



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: NOVEMBER 8, 2004

*III. 2.*

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-03-27 (TIME EXTENSION)  
1777 NEWPORT BOULEVARD

DATE: OCTOBER 29, 2004

FOR FURTHER INFORMATION CONTACT: MEL LEE, ASSOCIATE PLANNER (714) 754-5611

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## **PROJECT DESCRIPTION**

The applicant is requesting approval of a one-year extension of time for a variance from front building setback (20 feet required; 0 feet proposed) for a 150 square foot second floor balcony/deck.

## **APPLICANT**

The applicant is John DeFrenza, representing the property owner, Dennis D'Alessio.

## **RECOMMENDATION**

Approve by adoption of Planning Commission resolution, subject to conditions.

Handwritten signature of Mel Lee in black ink.

MEL LEE  
Associate Planner

Handwritten signature of R. Michael Robinson in black ink.

R. MICHAEL ROBINSON  
Planning & Redevelopment Manager

## **BACKGROUND**

On October 13, 2003, Planning Commission approved a variance from front building setback (20 feet required; 0 feet proposed) for a 150 square foot second floor balcony/deck, part of an exterior remodel for the existing two story commercial building.

The applicant submitted plans for the exterior and interior remodel of the building for plan check in January 2004. During the plan check process, the applicant proposed changing the proposed tenant from an office use to a restaurant/nightclub use, and using a nearby paved residentially-zoned lot (located at 1764 Anaheim Avenue) for parking, which is being processed under a separate conditional use permit application (PA-04-33), also scheduled for this agenda. Because the applicant's request could not be scheduled prior to the expiration of the approval of the original variance, the applicant is requesting a time extension.

## **ANALYSIS**

Code allows the Commission to extend the approval of a planning application for successive one-year periods upon showing a good cause by the applicant.

There have been no changes in the city codes that affect the variance as originally approved. All previously approved conditions of approval remain in effect for this project. Copies of the conditions of approval and original staff report for PA-03-27 are attached to this report.

The issues related to the proposed restaurant/nightclub use are discussed in the planning staff report for PA-04-33.

## **ALTERNATIVES**

If the time extension were not approved, it would prevent the balcony extension from being constructed on the property.

## **CONCLUSION**

It is staff's opinion that the time extension requested by the applicant should be granted to allow the previously approved balcony extension.

Attachments:           Draft Planning Commission Resolution  
                              Exhibit "A" - Draft findings  
                              Exhibit "B" - Conditions of Approval  
                              Applicant's Time Extension Request  
                              Staff Report for PA-03-27  
                              Location Map  
                              Plans/Photos

cc: Deputy City Manager - Dev. Svs. Director  
Sr. Deputy City Attorney  
City Engineer  
Fire Protection Analyst  
Staff (4)  
File (2)

John DeFrenza  
20301 S.W. Birch Street, Suite 101E  
Newport Beach, CA 92660

D'Alessio Investments  
440 Fair Drive, Suite H  
Costa Mesa, CA 92626

File: 110804PA0327EXT	Date: 102004	Time: 1000a.m.
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**RESOLUTION NO. PC-04-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING A ONE-YEAR EXTENSION OF TIME FOR PLANNING APPLICATION PA-03-27**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by John DeFrenza, authorized agent for Dennis D'Alessio, owner of real property located at 1777 Newport Boulevard, requesting a one-year extension of time for approval of a variance from front building setback (20 feet required; 0 feet proposed) for a 150 square foot second floor balcony/deck; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 8, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** the extension of time to October 13, 2005 for Planning Application PA-03-27 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for PA-03-27 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 8th day of November, 2004.**

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Chair, Costa Mesa  
Planning Commission



**EXHIBIT "A"****FINDINGS**

- A. The proposed use complies with Costa Mesa Municipal Code Section 13-29(e) because:
- The use is compatible and harmonious with uses that exist in the general neighborhood.
  - Safety and compatibility of the design of the building, parking area, and other site features including functional aspects of the site development such as automobile and pedestrian circulation will remain unchanged.
  - The proposed use is consistent with the General Plan.
  - The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(1) in that there are special circumstances applicable to the property, such as unusual lot size, lot shape, topography, or similar features, where strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other properties in the vicinity under the C1 zoning classification. Specifically, all of the buildings within this block have the same nonconforming 5-foot front setback, and several have ground-level patios, primarily restaurants which utilize patios for outside dining. As stated earlier, this property is within the City's Downtown Redevelopment Project Area. The design principles for buildings within the project area encourage the incorporation of patios and balconies to promote pedestrian activity. As a result, it is staff's opinion that the applicant would be denied a privilege enjoyed by other properties in the area if the variance request were not granted. Additionally, any adverse impacts as a result of the encroachment of the balcony/deck will be minimized because only the tip of the balcony/deck has a zero property line setback due to its curvature.
- C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(9) in that the proposed development is consistent with the guidelines of the Redevelopment Plan including, but not limited to, primary building materials; accent materials; and building color.
- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- E. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**EXHIBIT "B"****CONDITIONS OF APPROVAL**

- Plng. 1. Street addresses shall be displayed on the building fascia adjacent to the main entrance of the building in a manner visible to the public street. Street address numerals shall be a minimum 12 inches in height with not less than 3/4-inch stroke and shall contrast sharply with the background.
2. The conditions of approval and ordinance or code provisions of Planning Application PA-03-27 shall be blueprinted on the face of the site plan.
3. The applicant shall contact the Planning Division to arrange for a "special requirements" inspection of the site prior to the release of occupancy. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
4. Exterior elevations shall be designed in accordance with the Architectural Guidelines For New Construction within the Downtown Redevelopment Project Area, including, but not limited to, the following: primary building materials; accent materials; building colors; and architectural details. Exterior building colors and materials shall be submitted for pre-plan-check review and approval by the Planning Division. Once the exterior elevations have been reviewed and approved by the Planning Division, the exterior elevations shall be incorporated into the plan check drawings.
5. All rooftop mechanical equipment shall be screened from view on and off site in a manner acceptable to the Planning Division.
6. No exterior roof access ladders, staircases, roof drain scuppers, or roof drain downspouts shall be permitted.
- Eng. 7. Maintain the site and public right-of-way in a "wet-down" condition during construction to prevent excessive dust and remove any spillage from the public right-of-way by sweeping or sprinkling.



RECEIVED  
CITY OF COSTA MESA  
DEVELOPMENT SERVICES DEPARTMENT  
~~OCT 21 2004~~

October 5, 2004

RECEIVED  
CITY OF COSTA MESA  
DEVELOPMENT SERVICES DEPARTMENT  
OCT 12 2004

Mel Lee, Planning Division  
City of Costa Mesa  
77 Fair Drive  
P.O. Box 1200  
Costa Mesa, CA 92628-1200

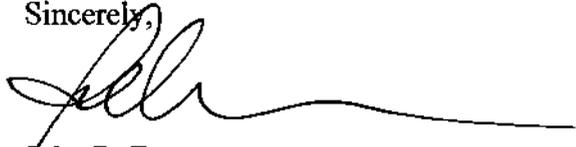
RE: D'Alessio Investments  
1777 Newport Blvd.  
PA-03-27

The purpose of this letter is to request an extension for the above-mentioned activity number that is scheduled to expire on October 13, 2004. The reason for this request is due to the change in tenants and it's type of business (Original plans were for an office building, new plans are for a restaurant). It was determined by the planning department on February 11, 2004 that additional off site parking was required therefore a CUP has to be obtained. An application for the CUP (PA-04-33) was submitted on August 25, 2004.

The new tenant requires the property owner to redesign the interior of the tenant space, which has put a delay on the building permit plan check process.

If you have any further questions, please feel free to contact me at my office at (949) 261-8805.

Sincerely,



John DeFrenza  
Architect

RESOLUTION NO. PC-03-65

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-03-27**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

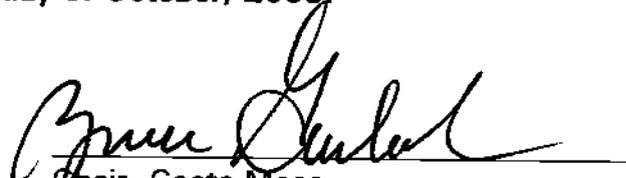
WHEREAS, an application was filed by John De Frenza, authorized agent for Dennis Dalessio, owner of real property located at 1777 Newport Boulevard, requesting approval of a variance from front building setback (20 feet required; 0 feet proposed) for a 150 square foot second floor balcony/deck; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 13, 2003.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-03-27 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for PA-03-27 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED** this 13th day of October, 2003.

  
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Chair, Costa Mesa  
Planning Commission





# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: OCTOBER 13, 2003

*U11.6.*  
ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-03-27  
1777 NEWPORT BOULEVARD

DATE: OCTOBER 2, 2003

FOR FURTHER INFORMATION CONTACT: MEL LEE, ASSOCIATE PLANNER  
(714) 754-5611

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## **PROJECT DESCRIPTION**

The applicant is requesting approval of a variance from front building setback (20 feet required; 0 feet proposed) for a 150 square foot, second floor balcony/deck.

## **APPLICANT**

The applicant is John De Frenza, representing the property owner, Dennis Dalessio.

## **RECOMMENDATION**

Approve by adoption of Planning Commission resolution, subject to conditions.

MEL LEE  
Associate Planner

PERRY L. VALANTINE  
Asst. Development Services Director

## PLANNING APPLICATION SUMMARY

Location: 1777 Newport Boulevard Application: PA-03-27

Request: Variance from front building setback (20 feet required; 0 feet proposed) for a 150 square foot second floor balcony/deck.

**SUBJECT PROPERTY:**

**SURROUNDING PROPERTY:**

Zone: <u>C2</u>	North: <u>C2, Commercial uses</u>
General Plan: <u>General Commercial</u>	South: <u>C2, Commercial uses</u>
Lot Dimensions: <u>50 FT x 105 FT</u>	East: <u>Frontage road and Newport Boulevard</u>
Lot Area: <u>5,250 SQ FT</u>	West: <u>(Acr alley) R2-HD &amp; R1, residences and public parking lot</u>
Existing Development: <u>Commercial building</u>	

**DEVELOPMENT STANDARD COMPARISON**

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Building Height:	2 Stories/30 FT	2 Stories/30 FT
<b>Setbacks (Building):</b>		
Front	20 FT	0 FT*
Side (left/right)	0 FT/50 FT	0 FT/0 FT**
Rear (Alley)	10 FT	5 FT**

\*A variance has been requested from this requirement.

\*\*The site is legal nonconforming.

CEQA Status Exempt, Class 1

Final Action Planning Commission

**BACKGROUND**

On August 25, 2003, Planning Commission considered a request for a variance to allow a 150 square foot balcony/deck to have a zero setback from the front property line. Code requires a building setback of 20 feet from the front property line, and the existing building has a nonconforming 5-foot setback from the front property line. The applicant is also proposing to remodel the exterior façade of the building, which is located within the City's Downtown Redevelopment Project Area. Planning Commission continued the variance request to allow the applicant time to submit revised plans for the exterior elevations to better reflect the Architectural Guidelines for the Downtown Redevelopment Project Area.

**DISCUSSION**

The applicant has revised the façade to incorporate additional design elements recommended in the guidelines, including the following: (1) a parapet roof with a cornice cap; (2) arcades and columns for the second story windows; (3) an iron railing balcony; and (3) earth tone stucco as the primary building material.

With regard to the variance for the encroachment of the balcony, as discussed in the Planning Staff Report dated August 25, 2003 (a copy of which is attached to this report) it is staff's opinion that any adverse impacts as a result of the encroachment of the balcony/deck will be minimized because only the tip of the balcony/deck has a zero property line setback due to its curvature. In addition, all of the buildings within this block have the same nonconforming 5-foot front setback, and several have ground-level patios and upper level awnings with zero setbacks. As a result, it is staff's opinion that the applicant would be denied a privilege enjoyed by other properties in the area if the variance request were not granted.

**ALTERNATIVES**

If the project were denied, the applicant could not construct the balcony/deck as proposed. The applicant could not submit the same type of application for six months. The property could be renovated, without the balcony/deck, provided that the renovation complies with the Architectural Guidelines for the Downtown Redevelopment Project Area.

**CONCLUSION**

The variance will allow for an amenity that is encouraged within the Downtown Redevelopment Project Area and will provide a substantial improvement for the existing site. As a result, staff supports the variance.

**RECOMMENDATION**

Approve, subject to conditions.

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Attachments:        Applicant's Project Description and Justification  
                         Draft Planning Commission Resolution  
                         Exhibit "A" – Findings  
                         Exhibit "B" – Conditions of Approval  
                         Planning Staff Report dated August 25, 2003  
                         Location Map  
                         Plans/Photos

cc:     Deputy City Manager - Dev. Svcs. Director  
         Sr. Deputy City Attorney  
         Engineer  
         Fire Protection Analyst  
         Staff (4)  
         File (2)

John De Frenza  
20301 SW Birch Street, Suite 101E  
Newport Beach, CA 92660

**DESCRIPTION/JUSTIFICATION**

Application #: **PA - 03-27**

Environmental Determination: **EXEMPT**

Address:

1777 NEWPORT BLVD

1. Fully describe your request: **A VARIANCE FOR AN EXISTING ARCHITECTURAL FACADE ELEMENT TO BE REVISED & RECONSTRUCTED TO PROVIDE AN OUTDOOR DECK ACCESSIBLE TO THE SECOND FLOOR.**

2. Justification

A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

**N/A**

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

**IN AN EFFORT TO RE-ENGAGE THE STREET SCOPE WITH THE NEW USES WITHIN THE RETAIL COMMUNITY, THE FRONT ELEVATION OF THE BUILDING WILL BENEFIT BY THE CREATION OF A USABLE DECK AREA. ALL WORK IS STILL WITHIN THE LIMITS OF PROPERTY.**

3. This project is: (check where appropriate)

In a flood zone.

Subject to future street widening.

In the Redevelopment Area.

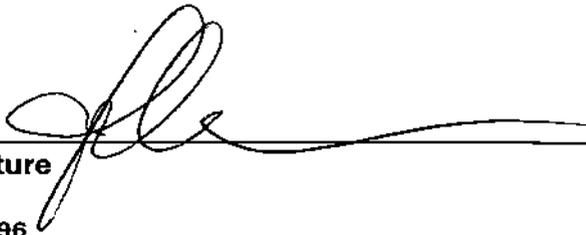
In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

Is not included in the publication indicated above.

Is included in the publication indicated above.

Signature



Date

**6/16/03**



# PLANNING COMMISSION AGENDA REPORT

*U1.3.*

MEETING DATE: AUGUST 25, 2003

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-03-27  
1777 NEWPORT BOULEVARD

DATE: AUGUST 14, 2003

FOR FURTHER INFORMATION CONTACT: MEL LEE, ASSOCIATE PLANNER (714) 754-5611

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## PROJECT DESCRIPTION

The applicant is requesting approval of a variance from front building setback (20 feet required; 0 feet proposed) for a 150 square foot second floor balcony/deck.

## APPLICANT

The applicant is John De Frenza, representing the property owner, Dennis Dalessio.

## RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

MEL LEE  
Associate Planner

PERRY L. VALANTINE  
Asst. Development Services Director

## PLANNING APPLICATION SUMMARY

Location: 1777 Newport Boulevard Application: PA-03-27

Request: Variance from front building setback (20 feet required; 0 feet proposed) for a 150 square foot second floor balcony/deck.

**SUBJECT PROPERTY:**

**SURROUNDING PROPERTY:**

Zone: <u>C2</u>	North: <u>C2, Commercial uses</u>
General Plan: <u>General Commercial</u>	South: <u>C2, Commercial uses</u>
Lot Dimensions: <u>50 FT x 105 FT</u>	East: <u>Frontage road and Newport Boulevard</u>
Lot Area: <u>5,250 SQ FT</u>	West: <u>(Acr alley) R2-HD &amp; R1, residences and public parking lot</u>
Existing Development: <u>Commercial building</u>	

**DEVELOPMENT STANDARD COMPARISON**

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Building Height:	2 Stories/30 FT	2 Stories/30 FT
Setbacks (Building):		
Front	20 FT	0 FT*
Side (left/right)	0 FT/50 FT	0 FT/0 FT**
Rear (Alley)	10 FT	5 FT**

\*A variance has been requested from this requirement.

\*\*The site is legal nonconforming.

CEQA Status Exempt, Class 1

Final Action Planning Commission

## BACKGROUND

The site is an existing commercial building constructed in 1963. The property is located within the City's Downtown Redevelopment Project Area. The applicant is proposing to renovate the existing building, which was formerly utilized as a furniture store and is currently occupied by an auto sales use.

## DISCUSSION

### Variance

As part of the renovation, a new 150 square foot balcony/deck is proposed to be constructed on the second floor of the building. Code requires a building setback of 20 feet from the front property line. The existing building has a nonconforming 5-foot setback from the front property line and the proposed balcony/deck, which is a curved design, has an overhang of 5 feet at the tip of the curvature, resulting in a zero building setback on the second story. Because the setback of the proposed balcony/deck does not comply with code, the applicant has requested approval of a variance.

City code allows granting a variance where special circumstances applicable to the property exist (such as an unusual lot size, lot shape, topography, or similar features) and where strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other property in the vicinity under an identical zoning classification. Other factors (such as existing site improvements) may also be considered.

The existing nonconforming 5-foot setback of the commercial building prevents the construction of a balcony/deck that complies with code. All of the buildings within this block have the same nonconforming 5-foot front setback, and several have ground-level patios, primarily restaurants which utilize patios for outside dining. As stated earlier, this property is within the City's Downtown Redevelopment Project Area. The design principles for buildings within the project area encourage the incorporation of patios and balconies to promote pedestrian activity. Also, several buildings have canopies and/or awnings which project into the existing 5-foot building setbacks. As a result, it is staff's opinion that the applicant would be denied a privilege enjoyed by other properties in the area if the variance request were not granted. Additionally, it is staff's opinion that any adverse impacts as a result of the encroachment of the balcony/deck will be minimized because only the tip of the balcony/deck has a zero property line setback due to its curvature.

### Other Issues

The building façade preferred by the applicant consists primarily of aluminum panels with painted gray stucco accents; the balcony will consist of tempered glass between chrome metal posts. The Architectural Guidelines for the Downtown Redevelopment Project Area encourage stucco as a primary building material, with

metal as an accent material (it should be noted that stucco is the primary material for the other buildings within this block). The applicant has submitted an alternative design that incorporates stucco as the primary building material per the guidelines should the Commission determine that the alternative preferred by the applicant is not consistent with the design guidelines.

Staff is also concerned with the portion of the enclosed parapet wall on the uppermost left side of the building façade, where future signage is proposed to be placed. Staff recommends that this portion of the façade be eliminated for the following reasons: (1) the proposed sign area would constitute an above roof sign, which is not permitted by code; and (2) the enclosed space within the parapet would constitute a third story, which is not permitted in the C2 zone (the maximum number of stories permitted is two).

**ALTERNATIVES**

If the project were denied, the applicant could not construct the balcony/deck as proposed. The applicant could not submit the same type of application for six months. The property could be renovated, without the balcony/deck, which, as stated earlier, complies with the Architectural Guidelines for the Downtown Redevelopment Project Area.

**CONCLUSION**

The variance will allow for an amenity that is encouraged within the Downtown Redevelopment Project Area and will provide a substantial improvement for the existing site. As a result, staff supports the variance.

**RECOMMENDATION**

Approve, subject to conditions.

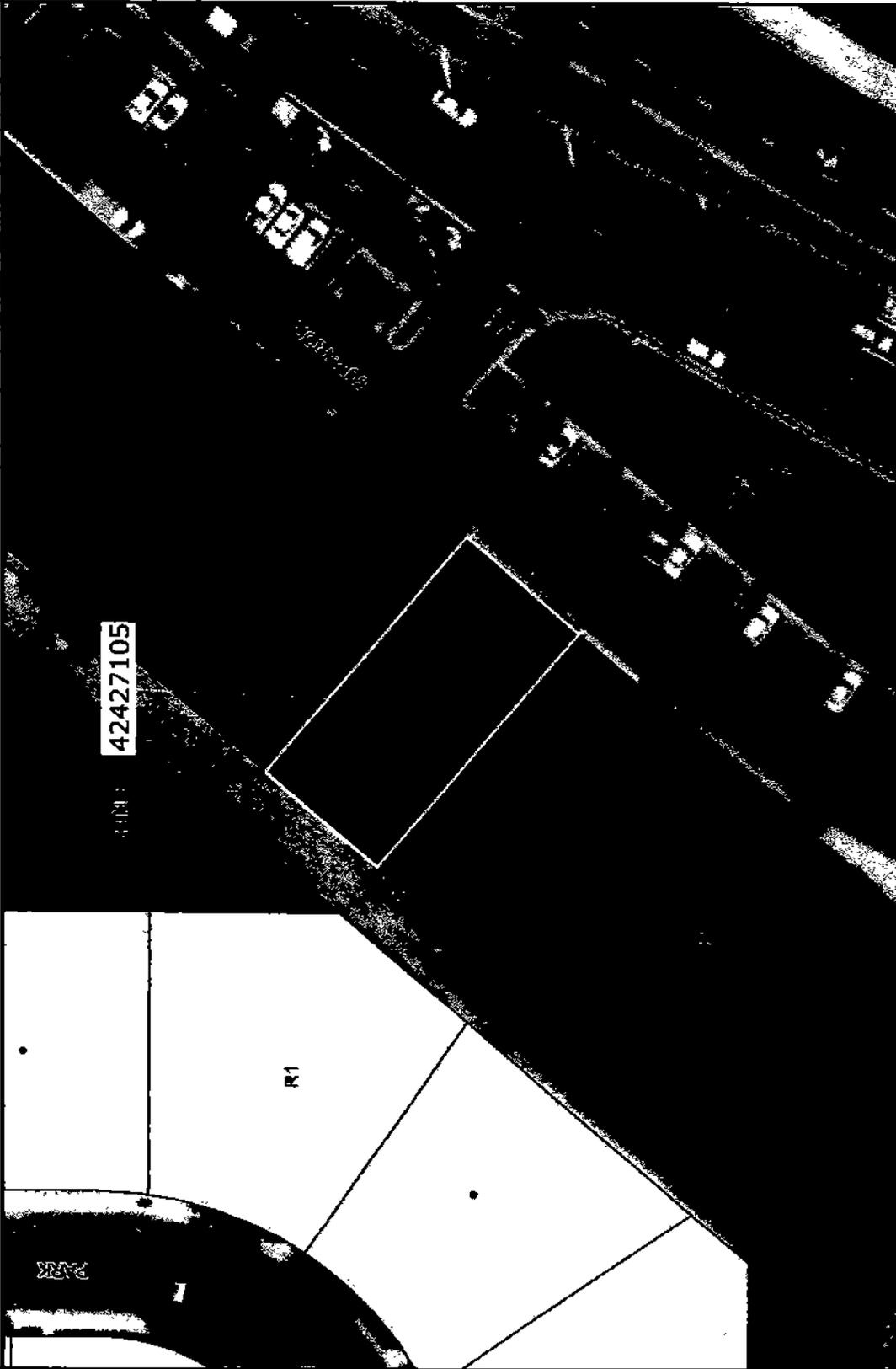
- Attachments:      1.      Applicant’s Project Description and Justification
- 2.      Draft Planning Commission Resolution
- 3.      Exhibit “A” – Findings
- 4.      Exhibit “B” – Conditions of Approval
- 5.      Location Map
- 6.      Plans/Photos

cc:    Dep. City Mgr. - Dev. Svcs. Director  
       Assistant City Attorney  
       Engineer  
       Fire Protection Analyst  
       Staff (4)  
       File (2)

John De Frenza  
 20301 SW Birch Street,  
 Suite 101E  
 Newport Beach, CA 92660

# ZONING/LOCATION MAP

PA-03-27



## Legend

Identified Features

Selected Features

Address Points

Hydrology Channels

Street Names

Parcel Lines

City Boundary

Water Ways

Zoning Overlays

Zoning

Other

Administrative & Professional

Local Business

Local Business & School

General Business

Commercial Limited

Contents of this map are copyright 2002, City of Costa Mesa, and may not be reproduced without prior written permission.

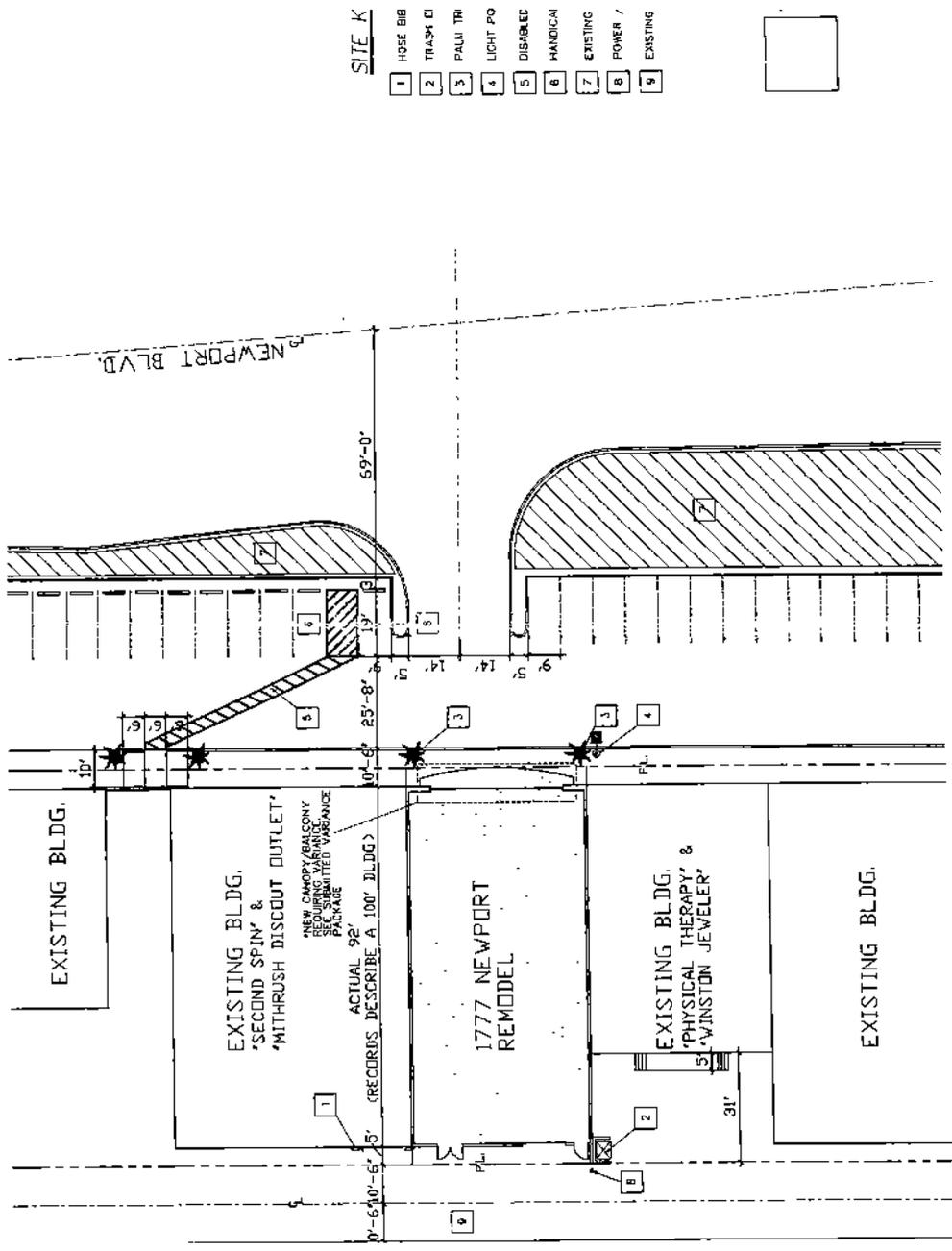
*WARNING: This map does not meet national map accuracy standards and cannot be used for engineering purposes.*



Printed: 8/5/2003 9:01:51 AM



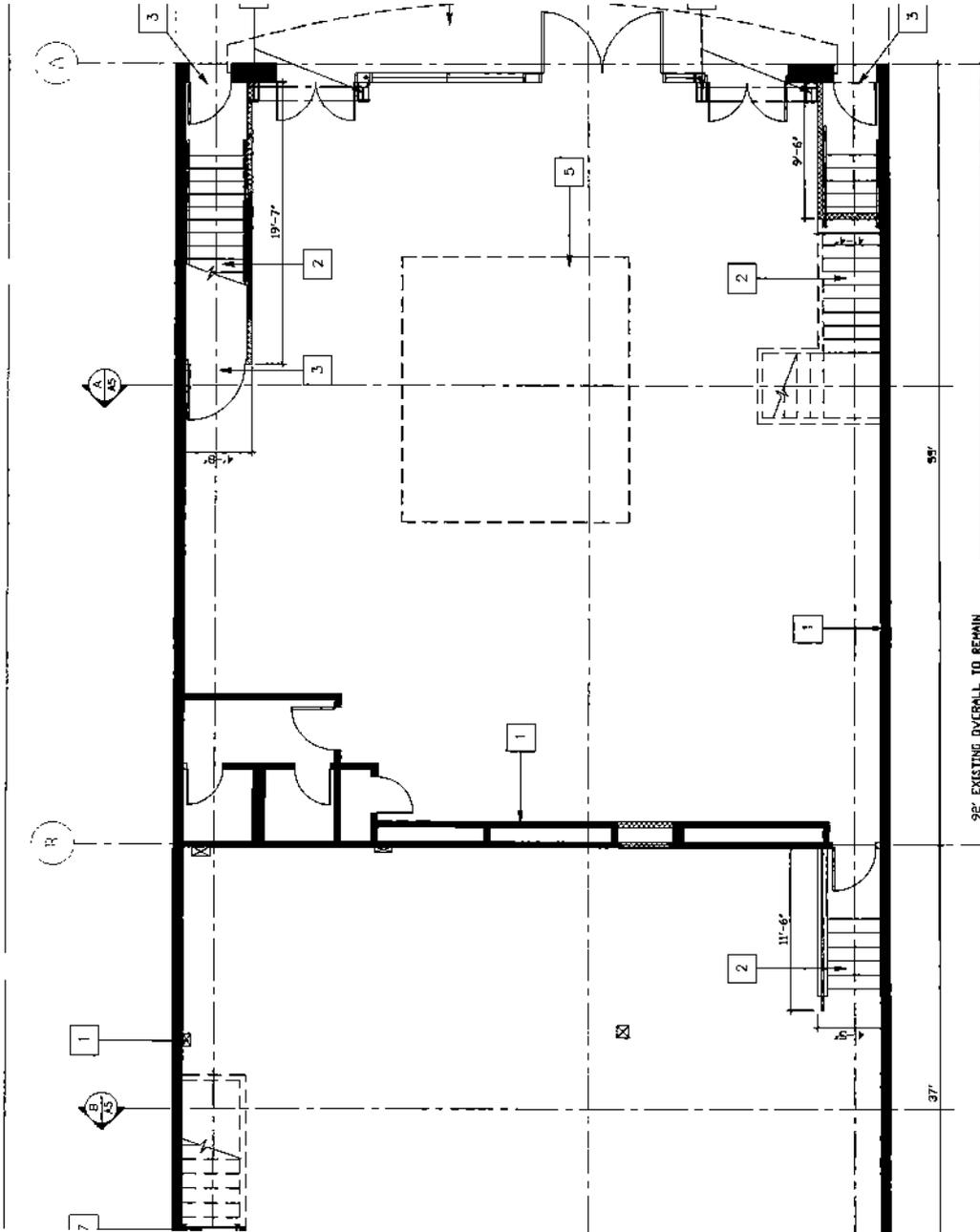
21



**SITE K**

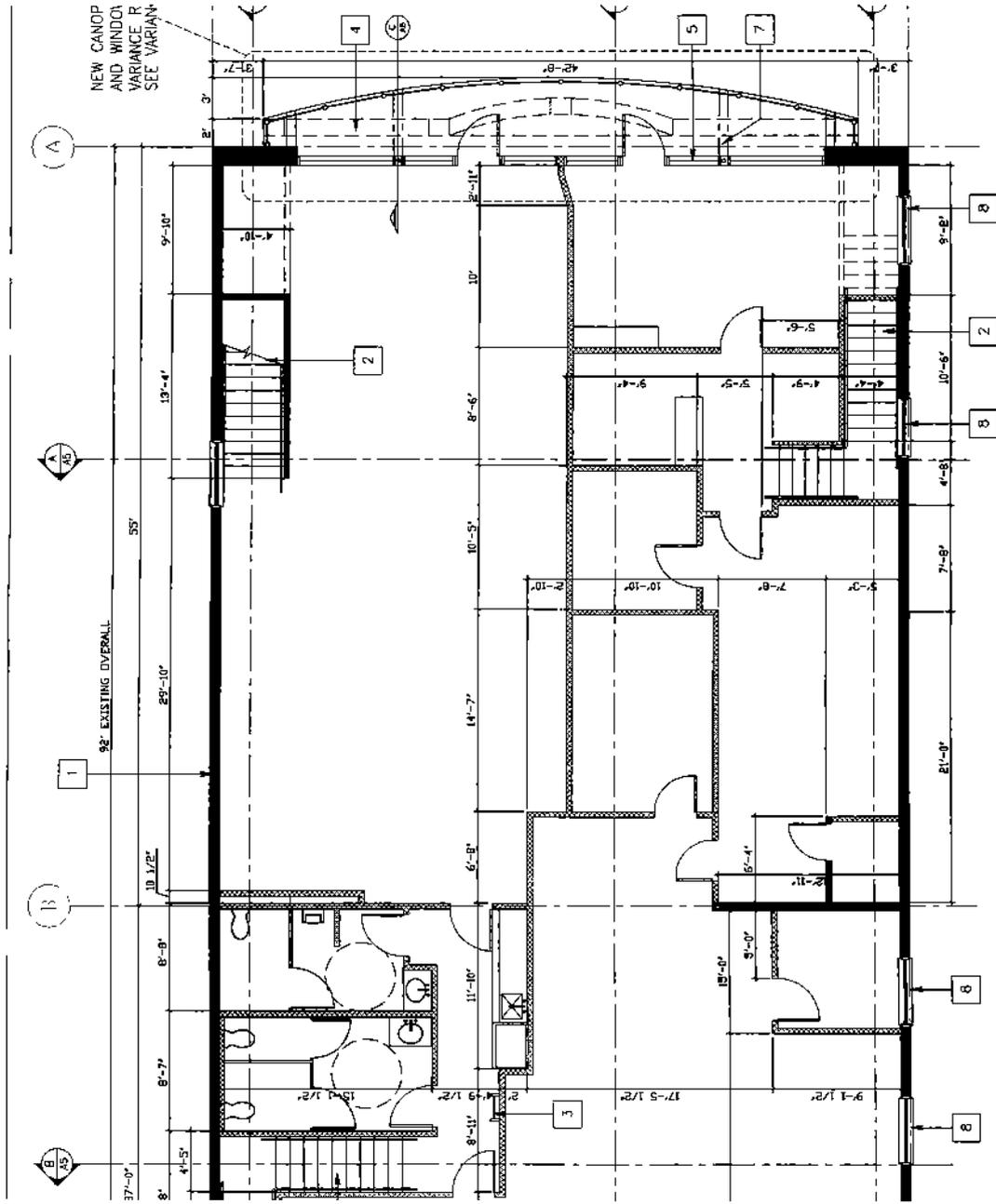
- 1 HOSE BIB
- 2 TRASH CI
- 3 PALM TR
- 4 LIGHT PO
- 5 DISABEC
- 6 HANDICAI
- 7 EXISTING
- 8 POWER /
- 9 EXISTING





FLOOR PLAN NOTES	
1	EXISTING EXTERIOR WALL & ALL COLUMNS TO REMAIN
2	NEW STAIR & HANDRAIL SEE SHT. A5 FOR DIMENSIONS
3	NEW DOOR
4	ADD'L STRUCT. FOR NEW FACADE / CANOPY
5	EXISTING CEILING TO BE RECONSTRUCTED
6	NEW CANOPY / BALCONY ABOVE.
7	ADD'L STRUCT. SUPPORT FOR NEW STAIR

METAL STUD INT. WALL  
BOTH SIDES  
R/CEILING ASSEMBLY.  
(IN UNLESS  
...)



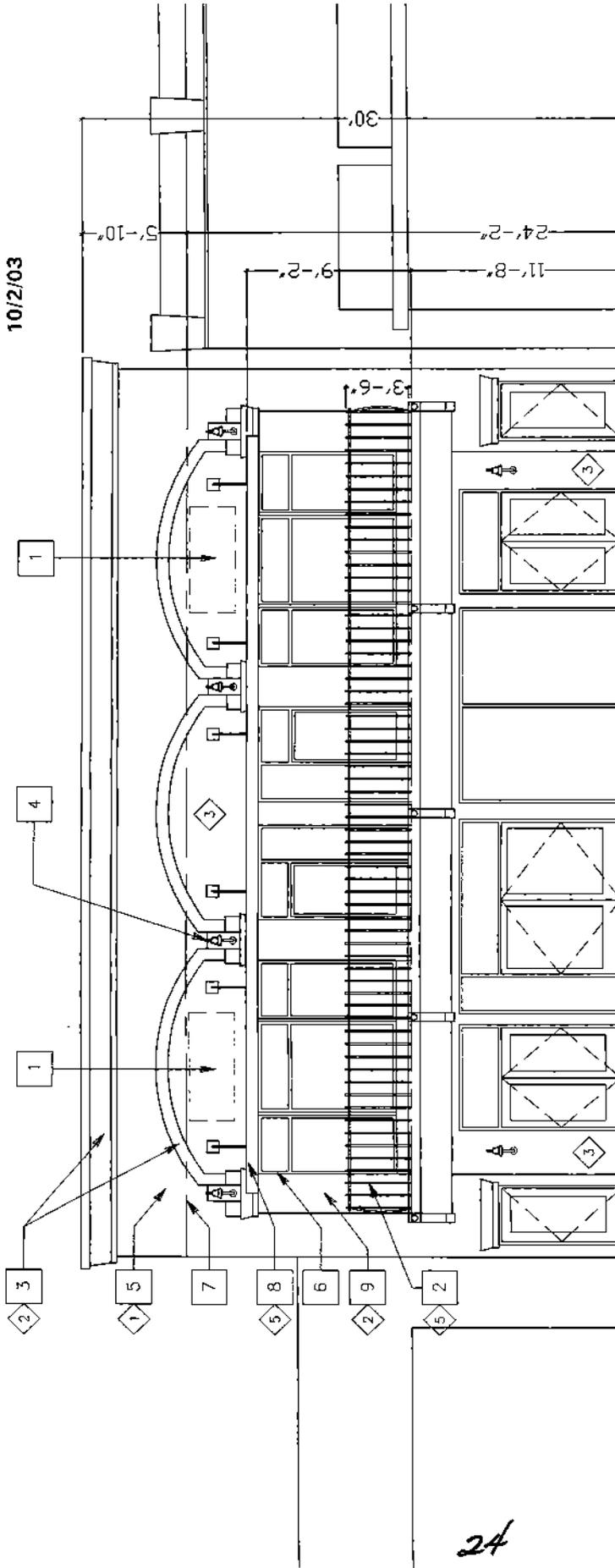
FLOOR PLAN NOTES

- 1 EXISTING EXTERIOR WALL & ALL COLUMNS TO REMAIN
- 2 NEW STAIR, SEE SHT. A5 FOR DIMENSIONS, RISE & RUN
- 3 NEW ACCESS LADDER TO ROOF
- 4 NEW EXTERIOR SOFFIT ABOVE SEE ROOF PLAN FOR DIMENSIONS
- 5 NEW WINDOW SYSTEM AT FACADE
- 6 WINDOW SYSTEM HEADER @ 8'-10", WALL SKIRT ABOVE
- 7 ADDITIONAL STRUCT FOR NEW FACADE / BALCONY
- 8 NEW FIXED GLASS WINDOWS 1HR RATED ASSEMBLY

METAL STUD INT. WALL  
BOTH SIDES

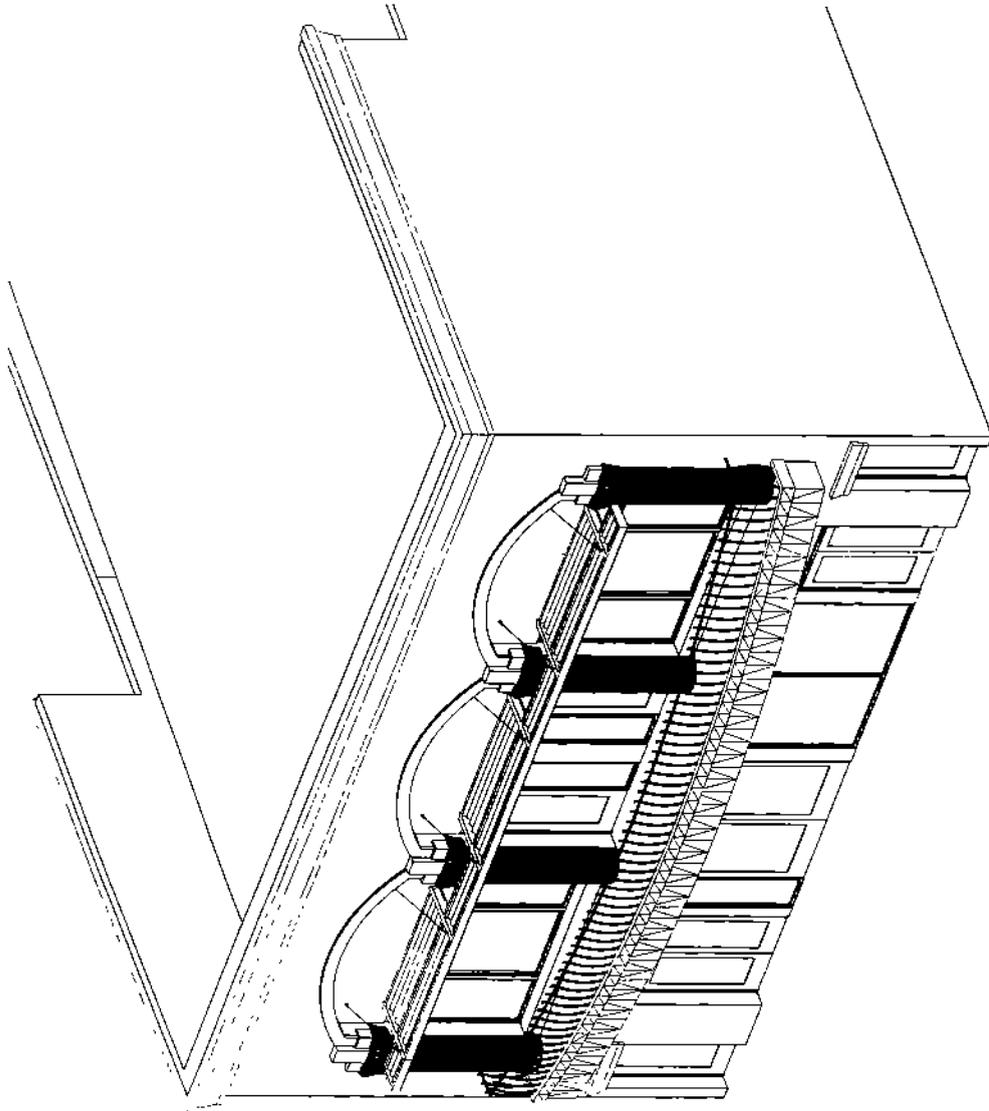
UN UNLESS

REVISED ELEVATION  
10/2/03



24

ELEVATION KEY NOTES		COLOR SCHEDULE	
1	DESIGNATED SIGN AREA 3.3 SQ FT	1	MAIN BUILDING COLOR - "MISSION WHITE" - VISTA 83
2	NEW 1" ROD IRON "SPANISH-STYLE" BALUSTRADE @ 42" TALL.	2	CORNICE & COLUMN COLOR. "CARLSBAD CANYON" - 36C-1T
3	FOAM CORNICE W/LIGHT SAND STUCCO FINISH	3	ARCH RECESS & COLUMN CAPS. "CASSEL BROWN" - 36C-3D
4	GOOSENECK LIGHT FIXTURES	4	ARCH. ORNAMENT. "SUEDE" - 36C-4A
5	LIGHT SAND STUCCO FINISH OVER 2X WOOD CONSTRUCTION.	5	AWNING & BALUSTRADE. "NU BARK" - 36
6	NEW STOREFRONT WINDOW SYSTEM		
7	EXT'G ROOF LINE		
8	METAL LOUVERED AWNING		
9	DECORATIVE COLUMNS W/LIGHT SAND STUCCO FINISH.		



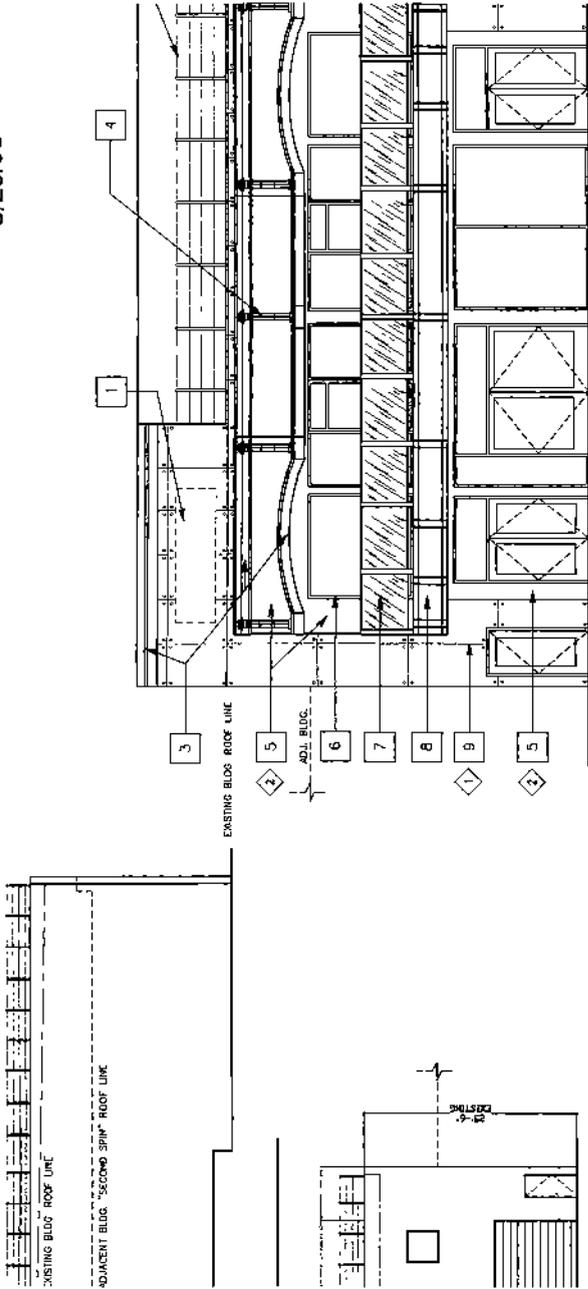


**DALESSIO  
OFFICE REMODEL**

NEWPORT BEACH, CA



ORIGINAL ELEVATION - METAL ALTER  
8/25/03



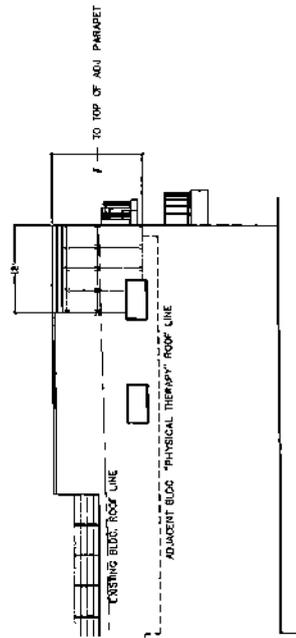
ELEVATION NORTH (ENLARGED 1/4" = 1')

**ELEVATION KEY NOTES**

- 1 DESIGNATED SIGN AREA 33 SQ. FT.
- 2 NEW 3" DIA. 45" HIGH PIPING METAL POSTS W/ 1/4" STEEL CABLE & 6/32 HORIZ. SPACING
- 3 GROOVED ANODIZED ALUMINUM COPING
- 4 LIGHT FIXTURE/BOLLARD, SEE ELEC. PLANS
- 5 NEW STUCCO OVER METAL STUD
- 6 NEW STOREFRONT WINDOW SYSTEM

**COLOR SCHEDULE**

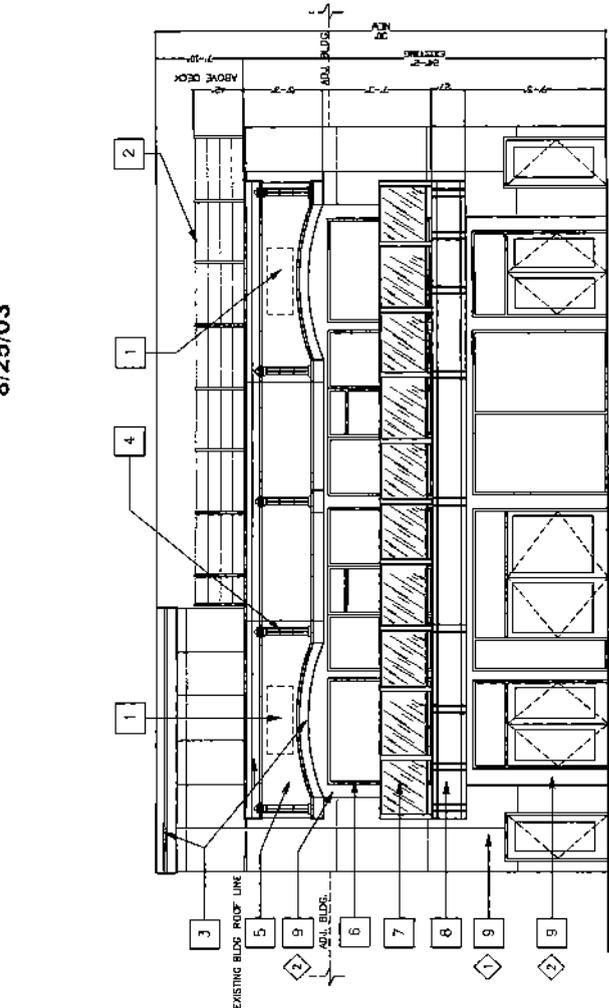
- 1 MAIN BUILDING COLOR "BRIGHT STEEL" - MSTA 850-1P
- 2 BUILDING COLOR & ACCENT "FAR HORIZON" - 65A-2P





NO.	DESCRIPTION
1	EXISTING
2	NEW
3	REMOVE
4	ALTER
5	ADD
6	REPLACE
7	REPAIR
8	REINFORCE
9	REWORK

ORIGINAL ELEVATION - STUCCO ALTERNATIVE  
8/25/03



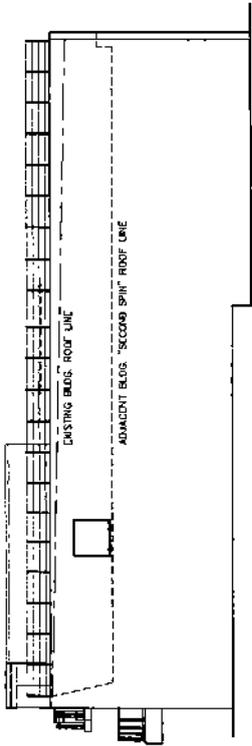
ELEVATION NORTH (ENLARGED 1/4"=1')

**ELEVATION KEY NOTES**

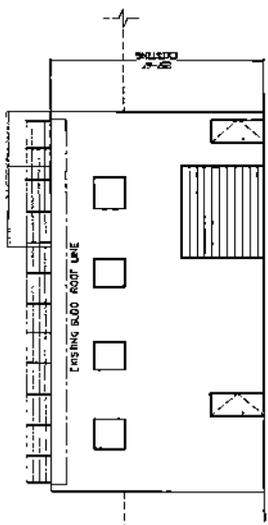
- 1 DESIGNATED SIGN AREA 33 SQ. FT.
- 2 NEW 2" DIA. 42" HIGH CIRCULAR MET. POSTS W/ 1/8" STEEL CABLE # 4 0/2 HORIZ. SPACING
- 3 GROOVED ANODIZED ALUMIN. COPING
- 4 LIGHT FIXTURE/BELLARD, SEE CLEC PLANS
- 5 ALUMINUM SHEET METAL PANELING
- 6 ANODIZED ALUMIN. COPING
- 7 NEW ALUMINUM WINDOW/DOOR
- 8 STUCCO (MATERIAL) OVER 2" ST. CONCRETE BLOCK
- 9 NEW STUCCO WINDOW SYSTEM

**COLOR SCHEDULE**

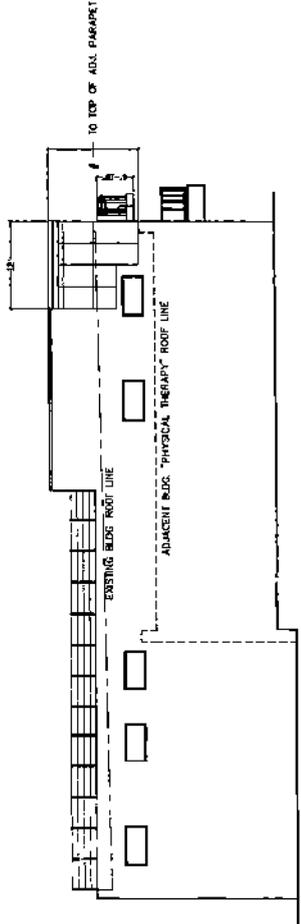
- ◇ MAIN BUILDING COLOR - "MIGHTY STEEL" - MSTA 65C-1P
- ◇ BUILDING COLOR & ACCENT "FAR HORIZON" - 65A-2P



ELEVATION WEST



ELEVATION SOUTH



ELEVATION EAST



**DALESSIO  
OFFICE REMODEL**

NEWPORT BEACH, CA

