



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER, AND PLANNING COMMISSION

FROM: Seimone Jurjis, Community Development Director

SUBJECT: Report of actions taken by the Planning Division staff for the week ending November 10, 2017.

**COMMUNITY DEVELOPMENT DIRECTOR
OR PLANNING DIVISION STAFF ACTIONS**
(Non-Hearing Items)

Item 1: Sage Hill School Staff Approval No. SA2017-010
(PA2017-206) Site Address: 20402 Newport Coast Drive

Action: Approved

Council District 7

APPEAL PERIOD: An appeal or call for review 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 unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949-644-3200.



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915

949-644-3200

www.newportbeachca.gov

COMMUNITY DEVELOPMENT ACTION LETTER

Application No. Sage Hill School Staff Approval No. SA2017-010 (PA2017-206)
Applicant Sage Hill School
Site Location 20402 Newport Coast Drive
Legal Description Parcel 1 of Parcel Map No. 97-200, being a subdivision of portions of Blocks 98 and 128 of Irvine's Subdivision filed in Book 1, Page 88, of Miscellaneous Record Maps in the office of the County Recorder or the County of Orange, State of California.

On **November 9, 2017**, the Community Development Director approved Staff Approval No. SA2017-010 (PA2017-206). This approval is based on the following findings and subject to the following conditions.

PROJECT SUMMARY

The applicant requests a review of substantial conformance with Use Permit No. PA97-0173 and Staff Approval No. SA2004-017 (PA2007-224) to allow a 1,434-square-foot addition to the existing school library resulting in a floor area of 15,606 square feet. The added floor area will be located in a double height area of the library. No expansion of the library's footprint will occur. The project also includes new lighting, finishes and structural and utility upgrades.

ZONING DISTRICT/GENERAL PLAN

- **Zone:** PI (Private Institutions)
- **General Plan:** PI (Private Institutions)

I. PROJECT DESCRIPTION

A 1,434-square-foot addition to the existing 14,712 square-foot two-story library. The added floor area will be located in a double height area of the library. No expansion of the library's footprint will occur. The project also includes new lighting, finishes and structural and utility upgrades. The addition will result in a floor area of 121,734 square feet for the entire school where Use Permit No. PA97-0173 allows maximum of 141,900 square feet.

II. PROPOSED CHANGES

The proposed changes are limited to the library addition. No other changes to the enrollment or use of school facilities are proposed at this time.

III. BACKGROUND

The Orange County Planning Commission approved Use Permit No. PA97-0173 on November 3, 1998, to establish a private high school.

On November 21, 2007, the City of Newport Beach approved Staff Approval No. SA2007-017 (PA2007-224), finding the project phasing and development plan in substantial conformance with Use Permit No. PA97-0173, allowing for the construction of a new Arts Center.

On June 22, 2015, the City of Newport Beach approved Staff Approval No SA2015-006 (PA2015-172) finding the revised location for the tennis complex and aquatics center in substantial conformance with Use Permit No. PA97-0173. The staff approval also determined that allowing grades K-12 programs in the summer instead of grades 9-12 only and increasing staff limits from 75 to 99 were in substantial conformance with Use Permit No. PA97-0173. The enrollment limit of 600 students was maintained.

Development of the science center, tennis complex and aquatics center was completed in Spring 2017.

IV. FINDINGS

Pursuant to Section 20.54.070 (Changes to an Approved Project), the Community Development Director may authorize minor changes to an approved site plan, architecture, or the nature of the approved use, without a public hearing, and waive the requirement for a new use permit application. This staff approval is based on the following findings and facts in support of the findings. In this case, the Director determined the proposed changes:

Finding:

- A. *Are consistent with all applicable provisions of this Zoning Code.*

Facts in Support of Finding:

1. Sage Hill School will continue to be primarily utilized as a high school, but allowed to offer expanded programs to children in grades K through 8 as well. The use is permitted within the PI (Private Institutions) Zoning District.

2. The addition of the library increases the total square footage of the school to 121,734, which is under the allowed maximum of 141,900 square feet.
3. The library building is an existing structure which does not exceed the 65-foot height limit allowed by Use Permit No. PA97-0173.
4. The parking requirement for the school is based on the number of classrooms and the grade levels of the classrooms. Based on current enrollment, the school is required to provide between 250 and 264 parking spaces and 449 spaces are provided. Since the library addition does not add students or classrooms, additional parking spaces are not required.

Finding:

- B. Do not involve a feature of the project that was a basis for or subject of findings or exemptions in a negative declaration or Environmental Impact Report for the project*

Facts in Support of Finding:

1. The 1,434 square foot addition to the existing school library will result in a library floor area of 15,606 square feet and total school floor area of 121,734 square feet, which is less than the 141,900 square feet studied in the mitigated negative declaration and allowed by Use Permit No. PA97-0173.
2. The project is an interior addition and alterations to an existing building. The project does not involve grading or changes to on-site circulation.

Finding:

- C. Do not involve a feature of the project that was specifically addressed or was the subject of a condition(s) of approval for the project or that was a specific consideration by the applicable review authority in the project approval.*

Facts in Support of Finding:

1. The proposed changes do not negatively impact a feature that was specifically addressed in staff reports or minutes prepared for Use Permit No. PA97-0173. The project was originally described and approved as a school, including a library. The proposed library addition is within the allowed square footage and does not substantially change the operation of the use, traffic, or parking for the site as was originally authorized under Use Permit No. PA97-0173.
2. The library addition will not result in a change in the operational characteristics of the school.

Finding:

- D. Do not result in an expansion or change in operational characteristics of the use.*

Fact in Support of Finding:

1. The existing school will maintain the existing uses and within the allowed floor area as authorized under Use Permit No. PA97-0173. The library addition will not result in an increase of students or faculty.

V. CONDITIONS


1. The development shall be in substantial conformance with the approved site plan, floor plans, materials board, and building elevations stamped and dated with the date of this approval. (Except as modified by these conditions of approval).
2. This approval shall expire unless exercised within twenty-four (24) months from the date of approval as specified in Section 20.54.060 (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.
3. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this approval.
4. The applicant shall comply with all project design features, mitigation measures, and standard conditions contained within the approved Mitigation Monitoring Reporting Program (MMRP) of MND SCH No. 98091102 as approved by the County of Orange in Planning Application No. PA97-0173 for the project.
5. The applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements.
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 **Sage Hill School Staff Approval – Library Expansion** including, but not limited to, **Staff Approval No. SA2017-206 (PA2017-206)**. 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.

APPEAL PERIOD: An appeal or call for review 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 unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

On behalf of Seimone Jurjis, PE, CBO, Community Development Director

By:



Gregg Ramirez
Senior Planner

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Attachments: CD 1 Vicinity Map
CD 2 Development Summary
CD 3 Project Plans

Attachment No. CD 1

Vicinity Map

VICINITY MAP

Staff Approval No. SA2017-010
PA2017-206



20402 Newport Coast Drive

Attachment No. CD 2

Development Summary

DEVELOPMENT SUMMARY

	Phase I PA97-0173 (s.f.)	Phase II SA2007-017 (s.f.)	Phase III SA2015-006 (s.f.)	Phase IV Proposed (s.f.)
Buildings A, B, C, D	74,313	74,313	74,313	74,313
Library Remodel (Building B)	--	--	--	1,434
Math/Science Center	--	12,689	12,689	12,689
Art Center	--	30,181	30,181	30,181
Mini-Gym/Fitness Facilities	--	--	--	--
Aquatics Center	--	--	3,087	3,087
Guardhouse	--	--	30	30
DEVELOPMENT SUMMARY	74,313	117,183	120,300	121,734
REMAINING INTENSITY	67,587	24,717	21,600	20,166
TOTAL	141,900	141,900	141,900	141,900

(The table shows the School's development for each construction phase. The proposed new development, Phase IV, is highlighted in bold letters)

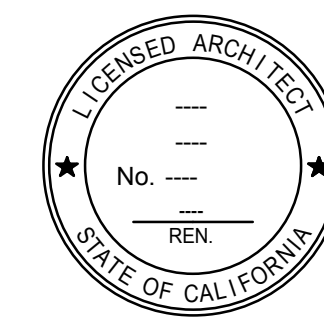
Attachment No. CD 3

Project Plans

 BUILDING 'B' SAGE HILL LIBRARY

THE SAGE HILL CENTER WILL RENOVATE THE EXISTING LIBRARY TO ACCOMMODATE SCHOOL AND FACULTY PROGRAMS THAT OCCUR IN THE SPACE.

THE SCOPE OF THIS PROJECT INCLUDES THE DEMOLITION OF EXISTING ROOMS, REPLACING LIGHTING, ADDING A FLOOR TO A DOUBLE HEIGHT AREA OF THE LIBRARY, NEW PARTITIONS, CEILINGS, POWER/ DATA AND FINISHES. ALL ASSOCIATED STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING UPGRADES TO ACCOMMODATE THE NEW LAYOUT.



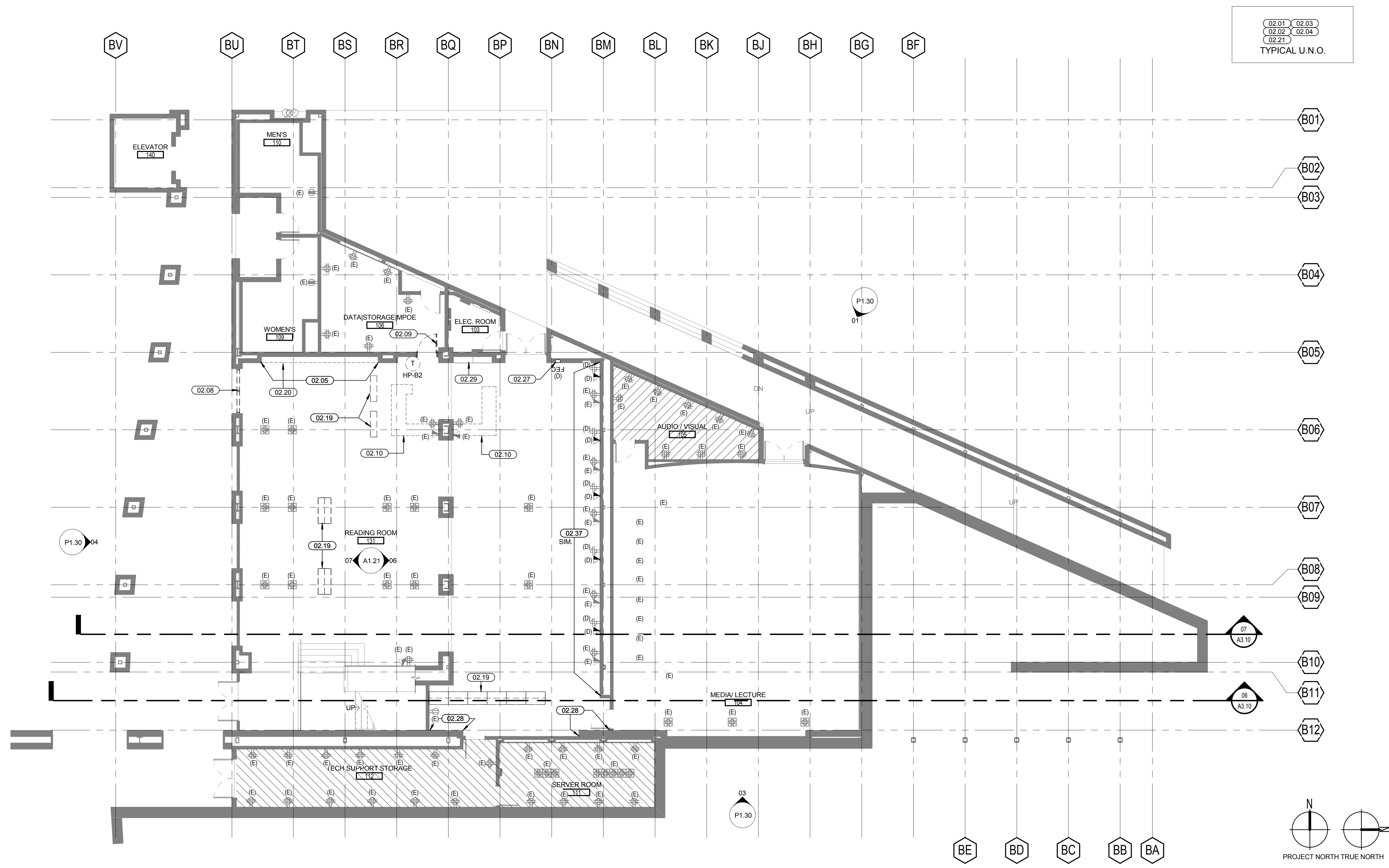
20402 Newport Coast Drive
Newport Coast, CA 92657

Developed for
Sage Hill School[illegible][illegible][illegible]

Job. No.	1424850
Date	10/04/2017
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Scale	1/8" = 1'-0"




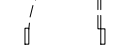
FIRST FLOOR
DEMO PLAN

A1.11



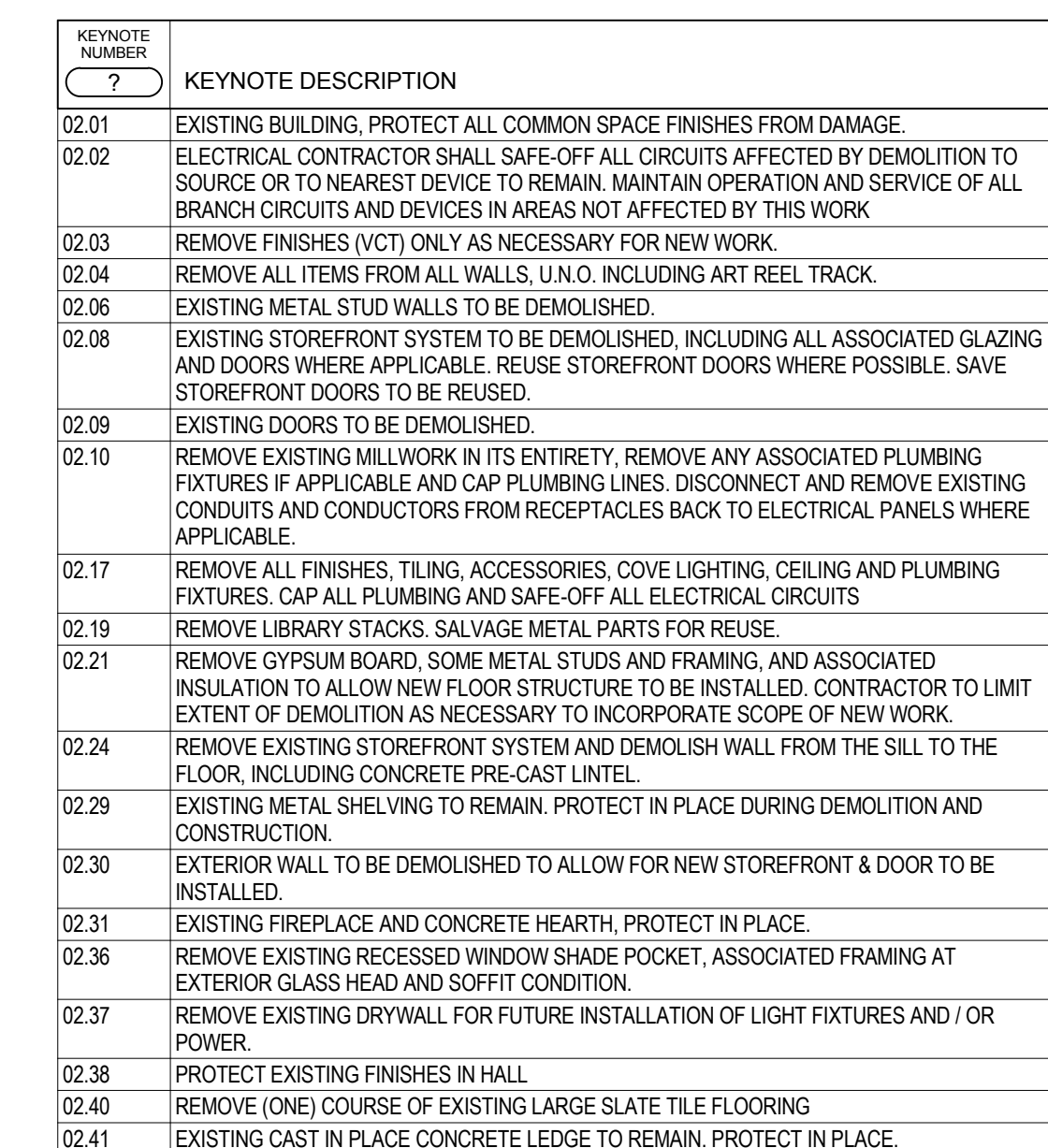
KEYNOTE NUMBER	7	KEYNOTE DESCRIPTION
02.01		EXISTING BUILDING, PROTECT ALL COMMON SPACE FINISHES FROM DAMAGE.
02.02		ELECTRICAL, CONTRACTOR SHALL SAVE-OFF ALL CIRCUITS AFFECTED BY DEMOLITION TO SOURCE OR TO NEAREST DEVICE TO REMAIN. MAINTAIN OPERATION AND SERVICE OF ALL BRANDED CIRCUITS AND DEVICES THAT ARE NOT AFFECTED BY THIS WORK.
02.03		REMOVE FINISHES (VAC) UP TO ANY NECESSARY FOR NEW WORK.
02.04		REMOVE ALL ITEMS FROM ALL WALLS, U.S. INCLUDING AIR REEL TRACK.
02.05		SIGNAGE TO REMAIN AND TO BE PROTECTED IN PLACE.
02.06		EXISTING STOREFRONT SYSTEM TO BE DEMOLISHED, INCLUDING ALL ASSOCIATED GLAZING AND DOORS WHERE APPLICABLE. REMOVE STOREFRONT DOORS WHERE POSSIBLE. SAVE STOREFRONT DOORS TO BE RE-USED.
02.07		EXISTING DOORS TO BE DE-COUPLED.
02.10		REMOVE EXISTING MILLWORK IN ITS ENTIRETY. REMOVE ANY ASSOCIATED PLUMBING FIXTURES IF APPLICABLE AND CAP PLUMBING LINES. DISCONNECT AND REMOVE EXISTING COUPLERS AND CONDUCTORS FROM RECEPTACLES BACK TO ELECTRICAL PANELS WHERE APPLICABLE.
02.19		REMOVE LIBRARY STACKS, SALVAGE METAL PARTS FOR REUSE.
02.20		EXISTING MAGAZINE DISPLAY SHELVES TO REMAIN. PROTECT DURING CONSTRUCTION.
02.21		REMOVE GYPSUM BOARD, SOME METALS, STUDS AND FRAMING, AND ASSOCIATED INSULATION TO ALLOW NEW FLOOR STRUCTURE TO BE INSTALLED. CONTRACTOR TO LIMIT EXTENT OF DEMOLITION AS NECESSARY TO INCORPORATE SCOPE OF NEW WORK.
02.27		EXISTING FIRE EXTINGUISHER CABINET TO BE REMOVED AND PROTECTED TO BE RE-LOCATED.
02.28		REMOVE FAUX STACKSTONE ON EXISTING WALL.
02.29		EXISTING METAL SHELVING TO REMAIN. PROTECT IN PLACE DURING DEMOLITION AND CONSTRUCTION.
02.37		REMOVE EXISTING DRYWALL FOR FUTURE INSTALLATION OF LIGHT FIXTURES AND / OR POWER.

KEYNOTES

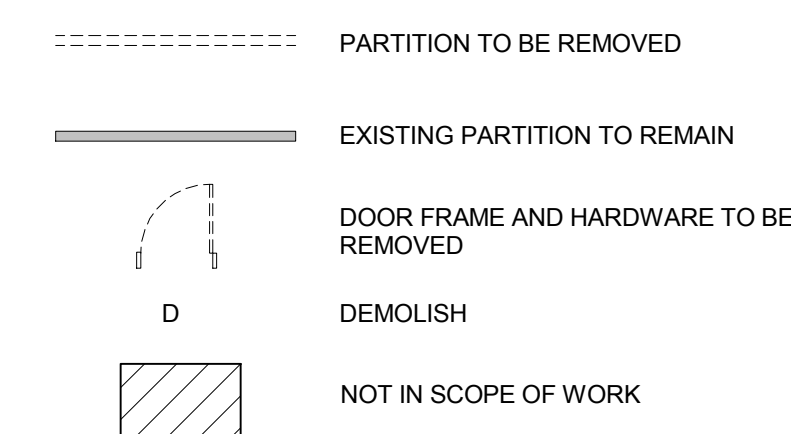
	PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	DOOR FRAME AND HARDWARE TO BE REMOVED
D	DEMOLISH
	NOT IN SCOPE OF WORK

LEGEND

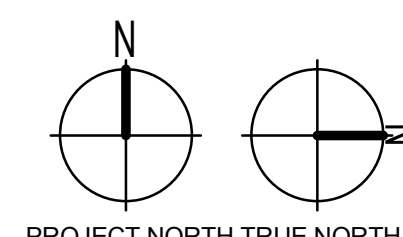
GENERAL NOTES



KEYNOTES



LEGEND



PROJECT NORTH TRUE NORTH

SAGE CENTER LIBRARY RENOVATION

20402 Newport Coast Drive
Newport Coast, CA 92657

Developed for
Sage Hill School

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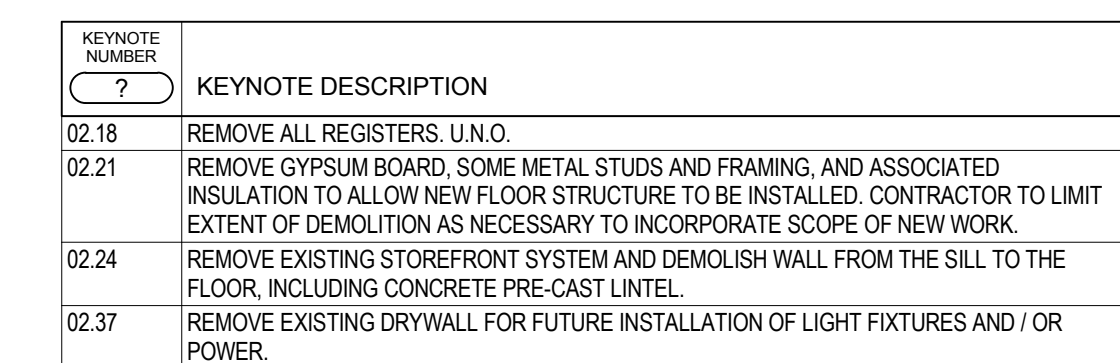
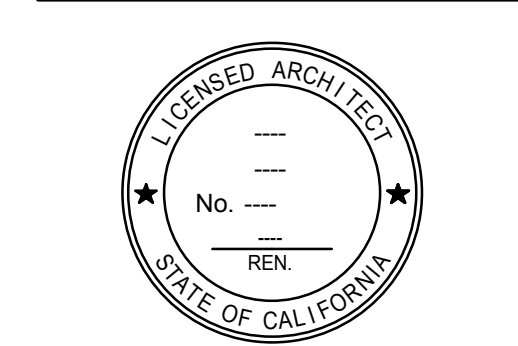
Revision	Date

Subtotal	Date
PLANNING SUBMITTAL	10/04/17

Job. No.	1424850
Date	10/04/2017
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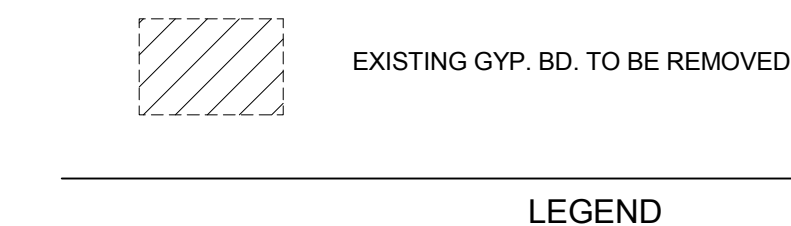
SECOND FLOOR
DEMO PLAN

GENERAL NOTES



06

KEYNOTES



07

GENERAL NOTES

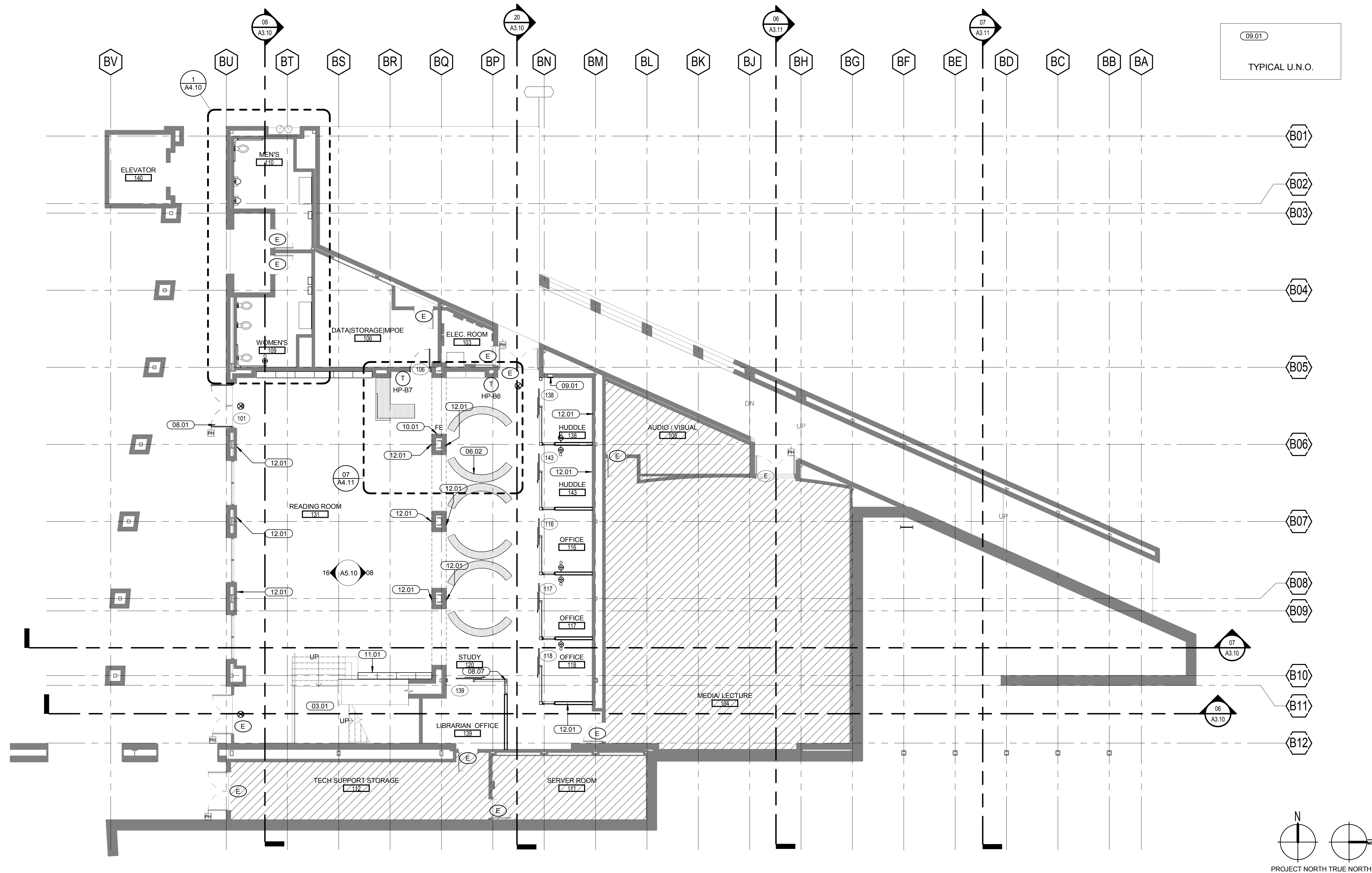
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Sage Hill School

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Job. No.	1424850
Date	10/04/2017
Checked by	CL
Scale	As indicated

INTERIOR
ELEVATIONS -
DEMO



KEYNOTE ITEM #	KEYNOTE DESCRIPTION
03.01	CLEAN, ADD ETC. FILL, REPAIR EXISTING CONCRETE STEPS INCLUDING ADA CONTRASTING
06.02	NEW CUSTOM CORNER UNDER SPRING SHELVING - 40" H. WOOD.
08.01	NEW DOORS, PROVIDE ALLOWANCE FOR PLASTER REPAIR AND NEW WATERPROOFING AND FLASING AT TRANSOMS
08.07	NEW FULL HEIGHT GLASS WINDOW IN STOREFRONT WITH HALF FROSTED SM FILM
09.01	INSTALL AND PATCH DRY WALL, WHERE NEW OPENINGS OCCUR AND WHERE WALLS HAVE BEEN DAMAGED AND STRUCTURE IS LEFT EXPOSED, BRING TO #4 FINISH, SEE FINISH SCHEDULE FOR PAINT COLORS.
10.01	NEW FIRE EXTINGUISHER CABINET LOCATION, REUSE EXISTING CABINET.
11.01	NEW CANTILEVERED METAL LIBRARY SHELVING, REMOVE EXISTING VENDING MACHINE, NEW WOOD END PANELS, SEE SHELVING PLANS
12.01	ART TRAIL, TRACK ALLOWANCE

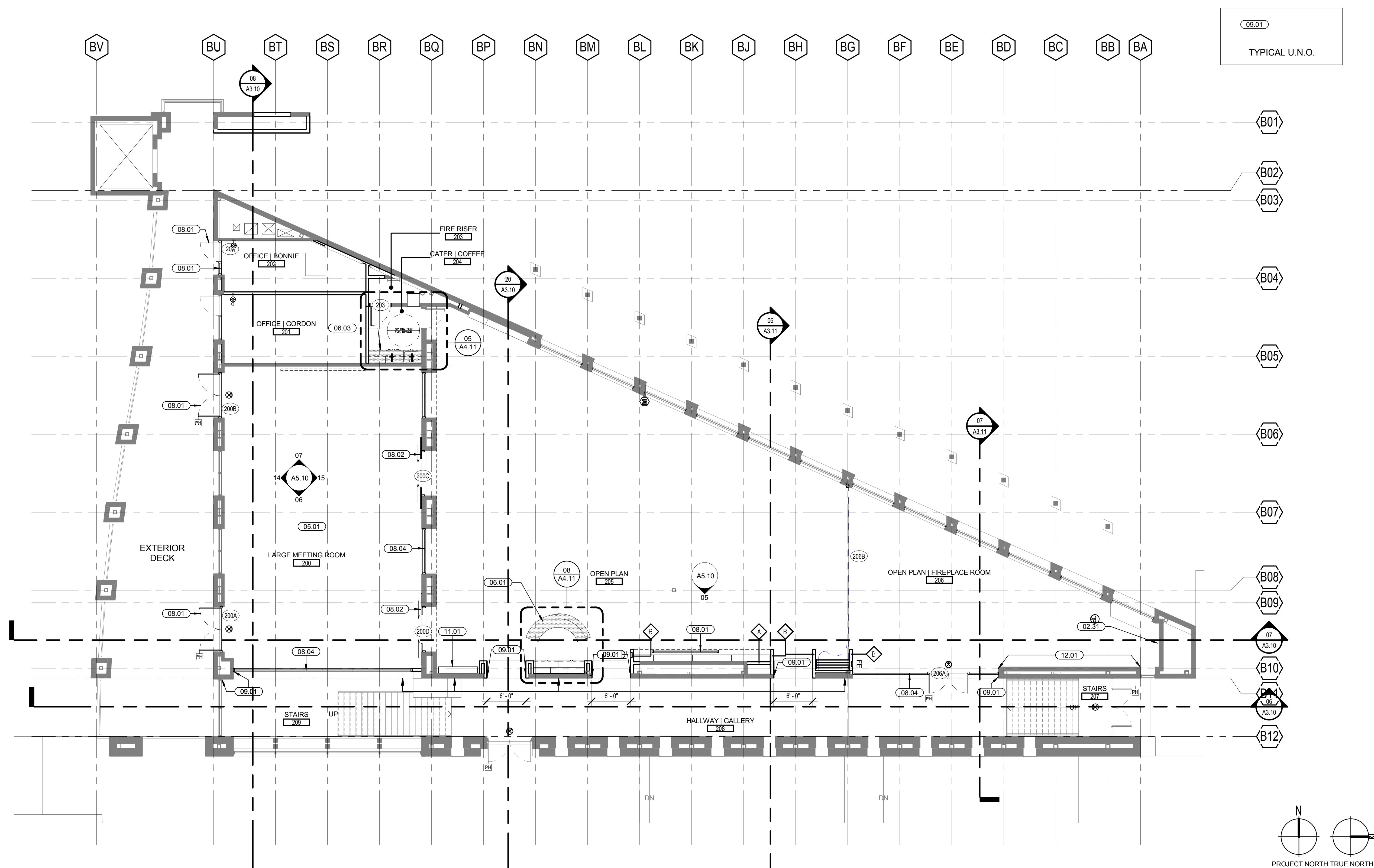
KEYNOTES

- EXISTING WALL, SEE **KEYNOTE 9.10** WHERE APPLICABLE
- NEW METAL STUD WALL CONSTRUCTION**
- DOOR, SEE DOOR LEGEND RE: SHEET **A6.10**
DENOTES DOOR NUMBER
- E** EXISTING DOOR TO REMAIN
- SLIDING DOOR, SEE DOOR LEGEND, RE: SHEET **A6.10**
DENOTES DOOR NUMBER
- DENOTES NEW MILLWORK, RE: SHEET **A5.10**
- DENOTES WALL TYPE: ALL WALLS ARE TYPE "A"
RE: SHEET **A9.10** FOR WALL TYPES & **S0.04** FOR
STRUCTURAL DETAILS
- PROVIDE 1/4" WATERLINE
- FE**
RECESSED STAINLESS STEEL FINE
EXTINGUISHER CABINET, ALL CABINETS
MOUNTED AT XX" HIGH, RE: DETAIL **XX/A9.10**
NOT IN SCOPE OF WORK
- PH**
PANIC HARDWARE

LEGEND

1. BACKGROUND DRAWINGS ARE BASED ON ORIGINAL CONSTRUCTION DOCUMENTS, NOT AS-BUILT DRAWINGS. PLEASE VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT AN DISCREPANCIES TO THE ARCHITECT.
2. EXISTING CONDITIONS DAMAGED OR REMOVED AS A RESULT OF ALL WORK REQUIRED TO BE DONE UNDER THIS CONTRACT SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION AND ADJUSTED TO MATCH ADJACENT SURFACES.
3. ON SCHEDULES AND LEGENDS: (1) = GENERAL CONTRACTOR TO SUPPLY AND INSTALL.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ALL DISCREPANCIES TO THE DESIGNER.
5. ALL NEW INTERIOR WALLS TO RECEIVE TAP, LEVEL, FINISH, PRIMER AND TWO COATS OF PAINT (OR AS NECESSARY TO A UNIFORM FINISH) REFER TO FINISH SPECIFICATIONS.
6. CONTRACTOR TO FURRY FINISH OUT (MINIMUM DIMENSION) ALL BASE BUILDING ELEMENTS THAT DO NOT MEET CONTRACT REQUIREMENTS AT ALL ELECTRICAL AND PLUMBING LINES.
7. WHERE NEW WORK ABUTS EXISTING, GENERAL CONTRACTOR AN ALL AFFECTED SUBCONTRACTORS SHALL STRIVE TO CREATE UNNOTICEABLE SURFACE/PLANE TRANSITIONS.
8. UPON COMPLETION OF ALL REMODEL OPERATIONS, GENERAL CONTRACTORS SHALL REMOVE ALL PAINTS SPATTERS FROM ALL EXISTING EXTERIOR CURTAIN WALL ALUMINUM FRAMEWORKS AS WELL AS ALL INTERIOR GLAZED AND FRAMED WINDOW AND SIDELIGHT ASSEMBLIES, ETC. ALL EXISTING ALUMINUM FRAMING SURFACES SHALL BE COMPLETELY AND THOROUGHLY WIPED CLEAN AND FREE OF DRYWALL DUST AND CLEANING RESIDUE TO THE SATISFACTION OF THE ARCHITECT.
9. DIMENSIONS ARE FROM FINISHED FACE OF WALL, MILL WORK, VERIFY ANY DISCREPANCIES IN THE FIELD WITH THE ARCHITECT PRIOR TO BUILDING.
10. FURNITURE VENDOR TO FIELD VERIFY EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION AND AT WALL SNAP PHASE TO BE ASSURED ALL FURNITURE SPECIFIED WILL FIT CONDITIONS.
11. ALL GYPSUM BOARD EXPOSED TO VIEW SHALL HAVE LEVEL #4 FINISH (SMOOTH), U.O.N.
12. FURRING AT COLUMNS, ROOF DRAINS, PIPES AND SIMILAR ELEMENTS TO BE HELD AS TIGHT TO OBSTRUCTION AS POSSIBLE, U.O.N.
13. REFERENCE POWER / SIGNAL / FURNITURE PLAN FOR EQUIPMENT SCHEDULE.

GENERAL NOTES



KEYNOTE NUMBER	KEYNOTE DESCRIPTION
02.31	EXISTING FLOOR SLAB AND CONCRETE HATCH, PROTECT IN PLACE.
05.01	THE NEW INFILL FLOOR SLAB SYSTEM WILL CONSIST OF 3-1/4" LIGHT-WEIGHT CONCRETE OVER 3" INSULATION DECK (6-1/4" TOTAL SLAB THICKNESS). SEE STRUCTURAL. PROVIDE R30 CORNER INSULATION AT OUTSIDE OF DECK.
06.01	THE NEW MILL WORK SERVICE DECK - 42" TRANSITION WITH 30TH WORK SURFACE, (2) STORA PEDESTALS.
06.03	NEW MILL WORK, UPPER & LOWER CABINETS WITH UNDERCOUNTER SINGLE COMPARTMENT SINK.
08.01	NEW DOORS. PROVIDE ALLOWANCE FOR PLASTER REPAIR AND NEW WATERPROOFING AND FLASHINGS AT TRANSOMS.
08.02	NEW SLIDING DOORS. SEE DOOR SCHEDULE FOR SPECIFICATIONS.
08.04	NEW MILL, HEIGHT 2 STOREFRONT FRAMED SYSTEM BY ARCADIA OR EQUAL FRAME COLOR MATCH EXISTING.
09.01	INSTALL AND PATCH DRY WALL WHERE OPENINGS OCCUR AND WHERE WALLS HAVE BEEN DEMOLISHED AND STRUCTURE IS LEFT EXPOSED. BRING TO A LEVEL FINISH. SEE FINISH SCHEDULE FOR PAINT COLORS.
11.01	NEW CANTILEVERED MILL LIBRARY SHELVING. REUSE FROM EXISTING INVENTORY. PROVIDE NEW WOOD ENDS PANELS. SEE SHELVING PLANS.
12.01	EXIST. TAIL LINE CURB

KEYNOTES

- EXISTING WALL, SEE **KEYNOTE 9.10** WHERE APPLICABLE
- NEW METAL STUD WALL CONSTRUCTION**
- DOOR, SEE DOOR LEGEND RE: SHEET **A6.10**
- 101 DENOTES DOOR NUMBER
- (E) EXISTING DOOR TO REMAIN
- SLIDING DOOR, SEE DOOR LEGEND, RE: SHEET **A6.10**
- 101 DENOTES DOOR NUMBER
- DENOTES NEW MILLWORK, RE: SHEET **A5.10**
- A DENOTES WALL TYPE: ALL WALLS ARE TYPE "A" RE: SHEET **A9.10** FOR WALL TYPES & **S0.04** FOR STRUCTURAL DETAILS
- PROVIDE 1/4" WATERLINE
- FE RECESSED STAINLESS STEEL FIRE EXTINGUISHER CABINET; ALL CABINETS MOUNTED AT XX" HIGH, RE: DETAIL **XX/A9.10**
- NOT IN SCOPE OF WORK
- PH PANIC HARDWARE

LEGEND

1. BACKGROUND DRAWINGS ARE BASED ON ORIGINAL CONSTRUCTION DOCUMENTS, NOT AS-BUILT DRAWINGS. PLEASE VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. EXISTING CONDITIONS DAMAGED OR REMOVED AS A RESULT OF ALL WORK REQUIRED TO BE DONE UNDER THIS CONTRACT SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT SURFACES.
3. ON SCHEDULES AND LEGENDS: (1) = GENERAL CONTRACTOR TO SUPPLY AND INSTALL.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ALL DISCREPANCIES TO THE DESIGNER.
5. ALL NEW INTERIOR WALLS TO RECEIVE TYP. LEVEL, FINISH, PRIMER AND TWO COATS OF PAINT (OR AS NECESSARY FOR A UNIFORM FINISH). REFER TO FINISH SPECIFICATIONS.
6. CONTRACTOR TO FURNISH FINISH (OR MINIMUM DIMENSION) ALL BASE BUILDING ELEMENTS THAT ARE SHELL CONDITION. VERIFY FURF UP OUT REQUIREMENTS AT ALL ELECTRICAL DEVICES AND PLUMBING LINES.
7. WHERE NEW WORK ABUTS EXISTING, GENERAL CONTRACTOR AN ALL AFFECTED SUBCONTRACTORS SHALL STRIVE TO CREATE UNNOTICEABLE SURFACE/PLANE TRANSITIONS.
8. UPON COMPLETION OF ALL REMODEL OPERATIONS, GENERAL CONTRACTORS SHALL REMOVE ALL SPATTERS FROM ALL EXISTING EXTERIOR CURTAIN WALL, ALUMINUM CURTAIN WALLS, AS WELL AS ALL INTERIOR GLAZED AND FRAMED WINDOW AND SIDELIGHT ASSEMBLIES, ETC. ALL EXISTING ALUMINUM FRAMING SURFACES SHALL BE COMPLETELY AND THOROUGHLY WIPED CLEAN AND FREE OF DRYWALL DUST AND CLEANING RESIDUE TO THE SATISFACTION OF THE ARCHITECT.
9. DIMENSIONS ARE FROM FINISHED FACE OF WALL/ MILLWORK. VERIFY ANY DISCREPANCIES IN THE FIELD WITH THE ARCHITECT PRIOR TO BUILDING.
10. FURNITURE VENDOR TO FIELD VERIFY EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION AND AT WALL SNAP PHASE TO BE ASSURED ALL FURNITURE SPECIFIED WILL FIT CONDITIONS.
11. ALL GYPSUM BOARD EXPOSED TO VIEW SHALL HAVE LEVEL #4 FINISH (SMOOTH). U.N.O.
12. FURRING AT COLUMNS, ROOF DRAINS, PIPES AND SIMILAR ELEMENTS TO BE HELD AS TIGHT TO OBSTRUCTION AS POSSIBLE. U.N.O.
13. REFERENCE POWER / SIGNAL / FURNITURE PLAN FOR EQUIPMENT SCHEDULE.

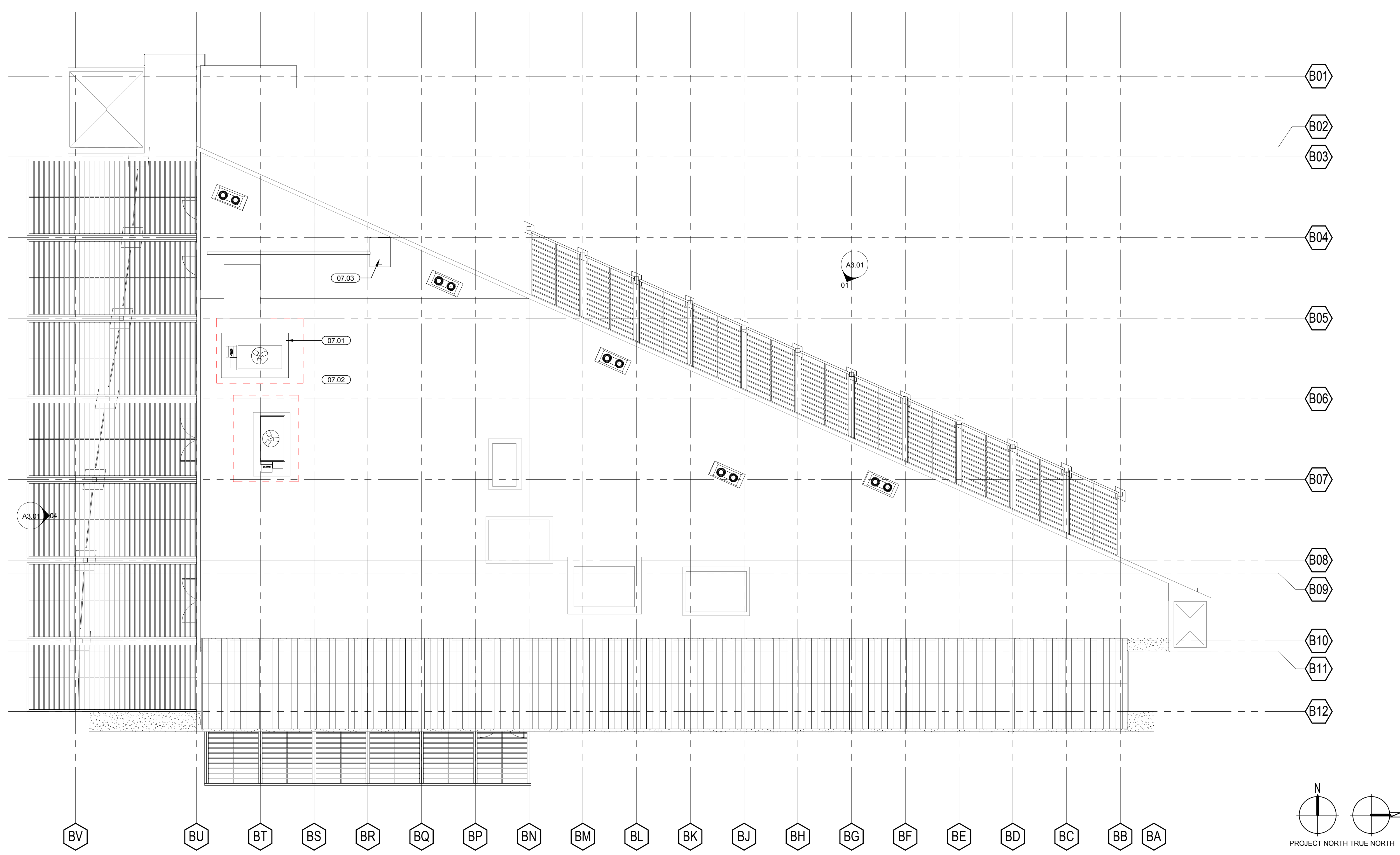
GENERAL NOTES

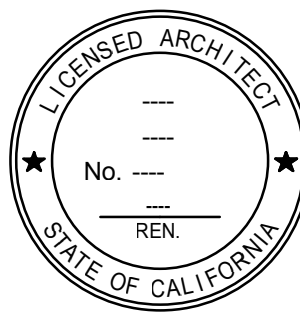
20402 Newport Coast Drive
Newport Coast, CA 92657
Design Development
09/07/2017
Developed for
Sage Hill School

[illegible]

Job. No.	1424850
Date	10/04/2017
Checked by	Checker
Scale	1/8" = 1'-0"

A2.23



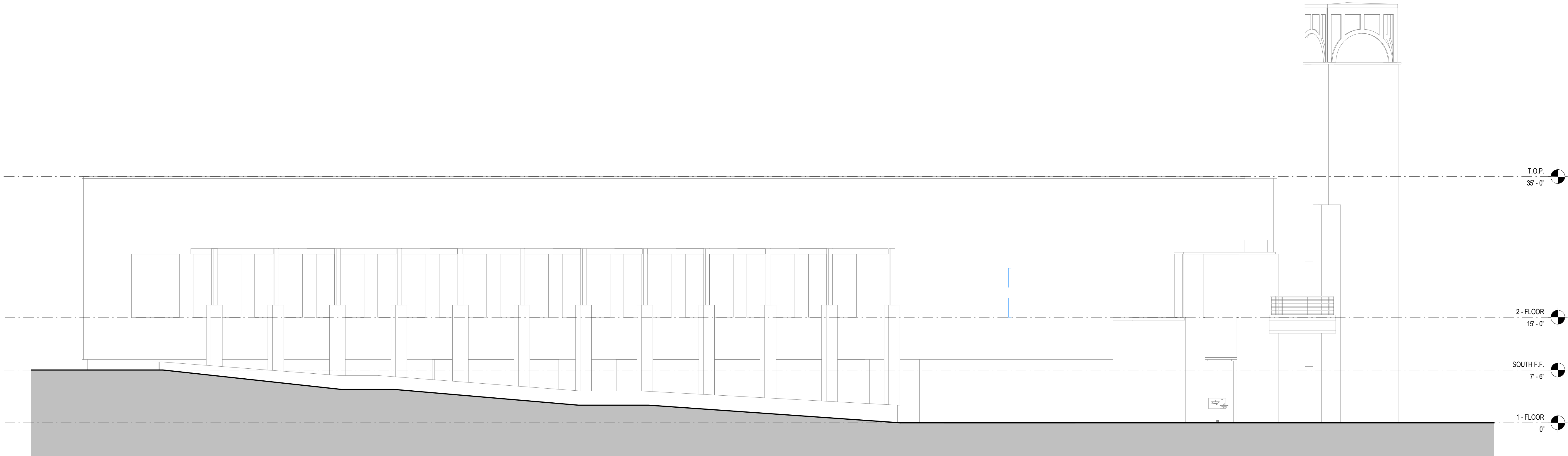


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Revision	Date

Revision	Date

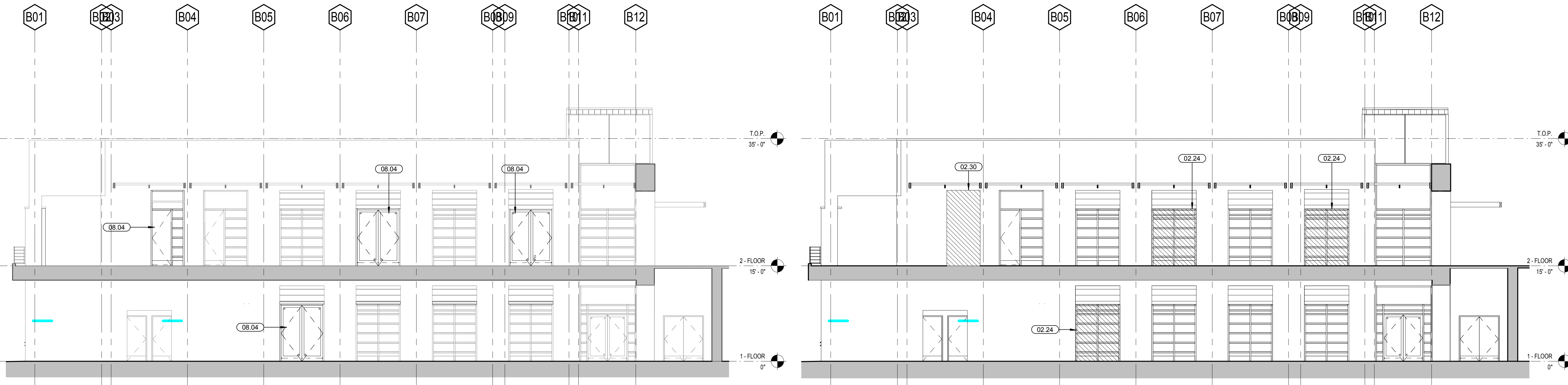
Job No.	1424850
Date	10/04/2017
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Scale	



02.24	REMOVE EXISTING STOREFRONT SYSTEM AND DEMOLISH WALL FROM THE SILL TO THE FLOOR, INCLUDING CONCRETE PRE-CAST LINTEL.
02.30	EXTERIOR WALL TO BE DEMOLISHED TO ALLOW FOR NEW STOREFRONT & DOOR TO BE INSTALLED.
08.04	NEW FULL HEIGHT STOREFRONT FRAMED SYSTEM BY ARCADIA OR EQUAL. FRAME COLOR TO MATCH EXISTING.

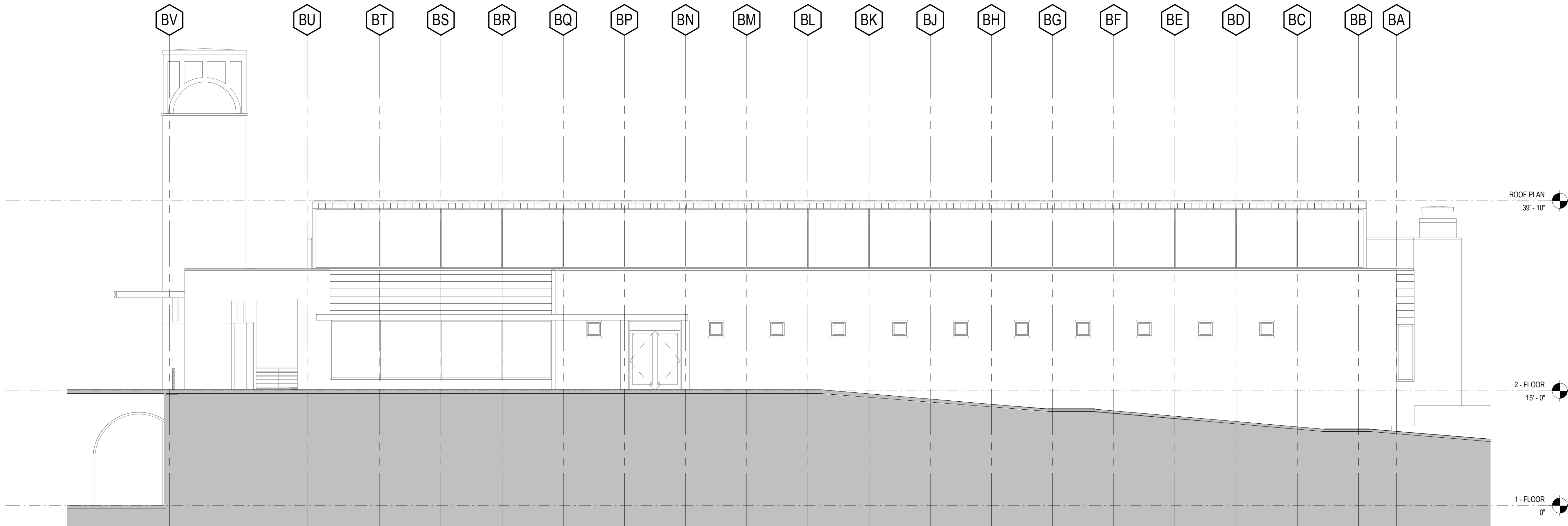
KEYNOTES

WEST ELEVATION - EXISTING 1/8" = 1'-0" 01



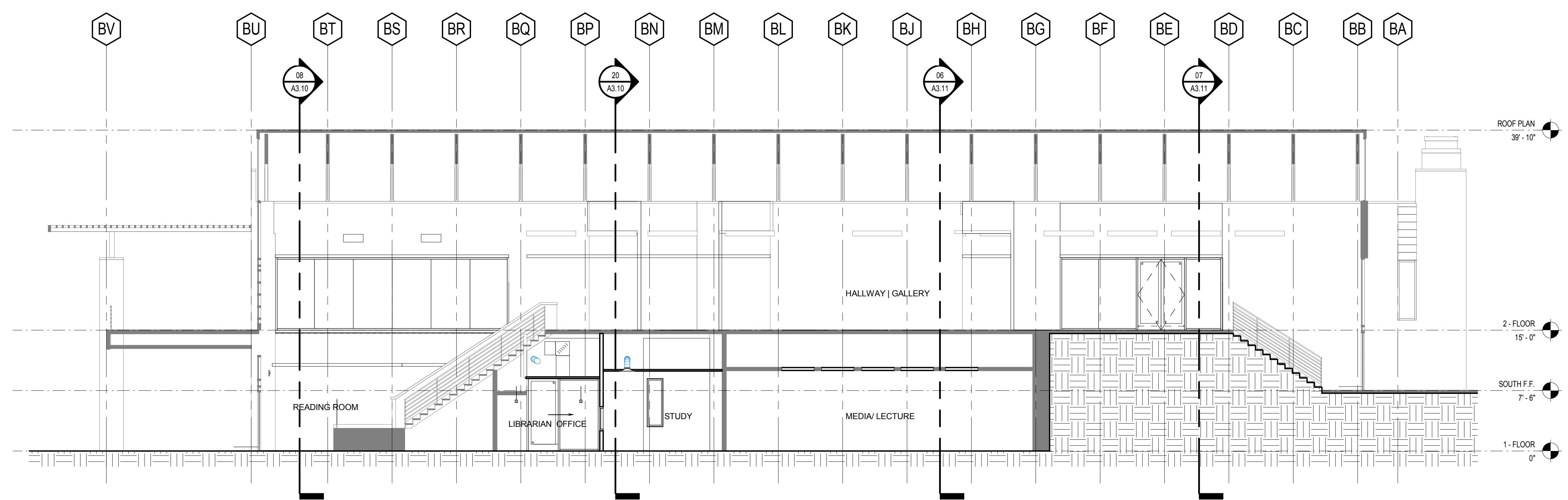
SOUTH ELEVATION - NEW 1/8" = 1'-0" 04

SOUTH ELEVATION - EXISTING 1/8" = 1'-0" 02

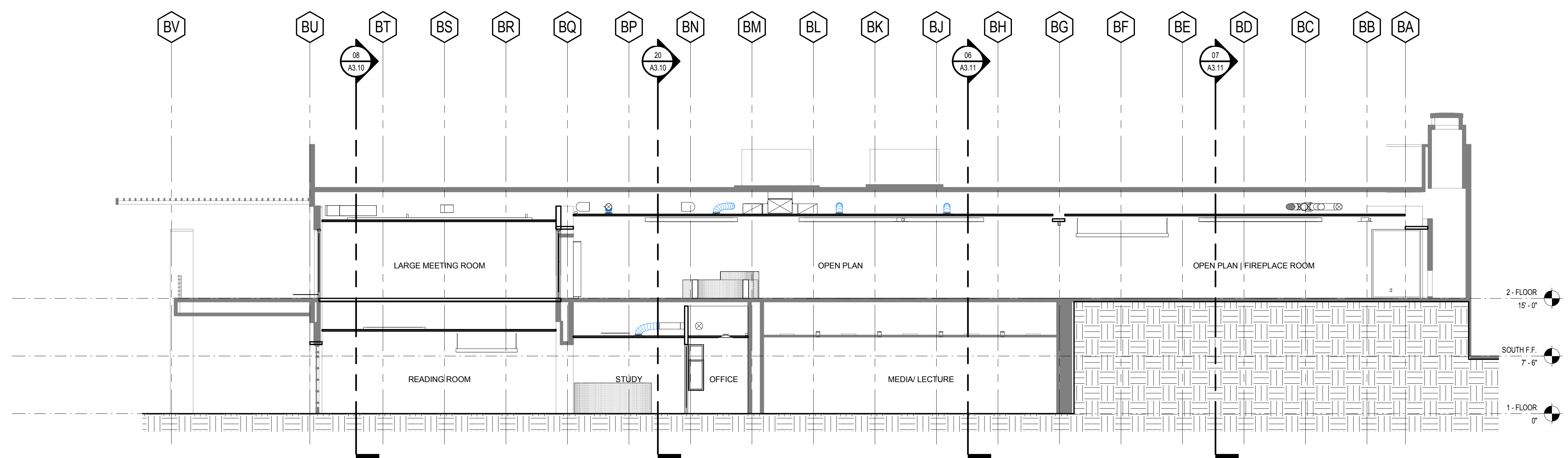


EAST ELEVATION - EXISTING 1/8" = 1'-0" 03

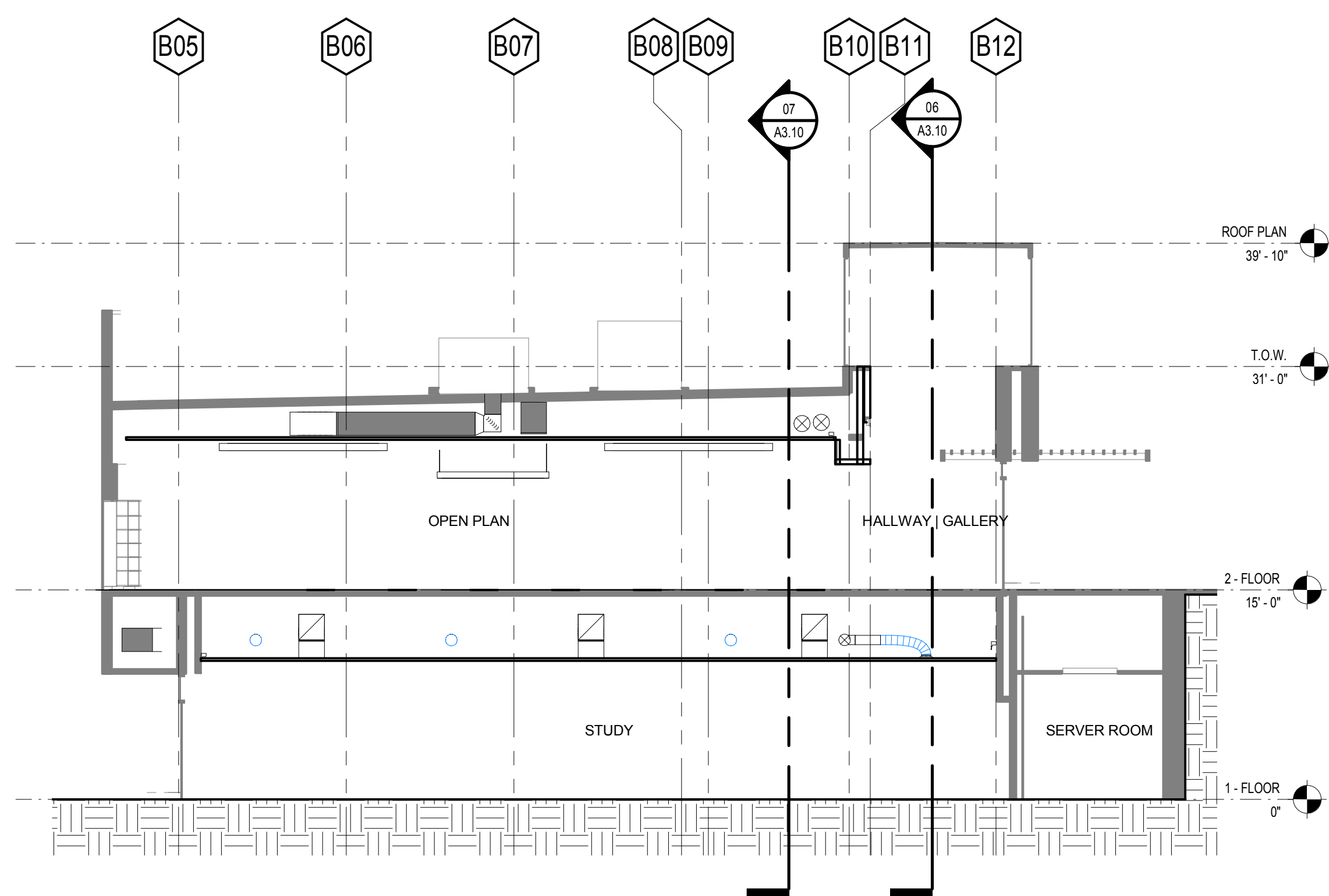
GENERAL NOTES



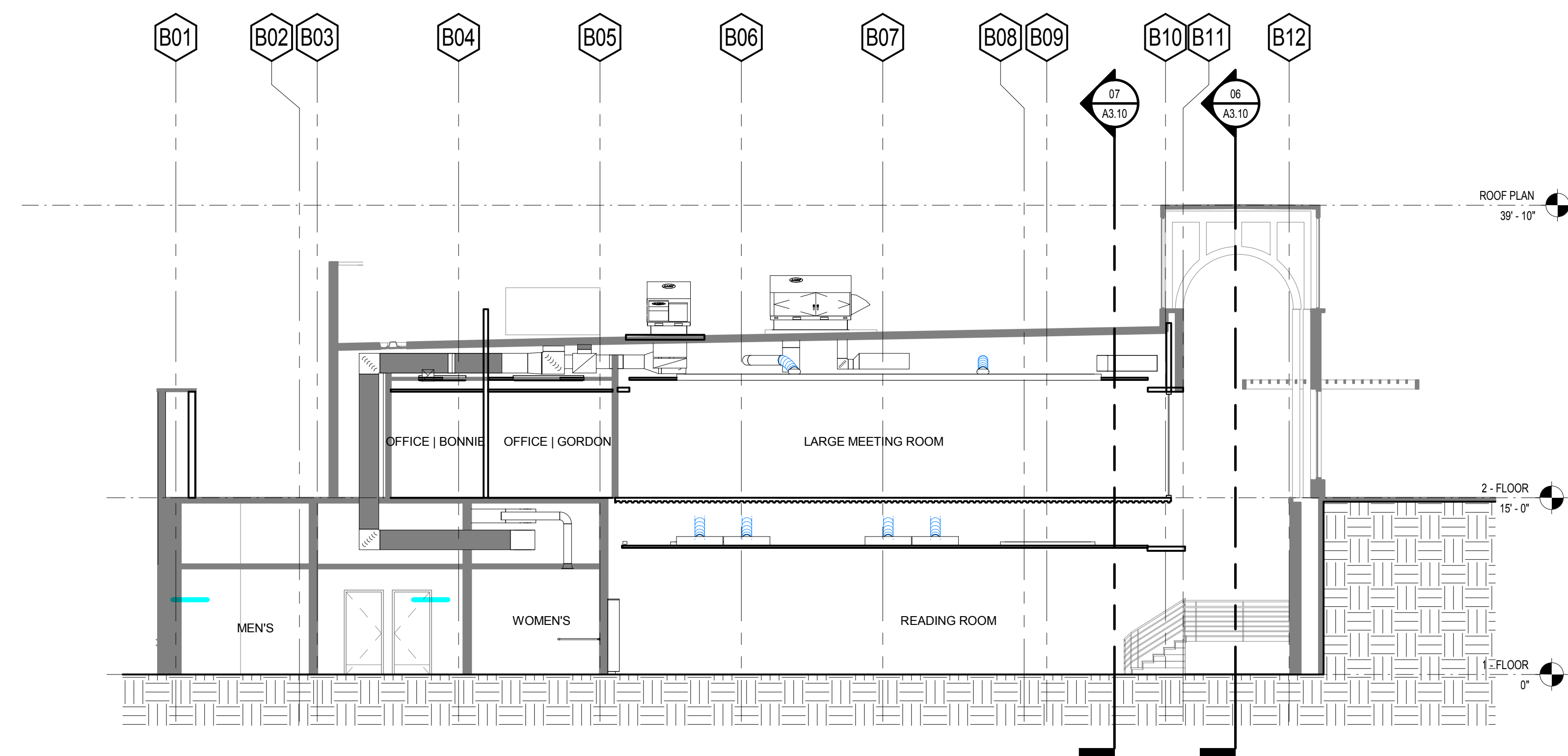
1 - LONG SECTION 1	1/8" = 1'-0"	06
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1 - LONG SECTION 2	1/8" = 1'-0"	07
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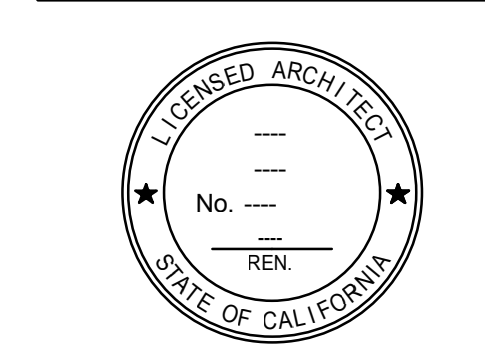
2 - CROSS SECTION 2	1/8" = 1'-0"	20
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2 - CROSS SECTION 1	1/8" = 1'-0"	08
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KEYNOTES

GENERAL NOTES



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Design Development
09/07/2017
Developed for
Sage Hill School

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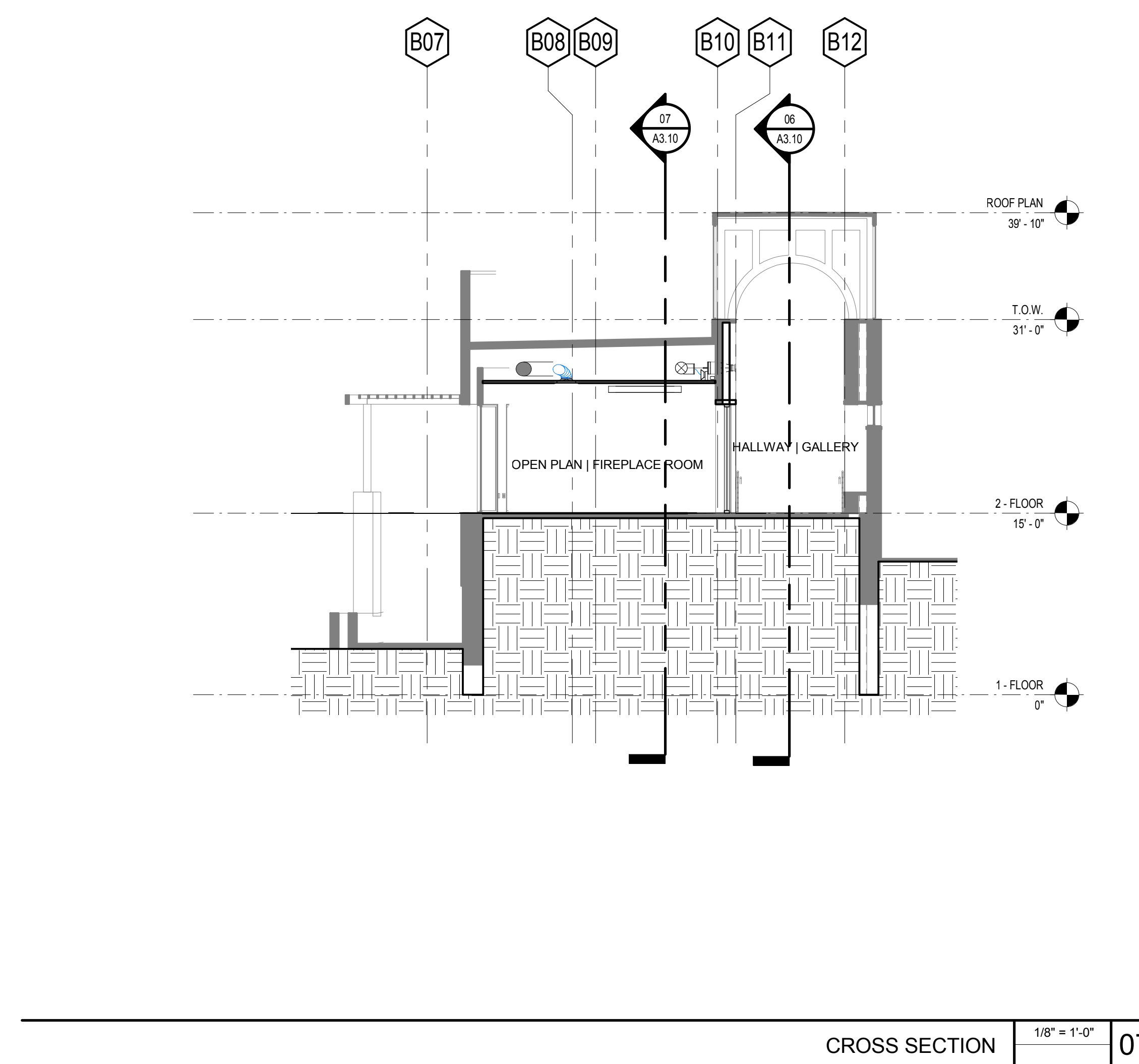
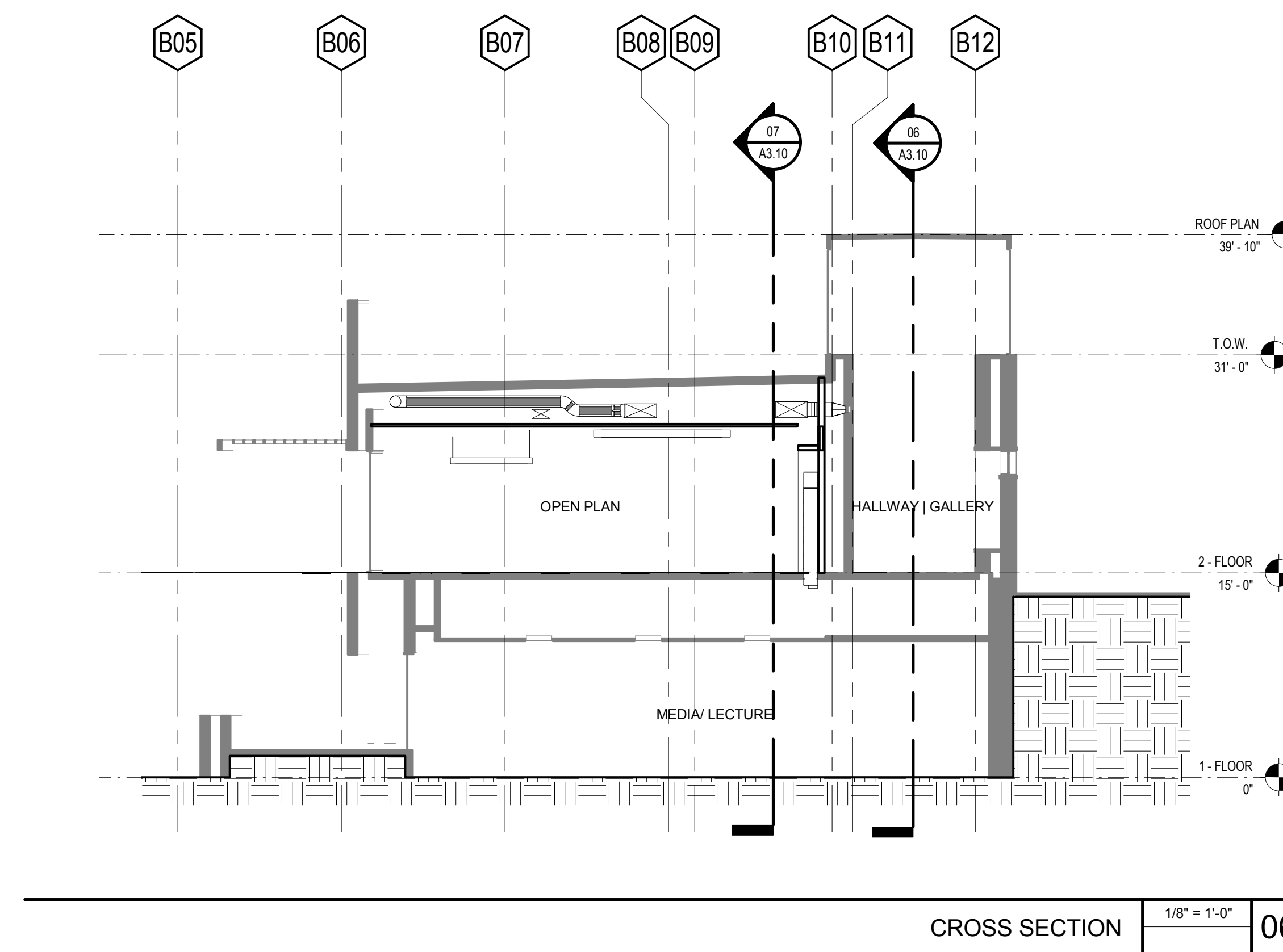
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BUILDING SECTIONS



KEYNOTES

GENERAL NOTES