CS	Cover Sheet
CS 1	Existing Map
SP A	Site Development Plan
SP A1	Site Plan Comparison
SP B	Approved Site Plan
CS 2	Big Idea / Project Summary
	Zoning & Planning Comparison
CS 3	Color & Materials Concept
CS 4	River Avenue Street Scene
CS 5	Elevation Comparison
CS 6	Plan Comparison
1.0A	Floor Plan - Plan 1A
1.0B	Floor Plan - Plan 1B
1.0C	Floor Plan - Plan 1C
1.1	Elevations & Section Plan 1
1.1A	Elevations - Plan 1 (ENHANCED)
2.0A	Floor Plan - Plan 2A
2.0B	Floor Plan - Plan 2B
2.1	Elevations - Plan 2
2.1A	Elevations - Plan 2 (ENHANCED)
2.2	Section - Plan 2
3.0A	Floor Plan - Plan 3A
3.0B	Floor Plan - Plan 3B
3.1	Elevations - Plan 3
3.1A	Elevations - Plan 3 (ENHANCED)
3.2	Section - Plan 3
L1.0	Conceptual Landscape Plan
L1.1	Paseo Enlargements

SUBSTANTIAL CONFORMANCE PACKAGE

ECHO BEACH

NEWPORT BEACH, CALIFORNIA

LB9 OWNER, LLC

Mar 25, 2014

INCORPORATED BUCILLA GROUP ARCHITECTURE

19782 MacArthur, Suite 260, Irvine CA 92612

TEL: 949.851.9080 FAX: 949.851.0113

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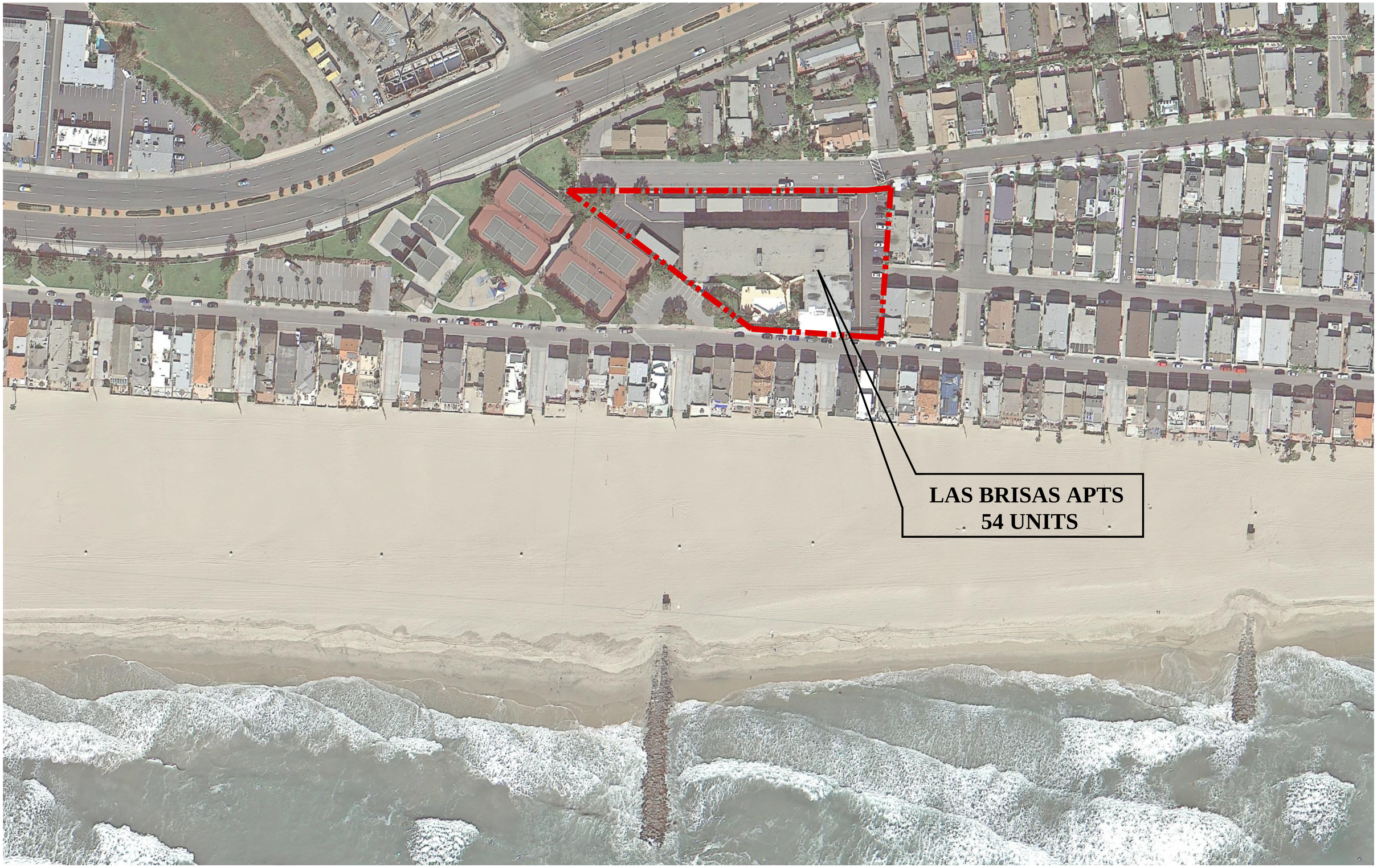

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EXISTING MAP

LAS BRISAS APARTMENTS

NEWPORT BEACH , CALIFORNIA

Mar 25, 2014

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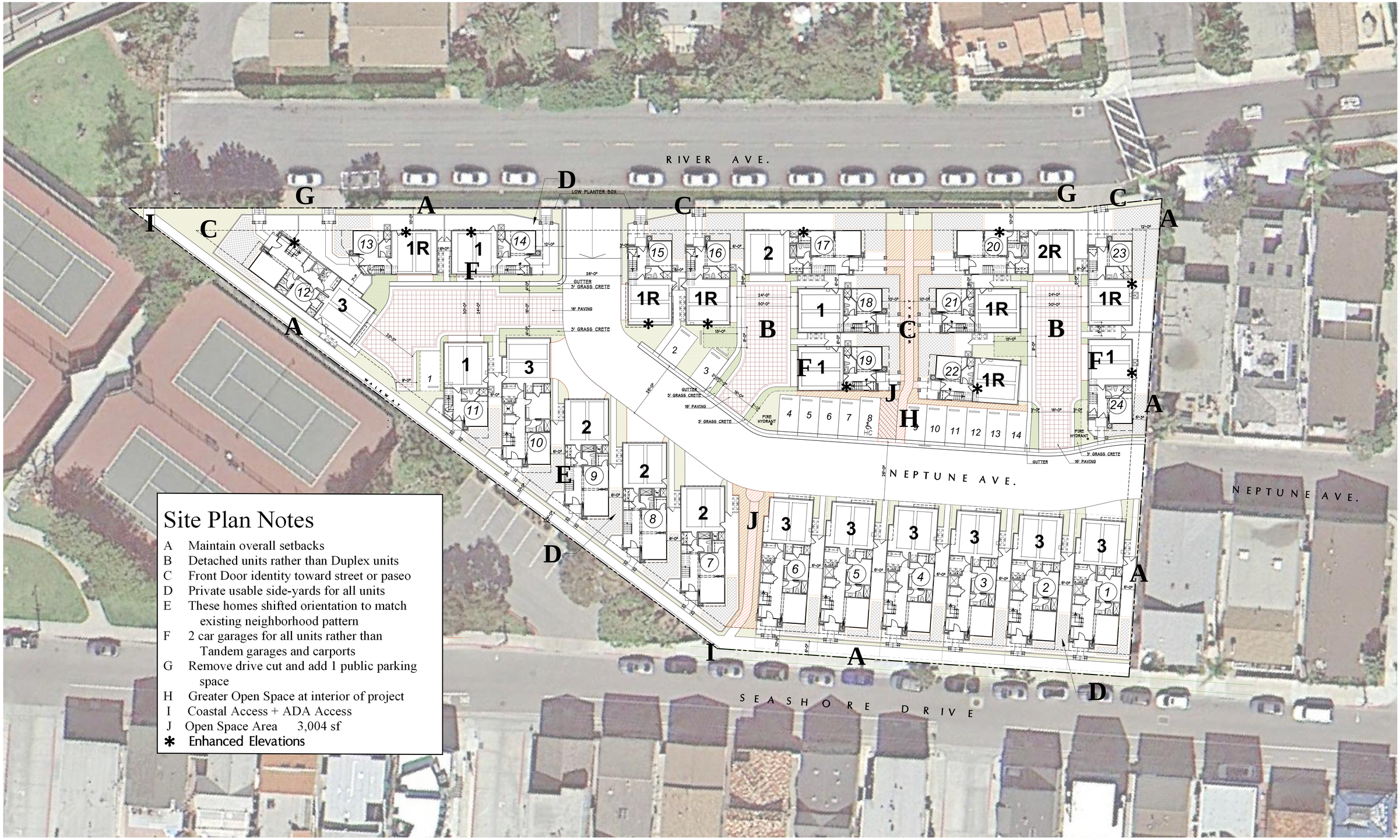

Site Plan Notes

- A Maintain overall setbacks
- B Detached units rather than Duplex units
- C Front Door identity toward street or paseo
- D Private usable side-yards for all units
- E These homes shifted orientation to match existing neighborhood pattern
- F 2 car garages for all units rather than Tandem garages and carports
- G Remove drive cut and add 1 public parking space
- H Greater Open Space at interior of project
- I Coastal Access + ADA Access
- J Open Space Area 3,004 sf
- ✱ Enhanced Elevations

SITE DEVELOPMENT PLAN

ECHO BEACH

NEWPORT BEACH, CALIFORNIA

LB9 OWNER, LLC

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APPROVED SITEPLAN

PROPOSED SITEPLAN

SITE PLAN COMPARISON

ECHO BEACH

NEWPORT BEACH, CALIFORNIA

LB9 OWNER, LLC

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SITE DEVELOPMENT PLAN

SEASHORE VILLAGE

NEWPORT BEACH , CALIFORNIA

Mar 25, 2013

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Zoning and Planning Comparison

Development Stds in Effect at Time of Approval	Required	Approved Seashore Village	Proposed Echo Beach
Lot Size	5,000 sf	1.49 ac (64,904 sf)	1.49 ac (64,904 sf)
Min Lot Size Per Unit	1,200 sf	2,704 sf	2,704 sf
Max Floor Area Limit	1.75 (72,133 sf)	1.23 (50,706 sf)	1.24 (50,916 sf) SF<Garages/Buildable Area=
Setbacks			
Front Setbacks			
Seashore Avenue	20'	10' to 12'	10'
River Avenue	20'	10' to 15'	10'
Side Setbacks			
West	25'	10' to 12'	10'
East	25'	4'-7-6"	6' to 12'
Maximum Height	28' Midpoint / 33' Ridge		
Plan A SFR		25'-6" Midpoint / 31' Ridge	28'-11" Midpoint / 31'-10" Ridge
Plan B SFR		26-8" Midpoint / 31'-4" Ridge	30'-3" Midpoint / 32'-9" Ridge
Plan C SFR		28'-10" Midpoint / 31'-6" Ridge	30'-9" Midpoint / 32'-11" Ridge
Min Distance Between Bldgs	10'	6'	6'
Min Open Space	247,313 cu ft	675,415 cu ft	559,768 cu ft site<setbacks<footprints(28) plus 2nd/3rd level decks to 28' =
Parking			
Resident (2 per unit)	48 spaces	48 spaces 12 single carports 12 single garages 12 - 2 car garages	48 spaces 24 - 2 car garages [2]
Guest (0.5 unit)	12 spaces	15 spaces	14 spaces
Total (off-street parking)	60 spaces	63 spaces	62 spaces [3]

Additional Information	Approved Seashore Village	Proposed Echo Beach
Total Units	24	24
Duplex	1,770 sf	
Duplex	1,836 sf	
Small Lot Detached		2,075 sf
Small Lot Detached	2,797 sf	2,653 sf
Small Lot Detached	3,248 sf	3,114 sf
Drive Aisle Width	26'	26'
Building Footprint	35.9% (23,357 sf)	34.6% (22,457 sf)
Paving	35.4% (23,157 sf)	27.3% (17,754 sf)
Landscaping	28.2% (18,390 sf)	37.1% (24,176 sf)
Unit - Front Door Identity	Facing Side Yards	Facing Streets & Paseos
Front Yard Patio	at 18 units	at 24 units
Side Yard Use	at 10 units	at 24 units

Footnotes

1. Per Section 20.10.30(M), 200 sf of floor area per required parking devoted to enclosed parking shall not be included in the calculation of gross floor area.
2. Eliminated 12 pairs of tandem garage / carport spaces
3 Added 1 on-street parking space on River Avenue as existing driveway is being removed.

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Project Summary

The Newport Village project was approved by the City of Newport Beach Planning Commission and City Council in June 2008. The project was subsequently approved by the CCC with five special conditions October 2008. Subsequent permit extensions and State of California legislative extensions for the approved Tentative Tract Maps, make the approvals valid thru November 2016.

The project description includes demolition of existing 54-unit apartment complex, and new construction for a 24 unit condominium development.

Approvals issued by the City of Newport Beach include MND – Mitigated Negative Declaration, TTM – Tentative Tract Map, MP - Modified Permit, UP - Use Permit, CRDP – Coastal Residential Development Permit, and an AIC – Approval In Concept for the architecture.

The project was recently purchased by LB9 Owners LLC, and they intend to develop the project in substantial conformance with the original development approval. This project package is intended to highlight the similarities and differences between the original Seashore Village approval and the proposed "Echo Beach" project. This will allow the city to review and determine that "Echo Beach" is in substantial conformance with the original approvals.

The Big Idea

- **Neighborhood Design** provides for 24 detached residences that blend into the existing neighborhood fabric of footprints and rooftops, along with maximizing front and side yard patios for all units. The plotting opens up the site and significantly reduces Homeowner Association Fees related to the original proposal.
- **Building Design** incorporates 3 Detached footprints for the 24 residences, with front door identity facing street edges and walkways, but without the use of attached Duplexes or Carports.
- **Architectural Design** The Modern Style is characterized with contemporary use of stucco, stone, siding and metal accents and applications, along use of glass railings at patios and decks. In addition, specific lots will have enhanced materials applied to elevations that view onto public streets and spaces.
- **Walkway Connectivity** Sidewalks along River Avenue and Seashore Drive provide connectivity to front doors of 20 residences while an internal walkway off River Avenue provides connectivity to the remaining 4 residences. In addition, the walkway from Neptune Avenue thru to Seashore is maintained.
- **Auto Connectivity** Neptune Avenue remains connected from the East, along with the thru connection to River Avenue to the North. Garages are accessed off Neptune Avenue and three (3) auto courts, which allows for the building character and open space to be the dominant edge facing streets. In addition, this site plan eliminates one driveway cut along River Avenue which will provide for one (1) additional public parking space on River Avenue.

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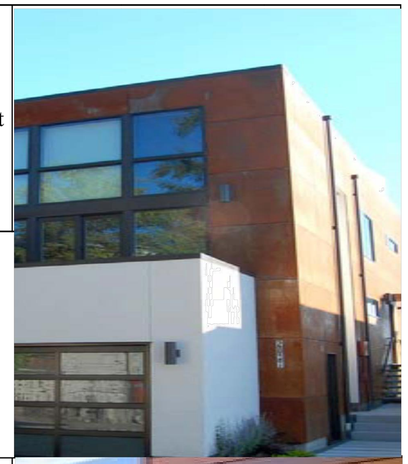
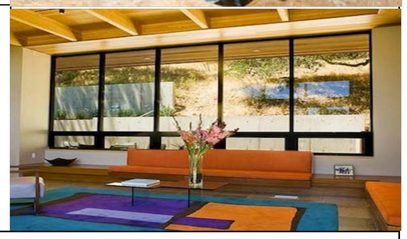
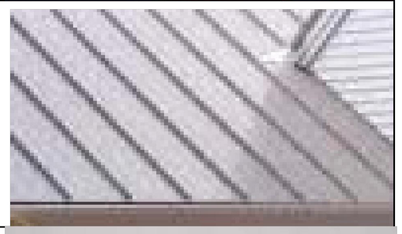
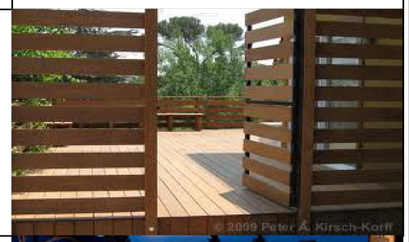
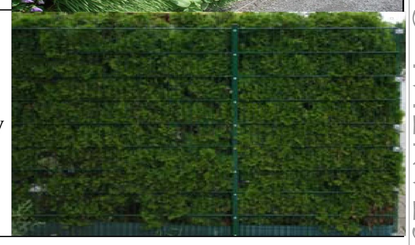
Wall Panels	Wood & Metal Accent	
Smooth Stucco	Light to Beige Colors	
Siding	Natural Stain Finish with Corner bd	
Stone	Blended Grey / Beige Stones	
Front Door	3068 Door Wood Soffit Above	

Glass Railing	Metal Frame / Post with Glass Insert at 4'-0" oc	
Sliding Glass Doors	Nano Doors or Glass Sliding System up to 12'-0 Wide Opening	
Windows	Articulated Horizontal Mullions	
Metal Roof	18" Rib W/ Closed Glased Soffit	
Garage Door	16070 Metal Roll up Door with Glass Panels	

Exterior Lights	Entry Style Fixture	
Wood Gate	3060 Gate with Open Slats	
Garden Walls	6x6 Metal Post / Cap at 6'-0" oc with 1x6x6 Wood Slat Inserts	
Vegetative Screen Wall	Plotted at Entry to Auto Courts and Along River Avenue for Privacy Separation	
Vegetative Screen Wall	Plotted Between Units Along Interior Walkway for Privacy Separation	

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COLOR & MATERIAL CONCEPTS

ECHO BEACH

NEWPORT BEACH, CALIFORNIA

LB9 OWNER, LLC

Mar 25, 2014

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ELEVATION FROM RIVER AVE.

ECHO BEACH

NEWPORT BEACH, CALIFORNIA

LB9 OWNER, LLC

Mar 25, 2014

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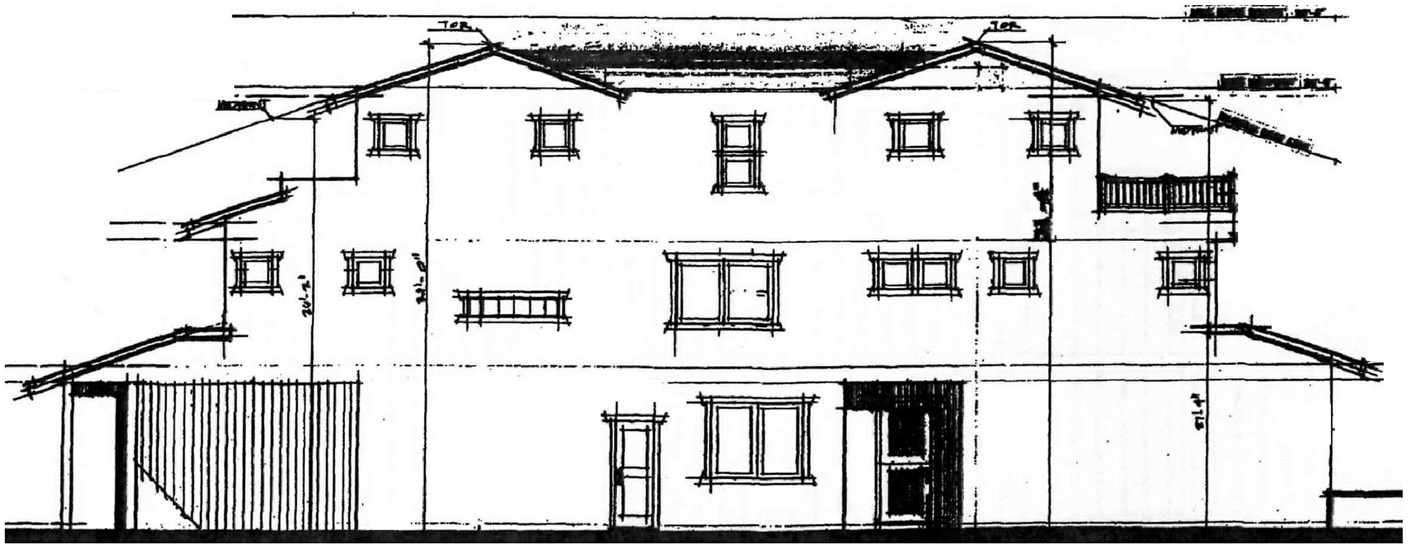

APPROVED DUPLEX

LOT 24

LOT 23

ELEVATION COMPARISON

ECHO BEACH

NEWPORT BEACH, CALIFORNIA

LB9 OWNER, LLC

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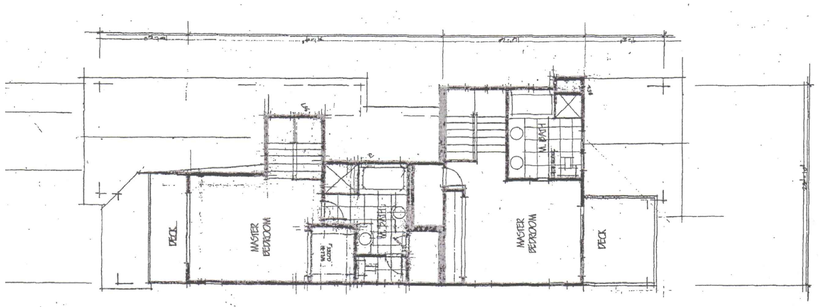
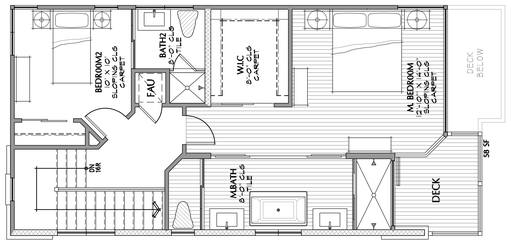


THIRD LEVEL



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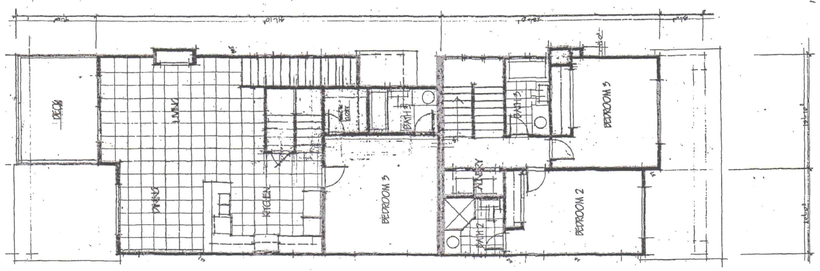

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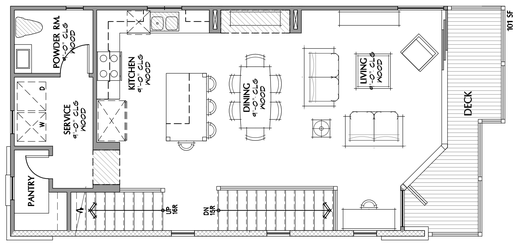

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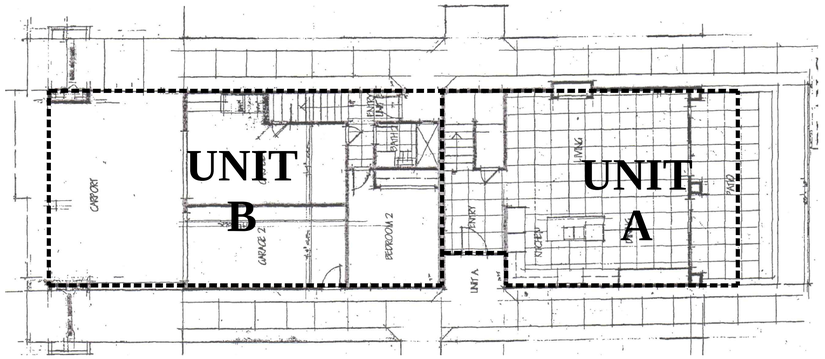
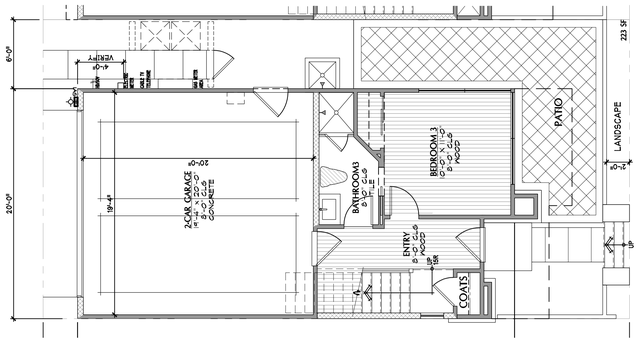


FIRST LEVEL



FIRST LEVEL

APPROVED

6 - DUPLEX UNITS
(12 UNITS TOTAL)

PROPOSED

11 - SFD UNITS

ARCH. PLAN COMPARISON

ECHO BEACH

NEWPORT BEACH, CALIFORNIA
LB9 OWNER, LLC

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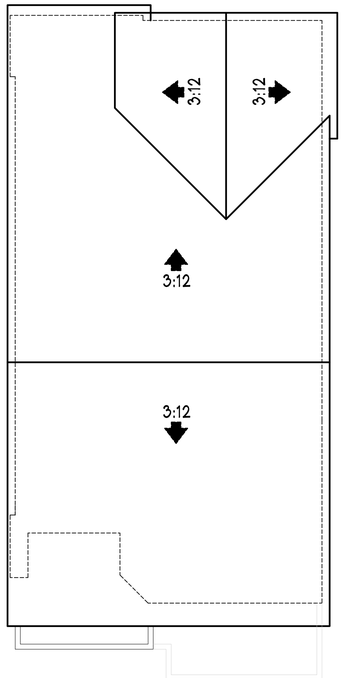
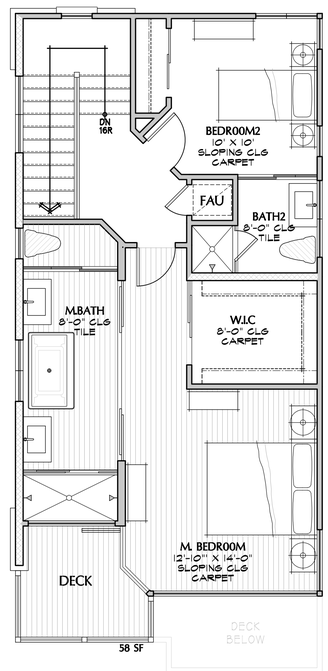
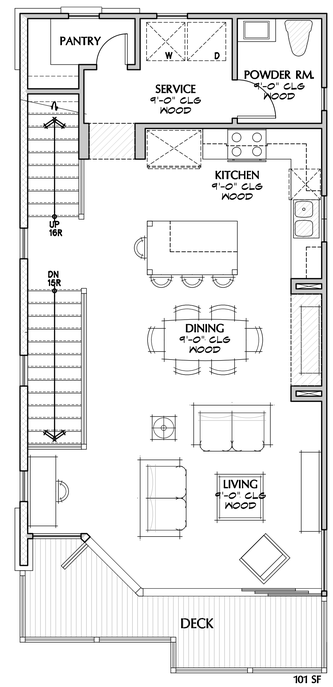


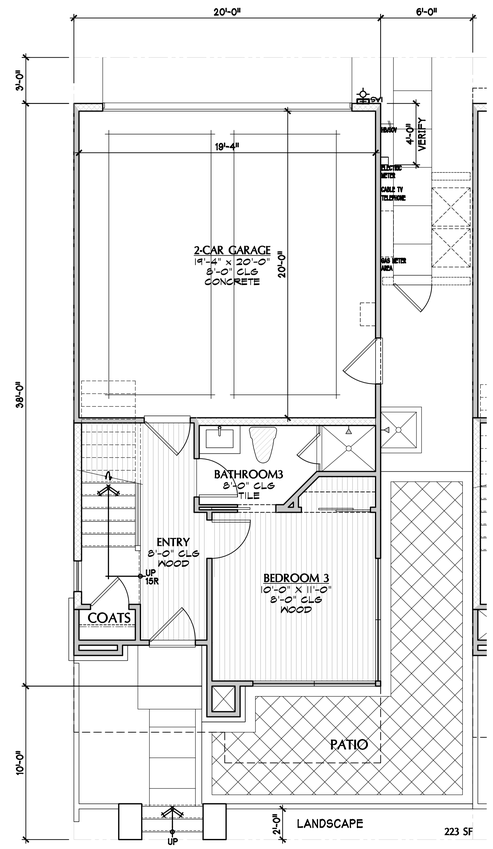
ROOF PLAN



THIRD LEVEL
651 SF



SECOND LEVEL
698 SF



FIRST LEVEL
326 SF

GARAGE
400 SF

PLAN 1A
1,675 SF
(UNIT 14, 18,19,21, 22 & 24)

ECHO BEACH

NEWPORT BEACH, CALIFORNIA
LB9 OWNER, LLC

Mar 25, 2014

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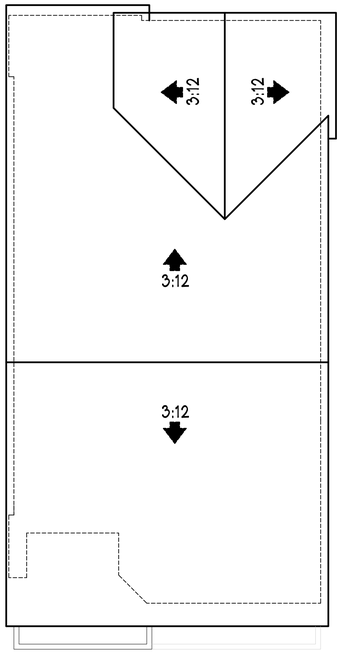

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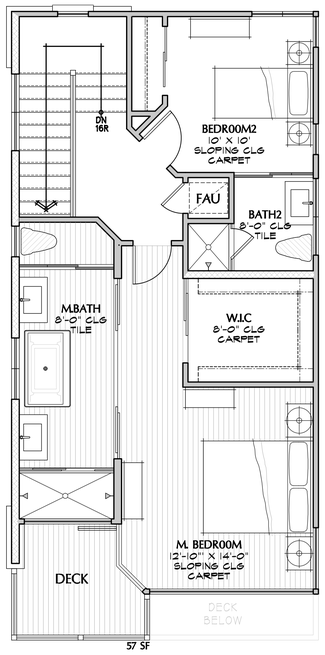

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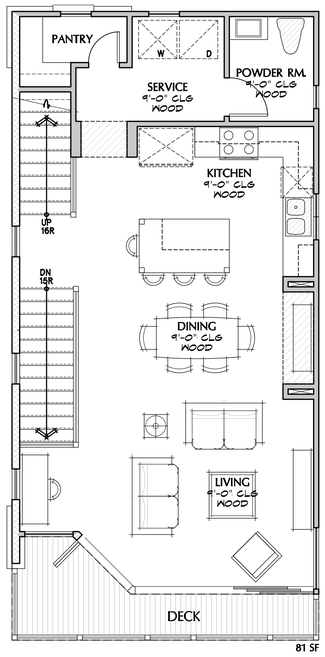
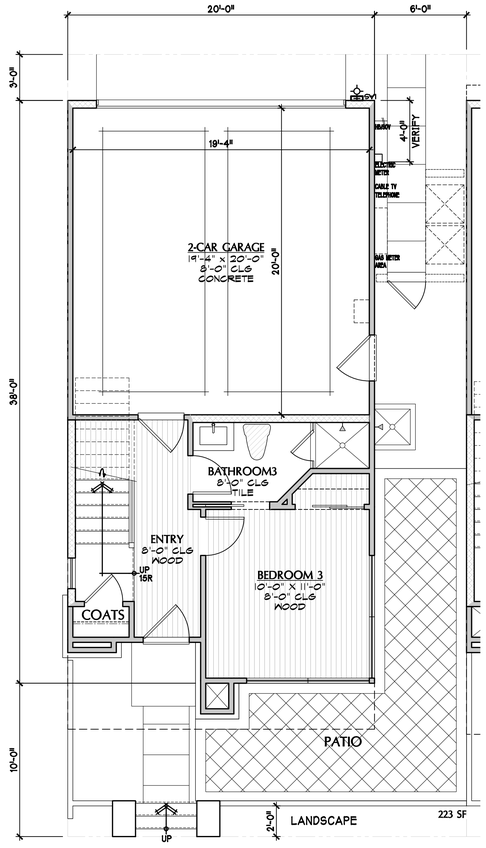
651 SF



SECOND LEVEL
698 SF



FIRST LEVEL
326 SF

GARAGE
400 SF

PLAN 1B
1,675 SF
(UNIT 15, 16, & 23)

ECHO BEACH

NEWPORT BEACH, CALIFORNIA
LB9 OWNER, LLC

Mar 25, 2014

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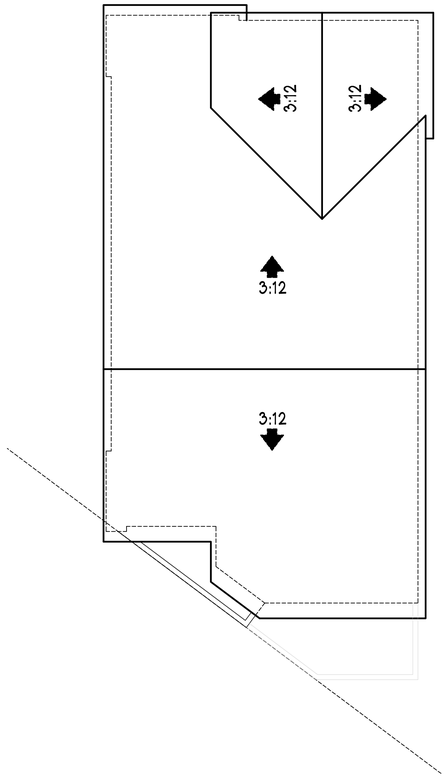

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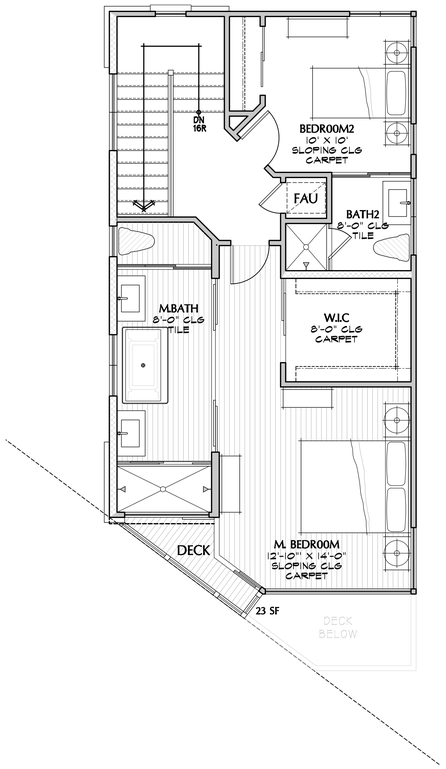
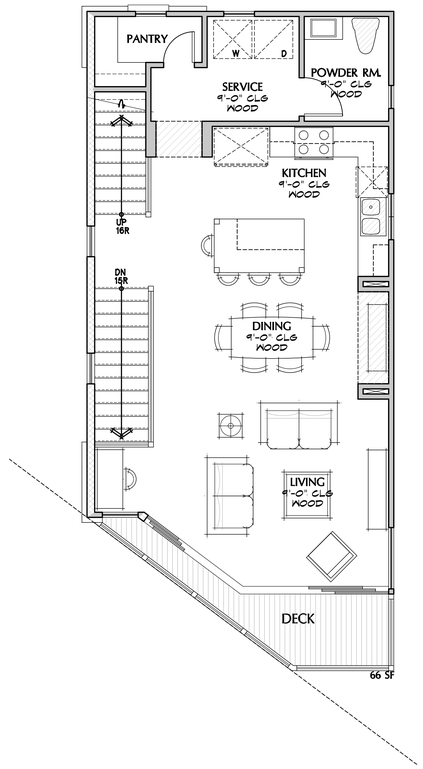
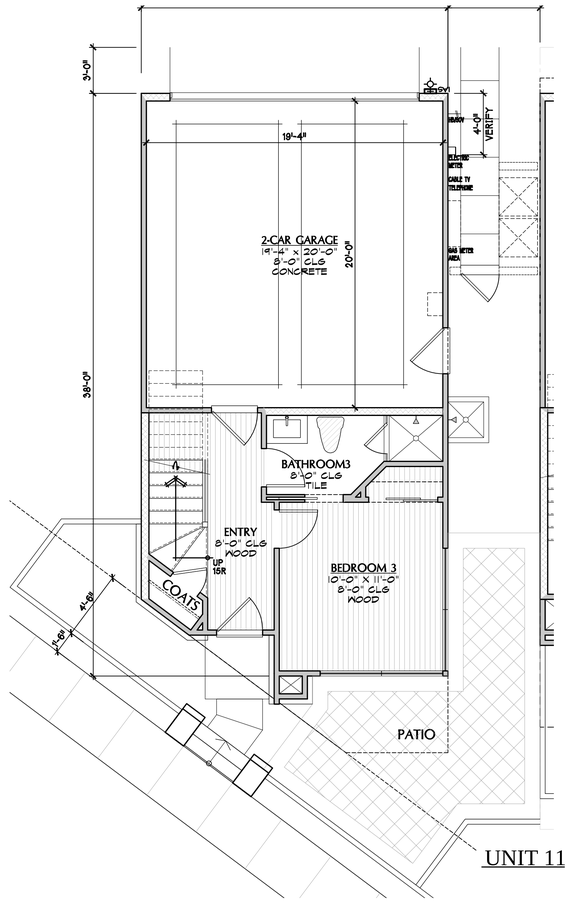


THIRD LEVEL
646 SF



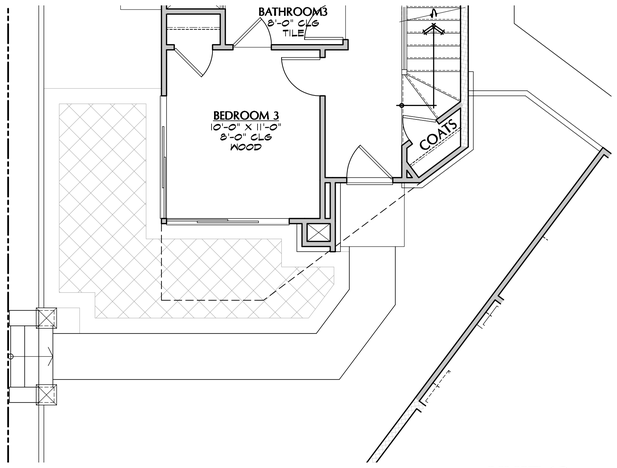
SECOND LEVEL
686 SF



UNIT 11

FIRST LEVEL
323 SF

GARAGE
400 SF



UNIT 13

PLAN 1C
1,655 SF
(UNIT 11 & 13)

ECHO BEACH

NEWPORT BEACH, CALIFORNIA

LB9 OWNER, LLC

Mar 25, 2014

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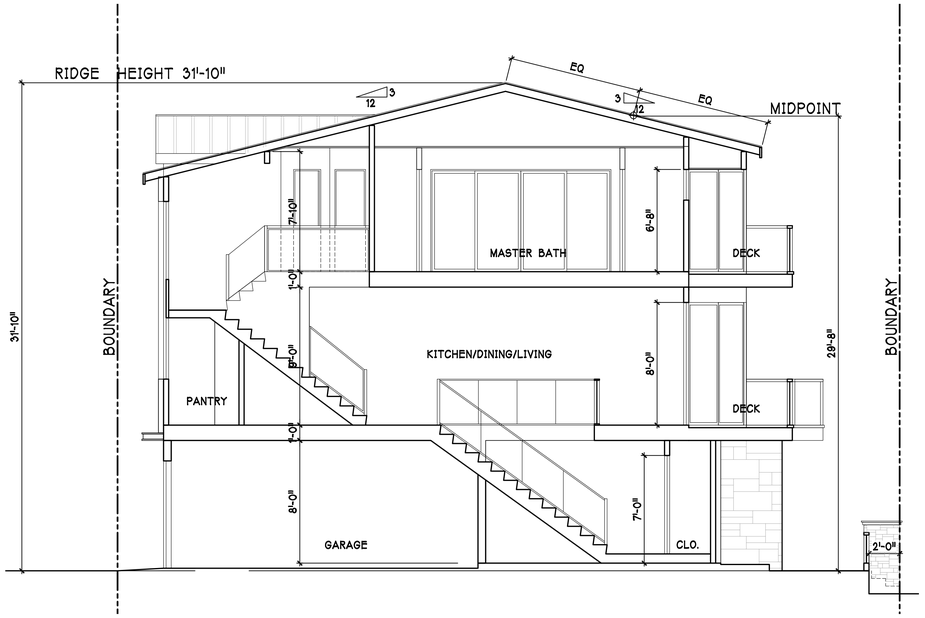
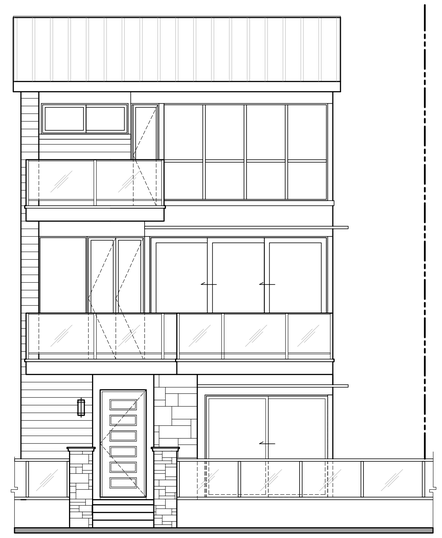
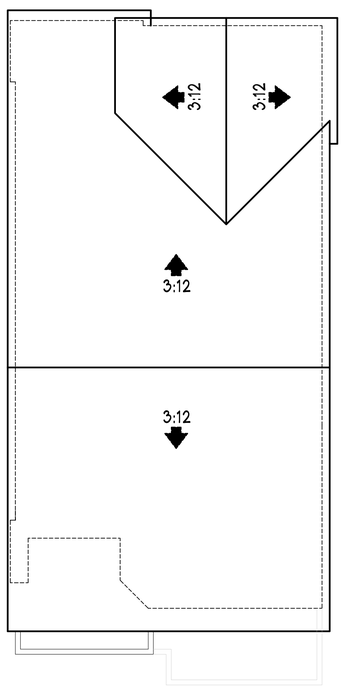


CROSS SECTION



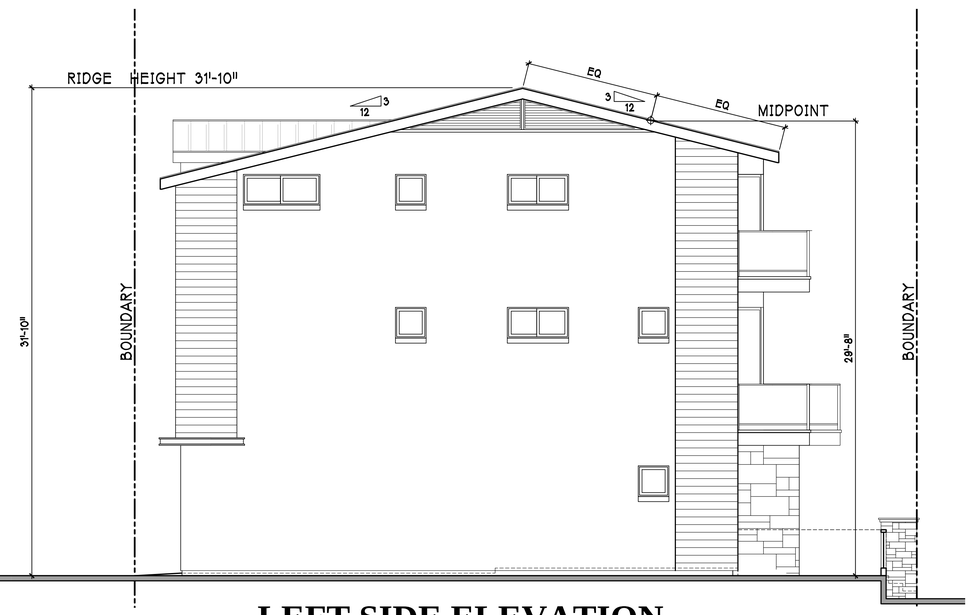
FRONT ELEVATION

RIGHT SIDE ELEVATION



ROOF PLAN

REAR ELEVATION



LEFT SIDE ELEVATION

PLAN 1
ELEVATIONS

ECHO BEACH

NEWPORT BEACH, CALIFORNIA

LB9 OWNER, LLC

Mar 25, 2014

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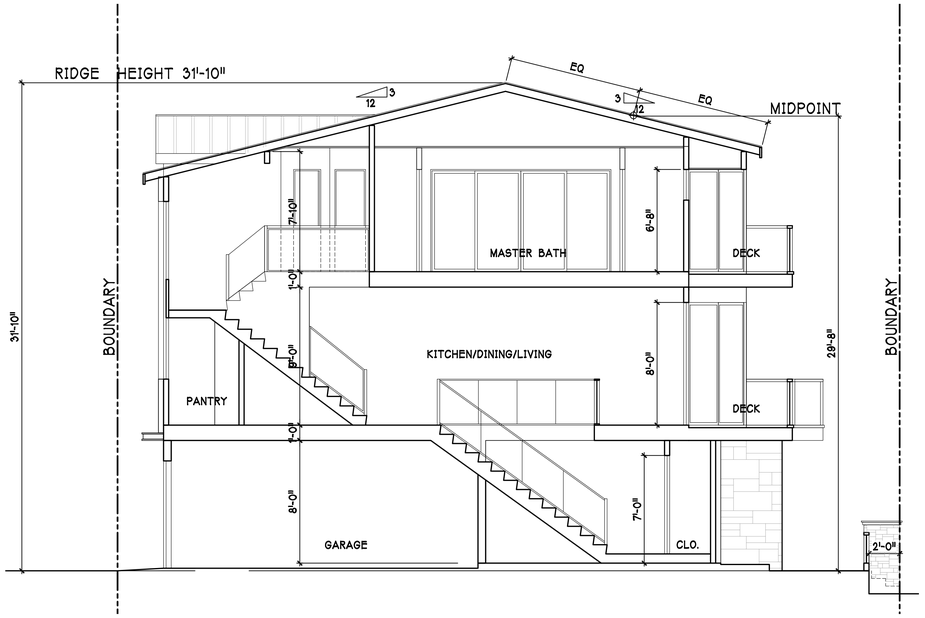

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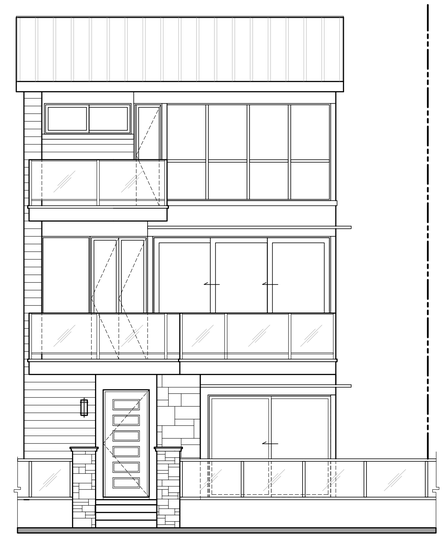
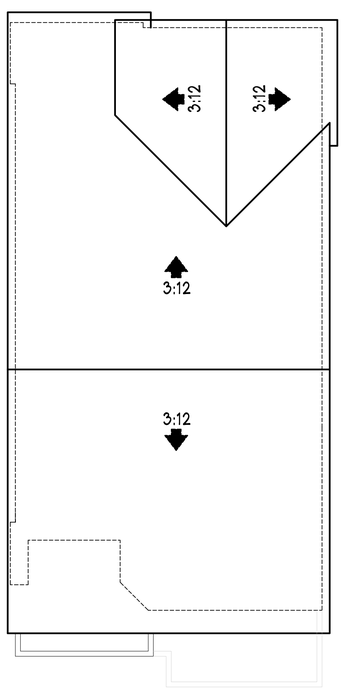


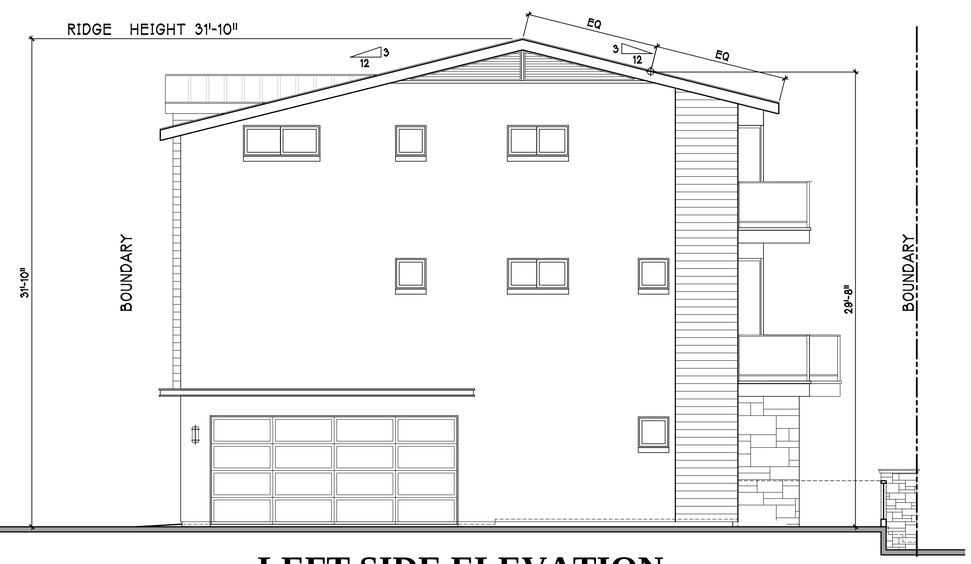
FRONT ELEVATION

RIGHT SIDE ELEVATION



ROOF PLAN

REAR ELEVATION



LEFT SIDE ELEVATION

PLAN 1
ENHANCED ELEVATIONS
(UNITS 13 & 14)

ECHO BEACH

NEWPORT BEACH, CALIFORNIA

LB9 OWNER, LLC

Mar 25, 2014

0 4 8

BUCILLA GROUP ARCHITECTURE INCORPORATED

13033	1.1A

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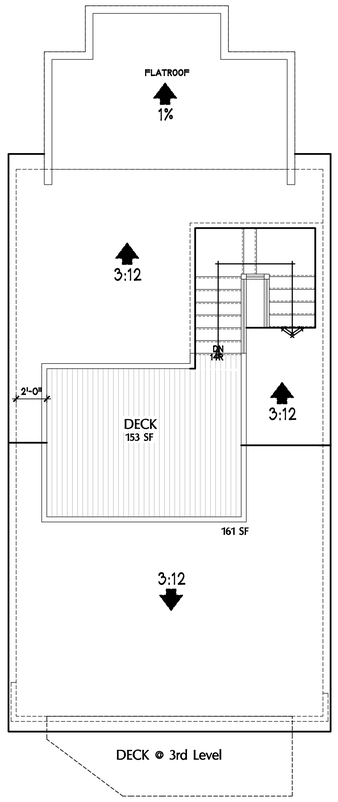
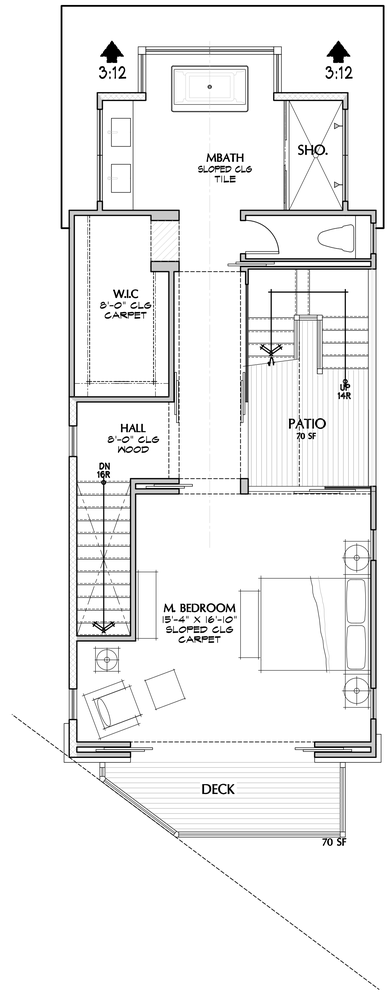
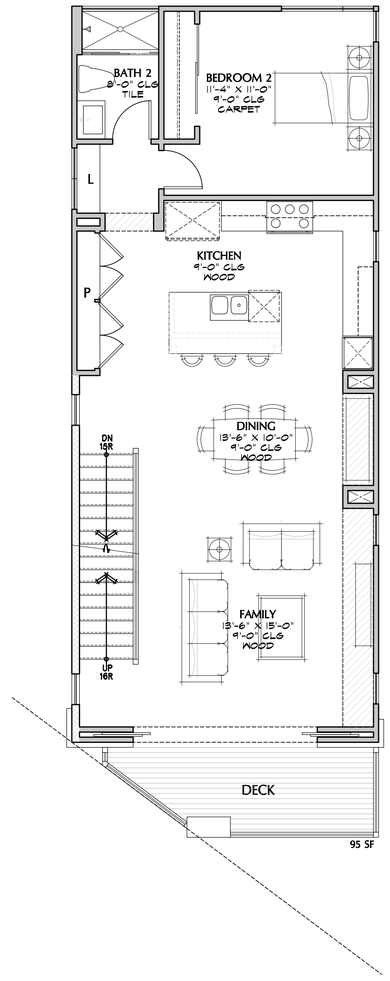


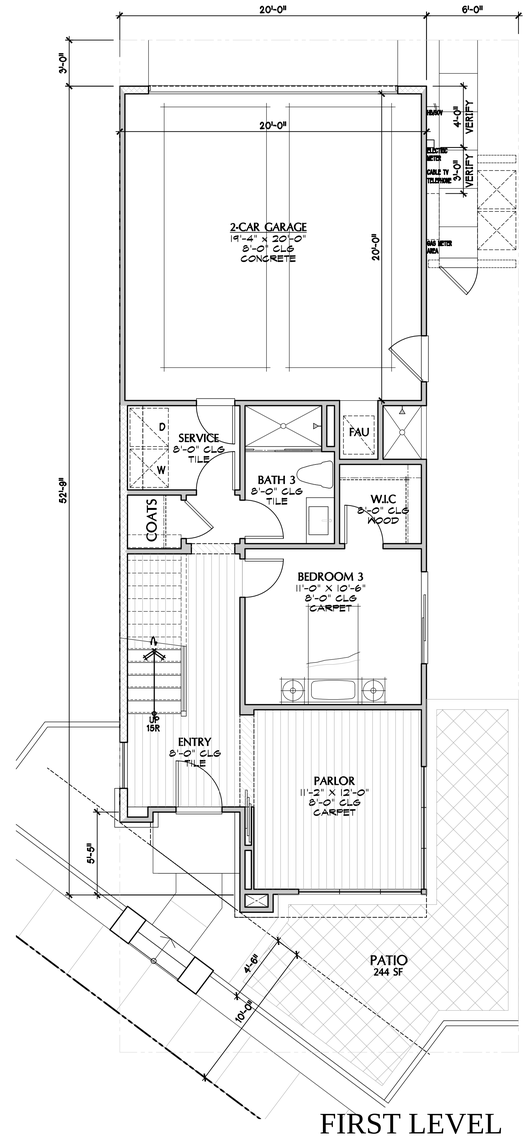
ROOF LEVEL



THIRD LEVEL
705 SF



SECOND LEVEL
959 SF



FIRST LEVEL
589 SF

GARAGE
400 SF

PLAN 2A
2,253 SF
(UNIT 7,8&9)

ECHO BEACH

NEWPORT BEACH, CALIFORNIA
LB9 OWNER, LLC

Mar 25, 2014

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BUCILLA GROUP ARCHITECTURE INCORPORATED

13033	2.0A

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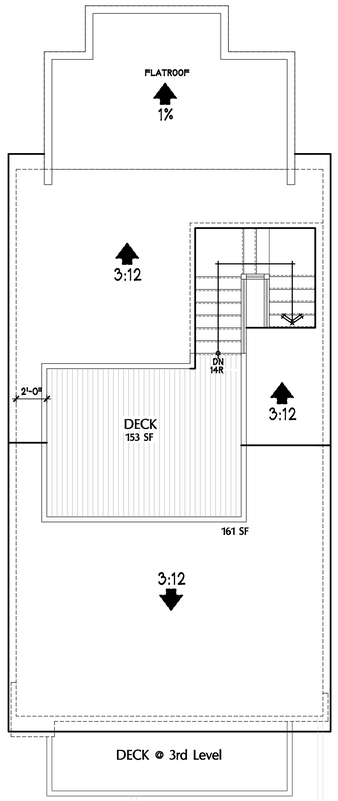

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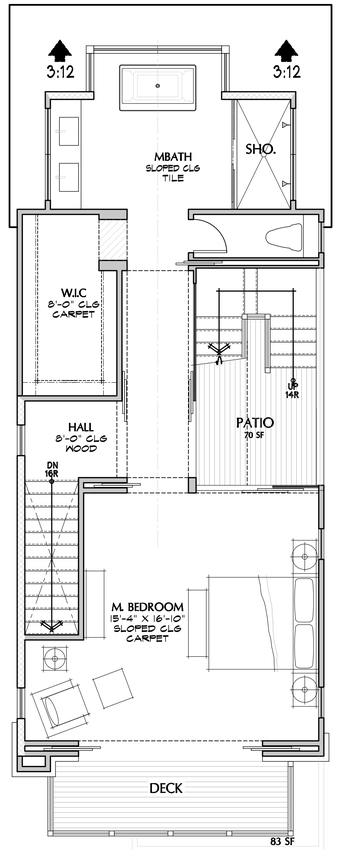

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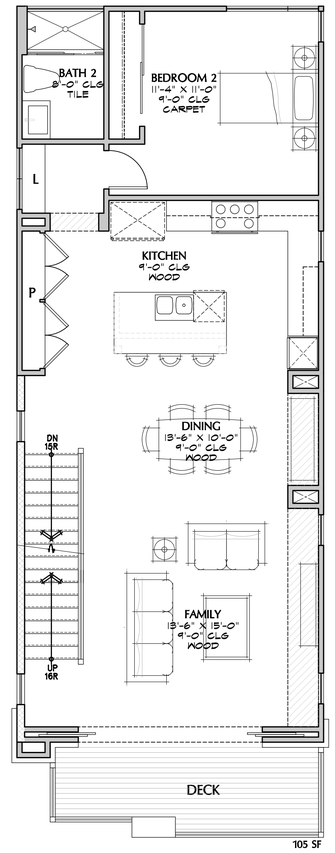

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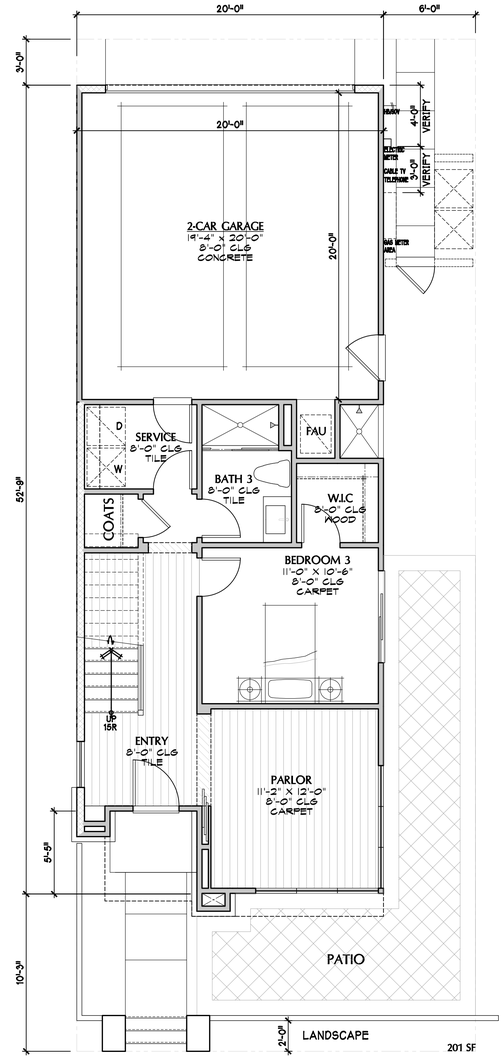

FIRST LEVEL
589 SF

GARAGE
400 SF

PLAN 2B
2,253 SF
(UNIT 17 & 20)

ECHO BEACH

NEWPORT BEACH, CALIFORNIA

LB9 OWNER, LLC

Mar 25, 2014

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BUCILLA GROUP ARCHITECTURE INCORPORATED

13033	2.0B

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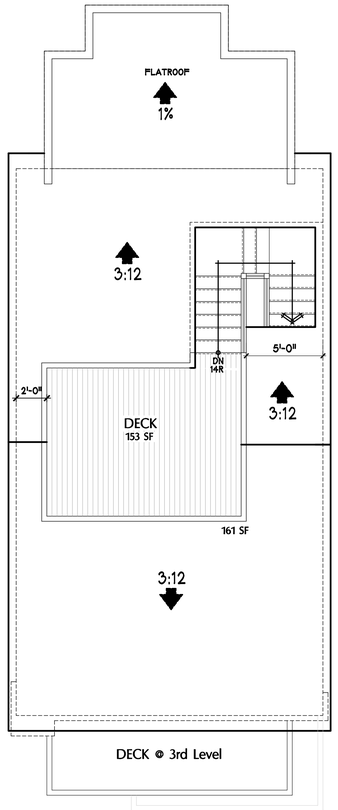
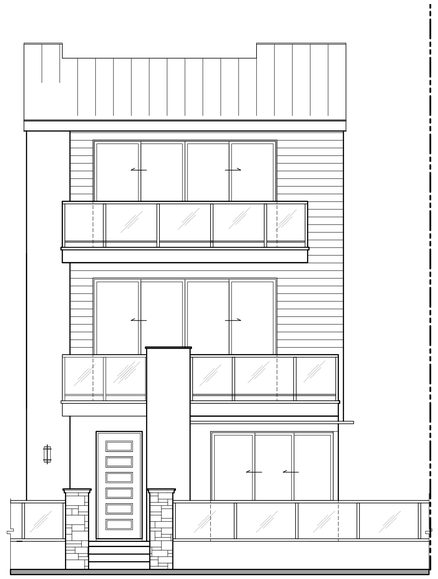


ROOF PLAN



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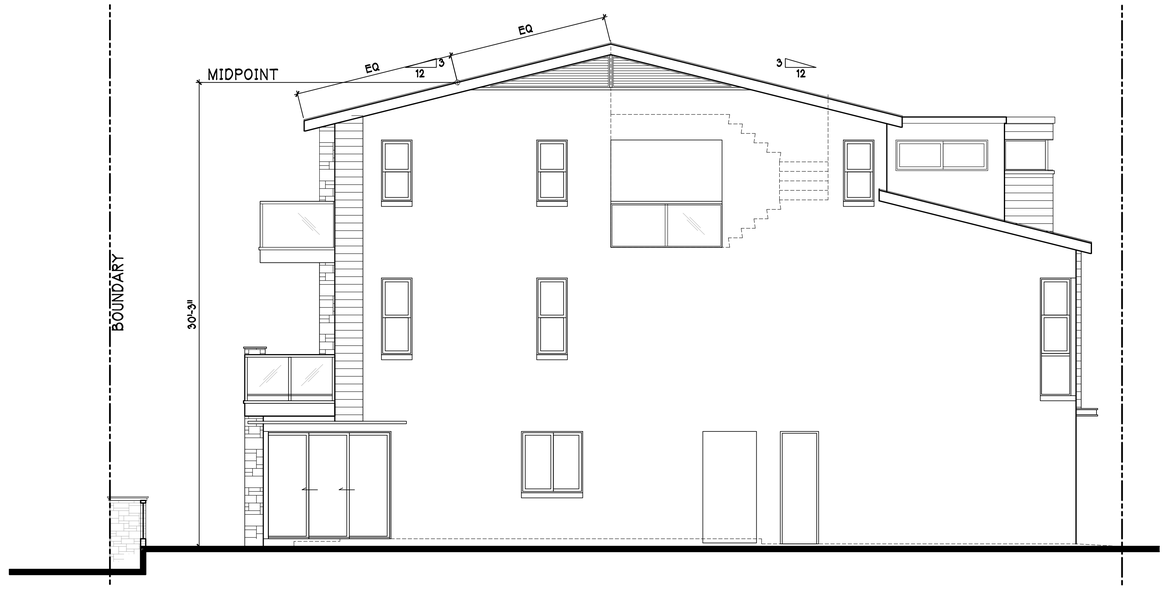
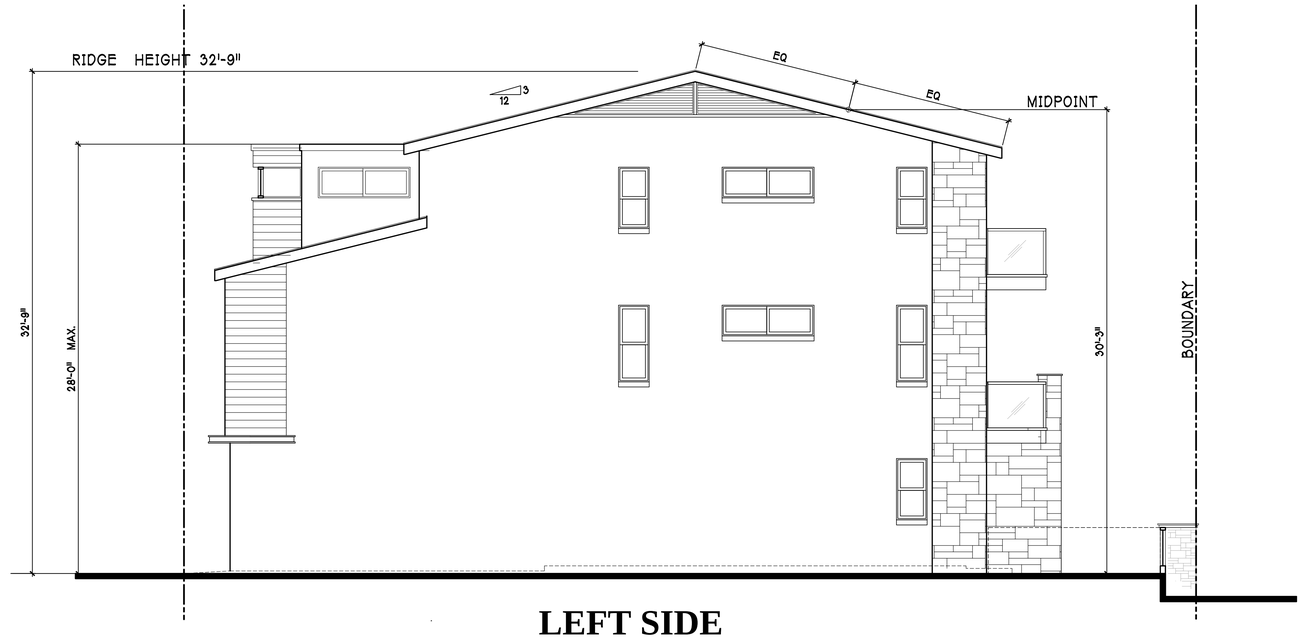


RIGHT SIDE

REAR



LEFT SIDE

PLAN 2
ELEVATIONS

ECHO BEACH

NEWPORT BEACH, CALIFORNIA

LB9 OWNER, LLC

Mar 25, 2014

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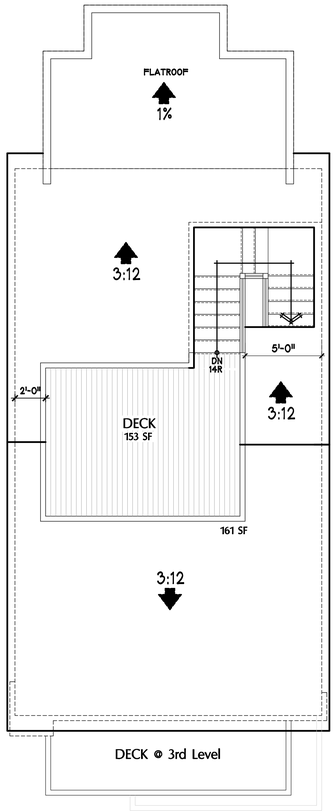

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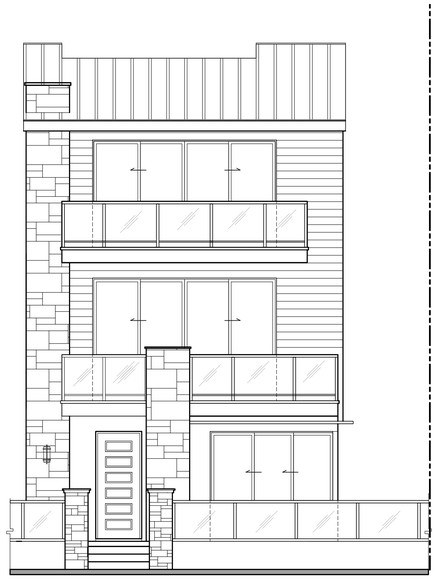
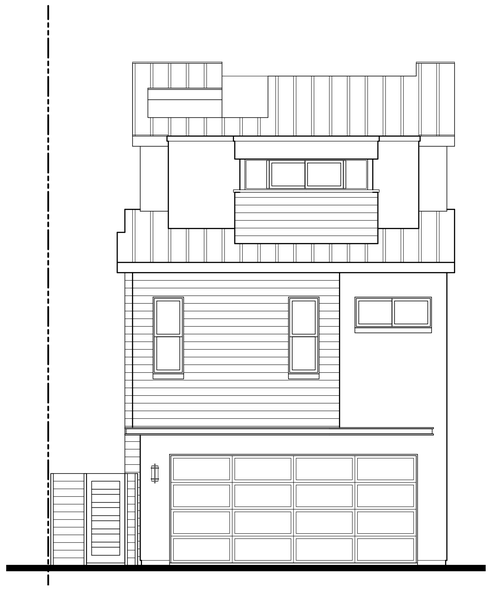


FRONT

RIGHT SIDE



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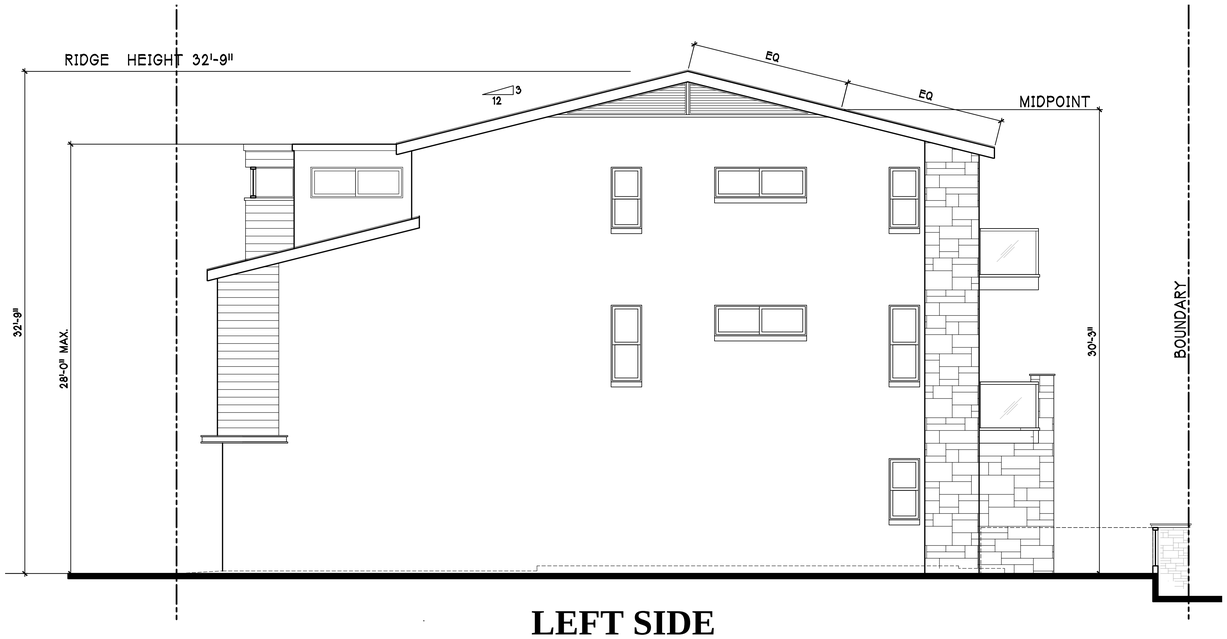

LEFT SIDE

PLAN 2
ENHANCED ELEVATIONS

ECHO BEACH

NEWPORT BEACH, CALIFORNIA

LB9 OWNER, LLC

Mar 25, 2014

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BUCILLA GROUP ARCHITECTURE INCORPORATED

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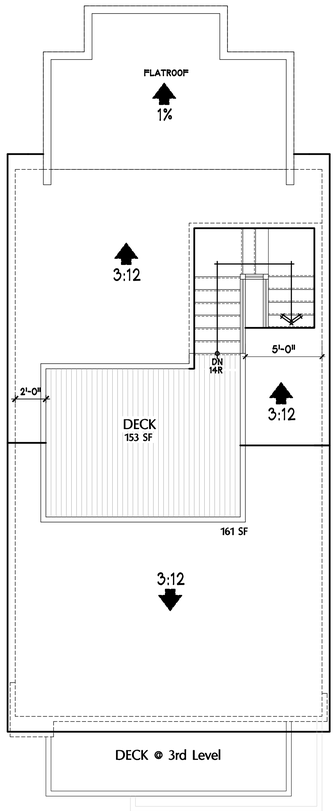

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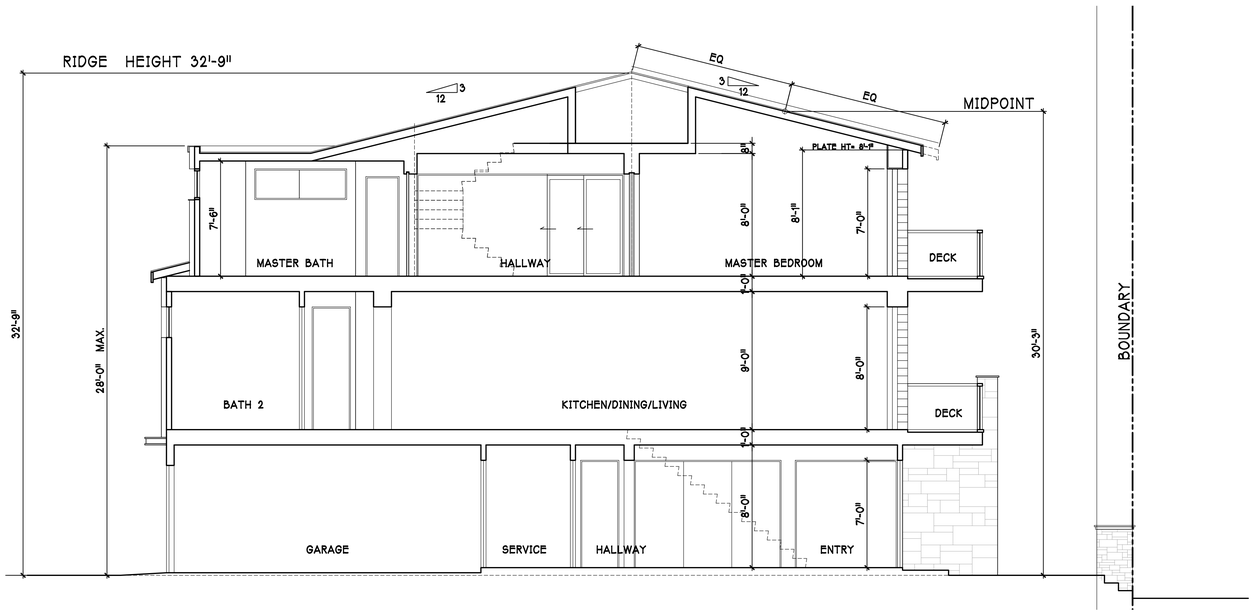

CROSS SECTION

PLAN 2
SECTION

ECHO BEACH

NEWPORT BEACH, CALIFORNIA

LB9 OWNER, LLC

Mar 25, 2014

0 4 8

BUCILLA GROUP ARCHITECTURE INCORPORATED

13033	2.2

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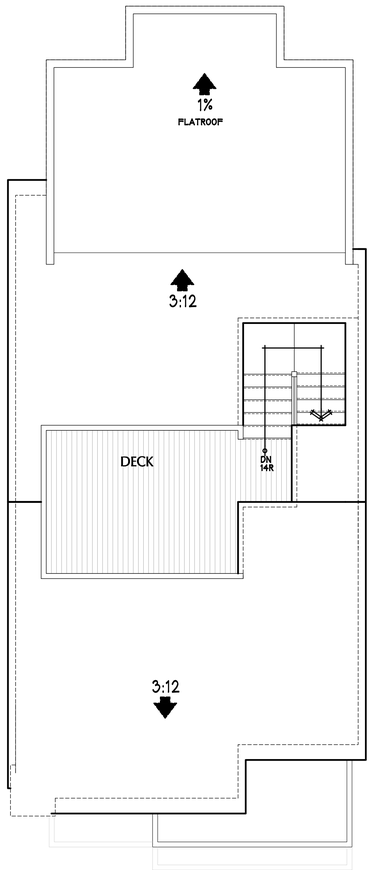
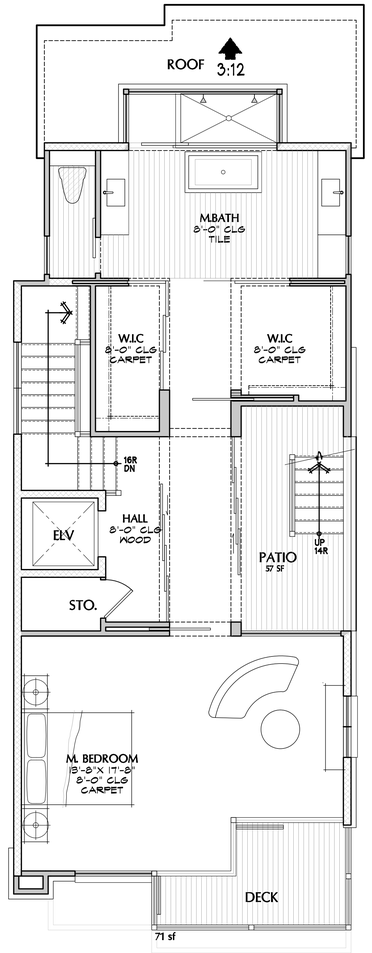
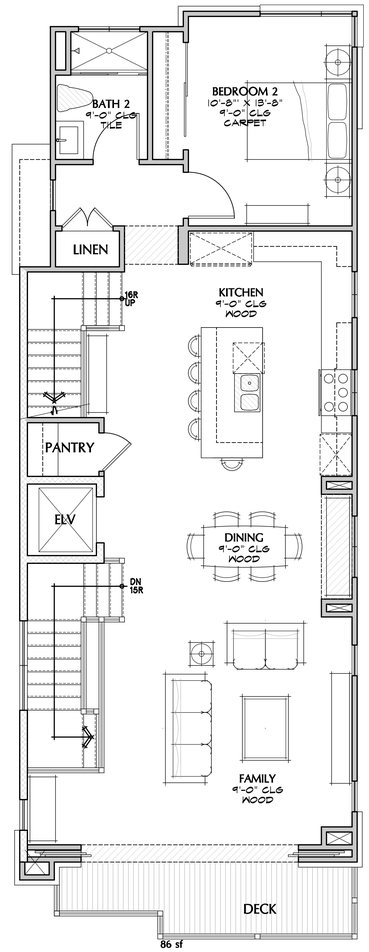


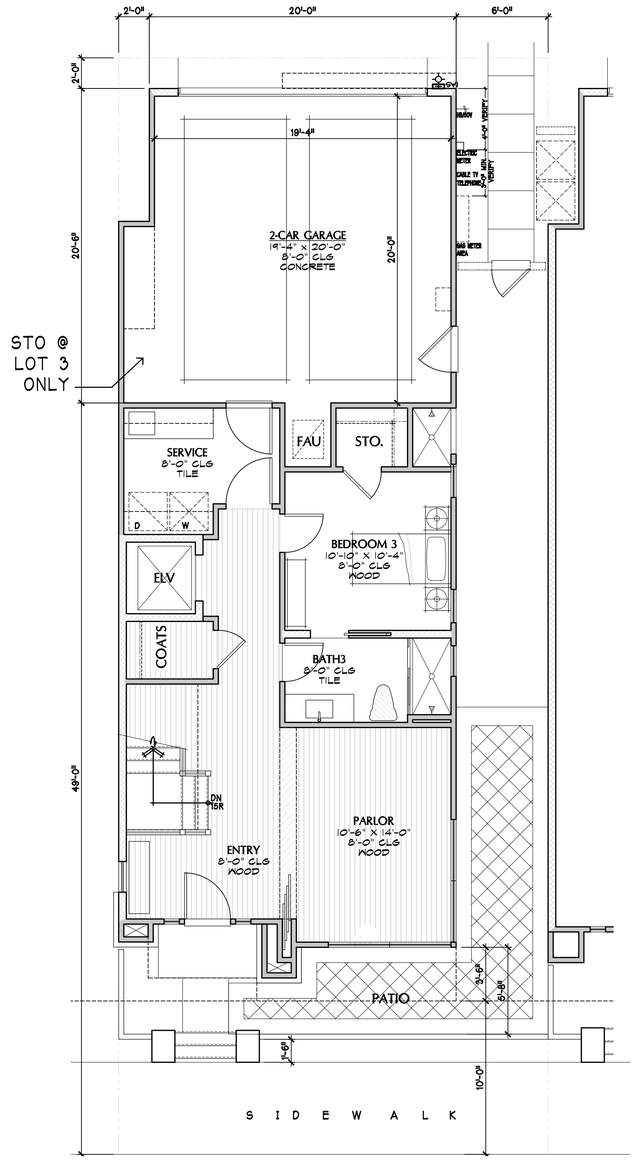
ROOF LEVEL



THIRD LEVEL
850 SF



SECOND LEVEL
1112 SF



FIRST LEVEL
741 SF

GARAGE
411 SF

PLAN 3A
2,703 SF
(UNIT 1,2,3,4,5 & 6)

ECHO BEACH

NEWPORT BEACH, CALIFORNIA
LB9 OWNER, LLC

Mar 25, 2014

0 4 8

BUCILLA GROUP ARCHITECTURE INCORPORATED

13033	3.0A

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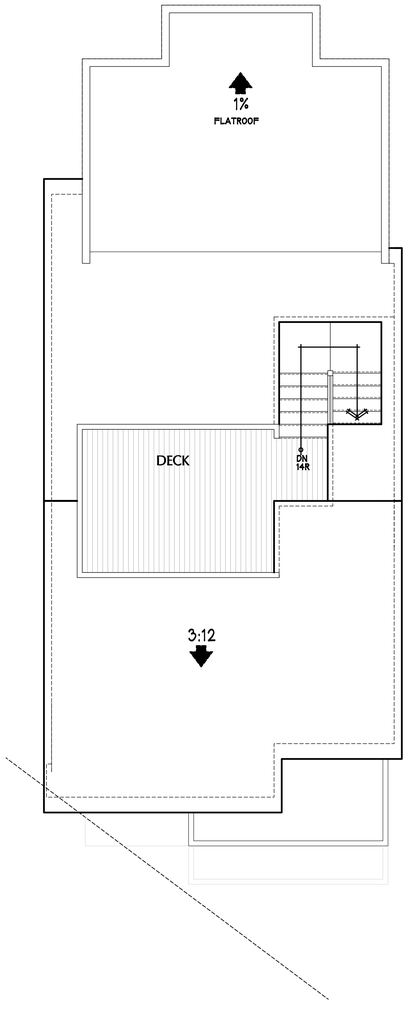

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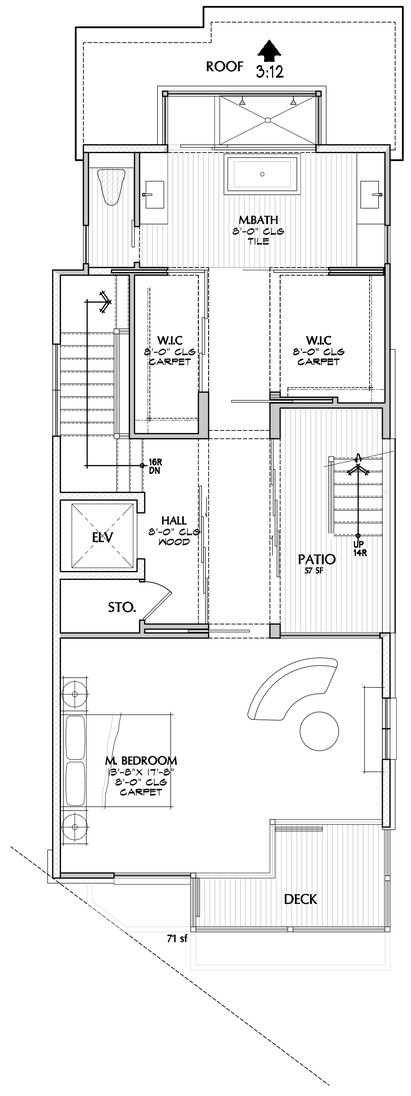
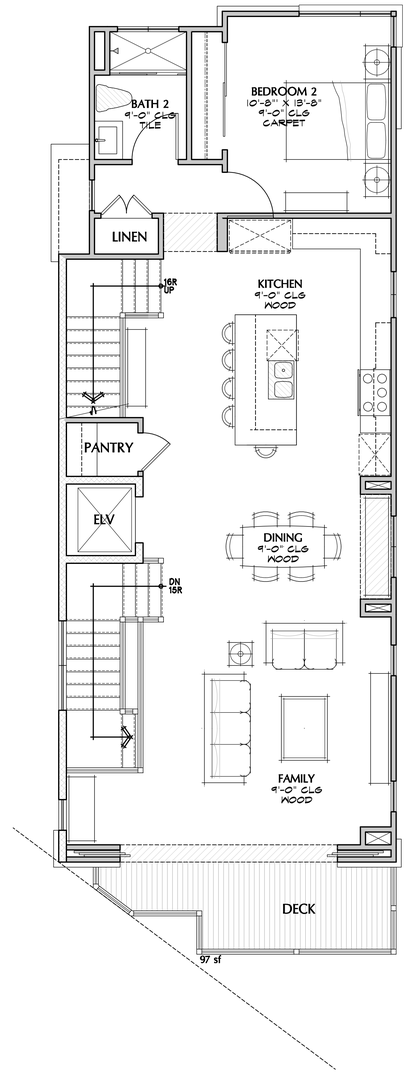


THIRD LEVEL
850 SF



SECOND LEVEL
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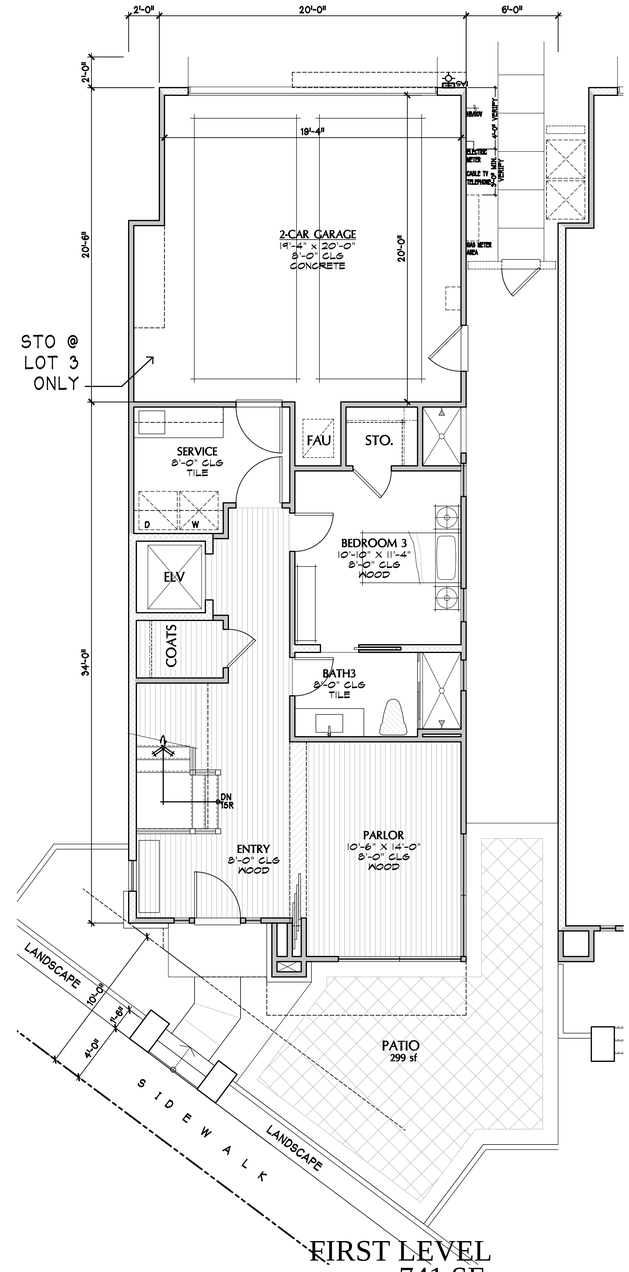

FIRST LEVEL
741 SF
GARAGE
411 SF

PLAN 3B
2,703 SF
(UNIT 10 & 12)

ECHO BEACH

NEWPORT BEACH, CALIFORNIA

LB9 OWNER, LLC

Mar 25, 2014

0 4 8

BUCILLA GROUP ARCHITECTURE INCORPORATED

13033	3.0B

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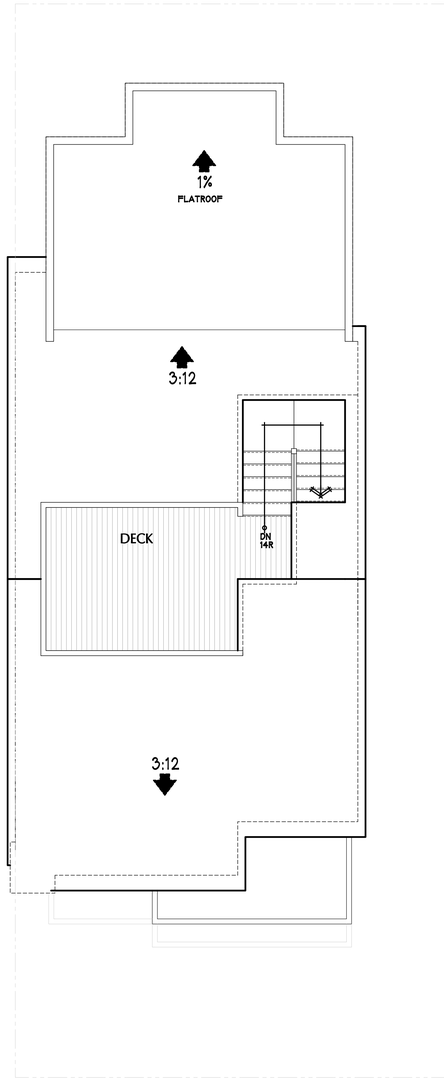
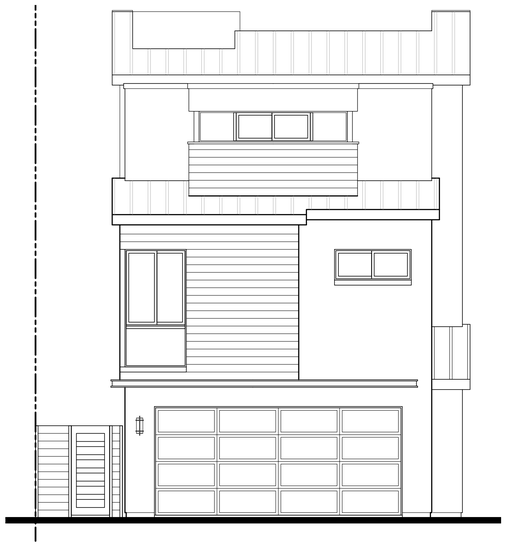


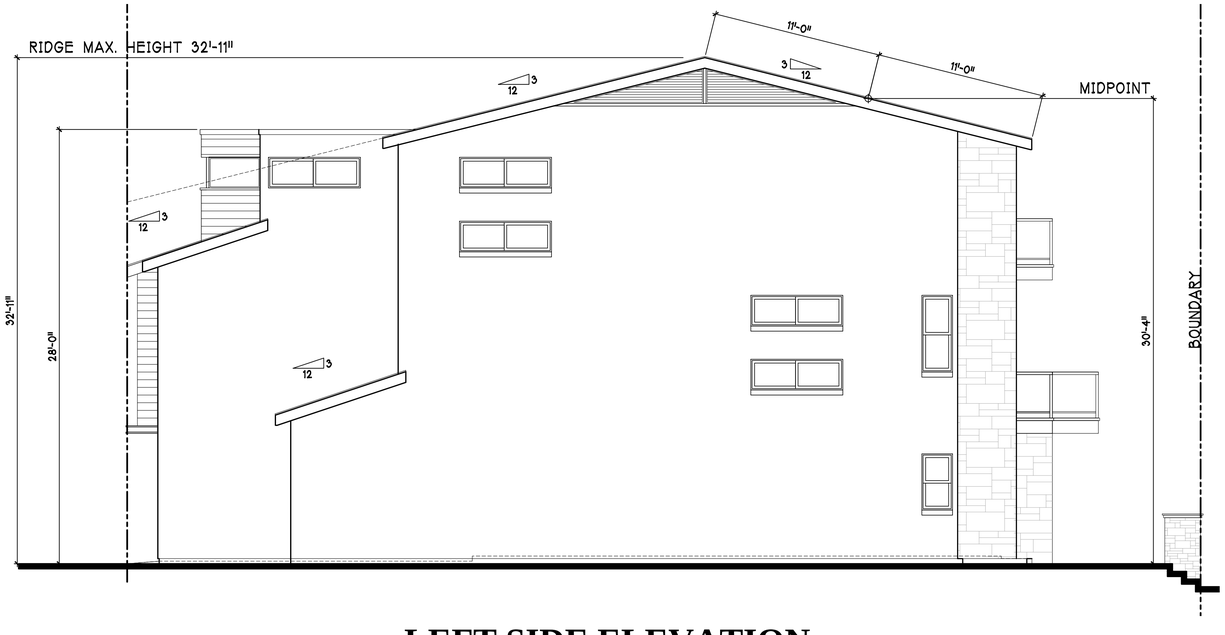
ROOF PLAN

FRONT ELEVATION

RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

PLAN 3
ELEVATIONS

ECHO BEACH

NEWPORT BEACH, CALIFORNIA

LB9 OWNER, LLC

Mar 25, 2014

0 4 8

BUCILLA GROUP ARCHITECTURE INCORPORATED

13033	3.1

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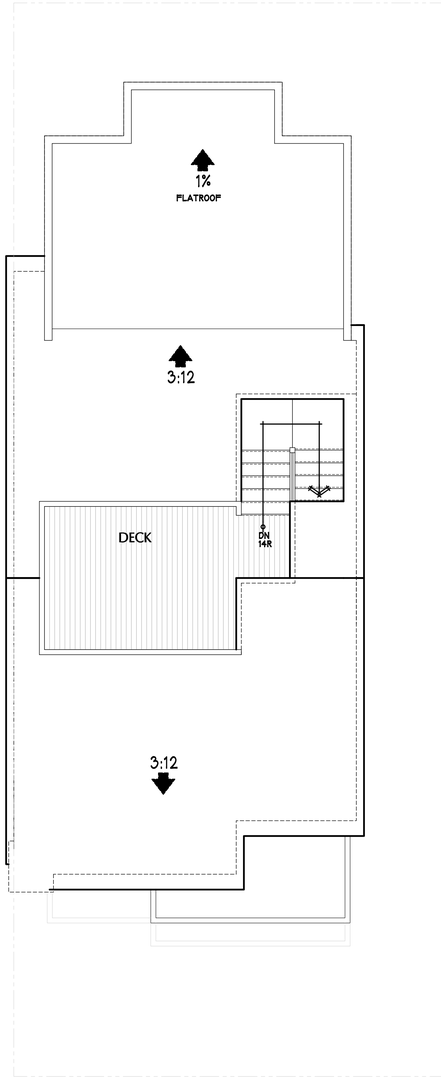
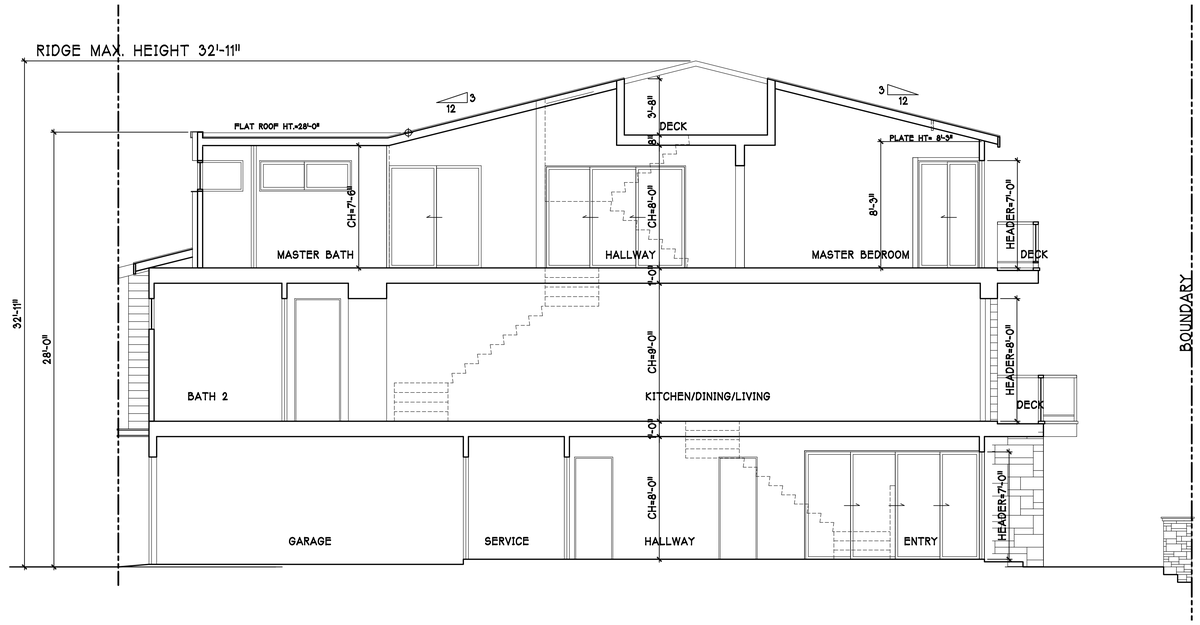


ROOF PLAN



CROSS SECTION

PLAN 3
SECTION

ECHO BEACH

NEWPORT BEACH, CALIFORNIA

LB9 OWNER, LLC

Mar 25, 2014

0 4 8

BUCILLA GROUP ARCHITECTURE INCORPORATED

13033	3.2

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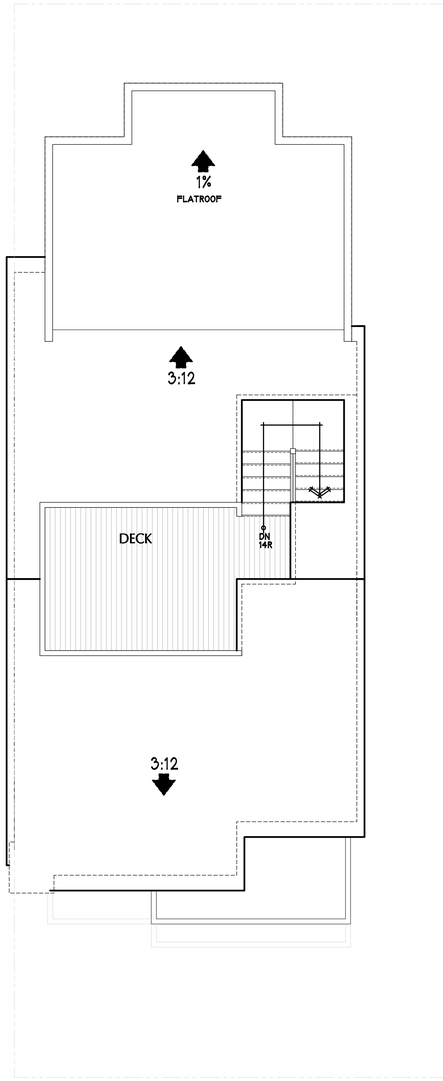
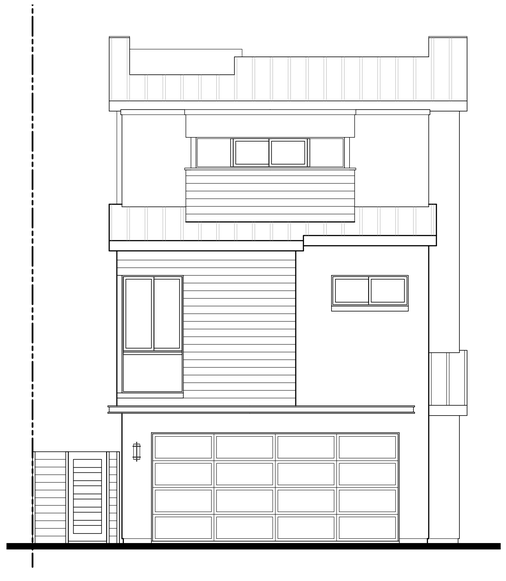


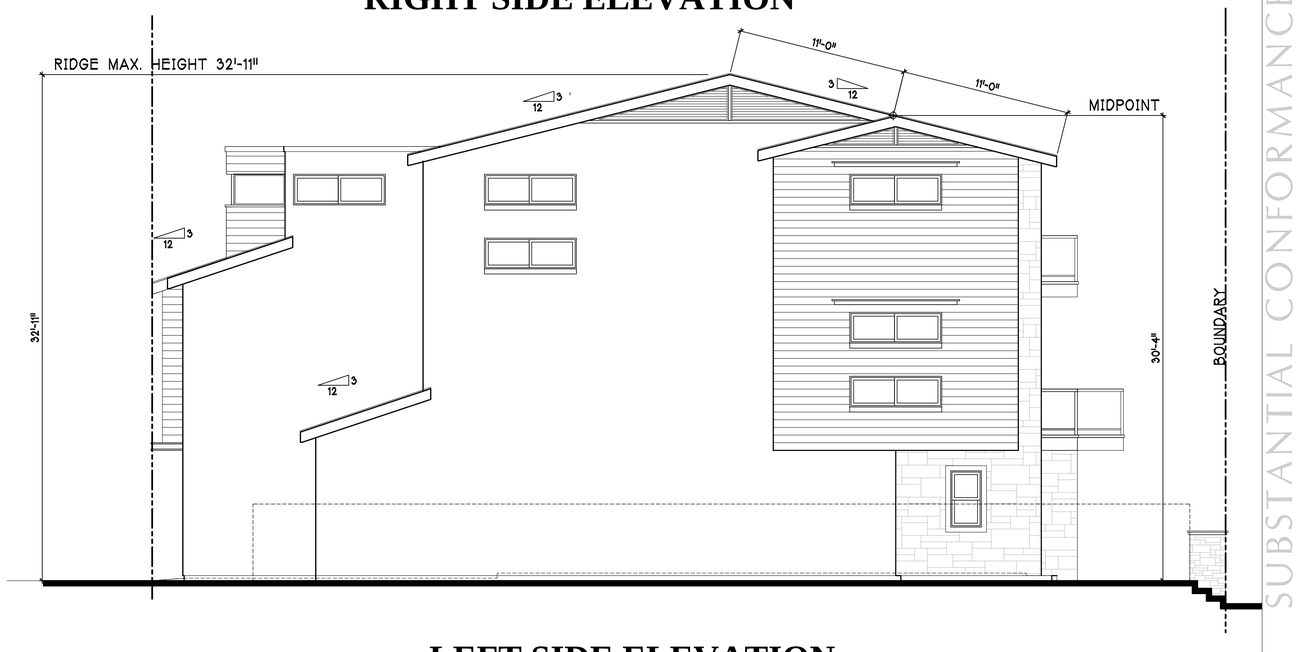
ROOF PLAN

FRONT ELEVATION

RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

PLAN 3
ENHANCED ELEVATIONS

ECHO BEACH

NEWPORT BEACH, CALIFORNIA

LB9 OWNER, LLC

Mar 25, 2014

0 4 8

BUCILLA GROUP ARCHITECTURE INCORPORATED

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PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE
TREES and PALMS		
ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" B.
ALOE BAINESII	TREE ALOE	15 G.
ARBUTUS x 'MARINA'	HYBRID STRAWBERRY	36" B.
BAMBUSA OLDHAMII	TIMBER BAMBOO	15 G.
BRAHEA ARMATA	MEXICAN BLUE PALM	36" B.
CERCIS 'FOREST PANSY'	REDBUD	15 G.
CHITALPA X TASHKENTENSIS	CHITALPA	24" B.
DRACENA DRACO	DRAGON TREE	15 G.
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" B.
HYMENOSPORUM FLAVUM	SWEETSHADE	24" B.
MAGNOLIA 'LITTLE GEM'	SOUTHERN MAGNOLIA	24" B.
MAYTENUS 'GREEN SHOWERS'	MAYTEN	36" B.
METROSIDEROS EXCELSUS	N.Z.CHRISTMAS TREE	36" B.
OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36" B.
PARKINSONIA 'Desert Museum'	HYBRID PALO VERDE	36" B.
PINUS ELDARICA	AFGHAN PINE	24" B.
PINUS TORREYANA	TORREY PINE	24" B.
RHUS LANCEA	AFRICAN SUMAC	24" B.
SYAGRUS ROMANZOFFIANUM	QUEEN PALM	12'-16' B.T.H.
TIPUANA TIPU	TIPU TREE	24" B.
TRISTANIA LAURINA	WATER GUM	24" B.
TRISTANIA CONFERTA	BRISBANE BOX	24" B.

SHRUBS:

BOTANICAL NAME	COMMON NAME	SIZE
PERIMETER and RESIDENTIAL COURTYARDS		
AGAVE ATTENUATA	FOXTAIL AGAVE	15 G.
AGAVE VILMORINIANA	OCTOPUS AGAVE	15 G.
ALOE MACULATA	YELLOW SOAP ALOE	5 G.
BOUGAINVILLEA SP.	BOUGAINVILLEA	5 G.
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 G.
COPROSMA REPENS	SHINY COPROSMA	5 G.
COTONEASTER 'LOWFAST'	COTONEASTER	5 G.
DIETES BICOLOR	BUTTERFLY IRIS	5 G.
FESTUCA MAIREI	ATLAS FESCUE	1 G.
FESTUCA 'MOLATE'	CREEPING FESCUE	SOD
FURCRAEA MACDOUGALLII	MAURITIUS HEMP	15 G.
GREVILLEA 'COASTAL GEM'	GREVILLEA	5 G.
KALANCHOE BEHARENSIS	FELT PLANT	15 G.
PHORMIUM 'YELLOW WAVE'	VARIEGATED FLAX	5 G.
RHAPHIOLEPIS CLARA	DWF. INDIA HAWTHORN	5 G.
RHAPHIOLEPIS UMBELLATA	DWF. YEDDA HAWTHORN	5 G.
ROSMARINUS OFFICINALIS	DWARF ROSEMARY	1 G.
SENECIO SERPENS	BLUE CHALK STICKS	1 G.
WESTRINGIA FRUITICOSA	COAST ROSEMARY	5 G.
COASTAL TRANSITION at COMMON AREAS:		
ALOE ARBORESCENS	TREE ALOE	5 G.
ALOE STRIATA	CORAL ALOE	5 G.
ARCTOSTAPHYLOS 'SUNSET'	MANZANITA	5 G.
ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH	1 G.
CEANOTHUS SPECIES	CALIFORNIA LILAC	5 G.
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 G.
HETEROMELES HYBRID	EVERGREEN DAYLILY	1 G.
HUECHERA SPECIES	CORAL BELLS	1 G.
KNIFOPHIA 'LITTLE MAID'	POKER PLANT	5 G.
LOMANDRA 'BREEZE'	MAT RUSH	1 G.
RIBES INTEGRIFOLIA	LEMONADE BERRY	5 G.
RHUS OVATA	SUGAR BUSH	5 G.
ROMNEYA COULTERII	SUGAR BUSH	5 G.
SALVIA CLEVLANDII	CLEVLAND SAGE	5 G.
WATER QUALITY BASINS and WATER GARDENS:		
ACHILLEA MILLEFOLIUM	YARROW	1 G.
CAREX PANSA	SAND DUNE SEDGE	1 G.
CLARKIA AMOENA	FAREWELL TO SPRING	1 G.
DIANELLA TASMANICA	DIANELLA	5 G.
IRIS PACIFIC COAST HYBRID	IRIS	1 G.
JUNCUS PATENS	CALIFORNIA RUSH	1 G.
LOMANDRA 'BREEZE'	MAT RUSH	1 G.
LYGEUM SPARTIUM	ESPARTO GRASS	1 G.
LYMUS CONDENSATUS	WILD RYE	1 G.
MUHLENBERGIA 'PINK FLAM.'	DEER GRASS	1 G.
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 G.
STACHYS BYZANTINA	LAMBS EAR	1 G.

Landscape Documentation Package Note:

A landscape documentation package by the project applicant is required to be submitted to the City of Newport Beach pursuant to section 2.1 of the Water Efficient Ordinance Standards.

LANDSCAPE AREA EXCEEDS 2,500 S.F. and IS SUBJECT to N.B.M.C. 14.17 "WATER EFFICIENT LANDSCAPE ORDINANCE"

Preliminary Planting & Irrigation Concept Statement

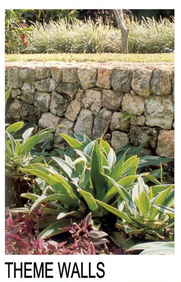
1. Provide simple, bold and low maintenance landscape planting design which incorporates many non-invasive and water conserving plant types.
2. Provide a variety of plant material shapes, sizes and texture in an informal arrangement compatible with the architectural theme.
3. The landscape irrigation design will be designed to provide the most efficient and conserving means to distribute irrigation water with the latest technology for water conservation.
4. All landscape improvements will meet the requirements contained in the City of Newport Beach.
5. The Conceptual Landscape Plan has been prepared by a registered Landscape Architect.

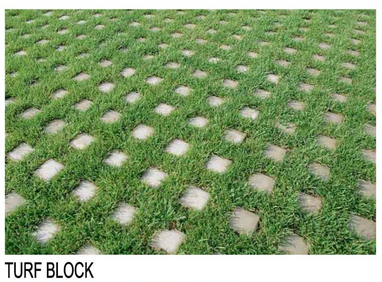
Water Quality Best Management Practices (B.M.P.)

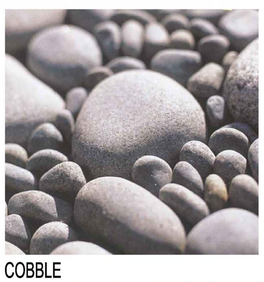
1. Planting areas have been incorporated into the hardscape layout. Hardscape paving drains into the landscape areas wherever possible.
2. Surface drainage is directed into the landscape areas to retain significant amounts of water on-site.
3. Roof downspouts daylight or flow into landscape areas wherever possible.
4. Use of low water consumptive plant material and proper irrigation techniques take into consideration hydrozones, sun and shade exposures and soil types.

FLOWERING VINES

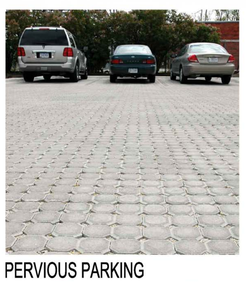
PRIVACY SCREENS


THEME WALLS


TURF BLOCK


COBBLE

PRECAST PAVERS


PERVIOUS PARKING

WATER CONSERVING PLANTS

ORNAMENTAL GRASSES

RAIN GARDENS at PRIVATE YARDS

COLORED CONCRETE

PERVIOUS PAVERS

SUBSTANTIAL CONFORMANCE PACKAGE

ECHO BEACH PLANNED RESIDENTIAL NEIGHBORHOOD NEWPORT BEACH, CA

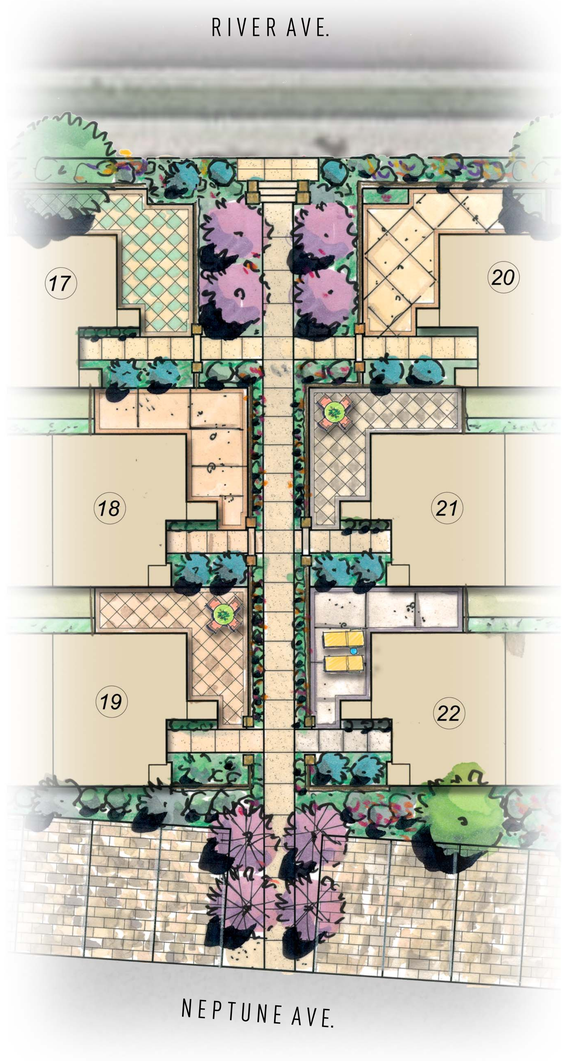
LB9 OWNER, LLC

CONCEPTUAL LANDSCAPE PLAN L1.0

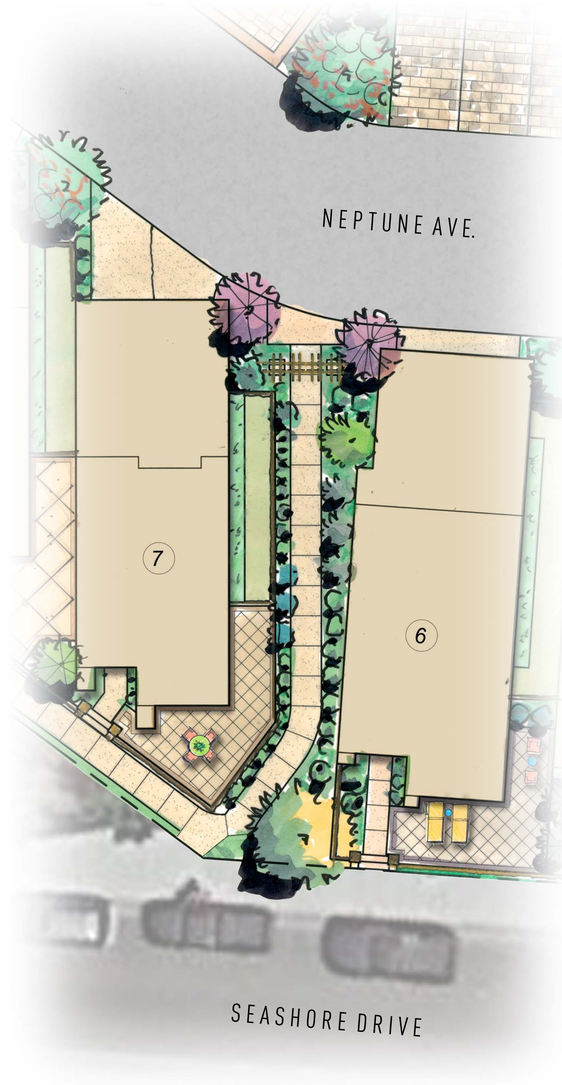
FEBRUARY 14, 2014

0 8' 16' 24' 32'
SCALE: 1/16" = 1'-0"

MJS Design Group
Cannery Lofts
507 30th Street
Newport Beach, CA 92663
(949) 675-9964



SOUTH PASEO ENLARGEMENT



NORTH PASEO ENLARGEMENT

SUCCULENTS

SMALL SHRUBS

GROUNDCOVER

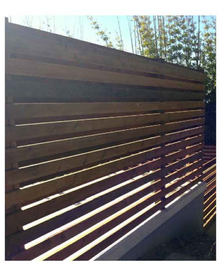
ORNAMENTAL GRASSES

PORTAL TRELLIS

PATH LIGHTING

BENCH

BIKE RACK


PRIVACY SCREEN

COLORED CONCRETE

ECHO BEACH PLANNED RESIDENTIAL NEIGHBORHOOD NEWPORT BEACH, CA

LB9 OWNER, LLC

PASEO ENLARGEMENTS L1.1

FEBRUARY 14, 2014

0 4' 8' 12' 16'
SCALE: 1/8" = 1'-0"

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SUBSTANTIAL CONFORMANCE PACKAGE