CITY OF NEWPORT BEACH
STAFF ACTION REPORT

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: Planning Department
Javier S. Garcia, AICP, Senior Planner
jgarcia@city.newport-beach.ca.us

SUBJECT: Report of actions taken by Planning Director, Zoning Administrator and/or Planning Department staff for the week ending January 9, 2009.

Item 1: David Fletcher, property owner – Staff Approval Permit No. SA2008-006 (PA2008-162)
2245 Heather Lane

The Planning Director approved the applicants request to allow minor changes to a project from construction of a new single family dwelling, as approved by Modification Permit No. MD2007-009 (PA2007-015), to addition and remodel of the existing building. The changes include a minor revision/modification to floor plan, building footprint, elevations, and exterior finish material changes.

Approved – January 9, 2009 Council District 3

Prepared and submitted by:

Javier S. Garcia, AICP, Senior Planner

APPEAL:
The decision of the Planning Director may be appealed to the Planning Commission within 14 days of the action date. A $1,810.00 filing fee shall accompany any appeal filed. No building permits may be issued until the appeal period has expired.

STAFF APPROVAL PERMIT NO. SA2008-006

(PA2008-162)

PLANNING DEPARTMENT
3300 NEWPORT BOULEVARD
NEWPORT BEACH, CA 92663
(949) 644-3200 FAX (949) 644-3229

Staff Person: Javier S. Garcia, 644-3206
Appeal Period: 14 days after approval date

Application: **Staff Approval No. SA2008-006 (PA2008-162)**

Applicant: **David Fletcher, property owner**

Site Address: **2245 Heather Lane**

Legal Description: **Lot 32, Tract 3138**

Request as Modified and Approved:

Approval of minor changes to the previously approved Modification Permit No. MD2007-009 (PA2007-015) that proposed the demolition and the reconstruction of a new single family dwelling with attached two-car garage. The revised project includes a partial demolition and addition to the existing structure. The existing garage currently encroaches to within 10 feet of the front property line. The new garage will maintain a 7-foot front yard setback and will encroach 13 feet into the 20-foot front yard setback. The new living area will encroach 4 to 7 feet into the 20-foot front yard setback at the street level. The addition to the building will have a trellis overhang/structure that will extend 2 feet beyond the face of the building into the front yard setback. The remainder of the building will comply with all other development regulations of the R-1 District. Also included in the application is a request to allow 6-foot tall fences/walls to encroach 2 feet and 13 feet 6 inches into the 20-foot front yard setback at the side yard entry gates and the front courtyard, respectively, where the Zoning Code limits the height to 3 feet tall. The property is located in the R-1District.

Authority:

Section 20.93.060 A of the Newport Beach Municipal Code provides that the Planning Director may waive the requirement for a new Modification Permit application if the changes are minor, do not involve substantial alterations or addition to the plan or the conditions of approval, and are consistent with the intent of the original approval.

ACTION: **APPROVED – JANUARY 9, 2009** - The Planning Director approved the request to allow a change to the project from construction of a new single family dwelling, as approved by Modification Permit No. MD2007-009 (PA2007-015), to addition and remodel of the existing building. The changes include a minor revision/modification to floor plan, building footprint, elevations, and exterior finish material changes.

FINDINGS

1. The findings as previously addressed in Modification Permit No. MD2007-009 (PA2007-015) shall apply to the revised project. The project has been changed from a complete demolition to an alteration and addition of the existing building. The additions and cosmetic changes are consistent in size and location with the previous modification permit approval.

2. The Planning Director has determined that the project as revised is in substantial conformance with the site plan, floor plans and elevations of the previously approved modification permit.

CONDITIONS

1. The revision to plans issued for building permits shall be in compliance with the site plan and details included in this approval. Any substantial deviation shall require the filing of an amendment or new modification permit application.

2. The plans approved by this approval supersede the plans approved by Modification Permit No. MD2007-009 (PA2007-015), which are hereby rendered null and void by this action. However, the findings and conditions applicable to the revised project remain in force and shall apply to the revised project floor plans and elevations.

3. Prior to final of the building permits, this approval letter and the approval letter of Modification Permit No. MD2007-009 (PA2007-015) shall be made a part of the Building Department set of plans issued for building permit purposes.

4. The Planning Director or the Planning Commission may add to or modify conditions of approval or revoke this approval upon a determination that the operation which is the subject of this approval causes injury, or is detrimental to the health, safety, peace, morals, comfort, or general welfare of the community.

APPEAL PERIOD

The decision of the Planning Director may be appealed by the applicant or any interested party to the Planning Commission within 14 days of the decision date. Any appeal filed shall be accompanied by a filing fee of $1,810.00.

On behalf of Planning Director David Lepo,

Javier S. Garcia, AICP, Senior Planner

Attachments: Appendix
Vicinity Map
Site Plan, Floor Plans, and Elevations

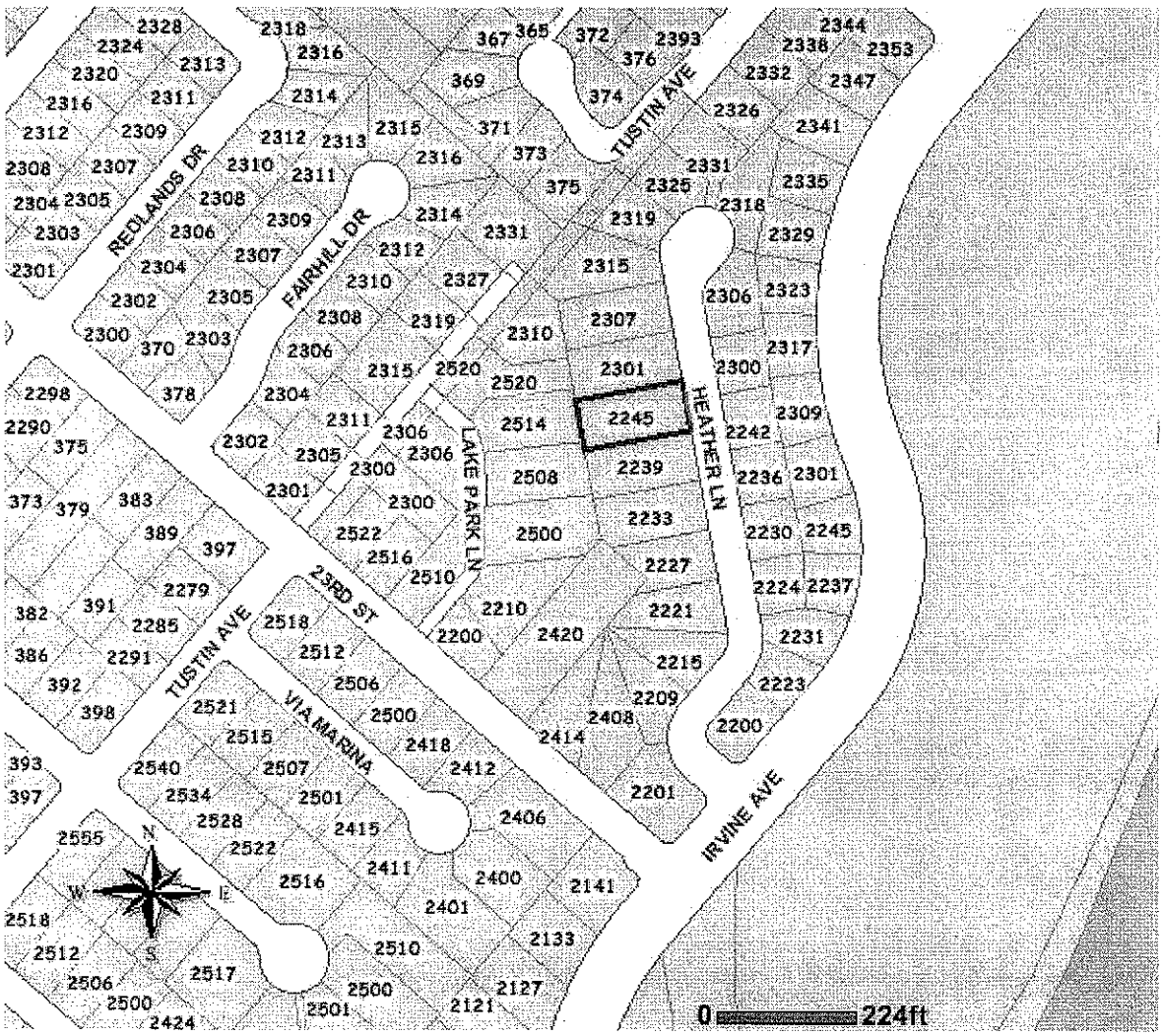
APPENDIX

Discussion

A determination of substantial conformance with Modification Permit No. MD2007-009 (PA2007-015) is subject to review by the Planning Director. The Planning Director has determined that the proposed altered project is consistent with the project as authorized and approved by the Zoning Administrator. Modifying the footprint of the existing building or a minor change that would justify waiving the requirement for the filing of a new modification permit application is consistent with the previous approval for the following reasons:

- The floor area of encroachment is substantially the same as previously approved and is in substantial conformance with the structure previously authorized to encroach by Modification Permit No. 2007-009 (PA2007-015).
- The applicant has provided adequate justification for the reduced project and the encroachments are consistent with those previously approved.
- The project will appear no different than the project originally approved for a new single family dwelling.

VICINITY MAP



Staff Approval No. SA2008-006
(PA2008-162)

2245 Heather Lane

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PLANNING DEPARTMENT

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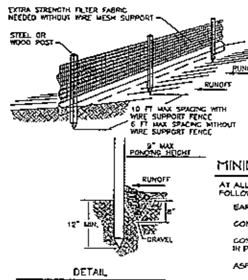
CITY OF NEWPORT BEACH



DETAIL

TRENCH WITH GRAVEL

NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

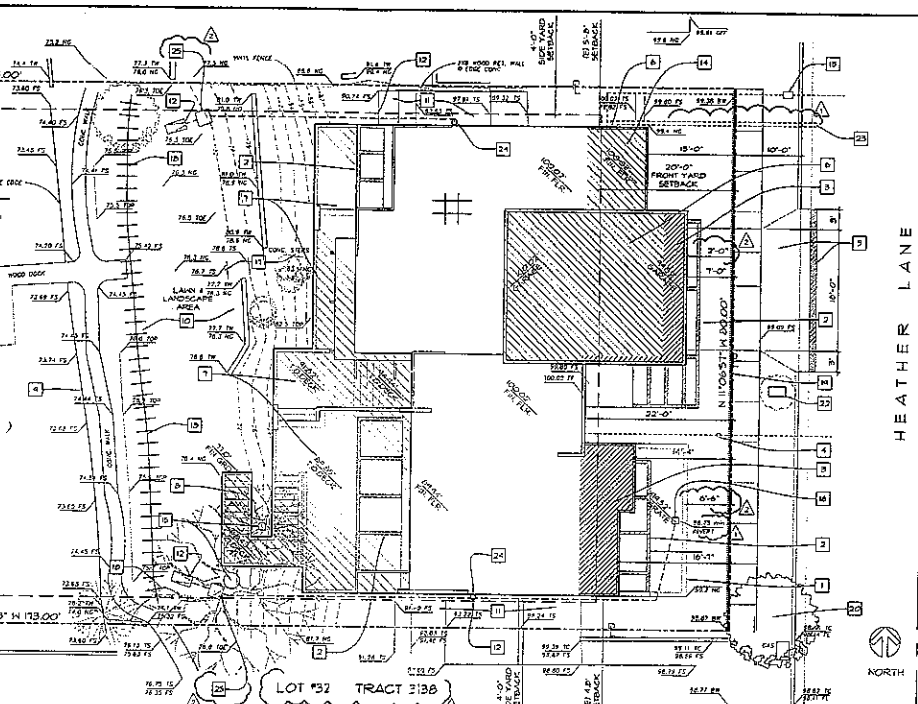
(1) Temporary Silt Fence
SCALE: NOT TO SCALE

Best Management Practices for Construction Activities

MINIMUM SLOPES:

AT ALL AREAS OF NEW CONSTRUCTION THE FOLLOWING MINIMUM SLOPES SHALL BE MET:

EARTH	2.0%
CONCRETE	0.5%
CONCRETE GUTTER IN PAVED AREA	0.2%
ASPHALT CONCRETE PAVING	1.0%



OVERALL SITE PLAN

1/8" = 1'-0"

GENERAL NOTES

1. All construction shall conform to the 2007 C.B.C., 2007 C.M.C., 2007 C.P.C., 2002 C.F.C., 2004 C.E.C., 2007 California Energy Code, and all other codes applicable or as amended by the City of Newport Beach. Nothing in these drawings shall be construed to permit an installation in violation of these codes or restrictions.

2. These drawings are instruments of service and are the property of the Architect whether the work which they have been made for has been executed or not. All designs, ideas, detailing, and other information of the drawings are for the sole use of this project and shall not be used otherwise without the expressed written permission of the Architect.

3. On-site dimensions and conditions shall be the responsibility of the contractor and subcontractor. Noted dimensions take precedence over scale.

4. Any discrepancies between drawings and field conditions are to be immediately brought to the attention of the Architect and Owner.

5. Contractor to layout all building lines, levels and grades. If building or grade lines do not conform to drawings the Architect shall be notified

6. The intent of the plans requires a General Contractor and Subcontractors that are thoroughly knowledgeable about building codes and methods of constructions. The plans and details delineate and describe only locations, dimensions, types of materials, and general methods of assembling or fastening. These plans are not intended to specify particular products or methods of construction.

7. Every Contractor and Subcontractor performing work upon or providing services and/or materials for the work is required to purchase and maintain in force builders "All Risk" insurance prior to commencement of the work and/or furnishing labor, services, and materials.

8. Surface draining is to be a minimum of 1%, directing water away from building. Provide 2% minimum gradient for 5'-0" away from building pads towards drainage route.

9. It shall be the responsibility of the contractor to install all temporary bracing and shoring to insure the safety of the work until it is in it's completed form.

10. It shall be the responsibility of the general contractor to insure that all applicable safety laws are strictly enforced and to maintain a safe construction project.

11. Any damage done to the existing site during the course of this work shall be repaired by the contractor at their own expense with no additional cost to the Owner.

12. A Public Works Department encroachment permit inspection is required before the Building Department Permit Final can be issued. At the time of Public Works Department inspection, if any of the existing public improvements surrounding the site is damaged by the private work, new concrete sidewalk, curb and gutter, and alley/street pavement will be required and 100% paid by the Owner. Said determination and the extent of the repair work shall be made at the discretion of the Public Works Inspector.

EROSION GENERAL NOTES:

E1. CONTRACTOR SHALL CONSTRUCT ADEQUATE EROSION CONTROL MEASURES TO PREVENT SILT AND DEBRIS FROM EXITING THE CONSTRUCTION SITE AND/OR ENTERING THE STORM DRAINAGE SYSTEM.

E2. CONTRACTOR SHALL ROUTINELY INSPECT AND MAINTAIN ALL EROSION CONTROL DEVICES IN WORKING CONDITIONS, AND SATISFACTORY TO THE GOVERNING AGENCIES' REQUIREMENTS.

E3. ALL GRADED AREAS WITHOUT IMMEDIATE SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE COVERED w/ COCONUT HUSK MATTING, GEOCOIR/DEKOWE 700, OR PACIFIC SOIL STABILIZATION MATS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

SPECIAL INSPECTION REQUIRED:
REFER TO SHEET S0 FOR INSPECTION SCHEDULE

ALL EPOXY REBAR & ANCHOR BOLT CONDITIONS

FOR ALL FIELD WELDING

Cal-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND UNDERPINNING. CONTRACTOR TO PROVIDE A COPY OF Cal-OSHA PERMIT.

FOR ALL HELICAL METAL ANCHORS AND TIE-BACK INSTALLATIONS

CONSULTANTS

STRUCTURAL
GARY FROLENKO
23 HITCHCOCK WAY, #104
SANTA BARBARA, CA 93105
(805) 682-3881

TITLE 24
M.E.C. INC.
621 WEST MICHELTORENA
SANTA BARBARA, CA 93101
(805) 957-4632

GEOTECHNICAL
KEITH D. TUCKER
P.O. BOX 8153
HUNTINGTON BEACH, CA 92615
(714) 841-4048

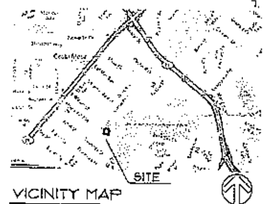
CONTRACTOR
PRESTIGE BUILDERS
415 30TH STREET, SUITE B
NEWPORT BEACH, CA 92663
(949) 566-9133
ATTN: BAXTER OR CHRIS

SITE PLAN KEYNOTES:

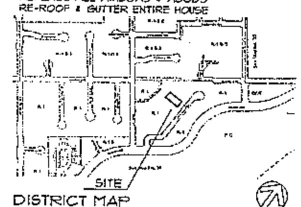
1. REBUILD (E) PERMITTED SITE WALL, 8' HIGH 6'-0" FROM FRONT PROPERTY LINE.
2. NEW WOOD SUN SHADE.
3. LOCATION OF ADDITION TO (E) HOUSE.
4. LOCATION OF (E) SEWER TO 1/2 IN LATERAL IN STREET VERIFY WORKING CONDITION OF (E) CLEAN-OUT AND REPLACE IF NEEDED.
5. REMOVE (E) DRIVEWAY & REPLACE w/ NEW DRIVEWAY PER CITY STD 160-L (W=18', X=3'). REMOVE & REPLACE 12" MIN WIDE ROAD AC PAVING ALONG ENTIRE NEW GUTTER LENGTH AND REPLACE PER CITY STANDARDS. CONTRACTOR TO OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF NEWPORT BEACH FOR ALL WORK WITHIN CITY RIGHT-OF-WAY.
6. LOCATION OF (E) HOUSE BEING DEMOLISHED AND RE-BUILT.
7. LOCATION OF DECKS BEING DEMO'D AND RE-BUILT.
8. LOCATION OF STAIRS BEING DEMO'D AND RE-BUILT.
9. LOCATION OF THE LAKESHORE.
10. (E) LANDSCAPING TO REPLACE AS DIRECTED BY OWNER.
11. (E) CONC. WALKWAY/STAIRS AT SIDE YARD TO REMAIN.
12. NEW 4" DIA PVC SCHEDULE 40 STORM DRAINAGE PIPE FROM ROOF DOWNSPOUT TO 18 x36" RIP RAP AREA, 1% SLOPE MIN. CONTRACTOR TO INSTALL NEW PIPING UNDER (E) CONC. SIDEWALK IF FEASIBLE.
13. (E) WATER METER.
14. (E) WATER, GAS, & ELECTRICAL SERVICE SERVING HOUSE, LOCATE AND PROTECT DURING CONSTRUCTION.
15. (E) LARGE TREE TO REMAIN. PROTECT DURING CONSTRUCTION.
16. NEW CATCH BASIN IN (E) COURTYARD w/ 4" DIA STORM DRAINAGE PIPE TO REAR YARD RIP RAP AREA.
17. REPLACE (E) STEPS AS DIRECTED BY LANDSCAPE ARCHITECT.
18. TEMPORARY SILT FENCE PER DETAIL 1 ON THIS SHEET DURING RAINY SEASON NOV 1 THRU MAY 1.
19. CBC 2007 REQUIRES 72"-84" HIGH CONSTRUCTION FENCE FOR PEDESTRIAN PROTECTION ALONG SIDEWALK.
20. EXISTING STREET TREE SHALL BE PROTECTED IN PLACE DURING CONSTRUCTION. UNAUTHORIZED TREE REMOVAL WILL TRIGGER SUBSTANTIAL PENALTIES FOR ALL PARTIES INVOLVED.
21. REMOVE ALL EXISTING STONE STEPS FROM CITY PARKWAY.
22. (E) PRIVATE MAILBOX TO REMAIN. CONTRACTOR TO REMOVE SHRUBS AND REMOVE (E) STONE STEPPING STONES IN PUBLIC RIGHT OF WAY.
23. (E) UNDERGROUND ELECTRICAL, CABLE TV, AND TELEPHONE TO REMAIN. NEW TRENCHING INTO STREET IS NOT ALLOWED.
24. ROOF DOWNSPOUT LOCATION.
25. PROVIDE 2'x2' CATCH BASIN w/ TITAN FOSSIL FILTER BY REVEL ENVIRONMENTAL MANUFACTURING, 1-714-720-4604, BEFORE DISCHARGING AT RIP RAP.

SCOPE OF WORK

1. DEMO (E) GARAGE & REBUILD
2. ADDITION TO (E) HOUSE
3. INTERIOR REMODEL
4. MINOR SEISMIC UPGRADES
5. DEMO (E) DECKS & REBUILD
6. REPLACE ALL WINDOWS & WOODS
7. RE-ROOF & GUTTER ENTIRE HOUSE



VICINITY MAP
NOT TO SCALE



DISTRICT MAP
NOT TO SCALE

GENERAL DATA

OWNER & PROJECT ADDRESS:	Mr. & Mrs. FLETCHER 2245 HEATHER LANE NEWPORT BEACH, CA 92660
ARCHITECT/AGENT:	BRITTON L. JEWETT, AIA 112 E. DE LA GUERRA, Studio 7 SANTA BARBARA, CA 93101 (805) 564-1800
APN:	119-321-18
GENERAL PLAN:	SINGLE FAMILY - DETACHED
ZONING:	R-1
AVERAGE SITE SLOPE:	18%
OCCUPANCY:	R-3 & U
CONSTRUCTION TYPE:	V-B
NUMBER OF STORIES:	2 STORY
BUILDING HEIGHT:	+/- 25' EXISTING STRUCTURE

BUILDING AREA:

	GROSS
EXISTING LOWER LEVEL	1,285 SF
EXISTING MAIN LEVEL	1,960 SF
EXISTING HOUSE	3,245 SF
EXISTING 2 CAR GARAGE	418 SF
TOTAL (E) STRUCTURE SIZE	3,663 SF
ADDITION ON MAIN LEVEL	170 SF
TOTAL HOUSE SIZE	3,833 SF
ADDITION TO GARAGE	115 SF
TOTAL NEW STRUCTURE SIZE	3,948 SF
DECKS ON LOWER LEVEL	800 SF
DECKS ON MAIN LEVEL	270 SF
TOTAL DECKS	1,070 SF
TOTAL SHADE COVER	435 SF

LOT SIZE: 13,840 SF OR 318 ACRES

LOT COVERAGE:

BUILDING:	2,627 / 13,840 =	19.0%
DECKS:	800 / 13,840 =	5.8%
PAVING:	800 / 13,840 =	5.8%
LAKE & LANDSCAPING:	9,613 / 13,840 =	69.4%
	13,840	100%

PARKING: 2 COVERED PROVIDED

STRUCTURAL DESIGN CRITERIA:

ROOF WEIGHT:	34.0 PSF
FLOOR WEIGHT:	30.0 PSF
DECK WEIGHT:	10.0 PSF
SOIL BEARING:	2000 PSF
WIND LOAD:	85 MPH
WIND EXPOSURE:	EXPOSURE B
SEISMIC ZONE:	ZONE 4

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A3.5	PROPOSED ROOF PLAN
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~~A9.1~~	~~INTERIOR ELEVATIONS~~
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REVISIONS		BY
1	12-05-08	PZ
2	12-8-08	PZ

BRITT JEWETT, AIA

Studio 7 Architecture & Allied Arts
112 E. De La Guerra Studio 7
Santa Barbara, CA 93101
TEL: (805) 564-1800
FAX: (805) 564-1822
www.S7ARC.com

STUDIO 7 ARCHITECTURE & ALLIED ARTS

Fletcher Remodel
2245 Heather Lane
Newport Beach, CA 92660

Date	OCT 25, 08
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Job	Newport
Sheet	AS1

FILE COPY

PA2008-162 for SA2008-006
2245 Heather Lane
David Fletcher

LEGEND:

- DEMO (E) WALL
- EXISTING 2x4 WALL TO REMAIN
- NEW 2x4 FRAMED WALL w/ R-13 INSULATION

FLOOR PLAN KEYNOTES:

NOT EVERY NOTE USED ON EVERY SHEET

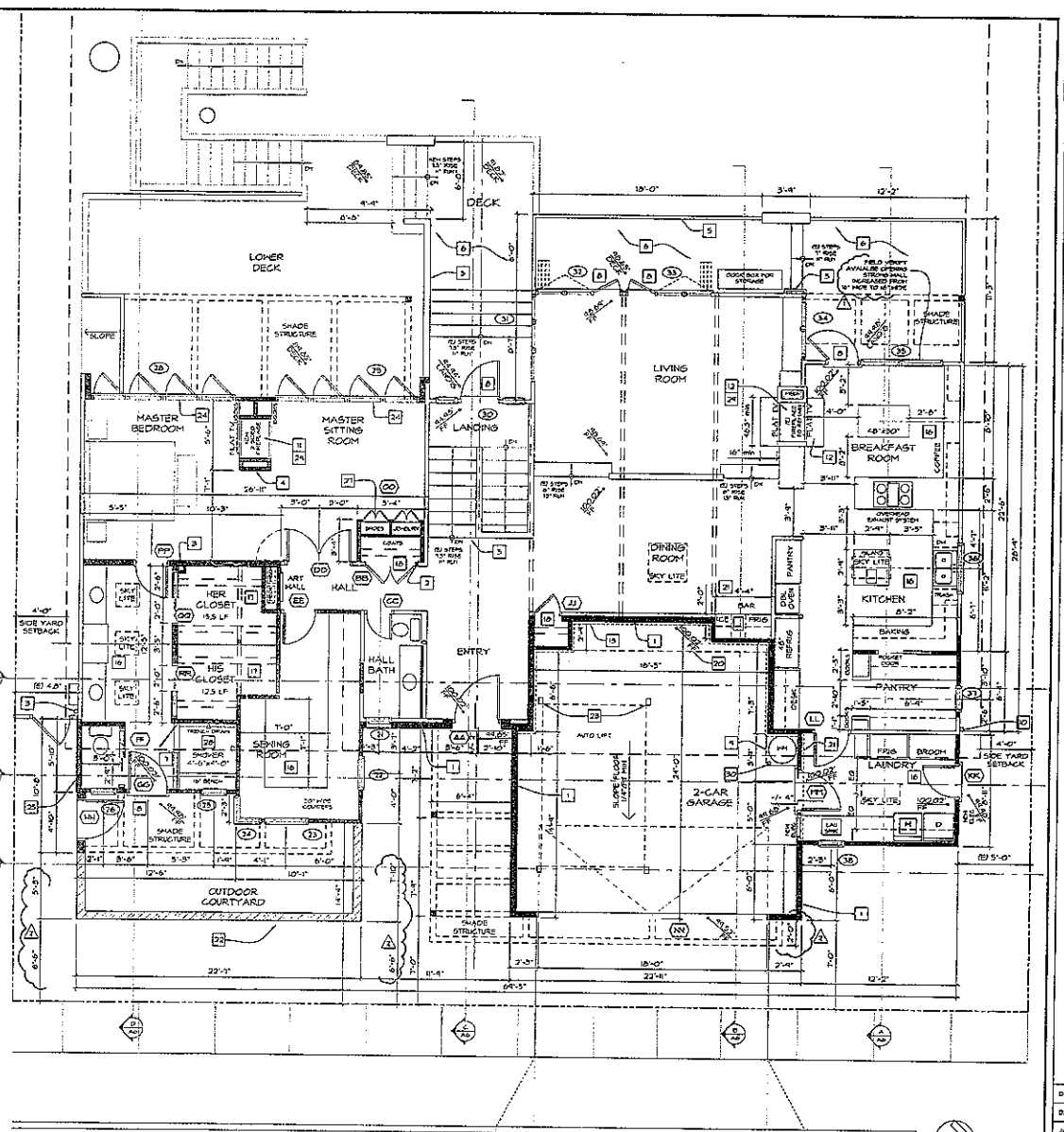
1. NEW 2x6 FRAMED WALL.
2. FURRED OUT WALL AS NEEDED TO CONCEAL PLUMBING VENT PIPING. INSULATE WALL FOR SOUND CONTROL.
3. FURRED OUT WALL AS NEEDED TO CONCEAL BATHROOM EXHAUST VENT. INSULATE WALL FOR SOUND CONTROL.
4. RECESSED CABINET UNDER RAISED FIREPLACE FOR CABLE BOX, DVD, AND MEDIA STORAGE.
5. HANDRAIL/GUARDRAIL AT STAIRS & DECK. REFER TO SHEET A- FOR HANDRAIL & GUARDRAIL NOTES.
6. BUTT JOINT WOOD DECKING w/ WOOD FRAMING. WRAP TOP OF FRAMING W/ BITUTHENE.
7. TEMPERED FRAMELESS GLASS SWINGING SHOWER DOOR w/ POLISHED EDGES.
8. EXTERIOR DOOR LANDING, 1/2" MAX. BELOW FLOOR WHEN DOOR SWINGS OUT.
9. ALL GAS DEVICES IN GARAGE SHALL HAVE BURNERS A MIN OF 18" ABOVE GARAGE FLOOR.
10. GUTTER/DOWNSPOUT CONNECTED TO SITE DRAINAGE SYSTEM.
11. NEW UL-LISTED DOUBLE SIDE ZERO CLEARANCE FIREPLACE. HEATILATOR MODEL 6001-3031L AND 2218-2001. HEARTH NOT REQUIRED. INSTALL PER MANUFACTURE'S DIRECTIONS.
12. EXISTING UL-LISTED DOUBLE SIDE ZERO CLEARANCE FIREPLACE TO REMAIN. MAJESTIC 9STB-36, PROTECTIVE HEARTH, 3/4" THICKNESS MIN AS SHOWN OR FLOOR PLAN REQUIRED. VERIFY (E) INSTALLATION IS PER MANUFACTURE'S DIRECTIONS. FLAT SCREEN TV LOCATED ABOVE FIREPLACE. VERIFY RECESS DIMENSIONS PRIOR TO CONSTRUCTION.
13. 5/8" TYPE 'X' GYP. BD. AT GARAGE SIDE OF WALL TO UNDERSIDE OF ROOF SHEATHING.
14. 5/8" TYPE 'X' GYP. BD. AT UNDER STAIRS AREA, HALLS AND CEILING.
15. VERIFY (E) DRAINAGE UNDER EXTERIOR STAIRS.
16. KITCHEN AND CABINET DESIGN BY OTHERS, SEE SHEET A8 FOR PRELIMINARY LAYOUT.
17. MASTER BEDROOM CLOSET LAYOUT BY OTHERS.
18. TYPICAL CLOSET LAYOUT, (1) METAL POLE & (2) MELAMINE SHELVES.
19. FIXED SHELVING AT 16" O.C., MELAMINE INTERIOR, 3/4" CDX PLYWOOD EXTERIOR.
20. WORKBENCH AND SHELVING BY OWNER.
21. ROUGH OPENING FOR WET BAR IS TIGHT, MAKE AREA AS WIDE AS POSSIBLE.
22. REMOVE AND REBUILD EXISTING WALL AS A MASONRY SOUND WALL 6'-0" MAX FROM GRADE.
23. AUTO LIFT BY EAGLE GLOBAL, MODEL NUMBER GLO-1000, www.EAGLEGLIFT.COM, 1-800-336-2776.
24. SILL OF WINDOW TO BE GREATER THAN 36" AND LESS THAN 44" ABOVE FINISH FLOOR.
25. NEW CONSTRUCTION LESS THAN 5' FROM PROPERTY LINE SHALL BE ONE-HOUR FIRE RATED CONSTRUCTION, CBC 2001 TABLE 602.
26. NEW 2x3 FURRED OUT WALL OVER VAPOR BARRIER FOR NEW ELECTRICAL w/ 2" RIGID INSULATION.
27. CASEWORK DESIGN AND LAYOUT BY CABINET MAKER.
28. CERAMIC TILE WALLS AROUND TUB & SHOWER OVER HARDI-BACKER BOARD OR FLOATED PLASTER BASE TO A MINIMUM HEIGHT OF 70" ABOVE DRAIN INLET.
29. EXTERIOR COMBUSTION AIR DUCTS SHALL BE LISTED COMPONENTS OF THE FIREPLACE AND INSTALLED ACCORDING TO THE FIREPLACE MANUFACTURER'S INSTRUCTIONS. LOCATED EXTERIOR VENT ABOVE ROOF AND RUN DUCTING THROUGH FRAMED CHIMNEY CHASE. PROVIDE CLEARANCE TO COMBUSTIBLES AT FIREPLACE OPENINGS PER CBC 2810.
30. PROVIDE 3" DIA STEEL 36" MIN HIGH PIPE IN CONCRETE TO PROTECT WATER HEATER FROM VEHICLES IN GARAGE.

INSULATION SCHEDULE:

ROOF:	NEW & (E) ATTIC AREA 10" USE R-30 BATT (E) ATTIC AREA 10" USE R-19 BATT w/ TAPPERED RIGID INSULATION PER DETAIL 7/A9, OR SITE INSTALL ICYNENE INSULATION SYSTEM
EXT. WALLS:	R-19 BATT MIN IN 2x6 FRAMED WALLS R-13 BATT MIN IN 2x4 FRAMED WALLS
INT. WALLS:	R-11 SOUND BATTS WHERE SHOWN AT NEW LOWER LEVEL 2x3 FURRED OUT WALLS PROVIDE 2" RIGID INSULATION w/ VAPOR BARRIER

HANDRAIL & GUARDRAIL NOTES:

1. PROVIDE A MINIMUM OF ONE CONTINUOUS HANDRAIL ON STAIRWAYS WITH 4 OR MORE RISERS AND AT ALL OPEN SIDES.
2. HANDRAIL SHALL BE 34" MIN. 38" MAX ABOVE NOSING.
3. OPENINGS BETWEEN INTERMEDIATE BALUSTERS ON THE OPEN SIDE OF STAIRS OR GUARDRAIL SHALL NOT ALLOW THE PASSAGE OF A 4" DIA SPHERE.
4. THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD, AND BOTTOM RAIL SHALL NOT ALLOW THE PASSAGE OF A 6" DIA SPHERE.
5. HANDGRIP CROSS SECTIONAL DIMENSION IF CIRCULAR SHALL BE BTWN 1-1/4"-2" DIA. OTHERWISE THE CROSS-SECTIONAL PERIMETER DIMENSION BTWN 4"-6-1/4" WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2-1/4"
6. THE HANDRAIL SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEWEL POST OR OTHER OBSTRUCTIONS EXCEPT AT THE LANDING, VOLUTE, OR TURNOUT ON LOWEST TREAD. BRACKET OR BALUSTERS ATTACHED TO BOTTOM SURFACE OF A HANDRAIL MAY NOT PROJECT HORIZONTALLY BEYOND TH EDGE OF THE HANDRAIL.
7. HANDRAIL CLEARANCE FROM WALL SHALL BE 1-1/2" MIN.
8. GUARDRAILS SHALL BE PROVIDED WHERE THE OPEN SIDE IS MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW.
9. GUARDRAILS SHALL HAVE A MINIMUM HEIGHT OF 42" ABOVE FINISH FLOOR OR GRADE.
10. THE GUARDRAIL AND HANDRAIL SHALL BE DESIGNED TO ADEQUATELY SUPPORT A CONCENTRATED LOAD OF 200# APPLIED AT RIGHT ANGLES TO THE TOP RAIL.
11. GLASS GUARDRAIL WHEN OCCURING, TO BE OF SAFETY GLAZING WITH A CONTINUOUS TOP RAIL.



PROPOSED MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

REVISIONS	BY
1 12-05-08	PZ
2 12-8-08	PZ

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STUDIO ARCHITECTURE & ALLIED ARTS

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Date	OCT 26, 08
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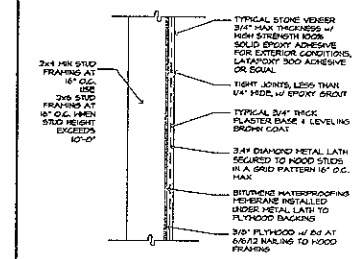
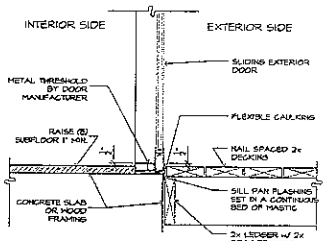
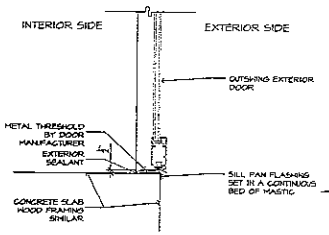
Sheet	A3
of	Sheets



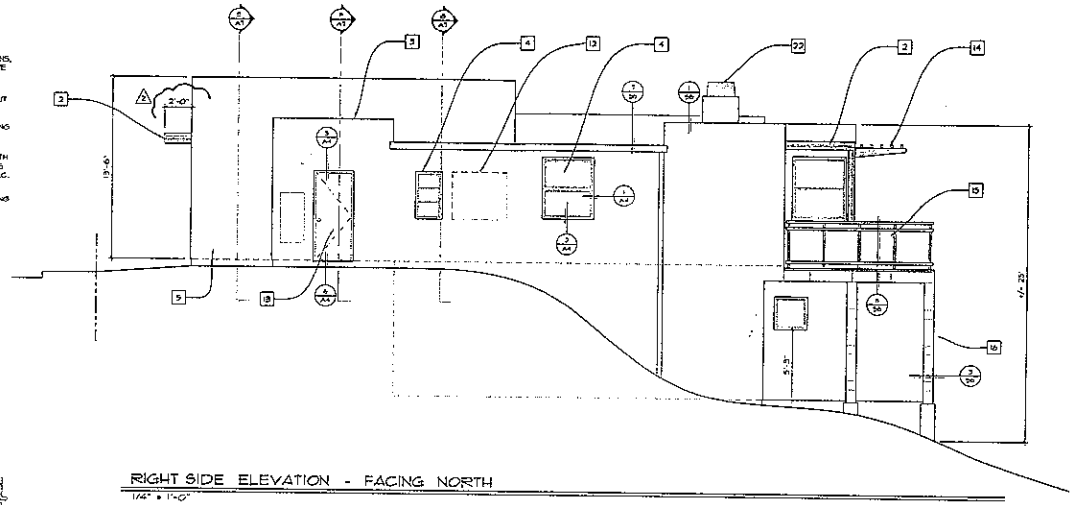
8 Stone Tile Veneer
SCALE : 1 1/2" = 1'-0"



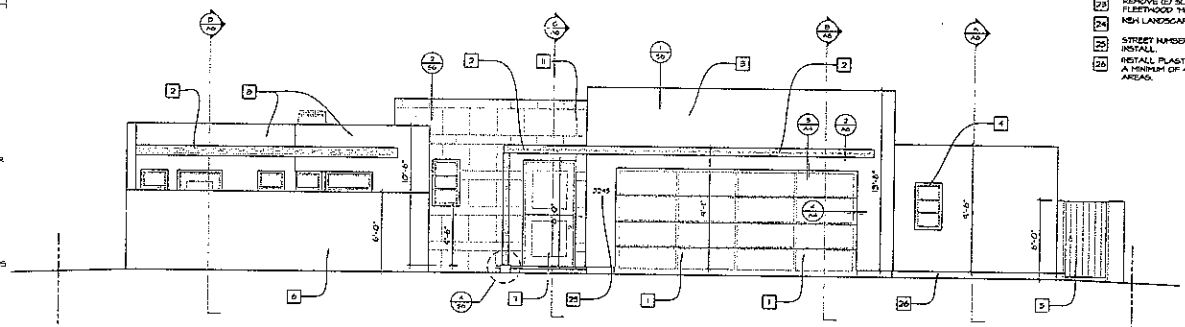
7 Sliding Door Sill
SCALE : 1 1/2" = 1'-0"



6 Swing Door Threshold
SCALE : 1 1/2" = 1'-0"



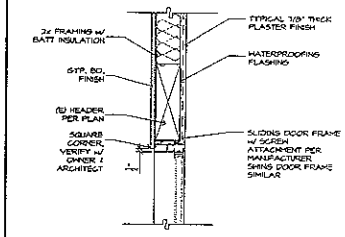
RIGHT SIDE ELEVATION - FACING NORTH
1/4" = 1'-0"



FRONT ELEVATION - FACING EAST
1/4" = 1'-0"

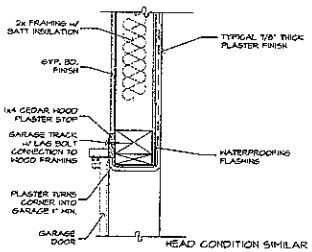
ELEVATON KEYNOTES:

1. TIP GLASS GARAGE DOOR, 8'-6" WIDE, 8'-0" HIGH, I-BITT-MQ-TRD, METAL FRAME w/ STANDARD COLOR POWDER COAT FINISH. GLASS TO BE TEMPERED OBSCURED FROSTED WHITE PANELS.
2. NEW TEAK WOOD SHADE STRUCTURE.
3. THREE COAT SMOOTH PLASTER FINISH w/ TWO LAYERS OF GRADE 'D' PAPER. TOP OF PARAPET WALL TO HAVE BITUTHENE FLASHING, NOT EXPOSED SHEET METAL FLASHING.
4. NEW ALUMINUM WINDOW IN (E) WOOD FRAMED WALL w/ STANDARD COLOR FINISH.
5. NEW CMU BLOCK WALL w/ TEAK WOOD GATE.
6. (E) WALL BEING REBUILT AS A MASONRY SOUND WALL. 6'-0" MAX FROM GRADE.
7. NEW TEAK FRONT 'DUTCH' DOOR.
8. ADDITION TO HOUSE BEHIND (E) FRONT PRIVACY WALL.
9. NEW ALUMINUM FRENCH DOOR w/ STANDARD COLOR FINISH.
10. NEW ALUMINUM WINDOW w/ STANDARD COLOR FINISH.
11. NEW TRAVERTINE VENEER WALL. STONE PIECES NOT TO EXCEED 24" SQUARE, 3/4" THICK, AND 10 PSF. STONE VENEER NOT TO BE INSTALLED GREATER THAN 30" FROM CONCRETE FOUNDATION PER BUILDING CODE. SEE DETAIL 8/A4 FOR ATTACHMENT TO WOOD FRAMED WALL.
12. REMOVE (E) WINDOW AND PATCH WALL TO MATCH (E) WALL.
13. NEW ALUMINUM DOOR w/ STANDARD COLOR FINISH IN (E) WOOD FRAMED WALL BEYOND.
14. (E) METAL SUNSHADE TO REMAIN.
15. NEW METAL HANDRAIL.
16. NEW TRAVERTINE VENEER DECK COLUMN.
17. REPLACE (E) WINDOWS w/ ALUMINUM WINDOWS.
18. REPLACE (E) WINDOWS w/ FLEETWOOD 1000-1 ALUMINUM SLIDING DOOR SYSTEM w/ COASTAL FINISH.
19. (E) FIN WALL TO REMAIN.
20. REMOVE (E) WINDOWS AND REFRAME FOR NEW FLEETWOOD 'NEWPORT' CASEMENT WINDOWS w/ COASTAL FINISH.
21. NEW LOW SLOPE HOT MELT ROOF OVER NEW EXTERIOR STORAGE CLOSET.
22. (E) CHIMNEY w/ NEW CHIMNEY SURROUND w/ SPARK ARRESTOR.
23. REMOVE (E) SLIDING DOOR AND REFRAME FOR NEW FLEETWOOD 'NOHAVE' HINGE DOOR w/ COASTAL FINISH.
24. NEW LANDSCAPE STAIRS, 7" MAX RISER, 11" MIN TREAD.
25. STREET NUMBERS, OWNER TO SELECT & CONTRACTOR TO INSTALL.
26. INSTALL PLASTER WEEP SCREED AT THE FOUNDATION PLATE A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS.



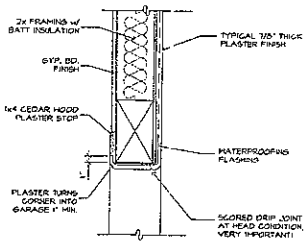
JAMB CONDITION SIMILAR

5 Door Head at Plaster
SCALE : 1 1/2" = 1'-0"

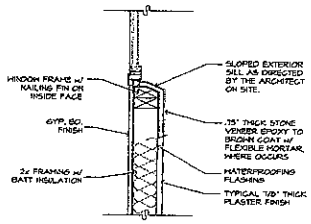


HEAD CONDITION SIMILAR

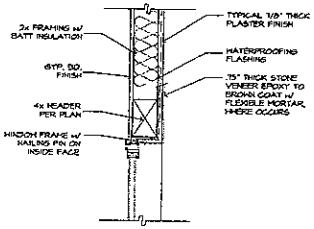
4 Garage Door Jamb
SCALE : 1 1/2" = 1'-0"



3 Garage Door Head
SCALE : 1 1/2" = 1'-0"



2 Window Sill at Plaster
SCALE : 1 1/2" = 1'-0"



JAMB CONDITION SIMILAR

1 Window Head at Plaster
SCALE : 1 1/2" = 1'-0"

REVISIONS	BY
1 12-05-08	PZ
2 12-8-08	PZ

BRITT JEWETT, AIA

Studio 7 Architecture & Allied Arts
112 De La Guerra Studio 7
Santa Barbara
TEL: (805) 564-1801
FAX: (805) 564-1822
www.S7ARC.com

ARCHITECTURE & ALLIED ARTS

STUDIO

Fletcher Remodel
2245 Heather Lane
Newport Beach, CA 92660

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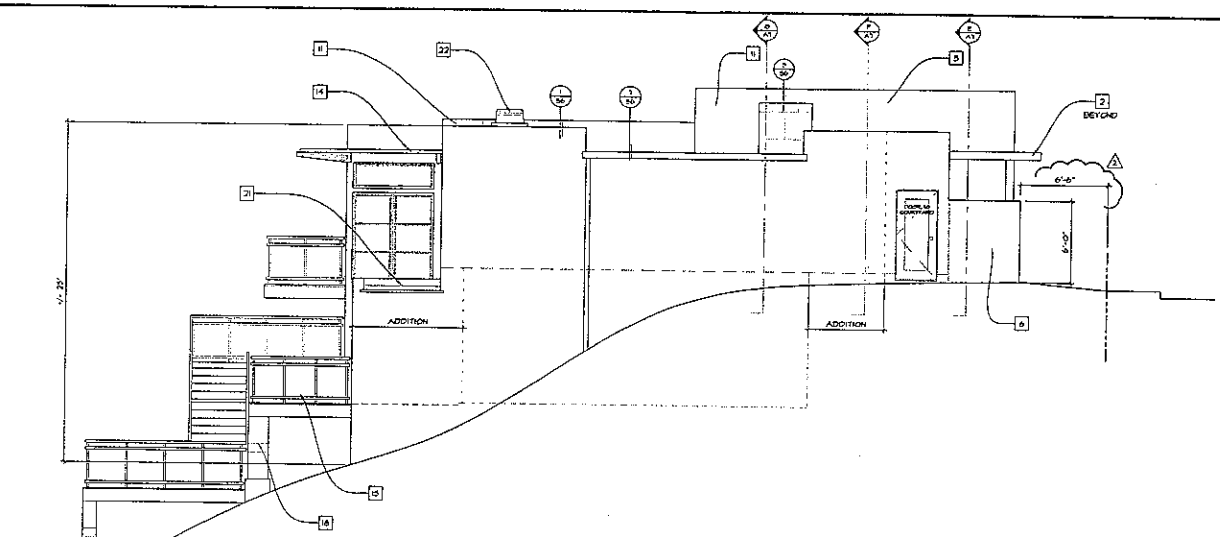
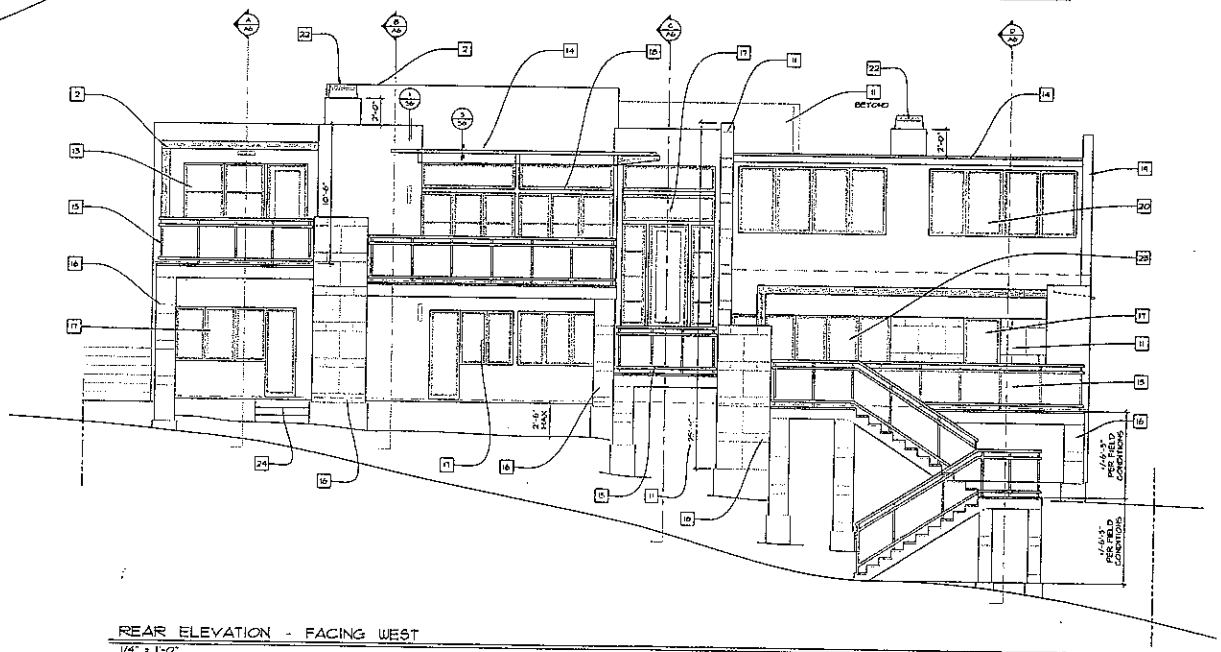


LEFT SIDE ELEVATION - FACING SOUTH
1/4" = 1'-0"



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

ELEVATON KEYNOTES:

1. BP GLASS GARAGE DOOR, 8'-6" WIDE, 8'-0" HIGH, 1-871-442-T18. METAL FRAME w/ STANDARD COLOR POWDER COAT FINISH. GLASS TO BE TEMPERED OBSCURED FROSTED WHITE PANELS.
2. NEW TEAK WOOD SHADE STRUCTURE.
3. THREE COAT SMOOTH PLASTER FINISH w/ TWO LAYERS OF GRADE 'D' PAPER. TOP OF PARAPET WALL TO HAVE BITUTHENE FLASHING, NOT EXPOSED SHEET METAL FLASHING.
4. NEW ALUMINUM WINDOW IN (E) WOOD FRAMED WALL w/ STANDARD COLOR FINISH.
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12. REMOVE (E) WINDOW AND PATCH WALL TO MATCH (E) WALL.
13. NEW ALUMINUM DOOR w/ STANDARD COLOR FINISH IN (E) WOOD FRAMED WALL BEYOND.
14. (E) METAL SUNSHADE TO REMAIN.
15. NEW METAL HANDRAIL.
16. NEW TRAVERTINE VENEER DECK COLUMN.
17. REPLACE (E) WINDOWS w/ ALUMINUM WINDOWS.
18. REPLACE (E) WINDOWS w/ FLEETWOOD 1000-1 ALUMINUM SLIDING DOOR SYSTEM w/ COASTAL FINISH.
19. (E) FIN WALL TO REMAIN.
20. REMOVE (E) WINDOWS AND REFRAME FOR NEW FLEETWOOD 'NEWPORT' CASEMENT WINDOWS w/ COASTAL FINISH.
21. NEW LOW SLOPE HOT MELT ROOF OVER NEW EXTERIOR STORAGE CLOSET.
22. (E) CHIMNEY w/ NEW CHIMNEY SURROUND w/ SPARK ARRESTOR.
23. REMOVE (E) SLIDING DOOR AND REFRAME FOR NEW FLEETWOOD 'MOHAVE' NINSE DOOR w/ COASTAL FINISH.
24. NEW LANDSCAPE STAIRS, 7" MAX RISER, 11" MIN TREAD.
25. STREET NUMBERS, OWNER TO SELECT & CONTRACTOR TO INSTALL.
26. INSTALL PLASTER KEEP SCREED AT THE FOUNDATION PLATE A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS.

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1 12-05-08	PZ
2 12-8-08	PZ

REGISTERED ARCHITECT BRITTON L. JEWETT NO. C-10622 REN. 01-09 STATE OF CALIFORNIA

BRITT JEWETT, AIA

Studio 7 Architecture & Allied Arts
112 E. De La Guerra Studio 7
Santa Barbara, CA 93101
TEL: (805) 564-1800
FAX: (805) 564-1822
www.S7ARC.com

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