

Attachment K

Project Plans and Renderings

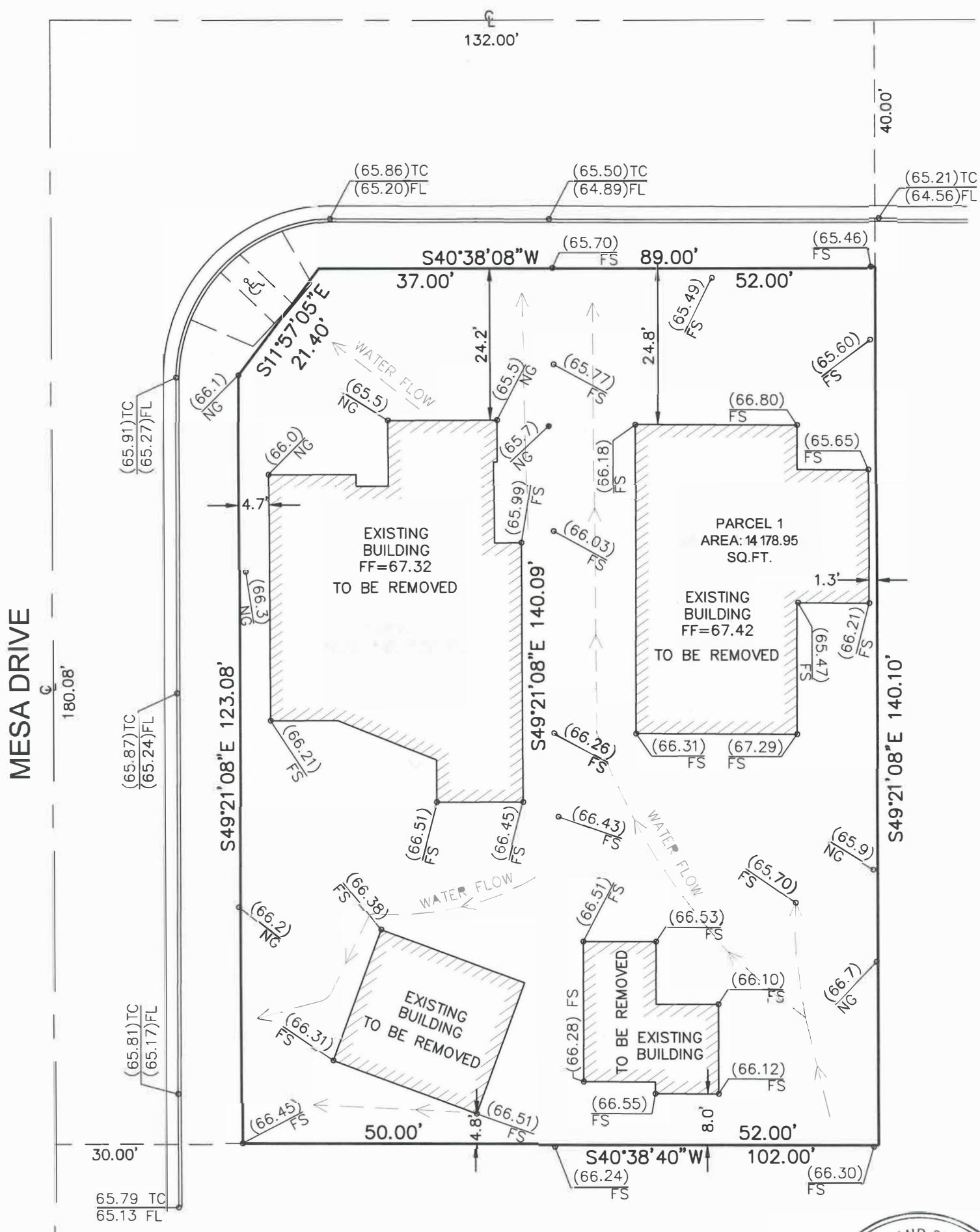
TENTATIVE TRACT MAP NO. 18121

SHEET 1 OF 1

FOR CONDOMINIUM PURPOSES

MAY 2017

SANTA ANA AVENUE



NOTES:

PROPERTY IS NOT LOCATED
IN A FLOOD HAZARD ZONE.

LEGAL DESCRIPTION

LOT 5 TRACT MAP 456
M.M.17-9

OWNER/SUBDIVIDER

ANASTASIOS C. NIKOLAOU
3183 E. AIRWAY AVE.
COSTA MESA, CA 92626

SCALE: 1"=20'

SITE ADDRESS
1501 MESA DRIVE
20462 SANTA ANA AVENUE
NEWPORT BEACH, CA 92660
(APN: 439-241-02)

PREPARED BY:

H.J. BURKE, INC.
HOOSHMAND JAHANPOUR-BURKE, LS 8230
830 S. DURANGO DR. # 100, LAS VEGAS, NV 89145
T.310-633-1213 T. 702-452-8753, F 702-562-9876



REMODELING PLANS CONSULTING

PROFESSIONAL BUILDING AND CONSTRUCTION RELATED CONSULTATION AND SERVICES
DESIGN > REMODELING = PLANNING

3478 SAN RAFAEL CIRCLE
COSTA MESA, CALIFORNIA 92626
(714) 310-7100 FAX (714) 556-7288

Consultant :
ARCHITECT : JAMSHED SOBHANI
9045 Bettredon Ave.
Sherwood Forest, CA 91325
Tel: 818 388-7193
Email: jmsbhani@gmail.com

INTERIOR DESIGNER :
GRACE BLU DESIGNS
15100 N. Tropicana, Suite E160
Costa Mesa, CA 92626
Tel: (714) 549-7770

STRUCTURAL ENGINEER :
THE SENG GROUP
14412 Friar Street,
Van Nuys, CA 91401
Tel: (818) 614 7034
Email: seng@thesengroup.com

Seal :

No. Date Issue / Description By

Project :
NEWPORT RESIDENTIAL
1501 MESA DRIVE AND
20462 SANTA ANA AVE.
NEWPORT BEACH, CA. 92660

Anastasios Nikolaou (Owner)

Project No. : XXXXX
GAD File No. :
Project Architect : Jamshed Sobhani
Drawn By : M. Tavassoli
Checked By : Jamshed Sobhani
Phase :
Date : 3-6-2019
Scale : 1/8" = 1'-0"

Drawing Title : PROPOSED SITE PLAN

S-1
Drawing No. :

SANTA ANA AVE.

SITE PLANS

ZONING:

GENERAL PLAN: RM
ZONING: RMD
BUILDING HEIGHT 33 - 3/12 ROOF PITCH
SETBACK 20 FRONT
25 REAR
5 SIDE SETBACK
PARKING 2 SPACES PER UNIT (IN GARAGE)
.5 SPACE PER UNIT FOR GUEST PARKING

TABULATION:

SITE AREA	14,179
BUILDING 1 (WEST)	4 UNITS
BUILDING 2	4 UNITS
TOTAL	8 UNITS
GUEST PARKING REQUIRED	4 SPACES REQUIRED FOR GUESTS
GUEST PARKING PROVIDED	4 SPACES
RESIDENTS PARKING REQUIRED	2 PER UNIT, 16 SPACES TOTAL
RESIDENT PARKING PROVIDED	16 SPACES

UNIT SIZE:

UNIT 1,4 (END UNITS)	
FIRST FLOOR	256 sq ft
SECOND FLOOR	911 sq ft
THIRD FLOOR	912 sq ft
ROOF	476 sq ft
TOTAL	2,555 sq ft
GARAGE	488 sq ft
GROSS TOTAL	3,043 sq ft

UNIT SIZE:

UNIT 2,3 (INNER UNITS)	
FIRST FLOOR	239 sq ft
SECOND FLOOR	849 sq ft
THIRD FLOOR	949 sq ft
ROOF	443 sq ft
TOTAL	2,480 sq ft
GARAGE	461 sq ft
GROSS TOTAL	2,941 sq ft

UNIT SIZE:

UNIT 5	
FIRST FLOOR	476 sq ft
SECOND FLOOR	1105 sq ft
THIRD FLOOR	1106 sq ft
ROOF	526 sq ft
TOTAL	3,213 sq ft
GARAGE	430 sq ft
GROSS TOTAL	3,643 sq ft

UNIT SIZE:

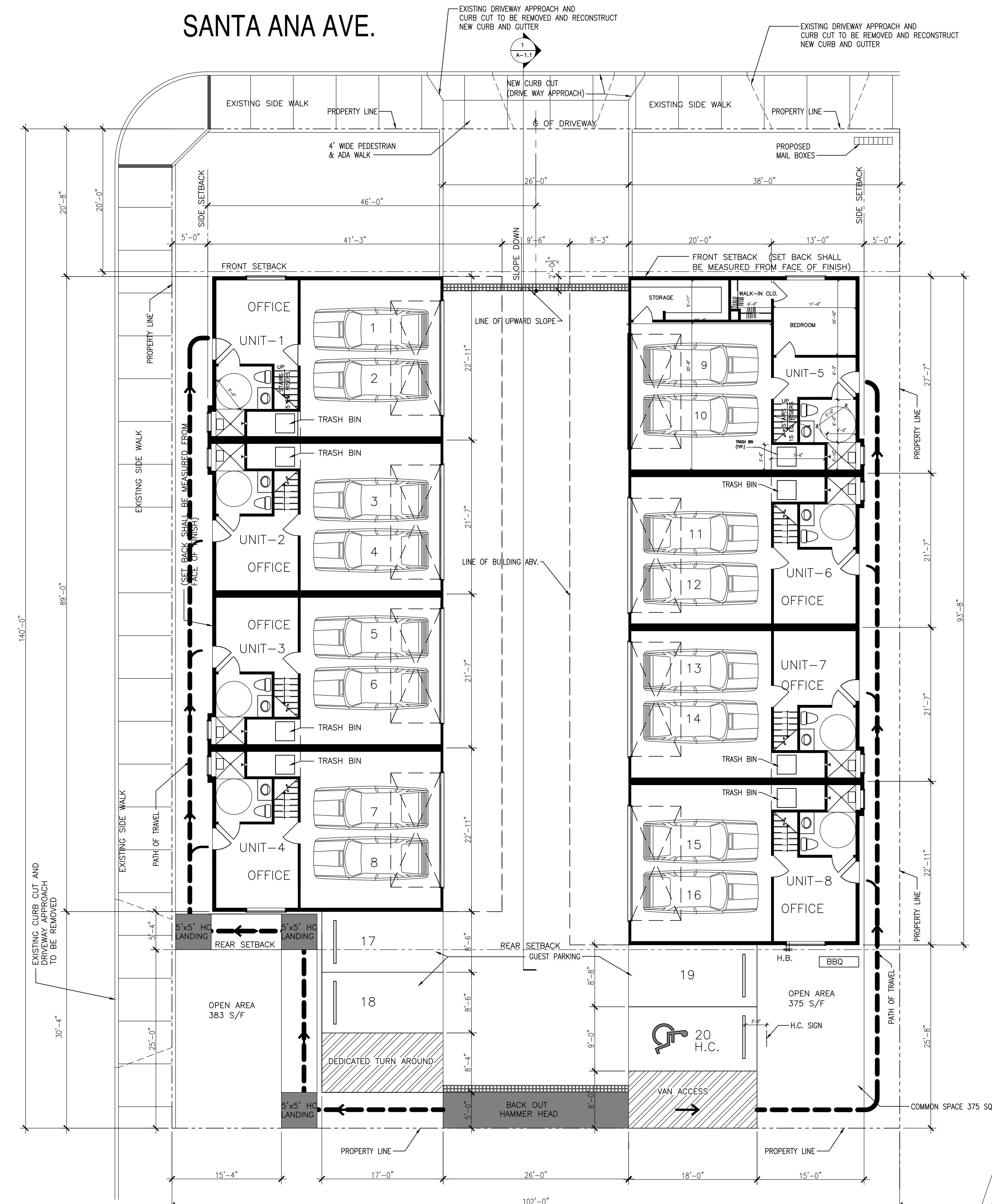
UNIT 6,7 (INNER UNITS)	
FIRST FLOOR	239 sq ft
SECOND FLOOR	849 sq ft
THIRD FLOOR	949 sq ft
ROOF	410 sq ft
TOTAL	2,447 sq ft
GARAGE	461 sq ft
GROSS TOTAL	2,908 sq ft

UNIT SIZE:

UNIT 8 (END UNIT)	
FIRST FLOOR	256 sq ft
SECOND FLOOR	911 sq ft
THIRD FLOOR	912 sq ft
ROOF	443 sq ft
TOTAL	2,522 sq ft
GARAGE	488 sq ft
GROSS TOTAL	3,010 sq ft

OPEN AREA:
COMMON OPEN AREA: 600 sq ft or 75 sq ft required per unit
758 sq ft proposed

MESA DR.



1
S-1

SITE PLAN

S-1

Drawing No. :

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THE DENG GROUP
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Email: som@thedenggroup.com

TENTATIVE TRACT NO. 18121

The Northwesterly half of Lot 5 of Tract No. 456, in the City of Newport Beach, County of Orange, State of California, as shown on map thereof recorded in Book 17, Page 9, Miscellaneous Maps, records of the said Orange County, except the Southwesterly 50 feet thereof. Also, excepting therefrom that portion conveyed to the County of Orange by deed recorded October 13, 1971 in Book 9843, Page 387 of Official Records of said Orange County, APN: 439-241-02

The Southwesterly 50 feet of the Northwesterly one half of Lot 5, of Tract No. 456, in the City of Newport Beach, County of Orange, State of California, as shown on a map recorded in Book 17, Page 9, Miscellaneous Maps, records of the County Recorder of said county. Excepting therefrom that portion thereof as described in the final order of condemnation recorded December 29, 1971 in Book 9943, Page 378, Official Records of Orange County, APN: 439-241-01

LEGEND

AC	ASPHALTIC CONCRETE
CF	ASPHALTIC CONCRETE
EX	EXISTING
FF	FLOOR ELEVATION
FH	FIRE HYDRANT
FS	FINISHES SURFACE
PAD	PAD ELEVATION
PCC	PORTLAND CEMENT CONCRETE
SLT	STREET LIGHT
SF	SQUARE FEET
TC	TOP OF CURB
CL	CENTER LINE
CG	CURB & GUTTER
DSW	DRAINE SWALE
PL	PROPERTY LINE
SEWER	SEWER
TB	TRACT BOUNDARY
WM	WATER MAIN
WMR	WATER METERS
SDP	SDRAIN PIPE
INLET	INLET

PROPOSED LAND USE:

- 8 SINGLE FAMILY CONDOMINIUM RESIDENCES
- ASSESSOR'S PARCEL NUMBERS:

SETBACK REQUIREMENTS:

FRONT 20'
SIDE 5'
REAR 25'

FLOOD ZONE:
ZONE X OUTSIDE THE 500 YEAR FLOOD BOUNDRIES

ESTIMATED GRADING QUANTITIES:
RAW CUT 450 CY
RAW FILL 450 CY
IMPORT 0 CY

OWNER SUBDIVIDER:
NIKOLAOU ANASTASIOS
20462 SANTA ANA AVENUE CA. 92660

SITE ADDRESS:
20462 SANTA ANA AVENUE
NEWPORT BEACH CA. 92660
1501 MESA DRIVE
NEWPORT BEACH CA. 92660

BENCHMARK:

ORANGE COUNTY SURVEY VERTICAL CONTROL NUMBER "CM 16 71"
ELEVATION 68, 97" (NAVD88) 2005 ADJ.
DESCRIBED BY OCS 2001 FOUND 3 1/8" OCS ALUMINUM BENCHMARK
DISK STAMPED (CM-51-89) SET IN THE TOP OF 4"X4" CONCRETE POST
MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE
INTERSECTION OF SANTA ANA AVENUE AND MESA DRIVE 57 FT WESTERLY
OF THE CENTERLINE OF MESA DRIVE AND 21 FT NORTHERLY OF THE
CENTERLINE OF SANTA ANA MONUMENT IS SET LEVEL WITH TOP OF
CURB.

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ORANGE COUNTY SURVEY VERTICAL CONTROL NUMBER "CM 16 71"
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Seal :

No.	Date	Issue / Description	By

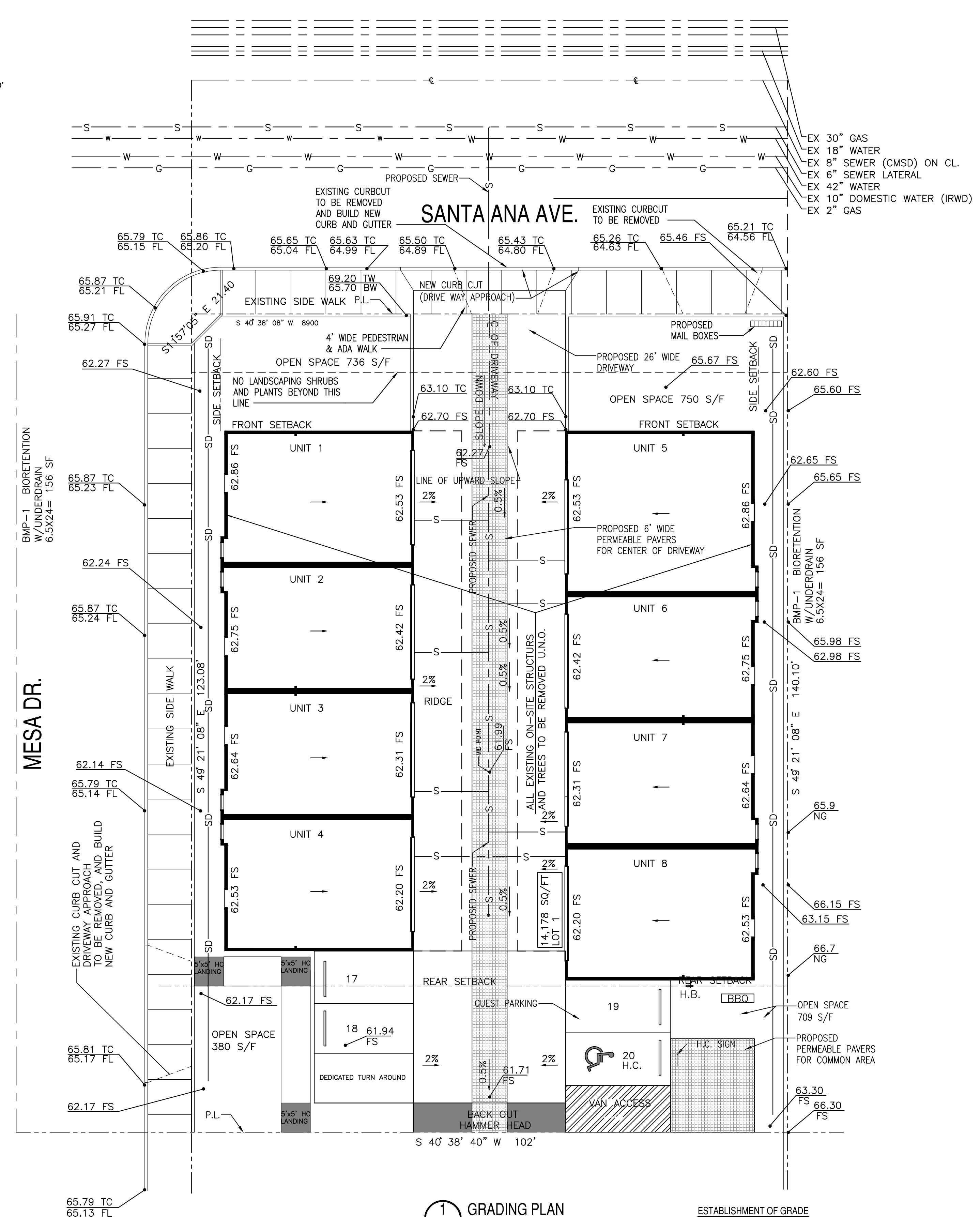
Project :
NEWPORT RESIDENTIAL
1501 MESA DRIVE AND
20462 SANTA AVE.
NEWPORT BEACH, CA. 92660

Anastasios Nikolaou (Owner)

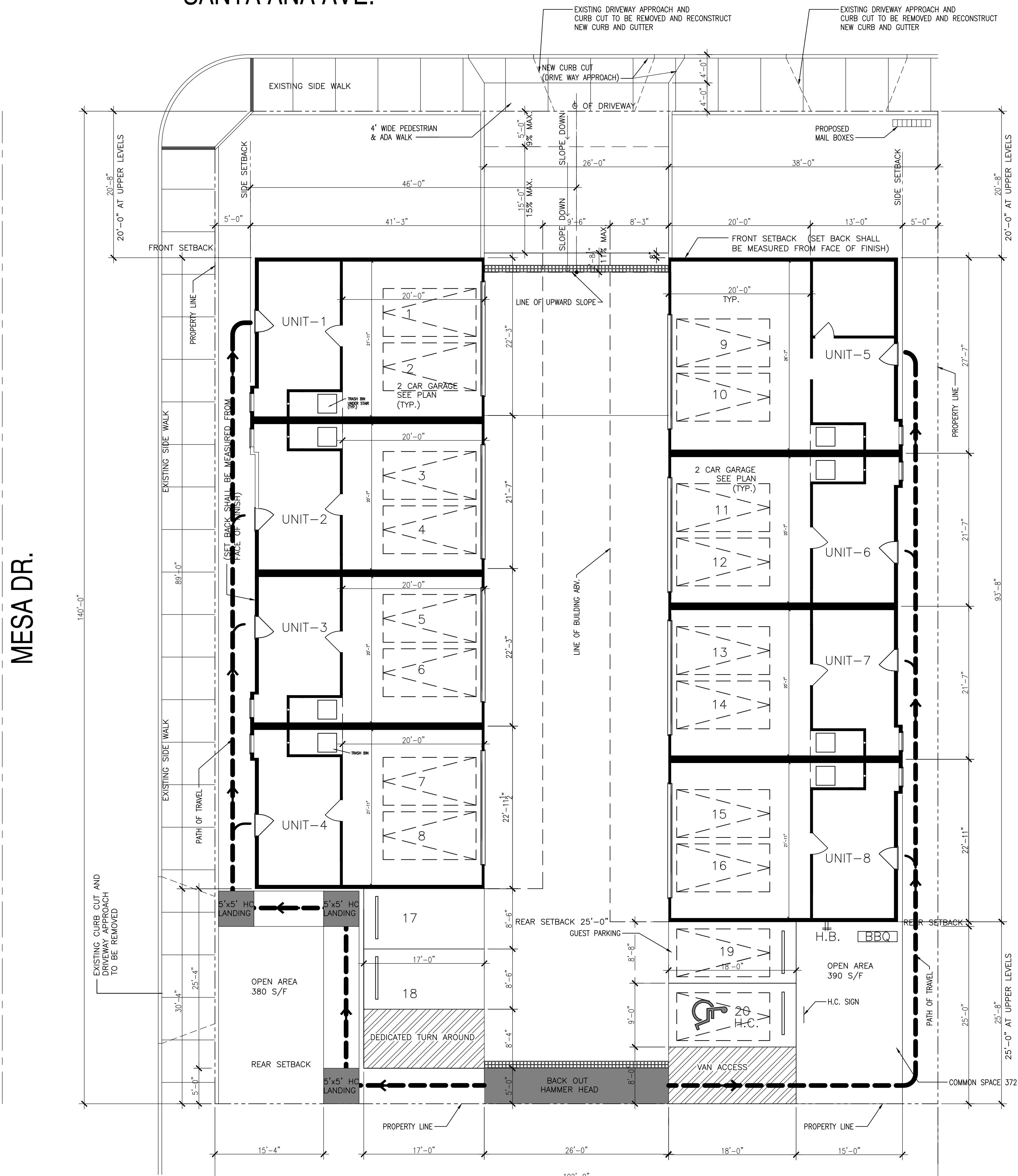
Project No. : 0000
GAD File No. :
Project Architect : Jamsheed Sobhani
Drawn By : M. Tavassoli
Checked By : Jamsheed Sobhani
Phase :
Date : 3-6-2019
Scale : 3/32" = 1'-0"

Drawing Title :
PROPOSED GRADING PLAN

G-1
Drawing No. :



SANTA ANA AVE.



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COSTA MESA, CALIFORNIA 92626
(714) 310-7100 FAX (714) 556-7288

Consultant :
ARCHITECT : JAMESHEED SOBHANI
9045 Beltron Ave.
Sherwood Forest CA. 91325
Tel: 818 388-7193
Email: Jamesheed.sobhani@gmail.com

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14412 Frier Street, Suite E160
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STRUCTURAL ENGINEER :
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Email: som@thehedinggroup.com

P-1

Drawing No. :

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RELATED CONSULTATION AND SERVICES
DESIGN > REMODELING = PLANNING

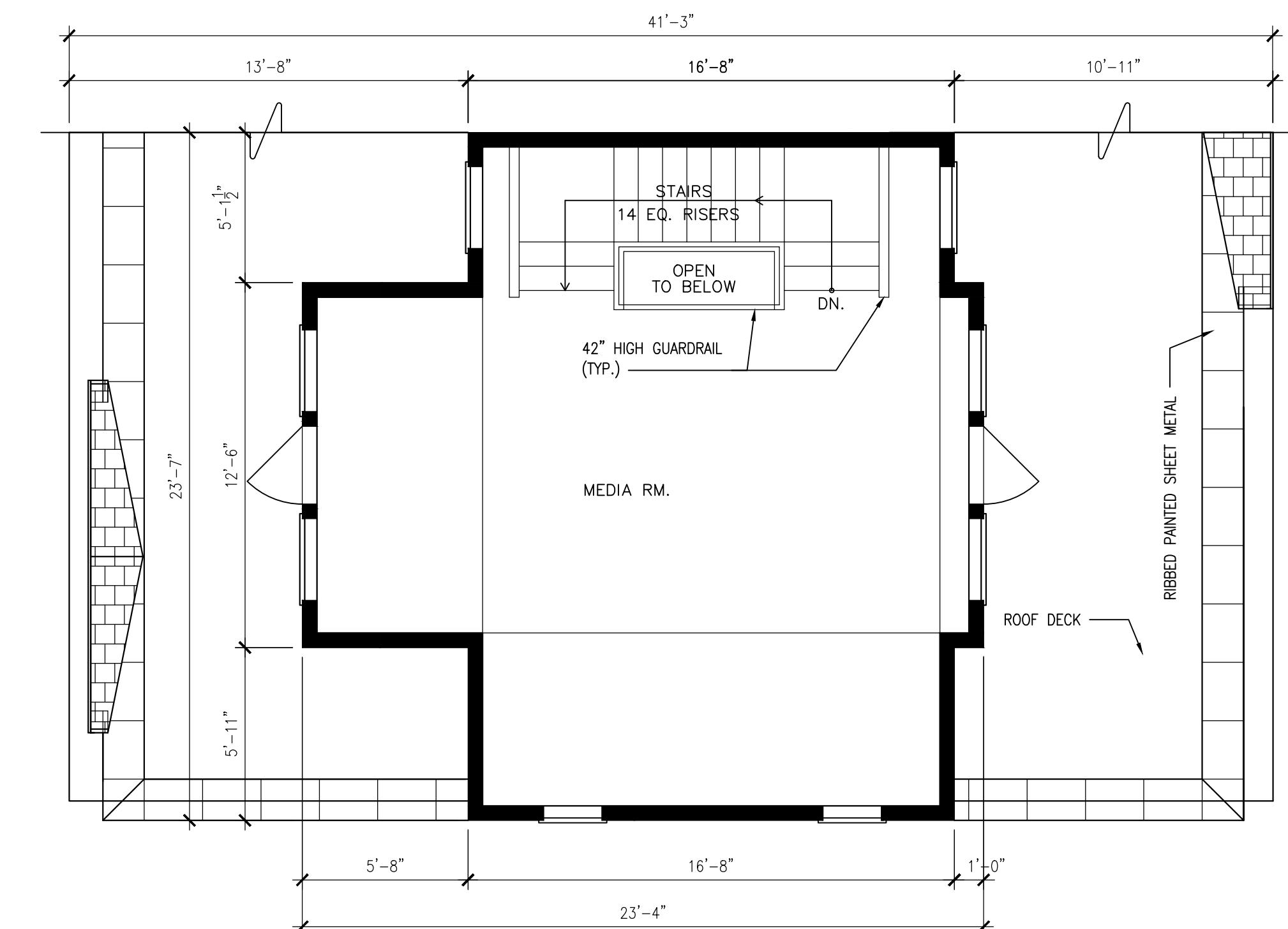
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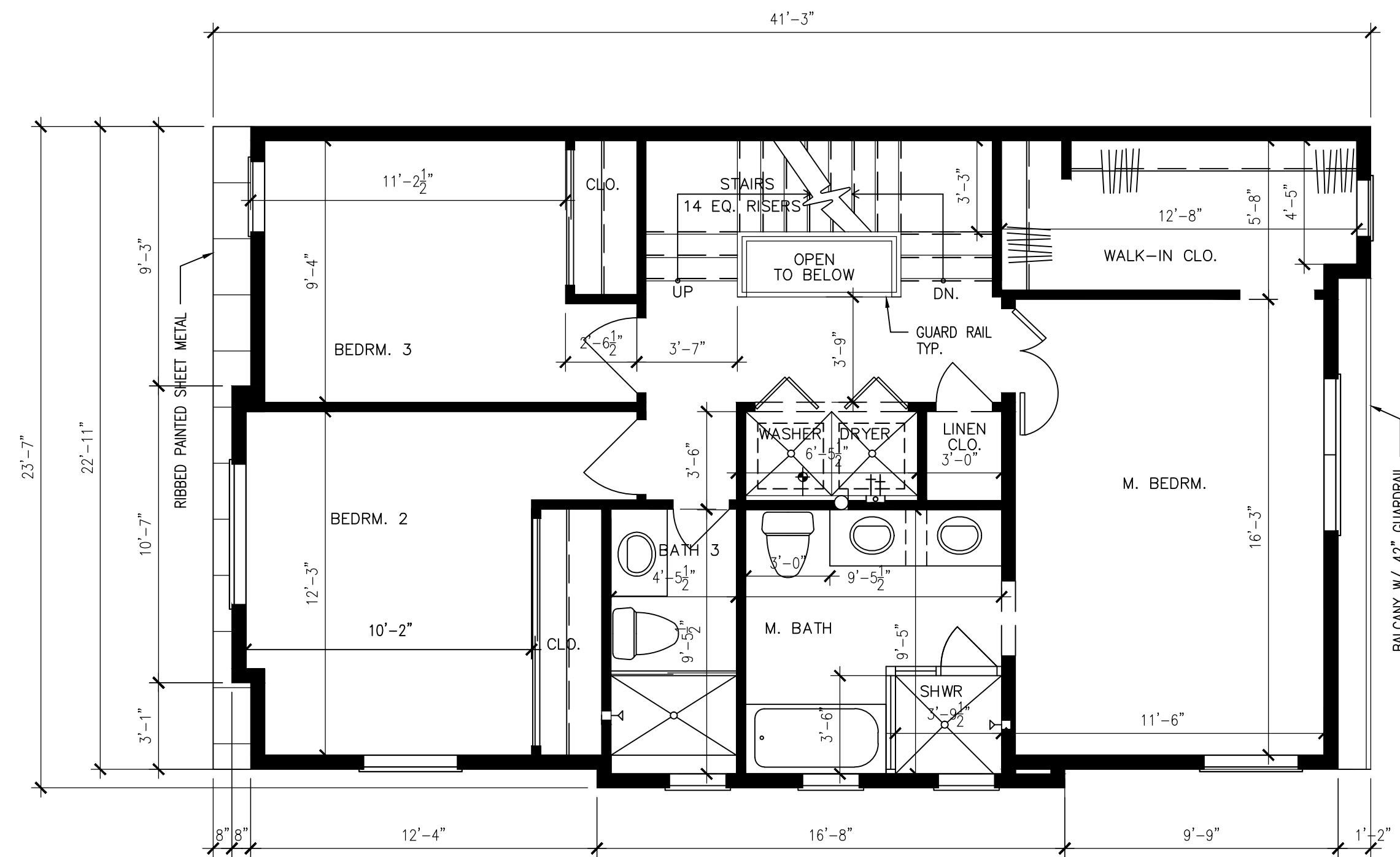
INTERIOR DESIGNER :
GRACE BLU DESIGNS
1515 E. 11th Street, Suite E160
Costa Mesa, CA 92626
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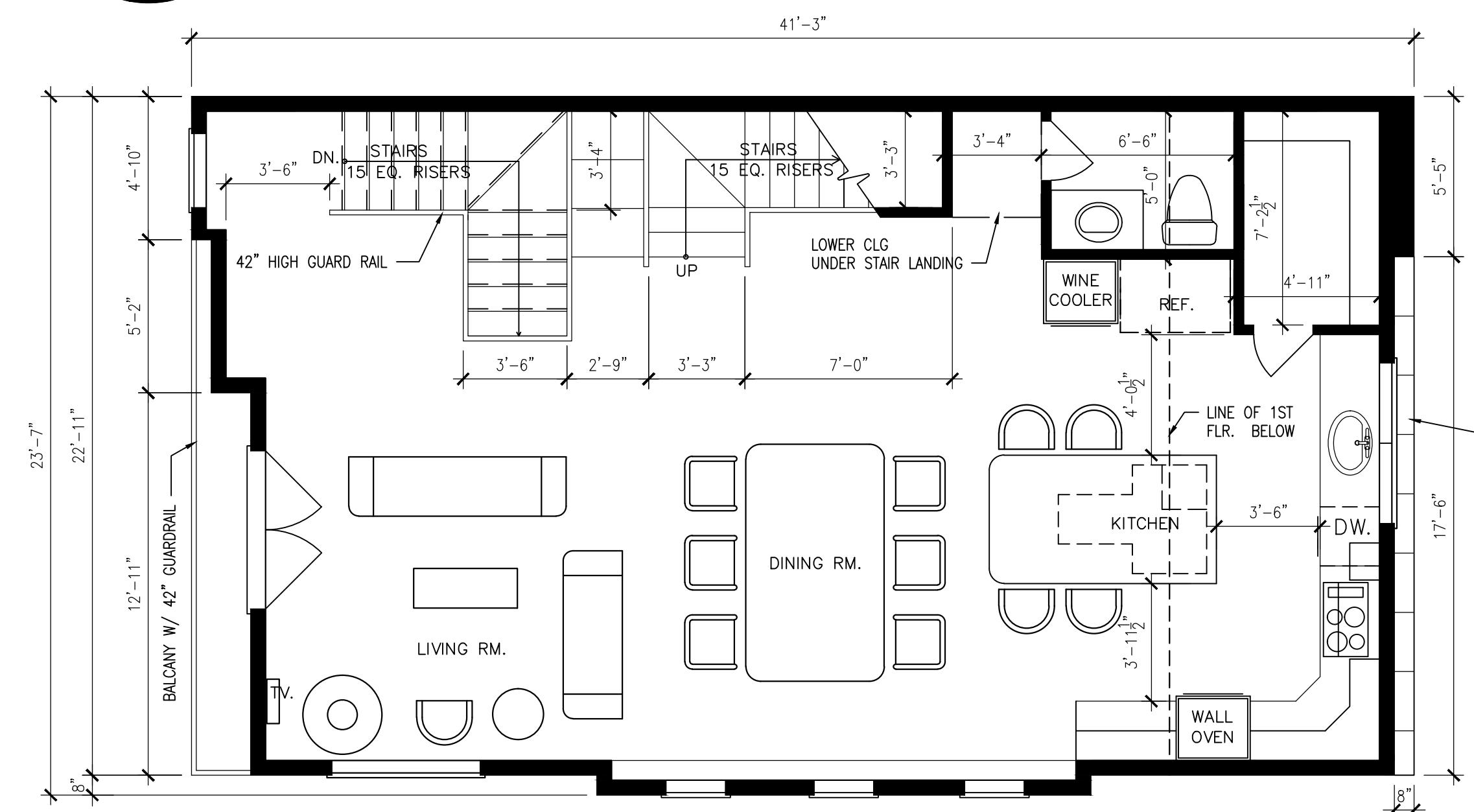
UNITS 1 & 4 (WEST BUILDING)



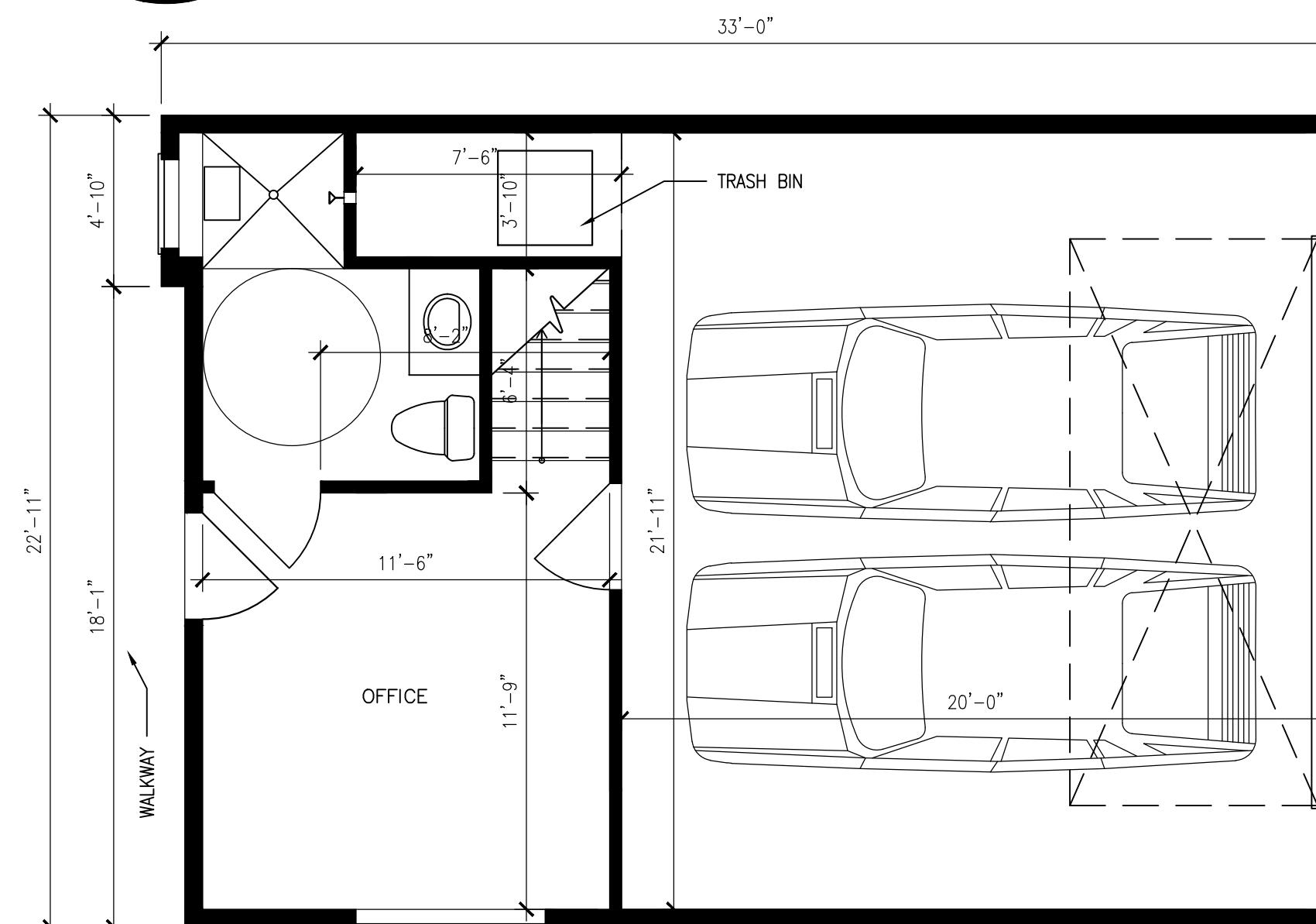
2
A-1 4TH FLOOR WEST BUILDING



1
A-1 3RD FLOOR WEST BUILDING



4
A-1 2ND FLOOR WEST BLDG.



3
A-1 1ST FLOOR WEST BLDG.

No.	Date	Issue / Description	By

Project :
NEWPORT RESIDENTIAL
1501 MESA DRIVE AND
20462 SANTA ANA AVE.
NEWPORT BEACH, CA. 92660

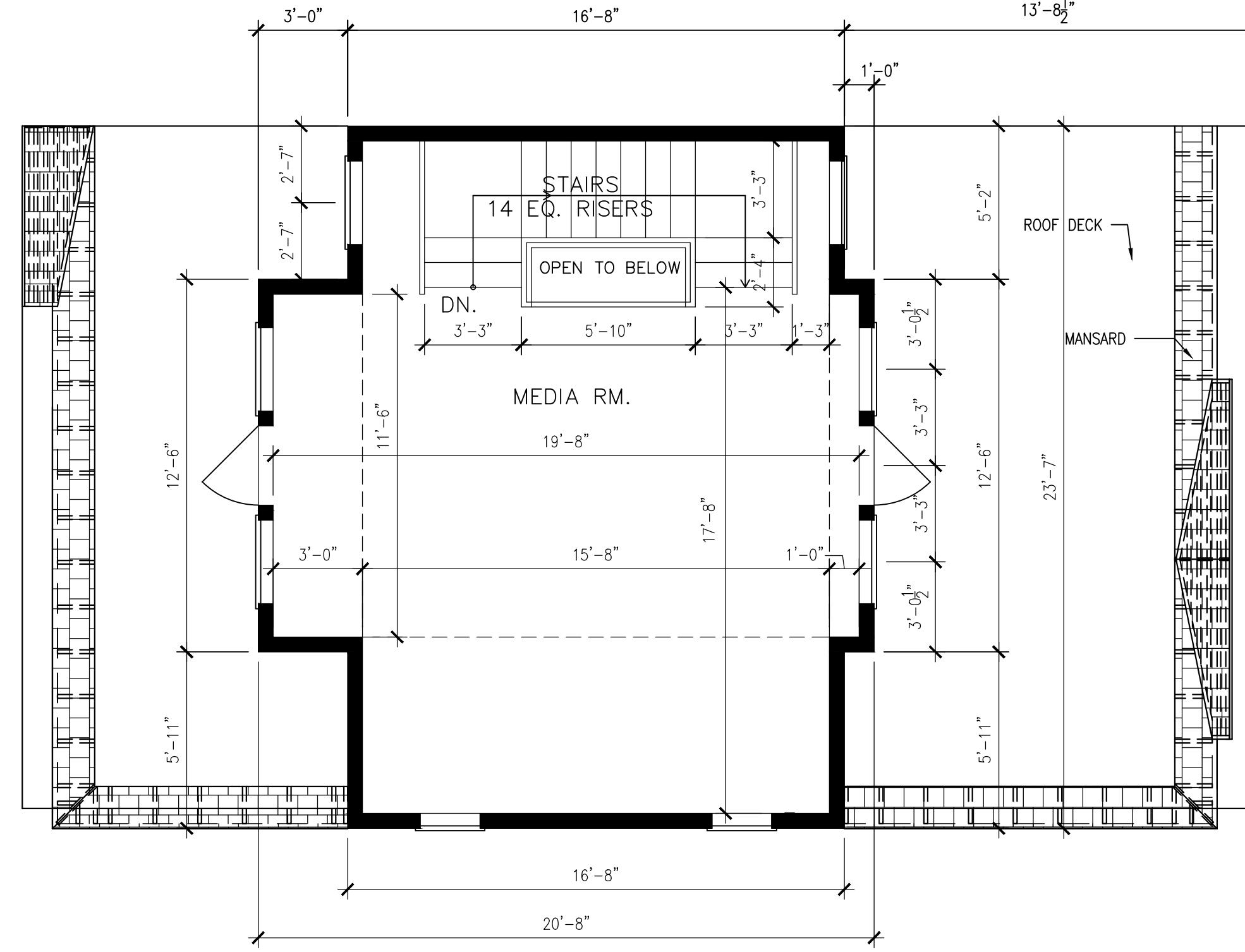
Anastasios Nikolaou (Owner)

Project No. : 0000
GAD File No. :
Project Architect : JAMSHEED SOBHANI
Drawn By : M. Tavassoli
Checked By :
Phase :
Date : 3-6-2019
Scale : 1/4" = 1'-0"
Drawing Title : PROPOSED WEST BUILDING
END UNITS ENLARGED PLANS

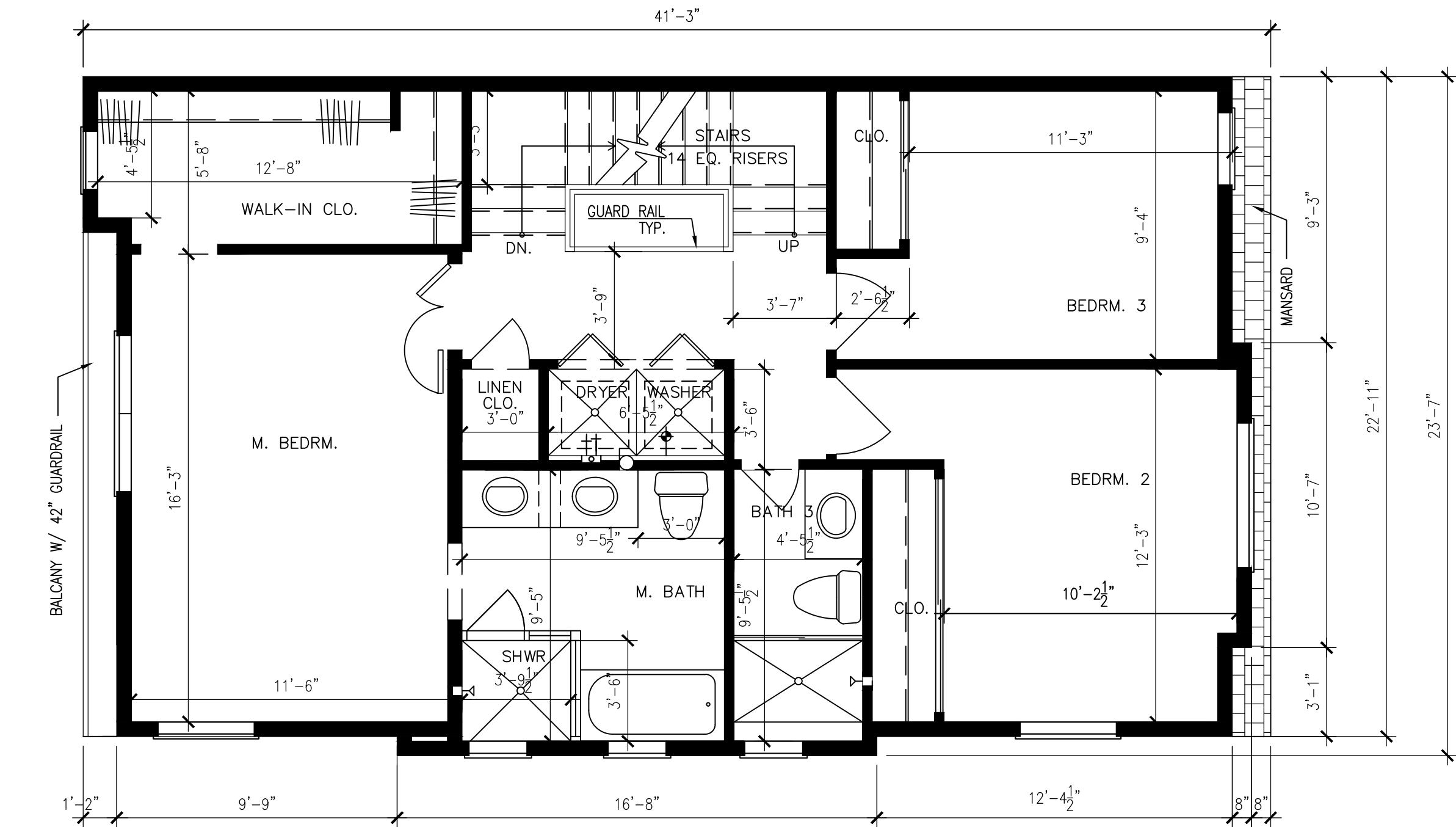
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Drawing No :

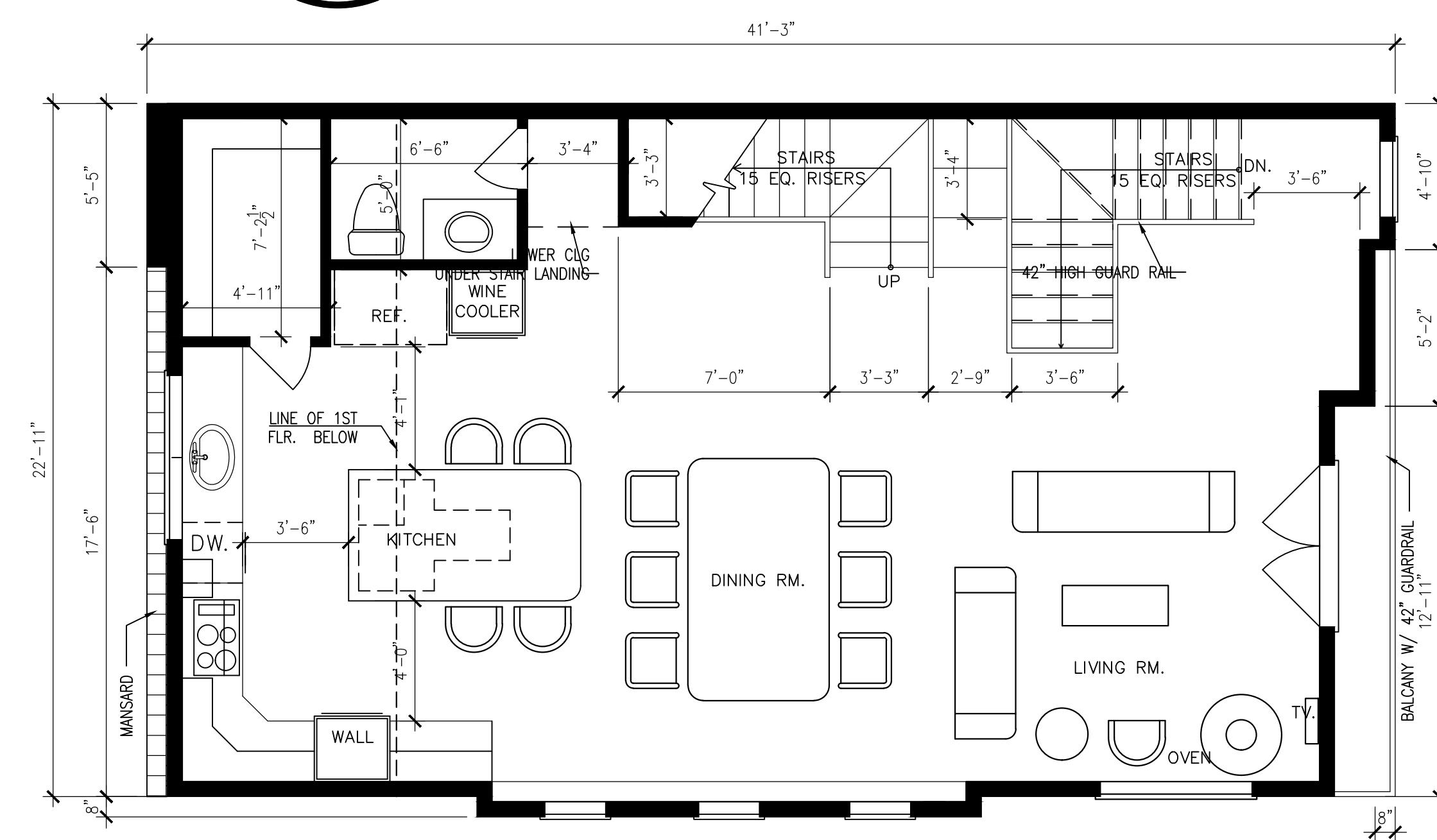
UNIT 8 (EAST BUILDING)



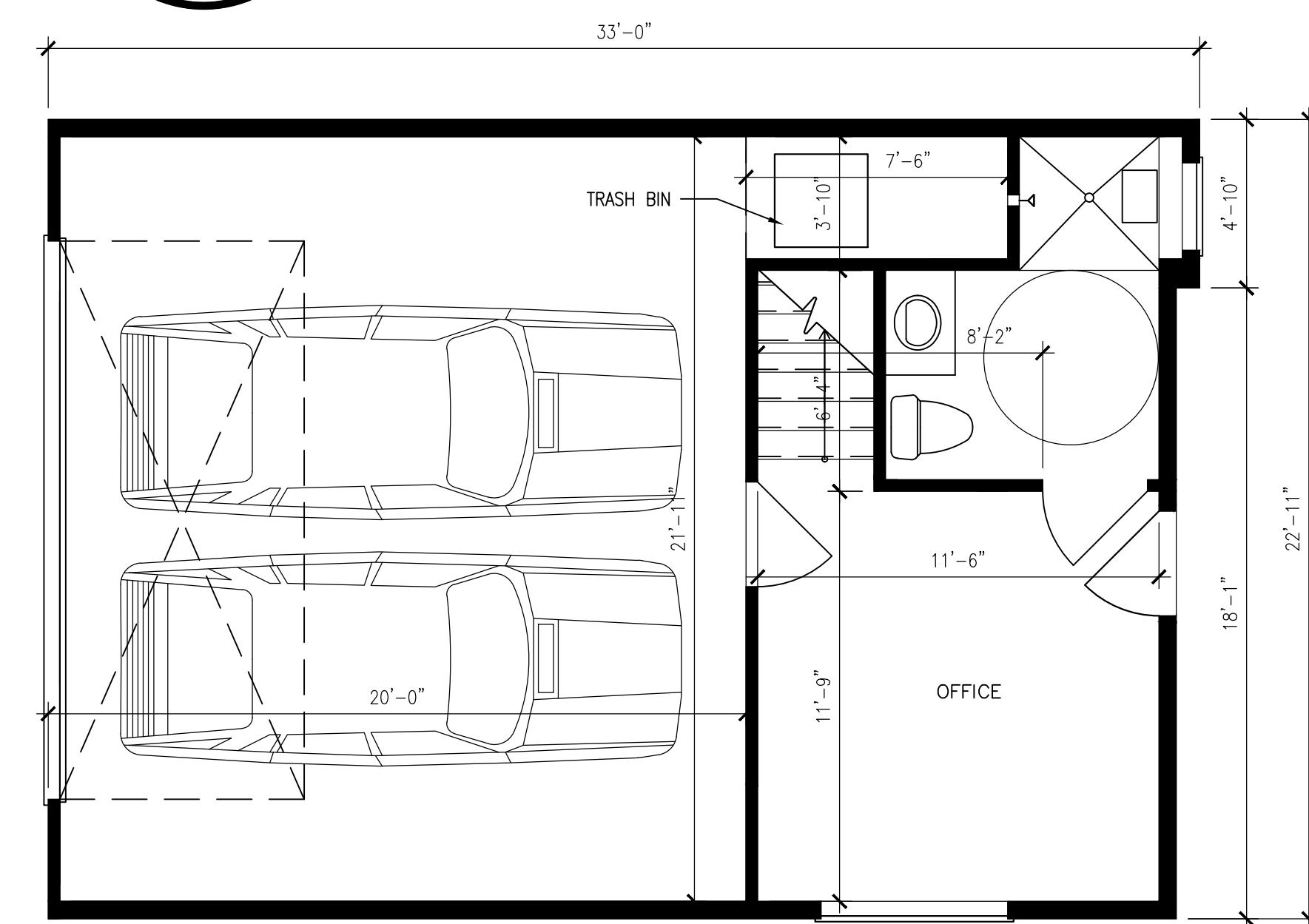
2 4TH FLOOR EAST BLDG.
A-1.1



1 3RD FLOOR EAST BUILDING
A-1.1



4 2ND FLOOR EAST BLDG.
A-1.1



3 1ST FLOOR EAST BLDG.
A-1.1

No.	Date	Issue / Description	By
1			
2			
3			
4			

Project :
NEWPORT RESIDENTIAL
1501 MESA DRIVE AND
20462 SANTA ANA AVE.
NEWPORT BEACH, CA. 92660

Anastasios Nikolaou (Owner)

Project No. : 0000
CAD File No. :
Project Architect : JAMSHED SOBANI
Drawn By : M. Tavassoli
Checked By :
Phase :
Date : 3 - 6 - 2019
Scale : 1/4" = 1'-0"

Drawing Title :
PROPOSED EAST BUILDING
END UNITS ENLARGED PLANS

A-1.1
Drawing No. :

REMODELING PLANS

PROFESSIONAL BUILDING AND CONSTRUCTION
RELATED CONSULTATION AND SERVICES
DESIGN > REMODELING = PLANNING

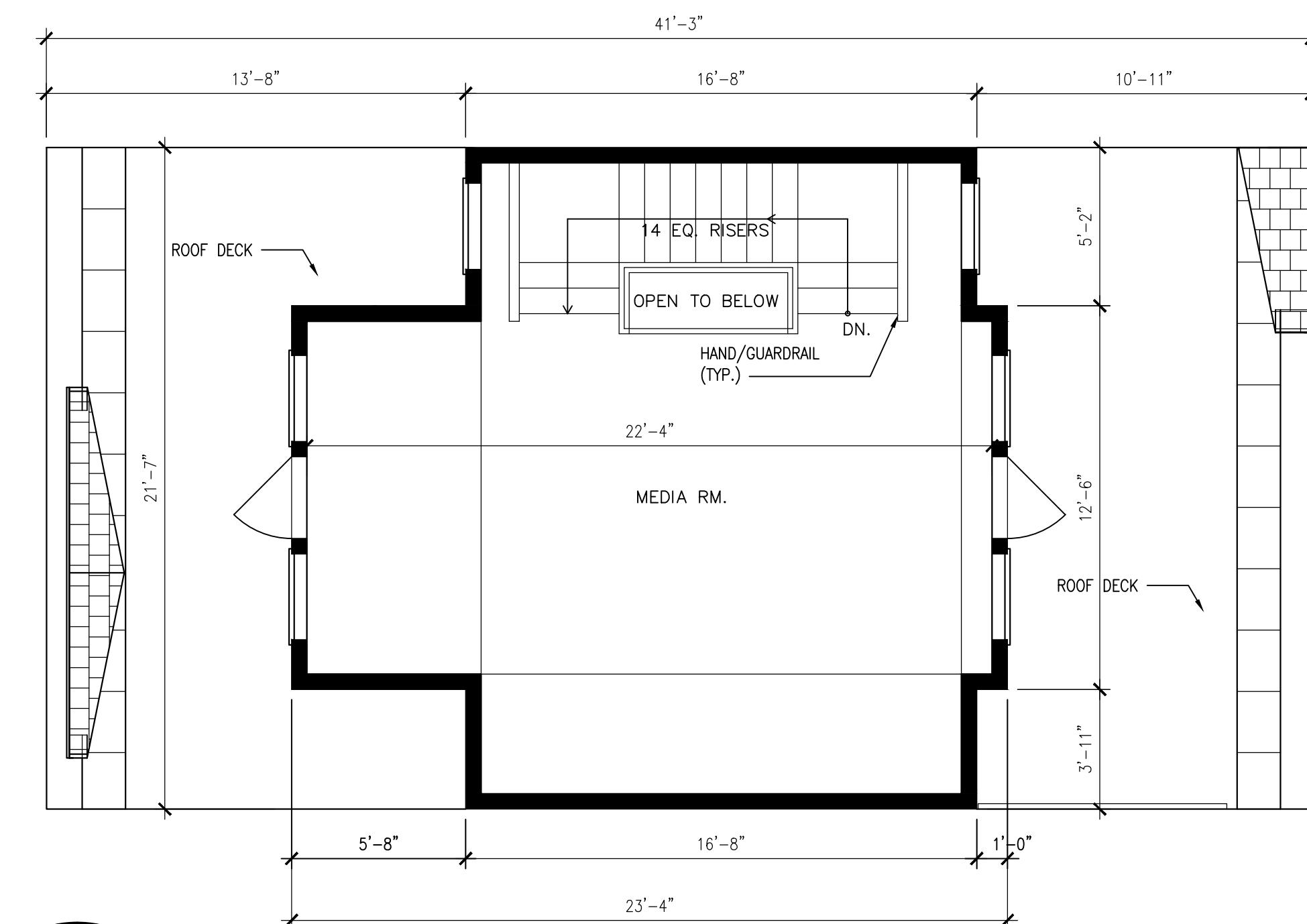
3478 SAN RAFAEL CIRCLE
COSTA MESA, CALIFORNIA 92626
(714) 310-7100 FAX (714) 556-7268

Consultant :
ARCHITECT : JAMSHEED SOBHANI
9045 Betrand Ave.
Sherwood Forest CA. 91325
Tel. 818 388-1193
Email: jsohban@jmail.com

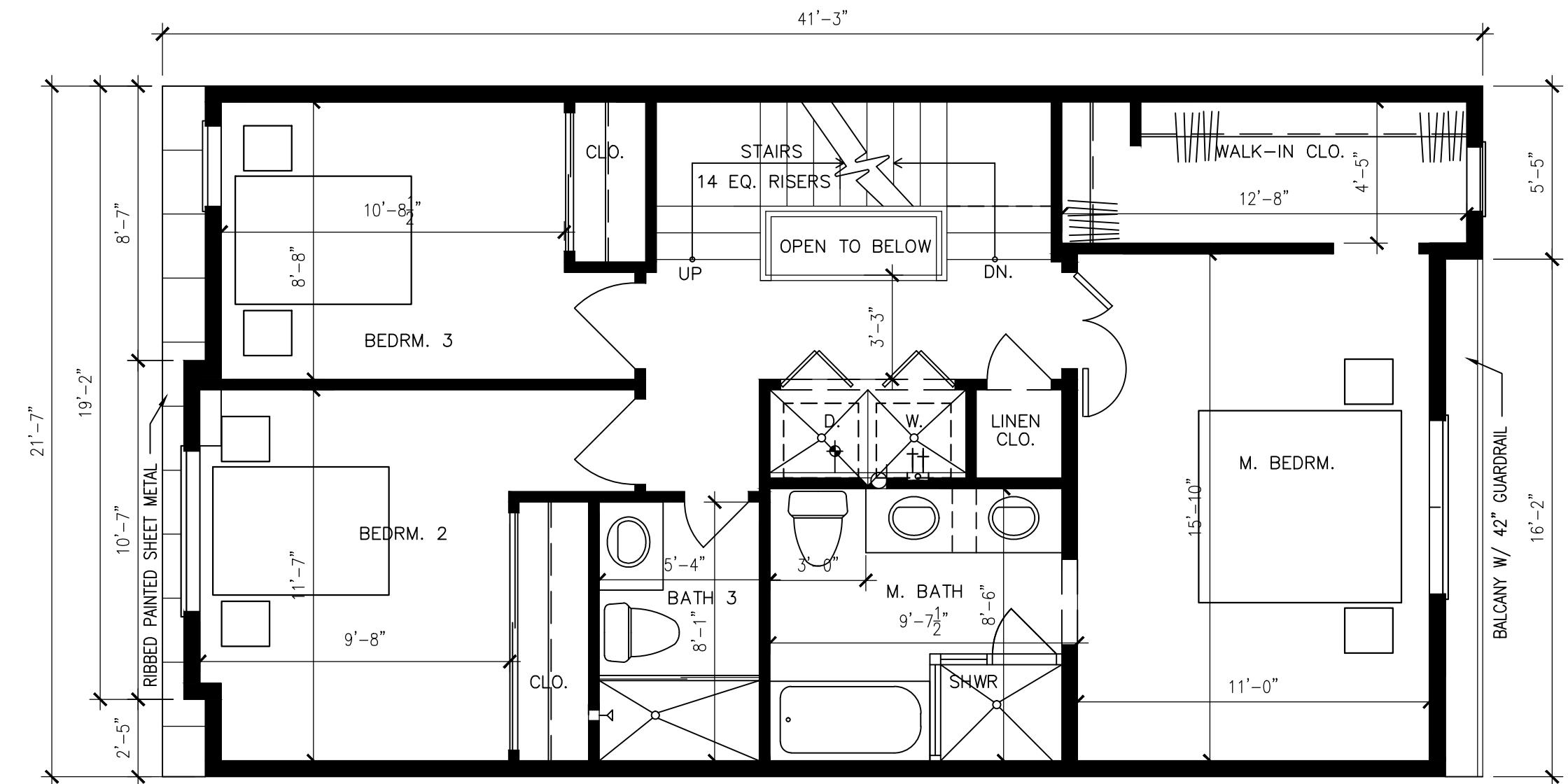
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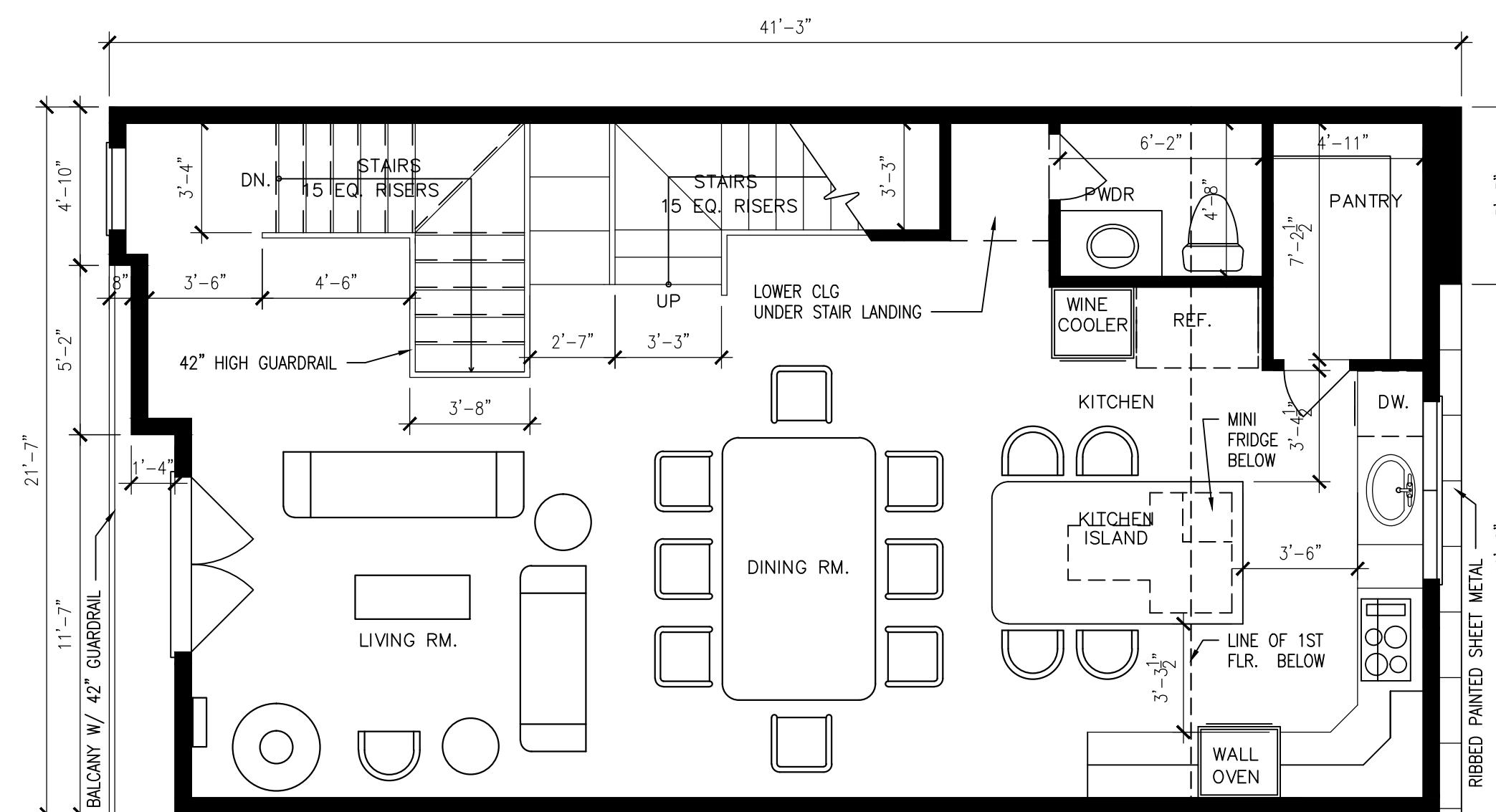
UNITS 2 & 3 (WEST BUILDING)



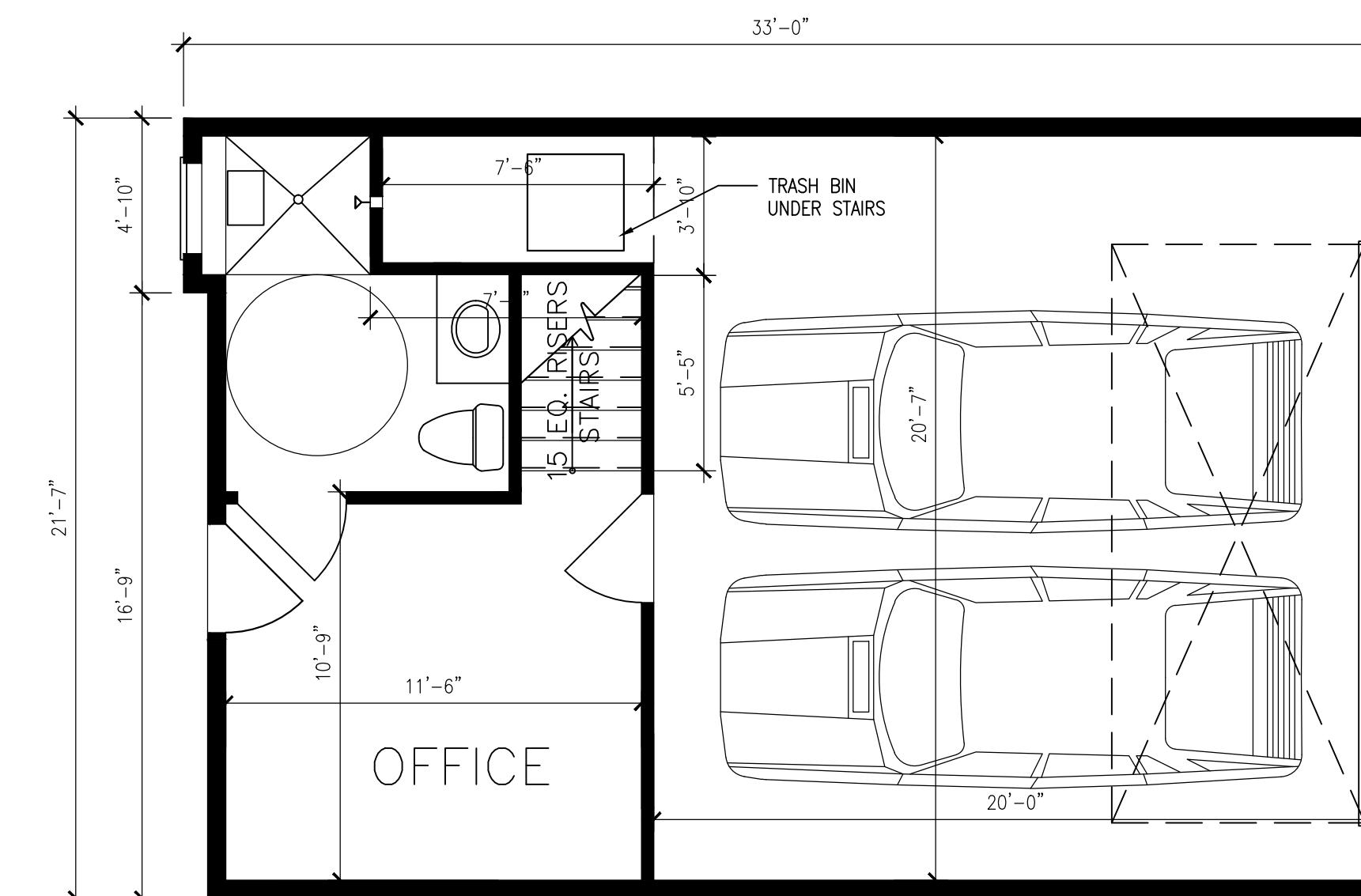
2
A-2
4TH FLOOR WEST BUILDING



1
A-2
3RD FLOOR WEST BUILDING



4
A-2
2ND FLOOR WEST BLDG.



3
A-2
1ST FLOOR WEST BLDG.

No.	Date	Issue / Description	By
Project :			

PROJECT NAME AND ADDRESS

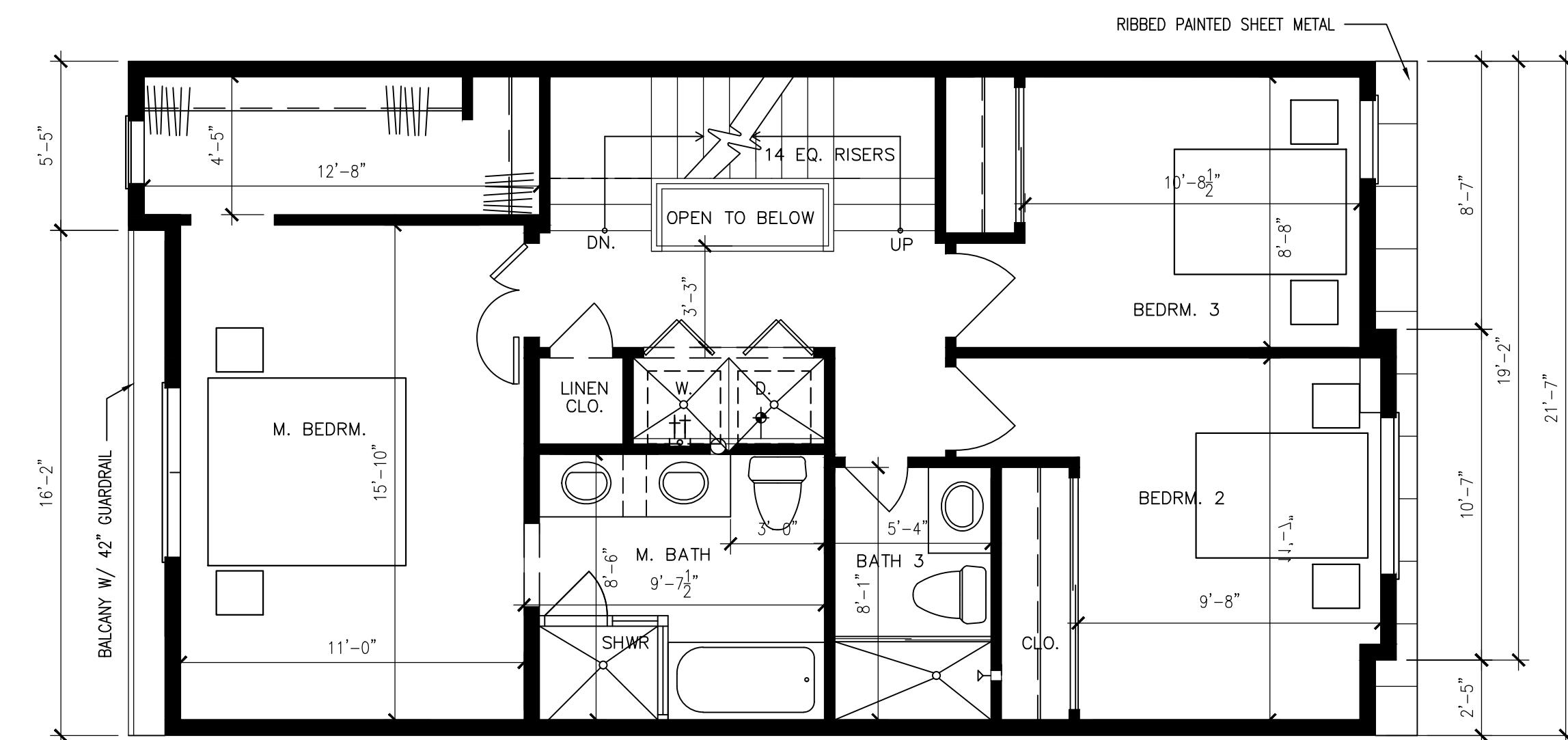
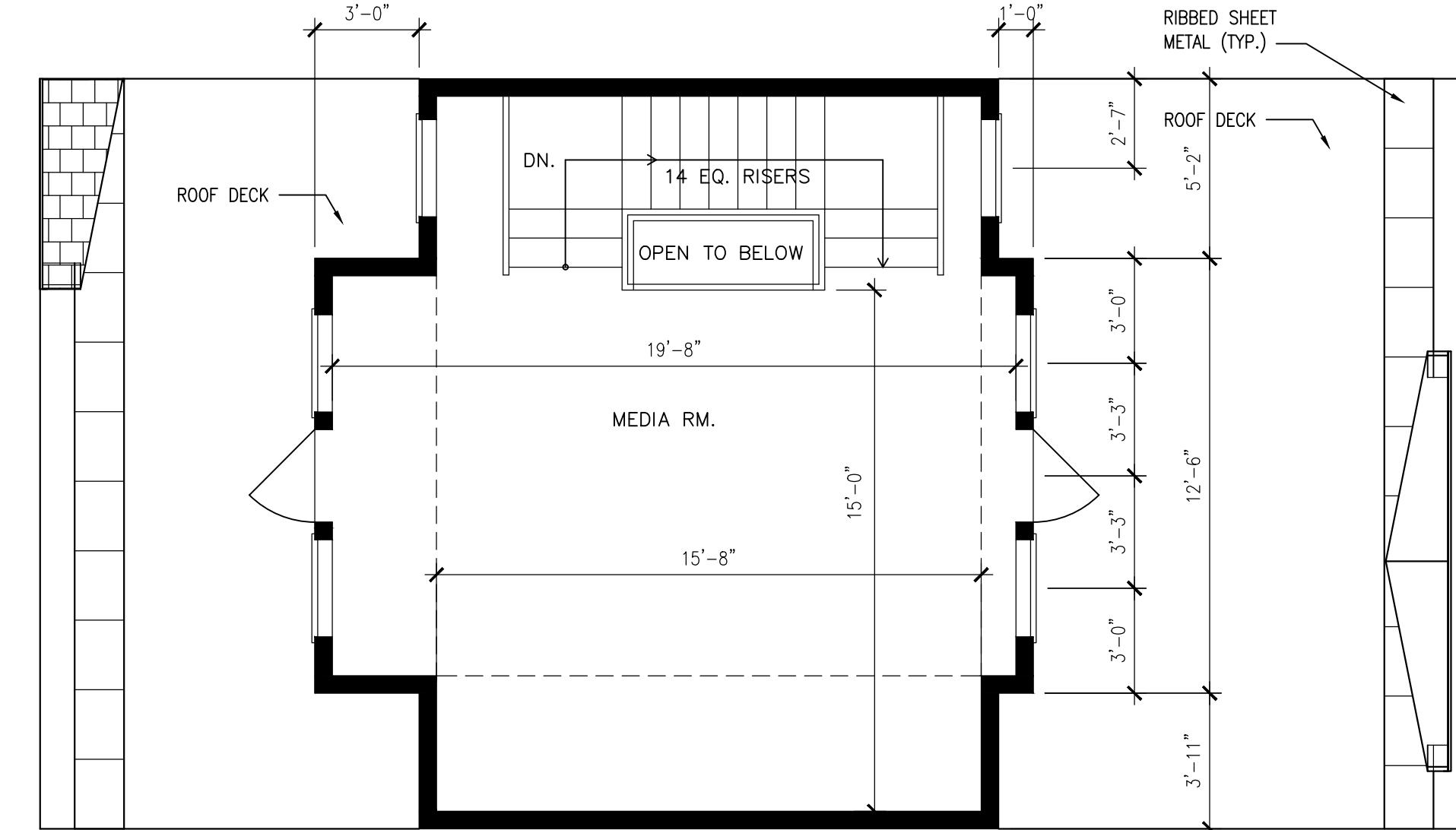
Anastasios Nikolaou (Owner)
NEWPORT RESIDENTIAL
1801 MESA DRIVE AND
20462 SANTA ANA AVE.
NEWPORT BEACH, CA. 92660

Project No.: 0000
GAD File No.:
Project Architect: xxx
Drawn By: M. Tavassoli
Checked By:
Phase:
Date: 3-6-2019
Scale: 1/4" = 1'-0"
Drawing Title: PROPOSED WEST BUILDING
INNER UNITS ENLARGED PLANS

Drawing No.:
15-161

A-2

UNITS 6 & 7 (EAST BUILDING)



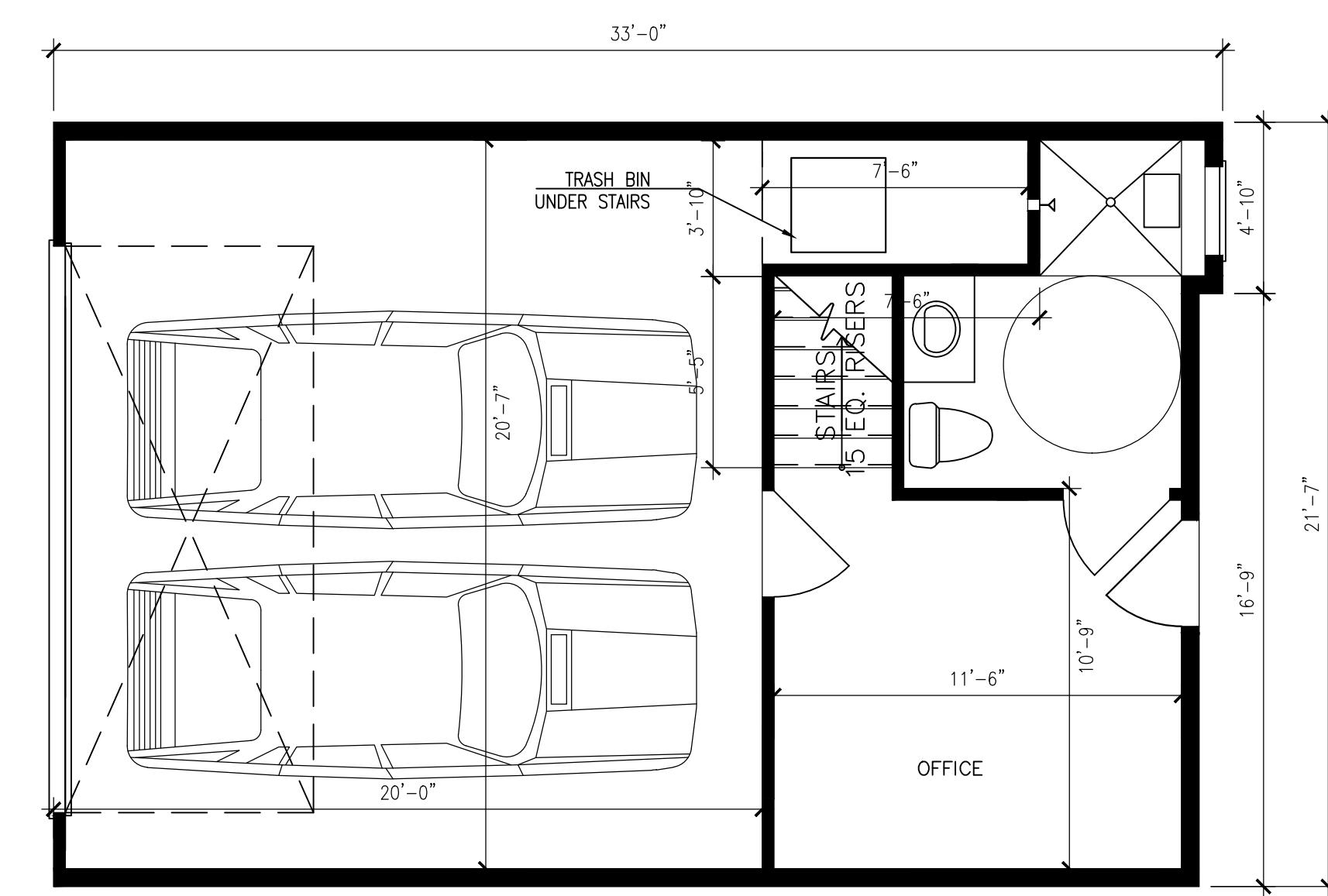
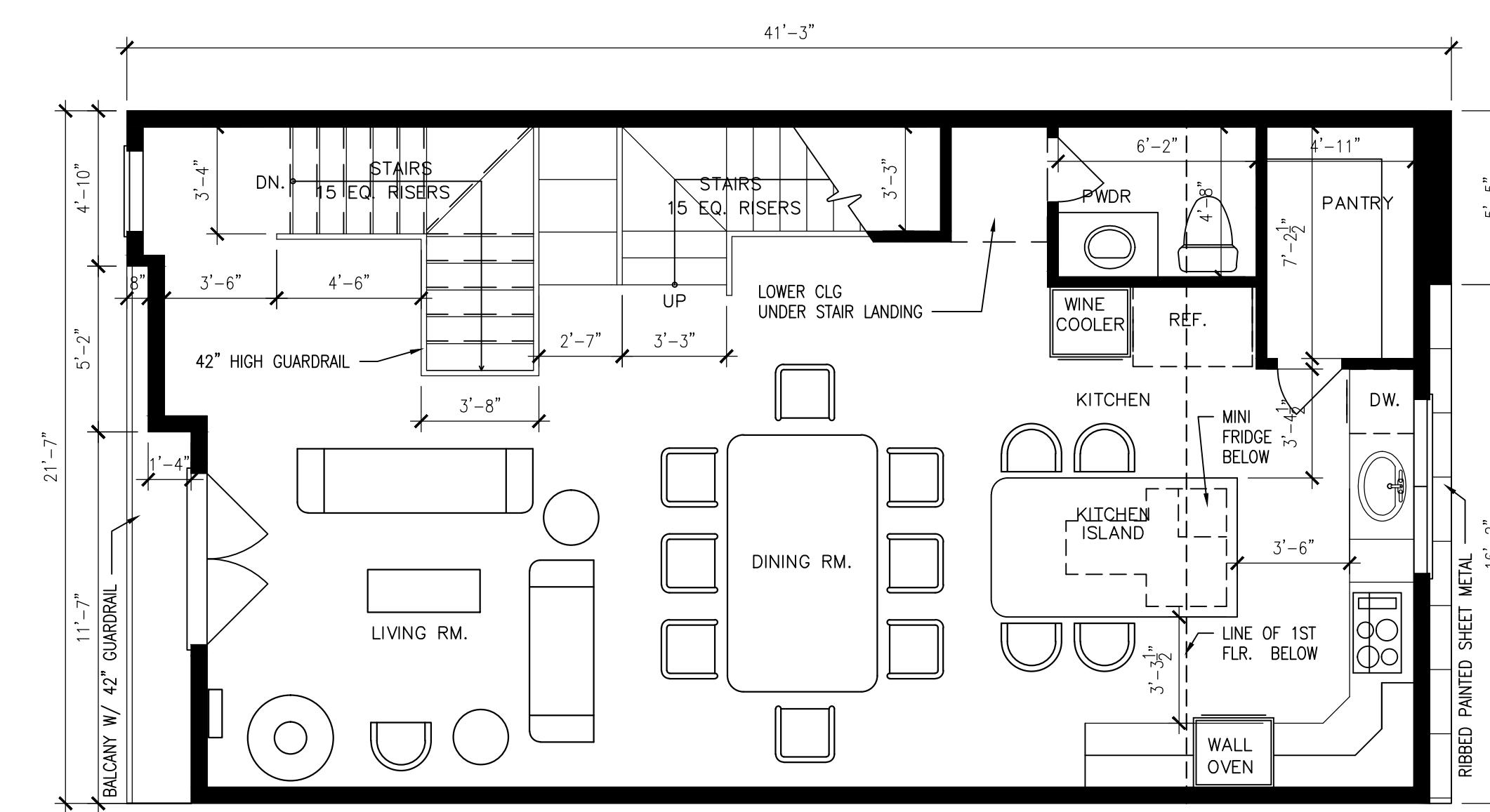
2
A-2.1

4TH FLOOR EAST BLDG.

1
A-2.1

3RD FLOOR EAST BUILDING

Seal :



4
A-2.1

2ND FLOOR EAST BLDG.

3
A-2.1

1ST FLOOR EAST BLDG.

No.	Date	Issue / Description	By

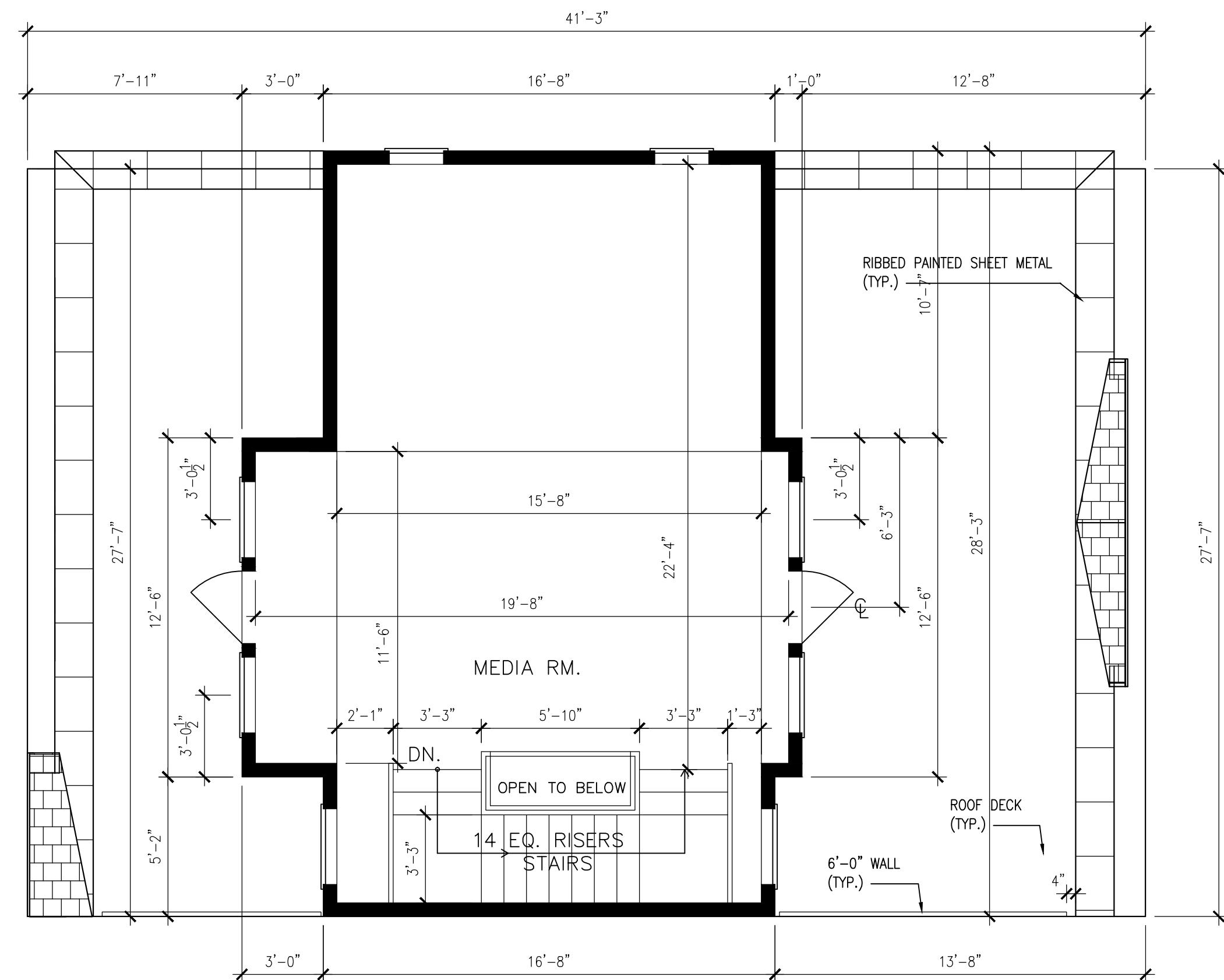
Project :
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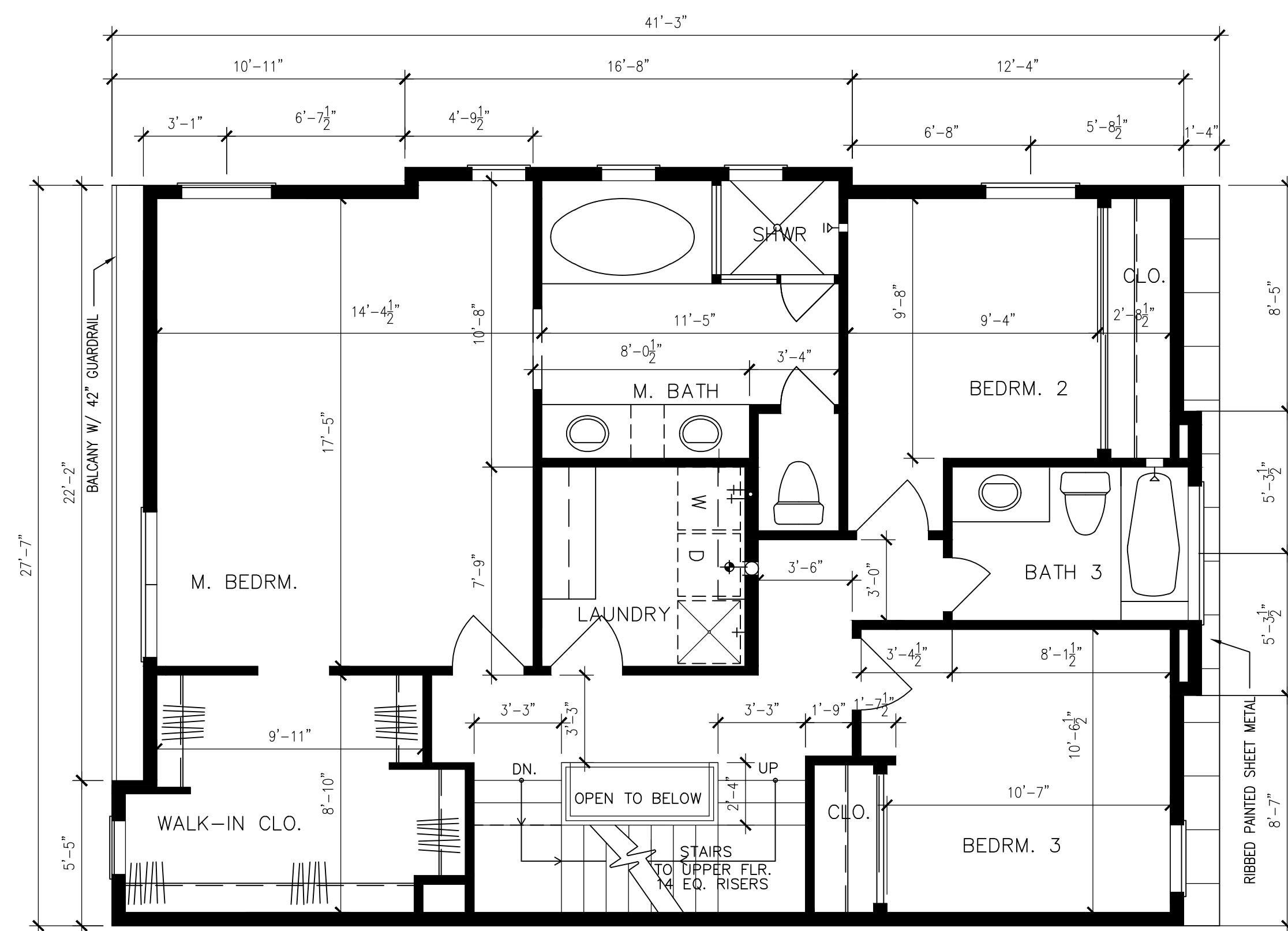
Project No. : 0000
GAD File No. :
Project Architect : xxx
Drawn By : M. Tavassoli
Checked By :
Phase :
Date : 3-6-2019
Scale : 1/4" = 1'-0"
Drawing Title : PROPOSED UNITS 6 & 7 (EAST BUILDING) ENLARGED PLANS
Drawing No. :
15-162

A-2.1

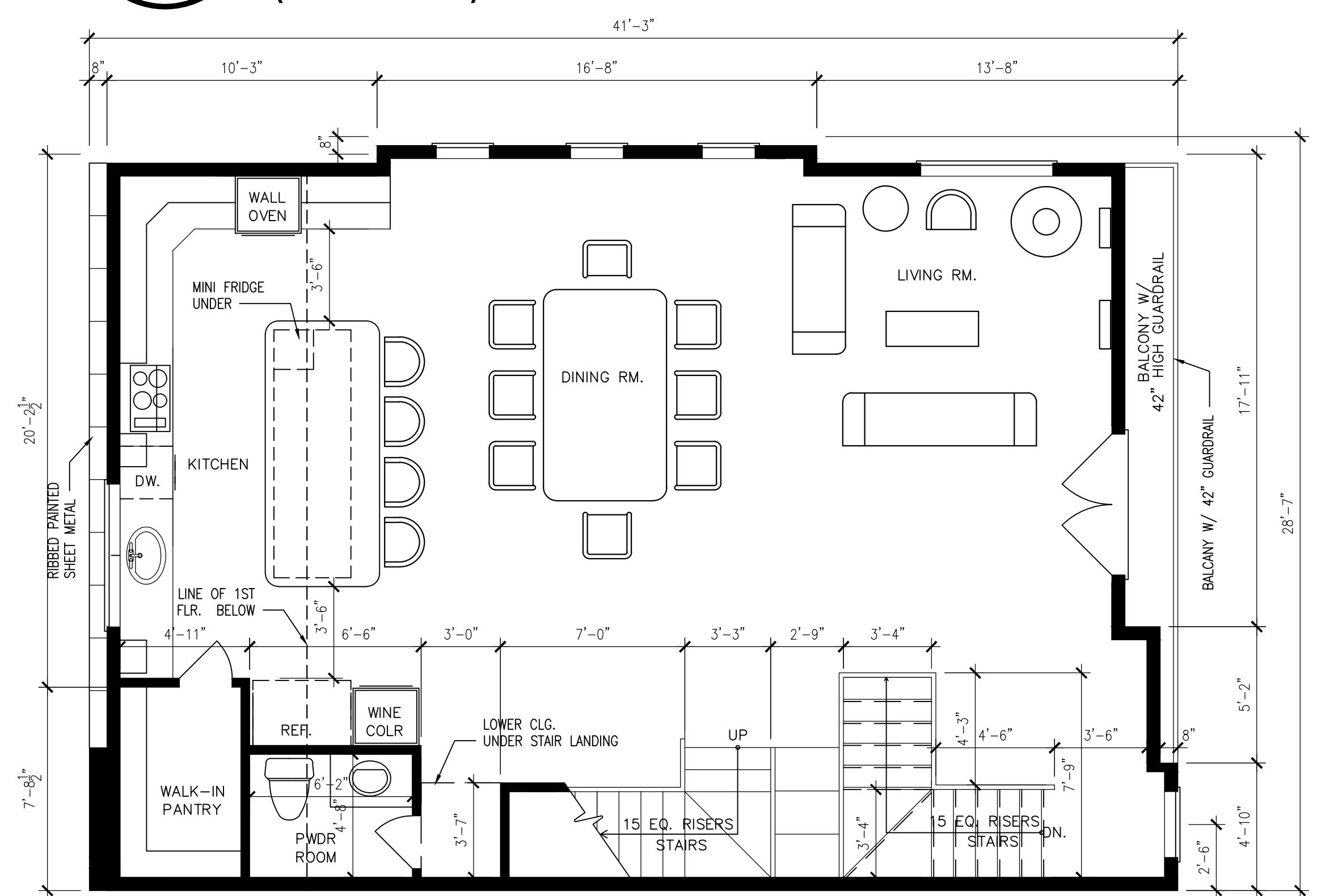
UNIT 5 (EAST BUILDING)



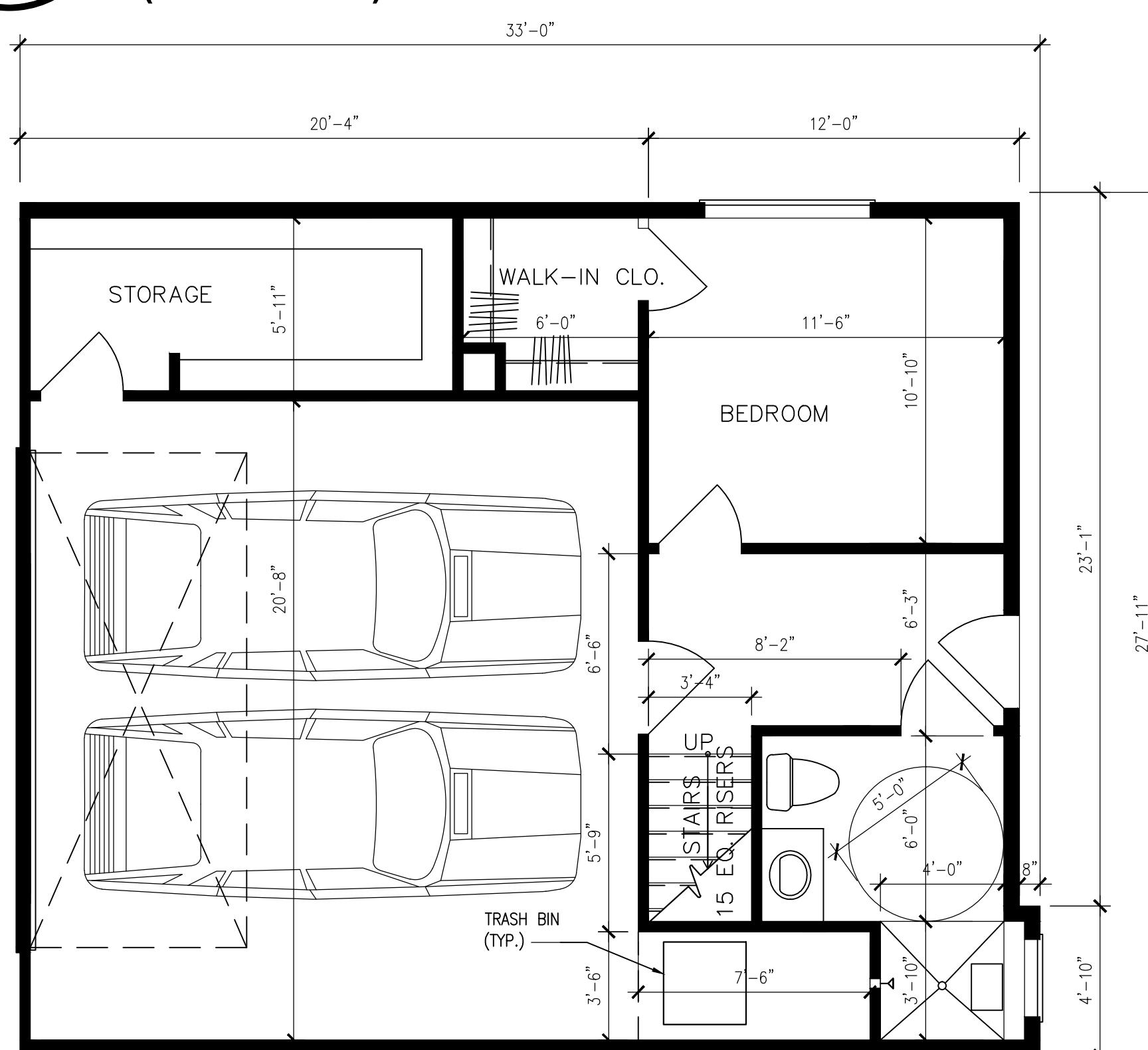
2
A-3 4TH FLOOR EAST BUILDING
(UNIT 5)



1
A-3 3RD FLOOR EAST BUILDING
(UNIT 5)



4
A-3 2ND FLOOR EAST BLDG.
(UNIT 5)



3
A-3 1ST FLOOR EAST BLDG.
(UNIT 5)

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RELATED CONSULTATION AND SERVICES

DESIGN & REMODELING & PLANNING

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STRUCTURAL ENGINEER:
SAM TAKIEDDINE
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Van Nuys, CA 91401
Tel. (818) 614 7034
Email: sam@TheEdengroup.com

Seal :

No. Date Issue / Description By

Project : NEWPORT RESIDENTIAL
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NEWPORT BEACH, CA. 92660

Anastasios Nikolaou (Owner)

Project No. : 0000
CAD File No. :
Project Architect : xxx
Drawn By : M. Tavassoli
Checked By :
Phase :
Date : 3-6-2019
Scale : 1/4" = 1'-0"
Drawing Title : PROPOSED EAST BUILDING
PLANS (UNIT 5)

A-3

Drawing No. :

REMODELING PLANS CONSULTING

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Anastasios Nikolaou (Owner)

Project No. : 0000
CAD File No. :
Project Architect : xxx
Drawn By : M. Tavassoli
Checked By :
Phase : 3-6-2019
Date : 3/16/2019
Scale : 3/16" = 1'-0"
Drawing Title : PROPOSED WEST BUILDING
PLANS, (UNITS 1 THRU. 4)
LEVELS 1,2, AND 3

A-4

Drawing No. :



**REMODELING PLANS
CONSULTING**

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STRUCTURAL ENGINEER :
SAM TAKIEDIN
14415 Lorin Street,
Van Nuys, CA 91401
Tel: (818) 614 7034
Email: sam@TheEdengroup.com

Seal :

No. Date Issue / Description By

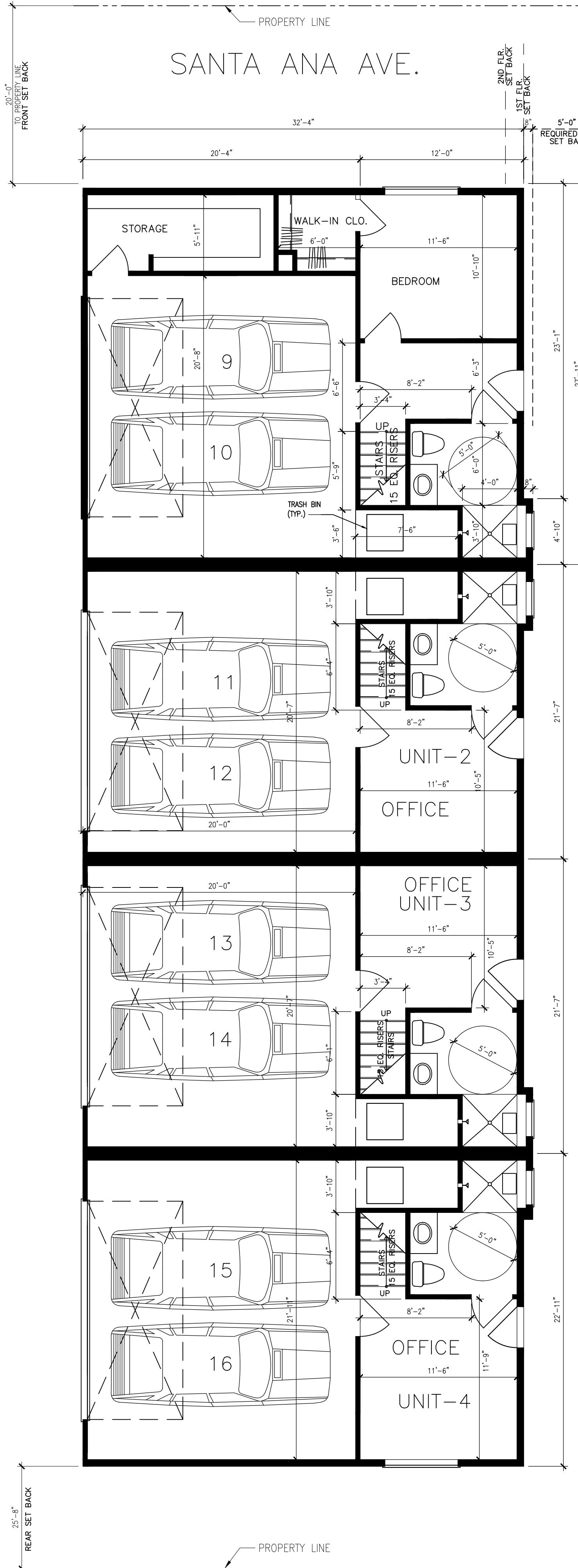
Project : NEWPORT RESIDENTIAL
1501 MESA DRIVE AND
20462 SANTA ANA AVE.
NEWPORT BEACH, CA. 92660

Anastasios Nikolaou (Owner)

Project No. : 0000
CAD File No. :
Project Architect : xxx
Drawn By : M. Tavassoli
Checked By :
Phase :
Date : 3-6-2019
Scale : 3/16" = 1'-0"

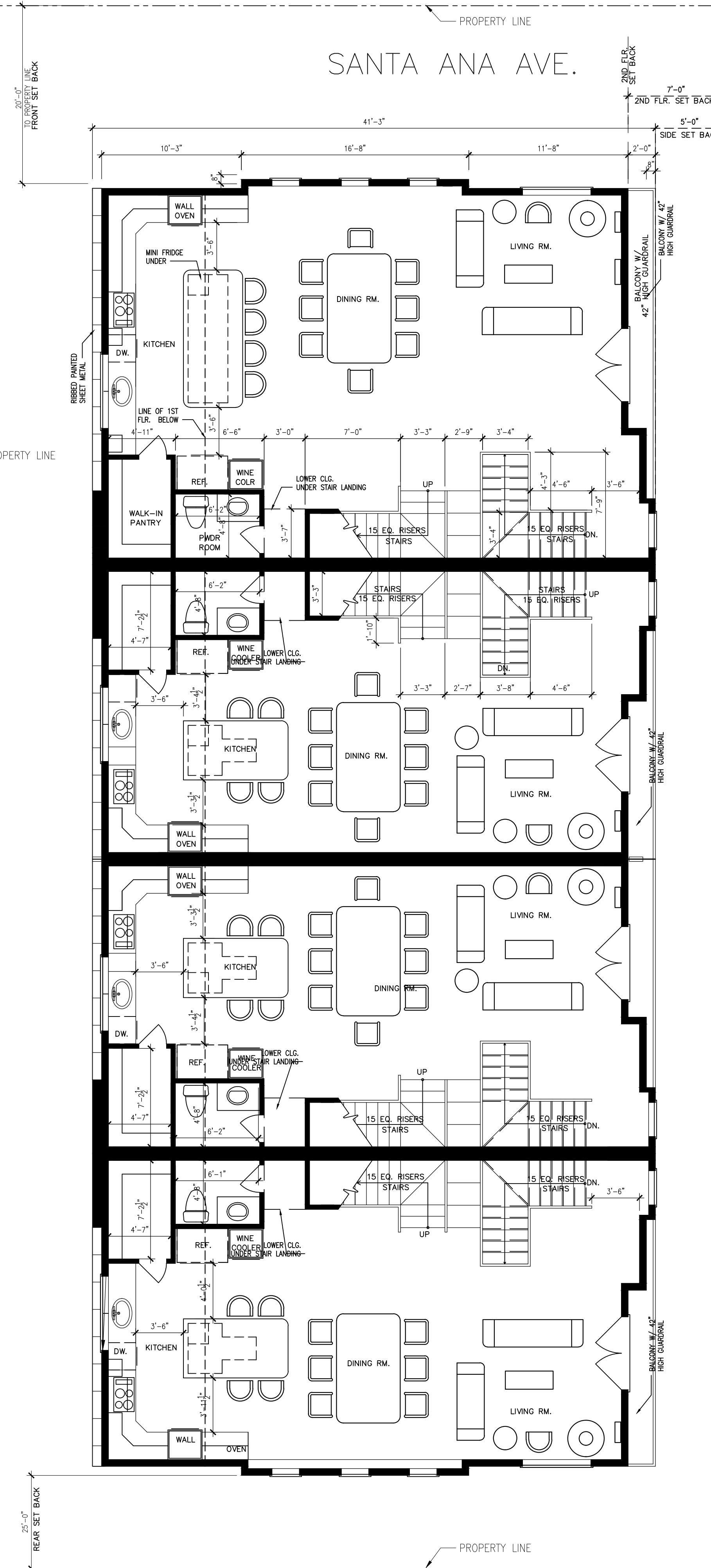
Drawing Title : PROPOSED WEST AND EAST
4TH FLOOR PLANS,
LABELED SETBACK/ DETAILS

15-165



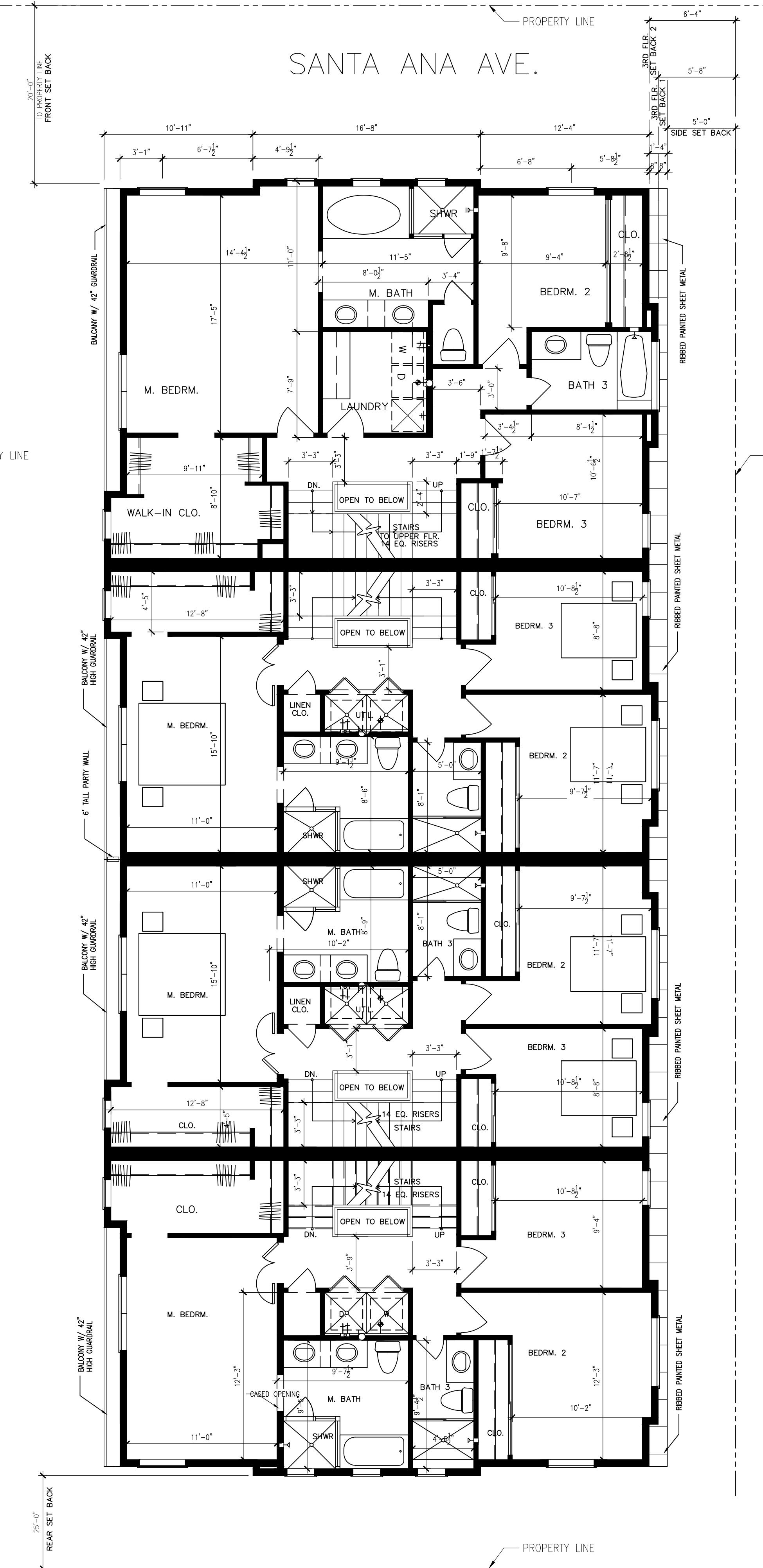
1
A-4.1

1ST FLOOR EAST BUILDING



2
A-4.1

2ND FLOOR EAST BUILDING



3
A-4.1

3RD FLOOR EAST BUILDING

A-4.1

Drawing No. :

**REMODELING PLANS
CONSULTING**

PROFESSIONAL BUILDING AND CONSTRUCTION
RELATED CONSULTATION AND SERVICES

DESIGN & REMODELING PLANNING

3478 SAN RAFAEL CIRCLE
COSTA MESA, CALIFORNIA 92626
(714) 310-7100 FAX (714) 556-7268

Consultant : ARCHITECT : JAHMEED SOBHANI
10445 Bertrand Ave.
Spring Forest, CA 91325
Tel: 818 388-7193
Email: jsobhani@mail.com

INTERIOR DESIGNER : GRACE BLU DESIGNS
151 Kalmus Drive Suite E160
Costa Mesa, CA 92626
Tel: (714) 549-7770

STRUCTURAL ENGINEER :
SAM TAKIEDIN
14415 Alton Street,
Van Nuys, CA 91401
Tel: (818) 614 7034
Email: sam@TheEdengroup.com

Seal :

No. Date Issue / Description By

Project :
NEWPORT RESIDENTIAL
1501 MESA DRIVE AND
20462 SANTA ANA AVE.
NEWPORT BEACH, CA. 92660

Anastasios Nikolaou (Owner)

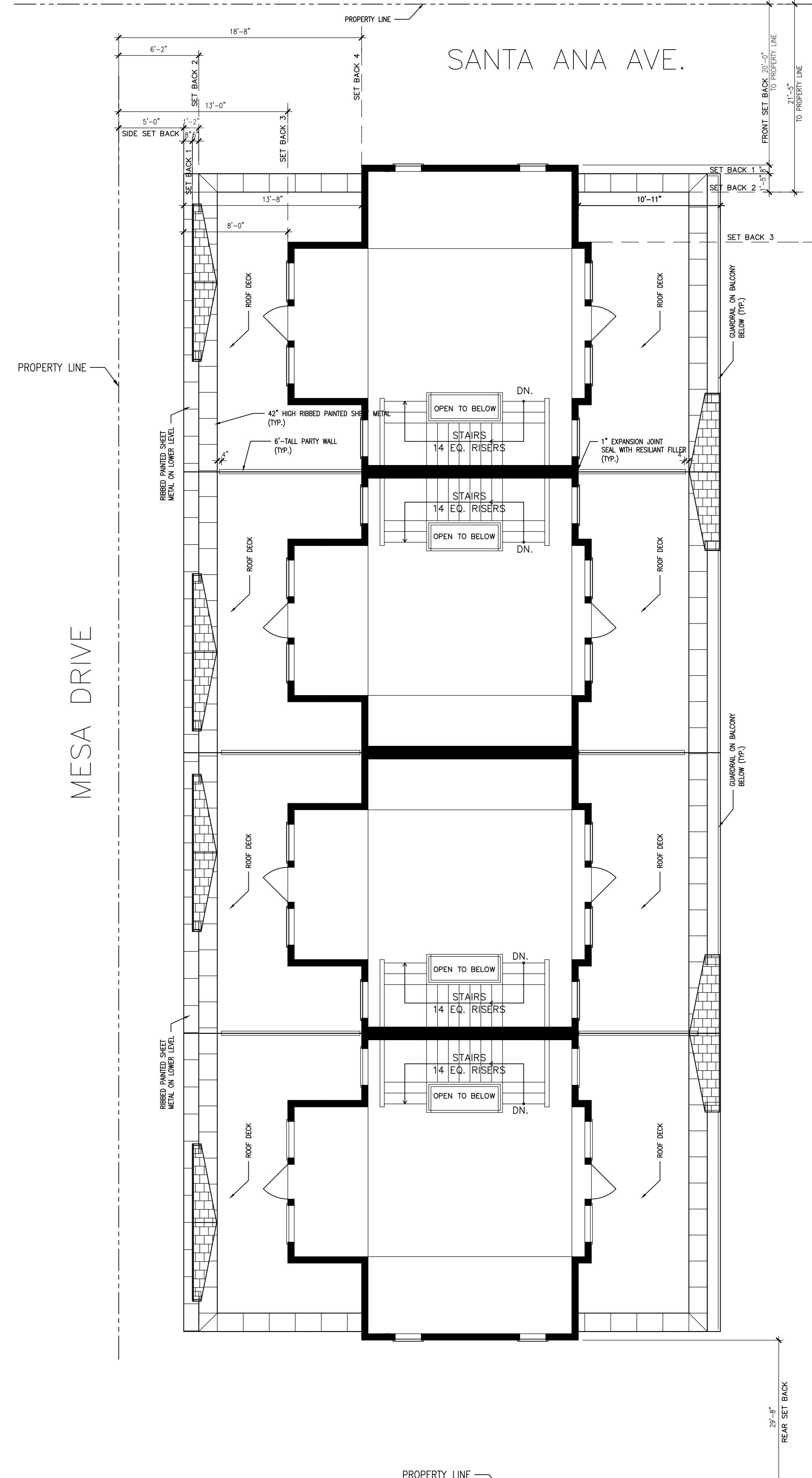
Project No. : 0000
CAD File No. :
Project Architect : xxx
Drawn By : M. Tavassoli
Checked By :
Phase :
Date : 3-6-2019
Scale : 3/16" = 1'-0"
Drawing Title : PROPOSED WEST AND EAST
4TH FLOOR PLANS,
LABELED SETBACK/ DETAILS

Drawing No. :

A-4.2

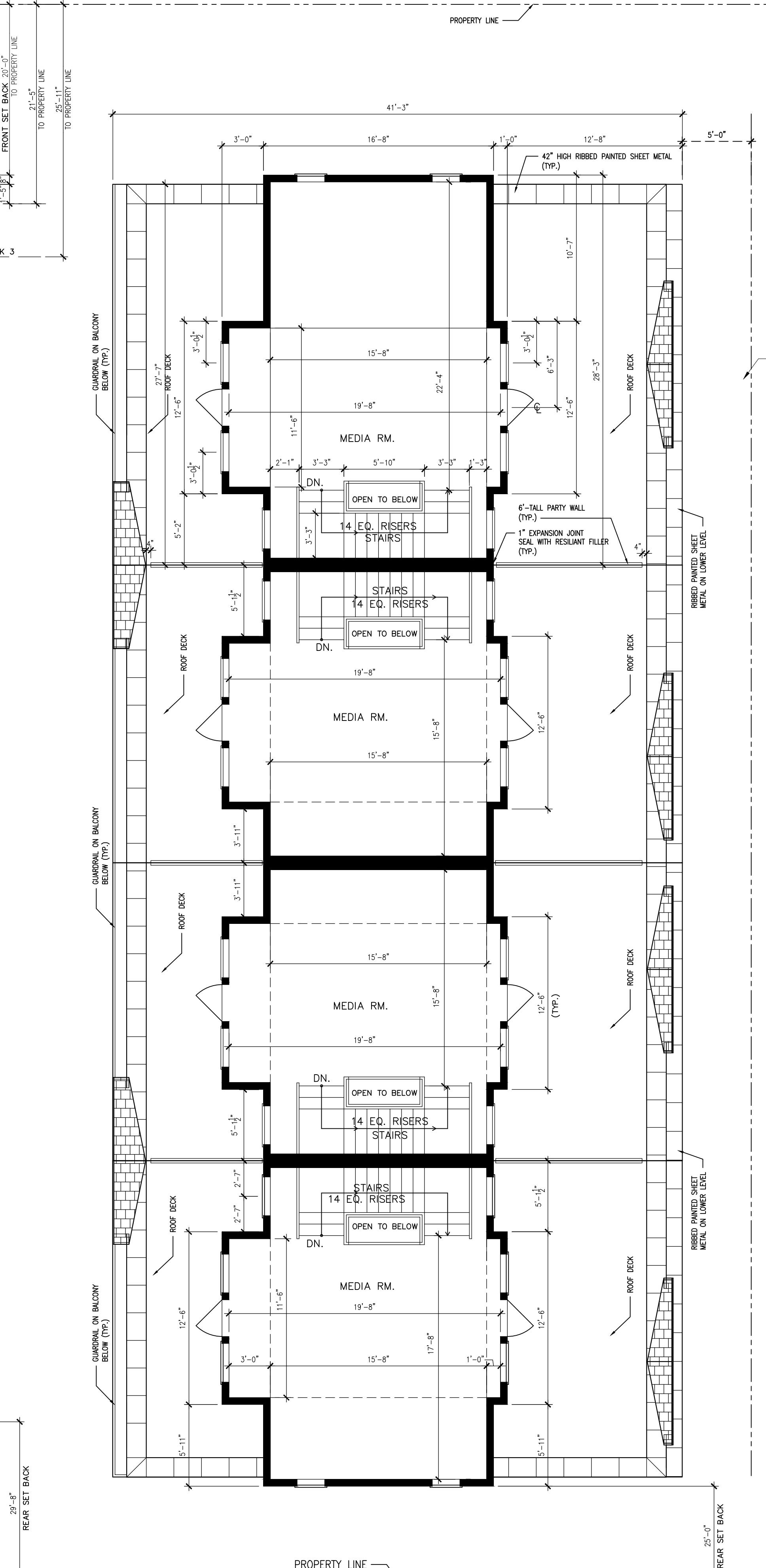
SANTA ANA AVE.

MESA DRIVE



2
A-4.2

4TH FLOOR WEST BUILDING



1
A-4.2

4TH FLOOR EAST BUILDING

REMODELING PLANS
CONSULTING

PROFESSIONAL BUILDING AND CONSTRUCTION
RELATED CONSULTATION AND SERVICES
DESIGN & REMODELING & PLANNING

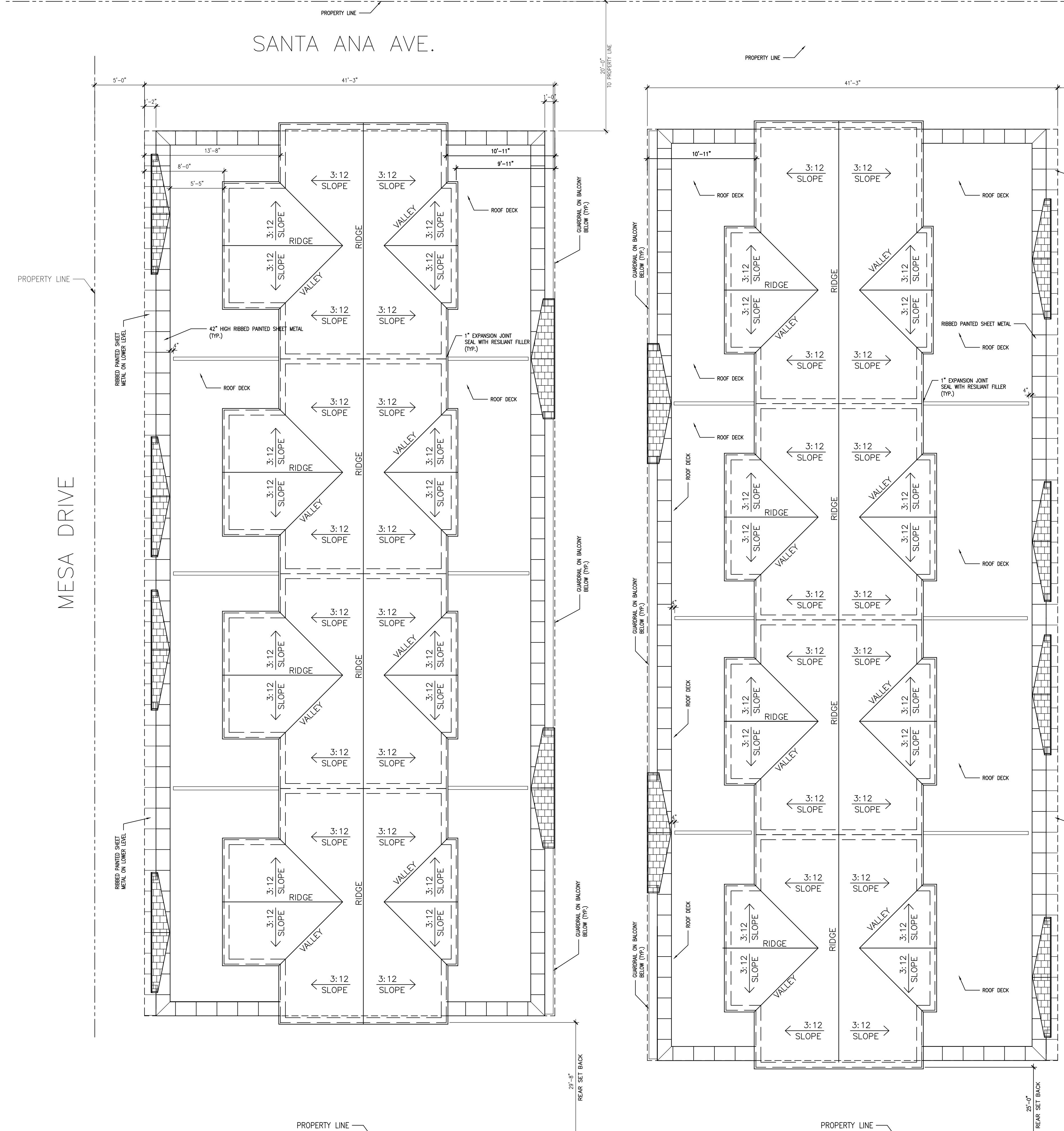
3478 SAN RAFAEL CIRCLE
COSTA MESA, CALIFORNIA 92626
(714) 310-7100 FAX (714) 556-7268

Consultant : ARCHITECT : JAMESHEED SOBHANI
1045 Bertrand Ave.
Spring Forest, CA 91325
Tel: 818 388-7193
Email: jsobhani@mail.com

INTERIOR DESIGNER : GRACE BLU DESIGNS
151 Kalmus Drive Suite E160
Costa Mesa, CA 92626
Tel: (714) 549-7770

STRUCTURAL ENGINEER :
SAM TAKIEDDINE
14415 Alton Street,
Van Nuys, CA 91401
Tel: (818) 614 7034
Email: sam@TheEdengroup.com

SANTA ANA AVE.



2
A-5

ROOF PLAN WEST BUILDING

1
A-5

ROOF PLAN EAST BUILDING

ROOF VENT CALCULATIONS
ROOF VENT CALCULATIONS

Drawing No :

15-167

Seal :

No. Date Issue / Description By

Project :
NEWPORT RESIDENTIAL
1501 MESA DRIVE AND
20462 SANTA ANA AVE.
NEWPORT BEACH, CA. 92660

Anastasios Nikolaou (Owner)

Project No. : 0000
CAD File No. :
Project Architect : xxx
Drawn By : M. Tavassoli
Checked By :
Phase :
Date : 3-6-2019
Scale : 3/16" = 1'-0"
Drawing Title : PROPOSED EAST AND WEST
BUILDING ROOF PLANS

A-5

15-167

**REMODELING PLANS
CONSULTING**

PROFESSIONAL BUILDING AND CONSTRUCTION
RELATED CONSULTATION SERVICES

DESIGN • REMODELING • PLANNING

3476 SAN RAFAEL CIRCLE
COSTA MESA, CALIFORNIA 92626
(714) 310-7100 FAX (714) 556-7268

Consultant : ARCHITECT : JAMSHEED SOBHANI
1604 S. Berthoud Ave.
Sherwood Forest CA. 91325
Tel. 818 388-7193
Email: jsohman@gmail.com

INTERIOR DESIGNER : GRACE BLU DESIGNS
151 Kalmus Drive Suite E160
Costa Mesa, CA 92626
Tel. (714) 549-7770

STRUCTURAL ENGINEER : SAM TAVASSOL
1441 N. Frier Street,
Van Nuys, CA 91401
Tel. (818) 614 7034
Email: sam@TheJengroup.com

Seal :

No. Date Issue / Description By

Project :
NEWPORT RESIDENTIAL
1501 MESA DRIVE AND
20462 SANTA ANA AVE.
NEWPORT BEACH, CA. 92660

Anastasios Nikolaou (Owner)

Project No : 0000
CAD File No. :
Project Architect : Jamsheed Sobhani
Drawn By : M. Tavassol
Checked By :
Phase :
Date : 3-6-2019
Scale : 1/4" = 1'-0"
Drawing Title : PROPOSED EAST BUILDING (2)
EAST AND WEST ELEVATIONS

A-8
Drawing No :



1 EAST BUILDING EAST ELEV.
A-8



2 EAST BUILDING WEST ELEV.
A-8

**REMODELING PLANS
CONSULTING**

PROFESSIONAL BUILDING AND CONSTRUCTION
RELATED CONSULTATION AND SERVICES

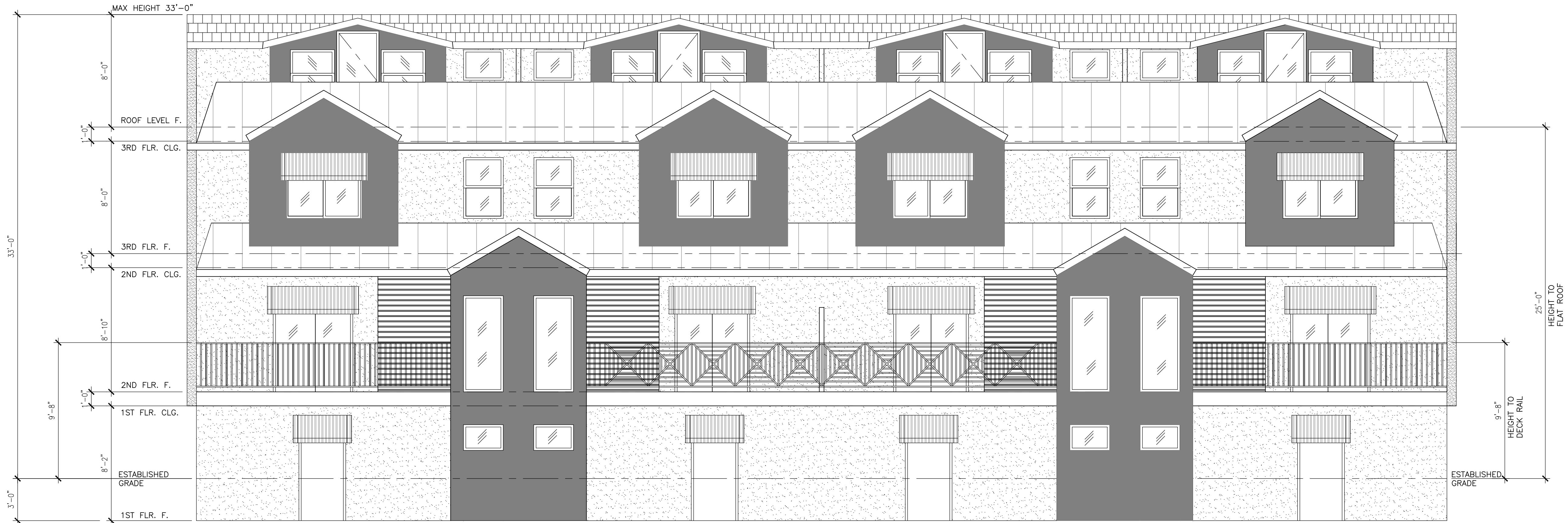
DESIGN • REMODELING • PLANNING

3476 SAN RAFAEL CIRCLE
COSTA MESA, CALIFORNIA 92626
(714) 310-7100 FAX (714) 556-7268

Consultant : ARCHITECT : JAMSHEED SOBHANI
10405 Berthoud Ave.
Sherwood Forest CA. 91325
Tel. 818 388-7193
Email: jsohman@gmail.com

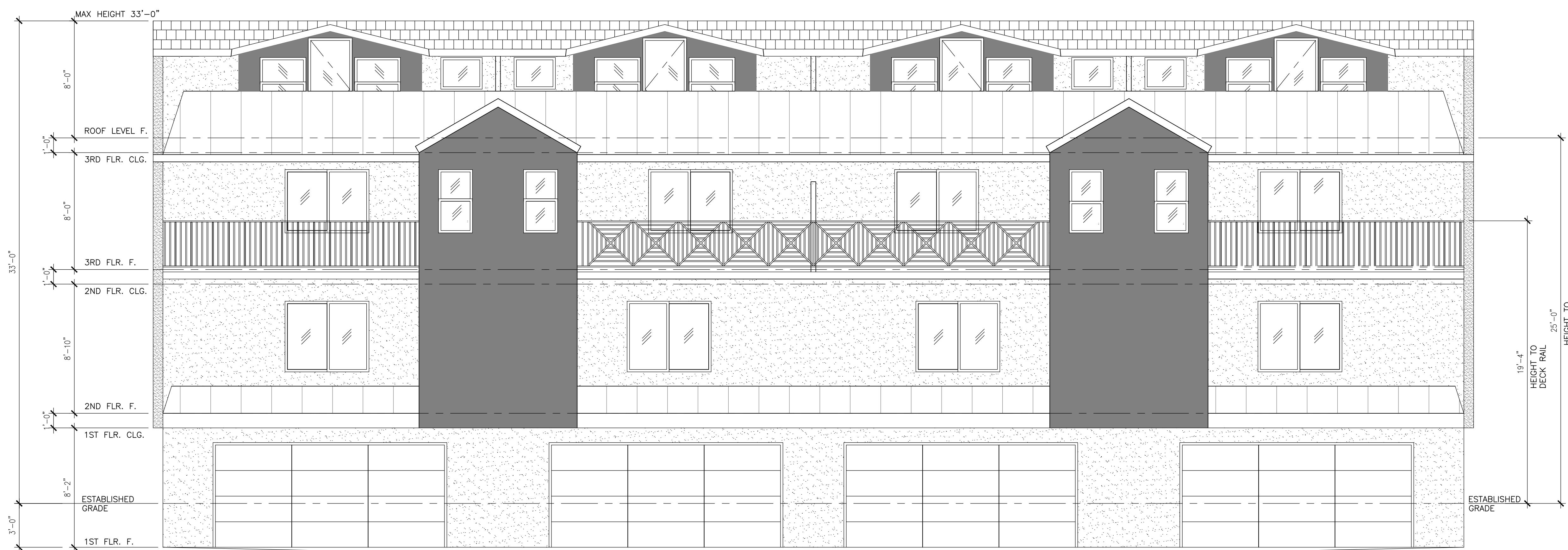
INTERIOR DESIGNER : GRACE BLU DESIGNS
151 Kalmus Drive Suite E160
Costa Mesa, CA 92626
Tel. (714) 549-7770

STRUCTURAL ENGINEER : SAM TAVASSOLINE
1441 Flier Street,
Van Nuys, CA 91401
Tel. (818) 614 7034
Email: sam@TheJengroup.com



1
A-7

WEST BUILDING WEST ELEVATION



2
A-7

WEST BUILDING EAST ELEVATION

Seal :

No. Date Issue / Description By

Project :
NEWPORT RESIDENTIAL
1501 MESA DRIVE AND
20462 SANTA ANA AVE.
NEWPORT BEACH, CA. 92660

Anastasios Nikolaou (Owner)

Project No : 0000

CAD File No. :

Project Architect : Jamsheed Sobhani

Drawn By : M. Tavassoli

Checked By :

Phase :

Date : 3-6-2019

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

Drawing Title :

PROPOSED WEST BUILDING

EAST, WEST ELEVATIONS

A-7

Drawing No :

**REMODELING PLANS
CONSULTING**

PROFESSIONAL BUILDING AND CONSTRUCTION
RELATED CONSULTATION AND SERVICES

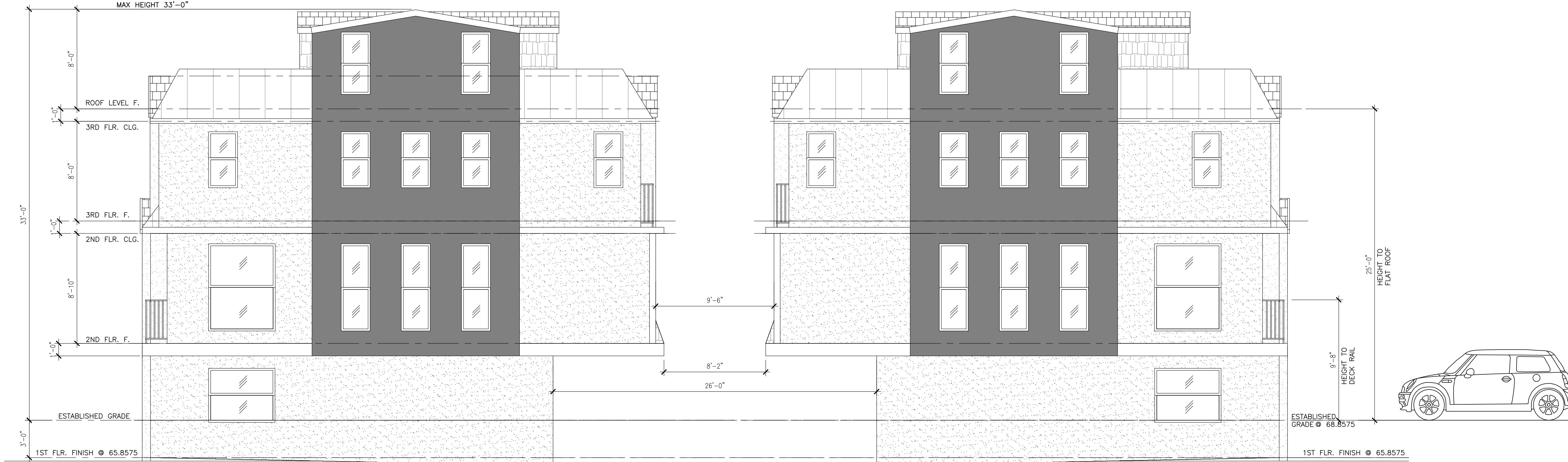
DESIGN • REMODELING • PLANNING

3476 SAN RAFAEL CIRCLE
COSTA MESA, CALIFORNIA 92626
(714) 310-7100 FAX (714) 556-7268

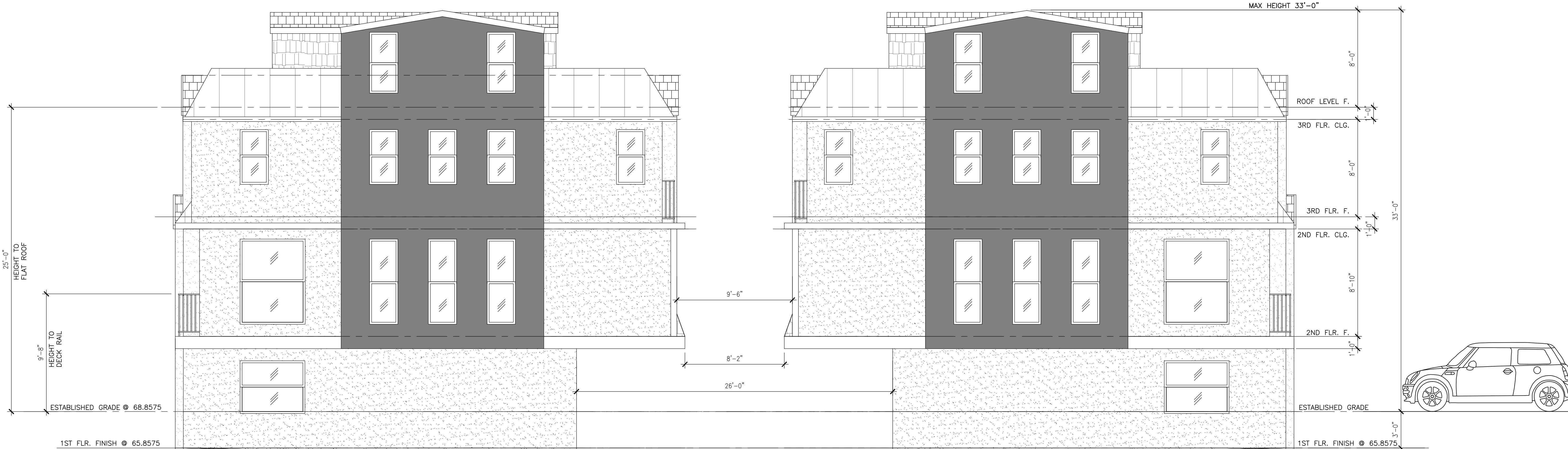
Consultant : ARCHITECT : JAMSHED SOBHANI
1501 Kalmus Drive Suite E160
Costa Mesa, CA 92626
Tel. (714) 549-7770
Email: jsohbm@gmail.com

INTERIOR DESIGNER : GRACE BLU DESIGNS
151 Kalmus Drive Suite E160
Costa Mesa, CA 92626
Tel. (714) 549-7770

STRUCTURAL ENGINEER : SAM TAVASSOLINE
1441 N. Frier Street,
Van Nuys, CA 91401
Tel. (818) 614-7034
Email: sam@TheJengroup.com



1
A-9
BUILDING 1 & 2 NORTH ELEVATION



2
A-9
BUILDING 1 & 2 SOUTH ELEVATION

A-9

Drawing No :

**REMODELING PLANS
CONSULTING**

PROFESSIONAL BUILDING AND CONSTRUCTION
RELATED CONSULTATION AND SERVICES
DESIGN > REMODELING = PLANNING

3478 SAN RAFAEL CIRCLE
COSTA MESA, CALIFORNIA 92626
(714) 310-7100 FAX (714) 556-7268

Consultant :
ARCHITECT : JAMSHEED SOBHANI
9045 Betrand Ave.
Sherwood Forest, CA. 91325
Tel: 818 388-7193
Email: jmsbhani@gmail.com

INTERIOR DESIGNER :
GRACE BLU DESIGNS
15100 E. 10th Street, Suite E160
Costa Mesa, CA. 92626
Tel: (714) 549-7770

STRUCTURAL ENGINEER :
THE DESIGN GROUP
14412 Friar Street,
Van Nuys, CA 91401
Tel: (818) 614 7034
Email: som@thedesgroup.com

Seal :

No. Date Issue / Description By

Project :
NEWPORT RESIDENTIAL
1501 MESA DRIVE AND
20462 SANTA ANA AVE.
NEWPORT BEACH, CA. 92660

Anastasios Nikolaou (Owner)

Project No.: 0000
CAD File No.:
Project Architect : xxx
Drawn By : M. Tavassoli
Checked By : Jamsheed Sobhani
Phase :
Date : 3-6-2019
Scale : 1/4" = 1'-0"

Drawing Title :
PROPOSED PARKING SLOPE SECTION

A-1.2
Drawing No.:



1
A-1.2

SECTION THROUGH ENTRANCE FROM SANTA ANA AVENUE

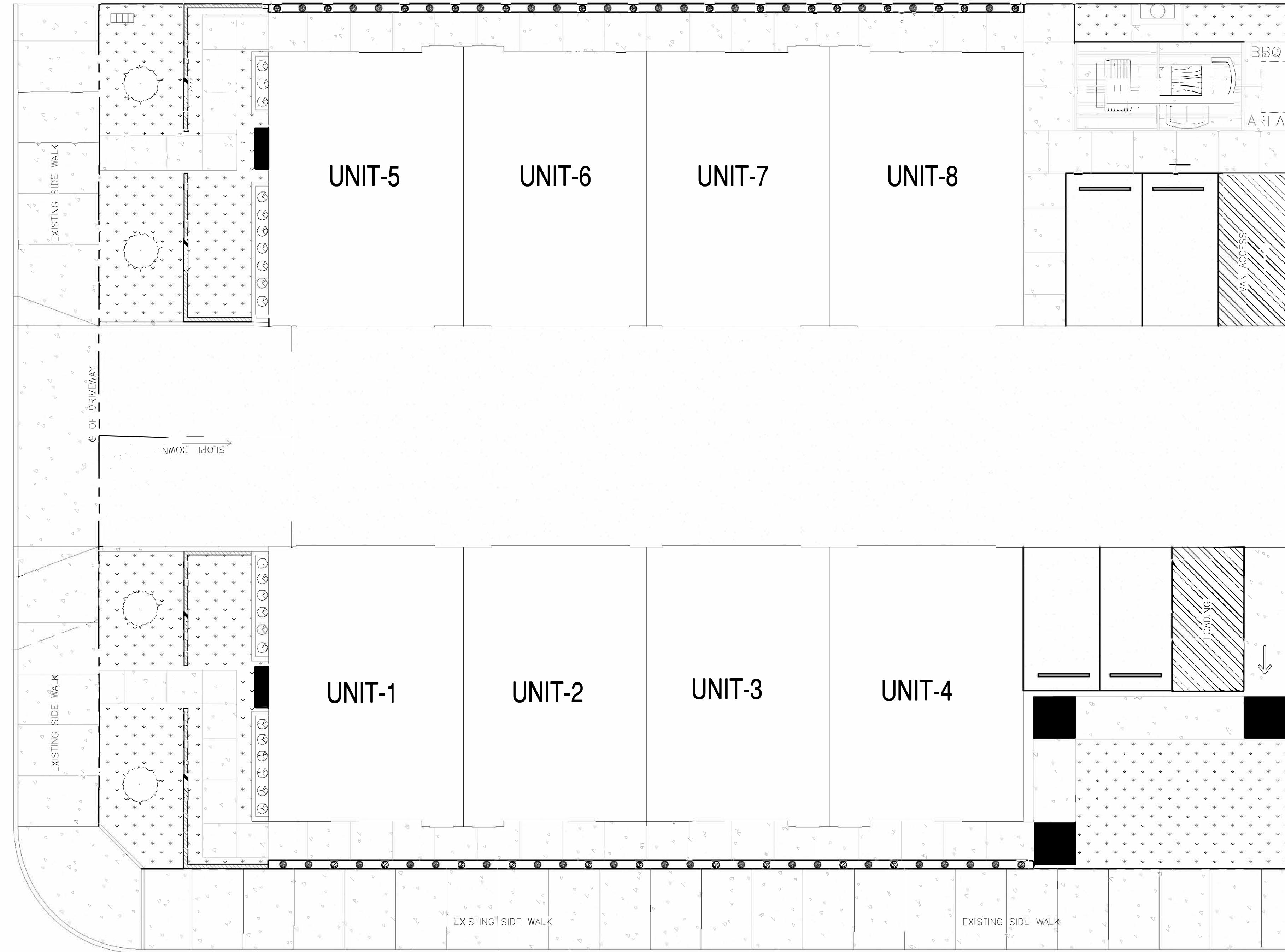
ACROSS SIDEWALK
ACROSS SIDEWALK
ACROSS SIDEWALK

**PER DESIGN STANDARDS APPENDIX H
IRRIGATION SYSTEMS SHALL COMPLY
WITH THE FOLLOWING**

- (a) Automatic irrigation controllers are required and must use a precipitation or soil moisture sensor data.
- (b) Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted.
- (c) Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturer's recommended pressure range.
- (d) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection to the water supply.
- (e) All irrigation emission devices must meet the requirements set in the ANSI standard ASABE/IC202-2014, "Landscape Irrigation Sprinkler Emitter Standard." All Sprinkler heads installed on the landscape must document a distribution uniformity low quarter of 0.95 or higher using the protocol defined in ASABE/ICC 802-2014.
- (f) At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.

(Q)

SANTA ANA AVE



LANDSCAPED AREA

FRONT YARD SOUTH SIDE = 354 S.F. SYNTHETIC TURF / 50 S.F. PLANT MATERIAL

FRONT YARD NORTH SIDE = 392 S.F. SYNTHETIC TURF / 50 S.F. PLANT MATERIAL

SIDE YARD SOUTH SIDE = 90 S.F. PLANT MATERIAL

SIDE YARD NORTH SIDE = 90 S.F. PLANT MATERIAL

BACK YARD SOUTH SIDE = 380 S.F. SYNTHETIC TURF

BACK YARD NORTH SIDE = 83 S.F. SYNTHETIC TURF

TOTAL LANDSCAPE AREA = 280 S.F.

PLANT LIST				
TYPE	BOTANICAL NAME	COMMON NAME	WATER REQUIREMENTS	SYMBOL
TREE	Cupressus sempervirens	Italian Cypress	Low	◐
	Olea europaea 'Wilsonii'	Wilson Olive	Low	◑
SHRUB	Buxus microphylla var. japonica	Japanese Boxwood	Medium	◓
SYNTHETIC TURF	SYNTHETIC TURF	SYNTHETIC TURF	NONE	■■■■■

LANDSCAPE NOTES:

- ANY OLIVE TREES UTILIZED MUST BE A NON-FRUUITING VARIETY.
- INVASIVE PLANT SPECIES, AS DETERMINED BY THE CITY OF NEWPORT BEACH, ARE PROHIBITED.

- VEGETATION SHALL BE SUITED ON THE PROPERTY SO AS NOT TO SIGNIFICANTLY OBSTRUCT THE PRIMARY VIEW FROM PRIVATE PROPERTY AT ANY GIVEN TIME (GIVEN CONSIDERATION OF ITS FUTURE GROWTH).

- SLOPE PLANTING MEASURES SUCH AS CONTOUR PLANTING AND TERRACING OR OTHER TECHNIQUES SHALL BE INCORPORATED ON SLOPES TO INTERRUPT THE FLOW AND RATE OF SURFACE RUNOFF IN ORDER TO PREVENT SURFACE SOIL EROSION.

- THE LANDSCAPE PLAN SHALL PROHIBIT THE USE OF BUILDING MATERIALS TREATED WITH TOXIC COMPOUNDS SUCH AS COPPER ARSENATE.

- INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOIL TEST).

- WATER SUPPLY TYPE SHALL BE POTABLE, & PROVIDED BY THE CITY OF NEWPORT BEACH.

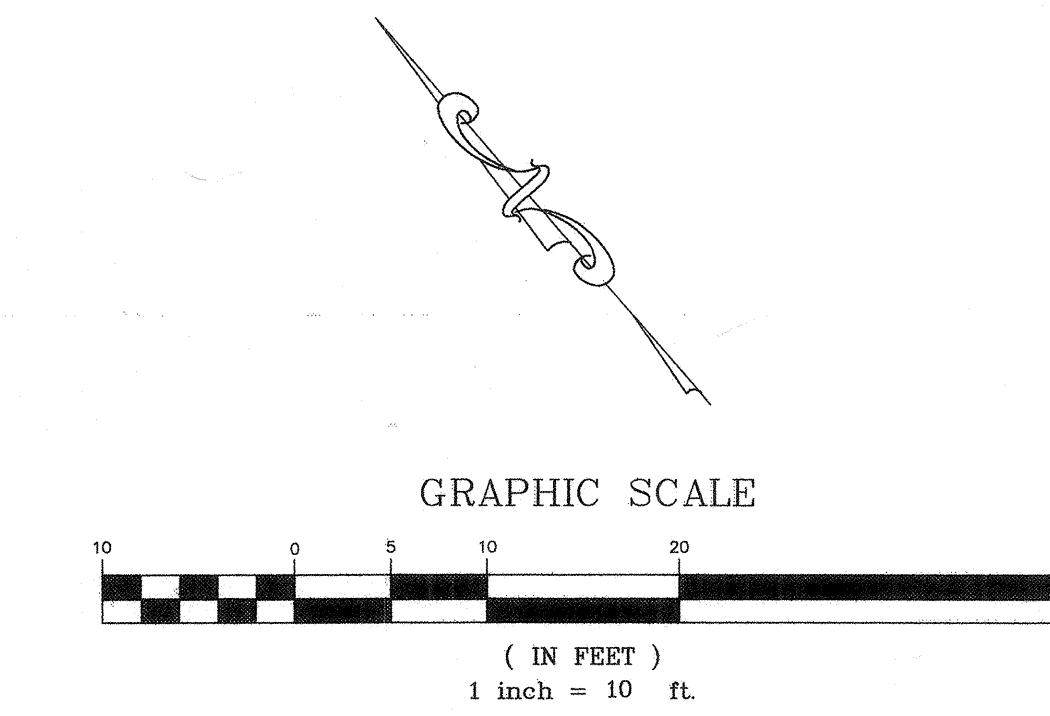
- A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDIATED.

CONCEPTS, IDEAS, DESIGNS AND IMAGES DEPICTED ARE OWNED ONLY FOR THE PROJECT SPECIFIED ON THIS SHEET AND ARE THE SOLE PROPERTY OF TRINITY DRAWING SERVICES, THEY ARE NOT TO BE REPRODUCED OR USED BY OTHERS WITHOUT WRITTEN PERMISSION FROM TRINITY DRAWING SERVICES, RESERVED.

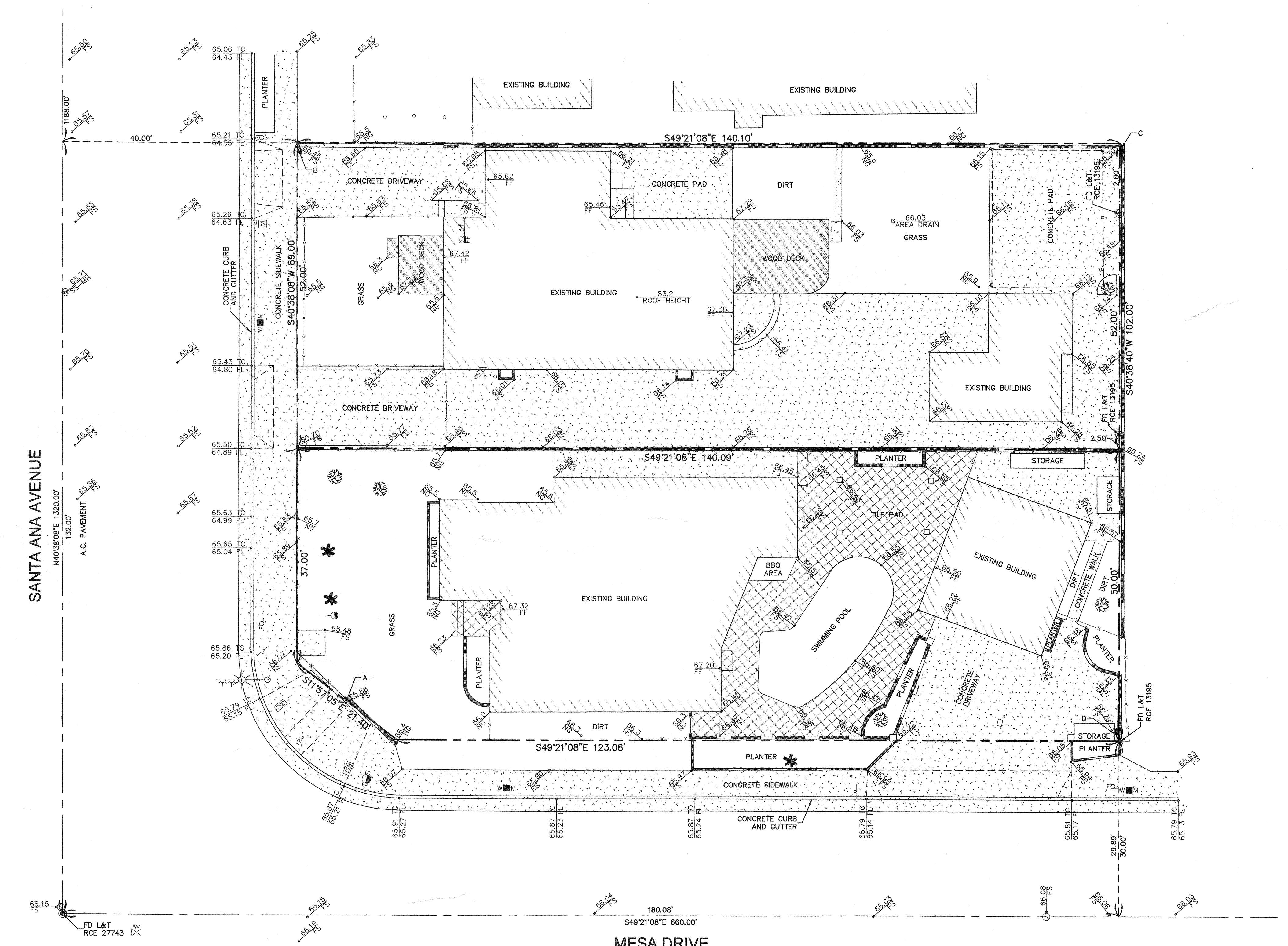
No	Revision Issue	Date
Civil/Structural Consultant Name and Address		
Designer Name and Address		
TDS		
PLANNING* LANDSCAPE*ARCHITECTURE		
TRINITY DESIGN SERVICES 20812 MISSIONARY RIDGE DIAMOND BAR, CA 91789 (626) 536-9599		
Project Name and Address		
ANASTASIOS C. NIKOLAOU NEW RESIDENTIAL CONDOMINIUM DEVELOPMENT PROJECT 1501 MESA DRIVE 20462 SANTA ANA AVENUE NEWPORT BEACH, CA 92660		
Project 2017_03 Date 02/16/2018 Designed & Drawn By: EDWARD X. SIGURA Scale 1/8" = 1'-0" Sheet L-1 1 OF 1		

LEGEND

—	CENTERLINE
- - -	FENCE LINE
- - -	PROPERTY LINE
- - -	EXISTING BUILDING
- - -	EXISTING FENCE
FOUND OR SET MONUMENT AS NOTED	
GAS VALVE	
MAIL BOX	
UTILITY POLE	
TREE	
PALM TREE	
WATER METER	
ADA ACCESS RAMP	
GUARD POST	
SANITARY SEWER MANHOLE	
SIGN	
GUY ANCHOR OR POLE	
WATER VALVE	
TRAFFIC SIGNAL PULL BOX	
TRAFFIC SIGNAL POLE	
OVERHEAD TRAFFIC SIGNAL POLE	
FINISHED SURFACE	
FINISHED FLOOR	
FLOWLINE	
DIRT	
TOP OF CURB	

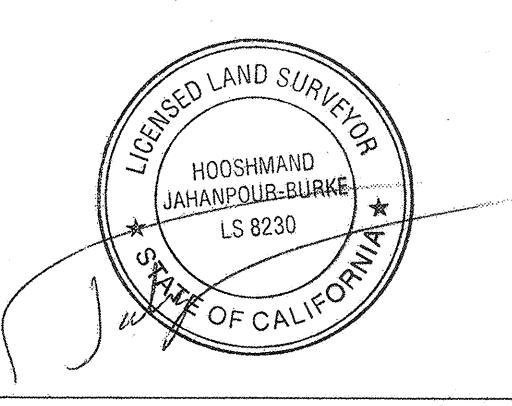


ESTABLISHMENT OF GRADE:
A = 65.86 A + B + C + D = X / 4
B = 65.46 65.86 + 65.46 + 66.30 + 66.29 = 266.91
C = 66.30 263.91 / 4 = 65.9775
D = 66.29



LEGAL DESCRIPTION:
A PORTION OF LOT 5 OF TRACT MAP 456 MM 17-9.

BENCHMARK:
ORANGE COUNTY BENCHMARK NO. CM-51-89,
DESCRIBED BY OCS 2001- FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-51-89",
SET IN THE TOP OF A 4" BY 4" CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHWEST
CORNER OF THE INTERSECTION OF SANTA ANA AVENUE AND MESA DRIVE, 57 FT. WESTERLY OF
THE CENTERLINE OF MESA DRIVE AND 21 FT. NORtherly OF THE CENTERLINE OF SANTA ANA
AVENUE. MONUMENT IS SET LEVEL WITH TOP OF CURB.
ELEVATION= 65.967" (NAVD 88)



12/20/17

TOPOGRAPHIC SURVEY

20462 SANTA ANA AVENUE NEWPORT BEACH, CALIFORNIA

H.J. BURKE, INC. DRAWN BY: AMIN DATE: 04-17-2017
880 S. DURANGO DR. # 100, LAS VEGAS, NEVADA 89145 CHECKED BY: JOHN
T: (310) 633-1213 F: (702) 452-3753 E: info@bjburke.com DWG. NAME: 20462 SANTA ANA AVE

REVISIONS APPROVED BY:







