**PROJECT INFORMATION**

**Site Address:**
4302 Ford Road
Newport Beach, CA 92660

**ZONE:**
CORPORATE

**LEGAL DESCRIPTION:**
PARCEL 1,
LEGAL DESCRIPTION OF WHICH WAS RECORDED NOVEMBER 27, 1995 AS INSTRUMENT NO. 19950521235, OR FINAL ORDER OF CONDEMNATION, SUPERIOR COURT CASE 737614, A CERTIFIED COPY EXCEPT THEREFROM THAT PORTION DESCRIBED AS PARCEL 300180 IN THAT CERTAIN CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 65, RECORDER OF ORANGE COUNTY.

**PROJECT DESCRIPTION**

- **SITE ADDRESS:**
Ford Road
Newport Beach, CA
- **SITE AREA:**
45,906 SF (1.054 AC)
- **ALLOWED GROSS AREA:**
58,746 SF (1.75 FAR)
- **ALLOWED BUILDABLE AREA:**
33,569 SF
- **RESIDENTIAL UNIT TYPES:**
- 2BR/2.5BA 5 24%
- 3BR/3.0BA 5 24%
- **TOTAL PROPOSED GROSS AREA:**
38,343 SF
- **TOTAL PROPOSED BUILDABLE AREA:**
23,481 sf
- **TOTAL COMMON OPEN SPACE:**
7,372 sf
- **TOTAL PRIVATE OPEN SPACE:**
6,536 sf
- **PROPOSED OPEN SPACE RATIO:**
50%
- **FLOOR AREA LIMIT:**
- 1st Level: 13,357 SF
- 2nd Level: 1,746 SF
- 3rd Level: 38,329 SF
- **TOTAL PROPOSED FLOOR AREA:**
58,746 SF (1.75 FAR)
- **TOTAL PROPOSED COMMON OPEN SPACE:**
2088 SF
- **TOTAL PROPOSED PRIVATE OPEN SPACE:**
1917 sf

**RESIDENTIAL UNIT TYPES:**
- 2BR/2.5BA
- 3BR/3.0BA

**PROJECT DESCRIPTION**

The project design recalls architecture prevalent in the adjacent Port Streets neighborhood. The project design reflects a more traditional take on architecture with wood shutters, expansive decks, and eyebrow windows. The project goal is to deliver dwelling units for downsizing families within the surrounding neighborhoods. The project design reflects a more traditional take on architecture with wood shutters, expansive decks, and eyebrow windows. The project goal is to deliver dwelling units for downsizing families within the surrounding neighborhoods.
PLANTING LEGEND

- EXISTING TREE
- NATIVE HILLSIDE TREE
- RIPARIAN TREE
- ACCENT TREE
- POOL TREE

SHRUBS

- COURTYARD PLANTING
- NATIVE CANYON PLANTING

OTHERS

- GRASSCRETE

IRRIGATION LEGEND

- ALL TREES TO BE IRRIGATED BY BUBBLES, 2 FOR EACH TREE
- ALL PLANTING AREA TO BE DRIP IRRIGATED
- ALL GRASSCRETE AREA WITH GRAVEL AND MEADOWGRASS TO BE IRRIGATED WITH MICRO-SPRAYS

IRRIGATION NOTE:

- ALL IRRIGATION TO MEET 2015 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELD) AND SHALL NOT EXCEED ESTIMATED TOTAL WATER USE (ETWU).
- ALL CONTROLLERS WILL BE WEATHER BASED.
### Planting Legend and Notes

**Water Caster or Planted Island**

| Size   | Depth 1 | Depth 2 | Depth 3 | Flower Bed | Water | Drainage | Flowers | Ground Cover
|--------|---------|---------|---------|------------|-------|----------|---------|-------------
| 3' x 3' | 1200    | 2400    | 3600    | 1200       | 1200  | 3600     | 1200    | 1200        

**COURTYARD PLANTING**

| Size   | Depth 1 | Depth 2 | Depth 3 | Flower Bed | Water | Drainage | Flowers | Ground Cover
|--------|---------|---------|---------|------------|-------|----------|---------|-------------
| 3' x 3' | 1200    | 2400    | 3600    | 1200       | 1200  | 3600     | 1200    | 1200        

**Planting Notes**

1. All planting on the site is to be done in accordance with the approved planting and irrigation plans.
2. The planting and irrigation plans are subject to the approval of the developer.
3. The planting and irrigation plans are subject to the approval of the Architectural Review Board.
4. The planting and irrigation plans are subject to the approval of the Landscape Architect.
5. The planting and irrigation plans are subject to the approval of the City of Newport Beach.
6. The planting and irrigation plans are subject to the approval of the County of Orange.
7. The planting and irrigation plans are subject to the approval of the State of California.
8. The planting and irrigation plans are subject to the approval of the United States Department of Agriculture.
9. The planting and irrigation plans are subject to the approval of the United States Environmental Protection Agency.
10. The planting and irrigation plans are subject to the approval of the United States Army Corps of Engineers.

**Regulations**

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>LO.40</td>
<td>Zoning Code</td>
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**LandLAB**

1900 Main Street, Suite 800
Irvine, California 92614
949.607.7318
www.mvearchitects.com
PROJECT DATA
Multiple Residential Zoning District (RM)
Site Area: 45,906 SF (1.054 AC)
Site Area per Dwelling Unit: 1,200 SF
Buildable Area: 33,569 SF
FAR: 1.75
Allowable Buildable Area: 58,746 SF

Dwelling Units Proposed: 21 Dwelling Units
Setbacks Proposed:
- Front: 20’
- Side: 10’-0” to 12’-0”
- Rear: 10’

Height Limit:
- Flat Roof: 28’-0” with Height Increase 32’-0”
- Sloped Roof: 33’-0” with Height Increase 37’-0”

"Measured as the vertical distance from the established grade of the pad to the highest part of the structure." (20.30.060.B.2)
(Increase in Height Limit - 20.30.060.C.2)

Approx Building Footprint: 18,394 SF to 23,366 SF

Buildable Area: +/- 33,569 SF

Established Grade Average: 201’-0” (average grade plane)
F.F. 199’-0”

Project Site
Established Grade Average: 201’-0” (average grade plane)
F.F. 199’-0”

SITE CONSTRAINTS
Ford Road Residential
Newport Beach, CA

PROJECT DATA
Multiple Residential Zoning District (RM)
Site Area: 45,906 SF (1.054 AC)
Site Area per Dwelling Unit: 1,200 SF
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"Measured as the vertical distance from the established grade of the pad to the highest part of the structure." (20.30.060.B.2)
(Increase in Height Limit - 20.30.060.C.2)
Building Plan Legend:
- **Indicates 150' Hose Pull**
- **Indicates Newport Beach Fire Department Turning Radii**
- **Proposed Standpipe**

FIRE SAFETY NOTES:

1. A single or multiple-station smoke alarms shall be installed and maintained in the following locations:
   A. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
   B. In each room used for sleeping purposes.

2. A fire alarm system is required as per CFC chapter 907.

3. Public safety radio system coverage is required as per CFC section 810.1 and City of Newport Beach Guideline D.05.

4. Standby power shall be provided for emergency responder radio coverage system as required in section 810.4.2.3. The standby power supply shall be capable of operating the emergency responder radio coverage system for a duration of not less than 24 hours. CFC section 604.2.3.

5. Fire sprinklers will be required and must be installed as per the requirements of CFC section 803.

6. A 13R fire sprinklers system is permitted in the residential portion of the building. However, the garage area located beneath the horizontal separation will be required to be NFPA 13 system.

7. The fire pit must be located at distances from combustibles recommended by the manufacture or the California Mechanical Code.

8.
Project Data:

**Floor Area Proposed:** +/- 48,574 SF

**Dwelling Units Proposed:**
- A1: 2BR/2.5BA, 1,433 SF (6 DU)
- A2: 2BR/2.5BA, 1,410 SF (2 DU)
- B1: 3BR/3.5BA, 2,078 SF (3 DU)
- B2: 3BR/3.5BA, 1,746 SF (3 DU)
- C1: 4BR/3.5BA, 2,120 SF (3 DU)
- C2: 4BR/3.5BA, 2,277 SF (4 DU)

Total: 21 DU

**Average Rentable/Saleable Area:** 1,826 SF AVG.

**Parking Required:** 2.5 Stalls/Unit

**Parking Provided:**
- Level B1:
  - ADA: 2 (9'-0" X 19'-0")
  - Standard: 13 (8'-6" X 19'-0")
  - Guest: 3 (12'-0" X 19'-0")
  - ADA: 1 (12'-0" X 19'-0")
  - Tandem: 13 (8'-6" X 19'-0")
  - Visitor: 12 (8'-6" X 19'-0")
  - Visitor: 1 (12' X 19'-0")

Total: 55 Stalls

Building Area Legend:
- A1_2BR-2.5BA
- A2_2BR-2.5BA
- B1_3BR-3.5BA
- B2_3BR-3.5BA
- C1_4BR-3.5BA
- C2_4BR-3.5BA
- AMENITY
- CIRCULATION
- UNITS
- POOL ROOM
- RESIDENT COURTYARD
- BALCONY
- STAIR
- SWIMMING POOL
- CORRIDOR
- STAIR

Building Gross Area:
- Level 1: AMENITY 1,829 SF, CIRCULATION 3,036 SF, UNITS 13,357 SF, TOTAL 18,222 SF
- Level 2: CIRCULATION 2,661 SF, UNITS 14,767 SF, TOTAL 17,428 SF
- Level 3: CIRCULATION 2,701 SF, UNITS 10,205 SF, TOTAL 12,906 SF

Building Saleable - Unit Area:
- Level 1: UNITS 13,357 SF
- Level 2: UNITS 14,767 SF
- Level 3: UNITS 10,205 SF

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Ford Road Residential
Newport Beach, CA

FLOOR PLAN - LEVEL 2

LEVEL 2

BUILDING PLAN LEGEND

A1_2BR-2.5BA
A2_2BR-2.5BA
B1_3BR-3.5BA
B2_3BR-3.5BA
C1_4BR-3.5BA
C2_4BR-3.5BA
STAIR
CORRIDOR
CORE
Balcony

PROJECT DATA

Floor Area Proposed: +/- 48,574 SF

Dwelling Units Proposed:

A1 2BR/2.5BA 1,433 SF 6 DU
A2 2BR/2.5BA 1,410 SF 2 DU
B1 3BR/3.5BA 2,078 SF 3 DU
B2 3BR/3.5BA 1,746 SF 3 DU
C1 4BR/3.5BA 2,120 SF 3 DU
C2 4BR/3.5BA 2,277 SF 4 DU

21 DU
1,826 SF AVG.
Rentable/Saleable 38,358 sf

PROJECT DATA

Parking Required:
2.5 Stalls/Unit
53 Parking Stalls

Parking Provided:
Level B1
13 Standard Stalls
13 Guest Stalls
3 ADA Stalls
26 Tandem Stalls
55 Total

BUILDING GROSS AREA

Level 1
AMENITY 1,829 SF
CIRCULATION 3,036 SF
UNITS 13,357 SF
18,222 SF

Level 2
CIRCULATION 2,661 SF
UNITS 14,767 SF
17,428 SF

Level 3
CIRCULATION 2,701 SF
UNITS 10,205 SF
12,906 SF

48,556 SF

BUILDING SALEABLE - UNIT AREA

Level 1
UNITS 13,357 SF
13,327 SF

Level 2
UNITS 14,767 SF
14,767 SF

Level 3
UNITS 10,205 SF
10,205 SF

38,329 SF

REVISIONS

SHEET TITLE
FLOOR PLAN - L2 LEVEL 2

SHEET NUMBER
A1.02

JOB NO.

DATE

SCALE

PROPERTY LINE

1,826 SF AVG.

PROPERTY LINE
**PROJECT DATA**

**Floor Area Proposed:** +/− 48,574SF

**Dwelling Units Proposed:**
- A1 2BR/2.5BA 1,433 SF 6 DU
- A2 2BR/2.5BA 1,410 SF 2 DU
- B1 3BR/3.5BA 2,078 SF 3 DU
- B2 3BR/3.5BA 1,746 SF 3 DU
- C1 4BR/3.5BA 2,120 SF 3 DU
- C2 4BR/3.5BA 2,277 SF 4 DU

Total 21 DU
1,826 SF AVG.
Rentable/Saleable 38,358 sf

**PROJECT DATA**

**Parking Required:**
2.5 Stalls/Unit
53 Parking Stalls

**Parking Provided:**
- Level B1: 13 Standard Stalls
- Guest Stalls: 13
- ADA Stalls: 3
- Tandem Stalls: 26
Total 55

### BUILDING GROSS AREA

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<th>AMENITY</th>
<th>CIRCULATION</th>
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<td>2,981 SF</td>
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<td>Level 3</td>
<td>2,701 SF</td>
<td>10,205 SF</td>
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<td>12,908 SF</td>
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TOTAL: 48,556 SF

### BUILDING SALEABLE - UNIT AREA

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<td>14,767 SF</td>
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<tr>
<td>Level 3</td>
<td>10,205 SF</td>
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TOTAL: 38,329 SF
LEVEL 1 - 199'-0"

LEVEL B1 - 188'-0"

-established Grade 
"+/- 201'-0"

ACTUAL BUILDING HEIGHT 
38'-10"

MAXIMUM BUILDING HEIGHT WITH HEIGHT INCREASE 
37'-0"

MAXIMUM HEIGHT LIMIT WITH HEIGHT INCREASE 
37'-0"
Google Earth View 2

Site Development Review Resubmittal - 2019-04-08