

L. Conceptual Design Exhibits

NEWPORT CENTER CONDOMINIUMS
 ENTITLEMENT SUBMITTAL
 08.11.2015



ARCHITECTURAL SHEET INDEX

A0.0	COVER SHEET
A0.1	SITE PLAN & PROJECT SUMMARY
A0.2	PROPOSED OFF-SITE IMPROVEMENTS
A0.3	OPEN SPACE DIAGRAMS - COMMON OPEN SPACE
A0.4	OPEN SPACE DIAGRAMS - PRIVATE OPEN SPACE
A0.5	OPEN SPACE DIAGRAMS - PRIVATE OPEN SPACE
A0.6	OPEN SPACE DIAGRAMS - PRIVATE OPEN SPACE
A0.7	OPEN SPACE DIAGRAMS - PRIVATE OPEN SPACE
A1.0.1	FLOOR PLAN - LEVEL B1
A1.0.2	FLOOR PLAN - LEVEL B2
A1.0.3	FLOOR PLAN - LEVEL B3
A1.1	FLOOR PLAN - LEVEL 1
A1.2	FLOOR PLAN - LEVEL 2
A1.3	FLOOR PLAN - LEVEL 3 (4-5 TYP.)
A1.6	FLOOR PLAN - LEVEL 6
A1.8	FLOOR PLAN - LEVEL 7
A1.9	ROOF PLAN
A2.1	NORTH ELEVATION
A2.2	EAST ELEVATION
A2.3	SOUTH ELEVATION
A2.4	WEST ELEVATION
A3.1	SITE SECTION 1
A3.2	SITE SECTION 2
A3.3	SITE SECTION 3
A3.4	SITE SECTION 4 AT LOWEST POINT
A3.5	BUILDING SECTION 1
A4.1	PERSPECTIVE - NEWPORT & ANACAPA
A4.2	PERSPECTIVE - ANACAPA TOWARDS FASHION ISLAND
A4.3	PERSPECTIVE - SOUTHWEST CORNER BIRD'S EYE
A4.4	PERSPECTIVE - ANACAPA DRIVE
A4.5	PERSPECTIVE - VIEW FROM VALET ONRAMP
EXHIBIT 1	PROPERTY LINE SETBACKS - SECTIONS
EXHIBIT 2	PROPERTY LINE SETBACKS - SECTIONS
EXHIBIT 3	SHADE & SHADOW STUDY (EXISTING)
EXHIBIT 4	SHADE & SHADOW STUDY (PURPOSED)

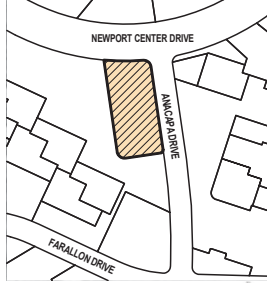
CIVIL SHEET INDEX

C1.0	CONCEPTUAL GRADING PLAN
C2.0	CONCEPTUAL UTILITY PLAN
C3.0	SECTIONS
EX.1	VIEW SIMULATIONS - VIEW 1
EX.2	VIEW SIMULATIONS - VIEW 2
EX.3	VIEW SIMULATIONS - VIEW 3
EX.4	VIEW SIMULATIONS - VIEW 4
EX. FH	FIRE HYDRANT LOCATION EXHIBIT
EX. TC	TITLE CONSTRAINTS
EX. VTM	VESTING TENTATIVE TRACT MAP

LANDSCAPE SHEET INDEX

L0.0	NOTES AND LAYOUT LEGEND
L0.1	PLANTING PALETTE
L0.2	PLANTING PALETTE
L0.3	PLANTING PALETTE
L1.0	LAYOUT AND MATERIALS PLAN
L2.0	PLANTING PLAN

VICINITY MAP



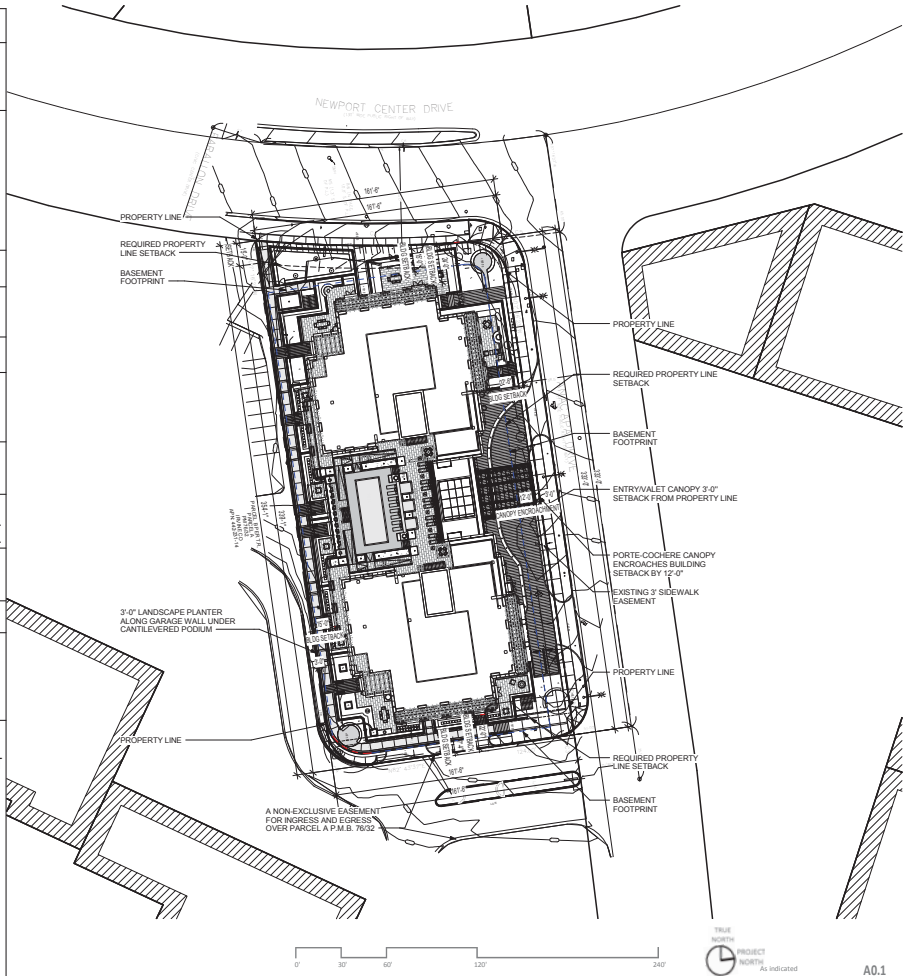
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 Newport Beach, CA
 Note: Conceptual Design Package Subject To Change

COVER SHEET

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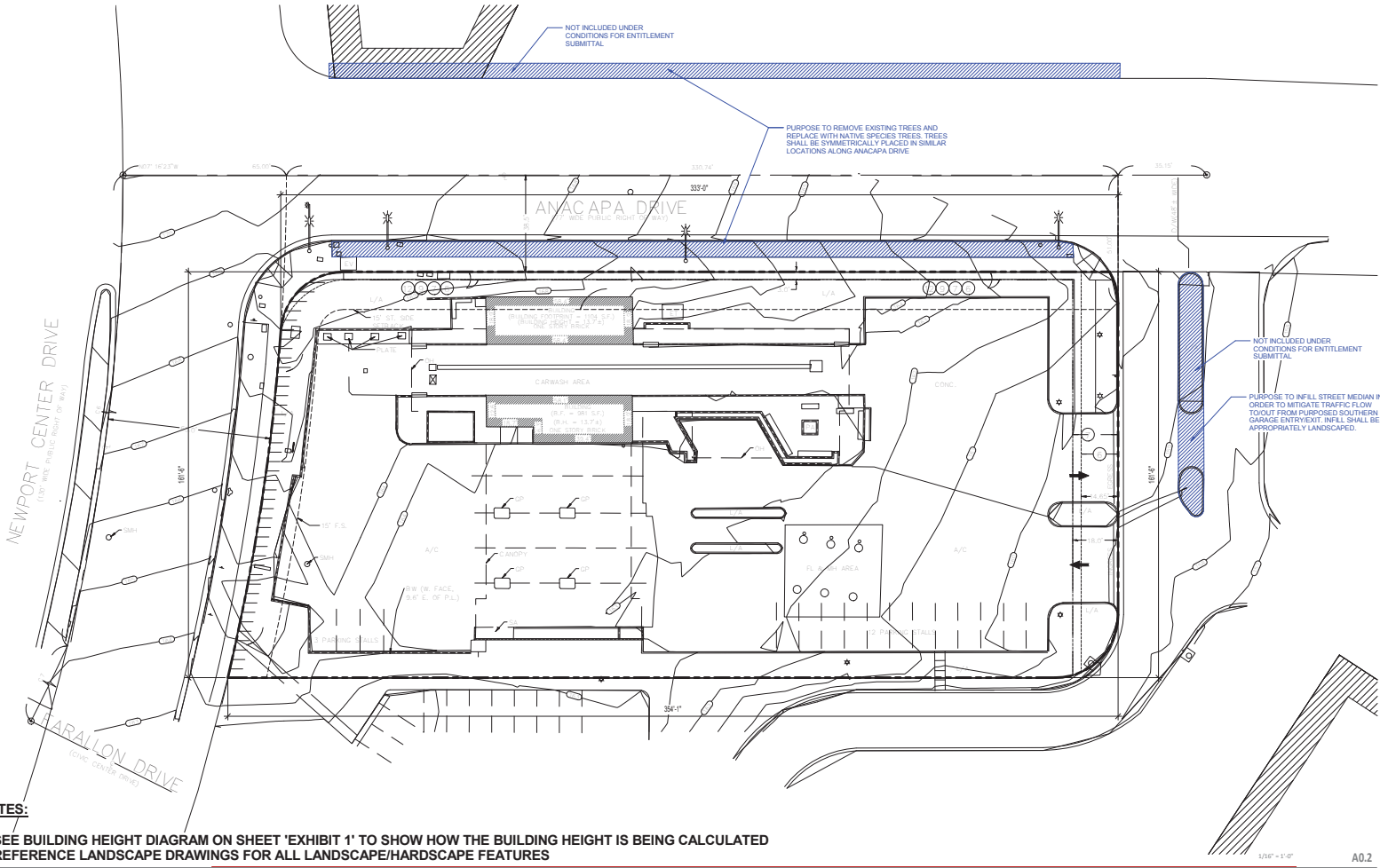
PROJECT SUMMARY		GROSS FLOOR AREA:	
MULTI-STORY PROJECT		AREA 164,193 S.F. (3.45 x BUILDABLE AREA)	
PROJECT DESCRIPTION		TOTAL PROPOSED GROSS FLOOR AREA:	
THE PROJECT CONSISTS OF (1) MULT-STORY RESIDENTIAL BUILDING. 7 STORIES OF RESIDENTIAL 3 LEVELS OF UNDERGROUND PARKING BUILDING SHALL BE COMPLETELY SPRINKLERED.		RESIDENTIAL: 163,260 S.F. (3.43 x BUILDABLE AREA)	
BUILDING CODE: CALIFORNIA BUILDING CODE 2013		NOTE: UP TO 49 RESIDENTIAL UNITS ARE PERMITTED WITHIN NEWPORT CENTER VILLAS. RESIDENTIAL UNIT AREA IS MEASURED ON A PER UNIT BASIS.	
OCCUPANCY TYPE: R-2		DWELLING UNITS:	
BUILDING TYPE OF CONSTRUCTION: TYPE I-A - FULLY SPRINKLERED		2 Bedroom 38 Units 3 Bedroom 11 Units Total 49 Units	
GOVERNING AGENCY: CITY OF NEWPORT BEACH		OPEN SPACE:	
LOT COVERAGE:		REQUIRED	
LOT AREA (prior to dedications): 54,686 S.F.		COMMON OPEN SPACE 75 DU/UNIT 3,675 S.F.	
LOT AREA (after dedications plus setbacks): 47,592 S.F.		PRIVATE OPEN SPACE 30 S.F. PER EACH UNIT 1,470 S.F.	
BUILDABLE AREA: 47,592 S.F.		TOTAL REQUIRED 5,145 S.F.	
BUILDING FOOTPRINT: 29,800 S.F.		PROVIDED	
LOT COVERAGE: 63%		COMMON OPEN SPACE 13,392 S.F.	
BUILDING DEPARTMENT GROSS FLOOR AREA:		PRIVATE OPEN SPACE 12,851 S.F.	
1ST FLOOR AREA: +/- 27,294 S.F.		TOTAL PROVIDED 26,243 S.F.	
2ND FLOOR AREA: +/- 25,520 S.F.		SETBACKS:	
3RD FLOOR AREA: +/- 25,198 S.F.		PROVIDED	
4TH FLOOR AREA: +/- 25,198 S.F.		ABOVE PODIUM BELOW PODIUM	
5TH FLOOR AREA: +/- 25,198 S.F.		ANACAPA FRONTAGE - 22.5 FT 15 FT	
6TH FLOOR AREA: +/- 21,680 S.F.		-PORTE COCHERE - *3 FT 0 FT	
7TH FLOOR AREA: +/- 13,172 S.F.		NEWPORT CENTER DR - 24 FT 15 FT	
TOTAL +/- 163,260 S.F.		WESTERN PRTY LINE - 14 FT 0 FT	
GROSS FLOOR AREA: +/- 163,260 S.F.		SOUTHERN PRTY LINE - 22 FT 7 FT	
PARKING GARAGE GBA: +/- 133,671 S.F.		NOTE: PORTE COCHERE ENCRACHES BUILDING SETBACK BY 12'	
PROJECT SALEABLE AREA: +/- 149,535 S.F.		NOTE: ARCHITECTURAL PROJECTIONS ARE ALLOWED TO PROJECT 30" INTO SETBACK AREAS	
PARKING:			
REQUIRED			
RESIDENTIAL 98 STALLS			
VISITOR 25 STALLS			
PROVIDED			
RESIDENTIAL 100 STALLS (INCLUDES 2 ADA STALLS AT LEVEL B1)			
VISITOR 26 STALLS (INCLUDES 2 STALLS AT GROUND LEVEL AND 1 ADA STALL AT LEVEL B1)			



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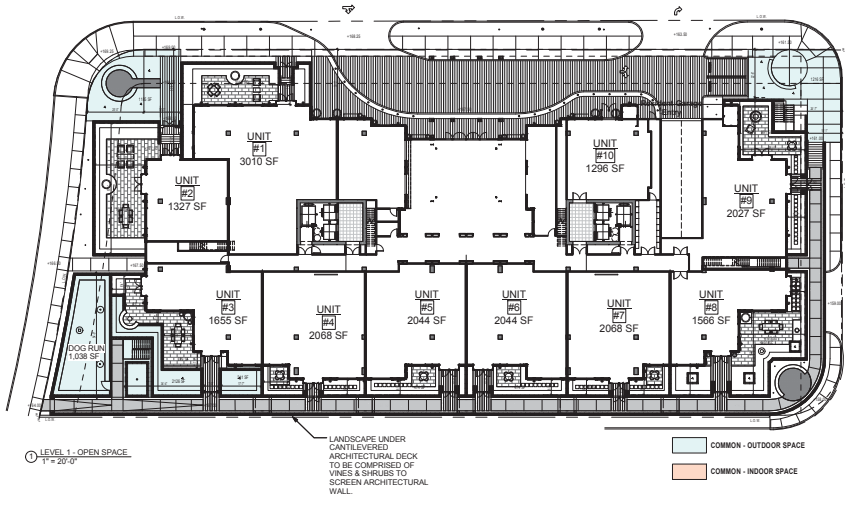
SITE PLAN & PROJECT SUMMARY



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Newport Beach, CA

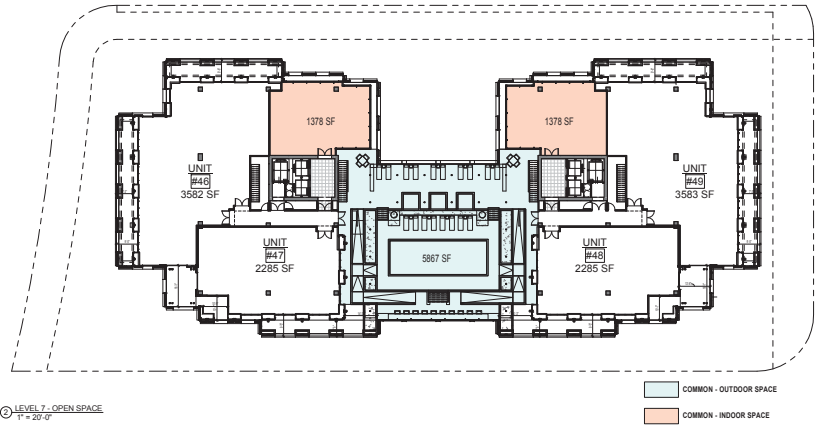
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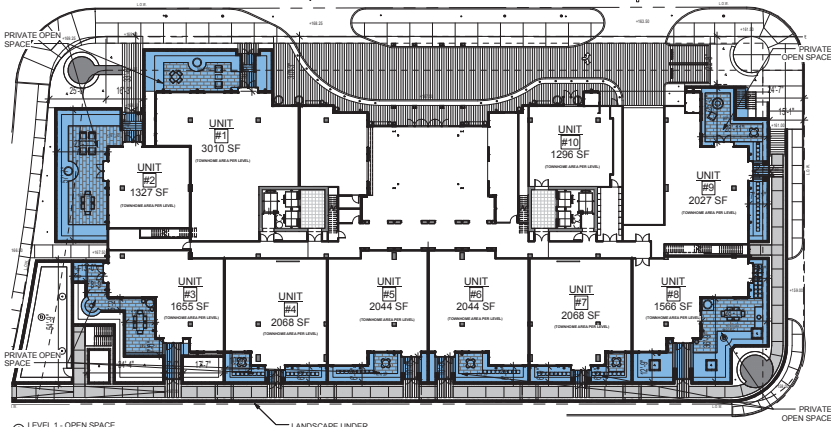
PROPOSED OFF-SITE IMPROVEMENTS



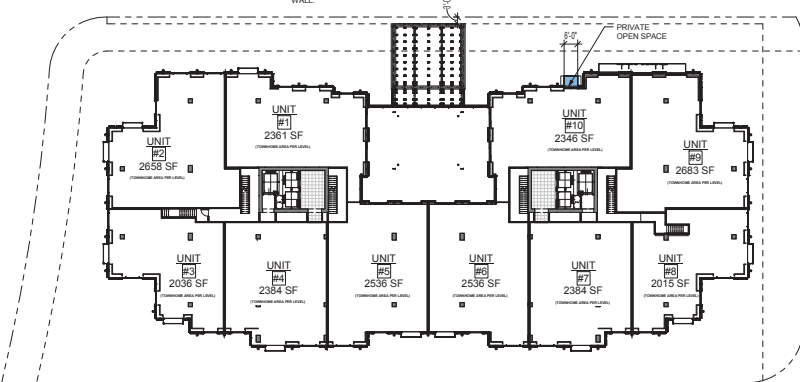
Area Schedule - Common Open Space (Outdoor)		
Level	Name	Area
Level 1	OPEN SPACE (COMMON)	4769 SF
Level 7	OPEN SPACE (COMMON)	5867 SF
		10636 SF

Area Schedule - Common Open Space (Indoor)		
Level	Name	Area
Level 7	INDOOR SPACE (COMMON)	2795 SF
		2795 SF





LEVEL 1 - OPEN SPACE
1" = 20'-0"



LEVEL 2 - OPEN SPACE
1" = 20'-0"

Area Schedule - Common Open Space (Outdoor)		
Level	Name	Area
Level 1	OPEN SPACE (COMMON)	4789 SF
Level 7	OPEN SPACE (COMMON)	5867 SF
		10656 SF

Area Schedule - Common Open Space (Indoor)		
Level	Name	Area
Level 7	INDOOR SPACE (COMMON)	2756 SF
		2756 SF

Area Schedule (Open Space Provided - Overall)		
Name	Area	
INDOOR SPACE (COMMON)	2756 SF	
OPEN SPACE (COMMON)	10656 SF	
OPEN SPACE (PRIVATE)	12851 SF	
	26243 SF	

LEGEND



FLOOR SUMMARY

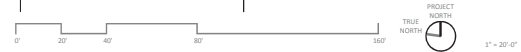
Unit #	Private Open Space Required Per Unit (SF)	Provided Private Open Space	Total Unit Area
1	30 SF	1045 SF	5371 SF
2	30 SF	895 SF	3985 SF
3	30 SF	879 SF	3691 SF
4	30 SF	412 SF	4452 SF
5	30 SF	474 SF	4590 SF
6	30 SF	474 SF	4580 SF
7	30 SF	405 SF	4452 SF
8	30 SF	1490 SF	3581 SF
9	30 SF	991 SF	4711 SF
10	30 SF	41 SF	3642 SF
	300 SF	7816 SF	43045 SF

LEGEND



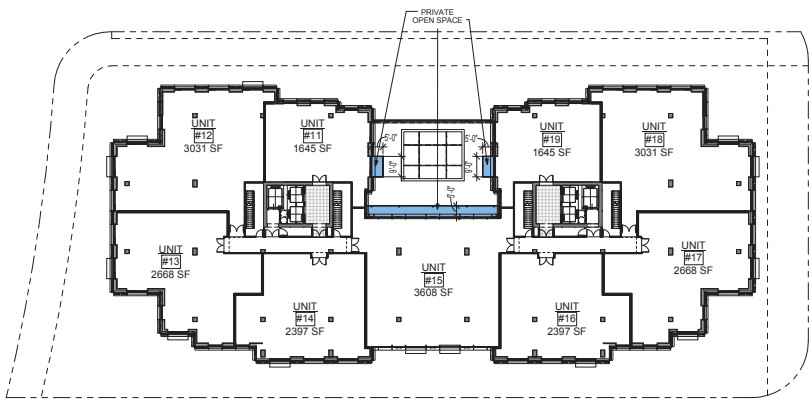
FLOOR SUMMARY

Unit #	Private Open Space Required Per Unit (SF)	Provided Private Open Space	Total Unit Area
1	30 SF	1045 SF	5371 SF
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3	30 SF	879 SF	3691 SF
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5	30 SF	474 SF	4590 SF
6	30 SF	474 SF	4580 SF
7	30 SF	405 SF	4452 SF
8	30 SF	1490 SF	3581 SF
9	30 SF	991 SF	4711 SF
10	30 SF	41 SF	3642 SF
	300 SF	7816 SF	43045 SF

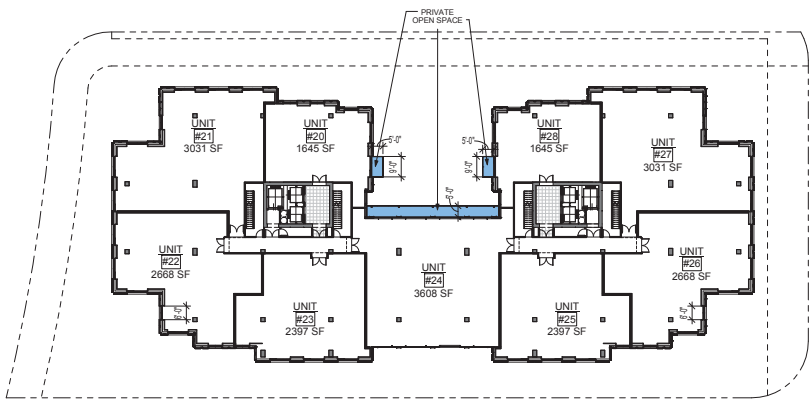


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Newport Beach, CA
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OPEN SPACE DIAGRAMS - PRIVATE OPEN SPACE



LEVEL 3 - OPEN SPACE
1" = 20'-0"



LEVEL 4 - OPEN SPACE
1" = 20'-0"

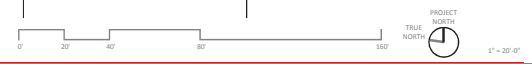
Area Schedule - Common Open Space (Outdoor)		
Level	Name	Area
Level 1	OPEN SPACE (COMMON)	4789 SF
Level 7	OPEN SPACE (COMMON)	5887 SF
		10676 SF

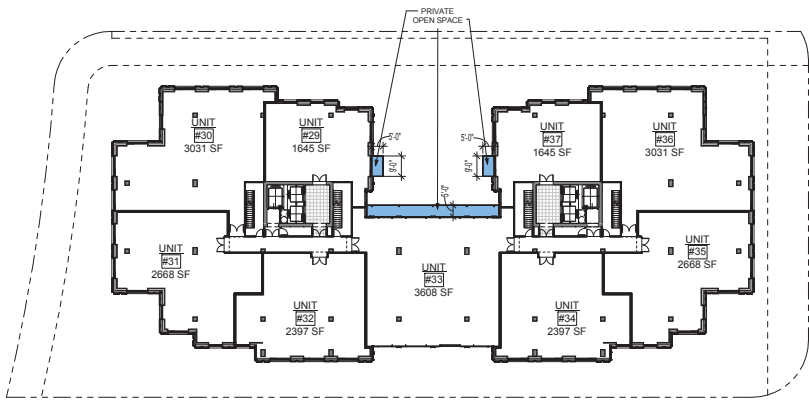
Area Schedule - Common Open Space (Indoor)		
Level	Name	Area
Level 7	INDOOR SPACE (COMMON)	2758 SF
		2758 SF

Area Schedule (Open Space Provided - Overall)		
Name	Area	
INDOOR SPACE (COMMON)	2758 SF	
OPEN SPACE (COMMON)	10676 SF	
OPEN SPACE (PRIVATE)	12851 SF	
	26243 SF	

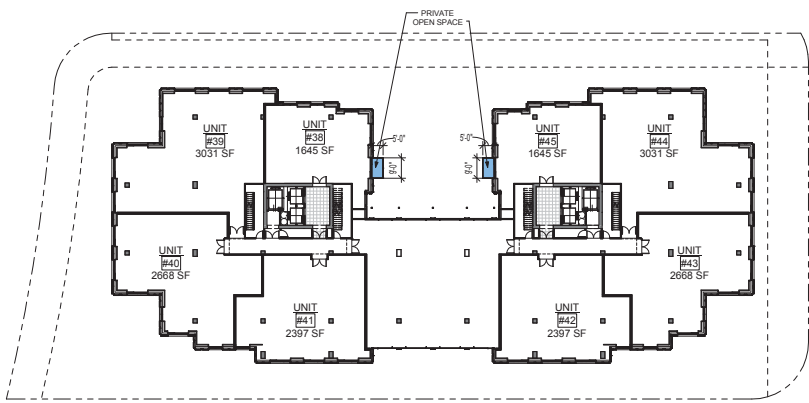
LEGEND		FLOOR SUMMARY																						
PRIVATE - OPEN SPACE		<table border="1"> <thead> <tr> <th>Unit #</th> <th>Private Open Space Required Per Unit (SF)</th> <th>Provided Private Open Space</th> <th>Total Unit Area</th> </tr> </thead> <tbody> <tr> <td>11</td> <td>30 SF</td> <td>45 SF</td> <td>1645 SF</td> </tr> <tr> <td>15</td> <td>30 SF</td> <td>223 SF</td> <td>3508 SF</td> </tr> <tr> <td>19</td> <td>30 SF</td> <td>45 SF</td> <td>1645 SF</td> </tr> <tr> <td>90 SF</td> <td></td> <td>382 SF</td> <td>6898 SF</td> </tr> </tbody> </table>	Unit #	Private Open Space Required Per Unit (SF)	Provided Private Open Space	Total Unit Area	11	30 SF	45 SF	1645 SF	15	30 SF	223 SF	3508 SF	19	30 SF	45 SF	1645 SF	90 SF		382 SF	6898 SF		
Unit #	Private Open Space Required Per Unit (SF)	Provided Private Open Space	Total Unit Area																					
11	30 SF	45 SF	1645 SF																					
15	30 SF	223 SF	3508 SF																					
19	30 SF	45 SF	1645 SF																					
90 SF		382 SF	6898 SF																					

LEGEND		FLOOR SUMMARY																						
PRIVATE - OPEN SPACE		<table border="1"> <thead> <tr> <th>Unit #</th> <th>Private Open Space Required Per Unit (SF)</th> <th>Provided Private Open Space</th> <th>Total Unit Area</th> </tr> </thead> <tbody> <tr> <td>20</td> <td>30 SF</td> <td>45 SF</td> <td>1645 SF</td> </tr> <tr> <td>24</td> <td>30 SF</td> <td>223 SF</td> <td>3508 SF</td> </tr> <tr> <td>28</td> <td>30 SF</td> <td>45 SF</td> <td>1645 SF</td> </tr> <tr> <td>90 SF</td> <td></td> <td>382 SF</td> <td>6898 SF</td> </tr> </tbody> </table>	Unit #	Private Open Space Required Per Unit (SF)	Provided Private Open Space	Total Unit Area	20	30 SF	45 SF	1645 SF	24	30 SF	223 SF	3508 SF	28	30 SF	45 SF	1645 SF	90 SF		382 SF	6898 SF		
Unit #	Private Open Space Required Per Unit (SF)	Provided Private Open Space	Total Unit Area																					
20	30 SF	45 SF	1645 SF																					
24	30 SF	223 SF	3508 SF																					
28	30 SF	45 SF	1645 SF																					
90 SF		382 SF	6898 SF																					





LEVEL 5 - OPEN SPACE
1" = 20'-0"



LEVEL 6 - OPEN SPACE
1" = 20'-0"

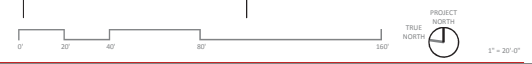
Area Schedule - Common Open Space (Outdoor)		
Level	Name	Area
Level 1	OPEN SPACE (COMMON)	4789 SF
Level 7	OPEN SPACE (COMMON)	5887 SF
		10676 SF

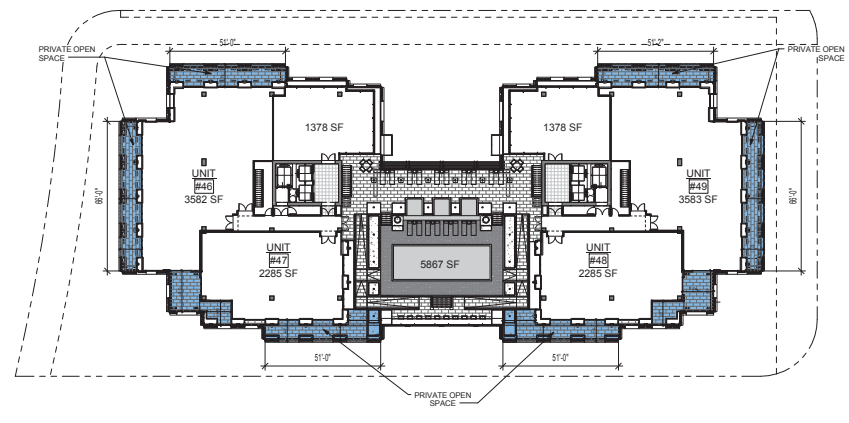
Area Schedule - Common Open Space (Indoor)		
Level	Name	Area
Level 7	INDOOR SPACE (COMMON)	2758 SF
		2758 SF

Area Schedule (Open Space Provided - Overall)		
Name	Area	
INDOOR SPACE (COMMON)	2758 SF	
OPEN SPACE (COMMON)	10676 SF	
OPEN SPACE (PRIVATE)	12851 SF	
	26243 SF	

LEGEND		FLOOR SUMMARY			
PRIVATE - OPEN SPACE		Unit #	Private Open Space Required Per Unit (SF)	Provided Privatized Open Space	Total Unit Area
		29	30 SF	45 SF	1645 SF
		31	30 SF	223 SF	3508 SF
		37	30 SF	45 SF	1645 SF
			90 SF	382 SF	6898 SF

LEGEND		FLOOR SUMMARY			
PRIVATE - OPEN SPACE		Unit #	Private Open Space Required Per Unit (SF)	Provided Privatized Open Space	Total Unit Area
		38	30 SF	45 SF	1645 SF
		45	30 SF	45 SF	1645 SF
			90 SF	90 SF	3290 SF





LEGEND

PRIVATE - OPEN SPACE

FLOOR SUMMARY

Unit #	Private Open Space Required Per Unit (SF)	Provided Privatized Open Space	Total Unit Area
46	30 SF	1023 SF	3582 SF
47	30 SF	978 SF	2285 SF
48	30 SF	878 SF	2285 SF
49	30 SF	1023 SF	3582 SF
120	SF	3798 SF	11734 SF

Area Schedule - Common Open Space (Outdoor)		
Level	Name	Area
Level 1	OPEN SPACE (COMMON)	4789 SF
Level 7	OPEN SPACE (COMMON)	5867 SF
		10656 SF

Area Schedule - Common Open Space (Indoor)		
Level	Name	Area
Level 7	INDOOR SPACE (COMMON)	2756 SF
		2756 SF

Area Schedule (Open Space Provided - Overall)		
Name	Area	
INDOOR SPACE (COMMON)	2756 SF	
OPEN SPACE (COMMON)	10656 SF	
OPEN SPACE (PRIVATE)	12881 SF	
		26243 SF



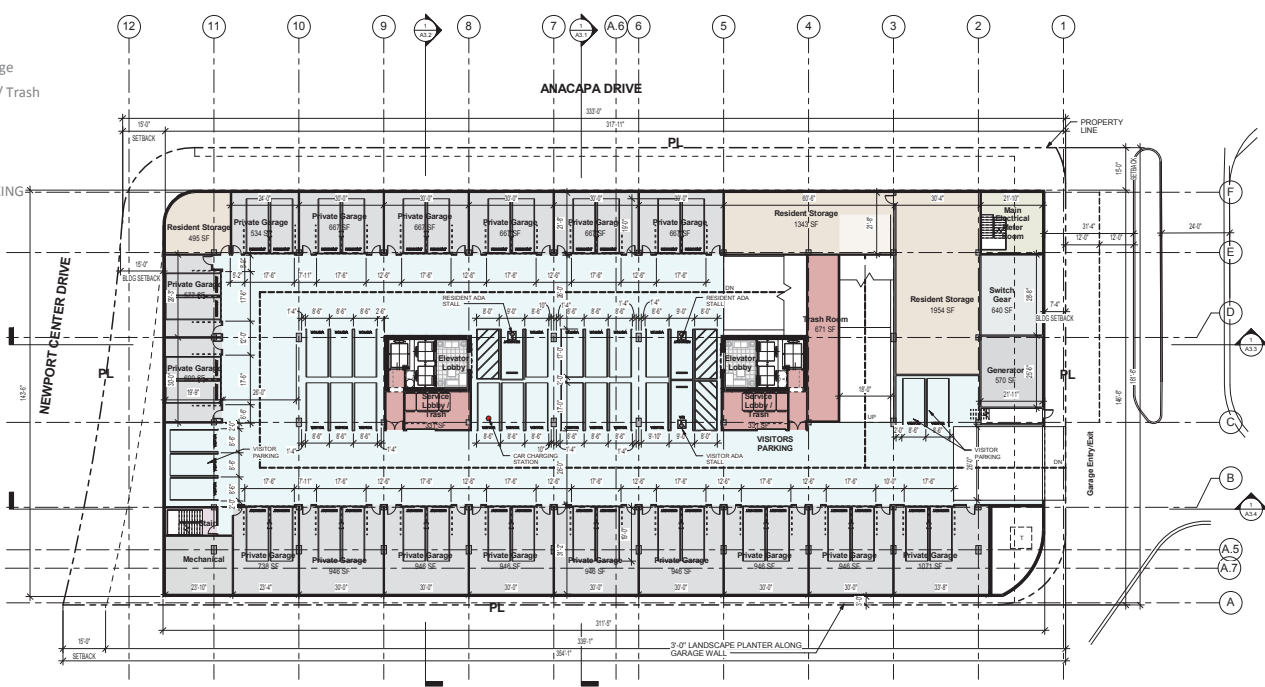
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Note: Conceptual Design Package Subject To Change

OPEN SPACE DIAGRAMS - PRIVATE OPEN SPACE

ROOM LEGEND

- Elevator Lobby
- Generator
- Main Electrical Meter Room
- Mechanical
- Private Garage
- Resident Storage
- Service Lobby / Trash
- Stair
- Switch Gear
- Trash Room
- VISITORS PARKING



***NOTES:**

- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
- REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES
- ROOM AREA CALLOUTS ARE BASED ON NET AREA. REFER TO OPEN SPACE DIAGRAMS FOR FLOOR AREA CALCULATIONS



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Note: Conceptual Design Package Subject To Change

FLOOR PLAN - LEVEL B1

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ROOM LEGEND

- Electrical
- Elevator Lobby
- Gas Meter Room
- Generator
- Mechanical
- Private Garage
- RESIDENT PARKING
- Resident Storage
- Service Lobby / Trash
- Stair



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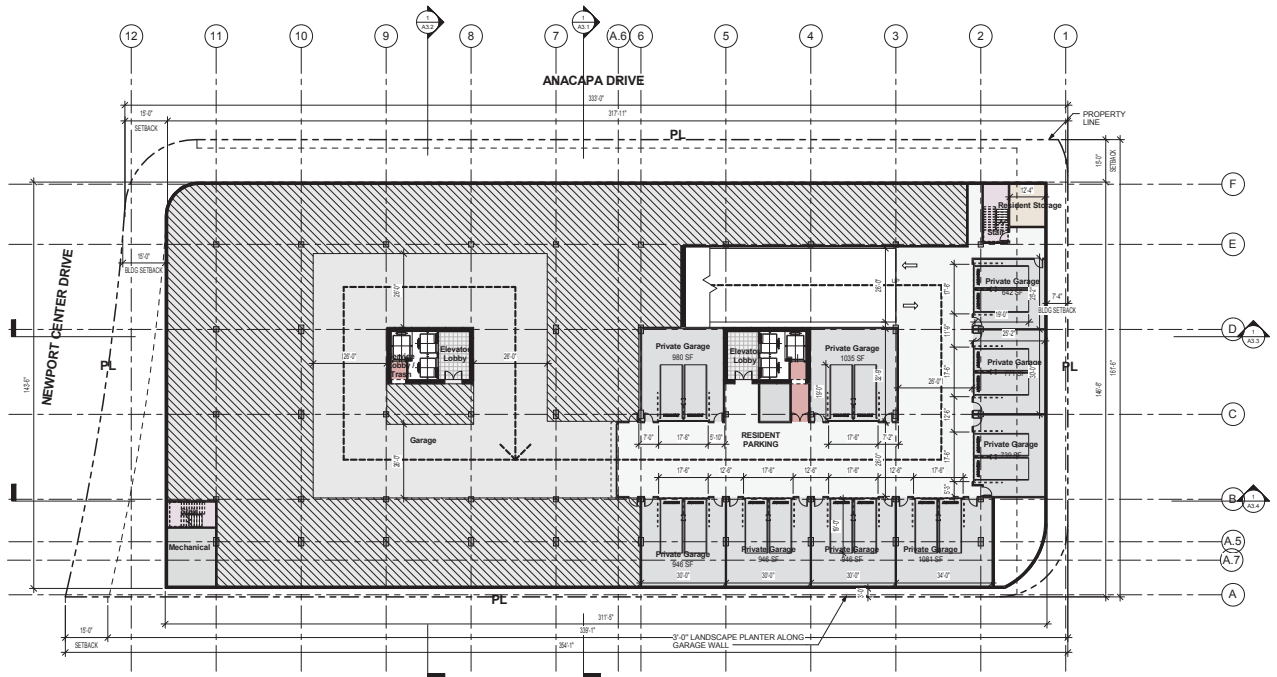
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 Note: Conceptual Design Package Subject To Change

FLOOR PLAN - LEVEL B2

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ROOM LEGEND

-  Electrical
-  Elevator Lobby
-  Garage
-  Mechanical
-  Private Garage
-  RESIDENT PARKING
-  Resident Storage
-  Service Lobby / Trash
-  Stair



***NOTES:**

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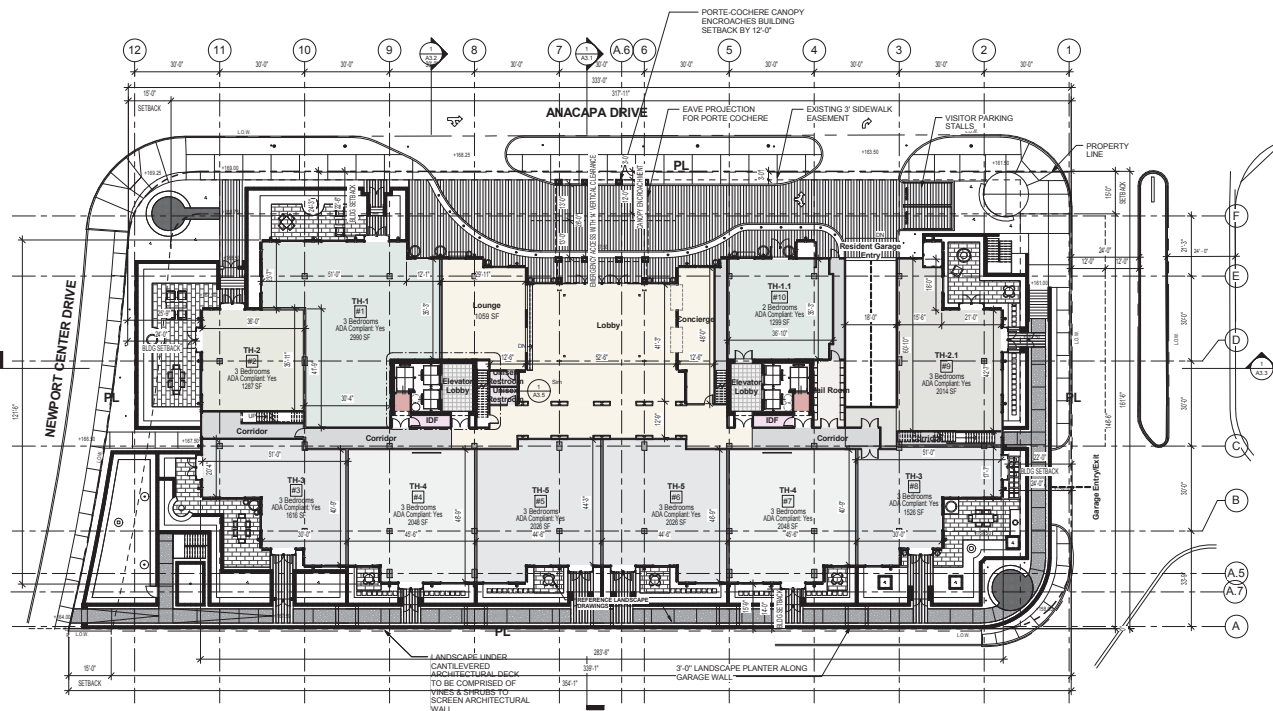
FLOOR PLAN - LEVEL B3

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ROOM LEGEND

- Concierge
- Corridor
- Elevator Lobby
- IDF
- Lobby
- Lounge
- Mail Room
- Service Lobby / Trash
- TH-1
- TH-1.1
- TH-2
- TH-2.1
- TH-3
- TH-4
- TH-5
- Unisex Restroom



***NOTES:**

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+ PARTNERS

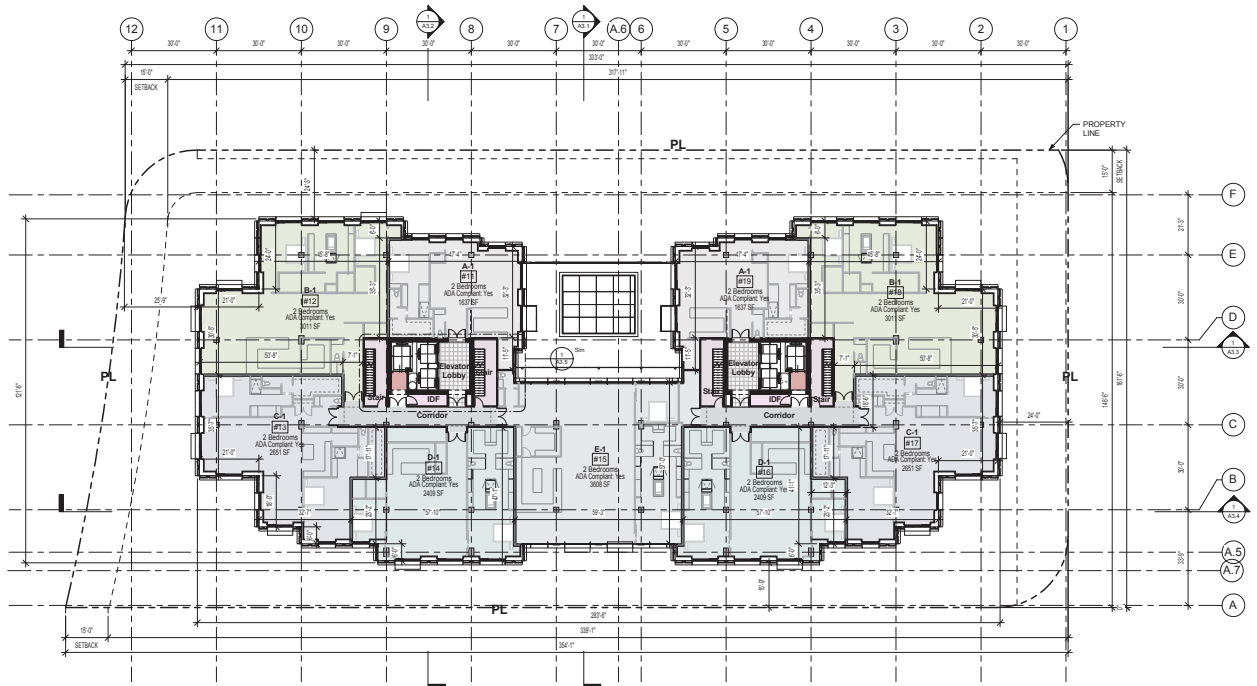
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Newport Beach, CA

Note: Conceptual Design Package Subject To Change

FLOOR PLAN - LEVEL 1

ROOM LEGEND

- A-1
- B-1
- C-1
- Corridor
- D-1
- E-1
- Elevator Lobby
- IDF
- Service Lobby / Trash
- Stair



***NOTES:**

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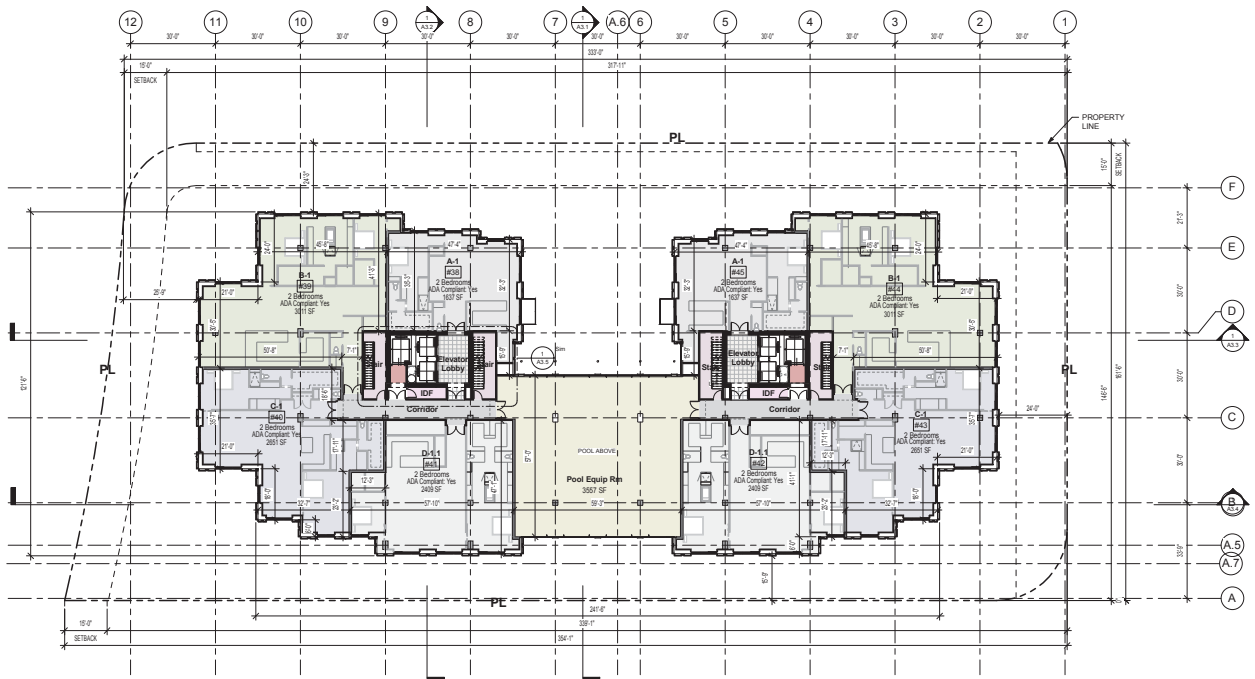
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Note: Conceptual Design Package Subject To Change

FLOOR PLAN - LEVEL 3 (4-5 TYP.)

ROOM LEGEND

- A-1
- B-1
- C-1
- Corridor
- D-1.1
- Elevator Lobby
- IDF
- Pool Equip Rm
- Service Lobby / Trash
- Stair



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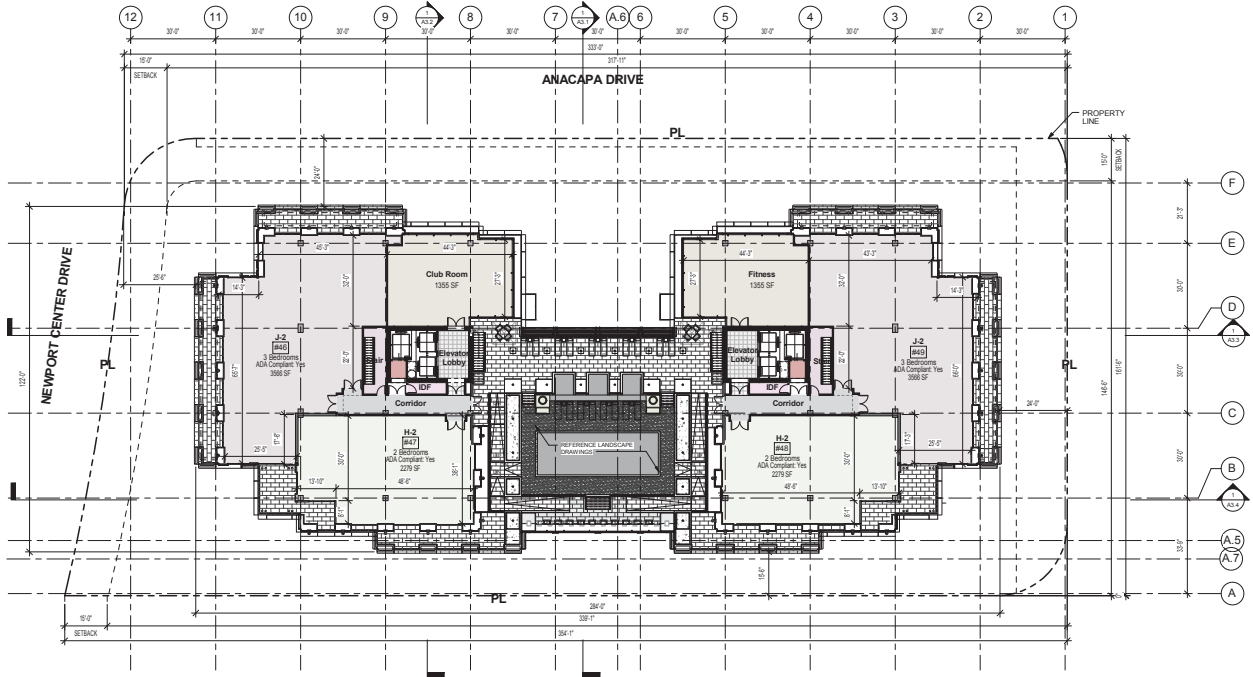
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Newport Beach, CA

Note: Conceptual Design Package Subject To Change

FLOOR PLAN - LEVEL 6

ROOM LEGEND

- Club Room
- Corridor
- Elevator Lobby
- Fitness
- H-2
- IDF
- J-2
- Service Lobby / Trash
- Stair



- *NOTES:**
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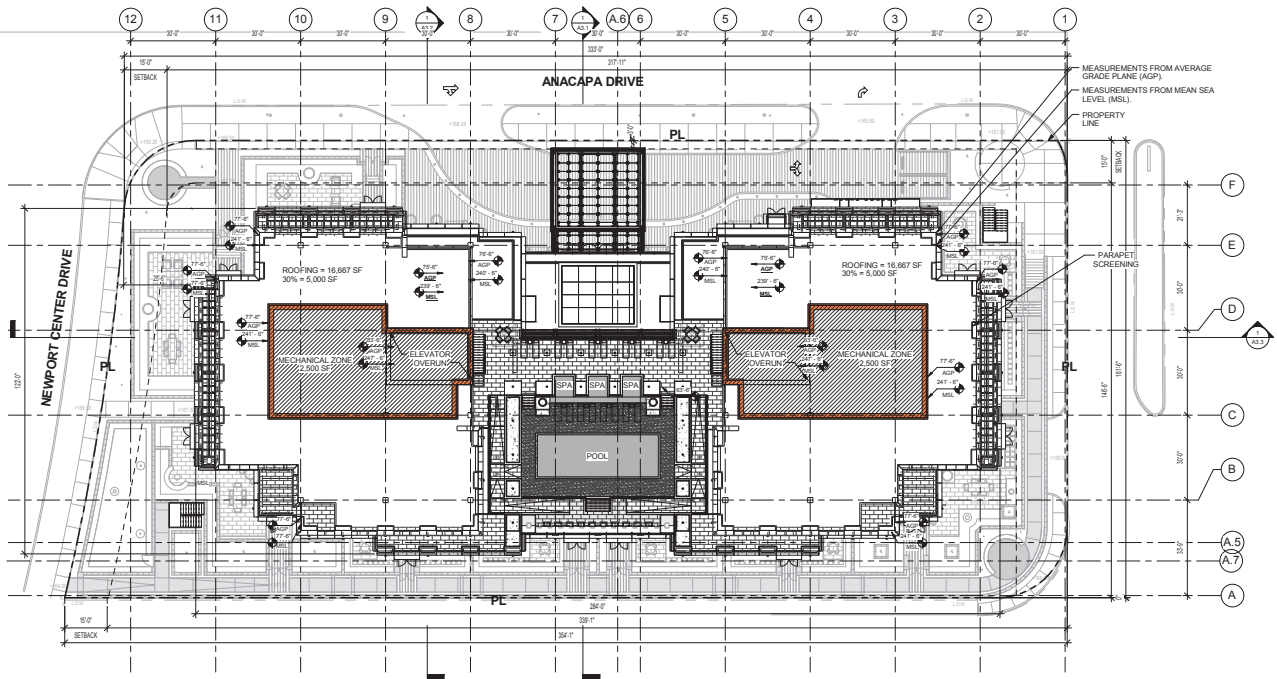


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Note: Conceptual Design Package Subject To Change

FLOOR PLAN - LEVEL 7



LEGEND:

- MECHANICAL EQUIPMENT ZONE
- MECHANICAL SCREENING

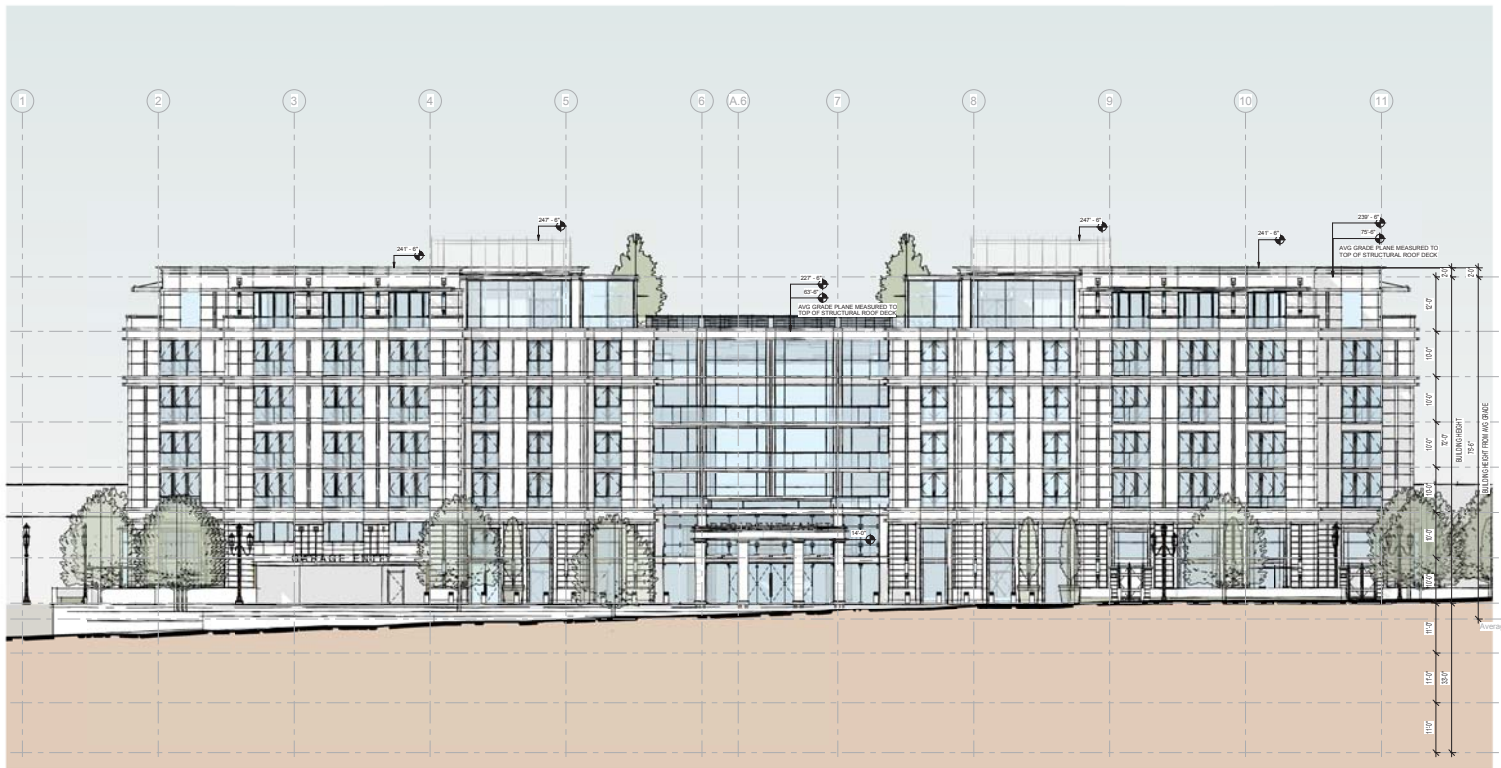
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- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
- REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES
- ROOM AREA CALLOUTS ARE BASED ON NET AREA. REFER TO OPEN SPACE DIAGRAMS FOR FLOOR AREA CALCULATIONS



Newport Center Condominiums
Newport Beach, CA
Note: Conceptual Design Package Subject To Change

ROOF PLAN



- *NOTES:**
- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
 - REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



1" = 10'-0"

A2.1



Newport Center Condominiums
Newport Beach, CA

Note: Conceptual Design Package Subject To Change

NORTH ELEVATION



- *NOTES:**
- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
 - REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



1/8" = 1'-0"

A2.2

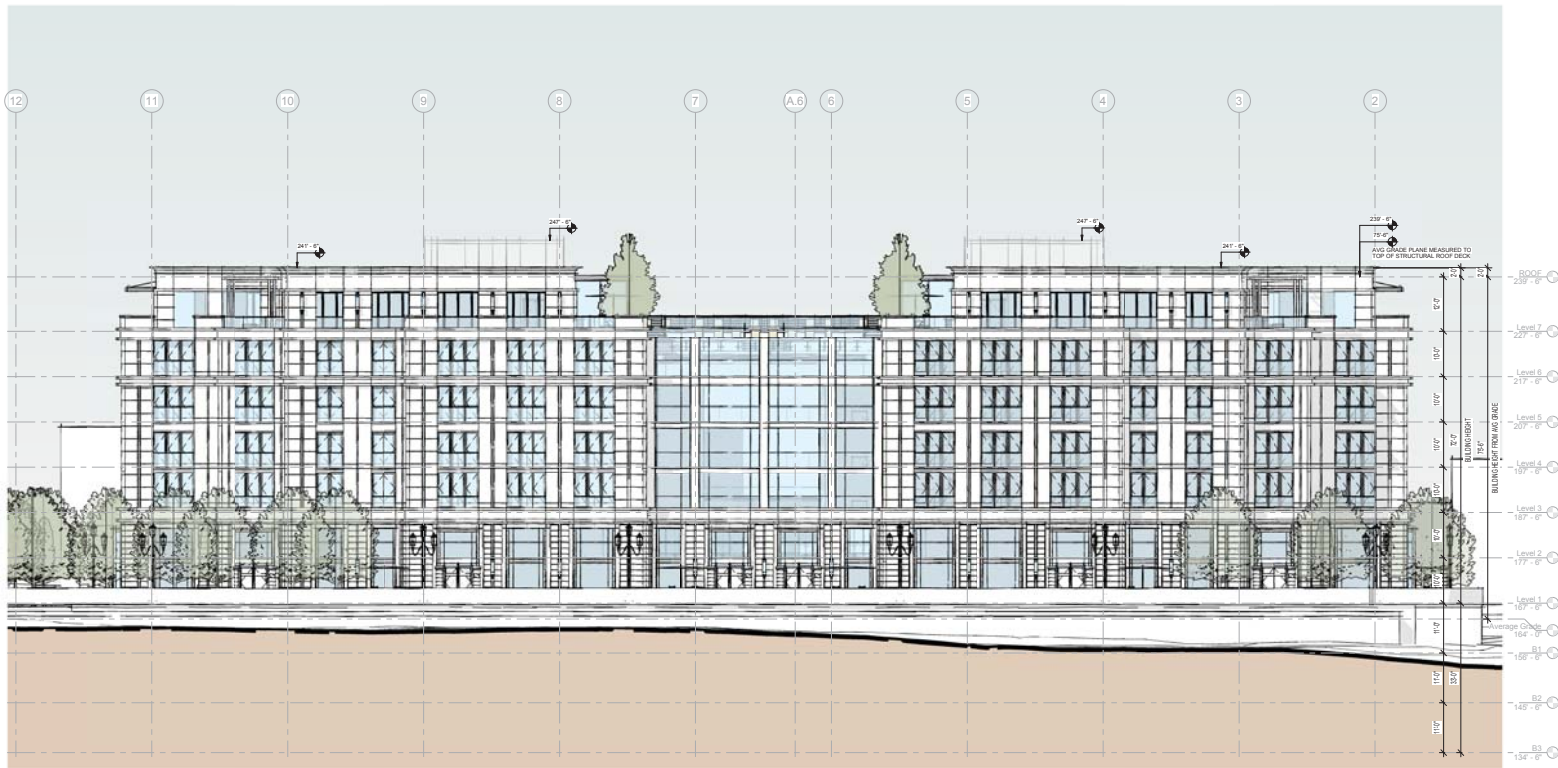


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Newport Beach, CA
Note: Conceptual Design Package Subject To Change

EAST ELEVATION



8/11/2015 4:27:56 PM



- *NOTES:**
- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
 - REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



Newport Center Condominiums
Newport Beach, CA

Note: Conceptual Design Package Subject To Change

SOUTH ELEVATION



- *NOTES:**
- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
 - REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



1/8" = 1'-0"

A2.4

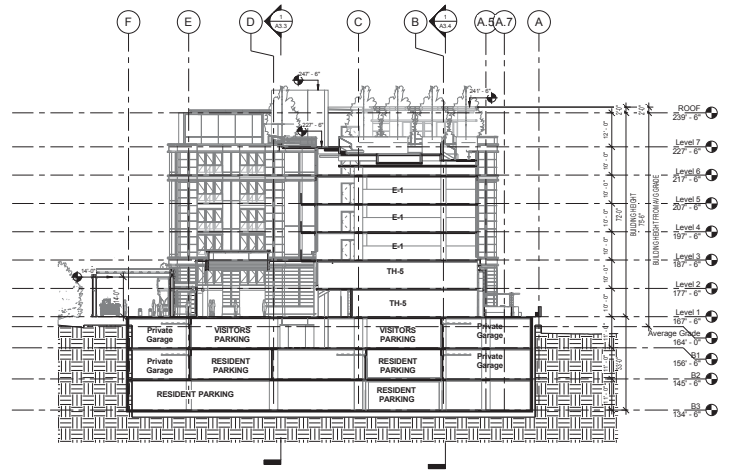


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Newport Beach, CA

Note: Conceptual Design Package Subject To Change

WEST ELEVATION

8/11/2015 4:28:29 PM

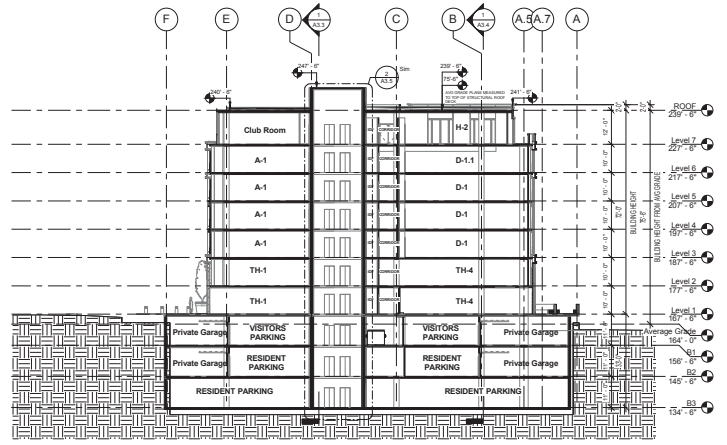


- *NOTES:**
- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
 - REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



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Newport Beach, CA
Note: Conceptual Design Package Subject To Change

SITE SECTION 1

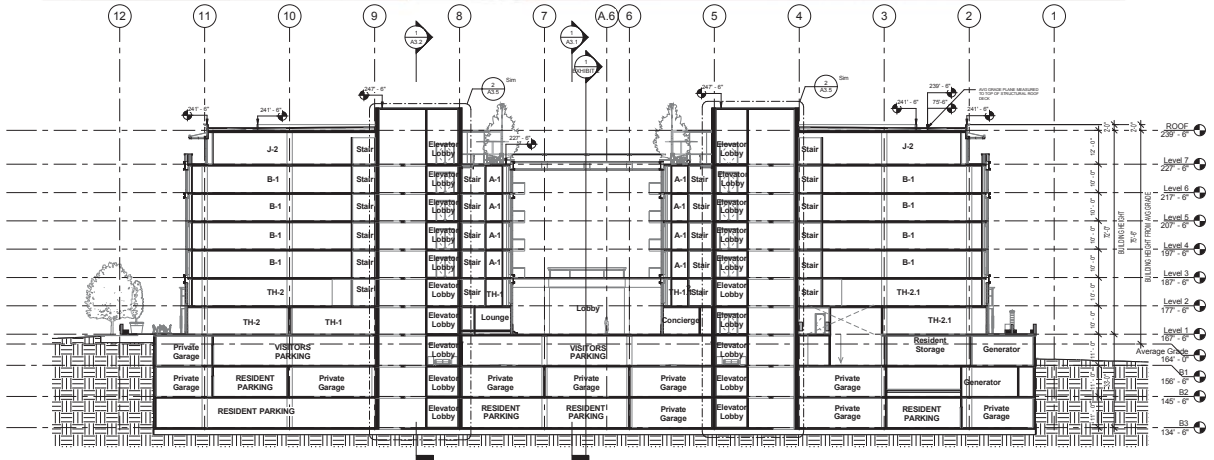


- *NOTES:**
- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
 - REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



MVE
+ PARTNERS
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Newport Beach, CA
Note: Conceptual Design Package Subject To Change

SITE SECTION 2

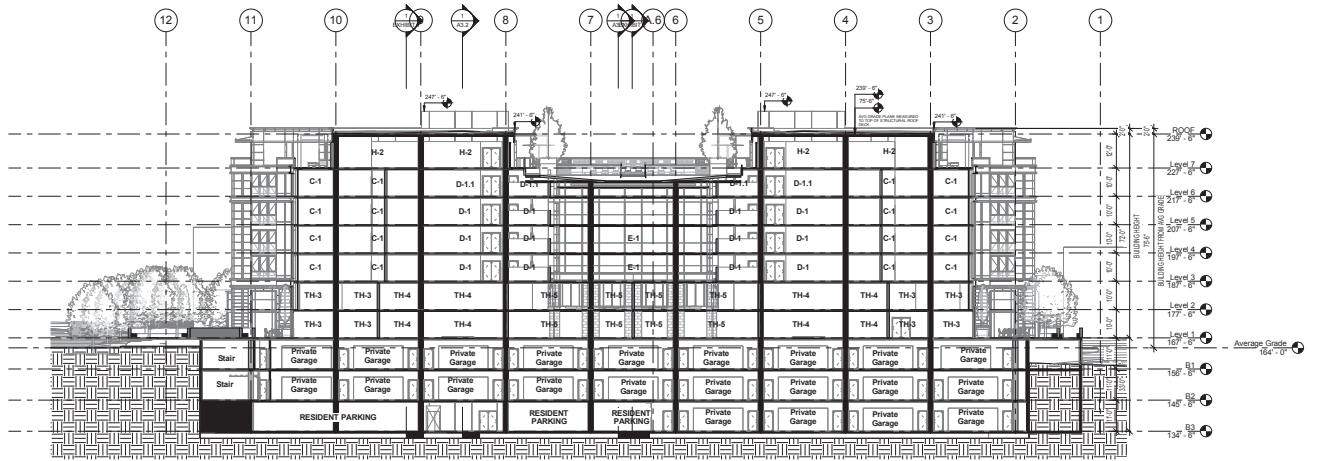


- *NOTES:**
- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
 - REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



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Note: Conceptual Design Package Subject To Change

SITE SECTION 3

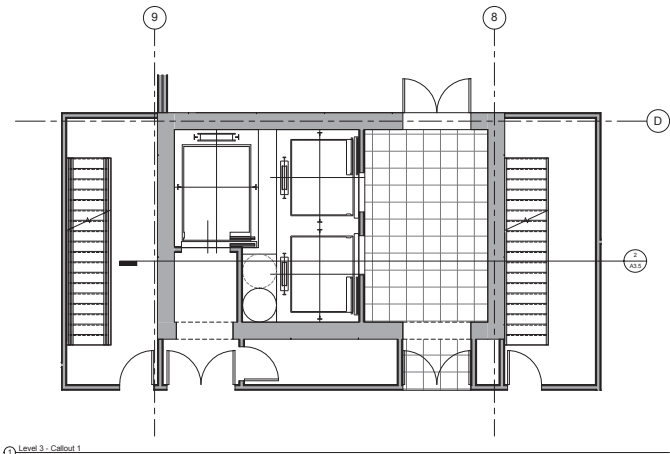


- *NOTES:**
- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
 - REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES

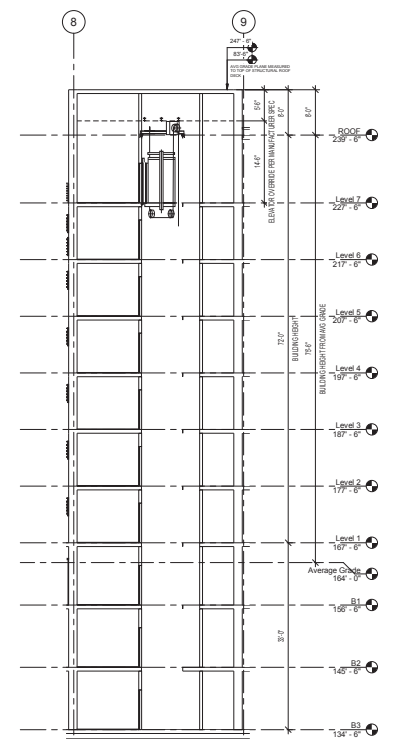


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Note: Conceptual Design Package Subject To Change

SITE SECTION 4 AT LOWEST POINT



Level 3 - Callout 1
1/4" = 1'-0"



Detail 0
1/8" = 1'-0"



As Indicated



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Newport Beach, CA

Note: Conceptual Design Package Subject To Change

BUILDING SECTION 1



- *NOTES:**
- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
 - REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



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Newport Beach, CA

Note: Conceptual Design Package Subject To Change

PERSPECTIVE - NEWPORT & ANACAPA



- *NOTES:**
- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
 - REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



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Newport Beach, CA
Note: Conceptual Design Package Subject To Change

PERSPECTIVE - ANACAPA TOWARDS FASHION ISLAND



- *NOTES:**
- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
 - REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



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Newport Beach, CA

Note: Conceptual Design Package Subject To Change

PERSPECTIVE - SOUTHWEST CORNER BIRD'S EYE



***NOTES:**

- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
- REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



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Newport Beach, CA

Note: Conceptual Design Package Subject To Change

PERSPECTIVE - ANACAPA DRIVE

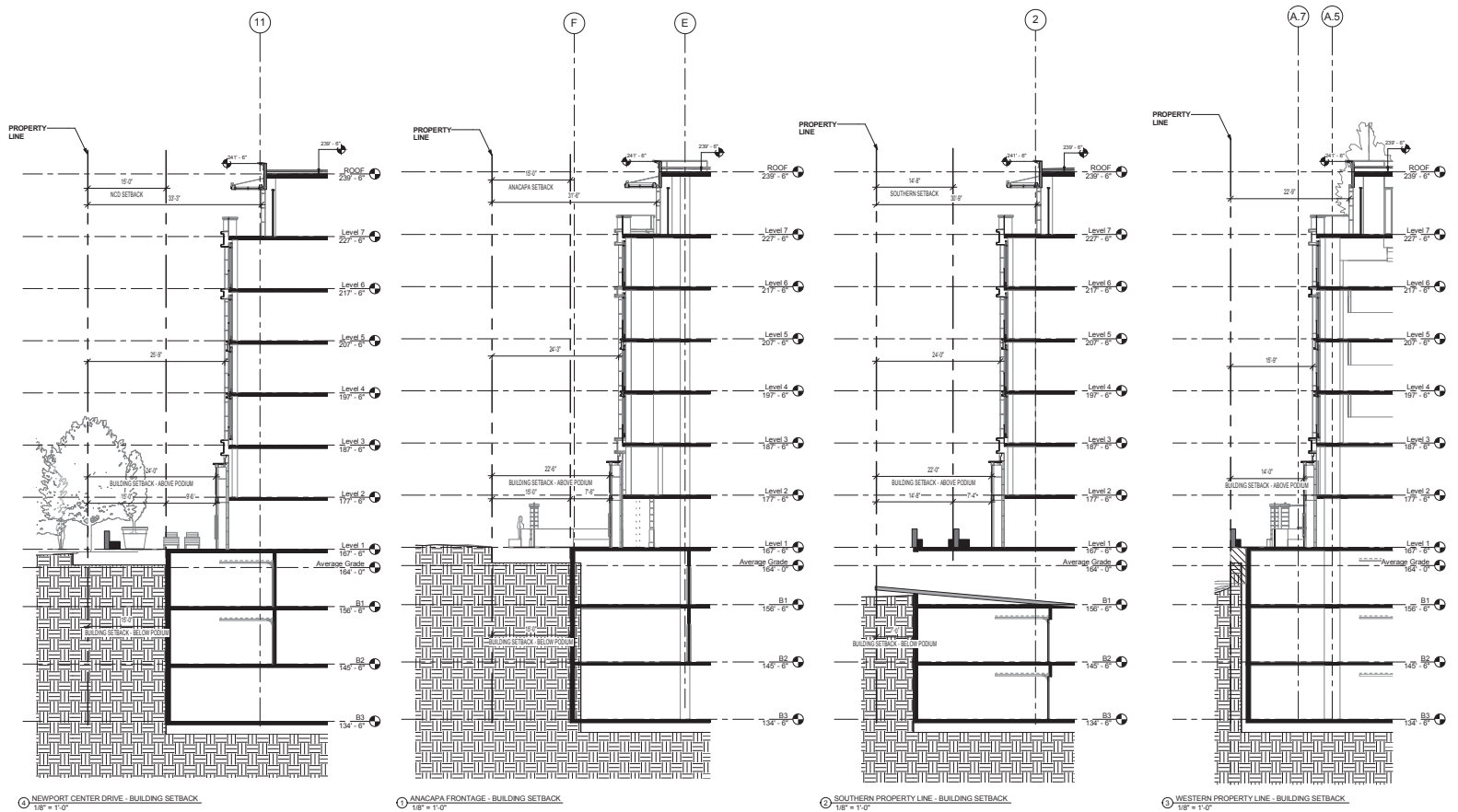


- *NOTES:**
- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
 - REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



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Newport Beach, CA
Note: Conceptual Design Package Subject To Change

PERSPECTIVE - VIEW FROM VALET DROPOFF



11 NEWPORT CENTER DRIVE - BUILDING SETBACK
1/8" = 1'-0"

F ANACAPA FRONTAGE - BUILDING SETBACK
1/8" = 1'-0"

2 SOUTHERN PROPERTY LINE - BUILDING SETBACK
1/8" = 1'-0"

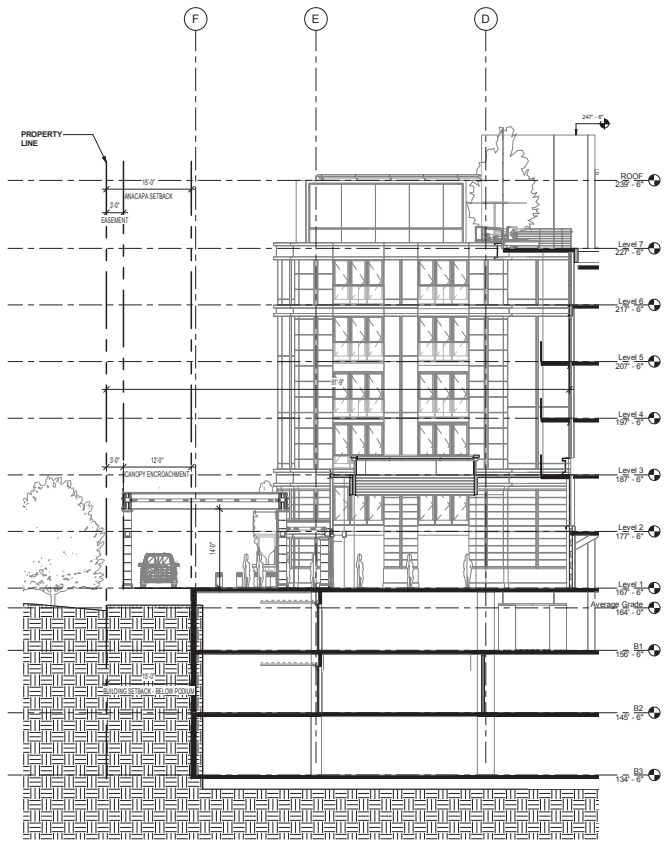
A.7 A.5 WESTERN PROPERTY LINE - BUILDING SETBACK
1/8" = 1'-0"



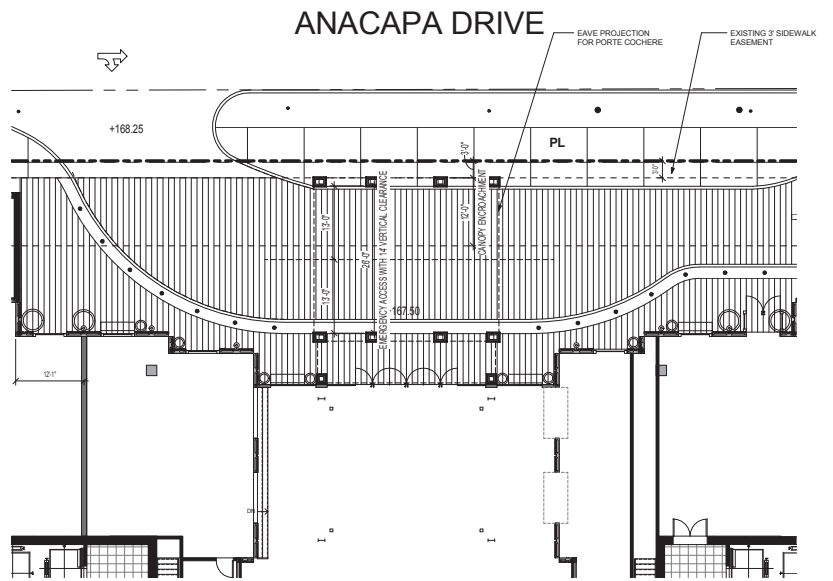
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Newport Beach, CA

Note: Conceptual Design Package Subject To Change

PROPERTY LINE SETBACKS - SECTIONS



① ANACAPA FRONTAGE - PORTE COCHERE CANOPY SETBACK
1/8" = 1'-0"



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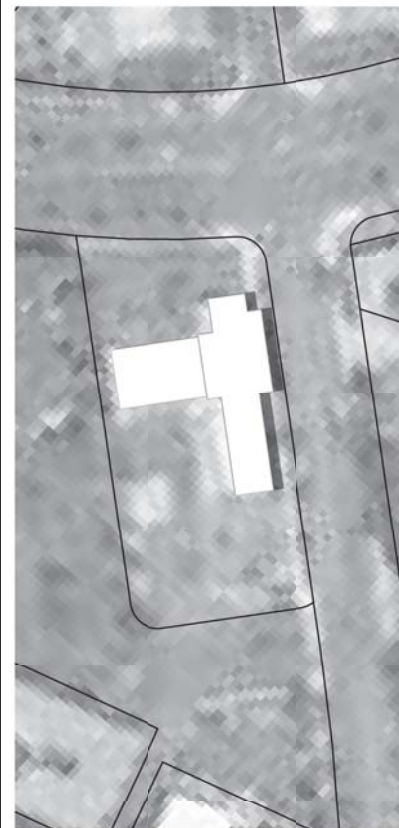
Note: Conceptual Design Package Subject To Change

PROPERTY LINE SETBACKS - SECTIONS

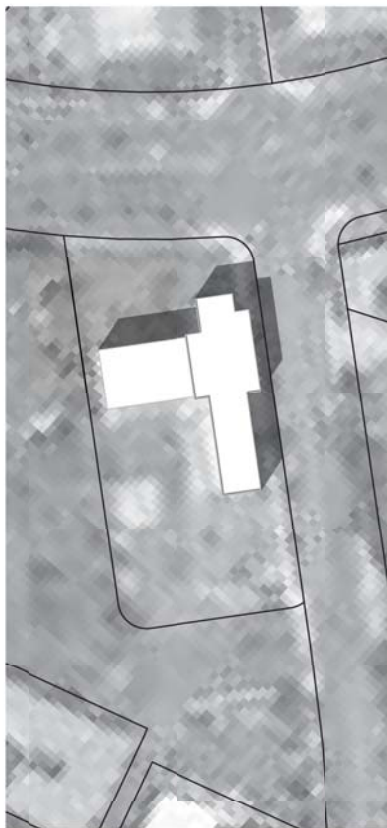
1/8" = 1'-0"

EXHIBIT 2

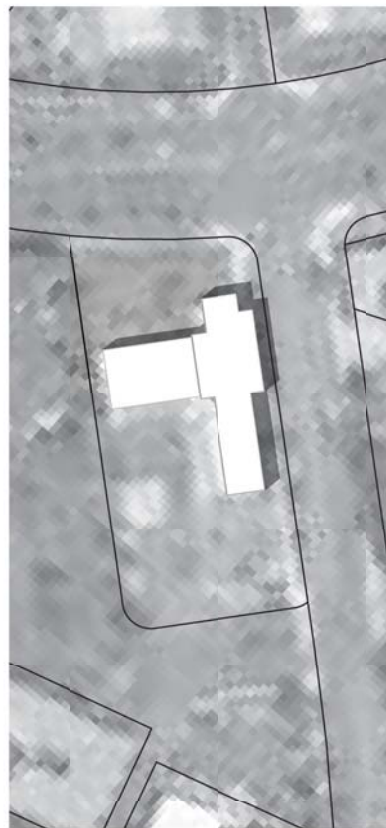
8/11/2015 4:55:22 PM



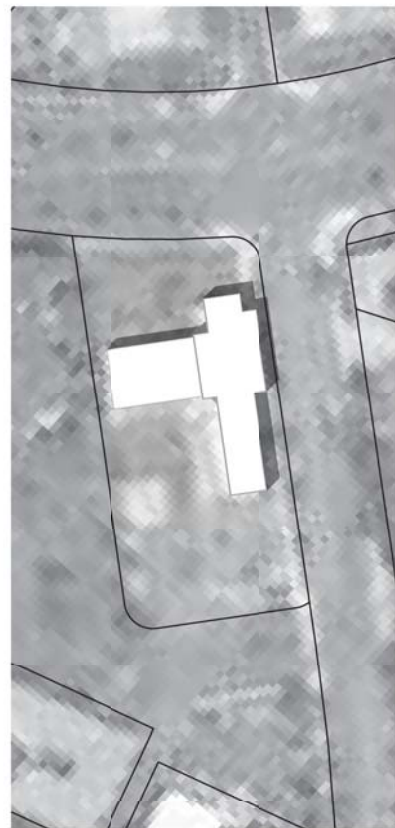
① Shadow Study - Summer Solstice (Existing) - 06/21/2015 (3:00 PM)
1" = 40'-0"



② Shadow Study - Winter Solstice (Existing) - 12/21/2015 (3:00 PM)
1" = 40'-0"



③ Shadow Study - Spring Equinox (Existing) - 09/22/2015 (3:00 PM)
1" = 40'-0"



④ Shadow Study - Fall Equinox (Existing) - 03/20/2015 (3:00 PM)
1" = 40'-0"



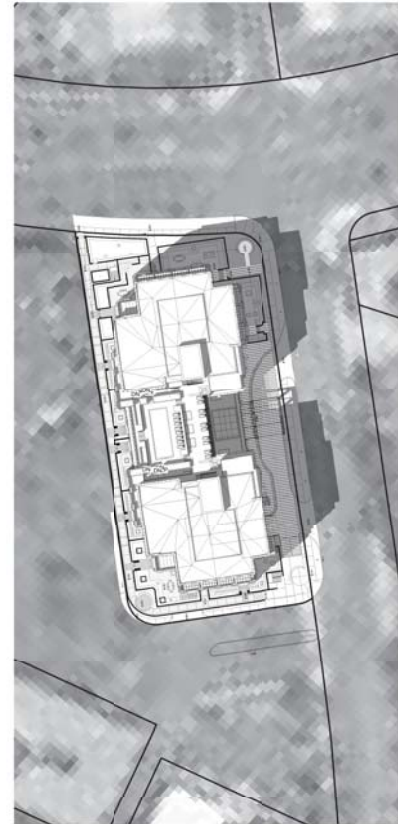
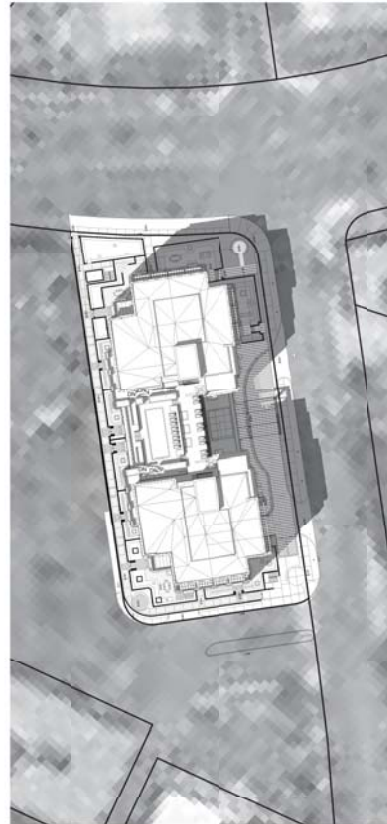
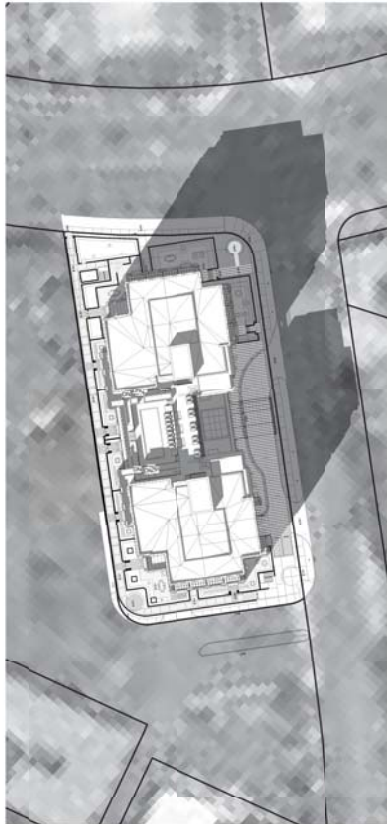
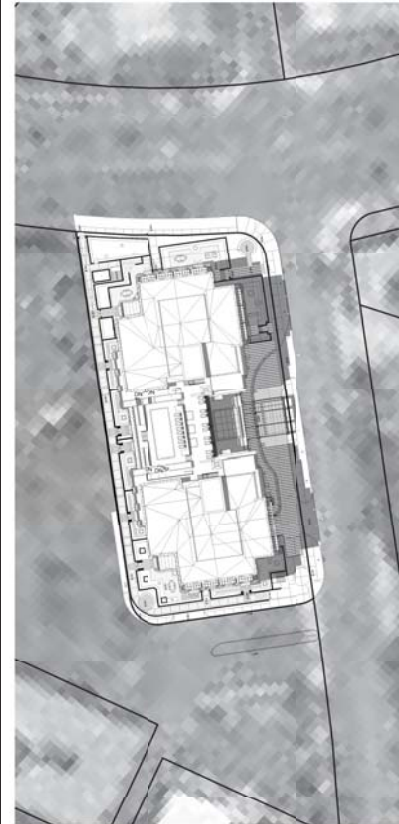
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Newport Beach, CA

Note: Conceptual Design Package Subject To Change

SHADE & SHADOW STUDY (EXISTING)

EXHIBIT 3

8/11/2015 4:55:52 PM



① Shadow Study - Summer Solstice - 06/21/2015 (3:00 PM)
1" = 40'-0"

② Shadow Study - Winter Solstice - 12/21/2015 (3:00 PM)
1" = 40'-0"

③ Shadow Study - Spring Equinox - 03/20/2015 (3:00 PM)
1" = 40'-0"

④ Shadow Study - Fall Equinox - 09/22/2015 (3:00 PM)
1" = 40'-0"



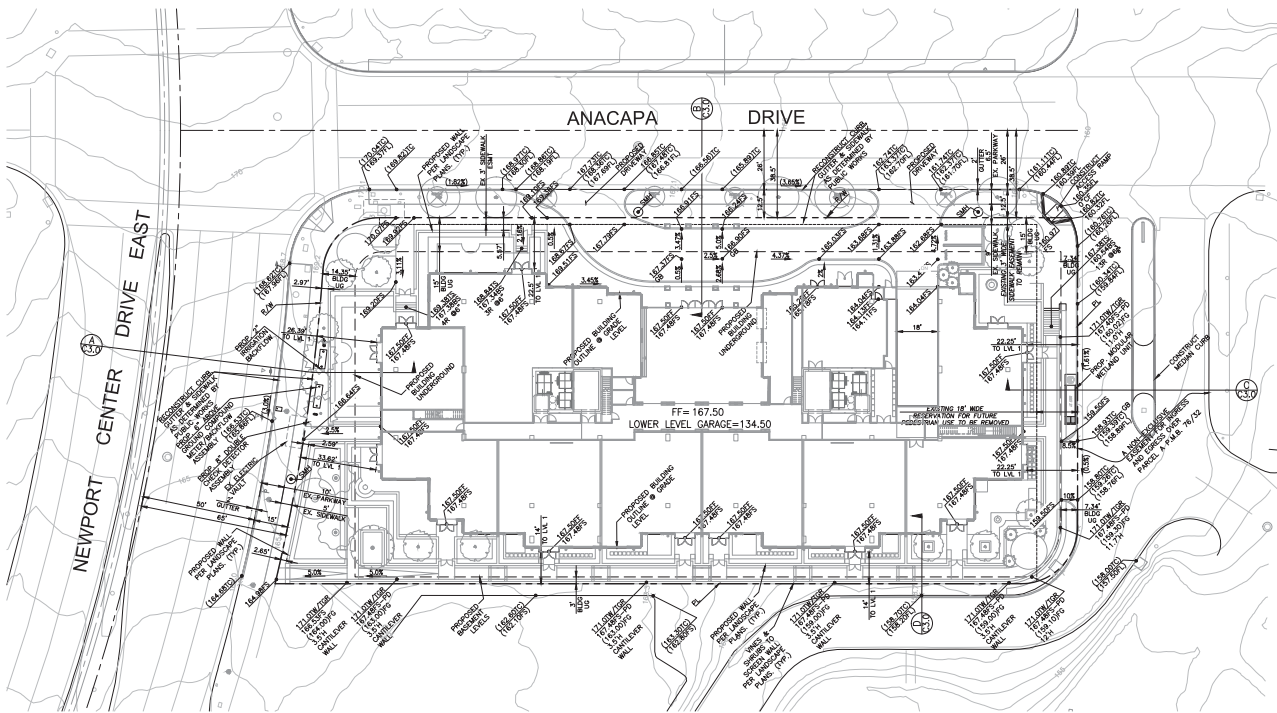
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Newport Beach, CA
Note: Conceptual Design Package Subject To Change

SHADE & SHADOW STUDY (PURPOSED)

1" = 40'-0"

EXHIBIT 4

8/11/2015 4:56:02 PM



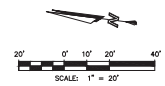
- NOTES:**
1. ANACAPA DRIVE STREET IMPROVEMENTS PLANS TO BE PREPARED DURING CONSTRUCTION DOCUMENT PHASE
 2. CURB, GUTTER & SIDEWALK ALONG NEWPORT CENTER DRIVE AND ANACAPA DRIVE TO BE RECONSTRUCTED AS DETERMINED BY PUBLIC WORKS
 3. ANACAPA DRIVE AND NEWPORT CENTER DRIVE EAST ARE ON THE CITY'S STREET-CUT MONITORING LIST. TRENCHING/DAMAGE TO SAID STREET WILL REQUIRE EXTENSIVE STREET REPAIR PER CITY STANDARD STD-105-L-F
 4. APPLICANT SHALL ESTABLISH SURVEY POINTS WITHIN THE PUBLIC RIGHTS-OF-WAY ALONG THE PROJECT FRONTAGES OF ANACAPA DRIVE AND NEWPORT CENTER DRIVE EAST TO MONITOR MOVEMENT OF CITY FACILITIES (UTILITIES, SIDEWALK, STREET, ETC) DUE TO THE CONSTRUCTION OF THE PROPOSED PROJECT. ANY DAMAGE TO SAID CITY FACILITIES SHALL BE REPAIRED AT THE PROJECT SOLE EXPENSE.

- LEGEND:**
- BLDG BUILDING
 - BW BACK OF WALK
 - CF CURB FACE
 - EX EXISTING
 - FL FLOW LINE
 - FF FINISH FLOOR
 - FS FINISH SURFACE
 - GB DRIVE BREAK
 - HI HESIT
 - IN INVERT
 - UL LEVEL
 - MIN MINIMUM
 - PD PDIAM
 - PL PROPERTY LINE
 - POC POINT OF CONNECTION
 - R/W RIGHT OF WAY
 - SMH SEWER MANHOLE
 - TC TOP OF CURB
 - TW TOP OF WALL
 - UB TOP OF UNDERDRAIN
 - US UNDERGROUND

BENCHMARK

BENCHMARK DESIGNATION: ORANGE COUNTY SURVEYOR BENCH MARK "35-45-79"
 ADA ELEV. = 291.781'
 MONUMENT RECOVERY: 3" 3/4" OCS ALUMINUM BENCHMARK DISK, STAMPED "35-45-79" SET IN THE TOP NORTHERLY CORNER OF A 4' BY 8' CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF MACARTHUR BOULEVARD AND SAN JOAQUIN HILLS ROAD, 70' SOUTHWESTERLY OF THE CENTERLINE OF MACARTHUR BOULEVARD AND 135' NORTHEASTERLY OF THE CENTERLINE OF SAN JOAQUIN HILLS ROAD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

EARTHWORK:
 RAWCUT 51,600 CY
 RAINFALL 0 CY
 EXPORT 51,600 CY

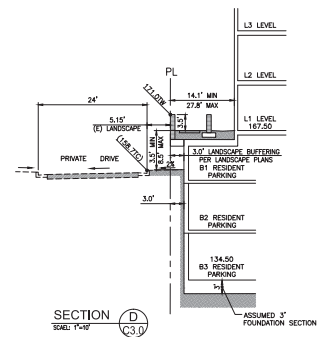
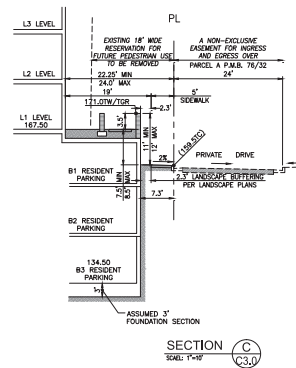
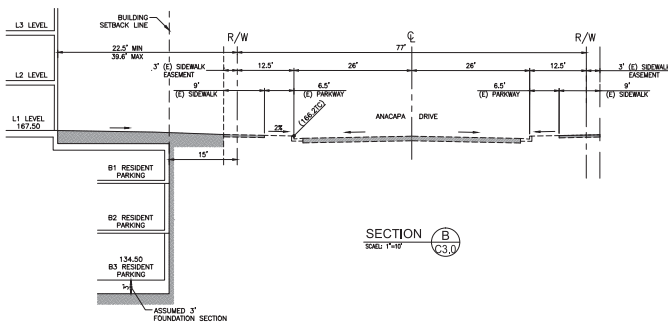
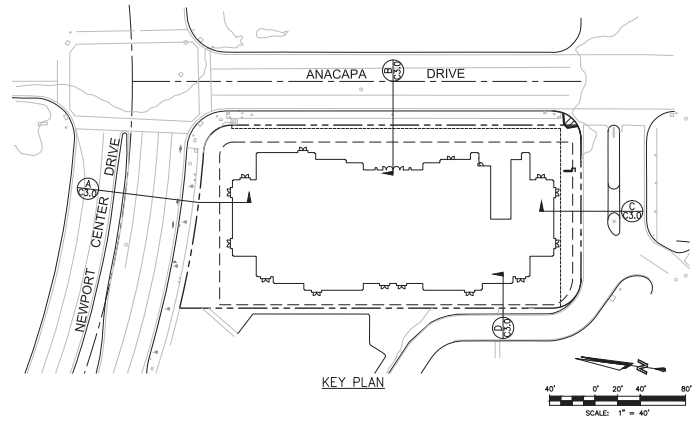
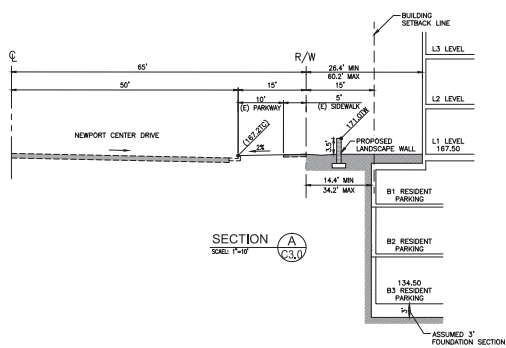


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 CONSULTING ENGINEERS
 16795 Van Kesteren, Suite 100
 Irvine, California 92618
 Tel 949.474.1760 Fax 949.474.5315
 www.fuscoe.com

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 Newport Beach, CA
 Note: Conceptual Design Package Subject To Change

CONCEPTUAL GRADING PLAN





View 1 - Existing Conditions



View 1 - Proposed Conditions





View 2 - Existing Conditions



View 2 - Proposed Conditions





View 3 - Existing Conditions



View 3 - Proposed Conditions





View 4 - Existing Conditions



View 4 - Proposed Conditions





Site Exhibit - Fire Hydrant Locations
1" = 20' 0"

PROJECT NORTH
TRUE NORTH
1" = 20' 0"

EX. FH

FUSCOE
CONSULTANTS
14701 Van Eaton, Suite 100
Irvine, California 92618
Tel 949 474 7100 Fax 949 474 5315
www.fuscoecorp.com

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FIRE HYDRANT LOCATION EXHIBIT



4/13/2015 5:00:58 PM

ABBREVIATIONS

ABBREVIATION	EXTENSION
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT (LAYOUT, MEASUREMENT)
AM	ARBOREAL MEASUREMENT (PALM TREE REFERENCE)
ARCH	ARCHITECT
ADL	ADJACENT
BS	BOTTOM OF STEP
BE	BEARING OF WALL
CAD	COMPUTER-AIDED DESIGN
CP or CLIP	CURTAIN-WALL (CONCRETE APPLICATIONS)
CL	CENTRELINE (LAYOUT, MEASUREMENT)
CLS	CENTER LINE OF SLOPE (GRADIENT)
CLP	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
DA	DIAMETER (LAYOUT, MEASUREMENT)
EJ	EXPANSION JOINT (CONCRETE APPLICATIONS)
EQ	EQUAL (LAYOUT, MEASUREMENT)
EX	EXTERIOR
F.O.B.	FACE OF BUILDING
FG or F.G.	FINISHED GRADE (TOP SOIL GRADIENT)
FS or F.S.	FINISHED SURFACE (HARD SURFACES)
GA	GALVANIZED
GEOTECH	GEOTECHNICAL ENGINEER
GPM	GALLONS PER HOUR (IRRIGATION)
GPM	GALLONS PER MINUTE (IRRIGATION)
HEX.	HEXAGONAL
HP	HIGH POINT (GRADIENT)
HSS	HOLLOW STRUCTURAL SECTION
E	INVERT ELEVATION
LA or L.A.	LANDSCAPE ARCHITECT
LE or L.E.D.	LIGHT-EMITTING DIODE (ELECTRICAL FIXTURE)
LOW or L.O.W.	UNIT OF WORK
LP	LOW POINT (GRADIENT)
MAC	MAXIMUM
MIN	MINIMUM
MIN or M.A.P.	NOT A PART
OC or O.C.	ON-CENTER (LAYOUT, MEASUREMENT)
OD or O.D.	OUTSIDE DIAMETER (LAYOUT, MEASUREMENT)
PA or P.A.	PLANTING AREA
PERF.	PERFORATED
P.O.B. or P.O.B.	POINT OF BEGINNING (LAYOUT, MEASUREMENT)
PL	PROPERTY LINE
P.S.I.	POUNDS PER SQUARE INCH (IRRIGATION)
PTDF	PRESSURE-TREATED DOUGLAS FIR
R	REFERENCE OR REFER TO
REIN.	REINFORCEMENT
REINCL.	REINFORCING IRONER
SE	CONTRACT SPECIFICATIONS
SPECS	CONTRACT SPECIFICATIONS
S/S	STAINLESS STEEL
TBD	TO BE DETERMINED
TC	TOP OF CURB (GRADIENT ELEVATION)
TG	TOP OF GRADE (GRADIENT ELEVATION)
TS	TOP OF STEP (GRADIENT ELEVATION)
TR	TOP OF WALL (GRADIENT ELEVATION)
TR	TYPICAL
W/P	WITH

SHEET INDEX

GENERAL SHEETS

REFERENCE	SHEET NAME
L.O.0	NOTES & LAYOUT LEGEND
L.O.1	PLANTING PALETTE
L.O.2	PLANTING PALETTE (CONT.)

MATERIALS AND LAYOUT PLANS

REFERENCE	SHEET NAME
L1.0	MATERIALS & LAYOUT PLAN

PLANTING PLANS

REFERENCE	SHEET NAME
L2.0	PLANTING PLAN

NOTES:

1. WUCOLS Region Three Plant Factor listings are used for this Document.
2. All plants within a Plant Designation Type, Height, Shade, Groundcover, and Soil Succulent Mix, will have plant species with similar Plant Factors grouped into Hydro-zones. Plants with different Plant Factors will not be grouped within the same Hydro-zone.
3. The Plant Palette in this Document is a working Plant Palette. The intention of this Document is to list the possible plants that will be used in each Plant Designation Type, Height, Shade, Groundcover, and Soil Succulent Mix. Not all plants may be used in the final Plan.
4. The irrigation system is to be fully automatic and conform to the City of Newport Beach Landscape Guidelines.
5. Sub-surface in-the-drip tubing irrigation will be used for all planting areas.
6. The finished Planting Plan will be designed as the Estimated Total Water Use (ETWU) will be less than the Maximum Allowable Water Use (MAWU) as indicated in the City of Newport Beach Landscape Guidelines.
7. The grades and wall heights indicated in this Document are preliminary and are subject to change.

LANDSCAPE AREA QUANTITIES:

GROUND COVER:	169 SQ FT
SOFT SUCCULENT	836 SQ FT
HEDGE	1748 SQ FT
SHOB	4883 SQ FT
TOTAL:	7934 SQ FT

PAVING LEGEND

SYMBOL	KEY	ITEM	MATERIAL	COLOR	FINISH	REMARKS	DETAIL	SPEC. SEC.
	P1	ENTRY PAVING	DIMENSIONAL UNIT PAVES, MATERIAL TBD	TBD	TBD	DIMENSIONAL UNIT PAVES OVER VEHICULAR RATED BASE MATERIAL.	---	---
	P2	COURTYARD PAVING	DIMENSIONAL UNIT PAVES, MATERIAL TBD	TBD	TBD	DIMENSIONAL UNIT PAVING TO MATCH CONDO UNIT PAVING. PAVING TO MEET APPLICABLE EXTERIOR SLIP COEFFICIENTS.	---	---
	P3	PRIVATE WALKWAY PAVING	ENHANCED C.I.P. CONCRETE	TBD	TBD	INTEGRAL COLOR CONCRETE W/ ENHANCED FINISH TBD. SAW CUT JOINTS. PEDESTRIAN THICKNESS.	---	---
	P4	PUBLIC SIDEWALK PAVING	C.I.P. CONCRETE	GRAY, NO COLOR ADDED	BROOM	PAVING TYPE, COLOR, AND FINISH TO MATCH EXISTING CONCRETE SIDEWALK.	---	---
	P5	SOCIAL SPACE PAVING	DIMENSIONAL UNIT PAVES, MATERIAL TBD	TBD	TBD	DIMENSIONAL UNIT PAVES OVER PEDESTRIAN RATED BASE MATERIAL.	---	---
	P6	COURTYARD STEPPING STONES	DIMENSIONAL UNIT PAVES, MATERIAL TBD	TBD	TBD	DIMENSIONAL UNIT PAVES OVER PEDESTRIAN RATED BASE MATERIAL.	---	---
	P7	PAVING BAND	ENHANCED C.I.P. CONCRETE	TBD	TBD	INTEGRAL COLOR CONCRETE W/ ENHANCED FINISH TBD. SAW CUT JOINTS. PEDESTRIAN THICKNESS.	---	---
	P8	TRUNCATED DOMES	TBD	TBD	TBD	ADA AND CBC COMPLIANT TRUNCATED DOME WARNING STRIP.	---	---
	P9	ENHANCED CROSSWALK	CONCRETE UNIT PAVES	TBD	TBD	VEHICULAR RATED DIMENSIONAL UNIT PAVES OVER VEHICULAR RATED BASE MATERIAL.	---	---

WALL LEGEND

SYMBOL	KEY	ITEM	MATERIAL	COLOR	FINISH	REMARKS	DETAIL	SPEC. SEC.
	W1	PERIMETER RETAINING WALL	CMU CORE W/ CLADDING TBD	TBD	TBD	HEIGHTS VARY. SEE LAYOUT PLAN	---	---
	W2	COURTYARD WALL	CMU CORE W/ CLADDING TBD	TBD	TBD	42" TALL WALL	---	---
	W3	ENTRY SEAT WALL	CMU CORE W/ CLADDING TBD	TBD	TBD	18" TALL SEAT WALL	---	---
	W4	SOCIAL SPACE SEAT WALL	TBD	TBD	TBD	18" TALL SEAT WALL	---	---
	W5	C.I.P. CONCRETE STAIRS	C.I.P. CONCRETE WITH ENHANCED FINISH	TBD	TBD	---	---	---
	W6	PLANTER WALL	CMU CORE W/ CLADDING TBD	TBD	TBD	HEIGHT TBD BASED ON FINAL ON-STRUCTURE PLANTING DEPTH AVAILABLE.	---	---

SITE FURNISHING LEGEND

SYMBOL	KEY	ITEM	MATERIAL	COLOR	FINISH	REMARKS	DETAIL	SPEC. SEC.
	SF1	ENTRY BENCH	TBD	TBD	TBD	---	---	---
	SF2	LARGE POT	TBD	TBD	TBD	---	---	---
	SF3	SMALL POT	TBD	TBD	TBD	---	---	---
	SF4	STAIR HANDRAIL	TBD	TBD	TBD	---	---	---
	SF5	PRIVATE COURTYARD FURNITURE	TBD	TBD	TBD	---	---	---
	SF6	PRIVATE COURTYARD OBJECT	TBD	TBD	TBD	OBJECT TBD BETWEEN WATER FEATURE, FIRE ELEMENT, SCULPTURE, OR PLANTED POT.	---	---
	SF7	COURTYARD GATE	TBD	TBD	TBD	---	---	---
	SF8	TRELLIS	TBD	TBD	TBD	---	---	---
	SF9	BOLLARD	TBD	TBD	TBD	---	---	---

TREE PALETTE

SYMBOL	BOTANIC NAME	COMMON NAME	CONTAINER	FORM/BRANCHING	USE	MINIMUM SIZE	DETAIL REF.	WUCOLS	REMARKS
	ALBIZIA JULIBRISSIN	SILK TREE	TBD	SINGLE TRUNK	COURTYARD AND/OR SPECIMEN TREE	TBD	N/A	MEDIUM	FULL MATCHED, DENSE GROWTH, PREMIUM SELECT GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, AS NURSERY TAGGED AND FIELD-ACCEPTED BY LANDSCAPE ARCHITECT.
	DRACAENA DRACO	DRAGON TREE	24" BOX	SINGLE TRUNK	COURTYARD ACCENT	TBD	N/A	VERY LOW	
	HYMENOSPORUM FLAVUM	SWEET SHADE	TBD	STANDARD	NEWPORT CENTER DR. LANDSCAPE BUFFER	TBD	N/A	MEDIUM	
	OLEA EUROPAEA 'SWAN HILL'	'SWAN HILL' HYBRID FRUITLESS OLIVE TREE	TBD	MULTI-TRUNK	COURTYARD TREE	TBD	N/A	LOW	
	PODOCARPUS GRACILIOR	FERN PINE	TBD	STANDARD	NEWPORT CENTER DR. LANDSCAPE BUFFER	TBD	N/A	MEDIUM	
	SPALIOIDEA CAMPANULATA	AFRICAN TULIP TREE	TBD	STANDARD	SPECIMEN / NEWPORT CENTER DR. LANDSCAPE BUFFER	TBD	N/A	MEDIUM	
	TABERNAEMONTANA (AEGLE MACLEOD)	PINK TRUMPET TREE	TBD	STANDARD	ANACAPA STREET TREE / SPECIMEN	TBD	N/A	MEDIUM	
	TIPUANA TIPU	TIPU TREE	TBD	STANDARD	ANACAPA STREET TREE / SPECIMEN	TBD	N/A	MEDIUM	

SHRUB PALETTE

SYMBOL	BOTANIC NAME	COMMON NAME	CONTAINER	FORM/BRANCHING	USE	MINIMUM SIZE	DETAIL REF.	WUCOLS	REMARKS
	AGAPANTHUS 'SNOW STORM'	'SNOW STORM' HYBRID LILY-OF-THE-VALLEY	TBD	PERENNIAL FROM RHIZOMES	SHRUB PLANTINGS	TBD	N/A	MEDIUM	FULL/SYMMETRICAL IN NURSERY CONTAINER; PREMIUM SELECT GRADE; DENSE GROWTH, WELL-ROOTED; AS FIELD-ACCEPTED BY LANDSCAPE ARCHITECT.
	AGAVE ATTENUATA 'VAREGATA'	VAREGATED FOXTAIL AGAVE	TBD	SUCCULENT	SHRUB PLANTINGS	TBD	N/A	LOW	
	AGAVE 'BLUE FLAME'	'BLUE FLAME' HYBRID AGAVE	TBD	SUCCULENT	SHRUB PLANTINGS	TBD	N/A	LOW	
	CALANDRINIA GRANDIFLORA	ROCK PULSANE	TBD	SUCCULENT	SHRUB PLANTINGS	TBD	N/A	NOT LISTED-LOW	
	COTYLEDON ORBICULATA 'IVORY SHELL'	'IVORY SHELL' HYBRID RICE'S EAR	TBD	SUCCULENT	SHRUB PLANTINGS	TBD	N/A	LOW	
	EUPHORBIA LEUCODENDRON 'CAT TAILS'	'CAT TAILS' HYBRID EUPHORBIA	TBD	SUCCULENT	SHRUB PLANTINGS	TBD	N/A	NOT LISTED-VERY LOW	
	EUPHORBIA TIRUCALLI 'ROSEA'	FIRE STICKS	TBD	SUCCULENT	SHRUB PLANTINGS	TBD	N/A	VERY LOW	
	KALANCHOE LUCIAE 'FLAP JACK'	'FLAP JACK' HYBRID PADDLE PLANT	TBD	SUCCULENT	SHRUB PLANTINGS	TBD	N/A	NOT LISTED-LOW	
	LEUCODENDRON SPP.	LEUCODENDRON	TBD	WOODY SHRUB	SHRUB PLANTINGS	TBD	N/A	LOW	
	PITOSPORUM 'WHEELER'S DWARF'	'WHEELER'S DWARF' HYBRID PITOSPORUM	TBD	WOODY SHRUB	SHRUB PLANTINGS	TBD	N/A	N/A	
	RAPPHOLERIS INDICA 'CLARA'	'CLARA' HYBRID INDIAN HAWTHORN	TBD	WOODY SHRUB	SHRUB PLANTINGS	TBD	N/A	MEDIUM	

HEDGE PALETTE

SYMBOL	BOTANIC NAME	COMMON NAME	CONTAINER	FORM/BRANCHING	USE	MINIMUM SIZE	DETAIL REF.	WUCOLS	REMARKS
	FICUS N. 'GREEN GEM'	'GREEN GEM' HYBRID FICUS	TBD	LOW BRANCHING HEDGE	TALL HEDGE	TBD	N/A	LOW	FULL/SYMMETRICAL IN NURSERY CONTAINER; PREMIUM SELECT GRADE; DENSE GROWTH; WELL-ROOTED; AS FIELD-ACCEPTED BY LANDSCAPE ARCHITECT.
	LIGUSTRUM J. 'TEXANUM'	'TEXANUM' HYBRID PRIVET	TBD	LOW BRANCHING HEDGE	MEDIUM HEIGHT HEDGE	TBD	N/A	MEDIUM	
	MYRSINE AFRICANA	AFRICAN BOXWOOD	TBD	LOW BRANCHING HEDGE	LOW HEDGE	TBD	N/A	LOW	
	PRUNUS CAROLINIANA 'BRIGHT AND TIGHT'	'BRIGHT AND TIGHT' HYBRID CAROLINA LAUREL CHERRY	TBD	LOW BRANCHING HEDGE	MEDIUM HEIGHT HEDGE	TBD	N/A	MEDIUM	

GROUND COVER PALETTE

SYMBOL	BOTANIC NAME	COMMON NAME	CONTAINER	FORM/BRANCHING	USE	MINIMUM SIZE	DETAIL REF.	WUCOLS	REMARKS
	BACCHARIS PILULARIS 'PIGEON POINT'	'PIGEON POINT' HYBRID DWARF COYOTE BUSH	TBD	SPREADING GROUNDCOVER	GROUNDCOVER	TBD	N/A	LOW	FULL/SYMMETRICAL IN NURSERY CONTAINER; PREMIUM SELECT GRADE; DENSE GROWTH; WELL-ROOTED; AS FIELD-ACCEPTED BY LANDSCAPE ARCHITECT.
	LANTANA 'ALBA'	WHITE FLOWERING LANTANA	TBD	SPREADING GROUNDCOVER	GROUNDCOVER	TBD	N/A	LOW	
	SENECIO SERPENS	BLUE CHALKSTICKS	TBD	SPREADING GROUNDCOVER	GROUNDCOVER	TBD	N/A	LOW	

VINE PALETTE

SYMBOL	BOTANIC NAME	COMMON NAME	CONTAINER	FORM/BRANCHING	USE	MINIMUM SIZE	DETAIL REF.	WUCOLS	REMARKS
	DISTICHIS BUSSINATORIA	BLOOD-RED TRUMPET VINE	TBD	STAKED VINE	VINE	TBD	N/A	MEDIUM	FULL/SYMMETRICAL IN NURSERY CONTAINER; PREMIUM SELECT GRADE; DENSE GROWTH; WELL-ROOTED; AS FIELD-ACCEPTED BY LANDSCAPE ARCHITECT.
	FICUS PUMILA	CREeping FIG	#5	STAKED VINE	WALL SCREENING	TBD	N/A	MEDIUM	

TURF

SYMBOL	BOTANIC NAME	MFG.	CONTAINER	FORM/BRANCHING	USE	MINIMUM SIZE	DETAIL REF.	WUCOLS	REMARKS
	ARTIFICIAL TURF	TBD	N/A	TURF	DOG PARK	N/A	N/A	---	---

LEGUNA BROS
 570 Connecticut St
 Newport Beach CA 92651
 949.437.5471

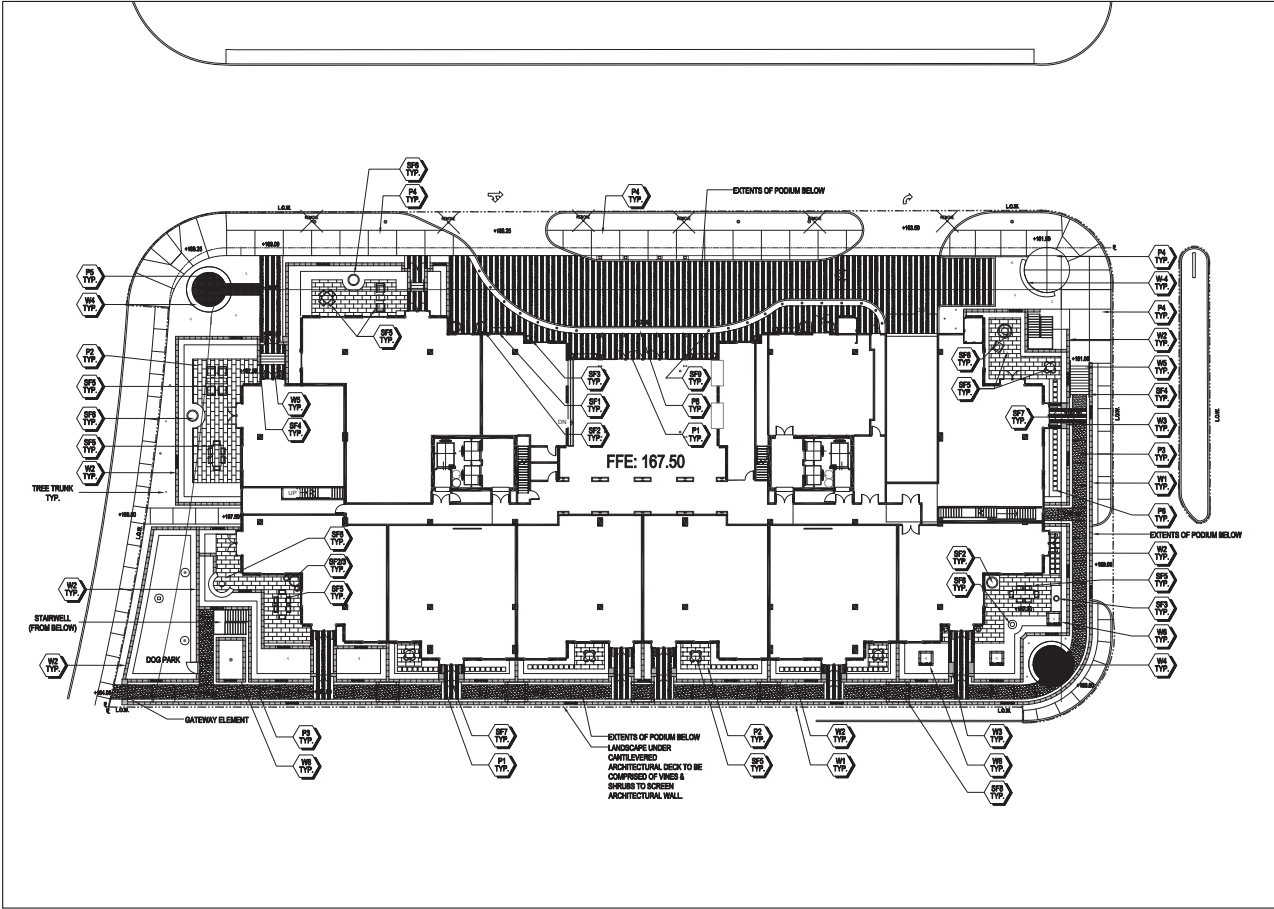


Newport Center Condominiums
 Newport Beach, CA

PLANTING PALETTE

SOFT SUCCULENT PALATTE

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	FORM/BRANCHING	USE	MINIMUM SIZE	DETAIL REF.	WUCOLS	REMARKS
	AEONIUM DECORUM "SUNBURST"	"SUNBURST" HYBRID AEONIUM	#1	SUCCULENT	SUCCULENT-MIX GROUNDCOVER	TBD	N/A	LOW	FULL/SYMMETRICAL IN NURSERY CONTAINER; PREMIUM SELECT GRADE; DENSE GROWTH; WELL-ROOTED; CAN-FILL, AND FREE OF SCARRING AS FIELD-ACCEPTED BY LANDSCAPE ARCHITECT.
	AEONIUM "YINI"	"YINI" HYBRID AEONIUM	#1	SUCCULENT	SUCCULENT-MIX GROUNDCOVER	TBD	N/A	LOW	
	ALOE MACULATA	SOAP ALOE	#1	SUCCULENT	SUCCULENT-MIX GROUNDCOVER	TBD	N/A	LOW	
	ALOE VAREGATA	TIGER ALOE	#1	SUCCULENT	SUCCULENT-MIX GROUNDCOVER	TBD	N/A	LOW	
	CRASSULA ARGENTEA "CROSBY'S COMPACT"	COMPACT JADE PLANT	#1	SUCCULENT	SUCCULENT-MIX GROUNDCOVER	TBD	N/A	LOW	
	COTYLEDON ORBICULATA "IVORY SHELL"	"IVORY SHELL" HYBRID "PIS'S EAR"	#1	SUCCULENT	SUCCULENT-MIX GROUNDCOVER	TBD	N/A	LOW	
	DUDLEYA BRITTONII	CHALK DUDLEYA	#1	SUCCULENT	SUCCULENT-MIX GROUNDCOVER	TBD	N/A	VERY LOW	
	ECHEVERIA "BLUE ROSE"	"BLUE ROSE" HYBRID HENS AND CHICKS	#1	SUCCULENT	SUCCULENT-MIX GROUNDCOVER	TBD	N/A	LOW	
	ECHEVERIA "PERLE VON NUREMBERG"	"PERLE VON NUREMBERG" HYBRID ECHIVERIA	#1	SUCCULENT	SUCCULENT-MIX GROUNDCOVER	TBD	N/A	LOW	
	ECHIVERIA "WHITE CLOUD"	"WHITE CLOUD" HYBRID ECHIVERIA	#1	SUCCULENT	SUCCULENT-MIX GROUNDCOVER	TBD	N/A	LOW	
	GRAPTOPETALUM PARAGUAYENSE	GHOST PLANT	#1	SUCCULENT	SUCCULENT-MIX GROUNDCOVER	TBD	N/A	LOW	
	PACHYPHYLLUM OVERTONII	MOONSTONES	#1	SUCCULENT	SUCCULENT-MIX GROUNDCOVER	TBD	N/A	NOT LISTED- LOW	
	SEDUM RUPESTRE	STONECROP	#1	SUCCULENT	SUCCULENT-MIX GROUNDCOVER	TBD	N/A	LOW	
	SEMPERIVUM "VIREBS"	"VIREBS" HYBRID LIVE-FOR-EVER	#1	SUCCULENT	SUCCULENT-MIX GROUNDCOVER	TBD	N/A	LOW	
	SEMPERIVUM "VORTEX"	"VORTEX" HYBRID LIVE-FOR-EVER	#1	SUCCULENT	SUCCULENT-MIX GROUNDCOVER	TBD	N/A	LOW	



PAVING LEGEND

SYMBOL	KEY	ITEM
[Symbol]	P1	ENTRY PAVING
[Symbol]	P2	COURTYARD PAVING
[Symbol]	P3	PRIVATE WALKWAY PAVING
[Symbol]	P4	PUBLIC SIDEWALK PAVING
[Symbol]	P5	SOCIAL SPACE PAVING
[Symbol]	P6	COURTYARD STEPPING STONES
[Symbol]	P7	PAVING BAND
[Symbol]	P8	TRUNCATED DOMES
[Symbol]	P9	ENHANCED CROSSWALK

WALL LEGEND

SYMBOL	KEY	ITEM
[Symbol]	W1	PERIMETER RETAINING WALL
[Symbol]	W2	COURTYARD WALL
[Symbol]	W3	ENTRY SEAT WALL
[Symbol]	W4	SOCIAL SPACE SEAT WALL
[Symbol]	W5	C.I.P. CONCRETE STAIRS
[Symbol]	W6	PLANTER WALL

SITE FURNISHING LEGEND

SYMBOL	KEY	ITEM
[Symbol]	SF1	ENTRY BENCH
[Symbol]	SF2	LARGE POT
[Symbol]	SF3	SMALL POT
[Symbol]	SF4	STAR HANDRAIL
[Symbol]	SF5	PRIVATE COURTYARD FURNITURE
[Symbol]	SF6	PRIVATE COURTYARD OBJECT
[Symbol]	SF7	COURTYARD GATE
[Symbol]	SF8	HELIXIS
[Symbol]	SF9	BOLLARD

SEE SHEET L00 FOR FULL LEGEND



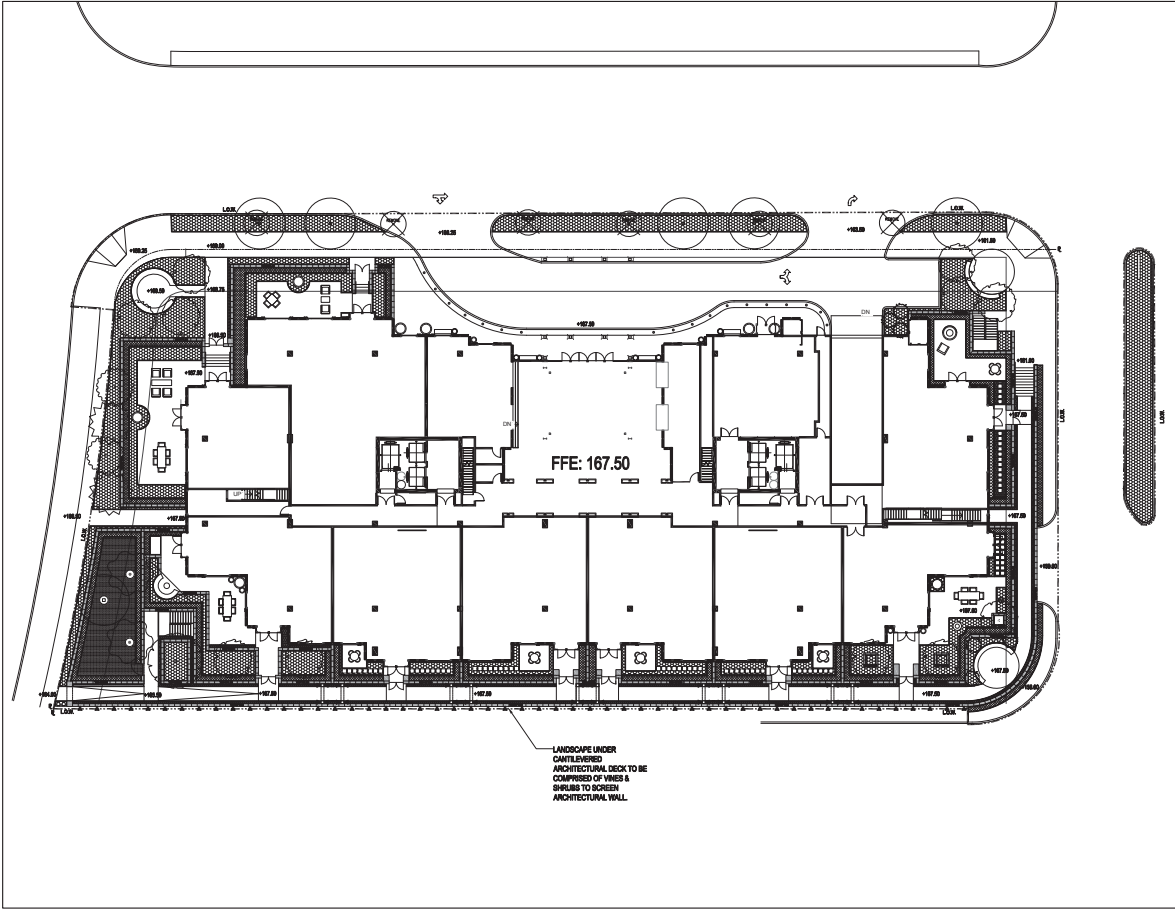
LEGEND & BRANCH
 570 Connecticut St
 Newport Beach, CA 92651
 Phone: 949.437.7001
 Fax: 949.437.5471



Newport Center Condominiums
 Newport Beach, CA

LAYOUT AND MATERIALS PLAN

Note: Conceptual Design Package Subject To Change



TREE PALETTE		
SYMBOL	BOTANIC NAME	COMMON NAME
○	ALBIZIA KALBARSSON	SILK TREE
○	DRACAEVA DRACO	DRAGON TREE
○	HYMENOPHYLLUM FLAVUM	SWEET SHADE
○	OLEA EUROPEA 'SILVER HILL'	'SILVER HILL' HYBRID PRUNELLES QUAC TREE
○	PODOCARPUS GRAECOLOR	FERN PINE
○	SPATHOLOLA CAMPANULATA	AFRICAN TULIP TREE
○	HEBELEA SPENTONOSA (WILLIAMSIA)	PINK TRUMPET TREE
○	PIRANIA TPU	TPU TREE
SHRUB PALLETTE		
SYMBOL	BOTANIC NAME	COMMON NAME
■	AGAVE ATTENUATA 'VAREGATA'	VAREGATED FORTAL AGAVE
■	AGAVE 'BLUE FLAME'	'BLUE FLAME' HYBRID AGAVE
■	CALLANDRINA GRANDIFLORA	ROCK PULSANE
■	COTYLEDON OBSCURATA 'IVORY SHELL'	'IVORY SHELL' HYBRID IVORY SHELL
■	EUPHORBIA 'CAT TAILS'	'CAT TAILS' HYBRID EUPHORBIA
■	EUPHORBIA TRICALLI 'ROSEA'	REE STICKS
■	BLANCHARDIA LUCIDA 'FLAP JACK'	'FLAP JACK' HYBRID PADBLE PLANT
■	LEUCODENDRON SPP.	LEUCODENDRON
■	PITTOSPORUM 'WHEELER'S DWARF'	'WHEELER'S DWARF' HYBRID PITTOSPORUM
■	MARTELLOTTI'S REDCA 'OLANA'	'OLANA' HYBRID INDIAN HAZEL
VINE PALLETTE		
SYMBOL	BOTANIC NAME	COMMON NAME
▶	DIETICHS BISSINATORIA	'BLOOD-RED' TRUMPET VINE
▲	FIGUS PUMILA	CREeping FIG
TURF		
SYMBOL	BOTANIC NAME	MFL
■	ARTIFICIAL TURF	180

HEDGE PALLETTE		
SYMBOL	BOTANIC NAME	COMMON NAME
■	FIGUS N. 'GREEN GEM'	'GREEN GEM' HYBRID FIGS
■	LEUCISTEM A. 'TEXANUM'	'TEXANUM' HYBRID PRIVET
■	MYRSINE AFRICANA	AFRICAN BOXWOOD
■	PRUNUS CAROLINIANA 'BRIGHT AND TIGHT'	'BRIGHT AND TIGHT' HYBRID CAROLINA LAUREL CHERRY
GROUND COVER PALLETTE		
SYMBOL	BOTANIC NAME	COMMON NAME
■	SACCARDUS PELLUCIDUS 'YUGON POINT'	'YUGON POINT' HYBRID ORNAMENTAL BUSH
■	LANTANA 'ALBA'	WHITE FLOWERS LANTANA
■	SENECIO SERRIFOLIUS	BLUE CHALKSTICKS
SOFT SUCCULENT PALLETTE		
SYMBOL	BOTANIC NAME	COMMON NAME
■	AEONIA DECORATA 'SUNBURST'	'SUNBURST' HYBRID Aeonium
■	AEONIA 'KIM'	'KIM' HYBRID Aeonium
■	ALOE MADRATA	SOAP ALOE
■	ALOE VAREGATA	TIGER ALOE
■	CRASSULA AMERICAENA 'CROSSBY'S COMPACT'	'CROSSBY'S COMPACT' JADE PLANT
■	COTYLEDON OBSCURATA 'IVORY SHELL'	'IVORY SHELL' HYBRID IVORY SHELL
■	DIODELYA BRITTONI	CHALK DODELEYA
■	CHONDRILLA 'BLUE ROSE'	'BLUE ROSE' HYBRID MENS AND CHICKS
■	CHONDRILLA 'PERLE VON HAMBURG'	'PERLE VON HAMBURG' HYBRID EDHEIMER
■	CHONDRILLA CAUTE 'WHITE CLOUD'	'WHITE CLOUD' HYBRID EDHEIMER
■	GRAMINOPHYLLUM PARAGLAVENSE	SHOOT PLANT
■	TRICHOSTEMUM 'OFFICINUM'	WOODSTONES
■	SEDUM RUPRESTRIS	STONECROP
■	SEMPERVIVUM 'VIBES'	'VIBES' HYBRID USE-FOR-EVER
■	SEMPERVIVUM 'VORTEX'	'VORTEX' HYBRID USE-FOR-EVER

SEE SHEET 10.0 FOR FULL LEGEND

SEE SHEET 10.0 FOR FULL LEGEND

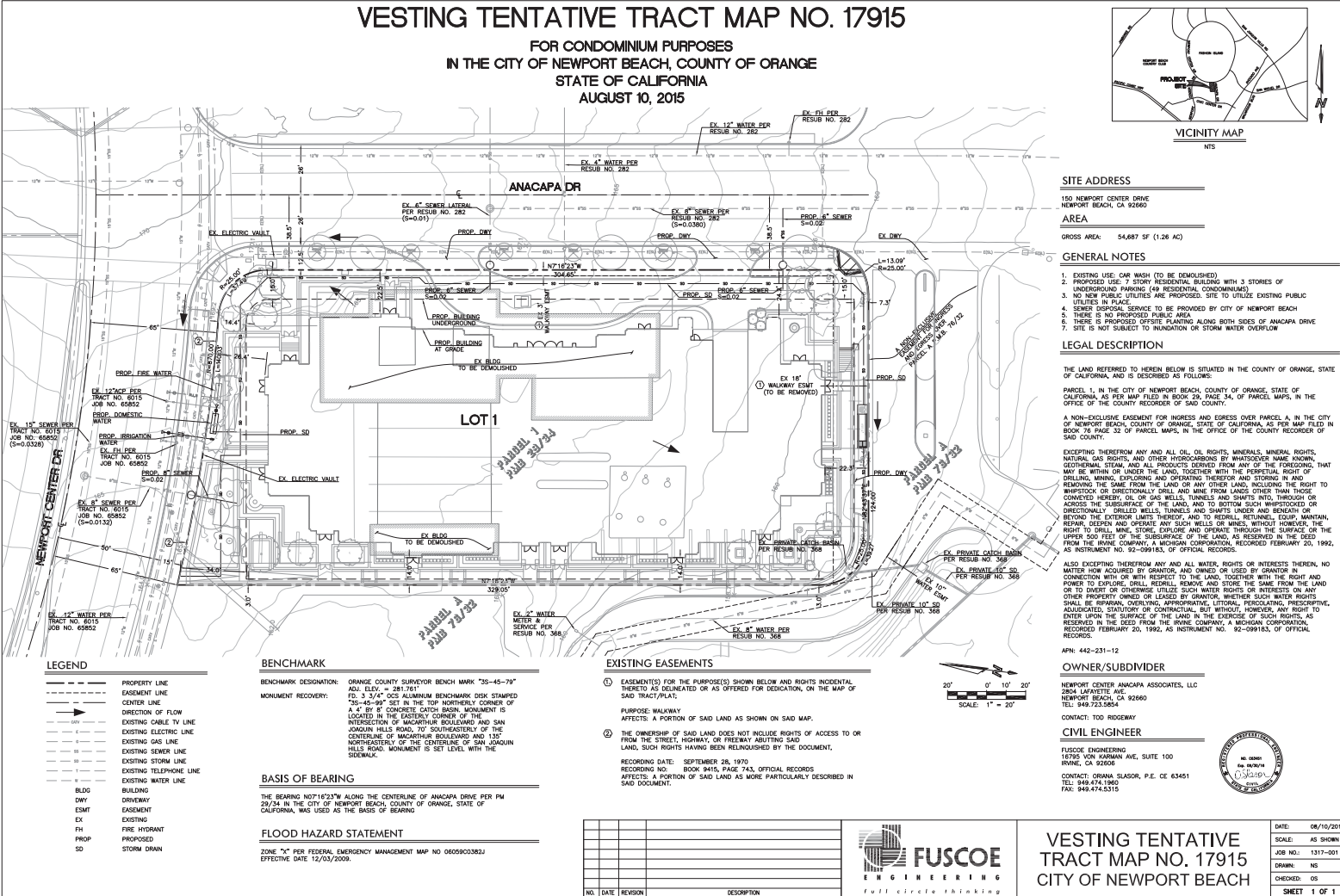
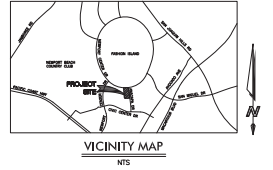
LEONARD BAKER
 SAN FRANCISCO HOUSTON LOS ANGELES CHICAGO
 570 CALIFORNIA ST. 1500 BEACH CA 92661
 SAN FRANCISCO DALLAS 949 437 5471

MVE
 PARTNERS
Newport Center Condominiums
 Newport Beach, CA
 Note: Conceptual Design Package Subject To Change

PLANTING PLAN

VESTING TENTATIVE TRACT MAP NO. 17915

FOR CONDOMINIUM PURPOSES
IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE
STATE OF CALIFORNIA
AUGUST 10, 2015



SITE ADDRESS

150 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

AREA

GROSS AREA: 54,687 SF (1.26 AC)

GENERAL NOTES

- EXISTING USE: CAR WASH (TO BE DEMOLISHED)
- PROPOSED 7 STORY RESIDENTIAL BUILDING WITH 3 STORIES OF UNDERGROUND PARKING (49 RESIDENTIAL CONDOMINIUMS)
- NO NEW PUBLIC UTILITIES ARE PROPOSED. SITE TO UTILIZE EXISTING PUBLIC UTILITIES IN PLACE
- SEWER DISPOSAL SERVICE TO BE PROVIDED BY CITY OF NEWPORT BEACH
- THERE IS NO PROPOSED PUBLIC AREA
- THERE IS PROPOSED OFFICE PLANTING ALONG BOTH SIDES OF ANACAPA DRIVE
- SITE IS NOT SUBJECT TO INUNDATION OR STORM WATER OVERTLOW

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 29, PAGE 34, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER PARCEL A, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 76, PAGE 32 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, LEASING, AND OPERATING HEREIN AND THEREIN, IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO SHIP/TOP OR OTHERWISE EXTRACT AND TAKE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SURFACE OF THE LAND, AND TO BOTTOM SUCH UNPROTECTED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDELL, RETURN, REPAIR, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SURFACE OF THE LAND, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED FEBRUARY 20, 1992, AS INSTRUMENT NO. 92-099183, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR, AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDELL, REMOVE AND STORE THE SAME FROM THE LAND OR TO DIBERT OR OTHERWISE UTILIZE SUCH WATER RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE SURFACE, OVERFLOW, APPROPRIATE, LITORAL, PERCOLLING, PREScriptive, UNDEVELOPED, OR OTHERWISE ACQUIRED, BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, RECORDED FEBRUARY 20, 1992, AS INSTRUMENT NO. 92-099183, OF OFFICIAL RECORDS.

APN: 442-231-12

OWNER/SUBDIVIDER

NEWPORT CENTER ANACAPA ASSOCIATES, LLC
2804 LAFALETTE AVE.
NEWPORT BEACH, CA 92660
TEL: 949.723.5854

CIVIL ENGINEER

FUSCOE ENGINEERING
16795 VON KARMAN AVE, SUITE 100
IRVINE, CA 92606
CONTACT: ORIANA SLASOR, P.E. CE 63451
TEL: 949.474.1960
FAX: 949.474.5115



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- CENTER LINE
- DIRECTION OF FLOW
- EXISTING CABLE TV LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING STORM LINE
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE
- BLDG BUILDING
- DRY DRIVEWAY
- ESMT EASEMENT
- EX EXISTING
- FH FIRE HYDRANT
- PROP PROPOSED
- SD STORM DRAIN

BENCHMARK

BENCHMARK DESIGNATION: ORANGE COUNTY SURVEYOR BENCH MARK "35-45-79" ADJ. ELEV. = 281.761'
MONUMENT RECOVERY: 3" x 3" ALUMINUM BENCHMARK DISK STAMPED "35-45-99" SET IN THE TOP NORTHERLY CORNER OF 4' x 4' CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE EASTERLY CORNER OF THE INTERSECTION OF MACARTHUR BOULEVARD AND SAN JOAQUIN HILLS ROAD, 70' SOUTHEASTERLY OF THE CENTERLINE OF MACARTHUR BOULEVARD AND 135' NORTHEASTERLY OF THE CENTERLINE OF SAN JOAQUIN HILLS ROAD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

BASIS OF BEARING

THE BEARING N07°16'33" W ALONG THE CENTERLINE OF ANACAPA DRIVE PER PM 29/24 IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARING

FLOOD HAZARD STATEMENT

ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT MAP NO. 06090C0382J EFFECTIVE DATE 12/03/2008.

EXISTING EASEMENTS

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT.
PURPOSE: WALKWAY
AFFECTS: A PORTION OF SAID LAND AS SHOWN ON SAID MAP.
- THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREIGHT ADJUTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT.

RECORDING DATE: SEPTEMBER 28, 1970
RECORDING NO.: BOOK 9415, PAGE 743, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

NO.	DATE	REVISION	DESCRIPTION



VESTING TENTATIVE
TRACT MAP NO. 17915
CITY OF NEWPORT BEACH

DATE:	08/10/2015
SCALE:	AS SHOWN
JOB NO.:	1317-001
DRAWN:	NS
CHECKED:	OS
SHEET	1 OF 1