

Attachment K

Project Plans and Renderings

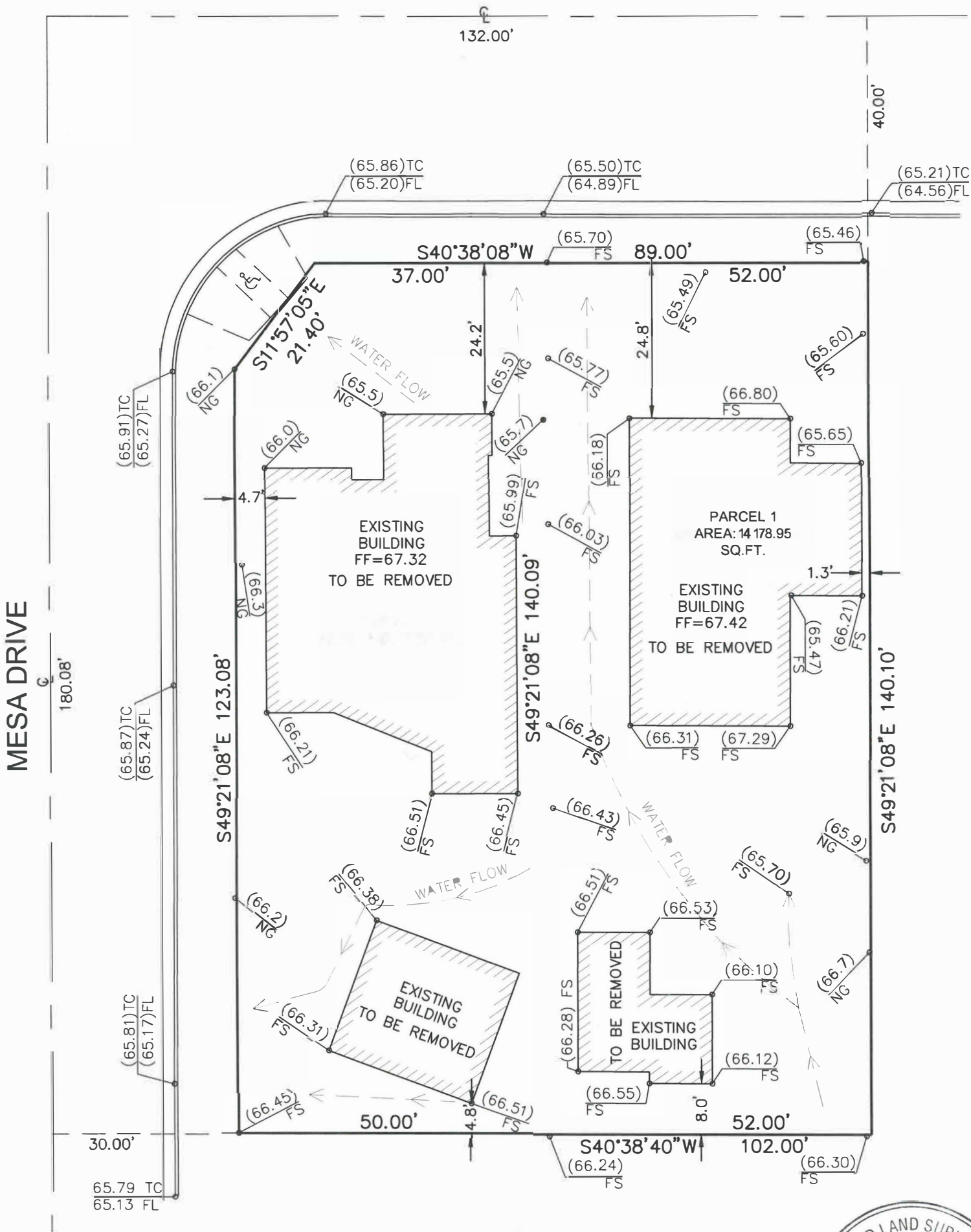
TENTATIVE TRACT MAP NO. 18121

SHEET 10F1

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

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



ZONING:

GENERAL PLAN:	RM
ZONING:	RMD
BUILDING HIEGHT	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
:	
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 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 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 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 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 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

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



1
S-1

SITE PLAN

[illegible]

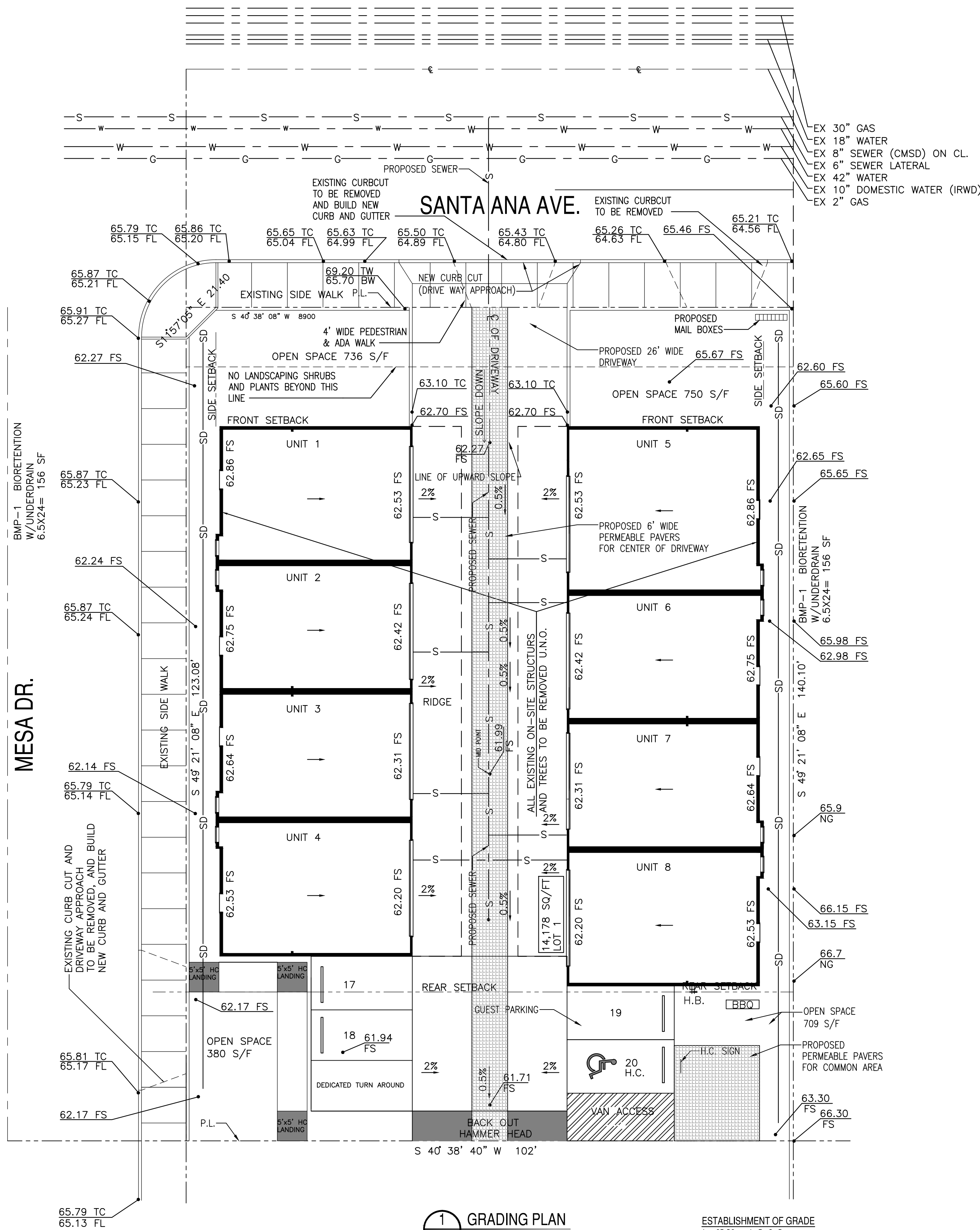
Subject :
NEWPORT RESIDENTIAL
601 MESA DRIVE AND
0462 SANTA ANA AVE.
NEWPORT BEACH, CA. 92660

nastasios Nikolaou (Owner)

Project No. :	XXXXX
D File No. :	
Project Architect :	Jamsheed Sobhani
Drawn By :	M. Tavassol
Checked By :	Jamsheed Sobhani
Issue :	
Date :	3-6-2019
Scale :	1/8" = 1'-0"

Drawing Title :
PROPOSED SITE PLAN

S-1



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 of Miscellaneous Maps, in the office 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

PROPOSED LAND USE:
8 SINGLE FAMILY CONDOMINIUM RESIDENCES

ASSESSOR'S PARCEL NUMBERS:
8 SINGLE FAMILY CONDOMINIUM RESIDENCES

SETBACK REQUIREMENTS:

FRONT	20'
SIDE	5'
REAR	25'

FLOOD ZONE:
ZONE X, OUTSIDE THE 500 YEAR FLOOD BOUNDRIES

BENCHMARK:
ORANGE COUNTY SURVEY VERTICAL CONTROL NUMBER "CM 16 71"
ELEVATION 68. 97" (NAVD88) 2005 ADJ.
DESCRIBED BY OCS 2001 FOUND 3 1/2" OCS ALUMINUM BENCHMARK
DISK STAMPED (CM-51-89) SET IN THE TOP OF 4"x4" CONCRETE POST
MONUMENT IS LOCATED IN THE SOUTHWESTCORNER OF THE
INTERSECTION OF SANTA ANA AVENUE AND MESA DRIVE57 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
CURR.

STRUCTURAL ENGINEER:
SAM TAKIEDDINE
14412 Friar Street,
Van Nuys, CA 91401
Tel. (818) 614 7034
Email sam@TheEdengroup.com

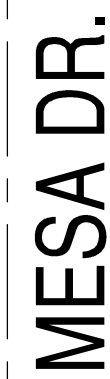
[illegible]

Anastasios Nikolaou (Owner)

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

G-1

SANTA ANA AVE.



1
P-1

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 : JAMSHEED SOBHANI
ARCHITECT : 9045 Bertrand Ave.
Sherwood Forest CA. 91325
Tel. 818 388-7193
Email: jsobhani@gmail.com

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

STRUCTURAL ENGINEER:
SAM TAKIEDDINE
14412 Friar Street,
Van Nuys, CA 91401
Tel. (818) 614 7034
Email sam@TheEdengroup.com

[illegible]

ject :
NEWPORT RESIDENTIAL
501 MESA DRIVE AND
14462 SANTA ANA AVE.
NEWPORT BEACH, CA. 92660

Stavros Nikolaou (Owner)

Project No. :	0000
File No. :	
Project Architect :	xxx
Drawn By :	M. Tavassol
Checked By :	Jamsheed Sobhani
Issue :	
Revised :	3-6-2019
Scale :	1/8" = 1'-0"

PROPOSED PARKING PLAN

D-1

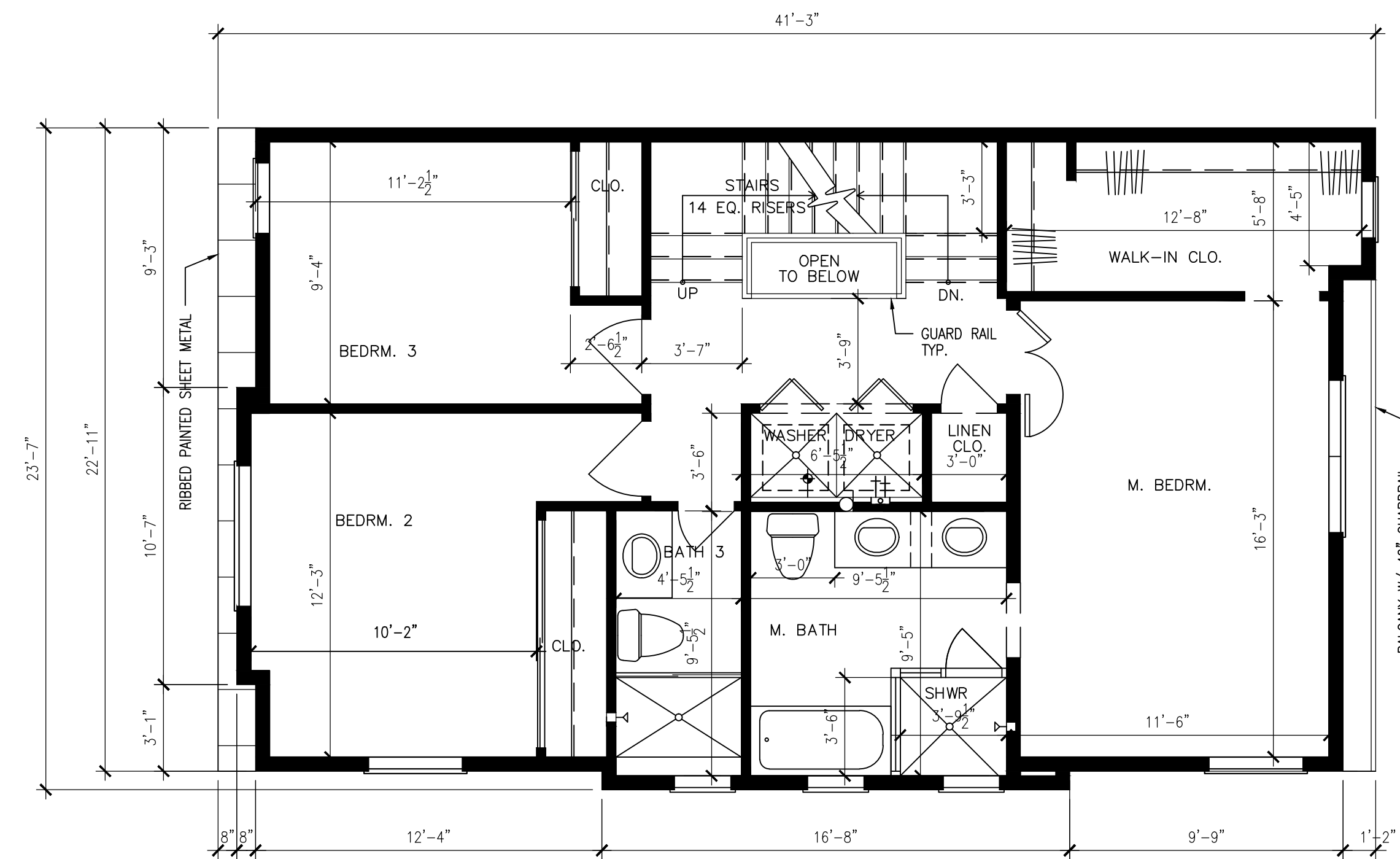
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REMODELING PLANS
CONSULTING

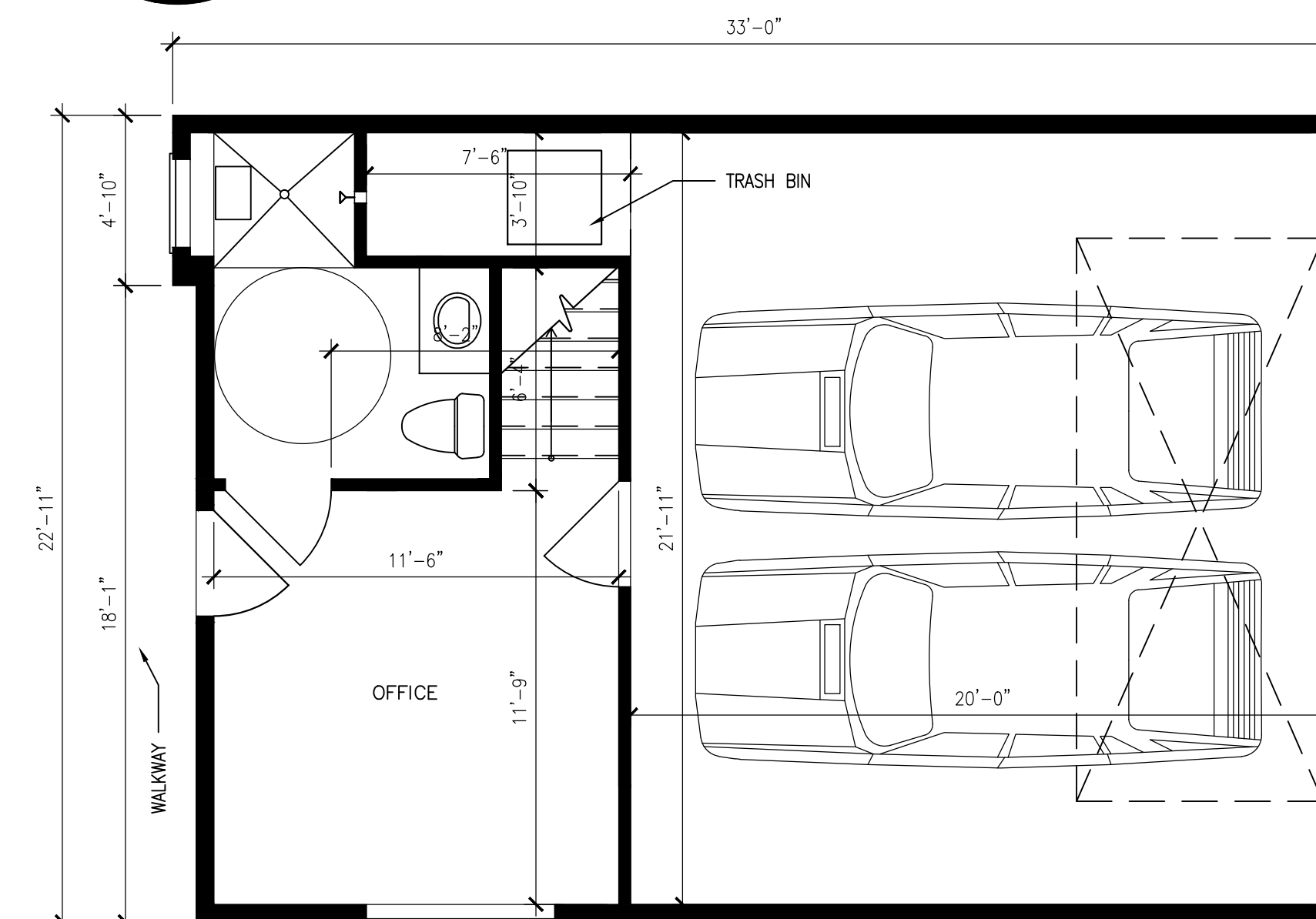
3478 SAN RAFAEL CIRCLE
COSTA MESA, CALIFORNIA 92626
(714) 310-7100 FAX (714) 556-7268

PRIOR DESIGNER :
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 Tel. (714) 549-7770

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



1 3RD FLOOR WEST BUILDING
A-1



3 1ST FLOOR WEST BLDG.
A-1

[illegible]

astasios Nikolaou (Owner)

Project No. : 0000
File No. :
Project Architect : JAMSHEED SOBHANI
Design By : M. Tavassol
Checked By :
Date :
Scale : 3-6-2019
Sheet : 1/4" = 1'-0"

PROPOSED WEST BUILDING AND UNITS ENLARGED PLANS

ing No :

REMODELING PLANS
CONSULTING

3478 SAN RAFAEL CIRCLE
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Tel. (714) 549-7770

2 4TH FLOOR EAST BLDG.
A-1.1

[illegible]

NEWPORT RESIDENTIAL
501 MESA DRIVE AND
10462 SANTA ANA AVE.
NEWPORT BEACH, CA. 92660

Stavros Nikolaou (Owner)

Proposed Title :
PROPOSED EAST BUILDING
AND UNITS ENLARGED PLANS

5-160

REMODELING PLANS
CONSULTING

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

PRIOR DESIGNER :
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 Costa Mesa CA. 92626
 Tel. (714) 549-7770

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

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

ing No :



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

Consultant :
ARCHITECT : JAMSHEED SOBHANI
9045 Bertrand Ave.
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Tel. 818 388-7193
Email: jsobhani@gmail.com

STRUCTURAL ENGINEER:
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14412 Friar Street,
Van Nuys, CA 91401
Tel. (818) 614 7034
Email sam@TheEdengroup.com

[illegible]

Anastasios Nikolaou (Owner)

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

15-166



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

INTERIOR DESIGNER :
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TEL (714) 540-3770

STRUCTURAL ENGINEER:
SAM TAKIEDDINE
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Van Nuys, CA 91401
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Email sam@TheEdenacgroup.co

ROOF VENT CALCULATIONS

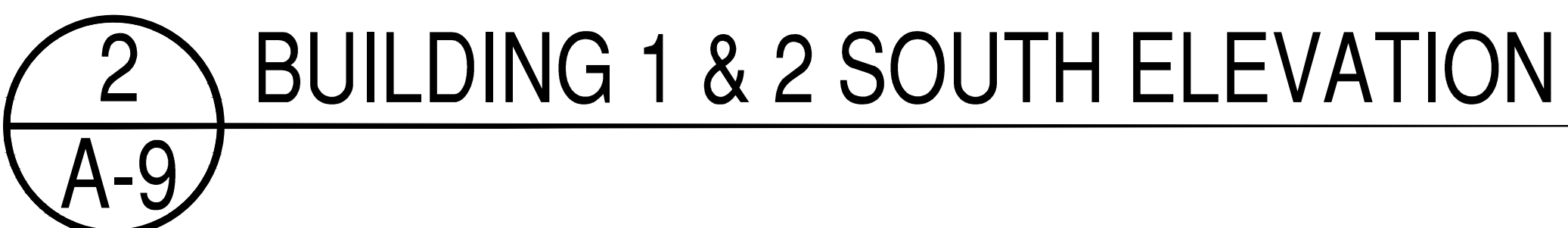
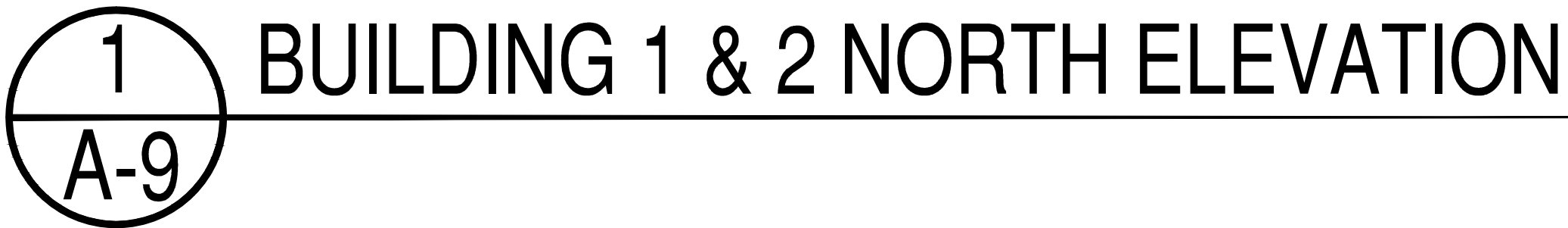
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Anastasios Nikolaou (Owner)

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

Drawing Title :
**PROPOSED EAST AND WEST
BUILDING ROOF PLANS**

Drawing No. :



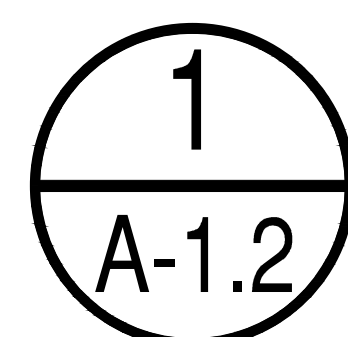
PROFESSIONAL BUILDING AND CONSTRUCTION
RELATED CONSULTATION AND SERVICES
DESIGN • REMODELING • PLANNING

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

Consultant :
ARCHITECT : JAMSHEED SOBHANI
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STRUCTURAL ENGINEER:
SAM TAKIEDDINE
14412 Friar Street,
Van Nuys, CA 91401
Tel. (818) 614 7034
Email: sam@TheEdenagroup.com

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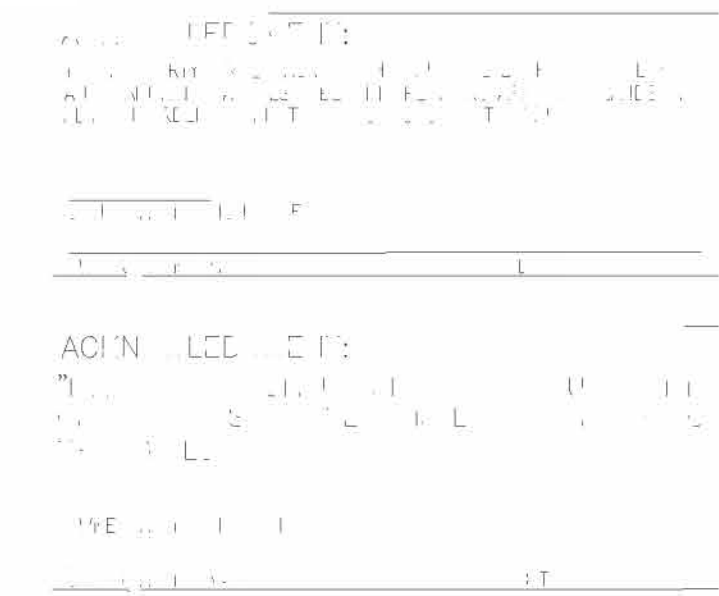
Project :
NEWPORT RESIDENTIAL
1501 MESA DRIVE AND
20462 SANTA ANA AVE.
NEWPORT BEACH, CA. 92660

Anastasios Nikolaou (Owner)

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

Drawing Title :
PROPOSED PARKING
SLOPE SECTION

Drawing No. :



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

- (a) Automatic irrigation controllers are required and must use evapotranspiration 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 of the water supply.
- (e) All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/IGC2002-2014, "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity for water of 0.65 or higher using the protocol defined in ASABE/IGC 2002-2014.
- (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.

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.

P L A N T L I S T				
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	

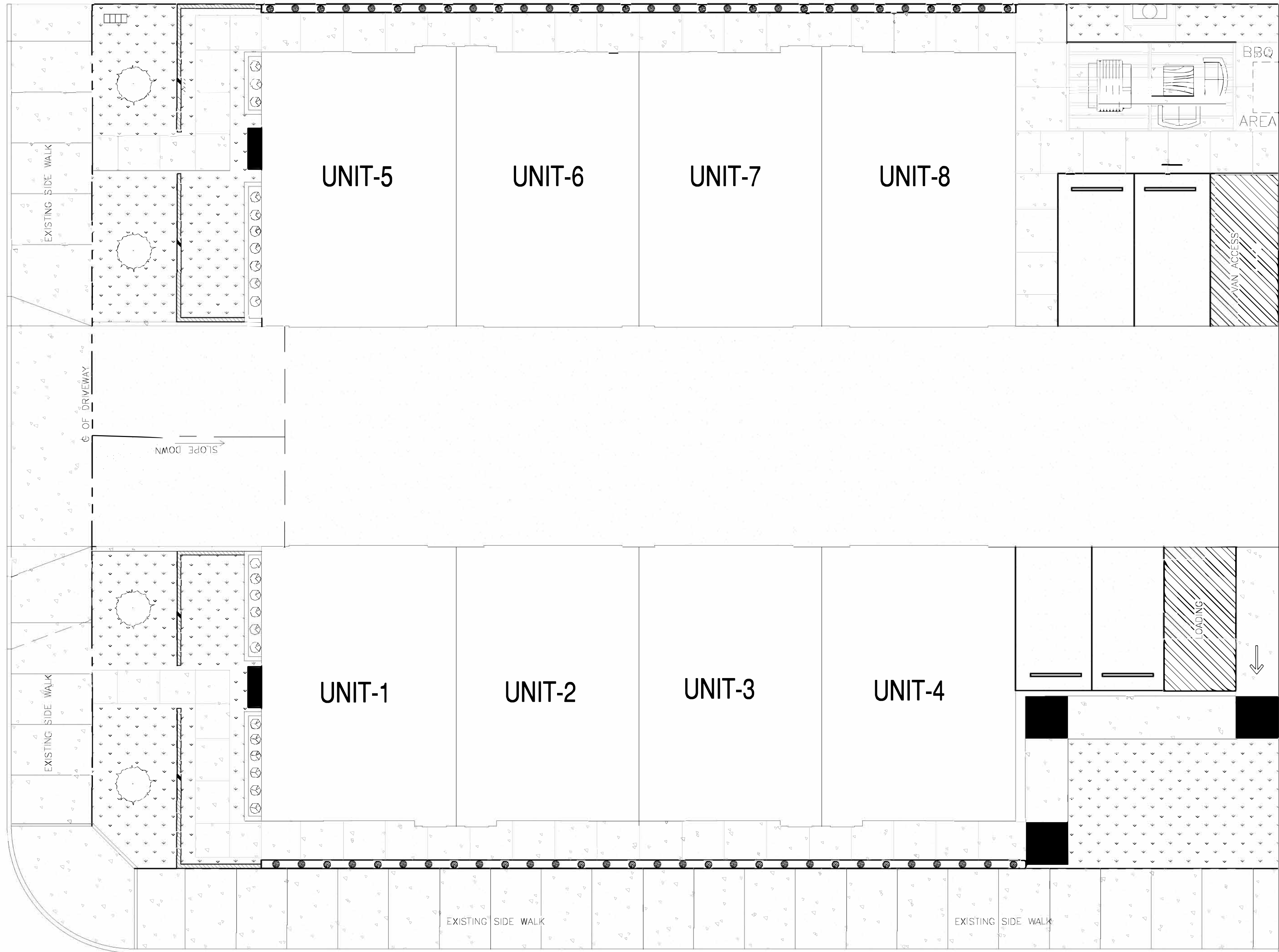
LANDSCAPE NOTES:

- ANY OLIVE TREES UTILIZED MUST BE A NON-FRUITING 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 CONTRAINDICATED.

LANDSCAPE PLANTING DESIGN - SITE PLAN



SCALE: 1/8"=1'-0"



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

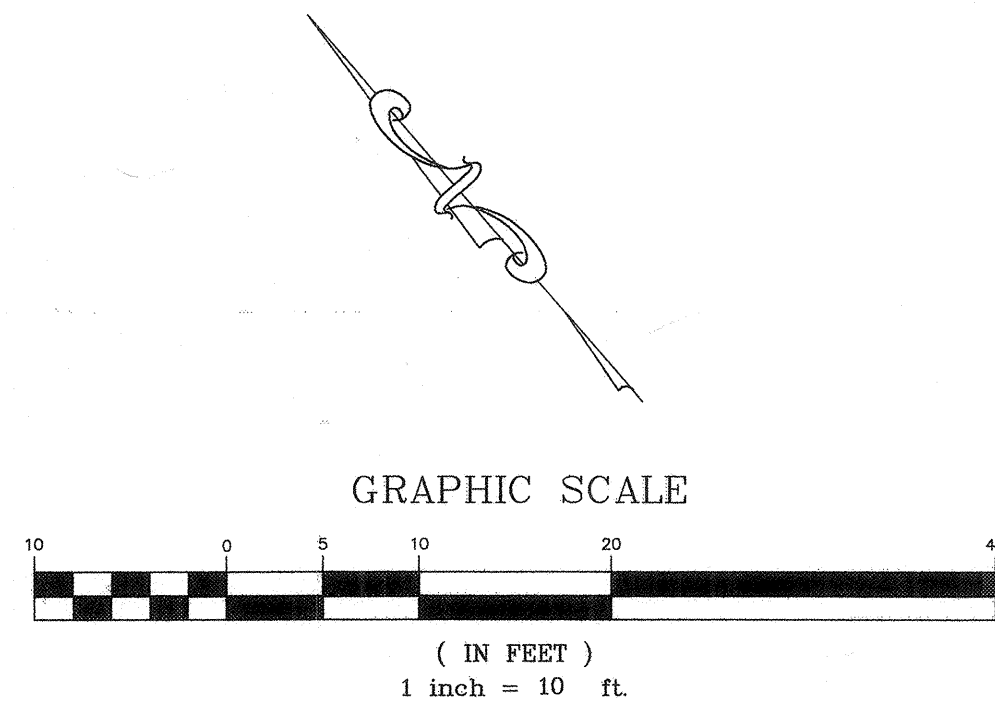
Project Name and Address

ANASTASIOS C. NIKOLAOU
NEW RESIDENTIAL
CONDOMINIUM DEVELOPMENT
PROJECT
1501 MESA DRIVE
20462 SANTA ANA AVENUE
NEWPORT BEACH, CA 92660

Project	2017_03	Sheet	L-1
Date	02/16/2018		
Designed & Drawn By:	EDWARD X. SEGURA		
Scale	1/8" = 1'-0"		
			1 OF 1

LEGEND

- CENTERLINE
- FENCE LINE
- PROPERTY LINE
- EXISTING BUILDING
- WALL
- 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
- FLOWLINE
- DIRT
- TOP OF CURB



ESTABLISHMENT OF GRADE:

A = 65.86
B = 65.46
C = 66.30
D = 66.29

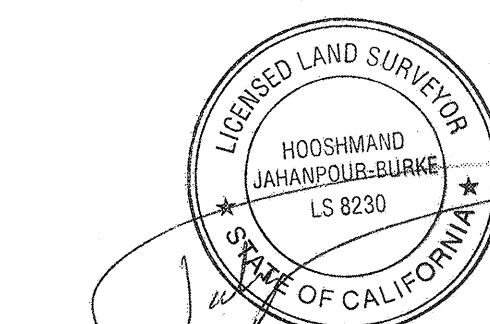
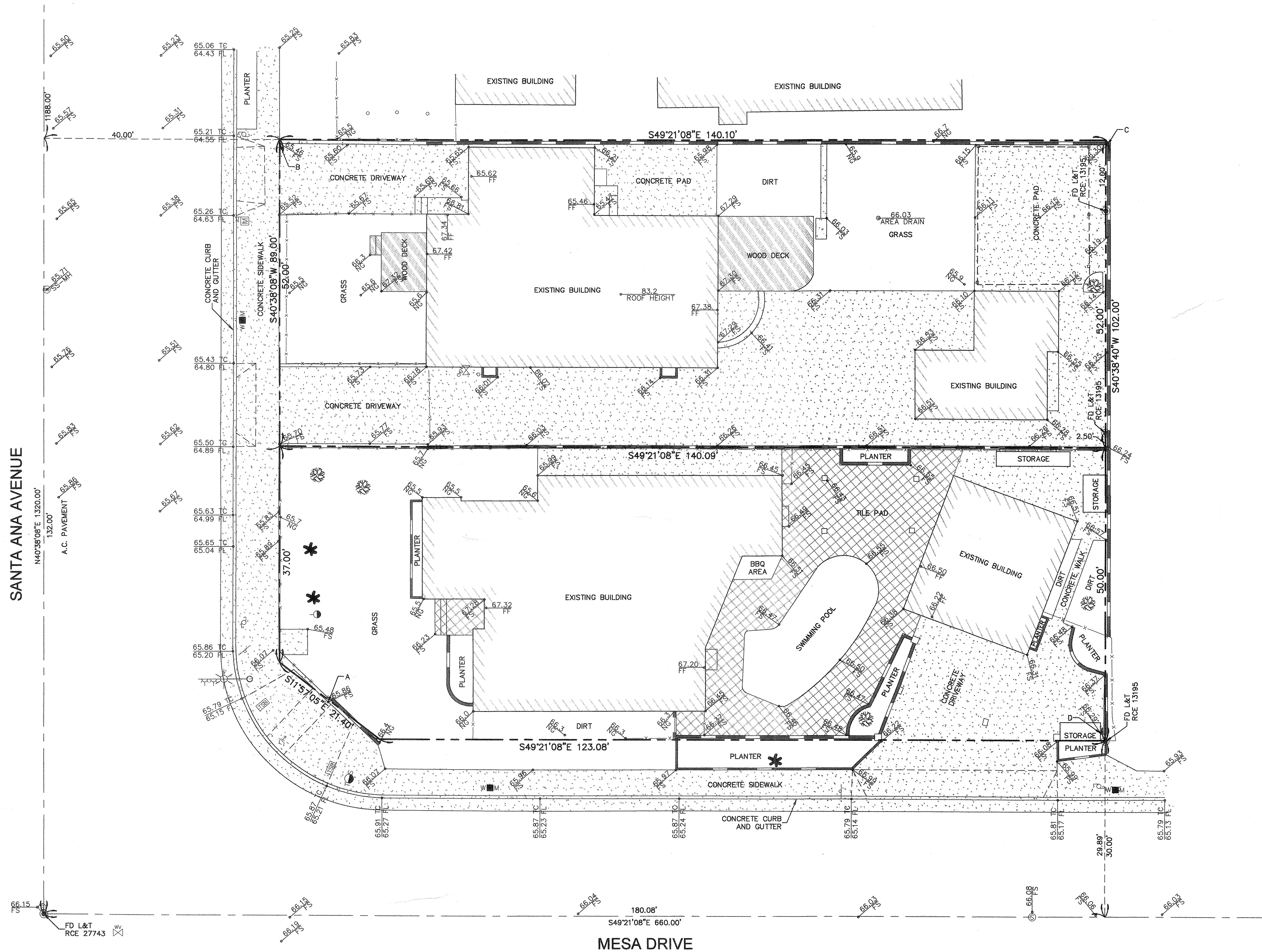
$A + B + C + D = X; X / 4$
 $65.86 + 65.46 + 66.30 + 66.29 = 263.91$
 $263.91 / 4 = 65.9775$

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)



HOOSHMAND JAHANPOUR-BURKE, LS 8230

12/20/17
DATE

TOPOGRAPHIC SURVEY

H.J. BURKE, INC.

830 S. DURANGO DR. # 100, LAS VEGAS, NEVADA 89145

T: (310) 633-1213 T: (702) 452-8753 F: (702) 562-9876 EMAIL: info@hjburke.com

DRAWN BY: AMIN DATE OF SURVEY: 04-17-2017

CHECKED BY: JOHN DWG. NAME: 20462 SANTA ANA AVE

REVISIONS

DATE

APPROVED BY:

20462 SANTA ANA AVENUE
NEWPORT BEACH, CALIFORNIA

SHEET:

1 OF 1







