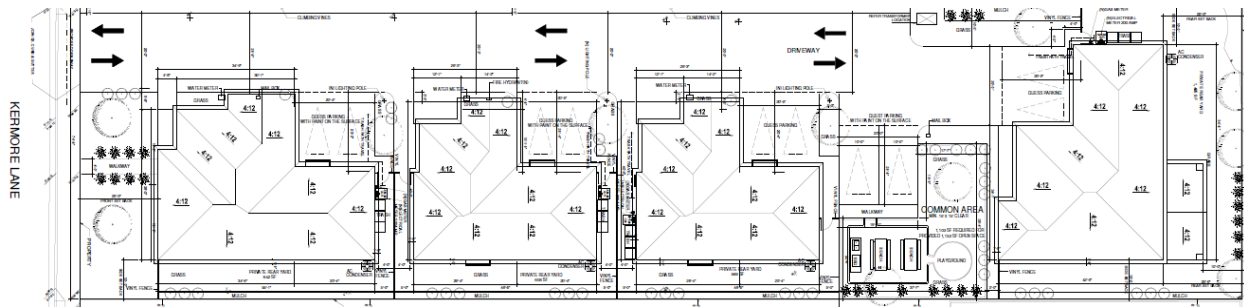
The project is comprised of four two-story units with attached two-car garages. The first floors include a living room, kitchen, dining room, bathroom, and the two-car garage. The second floor includes three bedrooms, three bathrooms, laundry room, and open family room. The proposed design is associated with Mediterranean style architecture featuring stucco walls, wrought iron balconies, and front entrance porches and ornate archways. All four units are proposed to have identical colors, materials, and architectural elements, which includes stucco walls, wood trim, archway openings along the front facades, wood garage doors, and main doors.

Figure 2. Front Elevation



A total of 17 parking spaces are required for the proposed development, comprised of 4 spaces for each unit with at least two spaces enclosed in the form of a two-car garage and 1 guest parking space. The project provides 18 parking spaces in the form of four two-car garages and 8 uncovered parking stalls for the residents, and 2 guest parking spaces. Access to the site is provided from a main driveway from Kermore Lane which leads to a 20-foot interior drive aisle (Figure 3 – Site Plan)

Figure 3. Site Plan



The project will include 9,241 square feet of landscape area consisting of lawn, plantings, and trees. The project includes a 1,132 square foot common area that features a barbecue, bench seating, a playground, open lawn area, and landscaping. A minimum of 150 square feet of private open space is required for each unit and the project provides for between 569 and 1,495 square feet per unit.

TENTATIVE PARCEL MAP- The applicant is requesting approval of Tentative Parcel Map No. TPM 2022-125 to subdivide a single-lot for condominium purposes to allow for individual ownership of the proposed four detached dwellings. The proposed Tentative Parcel Map has been reviewed by the City Engineer and conforms to the requirements of the Subdivision Map Act (Government Code section 66410 *et. seq.*) and the City's Subdivision Ordinance (Title 19 of the Stanton Municipal Code).

In conclusion, the project meets the requirements of a Site Plan and Design Review and Tentative Parcel Map. The project provides for more housing opportunities and improves the character and condition of the neighborhood by redeveloping an underutilized

property in disrepair. The project offers increased private open space, quality landscaping, and an aesthetically pleasing development compatible with the neighborhood. Staff recommends that the Planning Commission approve SPDR-813 and TPM 2022-125 for the development of four condominium dwelling units.

ENVIRONMENTAL IMPACT

The proposed project is Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (New Construction). Class 3 consists of projects of a limited number of new structures including up to 4 new multifamily residential units within an urbanized area. Specifically, the project is for the construction of 4 condominium units on one lot and is complete and in conformance with the requirements of the Zoning Code and General Plan

PUBLIC NOTIFICATION

Notice of Public Hearing was mailed to all property owners within a five-hundred-foot radius of the subject property and made public through the agenda-posting process.

Prepared by,


Paige Montojo
Associate Planner

Approved by,


Maribeth Tirio
Planning Manager

ATTACHMENTS

- A. Draft Resolution No. 2553 – Site Plan and Design Review No. SPDR-813
- B. Draft Resolution No. 2554 – Tentative Parcel Map No. TPM 2022-125
- C. Vicinity Map
- D. Project Plans

RESOLUTION NO. 2553

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON, CALIFORNIA, RECOMMENDING APPROVING SITE PLAN AND DESIGN REVIEW NO. SPDR-813 FOR THE DEVELOPMENT OF FOUR (4) DETACHED SINGLE-FAMILY DWELLING UNITS LOCATED AT 7082 KERMORE LANE IN THE MEDIUM DENSITY RESIDENTIAL (RM).

WHEREAS, on March 21, 2021, Sean Singh, ("Applicant") filed an application for Site Plan and Design Review SPDR-813 for the development of a 0.5-acre site ("Project Site"), located at 7082 Kermore Lane (APN: 079-752-09) for the development of four detached single-family dwelling units ("Project"); and

WHEREAS, on July 21, 2022, the City gave public notice of the Planning Commission meeting to conduct a public hearing to consider SPDR-813 by posting the public notice at three public places including Stanton City Hall, the Post Office, and the Stanton Community Services Center, noticing property owners within a 500-foot radius of the subject property, posting the notice on the City's webpage, and was made available through the agenda posting process; and

WHEREAS, Staff has reviewed the environmental form submitted by the Applicant in accordance with the City's procedures. Based upon the information received and staff's assessment of the information, staff recommended that the project be determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3 (New Construction); and

WHEREAS, on August 3, 2022, the Planning Commission of the City of Stanton conducted a duly noticed public hearing concerning the request for the development of a 0.5-acre site located at 7082 Kermore Lane (APN: 079-752-09) for the construction of four detached single-family dwelling units in the Medium Density Residential (RM) zone; and

WHEREAS, the Commission has carefully considered all pertinent testimony and information contained in the staff report prepared for this application as presented at the public hearing; and

WHEREAS, all legal prerequisites have occurred prior to the adoption of this resolution.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF STANTON DOES HEREBY FIND, RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1: The foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2: Based upon the Initial Study, the Planning Commission exercises its independent judgment and finds that the project, as conditioned hereby, is categorically

exempt from environmental review under the California Environmental Quality Act (CEQA), Section 15303, Class 3 (New Construction). Class 3 consists of projects of a limited number of new structures including up to 4 new multifamily residential units within an urbanized area. Specifically, the project is for the construction of 4 condominium units on one lot and is in complete conformance with the requirements of the Zoning Code and General Plan therefore, the proposed project is categorically exempt from the provisions of CEQA.

SECTION 3: That in accordance with the requirements as set forth in Section 20.530.050 of the Stanton Municipal Code (SMC) for Site Plan and Design Review application, the proposed Project is:

A. Allowed within the subject zone.

The Project Site is located in the Medium Density Residential (RM) zone. Single-family detached condominium subdivision development is allowed in the RM zone (SMC 20.210.020).

B. Designed so that:

1. The Project will not be detrimental to the public health, safety, or general welfare, and not detrimental to adjacent property.

The Project includes the demolition of the existing single-family dwelling on site. The new four-unit residential development compliments similar residential uses in the vicinity and has been designed to meet building and fire life safety requirements, development standards and off-street parking requirements of the Stanton Municipal Code.

2. Architectural design and functional plan of the structures and related improvements are of high aesthetic quality and compatible with adjacent developments.

The Project is designed to complement and be consistent with the residential developments on Kermore Lane. The four units are proposed to have identical colors, materials, and architectural elements, which includes stucco walls, black iron balcony railing, wood garage doors and ornate archways. Landscaping will include a variety of trees, shrubs and groundcover that feature wide canopies, full foliage, and low water use.

3. Structures and related improvements are suitable for the proposed use of the property and provide adequate consideration of the existing and contemplated uses of land and orderly development in the general area of the subject site.

The Project site is 0.5-acres in size and proposes 4 units on a half-acre site in a zone that allows for up to 11 dwelling units to the acre. The proposed project meets all applicable development standards, and the site design ensures that

the improvements are consistent with the adjacent neighborhoods and complement the general area of the subject site.

4. The project's site plan and design are consistent with the City's Design Standards and Guidelines, if any.

The City does not currently have any adopted design guidelines. However, for the reasons set forth above, the Project's design is compatible with existing and recent residential development within the neighborhood.

C. Designed to address the following criteria, as applicable:

1. Compliant with the Zoning Code, Municipal Code Title 16 (Buildings and Construction), and all other applicable City regulations and policies.

The Project, as conditioned herein, is compliant with all applicable City regulations.

2. Efficient site layout and design;

The Project will feature four, four-bedroom units with attached two-car garages, 10 open parking stalls, common open space, and private yards for each unit. All buildings are within the height limitations for the zone. The property is rectangular shaped and provides a 20-foot drive aisle as proposed for access. As such, the Project will efficiently utilize the existing site layout.

3. Adequate yards, spaces, walls, and fences, parking, loading, and landscaping that fit within neighboring properties and developments;

The project will include 9,241 sq. ft. of landscape area consisting of groundcover, plantings, and trees. Additionally, a two-foot landscape buffer will be provided along the easterly property line. Common open space is provided at totaling 1,132 square feet. Each unit has a private yard at least 569 square feet in size. The development provides for 18 off-street parking spaces in the form of four two-car garages and ten open parking stalls.

4. Relationship to streets and highways that are adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed development;

The proposal is for a residential development. The density and use of the property are consistent with the General Plan and Zoning and is not anticipated to exceed the design of the roadway network. The Project can be accommodated by the existing street network without any significant impact on the traffic on Kermore Lane and surrounding streets.

5. Compatible and appropriate scale to neighboring properties and developments;

The proposed project will be compatible with existing residential developments in the area by maintaining appropriate height, mass, density and scale of the residential development. Additionally, landscape areas, appropriate setback

conditions, and overall site design were incorporated to ensure the development is compatible with residential development on Kermore Lane.

6. Efficient and safe public access (both pedestrian and vehicular) and parking;

The project has been designed to ensure safe and adequate vehicle and pedestrian access. A 20-foot driveway will provide access from Kermore Lane. A safe and efficient street pattern offers access to the residential units, all garages serving the units, and the open stall parking provided. Walkways are incorporated throughout the project providing safe pedestrian access to each unit.

7. Appropriate and harmonious arrangement and relationship of proposed structures and signs to one another and to other development in the vicinity, based on good standards of design;

The Project is for residential development. The adjacent properties consist of single-family dwellings to the south and east, multi-family dwellings to the north and west, and neighborhood commercial to the west. The Project proposes landscape buffers along the property lines to enhance the appearance of the property. The architectural style of the residential units is compatible with residential development within the City.

8. Appropriate relationship to land use and development of adjacent properties, including topographic and other physical characteristics of the land;

The construction and improvements at the Project site are consistent with the surrounding uses and complement the existing neighborhood single-family and multi-family residential uses. The topography of the land and adjacent areas is generally flat and will not be altered by the new development.

9. Proper site utilization and the establishment of a physical and architectural relationship to existing and proposed structures on the site;

The Mediterranean architectural style and finishes complement existing development in the vicinity. The Project provides Mediterranean style architectural features including the use of stucco walls, wrought iron balconies, front entrance porches, and ornate archways.

10. Compatible architectural style with the character of the surrounding area, both to avoid repetition of identical design where not desired, and to ensure compatibility in design where desired;

The design features are architecturally compatible with developments within the neighborhood. The project would utilize stucco as the main façade material and include architectural accents such as wood, cement, and iron.

11. Harmonious relationship with existing and proposed developments and the avoidance of both excessive variety and monotonous repetition;

The project provides architectural features to avoid design repetition, including the use of architectural offset on facades facing the east with balconies and front entry porches.

12. Compatible in color, material, and composition of the exterior elevations to neighboring visible structures;

The proposed units feature a Mediterranean Style architecture compatible with the condominium development to the west. The project is compatible in color, material, and composition of the exterior elevations to neighboring structures.

13. Appropriate exterior lighting that provides for public safety and is not of a nature that will constitute a hazard or nuisance to adjacent properties;

The development will incorporate exterior lighting, appropriate in scale for the project and the neighborhood. The lighting will provide for public safety and is directed away from adjacent properties and public streets to minimize glare.

14. Compatible in scale and aesthetic treatment of proposed structures with public areas;

The project site incorporates a variety of landscaping species, enhanced paving at driveway entrances, and landscaped and is compatible in scale to adjacent residential development.

15. Appropriate open space and use of water-efficient landscaping; and

Common open space is provided at the rear of the property totaling 1,132 square feet. Each unit has a private yard at least 569 square feet and up to 1,495 square feet. The project will include 9,241 sq. ft. of landscape area consisting of groundcover, shrubs, and trees which would meet the adopted Water Efficient Ordinance Guidelines as required by the Stanton Municipal Code.

16. Consistent with the General Plan and any applicable Specific Plan;

The project site is not within a Specific Plan area. The proposed development is consistent with the City's General Plan, specifically:

- ***Goal LU-3.1: A range and balance of residential densities which are supported by adequate city services. Strategy LU-3.1.2: Encourage infill and mixed-use development within feasible development sites.***

The property is located within the Medium Density Residential zone which allows for detached single-family residential development. The Project provides for four detached single-family units, the subdivision allows for the units to be sold separately, providing homeownership opportunities. The proposed project offers infill development to serve the residential needs of the community while maintaining access to existing public services and utilities.

- ***Goal CD-1.1 Promote quality development and design that preserves and enhances a positive and unique image of Stanton and fosters a sense of community pride. Strategy CD-1.1.2 Ensure that new development within the city contributes to the image of Stanton in a positive way and places a high standard of architecture and site design.***

The proposed project offers a Mediterranean style architecture that would continue to enhance the positive image of Stanton and compatible with surrounding residential units in the neighborhood.

- ***Action RC-2.1.6(b) Encourage development of underutilized and vacant infill site where public services and infrastructure are available.***

The project will develop an underutilized lot located and will complement the surrounding neighborhood-serving an established residential neighborhood. The infill development will redevelop this property in an existing neighborhood where adequate public services and infrastructure are available.

SECTION 4: Based on the findings set forth above, The Planning Commission hereby approves Site Plan and Design Review No. SPDR-813 for the development of 4 detached single-family units subject to the following conditions:

1. The Applicant and property owner must sign and return a City-provided affidavit accepting these Conditions of Approval. The project Applicant and property owner shall have thirty (30) calendar days to return the signed affidavit to the Community and Economic Development Department. In addition, the Applicant shall record the Conditions of Approval in the Office of the County Recorder. Proof of recordation shall be provided prior to certificate of occupancy.
2. The Applicant shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof (collectively, the "Indemnified Parties") harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the Indemnified Parties, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the Project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the

Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. Applicant's obligation under this condition of approval shall extend to indemnifying and holding harmless the Indemnified Parties against any damages, fees, or costs awarded in connection with any Action challenging the Project. The City and the Applicant expressly agree that the City shall have the right to choose the legal counsel providing the City's defense, and that the Applicant shall reimburse, on a monthly basis, the City for any costs, fees, and expenses incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought, and the Applicant shall cooperate with the City in the defense of the Action. Applicant's obligation to fully indemnify the City shall survive the suspension, revocation, expiration or termination of any permit, entitlement, or approval issued by the City for or relating to the Project.

3. The proposed project will be constructed, developed, used, operated, and permanently maintained in accordance with the terms of the application, plans, drawings submitted, and conditions imposed in this Resolution. Development shall occur in conformance with the plans, color and materials, attachments found in the staff report and the information presented to the Planning Commission, the conditions contained herein and all applicable City regulations. Any modifications shall require review and approval by the Community and Economic Development Director prior to the issuance of any building permit. Any significant modifications may require review and approval of the Planning Commission and/or City Council. All conditions must be completed prior to final approval and issuance of the certificate of occupancy.
4. The Applicant shall incorporate a copy of the Conditions of Approval, into the approved set of building plans prior to building permit issuance.
5. A final landscape plan consistent with the conceptual plan provided to the Planning Commission and as conditioned, shall be submitted for review and approval of a building permit, prior to issuance of a grading permit.
 - a. The landscape plan shall include all plant materials, species and sizes, irrigation, open space improvements/furnishings, and Water Efficient Ordinance requirements.
 - b. All trees shall have a minimum trunk height of 10 feet at the time of installation. All shrubs shall be a minimum of 15 gallons.

- c. Upon final inspection, staff may require replacement and/or addition of landscaping material to ensure a high-quality planting and sufficient coverage and spread.
 - d. The Homeowners Association shall maintain common area landscaping on site at all times in accordance with the approved landscaping plan. Should any planting be damaged, diseased, or removed it shall be replaced in kind. Common area maintenance.
 - e. All landscaping shall be installed prior to the issuance of the certificate of occupancy and shall be maintained as depicted in the final approved landscape plan. Any modifications or changes are subject to review and approval of the Community and Economic Development Director.
6. All exterior lighting shall be kept at a reasonable level of intensity and directed away from adjacent properties and public streets to minimize glare to be confirmed by the Community and Economic Development Director upon final inspection. A final lighting and photometric plan certified by a lighting engineer shall be approved by the Community and Economic Development Director or his/her designee prior to building permit issuance.
7. The applicant shall submit utility and mechanical equipment plans prior to submitting for design with any utility company, that address, among other things, the location, size, height, and screening technique for all utilities and mechanical equipment. All utilities and mechanical equipment related to the project whether located on site or in the public right-of-way shall be underground. Should the utility or mechanical equipment (e.g., back flow devices, transformers, A/C units etc.) be unable to be placed underground, as reviewed and determined to be valid by the Community and Economic Development Director and Public Works Director, such equipment shall be located in the least impacting (visual, pedestrian impediment, vehicular obstruction, etc). location as affirmed by the Community and Economic Development Director. Additionally, all utility and mechanical equipment will be adequately screened to the Community and Economic Development Director's satisfaction. Screening materials, techniques and locations shall be submitted for the review and approval of the Community and Economic Development Director prior to submittal of plans to any utility company and prior to the issuance of grading permits.
- a. All screening shall be subject to Planning inspection and shall match or exceed the height of the equipment.

- b. Any modification to the approved screening shall obtain prior approval of the Community and Economic Development Director.
8. A will-serve letter from CR&R shall be submitted to the Planning Division prior to building permit issuance.
9. All colors, materials and finishes must match the approved plans and materials board. Any changes are subject to review and approval by the Community and Economic Development Director. The final architectural set of plans shall depict all materials and finishes prior to building permit issuance.
10. Parking is to be maintained and provided as identified in the approved plans. Any minor changes to the approved parking must be submitted for review and approved by the Community and Economic Development Director. Any significant changes to the approved parking may require review and approval by the Planning Commission.
11. Within forty-eight (48) hours of the approval of this project, the applicant/Applicant shall deliver to the Community and Economic Development Department a check payable to the County Clerk-Recorder to enable the City to pay the County administrative fee necessary to file the Notice of Exemption. If, within such forty-eight (48) hour period, the applicant/Applicant has not delivered to the Community and Economic Development Department the check required above, the approval for the project granted herein shall be void.
12. Prior to the start of any work, a grading plan for on-site improvements prepared by a California-licensed civil engineer shall be submitted to the Public Works Department and approved by the City Engineer. Plan check and inspection fees shall be paid in advance according to the City's fee schedule.
13. Prior to the start of any off-site work, if any, an improvement plan for off-site improvements prepared by a California-licensed civil engineer shall be submitted to the Public Works Department and approved by the City Engineer. Plan check and inspection fees shall be paid in advance according to the City's fee schedule. Off-site improvement plans may be incorporated in the grading plan.
14. Prior to the start of any work in the City's public right-of-way, if any, a separate encroachment permit shall be obtained from the Public Works Department. All work shall be done in accordance with Orange County Public Works Standard Plans or the Standard Plans for Public Works Construction.
15. All required geotechnical testing services required for improvements in the public right-of-way, if any, will be based on time and materials, to be invoiced at the

completion of the project. These fees are in addition to any other fees paid to the City. These fees must be paid in full prior to release of any bonds.

16. Prior to the issuance of a grading permit or an encroachment permit, a grading bond (surety), letter of credit, or cash deposit (collectively known as “work guarantee device”) shall be posted with the City in an amount and type sufficient to cover the cost of off-site and on-site work in an amount specified by the City Engineer. The work guarantee device shall not be released until all on-site and off-site improvement work is completed to the satisfaction of the City Engineer and as-built drawings are reviewed and approved by the City Engineer.
17. Perimeter fencing shall be installed during construction that has green screen material or approved equal material. The fence/screen material shall be properly maintained and be free of rips, tears, fraying, graffiti, and any other damage or vandalism.
18. Prior to the demolition of any existing on-site improvements, a demolition plan shall be submitted and approved by the City Engineer, and a grading permit shall be obtained in addition to any building permits required prior to the demolition of any existing structures. The demolition plan shall include an erosion control plan.
19. Grading and improvements shall be in accordance with the City’s grading manual and grading code and to the satisfaction of the City Engineer. Any work outside of the project boundaries will require easements or right-of-way entry letters from adjacent property owners.
20. The applicant and any contractor shall comply with all requirements of the Orange County Stormwater Program “Construction Runoff Guidance Manual” during the construction of the project.
21. All structural pavement sections, including all new and reconstructed parking areas and drive aisles, shall be submitted to and approved by the City Engineer. The soils engineer shall submit pavement section recommendations based on "R" Value analysis of the subgrade soils, and approved City traffic indices.
22. That Handicap access ramps must be installed and/or retrofitted in accordance with current American Disabilities Act (ADA) standards throughout the project. Access ramps shall be provided at all intersections and driveways.
23. No construction materials or construction equipment shall be stored on public streets.
24. Hours of work including demolition and construction shall be Monday through Friday, 7:30 am to 4:30 pm, with no work performed on weekends or holidays unless otherwise approved by the City Engineer.

25. Prior to the issuance of any building permit, the applicant shall pay sewer connection fees to the City for connection to the sanitary sewer system, if applicable.
26. Grading and improvement plans shall be prepared and submitted to the City Engineer for approval. Final plans shall be 24" X 36", ink on mylar, with elevations to nearest 0.01 foot, and scaled at 1" = 10'. Off-site improvements may be shown on this plan. Grading plan check fees must be paid in advance.
27. Prior to the issuance of a building permit, pad certification by the project civil engineer and project geotechnical engineer is required and a building pad compaction report must be submitted to and approved by the City Engineer. Separate review fees may apply.
28. Prior to the issuance of a grading permit, a hydrology and hydraulic study (including off-site areas affecting the development) shall be prepared by a California-licensed civil engineer and approved by the City Engineer. The report shall include detailed drainage studies indicating how the grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pad(s) to be safe from inundation from rainfall runoff which could be expected from all storms up to and including the theoretical 100-year flood. Methodology, criteria, and sizing of storm drain pipe and facilities shall adhere to the Orange County Hydrology Manual.
29. The maintenance of any landscaping between the curb and the right-of-way line of any street abutting the parcel shall be the responsibility of the owner of that parcel, unless a recognized association or district has assumed responsibility for said maintenance.
30. No above ground utility structures, cabinets, pipes, or valves shall be constructed within the public right-of-way.
31. Prior to the issuance of a final certificate of occupancy, no aerial utilities shall exist within the property boundaries. All connections shall be undergrounded, which will require coordination with the applicable utility companies.
32. Any above ground valve assemblies or back-flow devices shall be placed on private property and an easement dedicated to the water district.
33. Water improvement plans shall be approved by Golden State Water Company and the City's Building Department. All facilities shall be constructed in accordance with the appropriate agency's specifications, with all incidental fees paid by the applicant. These facilities shall be dedicated to the water company by the applicant to the satisfaction of the City Engineer.

34. Sewer improvement plans shall be approved by the City Engineer. All facilities shall be constructed in accordance with the City's specifications, with all incidental fees paid by the applicant.
35. If any cuts are required in the pavement on Kermore Lane, the applicant shall restore the street per the City's standard trench detail except that the "T" cap shall consist of the full width paving of Kermore Lane from curb to curb.
36. Prior to the issuance of a grading permit, the applicant shall submit a final water quality management plan (WQMP) incorporating best management practices (BMPs) in conformance with the requirements of the MS4 Permit issued to the City by the Santa Ana Regional Water Quality Control Board. This Permit requires the project to be classified as a priority development project which requires source control BMPs to be proposed, installed, and implemented prior to the issuance of a certificate of occupancy. The applicant is advised there are additional plan check fees for the review of this document. Treatment control devices will not be permitted in the public right-of-way. The applicant/owner will be responsible for the costs of the construction or installation and maintenance of any BMPs. Construction of these BMPs shall be permitted under a grading plan and grading permit.
37. All roof drains shall be routed to a landscaped area or an on-site structural treatment BMP prior to draining into the City storm drain system.
38. Prior to the issuance of a grading permit, the applicant shall identify in the WQMP the parties responsible for the long-term maintenance and operation of the structural treatment control BMPs for the life of the project and a funding mechanism for operation and maintenance.
39. Any newly constructed on-site or off-site storm drains shall be inspected by the County of Orange Underground Inspection Team if larger than 24" in diameter. The City will arrange for the inspection, Additional fees apply.
40. Prior to the issuance of a certificate of occupancy, all existing and proposed catch basin inlets on the site, if any, shall be fitted with trash capture devices on the State Water Resources Control Board's "Track 1" approved device list.
41. Prior to the issuance of a certificate of occupancy, the applicant/owner shall furnish a recorded copy of the City's Water Quality Best Management Practices Implementation Agreement. The Agreement outlines post-construction maintenance requirements for on-site water quality related best management practices that will be required to be implemented by the owner, and all subsequent owners. The text of this Agreement shall not be modified except as determined by the City Manager, City Attorney, or City Engineer.
42. Prior to the issuance of any precise grading permit, the applicant shall provide plans and supporting documentation for the review and approval of the City

Engineer showing that areas requiring regular washing/cleaning (including dumpster areas) are isolated from the storm drain system. No discharge from such areas shall be allowed into the storm drains.

43. Prior to the issuance of a grading permit, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the State of California incorporating Best Management Practices (BMP) in conformance with the requirements of NPDES, and shall obtain a Waste Discharge Identification Number (WDID) and provide the WDID to the City.
44. Prior to the issuance of a grading permit, the applicant shall provide for review and approval by the City Engineer a trash and recycling plan detailing the expected trash, recyclable materials, and organic waste from the project. The applicant shall comply with the requirements of AB1826 and SB1383, mandatory commercial organics recycling (food waste), and AB341, mandatory commercial recycling. City staff notes the conceptual plans submitted to Planning shows three carts being stored outside of each condominium, on the side of each condo. The plan can confirm this will be the arrangement for complying with SB 1383, AB 1826, and AB 341.
45. The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority (OCFA) for review. Approval shall be obtained on each plan prior to the event specified. Prior to OCFA clearance of a Final Map or issuance of a precise grading permit or a building permit, if a grading permit is not required:
 - Fire master plan (service code PR145),

Prior to concealing interior construction, the applicant shall submit plans for the following:

 - Underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)
 - Fire sprinkler system (service codes PR400-PR465)

Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to OCFA.

46. After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Contact OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection

ADOPTED, SIGNED, AND APPROVED by the Planning Commission of the City of Stanton at a meeting held on August 3, 2022, by the following vote, to wit:

AYES: COMMISSIONERS: _____

NOES: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

ABSTAIN: COMMISSIONERS: _____

Elizabeth Ash, Chair
Stanton Planning Commission

Maribeth Tinio
Planning Commission Secretary

RESOLUTION NO. 2554

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. TPM 2022-125 TO SUBDIVIDE ONE LEGAL PARCEL FOR PURPOSES OF FOUR DETACHED CONDOMINIUM UNITS INCLUDING COMMON SPACE IN CONJUNCTION WITH SITE PLAN AND DESIGN REVIEW PERMIT NO. SPDR-813 AT 7082 KERMORE LANE IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONE

WHEREAS, the Planning Commission of the City of Stanton has, after giving notice thereof as required by law, held a public hearing concerning the request to subdivide one parcel of approximately 0.5 acres (22,050 square feet) located at 7082 Kermore Lane (APN No. 079-752-09) for condominium purposes for the development of four detached residential units and common area; and

WHEREAS, on August 8, 2022, the Planning Commission Approved Site Plan and Design Review No. SPDR-813 approving the proposed project; and

WHEREAS, the Commission has carefully considered all pertinent testimony and information contained in the staff report prepared for this application as presented at the public hearing; and

WHEREAS, Staff has reviewed the environmental form submitted by the Applicant in accordance with the City's procedures. Based upon the information received and Staff's assessment of the information, the Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15315, Class 15 (Minor Land Divisions); and

WHEREAS, all legal prerequisites have occurred prior to the adoption of this resolution.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF STANTON DOES HEREBY FIND, RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1: The foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2: That in accordance with the requirements as set forth in Section 19.10.100 and 19.10.110 of the Stanton Municipal Code for subdivisions:

- A. The proposed map is consistent with the City's General Plan;

The proposed four-unit project is allowed within the RM zone with the approval of a Site Plan and Design Review. The subdivision of the existing lot is for condominium purposes only.

- B. The design and improvement of the proposed subdivision is consistent with the City's general plan;

The proposed development is consistent with the City's General Plan, specifically:

- ***Goal LU-3.1: A range and balance of residential densities which are supported by adequate city services. Strategy LU-3.1.2: Encourage infill and mixed-use development within feasible development sites.***
The property is located within the Medium Density Residential zone which allows for detached single-family residential development. The Project provides four detached single-family units, the subdivision allows for the units to be sold separately, providing homeownership opportunities. The proposed project offers infill development to serve the residential needs of the community.
- ***Goal CD-1.1 Promote quality development and design that preserves and enhances a positive and unique image of Stanton and fosters a sense of community pride. Strategy CD-1.1.2 Ensure that new development within the city contributes to the image of Stanton in a positive way and places a high standard of architecture and site design.***
The proposed project offers a Mediterranean style architecture that would continue to enhance the positive image of Stanton and is compatible with surrounding residential units in the neighborhood.
- ***Action RC-2.1.6(b) Encourage development of underutilized and vacant infill site where public services and infrastructure are available.***
The project will develop an underutilized lot located and will complement the surrounding neighborhood. This infill development will redevelop the property within an existing neighborhood which has adequate public services and infrastructure available.

- C. The site is physically suitable for the proposed type of development;

The 0.5-acre site is generally flat in topography and is physically suitable to accommodate the proposed subdivision, residential units, street access, private and common open space areas.

- D. The requirements of the California Environmental Quality Act have been satisfied;

The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA), Section 15315, Class 32 (Minor Land Division). Specifically, the project consists of the division of property for residential condominium purposes in an urbanized area, and is in conformance with the General Plan and Zoning Code. No variances or exceptions were required for the project or subdivision. All services and access to the proposed parcels are available. The existing parcel was not involved in a division of a larger parcel within

the previous two years and the existing parcel does not have an average slope greater than 20%.

- E. The site is physically suitable for the proposed density of development;

The development proposes four units on a 0.5-acre property and is within the allowed maximum density in the Medium Density Residential (RM) zone. The site is generally flat and is physically suitable for the proposed density of development.

- F. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;

The proposed Project site is located in an urban area surrounded by residential and commercial developments. There are no naturally occurring habitats or associated flora and fauna located at the project site that would be affected by the proposed project implementation. As a result, the site is not a suitable habitat for any species of concern by the United States Fish and Wildlife Service (USFWS) and no impacts are anticipated. There are no wetland or migratory bird nesting areas located within the project site.

- G. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems;

The subdivision and development are designed to ensure that no public health concerns affect the surrounding sites.

- H. The design of the subdivision and the proposed improvements will not conflict with easements of record or established by court judgment, acquired by the public at large, for access through or use of property within the proposed subdivision; or, if such easements exist, that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public;

The design of the proposed subdivision will not conflict with easements of record or established by court judgment, acquired by the public at-large, for access through or use of the property. Upon review of the project by the Engineering Department, there is no known conflict with any easements or rights-of-way.

- I. The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations pursuant to Section 19.10.090;

The proposed project meets all development standards and creates a development that aligns with the Goals, Strategies and Actions of the City of Stanton's General Plan. These include, but are not limited to, adding to the range

of housing types in the area, supporting infill development and enhancing the image of the area and the City of Stanton, as outlined above.

SECTION 3: Based upon the above findings, the Planning Commission hereby approves Tentative Parcel Map No. TPM 2022-125 to subdivide one parcel for condominium purposes to accommodate the development of four residential units in compliance with the conditions of approval for Site Plan and Design Review No. SPDR-813 in the RM Medium Density Residential Zone.

1. That prior to the issuance of a certificate of occupancy, the final Tract Map for Condominium Purposes shall be approved by the City and recorded with the County of Orange. Tract Maps for Condominium Purposes require a clearance letter from the Orange County Land Surveyor, clearance letter from Southern California Edison for any overhead utilities on the parcel, and map checking by the Public Works Department. Map checking by Public Works requires that separate plan check fees be paid in advance. Final Tract Map approval requires the posting of security to guarantee the construction of on-site and off-site improvements. At the discretion of the City Engineer, such security can take the form of a Subdivision Improvement Agreement with an accompanying Subdivision Faithful Performance Bond and a Subdivision Labor and Materials Bond, or can take the form of a Grading Bond covering on-site and off-site work.
2. Declaration of Covenants, Conditions and Restrictions (CC&Rs), Articles of Incorporation and By-Laws for the Homeowners Association shall be reviewed and approved by City Staff, recorded before the Final Map, and include the following requirements:
 - a. Require that all garage spaces shall be maintained for the parking of vehicles.
 - b. A disclosure identifying the enclosed garage spaces and open parking stalls assigned to each unit. This disclosure shall be signed by the owner prior to purchase of the unit indicating they understand there are no additional parking spaces available and that they are limited to parking vehicles within the garage and open parking stalls associated with the purchased unit. Additionally, the disclosure shall include the number of guest parking available within the development and the policies and procedures for use of guest parking spaces which shall be signed by the owner prior to purchase of the unit indicating they understand the limitation and proper use of guest parking. This practice shall be upon the original purchase and subsequent sale of each unit in the development.

- c. Dictate responsibilities between the Homeowners Association and private property owners for the maintenance of structures, both interior and exterior of all buildings, plumbing, mechanical and electrical facilities.
- d. Dictate responsibilities between the Homeowners Association and private property owners for the maintenance of the common and private open space areas.
- e. Prohibit the removal of the common and private open space areas and amenities as shown on the approved Site Plan. Replacement, repair, or substitutions can only be allowed with the prior approval of the City with similar or equivalent materials, features, and fixtures. No reduction in the areas can be considered.
- f. Identify all exclusive use easement areas and dictate the responsibilities between the Homeowners Association and private property owners.
- g. Include provisions addressing the use and maintenance of guest parking spaces, driveways, common open spaces, and restrictive open spaces. The parking provisions shall, among other things, establish all of the following:
 - i. Guest parking spaces are to be used by guests only and are not for use by residents.
 - ii. Long term parking of more than 72-hours is prohibited in guest parking spaces.
 - iii. Movement of a vehicle directly from one guest parking space to another shall not constitute a break in the 72-hour restriction.
- h. Prohibit storage and overnight parking of recreational vehicles and/or oversized vehicles and/or trailers.
- i. Prohibit parking and any type of obstruction of the required fire access lanes.
- j. Prohibit the construction of additional entries/exits into individual residences.
- k. Dictate responsibilities of maintenance for all BMPs installed on the site, as listed in the approved Water Quality Management Plan (WQMP), including requirements for vector control and include all WQMP conditions.
- l. Include the provision to restrict any amendment to provisions required by this entitlement package without first obtaining the review and approval of

the City (Community and Economic Development Director, Planning Commission or City Council as appropriate).

- m. Include a provision identifying the City as an intended third-party beneficiary with the right, but not the obligation, to enforce the CC&Rs to ensure compliance with City entitlements.
3. Prior to the start of any work, a grading plan for on-site improvements prepared by a California-licensed civil engineer shall be submitted to the Public Works Department and approved by the City Engineer. Plan check and inspection fees shall be paid in advance according to the City's fee schedule.
4. Grading and improvement plans shall be prepared and submitted to the City Engineer for approval. Final plans shall be 24" X 36", ink on mylar, with elevations to nearest 0.01 foot, and scaled at 1" = 10'. Off-site improvements may be shown on this plan. Grading plan check fees must be paid in advance.
5. Prior to the start of any off-site work, if any, an improvement plan for off-site improvements prepared by a California-licensed civil engineer shall be submitted to the Public Works Department and approved by the City Engineer. Plan check and inspection fees shall be paid in advance according to the City's fee schedule. Off-site improvement plans may be incorporated in the grading plan.
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7. All required geotechnical testing services required for improvements in the public right-of-way, if any, will be based on time and materials, to be invoiced at the completion of the project. These fees are in addition to any other fees paid to the City. These fees must be paid in full prior to release of any bonds.
8. Prior to the issuance of a grading permit or an encroachment permit, a grading bond (surety), letter of credit, or cash deposit (collectively known as "work guarantee device") shall be posted with the City in an amount and type sufficient to cover the cost of off-site and on-site work in an amount specified by the City Engineer. The work guarantee device shall not be released until all on-site and off-site improvement work is completed to the satisfaction of the City Engineer and as-built drawings are reviewed and approved by the City Engineer.
9. Prior to the issuance of a certificate of occupancy, a tract map for condominium purposes shall be map checked and approved by the City Engineer, separate map check and review fees apply.

10. Perimeter fencing shall be installed during construction that has green screen material or approved equal material. The fence/screen material shall be properly maintained and be free of rips, tears, fraying, graffiti, and any other damage or vandalism.
11. Prior to the demolition of any existing on-site improvements, a demolition plan shall be submitted and approved by the City Engineer, and a grading permit shall be obtained in addition to any building permits required prior to the demolition of any existing structures. The demolition plan shall include an erosion control plan.
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15. That Handicap access ramps must be installed and/or retrofitted in accordance with current American Disabilities Act (ADA) standards throughout the project. Access ramps shall be provided at all intersections and driveways.
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19. Prior to the issuance of a building permit, pad certification by the project civil engineer and project geotechnical engineer is required and a building pad compaction report must be submitted to and approved by the City Engineer. Separate review fees may apply.
20. Prior to the issuance of a grading permit, a hydrology and hydraulic study (including off-site areas affecting the development) shall be prepared by a

California-licensed civil engineer and approved by the City Engineer. The report shall include detailed drainage studies indicating how the grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pad(s) to be safe from inundation from rainfall runoff which could be expected from all storms up to and including the theoretical 100-year flood. Methodology, criteria, and sizing of storm drain pipes and facilities shall adhere to the Orange County Hydrology Manual.

21. The maintenance of any landscaping between the curb and the right-of-way line of any street abutting the parcel shall be the responsibility of the owner of that parcel unless a recognized association or district has assumed responsibility for said maintenance.
22. No above ground utility structures, cabinets, pipes, or valves shall be constructed within the public right-of-way.
23. Prior to the issuance of a final certificate of occupancy, no aerial utilities shall exist within the property boundaries. All connections shall be undergrounded, which will require coordination with the applicable utility companies.
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26. Sewer improvement plans shall be approved by the City Engineer. All facilities shall be constructed in accordance with the City's specifications, with all incidental fees paid by the applicant.
27. If any cuts are required in the pavement on Kermore Lane, the applicant shall restore the street per the City's standard trench detail except that the "T" cap shall consist of the full width paving of Kermore Lane from curb to curb.
28. Prior to the issuance of a grading permit, the applicant shall submit a final water quality management plan (WQMP) incorporating best management practices (BMPs) in conformance with the requirements of the MS4 Permit issued to the City by the Santa Ana Regional Water Quality Control Board. This Permit requires the project to be classified as a priority development project which requires source control BMPs to be proposed, installed, and implemented prior to the issuance of a certificate of occupancy. The applicant is advised there are additional plan check fees for the review of this document. Treatment control devices will not be permitted in the public right-of-way. The applicant/owner will be responsible for

the costs of the construction or installation and maintenance of any BMPs. Construction of these BMPs shall be permitted under a grading plan and grading permit.

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30. Prior to the issuance of a grading permit, the applicant shall identify in the WQMP the parties responsible for the long-term maintenance and operation of the structural treatment control BMPs for the life of the project and a funding mechanism for operation and maintenance.
31. Any newly constructed on-site or off-site storm drains shall be inspected by the County of Orange Underground Inspection Team if larger than 24" in diameter. The City will arrange for the inspection, Additional fees apply.
32. Prior to the issuance of a certificate of occupancy, all existing and proposed catch basin inlets on the site, if any, shall be fitted with trash capture devices on the State Water Resources Control Board's "Track 1" approved device list.
33. Prior to the issuance of a certificate of occupancy, the applicant/owner shall furnish a recorded copy of the City's Water Quality Best Management Practices Implementation Agreement. The Agreement outlines post-construction maintenance requirements for on-site water quality related best management practices that will be required to be implemented by the owner, and all subsequent owners. The text of this Agreement shall not be modified except as determined by the City Manager, City Attorney, or City Engineer.
34. Prior to the issuance of any precise grading permit, the applicant shall provide plans and supporting documentation for the review and approval of the City Engineer showing that areas requiring regular washing/cleaning (including dumpster areas) are isolated from the storm drain system. No discharge from such areas shall be allowed into the storm drains.
35. Prior to the issuance of a grading permit, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the State of California incorporating Best Management Practices (BMP) in conformance with the requirements of NPDES, and shall obtain a Waste Discharge Identification Number (WDID) and provide the WDID to the City.
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confirm this will be the arrangement for complying with SB 1383, AB 1826, and AB 341.

ADOPTED, SIGNED, AND APPROVED by the Planning Commission of the City of Stanton at a meeting held on August 3, 2022, by the following vote, to wit:

AYES: **COMMISSIONERS:** _____

NOES: **COMMISSIONERS:** _____

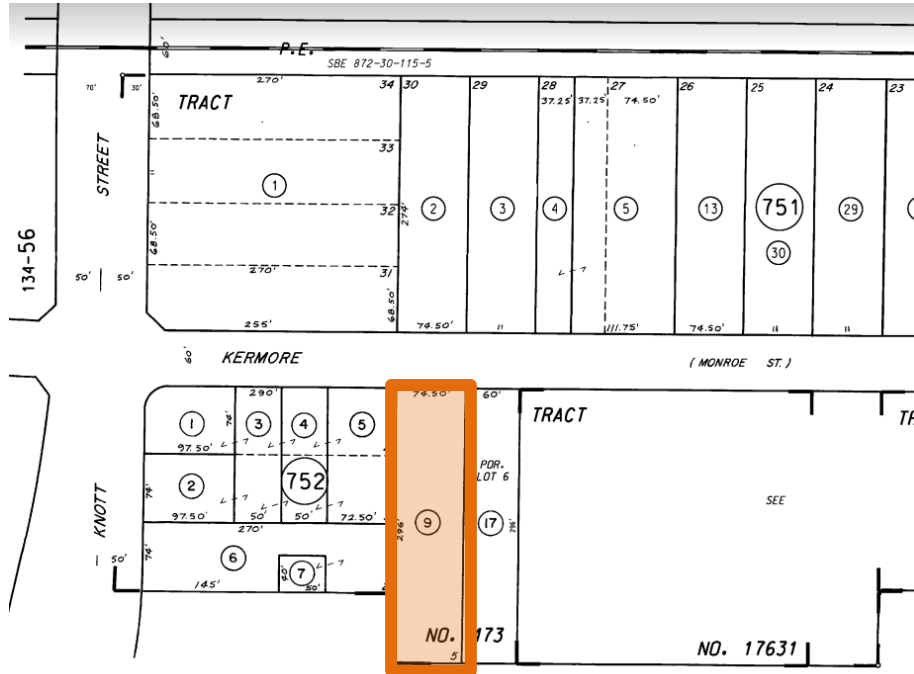
ABSENT: **COMMISSIONERS:** _____

ABSTAIN: **COMMISSIONERS:** _____

Elizabeth Ash, Chair
Stanton Planning Commission

Maribeth Tinio
Planning Commission Secretary

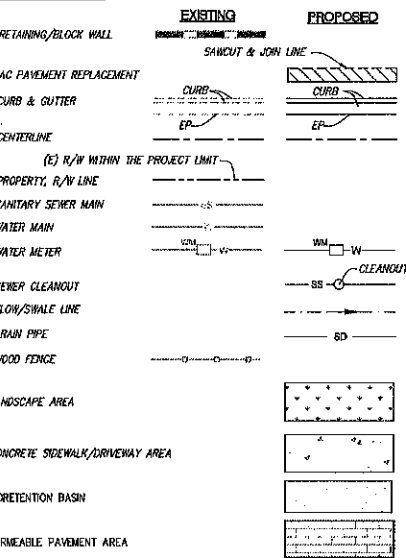
7082 Kermore Lane
(APN 079-752-09)
VICINITY MAP



4-UNIT CONDOMINIUM
TENTATIVE PARCEL MAP NO. 2022-152

FOR CONDOMINIUM DEVELOPMENT PURPOSES
IN THE CITY OF STANTON, COUNTY OF ORANGE,
STATE OF CALIFORNIA
LOT(S) 5, M.M. 23/28 OF RECORD OF THE ORANGE COUNTY, RECORDER OF SAID COUNTY
TY E. THOMAS P.L.S. 9309 SEPTEMBER, 2022

LEGEND



OWNERS/SUBDMIDERS

KERMORE ESTATES 1, LLC.
801 N. BUSH STREET
SANTA ANA, CA 92701
CONTACT: RICHARD SINGH
Tel. (714) 269-0193
Email: rsingh2003@yahoo.com

PROJECT ADDRESS

7082 KERMORE LANE
STANTON, CA 92680
APN: 079-752-00

ZONING

PRESENT -R3-1500
PROPOSED -R3-1500

USE

PRESENT -VACANT
PROPOSED -4-UNITS RESIDENTIAL CONDOMINIUM

DENSITY

RM: MEDIUM DENSITY RESIDENTIAL

AREA

22,050 SQUARE FEET OR 0.606 ACRES

TITLE COMPANY

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE No. 6561456

EASEMENT NOTES

AN EASEMENT FOR WATER PIPE LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT
RECORDED OCTOBER 21, 1946 AS BOOK 1459, PAGE 206 OF OFFICIAL RECORDS.

NOTES

1. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
2. UTILITY JOINT TRENCH INCLUDE GAS, TELEPHONE, ELECTRICAL & CABLE
3. WATER- STANTON CONSOLIDATED WATER DISTRICT
4. SEWER- CITY OF STANTON
5. ALL DRAINAGE FLOW TO VEGETATED SWALES ON SITE, THEN OVERFLOW TO PRIVATE STREET, THEN TO KERMORE LANE TO PUBLIC CATCH BASIN

LEGAL DESCRIPTION

LEGAL DESCRIPTION: LOT 5 OF TRACT NO. 475, AS PER MAP RECORDED IN BOOK 23, PAGE 28 OF
MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.

BASIC OF BEARINGS: N86°45'25"W (BASIS OF BEARING PER M.M. 822/46) 579.50 R/M

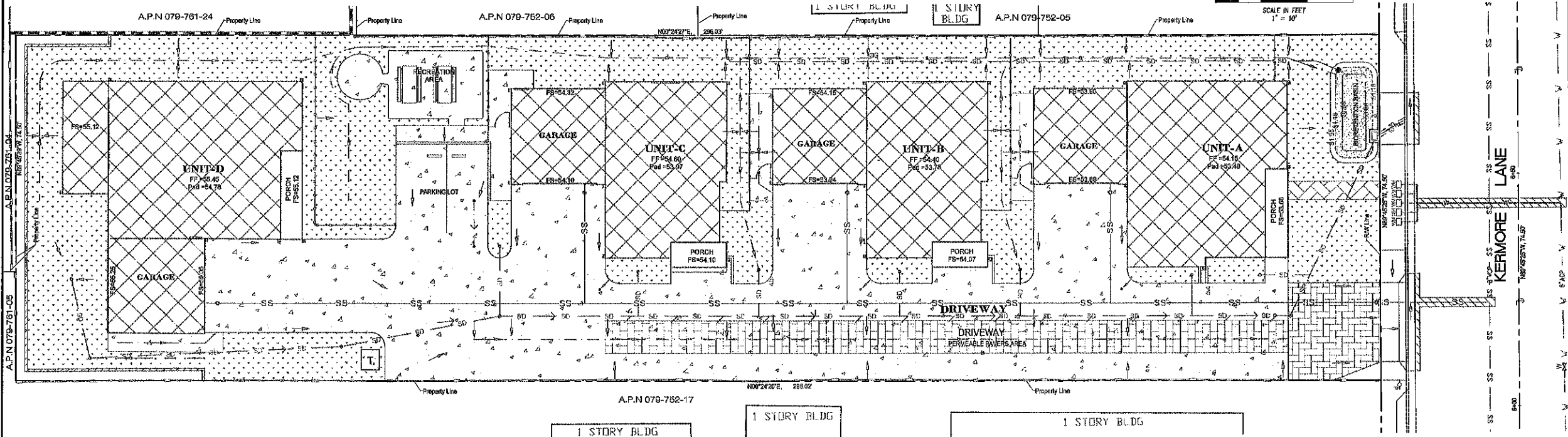
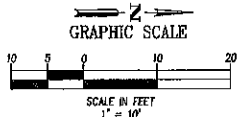
OWNER'S STATEMENT

KERMORE ESTATES 1, LLC, HEREBY CONSENT TO SUBMIT THIS TENTATIVE MAP FOR
DEVELOPMENT OF 4-UNIT CONDOMINIUM COMPLEX IN THE CITY OF STANTON

RICHARD SINGH



VICINITY MAP
(NOT TO SCALE)



PREPARED BY:
T&M SURVEYING
551 E. TRENTON AVE.
ORANGE, CA
OFFICE 714-912-4042 CELL 714-906-8771
WWW.TMSURVEYING.COM



NO.	REVISIONS	REVISED BY	APPROVED BY	DATE



TENTATIVE PARCEL MAP
7082 KERMORE LANE
4-UNIT CONDOMINIUM

4 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS

7082 KERMORE LANE, STANTON, CA 90680

ARCHITECTURAL SYMBOLS			DIRECTORY		PROJECT DATA		DRAWING INDEX																																																																																																																																																																																																																																								
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THE GENERAL CONTRACTOR SHALL REMOVE DEBRIS FROM THE PREMISES DAILY, KEEP OCCUPIED AREAS ADJACENT TO DEMOLITION BROOM CLEAN AND FREE OF DEBRIS, AND PREVENT DUST AND DEBRIS FROM MIGRATING OUT OF THE DEMOLITION AREA.</div> <div>6. THE GENERAL CONTRACTOR SHALL PROTECT FROM DAMAGE ALL MATERIALS, CONSTRUCTION, UTILITIES AND OTHER ITEMS AND APPURTENANCES NOT SCHEDULED FOR DEMOLITION WITHIN OR OUTSIDE THE BUILDING. DAMAGED ITEMS SCHEDULED TO REMAIN AND/OR BE REUSED SHALL REPAIRED TO MATCH ORIGINAL FINISH AT NO ADDITIONAL COST TO OWNER.</div> <div>7. THE FOLLOWING ITEMS ARE TO BE REMOVED CAREFULLY TO AVOID DAMAGE, CLEANED IF NECESSARY AND REUSED DURING CONSTRUCTION OF THIS PROJECT: A. ALL LIGHT FIXTURES AND CEILING MECHANICAL FIXTURES. B. ALL PLUMBING FIXTURES AND ACCESSORIES C. DOORS AND WINDOWS. D. FURNITURE</div> <div>8. REMOVE ALL OBSOLETE AND INACTIVE EXPOSED CONDUITS, JUNCTION BOXES, PIPES, DUCTS, SUSPENSION WIRES, TELEPHONE, DATA AND OTHER MISCELLANEOUS CABLE AND CAP. 9. 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PROPOSED NEW 4 UNITS DETACHED SINGLE FAMILY RESIDENT			<div>1. TRUSSES WILL BE A DEFERRED SUBMITTAL.</div> <div>2. BUILDING WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLERS: PROJECTIONS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 2 FEET TO 5 FEET SHALL BE PROTECTED 1 HOUR ON THE UNDERSIDE. NEW AUTOMATIC FIRE SPRINKLER SYSTEM TO BE DEFERRED SUBMITTAL. AUTOMATIC SPRINKLER SYSTEM IS REQUIRED PER R313 AND INSTALL PER R313.3 OR NFPA 13D. ALTERATIONS OR ADDITIONS TO EXISTING STRUCTURE WITHOUT AN EXISTING AUTOMATIC SPRINKLER SYSTEM IS EXEMPT UNLESS REQUIRED AS NOTED BELOW.</div> <div>3. ALL WALLS AND FENCING SHALL BE REVIEWED AND APPROVED BY SEPARATE BUILDING PERMITS.</div>																																																																																																																																																																																																																																												
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<div>A. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC)</div> <div>B. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN (1) EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO (6) MONTHS. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS IF ONE (1) YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE. (R105.5 CRC)</div> <div>C. FIRE SPRINKLER PLANS STAMPED AND APPROVED BY THE CITY OF STANTON FIRE DEPARTMENT SHALL BE PROVIDED AT THE SITE AT TIME OF FRAMING INSPECTION.</div> <div>D. WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.6 GALLONS OF WATER PER FLUSH, 1.28 GALLONS PER FLUSH AFTER JULY 1, 2011. (402.2 CPC)</div> <div>E. URINALS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.0 GALLONS OF WATER PER FLUSH, 0.5 GALLONS PER FLUSH AFTER JULY 1, 2011. (402.2 CPC)</div> <div>F. SHOWER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 1.8 GALLONS PER MINUTE. (402.1.1 CPC)</div> <div>G. FAUCETS IN KITCHENS, WET BARS, LAVATORIES, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 2.2 GALLONS PER MINUTE. (402.1.2 CPC)</div> <div>H. WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH Sec. 604.1 OF THE CALIFORNIA PLUMBING CODE. Pex, CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF Sec. 604 OF THE CPC. INSTALLATION STANDARDS OF APPENDIX 1 OF THE CPC AND THE MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN Sec. 604.1.1 OF THE CPC PRIOR TO PERMIT ISSUANCE.</div> <div>I. ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 EDITIONS OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, AND 2013 CALIFORNIA ENERGY CODE.</div> <div>J. TWO SEPARATE SITE VISITS AND REPORTS PREPARED BY THE ENGINEER OF RECORD FOR THE NEW HOME DESIGN ARE REQUIRED: (109.3.8 CBC) ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, AND 2013 CALIFORNIA ENERGY CODE. 1. THE ENGINEER OF RECORD SHALL INSPECT THE SLAB AND FOUNDATION SYSTEM INSTALLATION JUST PRIOR TO CONCRETE POUR TO VERIFY THAT THE FOUNDATION INSTALLATION IS IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE ENGINEER OF RECORD SHALL THEN PREPARE A REPORT STATING THE FOUNDATION INSTALLATION IS IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE FOUNDATION INSPECTION AND APPROVAL TO POUR CONCRETE WILL NOT BE APPROVED UNTIL THE INSPECTION CERTIFICATION LETTER BY THE ENGINEER OF RECORD HAS BEEN RECEIVED AND APPROVED BY THE CITY OF STANTON BUILDING DIVISION.</div> <div>K. A PRE-CONSTRUCTION MEETING IS REQUIRED IMMEDIATELY PRIOR TO THE START OF CONSTRUCTION. THIS MEETING SHALL TAKE PLACE AT THE SITE OF THE NEW HOME. THE MEETING MUST INCLUDE A REPRESENTATIVE OF THE BUILDING DIVISION, THE GENERAL CONTRACTOR, A REPRESENTATIVE OF THE SUBCONTRACTORS (ELECTRICAL, PLUMBING, MECHANICAL, GRADING, OFF-SITE CONTRACTOR, ETC.) DEPENDANT UPON WHAT SUB-CONTRACTORS ARE TO BE INVOLVED IN THE NEW CONSTRUCTION AND A REPRESENTATIVE OF THE OWNER MAY BE PRESENT. THE MEETING WILL REVIEW REQUIRED PERMITS, TEMPORARY POWER REQUIREMENTS, DOCUMENTS REQUIRED TO BE ON THE SITE, INSPECTION REQUIREMENTS, FIELD CORRECTION NOTICE PROCEDURE, CHANGES IN THE FIELD, FINAL INSPECTIONS AND GAS AND POWER RELEASES, QUESTIONS FROM THE CONTRACTORS OR OWNER AND ANY OTHER SPECIAL PROCEDURES OR CONDITIONS FOR THAT PARTICULAR NEW HOME. THE PRE-CONSTRUCTION MEETING SHALL SCHEDULED THROUGH THE BUILDING DIVISION FRONT COUNTER AT (714) 890-4210.</div> <div>L. ALL DOORS AND WINDOWS SHALL MEET CITY OF STANTON SECURITY ORDINANCE.</div> <div>M. PROVIDE FOR MAINTENANCE, REPAIR, AND REPLACEMENT BY A HOMEOWNERS ASSOCIATION (HOA) FOR ALL COMMON AREA LANDSCAPE, IRRIGATION, DRAINAGE FACILITIES, WATER QUALITY BMP'S, WATER SYSTEM LINES, FIRE SYSTEM LINES, SEWER SYSTEM LINES, AND PRIVATE SERVICE UTILITIES.</div>																																																																																																																																																																																																																																															

STAMP:



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Telephone: 714.269.0193
909.262.2051

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REVISIONS:

PROJECT DIRECTOR:

JOB CAPTAIN:

SENIOR ASSOCIATE:

ASSOCIATES:

PROJECT NUMBER:

PROJECT CAD FILE:

SHEET TITLE:

COVER SHEET

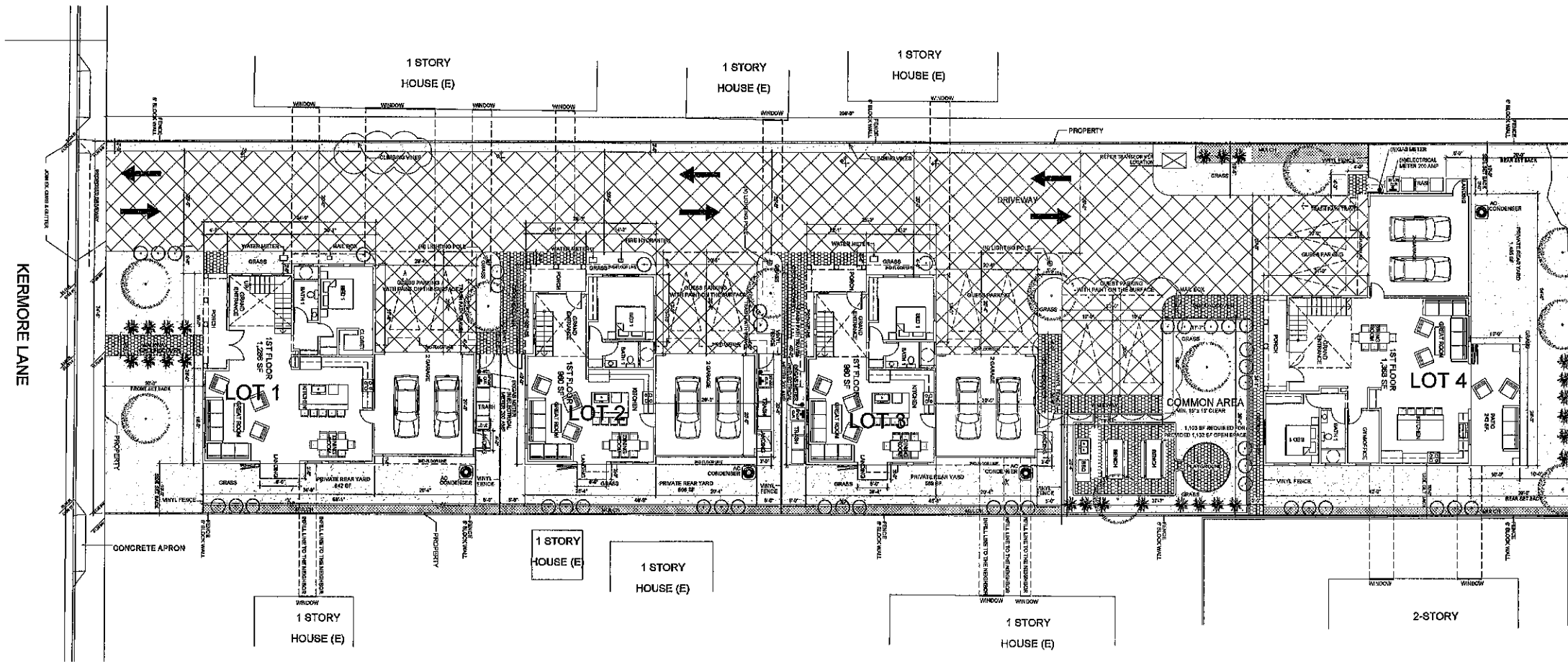
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SHEET NUMBER:

A0.0

PLOT REFERENCE DATE: 09/20/2021

ANHA design studio



SITE PLAN

SCALE: 3/32" = 1' - 0"

LANDSCAPING LEGEND

CONCRETE DRIVEWAY

GRASS

MULCH

GROUND COVER - GRASSCRETE, SUSTAINABLE PAVING SYSTEMS, LLC

SHRUBS
(NOT ALL THE NOTE USED)
5 - 6 FEET TALL AND 3 - 4 FEET WIDE
ALL SHRUBS TO BE A MINIMUM OF 6 GALLON IN SIZE
1. LIGUSTRUM
2. SESSLERIA AUTUMNALIS
3. JAPANESE BOXWOOD
4. TEXAS SAGE
5. TULIP 'CLAUDIA'
6. VERONICA 'GEORGIA BLUE'
7. WOODLAND PHLOX

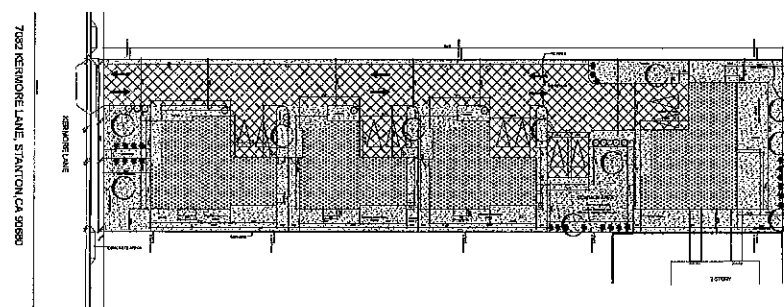
TREES
(NOT ALL THE NOTE USED)
8 - 10 FEET TALL AND 3 - 4 FEET WIDE
ALL TREES TO BE A MINIMUM 3" DBH WITH A MINIMUM TRUNK HEIGHT OF 10 FEET TALL
8. FIREGLOW JAPANESE MAPLE
9. SILVER BIRCH
10. FOREST PANSY REDBUD
11. RED JAPANESE MAPLE
12. CREEP MYRTLES
13. TACOMA STARS - YELLOW BELT
14. OLIVE TREE

- SLAB INTERFACE NOTES**
1. 36" SQUARE CONCRETE BT COP. (SLOPE MIN. 1/4" PER FOOT)
2. CONCRETE BT COP. SEE PLAN FOR SIZE AND LOCATION. (SLOPE MIN. 1/4" PER FOOT)
3. CONCRETE PORCH / PATIO. (SLOPE MIN. 1/4" PER FOOT)
4. 36" WIDE CONCRETE WALK
5. PROVIDE CONDUIT UNDER SLAB FOR ISLAND COUNTER ELECTRICAL
6. PROVIDE WATER LINE SLEEVE FROM KITCHEN SINK TO REFRIG. FOR ICE MAKER
7. PROVIDE TIE FTG. FOR MASONRY VENEER TYP.
8. RAISED ENTRY, SEE PLAN FOR HEIGHT AND EXTENT.
- GENERAL SLAB NOTES**
1. INDICATES DROP IN SLAB (SEE DETAIL)
2. VERIFY MINIMUM FOUNDATION DEPTH, WIDTH, REINFORCING STEEL AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH THE SOILS REPORT.
3. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION NOT SHOWN HERE.
4. FOR HANDSCAPE INFORMATION REFER TO LANDSCAPE PLANS.
5. COUNTRY DRAIN LOCATIONS TO BE DETERMINED BY CIVIL ENGINEER. SEE PRELIM GRADING PLAN FOR LOCATIONS.
6. WHEN REQUIRED BY BOLS ENGINEER OR OTHERS, THE COUNTRY DRAIN AND ROOF DOWNSPOUTS INTO SITE AREA DRAINS

GENERAL INFORMATION		
ADDRESS: 7082 KERMORE LANE, STANTON, CA 90680		
EXISTING ZONE	REQUIRED	PROVIDED
TYPE OF CONSTRUCTION	RM	TYPE V-B
APN	070-756-09	22,050 SF
LOT		
FRONT SET BACK	20'	20'
REAR SET BACK	20'	20'
SIDE LOT SET BACK	10'	10'
SITE GROUND UNIT SET BACK	6'	6'
SITE 2ND FLOOR UNIT SET BACK	6'	6'
DRIVE WAY	20'	20'
GUEST PARKING	2	2
COMMON AREA	6% ± 1,103 SF	1,132 SF
SURFACE COVERAGE (DRIVEWAYS, STRUCTURE BUILDING)	MAX. 80%	56%
LANDSCAPE COVERAGE (9,241 SF / 22,050 SF)	MIN. 40%	42%

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

BREAK-OUT AREA DIAGRAM



LEGEND:	
	DRIVEWAYS: 6,834 SF
	STRUCTURE BUILDING: 8,175 SF (LOT 1: 1,668 SF + LOT 2: 1,356 SF + LOT 3: 1,356 SF + LOT 4: 1,770 SF)
	SURFACE COVERAGE: 8,634 SF + 8,175 SF = 12,809 SF / 22,050 SF
	LANDSCAPE COVERAGE (9,241 SF / 22,050 SF)

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BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

PROJECT DIRECTOR:

JOB CAPTAIN:

SENIOR ASSOCIATE:

ASSOCIATES:

PROJECT NUMBER:

PROJECT CAD FILE:

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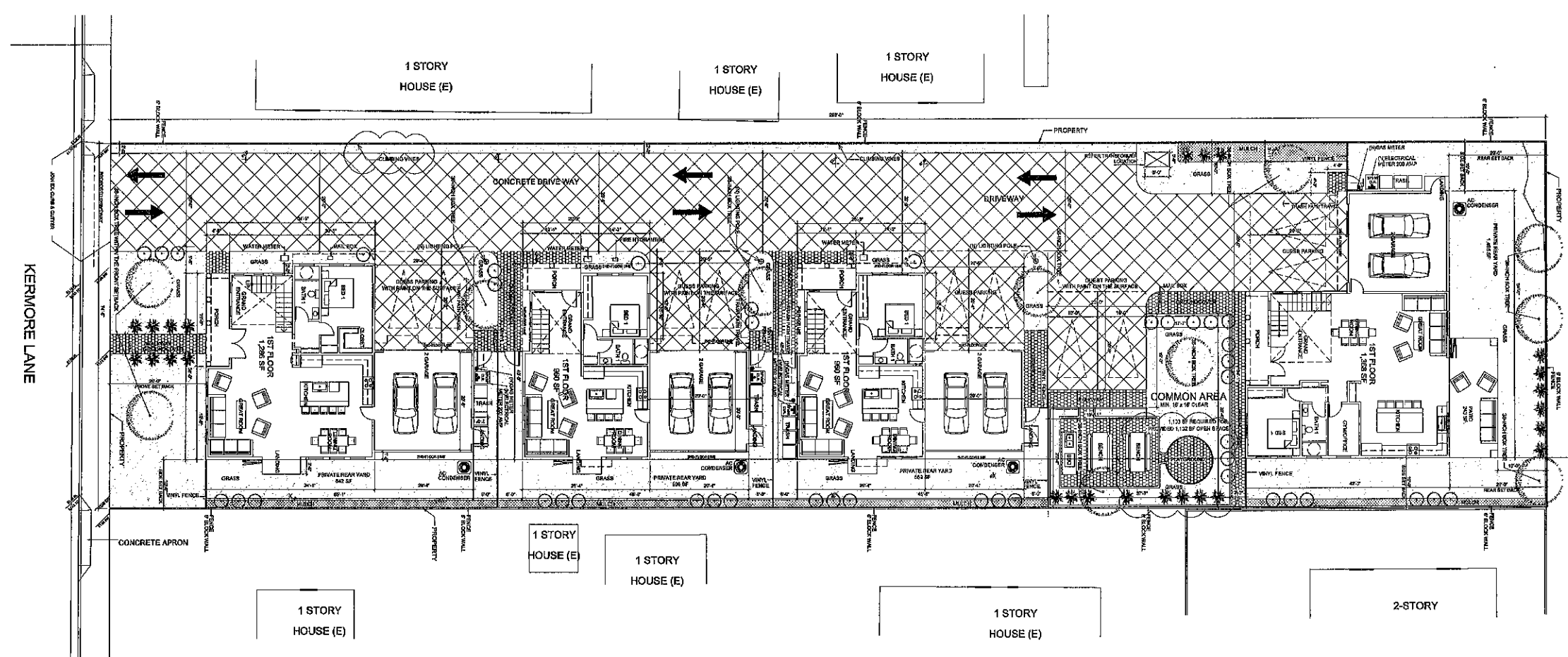
SITE PLAN

ANHA design studio

SHEET NUMBER:

A0.1

PLOT REFERENCE DATE: 08/20/2021



CONCRETE DRIVEWAY

GRASS

MULCH

GROUND COVER - GRASSCRETE- SUSTAINABLE PAVING SYSTEMS, LLC

1

2

3

4

5

6

7

SHRUBS

(NOT ALL THE NOTE USED)

5 - 6 FEET TALL AND 3 - 4 FEET WIDE

ALL SHRUBS TO BE A MINIMUM OF 6 GALLON IN SIZE

LIGUSTRUM

SESLERIA AUTUMNALIS

JAPANESE BOXWOOD

TEXAS SAGE

TULIP 'CLAUDIA'

VERONICA 'GEORGIA BLUE'

WOODLAND FLOX

8

9

10

11

12

13

14

TREES

(NOT ALL THE NOTE USED)

6 - 10 FEET TALL AND 3-7 FEET WIDE

ALL TREES TO BE A MINIMUM 3" DBH SIZE WITH A MINIMUM TRUNK HEIGHT OF 10 FEET TALL

FIREGLOW JAPANESE MAPLE

SILVER SHEEN

FOREST PANSY REDBUD

RED JAPANESE MAPLE

GRAPE MYRTLES

TACOMA STARS - YELLOW BELT

OLIVE TREE

LANDSCAPE PLAN
SCALE : 3/32" = 1' - 0"

STAMP:

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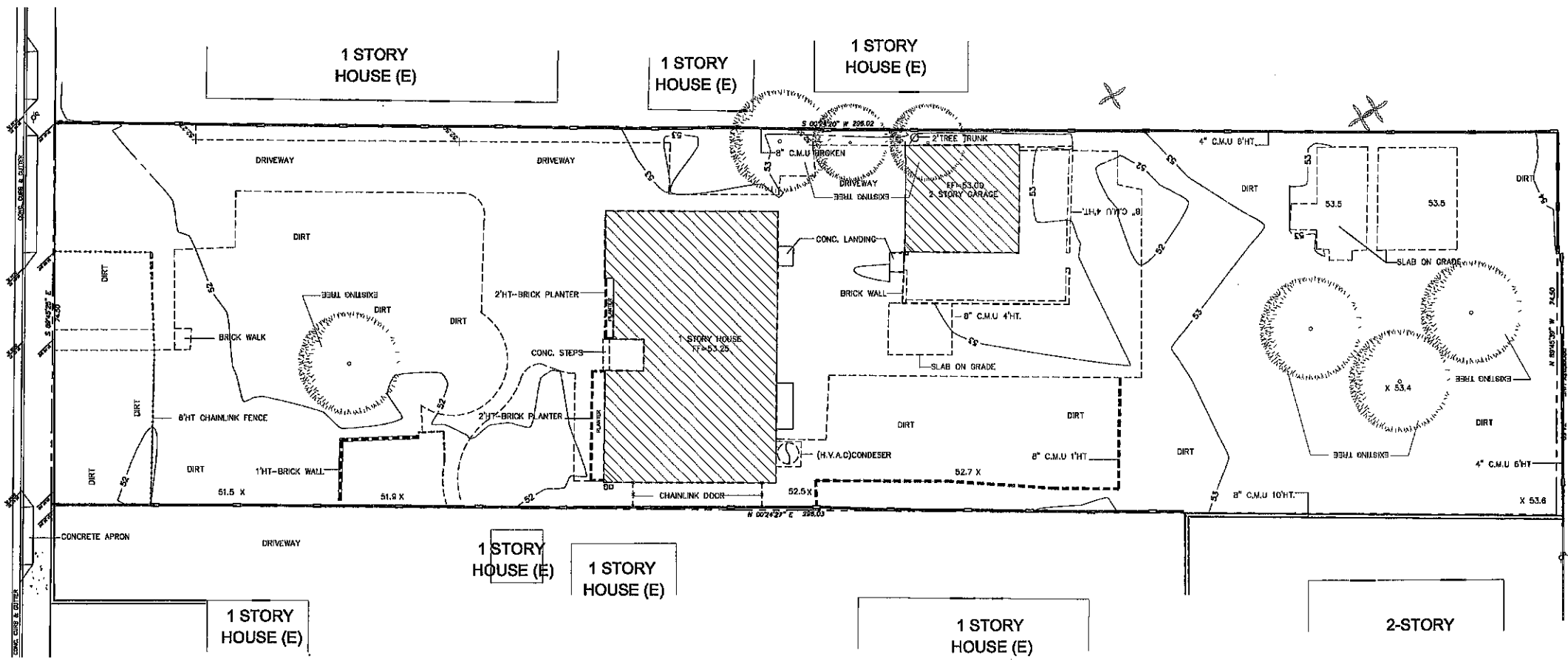
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PROJECT CAD FILE:

SHEET TITLE:
LANDSCAPE PLAN

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SHEET NUMBER:
A0.4
PLOT REFERENCE DATE: 09/20/2021



DEMOLITION PLAN
SCALE: 3/32" = 1' - 0"

LEGEND:			
PROPERTY LINE	-----	EXIST. WATER	----- (W) -----
EXIST. EASEMENT	-----	EXIST. SPOT ELEVATION	X 53.8
EXIST. FENCE	-----	EXIST. SEWER	----- (S) -----
EXIST. BUILDING			

GENERAL DEMOLITION NOTE

1. ALL DEMOLITION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY'S CURRENT GRADING ORDINANCE, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION WITH SUPPLEMENTS (A.P.W.A. SPECIFICATIONS) AND THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS, AS AMENDED BY THE CITY SUPPLEMENT, AND THE ARETHWORK SPECIFICATIONS ATTACHED TO THE "PRELIMINARY SOILS REPORTS".
2. REMOVE ALL PAVING, SIDEWALK, CURBS, WATER, SEWER & DRY UTILITIES PRIOR TO REMOVAL OF ANY STORM DRAIN IMPROVEMENT.
3. COMPACTION TESTS SHALL BE SUPPLIED FOR TRENCHES IN THE PUBLIC RIGHT OF WAY.
4. ALL EXISTING ABANDONED PIPELINES SHALL BE REMOVED AND REPLACED WITH PROPERLY COMPACTED SOILS UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
5. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES.
6. NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SIGGING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS LAW AND REGULATIONS.
7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK AND PUBLIC WORKS INSPECTOR PRIOR TO PERFORMING ROCK - REMOVAL PERATIONS.

8. APPROVAL OF THESE PLANS BY THE ENGINEER DOES NOT AUTHORIZE ANY GRADING TO BE PERFORMED UNTIL A VALID GRADING PERMIT HAS BEEN ISSUED.
9. FOR THIS PLAN TO BECOME EFFECTIVE, AN APPROVED HAUL ROUTE PLAN THAT HAS BEEN APPROVED BY THE CITY ENGINEER SHALL BE INCLUDED (FOR HAULING OF MATERIAL ON A PUBLIC STREET).
10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE, OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT, AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR LEGAL HOLIDAYS, UNLESS WAIVED BY THE CITY ENGINEER.
11. ALL DISTURBED AREAS MUST BE REVEGETATED, SUBSTANTIALLY GERMINATED, AND ESTABLISHED WITHIN 45 DAYS OF COMPLETION OF GRADING AND PRIOR TO REQUESTING FINAL INSPECTION.
12. IMPORT MATERIAL SHALL BE OBTAINED FROM, AND WASTE MATERIAL SHALL BE DEPOSITED AT A SITE APPROVED BY THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEBRIS OR DAMAGE OCCURRING ALONG THE HAUL ROUTES ON ADJACENT STREETS AS DIRECT RESULT OF THE OPERATION.
13. A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE WILL BE RECYCLED AND/OR SALVAGED FOR REUSE.

"DECLARATION OF ENGINEER OF WORK"

I, HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENT AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARD AND PRACTICES, AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS. I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF STANTON IS A REVIEW FOR THIS LIMITED PURPOSE OF ENSURING THE PLANS COMPLY WITH CITY PROCEDURES AND OTHER APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS.

AS ENGINEER OF WORK, I AGREE TO INDEMNIFY AND SAVE THE CITY OF STANTON, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENCE, ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF WORK, MY EMPLOYEES, AGENTS OR CONSULTANTS.

UNDERGROUND SERVICE ALERT

SECTION 42164217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT ID NUMBER, CALL UNDERGROUND SERVICE ALERT TOLL FREE: 1 (800) 277-2800 TWO (2) WORKING DAYS BEFORE YOU DIG.

DISPOSAL/ RECYCLING

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING SHALL BE IN ACCORDANCE WITH CHAPTER 4, DIVISION 4.4 OF THE 2018 CALIFORNIA GREEN BUILDING STANDARDS. A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE TO BE RECYCLED AND/OR SALVAGED FOR REUSE.

UTILITY NOTES

1. SANITARY SEWER - HOUSE IS CONNECTED TO A PRIVATE SEPTIC SYSTEM. ABANDON SEPTIC SYSTEM PER COUNTY OF ORANGE DEPARTMENT OF ENVIRONMENTAL HEALTH REQUIREMENTS.
2. WATER SERVICES - EXISTING SERVICE LINE SHALL BE REMOVED AND CAPPED AT THE WATER METER ON THE WEST PROPERTY LINE.
3. GAS SERVICE - N/A.
4. ELECTRIC SERVICE - EXISTING SERVICE WILL BE DISCONNECTED PER SD&E NOTICE OF SERVICE DISCONTINUANCE DATED 11/3/17. SERVICE LINES WILL BE REMOVED.

LEGAL DESCRIPTION:

APN: 079-758-24 A OF TRACT 08 IN THE CITY OF STANTON, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15226, FILED IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, OCTOBER 29, 2008.

NOTICE TO CONTRACTORS:

THIS CONSTRUCTION SITE IS SUBJECT TO COMPLIANCE WITH THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD STORM WATER PERMIT ORDER NO. 19-2007-0091. AS REQUIRED A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS TO BE KEPT UP TO DATE AND ON SITE DURING CONSTRUCTION. SEE SWPPP PREPARED BY: BHA, INC. DATED: AUGUST 13, 2019.

PEDESTRIAN PROTECTION:

INSTALL CHAIN LINK CONSTRUCTION FENCE AROUND PERIMETER OF SITE.

SOILS ENGINEER:

STAMP:



12862 Joy Street, Suite A
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Tel: (714) 200 4122
ANHA studio Email: aha@anha-studio.com

4 SINGLE HOUSES

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RICHARD S. SINGH

801 N. BUSH STREET
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Telephone: 714.269.0193
909.262.2051

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

PROJECT DIRECTOR:

JOB CAPTAIN:

SENIOR ASSOCIATE:

ASSOCIATES:

PROJECT NUMBER:

PROJECT CAD FILE:

SHEET TITLE:

DEMOLITION PLAN

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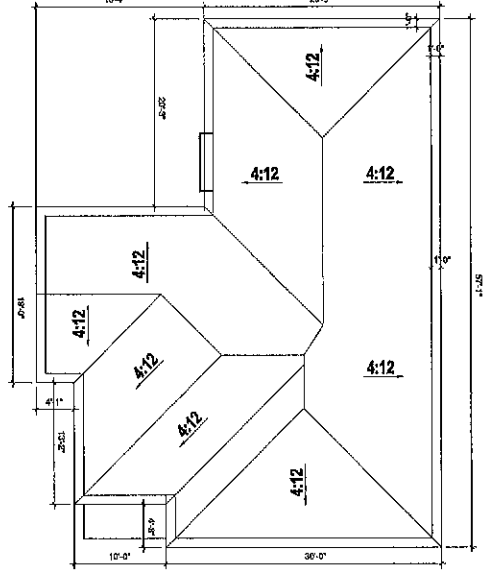
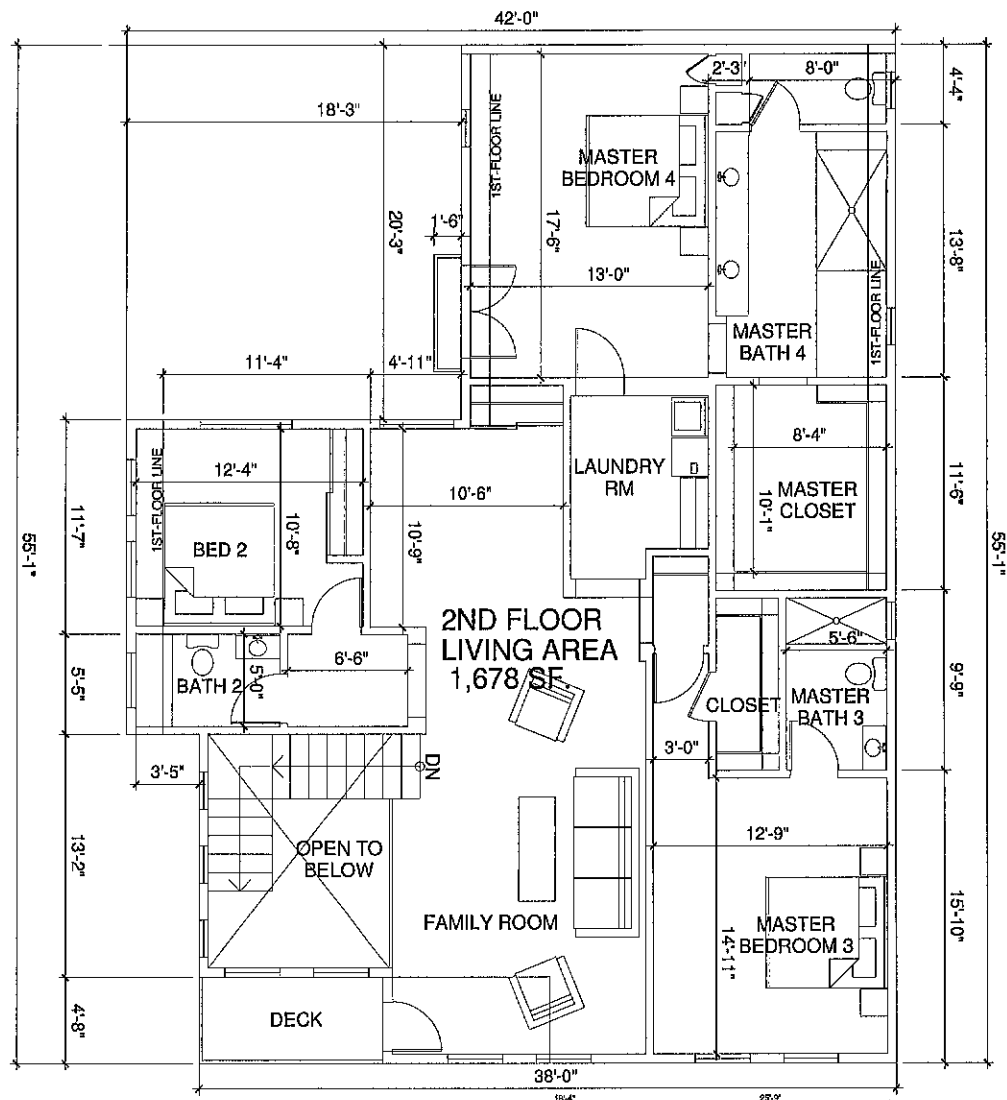
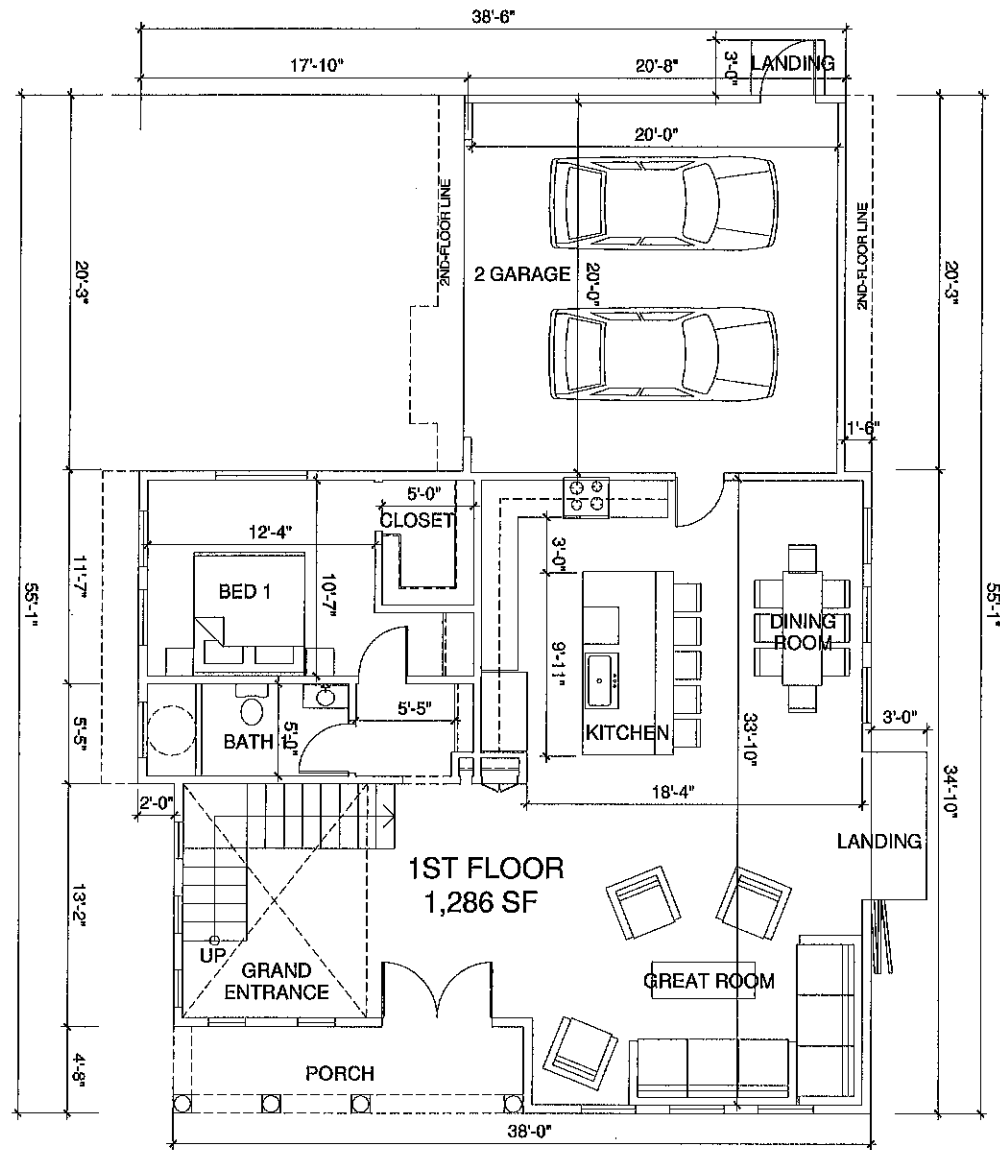
SHEET NUMBER:

A0.5

PLOT REFERENCE DATE: 09/20/2021



ANHA design studio



SLAB INTERFACE NOTES		GENERAL INFORMATION	
1. 30" SQUARE CONCRETE STOOD, (SLOPE MIN. 1/4" PER FOOT) 2. CONCRETE STOOD, SEE PLAN FOR SIZE AND LOCATION. (SLOPE MIN. 1/4" PER FOOT) 3. CONCRETE PORCH / PATIO, (SLOPE MIN. 1/4" PER FOOT) 4. 36" WIDE CONCRETE WALK 5. PROVIDE CONDUIT UNDER SLAB FOR ISLAND COUNTER ELECTRICAL 6. PROVIDE WATER LINE SLEEVES FROM KITCHEN SINK TO REFRIG. FOR ICE MAKER 7. PROVIDE TIE PIG. FOR MASSWY VENEER TYP. 8. RAISED ENTRY, SEE PLAN FOR HEIGHT AND EXTENT.		REQUIRED	PROVIDED
GENERAL SLAB NOTES			
INDICATES DROP IN SLAB (SEE DETAIL) 1. VERIFY MINIMUM FOUNDATION DEPTH, WALL, REINFORCING STEEL AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH THE SOILS REPORT. 2. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION NOT SHOWN HERE. 3. FOR LANDSCAPE INFORMATION REFER TO LANDSCAPE PLANS. 4. COUNTRYARDS: PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS TO SURFACE AREA DRAINS. 5. COUNTRYARD DRAIN LOCATIONS TO BE DETERMINED BY CIVIL ENGINEER, SEE PRELIMINARY DRAINAGE PLANS FOR LOCATIONS. 6. WHEN REQUIRED BY SOILS ENGINEER OR OTHERS, THE COUNTRYARD DRAINS AND ROOF DOWNSPOUTS INTO SITE AREA DRAINS.			
SITE PLAN NOTE:			
THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, BUTTER OR STORM DRAIN SYSTEM.			
		LOT 1	
		DRIVE WAY	20'
		PARKING SPACES	2
		GUEST PARKING	2
		STORY	2
		BEDROOM	4
		BATHROOM	4
		GARAGE	400 SF
		PORCH	92 SF
		BALCONY	57 SF
		PRIVATE REAR YARD	642 SF
		1ST FLOOR LIVING AREA	1,286 SF
		2ND FLOOR LIVING AREA	1,678 SF
		TOTAL LIVING AREA/UNIT	2,964 SF

STAMP:

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JOB CAPTAIN:

SENIOR ASSOCIATE:

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LOT 1
FLOOR PLANS
ROOF FLOOR PLAN

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SHEET NUMBER:

A1.1

PLOT REFERENCE DATE: 09/20/2021



ANHA design studio



MATERIAL LEGEND:		ELEVATION/ROOF NOTES		EXTERIOR FINISHES	REQUIRED ATTIC VENTILATION
1. STUCCO, LIGHT SAND FINISH	6. WOOD SECTIONAL GARAGE DOOR	1. ESTATE EAGLE ROOFING TILE	30. EXPOSED WOOD BEAM	1. ALL EXPOSED PLYWOOD TO BE EXTERIOR GRADE	ATTIC VENTILATION CALCULATIONS PER G.R.L. 1006.2 AS FOLLOWS:
2. EAGLE ROOFING TILE - PONDEROSA #5689	7. EXPOSED WOOD BEAM	2. 2x6 BARGE, SEE DETAIL	31. MANUFACTURED COLUMN	2. ALL EXPOSED WOOD TRIM, PLYWOOD, SHUTTERS, POSTS AND	(A) ATTIC AREA (SQUARE FEET)
3. VINYL GLAZING	8. BELLY-BAND	3. 2x EXPOSED RAFTER TAILS WITH SHAPED ENDS, SEE DETAIL. ALL RAFTER TAIL TO BE EQUALLY SPACED, FRAMER TO COORDINATE WITH TRUSS ENGINEER	32. PRE-CAST CONCRETE COMPONENT / TRIM, SEE DETAIL	3. CORBELS TO BE "HEAVY" AND SHALL BE FINED ON ALL SIDES	(B) DIVIDE (A) BY 200 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED NET FREE VENTILATING AREA IN SQUARE INCHES. BOTH HIGH AND LOW, MUST PROVIDE VARIOUS RETAINING LIVING TRANSMISSION RATE NOT EXCEEDING 1 PERM INSTALLED ON WARM SIDE OF INSULATION
4. WOOD ENTRY DOOR	9. EXTERIOR WOOD SHUTTERS	4. EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH	33. DECORATED	4. PRIOR TO INSTALLATION, VERIFY	(C) DIVIDE (B) BY 150 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED NET FREE VENTILATING AREA IN SQUARE INCHES. DIVIDE TOTAL BY 2 TO SET THE NET FREE VENTILATING REQUIRED BOTH HIGH AND LOW
5. DECORATIVE EXTERIOR LIGHT	10. WOOD TRIM	5. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH	34. NEWEL POST FALSE TILE VENTS, SEE ELEVATION FOR LOCATION	5. ALL EXPOSED POST TO BEAM HARDWARE TO HAVE HIDDEN	(D) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS. (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
	11. BRICK	6. EXTERIOR GRADE PLYWOOD SOFFIT	35. WOOD RAILING, SEE DETAIL	6. INSTALLATION ON STRUCTURALLY APPROVED ORNAMENTAL	(E) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS (12 SQ. IN. OF FREE AREA MIN. EACH VENT)
		7. EXTERIOR GRADING, SEE EXTERIOR FINISHES NOTES	36. DECORATIVE MATERIAL, SEE DETAIL	7. CONNECTORS WITH A TEXTURED BLACK POWDER COAT FINISH	(F) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS (12 SQ. IN. OF FREE AREA MIN. EACH VENT)
		8. EXTERIOR GRADE PLYWOOD SOFFIT	37. EXTERIOR PLASTER RECESSES, SEE ELEVATION FOR LOCATION	8. EXTERIOR PLASTER OF GRADE D PAPER OVER ALL WOOD BASE	
		9. TONGUE AND GROOVE SOFFIT	38. DEPTH AND SIZE OF FINISHED OPENING	9. SHEATHING	
		10. SPACED 1 X 3 VERTICAL HARDIE TRIM AT 24" O.C. OVER EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD	39. G.I. CORRUGATED AND DOWNSPOUT GABLE END VENT, SEE ELEVATION FOR VENT SIZE AND LOCATION, SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION	10. TYPICAL SIDING TO BE JAMES HARDIE LAP SIDING, NER-405	
		11. EXPOSED HARDIE PLYWOOD OR M.D.O. BOARD	40. G.I. CORRUGATED ROOF AND VENT, SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION	11. DRY GABLE	
		12. EXTERIOR GRADE PLYWOOD GRAIN FINISH	41. DECORATIVE (PAID) VENT / LOUVERED BOARD, SEE ELEV. FOR SIZE AND LOCATION	12. FINISH	
		13. HIGH DENSITY FOAM TRIM, SEE ELEV. OR DETAIL FOR ACTUAL SIZE	42. GUTTER AND DOWNSPOUTS, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VERIFIED		
		14. EXPOSED HARDIE TRIM, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE	43. SWITCH TO EXPOSE VENTURES BY G. DORADO, NER-405ER-2568		
		15. MULTIPLY EXTERIOR PLYWOOD TRIM ON M.D.O. BOARD	44. MASONRY VENEER, SEE SLAB INTERFERENCE PLAN (FOR EXTENT OF VEE ROOFING SEE SLAB INTERFERENCE PLAN)		
		16. FIXED SHUTTERS, SEE ELEVATION FOR SIZE	45. LINE OF 42" WAINSCOT, SEE ELEVATION FOR HEIGHT		
		17. POT-BELL, SEE DETAIL	46. LINE OF WAINSCOT FURNISH, SEE ELEVATION FOR HEIGHT, SEE SLAB INTERFERENCE PLAN FOR MORE INFORMATION		
		18. PROVIDE G.I. FLASHING AT ALL EXPOSED WOOD TRIM	47. REPEAT DETAIL AT OPPOSITE SIDE OF OPENING		
		19. CONTINUOUS G.I. EXTERIOR PLASTER SCRED, SEE DETAIL	48. REPEAT DETAIL AT OPPOSITE SIDE OF OPENING		
		20. G.I. FLASHING ROOF TO WALL	49. SHAPED FOAM CORBEL, SEE DETAIL		
		21. G.I. FLASHING AND SHINGLE / CRICKET	50. WOOD POSTING, SEE PLAN FOR SIZE		
		22. APPROVED TERMINATION GAP WITH SPARK ARRESTER FROM FIRE-PLACE MANUFACTURER			
		23. LINE OF INTERIOR CEILING OR INTERIOR WALL			
		24. THIN SET MASONRY VENEER			
		25. LIMITED ADDRESS SIGN			
		26. SHAPED FOAM CORBEL, SEE DETAIL			
		27. SHAPED WOOD CORBEL, SEE DETAIL			
		28. WOOD POSTING, SEE PLAN FOR SIZE			

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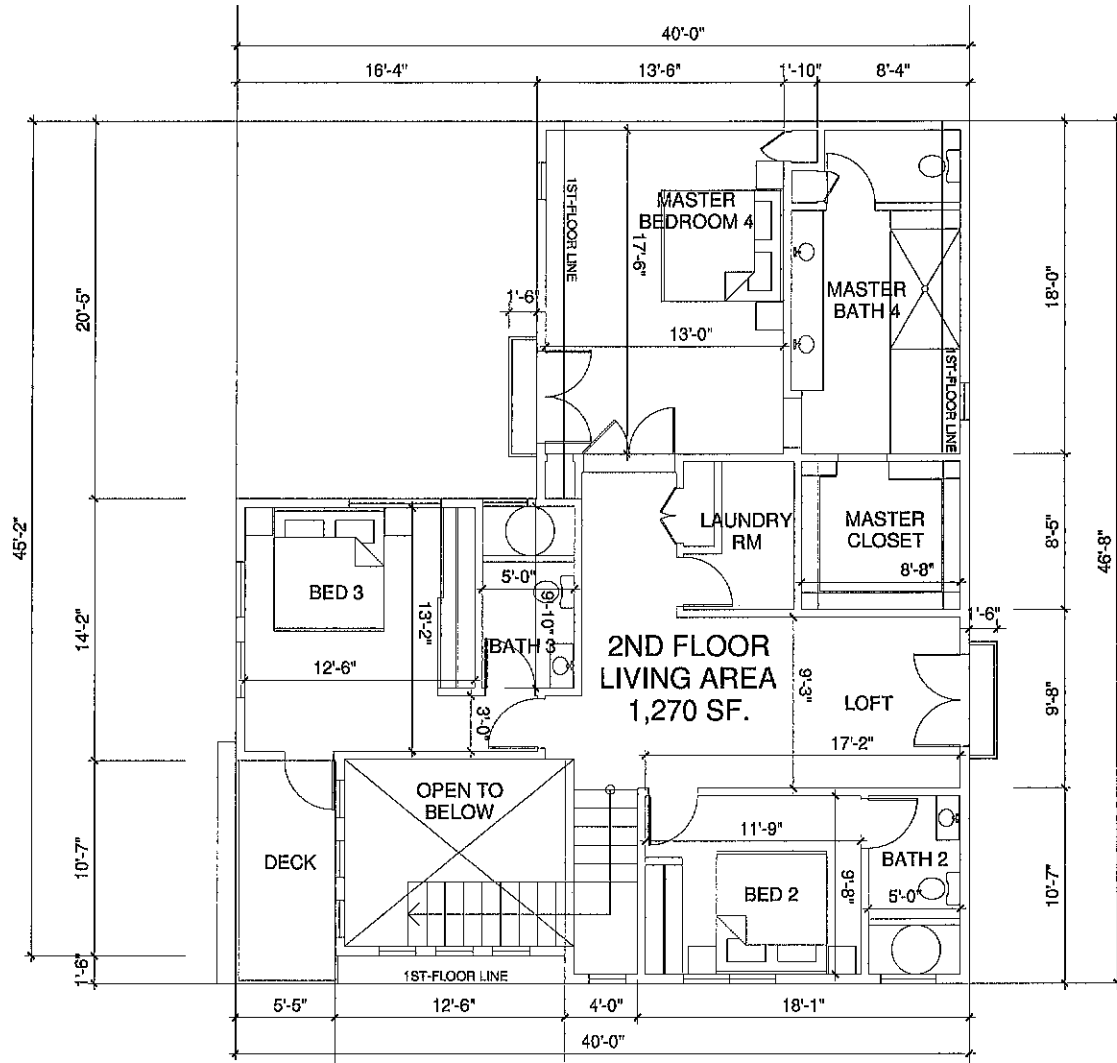
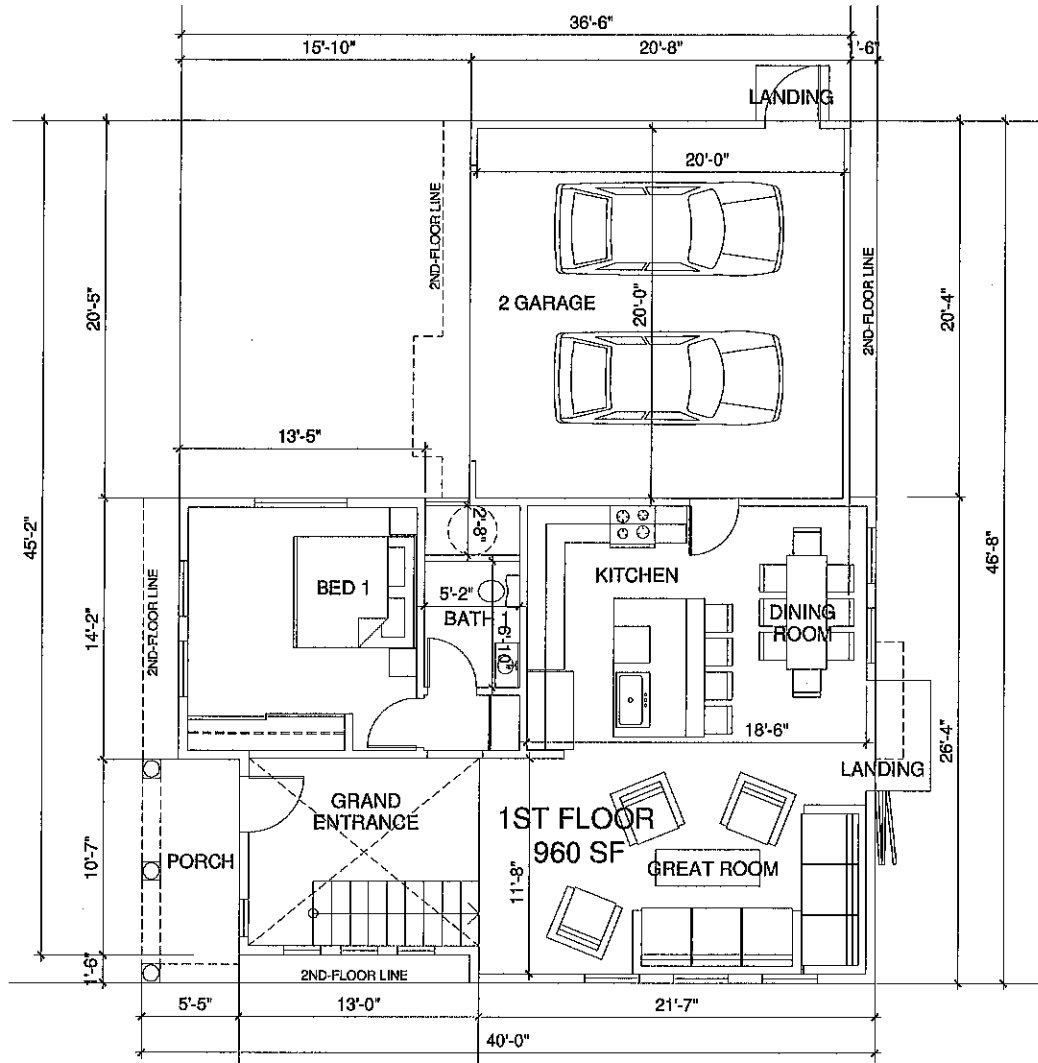
LOT 1 ELEVATIONS

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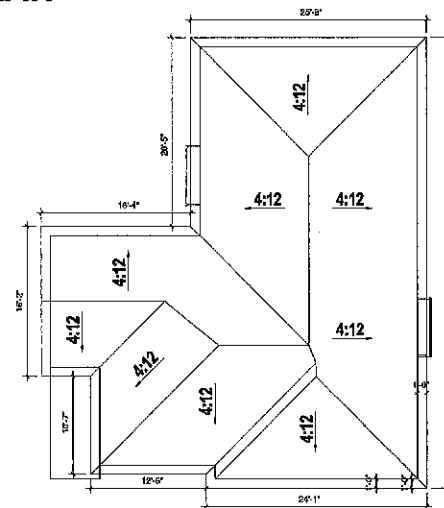
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PLOT REFERENCE DATE: 09/20/2021



SLAB INTERFACE NOTES	GENERAL INFORMATION		
1. 36" SQUARE CONCRETE STOOD (SLOPE MIN. 1/4" PER FOOT)		REQUIRED	PROVIDED
2. CONCRETE STOOD, SEE PLAN FOR SIZE AND LOCATION (SLOPE MIN. 1/4" PER FOOT)			
3. CONCRETE PORCH / PATIO (SLOPE MIN. 1/4" PER FOOT)			
4. 36" WIDE CONCRETE WALK			
5. PROVIDE CONDUIT UNDER SLAB FOR ISLAND COUNTER ELECTRICAL			
6. PROVIDE WATER LINE SLEEVE FROM KITCHEN SINK TO REF. FOR ICE MAKER			
7. PROVIDE TIE FTG. FOR MASONRY VENEER TYP.			
8. PAISED ENTRY, SEE PLAN FOR HEIGHT AND EXTENT			
GENERAL SLAB NOTES			
1. VERIFY MINIMUM FOUNDATION DEPTH, WIDTH, REINFORCING STEEL AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH THE SOILS REPORT.			
2. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION NOT SHOWN HERE.			
3. FOR HARDSCAPE INFORMATION REFER TO LANDSCAPE PLANS.			
4. COURTYARDS: PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING(S) TO SURFACE AREA DRAINS.			
5. COURTYARD DRAIN LOCATIONS TO BE DETERMINED BY CIVIL ENGINEER. SEE PRECISE GRADING PLANS FOR LOCATIONS.			
6. WHEN REQUIRED BY SOILS ENGINEER OR OTHERS, TIE COURTYARD DRAINING AND ROOF DRAINAGE INTO SITE AREA DRAINS			
SITE PLAN NOTE:			
THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOLID PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.			



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LOT 2 FLOOR PLANS ROOF FLOOR PLAN

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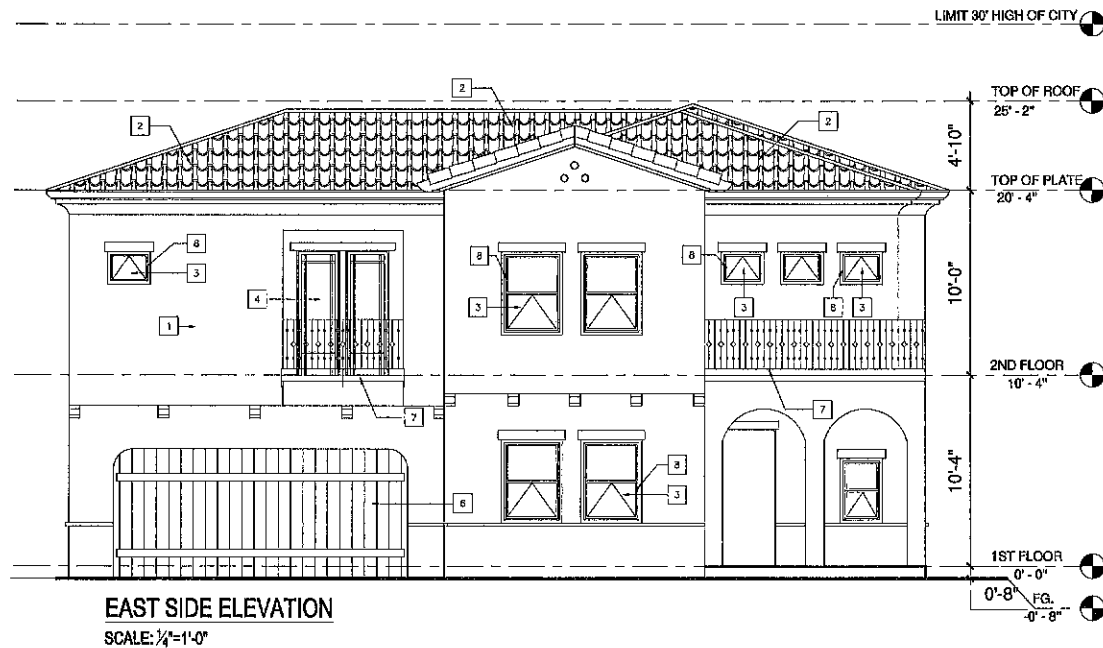
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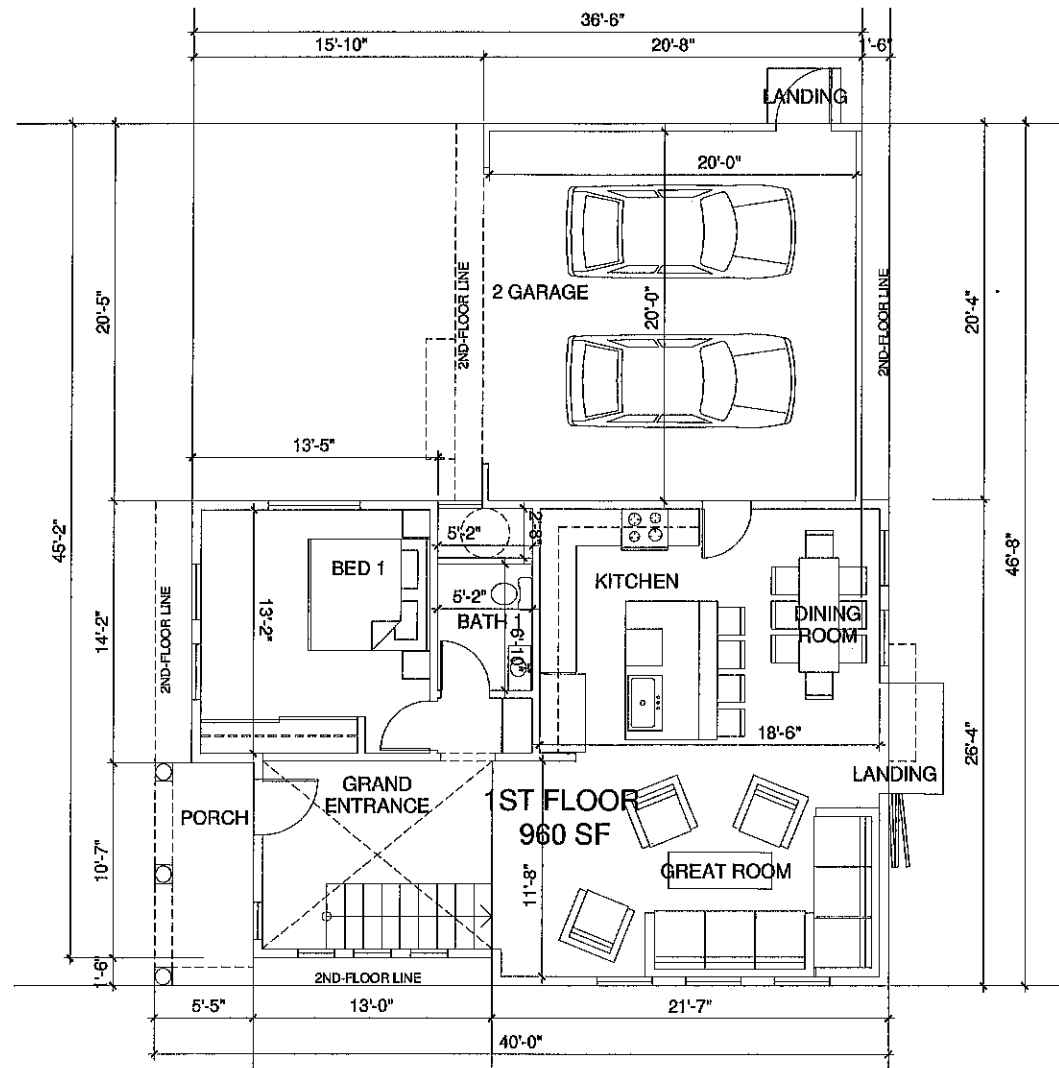
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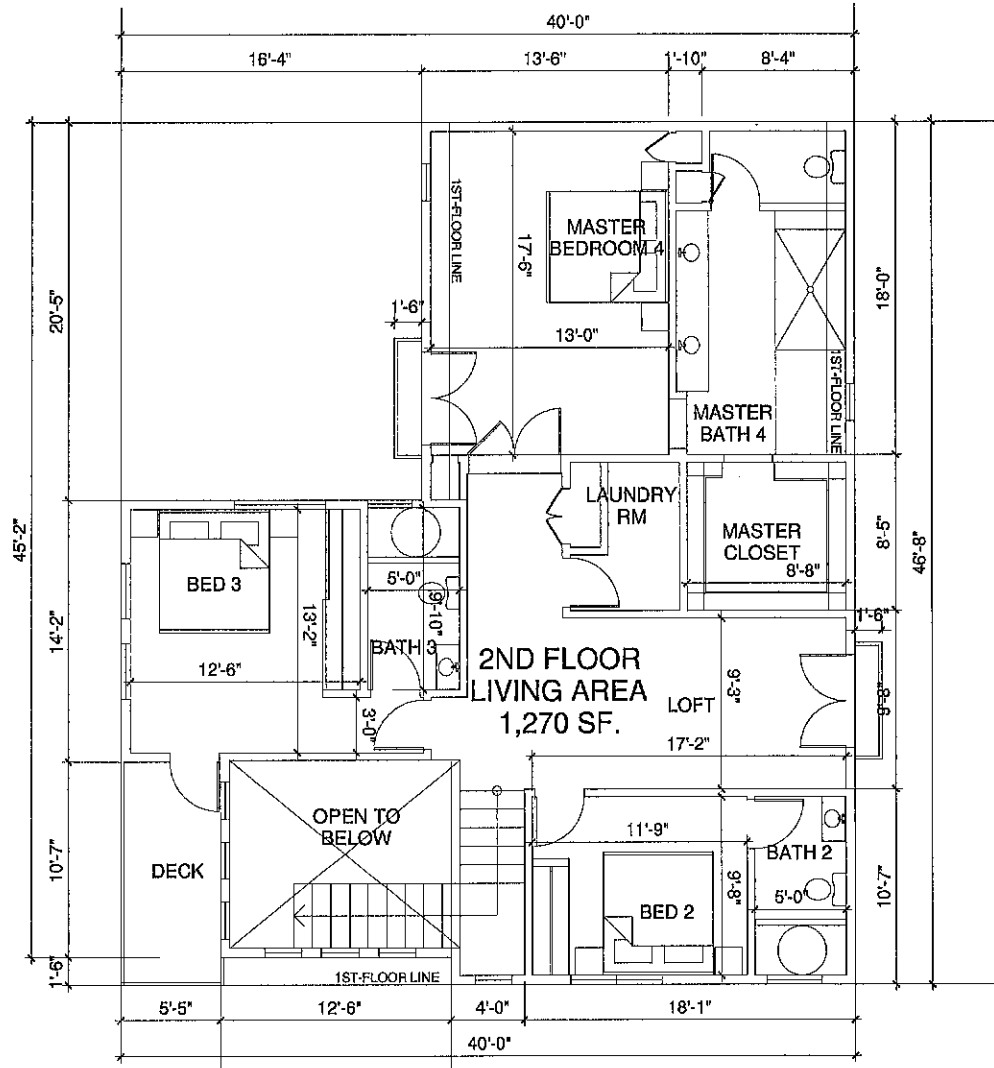
MATERIAL LEGEND:		ELEVATION/ROOF NOTES	EXTERIOR FINISHES	REQUIRED ATTIC VENTILATION
1. STUCCO, LIGHT SAND FINISH	6. WOOD SECTIONAL GARAGE DOOR	1. ESTABLISH EAGLE ROOFING TILE	1. ALL EXPOSED PLYWOOD TO BE EXTERIOR GRADE.	ATTIC VENTILATION CALCULATIONS PER G.R.P. R606.2 AS FOLLOWS:
2. EAGLE ROOFING TILE - PENDEROSA #5689	7. EXPOSED WOOD BEAM	2. 2X6 BARGE, SEE DETAIL	2. ALL EXPOSED WOOD TRIM, PLYWOOD, SHUTTERS, POSTS AND CORNERS TO BE EXTERIOR GRADE AND BE PRIMED ON ALL SIDES	(A) ATTIC AREA, SQUARE FEET
3. VINYL GLAZING	8. BELL-Y-BAND	3. EXPOSED PLASTER OVER PLASTER WITH SHAPED BARS, SEE DETAIL. ALL BARGE TAIL TO BE SQUARELY SPACED, FRAMER TO COORDINATE WITH TRUSS ENGINEER.	3. CORNERS TO BE 1/2" X 3/4" AND 3/4" X 3/4" AND BE PRIMED ON ALL SIDES	(B) DIVIDE (A) BY 300 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED NET FREE VENTILATING AREA IN SQUARE INCHES
4. WOOD ENTRY DOOR	9. EXTERIOR WOOD SHUTTERS	4. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	4. PRIOR TO INSTALLATION ASSEMBLY	(C) BOTH HIGH AND LOW SITES TO BE USED TO DETERMINE THE TRANSITION RATE NOT EXCEEDING 1/4" PER INSTALLED CUBIC FOOT OF INSULATION
5. DECORATIVE EXTERIOR LIGHT	10. WOOD TRIM	5. EXTERIOR PLASTER SMOOTH OVER EXPANDED METAL LATH	5. ALL EXPOSED POST TO BE SMOOTH TO HAVE HIDDEN INSTALLATION OF STRUCTURAL MEMBER APPROVED CONSPICUOUSLY	(D) DIVIDE (C) BY 100 AND MULTIPLY BY 144 CALCULATE THE TOTAL REQUIRED NET FREE VENTILATING AREA IN SQUARE INCHES
	11. BRICK	6. EXTERIOR PLASTER SMOOTH OVER EXPANDED METAL LATH	6. EXTERIOR PLASTER OF STUCCO PAPER OVER ALL WOOD BARGE	(E) DIVIDE (D) BY 2 TO GET THE NET FREE VENTILATING REQUIRED BOTH HIGH AND LOW
		7. EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES	7. SHEATHING	(F) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		8. EXTERIOR GRADE PLYWOOD SMOOTH, TONGUE AND GROOVE SCOTCH	8. TYPICAL SIDING TO BE 3/4" X 8" HAND LAP SIDING, NAIL-ON TOTAL BY 2 TO GET THE NET FREE VENTILATING REQUIRED BOTH HIGH AND LOW	(G) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		9. GRADED PLYWOOD OVER M.D.C. BOARD	9. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(H) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		10. EXPOSED HARDIE PLYWOOD OR M.D.C. BOARD	10. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(I) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		11. EXTERIOR GRADE PLYWOOD OVER FORM BACKED WITH 1/2" WIRE MESH	11. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(J) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		12. IRON DENSITY FOAM TRIM, SEE ELEV. OR DETAIL, FOR ACTUAL SIZE	12. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(K) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		13. IRON DENSITY FOAM TRIM, SEE ELEVATION OR DETAIL, FOR ACTUAL SIZE	13. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(L) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		14. EXPOSED HARDIE TRIM, SEE ELEVATION OR DETAIL, FOR ACTUAL SIZE	14. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(M) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		15. DMLS UP CURVED PLYWOOD TRIM OR M.D.C. BOARD	15. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(N) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		16. FOLD SIDING, SEE ELEVATION FOR SIZE	16. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(O) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		17. FOLD SIDING, SEE ELEVATION FOR SIZE	17. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(P) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		18. PROVIDE GL. PLUSHING AT ALL EXPOSED WOOD TRIM	18. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(Q) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		19. CONTINUOUS GL. PLUSHING OVER SIDING, SEE DETAIL	19. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(R) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		20. GL. FLASHING ROOF TO WALL	20. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(S) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		21. GL. FLASHING AND SMOOKE TO CORNER	21. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(T) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		22. APPROVED TERMINATOR CAP WITH EPDM ANGLESTRIP FROM FIRE-PLACE MANUFACTURER	22. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(U) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		23. LINE OF INTERIOR GL. PLUSHING OVER INTERIOR WALL	23. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(V) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		24. THIN SET MASONRY VENEER	24. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(W) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		25. BRICK ADDRESS BOX	25. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(X) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		26. SHIMMED FORM CORREL, SEE DETAIL	26. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(Y) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		27. SHIMMED WOOD CORREL, SEE DETAIL	27. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(Z) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		28. WOOD CORREL, SEE PLAN FOR SIZE	28. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AA) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		29. WOOD CORREL, SEE PLAN FOR SIZE	29. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AB) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		30. EXPOSED WOOD BEAM	30. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AC) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		31. MANUFACTURED COLUMN	31. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AD) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		32. PRE-CAST CONCRETE COMPONENT 1 TRIM, SEE DETAIL	32. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AE) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		33. DECORATED	33. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AF) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		34. POST PALE TILE VENTS, SEE ELEVATION FOR LOCATION	34. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AG) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		35. WOOD HANDRA, SEE DETAIL	35. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AH) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		36. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	36. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AI) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		37. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	37. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AJ) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		38. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	38. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AK) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		39. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	39. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AL) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		40. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	40. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AM) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		41. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	41. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AN) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		42. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	42. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AO) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		43. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	43. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AP) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		44. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	44. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AQ) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		45. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	45. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AR) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		46. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	46. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AS) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		47. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	47. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AT) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		48. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	48. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AU) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		49. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	49. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AV) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		50. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	50. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AW) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		51. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	51. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AX) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		52. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	52. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AY) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		53. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	53. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(AZ) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		54. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	54. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BA) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		55. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	55. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BB) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		56. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	56. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BC) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		57. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	57. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BD) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		58. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	58. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BE) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		59. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	59. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BF) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		60. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	60. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BG) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		61. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	61. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BH) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		62. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	62. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BI) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		63. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	63. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BJ) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		64. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	64. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BK) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		65. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	65. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BL) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		66. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	66. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BM) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		67. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	67. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BN) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		68. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	68. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BO) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		69. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	69. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BP) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		70. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	70. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BQ) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		71. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	71. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BR) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		72. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	72. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BS) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		73. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	73. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BT) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		74. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	74. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BU) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		75. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	75. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BV) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		76. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	76. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BW) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		77. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	77. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BX) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		78. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	78. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BY) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		79. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	79. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(BZ) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		80. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	80. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(C0) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		81. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	81. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(C1) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		82. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	82. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(C2) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		83. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	83. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(C3) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		84. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	84. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(C4) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		85. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	85. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(C5) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		86. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	86. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(C6) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		87. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	87. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(C7) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		88. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	88. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(C8) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		89. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	89. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(C9) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		90. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	90. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CA) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		91. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	91. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CB) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		92. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	92. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CC) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		93. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	93. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CD) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		94. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	94. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CE) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		95. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	95. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CF) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		96. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	96. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CG) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		97. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	97. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CH) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		98. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	98. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CI) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		99. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	99. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CJ) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		100. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	100. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CK) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		101. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	101. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CL) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		102. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	102. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CM) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		103. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	103. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CN) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		104. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	104. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CO) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		105. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	105. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CP) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		106. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	106. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CQ) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		107. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	107. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CR) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		108. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	108. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CS) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		109. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	109. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CT) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		110. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	110. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CU) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		111. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	111. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CV) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		112. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	112. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CW) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
		113. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	113. EXTERIOR PLASTER OVER FORM BACKED WITH 1/2" WIRE MESH	(CX) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY SQUARE INCH ATTIC

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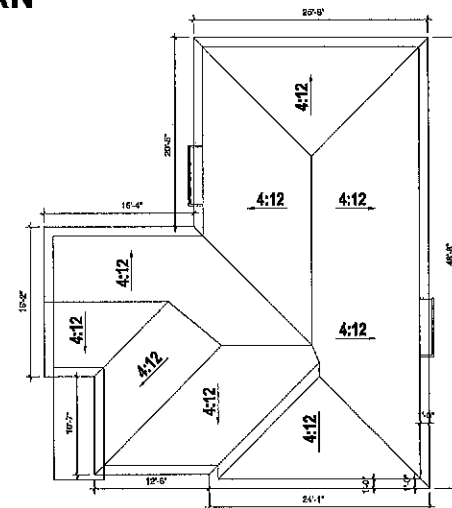
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FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



ROOF FLOOR PLAN
SCALE: 1/8" = 1' - 0"

SLAB INTERFACE NOTES		GENERAL INFORMATION	
<ol style="list-style-type: none"> 3" SQUARE CONCRETE STCOOP (SLOPE MIN. 1/4" PER FOOT) CONCRETE STCOOP, SEE PLAN FOR SIZE AND LOCATION (SLOPE MIN. 1/4" PER FOOT) CONCRETE PORCH / PATIO (SLOPE MIN. 1/4" PER FOOT) 3" WIDE CONCRETE WALK PROVIDE CONDUIT UNDER SLAB FOR ISLAND COUNTER ELECTRICAL PROVIDE WATER LINE SLEEVE FROM KITCHEN SINK TO REFRIG. PROVIDE TIE TIG FOR MASONRY VENEER TYP. RAISED ENTRY, SEE PLAN FOR HEIGHT AND EXTENT. 		REQUIRED	PROVIDED
GENERAL SLAB NOTES INDICATES DROP IN SLAB (SEE DETAIL)			
<ol style="list-style-type: none"> VERIFY MINIMUM FOUNDATION DEPTH WITH REINFORCING STEEL AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH THE SOILS REPORT. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION NOT SHOWN HERE. FOR LANDSCAPE INFORMATION REFER TO LANDSCAPE PLANS. COURTYARDS: PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING(S) TO SURFACE AREA DRAINS. COURTYARD DRAIN LOCATIONS TO BE DETERMINED BY CIVIL ENGINEER. SEE PRELIMINARY PLANS FOR LOCATIONS. WHEN REQUIRED BY SOILS ENGINEER OR OTHERS, THE COURTYARD DRAINS AND ROOF DOWNSPOUTS INTO SITE AREA DRAINS. 			
SITE PLAN NOTE: THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOLID PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEM.			

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PROJECT NUMBER:
PROJECT CAD FILE:

SHEET TITLE:

LOT 3 FLOOR PLANS ROOF FLOOR PLAN

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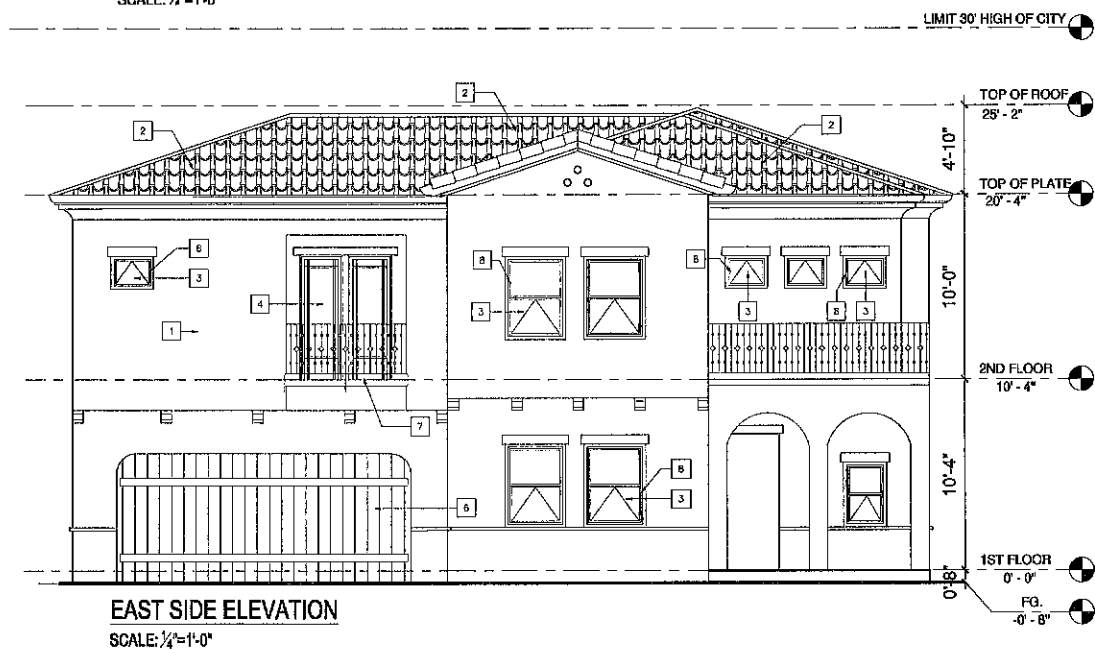
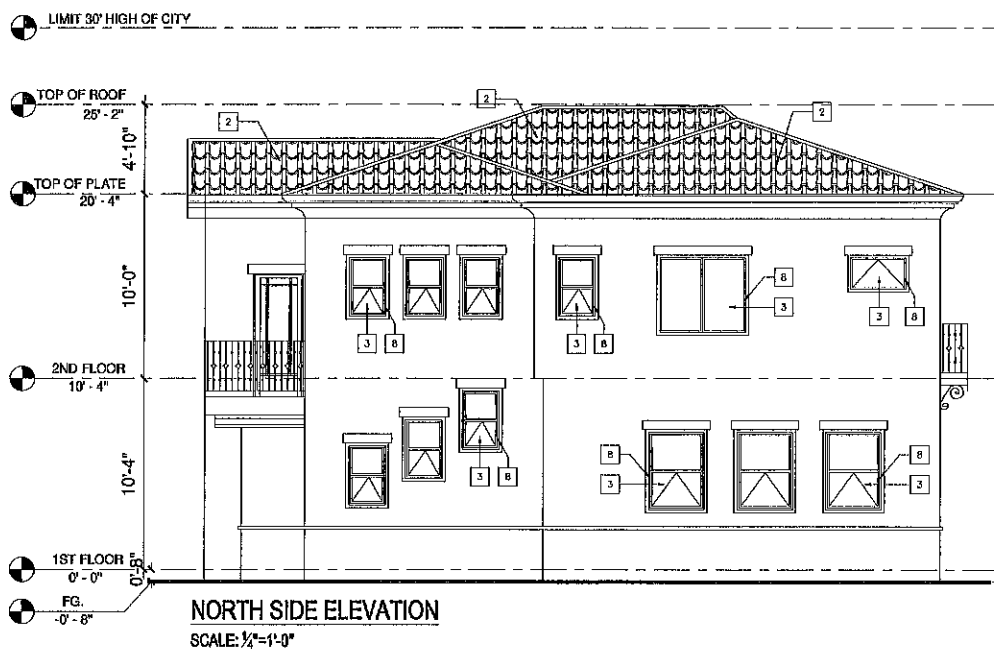
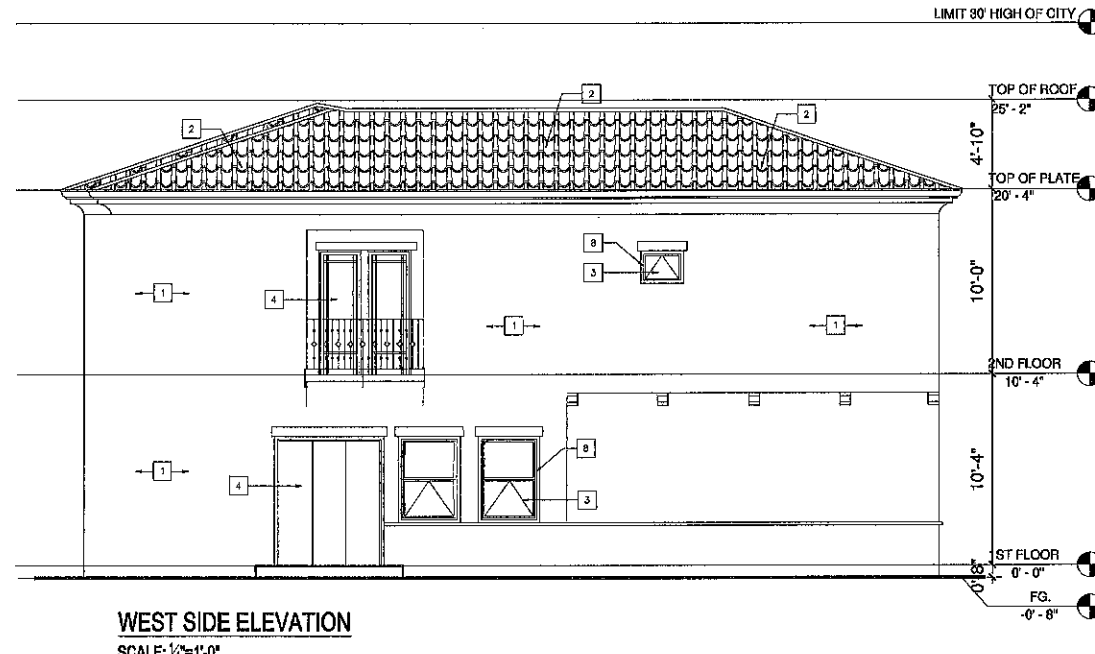
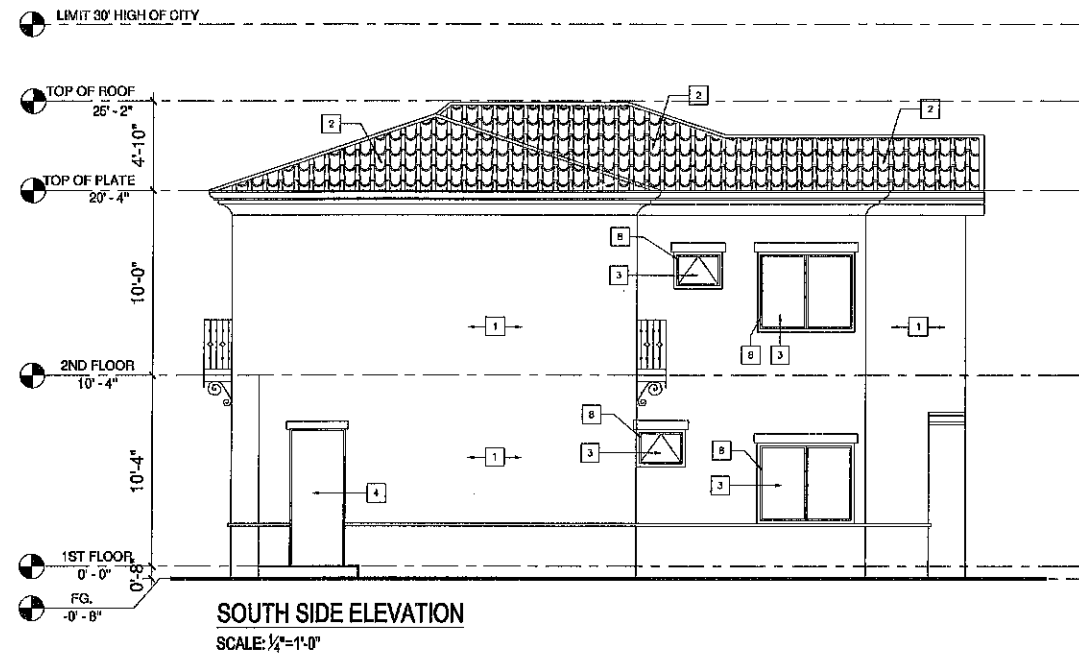
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MATERIAL LEGEND:		ELEVATION/ROOF NOTES		EXTERIOR FINISHES	REQUIRED ATTIC VENTILATION
1. STUCCO, LIGHT SAND FINISH	8. WOOD SECTIONAL GARAGE DOOR	1. ESTATE EAGLE ROOFING TILE	39. EXPOSED WOOD BEAM	1. ALL EXPOSED PLYWOOD TO BE EXTERIOR GRADE.	ATTIC VENTILATION CALCULATIONS PER G.R.L. RM06.2 AS FOLLOWS:
2. EAGLE ROOFING TILE - PONDEROSA #5689	7. EXPOSED WOOD BEAM.	2. 2X6 BARGE, SEE DETAIL	31. MANUFACTURED COLUMN	2. ALL EXPOSED WOOD TRIM, PLYWOOD, SHUTTERS, POSTS AND	(A) ATTIC AREA (BQUARE FEET)
3. VINYL GLAZING	6. BELLY-BAND	3. X-EXPOSED WOOD TRIM WITH BUMPED ENDS, SEE DETAIL. ALL WOOD TRIM TO BE EQUALLY SPACED, FINISH TO COORDINATE WITH TRUSS FINISHES.	32. PRE-CAST CONCRETE COMPONENT / TRIM, SEE DETAIL.	3. CORNICES TO BE TRIMMED AND SHALL BE PRIMED ON ALL SIDES	(B) DIVIDE (A) BY 500 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED NET FREE VENTILATING AREA IN SQUARE INCHES.
4. WOOD ENTRY DOOR	9. EXTERIOR WOOD SHUTTERS	4. EXTERIOR PLASTER OVER PAPER BACKED WITH WIDE MESH.	33. DECORATIVE	4. PRIOR TO INSTALLATION ASSEMBLY.	(C) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS, (SEE ATTIC VENT CHART) FREE AREA FOR EACH VENT.
5. DECORATIVE EXTERIOR LIGHT	10. WOOD TRIM	5. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.	34. METAL POST FLARE TILE VENTS, SEE ELEVATION FOR LOCATION.	5. ALL EXPOSED PORT TO BEAM HARDWARE TO HAVE HIDDEN	(D) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER-RAFT VENTS, (SEE ATTIC VENT CHART) FREE AREA FOR EACH VENT.
		6. EXTERIOR Siding, SEE EXTERIOR FINISHES NOTES.	35. WOOD RAILING, SEE DETAIL.	6. INSTALLATION ON EXISTING EXTERIOR WALL	(E) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER-RAFT VENTS, (SEE ATTIC VENT CHART) FREE AREA FOR EACH VENT.
		7. EXTERIOR GRADE PLYWOOD SOFFIT.	36. DECORATIVE MATERIAL, SEE DETAIL.	7. CONNECTORS WITH A TEXTURED BLACK POWDER COAT FINISH	(F) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER-RAFT VENTS, (SEE ATTIC VENT CHART) FREE AREA FOR EACH VENT.
		8. TONGUE AND GROOVE SOFFIT.	37. EXTERIOR PLASTER RECES, SEE ELEVATION FOR LOCATION.	8. EXTERIOR PLASTER OF GRADE D PAPER OVER ALL WOOD BASE	
		9. SPACED 1 X 2 VERTICAL BARGE TRIM AT 24" O.C. OVER EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.	38. DEPTH AND SIZE OF FINISHED OPENING.	9. SHER THING	
		10. EXPOSED HARDIE PLYWOOD OR M.D.O. BOARD.	39. G.I. SCREENED AND COVERED GABLE END VENT, SEE ELEVATION FOR VENT SIZE AND LOCATION. SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.	10. TYPICAL SIDING TO BE JAMES HARDIE LAP SIDING, NER-406	
		11. HIGH DENSITY FOAM TRIM, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.	40. DECORATIVE (FALSE) VENT / COVERED BOARD, SEE ELEV. FOR SIZE AND LOCATION.	11. EXPOSURE: 12 FIBERGLASS	
		12. EXPOSED HARDIE TRIM, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.	41. G.I. GUTTER AND DOWNSPOUTS, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VERIFIED.		
		13. BUILT-UP CURVED PLYWOOD TRIM OR M.D.O. BOARD.	42. SYNTHETIC STONE VENEER BY EL DORADO, NER-401ER-S588.		
		14. PLYWOOD SHUTTERS, SEE ELEVATION FOR SIZE.	43. MASONRY VENEER, SEE SLAB INTERFACE PLAN (FOR EXTENT OF TOE FOOTING SEE SLAB INTERFACE PLAN).		
		15. POT SHELVE, SEE DETAIL.	44. LINE OF 4" WAINSCOT, SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.		
		16. PROVIDE G.I. FLASHING AT ALL EXPOSED WOOD TRIM.	45. LINE OF WAINSCOT FURNISH, SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.		
		17. CONTINUOUS G.I. EXTERIOR PLASTER BOARD, SEE DETAIL.	46. G.I. FLASHING AND SADDLE / CRACKS.		
		18. G.I. FLASHING ROOF TO WALL.	19. APPROVED TERRAZZO TOP COAT WITH BRANK APPLIES FROM FIRE-PLACE MANUFACTURER.		
		19. G.I. FLASHING AND SADDLE / CRACKS.	20. LINE OF INTERIOR CEILING OR INTERIOR WALL.		
		20. APPROVED TERRAZZO TOP COAT WITH BRANK APPLIES FROM FIRE-PLACE MANUFACTURER.	21. SHAPED FOAM CORBEL, SEE DETAIL.		
		21. LINE OF INTERIOR CEILING OR INTERIOR WALL.	22. SHAPED FOAM CORBEL, SEE DETAIL.		
		22. SHAPED FOAM CORBEL, SEE DETAIL.	23. SHAPED FOAM CORBEL, SEE DETAIL.		
		23. SHAPED FOAM CORBEL, SEE DETAIL.	24. SHAPED WOOD CORBEL, SEE DETAIL.		
		24. SHAPED WOOD CORBEL, SEE DETAIL.	25. WOOD POST(S), SEE PLAN FOR SIZE.		
		25. WOOD POST(S), SEE PLAN FOR SIZE.			

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PROJECT CAD FILE:

SHEET TITLE:

LOT 3
ELEVATIONS

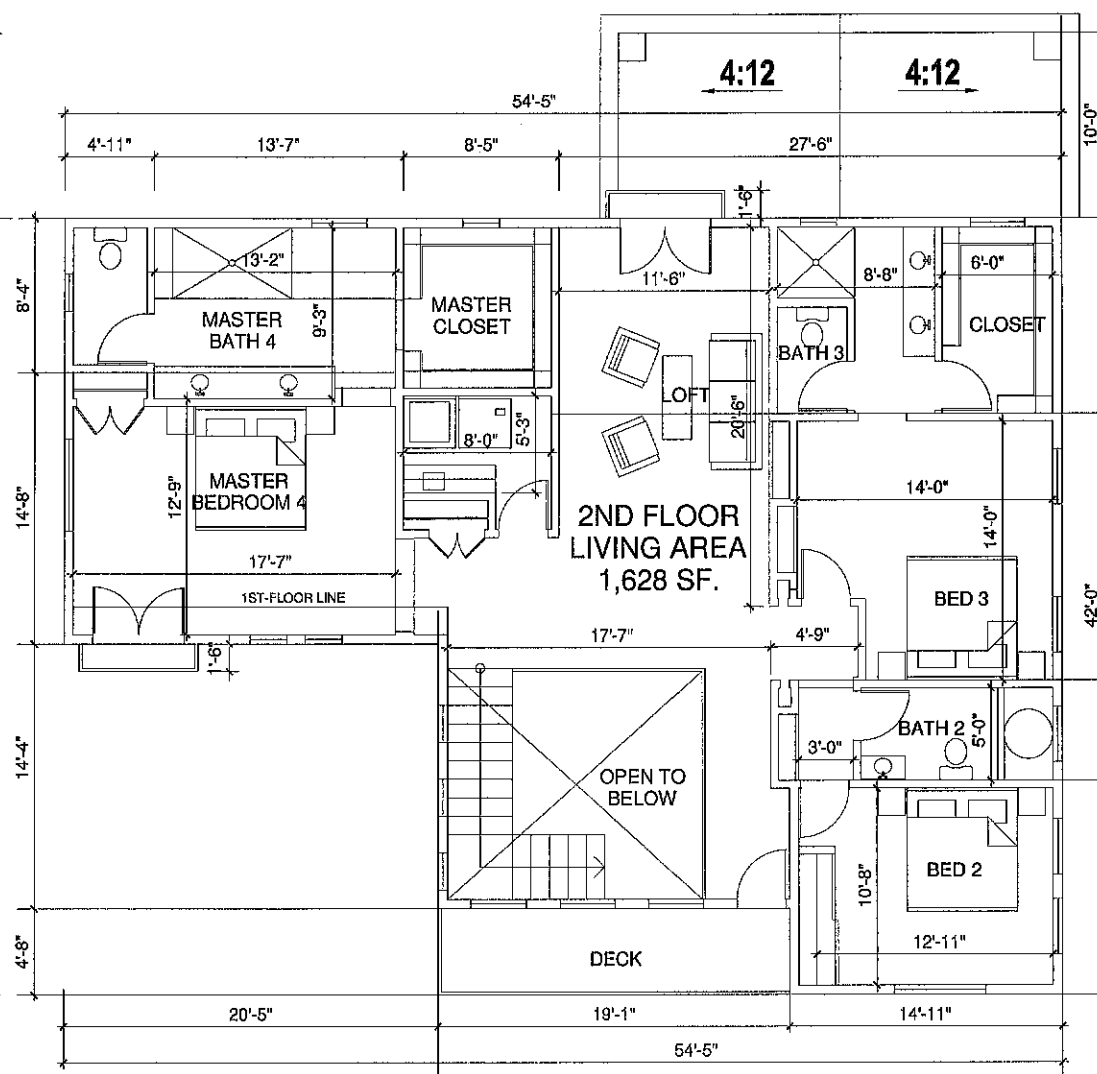
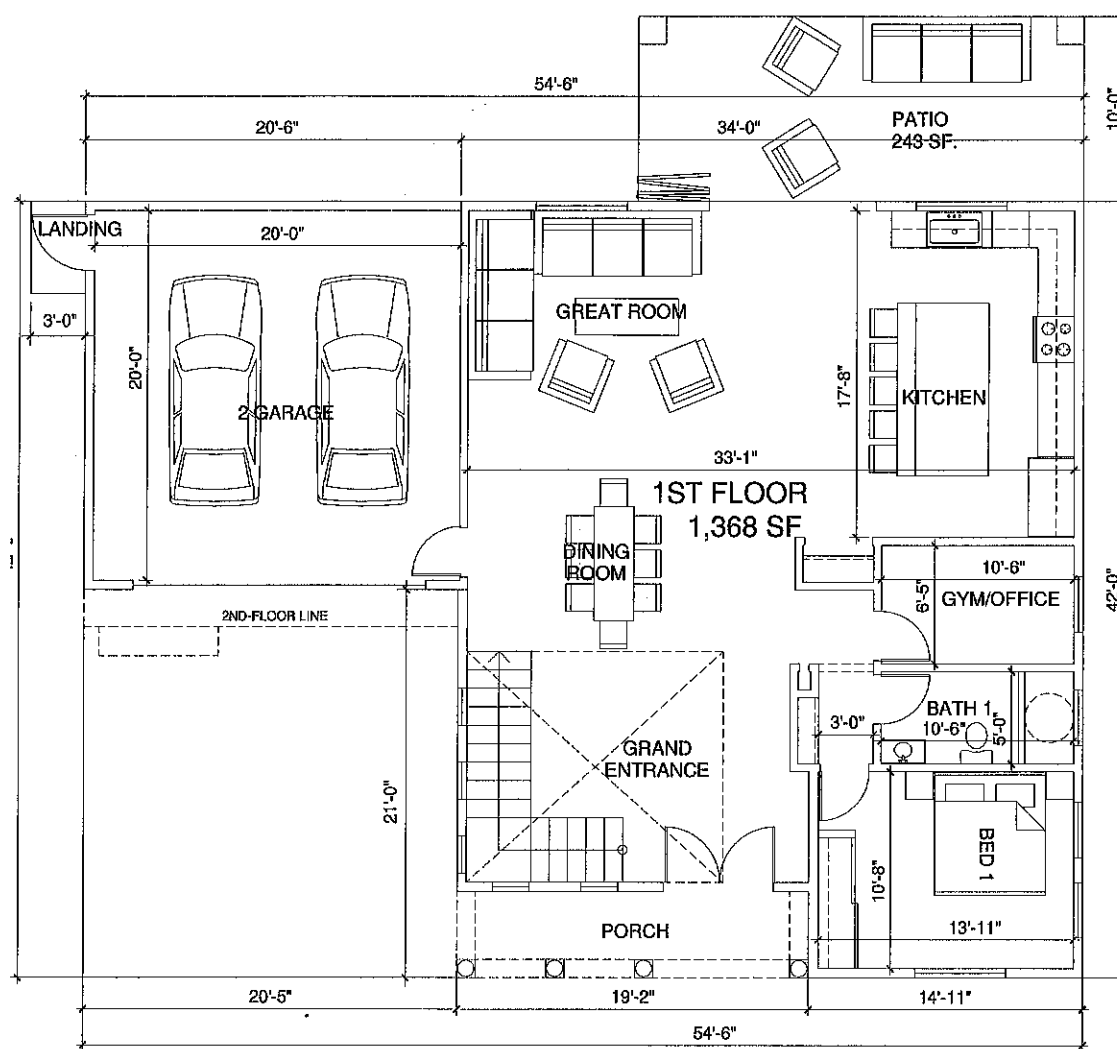
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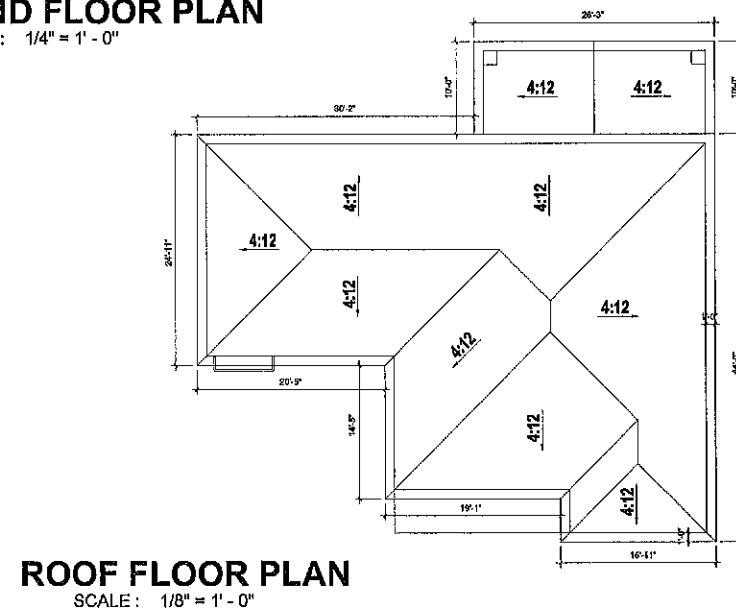
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PLOT REFERENCE DATE: 09/20/2021



SLAB INTERFACE NOTES		GENERAL INFORMATION	
1. 30" SQUARE CONCRETE STOOD (SLOPE MIN. 1/4" PER FOOT) 2. CONCRETE STOOD, SEE PLAN FOR SIZE AND LOCATION, (SLOPE MIN. 1/4" PER FOOT) 3. CONCRETE POUGH / PATCH (SLOPE MIN. 1/4" PER FOOT) 4. 30" WIDE CONCRETE WALK 5. PROVIDE CONDUIT UNDER SLAB FOR ISLAND COUNTER ELECTRICAL 6. PROVIDE WATER LINE SLEEVE FROM KITCHEN SINK TO REFRIG. 7. PROVIDE TIE-ROD FOR MASONRY VENEER TYP. 8. RAISED ENTRY, SEE PLAN FOR HEIGHT AND EXTENT.		REQUIRED	PROVIDED
GENERAL SLAB NOTES (INDICATES DROP IN SLAB) (SEE DETAIL) 1. VERIFY MINIMUM FOUNDATION DEPTH, WIDTH, REINFORCING STEEL, AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH THE SOILS REPORT. 2. REFERTO STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION NOT SHOWN HERE. 3. FOR HARDSCAPE INFORMATION REFER TO LANDSCAPE PLANS. 4. COURTYARDS: PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING TO SURFACE AREA DRAINS. 5. COURTYARD DRAIN LOCATIONS TO BE DETERMINED BY CIVIL ENGINEER, SEE PRELIM GRADING PLANS FOR LOCATIONS. 6. WHEN REQUIRED BY SOILS ENGINEER OR OTHERS, TIE COURTYARD DRAINS AND ROOF DOWNSPOUTS INTO SITE AREA DRAINS.			
SITE PLAN NOTE: THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM HYDROCARBONS, SOLID PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.			



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LOT 4
FLOOR PLANS
ROOF FLOOR PLAN

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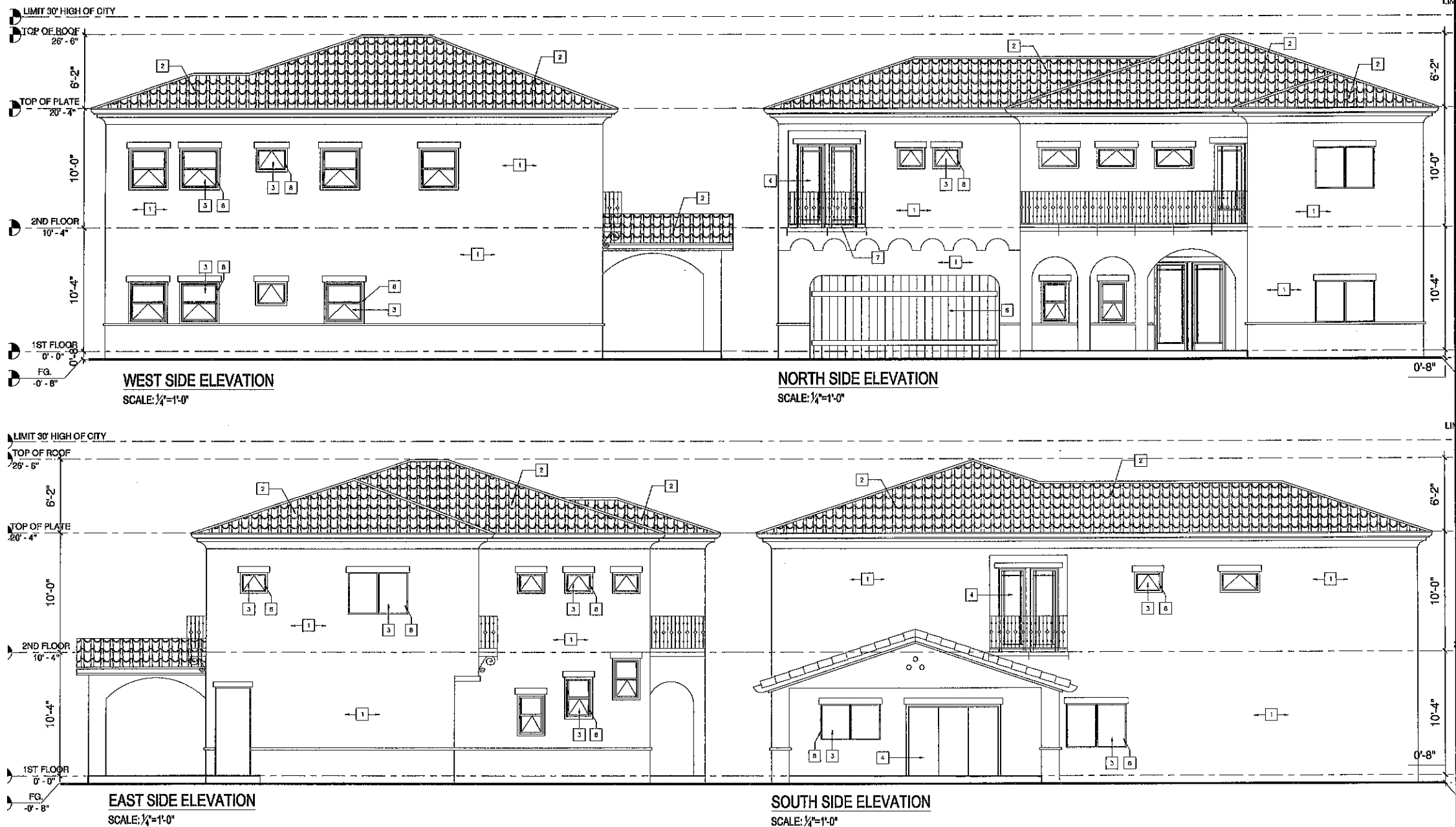
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MATERIAL LEGEND:		ELEVATION/ROOF NOTES		EXTERIOR FINISHES	REQUIRED ATTIC VENTILATION
1. STUCCO, LIGHT SAND FINISH	6. WOOD SECTIONAL GARAGE DOOR	1. EXISTING EAGLE ROOFING TILE	30. EXPOSED WOOD BEAM.	1. ALL EXPOSED PLYWOOD TO BE EXTERIOR GRADE.	ATTIC VENTILATION CALCULATIONS PER C.U.R. 806.2 AS FOLLOWS:
2. EAGLE ROOFING TILE - FONDEROSA #5689	7. EXPOSED WOOD BEAM.	2. 2X6 BARGE, SEE DETAIL.	31. MANUFACTURED COLUMN.	2. ALL EXPOSED WOOD TRIM, PLYWOOD, SHUTTERS, POSTS AND	(A) ATTIC AREA (SQUARE FEET)
3. VINYL GLAZING	8. BELLY-BAND	3. EXPOSED RAFTER TAILS WITH SHIMMED ENDS, SEE DETAIL. ALL RAFTER TAIL TO BE EQUALLY SPACED. FRAMER TO COORDINATE WITH TRUSS ENGINEER.	32. PRECAST CONCRETE COMPONENT / TRIM, SEE DETAIL.	3. CORBELS TO BE TYPICAL AND SHALL BE PRIMED ON ALL SIDES	(B) DIVIDE (A) BY 300 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED NET FREE VENTILATING AREA IN SQUARE INCHES. BOTH HIGH AND LOW. (JUST PROVIDE VAPOR RETARDER HAVING TRANSMISSION RATE NOT EXCEEDING 1 PERM INSTALLED ON WARM SIDE OF INSULATION.)
4. WOOD ENTRY DOOR	9. EXTERIOR WOOD SHUTTERS	4. EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH.	33. DECORATED	4. PRIOR TO INSTALLATION ASSEMBLY.	* DIVIDE (B) BY .85 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED NET FREE VENTILATING AREA IN SQUARE INCHES. DIVIDE TOTAL BY 2 TO GET THE NET FREE VENTILATING REQUIRED BOTH HIGH AND LOW.
5. DECORATIVE EXTERIOR LIGHT	10. WOOD TRIM	5. 1/2" STUCCO SYSTEM	34. HEMEL POSTS, FALSE TILE VENTS, SEE ELEVATION FOR LOCATION.	5. ALL EXPOSED POST TO BEAM HARDWARE TO HAVE HIDDEN	(C) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS, (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
	11. BRICK	6. EXTERIOR SIGNING, SEE EXTERIOR FINISHES NOTES.	35. WOOD RAFTERS, SEE DETAIL.	6. INSTALLATION OF STRUCTURALLY APPROVED "CORNBELT"	(D) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER AIR VENTS, (85 SQ. IN. OF FREE AREA MIN. EACH VENT)
		7. EXTERIOR PLASTER OVER PLYWOOD SOFFIT.	36. DECORATIVE MATERIAL, SEE DETAIL.	7. CONNECTORS WITH A TEXTURED BLACK POWDER COAT FINISH.	(E) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER AIR VENTS, (85 SQ. IN. OF FREE AREA MIN. EACH VENT)
		8. EXTERIOR GRADE PLYWOOD SOFFIT.	37. EXTERIOR PLASTER RIDGES, SEE ELEVATION FOR LOCATION, DEPTH AND SIZE OF FINISHED OPENING.	8. BREAKING.	(F) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER AIR VENTS, (85 SQ. IN. OF FREE AREA MIN. EACH VENT)
		9. TONGUE AND GROOVE SOFFIT.	38. G.I. SCREENED AND LOUVERED GABLE END VENT, SEE ELEVATION FOR VENT SIZE AND LOCATION. SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.	9. TYPICAL BRIDGING TO BE 1/2" JAMES HARDIE LAP SIDING, NER-405	
		10. SPACED 1/2" X 3/4" VERTICAL HARDIE TRIM AT 24" O.C. OVER EXTERIOR GRADE PLYWOOD OR M.D.F. BOARD.	39. G.I. SCREENED ROOF AIR VENT, SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.	10. EXPOSED ROOFING TO BE 1/2" JAMES HARDIE LAP SIDING, NER-405	
		11. EXTERIOR GRADE PLYWOOD OR M.D.F. BOARD.	40. DECORATIVE GABLE END VENT / LOUVERED BOARD, SEE ELEV. FOR SIZE AND LOCATION.	11. EXPOSED ROOFING TO BE 1/2" JAMES HARDIE LAP SIDING, NER-405	
		12. HIGH DENSITY FOAM TRIM, SEE ELEV. OR DETAIL FOR ACTUAL SIZE.	41. G.I. GUTTER AND DOWNSPOUTS, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VERIFIED.	12. FINISH:	
		13. EXPOSED HARDIE TRIM, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.	42. SYNTHETIC STONE VENER BY EL DORADO, NER-405R-3589.		
		14. 6X12 TYP. CURVED PLYWOOD TRIM OR M.D.F. BOARD.	43. MASONRY VENEER, SEE SLAB INTERFERENCE PLAN (FOR EXTENT OF TOE FOOTING SEE SLAB INTERFERENCE PLAN).		
		15. FROD SHUTTERS, SEE ELEVATION FOR SIZE.	44. LINE OF 2" VAINCOOT, SEE ELEVATION FOR HEIGHT.		
		16. POTBELT, SEE DETAIL.	45. LINE OF VAINCOOT FURRING, SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFERENCE PLAN FOR MORE INFORMATION.		
		17. PROVIDE G.I. FLASHING AT ALL EXPOSED WOOD TRIM.	46. MECHANICAL TURN ACCESS PANEL, CORROSION RESISTANT, VERIFY SIZE AND LOCATION. PAINT TO MATCH STUCCO COLOR.		
		18. CONTINUOUS G.I. EXTERIOR PLASTER SCREEN, SEE DETAIL.	47. REPEAT DETAIL AT OPPOSITE SIDE OF OPENING.		
		19. G.I. FLASHING ROOF TO WALL.	48. DECORATIVE TILE, SEE DETAIL.		
		20. G.I. FLASHING AND SADDLE / CHIMNEY.	49. EXPOSE CORBELS WOOD FINISH EXTERIOR.		
		21. APPROVED TERRAZZO CAP WITH SPARK ARRESTER FROM FIRE PLACE MANUFACTURER.			
		22. LINE OF INTERIOR CEILING OR INTERIOR WALL.			
		23. THIN-SET MASONRY VENEER.			
		24. LIGHT ADDRESS SIGN.			
		25. SHAPED WOOD CORBEL, SEE DETAIL.			
		26. SHAPED WOOD CORBEL, SEE DETAIL.			
		27. WOOD POSTING, SEE PLAN FOR SIZE.			

STAMP:



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BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

PROJECT DIRECTOR:
JOB CAPTAIN:
SENIOR ASSOCIATE:
ASSOCIATES:
PROJECT NUMBER:
PROJECT CAD FILE:

SHEET TITLE:

LOT 4 ELEVATIONS

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SHEET NUMBER:

A4.2

PLOT REFERENCE DATE: 09/20/2021

ANHA design studio



LOT 1



1. ROOF
EAGLE ROOFING TILE- PONDEROSA #5689



2. STUCCO BODY
STUCCO, LIGHT SAND FINISH



3. WOOD GARAGE DOOR/DOORS /WINDOWS
OLYMPIC - COFFEE BEAN D16-6

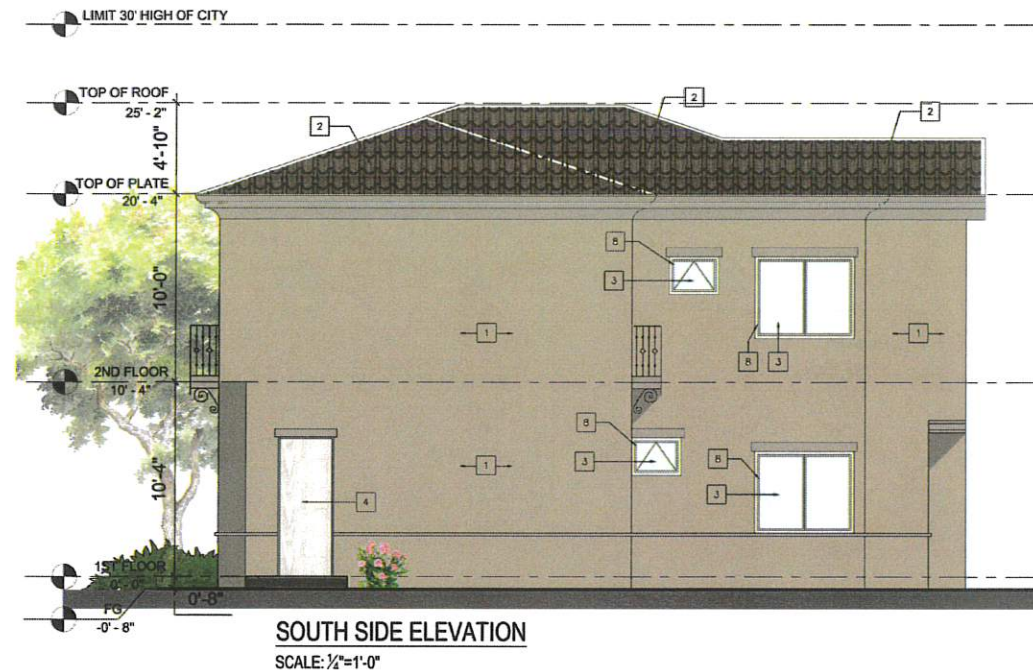


4. TRIM
WOOD TRIM

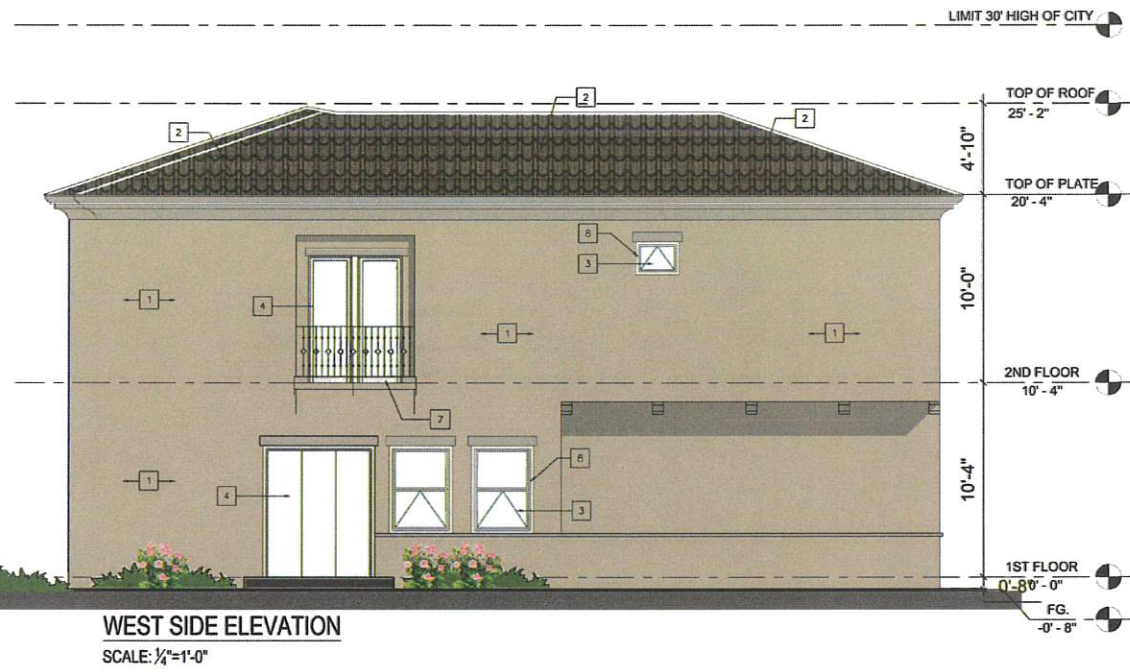
MATERIAL LEGEND:

1. STUCCO, LIGHT SAND FINISH
2. EAGLE ROOFING TILE- PONDEROSA #5689
3. VINYL GLAZING
4. WOOD ENTRY DOOR
5. DECORATIVE EXTERIOR LIGHT
6. WOOD SECTIONAL GARAGE DOOR

7. EXPOSED WOOD BEAM
8. BELLY -BAND
9. EXTERIOR WOOD SHUTTERS
10. WOOD TRIM
11. BRICK



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



WEST SIDE ELEVATION
SCALE: 1/4"=1'-0"



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

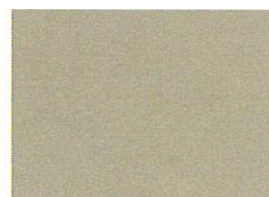


EAST SIDE ELEVATION
SCALE: 1/4"=1'-0"

LOT 2-3



1. ROOF
EAGLE ROOFING TILE- PONDEROSA #5689



2. STUCCO BODY
STUCCO, LIGHT SAND FINISH



3. WOOD GARAGE DOOR/DOORS /WINDOWS
OLYMPIC - COFFEE BEAN D16-6



4. TRIM
WOOD TRIM

MATERIAL LEGEND:

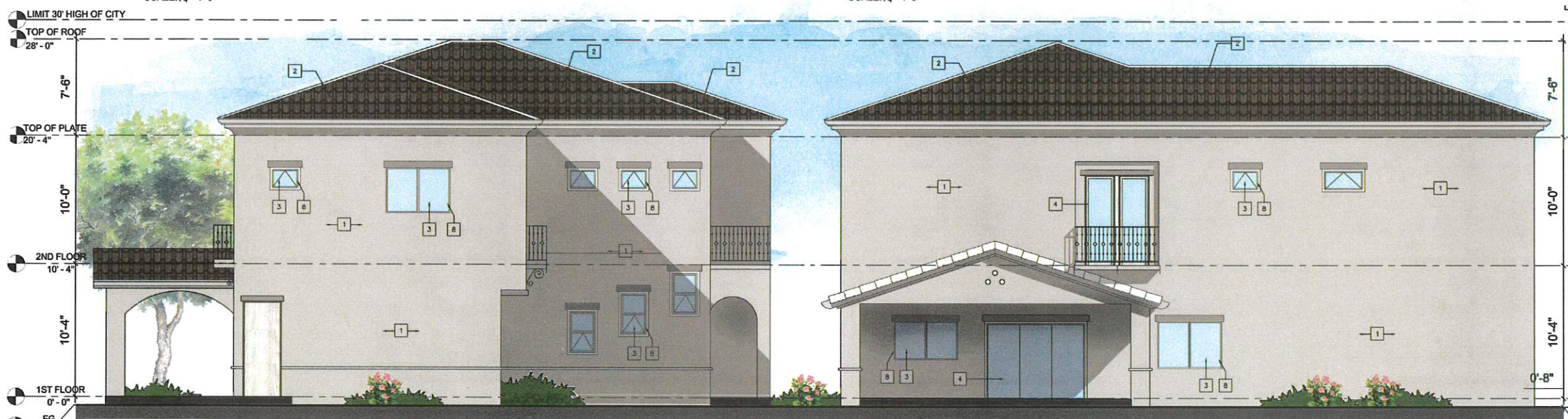
1. STUCCO, LIGHT SAND FINISH
2. EAGLE ROOFING TILE- PONDEROSA #5689
3. VINYL GLAZING
4. WOOD ENTRY DOOR
5. DECORATIVE EXTERIOR LIGHT
6. WOOD SECTIONAL GARAGE DOOR

7. EXPOSED WOOD BEAM
8. BELLY -BAND
9. EXTERIOR WOOD SHUTTERS
10. WOOD TRIM
11. BRICK



WEST SIDE ELEVATION
SCALE: 1/4"=1'-0"

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



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

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

LOT 4



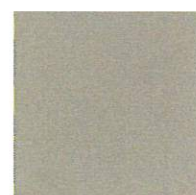
1. ROOF
EAGLE ROOFING TILE- PONDEROSA #5689



2. STUCCO BODY
STUCCO, LIGHT SAND FINISH



3. WOOD GARAGE DOOR/DOORS
/WINDOWS
OLYMPIC - COFFEE BEAN D16-6



4. TRIM
WOOD TRIM

MATERIAL LEGEND:

- 1. STUCCO, LIGHT SAND FINISH
- 2. EAGLE ROOFING TILE- PONDEROSA #5689
- 3. VINYL GLAZING
- 4. WOOD ENTRY DOOR
- 5. DECORATIVE EXTERIOR LIGHT
- 6. WOOD SECTIONAL GARAGE DOOR

- 7. EXPOSED WOOD BEAM
- 8. BELLY -BAND
- 9. EXTERIOR WOOD SHUTTERS
- 10. WOOD TRIM
- 11. BRICK

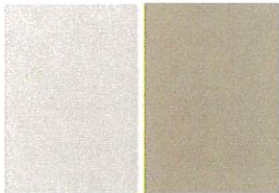


KERMORE LANE ELEVATION

- MATERIAL LEGEND:**
- 1. STUCCO, LIGHT SAND FINISH
 - 2. EAGLE ROOFING T¹ E- PONDEROSA #5689
 - 3. VINYL GLAZING
 - 4. WOOD ENTRY DOOR
 - 5. DECORATIVE EXTERIOR LIGHT
 - 6. WOOD SECTIONAL GARAGE DOOR
 - 7. EXPOSED WOOD BEAM
 - 8. BELLY -BAND
 - 9.EXTERIOR WOOD SHUTTERS
 - 10. WOOD TRIM
 - 11. BRICK



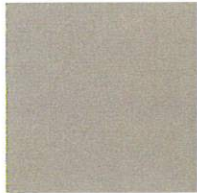
1. ROOF
EAGLE ROOFING TILE- PONDEROSA #5689



2. STUCCO BODY
STUCCO, LIGHT SAND FINISH



3. WOOD GARAGE DOOR/DOORS
/WINDOWS
OVERHEADDOOR
MODEL: HORIZONTAL OVERLAYS
COLOR: WHITE



4. TRIM
WOOD TRIM



DRIVEWAY ELEVATION

COLOR ELEVATIONS