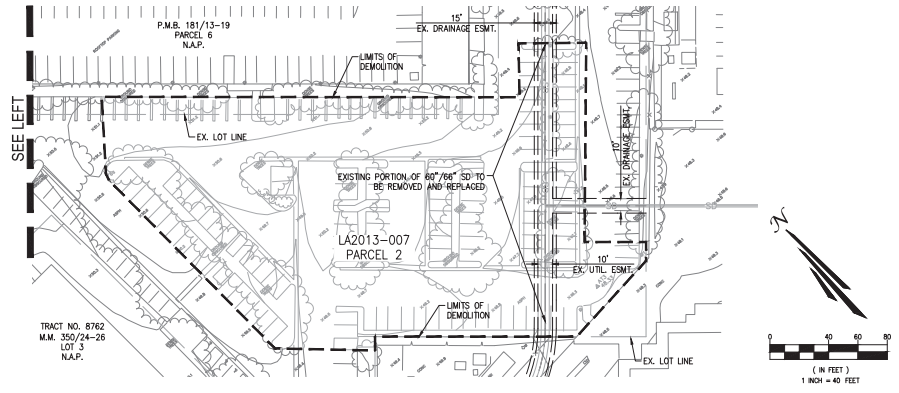
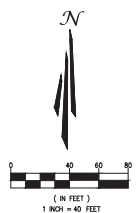


- LEGEND**
- EXISTING CONTOURS
 - CENTERLINE
 - RIGHT OF WAY / PROPERTY LINE
 - CITY EASEMENT LINE
 - SS EXISTING SANITARY SEWER
 - EXISTING STORM DRAIN
 - EXISTING WATER
 - LIMIT OF DEMOLITION
 - ++++ REMOVE EXISTING UTILITY PIPE

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.

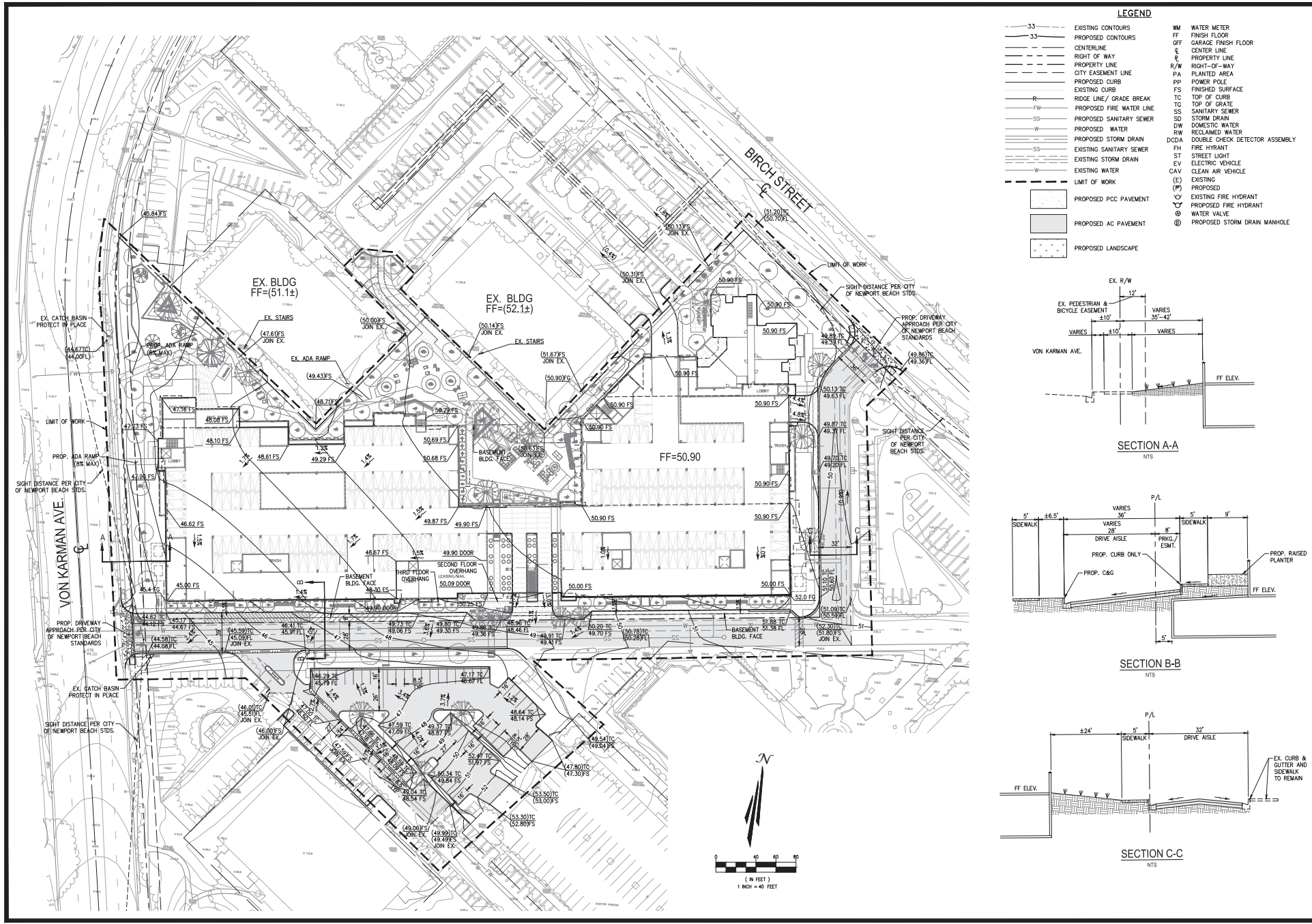
UNAUTHORIZED CHANGES A LIST:
 THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED BY THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE 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 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 RETAIN, 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.

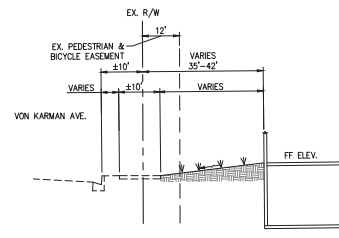
CONCEPTUAL LIMITS OF IMPACT PLAN		RESIDENCES AT 4400 VON KARMAN		TPG (KCN) ACQUISITION, LLC		5000 BIRCH ST., SUITE 600 NEWPORT BEACH, CA 92660	
DATE: 8/7/20	DATE: 8/7/20	DATE: 8/7/20	DATE: 8/7/20	DATE: 10/28/20	DATE: 10/28/20	DATE: 10/28/20	DATE: 10/28/20
BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION

C3.01

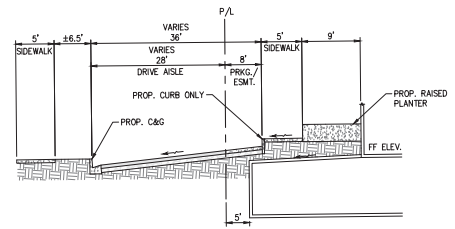


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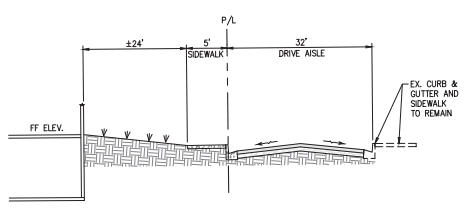
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|------------|--------------------------|------|--------------------------------|
| --- 33 --- | EXISTING CONTOURS | WM | WATER METER |
| --- 33 --- | PROPOSED CONTOURS | FF | FINISH FLOOR |
| --- | CENTERLINE | GFF | GARAGE FINISH FLOOR |
| --- | RIGHT OF WAY | CL | CENTER LINE |
| --- | PROPERTY LINE | EL | 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
Sunnyvale, CA 95075
Tel: 415.945.0000
Fax: 415.945.0001
www.tait.com

Los Angeles Sacramento San Francisco Dallas Phoenix
Chicago San Diego Boise

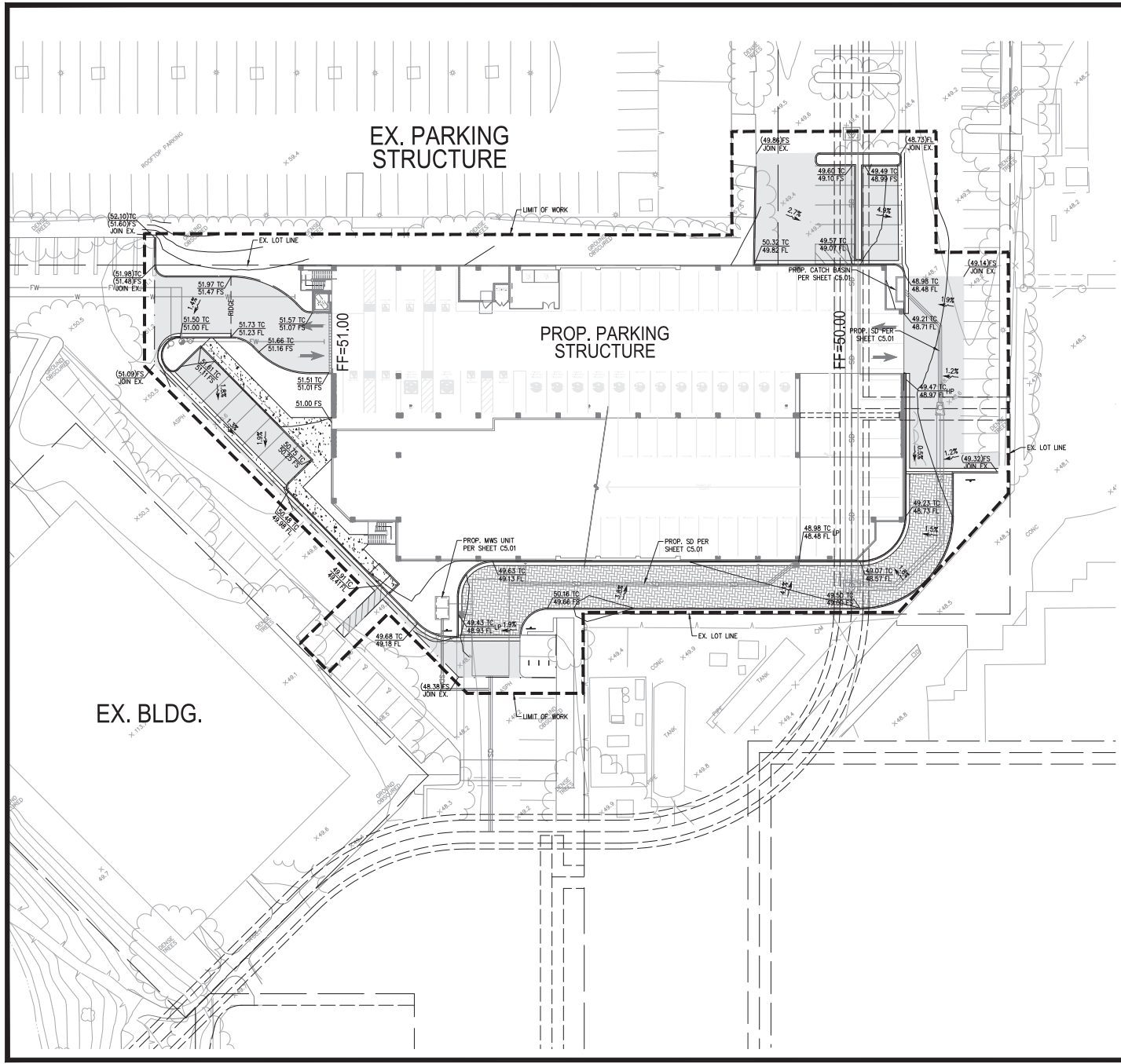
TAIT
Since 1944

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
Checked: _____
Date: 8/7/20
Revision: 1
Date: 10/28/20
Scale: 1/8"=1'-0"

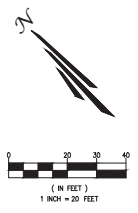
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C4.01

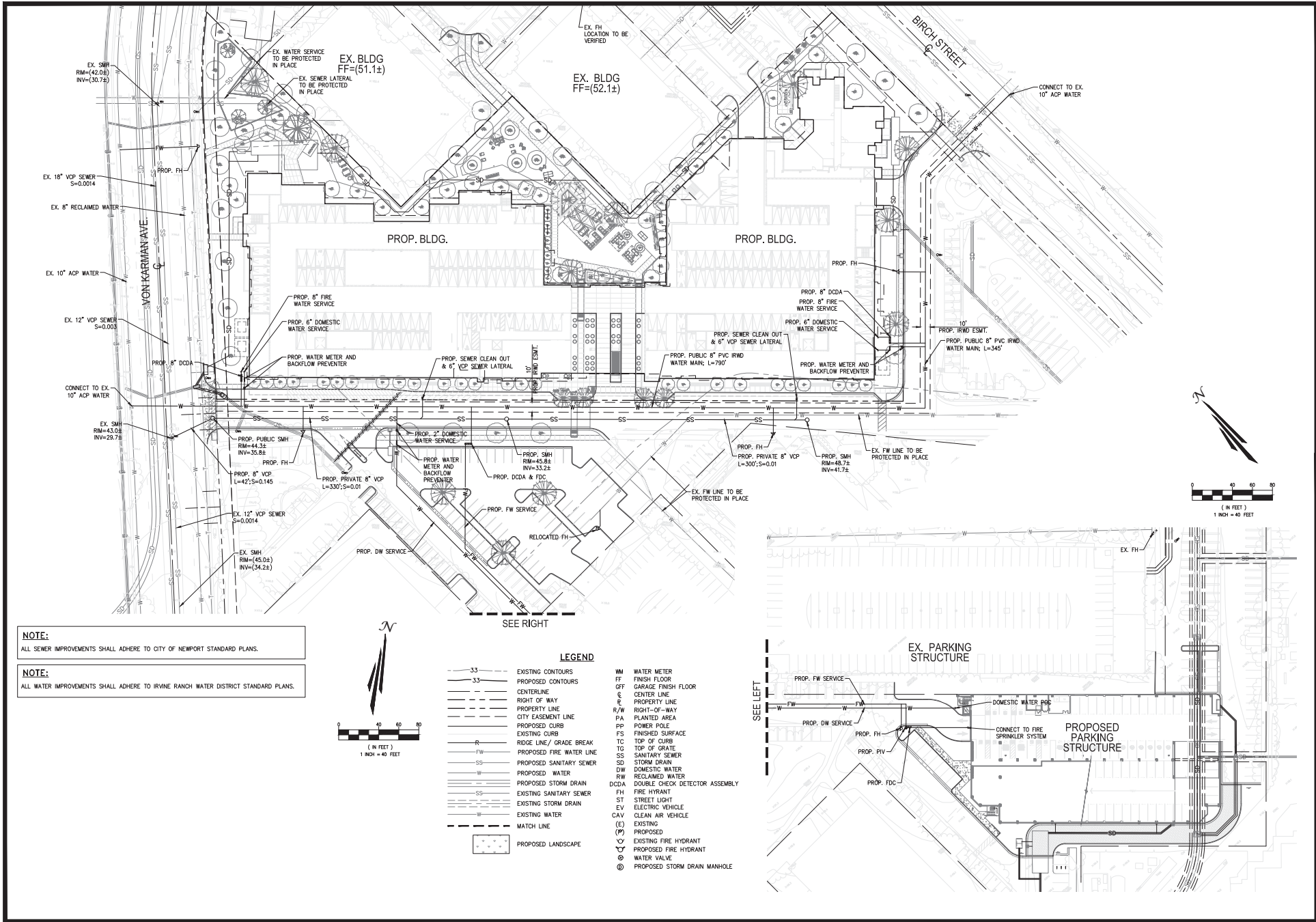


LEGEND

--- 33 ---	EXISTING CONTOURS	WM	WATER METER
--- 33 ---	PROPOSED CONTOURS	FF	FINISH FLOOR
---	CENTERLINE	GF	GARAGE FINISH FLOOR
---	RIGHT OF WAY	CL	CENTER LINE
---	PROPERTY LINE	PL	PLANTED AREA
---	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
R	PROPOSED FIRE WATER LINE	TC	TOP OF CURB
FW	EXISTING FIRE WATER LINE	TG	TOP OF GRATE
SS	PROPOSED SANITARY SEWER	SS	SANITARY SEWER
SS	EXISTING SANITARY SEWER	SD	STORM DRAIN
W	PROPOSED WATER	DW	DOMESTIC WATER
W	EXISTING WATER	RW	RECLAIMED WATER
SS	PROPOSED STORM DRAIN	DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
SS	EXISTING STORM DRAIN	FH	FIRE HYDRANT
W	PROPOSED PCC PAVEMENT	ST	STREET LIGHT
W	PROPOSED AC PAVEMENT	EV	ELECTRIC VEHICLE
---	LIMIT OF WORK	CAV	CLEAN AIR VEHICLE
---		(E)	EXISTING
---		(P)	PROPOSED
---		⊕	EXISTING FIRE HYDRANT
---		⊕	PROPOSED FIRE HYDRANT
---		⊕	WATER VALVE
---		⊕	PROPOSED STORM DRAIN MANHOLE

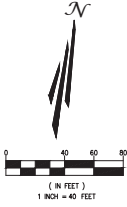


<p>CONCEPTUAL GRADING PLAN</p> <p>RESIDENCES AT 4400 VON KARMAN</p> <p>TPG (KCN) ACQUISITION, LLC</p> <p>5000 BRACH ST., SUITE 600 NETPORT BEACH, CA 92659</p>	<p>NO. _____</p> <p>DESCRIPTION _____</p> <p>BY DATE CHK _____</p> <p>REVISIONS _____</p>
<p>DRAWN: _____</p> <p>DATE: 8/7/20</p> <p>DATE: 8/7/20</p> <p>REVISION: 1</p> <p>DATE: 10/28/20</p> <p>DATE: 10/28/20</p> <p>DATE: 10/28/20</p> <p>DATE: 10/28/20</p>	<p>20 N. Rockcenter Drive San Jose, CA 95128 977.458.0000 1.717.646.8711 www.tait.com</p> <p>Tait</p> <p>San Jose, CA Los Angeles, Sacramento, San Francisco, Dallas, Phoenix, Denver, Portland, Chicago, San Diego, Boise</p>
<p>PROJECT: 10/26/2020 4:47:55 PM BY Michael Tran PACESTUP - - - - - PLOTTED: 10/26/2020 4:47:55 PM</p>	
<p>C4.02</p>	



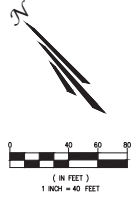
NOTE:
ALL SEWER IMPROVEMENTS SHALL ADHERE TO CITY OF NEWPORT STANDARD PLANS.

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

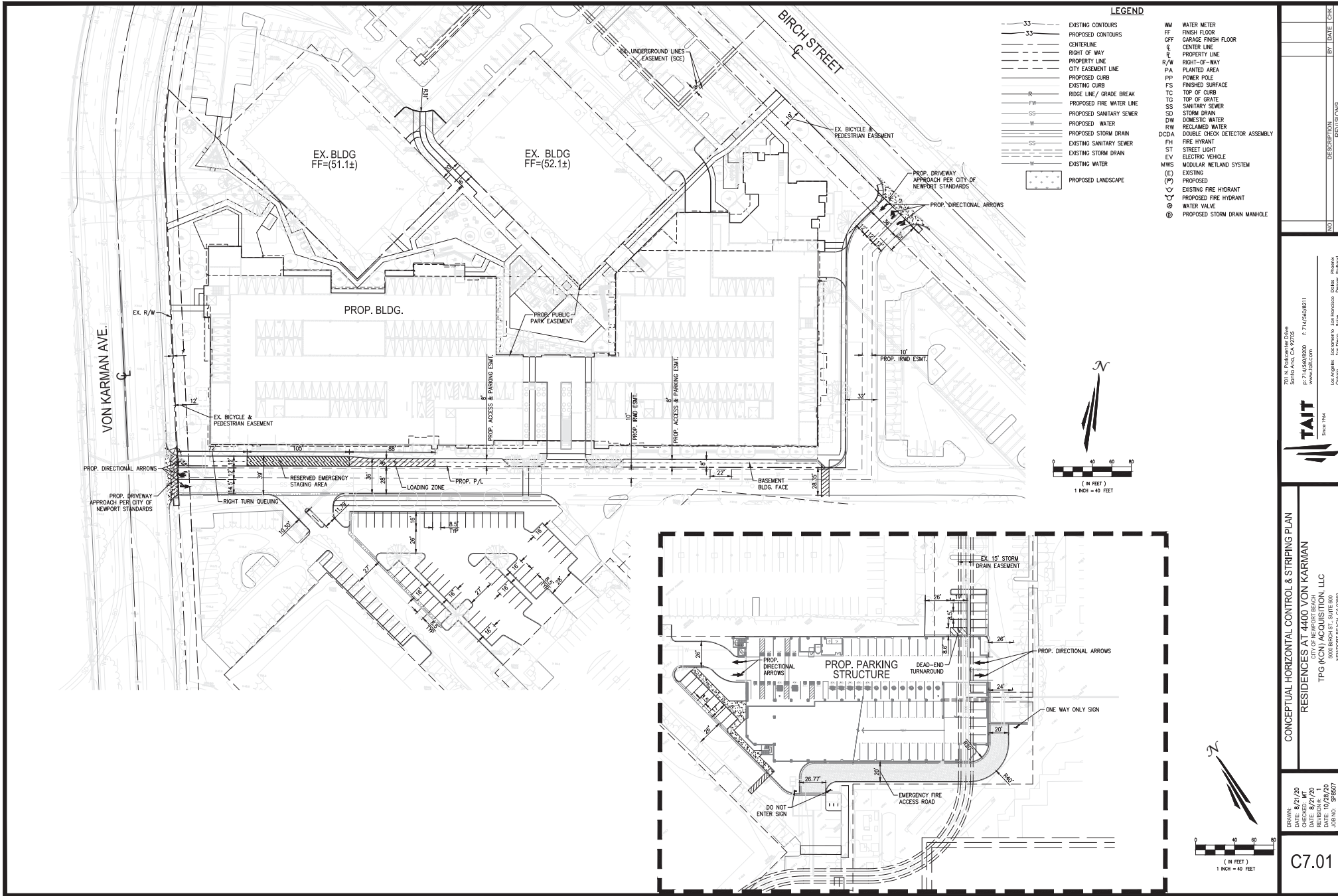


LEGEND

---	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
---	RISE 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

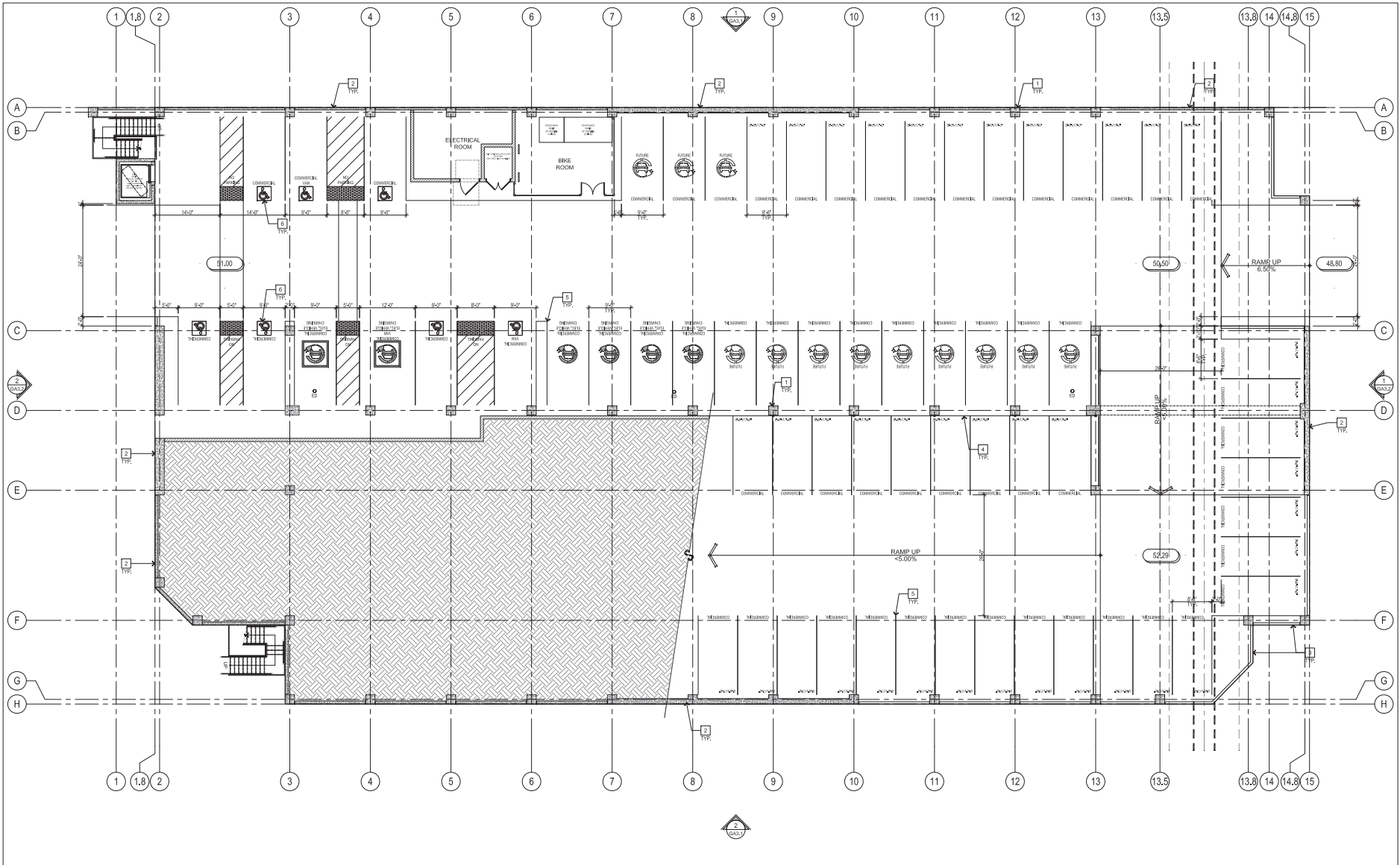


TAIT 201 N. Parkcenter Drive Suite 104 San Diego, CA 92101 Tel: 619.444.1111 Fax: 619.444.1112 www.tait.com		PROJECT NO. 1716460811 DATE 8/7/20 BY DATE CHK DESCRIPTION NO.
CONCEPTUAL UTILITY PLAN RESIDENCES AT 4400 VON KARMAN ITPG (KCI) ACQUISITION, LLC 5000 BIRCH ST., SUITE 600 NEWPORT BEACH, CA 92660		REVISIONS NO. DESCRIPTION BY DATE CHK
DRAWN: 8/7/20 DATE: 8/7/20 CHECKED: 8/7/20 DATE: 10/28/20 10/28/20 10/28/20		PROJECT NO. 1716460811 DATE 8/7/20 BY DATE CHK DESCRIPTION NO.
C6.01		PROJECT NO. 1716460811 DATE 8/7/20 BY DATE CHK DESCRIPTION NO.



TAIT 201 N. Peckinham Drive Suite 100 San Jose, CA 95128 Tel: 408.261.1111 Fax: 408.261.1112 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

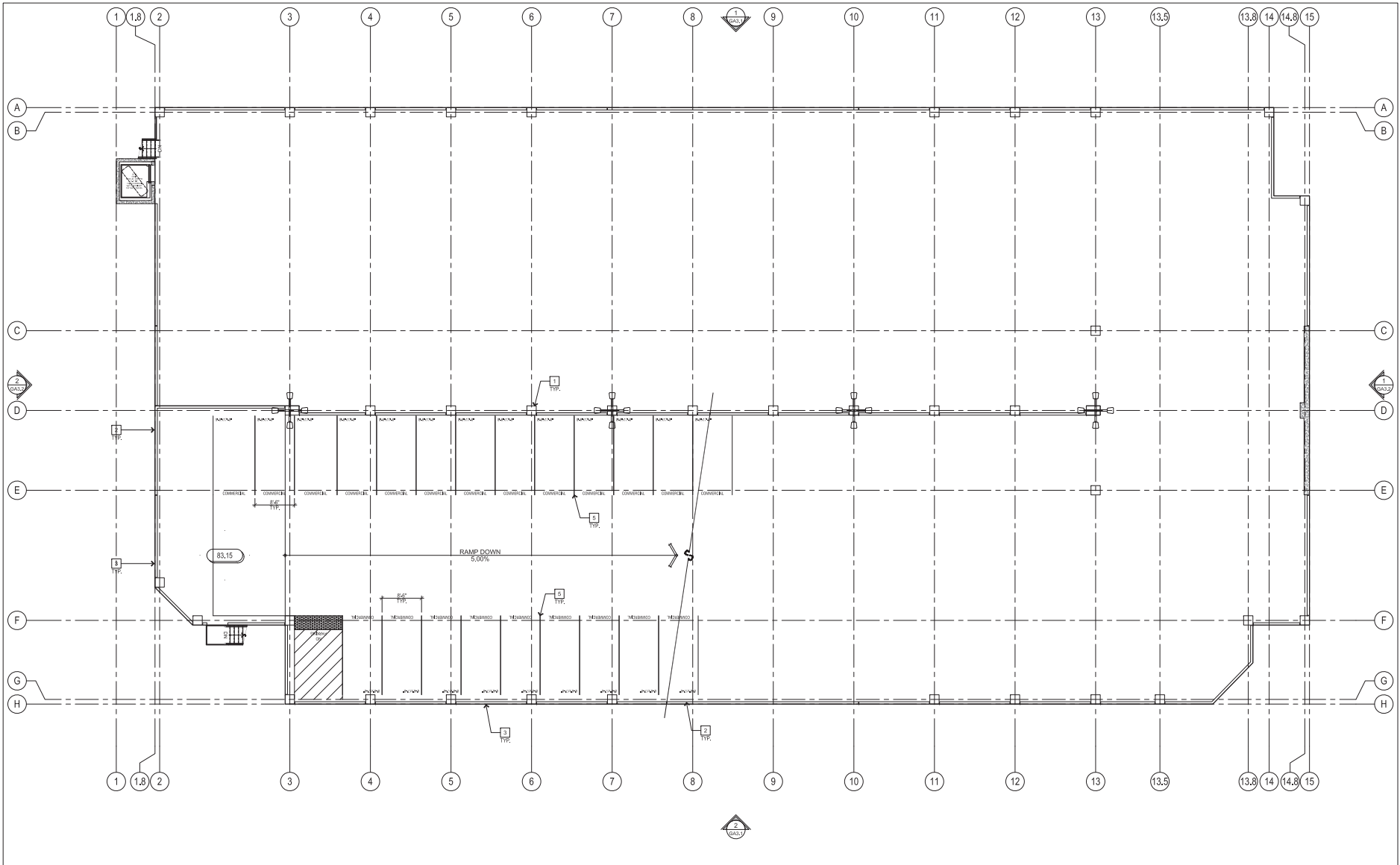


KEY NOTES

- 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 10:55 AM
 PROJECT: THE RESIDENCES AT KOLL CENTER, NEWPORT BEACH, CA. SHEET: GA2.1 (FIRST TIER)



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 26, 2020 10:57:17 AM
 PROJECT: THE RESIDENCES AT KOLL CENTER PARKING STRUCTURE, NEWPORT BEACH, CA (170172041) - CAD - TIER 1 PLAN/SWG

**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**

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Project Number
Sheet Scale

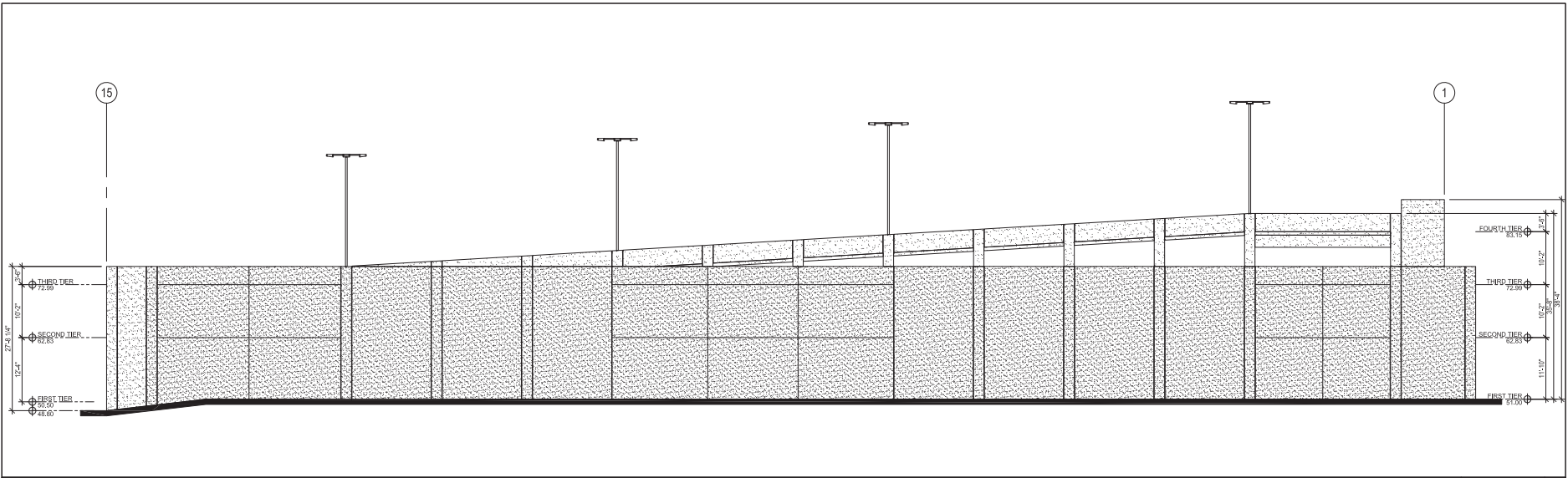
D A T E S
Plan Check Date
Set Date
Permit Date
Plot Date

D E L T A

▲	10/25/2020	▲	_____
▲	10/06/2020	▲	_____
▲	10/02/2020	▲	_____
▲	_____	▲	_____
▲	_____	▲	_____
▲	_____	▲	_____

S H E E T

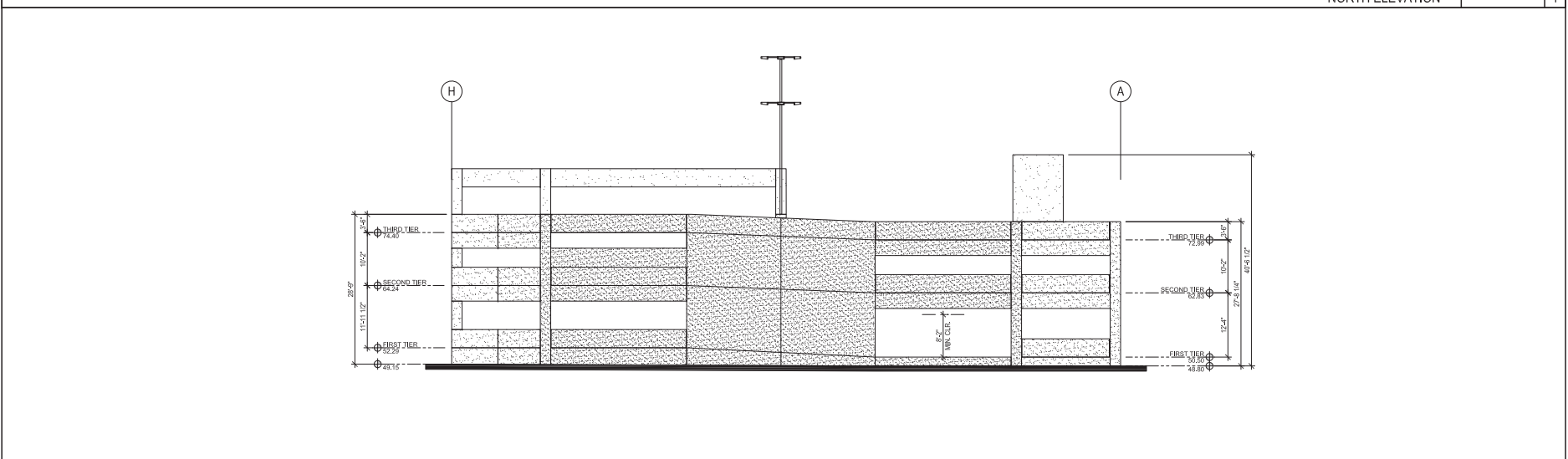
GA3.1



NORTH ELEVATION

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

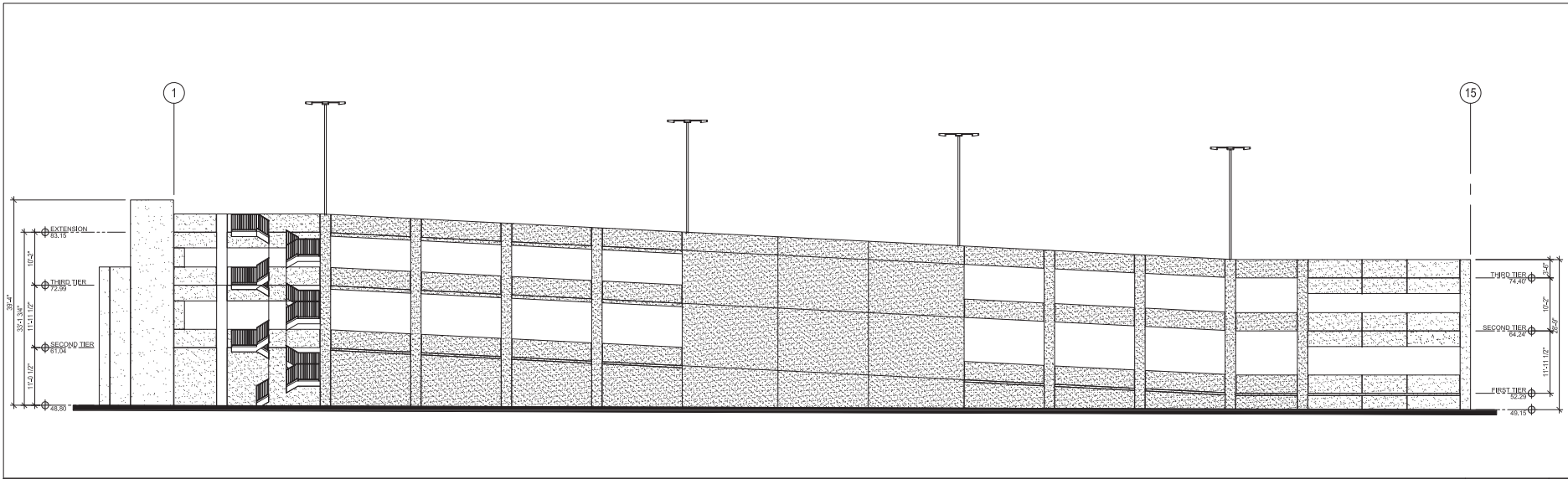
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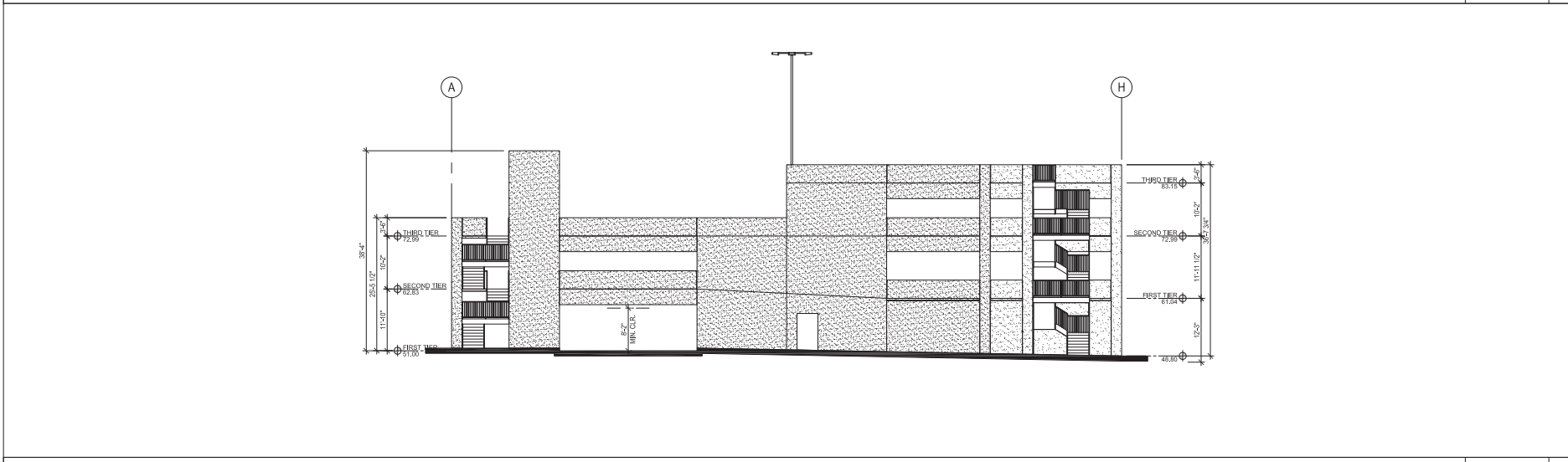
EAST ELEVATION

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

2



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



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

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

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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