

megonigal residence

design package

2333 pacific view drive corona del mar, ca. 92625

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owner/consultants

OWNER

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ARCHITECT

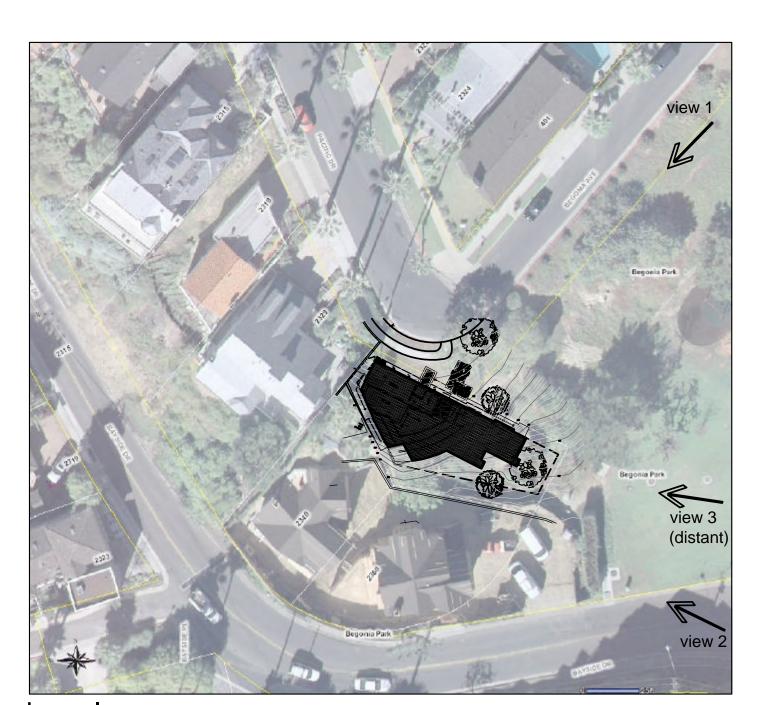
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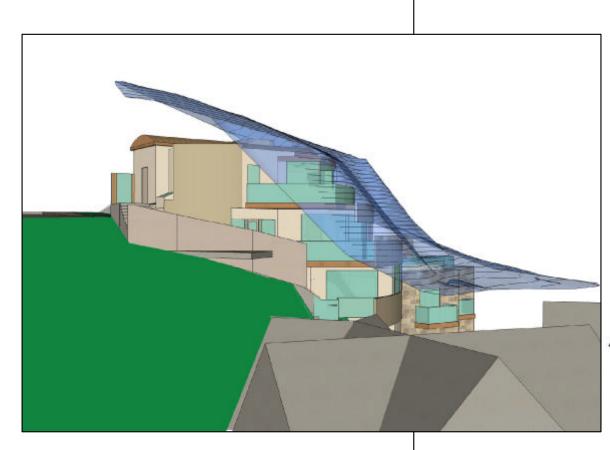


october 28, 2009

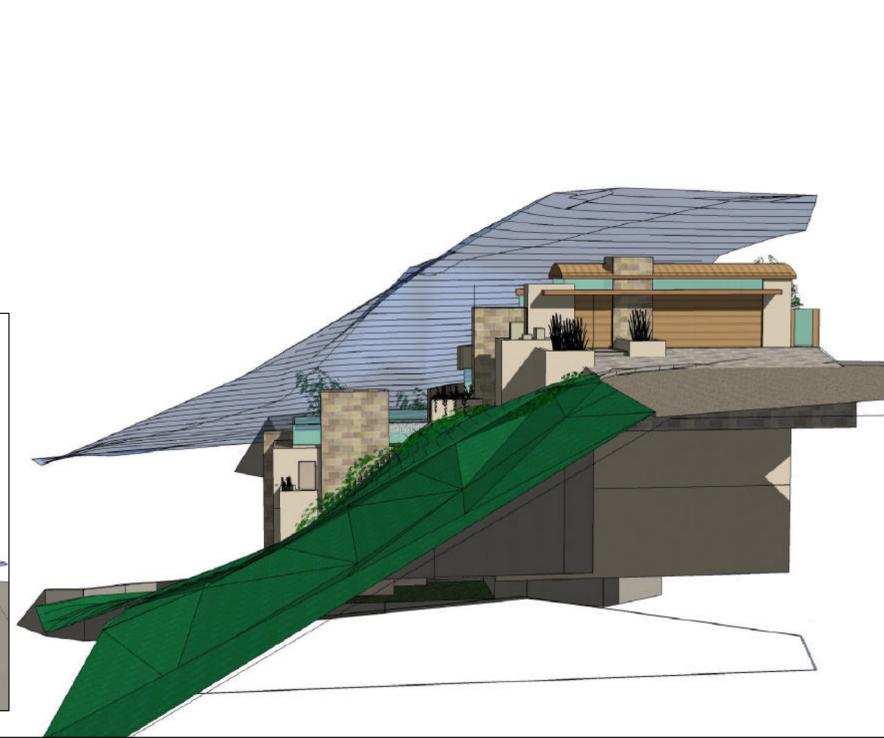


view 2





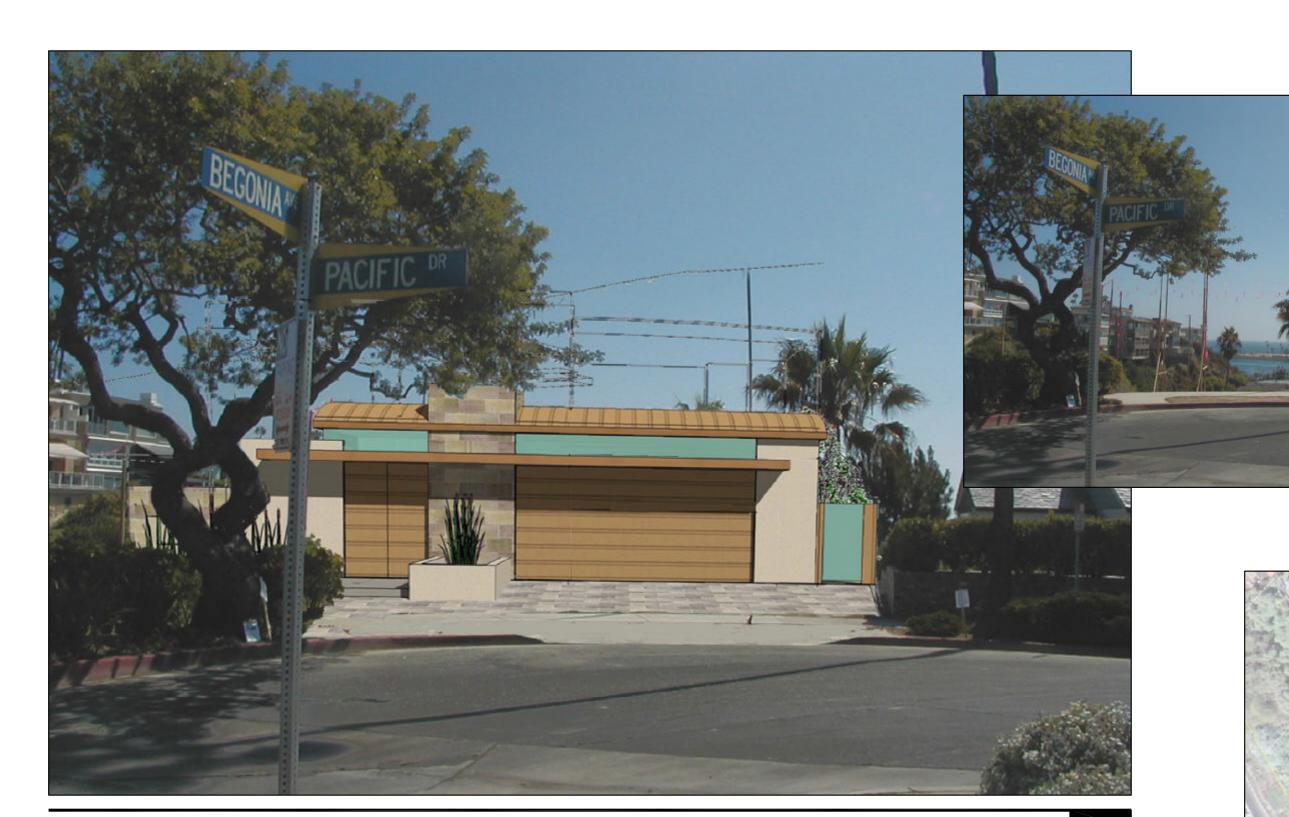
Note: Simulations are similar to an artist's conception and scaling is approximated. Refer to plans and elevations for more accurate information. Simulations prepared by SoftMirage (the city's consultant) shall take precedence.



view 4 - maximum allowable building envelope study

megonigal residence

david r. olson architects



view 5





view 6

Note: Simulations are similar to an artist's conception and scaling is approximated. Refer to plans and elevations for more accurate information. Simulations prepared by SoftMirage (the city's consultant) shall take precedence.

view 8

building square footage

CONDITIONED

ground floor second floor first floor	= 377 SF. = 934 SF. = 1,827 SF.
TOTAL S.F.	= 3,138 S.F.
UNCONDITIONED	
ground floor garage	= 428 SF.
TOTAL S.F.	= 3,566 S.F.
OUTDOOR PATIO	
ground floor second floor first floor	= 129 SF. = 714 SF. = 161 SF.
TOTAL S.F.	= 1,004 S.F.

site square footage

CITY OF NEWPORT BEACH GUIDELINES

LOT SIZE	= 4,412 S.F.
MAX. BUILDING FOOTPRINT	= 2,853 S.F.
MAX. GROSS BLDG AREA (x1.5)	= 4,279 S.F.
PROPOSED BUILDING AREA	= 3,566 S.F.
PROPOSED BUILDING FOOTPRINT	= 1,827 S.F.
PROPOSED SITE COVERAGE	= 41.4%

vicinity map

