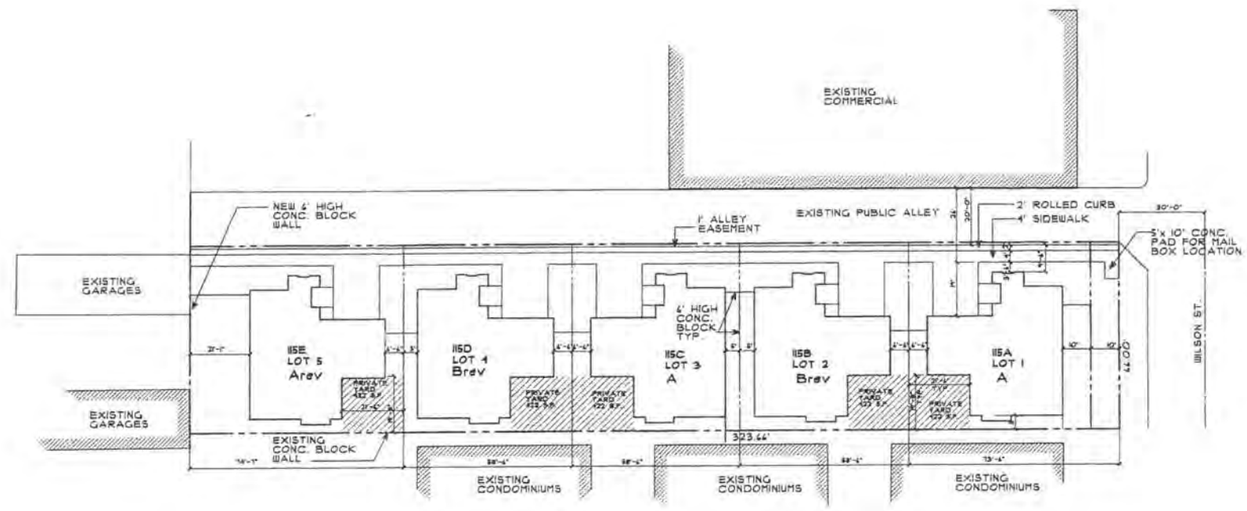
ATTACHMENT 7



TABULATIONS

LOT	AREA	BLDG. COV.	DRIVEWAY	TOTAL COVERAGE	OPENSPACE	% OPENSPACE
1	4127.5'	1748 S.F.	392 S.F.	2140 S.F.	1987.5 S.F.	48.1%
2	3802.5	1748 S.F.	392 S.F.	2140 S.F.	1662.5 S.F.	43.7%
3	3802.5	1748 S.F.	392 S.F.	2140 S.F.	1662.5 S.F.	43.7%
4	3807.9	1748 S.F.	392 S.F.	2140 S.F.	1662.5 S.F.	43.7%
5	4922.5	1748 S.F.	411 S.F.	2159 S.F.	2763.5 S.F.	56.1%
TOTAL SITE	21,361.5	8740 S.F.	1979 S.F.	10,700 S.F.	10,661.5 S.F.	49.9%

PARKING REQUIRED		PARKING PROVIDED
COVERED	10	10
OPEN	10	10

NORTH

DIVISION OF BUILDING SAFETY
CITY OF COSTA MESA
APPROVED

PLANNING INSPECTION REQUIRED
prior to release of utilities/certificate of occupancy

MEL LEE (714) 754-5611
Planner's name Planner's phone no. and hours

APPROVED
CITY OF COSTA MESA
PLANNING DIVISION
SUBJECT TO BLDG. DEPT. REQ.
NOTE: ADDITIONS, DELETIONS, OR CORRECTIONS SHALL BE APPROVED BY THE PLANNING DIV.
BY: MEL DATE: 7/16/04

NOTE
ADDITIONS, DELETIONS, OR CORRECTIONS SHALL BE APPROVED BY THE PLANNING DIVISION

PAY TRAFFIC IMPACT FEE PRIOR TO RELEASE OF OCCUPANCY/UTILITIES

REVISION DATE	BY
1 BLDG. DEPT 1.14.04	

WILKINSON ASSOCIATES
architecture planning
17500 RED HILL AVENUE
SUITE 140
IRVINE, CA 92614
(949) 852-8596

LICENSED ARCHITECT
DENNIS L. WILKINSON
No. 9529
EXP. 07-31-05
STATE OF CALIFORNIA

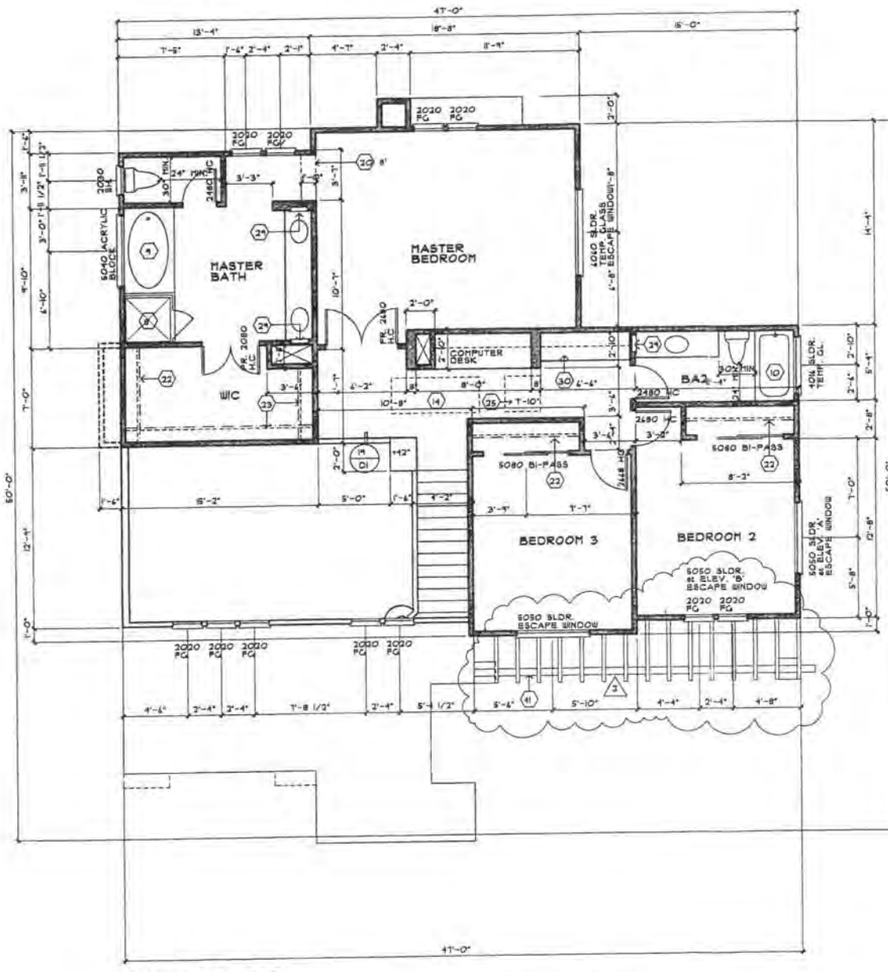
115 E. WILSON S.F.
PACIFIC RIM BUILDERS, LLC
3111 N. TUSTIN AVENUE, STE. 220
ORANGE, CA 92865
714.974.5111

SITE PLAN

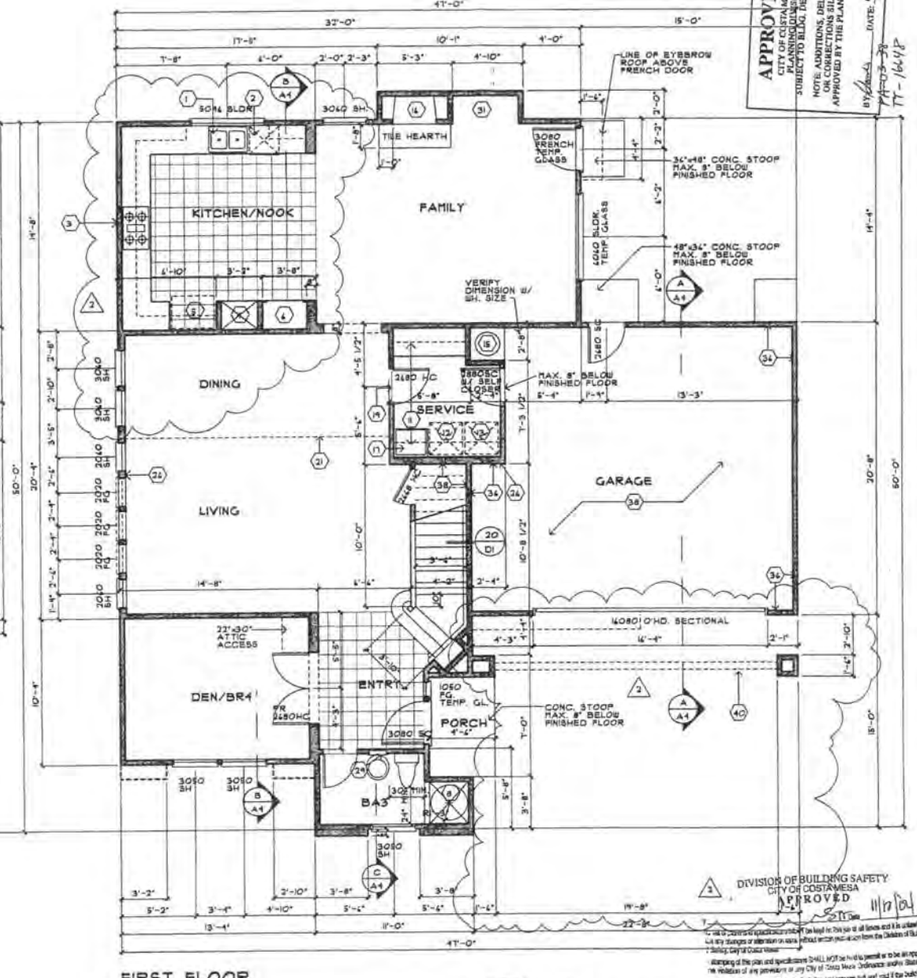
DRAWN
CHECKED
DATE 4/1/03
SCALE 1" = 20'
JOB NO.
SHEET SP

48

OH_CM000434



SECOND FLOOR



FIRST FLOOR

APPROVED
CITY OF COSTA MESA
PLANNING DIVISION
SUBJECT TO BLDG. DIV. & FIRE REQ.
NOTE: ADDITIONS, DELETIONS, OR CORRECTIONS SHALL BE APPROVED BY THE PLANNING DIV.
BY [illegible] DATE 11/14/04
PA-03-38
TT-16642

DIVISION OF BUILDING SAFETY
CITY OF COSTA MESA
APPROVED
BY [illegible] DATE 11/17/04

PLAN REFERENCE NOTES

1. DOUBLE SINK W/ DISPOSAL
2. DISHWASHER
3. SLIDE-IN RANGE AND OVEN WITH EXHAUST HOOD AND VENT ABOVE.
4. DOUBLE OVEN
5. REFRIGERATOR SPACE. PROVIDE COLD WATER LINE
6. PANTRY
7. 42" HIGH RAISED COUNTER TOP
8. SHOWER W/ SHATTERPROOF ENCLOSURE
9. OVAL TUB
10. TUB/SHOWER W/ OPTIONAL SHATTERPROOF ENCLOSURE
11. WALL CABINET
12. WASHER SPACE, PROVIDE RECESSED VALVE AND DRAIN BOX
13. DRYER SPACE W/ VENT TO OUTSIDE
14. FORCED AIR UNIT IN ATTIC
15. WATER HEATER W/ P.T.R. VALVE ON 18" PLATFORM
16. 36" METAL FIREPLACE W/ GLASS DOORS
17. LAUNDRY SINK
18. CEILING TRANSITION
19. FLOOR MATERIAL TRANSITION
20. SOFFIT
21. LINE OF FLOOR ABOVE
22. SINGLE SHELF AND POLE
23. DOUBLE POLE AND SINGLE SHELF
24. MECHANICAL CHASE
25. 30" X 30" ATTIC ACCESS
26. 2X4 STUDS
27. 36" GUARD RAIL
28. STAIR
29. MEDICINE CABINET
30. LINEN CABINET
31. TELEVISION ALCOVE
32. 36" HIGH PONY WALL
33. 42" HIGH PONY WALL
34. (2) 6" X 14" GARAGE EXHAUST VENTS
35. 3" DIA. STEEL PIPE BUMPER GUARD, 36" HIGH, CONC. FILLED
36. 5/8" TYPE 'X' GYPBOARD TYP. AT WALLS COMMON TO HOUSE AND GARAGE ON GARAGE SIDE ONLY
37. 5/8" TYPE 'X' GYPBOARD OVER R.C. CHANNELS at 16" O.C. PER ICBO REPORT NER 200, SEC. 3.5.4 at FLOOR/CEILINGS COMMON TO HOUSE AND GARAGE ON GARAGE SIDE ONLY
38. 5/8" TYPE 'X' GYPBOARD AT ALL WALLS AND CEILINGS OF STORAGE CLOSET UNDER STAIRS.
39. VEGTABLE SINK W/ DISPOSER
40. LINE OF BEAM AND TRELLIS ABOVE
41. BEAM AND TRELLIS BELOW

REVISED
DATE 11/10/04

TABULATIONS:

1ST. FLOOR	1,248 S.F.
2ND. FLOOR	1,127 S.F.
TOTAL	2,395 S.F.
GARAGE	449 S.F.
PORCH	21 S.F.

REVISION DATE	BY
1 BLDG. DEPT 1.14.04	
2 CLIENT REV. 1.15.04	

WILKINSON ASSOCIATES
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11600 RED HILL AVENUE
SUITE 140
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(949) 852-8574

LICENSED ARCHITECT
DONNA L. WILKINSON
C-8825
EXP. 07-31-05
STATE OF CALIFORNIA

115-A WILSON STREET S.F.
PACIFIC RIM BUILDERS, LLC
3111 N. TUSTIN AVENUE, STE. 220
ORANGE, CA 92865
714.974.5111

FLOOR PLANS

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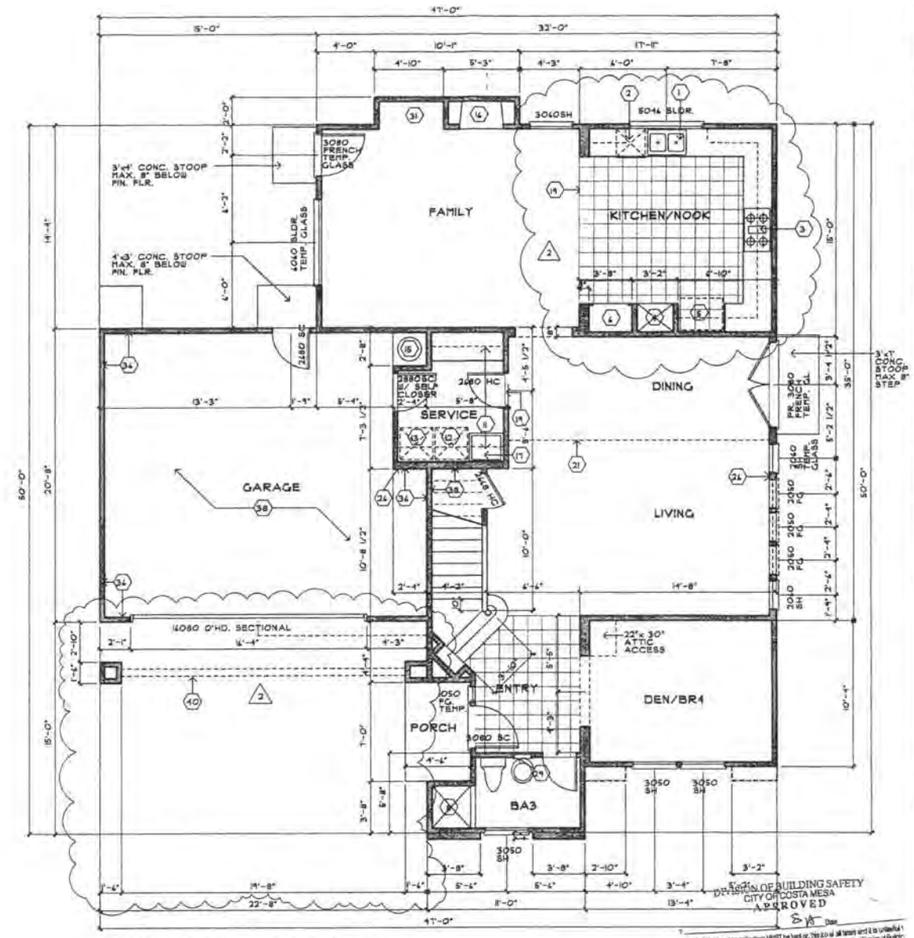
DRAWN
CHECKED
DATE
SCALE 1/4" = 1'-0"
JOB NO. 2124
SHEET A-1

49

OH_CM000435



FIRST FLOOR – LOT 5 ONLY

SEE BASIC FLOOR PLAN SHEET A-1 FOT TYPICAL INFORMATION. SECOND FLOOR SAME FOR ALL LOTS.

PLAN REFERENCE NOTES

1. DOUBLE SINK W/ DISPOSAL
2. DISHWASHER
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40. LINE OF BEAM AND TRELLIS ABOVE

REVISED
DATE 11/16/04

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REVISION DATE	BY
1 BLDG. DEPT 11.11.04	
2 CLIENT REV. 9.15.04	

WILKINSON ASSOCIATES
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17500 RED HILL AVENUE
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LICENSED ARCHITECT
DENNIS L. WILKINSON
C-9829
EXPIRES 07-31-05
STATE OF CALIFORNIA

WILSON STREET S.F.
CALIFORNIA COAST DEVELOPMENT CORP.
810 N. GLENDORA AVENUE
GLENDORA, CA 91741
714.968.2820

ALT. PLAN – LOT 5

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DRAWN
CHECKED
DATE
SCALE 1/4" = 1'-0"
JOB NO. 2124
SHEET A-1.1

50

OH_CM000436

Building Sketch

Borrower	Edie Johnson				
Property Address	115 E Wilson St				
City	Costa Mesa	County Orange	State CA	Zip Code 92627	
Lender/Client	US Bank Home Mortgage - Wholesale				

- Bed

TOTAL Sketch by a la mode, inc.

Area Calculations Summary

		Calculation Details
Living Area		
First Floor	1210 Sq ft	5 × 2 = 10 14 × 8 = 112 3 × 3 = 9 24 × 41 = 984 7 × 8 = 56 13 × 3 = 39
Second Floor	1261 Sq ft	22 × 12 = 264 20 × 14 = 280 10 × 6 = 60 27 × 13 = 351 12 × 11 = 138 14 × 12 = 168
Total Living Area (Rounded):	**2471 Sq ft**	
Non-living Area		
2 Car Attached	400 Sq ft	20 × 20 = 400

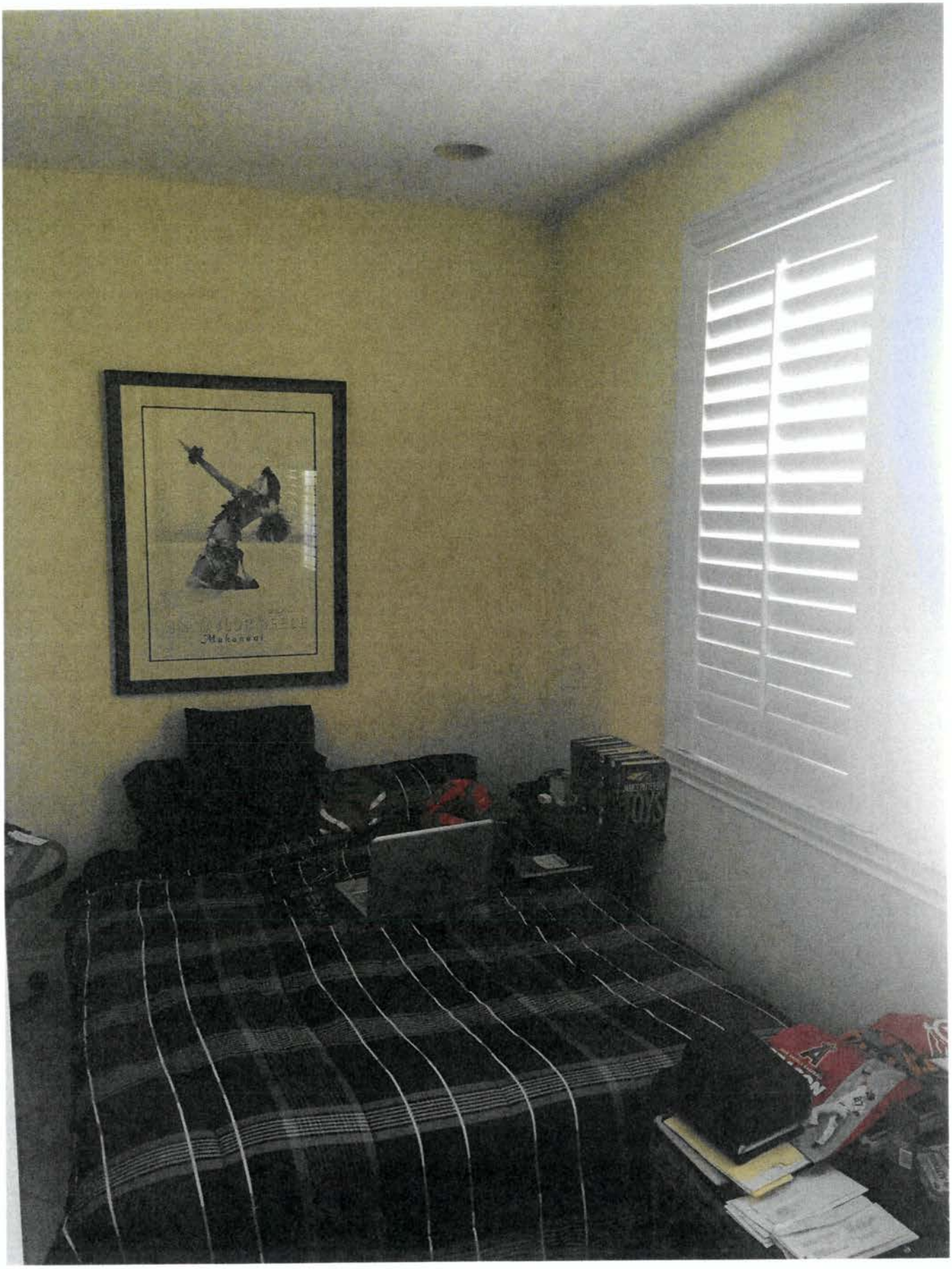
Form SKT.BLDSKI - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

OH_CM000437

5

116E

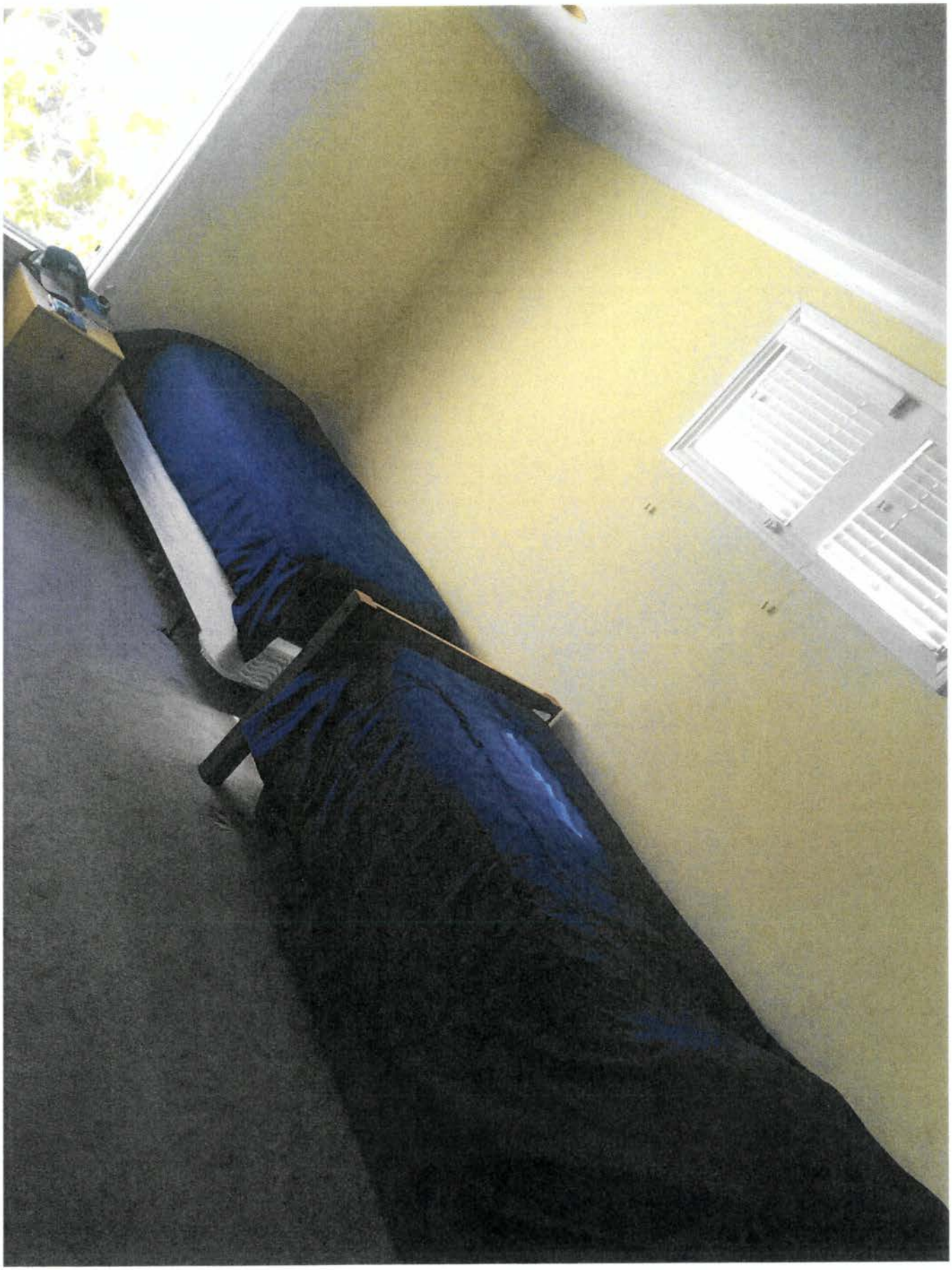
53



54

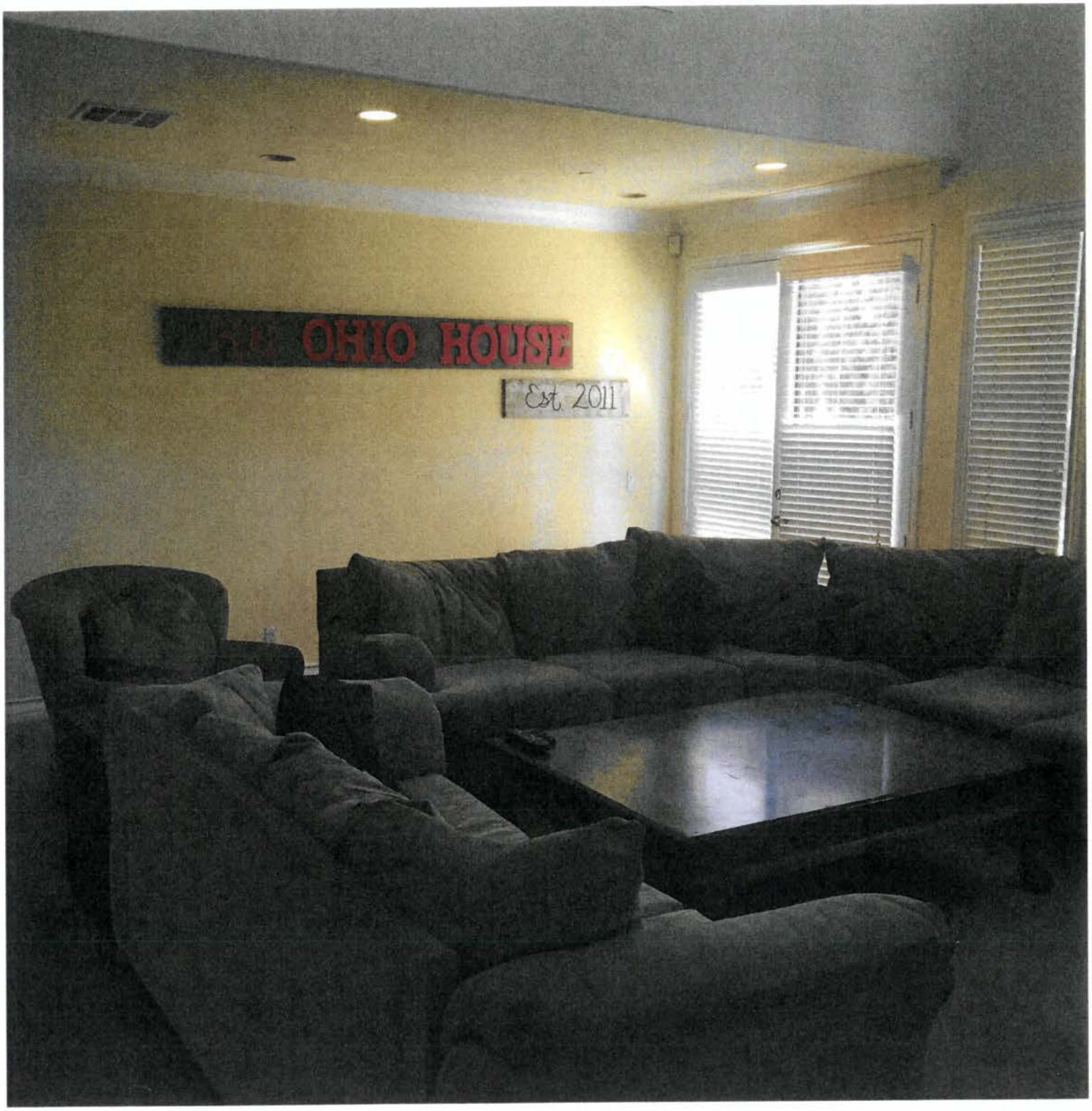
MANAGER ROOM

OH_CM000440



55

MASTER BEDROOM

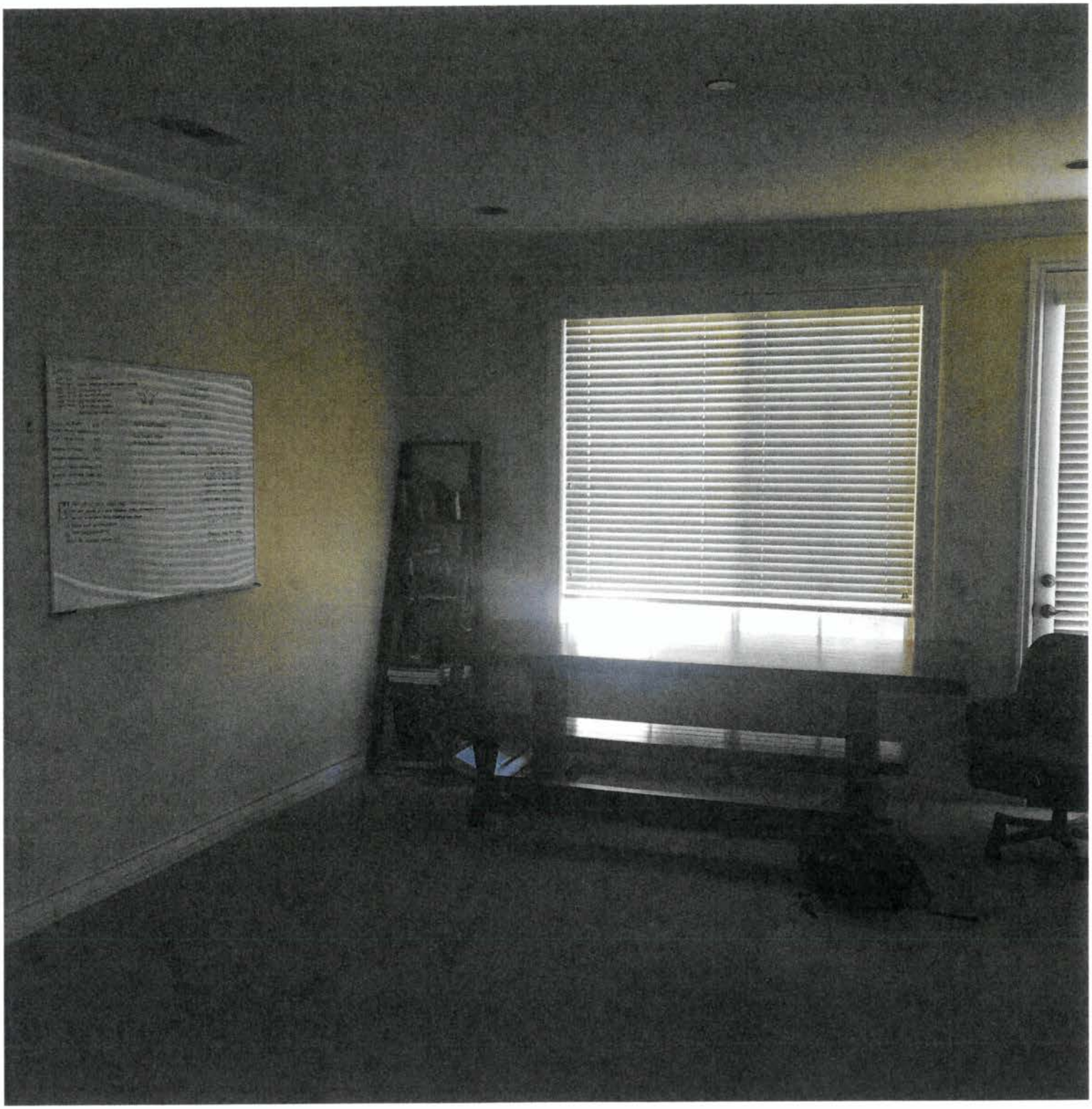


LIVING ROOM

56

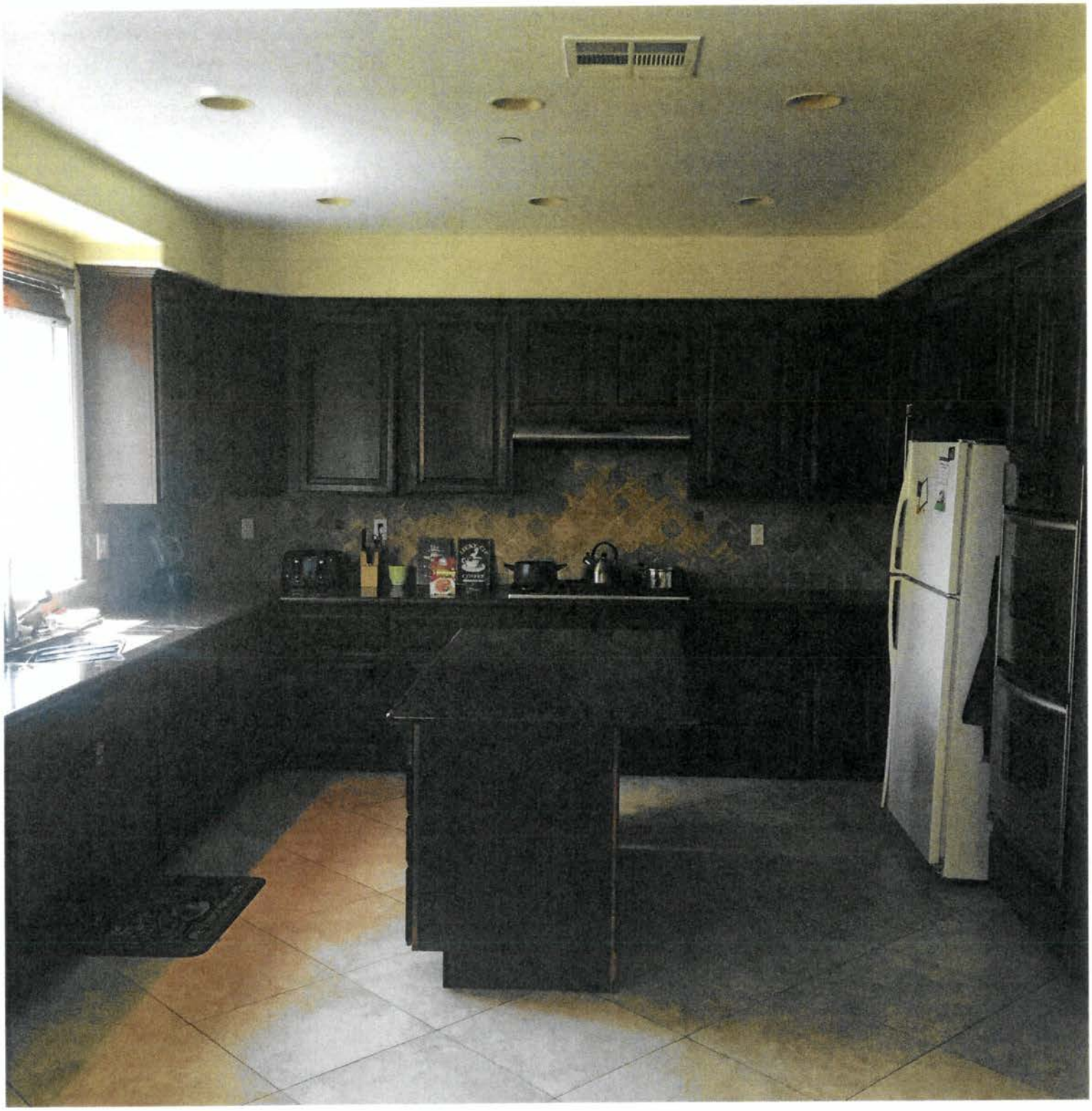
LAUNDRY ROOM

57



DINING ROOM

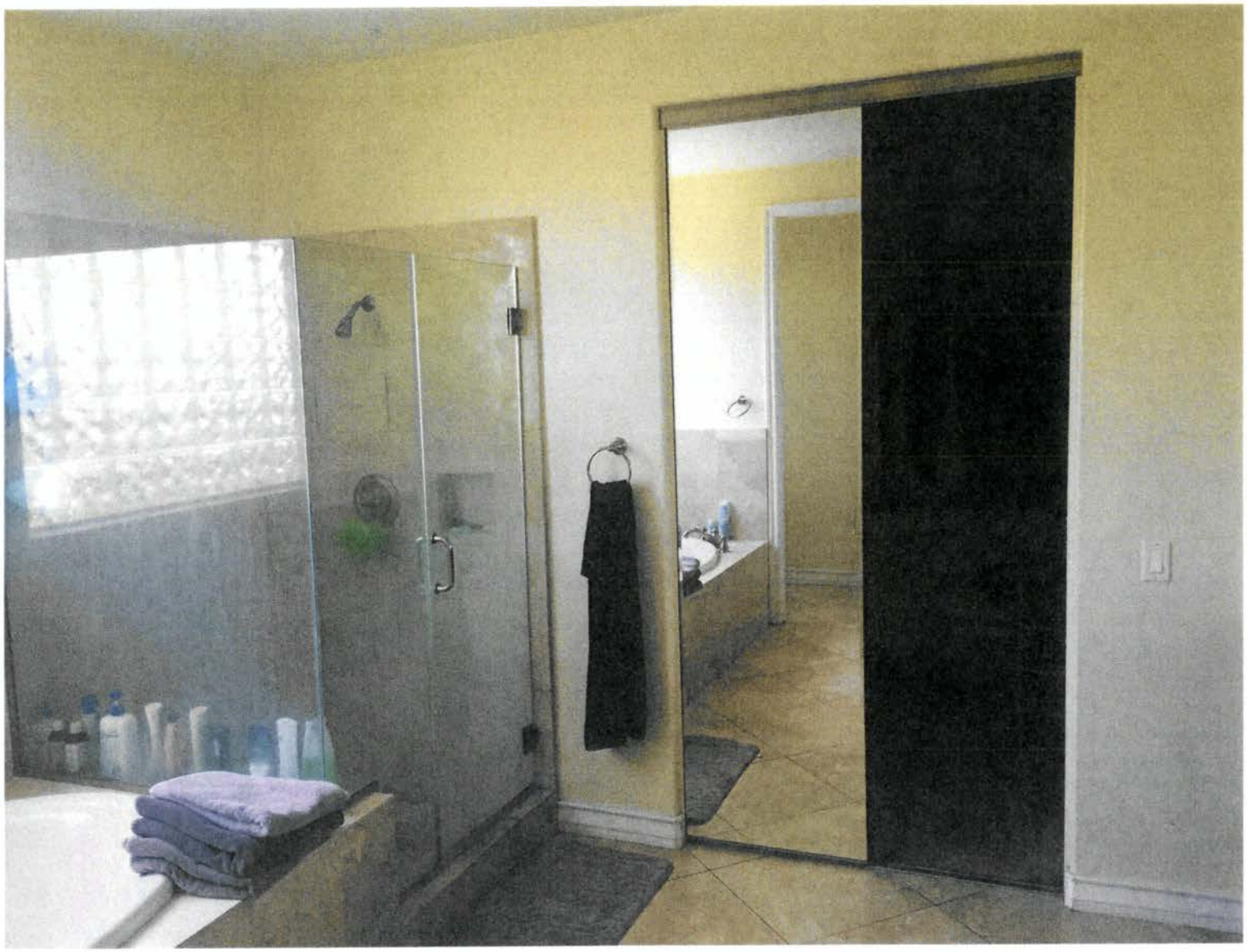
58



KITCHEN

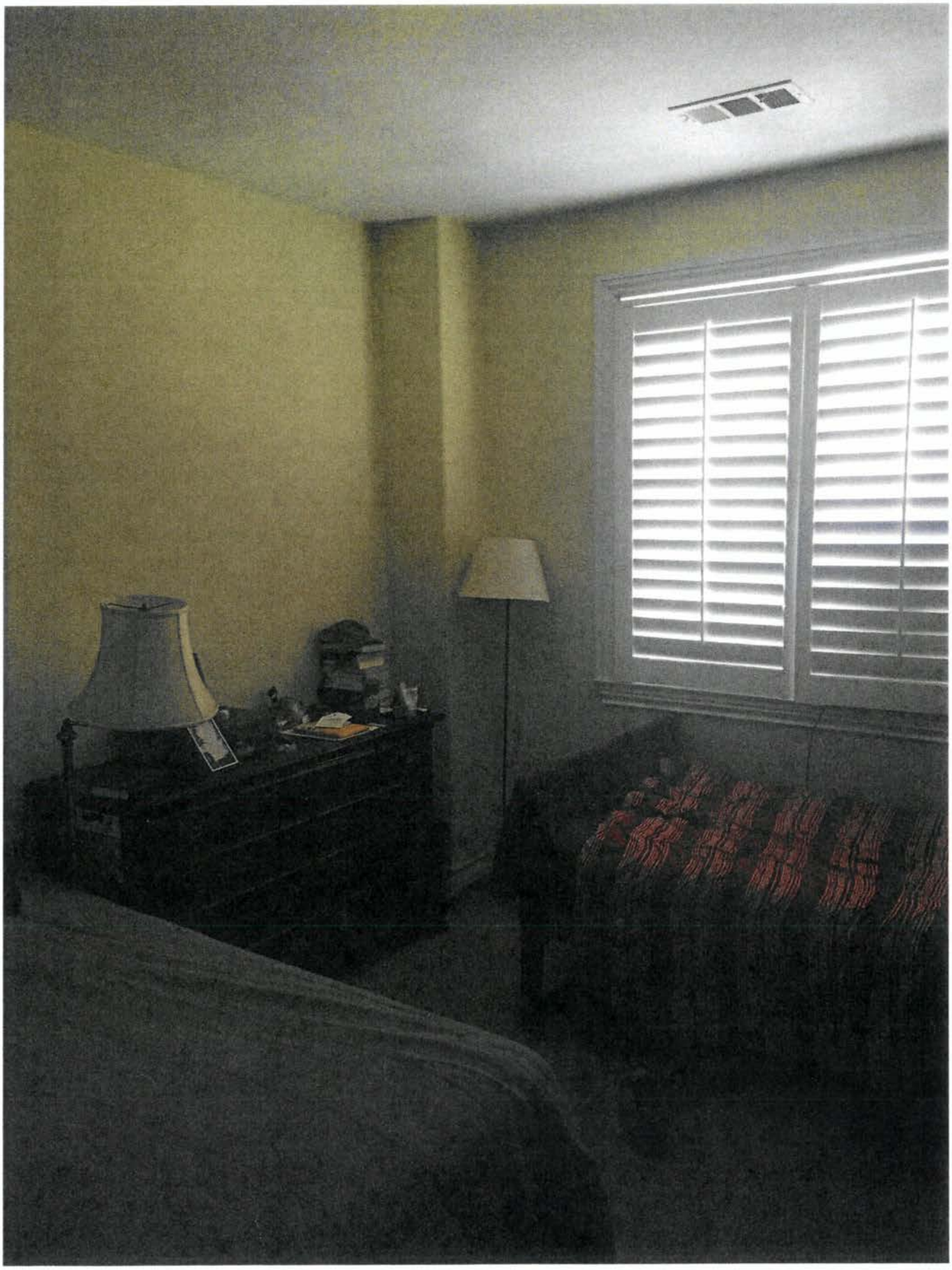
59

60



MASTER BATH

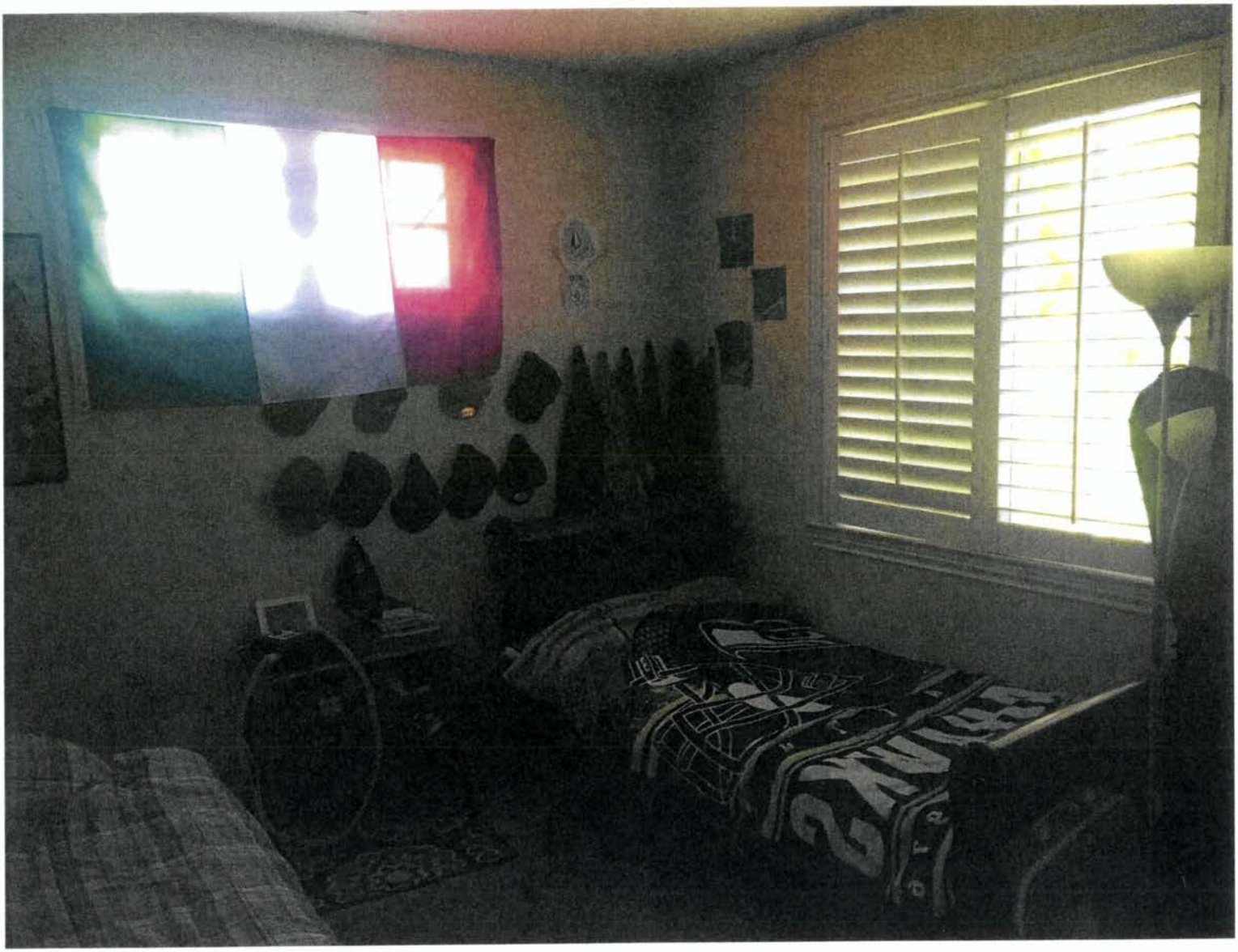
61



62

BEDROOM #1

OH_CM000448



BEDROOM #2

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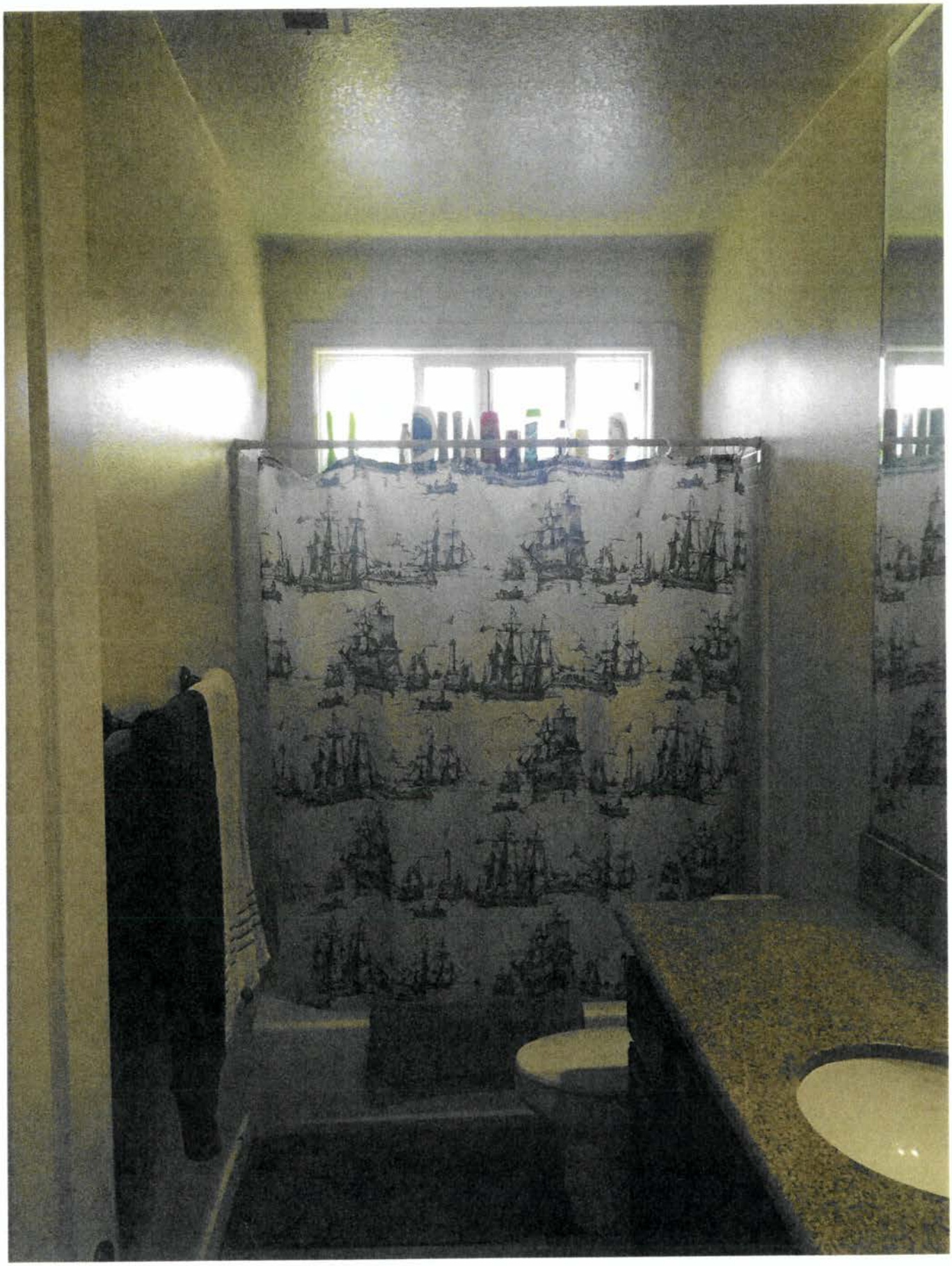
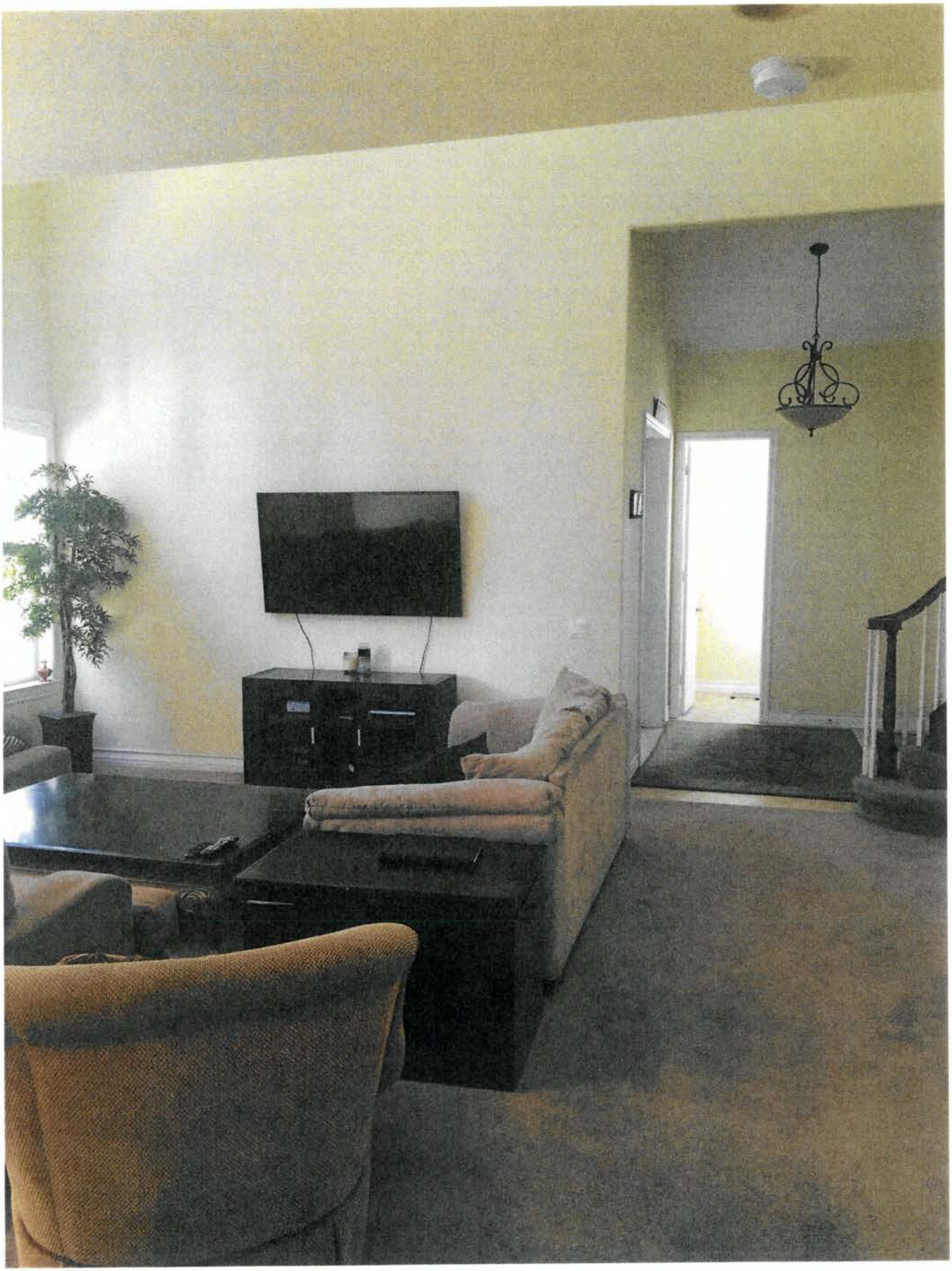


64

UPSTAIRS BATH



65

LIVING ROOM

PATIO

66

PATIO

67