

LEGAL DESCRIPTION

LOTS 23 AND 24 IN BLOCK 30 OF "FIRST ADDITION TO NEWPORT HEIGHTS", IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 94 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND STATE, EXCEPTING THEREFROM THE NORTHWESTERLY 63.50 FEET.

BENCHMARK

G.C.S BENCHMARK "CM-26-77", ELEVATION = 95.630 (NAVD 88)

BASIS OF BEARINGS

THE CENTERLINE OF CATALINA DRIVE BEING N 40°02'18" E, AS SHOWN ON A MAP FILED IN BOOK 185, PAGE 34 OF RECORD OF SURVEYS, RECORDS OF ORANGE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THE SURVEY SHOWN HEREON.

DATE OF SURVEY: MAY 26, 2007.

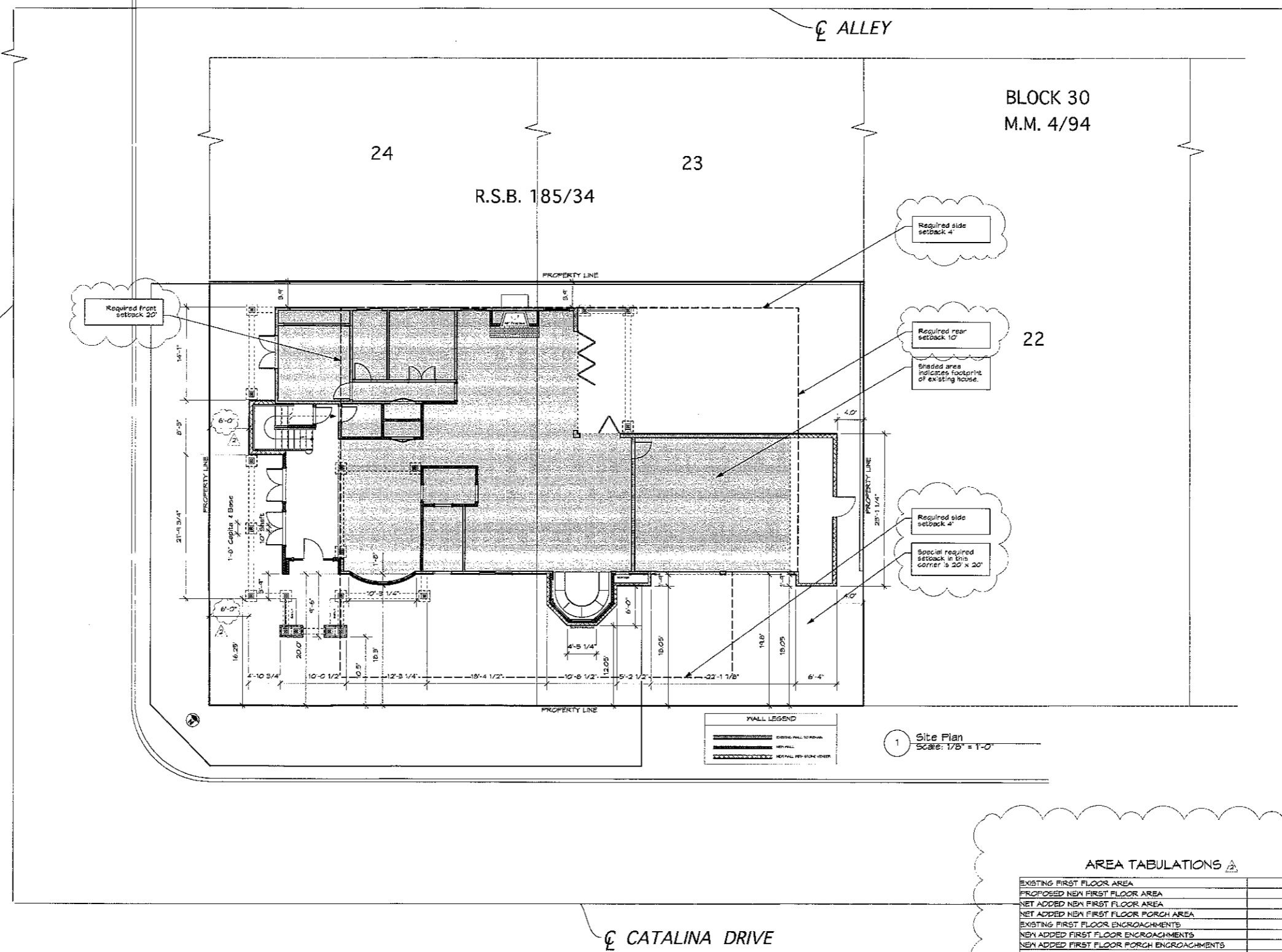
PREPARED FOR: TIMOTHY K. AND JENNIFER L. BROSNAN
501 CATALINA DRIVE
NEWPORT BEACH, CALIFORNIA 92663

A.P. No.: 425-092-22

AREA OF PARCEL: 6,425 SF (0.15 AC)

RECEIVED BY
PLANNING DEPARTMENT
SEP 03 2007
CITY OF NEWPORT BEACH
FILE COPY

Centerline of CLAY ST.



WALL LEGEND

	EXISTING WALL TO REMAIN
	NEW WALL
	METAL PIPE/PIPE CENTER

1 Site Plan
Scale: 1/8" = 1'-0"

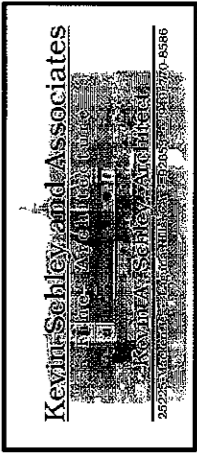
AREA TABULATIONS

EXISTING FIRST FLOOR AREA	2315
PROPOSED NEW FIRST FLOOR AREA	2310
NET ADDED NEW FIRST FLOOR AREA	495
NET ADDED NEW FIRST FLOOR PORCH AREA	460
EXISTING FIRST FLOOR ENCROACHMENTS	160
NEW ADDED FIRST FLOOR ENCROACHMENTS	385
NEW ADDED FIRST FLOOR PORCH ENCROACHMENTS	265
EXISTING SECOND FLOOR AREA	620
PROPOSED NEW SECOND FLOOR AREA	2275
NET ADDED NEW SECOND FLOOR AREA	1455
NET ADDED NEW SECOND FLOOR PORCH AREA	95
EXISTING SECOND FLOOR ENCROACHMENTS	150
NEW ADDED SECOND FLOOR ENCROACHMENTS	95
NEW ADDED SECOND FLOOR PORCH ENCROACHMENTS	95
NEW ADDED SECOND FLOOR STAIR ENCROACHMENT	90

NOTE THAT PORCH AREAS ARE UN-ENCLOSED AND ARE NOT INCLUDED IN FLOOR AREA TOTALS. THE SECOND FLOOR PORTION OF THE STAIRS IS NOT INCLUDED IN THE SECOND FLOOR AREA TOTALS.

Revisions

△	
△	Move stairs 4/4/07
△	
△	
△	
△	



The Brosnan Remodel
501 Catalina
Newport Beach, California

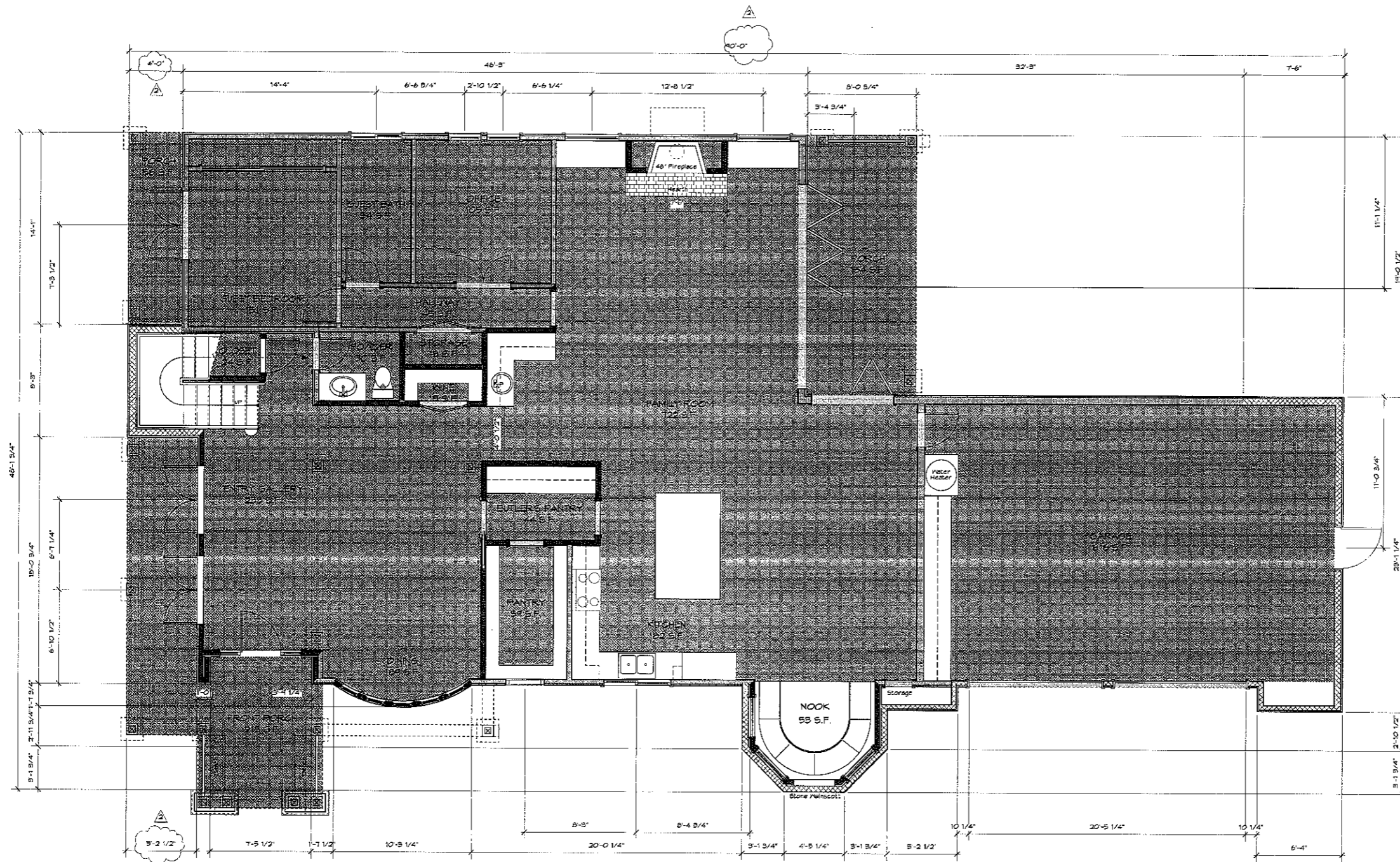
Site Plan
As Noted
Scale

These plans are preliminary and are not for construction. Only plans bearing the architect's stamp are to be used for construction.

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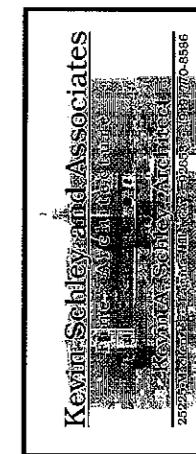
September 4, 2007

02.1



WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW WALL WITH STONE VENEER

Revisions	
△	
△	Move stairs 4/4/07
△	
△	
△	
△	



The Brosnan Remodel
501 Catalina
Newport Beach, California

First Floor Plan

Scale: As Noted

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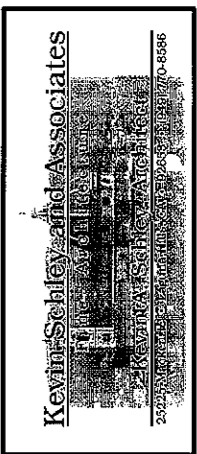
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September 4, 2007

04.1



Revisions	
▲	
▲	Move stairs 1/4/07
▲	
▲	
▲	
▲	



The Brosnan Remodel
501 Catalina
Newport Beach, California

Second Floor Plan

Scale: As Noted

WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW WALL WITH STONE VENEER

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04.2



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 REAR ELEVATION
Scale: 1/4" = 1'-0"

Revisions	
▲	
▲	Move stairs 9/4/07
▲	
▲	
▲	

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The Brosnan Remodel
 501 Catalina
 Newport Beach, California

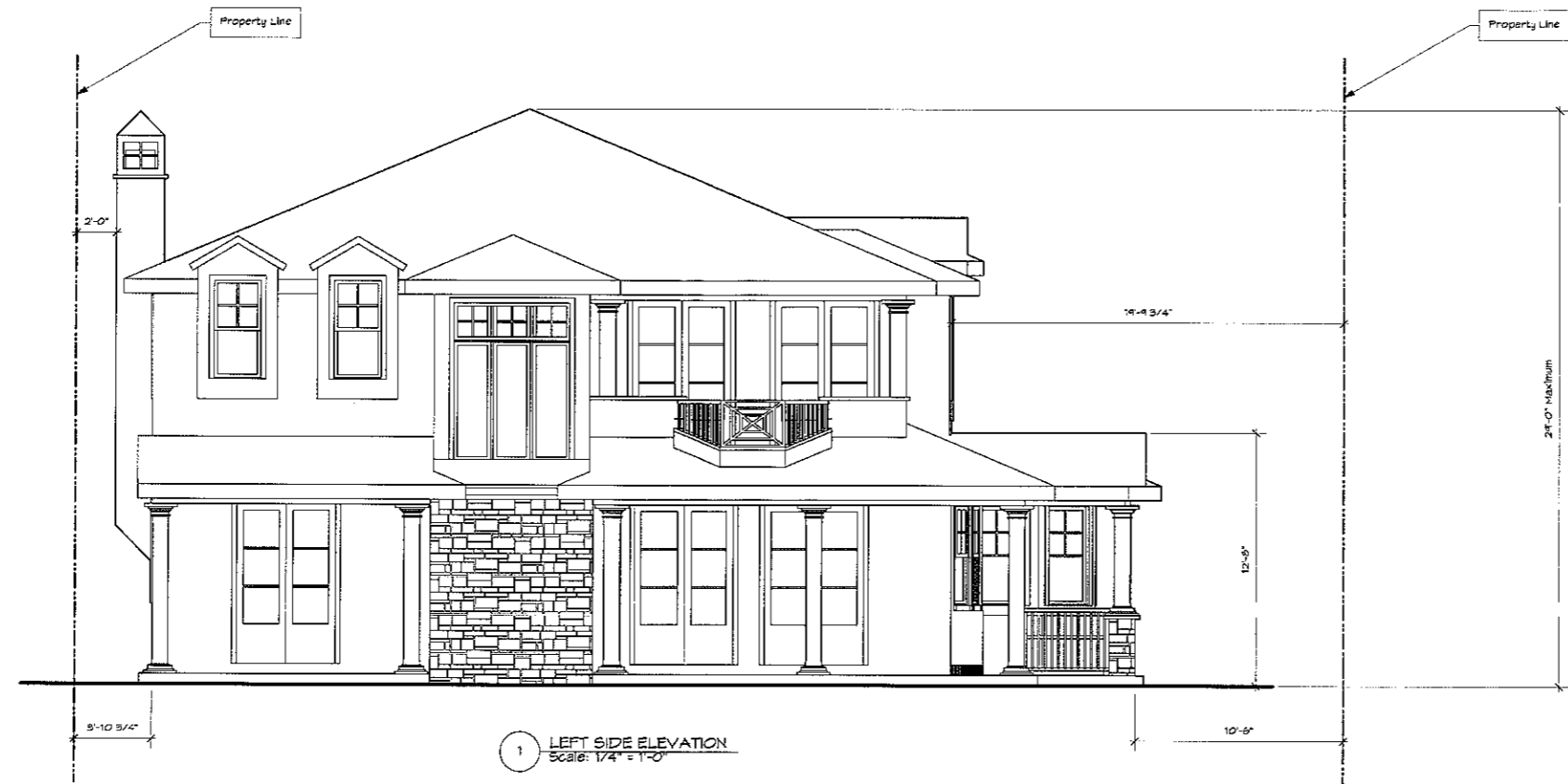
Exterior Elevations	As Noted
	Scale

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September 4, 2007

08.0

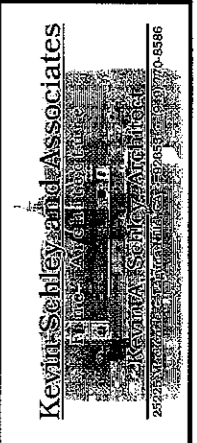


1 LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

Revisions	
1	Move stairs 9/4/07



The Brosnan Remodel
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Newport Beach, California

Exterior Elevations
Scale: As Noted

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08.1