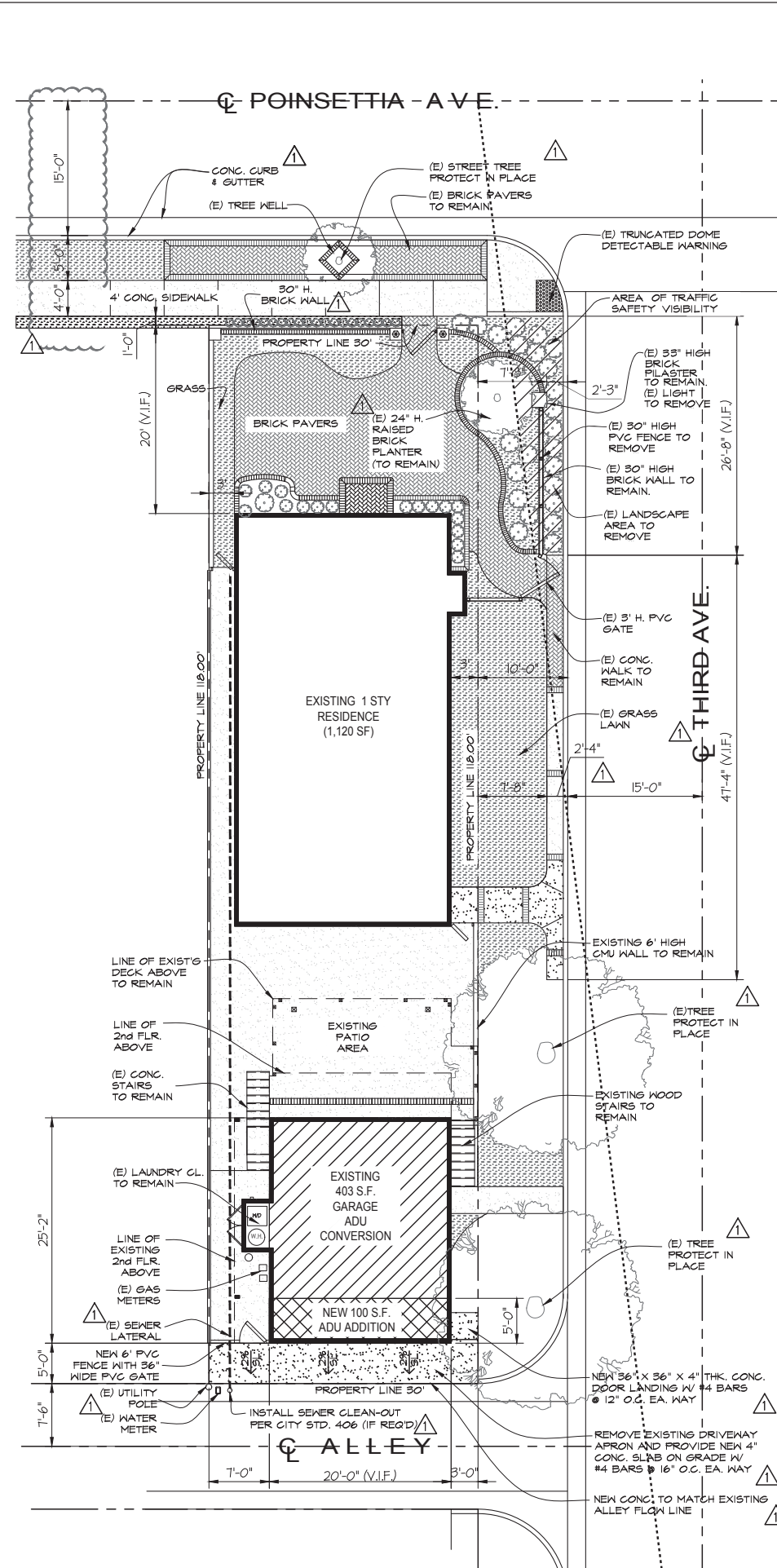


Attachment No. PC 5

Project Plans

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PLANNING DIVISION NOTES:

1. NO NEW LANDSCAPING WORK IS PROPOSED.
2. FENCES, HEDGES, WALLS, RETAINING WALLS, GUARDRAILS, AND HANDRAILS OR ANY COMBINATION THEREOF SHALL NOT EXCEED 42 INCHES FROM EXISTING GRADE BEFORE CONSTRUCTION WITHIN THE REQUIRED FRONT SETBACK AREA(S). SETBACKS ARE MEASURED TO FACE OF FINISH.

FLOOR AREA LIMITATION:

$$1.5 \times 2,232 \text{ S.F. (BUILDABLE AREA)} = \underline{3,348 \text{ MAX. S.F.}}$$

FLOOR AREA TABULATION.

EXISTING MAIN RESIDENCE FLOOR AREA= 1,120 S.F.
EXISTING APARTMENT FLOOR AREA= 607 S.F.
NEW ADU FLOOR AREA= 503 S.F.

NEW TOTAL FLOOR AREA= 2,230 S.F. < 3,348 S.F.

PUBLIC WORKS NOTES:

1. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT OF WAY.
2. IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, ALLEY/STREET PAVEMENT, AND OTHER PUBLIC IMPROVEMENTS WILL BE REQUIRED BY THE CITY AT THE TIME OF FINALE CONSTRUCTION COMPLETION. ADDITIONALLY, IF EXISTING UTILITIES LOCATED THERE ARE DEEMED SUBSTANDARD, A NEW 1-INCH WATER SERVICE, WATER METER BOX, SEWER LATERAL AND/OR CLEANOUT WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (MUNICIPAL CODES 14.20.020). SAID DETERMINATION AND THE EXTENT OF THE RECONSTRUCTION WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR. CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PUBLIC RIGHT OF WAY AT ALL TIMES DURING THE CONSTRUCTION PROJECT. A STOP WORK ORDER MAY BE ISSUED FOR ANY DAMAGE OR UNMAINTAINED PORTION OF THE PUBLIC RIGHT OF WAY.

3. ALL EXISTING NON-STANDARD PAVING IMPROVEMENTS, WALLS, FENCES, PLANTERS, TREES NOTED ON PLAN AND THAT ARE LOCATED IN THE PUBLIC RIGHT OF WAY ALONG POINSETTIA AVE AND THIRD AVENUE SHALL REMAIN AND BE PROTECTED IN PLACE. PLANNING COMMISSION APPROVAL TO WAIVER CITY COUNCIL POLICY L-6 AND AN ENCROACHMENT PERMIT AND ENCROACHMENT AGREEMENT SHALL BE OBTAINED. THE ENCROACHMENTS SHALL BE RESOLVED PRIOR TO BUILDING PERMIT FINAL.

ADDRESS:

520 POINSETTIA AVE
NEWPORT BEACH, CA. 92625
LOT SIZE: 118' X 30'
A.P.N. 459 222 10
ZONING R-2
LOT NO. 22
BLOCK NO. 543

MINIMUM SETBACKS:

- FRONT: 20'
- SIDE: 3'
- REAR: 5'

BUILDING AREA SUMMARY

(E) LIVING AREA:		
FRONT UNIT FLOOR AREA:	1,120	SQ. FT.
2nd FLR. REAR UNIT FLOOR AREA:	607	SQ. FT.
TOTAL LIVING FLOOR AREA:	1,727	SQ. FT.
(E) 2ND FLR. DECK	257	SQ. FT.
(E) GARAGE	403	SQ. FT.
<hr/>		
TOTAL (E) BUILDING FOOTPRINT:	1,727	SQ. FT.
(N) ADU FLOOR AREA:	100	SQ. FT.
TOTAL (N) BUILDING FOOTPRINT:	1,827	SQ. FT.

LOT AREA :	3,540 SQ. FT.
EXISTING LOT COVERAGE AREA :	1,984 SQ. FT. = 56%
PROPOSED LOT COVERAGE AREA :	2,084 SQ. FT. = 59%

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN IS STRICTLY PROHIBITED.

DATE: 01/06/22

ARCHITECT: M. SHEWBRIDGE

DRAWN BY: M S

CHECKED BY: M. SHEWBRIDGE

REVISIONS

REV	DATE	DESCRIPTION	BY
AB	01.06.23	AS-BUILT PLAN	MS
-	01.16.23	PRELIMINARY PLAN	MS
-	01.30.23	70% COMPLETE REVIEW	MS
-	02.28.23	90% PC SUBMIT	MS
1	02.05.24	BACK CHECK 1	MS
2	04.08.24	BACK CHECK 2	MS
3			

PROJECT:

NEW ADU / GARAGE CONVERSION

520 POINSETTIA AVE
NEWPORT BEACH, CA 92625

| Michael Shewbridge, Architect

*Architectural Consulting Services
8700 Warner Avenue, Suite #280
Fountain Valley, California 92708
714-396-3282
m.shewbridge@outlook.com*

STAMP



LOCATION:
520 POINSETTIA AVE
NEWPORT BEACH CA 92625

TITLE: SITE PLAN

SHEET NUMBER:

A-1.0



SCALE: $\frac{1}{8}" = 1'-0"$

[illegible]