



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

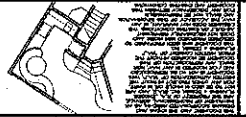
SITE PLAN

SP-1

A PROJECT FOR:
 MIKE PRESTON
 1912 W. OCEANFRONT
 NEWPORT BEACH, CALIFORNIA

SITE PLAN

R.A. JHEBERG
 PLANNING / DESIGN CONSULTANT
 410 32ND STREET, SUITE 202
 NEWPORT BEACH, CALIFORNIA
 (949) 723-4393 FAX: (949) 723-0719



SITE PLAN NOTES

ALL EXISTING UTILITIES SHALL BE MAINTAINED AND NOT REMOVED UNLESS APPROVED BY THE CITY ENGINEER. ALL UTILITIES SHALL BE MAINTAINED AND NOT REMOVED UNLESS APPROVED BY THE CITY ENGINEER.

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PLANNING DEPARTMENT NOTES:

REMOVAL OF ANY EXISTING UTILITIES SHALL BE APPROVED BY THE CITY ENGINEER. ALL UTILITIES SHALL BE MAINTAINED AND NOT REMOVED UNLESS APPROVED BY THE CITY ENGINEER.

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CITY TREES NOTES:

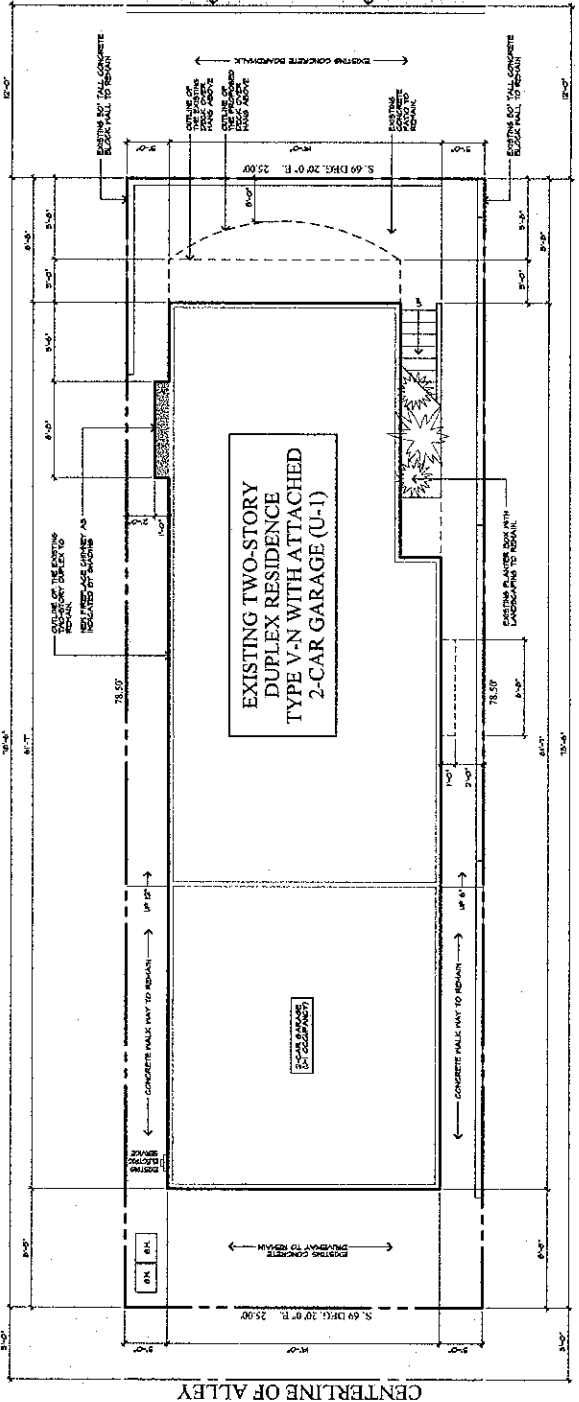
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N.B. SEWER NOTES

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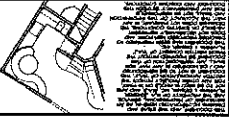
CENTRELINE OF ALLEY



A PROJECT FOR:
 MIKE PRESTON
 1912 W. OCEANFRONT
 NEWPORT BEACH, CALIFORNIA

EXISTING 1ST. & 2ND.
 FLOOR PLANS

R.A. JEHBBR
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WALL LEGEND

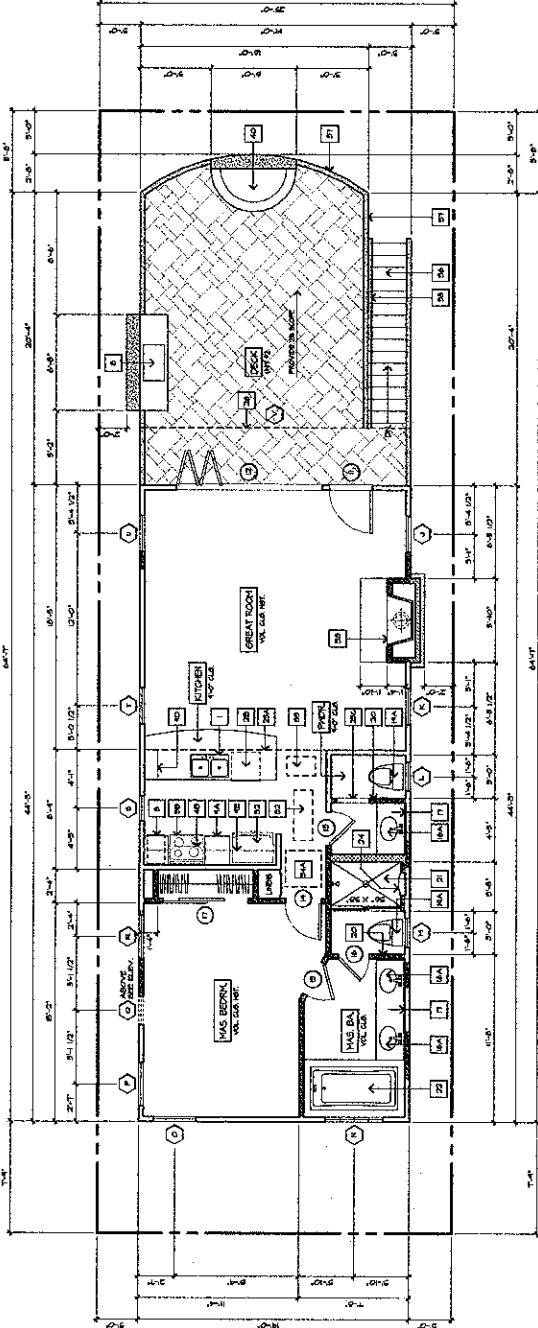
- 1. WALLS TO REMAIN SHALL BE SHOWN WITH DASHED LINES. WALLS TO BE DEMOLISHED SHALL BE SHOWN WITH SOLID LINES.
- 2. 2" X 4" WOOD STUDS AT 16" O.C.
- 3. 2" X 4" WOOD STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C.
- 4. 2" X 4" WOOD STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C.
- 5. 2" X 4" WOOD STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C.
- 6. 2" X 4" WOOD STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C.
- 7. 2" X 4" WOOD STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C.
- 8. 2" X 4" WOOD STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C.
- 9. 2" X 4" WOOD STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C.
- 10. 2" X 4" WOOD STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C.

SYMBOL LEGEND

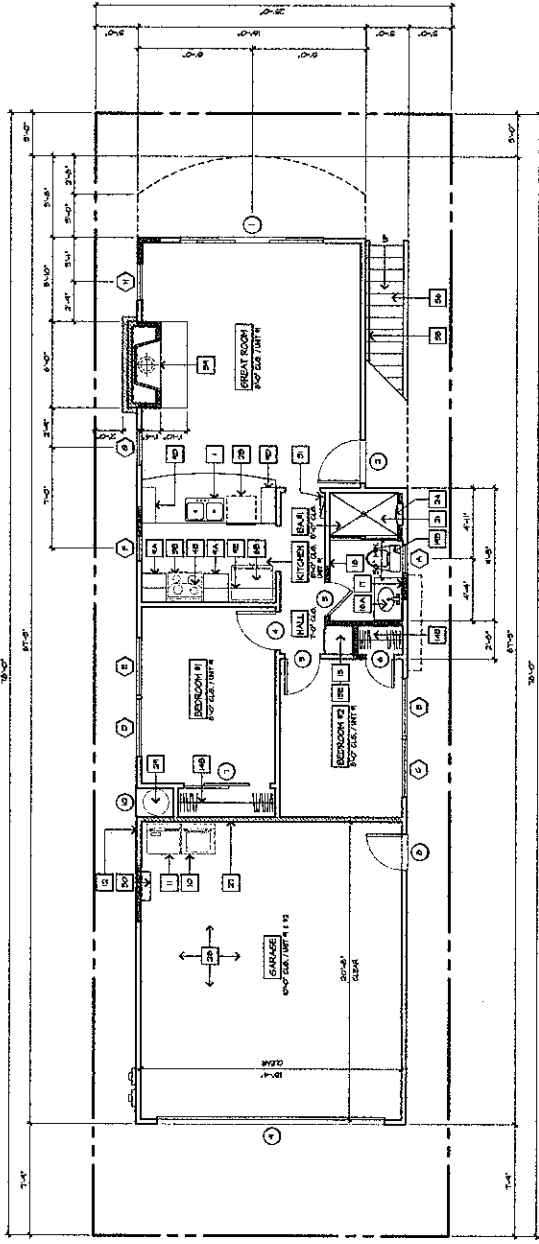
- 1. INDICATES A PLAN NOTE OR FUTURE CALLOUT.
- 2. SEE SHEET A-3
- 3. NON-HIDDEN SYMBOL ON SHEET A-3
- 4. NON-HIDDEN SYMBOL ON SHEET A-3

PARTY WALL NOTES

1. ALL PARTY WALLS SHALL BE CONSTRUCTED WITH 2" X 4" WOOD STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C. OR 5/8" GYPSUM BOARD AT 1/2" O.C.



PROPOSED 2ND. FLOOR PLAN
 UNIT 10 LIVING SPACE 1903 SQ. FT.
 SCALE 1/8" = 1'-0"



PROPOSED 1ST. FLOOR PLAN
 UNIT 10 LIVING SPACE 1823 SQ. FT.
 SCALE 1/8" = 1'-0"

FRONT ELEVATION

(EX) FRONT ELEVATION

PROJECT FOR:
 MIKE PRESTON
 PROJECT ADDRESS:
 1912 W. OCEANFRONT
 NEWPORT BEACH, CALIFORNIA

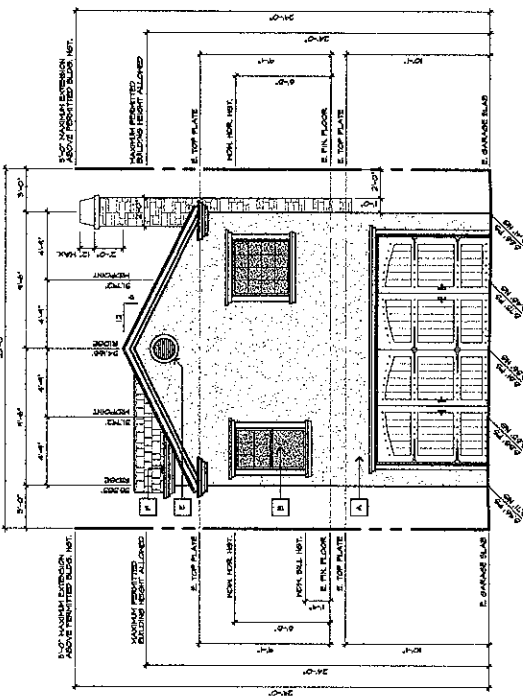
EXISTING & PROPOSED
 FRONT & REAR ELEVS.

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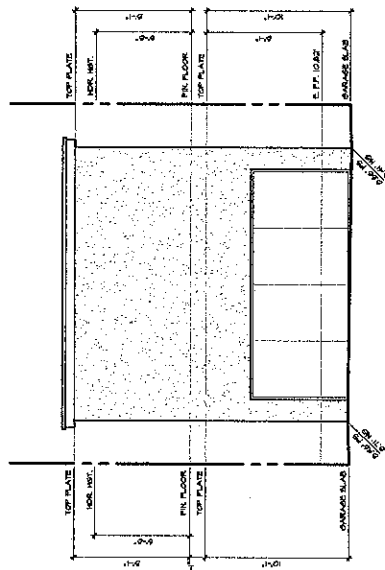


ELEVATION NOTES:

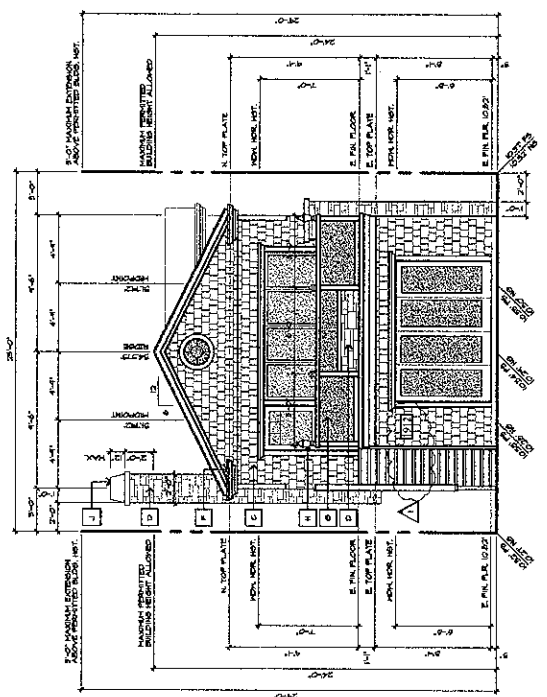
- 1. INDICATED PLAN NOTE LEGEND SYMBOLS - SEE LETTER DRAWING.
- 2. CONTRACTOR TO SANITIZE THE EXISTING BRICK CHIMNEY AND THEN TO REPAIR TO MATCH EXISTING BRICKWORK. PROVIDE MATCHING BRICK AND MORTAR. FINISH WITH BRICK REPAIR APPROVAL. REMOVE EXISTING CHIMNEY.
- 3. NEW GABLE ROOF WITH 12:12 ON THE SIDES WITH 12:12 OVER THE MAIN ROOF. PROVIDE 1/2" MINIMUM INSULATION UNDER THE ROOF AND PROVIDE 2" MINIMUM INSULATION TO THE EXTERIOR AND PROVIDE 2" MINIMUM INSULATION TO THE INTERIOR.
- 4. NEW BRICK GABLE END BY 1/2" MINIMUM INSULATION UNDER THE ROOF AND PROVIDE 2" MINIMUM INSULATION TO THE EXTERIOR AND PROVIDE 2" MINIMUM INSULATION TO THE INTERIOR.
- 5. NEW BRICK GABLE END BY 1/2" MINIMUM INSULATION UNDER THE ROOF AND PROVIDE 2" MINIMUM INSULATION TO THE EXTERIOR AND PROVIDE 2" MINIMUM INSULATION TO THE INTERIOR.
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- 16. NEW BRICK GABLE END BY 1/2" MINIMUM INSULATION UNDER THE ROOF AND PROVIDE 2" MINIMUM INSULATION TO THE EXTERIOR AND PROVIDE 2" MINIMUM INSULATION TO THE INTERIOR.
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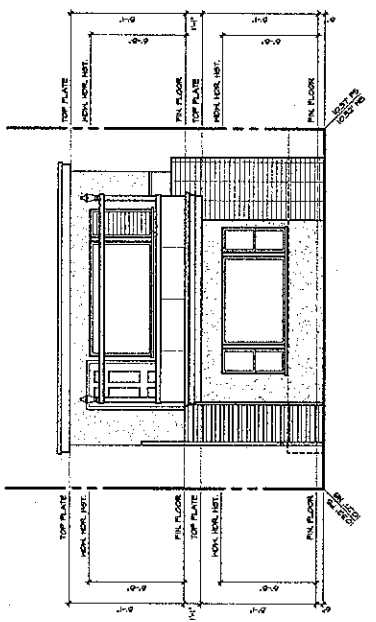
REAR ELEVATION



(EX) REAR ELEVATION



FRONT ELEVATION



(EX) FRONT ELEVATION

AUG 9 2 2007

A-6

DATE

BY

PROJECT ADDRESS

NEWPORT BEACH, CALIFORNIA

PROJECT FOR

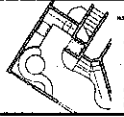
MIKE PRESTON

1912 W. OCEANFRONT

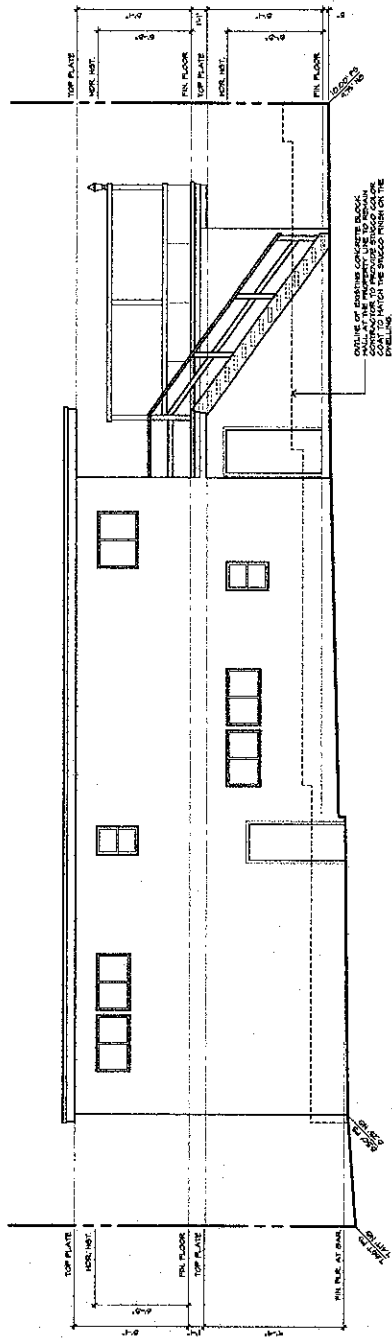
NEWPORT BEACH, CALIFORNIA

EXISTING RIGHT & LEFT

EXTERIOR ELEVATIONS

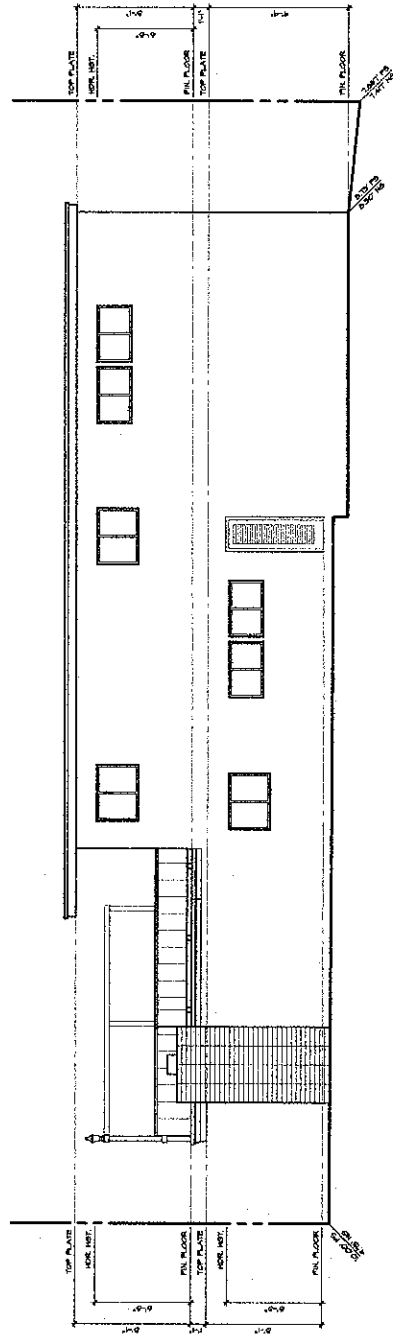


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(EX) LEFT SIDE ELEVATION

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



(EX) RIGHT SIDE ELEVATION

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

