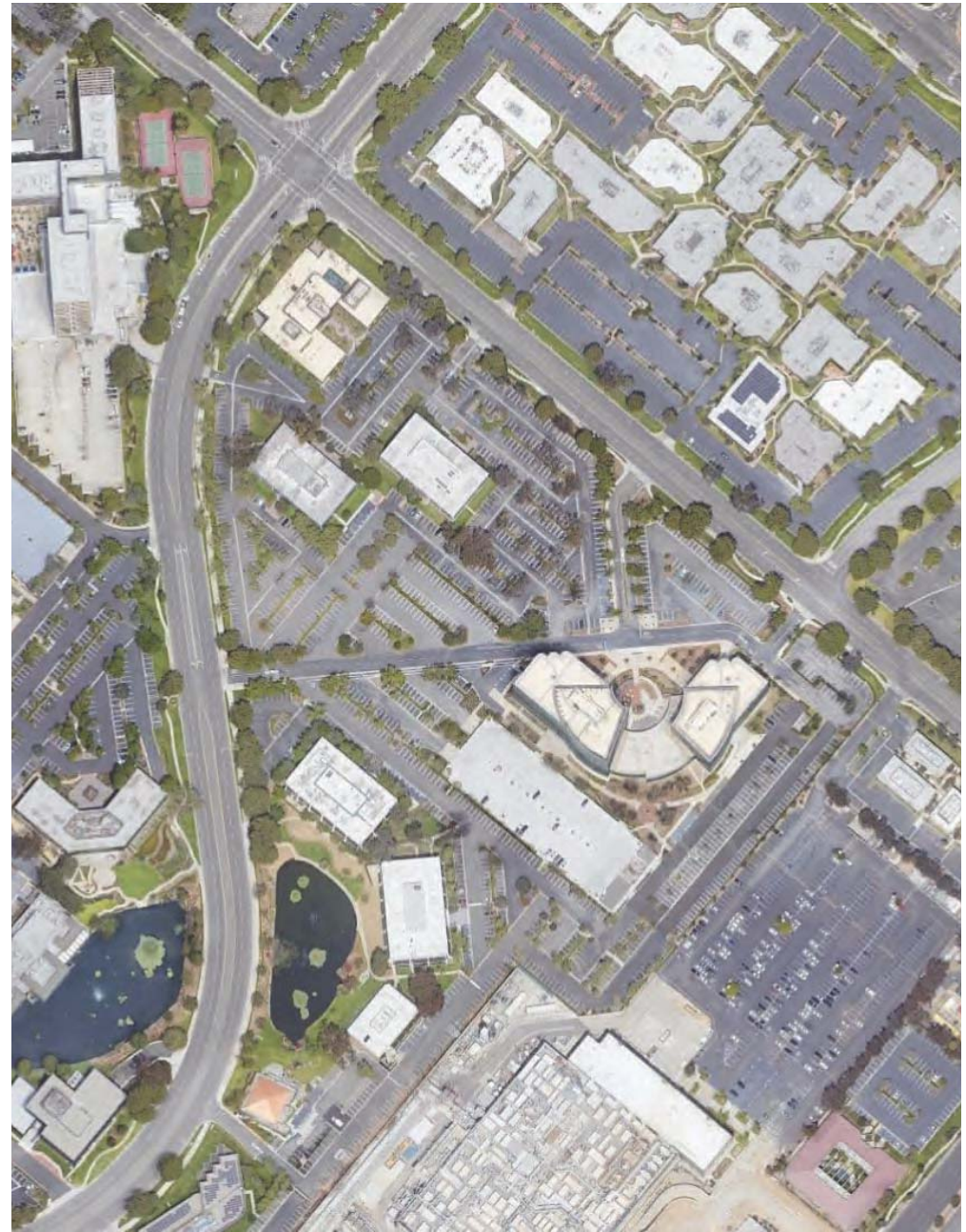


RESIDENCES AT 4400 VON KARMAN

ENTITLEMENT SUBMITTAL

OCTOBER 28, 2020

TPG (KCN) ACQUISITION LLC



PROJECT TEAM

DEVELOPER:
TPG (KCN) ACQUISITION LLC
 500 Birch St. East Tower, Suite 200
 Newport Beach, CA 92660
 Contact: Derek Picerme
 P: 949.267.1511
 www.thepicernegroup.com
 dpicerne@picernegroup.com

ARCHITECT (APARTMENTS):

TCA Architects
 19782 MacArthur Blvd., Suite 300
 Irvine, CA 92612
 Contact: Irwin Yau
 P: 949.862.0270
 www.tca-arch.com
 iyau@tca-arch.com



LANDSCAPE ARCHITECT:

MJS Landscape Architecture
 Santa Ana, CA 92705
 Newport Beach, CA 92663
 Contact: Matt Jackson
 P: 949.675.9964
 www.mjs-la.com
 matt@mjs-la.com



CIVIL ENGINEER:

TAIT & Associates, Inc.
 801 N Parkcenter Drive
 Santa Ana, CA 92705
 Contact: David Sloan, PE
 P: 714.560.8643
 P: 562.547.0705
 www.tait.com
 dsloan@tait.com

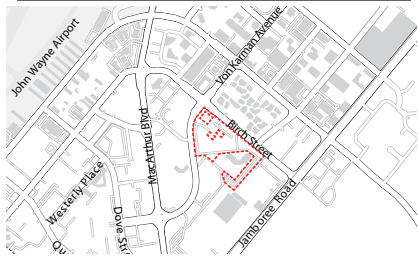


ARCHITECT (PARKING GARAGE):

Architects Orange
 144 N Orange Street
 Orange, CA 92666
 Contact: Jason Rupp
 P: 714.639.9860
 www.aoarchitects.com
 jason@aoarchitects.com



VICINITY MAP



INDEX

GENERAL:

G-0.0 PROJECT SUMMARY

ARCHITECTURE (APARTMENTS):

- G-0.1 PERSPECTIVE
- G-0.2 PERSPECTIVE
- G-0.3 DEVELOPMENT AREA AND USE PLAN
- A-0.1 ARCHITECTURAL SITE PLAN
- A-1.0 LEVEL B2 - BASEMENT FLOOR PLAN
- A-1.1 LEVEL B1 - BASEMENT FLOOR PLAN
- A-1.2 LEVEL 1 - GROUND FLOOR PLAN
- A-1.3 LEVEL 2 - PODIUM FLOOR PLAN
- A-1.4 LEVEL 3 - FLOOR PLAN
- A-1.5 LEVEL 4 - FLOOR PLAN
- A-1.6 LEVEL 5 - FLOOR PLAN
- A-1.7 CONCEPTUAL ROOF PLAN
- A-2.0 SOUTH ELEVATION
- A-2.1 EAST ELEVATIONS
- A-2.2 WEST ELEVATION
- A-2.3 NORTH ELEVATION
- A-2.4 NORTH ELEVATION
- A-2.5 NORTH ELEVATION
- A-3.0 BUILDING SECTIONS
- A-3.1 BUILDING SECTIONS
- A-4.0 MATERIALS
- A-5.0 SOLAR SHADE STUDY
- A-5.1 ALLOWABLE AREAS
- A-5.2 OFFICE PARKING PHASING PLAN
- A-5.3 COMMON OPEN SPACE & AMENITY PLAN
- A-5.4 PRIVATE OPEN SPACE
- A-5.5 HEIGHT ANALYSIS
- A-5.6 VEHICULAR CIRCULATION

LANDSCAPE:

- L.1 COMPOSITE LANDSCAPE PLAN
- L.2 GROUND LEVEL LANDSCAPE PLAN
- L.3 GROUND LEVEL CIRCULATION DIAGRAM
- L.4 PEDESTRIAN CONNECTIVITY TO UPTOWN NEWPORT PC
- L.5 PUBLIC PARK ENLARGEMENT
- L.6 LEVEL 2 PODIUM ENLARGEMENT
- L.7 LEVEL 5 ROOFTOP ENLARGEMENT
- L.8 LIFESTYLE IMAGERY
- L.9 TREE PLAN
- L.10 PLANT IMAGERY
- L.11 IRRIGATION HYDROZONE PLAN

CIVIL:

- C-1.01 TITLE SHEET
- C-2.01 CONCEPTUAL SITE PLAN
- C-3.01 CONCEPTUAL LIMITS OF IMPACT PLAN
- C-4.01 CONCEPTUAL GRADING PLAN
- C-4.02 CONCEPTUAL GRADING PLAN
- C-5.01 CONCEPTUAL STORM DRAIN PLAN
- C-5.02 ALTERNATE STORM DRAIN RELOCATION PLAN
- C-6.01 CONCEPTUAL UTILITY PLAN
- C-7.01 CONCEPTUAL HORIZONTAL CONTROL & STRIPING PLAN

ARCHITECTURE (PARKING GARAGE):

- GA-0.1 PROJECT DATA-1
- GA-2.1 FIRST TIER PLAN
- GA-2.2 SECOND TIER PLAN
- GA-2.3 THIRD TIER PLAN
- GA-2.4 ROOF EXTENSION PLAN
- GA-3.1 BUILDING ELEVATIONS
- GA-3.2 BUILDING ELEVATIONS

PROJECT DATA

PURPOSE: APPLICATION SUBMITTAL
ASSESSOR PARCEL NUMBER: 445-131-04, 445-131-30
EXISTING LAND USE: KOLL CENTER PARKING LOT
DENSITY BONUS: 20%
EXISTING ZONING: PC - 15 KOLL CENTER
TOTAL DEVELOPMENT AREA: 13.0 ± ACRES
BASE DENSITY: 44 DWELLINGS PER ACRE
BASE UNITS: 260
PROPOSED ZONE CHANGE: RM MULTIPLE RESIDENTIAL
NET DEVELOPMENT AREA: 5.9 ACRES
PROPOSED DENSITY: 53 DWELLINGS PER ACRE
TOTAL UNITS: 312

PROJECT SUMMARY

UNIT SUMMARY

UNIT TYPE	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	Total # Units	% of Unit Mix	NET S.F.*	Balcony / Deck S.F.**	Req. Balcony S.F.	Total Net Rent	AVG. S.F.
STUDIO:	0	2	2	2	2	8		610	0	26	4,120	
S150	0	2	2	2	2	8		610	0	26	4,120	
S450	0	10	10	10	10	40		575	0	29	23,000	
ES400 (Affordable)	0	0	1	1	1	3		575	0	29	1,725	
S550	0	1	1	1	1	4		620	0	31	2,512	
SUBTOTAL	0	13	14	14	14	55	17.6%				31,387	570
1 BR:												
A111	0	9	9	9	9	36		665	57	33	23,940	
A200	0	6	4	5	6	21		657	30	33	13,797	
EA200 (Affordable)	0	0	4	3	2	9		697	30	33	5,913	
A400	1	4	4	5	5	20		754	62	37	14,880	
A501	2	6	7	7	5	27		848	146	42	22,896	
A751	0	5	11	10	10	36		1,025	72	51	36,900	
SUBTOTAL	3	30	39	40	37	149	47.8%				118,528	784
2 BR:												
B151	0	3	2	3	3	11		1,000	60	60	11,000	
EB151 (Affordable)	0	0	1	0	0	1		1,000	60	60	1,000	
B400	0	5	5	6	6	22		1,108	56	56	24,332	
B425	0	3	3	3	3	12		1,061	57	53	12,732	
B500	0	3	3	3	3	12		1,061	43	53	12,732	
B705	0	5	5	5	5	20		1,362	69	70	27,840	
B925	2	7	7	6	6	36		1,413	65	71	42,300	
SUBTOTAL	2	26	26	28	26	108	34.6%				132,026	1,222
PROJECT TOTAL	5	69	79	82	77	312	100.0%				281,709	3,035

* Square footage is taken from centerline of party walls and outside of exterior walls, excluding decks and balconies.
 ** Deck square footage is an average as most decks will vary slightly in size and is not included in Net Rentable Square Footage.

REQUIRED RESIDENTIAL PARKING	UNITS	RATIO	TOTAL
Studio	55	1.0	55
1-Bedroom	149	1.0	149
2-Bedrooms	108	2.0	216
REQUIRED RESIDENTIAL PARKING SUBTOTAL	312		312

UNITS	RATIO	TOTAL
Residential (Office)	276	0.06
Residential	420	0.09
TOTAL REQ	696	

Unit Type	# of Units	Ratio	Total
Assigned	495	0.02	50
Unassigned	64	0.05	4
Office	235		2
TOTAL	885		21

* Accessible van stall required for residential parking.
 † Accessible van stall required for office accessible parking.

GUEST REQ. (included in base parking ratio above)	0	0.0	0
---------------------------------------------------	---	-----	---

(including guest stalls)	420
--------------------------	------------

OCCUPANCY CLASSIFICATION:
 R-2 RESIDENTIAL UNITS
 S-2 GARAGE
 B LEASING OFFICE, ROOF DECK, BUSINESS CENTER
 A-3 FITNESS, CLUB ROOM

TYPE OF CONSTRUCTION:
 SLAB ON GRADE: TYPE VA SPRINKLERED, NFPA-13 (RESIDENTIAL)
 PODIUM: TYPE VA SPRINKLERED, NFPA-13 (RESIDENTIAL)
 TYPE IA SPRINKLERED, NFPA-13 (GARAGE)

BUILDING CODE:
 CITY OF NEWPORT BEACH MUNICIPAL CODE
 2019 CALIFORNIA BUILDING CODE

PROJECT DESCRIPTION

The proposed project site is located in the Koll Center planned community with the current land-use of surface parking serving the surrounding business center. The project is comprised of 4 parts, an apartment project, a park, a freestanding parking structure, and the remaining office and parking area.

The 5-story podium 312 unit apartment building consisting of one-level of on grade parking garage, two levels of subterranean parking (Type -I), the majority of the residential units are located above the podium on levels 2 thru 5 (Type-V). A portion of the residential units at the northeast corner of the site are 4-story (Type-V) slab on grade construction. The building is accessed from the south via a vehicular access providing links to the adjoining properties and proposed 1.1 acre park area. Project leasing offices are accessed directly from the internal street with a direct connection to the amenity spaces and courtyards on the second level. The project proposes to provide 276 office stalls on site at the grade & first levels of subterranean garage along with residential guest and residential parking provided at the subterranean levels.

The park is approximately 1.1 acres and features a pavilion with signature tree and a multi-purpose lawn. The replacement garage is located on approximately 1.1 acres.

PROJECT SUMMARY



RESIDENCES AT 4400 VON KARMAN
NEWPORT BEACH, CALIFORNIA
TCA # 2019-032



TPG (KCN) ACQUISITION LLC

ENTITLEMENT SUBMITTAL
SITE DEVELOPMENT REVIEW
OCTOBER 28, 2020



PERSPECTIVE
VIEW FROM BIRCH STREET

G-0.1



RESIDENCES AT 4400 VON KARMAN
NEWPORT BEACH, CALIFORNIA
TCA # 2019-032



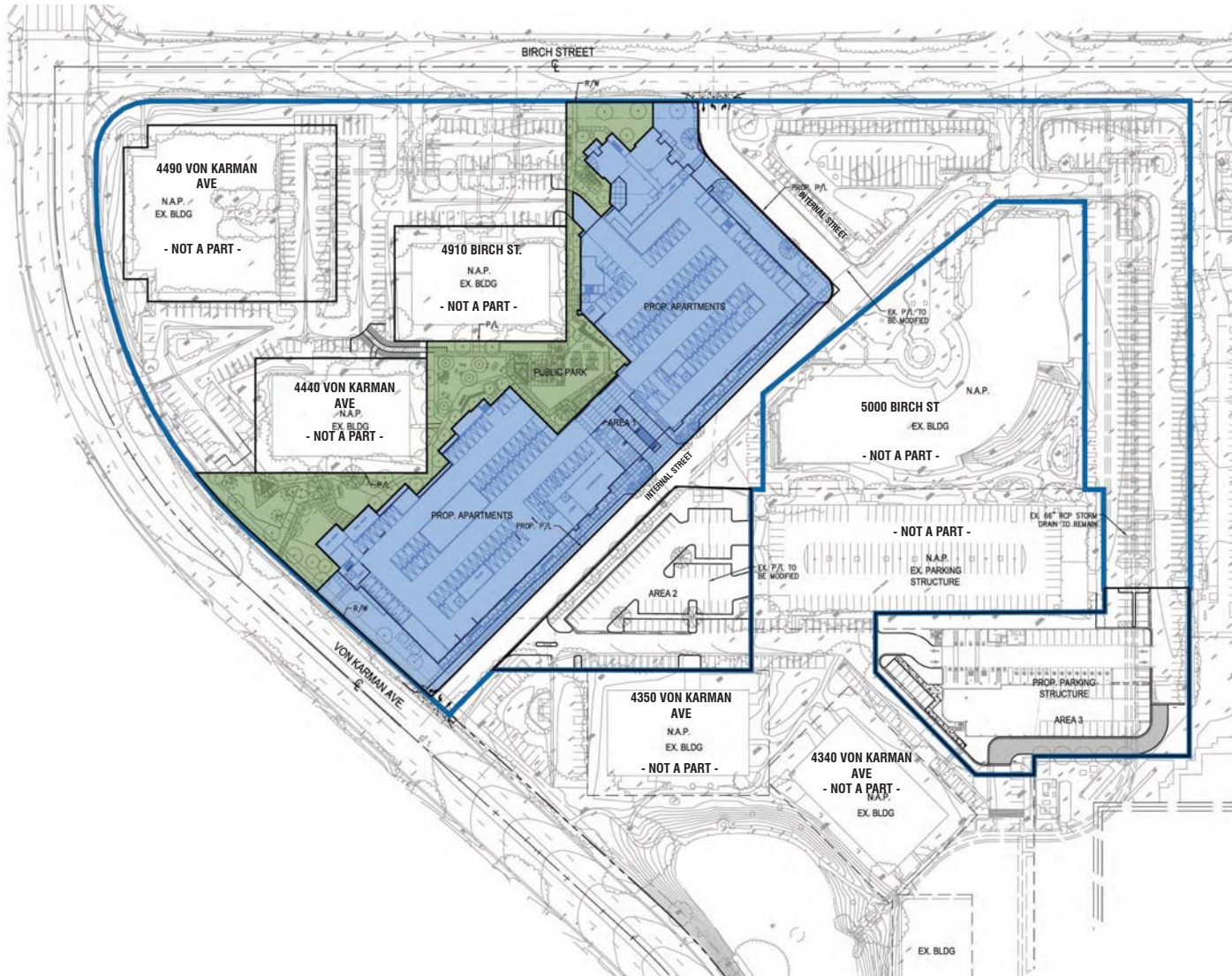
TPG (KCN) ACQUISITION LLC

ENTITLEMENT SUBMITTAL
SITE DEVELOPMENT REVIEW
OCTOBER 28, 2020



PERSPECTIVE
VIEW OF DRIVE ENTRY

G-0.2

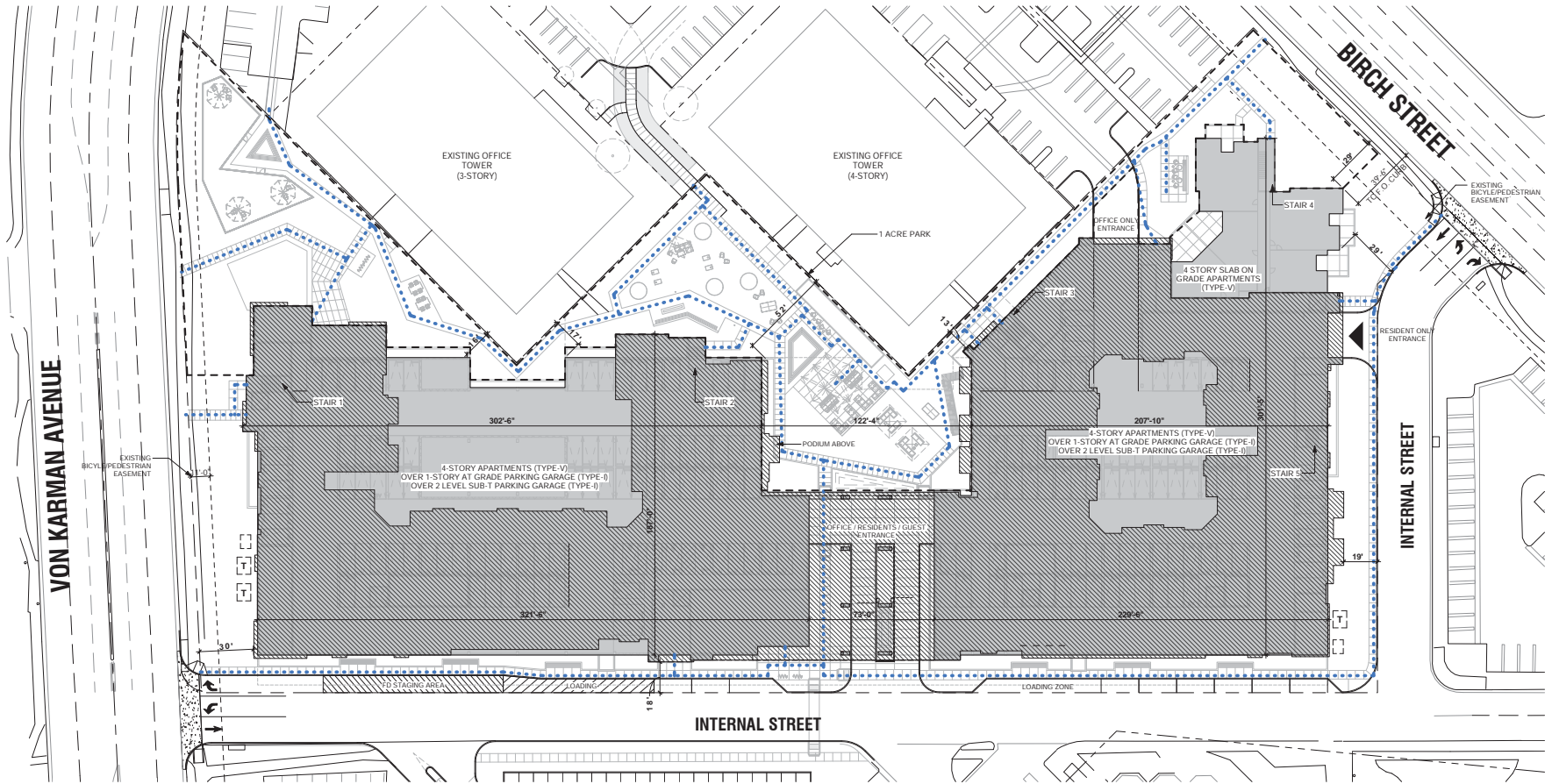


DEVELOPMENT AREAS LEGEND

AREA 1 - RESIDENTIAL DEVELOPMENT AREA*	3.4 ACRES
AREA 2 - PROPOSED ACCESS AND PARKING	1.0 ACRES
AREA 3 - PARKING STRUCTURE	1.5 ACRES
TOTAL DEVELOPMENT AREA	5.9 ACRES
*LOT 1 (AREA 1 & PUBLIC PARK) OF FUTURE LOT LINE ADJUSTMENT - 4.5 ± ACRES	
PUBLIC PARK AREA	1.1 ACRES
MIXED USE VILLAGE PROJECT LIMITS	13.0 ACRES

DEVELOPMENT DENSITY

DEVELOPMENT AREA	5.9 ACRES
UNIT COUNT	312 UNITS
	53 DU/AC



SITE PLAN LEGEND

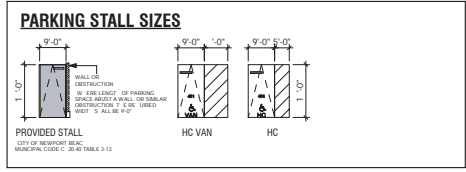
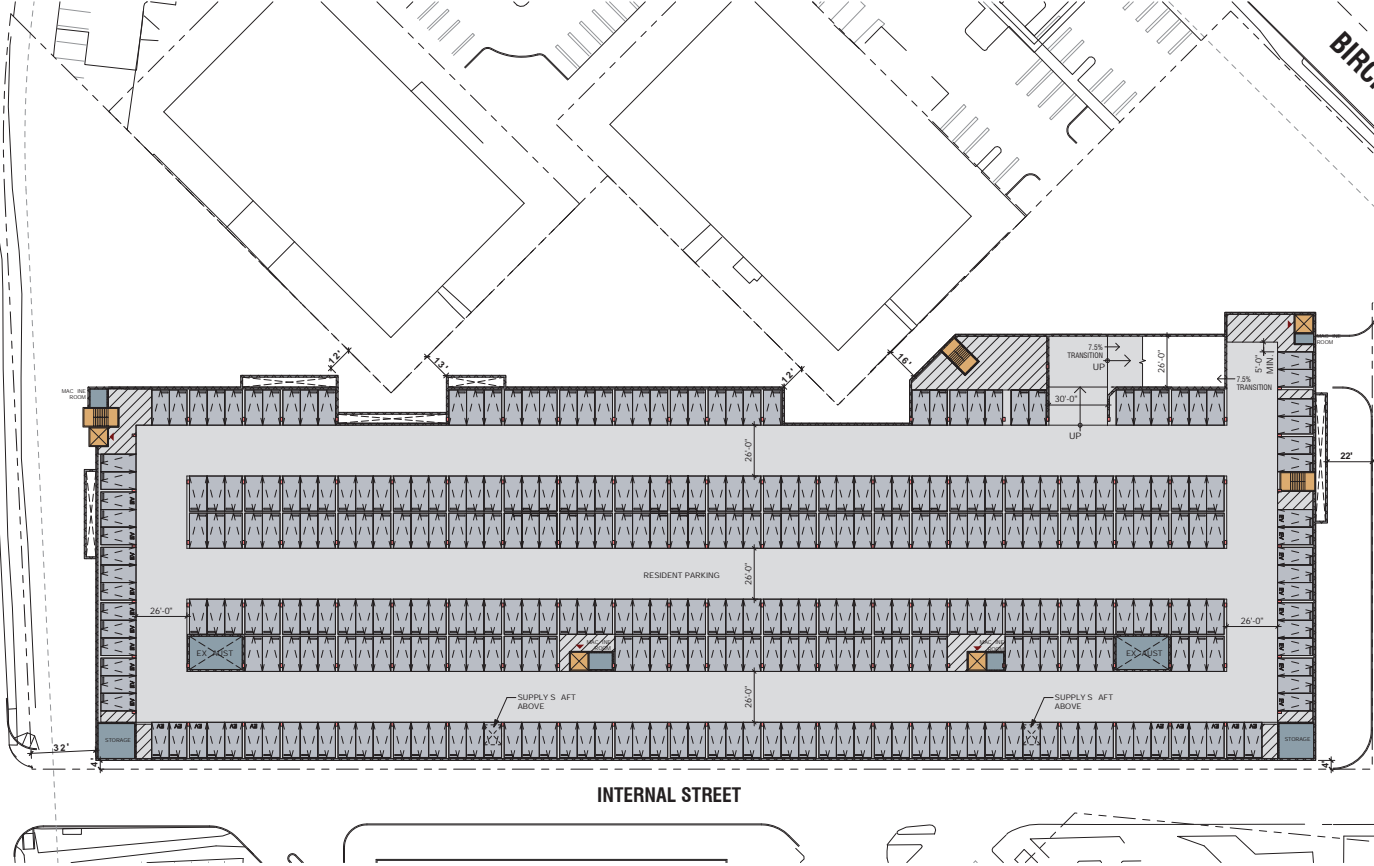
- ACCESSIBLE PATH OF TRAVEL
- PODIUM ABOVE

VON KARMAN AVENUE

BIRCH STREET

INTERNAL STREET

INTERNAL STREET

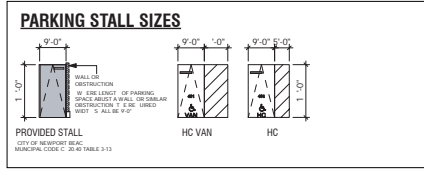
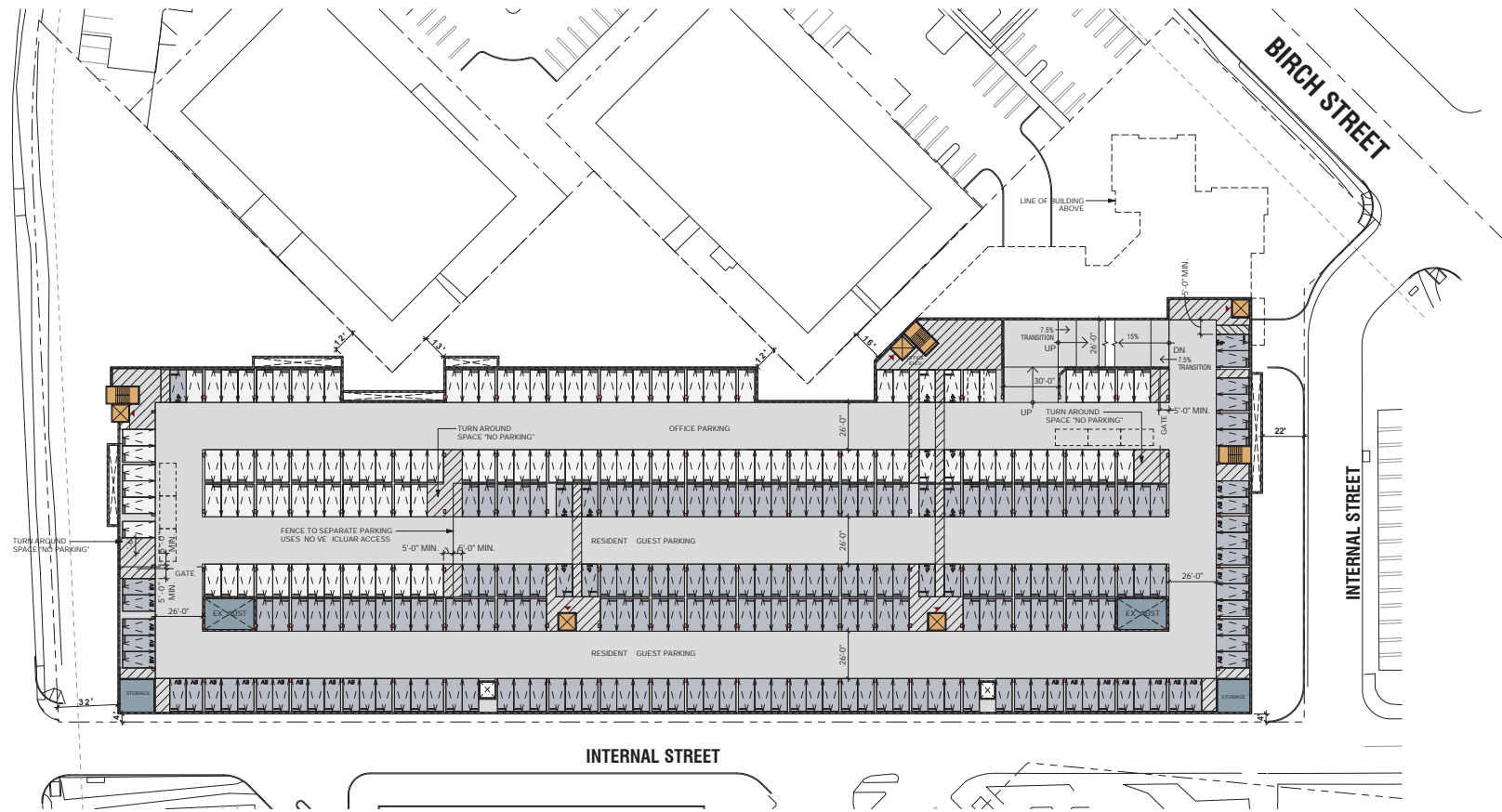


VON KARMAN AVENUE

BIRCH STREET

INTERNAL STREET

INTERNAL STREET



RESIDENCES AT 4400 VON KARMAN
 NEWPORT BEACH, CALIFORNIA
 TCA # 2019-032



TPG (KCN) ACQUISITION LLC

ENTITLEMENT SUBMITTAL
 SITE DEVELOPMENT REVIEW
 OCTOBER 28, 2020



LEVEL B1 - BASEMENT FLOOR PLAN

A-1.1



PARKING STALL SIZES

PROVIDED STALL
CITY OF NEWPORT BEACH
MUNICIPAL CODE C. 20.60 TABLE 3-11

HC VAN

HC

COLOR LEGEND

<ul style="list-style-type: none"> UNITS LOBBY / LEASING / AMENITY RESIDENTIAL VERTICAL CIRCULATION 	<ul style="list-style-type: none"> RESIDENT/GUEST PARKING OFFICE PARKING STALL CORRIDOR
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



COLOR LEGEND			
	UNITS		RESIDENT/GUEST PARKING
	LOBBY / LEASING / AMENITY		OFFICE PARKING STALL
	RESIDENTIAL VERTICAL CIRCULATION		CORRIDOR



COLOR LEGEND

	UNITS		RESIDENT/GUEST PARKING
	LOBBY / LEASING / AMENITY		OFFICE PARKING STALL
	RESIDENTIAL VERTICAL CIRCULATION		CORRIDOR



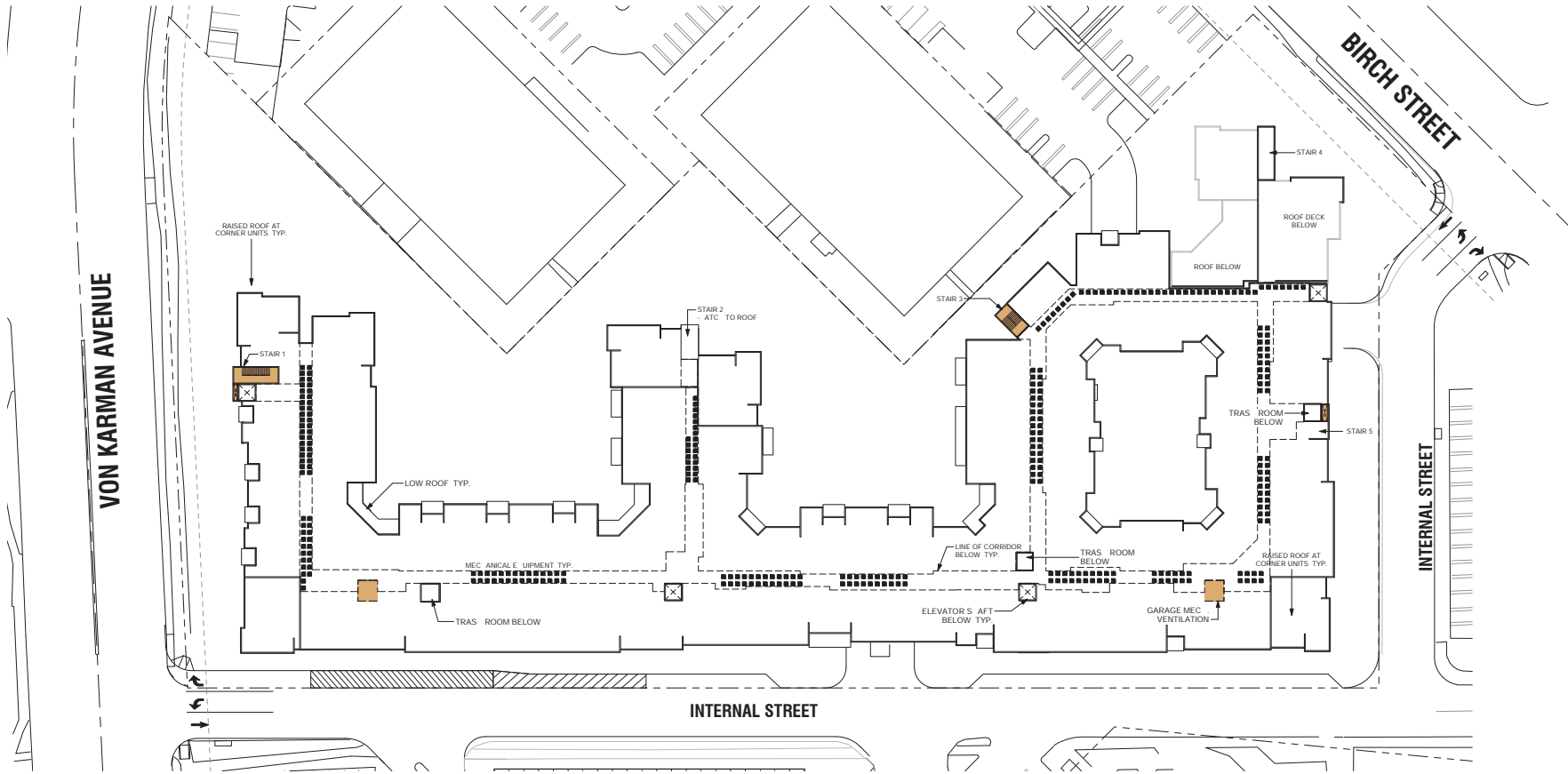
COLOR LEGEND

	UNITS		RESIDENT/GUEST PARKING
	LOBBY / LEASING / AMENITY		OFFICE PARKING STALL
	RESIDENTIAL VERTICAL CIRCULATION		CORRIDOR



COLOR LEGEND

	UNITS		RESIDENT/GUEST PARKING
	LOBBY / LEASING / AMENITY		OFFICE PARKING STALL
	RESIDENTIAL VERTICAL CIRCULATION		CORRIDOR



ROOF LEGEND	
	STAIR TO ROOF
	MECHANICAL EQUIPMENT
	UTILITY SHAFT TO ROOF



1) SOUTH OVERALL ELEVATION
SCALE: 1" = 30'-0"



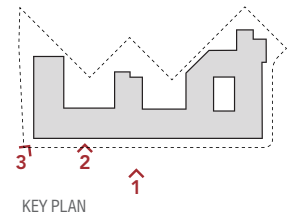
2) SOUTH ELEVATION - A



3) VIEW FROM VON KARMAN AVE.

MATERIAL LEGEND:

- S-1: STUCCO - 20/30, VARIOUS COLORS
- ST-1: STONE/TILE VENEER OR SIM.
- CS-1: CEMENTITIOUS SIDING OR SIM.
- SF-1: STOREFRONT
- W-1: VINYL WINDOW
- A-1: METAL AWNING
- R-1: METAL RAILING
- R-2: GLASS RAILING
- G-1: GARAGE SCREENED OPENING
- SI-1: SIGN LOCATION





1) SOUTH OVERALL ELEVATION
SCALE: 1" = 30'-0"



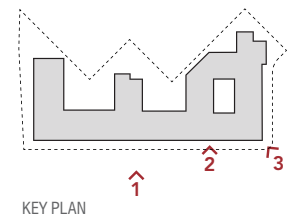
2) SOUTH ELEVATION - B



3) VIEW OF SOUTH EAST CORNER

MATERIAL LEGEND:

- S-1: STUCCO - 20/30, VARIOUS COLORS
- ST-1: STONE/TILE VENEER OR SIM.
- CS-1: CEMENTITIOUS SIDING OR SIM.
- SF-1: STOREFRONT
- W-1: VINYL WINDOW
- A-1: METAL AWNING
- R-1: METAL RAILING
- R-2: GLASS RAILING
- G-1: GARAGE SCREENED OPENING
- SI-1: SIGN LOCATION



KEY PLAN



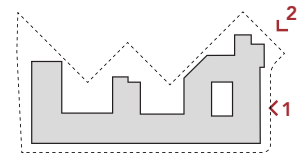
1) EAST ELEVATION



2) VIEW FROM BIRCH STREET

MATERIAL LEGEND:

- S-1: STUCCO - 20/30, VARIOUS COLORS
- ST-1: STONE/TILE VENEER OR SIM.
- CS-1: CEMENTITIOUS SIDING OR SIM.
- SF-1: STOREFRONT
- W-1: VINYL WINDOW
- A-1: METAL AWNING
- R-1: METAL RAILING
- R-2: GLASS RAILING
- G-1: GARAGE SCREENED OPENING
- SI-1: SIGN LOCATION



KEY PLAN



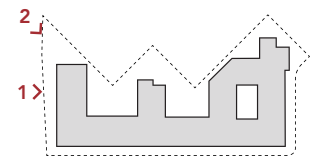
1) WEST ELEVATION



2) VIEW FROM VON KARMAN AVE.

MATERIAL LEGEND:

- S-1: STUCCO - 20/30, VARIOUS COLORS
- ST-1: STONE/TILE VENEER OR SIM.
- CS-1: CEMENTITIOUS SIDING OR SIM.
- SF-1: STOREFRONT
- W-1: VINYL WINDOW
- A-1: METAL AWNING
- R-1: METAL RAILING
- R-2: GLASS RAILING
- G-1: GARAGE SCREENED OPENING
- SI-1: SIGN LOCATION



KEY PLAN



1) NORTH OVERALL ELEVATION
SCALE: 1" = 30'-0"



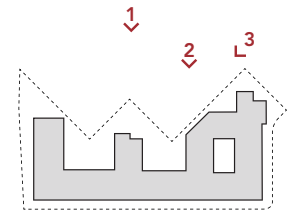
2) NORTH ELEVATION - A



VIEW FROM NORTH EAST CORNER

MATERIAL LEGEND:

- S-1: STUCCO - 20/30, VARIOUS COLORS
- ST-1: STONE/TILE VENEER OR SIM.
- CS-1: CEMENTITIOUS SIDING OR SIM.
- SF-1: STOREFRONT
- W-1: VINYL WINDOW
- A-1: METAL AWNING
- R-1: METAL RAILING
- R-2: GLASS RAILING
- G-1: GARAGE SCREENED OPENING
- SI-1: SIGN LOCATION



KEY PLAN



1) NORTH OVERALL ELEVATION
SCALE: 1" = 30'-0"



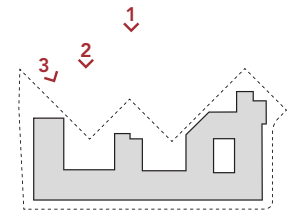
2) NORTH ELEVATION - B



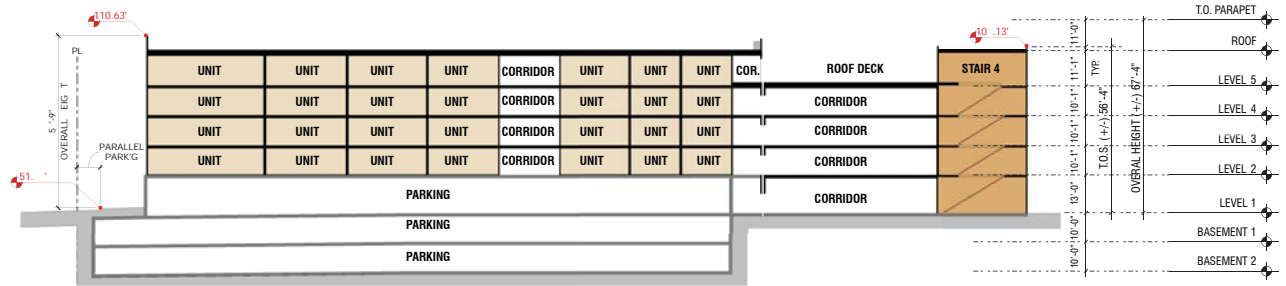
VIEW OF POOL COURTYARD

MATERIAL LEGEND:

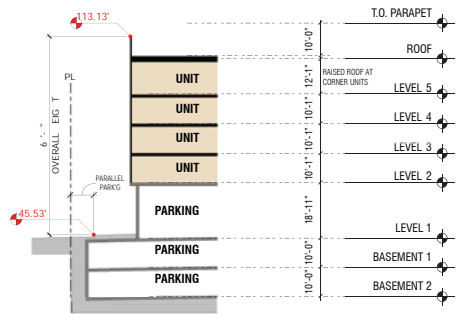
- S-1: STUCCO - 20/30, VARIOUS COLORS
- ST-1: STONE/TILE VENEER OR SIM.
- CS-1: CEMENTITIOUS SIDING OR SIM.
- SF-1: STOREFRONT
- W-1: VINYL WINDOW
- A-1: METAL AWNING
- R-1: METAL RAILING
- R-2: GLASS RAILING
- G-1: GARAGE SCREENED OPENING
- SI-1: SIGN LOCATION



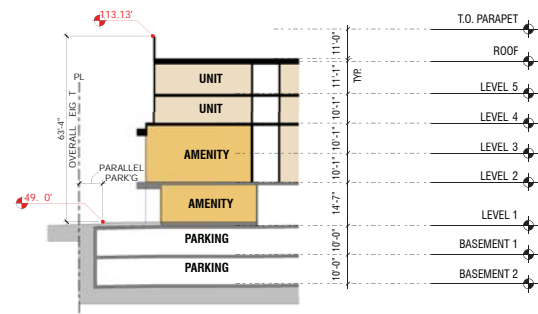
KEY PLAN



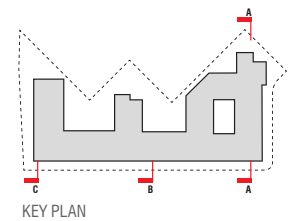
1) SECTION A

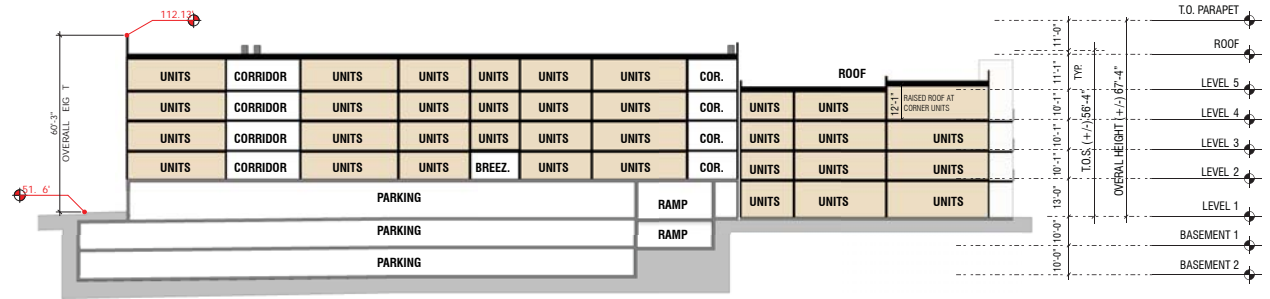


3) SECTION C

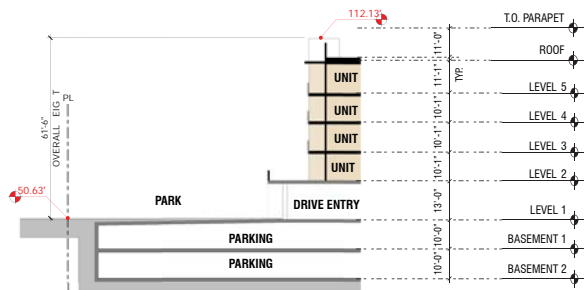


2) SECTION B

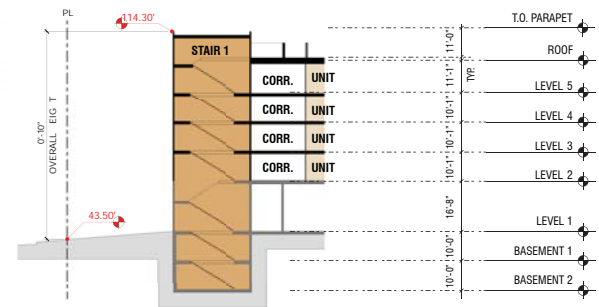




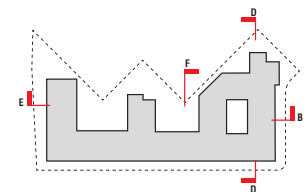
1) SECTION D



3) SECTION F



2) SECTION E



KEY PLAN





G-1
GARAGE SCREEN PANELS



SF-1
STOREFRONT



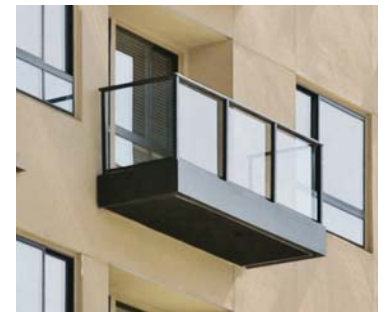
W-1
VINYL WINDOW



A-1
METAL AWNING



R-1
PAINTED METAL RAILING



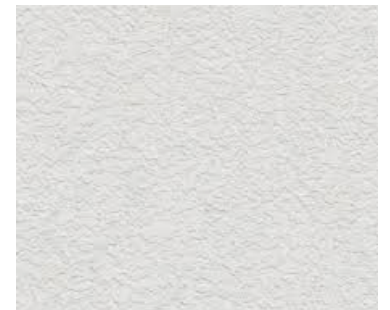
R-2
GLASS RAILING



CS-1
CEMENTITIOUS SIDING OR SIM.



ST-1
STONE/TILE VENEER OR SIM.



S-1
20/30 STUCCO, VARIOUS COLORS



March / September 20 10AM



March / September 20 12PM



March / September 20 2PM



March / September 20 4PM



June 21 10AM



June 21 12PM



June 21 2PM



June 21 4PM



December 20 10AM



December 20 12PM



December 20 2PM



December 20 4PM

CODE ANALYSIS:

CONSTRUCTION TYPE:

TYPE-VA (APARTMENTS)
O/ TYPE-I (PODIUM)

OCCUPANCIES:

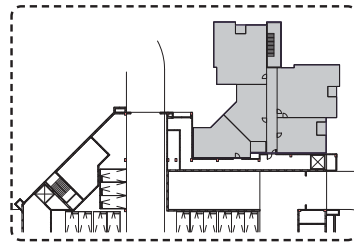
R-2 (APARTMENTS)
S-2 (GARAGE)
B (LEASING, DOG WASH, BIKE SHOP)
A-3 (AMENITIES)

ALLOWABLE BUILDING AREA:

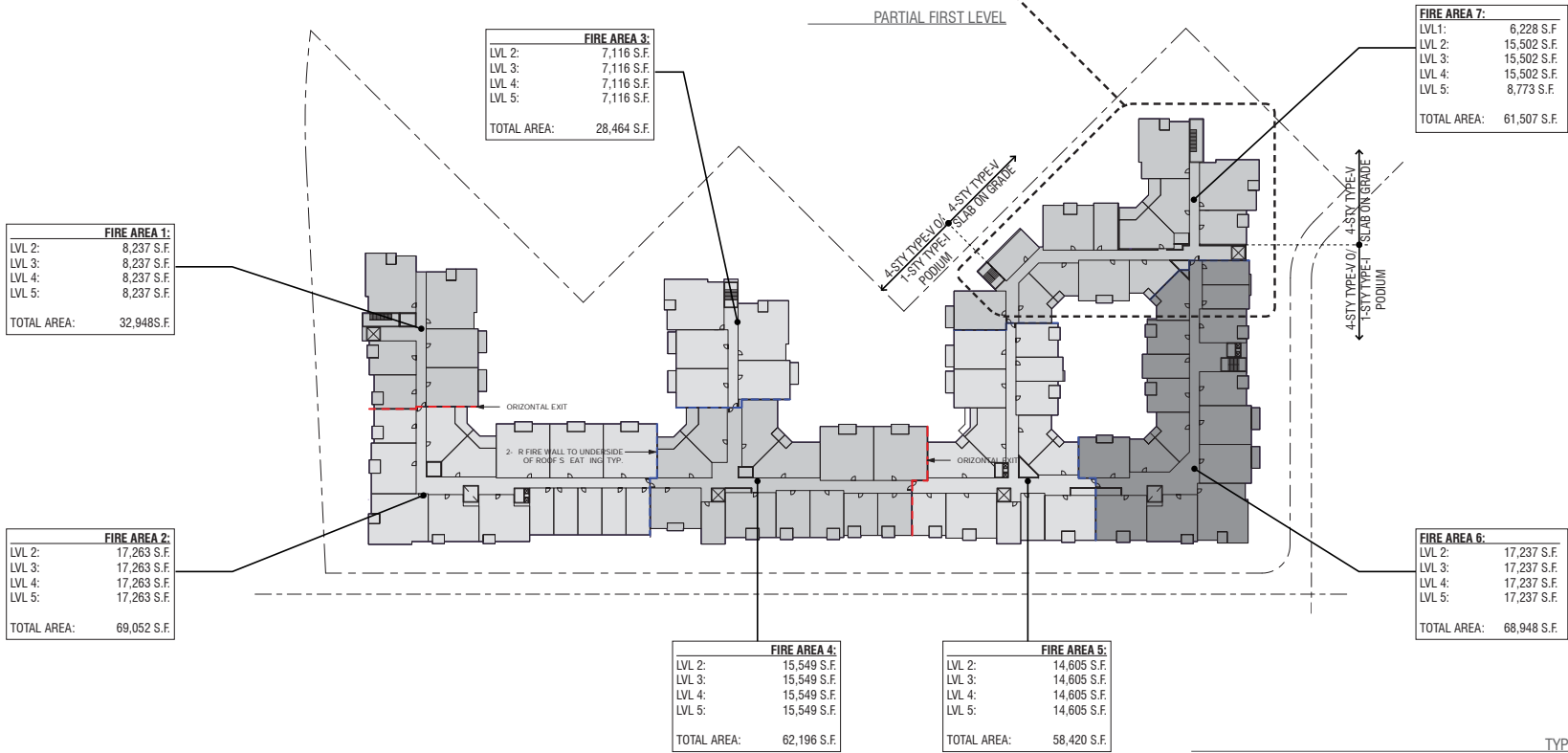
EQUATION 5-2 PER CBC 506.2.3:
 $A_A = [A_T + (NS \times I_s)] \times S_A$, WHERE...

A_A = ALLOWABLE AREA (SQUARE FEET)
 A_T = TABULAR ALLOWABLE AREA FACTOR PER TABLE 506.2
 NS = TABULAR AREA FACTOR PER TABLE 506.2 FOR NON SPRINKLERED BUILDING
 I_s = AREA FACTOR INCREASE DUE TO FRONTAGE PER 506.3
 S_A = 2

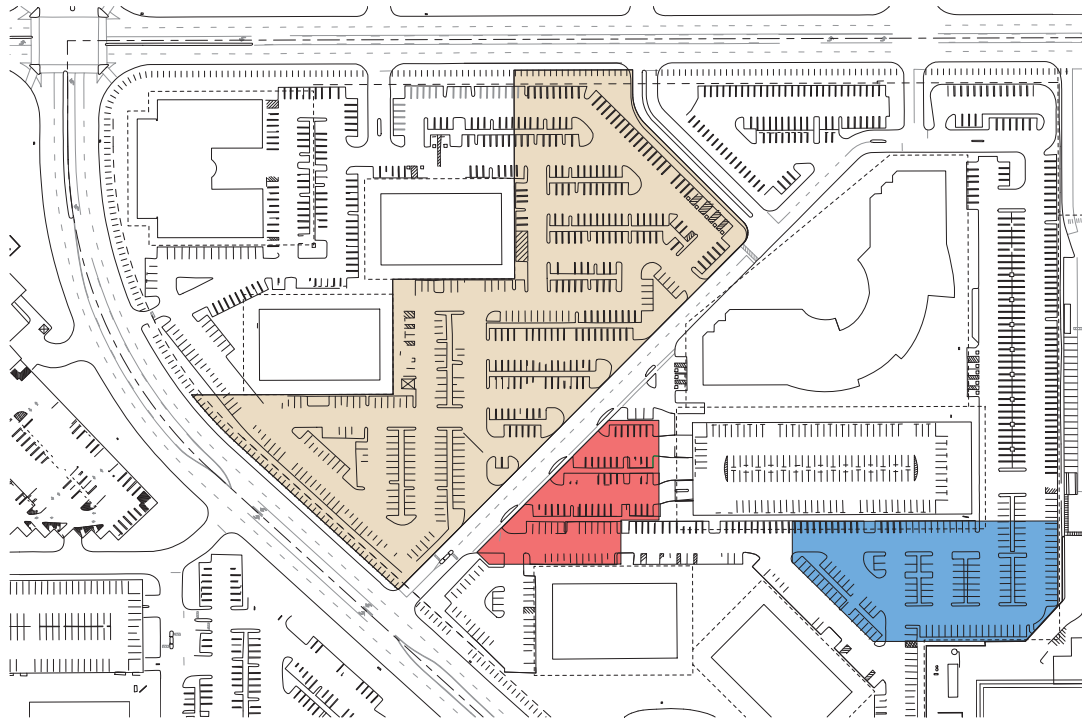
$A_A = [36,000 \text{ S.F.} + (12,000 \text{ S.F.} \times 0)] \times 2 = 72,000 \text{ SF}$
TOTAL ALLOWABLE AREA PER BUILDING = 72,000 SF



PARTIAL FIRST LEVEL



TYPICAL LEVEL



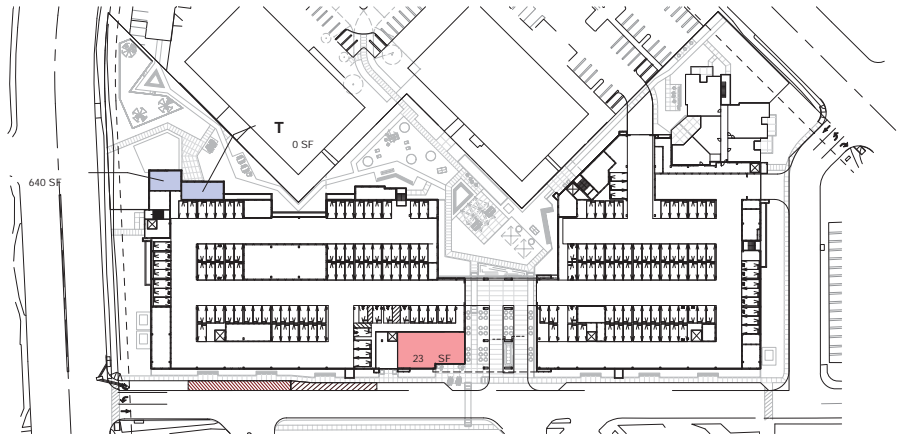
- PHASE 1:** DEMO SURFACE PARKING & CONSTRUCTION OF STRUCTURED PARKING
 EXISTING STALL - 106
 TOTAL PROVIDED - 284 (178 SURPLUS)

- PHASE 2:** DEMO OF SURFACE PARKING FOR NEW APARTMENT BUILDING W/ INCLUDED OFFICE PARKING
 EXISTING STALL - 443
 TOTAL PROVIDED - 276 (167 DEFICIENCY)

- PHASE 3:** DEMO OF SURFACE PARKING FOR NEW PARKING LAYOUT
 EXISTING STALL - 75
 TOTAL PROVIDED - 75 (0 SURPLUS)

PARKING SUMMARY

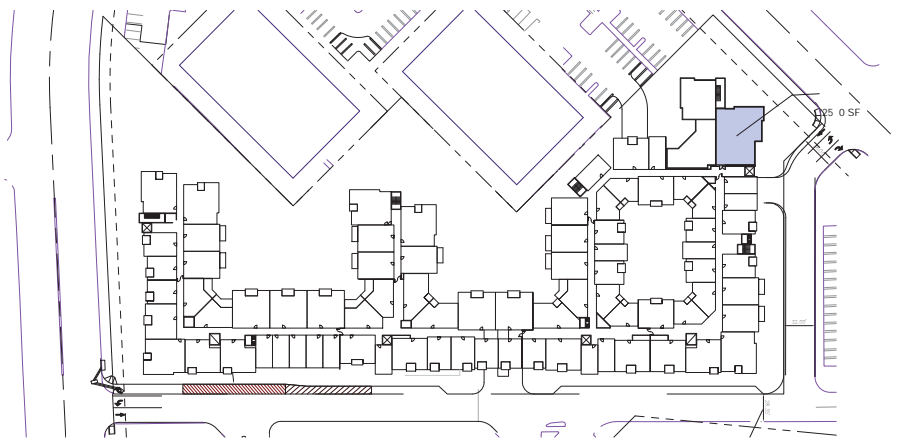
	DEMO	NEW CONSTRUCTION	TOTAL
PHASE 1	106	284	178 (SURPLUS)
PHASE 2	443	276	167 (DEFICIENCY)
PHASE 3	75	75	0 (SURPLUS)
TOTAL			11 (SURPLUS)



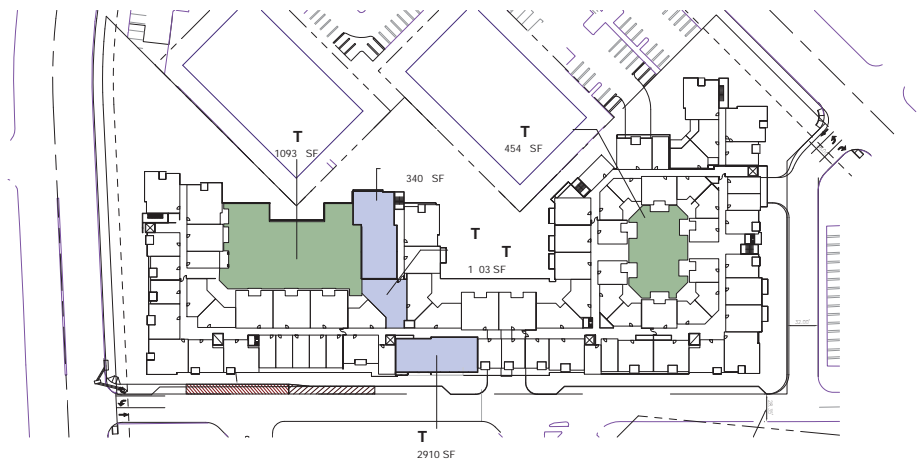
GROUND LEVEL

AMENITIES REQUIRED			
			Total
44 SF/UNIT	X	312 UNITS	13,728 SF
TOTAL			13,728 SF

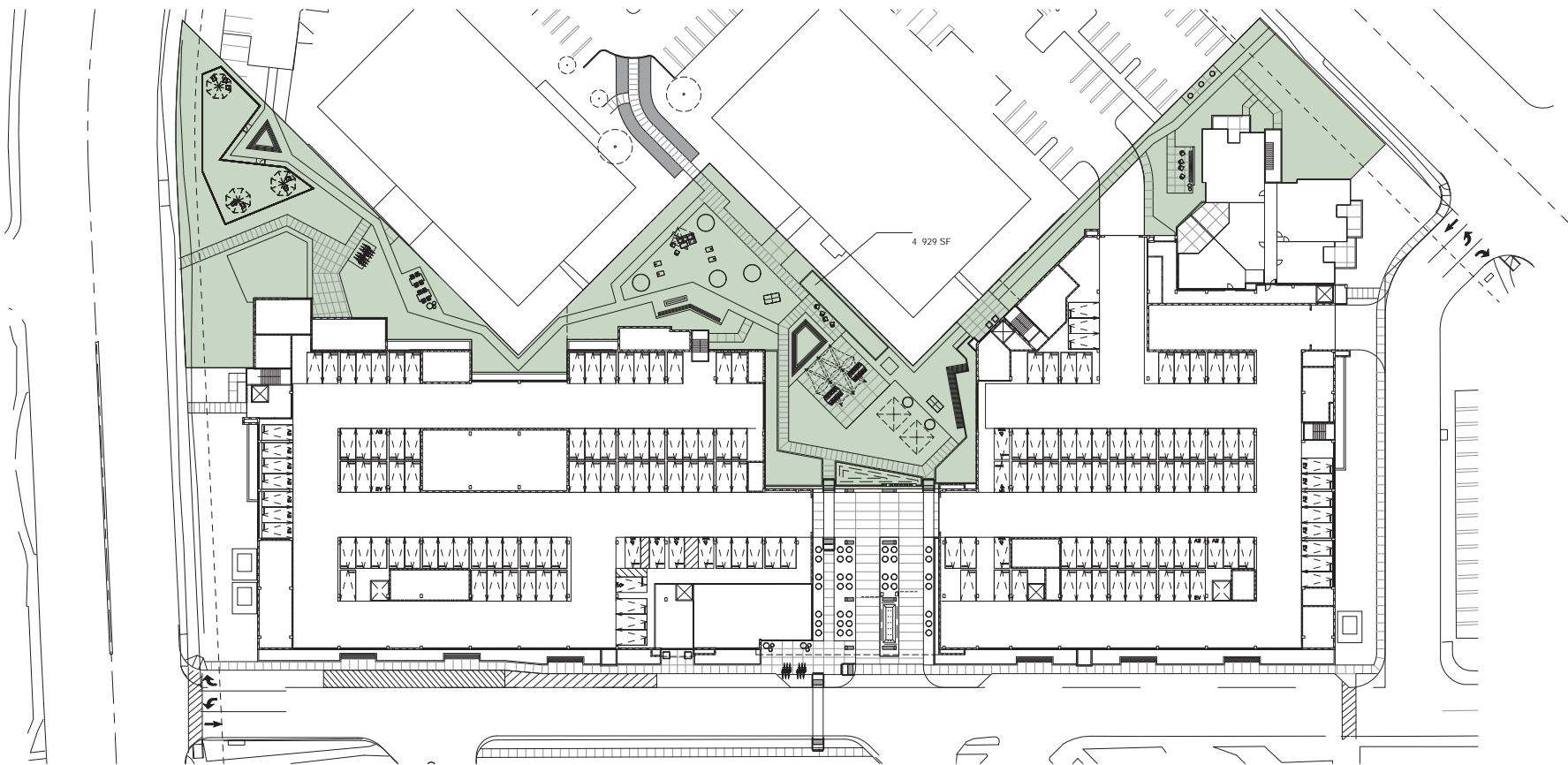
AMENITIES PROVIDED		
Bike Shop / Storage	770 SF	
Clubroom	3,407 SF	
Dog Wash	640 SF	
Fitness	2,910 SF	
Outdoor Amenity	1,703 SF	
Podium Courtyards	15,485 SF	
Roof Deck	2,580 SF	
TOTAL		27,495 SF



5TH LEVEL



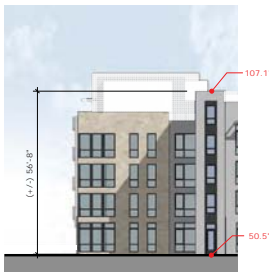
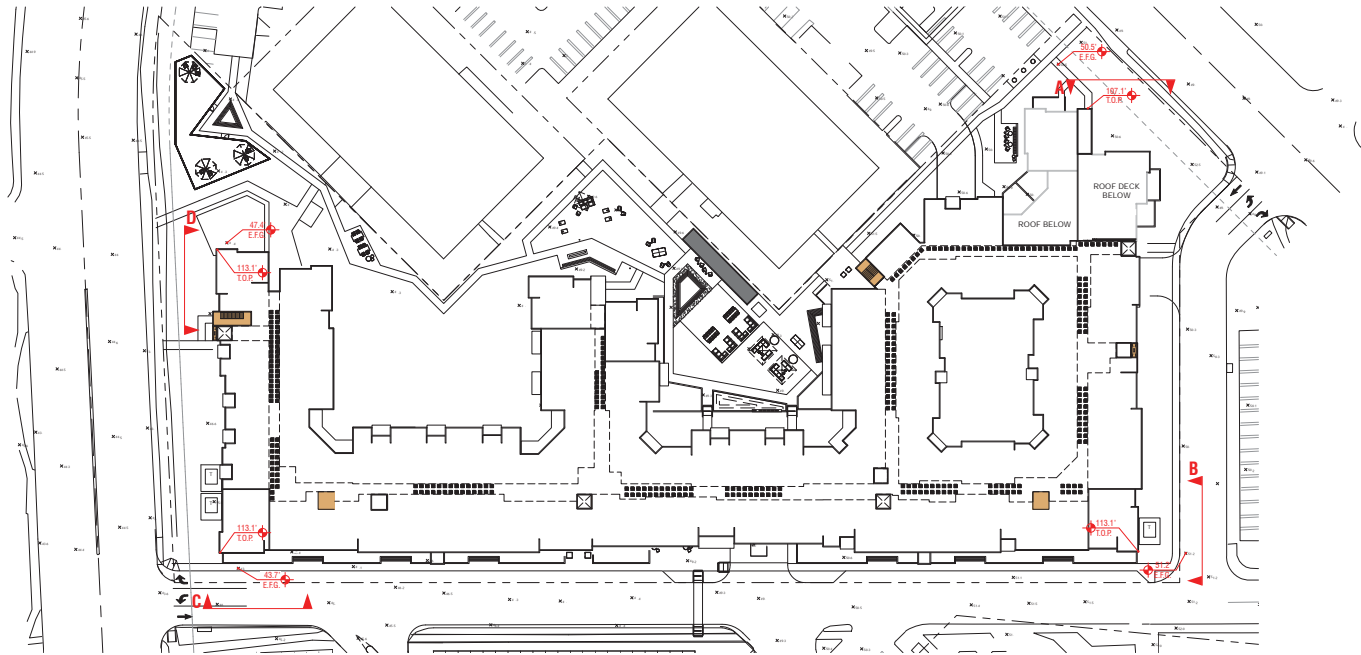
PODIUM LEVEL



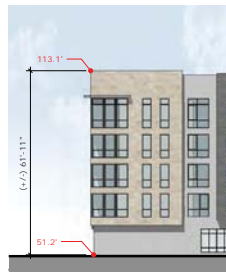
PUBLIC OPEN SPACE

Public Park 47,929 SF
1.1 AC

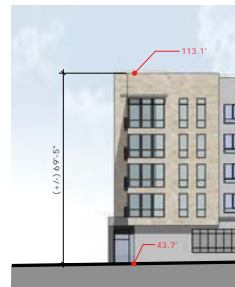




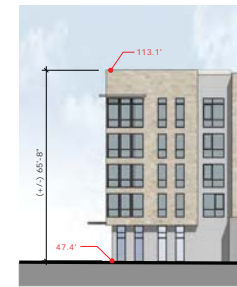
ELEV A



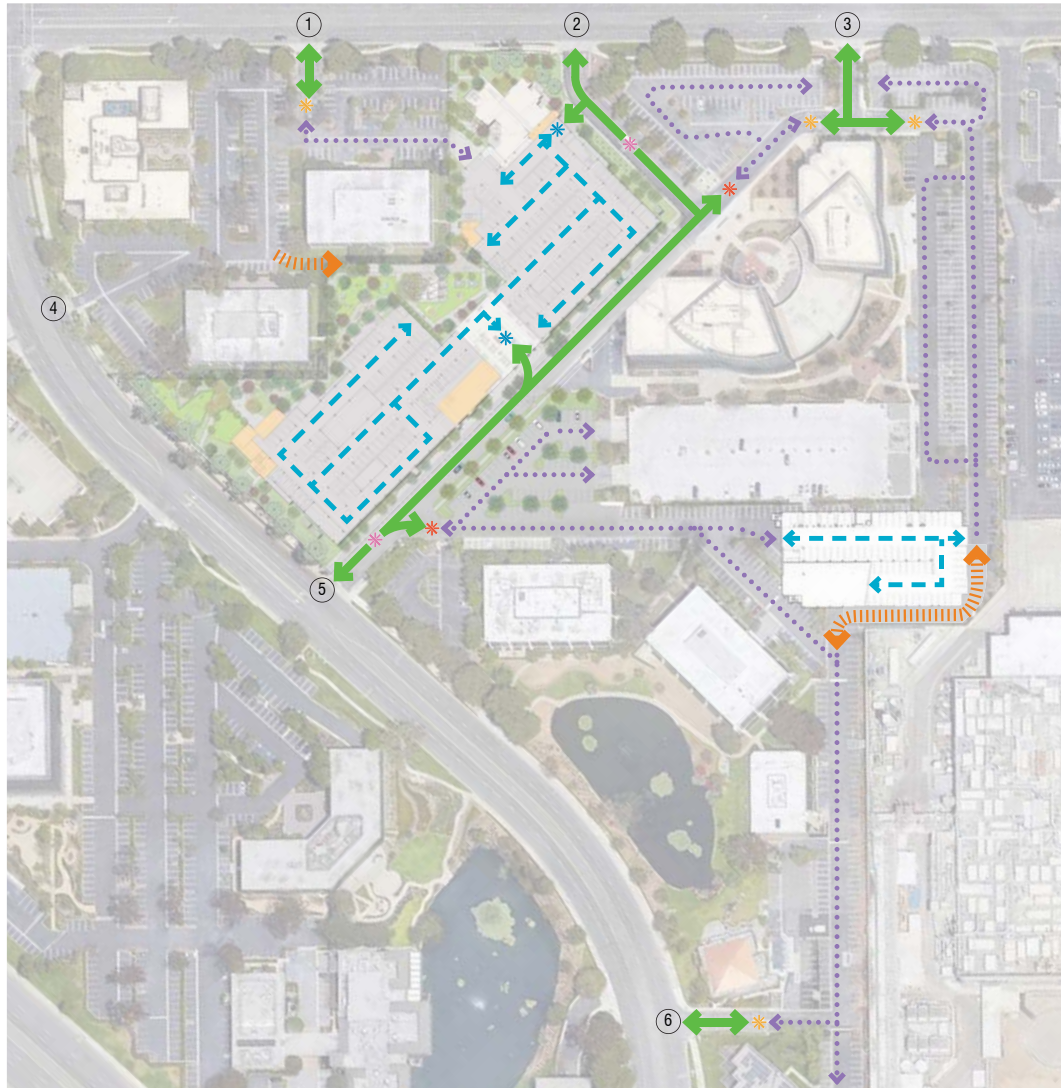
ELEV B











ELEV C



ELEV D



LEGEND

-  EXISTING TICKET KIOSK WITH MAN BOOTH TO REMAIN
-  EXISTING TICKET KIOSK WITH MAN BOOTH TO BE RELOCATED
-  RELOCATED TICKET KIOSK WITH MAN BOOTH
-  NEW GARAGE TICKET KIOSK
-  VEHICLE TRAFFIC OUTSIDE OF GATING SYSTEM
-  VEHICLE TRAFFIC INSIDE OF GATING SYSTEM
-  VEHICLE TRAFFIC WITHIN NEW STRUCTURES
-  NEW FIRE ACCESS ONLY LANE





MULTI-PURPOSE LAWN

- seating
- umbrellas
- perimeter fencing

VON KARMAN AVE. STREETSCAPE

- existing sidewalk and landscape to remain
- landscaped setback

existing trees to remain, typ.

ENTRY DRIVE STREETSCAPE

- 5' walkway
- trees in raised planters
- seating nodes

FIRE ACCESS ROAD

- synthetic turf block surfacing capable of supporting 72,000 lbs.
- walkway to park capable of supporting 72,000 lbs.

EXISTING OFFICE

EXISTING OFFICE

PUBLIC PARK (1 ACRE)

- see sheet L.5

OFFICE LOBBY

LOBBY

BIRCH STREET FRONTAGE

- (4) Lagerstroemia indica 'Indian Varieties' shall be planted along Birch Street frontage in place of (2) existing Red Ironbark Eucalyptus to be removed. Final quantity and location of trees to be determined by Municipal Operations Department at plan check.
- existing sidewalk and trees to remain

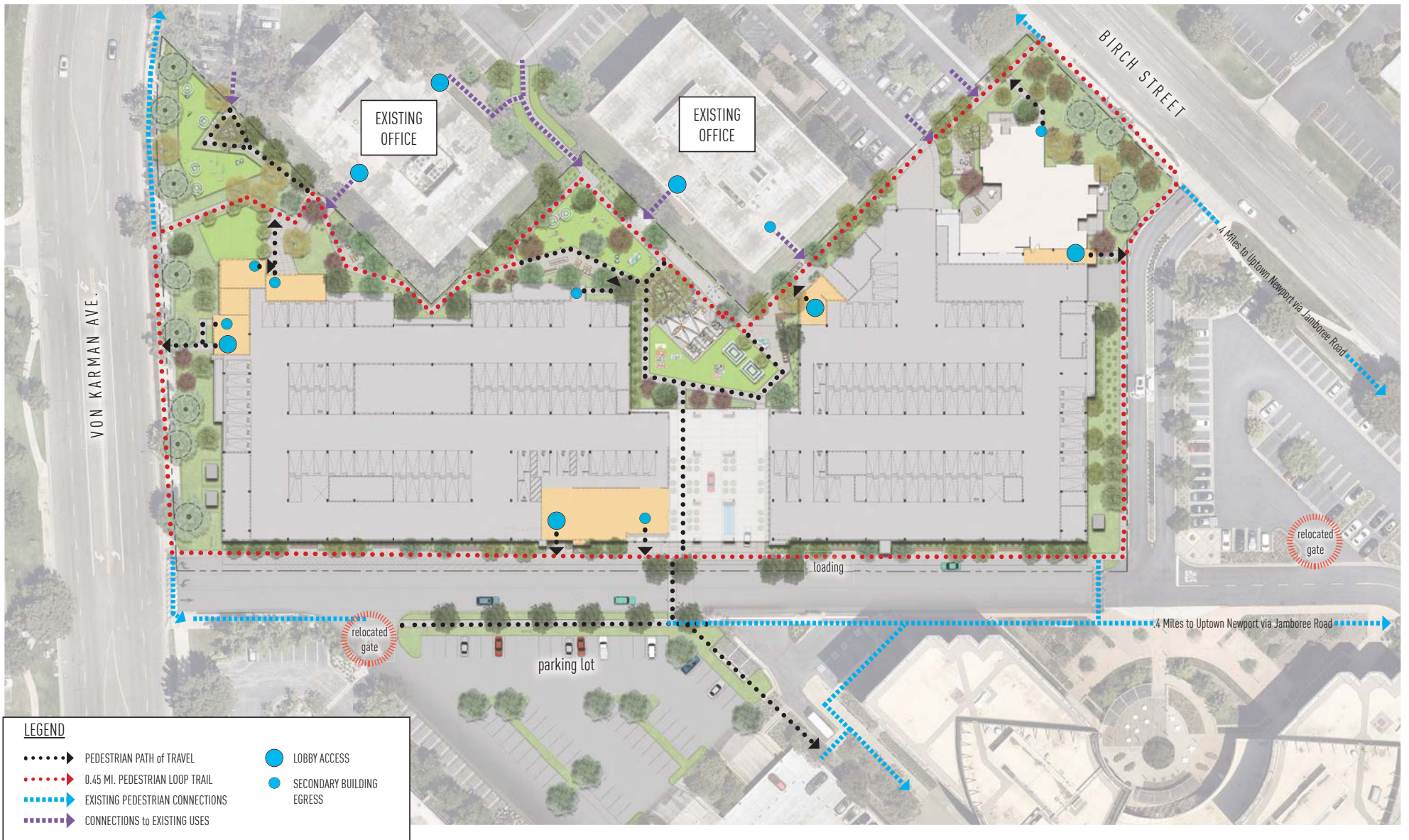
relocated gate

ENTRY COURT

- water feature
- planted pottery in cobble

parking lot (75 spaces)

EXISTING OFFICE



LEGEND

- ➔ PEDESTRIAN PATH OF TRAVEL
- ➔ 0.45 MI. PEDESTRIAN LOOP TRAIL
- — — — —➔ EXISTING PEDESTRIAN CONNECTIONS
- — — — —➔ CONNECTIONS TO EXISTING USES
- LOBBY ACCESS
- SECONDARY BUILDING EGRESS

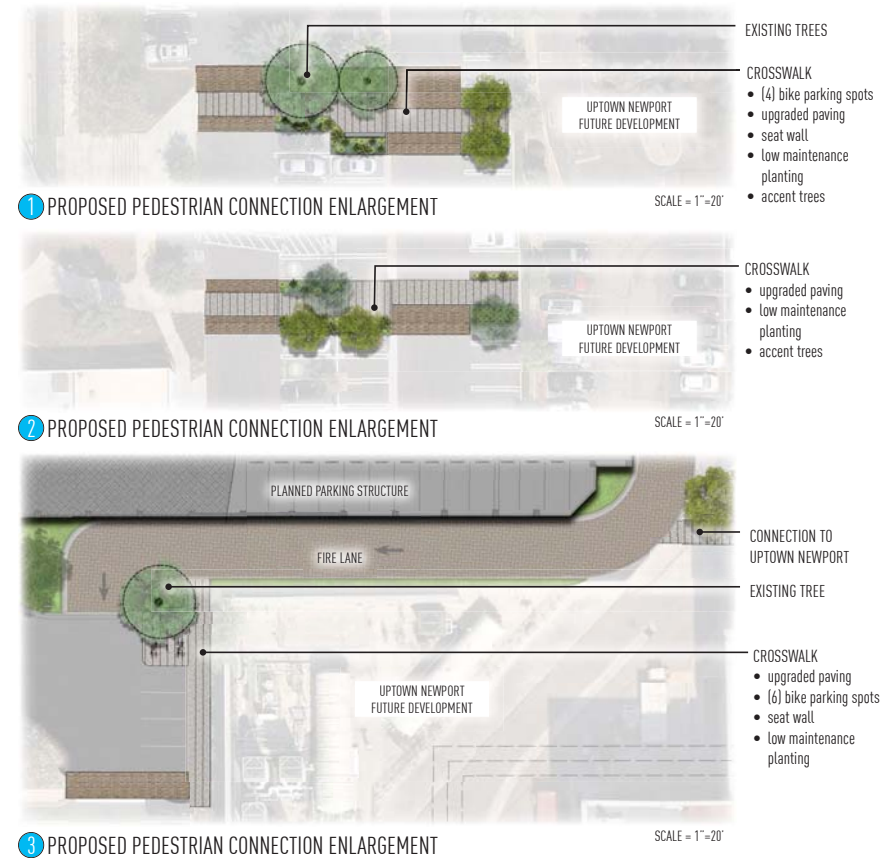


LEGEND

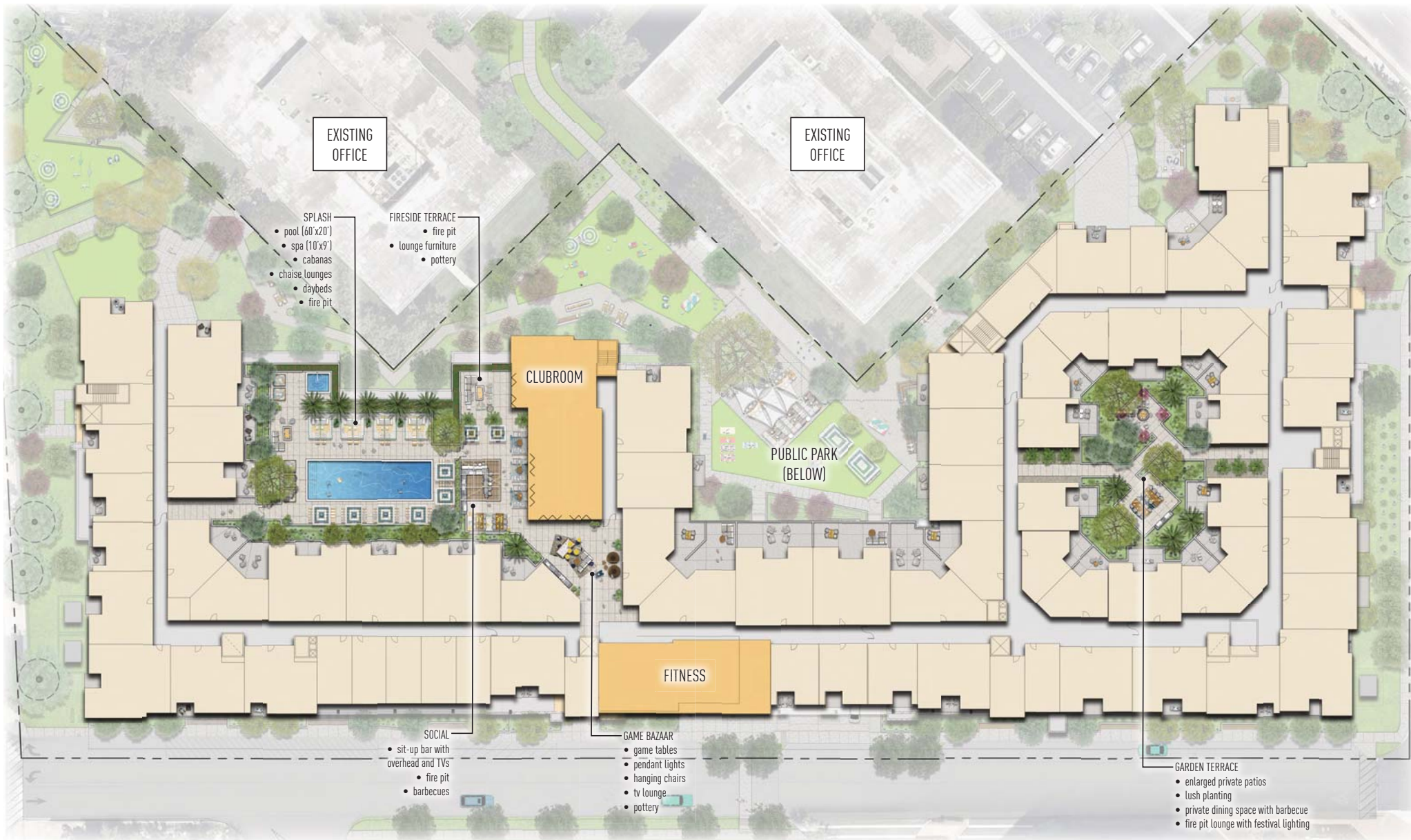
- RESIDENCES AT 4440 VON KARMAN AVE
- EXISTING OFFICE BUILDING
- * PARK
- UPTOWN NEWPORT BUILDINGS
- > PROPOSED PEDESTRIAN CONNECTION
- > FUTURE PEDESTRIAN CONNECTION

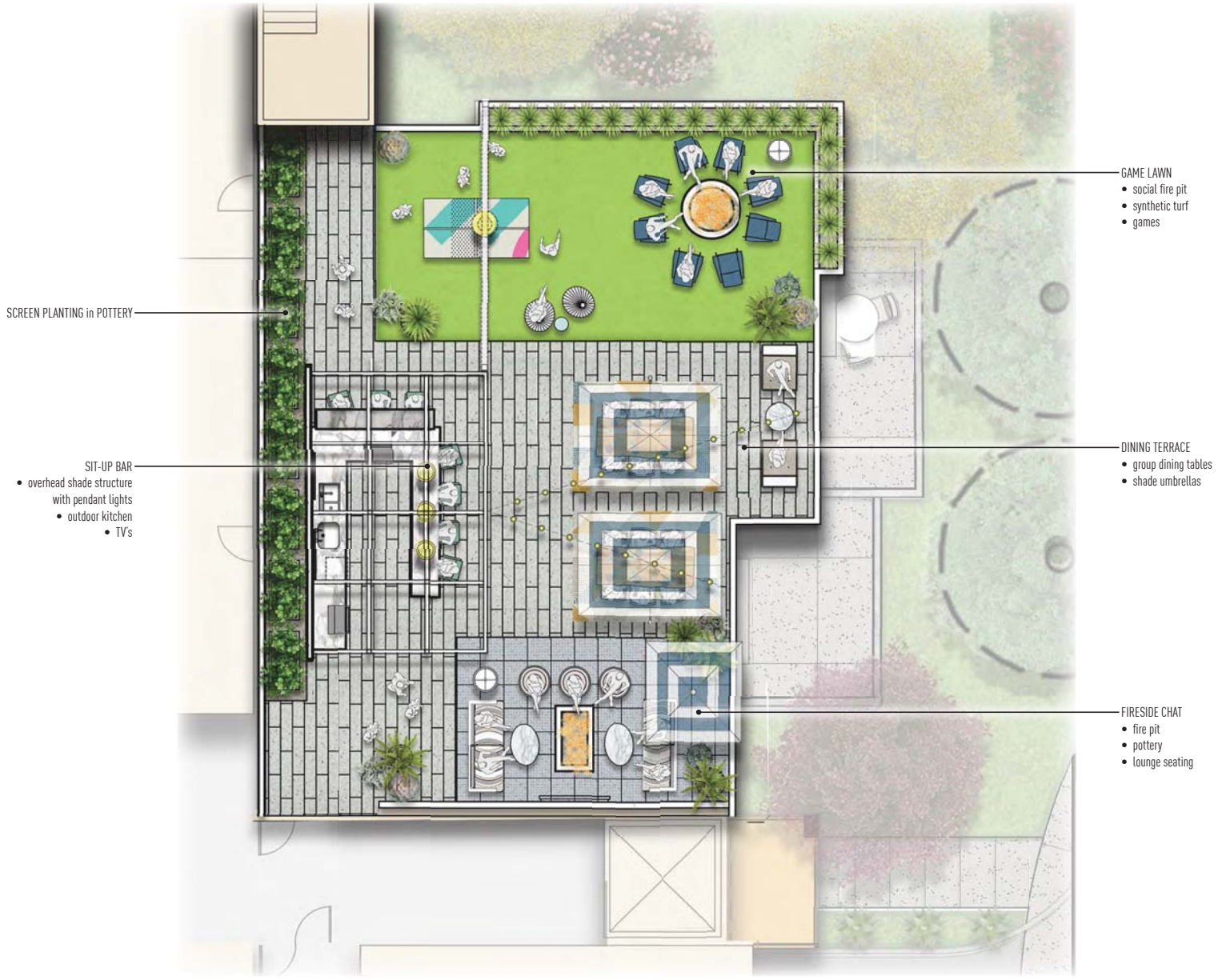
PEDESTRIAN CONNECTIVITY TO UPTOWN NEWPORT:

PEDESTRIAN ACCESS CONNECTIONS TO UPTOWN NEWPORT PROJECT IS CONSISTANT WITH THE GENERAL PLAN LAND USE POLICIES AND INTEGRATED WITH THE CONCEPTUAL DEVELOPMENT PLAN.









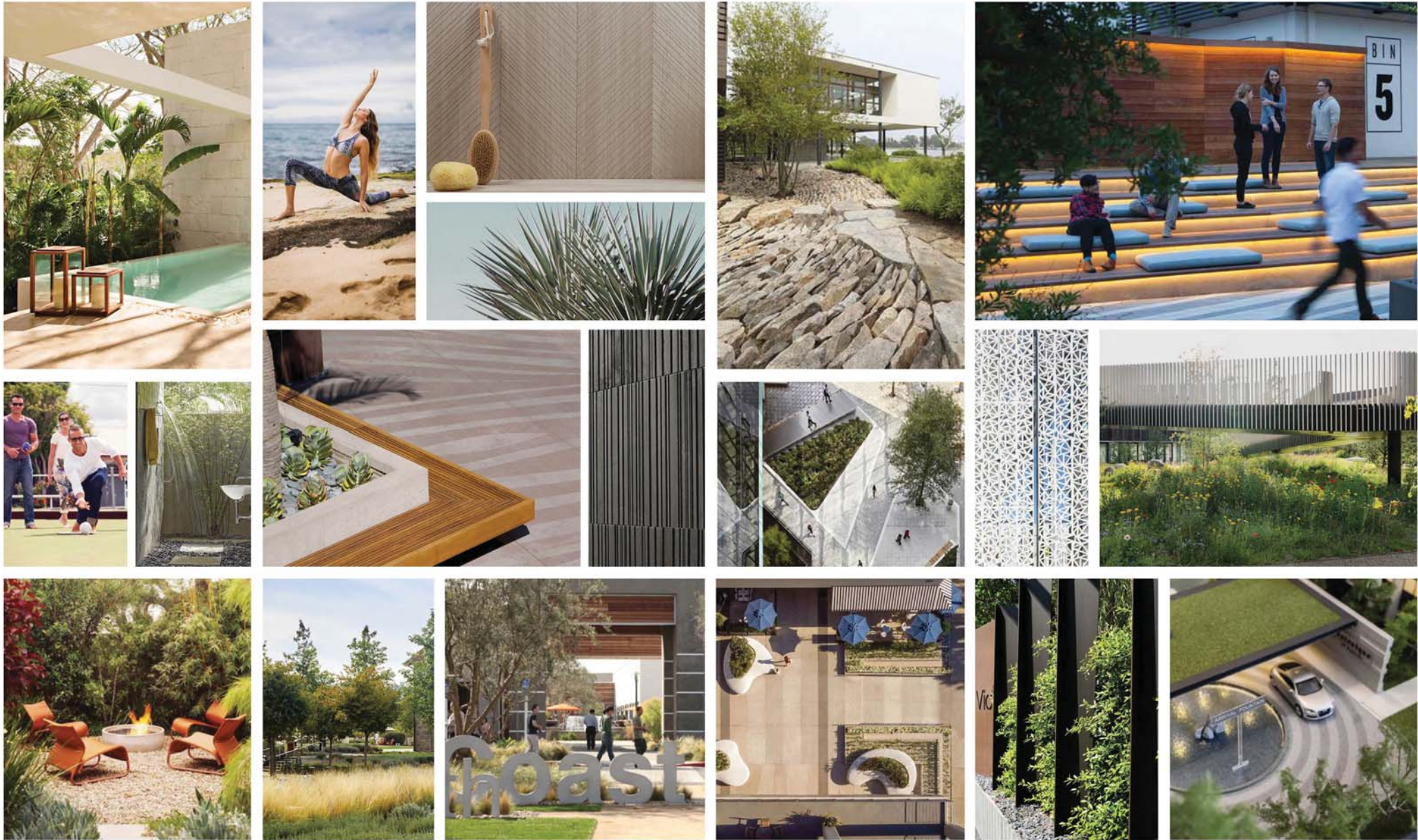
SCREEN PLANTING in POTTERY

- SIT-UP BAR
- overhead shade structure with pendant lights
 - outdoor kitchen
 - TVs

- GAME LAWN
- social fire pit
 - synthetic turf
 - games

- DINING TERRACE
- group dining tables
 - shade umbrellas

- FIRESIDE CHAT
- fire pit
 - pottery
 - lounge seating



RESIDENCES AT 4440 VON KARMAN
NEWPORT BEACH, CALIFORNIA



TPG (KCN) ACQUISITION, LLC

ENTITLEMENT SUBMITTAL
10/28/2020

LIFESTYLE IMAGERY

L.8

ALL PLANTS ARE CAL-IPC NON-INVASIVE and WUCOLS MED/LOW WATER CONSUMPTIVE (REGION 3 - SOUTH COASTAL) VARIETIES FOR THEIR PROPOSED GROWING CONDITIONS. THESE PLANTS ARE WATER CONSERVING and USED FOR THEIR DEEP ROOT SYSTEMS WHICH STABILIZES SOIL and MINIMIZES EROSION IMPACTS.

PODIUM PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	ACCENT TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	ACACIA BAILEYANA 'PURPUREA' PURPLE-LEAF BAILEY ACACIA	24'BOX	LOW	1		ALOE BAINESII ALOE	36'BOX	LOW	6
	ARBUTUS X 'MARINA' ARBUTUS MULTI-TRUNK	36'BOX	LOW	9		DRACAENA DRACO DRAGON TREE	36'BOX	LOW	18
	ARCHONTOPHOENIX CUNNINGHAMIANA MULTI-TRUNK KING PALM	36'BOX	MEDIUM	10		LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL	24'BOX	MEDIUM	4
	MAGNOLIA G. 'LITTLE GEM' LITTLE GEM MAGNOLIA	24'BOX	MEDIUM	5		PODOCARPUS ELONGATUS 'MONMAL'™ ICEE BLUE YELLOW WOOD	24'BOX	MEDIUM	25
	OLEA EUROPAEA 'SWAN HILL'™ SWAN HILL OLIVE	36'BOX	MEDIUM	4					

GROUND LEVEL PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	ACCENT TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	AGONIS FLEXUOSA PEPPERMINT TREE	36'BOX	LOW	1		CERCIDIUM X 'DESERT MUSEUM' THORNLESS PALO VERDE	24'BOX	LOW	1
	ARBUTUS X 'MARINA' ARBUTUS MULTI-TRUNK	36'BOX	LOW	11		CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY REDBUD	36'BOX	MEDIUM	6
	CINNAMOMUM CAMPHORA CAMPHOR TREE	36'BOX	MEDIUM	10		DRACAENA DRACO DRAGON TREE	36'BOX	LOW	11
	LAGERSTROEMIA INDICA CRAPE MYRTLE	36'BOX	MEDIUM	4		LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL	24'BOX	MEDIUM	2
	LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS FERNLEAF CATALINA IRONWOOD	24'BOX	LOW	10		PODOCARPUS ELONGATUS 'MONMAL'™ ICEE BLUE YELLOW WOOD	24'BOX	MEDIUM	52
	MELALEUCA QUINQUENERVIA CAJEPUT TREE MULTI-TRUNK	24'BOX	MEDIUM	9					
	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	24'BOX	MEDIUM	16					
	OLEA EUROPAEA 'SWAN HILL'™ SWAN HILL OLIVE	36'BOX	MEDIUM	14					
	PINUS TORREYANA TORREY PINE	24'BOX	LOW	12					
	PLATANUS MEXICANA MEXICAN SYCAMORE	24'BOX	LOW	7					
	QUERCUS AGRIFOLIA COAST LIVE OAK	60'BOX	VERY LOW	3					
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36'BOX	MEDIUM	3					
	RHUS LANCEA AFRICAN SUMAC	24'BOX	LOW	4					
	TRISTANIA CONFERTA BRISBANE BOX	36'BOX	MEDIUM	28					
ACCENT TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY					
	ALOE BAINESII ALOE	36'BOX	LOW	15					
	CERCIDIUM X 'DESERT MUSEUM' THORNLESS PALO VERDE	24'BOX	LOW	1					
	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY REDBUD	36'BOX	MEDIUM	6					
	DRACAENA DRACO DRAGON TREE	36'BOX	LOW	11					
	LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL	24'BOX	MEDIUM	2					
	PODOCARPUS ELONGATUS 'MONMAL'™ ICEE BLUE YELLOW WOOD	24'BOX	MEDIUM	52					
EXISTING TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY					
	EXISTING STREET TREE EXISTING	N/A		12					





ACACIA PURPUREA
PURPLE ACACIA



ARBUTUS X MARINA
STRAWBERRY TREE



ARCHOTOPHOENIX
CUNNINGHAMIANA



CINNAMOMUM CAMPHORA
CAMPHOR TREE



JACARANDA ACUTIFOLIA
JACARANDA



MAGNOLIA G. 'LITTLE GEM'
MAGNOLIA



MELALEUCA QUINQUENERVIA
CAJEPUT TREE



METROSIDEROS EXCELSA
NEW ZEALAND CHRISTMAS



OLEA 'SWAN HILL'
FRUITLESS OLIVE



PINUS ELДАРICA
AFGHAN PINE



PINUS TORREYANA
TORREY PINE



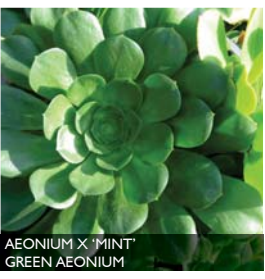
PLATANUS MEXICANA
MEXICAN SYCAMORE



QUERCUS VIRGINIANA
SOUTHERN LIVE OAK



TRISTANIA CONFERTA
BRISBANE BOX



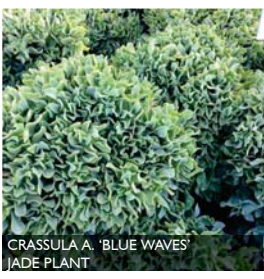
AEONIUM X 'MINT'
GREEN AEONIUM



AGAVE AMERICANA
CENTURY PLANT



CHONDROPETALUM ELEPHANTINUM
LARGE CAPE RUSH



CRASSULA A. 'BLUE WAVES'
JADE PLANT



DIANELLA REVOLUTA
FLAX LILY



DASYLIRION WHEELERI
DESERT SPOON



DRACAENA DRACO
DRAGON TREE



FESTUCA OVINA GLAUCA
BLUE FESCUE



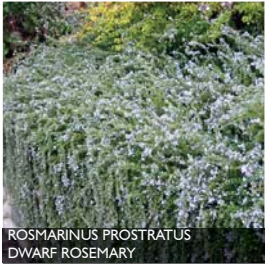
FURCRACEA FOETIDA 'MEDIOPICTA'
MAURITUS HEMP



PITTOSPORUM T. 'GOLF BALL'
'GOLF BALL' KOHUHU



PRUNUS ILICIFOLIA SPP LYONII
CATALINA CHERRY



ROSMARINUS PROSTRATUS
DWARF ROSEMARY



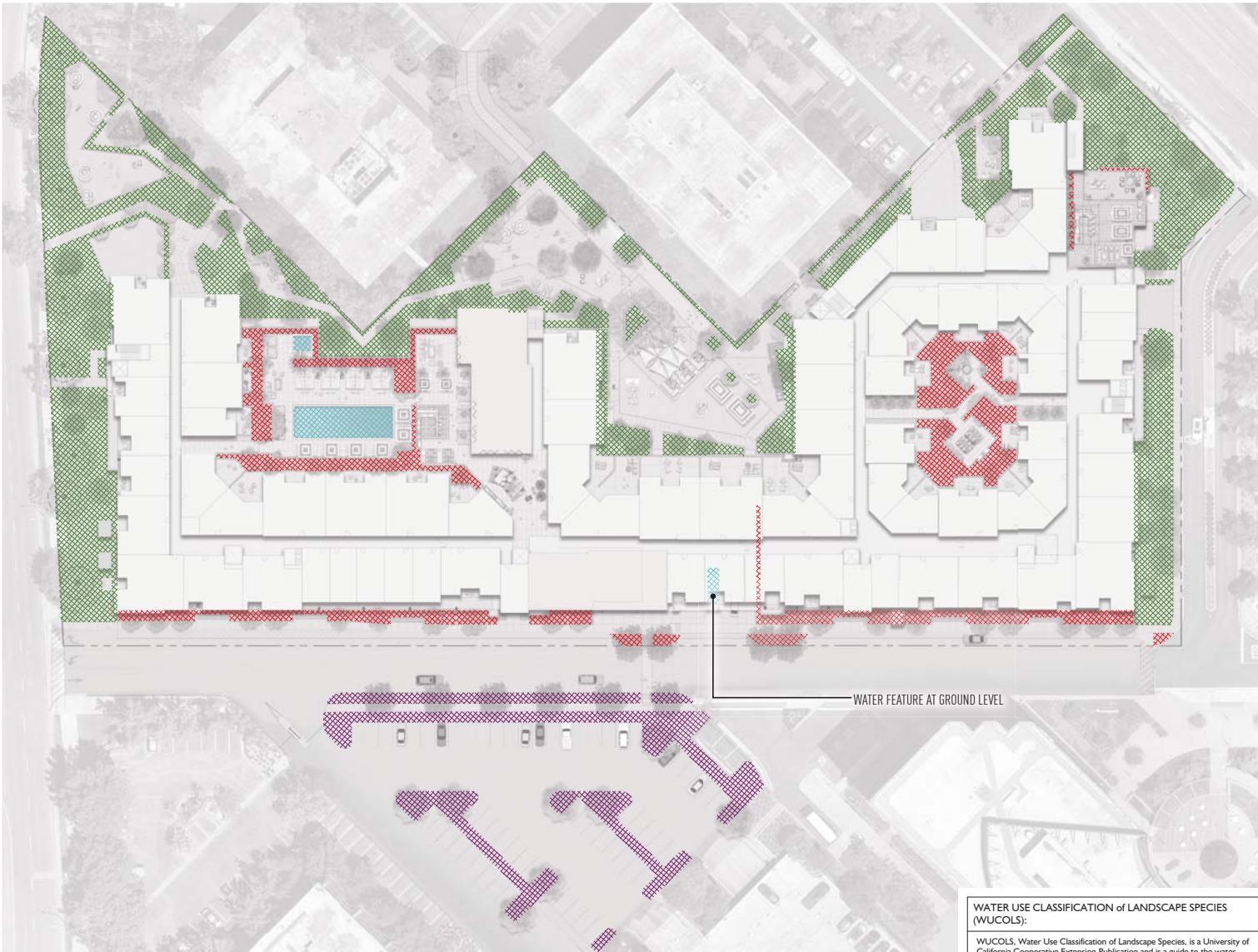
SALVIA CLEVELANDII
BLUE SAGE



TEUCRIUM CHAMAEDRYS
GERMANDER

TREES

SHRUBS



IRRIGATION HYDROZONES:

	HYDRO-ZONE 1 - Enhanced Plant Palette - Entry Drive, Podium & Rooftop - Sub Surface Irrigation - 7,980 s.f.
	HYDRO-ZONE 2 - Transition Planting Areas - Building Perimeter - Sub Surface Irrigation - 34,990 s.f.
	HYDRO-ZONE 3 - Water Conserving Plant Palette - Parking Lot - Sub Surface Irrigation - 7,070 s.f.
	HYDRO-ZONE 4 - Water Features - Pool/Spa - 1,400 s.f.

TOTAL LANDSCAPE AREA: 51,440 s.f.

- ### WATER CONSERVATION FEATURES
- THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:
1. Installation of automatic 'smart' irrigation controller with rain-sensor.
 2. The use of low precipitation/low angle irrigation spray heads.
 3. The use of low water consuming plants.
 4. Soil amendment to achieve good soil moisture retention.
 5. Mulching to reduce evapotranspiration from the root zone.
 6. Installation of automatic irrigation system to provide deep-root watering to trees is required.

WATER CONSERVATION STATEMENT

PURPOSE: To provide the maintenance staff a mechanical device to distribute water and ensure plant survival in the most efficient manner and within a time frame that least interferes with the activities of the community.

The Irrigation system for each hydrozone will be automatic and incorporate low volume drip emitters, bubblers and high efficiency low angle spray heads at turf only. Drip irrigation systems may be employed where considered to be effective and feasible. Irrigation valves shall be separated to allow for the systems operation in response to orientation and exposure.

Planting will be designed to enhance the visual character of the site and the architectural elements. Plants shall be grouped with similar water, climatic and soil requirements to conserve water and create a drought responsive landscape.

Each hydrozone consists of moderate to low water consuming plants. In areas of moderate water consuming plants they shall be properly amended to retain moisture for healthy growth and to conserve water.

Plant Material within each hydrozone shall be specified in consideration of north, south, east and west exposures.

Soil shall be prepared and amended to provide for maximum moisture retention and percolation. Planted beds shall be mulched to retain soil moisture and reduce evapotranspiration.

To avoid wasted water, the controls will be overseen by a flow monitor that will detect any broken sprinkler heads to stop that station's operation, advancing to the next workable station. In the event of pressure supply line breakage, it will completely stop the operation of the system. All material will be non-ferrous, with the exception of the brass piping into and out of the backflow units. All work will be in the best acceptable manner in accordance with applicable codes and standards prevailing in the industry.

WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS):

WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension Publication and is a guide to the water needs of landscape plants.

CROP FACTOR	PERCENT OF ET ₀
H - HIGH	70% - 90%
M - MEDIUM	40% - 60%
L - LOW	10% - 30%
VL - VERY LOW	< 10%

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference	Evapotranspiration (ET ₀)	05.40	ETAF for MAWA	0.55	(Residential)		
Hydrozone #	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF (ET ₀ x PF x IE)	Landscaping Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1	Enhanced Planting - Medium	0.50	drip	0.81	7,980	4,926	138,605
2	Transition Planting - Low	0.30	drip	0.81	34,990	12,959	364,777
3	Water Conserving Planting - Low	0.20	drip	0.81	7,070	2,748	49,117
4	Water Features - High	1.00	-	1	1,400	1,400	39,407
				Totals	51,440	27,033	591,917
Special Landscape Areas							
				Totals			
						ETWU Total	591,917
						Maximum Allowed Water Allowance (MAWA)	796,363

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	21,033
Total Area	51,440
Average ETAF	0.41

All Landscape Areas

Total ETAF x Area	21,033
Total Area	51,440
Sitewide ETAF	0.41

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Site data for City of Newport Beach from MWELD Appendix A 10/13/2020

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

RESIDENCES AT 4400 VON KARMAN CONCEPTUAL GRADING PLAN

LEGAL DESCRIPTION

PARCEL 1:

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 91-155 AS SHOWN ON A MAP THEREOF FILED IN BOOK 266, PAGES 18 THROUGH 22 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 2 OF PARCEL MAP NO. 91-155; THENCE ALONG THE NORTHEASTERLY LINE THEREOF NORTH 49°21'34" WEST 584.54 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHEASTERLY LINE SOUTH 41°05'02" WEST 54.87 FEET; THENCE SOUTH 04°12'29" EAST 221.91 FEET; THENCE SOUTH 88°43'31" WEST 685.70 FEET TO A LINE PARALLEL WITH AND 1.00 FEET EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF VON KARMAN AVENUE AS SHOWN ON SAID PARCEL MAP NO. 91-155; THENCE ALONG SAID PARALLEL LINE NORTH 06°59'31" WEST 286.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 549.00 FEET; THENCE ALONG SAID CURVE NORTHEASTERLY 90.98 FEET THROUGH A CENTRAL ANGLE OF 09°29'40" TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL LABELED N.A.P. OF SAID PARCEL MAP NO. 91-155 HAVING A BEARING AND DISTANCE OF NORTH 49°21'34" WEST 204.00 FEET; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE AND THE SOUTHWESTERLY LINE OF SAID N.A.P. PARCEL AND ITS NORTHEASTERLY PROLONGATION THROUGH THE FOLLOWING COURSES: SOUTH 49°21'34" EAST 274.72 FEET; THENCE NORTH 40°38'26" EAST 156.94 FEET TO THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL LABELED N.A.P. OF SAID PARCEL MAP NO. 91-155 HAVING A BEARING AND DISTANCE OF NORTH 49°21'34" EAST 204.44 FEET; THENCE ALONG SAID SOUTHWESTERLY LINE AND THE NORTHEASTERLY LINE OF SAID N.A.P. PARCEL AND ITS NORTHEASTERLY PROLONGATION THROUGH THE FOLLOWING COURSES: SOUTH 49°21'34" EAST 186.34 FEET; THENCE NORTH 40°35'08" EAST 284.73 FEET TO SAID NORTHEASTERLY LINE OF PARCEL 2; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 49°21'34" EAST 157.28 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 4.51 ACRES, MORE OR LESS.

PARCEL 2:

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 91-155 AS SHOWN ON A MAP THEREOF FILED IN BOOK 266, PAGES 18 THROUGH 22 OF PARCEL MAPS, TOGETHER WITH PARCEL 1 OF PARCEL MAP NO. 91-155 AS SHOWN ON A MAP THEREOF, FILED IN BOOK 181, PAGES 13 THROUGH 19 OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

EXCEPTING THEREFROM THAT CERTAIN PARCEL DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 2 OF PARCEL MAP NO. 91-155; THENCE ALONG THE NORTHEASTERLY LINE THEREOF NORTH 49°21'34" WEST 584.54 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHEASTERLY LINE SOUTH 41°05'02" WEST 54.87 FEET; THENCE SOUTH 04°12'29" EAST 221.91 FEET; THENCE SOUTH 88°43'31" WEST 685.70 FEET TO A LINE PARALLEL WITH AND 1.00 FEET EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF VON KARMAN AVENUE AS SHOWN ON SAID PARCEL MAP NO. 91-155; THENCE ALONG SAID PARALLEL LINE NORTH 06°59'31" WEST 286.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 549.00 FEET; THENCE ALONG SAID CURVE NORTHEASTERLY 90.98 FEET THROUGH A CENTRAL ANGLE OF 09°29'40" TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL LABELED N.A.P. OF SAID PARCEL MAP NO. 91-155 HAVING A BEARING AND DISTANCE OF NORTH 49°21'34" WEST 204.00 FEET; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE AND THE SOUTHWESTERLY LINE OF SAID N.A.P. PARCEL AND ITS NORTHEASTERLY PROLONGATION THROUGH THE FOLLOWING COURSES: SOUTH 49°21'34" EAST 274.72 FEET; THENCE NORTH 40°38'26" EAST 156.94 FEET TO THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL LABELED N.A.P. OF SAID PARCEL MAP NO. 91-155 HAVING A BEARING AND DISTANCE OF NORTH 49°21'34" EAST 204.44 FEET; THENCE ALONG SAID SOUTHWESTERLY LINE AND THE NORTHEASTERLY LINE OF SAID N.A.P. PARCEL AND ITS NORTHEASTERLY PROLONGATION THROUGH THE FOLLOWING COURSES: SOUTH 49°21'34" EAST 186.34 FEET; THENCE NORTH 40°35'08" EAST 284.73 FEET TO SAID NORTHEASTERLY LINE OF PARCEL 2; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 49°21'34" EAST 157.28 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 20.09 ACRES, MORE OR LESS.

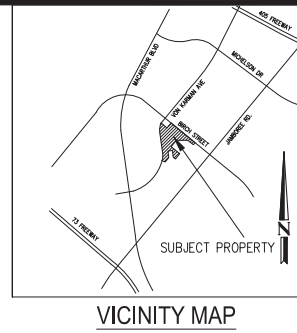
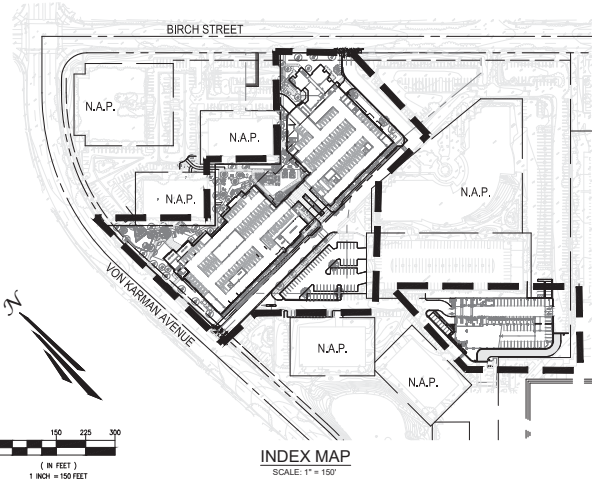
BENCHMARK

DESCRIBED BY OCS 2001 - FOUND 3 5/4" OCS ALUMINUM BENCHMARK DISK STAMPED "31-13-70", SET IN THE TOP OF A 4 IN. BY 4 IN. CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHERLY CORNER OF THE INTERSECTION OF JAMBREE ROAD AND FARCHILD, 72.3 FT. WESTERLY OF THE CENTERLINE OF FARCHILD AND 57.2 FT. SOUTHERLY OF THE CENTER OF THE CENTER MEDIAN ALONG MACARTHUR, 2.8 FT. WESTERLY OF THE WEST END OF THE SOUTHWEST CURB RETURN. MONUMENT IS DOWN 0.1 FT. FROM THE TOP OF CURB.

ELEVATION: 54.54 (NWDB)

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6175R1 AND STATION GPS NO. 6168R1 BEING N06°59'37"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR, BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, NAD 1983 (2007.00 EPOCH OCS GPS ADJUSTMENT).



APPLICANT

TPG (KCN) ACQUISITION, LLC
5000 BRUSH ST, SUITE 600
NEWPORT BEACH, CA 92660
(949) 862-1529

CIVIL

TAIT & ASSOCIATES
701 N. PARKCENTER DR.
SANTA ANA, CA 92705
(714) 560-8200

FLOOD NOTE

PER FEMA MAP PANEL 286 OF 539, MAP NUMBER 060500286J DATED DECEMBER 3, 2009, SUBJECT PROPERTY IS DETERMINED TO BE ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
TITLE SHEET	C1.01
CONCEPTUAL SITE PLAN	C2.01
CONCEPTUAL LIMITS OF IMPACT PLAN	C3.01
CONCEPTUAL GRADING PLAN	C4.01
CONCEPTUAL GRADING PLAN	C4.02
CONCEPTUAL DRAINAGE PLAN	C5.01
ALTERNATE STORM DRAIN RELOCATION PLAN	C5.02
CONCEPTUAL UTILITY PLAN	C6.01
CONCEPTUAL HORIZONTAL CONTROL & STRIPING PLAN	C7.01

UTILITY COMPANIES:

AT&T SOUTHERN CALIFORNIA GAS COMPANY
PHONE: (800) 388-2020
LINK: AT&T U-VERSE
CENTRALIZED CORRESPONDENCE
MONTEREY PARK, CA 91756
PHONE: (800) 427-2200

CRAR ENVIRONMENTAL SERVICES
2051 PLACENTIA AVE.
COSTA MESA, CA 92627
PHONE: (949) 625-6735

TIME WARNER CABLE
3280 TOPANGA CANYON BLVD.
CHATSWORTH, CA 91311
PHONE: (800) 952-2253

NEWPORT BEACH CITY UTILITIES
WATER DEPARTMENT
940 W. 16TH STREET
NEWPORT BEACH, CA 92663
PHONE: (949) 644-3011

SOUTHERN CALIFORNIA EDISON
P.O. BOX 800
RANDOLPH CUCUMONGA, CA 91770
PHONE: (800) 655-4555

EARTHWORK

STATEMENT OF QUANTITIES:

CUT:	100,823 CUBIC YARDS + 438 CUBIC YARDS (STORMWATER DETENTION VOLUME)
FILL:	516 CUBIC YARDS
NET:	100,307 CUBIC YARDS (EXPORT)

NOTE: THE QUANTITIES AS SHOWN HEREON ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES PRIOR TO THE START OF GRADING AND ACCOUNT FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING ANY DEFICIENCIES TO BRING SITE TO DESIGN GRADE. THE ABOVE CUT AND FILL FIGURES REPRESENT PURE VOLUME FIGURES ONLY. THERE IS NO CONSIDERATION TAKEN FOR SHRINKAGE, SUBSIDENCE, OR ANY OTHER LOSS FACTOR. THE CONTRACTOR'S BID WILL BE THE SOLE BASIS FOR ALL PAYMENTS FOR WORK DONE.

UNDERGROUND SERVICE ALERT

811 Call: TOLL FREE
1-800-422-4133

KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
TWO WORKING DAYS BEFORE YOU DIG.

UNAUTHORIZED CHANGES TO PLAN

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED BY THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING AWEIGHT OF ALL RESOURCES AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO RETURN, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ENGINEERS NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THESE UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. IF THE CONTRACTOR ENCOUNTERS ANY DISCREPANCIES, CONTACTS OR AREAS WHICH HE FEELS UNWARRANTABLE, HE SHALL NOTIFY THE GRADING ENGINEER IMMEDIATELY PRIOR TO CONTINUING OR RESUMING WORK FROM THIS PLAN.

NO.	DESCRIPTION	BY	DATE	CHK

NO.	DESCRIPTION	BY	DATE	CHK

NO.	DESCRIPTION	BY	DATE	CHK

TITLE SHEET

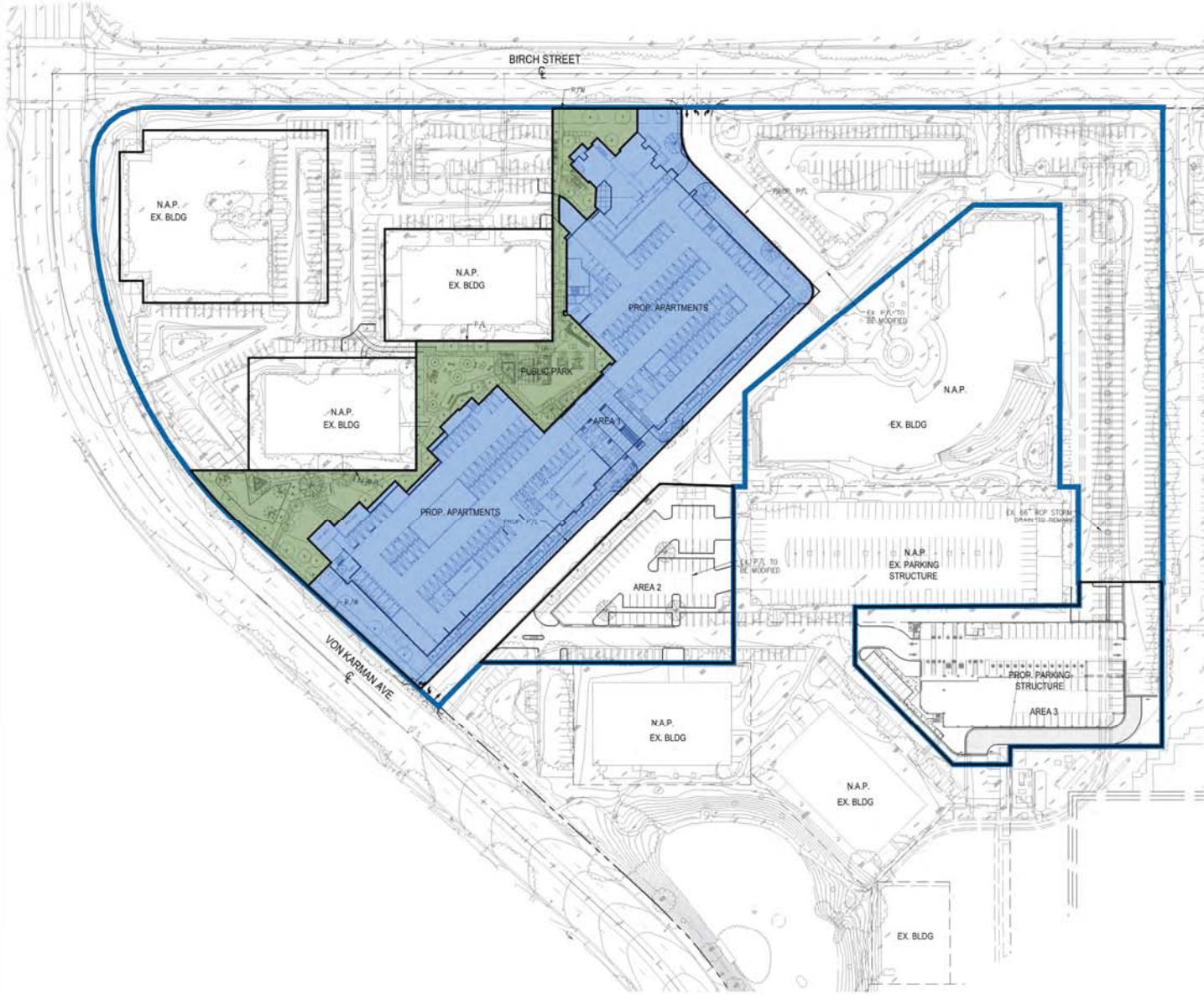
RESIDENCES AT 4400 VON KARMAN
TPG (KCN) ACQUISITION, LLC
5000 BRUSH ST., SUITE 600
NEWPORT BEACH, CA 92660

DRAWN: **TAIT**
DATE: 8/7/20
DATE: 8/7/20
REVISION # 1
DATE: 10/28/20
JOB NO.: 20007

PROJECT: Residences at 4400 Von Karman
DRAWN BY: Michael P. PACESE, P.E.
DATE: 8/7/20

PROJECT: Residences at 4400 Von Karman
DRAWN BY: Michael P. PACESE, P.E.
DATE: 8/7/20

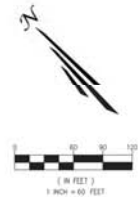
C1.01



DEVELOPMENT AREAS LEGEND

MIXED USE VILLAGE PROJECT LIMITS (413 ACRES)		
PUBLIC PARK AREA* (1.1 ACRES)		
AREA	LAND USE:	AREA(ACRES)
1*	RESIDENTIAL DEVELOPMENT AREA	3.4
2	PROPOSED ACCESS AND PARKING	1.0
3	PARKING STRUCTURE	1.5
TOTAL DEVELOPMENT AREA		±5.9

*LOT 1 (AREA 1 & PUBLIC PARK) OF FUTURE LOT LINE ADJUSTMENT = 4.5± ACRES



DRAWN: [blank]
 DATE: 6/7/20
 CHECKED: M/10
 REVISION: 1/1
 DATE: 10/25/20
 JOB NO.: 20000

CONCEPTUAL SITE PLAN
 RESIDENCES AT 4400 VON KARMAN
 TPG (CON) ACQUISITION, LLC
 3000 BIRCH ST., SUITE 600
 NEWPORT BEACH, CA 92660

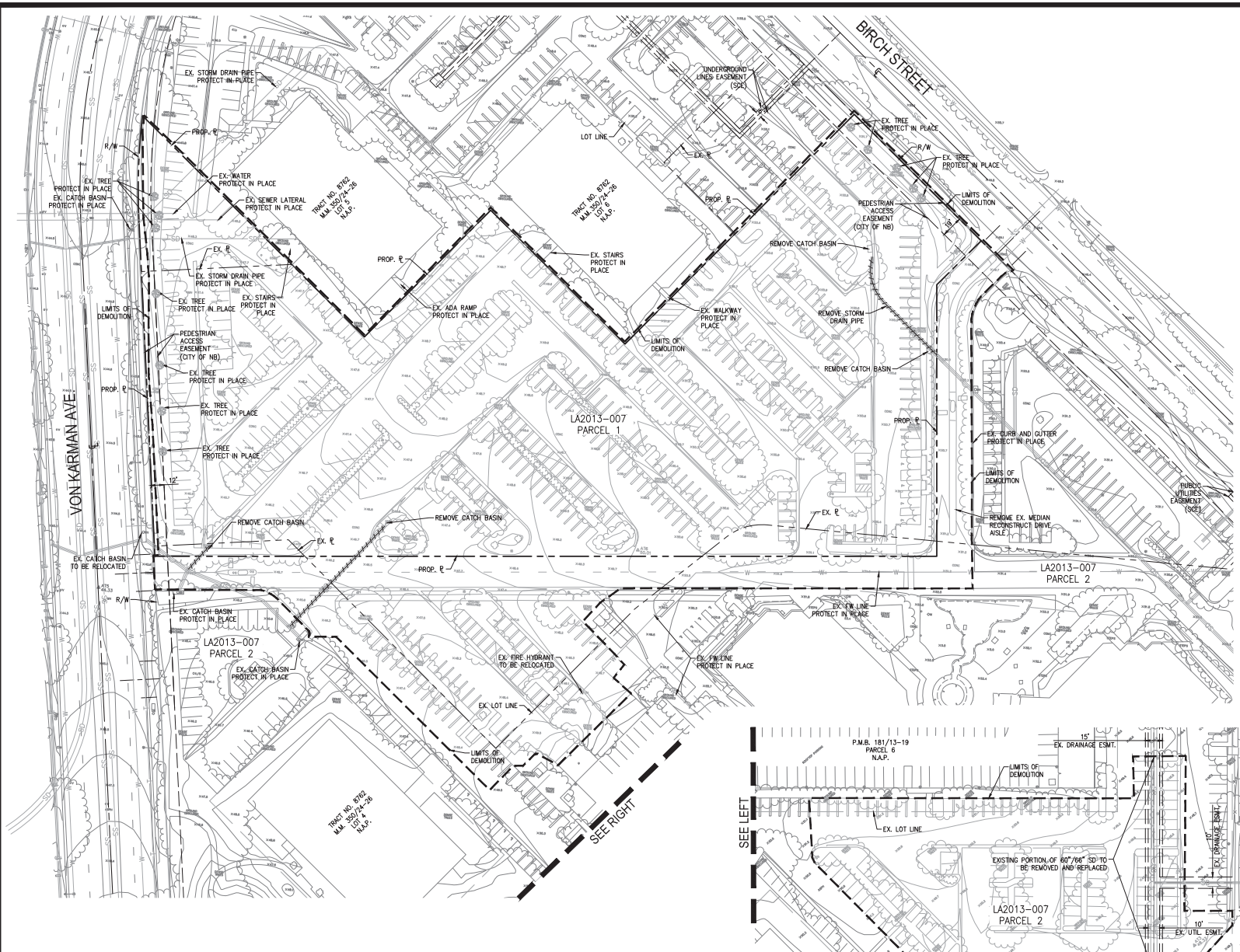


701 N. AVENUE DRIVE
 TORRANCE, CA 90503
 (562) 409-0000
 FAX: (562) 409-0001
 WWW.TAIT.COM

NO.	DESCRIPTION	BY	DATE	CHK

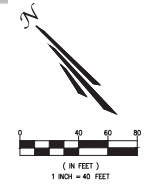
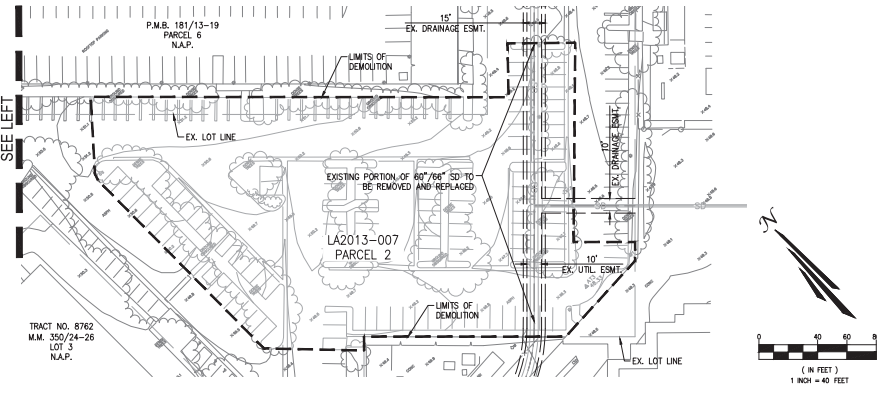
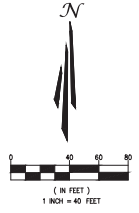
C2.01

\\s:\work\SP\2020\10\25\20 - Newport Beach\CONCEPTUAL SITE PLAN\RESIDENCES AT 4400 VON KARMAN\DWG\CONCEPTUAL SITE PLAN.dwg
 PLOTTED: 10/26/2020 5:31:25 PM BY: Michael Topp - PACE/ET/UP



- LEGEND**
- EXISTING CONTOURS
 - CENTERLINE
 - RIGHT OF WAY / PROPERTY LINE
 - CITY EASEMENT LINE
 - SS EXISTING SANITARY SEWER
 - EXISTING STORM DRAIN
 - EXISTING WATER
 - LIMIT OF DEMOLITION
 - REMOVE EXISTING UTILITY PIPE

NOTE:
REMOVE AND DISPOSE ALL EXISTING SURFACE IMPROVEMENTS AND ALL CONFLICTING SUBSURFACE IMPROVEMENTS WITHIN LIMITS OF DEMOLITION. ITEMS TO BE PROTECTED IN PLACE ARE NOTED PER PLAN.



UNDERGROUND SERVICE ALERT

 Call: TOLL FREE
 1-800-422-4133
 KNOW WHAT'S BELOW.
 CALL BEFORE YOU DIG.
 TWO WORKING DAYS BEFORE YOU DIG.

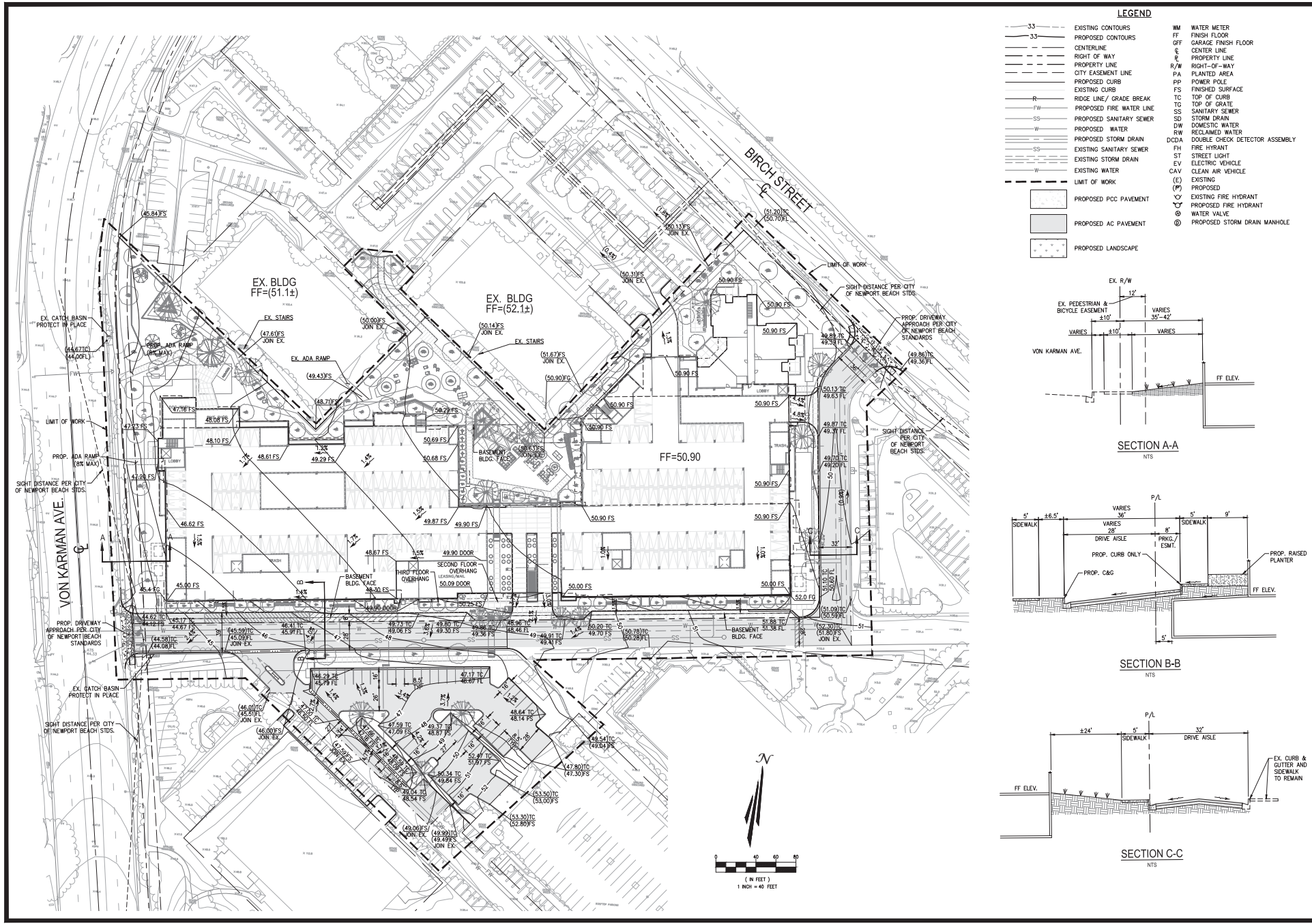
UNAUTHORIZED CHANGES A LIST:
 THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO RETURN, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ENGINEERS NOTE TO CONTRACTOR:
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THESE UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. IF THE CONTRACTOR ENCOUNTERS ANY DISCREPANCIES, CONFLICTS OR AREAS WHICH HE FEELS UNWORKABLE, HE SHALL NOTIFY THE GRADING ENGINEER IMMEDIATELY PRIOR TO CONTINUING OR RESUMING FROM THIS PLAN.

TRACT NO. 6762
 M.M. 359/24-26
 LOT 3
 N.A.P.

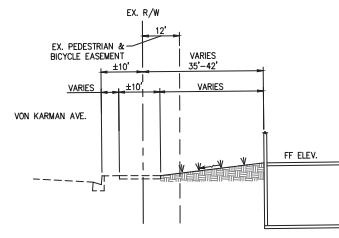
<p>CONCEPTUAL LIMITS OF IMPACT PLAN RESIDENCES AT 4400 VON KARMAN TPG (KCI) ACQUISITION, LLC 5000 BIRCH ST., SUITE 600 NEWPORT BEACH, CA 92660</p>		<p>BY: DATE: CHK:</p>
<p>201 N. Rockcenter Drive San Jose, CA 95128 Tel: 415.950.0000 Fax: 415.950.0001 www.tait.com</p>	<p>171/16/08/11</p>	<p>NO. DESCRIPTION</p>
<p>TAIT 17174 5000 Birch St. Suite 600 Newport Beach, CA 92660</p>	<p>Los Angeles Sacramento San Francisco Dallas Phoenix Denver Portland San Diego Boise</p>	<p>REVISIONS</p>
<p>DRAWN: DATE: 8/7/20 CHECKED: DATE: 8/7/20 APPROVED: DATE: 10/28/20 TITLE: C3.01</p>	<p>PROJECT: 171/16/08/11</p>	<p>DATE: 10/28/20</p>
<p>PROJECT: 171/16/08/11 4400 VON KARMAN</p>		
<p>C3.01</p>		

PLotted: 10/28/2020 4:43:33 PM By: Michael Tom PACE:STUP:----- PLOTSTYLE: Tait01.ctb

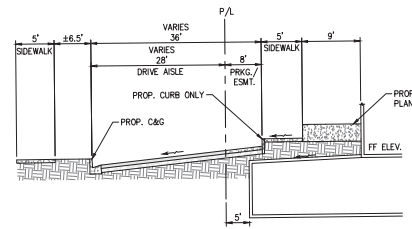


LEGEND

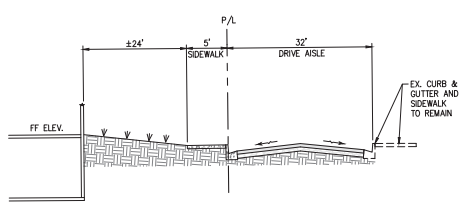
- | | | | |
|------------|--------------------------|------|--------------------------------|
| --- 33 --- | EXISTING CONTOURS | WM | WATER METER |
| --- 33 --- | PROPOSED CONTOURS | FF | FINISH FLOOR |
| --- | CENTERLINE | GFF | GARAGE FINISH FLOOR |
| --- | RIGHT OF WAY | CL | CENTER LINE |
| --- | PROPERTY LINE | E | PROPERTY LINE |
| --- | CITY EASEMENT LINE | R/W | RIGHT-OF-WAY |
| --- | PROPOSED CURB | PA | PLANTED AREA |
| --- | EXISTING CURB | PP | POWER POLE |
| R | RIDGE LINE/ GRADE BREAK | FS | FINISHED SURFACE |
| FW | PROPOSED FIRE WATER LINE | TC | TOP OF CURB |
| SS | PROPOSED SANITARY SEWER | TG | TOP OF GRATE |
| W | PROPOSED WATER | TS | SANITARY SEWER |
| SS | EXISTING SANITARY SEWER | SD | STORM DRAIN |
| W | EXISTING WATER | DW | DOMESTIC WATER |
| SS | EXISTING STORM DRAIN | RW | RECLAIMED WATER |
| W | EXISTING STORM DRAIN | DCDA | DOUBLE CHECK DETECTOR ASSEMBLY |
| --- | LIMIT OF WORK | FH | FIRE HYDRANT |
| --- | PROPOSED PCC PAVEMENT | ST | STREET LIGHT |
| --- | PROPOSED AC PAVEMENT | EV | ELECTRIC VEHICLE |
| --- | PROPOSED LANDSCAPE | CAV | CLEAN AIR VEHICLE |
| | | (E) | EXISTING |
| | | (P) | PROPOSED |
| | | ⊙ | EXISTING FIRE HYDRANT |
| | | ⊙ | PROPOSED FIRE HYDRANT |
| | | ⊙ | WATER VALVE |
| | | ⊙ | PROPOSED STORM DRAIN MANHOLE |



SECTION A-A
NTS



SECTION B-B
NTS



SECTION C-C
NTS



NO.	DESCRIPTION	BY	DATE

20 N. Rockcenter Drive
 Suite 100, CA 92705
 Tel: 714.646.0000
 Fax: 714.646.0001
 www.tait.com

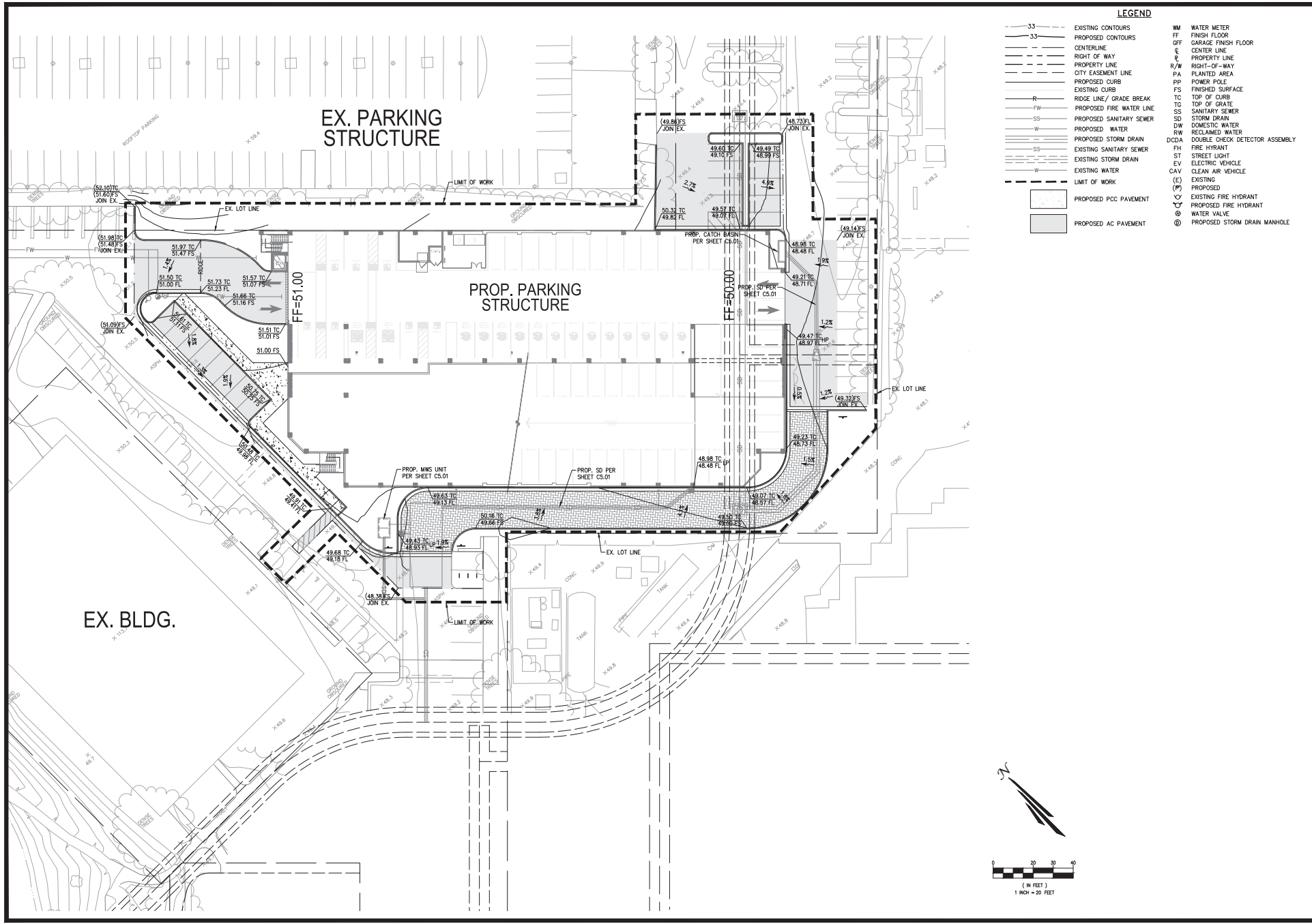
TAIT
 Since 1964
 Los Angeles Sacramento San Francisco Dallas Phoenix
 Chicago San Diego Boise

CONCEPTUAL GRADING PLAN
RESIDENCES AT 4400 VON KARMAN
 TPG (KCI) ACQUISITION, LLC
 5000 BIRCH ST., SUITE 600
 NEWPORT BEACH, CA 92660

DRAWN: _____
 DATE: 8/7/20
 DATE: 8/7/20
 REVISION: 1
 DATE: 10/28/20
 JOB NO.: 20007

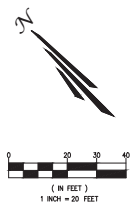
K. Uravings/SP/SP6507 - Newport Beach/ENG Conceptual Plan/SP6507-06.dwg
 PLOTTED: 10/26/2020 4:47:48 PM BY: Michael Tom PACE/STUP

C4.01

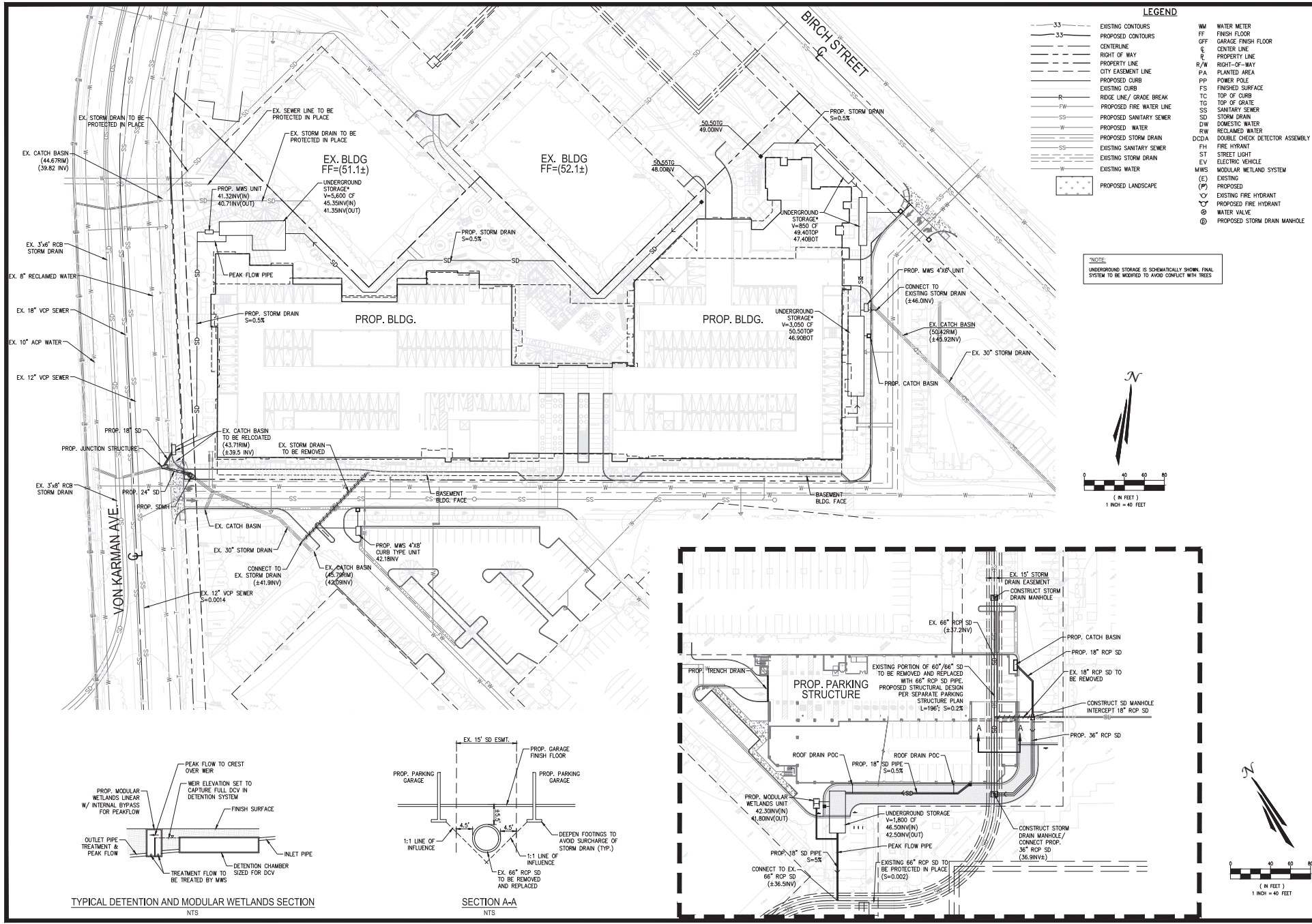


LEGEND

- | | | | |
|-----|--------------------------|------|--------------------------------|
| --- | EXISTING CONTOURS | WM | WATER METER |
| --- | PROPOSED CONTOURS | FF | FINISH FLOOR |
| --- | CENTERLINE | GF | GARAGE FINISH FLOOR |
| --- | RIGHT OF WAY | CL | CENTER LINE |
| --- | PROPERTY LINE | P | PROPERTY LINE |
| --- | CITY EASEMENT LINE | P/W | RIGHT-OF-WAY |
| --- | PROPOSED CURB | PA | PLANTED AREA |
| --- | EXISTING CURB | PP | POWER POLE |
| --- | RIDGE LINE/ GRADE BREAK | FS | FINISHED SURFACE |
| --- | PROPOSED FIRE WATER LINE | TC | TOP OF CURB |
| --- | EXISTING FIRE WATER LINE | TG | TOP OF GRATE |
| --- | PROPOSED SANITARY SEWER | SS | SANITARY SEWER |
| --- | EXISTING SANITARY SEWER | SD | STORM DRAIN |
| --- | PROPOSED WATER | DW | DOMESTIC WATER |
| --- | EXISTING WATER | RW | RECLAIMED WATER |
| --- | PROPOSED STORM DRAIN | DCDA | DOUBLE CHECK DETECTOR ASSEMBLY |
| --- | EXISTING STORM DRAIN | FH | FIRE HYDRANT |
| --- | EXISTING WATER | ST | STREET LIGHT |
| --- | LIMIT OF WORK | EV | ELECTRIC VEHICLE |
| --- | PROPOSED PCC PAVEMENT | CAV | CLEAN AIR VEHICLE |
| --- | PROPOSED AC PAVEMENT | (E) | EXISTING |
| --- | | (P) | PROPOSED |
| --- | | ⊕ | EXISTING FIRE HYDRANT |
| --- | | ⊕ | PROPOSED FIRE HYDRANT |
| --- | | ⊕ | WATER VALVE |
| --- | | ⊕ | PROPOSED STORM DRAIN MANHOLE |



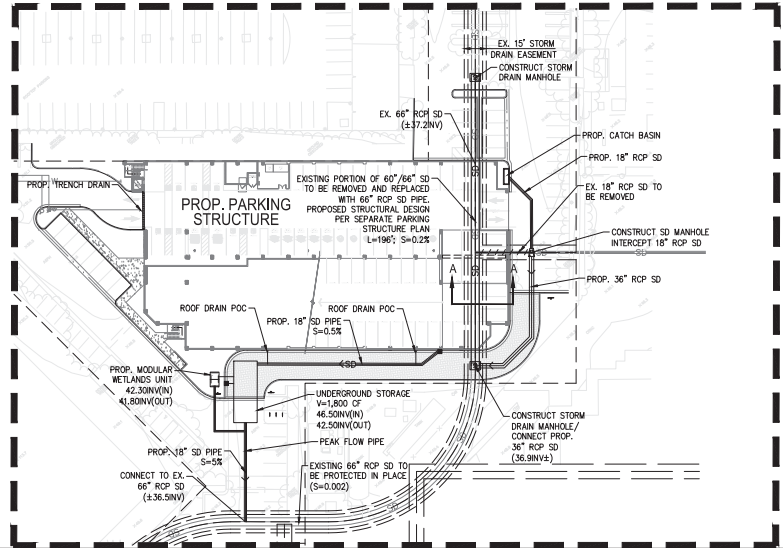
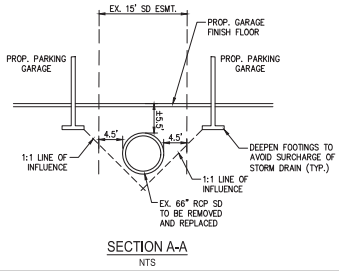
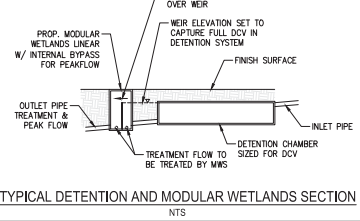
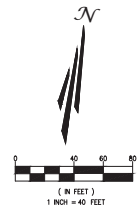
CONCEPTUAL GRADING PLAN RESIDENCES AT 4400 VON KARMAN TPG (KCN) ACQUISITION, LLC 5000 BRACH ST., SUITE 600 NEWPORT BEACH, CA 92660		NO. _____ DESCRIPTION _____ REVISIONS _____ BY DATE CHK _____
DRAWN: _____ DATE: 8/7/20 DATE: 8/7/20 REVISION # 1 DATE: 10/28/20 JOB NO.: 20007		20 N. Rockcenter Drive San Jose, CA 95128 408.745.6800 1.717.646.8711 www.tait.com Tait Since 1914 San Diego, Sacramento, San Francisco, Dallas, Phoenix, Denver, Portland, Chicago, San Diego, Boise
PROJECT: _____ DRAWING: _____ DATE: _____ BY: _____ CHECKED: _____ TITLE: _____		C4.02



LEGEND

---	EXISTING CONTOURS	WM	WATER METER
- - -	PROPOSED CONTOURS	FF	FINISH FLOOR
---	CENTERLINE	GFF	GARAGE FINISH FLOOR
---	RIGHT OF WAY	CL	CENTER LINE
---	PROPERTY LINE	R	PROPERTY LINE
---	CITY EASEMENT LINE	R/W	RIGHT-OF-WAY
---	PROPOSED CURB	PA	PLANTED AREA
---	EXISTING CURB	FP	POWER POLE
R	RIDGE LINE / GRADE BREAK	FS	FINISHED SURFACE
FW	PROPOSED FIRE WATER LINE	TC	TOP OF CURB
SS	PROPOSED SANITARY SEWER	TG	TOP OF GRATE
W	PROPOSED WATER	SS	SANITARY SEWER
---	PROPOSED STORM DRAIN	SD	STORM DRAIN
---	EXISTING SANITARY SEWER	DW	DOMESTIC WATER
---	EXISTING STORM DRAIN	WR	RECLAIMED WATER
---	EXISTING WATER	DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
---	PROPOSED LANDSCAPE	FW	FIRE HYDRANT
		ST	STREET LIGHT
		EV	ELECTRIC VEHICLE
		MWS	MODULAR WETLAND SYSTEM
		(P)	PROPOSED
		(E)	EXISTING
		⊕	EXISTING FIRE HYDRANT
		⊕	PROPOSED FIRE HYDRANT
		⊕	WATER VALVE
		⊕	PROPOSED STORM DRAIN MANHOLE

NOTE:
UNDERGROUND STORAGE IS SCHEMATICALLY SHOWN. FINAL SYSTEM TO BE ADAPTED TO AVOID CONFLICT WITH TREES.



NO.	DESCRIPTION	BY	DATE	CHK

201 N. Parkcenter Drive
San Jose, CA 95128
Tel: 415.950.0000
Fax: 415.950.0000
Los Angeles Sacramento San Francisco Dallas Phoenix
Chicago San Diego Boise

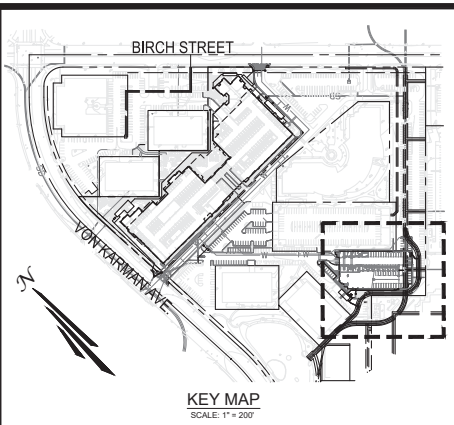
TAIT
Since 1964

CONCEPTUAL STORM DRAIN PLAN
RESIDENCES AT 4400 VON KARMAN
TPG (KC) ACQUISITION, LLC
5000 BIRCH ST., SUITE 600
NETPORT BEACH, CA 92659

DRAWN: _____
DATE: 8/7/20
CHECKED: _____
DATE: 8/7/20
REVISION # 1
DATE: 10/28/20
JOB NO.: 20007

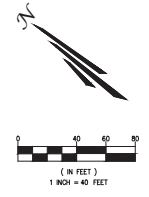
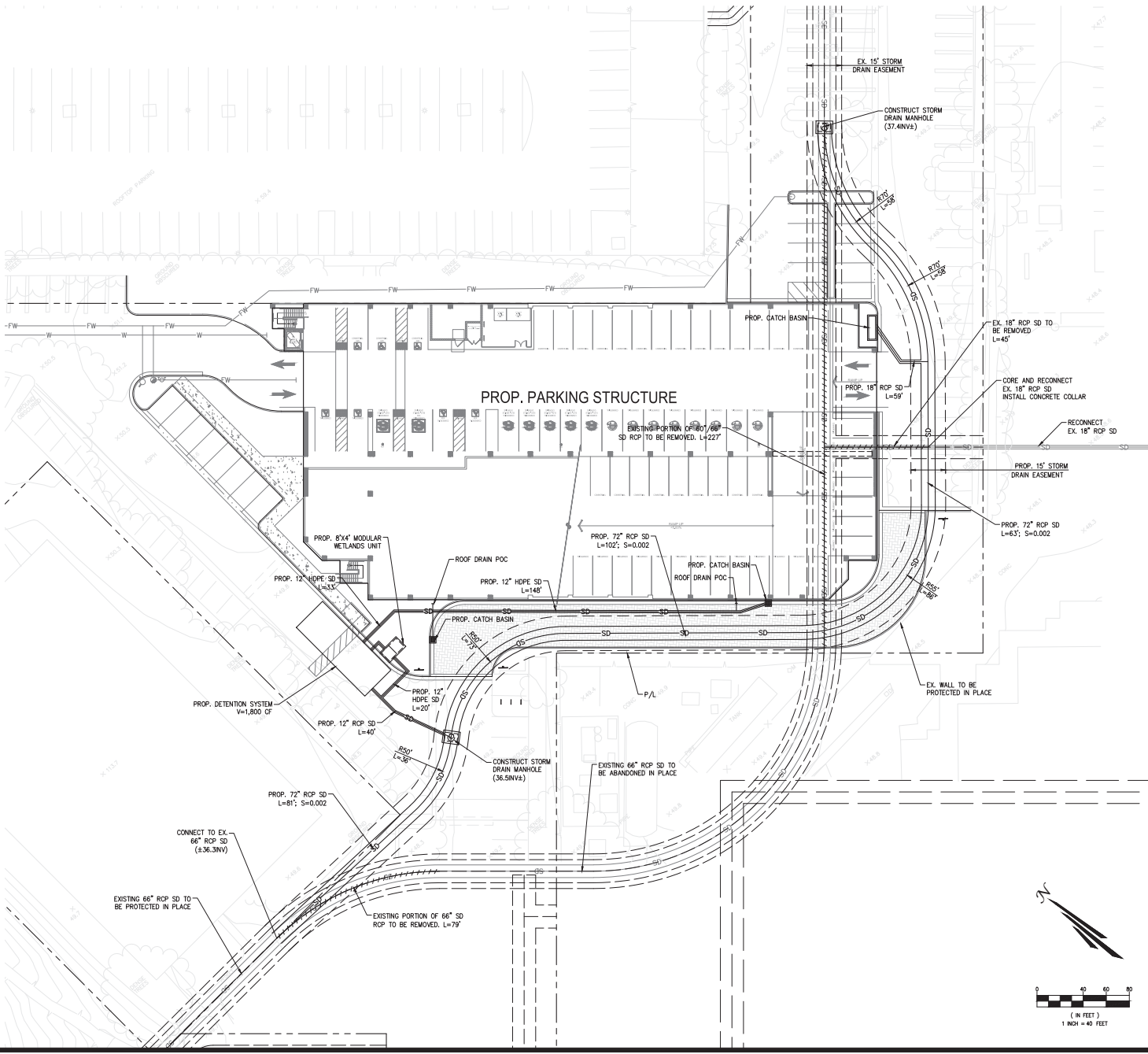
EA, Uvings/SP, SP8507 - Newport Beach/ENG Conceptual Plans/SP8507-SD.dwg
PLOTTED: 10/26/2020 2:48:11 PM BY Michael Tom PAGESETUP

C5.01

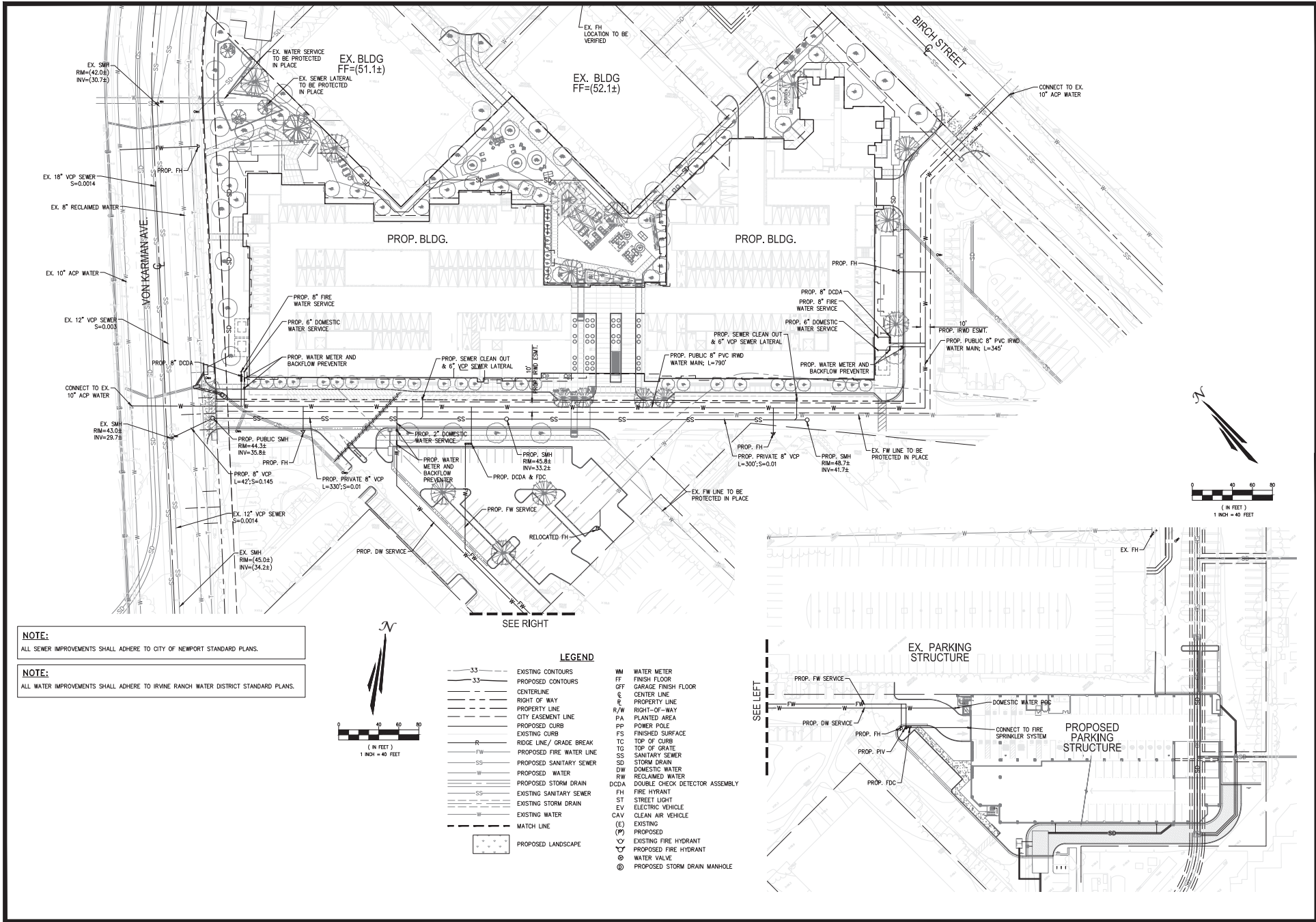


RCP STORM DRAIN COMPARISON TABLE

	TOTAL LENGTH	SLOPE	MAX CAPACITY
EXISTING 66" RCP	525 LF	0.002	164 CFS
PROPOSED 72" RCP	555 LF	0.002	207 CFS

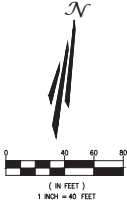


DRAWN: [Blank] DATE: 8/7/20 SCALE: [Blank] REVISION: 1 DATE: 10/28/20 JOB NO.: 20027		TAIT 3155A 174 Los Angeles Sacramento San Francisco Dallas Phoenix Denver Portland Chicago 201 N. Parkcenter Drive Suite 400, CA 92250 951-354-0000 951-354-0001 951-354-0002	PROJECT: 4400 VON KARMAN RESIDENCES CLIENT: TPG (KCN) ACQUISITION, LLC ADDRESS: 4400 BIRCH ST., SUITE 600 NEWPORT BEACH, CA 92660	REVISIONS NO. DESCRIPTION BY DATE CHK
ALTERNATE STORM DRAIN RELOCATION PLAN RESIDENCES AT 4400 VON KARMAN TPG (KCN) ACQUISITION, LLC 5000 BIRCH ST., SUITE 600 NEWPORT BEACH, CA 92660 Tait01.cdw				
C5.02 (IN FEET) 1" = 40' FEET		PROJECT: 4400 VON KARMAN RESIDENCES CLIENT: TPG (KCN) ACQUISITION, LLC ADDRESS: 4400 BIRCH ST., SUITE 600 NEWPORT BEACH, CA 92660 Tait01.cdw		



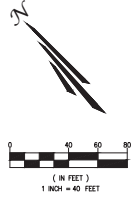
NOTE:
ALL SEWER IMPROVEMENTS SHALL ADHERE TO CITY OF NEWPORT STANDARD PLANS.

NOTE:
ALL WATER IMPROVEMENTS SHALL ADHERE TO IRVINE RANCH WATER DISTRICT STANDARD PLANS.

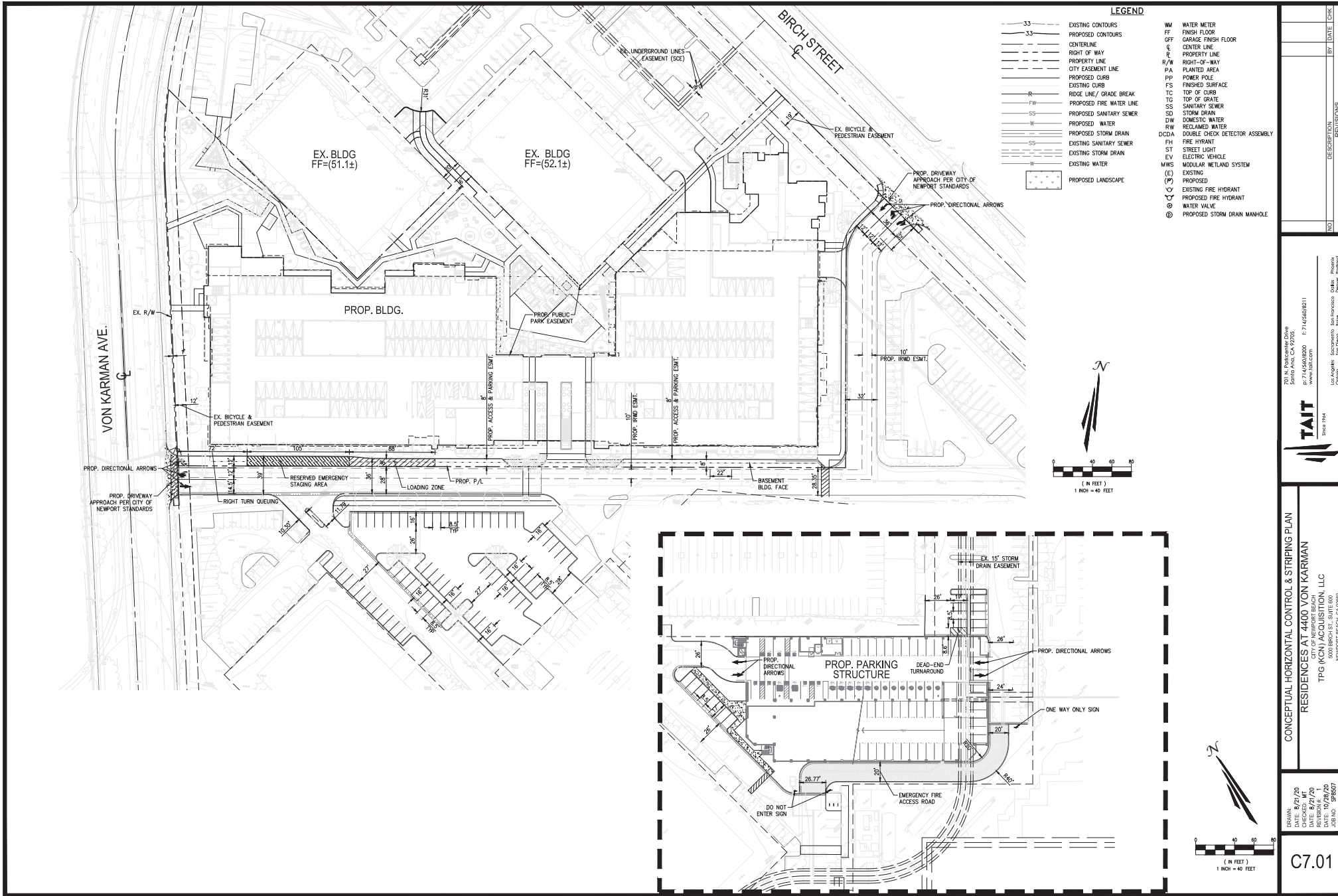


LEGEND

---	EXISTING CONTOURS	WM	WATER METER
---	PROPOSED CONTOURS	FF	FINISH FLOOR
---	CENTERLINE	GFF	GARAGE FINISH FLOOR
---	RIGHT OF WAY	CL	CENTER LINE
---	PROPERTY LINE	PL	PROPERTY LINE
---	CITY EASEMENT LINE	R/W	RIGHT-OF-WAY
---	PROPOSED CURB	PA	PLANTED AREA
---	EXISTING CURB	PP	POWER POLE
---	RIDGE LINE / GRADE BREAK	FS	FINISHED SURFACE
---	PROPOSED FIRE WATER LINE	TC	TOP OF CURB
---	PROPOSED SANITARY SEWER	TG	TOP OF GRATE
---	PROPOSED WATER	SS	SANITARY SEWER
---	PROPOSED STORM DRAIN	SD	STORM DRAIN
---	EXISTING SANITARY SEWER	DW	DOMESTIC WATER
---	EXISTING STORM DRAIN	RW	RECLAIMED WATER
---	EXISTING WATER	DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
---	MATCH LINE	FH	FIRE HYDRANT
---	PROPOSED LANDSCAPE	ST	STREET LIGHT
		EV	ELECTRIC VEHICLE
		CAV	CLEAN AIR VEHICLE
		(E)	EXISTING
		(P)	PROPOSED
		⊙	EXISTING FIRE HYDRANT
		⊙	PROPOSED FIRE HYDRANT
		⊙	WATER VALVE
		⊙	PROPOSED STORM DRAIN MANHOLE



<p>TAIT</p> <p>200 N. Parkcenter Drive Sunnyvale, CA 95058 970.745.0000 www.tait.com</p> <p>San Jose, CA Los Angeles, CA San Francisco, CA San Diego, CA</p>	<p>BY: DATE: CHK:</p> <p>NO. DESCRIPTION: REVISIONS:</p>
<p>CONCEPTUAL UTILITY PLAN</p> <p>RESIDENCES AT 4400 VON KARMAN</p> <p>TPG (KCI) ACQUISITION, LLC</p> <p>5000 BIRCH ST., SUITE 600 NEWPORT BEACH, CA 92660</p>	
<p>DRAWN: DATE: 8/7/20</p> <p>CHECKED: DATE: 8/7/20</p> <p>DESIGNED: DATE: 8/7/20</p> <p>REVISIONS: 1</p> <p>DATE: 10/28/20</p> <p>SCALE: 1/8" = 1'-0"</p>	
<p>PL: Urrutia/SP/SP6507 - Newport Beach/ENG Conceptual Plans/SP6507-JUL/ENG</p> <p>PLOTTED: 10/26/2020 2:48:41 PM BY: Michael Tran PACE/STUP</p>	
<p>C6.01</p>	



TAIT 201 N. Parkcenter Drive Suite 100 San Jose, CA 95128 Tel: 408.253.1000 Fax: 408.253.1001 www.tait.com		NO. _____ DESCRIPTION _____ BY _____ DATE _____ CHK _____
CONCEPTUAL HORIZONTAL CONTROL & STRIPING PLAN RESIDENCES AT 4400 VON KARMAN TPG (KCN) ACQUISITION, LLC 5000 BIRCH ST., SUITE 600 NEWPORT BEACH, CA 92660		
DRAWN: _____ DATE: 8/7/20 CHECKED: _____ DATE: 8/7/20 REVISION # 1 DATE: 10/28/20 DATE: 10/28/20 DATE: 10/28/20 DATE: 10/28/20	PROJECT: _____ SHEET: _____ TOTAL SHEETS: _____	C7.01

PLOTTED: 10/26/2020 2:48:56 PM BY: Michael Tran PACESTUP: ----- PLOTSTYLE: Tait01.ctb

The Residences at Koll Center PARKING STRUCTURE

Newport Beach California



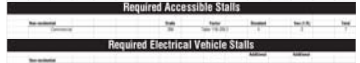


THE
RESIDENCES
AT KOLL
CENTER

Parking
Structure

NEWPORT BEACH, CA

TPG (KCN) ACQUISITION LLC,
5000 BIRCH STREET
EAST TOWER
SUITE 600
NEWPORT BEACH, CA 92660

PROJECT
DATA - 1

CODE CLASSIFICATION	CODE CLASSIFICATION		PROJECT TEAM																																																										
<p>PROJECT : THE PROJECT IS AN S-2, TYPE IA, OPEN PARKING STRUCTURE.</p> <p>STRUCTURAL SYSTEM: COLUMNS: CAST IN PLACE FOOTINGS: CONVENTIONAL SPREAD FOOTINGS SLAB ON GRADE: MILD STEEL REINFORCED CONCRETE ELEVATED SLABS: POST-TENSIONED CONCRETE</p> <p>OCCUPANCY: S-2, OPEN PARKING GARAGE (CBC SEC. 311) NATURALLY VENTILATED (CBC SEC. 504.3)</p> <p>TYPE OF CONSTRUCTION: TYPE IB (CBC SEC. 504.3)</p> <p>SPRINKLERS: YES, NFPA 13</p> <p>ALLOWABLE HEIGHT & AREA (IB)</p> <table border="1"> <tr> <td>HEIGHT (CBC TABLE 504.3)</td> <td>ALLOWED: 77'</td> <td>MODIFICATION: SPRINKLERED</td> <td>= 77'</td> </tr> <tr> <td>STORIES (CBC SEC. 504.4)</td> <td>ALLOWED: 4</td> <td>PROPOSED: 3</td> <td>= 4 (OK)</td> </tr> <tr> <td>TIER AREA (CBC TABLE 504.2)</td> <td>ALLOWED: 78,000</td> <td>PROPOSED: 30,370 SQ. FT./TIER MAX.</td> <td>= 78,000 (OK)</td> </tr> <tr> <td>TOTAL BUILDING AREA (CBC SEC. 504.1)</td> <td>ALLOWED: 104,000</td> <td>PROPOSED: 92,910 SQ. FT. MAX.</td> <td>= 104,000 (OK)</td> </tr> </table> <p>FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS (CBC TABLE 601):</p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>PRIMARY STRUCTURAL FRAME:</th> <th>BEARING WALLS EXTERIOR:</th> <th>BEARING WALLS INTERIOR:</th> <th>NON-BEARING WALLS EXTERIOR:</th> <th>NON-BEARING WALLS INTERIOR:</th> <th>FLOOR CONST. & SECONDARY MEMBERS:</th> <th>ROOF CONST. & SECONDARY MEMBERS:</th> </tr> </thead> <tbody> <tr> <td>TYPE IIB</td> <td>4 HOUR</td> <td>4 HOUR</td> <td>4 HOUR</td> <td>SEE TABLE 602</td> <td>4 HOUR</td> <td>4 HOUR</td> <td>4 HOUR</td> </tr> </tbody> </table> <p>FIRE RESISTANCE RATINGS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (CBC TABLE 602):</p> <table border="1"> <thead> <tr> <th>TYPE III-B-OPEN</th> <th>X ≤ 3'</th> <th>5 ≤ X ≤ 10'</th> <th>10 ≤ X ≤ 30'</th> <th>X ≥ 30'</th> </tr> </thead> <tbody> <tr> <td></td> <td>1 HOUR</td> <td>1 HOUR</td> <td>0 HOUR*</td> <td>0 HOUR</td> </tr> </tbody> </table> <p>*CBC TABLE 602 - EXCEPTION V - OPEN PARKING GARAGES COMPLYING WITH SECTION 406 SHALL NOT BE REQUIRED TO HAVE A FIRE RESISTANCE RATING.</p> <p>MAXIMUM AREA OF EXTERIOR OPENING BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION (CBC TABLE 703):</p> <table border="1"> <thead> <tr> <th>0 ≤ X < 3'</th> <th>3 ≤ X < 5'</th> <th>5 ≤ X < 10'</th> <th>10 ≤ X < 15'</th> <th>15 ≤ X < 20'</th> <th>20 ≤ X < 25'</th> <th>25 ≤ X < 30'</th> <th>30 or GREATER:</th> </tr> </thead> <tbody> <tr> <td>NOT PERMITTED</td> <td>15% (UNPROTECTED, SPRINKLERED)</td> <td>25% (UNPROTECTED, SPRINKLERED)</td> <td>45% (UNPROTECTED, SPRINKLERED)</td> <td>75% (UNPROTECTED, SPRINKLERED)</td> <td>NO LIMIT (UNPROTECTED, SPRINKLERED)</td> <td>NO LIMIT (UNPROTECTED, SPRINKLERED)</td> <td>NO LIMIT</td> </tr> </tbody> </table> <p>EGRESS WIDTH: ALL DOORS ARE A MINIMUM OF 2'-2" WIDE. ALL STAIRS ARE A MINIMUM OF 4'-2" WIDE.</p> <p>AREAS OF REFUGE: NOT REQUIRED AT THE STAIRS (CBC SEC. 1009.3 EX. 2, AN AUTOMATIC SPRINKLER SYSTEM IS INSTALLED). NOT REQUIRED AT THE ELEVATOR (CBC SEC. 1009.4 EX. 2, AN AUTOMATIC SPRINKLER SYSTEM IS INSTALLED).</p> <p>OCCUPANT LOAD: S-2 200 GROSS</p>	HEIGHT (CBC TABLE 504.3)	ALLOWED: 77'	MODIFICATION: SPRINKLERED	= 77'	STORIES (CBC SEC. 504.4)	ALLOWED: 4	PROPOSED: 3	= 4 (OK)	TIER AREA (CBC TABLE 504.2)	ALLOWED: 78,000	PROPOSED: 30,370 SQ. FT./TIER MAX.	= 78,000 (OK)	TOTAL BUILDING AREA (CBC SEC. 504.1)	ALLOWED: 104,000	PROPOSED: 92,910 SQ. FT. MAX.	= 104,000 (OK)	TYPE	PRIMARY STRUCTURAL FRAME:	BEARING WALLS EXTERIOR:	BEARING WALLS INTERIOR:	NON-BEARING WALLS EXTERIOR:	NON-BEARING WALLS INTERIOR:	FLOOR CONST. & SECONDARY MEMBERS:	ROOF CONST. & SECONDARY MEMBERS:	TYPE IIB	4 HOUR	4 HOUR	4 HOUR	SEE TABLE 602	4 HOUR	4 HOUR	4 HOUR	TYPE III-B-OPEN	X ≤ 3'	5 ≤ X ≤ 10'	10 ≤ X ≤ 30'	X ≥ 30'		1 HOUR	1 HOUR	0 HOUR*	0 HOUR	0 ≤ X < 3'	3 ≤ X < 5'	5 ≤ X < 10'	10 ≤ X < 15'	15 ≤ X < 20'	20 ≤ X < 25'	25 ≤ X < 30'	30 or GREATER:	NOT PERMITTED	15% (UNPROTECTED, SPRINKLERED)	25% (UNPROTECTED, SPRINKLERED)	45% (UNPROTECTED, SPRINKLERED)	75% (UNPROTECTED, SPRINKLERED)	NO LIMIT (UNPROTECTED, SPRINKLERED)	NO LIMIT (UNPROTECTED, SPRINKLERED)	NO LIMIT	<p>(CBC TABLE 1004.6) WORST CASE 30,000 / 200 = 150</p> <p>EXITS: (CBC TABLE 1006.2.2) OCCUPANCY LOAD 1400 NUMBER OF EXITS REQUIRED 2 50-100 MORE THAN 1000 3 MORE THAN 1000 4</p> <p>REQUIRED: THEREFORE... 155 OCCUPANTS 2 EXITS @ 30" MIN EXITS @ 40"</p> <p>PROVIDED: 2 EXITS @ 30" MIN EXITS @ 40"</p> <p>SEPARATION: (CBC SEC. 1007.1.1 EX 2) THE SEPARATION DISTANCE SHALL NOT BE LESS THAN 10' LENGTH OF THE MAX. OVERALL DIMENSION OF THE AREA SERVED WHEN AN AUTOMATIC SPRINKLER SYSTEM IS INSTALLED.</p> <p>EXIT TRAVEL DISTANCE: (CBC TABLE 1017.2) S-2 400'</p> <p>COMMON PATH OF TRAVEL: (CBC TABLE 1006.2.1) 100' SPRINKLERED BUILDING.</p> <p>CLEAR HEIGHTS: (CBC SEC. 406.2.2) 7'-0" MIN. CLEAR HEIGHT OF EACH FLOOR LEVEL IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS.</p> <p>ADA ACCESSIBILITY: (CBC SEC. 11B-502.5) 8'-2" MIN. CLEAR HEIGHT FROM ANY OBSTRUCTION IS MAINTAINED IN THE PARKING SPACES, ACCESSIBLE AND VEHICULAR ROUTES SERVING THEM.</p> <p>FIRE-RESISTANCE RATINGS:</p> <p>EXIT ACCESS STAIRS: NOT REQUIRED IN OPEN PARKING STRUCTURES THAT SERVE ONLY THE PARKING STRUCTURE. (CBC SECTION 1019.3 EX. 6)</p> <p>ELEV. SHAFT: NOT RATED (CBC SECTION 406.2.3 AND 712.1.10.2)</p> <p>ELEVATOR HOISTWAY OPENING PROTECTION: NOT REQUIRED (CBC SEC. 3002 EX. 1, AN AUTOMATIC SPRINKLER SYSTEM IS INSTALLED)</p> <p>ELEV. LOBBY: NOT REQUIRED (CBC SEC. 3006), BECAUSE THERE IS NO ELEVATOR HOISTWAY OPENING PROTECTION REQUIRED</p> <p>ELECTRICAL: ELECTRICAL ROOM NON-RATED (2013 NFPA 13, 8.15.11.3) INVERTER ROOM NON-RATED (2013 NFPA 13, 8.15.11.3) PROVIDE SPRINKLERS, ALL EQUIPMENT TO BE SHIELDED.</p>	<p>Parking Provided</p>  <p>Area</p>  <p>Required Accessible Stalls</p>  <p>Required Electrical Vehicle Stalls</p>  <p>Required Bicycle Stalls</p> 	<p>OWNER: TPG (KCN) ACQUISITION LLC, 5000 BIRCH STREET EAST TOWER SUITE 600 NEWPORT BEACH, CA 92660 (949) 261-1507</p> <p>ATTN:</p> <p>OWNER CONSULTANTS: ARCHITECTS: ARCHITECTS ORANGE 144 N. ORANGE STREET ORANGE, CA 92666 (714) 638-8660</p> <p>ATTN: RC ALLEY (ALLEY/RLPP)</p> <p>ARCHITECT CONSULTANTS: STRUCTURAL ENGINEER: SENECA ENGINEERS 22275 SOUTH PONTE DRIVE SUITE 209 LAGUNA HILLS, CA 92653 (949) 954-4141</p> <p>ATTN: DRK BONDY ATTN: BRYAN ALLRED</p>
HEIGHT (CBC TABLE 504.3)	ALLOWED: 77'	MODIFICATION: SPRINKLERED	= 77'																																																										
STORIES (CBC SEC. 504.4)	ALLOWED: 4	PROPOSED: 3	= 4 (OK)																																																										
TIER AREA (CBC TABLE 504.2)	ALLOWED: 78,000	PROPOSED: 30,370 SQ. FT./TIER MAX.	= 78,000 (OK)																																																										
TOTAL BUILDING AREA (CBC SEC. 504.1)	ALLOWED: 104,000	PROPOSED: 92,910 SQ. FT. MAX.	= 104,000 (OK)																																																										
TYPE	PRIMARY STRUCTURAL FRAME:	BEARING WALLS EXTERIOR:	BEARING WALLS INTERIOR:	NON-BEARING WALLS EXTERIOR:	NON-BEARING WALLS INTERIOR:	FLOOR CONST. & SECONDARY MEMBERS:	ROOF CONST. & SECONDARY MEMBERS:																																																						
TYPE IIB	4 HOUR	4 HOUR	4 HOUR	SEE TABLE 602	4 HOUR	4 HOUR	4 HOUR																																																						
TYPE III-B-OPEN	X ≤ 3'	5 ≤ X ≤ 10'	10 ≤ X ≤ 30'	X ≥ 30'																																																									
	1 HOUR	1 HOUR	0 HOUR*	0 HOUR																																																									
0 ≤ X < 3'	3 ≤ X < 5'	5 ≤ X < 10'	10 ≤ X < 15'	15 ≤ X < 20'	20 ≤ X < 25'	25 ≤ X < 30'	30 or GREATER:																																																						
NOT PERMITTED	15% (UNPROTECTED, SPRINKLERED)	25% (UNPROTECTED, SPRINKLERED)	45% (UNPROTECTED, SPRINKLERED)	75% (UNPROTECTED, SPRINKLERED)	NO LIMIT (UNPROTECTED, SPRINKLERED)	NO LIMIT (UNPROTECTED, SPRINKLERED)	NO LIMIT																																																						
	<p>APPLICABLE CODES</p> <table border="1"> <tr> <td>CALIFORNIA BUILDING CODE (CBC)</td> <td>2019</td> </tr> <tr> <td>CALIFORNIA BUILDING CODE 11B (CBC11B)</td> <td>2019</td> </tr> <tr> <td>CALIFORNIA MECHANICAL CODE (CMC)</td> <td>2019</td> </tr> <tr> <td>CALIFORNIA PLUMBING CODE (CPC)</td> <td>2019</td> </tr> <tr> <td>CALIFORNIA ELECTRICAL CODE (CEC)</td> <td>2019</td> </tr> <tr> <td>CALIFORNIA ENERGY CODE (CEC)</td> <td>2019</td> </tr> <tr> <td>CALIFORNIA FIRE CODE (CFC)</td> <td>2019</td> </tr> <tr> <td>CALIFORNIA GREEN BUILDING CODE</td> <td>2019</td> </tr> <tr> <td>2010 ADA STANDARDS FOR ACCESSIBLE DESIGN</td> <td>2010</td> </tr> </table>	CALIFORNIA BUILDING CODE (CBC)	2019	CALIFORNIA BUILDING CODE 11B (CBC11B)	2019	CALIFORNIA MECHANICAL CODE (CMC)	2019	CALIFORNIA PLUMBING CODE (CPC)	2019	CALIFORNIA ELECTRICAL CODE (CEC)	2019	CALIFORNIA ENERGY CODE (CEC)	2019	CALIFORNIA FIRE CODE (CFC)	2019	CALIFORNIA GREEN BUILDING CODE	2019	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN	2010		<p>SHEET INDEX</p> <p>ARCHITECTURAL:</p> <table border="1"> <tr> <td>GA0.1</td> <td>COVER SHEET</td> </tr> <tr> <td>GA0.1</td> <td>FIRST TIER PLAN</td> </tr> <tr> <td>GA0.2</td> <td>SECOND TIER PLAN</td> </tr> <tr> <td>GA0.3</td> <td>THIRD TIER PLAN</td> </tr> <tr> <td>GA0.4</td> <td>ROOF EXTENSION PLAN</td> </tr> <tr> <td>GA0.1</td> <td>BUILDING ELEVATIONS</td> </tr> <tr> <td>GA0.2</td> <td>BUILDING ELEVATIONS</td> </tr> </table>	GA0.1	COVER SHEET	GA0.1	FIRST TIER PLAN	GA0.2	SECOND TIER PLAN	GA0.3	THIRD TIER PLAN	GA0.4	ROOF EXTENSION PLAN	GA0.1	BUILDING ELEVATIONS	GA0.2	BUILDING ELEVATIONS																										
CALIFORNIA BUILDING CODE (CBC)	2019																																																												
CALIFORNIA BUILDING CODE 11B (CBC11B)	2019																																																												
CALIFORNIA MECHANICAL CODE (CMC)	2019																																																												
CALIFORNIA PLUMBING CODE (CPC)	2019																																																												
CALIFORNIA ELECTRICAL CODE (CEC)	2019																																																												
CALIFORNIA ENERGY CODE (CEC)	2019																																																												
CALIFORNIA FIRE CODE (CFC)	2019																																																												
CALIFORNIA GREEN BUILDING CODE	2019																																																												
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN	2010																																																												
GA0.1	COVER SHEET																																																												
GA0.1	FIRST TIER PLAN																																																												
GA0.2	SECOND TIER PLAN																																																												
GA0.3	THIRD TIER PLAN																																																												
GA0.4	ROOF EXTENSION PLAN																																																												
GA0.1	BUILDING ELEVATIONS																																																												
GA0.2	BUILDING ELEVATIONS																																																												

© 2018 Architects Orange
This drawing is the property of Architects Orange, Inc. and shall remain the property of Architects Orange, Inc. No part of this drawing may be reproduced without the written permission of Architects Orange.

Project Number
Sheet Scale

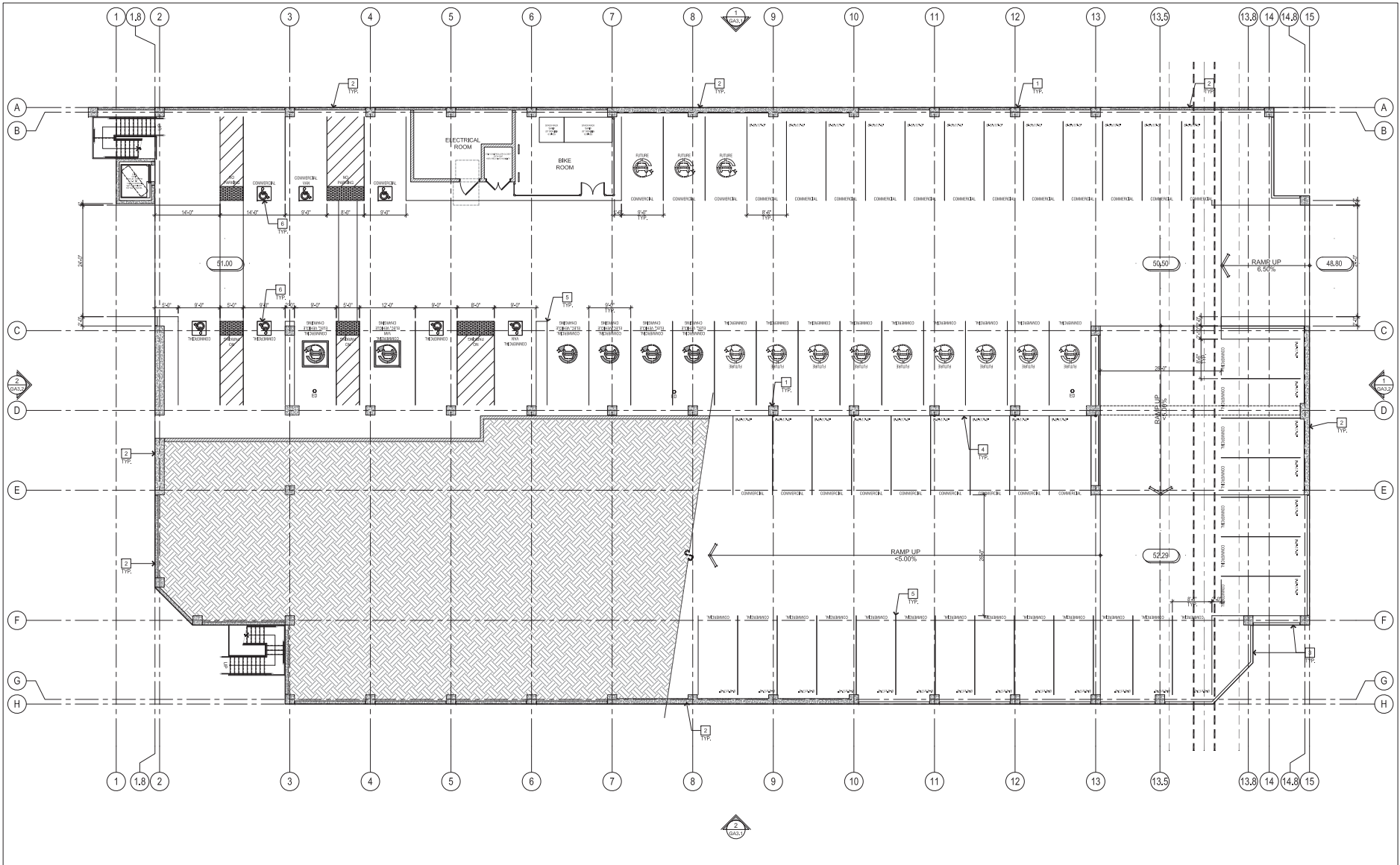
D A T E S

Rev	File	Check Date
1	1801	10/26/2018
2	1802	10/26/2018
3	1803	10/26/2018
4	1804	10/26/2018
5	1805	10/26/2018
6	1806	10/26/2018
7	1807	10/26/2018
8	1808	10/26/2018
9	1809	10/26/2018
10	1810	10/26/2018
11	1811	10/26/2018
12	1812	10/26/2018
13	1813	10/26/2018
14	1814	10/26/2018
15	1815	10/26/2018
16	1816	10/26/2018
17	1817	10/26/2018
18	1818	10/26/2018
19	1819	10/26/2018
20	1820	10/26/2018
21	1821	10/26/2018
22	1822	10/26/2018
23	1823	10/26/2018
24	1824	10/26/2018
25	1825	10/26/2018
26	1826	10/26/2018
27	1827	10/26/2018
28	1828	10/26/2018
29	1829	10/26/2018
30	1830	10/26/2018
31	1831	10/26/2018
32	1832	10/26/2018
33	1833	10/26/2018
34	1834	10/26/2018
35	1835	10/26/2018
36	1836	10/26/2018
37	1837	10/26/2018
38	1838	10/26/2018
39	1839	10/26/2018
40	1840	10/26/2018
41	1841	10/26/2018
42	1842	10/26/2018
43	1843	10/26/2018
44	1844	10/26/2018
45	1845	10/26/2018
46	1846	10/26/2018
47	1847	10/26/2018
48	1848	10/26/2018
49	1849	10/26/2018
50	1850	10/26/2018
51	1851	10/26/2018
52	1852	10/26/2018
53	1853	10/26/2018
54	1854	10/26/2018
55	1855	10/26/2018
56	1856	10/26/2018
57	1857	10/26/2018
58	1858	10/26/2018
59	1859	10/26/2018
60	1860	10/26/2018
61	1861	10/26/2018
62	1862	10/26/2018
63	1863	10/26/2018
64	1864	10/26/2018
65	1865	10/26/2018
66	1866	10/26/2018
67	1867	10/26/2018
68	1868	10/26/2018
69	1869	10/26/2018
70	1870	10/26/2018
71	1871	10/26/2018
72	1872	10/26/2018
73	1873	10/26/2018
74	1874	10/26/2018
75	1875	10/26/2018
76	1876	10/26/2018
77	1877	10/26/2018
78	1878	10/26/2018
79	1879	10/26/2018
80	1880	10/26/2018
81	1881	10/26/2018
82	1882	10/26/2018
83	1883	10/26/2018
84	1884	10/26/2018
85	1885	10/26/2018
86	1886	10/26/2018
87	1887	10/26/2018
88	1888	10/26/2018
89	1889	10/26/2018
90	1890	10/26/2018
91	1891	10/26/2018
92	1892	10/26/2018
93	1893	10/26/2018
94	1894	10/26/2018
95	1895	10/26/2018
96	1896	10/26/2018
97	1897	10/26/2018
98	1898	10/26/2018
99	1899	10/26/2018
100	1900	10/26/2018

S H E E T

GA0.1

CONSTRUCTION SPECIFICATIONS:
A PROJECT MANUAL CONTAINING SCOPE OF WORK, PRODUCT DEFINITIONS AND
EXECUTION REQUIREMENTS HAS BEEN PREPARED FOR THIS PROJECT BY ARCHITECTS
ORANGE. THAT PROJECT MANUAL IS HEREBY LISTED TO BE A PART OF THESE
CONSTRUCTION DOCUMENTS, PLEASE OWNER, FOR COPIES AND UPDATES.

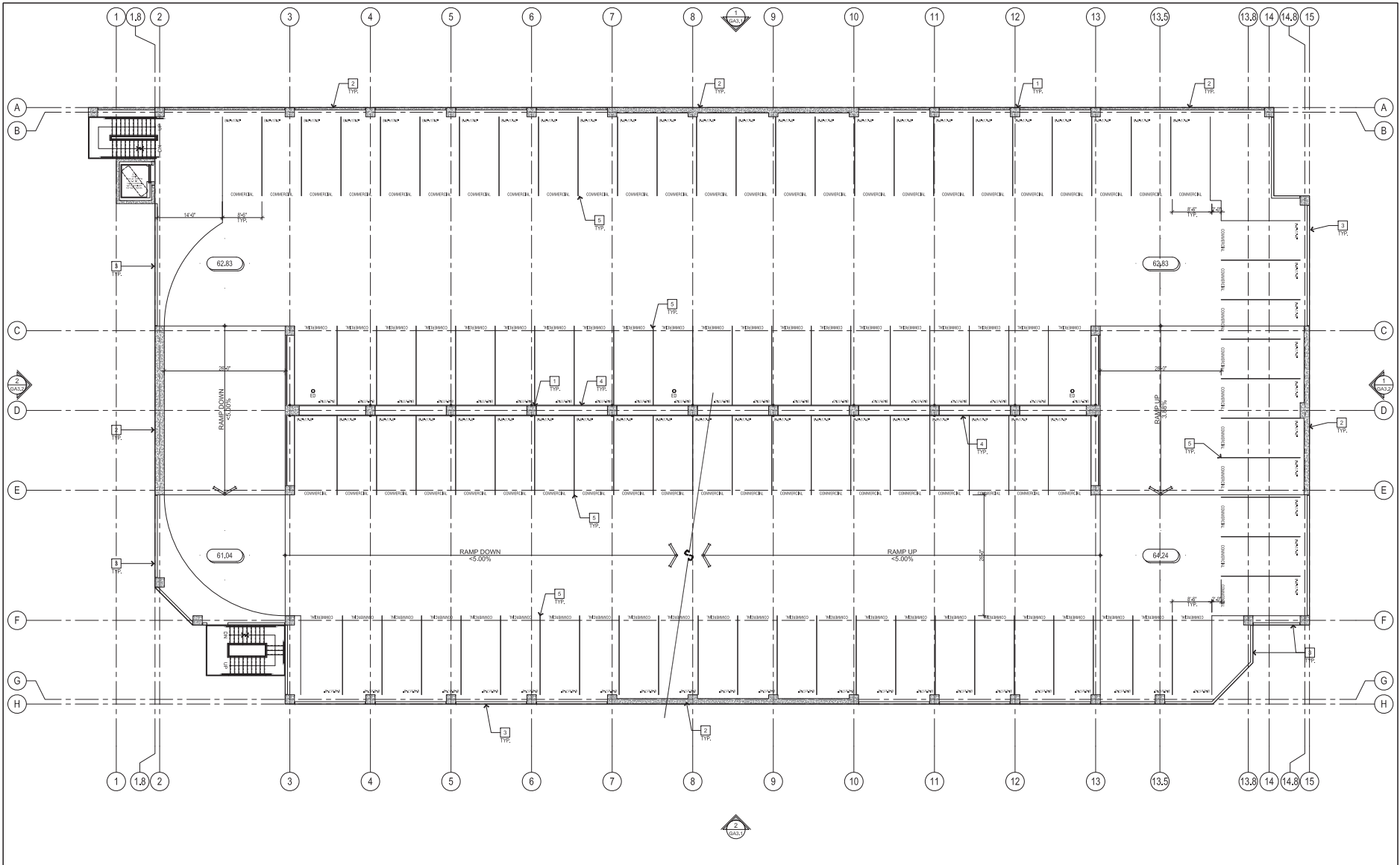


KEY NOTES

- 1 CONCRETE COLUMN WITH 3/4" CHAMFERED EDGES.
- 2 CONCRETE WALL.
- 3 CONCRETE VEHICLE IMPACT BARRIER.
- 4 BARRIER CABLE.
- 5 STALL STRIPPING.
- 6 ACCESSIBLE PARKING STALL, 2% MAX. SLOPE EACH DIRECTION.

KEY PLAN

James Rupp
 January 20, 2020 10:57 AM
 PROJECT: THE RESIDENCES AT KOLL CENTER, NEWPORT BEACH, CALIFORNIA. DRAWING: GA2.1 (FIRST TIER PARKING STRUCTURE).



KEY NOTES

- 1 CONCRETE COLUMN WITH 3/4" CHAMFERED EDGES.
- 2 CONCRETE WALL.
- 3 CONCRETE VEHICLE IMPACT BARRIER.
- 4 BARRIER CABLE.
- 5 STALL STRIPING.
- 6 ACCESSIBLE PARKING STALL, 2% MAX. SLOPE EACH DIRECTION.

KEY PLAN

JASON RAPP
 ARCHITECT
 100 WEST ORANGE BLVD, SUITE 1000, ORANGE, CA 92668
 TEL: 714.952.1111
 FAX: 714.952.1112
 WWW.ARCHITECTSORANGE.COM

THE RESIDENCES AT KOLL CENTER

Parking Structure

NEWPORT BEACH, CA

TPG (KCN) ACQUISITION LLC,
5000 BIRCH STREET
EAST TOWER
SUITE 600
NEWPORT BEACH, CA 92660

THIRD TIER PLAN

© 2016 Architects Orange
This drawing is the property of Architects Orange and is not to be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Architects Orange.

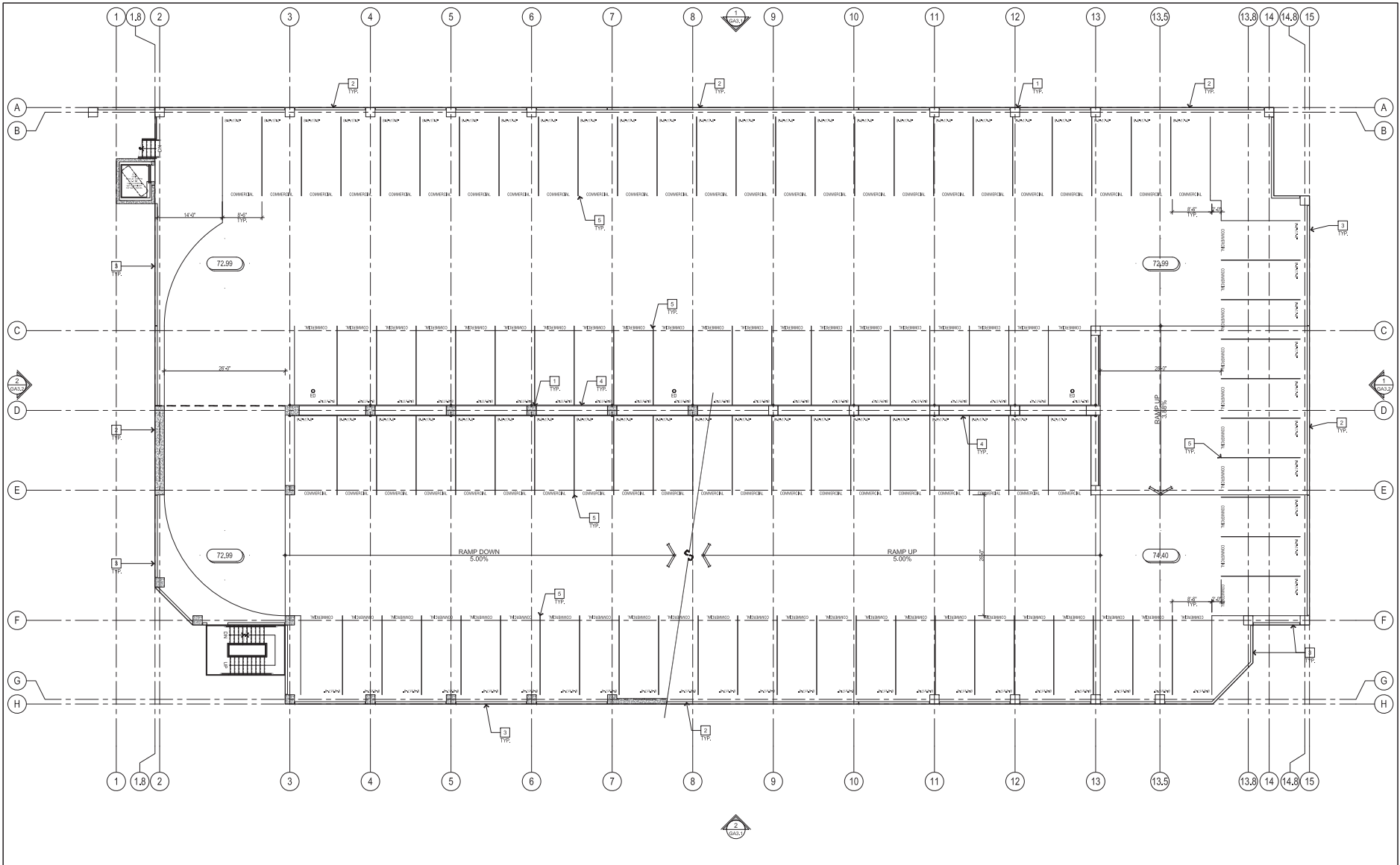
Project Number
Sheet Scale

D A T E S
Plan Check Date
Set Date
Print Date
Plot Date

D E L T A


S H E E T

GA2.3

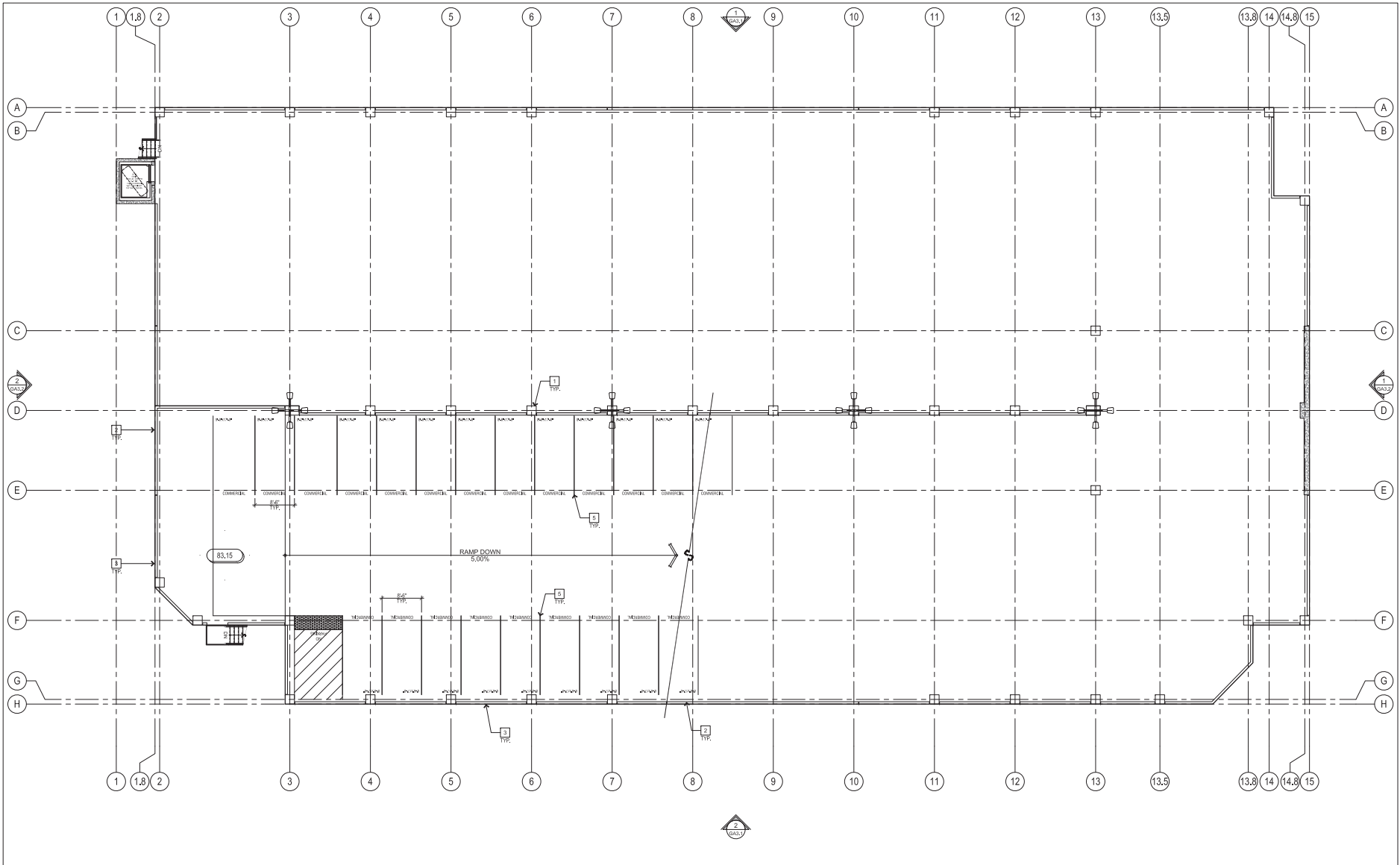


KEY NOTES

- 1 CONCRETE COLUMN WITH 3/4" CHAMFERED EDGES.
- 2 CONCRETE WALL.
- 3 CONCRETE VEHICLE IMPACT BARRIER.
- 4 BARRIER CABLE.
- 5 STALL STRIPING
- 6 ACCESSIBLE PARKING STALL, 2% MAX. SLOPE EACH DIRECTION.

KEY PLAN

James Rupp
 January, 2016
 20160122



KEY NOTES

- 1 CONCRETE COLUMN WITH 3/4" CHAMFERED EDGES.
- 2 CONCRETE WALL.
- 3 CONCRETE VEHICLE IMPACT BARRIER.
- 4 BARRIER CABLE.
- 5 STALL STRIPPING.
- 6 ACCESSIBLE PARKING STALL, 2% MAX. SLOPE EACH DIRECTION.

KEY PLAN

Jason Rupp
 Monday, October 23, 2020 10:57:17 AM
 PROJECT: THE RESIDENCES AT KOLL CENTER PARKING STRUCTURE, NEWPORT BEACH, CA (1701702016) - CAD - THE PLANS.DWG

**THE RESIDENCES
AT KOLL CENTER**

Parking
Structure

NEWPORT BEACH, CA

TPG (KCN) ACQUISITION LLC
5000 BIRCH STREET
EAST TOWER
SUITE 400
NEWPORT BEACH, CA 92660

**BUILDING
ELEVATIONS**

© 2018 Architects Orange
These drawings are the property of Architects Orange, Inc. and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Architects Orange.

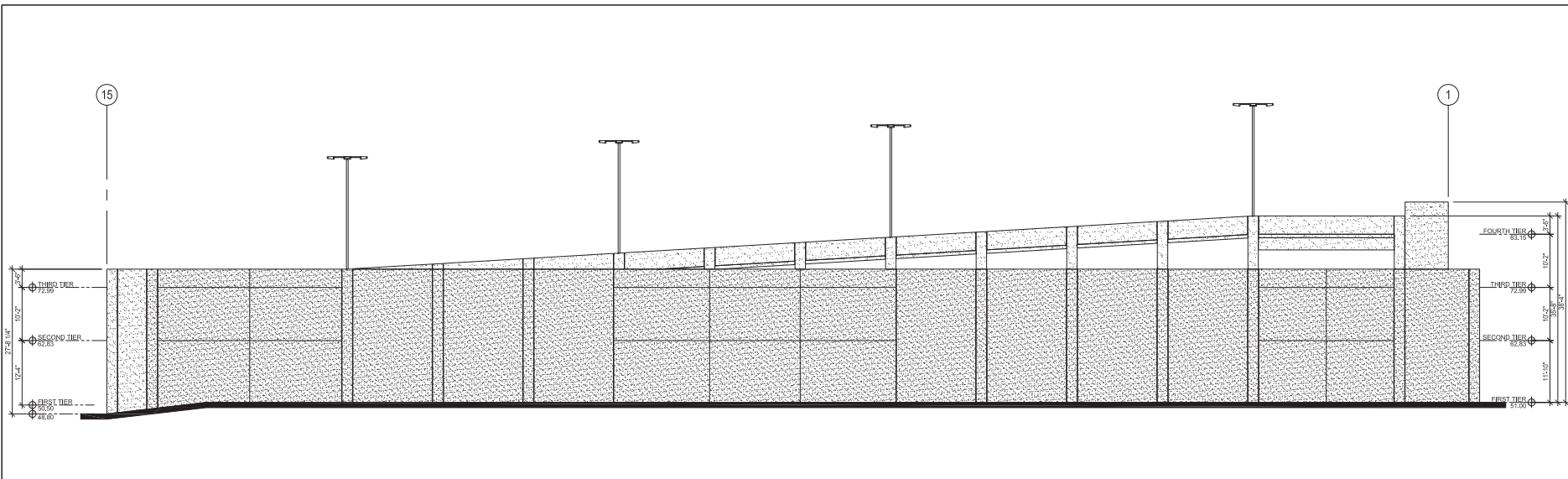
Project Number
Sheet Scale

D A T E S
Plan Check Date
Set Date
Permit Date
Plot Date

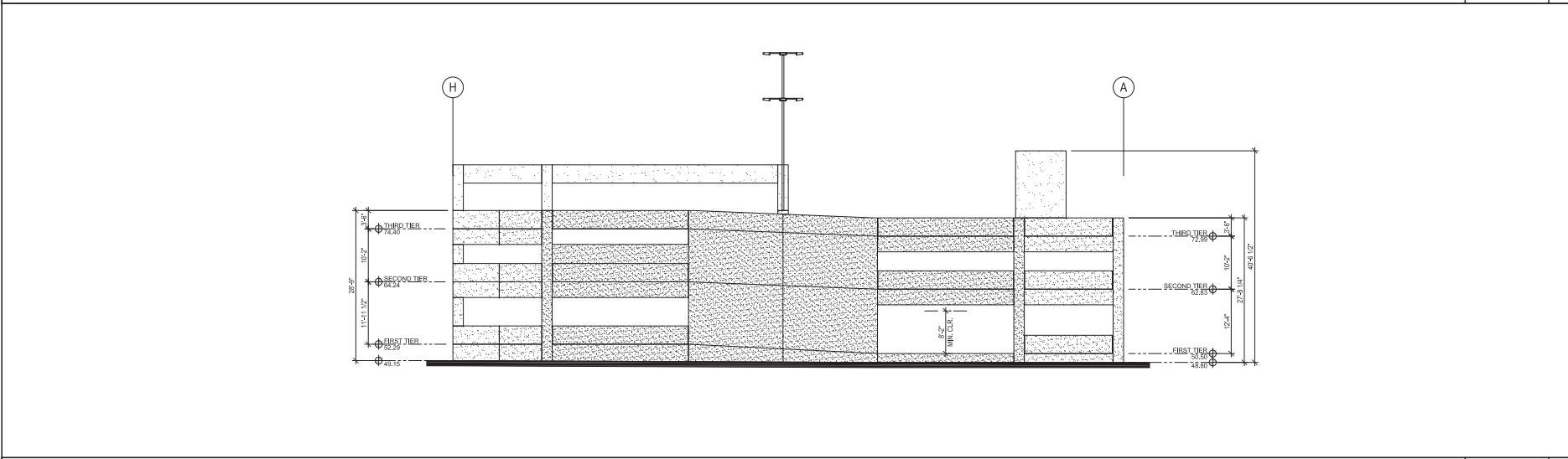
D E L T A
 ▲ 09-25-2020
 ▲ 10-06-2020
 ▲ 10-20-2020
 ▲
 ▲
 ▲

S H E E T

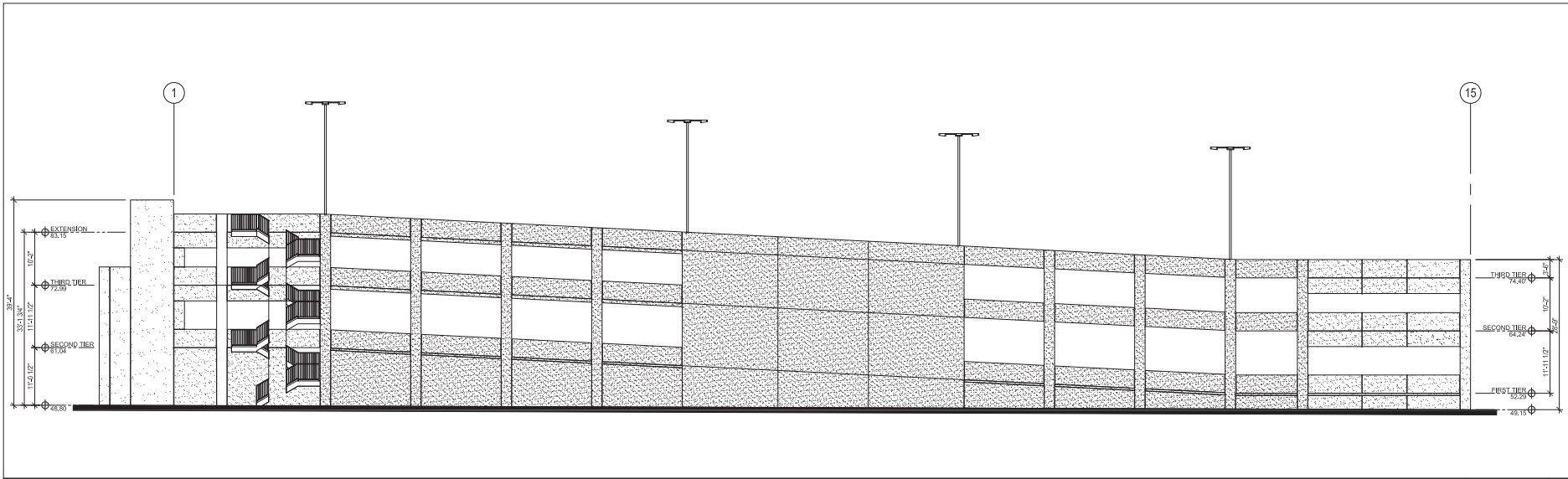
GA3.1



NORTH ELEVATION SCALE: 1/8" = 1'-0" 1



EAST ELEVATION SCALE: 1/8" = 1'-0" 2



SOUTH ELEVATION SCALE: 1/8" = 1'-0" 1

THE RESIDENCES AT KOLL CENTER
Parking Structure
NEWPORT BEACH, CA

TPG (KCN) ACQUISITION LLC,
5000 BIRCH STREET
EAST TOWER
SUITE 400
NEWPORT BEACH, CA 92660

BUILDING ELEVATIONS

© 2018 Architects Orange
These drawings are the property of Architects Orange, Inc. and are not to be used, copied, or reproduced in any form without the written permission of Architects Orange.

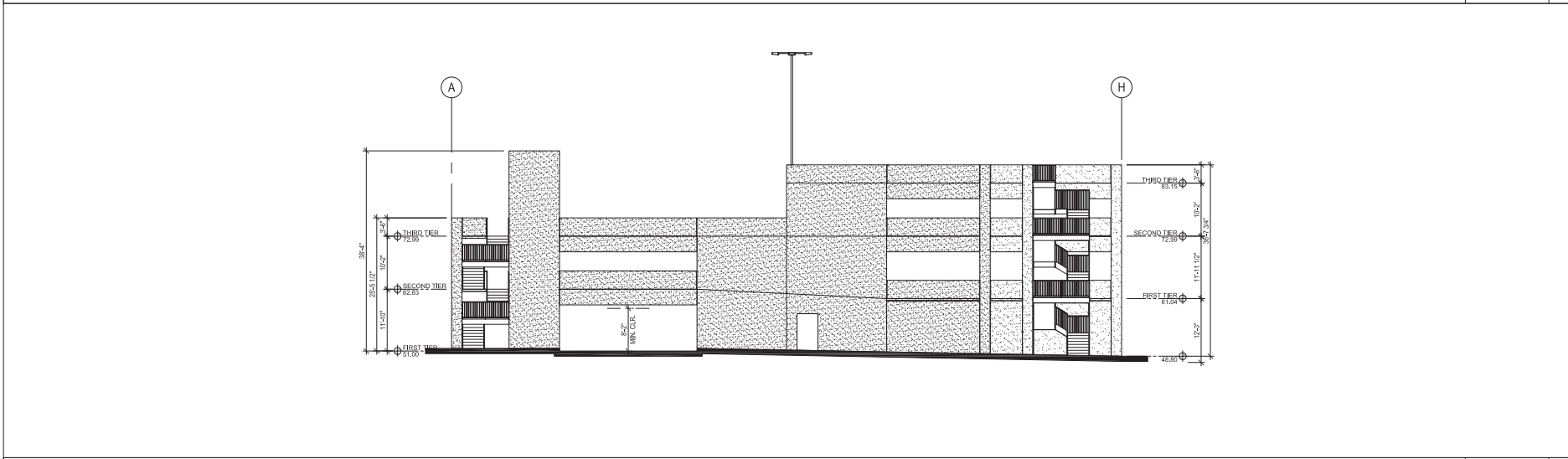
Project Number
Sheet Scale

D A T E S
Plan Check Date
Bid Set Date
Permit Date
Plot Date

D E L T A
09-25-2020
10-06-2020
10-20-2020

S H E E T

GA3.2



WEST ELEVATION SCALE: 1/8" = 1'-0" 2

James Rupp
March, October 25, 2020 (1/25/21 PM)
PROJECT: THE RESIDENCES AT KOLL CENTER PARKING STRUCTURE, NEWPORT BEACH, CA (172020) (KCN) - CIVIL - BUILDING ELEVATIONS