



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

June 13, 2019
Agenda Item No. 4

SUBJECT: Glidewell Residence (PA2019-053)
▪ Coastal Development Permit No. CD2019-014

SITE LOCATION: 2300 Mesa Drive

APPLICANT: Glidewell Laboratories

OWNER: James Glidewell

PLANNER: David S. Lee, Assistant Planner
949-644-3225, dlee@newportbeachca.gov

LAND USE AND ZONING

- **General Plan:** RS-D (Single-Unit Residential Detached)
- **Zoning District:** SP-7 Residential Equestrian (Santa Ana Heights Specific Plan)
- **Coastal Land Use Category:** RSD-A (Single-Unit Residential Detached) (0.0 - 0.9 DU/AC)
- **Coastal Zoning District:** SP-7 (Santa Ana Heights Specific Plan)

PROJECT SUMMARY

A request for a coastal development permit (CDP) to allow the addition of a 3,120-square-foot solarium, 4,422-square-foot basement, 437-square-foot kitchen expansion, 332-square-foot stair enclosure and bathrooms, and a 1,543-square-foot covered outdoor patio to an existing single-family residence. A CDP is required because the proposed square footage exceeds 10 percent of the existing square footage. The proposed project complies with all applicable development standards including height and setbacks. No deviations are requested.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
- 3) Adopt draft Zoning Administrator Resolution No. ___ approving Coastal Development Permit No. CD2019-014 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The subject property is located in the SP-7 (Santa Ana Heights Specific Plan) Coastal Zoning District, which provides for detached single-unit residential development and is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code. A coastal development permit is required, and the property is not eligible for a waiver for de minimis development because the property is located in the Coastal Commission Appeal Area.
- The property currently consists of one legal lot developed with a single-family residential estate. The neighborhood is predominantly developed with two- and three-story, single-family residences. Properties located southwest of Mesa Drive consist of other similar residential estates. The proposed design, bulk, and scale of the development is consistent with the existing neighborhood pattern of development and expected future development consistent with applicable development standards.
- The proposed project will conform to all applicable development standards, including setbacks and height, as evidenced by the project plans and illustrated in Table 1 below. There are no requirements for maximum floor area or lot coverage in SP-7 Residential Equestrian.

Table 1 – Development Standards		
Development Standard	Standard	Proposed
Setbacks (min.)		
Front	20 feet	75 feet
Left Side	5 feet	18 feet (new construction)
Right Side	5 feet	70 feet (new construction)
Rear	25 feet	170 feet
Parking (min.)	3-car garage	3-car garage
Height (max.)	35'	34'-3"
Floor Area	No limit	35,89 sq. ft.

Hazards

- Pursuant to Newport Beach Municipal Code (NBMC) Section 21.30.030(C)(3)(i)(iv), the property owner will be required to enter into an agreement with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). The property owner will also be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority, consistent with NBMC Section

21.30.015(D)(3)(c). Both requirements are included as conditions of approval that will need to be satisfied prior to the issuance of building permits for construction.

- The property is located in an area known for the potential for seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of a building permit. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC prior to building permit issuance.

Water Quality

- Pursuant to Municipal Code Section 21.35.050, due to the proximity of the development to the shoreline and the development containing more than 2,500 square feet of impervious surface area, a Water Quality Management Plan (WQMP) is required. A WQMP prepared by Javaid M. Aslam, P.E., dated March 5, 2019, has been submitted and will be reviewed by the City's Engineer Geologist. The WQMP includes a polluted runoff and hydrologic site characterization, a sizing standard for Best Management Practices (BMPs), use of an LID approach to retain the design storm runoff volume on site, and documentation of the expected effectiveness of the proposed BMPs.

Public Access and Views

- The project site is located in Santa Ana Heights between the nearest public road and the sea. Implementation Plan Section 21.30A.040 requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project is an addition to an existing single-family residence. Therefore, the project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities. Furthermore, the project is designed and sited so as not to block or impede existing public access opportunities.
- Vertical and lateral access to the back bay is available near the site through various hiking and biking trails accessible from Mesa Drive.
- The project site is not located adjacent to a coastal view road, public viewpoint, public park or beach, or public accessway, as identified in the Coastal Land Use Plan. Furthermore, an investigation of the project site and surrounding area did not identify any other public view opportunities. The project site may be located within the viewshed of distant public viewing areas. The project is an addition to an existing single-family residence that complies with all applicable Local Coastal Program

(LCP) development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Therefore, the project does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts to public views.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment. The Class 1 exemption includes the additions to existing structures. The proposed project is the addition of a solarium with a basement below, kitchen expansion, stair enclosure and bathrooms, and covered outdoor patio to an existing single-family residence.

PUBLIC NOTICE

Notice of this public hearing was published in the Daily Pilot, mailed to all owners and residential occupants of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD

This action shall become final and effective 14 days following the date the Resolution is adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 21 (Local Coastal Implementation Plan) of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



David S. Lee, Assistant Planner
JM/dl

Attachments: ZA 1 Draft Resolution
 ZA 2 Vicinity Map
 ZA 3 Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2019-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING COASTAL DEVELOPMENT PERMIT NO. CD2019-014 FOR AN ADDITION AND REMODEL TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 2300 MESA DRIVE (PA2019-053)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Glidewell Laboratories, with respect to property located at 2300 Mesa Drive, and legally described as Lot 152 of Block 51, requesting approval of a Coastal Development Permit (CDP).
2. The applicant proposes the addition of a 3,120-square-foot solarium, 4,422-square-foot basement, 437-square-foot kitchen expansion, 332-square-foot stair enclosure and, bathrooms, and a 1,543-square-foot covered outdoor patio to an existing single-family residence. No work will be conducted bayward of the existing property. The proposed development also includes additional appurtenances such as walls, fences, patios, hardscape, drainage devices, and landscaping.
3. The subject property is located within the Santa Ana Heights Specific Plan (SP-7) Residential Equestrian Zoning District and the General Plan Land Use Element category is Single-Unit Residential Detached (RS-D).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is Single Unit Residential Detached (RSD-A) and the Coastal Zoning District is Santa Ana Heights Specific Plan (SP-7).
5. A public hearing was held on June 13, 2019, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place, and purpose of the hearing was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project is categorically exempt pursuant to Title 14 of the California Code of Regulations (Section 15315, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities), because it has no potential to have a significant effect on the environment.
2. The Class 1 exemption includes the additions to existing structures. The proposed project is the addition of a solarium with basement below, kitchen expansion, stair

enclosure and bathrooms, and covered outdoor patio to an existing single-family residence.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 21.52.015 (Findings and Decision) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

A. Conforms to all applicable sections of the certified Local Coastal Program.

Facts in Support of Finding:

1. The subject property is currently developed with an existing 27,278-square-foot single-family residence on an existing lot designated for residential development by the Local Coastal Program.
2. The proposed additions conform to all applicable development standards, including setbacks, height, and parking.
 - a. The proposed addition complies with the required setbacks, which are 20 feet along the property line abutting Mesa Drive, 25 feet abutting the rear property line, and 5 feet along each side property line. The proposed kitchen expansion on the eastern side of the lot is approximately 18 feet from the side property line and the proposed covered outdoor patio on the western side of the lot is approximately 70 feet from the side property line.
 - b. The highest ridge of the proposed addition complies with the maximum height requirement, which is 35 feet from established grade.
 - c. The proposed development provides a three-car garage, meeting the minimum garage requirement for a single-family residence exceeding 4,000 square feet of habitable floor area.
3. The neighborhood is predominantly developed with two- and three-story single-family residences. The proposed design, bulk, and scale of the development is consistent with the existing neighborhood pattern of development and expected future development.
4. Pursuant to Municipal Code Section 21.35.050, due to the proximity of the development to the shoreline and the development containing more than 2,500 square feet of impervious surface area, a Water Quality Management Plan (WQMP) is required. A WQMP prepared by Javaid M. Aslam, P.E., dated March 5, 2019, has been submitted and will be reviewed by the City's Engineer Geologist. The WQMP includes a polluted runoff and hydrologic site characterization, a sizing standard for Best Management Practices (BMPs), use of an LID approach to retain the design storm runoff volume on site, and documentation of the expected effectiveness of the proposed BMPs.

4. The property is located in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC prior to building permit issuance.
5. The project site is not located adjacent to a coastal view road, public viewpoint, public park or beach, or public accessway, as identified in the Coastal Land Use Plan. Furthermore, an investigation of the project site and surrounding area did not identify any other public view opportunities. The project site may be located within the viewshed of distant public viewing areas. The project is an addition to an existing single-family residence that complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Therefore, the project does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts to public views.

Finding:

- B. Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.*

Fact in Support of Finding:

1. The project site is located in West Newport between the nearest public road and the sea. Implementation Plan Section 21.30A.040 requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project is an addition to an existing single-family residence. Therefore, the project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities. Furthermore, the project is designed and sited so as not to block or impede existing public access opportunities.
2. Vertical and lateral access to the back bay is available near the site through various hiking and biking trails accessible from Mesa Drive.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit No. CD2019-014, subject to the conditions set forth in Exhibit "A," which is attached hereto and incorporated by reference.

2. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 21 Local Coastal Implementation Plan, of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

PASSED, APPROVED, AND ADOPTED THIS 13TH DAY OF JUNE, 2019.

Rosalinh Ung, Zoning Administrator

EXHIBIT "A"**CONDITIONS OF APPROVAL**

1. The development shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new Coastal Development Permit.
3. Coastal Development Permit No. CD2019-014 shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.
4. Prior to the issuance of a building permit, the property owner shall submit a notarized signed letter acknowledging all hazards present at the site, assuming the risk of injury or damage from such hazards, unconditionally waiving any claims of damage against the City from such hazards, and to indemnify and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of development.
5. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter sensitive habitat, receiving waters, or a storm drain or result in impacts to environmentally sensitive habitat areas, streams, the beach, wetlands or their buffers.
6. This approval does not authorize any new or existing improvements (including landscaping) on State tidelands, public beaches, or the public right-of-way.
7. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.
8. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stock-piles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.

9. Trash and debris shall be disposed in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
10. Prior to issuance of building permits, the final WQHP/WQMP shall be reviewed and approved by the Building Division. Implementation shall be in compliance with the WQHP/WQMP and any changes could require separate review and approval by the Building Division.
11. Prior to the issuance of building permits, the applicant shall submit a final drainage and grading plan. The plan shall be subject to the review and approval by the Building Division.
12. Prior to the issuance of building permits, the applicant shall submit a final landscape and irrigation plan. These plans shall incorporate drought tolerant plantings, non-invasive plant species and water efficient irrigation design. The plans shall be approved by the Planning Division.
13. All landscape materials and irrigation systems shall be maintained in accordance with the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.
14. The applicant is responsible for compliance with the Migratory Bird Treaty Act (MBTA). In compliance with the MBTA, grading, brush removal, building demolition, tree trimming, and similar construction activities shall occur between August 16 and January 31, outside of the peak nesting period. If such activities must occur inside the peak nesting season from February 1 to August 15, compliance with the following is required to prevent the taking of Native Birds pursuant to MBTA:
 - A. The construction area shall be inspected for active nests. If birds are observed flying from a nest or sitting on a nest, it can be assumed that the nest is active. Construction activity within 300 feet of an active nest shall be delayed until the nest is no longer active. Continue to observe the nest until the chicks have left the nest and activity is no longer observed. When the nest is no longer active, construction activity can continue in the nest area.
 - B. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and to determine when it is safe to commence construction activities. If an active nest is found, one or two short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.
15. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.

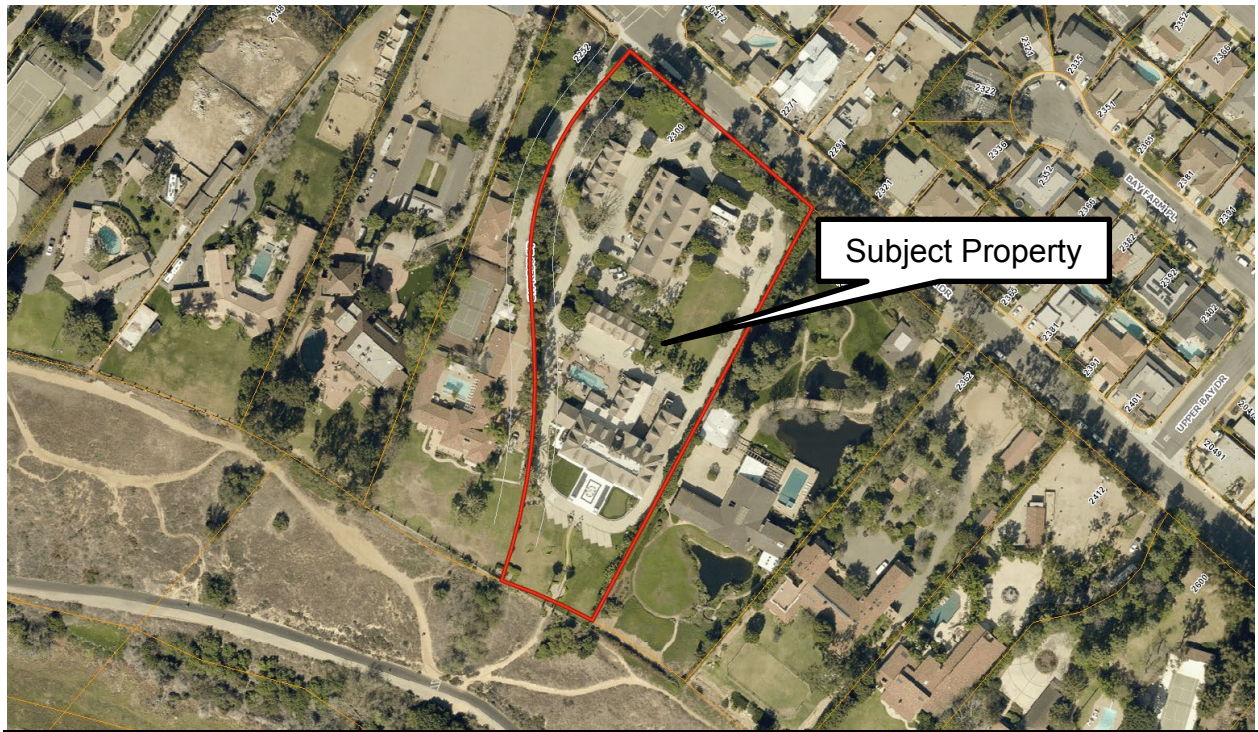
16. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Coastal Development Permit.
17. This Coastal Development Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
18. Prior to issuance of the building permits, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.
19. Prior to issuance of building permits, the applicant shall submit to the Planning Division an additional copy of the approved architectural plans for inclusion in the Coastal Development file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11 inches by 17 inches. The plans shall accurately depict the elements approved by this Coastal Development Permit.
20. Prior to the issuance of building permits, the applicant shall submit a final construction erosion control plan. The plan shall be subject to the review and approval by the Building Division.
21. Prior to the issuance of building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
22. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner, or the leasing agent.
23. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 21 Planning and Zoning of the Newport Beach Municipal Code.
24. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of Glidewell Residence Coastal Development Permit including, but not limited to, Coastal Development Permit No. CD2019-014 (PA2019-053). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes

of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit No. CD2019-014
PA2019-053

2300 Mesa Drive

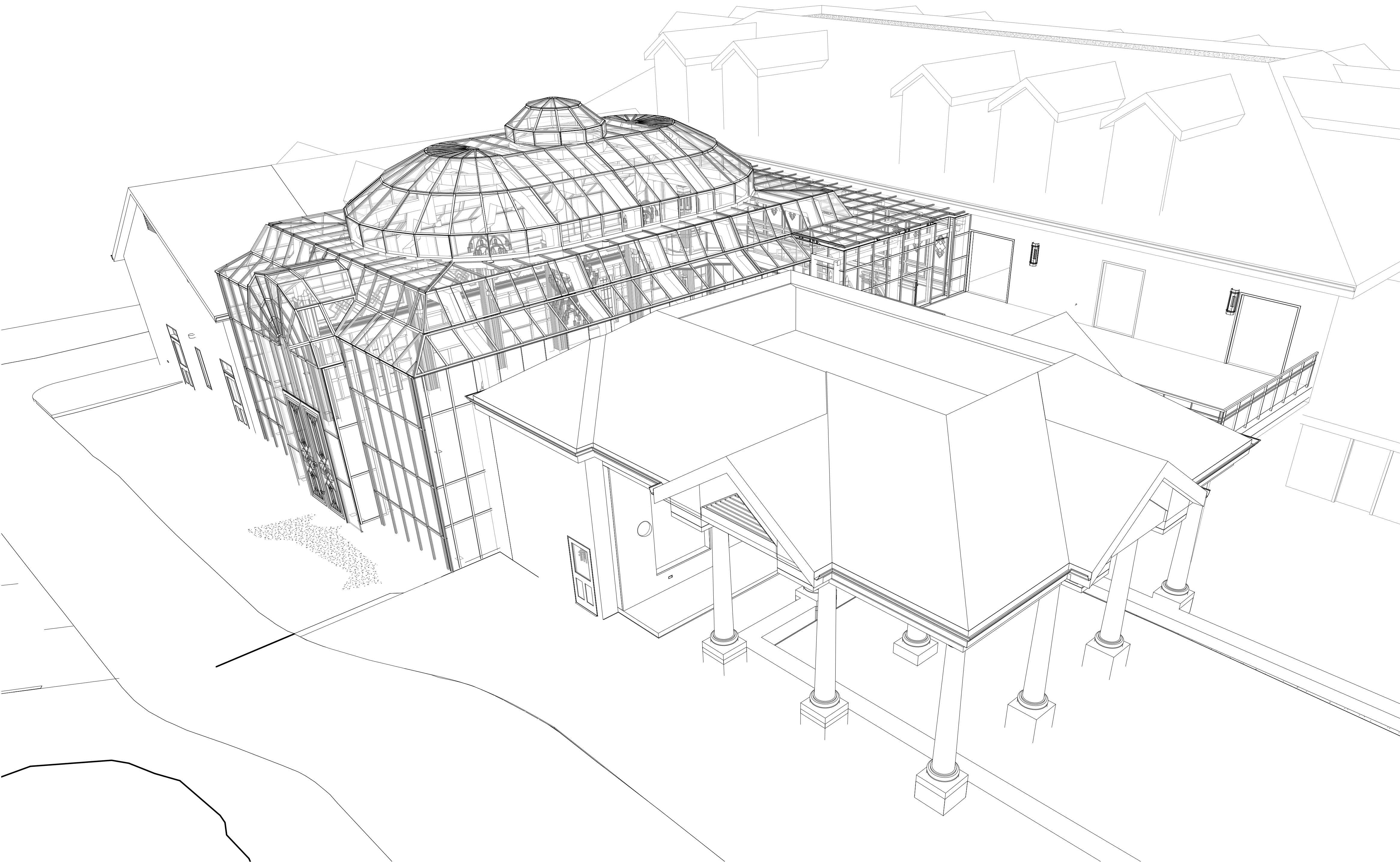
Attachment No. ZA 3

Project Plans

GLIDEWELL RESIDENCE REMODEL

SOLARIUM, POOLHOUSE & BASEMENT ADDITION

2300 MESA DRIVE, NEWPORT BEACH, CA, 92660



OWNER:
MR. JAMES GLIDEWELL
2300 MESA DRIVE,
NEWPORT BEACH, CA, 92660
TEL: (949) 225-1217

ARCHITECT:
GLIDEWELL DESIGN & BUILD GROUP
2162 MICHELSON DRIVE, IRVINE, CA, 92612
CONTACT: YULIS AYTON, AIA.
EMAIL: YULIS.AYTON@GLIDEWELLDENTAL.COM
TEL: (949) 222-3548

STRUCTURAL ENGINEER:
GOUVIS ENGINEERING CONSULTING GROUP
15 STUDEBAKER, IRVINE, CA, 92618
CONTACT: MIKE HOUSHMAND
EMAIL: MHOUSHMAND@GOUVISGROUP.COM
TEL: (949)590-9008

MEP ENGINEER:
GOUVIS ENGINEERING CONSULTING GROUP
15 STUDEBAKER, IRVINE, CA, 92618
CONTACT: KATE KOH
EMAIL: KOH@GOUVISGROUP.COM
TEL: (949)590-9008

CIVIL ENGINEER:
CIVIL TRANS, INC.
732 N. DIAMOND BAR BLVD, SUITE 128
DIAMOND BAR, CA, 91765
CONTACT: JAY ASLAM, P.E., ASCE.
EMAIL: CTRANS@VERIZON.NET
TEL: (909)396-1131
FAX: (909)396-0328

SOIL ENGINEER:
GLOBAL GEO-ENGINEERING, INC.
3 CORPORATE PARK, SUITE 270
IRVINE, CA 92606
CONTACT: MOHAN B. UPASANI
EMAIL: MOHAN@GLOBALGEO.NET
TEL: (949)697-8595
FAX: (949)221-0091

GLASS ROOF DESIGN/BUILDER:
INTER-SKY, INC.
20431 JAMES BAY CIRCLE
LAKE FOREST, CA, 92630
CONTACT: YVETTE LALONDE
EMAIL: YVETTE@INTER-SKY.COM
TEL: (714)972-9112

LIGHTING DESIGNER (BASEMENT):
THEIA LIGHTING DESIGN
LONG BEACH, CA, 92630
CONTACT: KATHRYN TOTH
EMAIL: KTOOTH@THEIALIGHTING.COM
TEL: (562)269-3770



PROJECT NAME:
GLIDEWELL RESIDENCE REMODEL

SITE ADDRESS:
2300 MESA DRIVE, NEWPORT BEACH, CA, 92660
PLAN CHECK NUMBER: 2825-2018

These drawings, specifications, and copies are the exclusive property of Glidewell Dental Laboratories, Operations Department. They are to be used only with respect to this project. No part of these documents can be copied, transferred or reproduced without written consent from Glidewell Laboratories, Operations Department.

REVISION NUMBER	REVISION DATE	REVISION DESCRIPTION
1	3/15/2019	PLAN CHECK CORRECTIONS

DRAWN BY: DH, MA, YA

CHECK BY: YA, MF

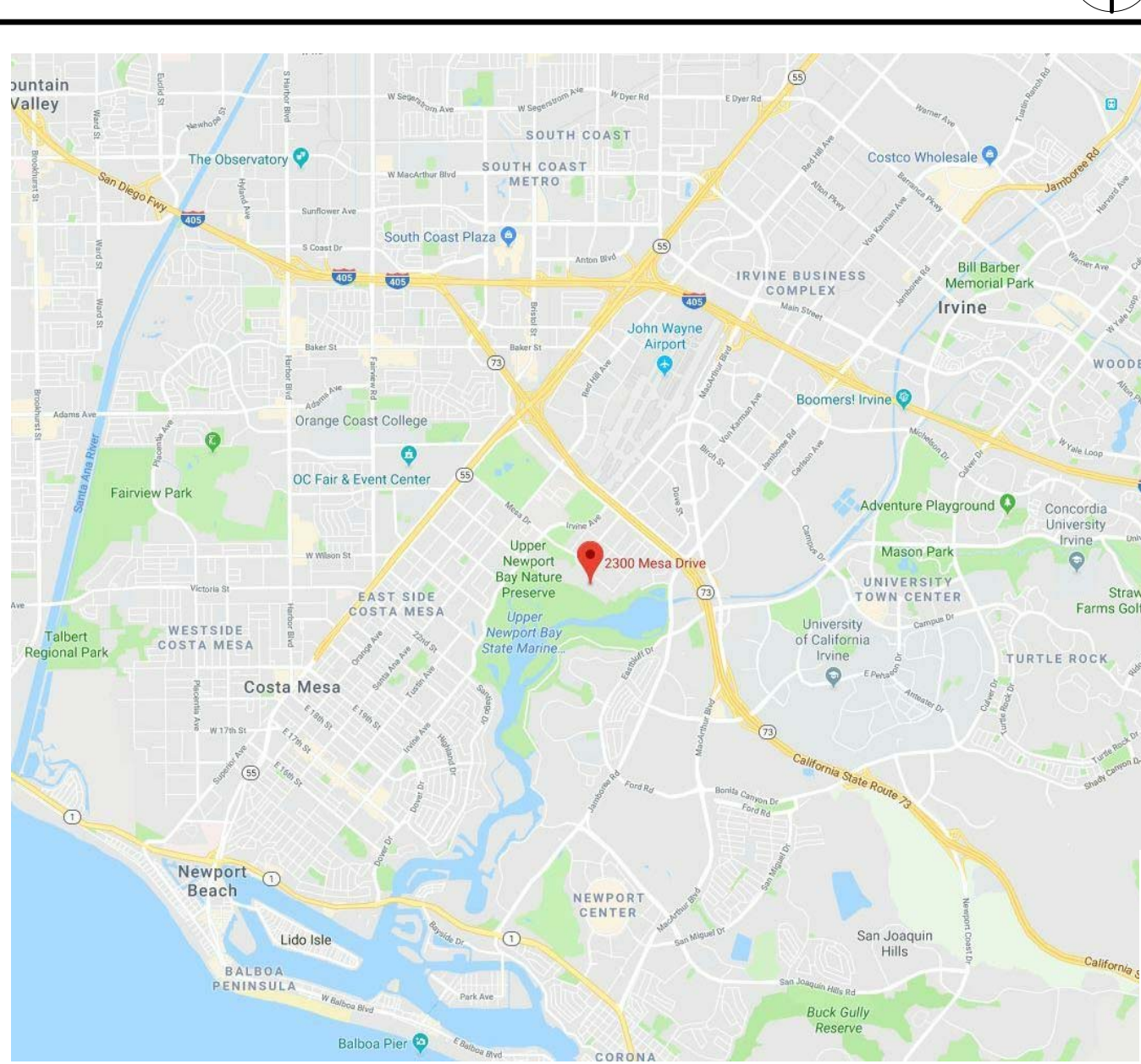
ISSUE DATE: 05/17/2019

SCALE:

SHEET NAME:
COVER SHEET

SHEET NUMBER:
A0.00

VICINITY MAP



LOCATION MAP



PROJECT DESCRIPTION

THE PROJECT CONSISTS OF DEMOLISHING THE EXISTING ICE CREAM PARLOR WING OF ABOUT 990 SQ FT., AND AN ADDITION OF A NEW BASEMENT OF APPROXIMATELY 4,374 SQ FT, A NEW SOLARIUM OF 3,021 SQ FT, NEW LOGGIA: 1,511 SQ FT, NEW POOL HOUSE 387 SQ FT, KITCHEN ADDITION: 373 SQ FT, TRASH ENCLOSURE: 64 SQ FT. THE BASEMENT INTENDED USES ARE: KIDS LIBRARY, KIDS PLAY AREA, FAMILY LOUNGE BAR, WINE TASTING, ENTERTAINMENT THEATER, POWDER ROOM & SMALL EQUIPMENT AREA. THE SOLARIUM INTENDED USES ARE: FAMILY LOUNGE, READING, TEA SERVICE, AND MEDITATION AREA.

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
CITY OF NEWPORT BEACH AMMENDMENTS

DEFERRED SUBMITTALS

- FIRE SPRINKLERS
- POOL

NOTE: DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY.

GENERAL NOTE:

- AN APPROVED ENCROAHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
- 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 PRIVATE CONSTRUCTION COMPLETION. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (MUNICIPAL CODES 14.24.020 AND 14.08.030). SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.
- AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVMENTS WITHIN THE PUBLIC RIGHT OF WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6.

PROJECT DATA

PROJECT ADDRESS: 2300 MESA DRIVE, NEWPORT BEACH, CA, 92660
PLANNING ZONE: SP-7 (REQ)
CONSTRUCTION TYPE: VB - SPRINKLERED PER NFPA 13D
OCCUPANCY TYPE: R-3
USE: SINGLE FAMILY RESIDENCE
APN NUMBER: 439 051 01
LEGAL DESCRIPTION:
LOT SIZE: 157,530 SQ FT (3.62 ACRES)
BUILDABLE AREA: 155,061 SQ FT
ALLOWABLE MAX FLOOR AREA: N/A
BUILDING HEIGHT: 24'-0" ABOVE NATURAL GRADE (AT FLAT ROOF)
29'-0" ABOVE NATURAL GRADE (AT ROOF RIDGE)
NUMBER OF STORY: TWO WITH BASEMENT

BUILDING AREA ANALYSIS:

NEW ADDITION AREA		AREA (SQ.FT.)
KITCHEN EXPANSION:		437
FIRST FLOOR POOL/LOGGIA:		1,898
SECOND FLOOR BALCONY:		500
BASEMENT:		4,410
FIRST FLOOR SOLARIUM:		3,120
KITCHEN ROOF WELL:		190
LOGGIA ROOF EQUIP WELL:		470
TOTAL ADDITION:		11,025

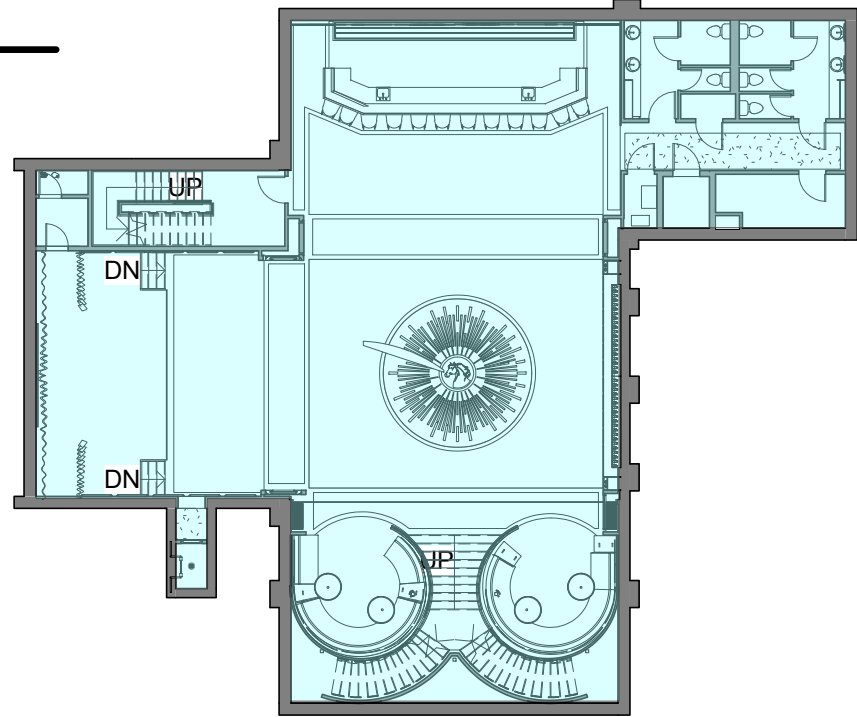
CONDITIONED & UNCONDITIONED SPACE

CONDITIONED	EXISTING AREA (SQ.FT.)	NEW AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
EXISTING TO REMAIN FIRST FLOOR GROSS AREA:	7,964		
EXISTING TO REMAIN SECOND FLOOR GROSS AREA:	4,240		
NEW BASEMENT		4,410	
NEW KITCHEN EXPANSION		437	
TOTAL:	12,204	4,947	17,051

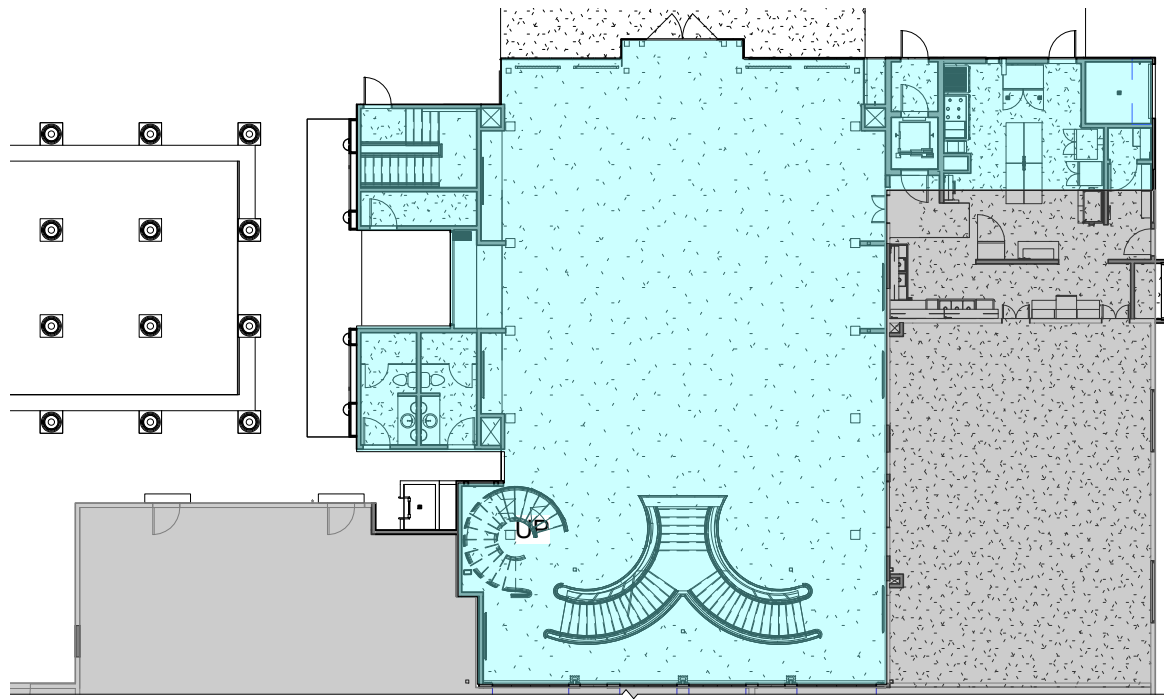
UNCONDITIONED	EXISTING AREA (SQ.FT.)	NEW AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
EXISTING 2 CAR GARAGE:	624		
EXISTING OUTDOOR PATIO:	2,728		
NEW FIRST FLOOR POOL/LOGGIA:		1,898	
NEW SECOND FLOOR BALCONY:		500	
NEW FIRST FLOOR SOLARIUM:		3,120	
NEW KITCHEN ROOF WELL:		190	
NEW LOGGIA, ROOF EQUIP WELL:		470	
TOTAL:	3,352	6,178	9,530

TOTAL CONDITIONED & UNCONDITIONED SPACE:	26,581
TOTAL PROPOSED ENCLOSED AREA: AREAS HIGHLIGHTED IN BLUE BELOW	8,950

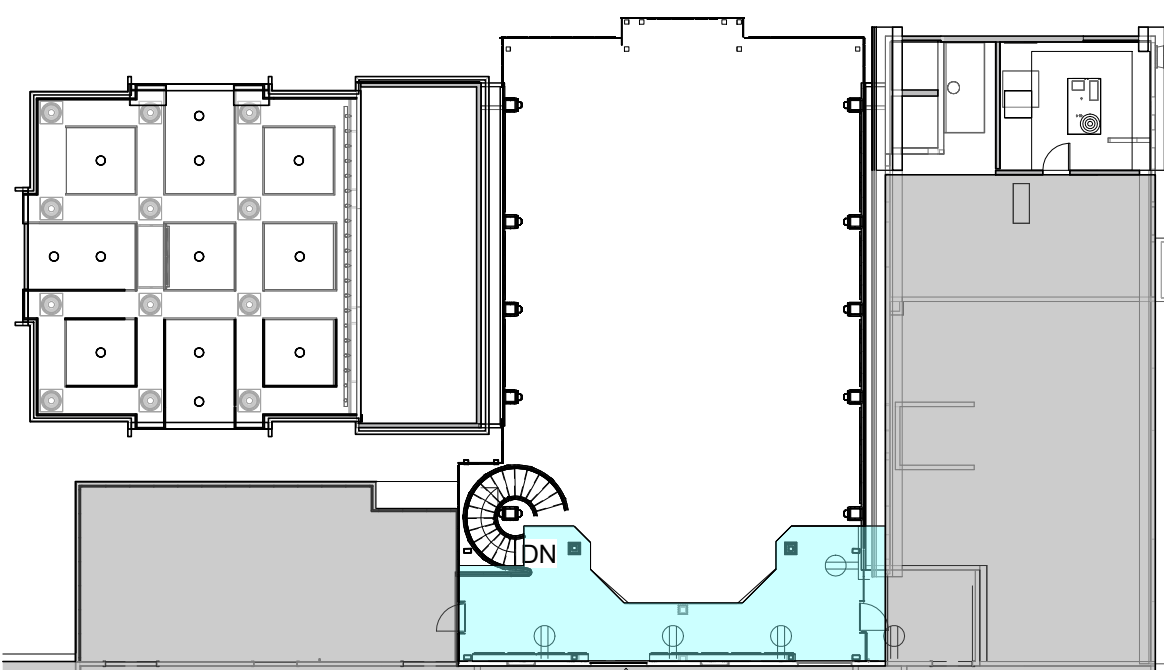
BASEMENT



LEVEL 1



LEVEL 2



BLUE HATCH INDICATES PROPOSED ENCLOSED AREA
GRAY HATCH INDICATES EXISTING ENCLOSED AREA

SHEET INDEX

ARCHITECTURAL

- A0.00 COVER SHEET
- A0.01 PROJECT INFORMATION
- A0.02 SURVEY
- A0.03 SOILS REPORT

CIVIL ENGINEERING

- C-1 TITLE SHEET NOTES
- C-2 GRADING PLAN
- C-3 SECTIONS- DETAILS

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- A0.11 GENERAL NOTES
- A0.12 GENERAL NOTES
- A0.20 SPECIFICATIONS
- A0.21 FINISH SCHEDULE
- A0.30 WALL TYPE SCHEDULE
- A0.31 DOORS, WINDOWS AND KITCHEN EQUIPMENT SCHEDULE
- A0.40 SITE PLAN
- A0.50 ENLARGED SITE PLAN
- A1.11 DEMO/EXISTING PLAN OVERALL LEVEL 1
- A1.12 DEMO/EXISTING PLAN LEVEL 2
- A1.20 CONSTRUCTION PLAN BASEMENT
- A1.21 CONSTRUCTION PLAN LEVEL 1
- A1.22 CONSTRUCTION PLAN LEVEL 2
- A1.23 ROOF PLAN
- A2.10 NORTH & EAST ELEVATION
- A2.11 WEST ELEVATION & SOUTH ELEVATION
- A3.11 SECTION
- A3.12 SECTION
- A3.13 SECTION
- A3.14 SECTION
- A3.15 SECTION
- A3.16 SECTION
- A4.212 ENL PLAN KITCHEN
- A4.213 ENL PLAN POOL LOGGIA
- A4.214 ENL RCP LOGGIA AND SOLARIUM
- A4.601 ENL PLAN BASEMENT BAR POWER/DATA
- A6.00 ENL PLANS - STAIRS A & B
- A6.01 STAIR A SECTIONS & ELEVATIONS
- A6.02 STAIR B SECTIONS & ELEVATIONS
- A6.03 STAIR C - PLANS & SECTIONS
- A6.04 STAIRS DETAILS
- A6.05 STAIRS DETAILS
- A6.06 ELEVATOR SECTIONS & ELEVATIONS
- A6.07 BASEMENT EGRESS WINDOW PLANS & SECTIONS
- A7.00 FLOOR DETAILS
- A7.01 FLOOR DETAILS
- A7.02 ROOF DETAILS
- A7.03 ROOF DETAILS
- A7.04 CEILING DETAILS
- A7.05 CEILING DETAILS
- A7.06 THRESHOLD DETAILS

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- LT0.01 BASEMENT LIGHTING SCHEDULE
- LT0.02 LIGHTING ZONE/PROGRAMING
- LT1.20 BASEMENT FLOOR/WALL LIGHTING PLAN
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- SN-1B STRUCTURAL DETAILS & NOTES
- SN-2 STRUCTURAL DETAILS & NOTES
- SN-3 STRUCTURAL DETAILS AND NOTES
- S-1.1 FOUNDATION PLAN
- S-1.2 BASEMENT FRAMING PLAN
- S-1.3 ROOF FRAMING PLAN AND PARTIAL POOL FOUNDATION PLAN
- S-1.4 ROOF FRAMING PLAN
- SD-1 TOP OF SLAB FOUNDATION DETAILS
- SD-1A STRUCTURAL CONVENTIONAL FOUNDATION DETAILS
- SD-1B STRUCTURAL MAT FOUNDATION DETAILS AND NOTES
- SD-2 STRUCTURAL DETAILS AND NOTES
- SD-3 STRUCTURAL DETAILS
- SD-4 STRUCTURAL DETAILS
- SD-5 STRUCTURAL CONCRETE DETAILS
- SD-6 STRUCTURAL CONCRETE DETAILS
- SD-7 STRUCTURAL CONCRETE DETAILS
- S-RW RETAINING WALL, SHORING DETAILS AND NOTES

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- E-0.2 ABBREVIATIONS & SYMBOL LIST
- E-0.3 ELECTRICAL DETAILS
- E-0.4 DEMO/EXISTING SINGLE LINE DIAGRAM
- E-0.5 ELECTRICAL LOAD CALCULATIONS AND SINGLE DIAGRAM
- E-0.6 ELECTRICAL PANEL SCHEDULES
- E-1.1 ELECTRICAL SITE PLAN
- E-2.1 DEMO PLAN FIRST FLOOR
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- T24-MM TITLE 24 FORMS MANDATORY MEASURES
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- P-0.2 CALCULATIONS
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- P-3.2 1ST FLOOR PLAN COLD / HOT WATER AND NATURAL GAS
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- P-3.4 BASEMENT FLOOR PLAN WASTER / VENT PIPING AND FC CONDENSATE
- P-3.5 1ST FLOOR PLAN WASTE / VENT PIPING AND FC CONDENSATE
- P-3.6 2ND FLOOR / ROOF PLAN WASTE / VENT PIPING AND FC CONDENSATE DETAILS
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- M-0.1 GENERAL NOTES AND LEGENDS
- M-0.2 EQUIPMENT SCHEDULE
- M-3.1 HVAC BASEMENT FLOOR PLAN
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- MD-1 MECHANICAL DETAILS

GLASS ROOF BY INTERSKY

- 100 COVER SHEET ANF GENERAL NOTES

- 200 PLAN VIEW
- 201 EAST ELEVATION VIEW
- 202 FRONT ELEVATION
- 203 WEST ELEVATION
- 204 SECTION VIEW
- 205 SECTION @ TRUSS 5
- 206 SECTION @ TRUSS 4
- 207 SECTION @ TRUSS 3
- 208 SECTION @ TRUSS 2
- 209 SECTION @ TRUSS 1
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- 300 STEEL PLAN VIEW
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- 302 SECTION @ TRUSS 5
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- 304 SECTION @ TRUSS 3
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- 307 BALCONY SECTION VIEW
- 308 BASE PLATE DETAILS
- 309 BASE PLATE DETAILS
- 310 STEEL CONNECTION DETAILS
- 311 STEEL CONNECTION DETAILS
- 312 STEEL CONNECTION DETAILS
- 313 STEEL CONNECTION DETAILS
- 314 STEEL CONNECTION DETAILS

- 500-508 SKYLIGHT DETAILS



PROJECT NAME:
GLIDEWELL RESIDENCE REMODEL

PROJECT NAME:

SITE ADDRESS:
2300 MESA DRIVE, NEWPORT BEACH, CA, 92660
PLAN CHECK NUMBER: 2825-2018

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REVISION NUMBER	REVISION DATE	REVISION DESCRIPTION
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DRAWN BY: DH, MA, YA

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ISSUE DATE: 05/17/2019

SCALE: As indicated

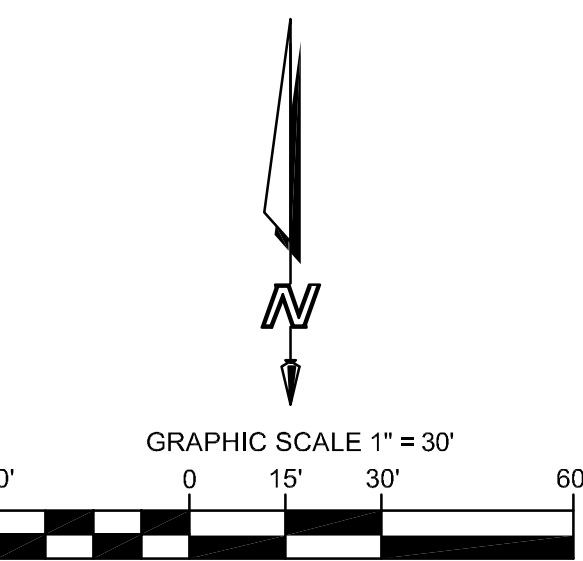
SHEET NAME:

PROJECT INFORMATION

SHEET NUMBER:

A0.01

2300 MESA DRIVE, CITY OF
NEWPORT BEACH, ORANGE COUNTY
STATE OF CALIFORNIA



1 THIS SURVEY WAS PERFORMED ON AUGUST 31, 2017.

2

3 BASIS OF BEARINGS BEING THE CENTERLINE OF MASSA DRIVE PER RECORD OF

4 SURVEY BOOK 29, PAGE 3, COUNTY OF SAN DIEGO, A BEARING OF S50°14'45"E

5

6 ELEVATION SHOWN HEREON ARE BASED PER ORANGE COUNTY SURVEY BENCHMARK

7 DESIGNATION 3N-04-89, BEING A 3-3/4" DCS ALUMINUM DISC, STAMPED "44987" SET

8 IN THE NORTHWEST CORNER OF THE INTERSECTION OF MASSA DRIVE AND JARVIS

9 ROAD, JUST SOUTH OF THE SAN DIEGO CREEK OVERCROSSING, 34.96 FEET SOUTH

10 OF THE CENTERLINE OF THE BRIDGE, LEVEL WITH THE SIDEWALK. ELEVATION

11 25.339 FEET (NAVD83)

12

13 PROPERTY BOUNDARIES SHOWN HEREON IF ANY ARE BASED ON MISCELLANEOUS












































14 SURVEY INSTRUMENTS OR RECORDS, AND ARE NOT BASED ON A RECENT SURVEY

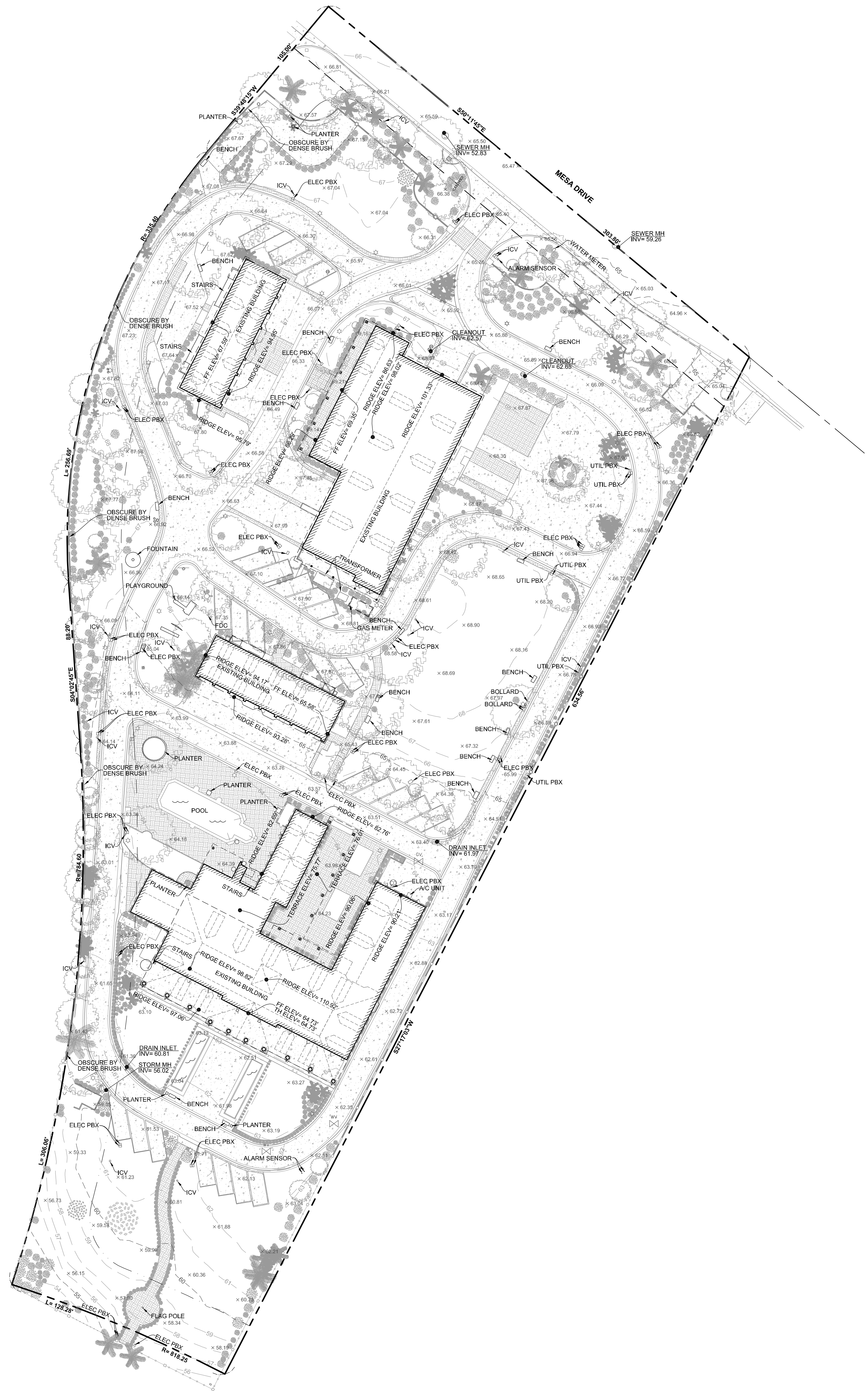
15 MAKES NO EFFORT TO RESOLVE ANY MATERIAL DISCREPANCIES WHICH MAY OR MAY

16 NOT HAVE BEEN FOUND DURING THE PERFORMANCE OF THIS WORK. THIS IS NOT A

17 GUARANTEE OF ACCURACY.

NOTE: ALL SYMBOLS OR LINETYPES SHOWN BELOW MAY NOT BE INCORPORATED ON THIS DRAWING.

- | | |
|---|---------------------------------|
|  | PROPERTY BOUNDARY LINE |
|  | PROPOSED LEASE AREA |
|  | CENTERLINE |
|  | INDETERMINATE BOUNDARY LINE |
|  | EASEMENT LINE |
|  | EXISTING CONTOURS |
|  | OVERHEAD ELECTRICAL LINE |
|  | COMMUNICATION LINE |
|  | EXISTING CHAIN LINK FENCE |
|  | EXISTING WROUGHT IRON FENCE |
|  | BLOCK WALL |
|  | INDICATES RESTRICTED ACCESS |
|  | ZONING BOUNDARY |
|  | ASSIGNING PARCEL NUMBER |
|  | RIGHT OF WAY |
|  | PROPERTY LINE |
|  | CENTER LINE |
|  | INVERT |
|  | IRRIGATION CONTROL VALVE |
|  | PULLBOX |
|  | FIRE DEPARTMENT CONNECTION |
|  | POST INDICATOR VALVE |
|  | BACKFLOW PREVENTOR |
|  | ELECTRIC |
|  | COMMUNICATION |
|  | BUILDING HEIGHT LOCATION |
|  | FIRE HYDRANT |
|  | LIGHT WITH CONCRETE BASE |
|  | WATER VALVE |
|  | GAS VALVE |
|  | STORM DRAIN MANHOLE |
|  | SANITARY SEWER MANHOLE |
|  | SEWER CLEANOUT |
|  | GREASE INTERCEPTOR MANHOLE |
|  | COMMUNICATION MANHOLE |
|  | SPOT ELEVATIONS |
|  | STREET SIGN |
|  | UTILITY POLE |
|  | GUY WIRE |
|  | EXISTING BOLLARD |
|  | TRAILER SIGNAL/ALIGHTPOLE |
|  | FOUND MONUMENT AS DESCRIBED |
|  | EXISTING BUILDING WITH OVERHANG |



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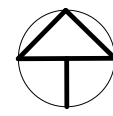
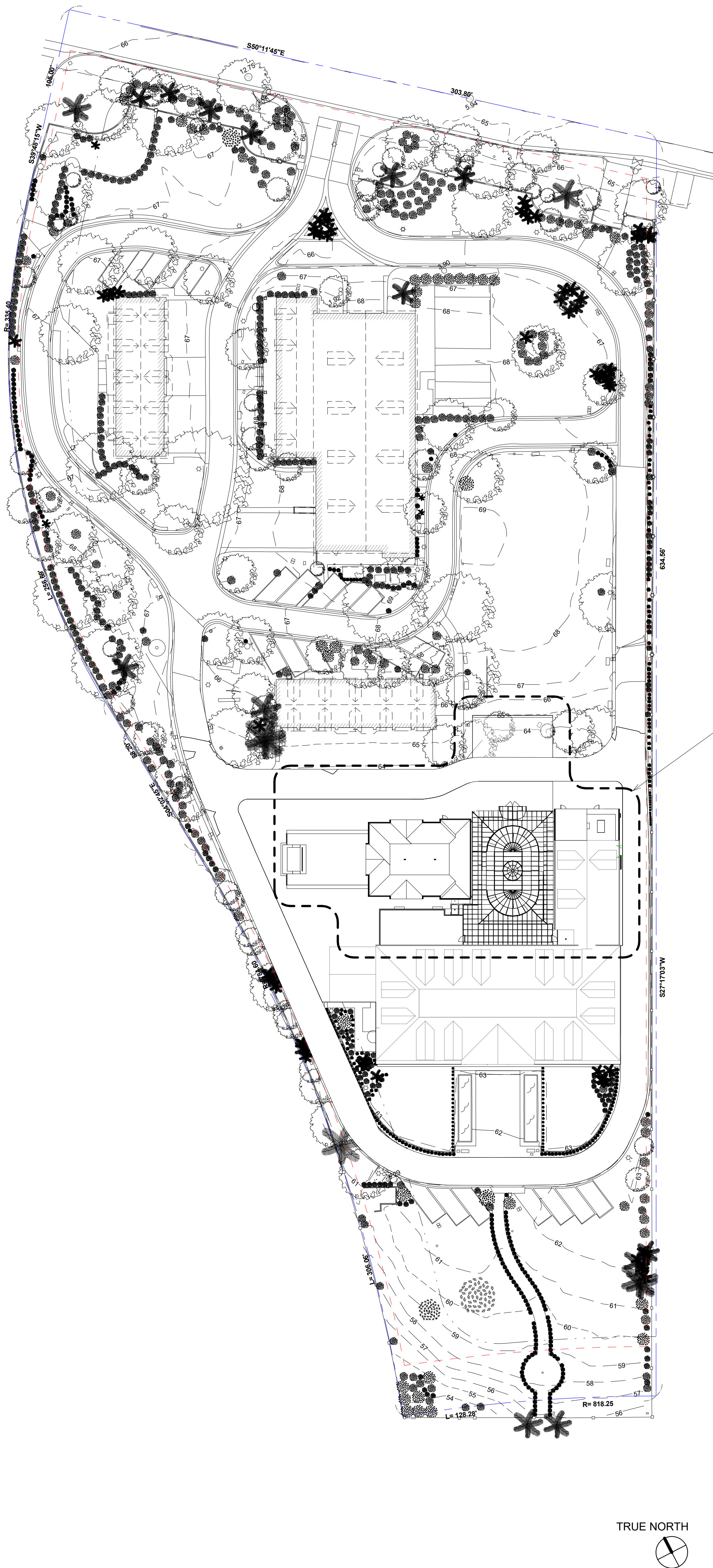
[illegible][illegible]

TOPOGRAPHICAL SURVEY
2300 MESA DRIVE, CITY OF
NEWPORT BEACH, ORANGE COUNTY
STATE OF CALIFORNIA

PROJECT NUMBER: 17-109
DWG NAME: 17-109 GLIDEWELL MESA MANOR
PREPARED BY: KHI/FS/AM DATE: 09.11.2017
CHECKED BY: JAA/CM DATE: 09.11.2017

REVISION SHEET
0 1 OF 1

1 SITE PLAN
1/32" = 1'-0"



KEYNOTES

GENERAL NOTES

1- REHABILITATED LANDSCAPE IS LESS THAN 500 SQ.FT. SEE CIVIL DRAWINGS FOR DETAILS.

NOTE: ALL PLANTING OUTSIDE THE EXTEND OF WORK IS TO REMAIN IN PLACE

LEGENDS



GLIDEWELL
DESIGN GROUP

2182 MICHELSON DRIVE, IRVINE, CA 92612
TEL: (949) 222-9579 FAX: (978) 987-9437
GLINTERIORS@GLIDEWELLDENTAL.COM



PROJECT NAME:
GLIDEWELL RESIDENCE REMODEL

PROJECT NAME:

SITE ADDRESS:
2300 MESA DRIVE, NEWPORT BEACH, CA, 92860
PLAN CHECK NUMBER: 2825-2018

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1	3/15/2019	PLAN CHECK CORRECTIONS

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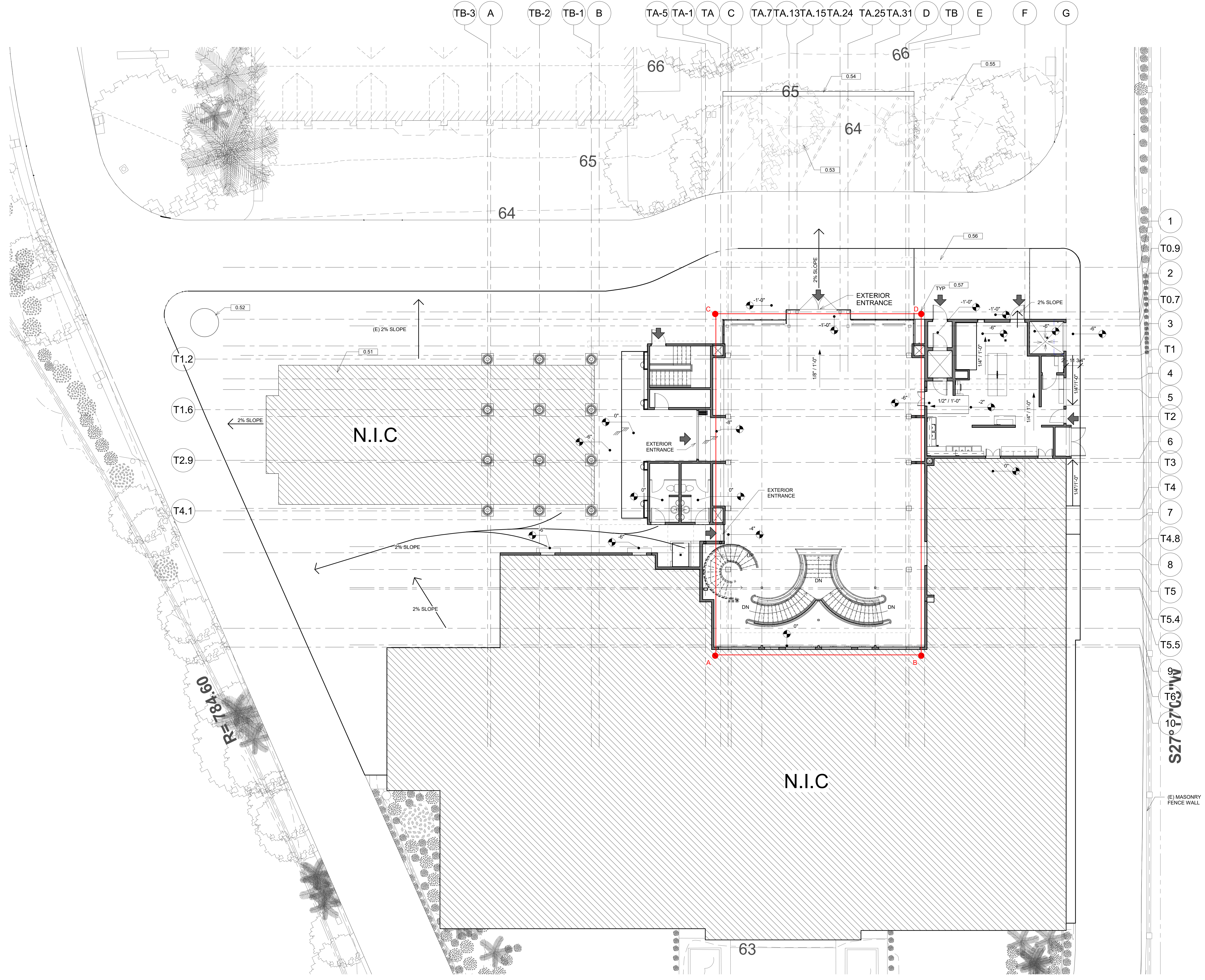
CHECK BY: YA, MF

ISSUE DATE: 05/17/2019

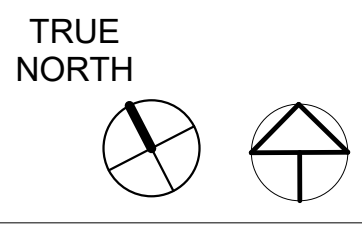
SCALE: 1/32" = 1'-0"

SHEET NAME:
SITE PLAN

SHEET NUMBER:
A0.40



1 SITE PLAN ENLARGED
1/8" = 1'-0"



KEYNOTES

- 0.51 NEW POOL WITH DEFERRED SUBMITTAL
- 0.52 POOL MONUMENT WITH DEFERRED FUTURE SUBMITTAL
- 0.53 (E) TREES TO REMAIN IN PLACE
- 0.54 2' TALL RETAINING WALL REFER TO CIVIL DRAWINGS
- 0.55 REMOVE (E) PARKING STRIPE
- 0.56 EXTEND OF BASEMENT BELOW
- 0.57 GRADE ELEVATIONS POINTS. SEE NOTE

NOTES:

GRADE ELEVATIONS
POINT A: 64.44 FS
POINT B: 64.45 FS
POINT C: 64.46 FS
POINT D: 64.46 FS
GRADE AVERAGE POINTS: 64.45

LEGENDS

- RESIDENCE ACCESS
- BASEMENT EXTENT

2102 MICHELSON DRIVE, IRVINE, CA 92612
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PROJECT NAME:
GLIDEWELL RESIDENCE REMODEL

SITE ADDRESS:
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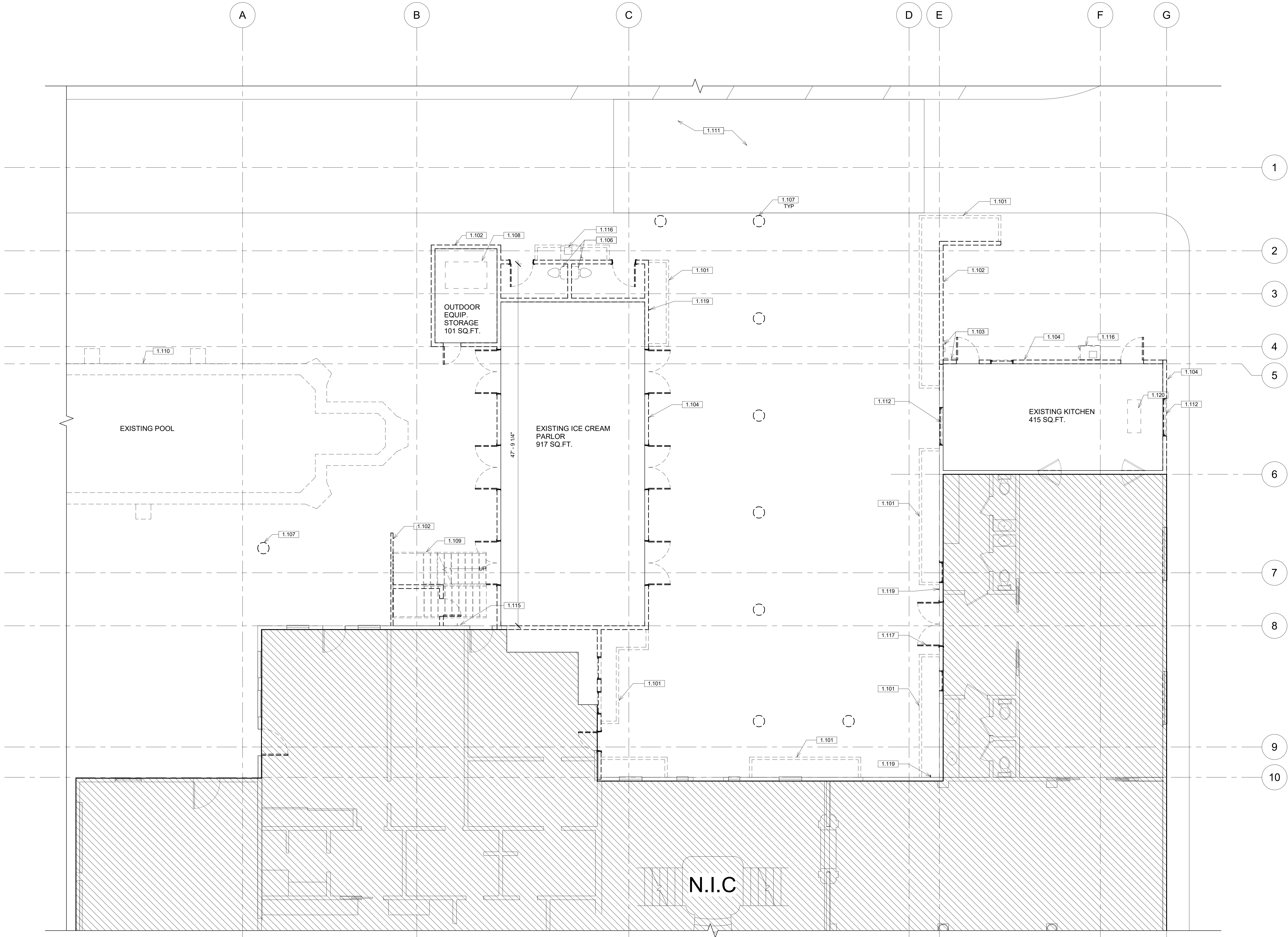
CHECK BY: YA, MF

ISSUE DATE: 05/17/2019

SCALE: As indicated

SHEET NAME:
ENLARGED SITE PLAN

SHEET NUMBER:
A0.50



1 LEVEL 1 AS-BUILT/DEMOLITION PLAN
3/16" = 1'-0"

KEYNOTES

- 1.101 DEMO EXISTING PLANTER
- 1.102 DEMO EXISTING FREE STANDING EXTERIOR WALL
- 1.103 EXISTING ELECTRICAL PANEL TO BE RELOCATED
- 1.104 DEMO EXISTING WALL(S) ALONG WITH DOOR(S) AND WINDOW(S)
- 1.106 DEMO EXISTING PLUMBING FIXTURE
- 1.107 DEMO EXISTING COLUMN
- 1.108 REMOVE EXISTING POOL EQUIPMENT. SALVAGE FOR FUTURE USE
- 1.109 DEMO EXISTING STAIR
- 1.110 DEMO EXISTING SWIMMING POOL
- 1.111 EXISTING DRIVEWAY TO BE MODIFIED. SEE CIVIL ENGINEERING DRAWING.
- 1.112 DEMO EXISTING WINDOW
- 1.115 EXISTING HOSE BIBB TO REMAIN AS IS
- 1.116 EXISTING AIR CONDITIONING TO BE DEMOLISHED
- 1.117 EXISTING DOOR TO BE SWING IN
- 1.119 DEMO EXISTING HOSE BIBB
- 1.120 DEMO EXISTING ROOF ACCESS INSIDE KITCHEN



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GLIDEWELL RESIDENCE REMODEL

PROJECT NAME:

SITE ADDRESS:
2300 MESA DRIVE, NEWPORT BEACH, CA, 92660
PLAN CHECK NUMBER: 2825-2018

LEGENDS

- EXISTING WALL TO REMAIN
- DEMOLITION WALL
- NOT INCLUDED IN CONTRACT

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DRAWN BY: DH, MA, YA

CHECK BY: YA, MF

ISSUE DATE: 05/17/2019

SCALE: As indicated

SHEET NAME:

**DEMO/EXISTING
PLAN OVERALL
LEVEL 1**

SHEET NUMBER:

A1.11



- | | |
|-------|--|
| 1.107 | DEMO EXISTING COLUMN |
| 1.109 | DEMO EXISTING STAIR |
| 1.113 | DEMO EXISTING BALCONY |
| 1.114 | DEMO EXISTING ROOF |
| 1.115 | EXISTING HOSE BIBB TO REMAIN AS IS |
| 1.118 | BOUNDARY OF (E) PATIO TO REMAIN. SEE A1.22 |
| 1.119 | DEMO EXISTING HOSE BIBB |



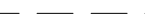


GLIDEWELL RESIDENCE REMODEL

.....

SITE ADDRESS:
2300 MESA DRIVE, NEWPORT BEACH, CA, 92660
PLAN CHECK NUMBER: 2825-2018

LEGENDS

- | | |
|---|--------------------------|
|  | EXISTING WALL TO REMAIN |
|  | DEMOLITION WALL |
|  | NOT INCLUDED IN CONTRACT |

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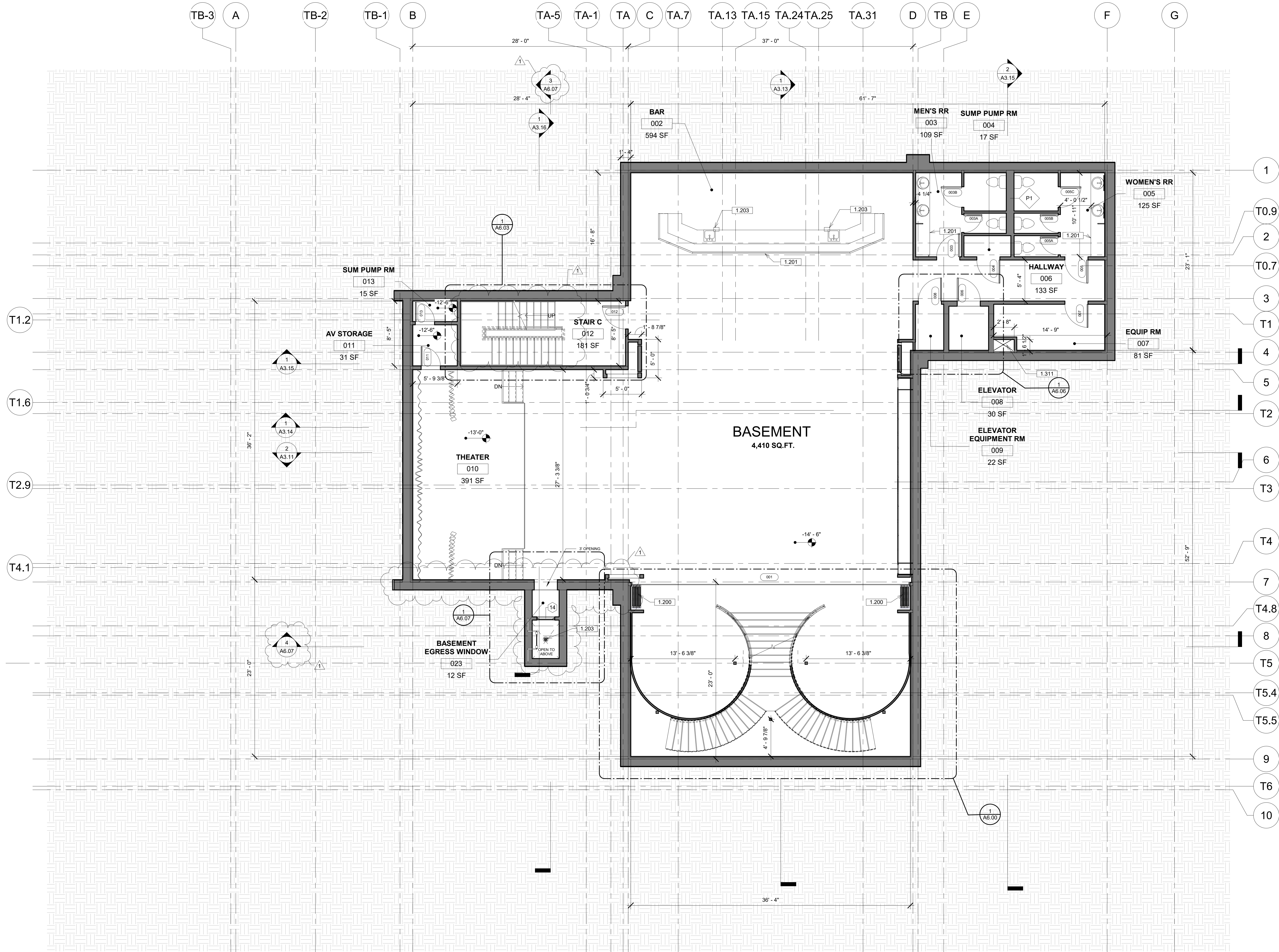
SCALE: As indicated

SHEET NAME:

**DEMO/EXISTING
PLAN LEVEL 2**

SHEET NUMBER:

A1.12



1 BASEMENT CONSTRUCTION PLAN
3/16" = 1'-0"

KEYNOTES

- 1.200 NEW SLIDE FOLDING DOOR BY PANDA DOORS AND WINDOWS. SEE DOOR SCHEDULE.
- 1.201 NEW CASEWORK WITH SINK
- 1.203 FLOOR DRAIN
- 1.311 FRESH AIR SHAFT

GENERAL NOTES

- 1. A Cal-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND UNDERPINNING.

LEGENDS

NEW WALL



PROJECT NAME:
GLIDEWELL RESIDENCE REMODEL

SITE ADDRESS:
2300 MESA DRIVE, NEWPORT BEACH, CA, 92660
PLAN CHECK NUMBER: 2825-2018

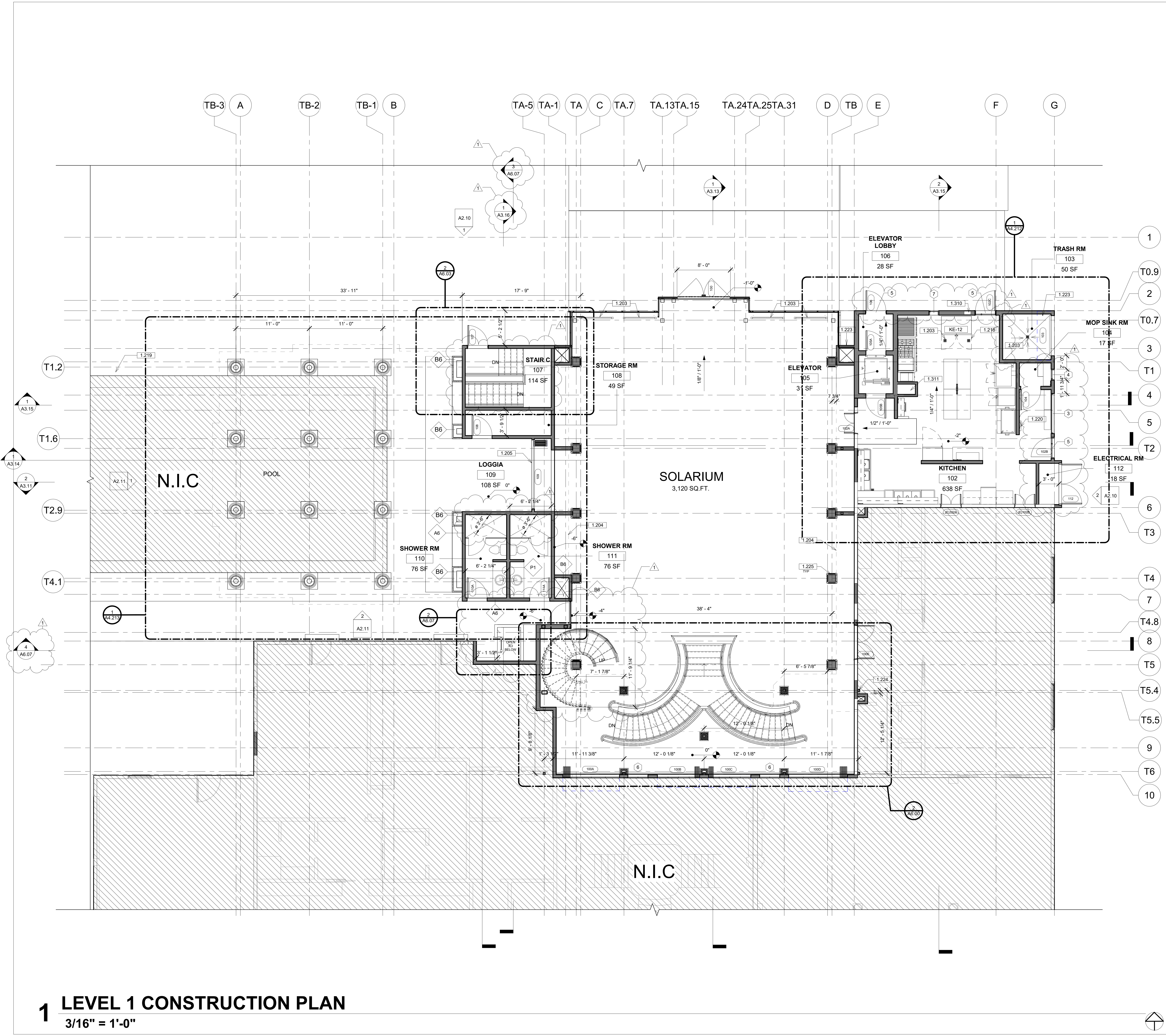
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ISSUE DATE: 05/17/2019
SCALE: As indicated

SHEET NAME:
CONSTRUCTION PLAN BASEMENT

SHEET NUMBER:
A1.20



KEYNOTES

- 1.203 FLOOR DRAIN
- 1.204 OVERHEAD SOFFIT ABOVE
- 1.205 NEW FRAMELESS SLIDE FOLDING DOOR. SEE DOOR SCHEDULE
- 1.218 GREASE INTERCEPTOR. SEE PLUMBING DRAWING
- 1.219 NEW POOL WITH DEFERRED SUBMITTAL
- 1.220 RELOCATED ELECTRICAL PANEL
- 1.223 INSTALL NEW HOSE BIBB
- 1.224 NEW COLUMN PER STR
- 1.225 NEW COLUMN TRUSSES PER INTERSKY
- 1.310 EXHAUST FANS DUCTS. SEE MEP DRAWINGS
- 1.311 FRESH AIR SHAFT

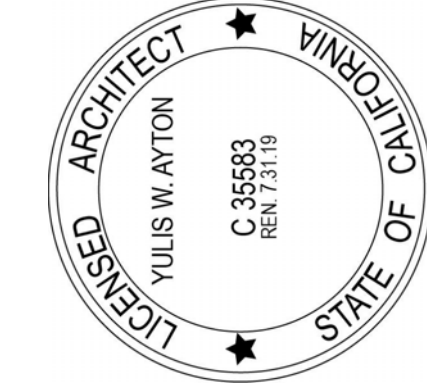
GENERAL NOTES

LEGENDS

- EXISTING WALL
- NEW WALL
- NOT INCLUDED IN CONTRACT



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TEL: (949) 222-5579 FAX: (978) 387-9437
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PROJECT NAME:
GLIDEWELL RESIDENCE REMODEL

SITE ADDRESS:
2300 MESA DRIVE, NEWPORT BEACH, CA, 92660
PLAN CHECK NUMBER: 2825-2018

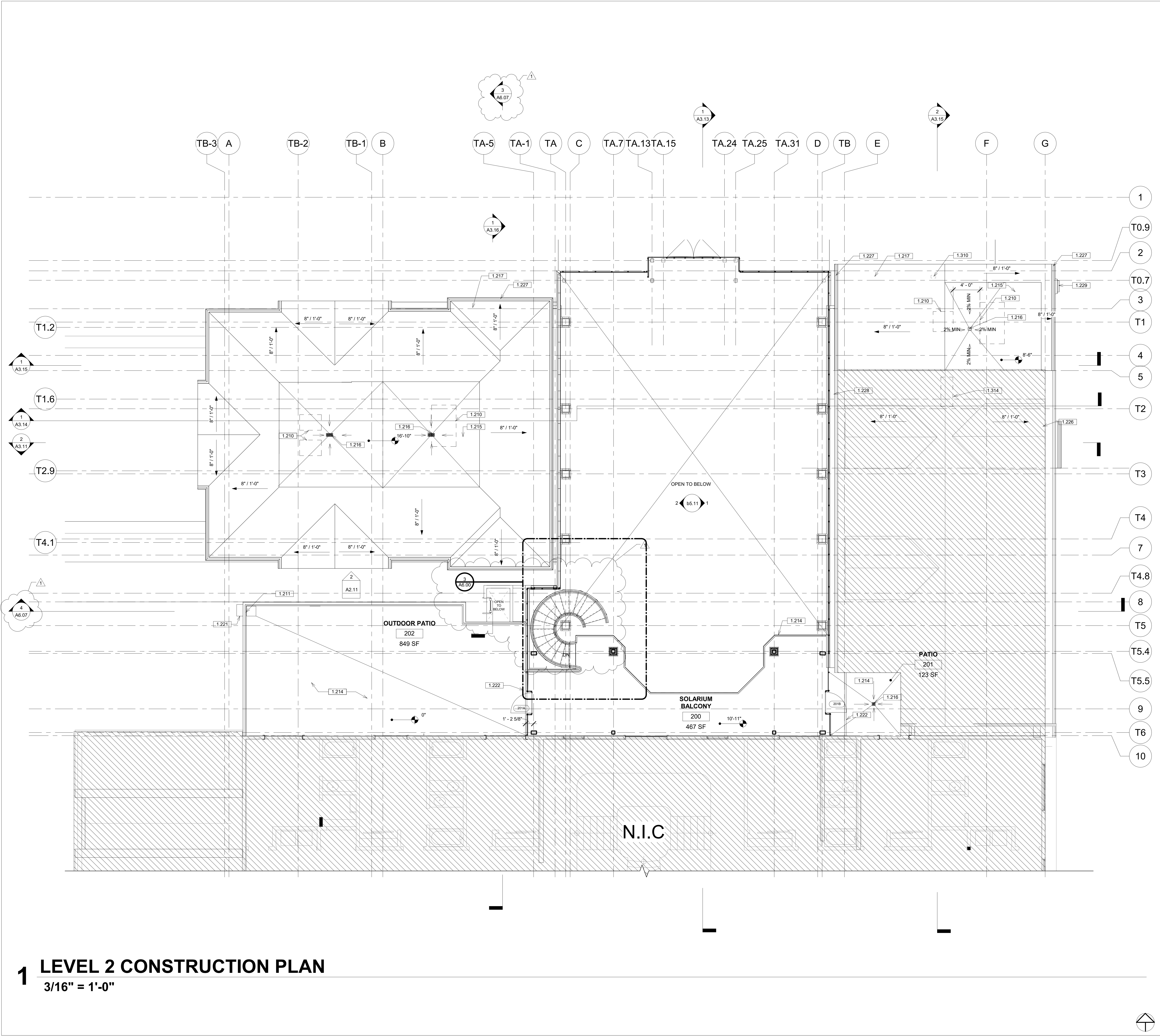
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DRAWN BY: DH, MA, YA
CHECK BY: YA, MF
ISSUE DATE: 05/17/2019
SCALE: As indicated

SHEET NAME:
**CONSTRUCTION
PLAN LEVEL 1**

SHEET NUMBER:
A1.21



1 LEVEL 2 CONSTRUCTION PLAN
3/16" = 1'-0"

KEYNOTES

- 1.210 MECHANICAL EQUIPMENT. SEE MEP DRAWINGS
- 1.211 NEW GUARDRAIL MIN 36" HEIGHT
- 1.214 NEW OUTDOOR PATIO WITH TILE FLOORING. MAINTAIN MINIMUM 2% SLOPE
- 1.215 BUILT-UP ROOFING SYSTEM. PROVIDE MIN. 2% SLOPE. SEE DTL 2/A7.02
- 1.216 ROOF DRAIN. SEE SPECS
- 1.217 NEW GLASS "A" FLAT TILE TO MATCH EXISTING. RT-1. SEE SPECS
- 1.221 NEW EXTERIOR GUTTER. PAINTED TO MATCH EXISTING HOUSE
- 1.222 BOUNDARY OF EXISTING PATIO. PROVIDE EXPANSION JOINT
- 1.226 EXISTING ROOF TO REMAIN
- 1.227 NEW ROOF GUTTER
- 1.228 (E) ROOF GUTTER TO REMAIN
- 1.229 NEW EXHAUST FAN
- 1.310 EXHAUST FANS DUCTS. SEE MEP DRAWINGS
- 1.314 KITCHEN ROOF ACCESS

LEGENDS

- EXISTING WALL
- NEW WALL
- NOT INCLUDED IN CONTRACT

2102 MICHELSON DRIVE, IRVINE, CA, 92612
TEL: (949) 222-5579 FAX: (978) 987-9437
GUNTERR@GLIDEWELLDENTAL.COM



PROJECT NAME:
GLIDEWELL RESIDENCE REMODEL

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REVISION NUMBER	REVISION DATE	REVISION DESCRIPTION
1	3/15/2019	PLAN CHECK CORRECTIONS

DRAWN BY: DH, MA, YA

CHECK BY: YA, MF

ISSUE DATE: 05/17/2019

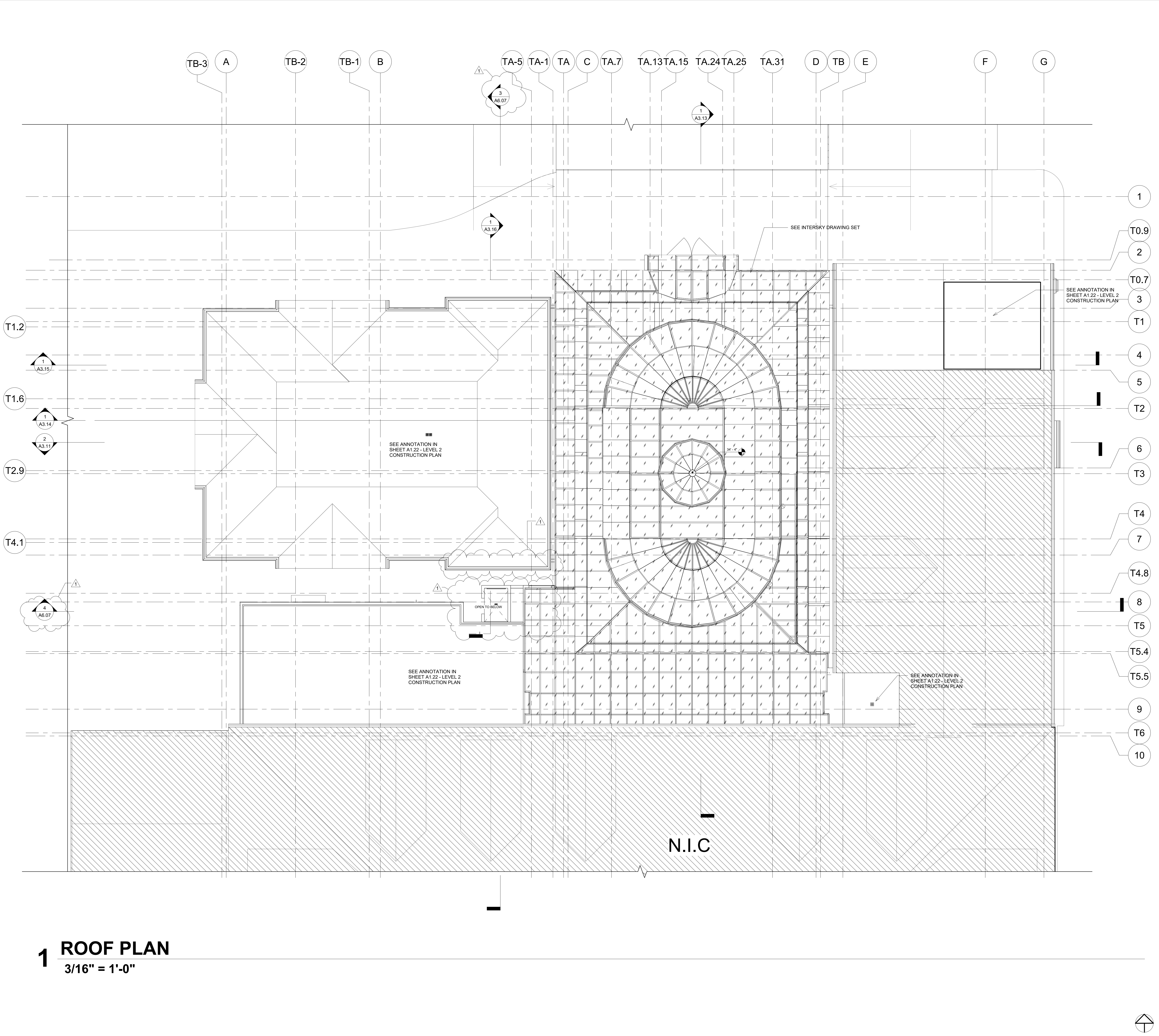
SCALE: As indicated

SHEET NAME:

CONSTRUCTION PLAN LEVEL 2

SHEET NUMBER:
A1.22

SITE ADDRESS:
2300 MESA DRIVE, NEWPORT BEACH, CA, 92660
PLAN CHECK NUMBER: 2825-2018



KEYNOTES

LEGENDS



GLIDEWELL
DESIGN GROUP



PROJECT NAME:
GLIDEWELL RESIDENCE REMODEL

SITE ADDRESS:
2300 MESA DRIVE, NEWPORT BEACH, CA. 92660
PLAN CHECK NUMBER: 2825-2018

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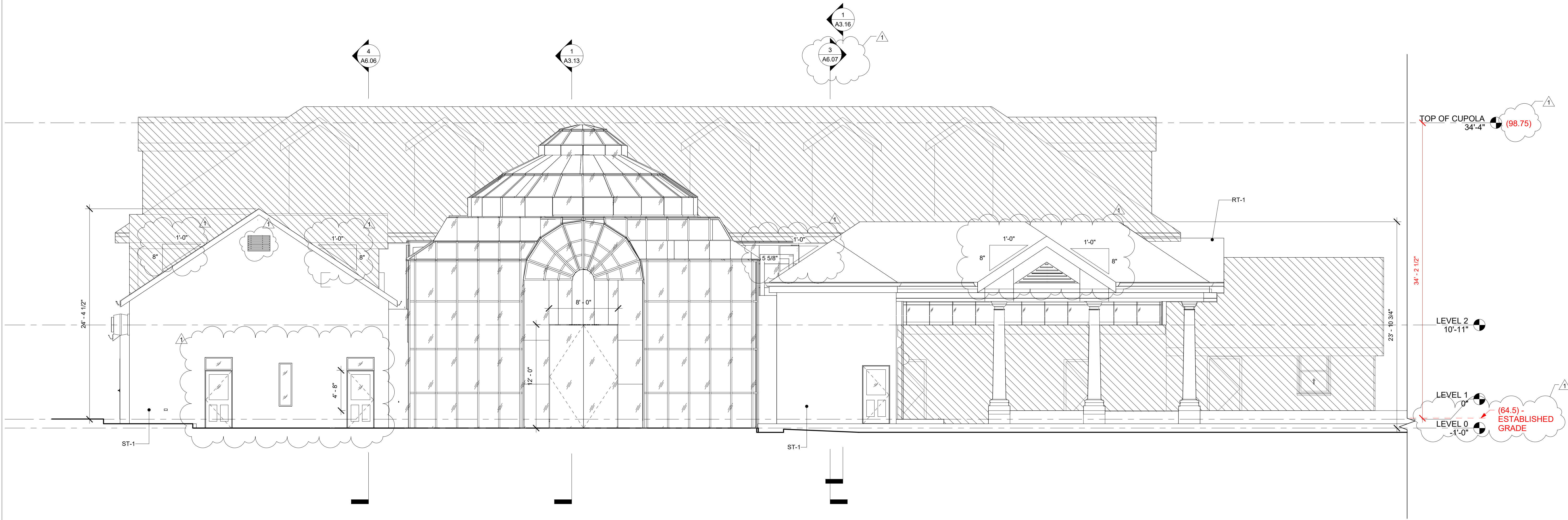
ISSUE DATE: 05/17/2019

SCALE: 3/16" = 1'-0"

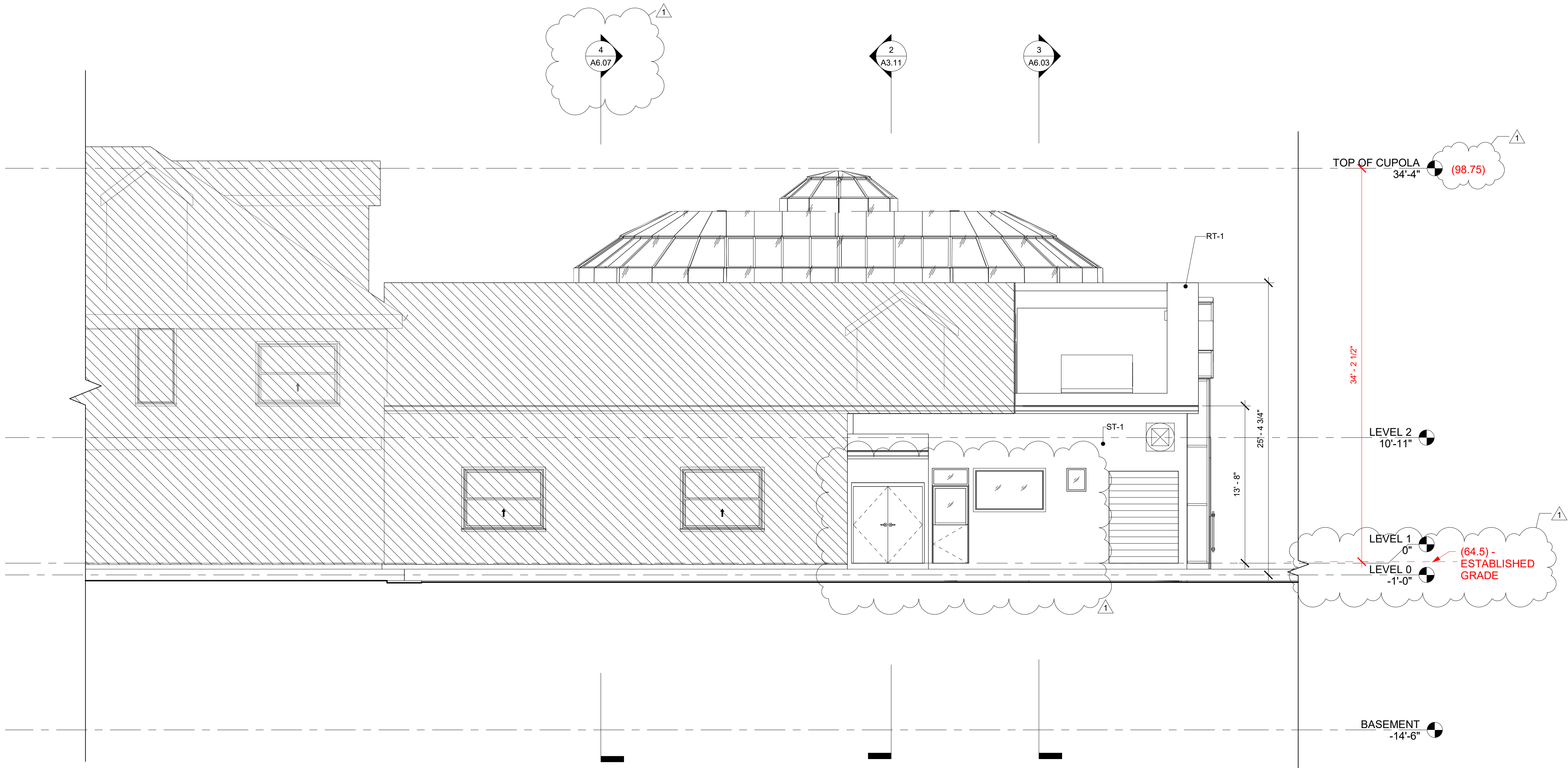
SHEET NAME:
ROOF PLAN

SHEET NUMBER:
A1.23

2182 MICHELSON DRIVE, IRVINE, CA. 92612
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GLINTERIORS@GLIDEWELLDENTAL.COM



1 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

ROOF TILE	
RT-1	CODE: RT-1 NAME: SAXONY 900 SLATE MANUFACTURER: BORAL ROOFING TYPE: STANDARD WEIGHT NUMBER: 1FAC54031 SIZE: 17" X 13" TILE COLOR: LA TERRA BLEND
STUCCO	
ST-1	CODE: ST-1 NAME: COMMERCIAL GRADE - QUIKRETE STUCCO CONTACT: WWW.HOMEDEPOT.COM SIZE: 80LB

HATCH SYMBOLIZES EXISTING BUILDING



PROJECT NAME:
GLIDEWELL RESIDENCE REMODEL

SITE ADDRESS:
2300 MESA DRIVE, NEWPORT BEACH, CA, 92660
PLAN CHECK NUMBER: 2825-2018

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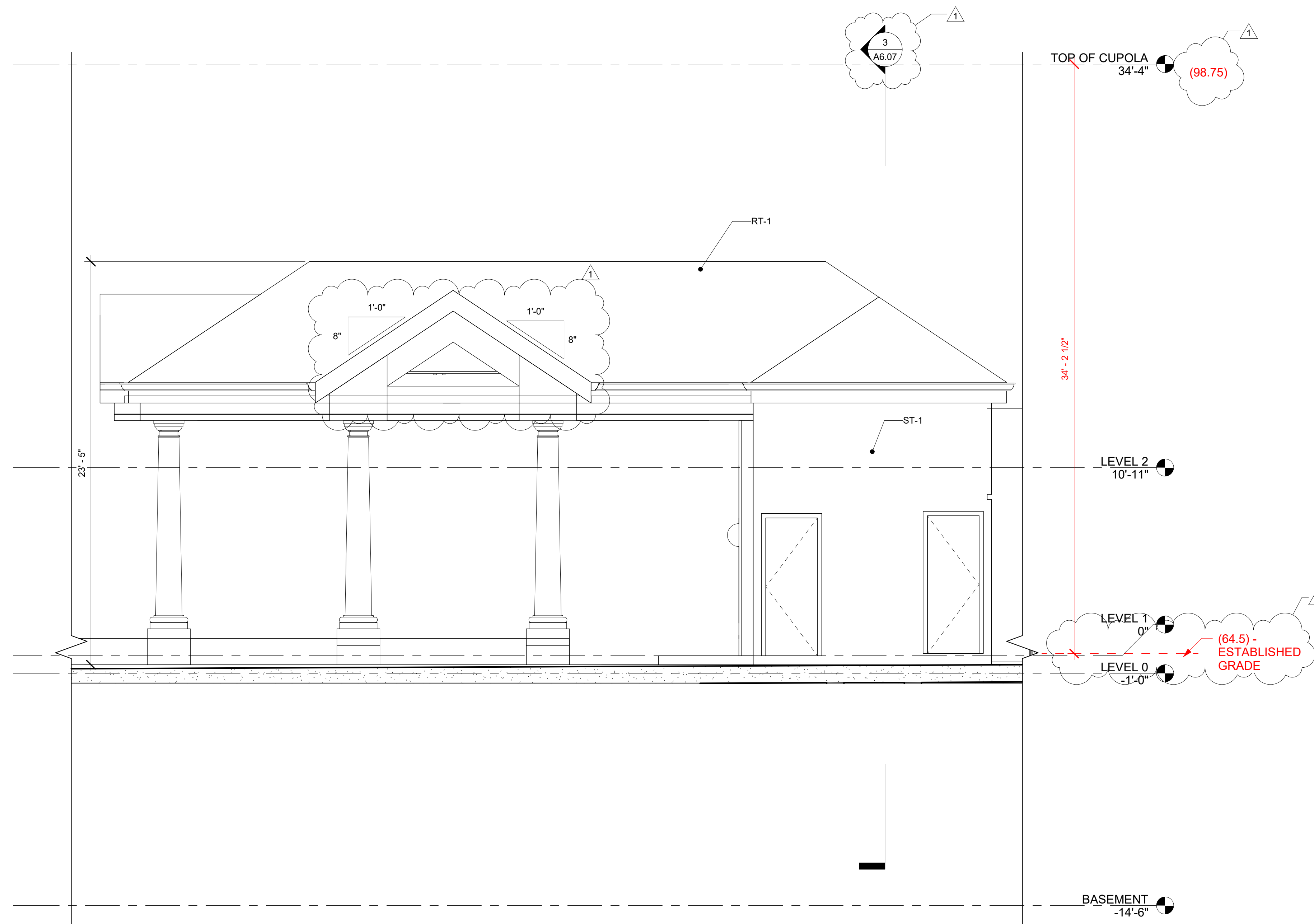
SCALE: As indicated

SHEET NAME:

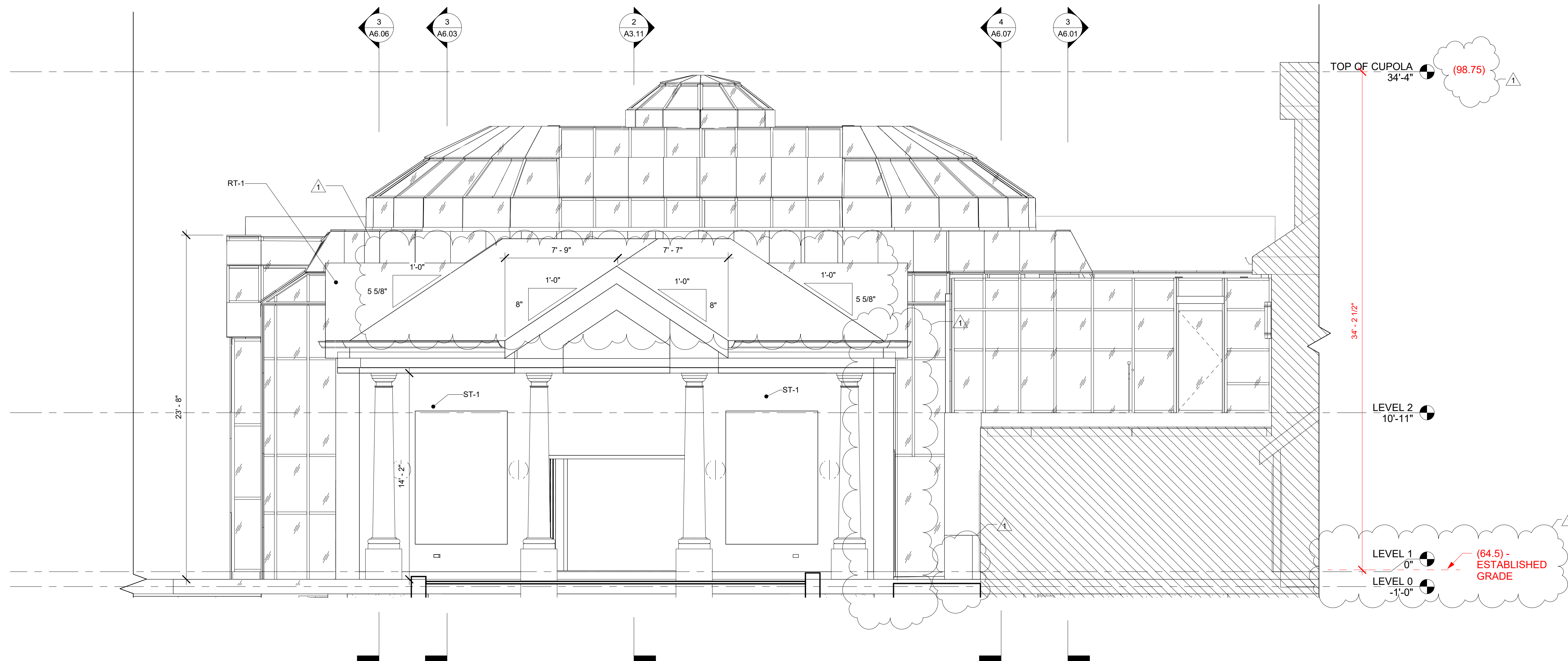
NORTH & EAST ELEVATION

SHEET NUMBER:

A2.10



2 SOUTH ELEVATION OF POOL LOGGIA
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

ROOF TILE	
RT-1	CODE: RT-1 NAME: SAXONY 900 SLATE MANUFACTURER: BORAL ROOFING TYPE: STANDARD WEIGHT NUMBER: 1FAC56031 SIZE: 17" X 13" TILE COLOR: LA TERRA BLEND
STUCCO	
ST-1	CODE: ST-1 NAME: COMMERCIAL GRADE - QUIKRETE STUCCO CONTACT: WWW.HOMEDEPOT.COM SIZE: 80LB

HATCH SYMBOLIZES EXISTING BUILDING

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1	3/15/2019	PLAN CHECK CORRECTIONS

DRAWN BY: DH, MA, YA

CHECK BY: YA, MF

ISSUE DATE: 05/17/2019

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

SHEET NAME:

WEST ELEVATION & SOUTH ELEVATION

SHEET NUMBER:

A2.11