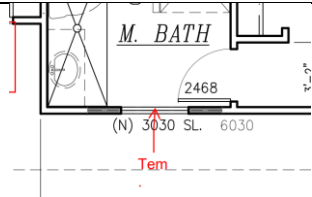


770 Hudson Ave. Costa Mesa, CA 92626
Permit#BPCR-25-0372
Response to Corrections by Mei Li Homes LLC
11/24/25

Response to Red-Marked Plans

A-1	
CORRECTION:	SHOW ALL EASEMENTS LOCATED WITHIN PROPERTY LINE
RESPONSE:	Shown
CORRECTION:	This Project requires a permit from Mesa Water District. Provide Applicant the requirements and have them contact johnr@mesawater.org to start Plan Check process. Thank you.
RESPONSE:	Not part of Design Scope. Applicant/Owner to handle.
CORRECTION:	A SEWER PERMIT FROM CMSD IS REQUIRED FOR THIS PROJECT. PLEASE EMAIL ROBERT MORRIS AT RMORRIS@CMSDCA.GOV FOR REQUIREMENTS.
RESPONSE:	Not part of Design Scope. Applicant/Owner to handle. This information provided on plans: Mesa Water District Permit #C0758-26-01 Sewer Permit #SD25-0310 Mesa Water District Permit #C0758-26-01 Sewer Permit #SD25-0310. See left hand side of plot plan.
CORRECTION:	The electrical plans not provided
RESPONSE:	See the MEP Details as a Reference page on A-05
CORRECTION:	SHOW DISTANCE FROM PROPERTY LINE TO STREET CENTERLINE, SHOW DISTANCE FROM PROPERTYLINE TO CURBFACE
RESPONSE:	Shown as 30'
CORRECTION:	PLEASE ADDRESS THE FOLLOWING: 1- PLEASE SHOW CURB FACE TO PROPERTY LINE DIMENSION 2- SHOW STREET CENTERLINE TO PROPERTY LINE DIMENSION 3- ADD PUBLIC WORKS GENERAL NOTES 4- SHOW ALL PROPERTY EASEMENTS

	<p>5- LANDSCAPE TO COMPLY WITH THE CITY OF COSTA MESA STREETSCAPE AND MEDIAN DEVELOPMENT STANDARD SECTION 3.0</p> <p>6- PROVIDE WRITTEN APPROVAL FROM WATER AND SEWER AGENCIES</p> <p>7-OBTAIN AN ENCROACHMENT PERMIT FOR ALL OFF-SITE IMPROVEMENT(MUST BE OBTAIN PRIOR FINAL ENGINEERING APPROVAL)</p>
RESPONSE:	<p>Please address the following:</p> <p>1- curb face to property line was dimensioned see plot plan A-01</p> <p>2- street centerline to property line was dimensioned see A-01</p> <p>3- public works general notes added – see A-01</p> <p>4- all property easements shown – see A-01</p> <p>5- landscape to comply with the city of costa mesa streetscape and median development standard section 3.0 – existing landscape complies. Landscape not part of scope of work.</p> <p>6- provide written approval from water and sewer agencies – not part of our scope, Applicant/Owner to provide</p> <p>7-obtain an encroachment permit for all off-site improvement(must be obtain prior final engineering approval) – not part of our scope, Applicant/Owner to provide</p>
	A-2
CORRECTION:	<p>Garage:</p> <p>a.5/8" Type X drywall fire-resistive construction on the garage side for walls, ceilings, posts and beams of garage adjacent to or supporting residential uses. [CRC Table R302.6]</p> <p>b. Self-closing, self-latching, tight-fitting, solid wood 1-3/8 inch thick door or a 20-minute rated door at openings to dwelling. [CRC R302.5.1]</p> <p>d. Doors from garage not permitted to open into room used for sleeping. [CRC 302.5.1]</p>
RESPONSE:	<p>1-hr fire rated wall provided see detail 1 on A-02. Garage opens to a dining room not a room used for sleeping. Note added for b onto proposed floor plan.</p>
CORRECTION:	<p>1. Show compliance with the following lighting measures: [150.0(k) / 160.5(a)]</p> <p>A. Kitchens. All installed wattage of luminaries in kitchens shall be high efficacy.</p> <p>B. Lighting in Bathrooms, Garages, Laundry Rooms, Walk-In Closets and Utility Rooms. All luminaires shall be high efficacy and shall be controlled by an occupancy or vacancy sensor.</p> <p>C. Habitable Spaces. All luminaires shall be high efficacy and shall be controlled by a vacancy/ occupancy sensor or dimmer. D.</p>

	Outdoor Lighting. All luminaires mounted to the building or to other buildings on the same lot shall be high efficacy luminaires and shall be controlled by a photocontrol/motion sensor combination (with override). See 150(k)3 for requirements.
RESPONSE:	These notes were added on page A-05.
CORRECTION:	<p>1. AFCI protection added to kitchen and laundry areas. [CEC 210.12A].</p> <p>2. Specify that Ground Circuit Interrupter (GFCI) outlets shall be provided in bathrooms, garages, basements, crawl spaces, outside, sinks and at all kitchen counters and islands. [CEC 210.8(A)]</p> <p>3. All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed shall be protected by Arc-Fault Circuit-Interrupter Protection, AFCI, in dwelling unit KITCHENS, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, LAUNDRY AREAS, or similar rooms or areas shall be protected by any of the means described in 210.12(A)(1) through (6):</p> <p>4. Add double protection outlet AFCI and GFCI per section 210.8A 910 and 210.12 of CEC 2022 for laundry and kitchen area</p>
RESPONSE:	These were all provided for and this note added on A-05.
CORRECTION:	<p>The following are required for attached garage:</p> <p>a. Specify makeup of fire-resistive construction on the garage side for walls, ceilings, posts and beams of garage adjacent to or supporting residential uses. A minimum of 1/2" drywall on the garage side is required where not protecting elements supporting structures above. [CRC Table R302.6]</p> <p>b. The ceiling inside the garage supporting stories above shall have 5/8" Type X or equivalent protection. [CRC Table R302.6]</p> <p>c. Self-closing, self-latching, tight-fitting, solid wood 1-3/8 inch thick door or a 20-minute rated door at openings to dwelling. [CRC R302.5.1]</p> <p>d. Doors from garage not permitted to open into room used for sleeping. [CRC 302.5.1]</p>
RESPONSE:	This was provided for on A-02. See detail 1.
CORRECTION:	Provide an existing floor plans.
RESPONSE:	See sheet A-01.2 for the existing floor plan
CORRECTION:	
RESPONSE:	Window marked as tempered.

	S-1
	These corrections are Not part of our scope. Refer to engineer for letter response. Corrected engineering sheets incorporated into design set as part of our scope.
	SD-2
	These corrections are Not part of our scope. Refer to engineer for letter response. Corrected engineering sheets incorporated into design set as part of our scope.
	E1
CORRECTION:	14468 bifold door
RESPONSE:	Proposed door made to match this in DW Schedule
CORRECTION:	Temp gla
RESPONSE:	Note that bathroom windows are tempered added to DW schedule

Response to Standard Correspondence Sheet

CORRECTION:	1. The red-marked plans and calculations are part of the corrections. Review all red marked-up sheets then answer to the response letter.
RESPONSE:	Noted, this is the response letter herein.
CORRECTION:	2. Show correct address of building on plans. [CRC R105.3].
RESPONSE:	Correct address of building on plans
CORRECTION:	3. All sheets of plans and cover sheet of any calculations must be signed and dated by the person responsible for their preparation. [CRC R106]
RESPONSE:	All sheets of plans are signed and dated by the person responsible for their preparation.
CORRECTION:	4. The name and address of the owner, architect, and engineer or person who prepared the plans shall be indicated on the front sheet of the plans. [CBC R106.1]
RESPONSE:	This is provided for to the right of the plot plan on A-01.
CORRECTION:	5. Portions of the plans that do not meet conventional construction, or require structural calculations, must be signed by an architect, civil engineer, or structural engineer registered to practice in California. [CRC R301.1.3.1]
RESPONSE:	These portions of the plans are signed as such.
CORRECTION:	6. A complete plot plan showing lot dimension, yard setbacks, street name(s), North arrow, existing building to remain, distance between buildings. [CRC R106.2]
RESPONSE:	Provided for on A-01.
CORRECTION:	7. A geological report/soil report is required. [CBC 1803.2] California Mines and Geology, Seismic Hazardous Program now require their copy of all soils reports in electronic format.
RESPONSE:	Not part of our scope. Owner/Applicant to provide.
CORRECTION:	8. Submit a precise grading plans AND an erosion control plan. A precise grading plan shall not be required if any of the following are met: a- An excavation which does not exceed 50 CY on any one site and which is less than 2 ft in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area). b- A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course. c- A fill less than 3 ft in

	depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
RESPONSE:	Not part of our scope. Owner/Applicant to provide if applicable – plans call for remodel, no grading.
CORRECTION:	9. Provide a summary of the existing, new, and total living and non-living areas in the plans.
RESPONSE:	Existing and new living area will be same – see A-01 to right of plot plan.
CORRECTION:	10. On site plan, delineate all projecting elements and show distance to property line. [CRC R106.2]
RESPONSE:	Provided for
CORRECTION:	11. Delete notes and details that do not apply to this project.
RESPONSE:	Done
CORRECTION:	12. Identify current code years on plans: 2022 CRC, CBC, CMC, CPC, CEC, CGBC along with the 2022 T-24 Energy Standards.
RESPONSE:	Identified and provided on A-01
CORRECTION:	13. Provide an index of drawings on the cover sheet of plans. The electrical plans not provided
RESPONSE:	Provided for see lower left hand corner of A-01. MEP included.
CORRECTION:	The following glazing shall be tempered: [CRC R308.4] a. All glazing less than 60" above a shower or tub floor and within 60" horizontally from fixture's water edge. b. All glazing where the nearest exposed edge of the glass is within 24" of either vertical edge of a door in the plane of the door in closed position. c. Glazing on a wall perpendicular to the plan of door in a closed position and within 24" of the hinge side of an in-swinging door. d. All glazing within 36" of the walking surface of stairway and landings and any glazing less than 36" above the walking surface within 60" horizontally of the bottom tread of a stairway. e. Glazing over 9 square feet in area with bottom edge less than 18" above the floor and exposed top edge greater than 36" above the floor shall be safety glazed. [CRC R308.4.3]
RESPONSE:	Applied to plans as applicable. See door and window schedules.
CORRECTION:	15. Show location(s) of hard wired smoke detectors: [CRC R314] a. Centrally located in corridor (or area) leading to sleeping areas, and inside each sleeping room. b. On ceiling of upper level in close proximity to the stairway when sleeping areas are on an upper level. c. On each floor level and in basement. d. In the adjacent room (or area) where the ceiling height exceeds that of the hallway

	by 24" or more. e. Battery-operated smoke detector permitted in existing areas where no construction or removal of finish material occurs or where no attic or crawl space would allow 120v. f. Note on plan: "Smoke detector shall be interconnected such that the activation of one alarm will activate all alarms." g. Smoke detectors shall be "hard wired" and shall be equipped with battery backup. h. A minimum of 20 ft. from permanent cooking equipment. i. A minimum of 3 ft. from bathroom.
RESPONSE:	Provided for on A-02.
CORRECTION:	16. Show location(s) of hard wired carbon monoxide alarms: [CRC R315] a. Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s). b. On every level of a dwelling unit including basements. c. Battery-operated carbon monoxide detector permitted in existing construction. d. Note on plan: "Carbon monoxide detector shall be interconnected such that the activation of one alarm will activate all alarms." e. Carbon monoxide detectors shall be "hard wired" and shall be equipped with battery backup.
RESPONSE:	Provided for on A-02.
CORRECTION:	17. Indicate on plans "Per Section 301.1.1 CALGreen and Civil Code 1101.3(c), all non-compliant plumbing fixtures within this residence shall be replaced with water-conserving plumbing fixtures." Buildings finalized on or after 01/01/94 are exempt from this requirement. (Note to PCer: This does not apply to repairs)
RESPONSE:	Provided for on A-02.
CORRECTION:	18. Show location of 22" x 30" attic access with 30 inch minimum headroom. Attic access is required to all attic areas. [CRC R807.1]
RESPONSE:	Provided for on A-02.
CORRECTION:	19. Landings at exterior doors: [CRC R311.3] i. Shall have a length measured in direction of travel of not less than 36 inches. ii. The slope at exterior landings shall not exceed ¼ unit vertical in 12 units horizontal (2 percent). iii. Distance below top of threshold: Non Egress Doors - 7.75" max, Egress Doors - 1.5" max (with exceptions)
RESPONSE:	Provided for on A-02.
CORRECTION:	20. The following are required for attached garage: a. Specify makeup of fire-resistive construction on the garage side for walls, ceilings, posts and beams of garage adjacent to or supporting residential uses. A minimum of 1/2" drywall on the garage side is required where not protecting elements supporting structures above. [CRC Table R302.6] b. The ceiling inside the garage supporting stories above shall have 5/8" Type X or equivalent

	protection. [CRC Table R302.6] c. Self-closing, self-latching, tight-fitting, solid wood 1-3/8 inch thick door or a 20-minute rated door at openings to dwelling. [CRC R302.5.1] d. Doors from garage not permitted to open into room used for sleeping. [CRC 302.5.1]
RESPONSE:	Provided for on A-02, see Detail 1 and note on door.
CORRECTION:	21. Incorporate all of the requirements of the energy analysis into the plans.
RESPONSE:	Done.
CORRECTION:	22. Indicate the maximum U-factor 0.30 based on Table 150.1-A of 2022 energy code on plans.
RESPONSE:	Done, see D&W Schedule
CORRECTION:	23. Indicate the maximum Solar Heat Gain Coefficient SHGC factor 0.23 based on Table 150.1-A of 2022 energy code on plans.
RESPONSE:	Done, see D&W Schedule
CORRECTION:	24. Show compliance with the following lighting measures: [150.0(k) / 160.5(a)] A. Kitchens. All installed wattage of luminaires in kitchens shall be high efficacy. B. Lighting in Bathrooms, Garages, Laundry Rooms, Walk-In Closets and Utility Rooms. All luminaires shall be high efficacy and shall be controlled by an occupancy or vacancy sensor. C. Habitable Spaces. All luminaires shall be high efficacy and shall be controlled by a vacancy/ occupancy sensor or dimmer. D. Outdoor Lighting. All luminaires mounted to the building or to other buildings on the same lot shall be high efficacy luminaires and shall be controlled by a photocontrol/motion sensor combination (with override). See 150(k)3 for requirements.
RESPONSE:	Shown on A-05. These notes included.
CORRECTION:	25. Provide a window/door schedule. Indicate all compliance measures from the energy compliance documentation on the plans. (i.e. Insulation for sections, U-factors SHGC). Revise door and window schedule or floor plans to show compliance. [T24-1-10.111]
RESPONSE:	Done, see A-02 and A-02.2 which includes compliances for replaced windows as required.
CORRECTION:	26. Exhaust fans shall be switched separately from lighting system. [150.0(k)2B
RESPONSE:	Note added on A-05.
CORRECTION:	27. A kitchen is defined as any room containing cooking appliances. Each kitchen is required to have an exhaust fan ducted to the outside with a minimum ventilation rate of 100 cfm. The range hood over the stove may be used to meet this requirement but the range

	hood must vent to the outside; recirculating range hoods cannot be used. The ducting for the exhaust fan shall be sized according to ASHRAE Standard 62.2 Table 7.1. This local exhaust fan may operate continuously or intermittently. Installing this local exhaust fan in the kitchen will allow the home occupant to regulate the indoor air quality when needed.
RESPONSE:	See note on A-02 fulfilling this requirement.
CORRECTION:	28. In addition to the local exhaust fans in the bathrooms and kitchens, an exhaust fan shall be sized to provide ventilation for the whole house. The minimum ventilation rate for the whole-building exhaust fan shall be calculated according to ASHRAE Standard 62.2 Equation 4.1(a). The conditioned floor area and the number of bedrooms in the home (the existing house and the addition) will determine the minimum ventilation rate. One of the local exhaust fans in the bathrooms or kitchens may be used to meet the whole-building ventilation, provided the exhaust fan meets the minimum ventilation rated for both the Local Exhaust and WholeBuilding Ventilation requirements. The ducting for the whole building exhaust fan shall be sized according to ASHRAE Standard 62.2 Table 7.1 and this exhaust fan shall operate continuously. Identify fan manufacturer, model and sounds rating (1 sone for continuous may be sone for intermittent) on plans.
RESPONSE:	See Title 24.
CORRECTION:	29. AFCI protection added to kitchen and laundry areas. [CEC 210.12A].
RESPONSE:	Provided for see A-05.
CORRECTION:	30. Specify that Ground Circuit Interrupter (GFCI) outlets shall be provided in bathrooms, garages, basements, crawl spaces, outside, sinks and at all kitchen counters and islands. [CEC 210.8(A)]
RESPONSE:	Specified on A-05.
CORRECTION:	31. All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed shall be protected by Arc-Fault Circuit-Interrupter Protection, AFCI, in dwelling unit KITCHENS, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, LAUNDRY AREAS, or similar rooms or areas shall be protected by any of the means described in 210.12(A)(1) through (6):
RESPONSE:	Specified on A-05.
CORRECTION:	32. Add double protection outlet AFCI and GFCI per section 210.8A 910 and 210.12 of CEC 2022 for laundry and kitchen area.

RESPONSE:	Provided for, see A-05 legend. All GFCI indicated outlets as per legend are also AFCI.
CORRECTION:	33. Every dwelling unit shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees F at 3 feet above the floor in all habitable rooms. Show basis for compliance. [CRC R303.9]
RESPONSE:	This note added on A-05, see note #6.
CORRECTION:	34. Provide an accurate and complete listing of required special inspections pursuant CBC 1704 specific to this project. This should appear in prominent position on the cover sheet of the plan. Alternatively, provide a clear note in a prominent position on the cover sheet which states what sheet of the plans the list of special inspections specific to this project may be found. See exceptions for accessory structures to R-3 and U occupancies. [CBC 1704.1]
RESPONSE:	Not part of our scope – Defer to engineer letter.
CORRECTION:	35. If this project is required to have structural observation pursuant CBC 1704.5, provide a prominent note on the cover sheet of the plans stating same. List the stages at which the architect or engineer of record is to perform structural observation, what is to be observed, when structural observation reports are to be submitted to the Building Official, and any other documentation or observation requirements. Alternatively to noting this on the cover sheet, place a note in a prominent position on the cover sheet which states what sheet of the plans this information may be found.
RESPONSE:	Not part of our scope – Defer to engineer letter. Area placed on A-01 in prominent position which refers people to the proper structural sheets in the plans.
CORRECTION:	36. Identify structural design data on plans per CBC 1603.1 such as floor live load, roof live load, roof snow load, wind design data, earthquake design data, geotechnical information, etc.
RESPONSE:	Not part of our scope – Defer to engineer letter.
CORRECTION:	37. Framing Requirements(POSITIVE CONNECTION) Wood columns and posts shall be framed to provide full end bearing. Alternatively, column-and-post end connections shall be designed to resist the full compressive loads, neglecting end-bearing capacity. Column-and-post end connections shall be fastened to resist lateral and net induced uplift forces. Per section 2304.10.8 of CBC 2022.
RESPONSE:	Not part of our scope – Defer to engineer letter.

CORRECTION:	38. Provide continuity ties (interconnection, I.C.) between all portions of the structure. [ASCE 12.1.3]. See red marked plans.
RESPONSE:	Not part of our scope – Defer to engineer letter.
CORRECTION:	39. Call out anchor bolt size and spacing on foundation plan. Provide 1/2 " diameter imbedded 7" minimum at 6' o.c. maximum spacing (4' o.c. for 2 stories). [CRC R403.1.6]
RESPONSE:	Not part of our scope – Defer to engineer letter.
CORRECTION:	40. Specify size, spacing, ICC number and manufacturer of power driven pins. (Not permitted on perimeter footings.)
RESPONSE:	Not part of our scope – Defer to engineer letter.
CORRECTION:	41. Plans shall indicate method of verification of compliance with all CALGreen requirements. Third party or other methods shall demonstrate satisfactory conformance with mandatory measures. Include Mandatory Measures Checklist copies onto plans. Update 2022 Mandatory Measures Checklist. Mark all applicable items on the plans.
RESPONSE:	See pages A-03, A-03.2, A-04, A-04.2
CORRECTION:	NOTE: Due to the nature of the plans and missing information, additional corrections may be added at 2nd submittal and re-check is subject to a longer turnaround time.
RESPONSE:	This is noted.