



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

3300 Newport Boulevard, Building C, Newport Beach, CA 92663

(949) 644-3200 Fax: (949) 644-3229

www.newportbeachca.gov

CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

July 2, 2012

Agenda Item 1

SUBJECT: Demler Modification Permit - (PA2012-060)
23 Linda Isle
▪ Modification Permit No. MD2012-009

APPLICANT: David and Sharman Demler

PLANNER: Kay Sims, Assistant Planner
(949) 644-3237, ksims@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** R-1(Single-Unit Residential)
- **General Plan:** RS-D (Single-Unit Residential Detached)

PROJECT SUMMARY

A modification permit to allow the third garage parking space to be located on the 20-foot driveway. The third garage space is required because proposed additions to the existing home will result in a residence that exceeds 4,000 square feet.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. _ approving Modification Permit No. MD2012-009 (Attachment No. ZA 1).

DISCUSSION

- The square footage of the existing residence and garage is 3,809 square feet (not including garage area – 463 square feet). The applicant's proposed additions would result in a residence with a total of 4,615 square feet (not including garage area – 509 square feet). Pursuant to zoning code requirements (Section 20.40.040; Off Street Parking Spaces Required), an additional garage

parking space is required because the proposed residence (not including the garage area) would exceed 4,000 square feet.

- The Zoning Code allows deviations from the location of required parking spaces within a garage with the review and approval of a modification permit. In this case, the request is to change the location of the third space from the garage to the 20-foot driveway.
- Pursuant to Zoning Code Section 20.40.090.C.3.a, parking in front setback areas in front of a garage that is set back a minimum of 20 feet is allowed.
- The subject property is located on Linda Isle, which is a “u-shaped” island located in Newport Harbor developed as a private, gated community consisting of single-family residences. The island is accessible via a gated bridge located at the end of Aloha Drive, and all properties are developed abutting a single u-shaped street (Linda Isle).
- Each property on Linda Isle is developed with either two or three garage parking spaces (depending on the width and size of the lot). Additionally, the front 25 feet adjacent to the street is developed with a five-foot-wide sidewalk directly in front of the garage, a 20-foot driveway, and a minimum of two community association guest parking spaces adjacent to the 20-foot driveway.
- Since Linda Isle is a private, gated community, it is not subject to beach traffic and associated parking issues related to a typical beach community.
- The location of the community association guest parking spaces and the width of the lot (45 feet) precludes development of a wider driveway to accommodate a third garage parking space.
- The provision of a third garage parking space (two tandem spaces) would require a significant expansion of the scope of work, since the addition of a tandem space to the garage would require relocating the existing kitchen area.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities). The Class 1 exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The proposed project involves the addition of square footage to an existing single family residence that results in the requirement that an additional parking space be provided on the site. This exemption includes additions to the existing structure up to 50 percent of the existing floor area or 2,500 square feet, whichever is less. This project therefore qualifies for this exemption.

PUBLIC NOTICE

Notice of this application was mailed to all owners 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 prior to the decision date, consistent with the provisions of the Municipal Code.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

Prepared by:



Kay Sims
Assistant Planner

GRR/ks

| | | |
|--------------|------|------------------|
| Attachments: | ZA 1 | Draft Resolution |
| | ZA 2 | Vicinity Map |
| | ZA 3 | Project Plans |
| | ZA 4 | Photos |

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2012-DRAFT

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MODIFICATION PERMIT NO. MD2012-009 FOR THE LOCATION OF A REQUIRED THIRD PARKING SPACE LOCATED AT 23 LINDA ISLE (PA2012-060)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by John Garcia on behalf of the property owners, David and Sharman Demler, with respect to property located at 23 Linda Isle, and legally described as Lot 23, Tract 4003 of Newport Beach requesting approval of a Modification Permit.
2. The applicant proposes to construct additions that will result in a residence that exceeds 4,000 square feet (not including the garage area) and proposes that the additional required garage parking space for residences exceeding 4,000 square feet be provided on the 20-foot-driveway.
3. The subject property is located within the Single-Unit Residential (R-1) 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 and the Coastal Land Use Plan category is Single-Unit Residential Detached - (RSD-B, 6.0 - 9.9 DU/AC).
5. A public hearing was held on July 11, 2012, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting 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 meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

The project is categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities). The Class 1 exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The proposed project involves the addition of square footage to an existing single family residence that results in the requirement that an additional parking space be provided on the site. This exemption includes additions to the existing structure up to 50 percent of the existing floor area or 2,500 square feet, whichever is less. This project therefore qualifies for this exemption.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.050 E. (Required Findings, Modification Permits) of the Newport Beach Municipal Code (NBMC), the following findings and facts in support of the finding for a Modification Permit are set forth:

Finding:

A. The requested modification will be compatible with existing development in the neighborhood.

Facts in Support of Finding:

1. Each property on Linda Isle is developed with either two or three garage parking spaces (depending on the width and size of the lot). Additionally, the front 25 feet adjacent to the street on most lots is developed with a five-foot-wide sidewalk directly in front of the garage, a 20-foot driveway, and typically two or three community association guest parking spaces adjacent to the 20-foot driveway.
2. The subject property has a two-car garage and two community association guest parking spaces adjacent to the 20-foot driveway. This configuration will not change with the proposed project.
3. The requested modification permit will allow the applicant to locate a third required parking space on the 20-foot driveway. Pursuant to Zoning Code Section 20.40.090.C.3.a, parking in front setback areas in front of a garage set back a minimum of 20 feet is allowed.

Finding:

B. The granting of the modification is necessary due to practical difficulties associated with the property and that the strict application of the Zoning Code results in physical hardships that are inconsistent with the purpose and intent of the Zoning Code.

Facts in Support of Finding:

1. The location of the community association guest parking spaces and the width of the lot (45 feet) precludes development of a wider driveway to accommodate a third garage parking space.
2. The provision of a third garage parking space (two tandem spaces) would require a significant expansion of the scope of the work, since the addition of a tandem space to the garage would require relocating or significantly altering the existing kitchen area.

Finding:

C. The granting of the modification is necessary due to the unique physical characteristic(s) of the property and/or structure, and/or characteristics of the use.

Facts in Support of Finding:

1. The location of the community association guest parking spaces and the width of the lot (45 feet) precludes development of a wider driveway to accommodate a third garage parking space.
3. The provision of a third garage parking space (two tandem spaces) would require a significant expansion of the scope of the work, since the addition of a tandem space to the garage would require relocating the existing kitchen area.

Finding:

D. There are no alternatives to the Modification Permit that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants, the neighborhood, or to the general public.

Facts in Support of Finding:

1. The granting of a Modification Permit allows the applicant to locate a third parking space required by the Zoning Code for residences that exceed 4,000 square feet on the 20-foot driveway rather than within the garage. The Homeowner's Association allows parking in this area and site visits confirm the residents park vehicles in their driveways.
3. The location of the community association guest parking spaces and the width of the lot (45 feet) precludes development of a wider driveway to accommodate a third garage parking space.
4. The provision of a third garage parking space (two tandem spaces) would require a significant expansion of the scope of the work, since the addition of a tandem space to the garage would require relocating the existing kitchen area.
5. Requiring a third parking space would result in the loss of a community association guest parking space or requiring a tandem space. Both scenarios would significantly expand the scope of the project.

Finding

E. The granting of the modification would not be detrimental to public health, safety, or welfare to the occupants of the property, nearby properties, the neighborhood, or the City, or result in a change in density or intensity that would be inconsistent with the provisions of this Zoning Code.

Fact in Support of Finding

1. The existing development on the property is a single-family residence and the proposed development is a single-family residence. As such, there is no change to the density or intensity.
2. The Zoning Code recognizes that driveways are an appropriate location to park a vehicle by allowing parking in front setback areas in front of a garage set back a minimum of 20 feet.
3. Linda Isle is a gated community is not subject to beach traffic and the associated parking issues related to a typical beach community. Additionally overflow and guest parking spaces are provided by the original design of the community.
4. The proposed additions will result in a residence that is similar in scale to others on Linda Isle.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves PA2012-060 for MD2012-009, 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 fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 11th DAY OF JULY, 2012.

Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

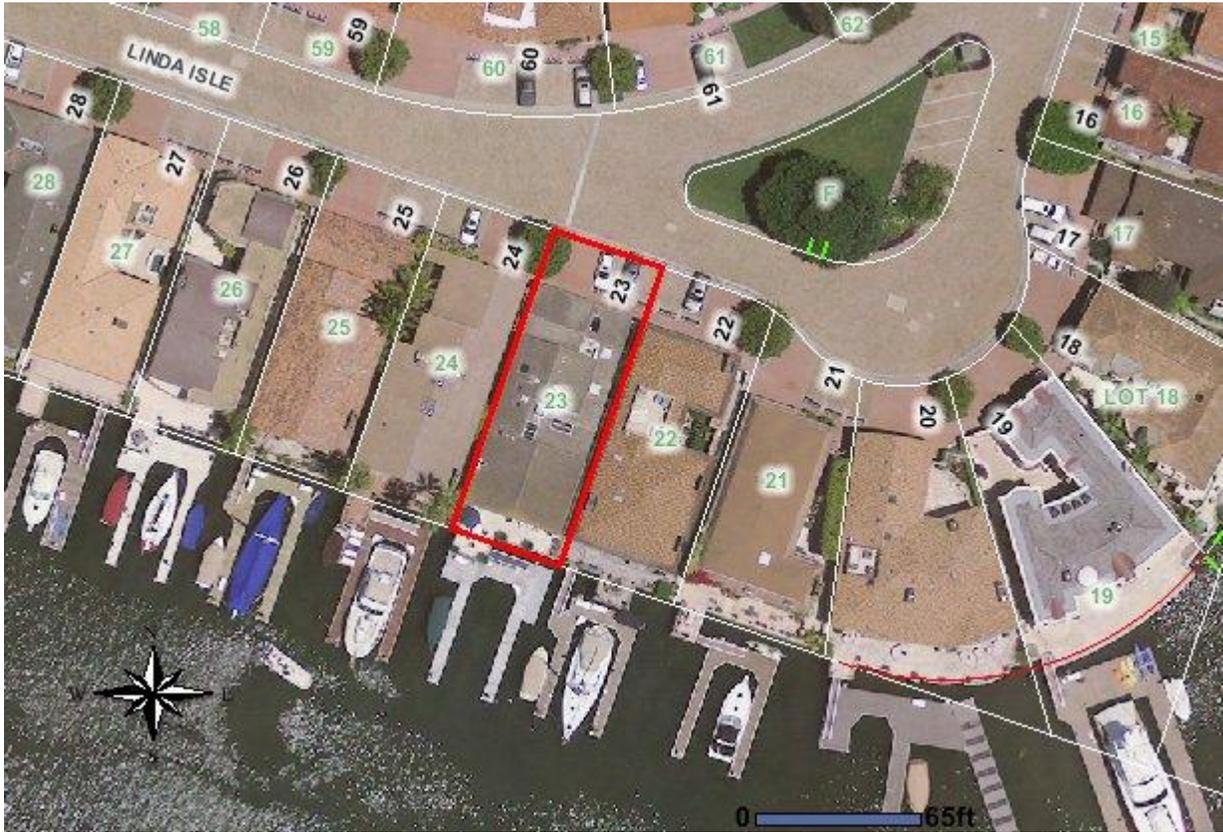
CONDITIONS OF APPROVAL

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. This approval shall expire unless exercised within 24 months from the approval date, as specified in Section 20.93.050 (A) of the Newport Beach Municipal Code. Prior to the expiration date of this approval, an extension may be approved in accordance with Section 20.93.050 (B) of the Newport Beach Municipal Code. Requests for an extension must be in writing.
3. The required third parking space shall be located within the 20-foot driveway located on the subject property.
4. A copy of the resolution with conditions of approval shall be incorporated into the Building Division and field sets of plans prior to the issuance of building permits.
5. 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 Modification Permit 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 Modification Permit and shall highlight the approved elements such that they are readily discernible from other elements of the plans.
6. 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 the Nguyen Residence Parking Mod including, but not limited to, the PA2012-023 for MD2012-006. 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

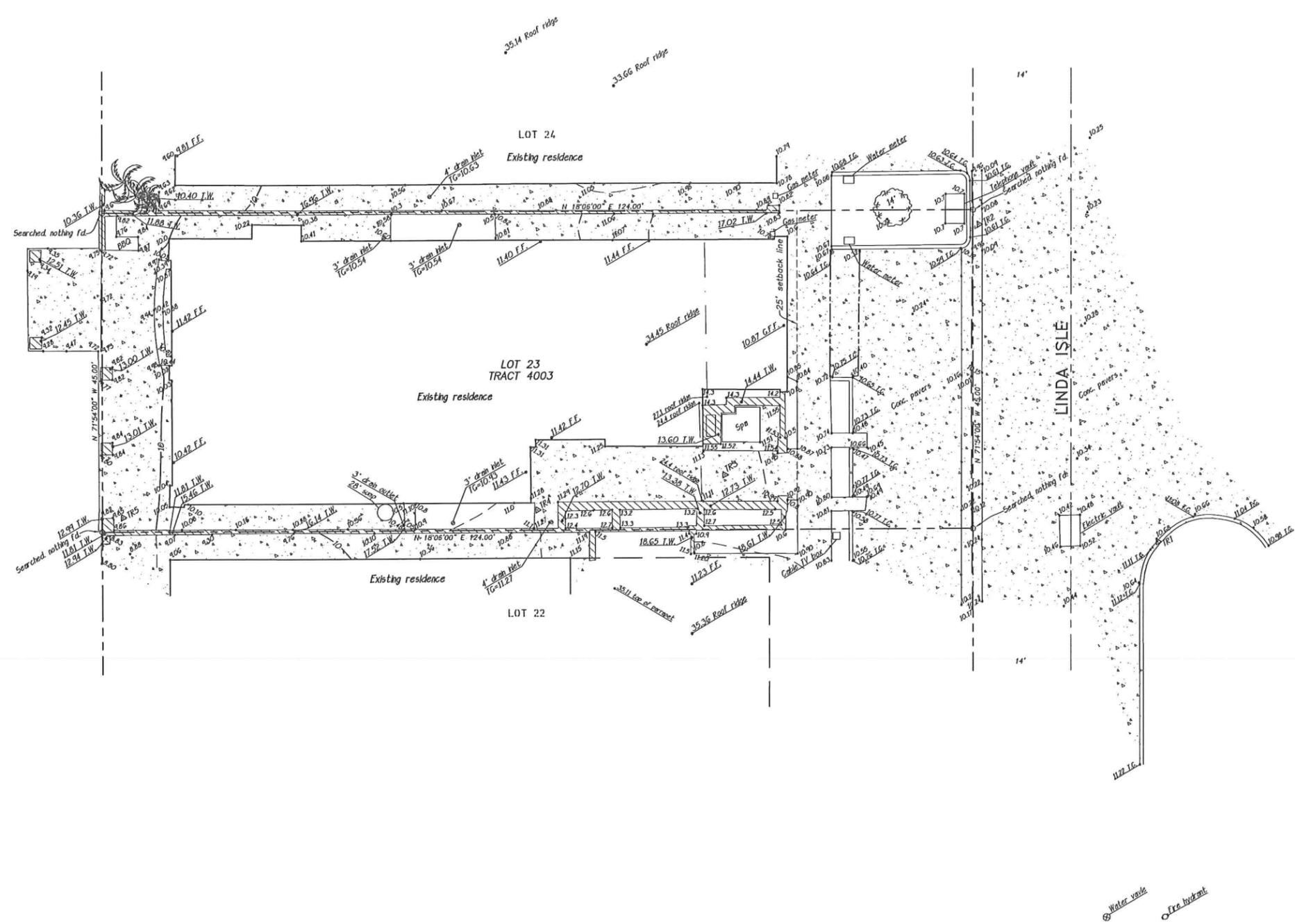
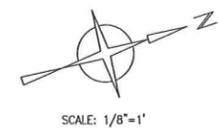


Modification Permit No. MD2012-009
PA2012-060

23 Linda Isle

Attachment No. ZA 3

Project Plans



LEGEND

| | |
|-------------------------|----------------------|
| --- | PROPERTY LINE |
| -X-X- | FENCE |
| [Stippled pattern] | CONCRETE SURFACE |
| [Cross-hatched pattern] | MASONRY WALL |
| [Diagonal hatching] | WOOD WALL |
| [Vertical hatching] | ROCK WALL |
| FF | FINISHED FLOOR |
| FS | FINISHED SURFACE |
| TC | TOP OF GRATE |
| INV | INVERT OF PIPE |
| TC | TOP OF CURB |
| EP | EDGE OF PAVEMENT |
| TW | TOP OF WALL |
| ⊙ | FOUND MONUMENT |
| △ | SURVEY CONTROL POINT |

EASEMENT NOTE:
 THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT.
 UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.

BOUNDARY NOTE:
 THIS IS NOT A BOUNDARY SURVEY. THE TOPOGRAPHIC FEATURES AS SHOWN
 ON THIS MAP MAY BE ADJUSTED RELATIVE TO THE PLAT UPON COMPLETION
 OF A BOUNDARY SURVEY.

PA2012-060 for MD2012-009
 23 Linda Isle
 David and Sharman Demler

TOPOGRAPHIC SURVEY
 LOT 23, TRACT 4003
 23 LINDA ISLE, NEWPORT BEACH, CALIFORNIA
 PREPARED FOR: DAVID AND SHARMAN DEMLER

| | |
|-------------------------|---------------|
| H. SCALE: 1/8"=1' | DATE: 5-4-12 |
| V. SCALE: N/A | DRN: M. FLUSS |
| DATE OF SURVEY: 4-27-12 | CHD: - |
| DR. FILE: | APPD: - |
| DATE: | DATE: |
| BY: | BY: |

TOAL ENGINEERING, INC.
 Civil Engineers and Land Surveyors
 139 Avenida Novorro, San Clemente, Calif. 92672
 Ph: 949-492-8586 Fax: 949-498-8625

DEMMLER RESIDENCE

23 LINDA ISLE

RENOVATION

23 Linda Isle
Newport Beach, California 92660

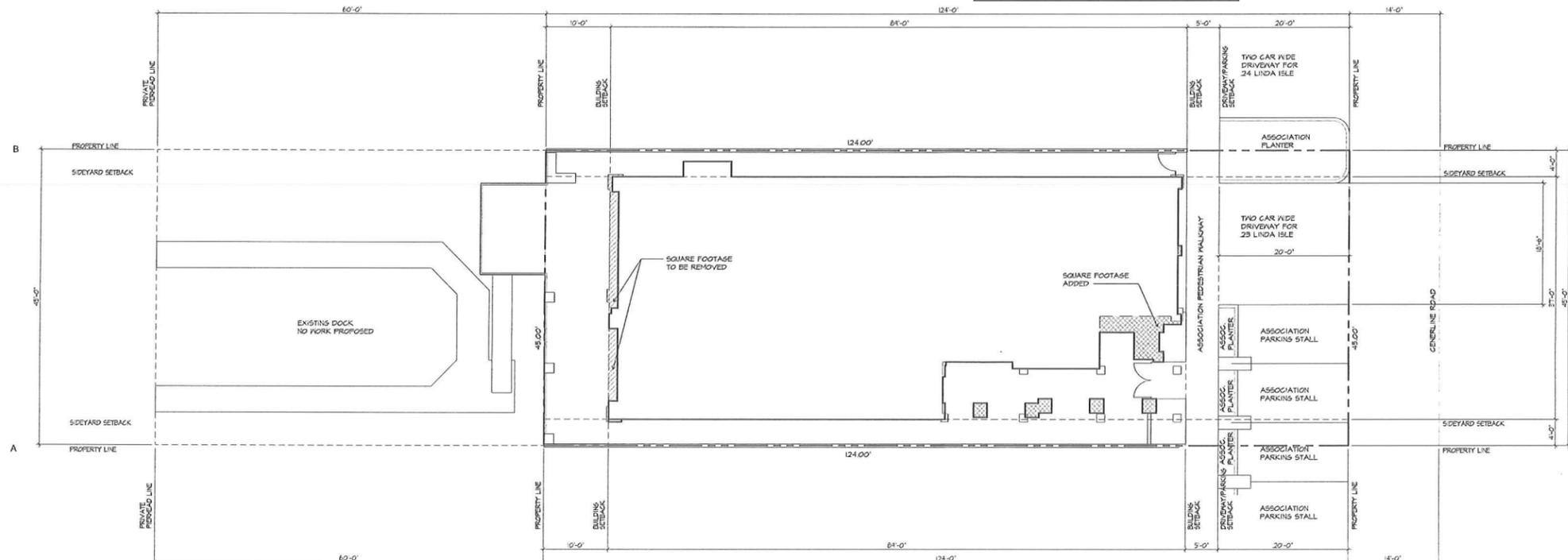
ARCHITECT

JMG ARCHITECTS
JOHN M. GARCIA, ARCHITECT
P. O. BOX 9942
NEWPORT BEACH, CA 92660
PHONE: (949) 305-4100
CONTACT: JOHN M. GARCIA

STRUCTURAL ENGINEER

R. M. VOLFE AND ASSOCIATES, INC.
2650 ENTERPRISE WAY, SUITE 200-B
LAKE FOREST, CALIFORNIA 92630
PHONE: (949) 305-4100
FAX: (949) 716-4214
CONTACT: SHAWN AFSHAR

PROJECT DIRECTORY

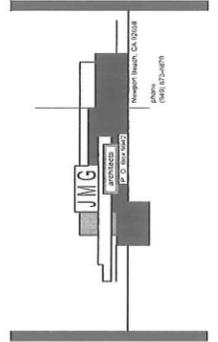


A1 SITE PLAN

SCALE: 1" = 8'-0"

| BUILDING TABULATION | |
|---|---|
| UPPER FLOOR | |
| EXISTING FLOOR AREA | 1,455 SQ. FT. |
| SQUARE FOOTAGE REMOVED | 43 SQ. FT. |
| SQUARE FOOTAGE ADDED | 427 SQ. FT. |
| NET TOTAL SQUARE FOOTAGE | 2,270 SQ. FT. |
| LOVER FLOOR | |
| EXISTING LIVING FLOOR AREA | 2,314 SQ. FT. |
| SQUARE FOOTAGE REMOVED | 274 SQ. FT. |
| LIVING SQUARE FOOTAGE ADDED | 600 SQ. FT. |
| NET TOTAL LIVING SQUARE FOOTAGE | 2,345 SQ. FT. |
| LOVER FLOOR GARAGE | |
| EXISTING GARAGE FLOOR AREA | 469 SQ. FT. |
| SQUARE FOOTAGE REMOVED | 600 SQ. FT. |
| GARAGE SQUARE FOOTAGE ADDED | 46 SQ. FT. |
| NET TOTAL GARAGE SQUARE FOOTAGE | 504 SQ. FT. |
| PROPOSED SQUARE FOOTAGE | |
| LOVER FLOOR LIVING AREA | 2,345 SQ. FT. |
| UPPER FLOOR LIVING AREA | 2,270 SQ. FT. |
| TOTAL PROPOSED LIVING AREA | 4,615 SQ. FT. |
| PROPOSED GARAGE AREA | 504 SQ. FT. |
| PROPOSED TOTAL LOVER FLOOR AREA | 2,854 SQ. FT. |
| PROPOSED TOTAL SQUARE FOOTAGE | 5,124 SQ. FT. |
| BUILDABLE AREA | |
| PROPERTY DIMENSIONS: 124'-0" X 45'-0" | |
| BUILDABLE FOOTPRINT: 124' - (23'-10" + 35') = 66' | |
| 45' - (4'-4" + 8' + 3') = 30' | |
| 66' X 30' = 3,240 SQ. FT. X 2 = 6,480 SQ. FT. ALLOWABLE | |
| OPEN SPACE CALCULATION | |
| LOVER FLOOR | 380 SQ. FT. / 23% OPEN SPACE |
| UPPER FLOOR | 323 SQ. FT. / 10% OPEN SPACE |
| TOTAL OPEN SPACE | 703 SQ. FT. / 22% TOTAL OPEN SPACE + 15% REQUIRED |

A6 BUILDING TABULATION



DEMMLER RESIDENCE
HOME RENOVATION
23 Linda Isle
Newport Beach, California
92660

the Demmler Family
23 Linda Isle
Newport Beach
California 92660

| REVISIONS: | |
|--------------------------|----------------|
| Preliminary Bid Set | March 12, 2012 |
| Final Location Submittal | May 18, 2012 |

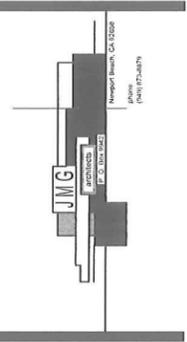
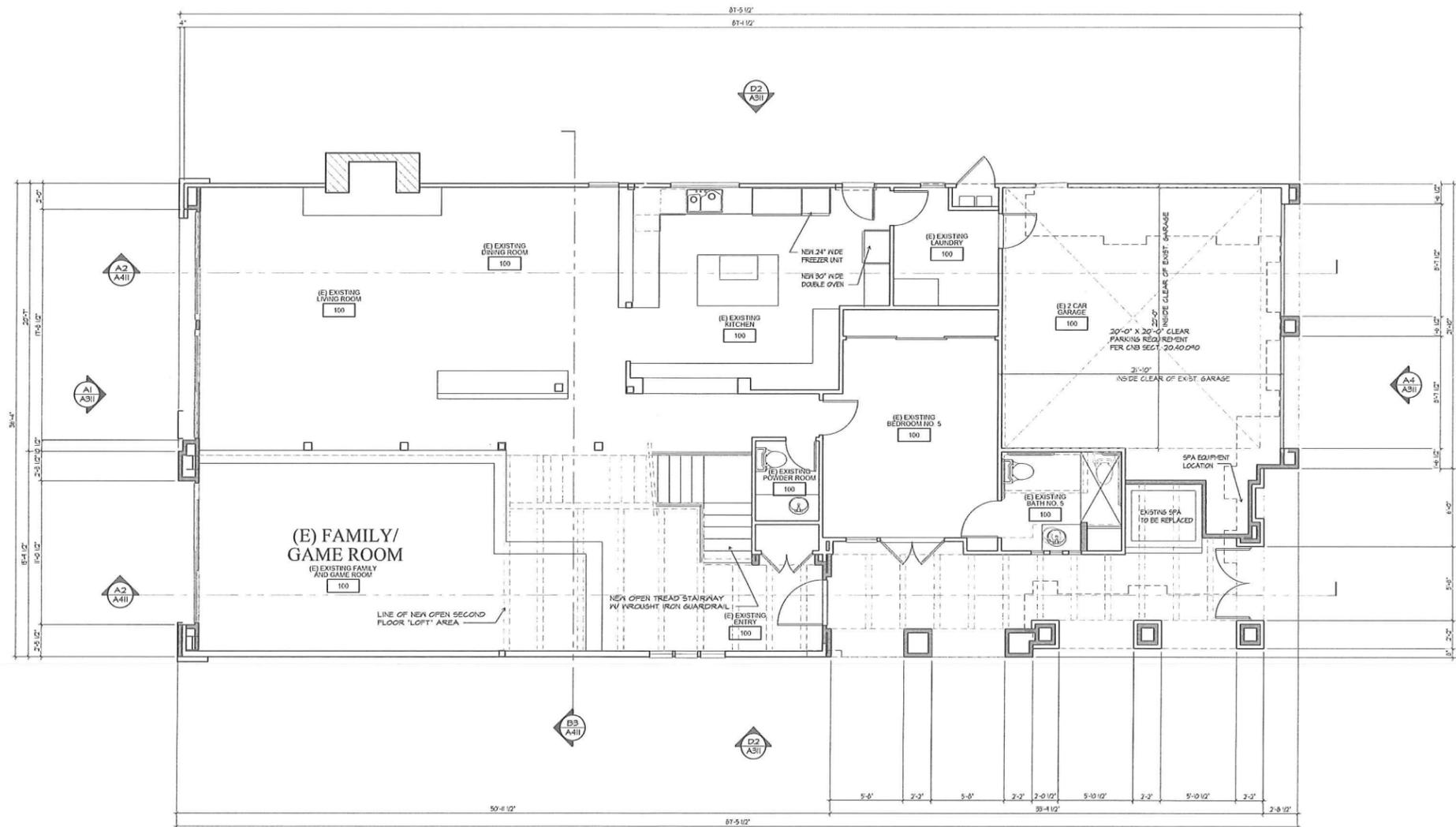
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FILE: A111.DWG
DATE: 18 May 2012
DRAWN BY: -
SCALE: AS NOTED

SHEET TITLE:
COVER SHEET AND SITE PLAN

A111

SHEET - OF -
FOR THE ARCHITECT'S USE ONLY

PA2012-060 for MD2012-009
23 Linda Isle
David and Sharman Demler



DEMLER RESIDENCE
HOME RENOVATION
23 Linda Isle
Newport Beach, California
92660

the Demler Family
23 Linda Isle
Newport Beach
California 92660

REVISIONS:

| | |
|---------------------|----------------|
| Preliminary Bid Set | March 12, 2012 |
| Modification | May 16, 2012 |
| Submit | |

PROJECT: jmg201121
FILE: A211.DWG
DATE: 17 May 2012
DRAWN BY: -
SCALE: - AS NOTED

SHEET TITLE:
LOWER FLOOR PLAN

A211

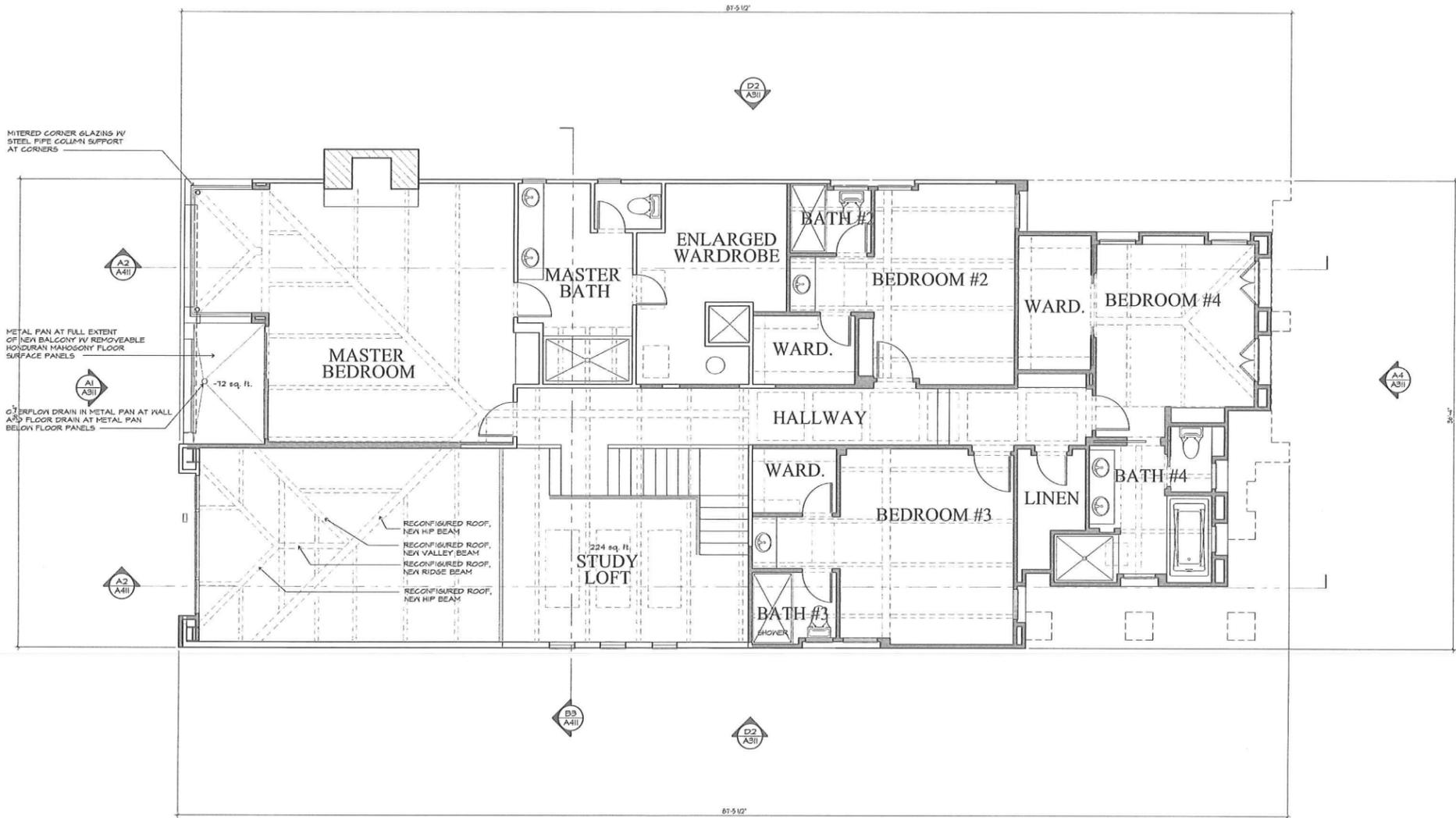
SHEET - OF -

A2 LOWER FLOOR PLAN

SCALE: 1" = 4'-0"

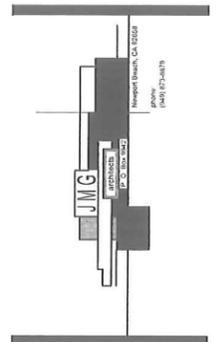


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A2 UPPER FLOOR PLAN

SCALE: 1" = 4'-0"



DEMLER RESIDENCE
HOME RENOVATION
23 Linda Isle
Newport Beach, California
92660

the Demler Family
23 Linda Isle
Newport Beach
California 92660

REVISIONS:

| | |
|--------------|----------------|
| Primary | March 12, 2012 |
| Bid Set | |
| Modification | May 18, 2012 |
| Submital | |

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DATE: 17 May 2012
DRAWN BY:
SCALE: AS NOTED

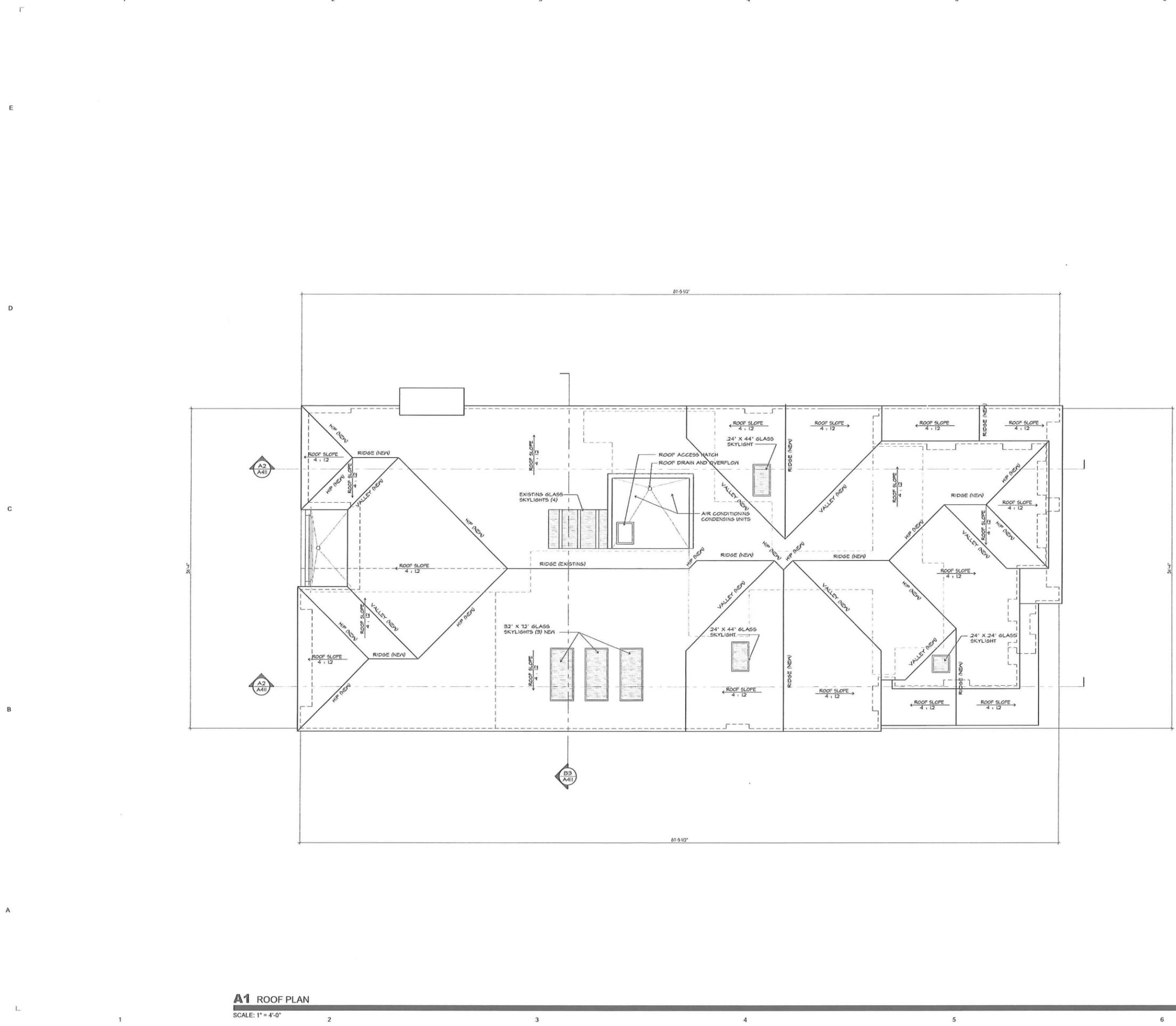
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UPPER FLOOR PLAN

A212

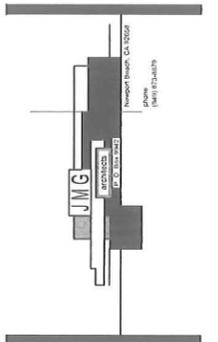
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UNIFORM DRAWING SYSTEM - U.S. NATIONAL CAD STANDARD VERSION 1.1





A1 ROOF PLAN
SCALE: 1" = 4'-0"



DEMLER RESIDENCE
HOME RENOVATION
23 Linda Isle
Newport Beach, California
92660

the Demler Family
23 Linda Isle
Newport Beach
California 92660

REVISIONS:

| | |
|--------------|----------------|
| Preliminary | March 12, 2012 |
| Bid Set | |
| Modification | May 16, 2012 |
| Submittal | |

PROJECT: jmg2011127
FILE: A231.DWG
DATE: 17 May 2012
DRAWN BY:
SCALE: AS NOTED

SHEET TITLE:
ROOF PLAN

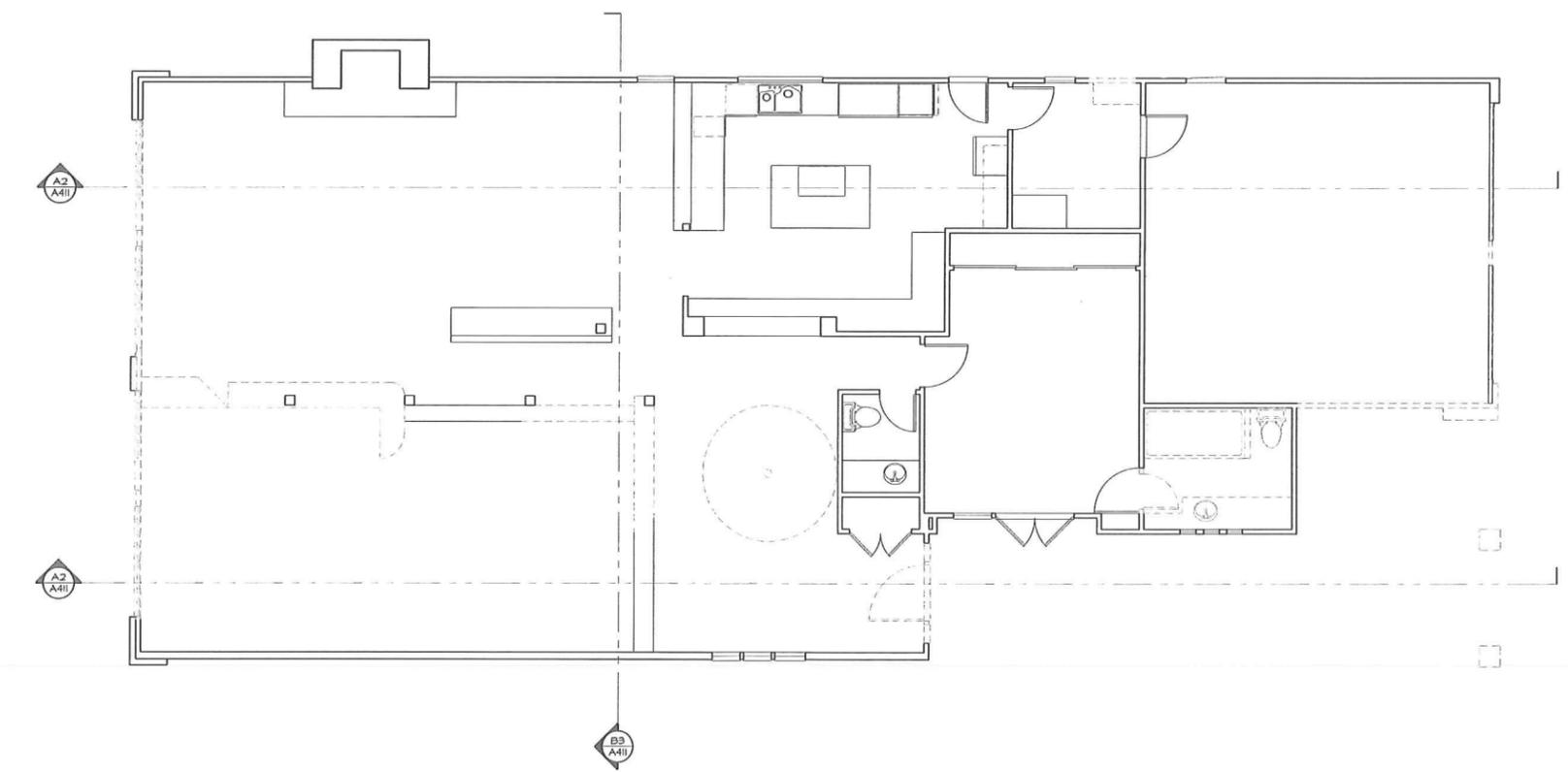
A231

SHEET - OF -
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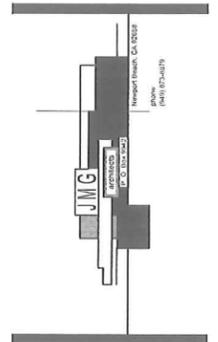
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A2 LOWER FLOOR - DEMOLITION PLAN

SCALE: 1" = 4'-0"



DEMLER RESIDENCE
HOME RENOVATION
23 Linda Isle
Newport Beach, California
92660

the Demler Family
23 Linda Isle
Newport Beach
California 92660

REVISIONS:

| | |
|--------------|----------------|
| Finalization | March 12, 2012 |
| Bid Set | |
| Mod/Location | May 16, 2012 |
| Submital | |

PROJECT: jmg2011121
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SCALE: AS NOTED

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LOWER FLOOR-
DEMOLITION PLAN

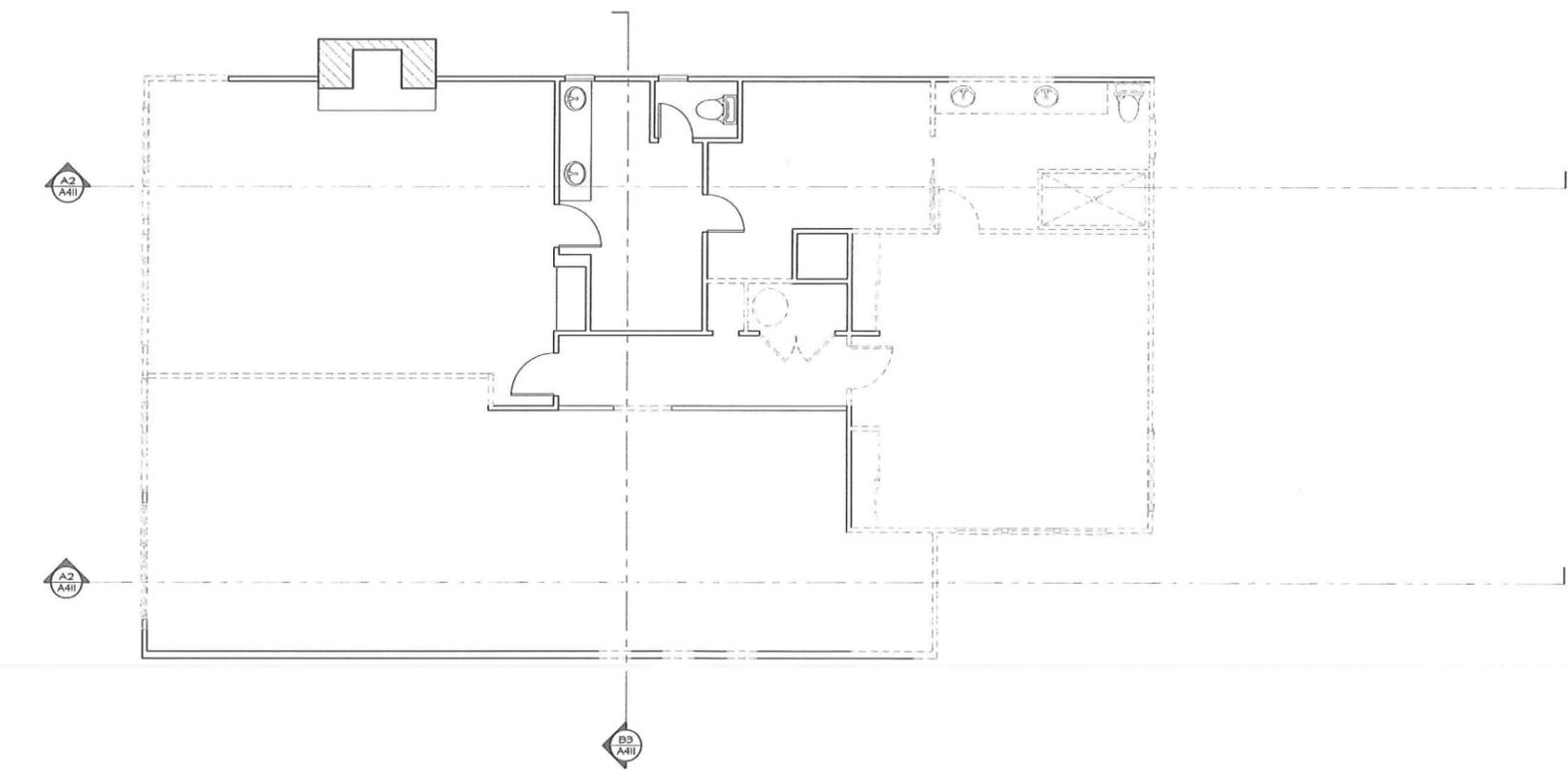
A271

SHEET - OF -

UNIFORM GRAPHIC SYMBOLS • U.S. NATIONAL CAD STANDARDS VERSION 3.1

1
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A2 UPPER FLOOR - DEMOLITION PLAN

SCALE: 1" = 4'-0"

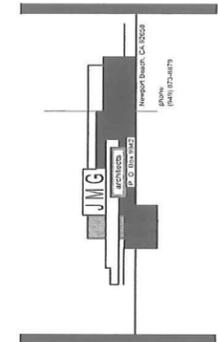
2

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6



D

C

DEMLER RESIDENCE
HOME RENOVATION
23 Linda Isle
Newport Beach, California
92660

the Demler Family
23 Linda Isle
Newport Beach
California 92660

B

REVISIONS:

| | |
|---------------------|----------------|
| Finalizing Bid Set | March 12, 2012 |
| Modification Submit | May 18, 2012 |

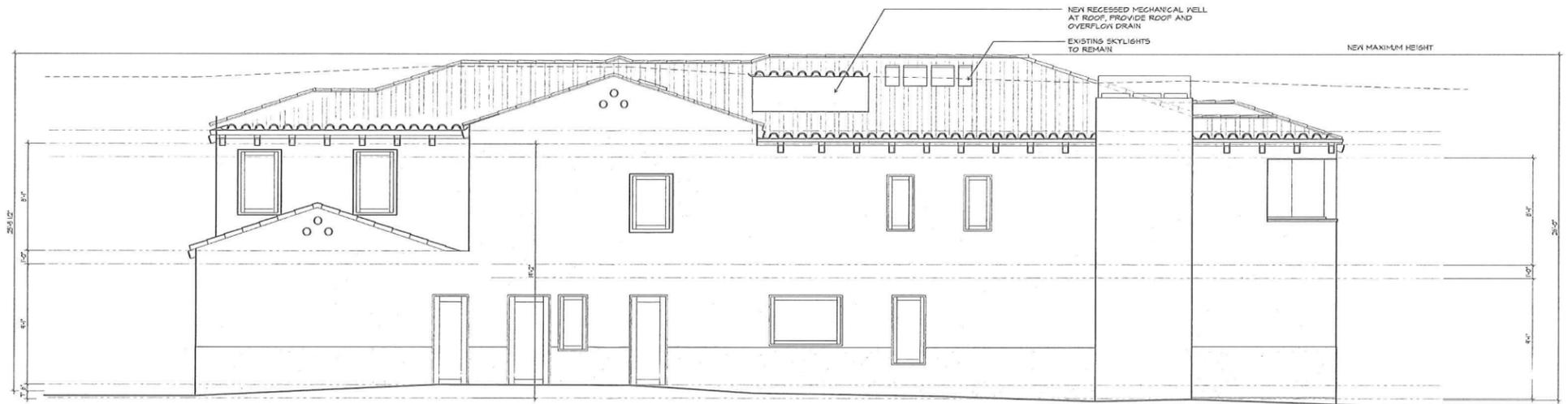
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FILE: A212.DWG
DATE: 17 May 2012
DRAWN BY: -
SCALE: AS NOTED

A

SHEET TITLE:
UPPER FLOOR -
DEMOLITION PLAN

A272

SHEET - OF -
UNIFORM DRAWING SYSTEM - U.S. NATIONAL ARCHITECTURAL STANDARD VERSION 1.1



D2 LEFT SIDE EXTERIOR ELEVATION

SCALE: 1" = 4'-0"



B2 LEFT SIDE EXTERIOR ELEVATION

SCALE: 1" = 4'-0"



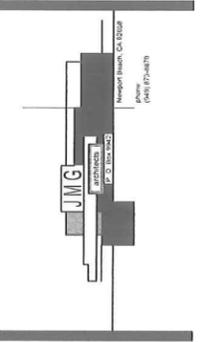
A1 REAR EXTERIOR ELEVATION

SCALE: 1" = 4'-0"



A4 FRONT EXTERIOR ELEVATION

SCALE: 1" = 4'-0"



DEMLER RESIDENCE
HOME RENOVATION
23 Linda Isle
Newport Beach, California
92660

the Demler Family
23 Linda Isle
Newport Beach
California 92660

REVISIONS:

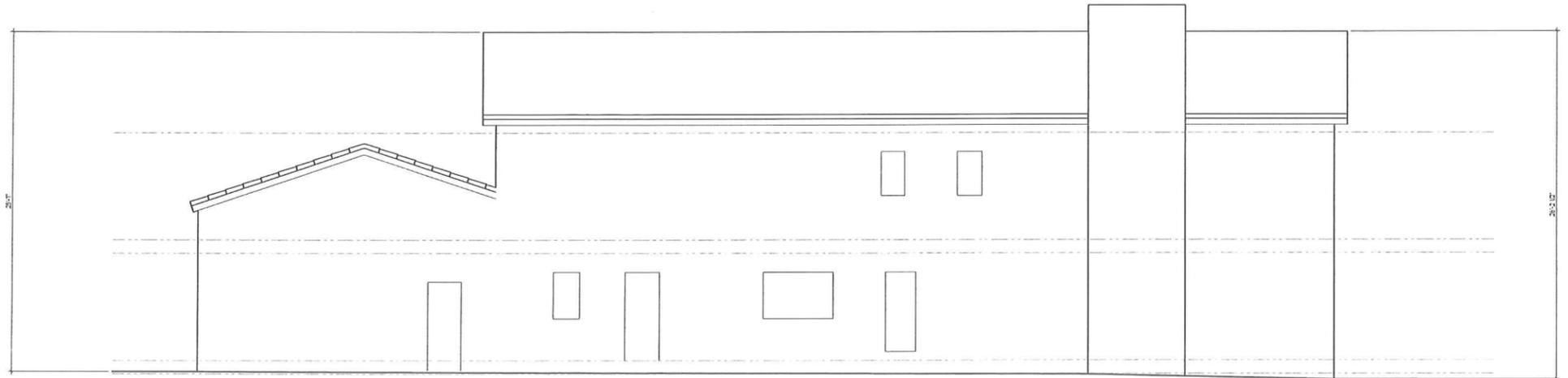
| | |
|---------------------|----------------|
| Preliminary Bid Set | March 12, 2012 |
| Modification | May 18, 2012 |
| Submittal | |

PROJECT: jmg201127
FILE: A311.DWG
DATE: 18 May 2012
DRAWN BY: -
SCALE: AS NOTED

SHEET TITLE:
EXTERIOR ELEVATIONS

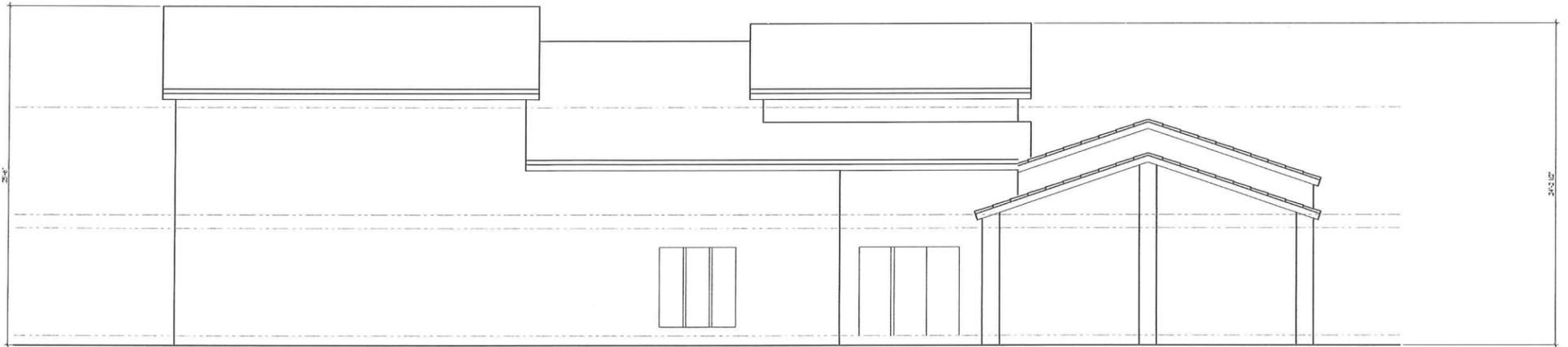
A311

SHEET - OF -
USE OF DRAWING SYSTEM - U.S. NATIONAL CAD STANDARDS VERSION 1



D2 LEFT SIDE EXTERIOR ELEVATION

SCALE: 1" = 4'-0"



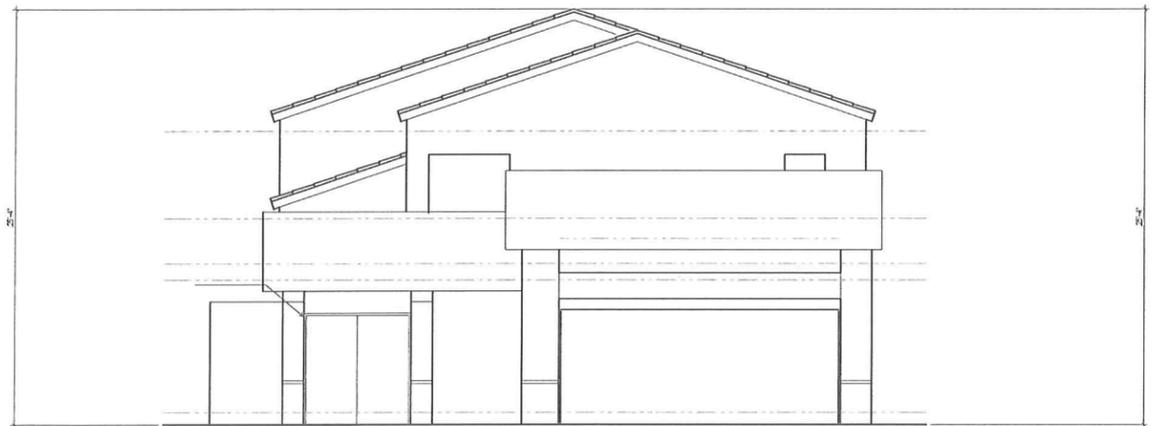
B2 LEFT SIDE EXTERIOR ELEVATION

SCALE: 1" = 4'-0"



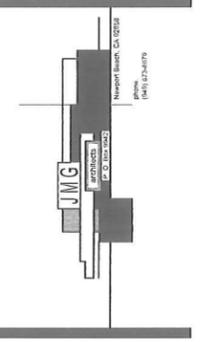
A1 REAR EXTERIOR ELEVATION

SCALE: 1" = 4'-0"



A4 FRONT EXTERIOR ELEVATION

SCALE: 1" = 4'-0"



DEMLER RESIDENCE
HOME RENOVATION
23 Linda Isle
Newport Beach, California
92660

the Demler Family
23 Linda Isle
Newport Beach
California 92660

| REVISIONS: | |
|---------------------|----------------|
| Preliminary Bid Set | March 12, 2012 |
| Modification | May 18, 2012 |
| Submittal | |

| | |
|-----------|-------------|
| PROJECT: | Jmg2011127 |
| FILE: | A371.DWG |
| DATE: | 18 May 2012 |
| DRAWN BY: | - |
| SCALE: | AS NOTED |

SHEET TITLE:
EXISTING EXTERIOR
ELEVATIONS

A371

SHEET - OF -

Attachment No. ZA 4

Photos

