

Attachment F

Project Plans

PROJECT INFORMATION

CUSTOM RESIDENCE FOR
Greg & Carolyn Reed
1113 Kings Road
Newport Beach, CA 92663
(949) 698-2091

JOB ADDRESS
1113 Kings Road
Newport Beach, CA 92663

LEGAL
Lot 31
Block E
Tract 1219
Zoning R-1
APN: 049-212-03

SITE
Lot Area 17,745 sq. ft.
Buildable Lot Area 14,512 sq. ft.
Max Allowed Buildable Area (2x) 29,024 sq. ft.
Project Buildable Area (0.85x) 12,311 sq. ft.
Min. Open Volume Area (15%) 2,177 sq. ft.
Project Open Volume Area (125%) 18,130 sq. ft.
Max Third Floor Area (15%) 2,177 sq. ft.
Project Third Floor Area (2.8%) 411 sq. ft.

RESIDENCE
Basement Level Floor Area 4,177 sq. ft.
Main Level Floor Area 3,361 sq. ft.
Upper Level Floor Area 3,265 sq. ft.

Total Floor Area 10,803 sq. ft.
Garage Area 1,508 sq. ft.
Lower Level Covered Patio 933 sq. ft.
Main Level Covered Deck 354 sq. ft.
Main Level Deck 661 sq. ft.
Upper Level Covered Deck 318 sq. ft.
Upper Level Deck 682 sq. ft.

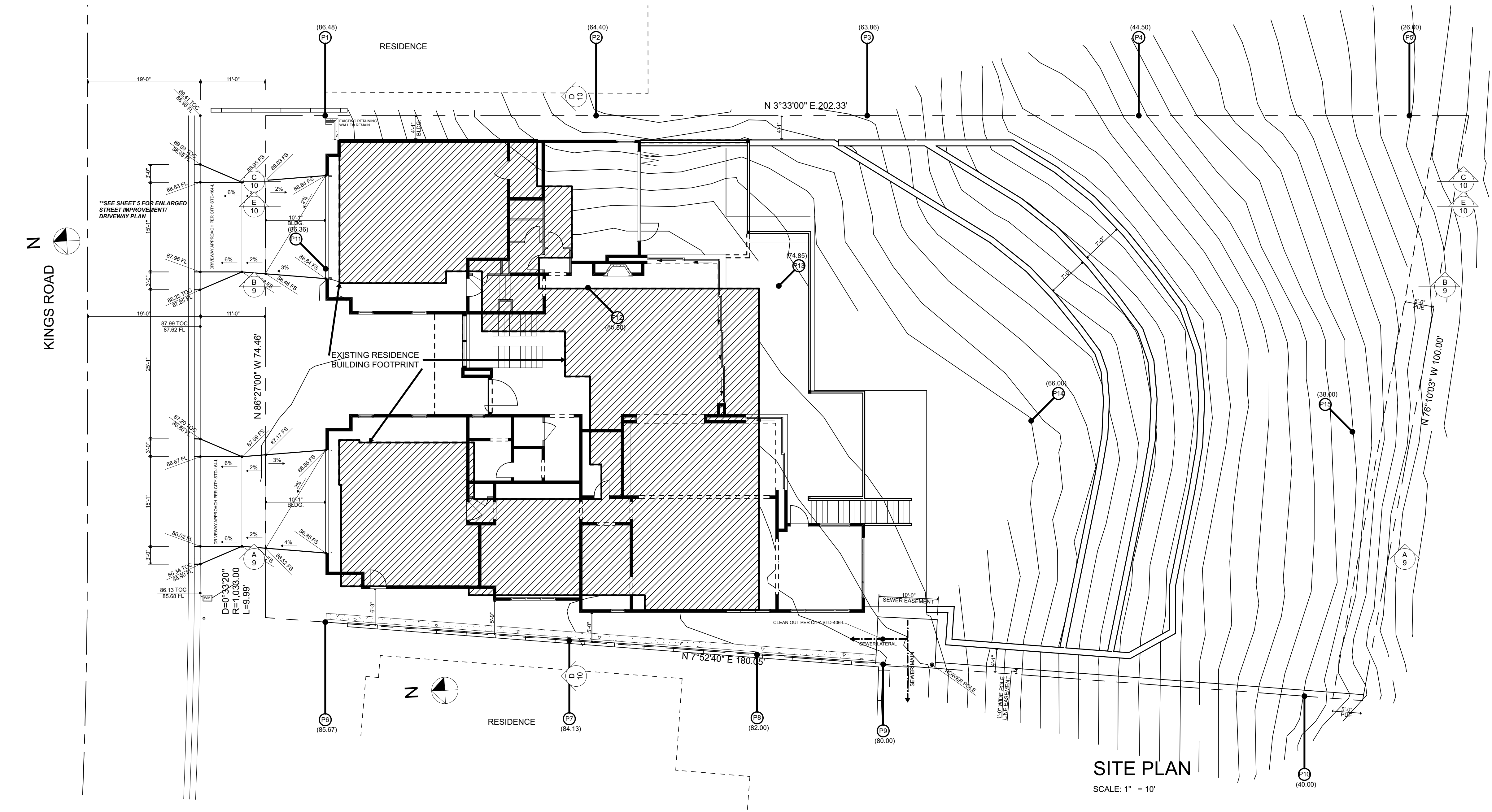
OCCUPANCY: R-3, U
TYPE: V-B fire-sprinkled per NFPA 13D

SHEET INDEX	
ID	Name
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3	NBZC GRADE DETERMINATION (MODIFIED POINTS METHODOLOGY)
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13	LEFT SIDE ELEVATION
14	REAR ELEVATION

NEWPORT BEACH ZONING CODE GRADE ESTABLISHMENT
EAST PROPERTY LINE
86.48-26.00= 60.48 DIVIDE BY 182.33 = 33.2% SLOPE
WEST PROPERTY LINE
85.67-40.00= 45.67 DIVIDE BY 160.00 = 28.5% SLOPE

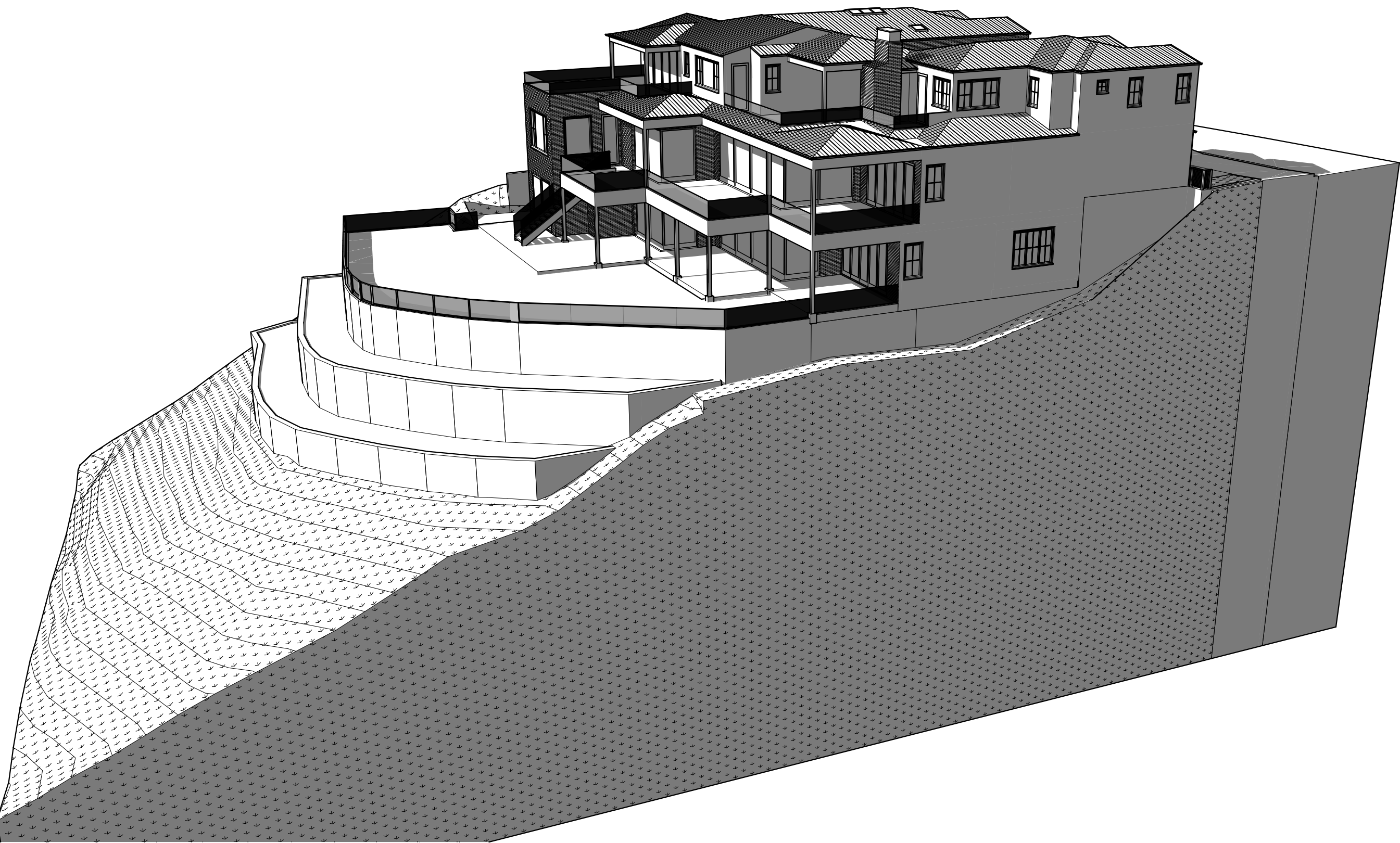


VICINITY MAP



SITE PLAN

SCALE: 1" = 10'



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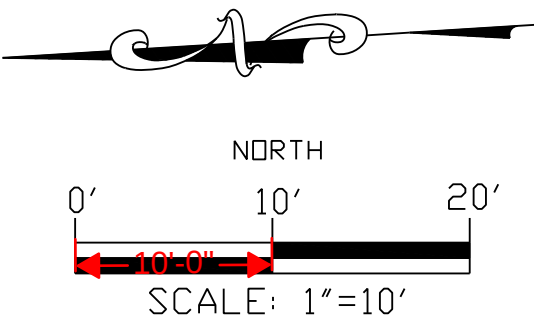


SITE PLAN

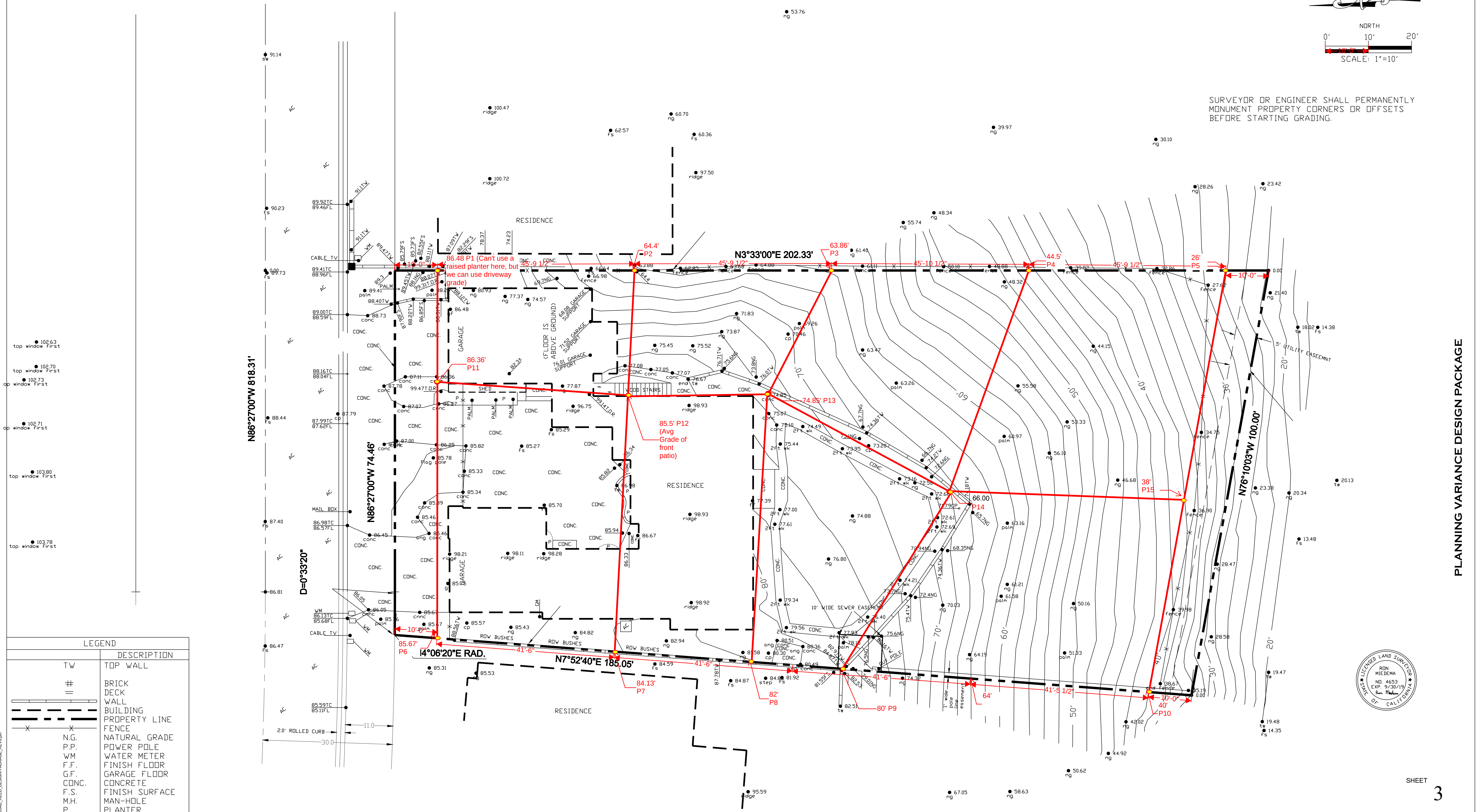
PLANNING VARIANCE DESIGN PACKAGE

1113 KINGS ROAD, NEWPORT BEACH, CALIFORNIA
CUSTOM RESIDENCE FOR
GREG & CAROLYN REED
1113 KINGS ROAD
NEWPORT BEACH, CA 92663
(949) 698-2091

Date: 5/8/19
Scale: 1" = 10'-0"
Drawn: CSH
Job: 1113 KINGS ROAD
SHEET
1
OF 14 SHEETS



SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING.



LEGEND	
TW	DESCRIPTION
—	TOP WALL
≡	BRICK
≡	DECK
—	WALL
—	BUILDING
—	PROPERTY LINE
—	FENCE
—	N.G.
—	P.P.
—	WM
—	F.F.
—	G.F.
—	CONC.
—	F.S.
—	M.H.
—	P
—	A.C.
—	T.G.

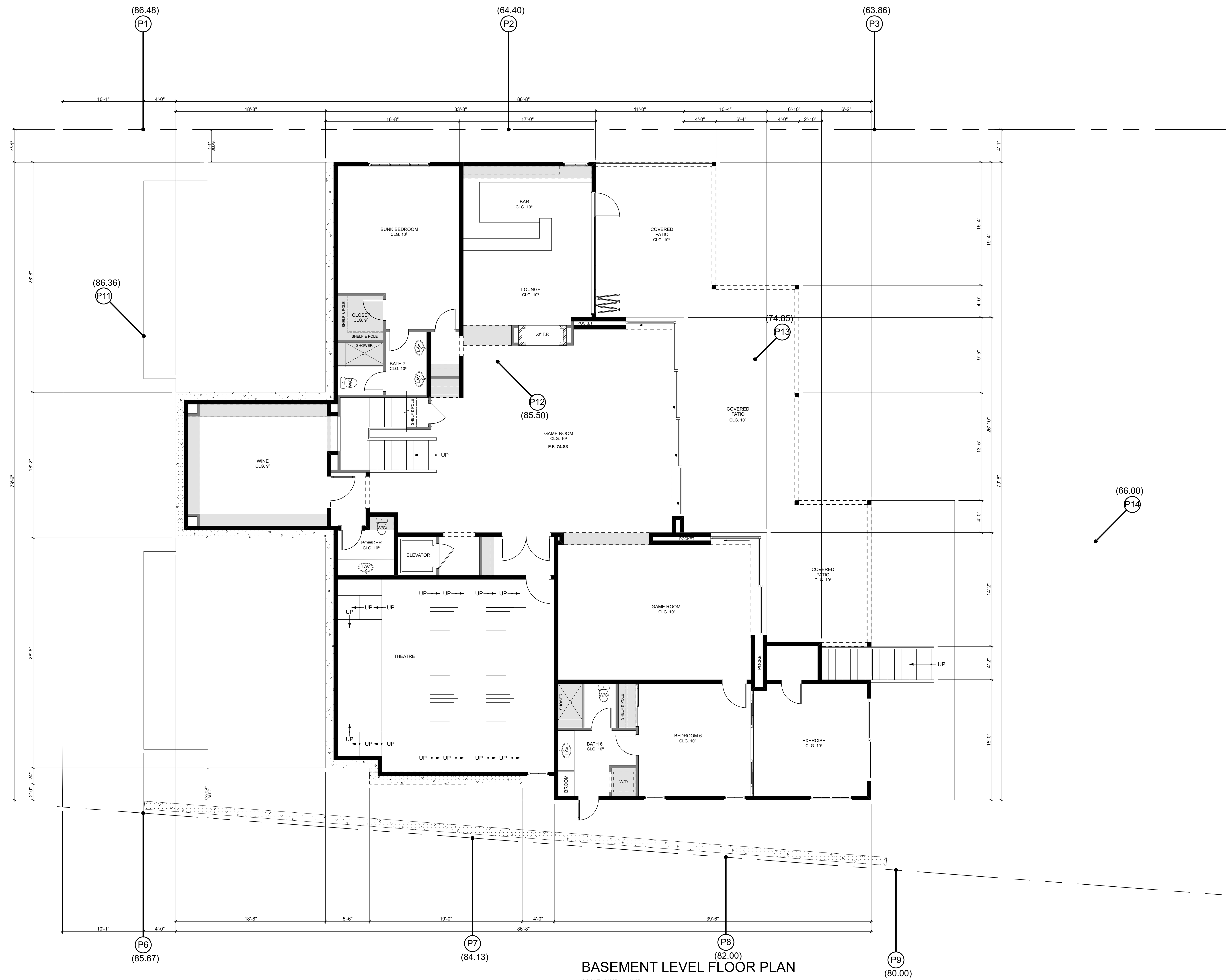


SHEET
3
OF 14 SHEETS

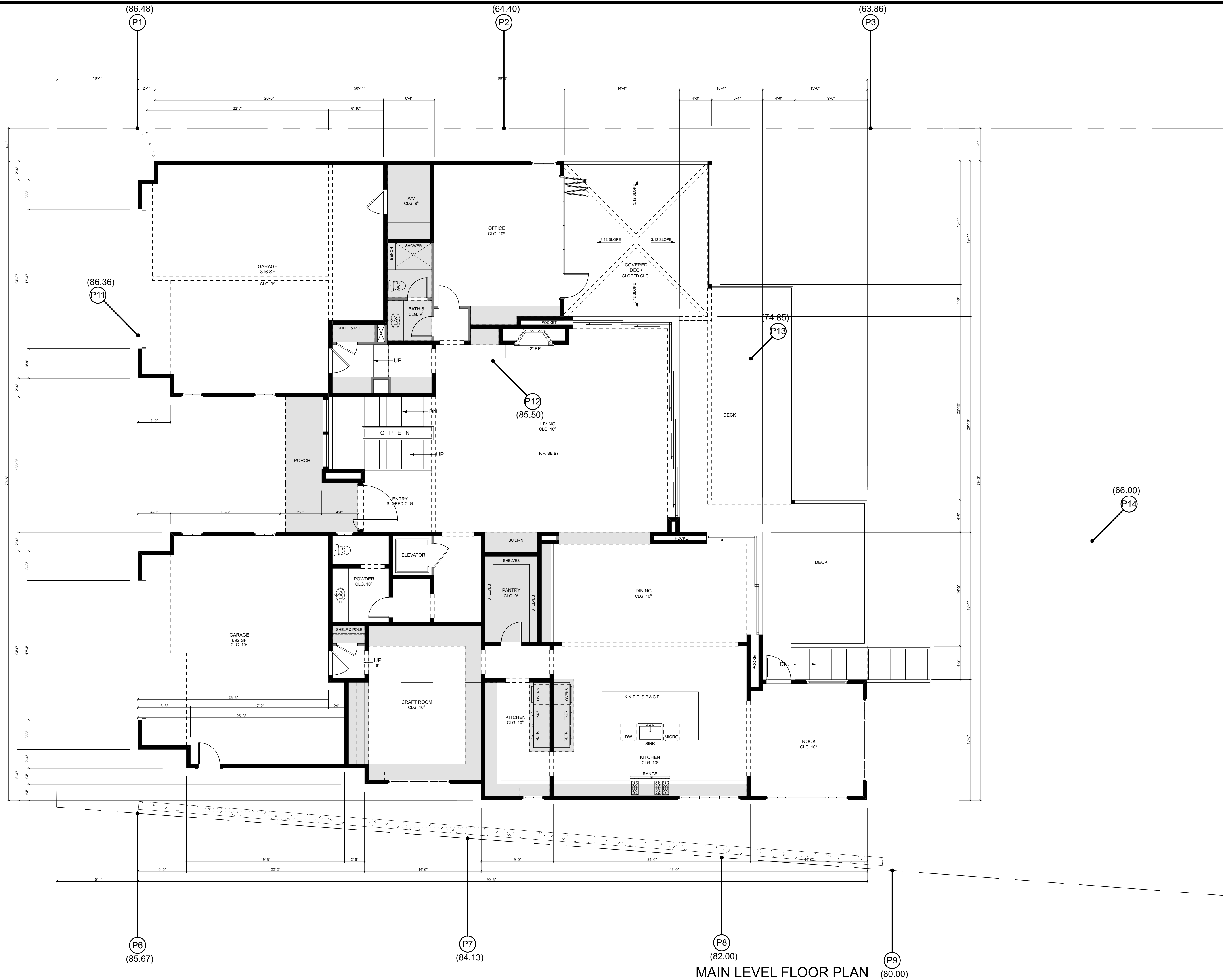
NBZC GRADE DETERMINATION (MODIFIED POINTS METHODOLOGY)

RdM SURVEYING INC. RON MIEDEMA L.S. 4653 23016 LAKE FOREST DR. #409 LAGUNA HILLS, CA 92653 (949) 858-2924 OFFICE (949) 858-3438 FAX RDMSURVEYING@COX.NET	TOPOGRAPHIC SURVEY JOB: 68-20 DATE: 11/28/2017	OWNER: GREG AND CAROLYN REED 460 SANTA ANA AVENUE NEWPORT BEACH, CA 92663	LEGAL DESCRIPTION: LOT 31, TRACT NO. 1219	BENCH MARK: BM# 3K-23-68 ELEVATION: 10.40 DATUM: NAVD88	ADDRESS OF PROJECT: 1113 KINGS ROAD NEWPORT BEACH
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PLANNING VARIANCE DESIGN PACKAGE



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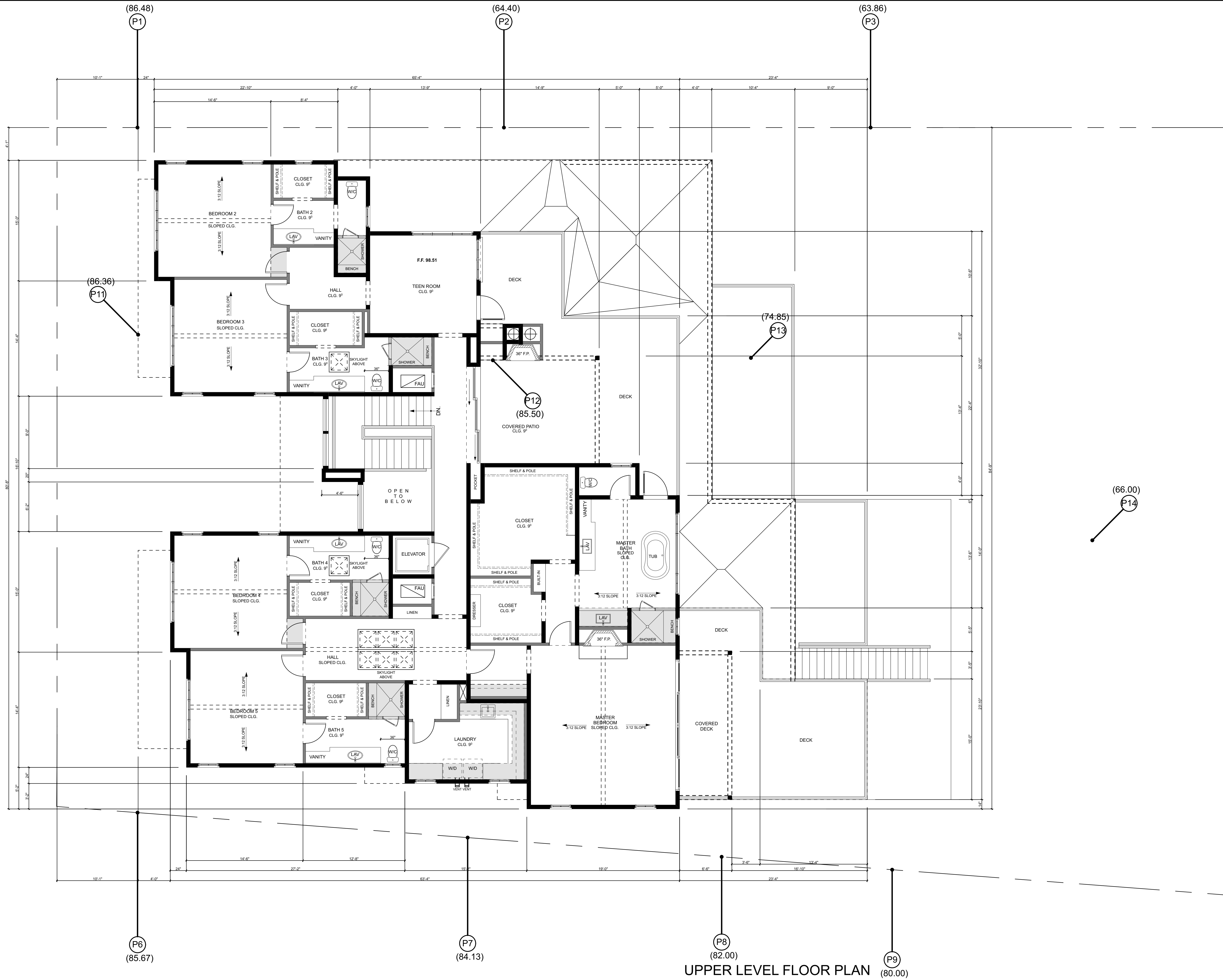


MAIN LEVEL FLOOR PLAN

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

1113 KINGS ROAD, NEWPORT BEACH, CALIFORNIA		CRAIG S. HAMPTON INCORPORATED DESIGNING QUALITY CUSTOM HOMES SINCE 1979 5500 E. QUARTERSAWN STREET ~ ROSE, IDAHO 83716 (949) 209-8883 craig@craigshampton.com www.craigshampton.com	
CUSTOM RESIDENCE FOR GREG & CAROLYN REED 1113 KINGS ROAD NEWPORT BEACH, CA 92663		MAIN LEVEL FLOOR PLAN	
Date: 5/8/19		PLANNING VARIANCE DESIGN PACKAGE	
Scale: 3/16" = 1'-0"			
Drawn: CSH			
Job: 1113 KINGS ROAD			
SHEET			
5			
OF 14 SHEETS			

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UPPER LEVEL FLOOR PLAN

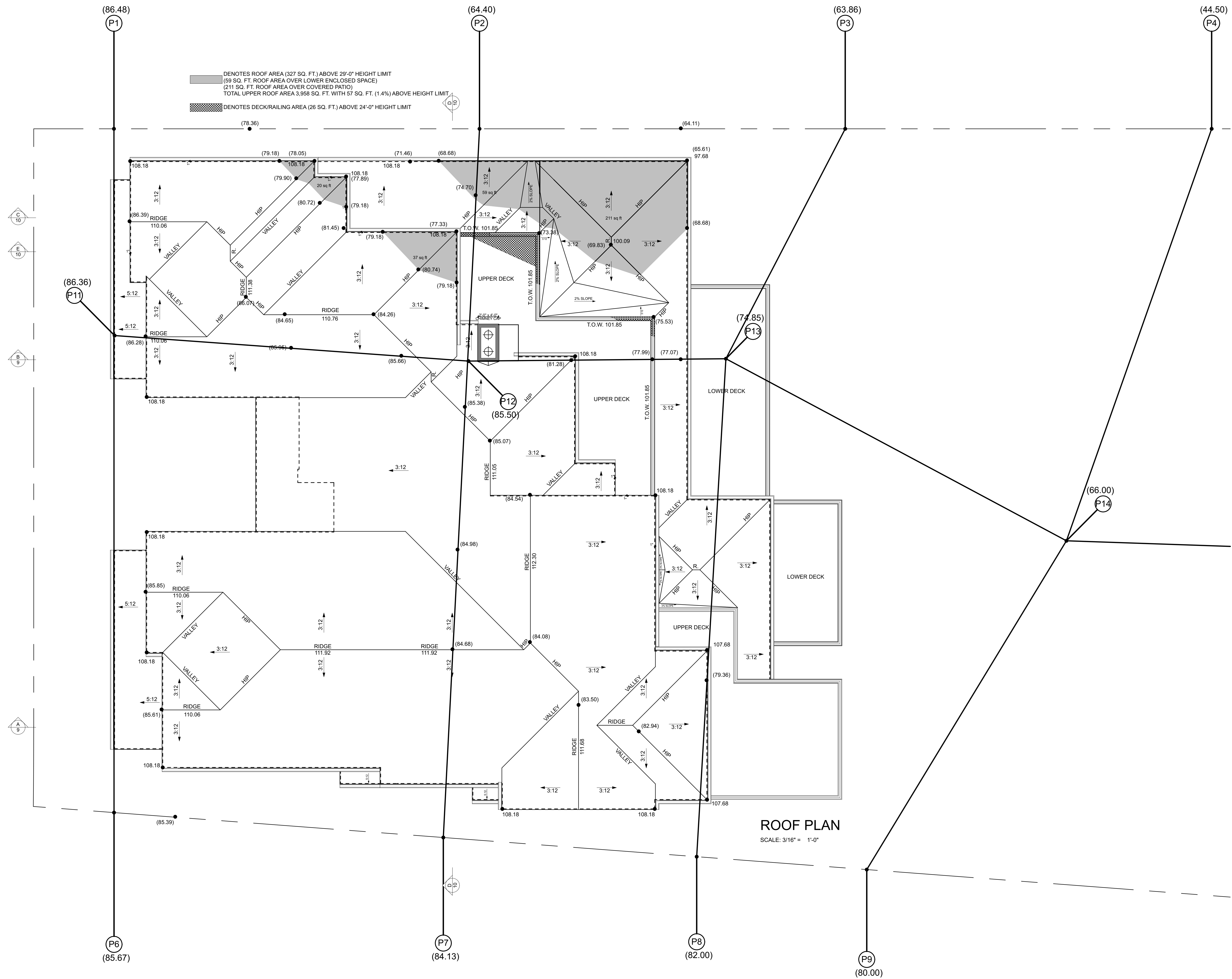
SCALE: 3/16" = 1'-0"

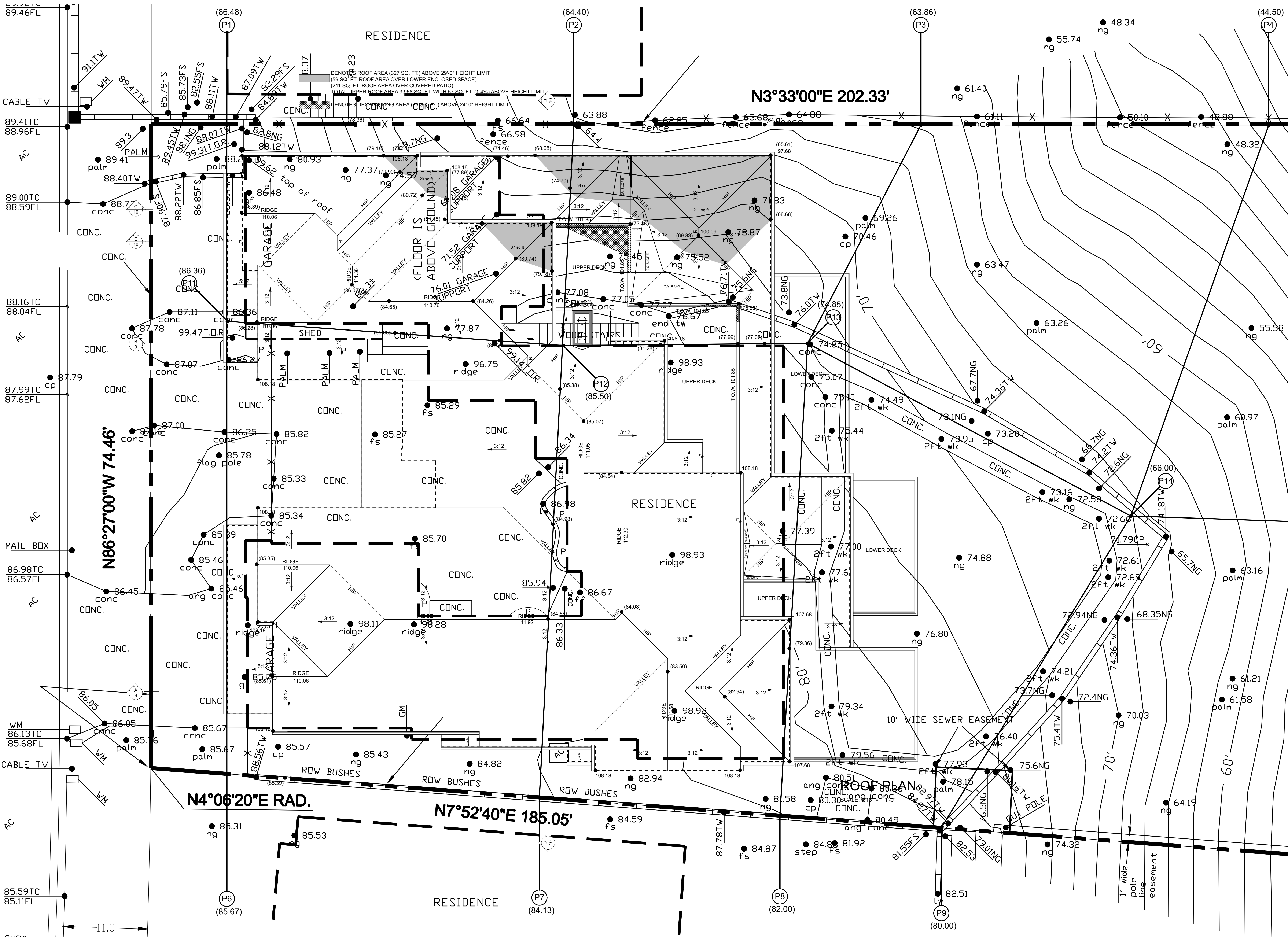
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UPPER LEVEL FLOOR PLAN
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SHEET
6
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ROOF PLAN WITH TOPO SURVEY

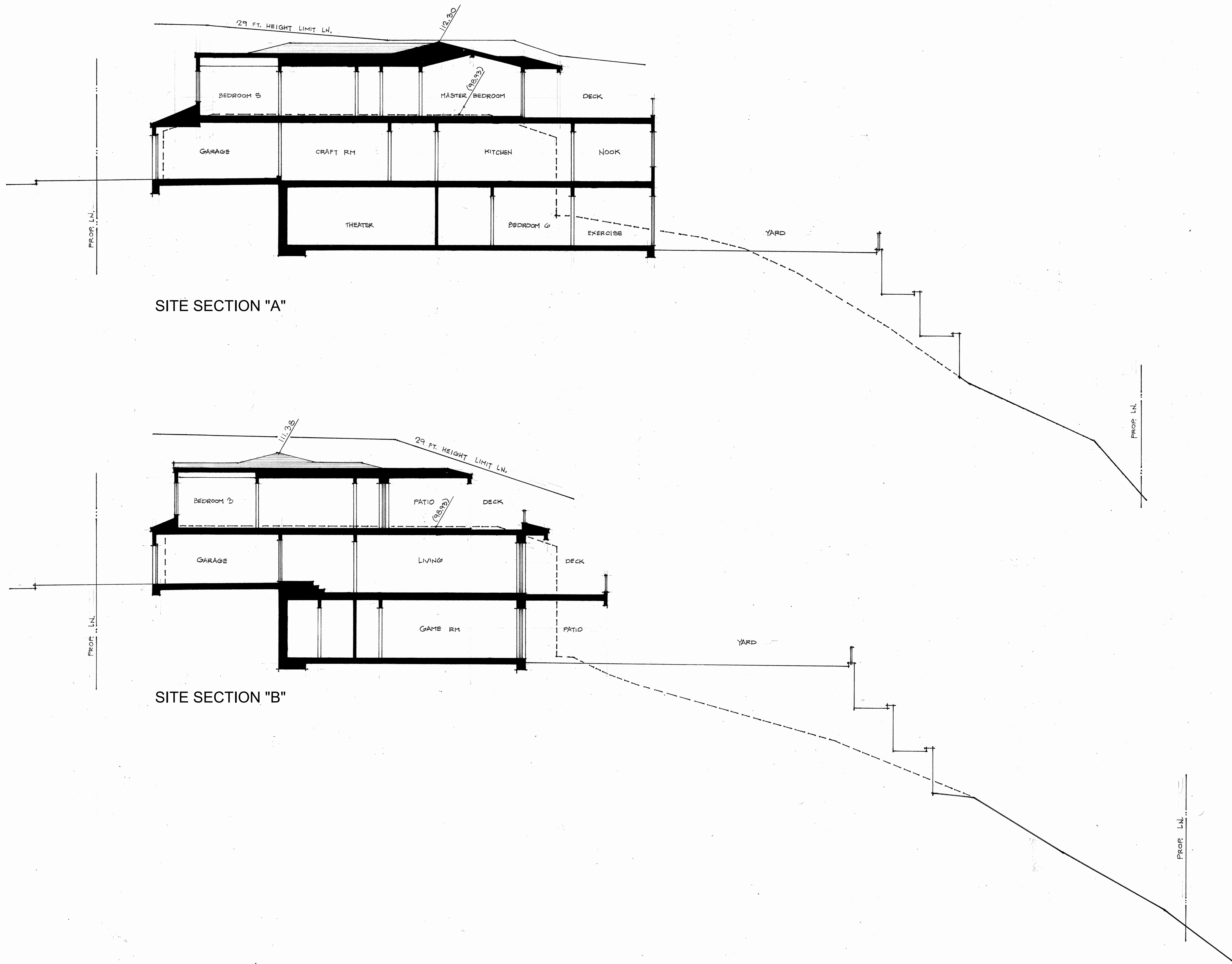
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Drawn:	CSH
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SHEET	8
OF 14 SHEETS	

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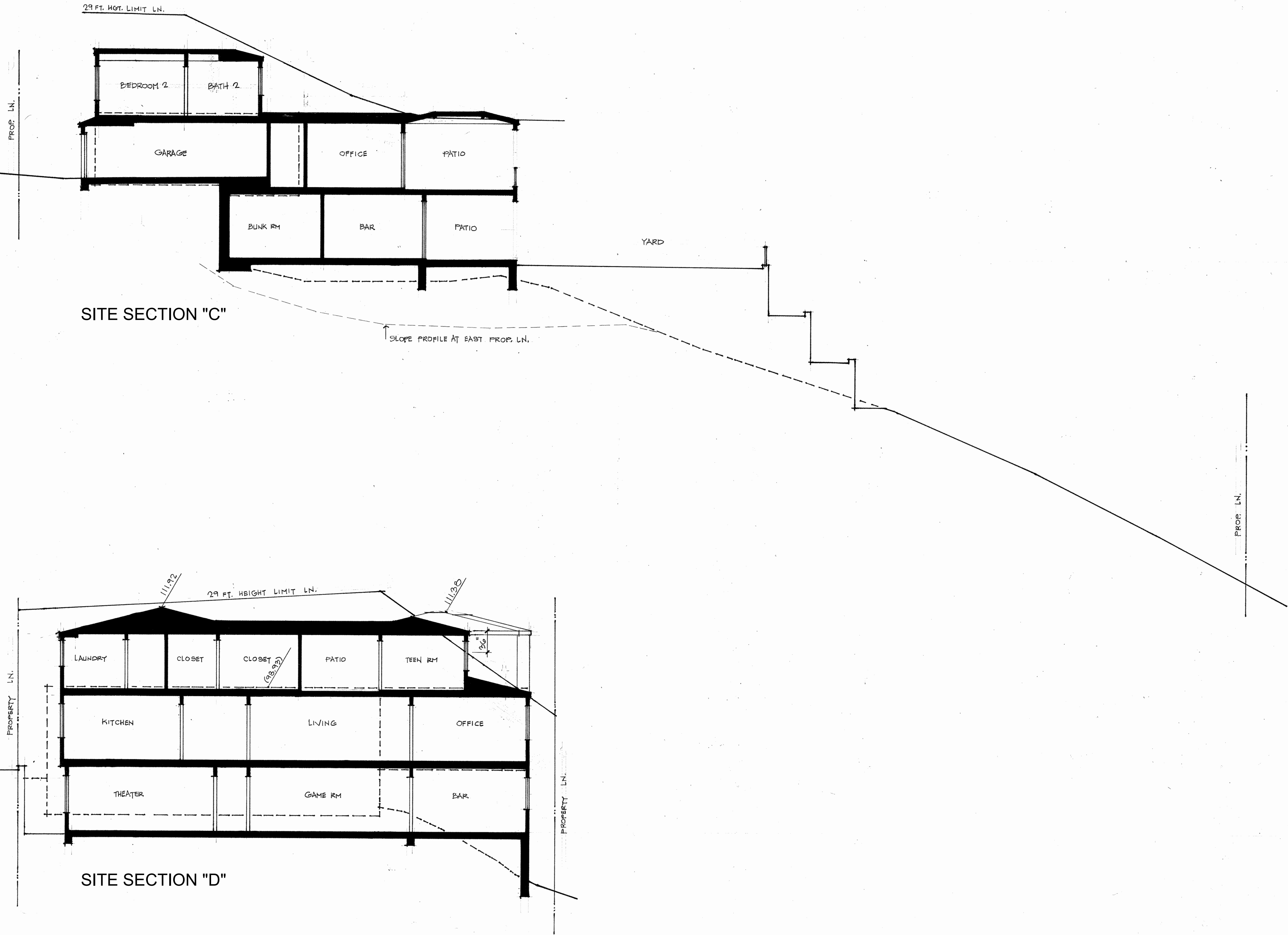
SITE SECTIONS A & B

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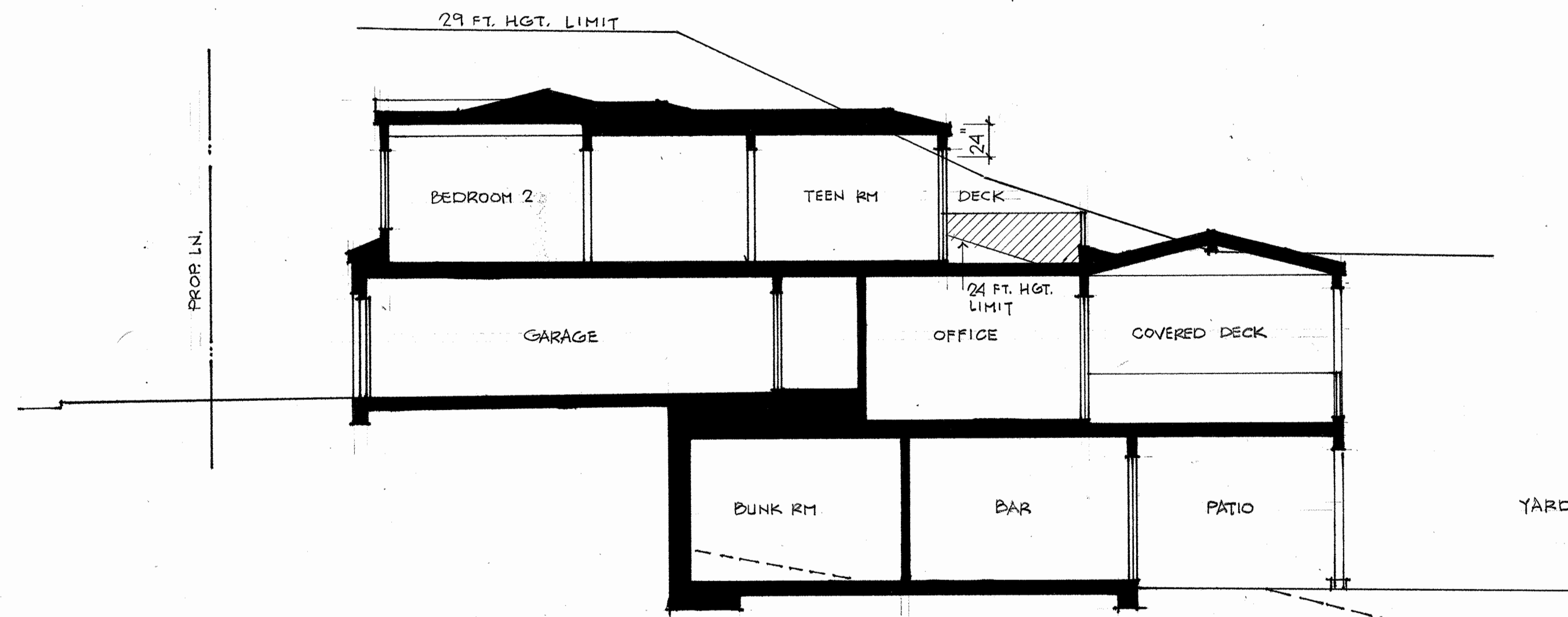


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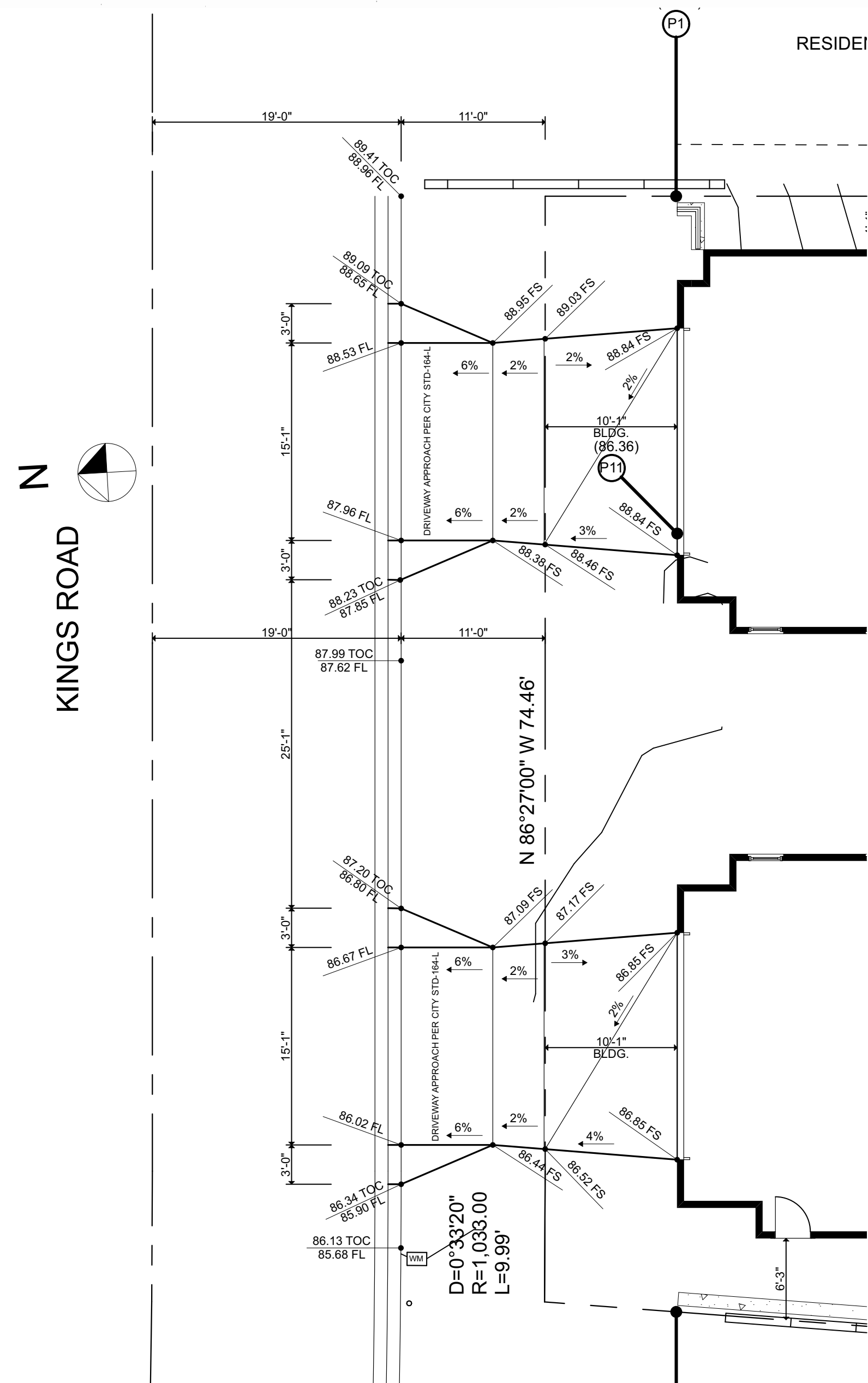
SITE SECTIONS C & D
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SITE SECTION "E"



ENLARGED DRIVEWAY PLAN
SCALE: 1/8"=1'-0"

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SITE SECTION E & ENLARGED DRIVEWAY PLAN
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