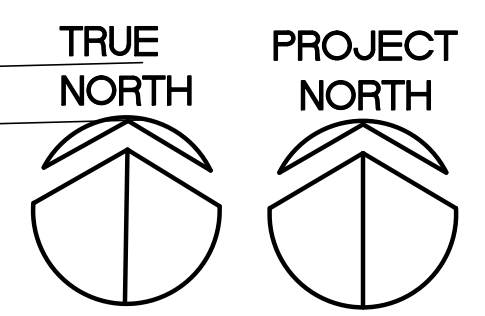
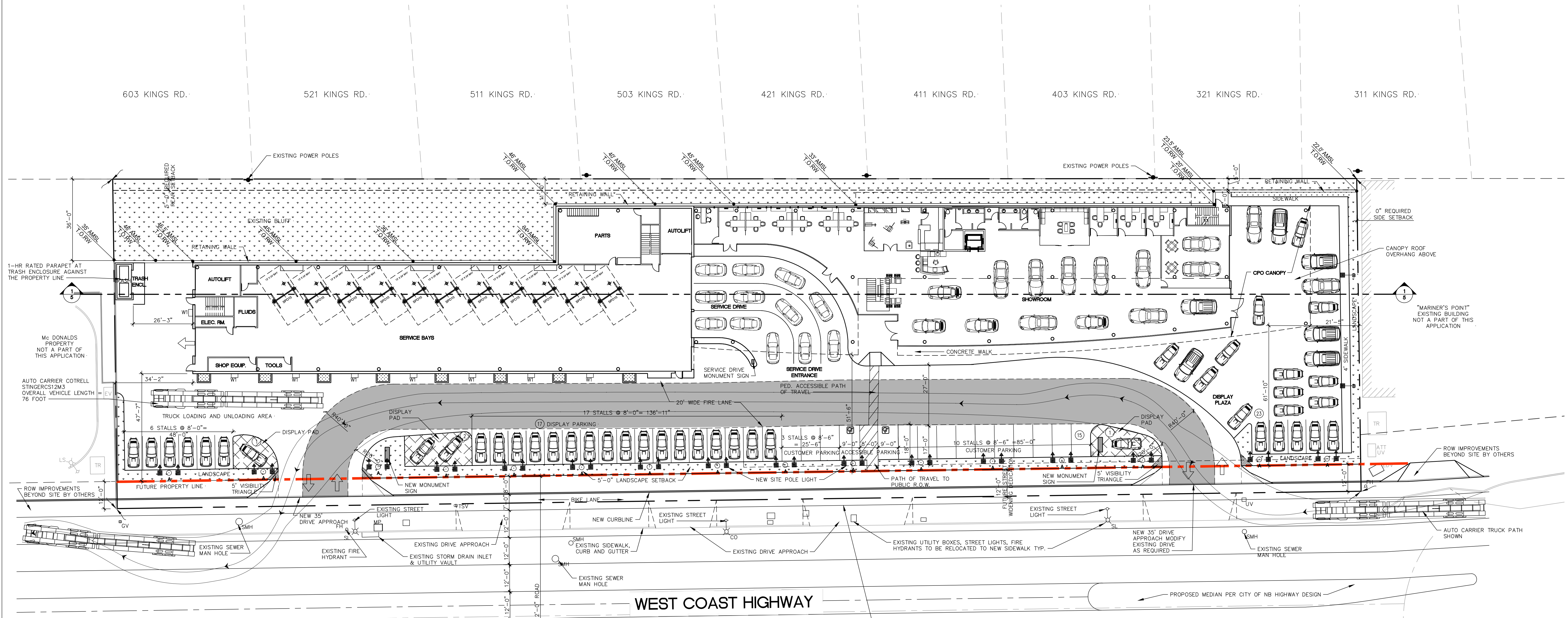


SHEET INDEX

1	SITE PLAN - WITH DEDICATION
2	EXISTING SITE AERIAL VIEW AND NEW BUILDING OUTLINE COMPOSITE PLAN
3	FIRST AND SECOND FLOOR PLANS
3a	ROOF PLAN
4	BUILDING EXTERIOR ELEVATIONS
5	BUILDING AND PROJECT CROSS SECTIONS
5a	PROJECT CROSS SECTIONS
6	BASE ELEVATION EXHIBIT
7	ROOF ELEVATIONS EXHIBIT
8	PHOTOMETRIC LIGHTING PLAN
L1	PRELIMINARY LANDSCAPE PLANTING PLAN
L2	PRELIMINARY LANDSCAPE IRRIGATION PLAN
G1	CONCEPTUAL GRADING PLAN
1	EXISTING SITE TOPO



PROPOSED SITE PLAN 1
 SCALE: 1" = 20'-0"

PARKING SUMMARY

REQUIRED PARKING:	1 PER 1000 S.F. OF LOT AREA = 78,015/1000	79 STALL REQUIRED INCL. (4 ACCESSIBLE)
PARKING PROVIDED:	ON SITE CUSTOMER PARKING	15 STALLS
	ROOF LEVELS SERVICE AND EMPLOYEE PARKING	64 STALLS
TOTAL REQUIRED PARKING PROVIDED *		79 STALLS PROVIDED INCL. (4 ACCESSIBLE)
TOTAL PARKING COUNT:	SHOWROOM	12 DISPLAY, 2 NVD, 4 CPO
	ON SITE	15 CUSTOMER SPACES AND 46 INVENTORY/DISPLAY SPACES
	2ND LEVEL	9 SPACES INVENTORY
	ROOF LEVELS	64 REQUIRED SPACES AND 21 INVENTORY/DISPLAY SPACES
TOTAL		79 REQUIRED SPACES AND 94 INVENTORY/DISPLAY SPACES
TOTAL VEHICLE SPACES SHOWN		173 TOTAL SPACES

* NOTE: REQUIRED PARKING = CUSTOMER, EMPLOYEE AND SERVICE PARKING. REMAINING SPACES ON SITE AND PARKING LEVELS ARE FOR INVENTORY AND DISPLAY

BUILDING AREA RECAP

BUILDING AREA RECAP PER OCCUPANCY		
OCCUPANCY TYPE "B"		
SHOWROOM/OFFICES/DRIVER'S SELECTION BOUTIQUE	17,558 S.F.	
SERVICE SUPPORT	2,756 S.F.	
OCCUPANCY TYPE "S1"		
PARTS	1,520 S.F.	
SERVICE STALLS	11,430 S.F.	
SERVICE DRIVE	3,084 S.F.	
CPO CANOPY	1,943 S.F.	
OCCUPANCY TYPE "S2"		
OPEN SECOND FLOOR HAND CAR WASH	450 S.F.	
OPEN SECOND FLOOR (3 DETAILS BAYS)	822 S.F.	
OPEN SECOND FLOOR CARWASH/DETAILS CIRCULATION	2292 S.F.	
OPEN SECOND FLOOR INVENTORY/DISPLAY/CIRCULATION	2,662 S.F.	
OPEN 3RD FLOOR ROOFTOP PARKING	27,025 S.F.	
ROOFTOP MECHANICAL ROOMS	518 S.F.	
BUILDING AREA PER FLOOR		
FIRST FLOOR (INCLUDES COVERED SERVICE DRIVE, CPO CANOPY)	28,680 S.F.	
SECOND FLOOR	15,838 S.F.	
3RD FLOOR / ROOF LEVEL	27,544 S.F.	
TOTAL BUILDING AREA	72,062 S.F.	
BUILDING TYPE	II-B SPRINKLERED	

SITE RECAP

GROSS LOT AREA	78,015 S.F.
FUTURE STREET DEDICATION AREA	7,698 S.F.
LOT AREA AFTER FUTURE STREET DEDICATION	70,317 S.F.
F.A.R. MAX. ALLOWED (BASED ON GROSS LOT AREA)	0.5 (39,007.5 S.F. MAX.)
USABLE AREA	
FIRST FLOOR - SHOWROOM, PARTS, & SERVICE	23,653 S.F.
SECOND FLOOR - SHOWROOM	7,976 S.F.
SECOND FLOOR - PARTS	529 S.F.
SECOND FLOOR - TECH. SUPPORT	1,106 S.F.
SECOND FLOOR - CARWASH AND DETAIL BAYS (3)	1,273 S.F.
SECOND FLOOR CARWASH/DETAILS CIRCULATION	2,292 S.F.
3RD FLOOR MECH. ROOMS	518 S.F.
TOTAL USABLE AREA	37,347 S.F.
F.A.R. PROVIDED *	0.478
F.A.R. ALLOWED *	0.5
BUILDING FOOTPRINT	28,680 S.F.
LANDSCAPE AREA	13,820 S.F. = 17.7%

ZONING

ZONING	CC/MARINERS MILE
MAX. HEIGHT ALLOWED	26'/35' FLAT ROOF
HEIGHT PROPOSED **	34.2' MAX. ABOVE BASE ELEV.
SETBACKS PER ZONING CODE TABLE 2-7	FRONT 0'
	BACK 5'
	SIDE 0'

* NOTE: PARKING GARAGE, CPO CANOPY AND SERVICE DRIVE ARE EXCLUDED FROM FAR CALCULATIONS.
 ** NOTE: BASE ELEVATION VARIES BASED ON SITE TOPOGRAPHY AND BUILDING HEIGHT. ALLOWED/PROPOSED ELEVATION VARIES, SEE BASE ELEVATION EXHIBIT SHEET 6

PROJECT TEAM

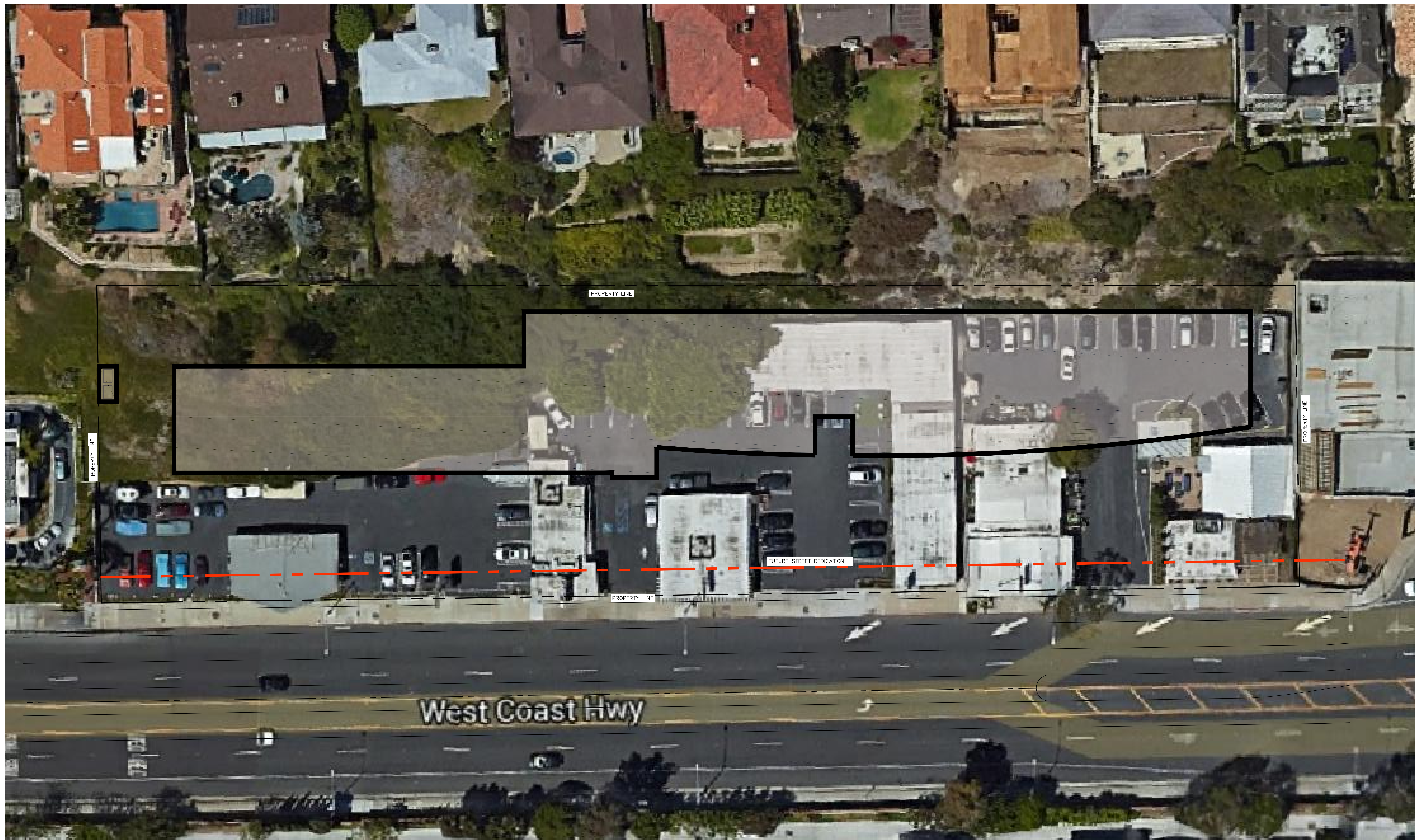
OWNER	FLUTER PROPERTIES 2025 W BALBOA AVENUE NEWPORT BEACH, CA 92663 CONTACT: RUSS FLUTER (949) 673-3777
ARCHITECT	STANTEC ARCHITECTURE INC. 38 TECHNOLOGY DRIVE, SUITE 100 IRVINE, CA 92618 CONTACT: LARRY TIOBALT PHONE NUMBER: (949)-923-6903
APPLICANT	AUTONATION 200 SW 1ST AVENUE, # 1400 FT LAUDERDALE, FL 33301 CONTACT: LORENZO PESTA (954) 769-3944
APPLICANTS REPRESENTATIVE	CAA PLANNING 65 ENTERPRISE, #130 ALISO VIEJO, CA 92656 CONTACT: SHAWNA SCHEFFNER (949) 581-2888

Project:
AUTONATION PORSCHE OF NEWPORT BEACH
 550 WEST COAST HWY.
 NEWPORT BEACH, CA 92660

Title:
PROPOSED SITE PLAN WITH DEDICATION

Project No.	2007105003	Scale	AS NOTED
Drawing No.	1	Sheet	1 of 1

Den. Chkd. Dsgn. YY.MM.DD



Revision	By	Appd.	YY.MM.DD

DEDICATION SHOWN/RESUBMITTAL	BP	LT	2016.05.17
PLANNING RESUBMITTAL	VK		2015.12.17
PORSCHE REVIEW RESUBMITTAL	VK		2015.12.15
1ST. PLANNING SUBMITTAL			2015.05.08
Issued	By	Appd.	YY.MM.DD

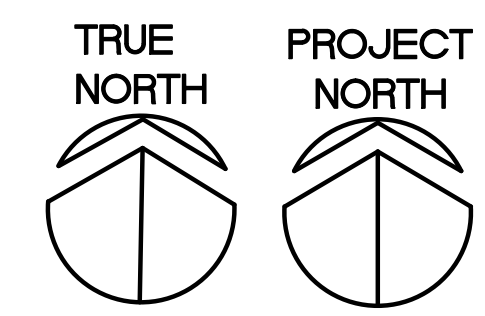
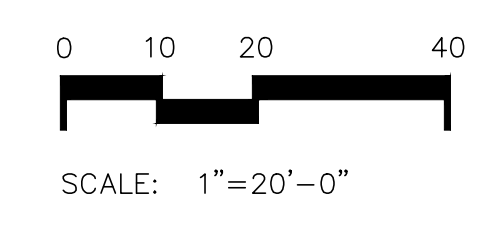
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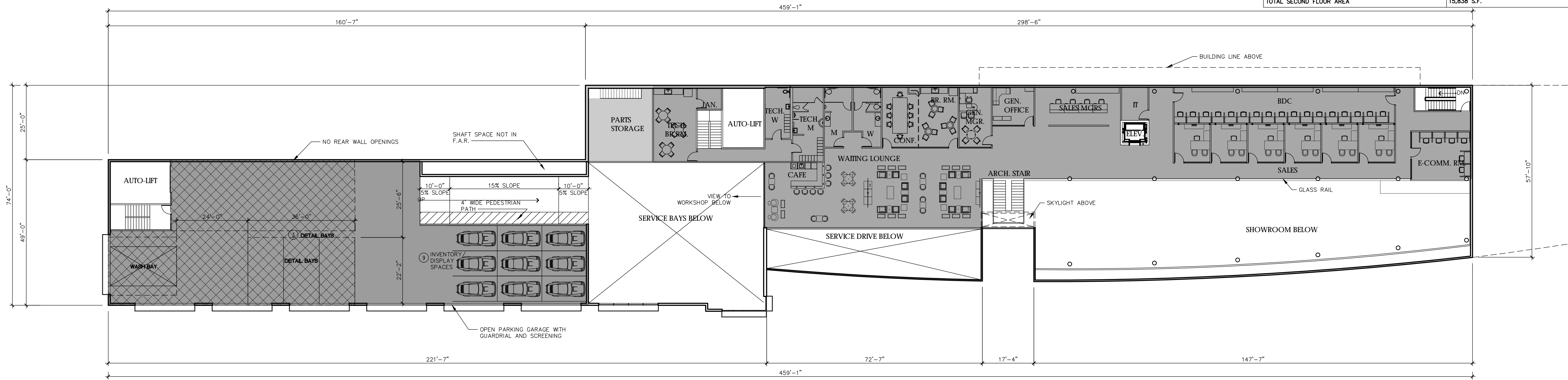
Project:
**AUTONATION
 PORSCHE OF
 NEWPORT BEACH**
 550 WEST COAST HWY.
 NEWPORT BEACH, CA 92660

Title:
 EXISTING SITE AERIAL VIEW
 AND NEW BUILDING OUTLINE
 COMPOSITE PLAN

Project No.	Scale	
2007105003	AS NOTED	
Drawing No.	Sheet	Revision

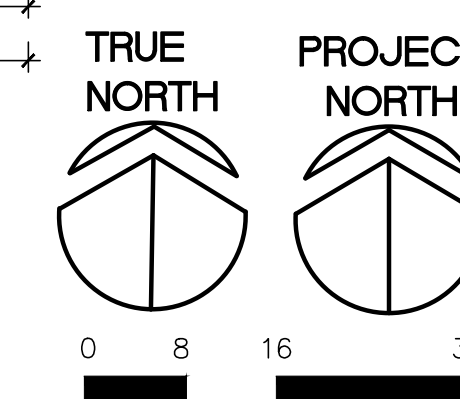
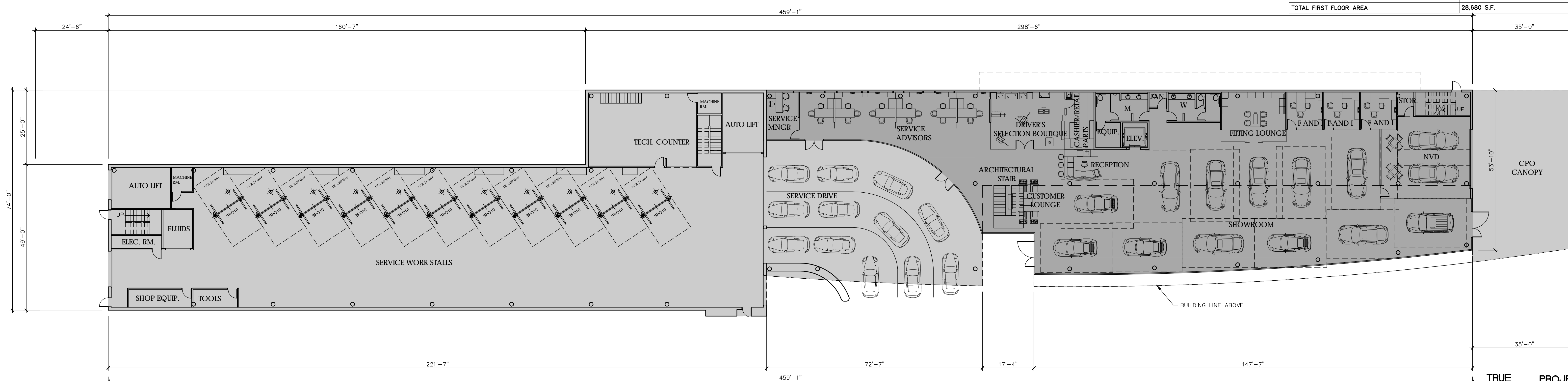


SECOND FLOOR AREA SUMMARY	
OCCUPANCY "B" (INC. IN FAR CALCULATION)	
SHOWROOM	7,976 S.F.
TECH. SUPPORT	1,106 S.F.
OCCUPANCY "S1" (INCLUDED IN FAR CALCULATION)	
PARTS	529 S.F.
OCCUPANCY "S2" (INCLUDED IN FAR CALCULATION)	
HAND CARWASH AND DETAIL BAYS (3)	1,273 S.F.
WASH AND DETAIL ACCESS ISLE	2,292 S.F.
TOTAL SECOND FLOOR AREA INC. IN FAR CALCULATION	13,176 S.F.
OCCUPANCY "S2" (NOT INCLUDED IN FAR CALCULATION)	
INVENTORY AND SUPPORT	2,662 S.F.
TOTAL SECOND FLOOR AREA	15,838 S.F.



SECOND FLOOR PLAN 2
 SCALE: 1/16" = 1'-0"

FIRST FLOOR AREA SUMMARY	
OCCUPANCY "B" (INC. IN FAR CALCULATION)	
SHOWROOM	8,897 S.F.
SERVICE WRITE-UP AND SERVICE MANAGER	1,650 S.F.
DRIVER'S SELECTION BOUTIQUE	685 S.F.
OCCUPANCY "S1" (INC. IN FAR CALCULATION)	
SERVICE STALLS	11,430 S.F.
PARTS	991 S.F.
TOTAL AREA INCLUDED IN FAR CALCULATION	23,653 S.F.
OCCUPANCY "S1" (NOT INC. IN FAR CALCULATION)	
SERVICE DRIVE	3,084 S.F.
CPO CANOPY	1,943 S.F.
TOTAL FIRST FLOOR AREA	28,680 S.F.



SCALE: 1/16" = 1'-0"

FIRST FLOOR PLAN 1
 SCALE: 1/16" = 1'-0"

Revision	By	App.	YY.MM.DD

Project:
AUTONATION PORSCHE OF NEWPORT BEACH
 550 WEST COAST HWY.
 NEWPORT BEACH, CA 92660

Title:
FIRST AND SECOND FLOOR PLANS

Project No. 2007105003
 Scale AS NOTED
 Drawing No. 3 Sheet 16
 Revision of 0

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 ORIGINAL SHEET - ARCH E1

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Consultants

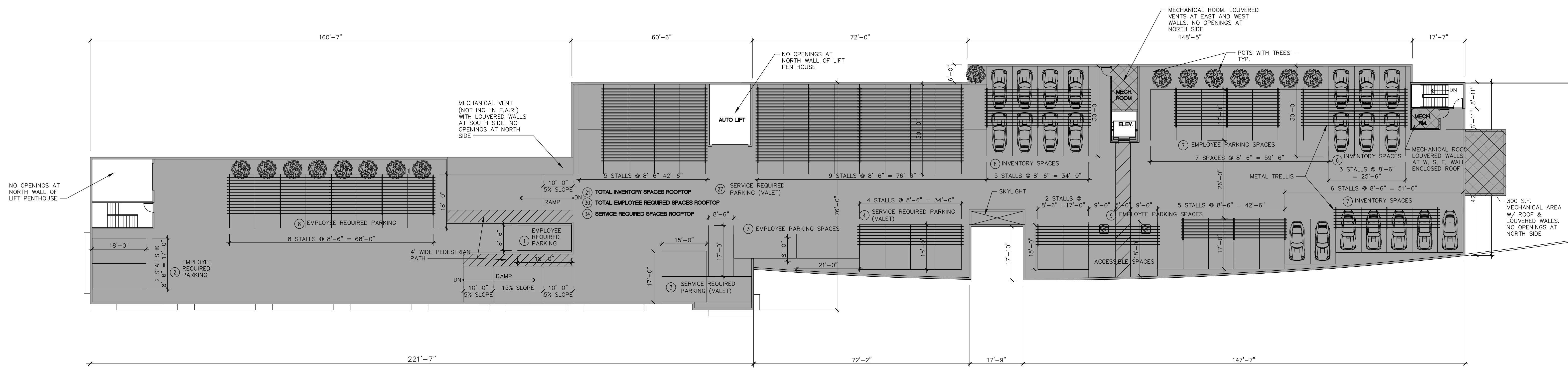
Client

AutoNation

200 SW 1ST AVE., 14TH FLOOR
FORT LAUDERDALE, FL 33301

Key Plan:

THIRD FLOOR / ROOF AREA SUMMARY	
OCCUPANCY "S2" (INC. IN FAR CALCULATION)	
MECHANICAL ROOMS	518 S.F.
OCCUPANCY "S2" (NOT INC. IN FAR CALCULATION)	
OPEN ROOFTOP PARKING	27,026 S.F.
TOTAL ROOF AREA	27,544 S.F.



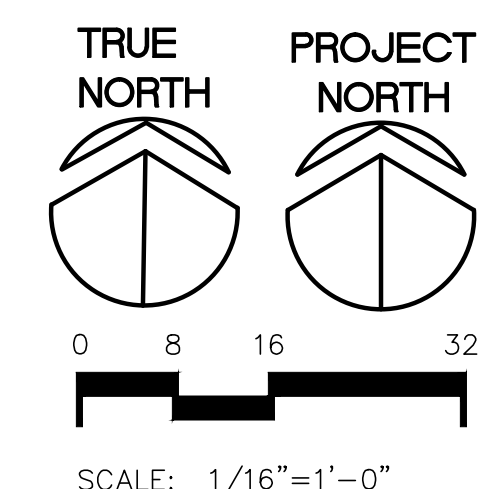
Revision	By	Appd.	YY.MM.DD

File Name:	Den.	Chkd.	Dsgn.	YY.MM.DD

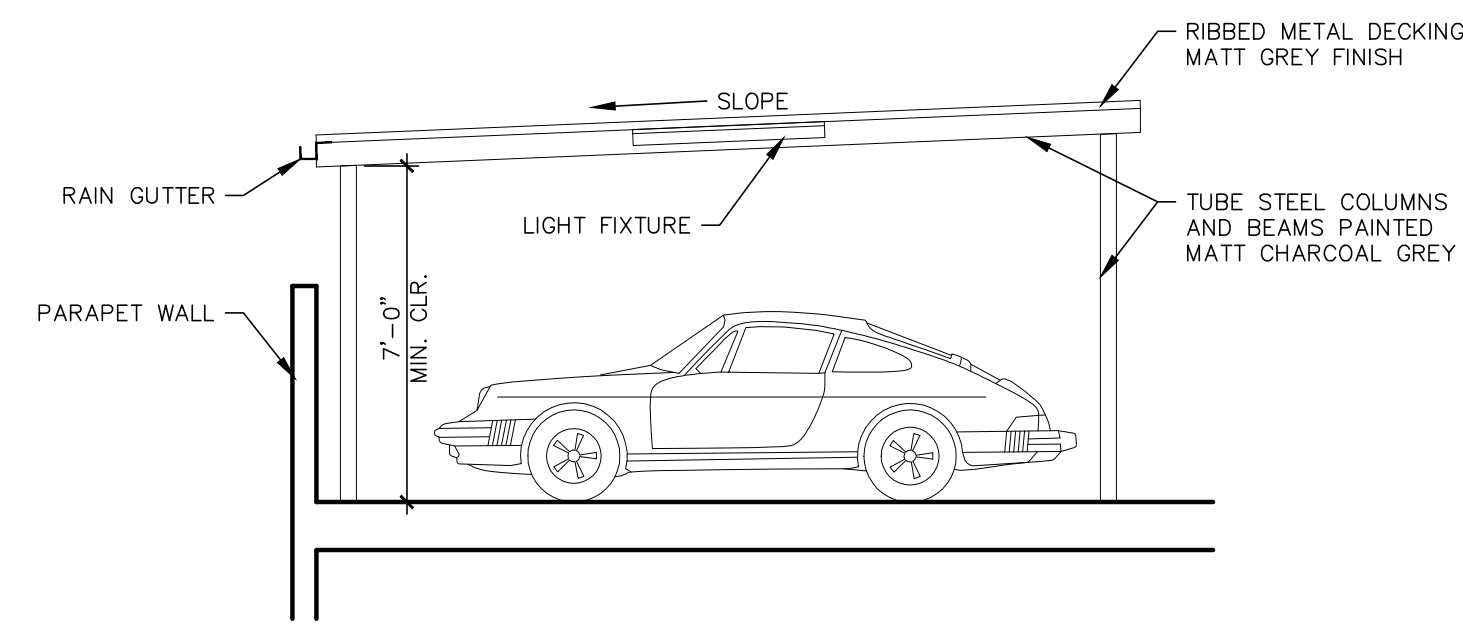
Project:
**AUTONATION
PORSCHE OF
NEWPORT BEACH**
550 WEST COAST HWY.
NEWPORT BEACH, CA 92660

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2007105003	AS NOTED	
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3a		0

THIRD FLOOR / ROOF PLAN
SCALE: 1/16" = 1'-0"



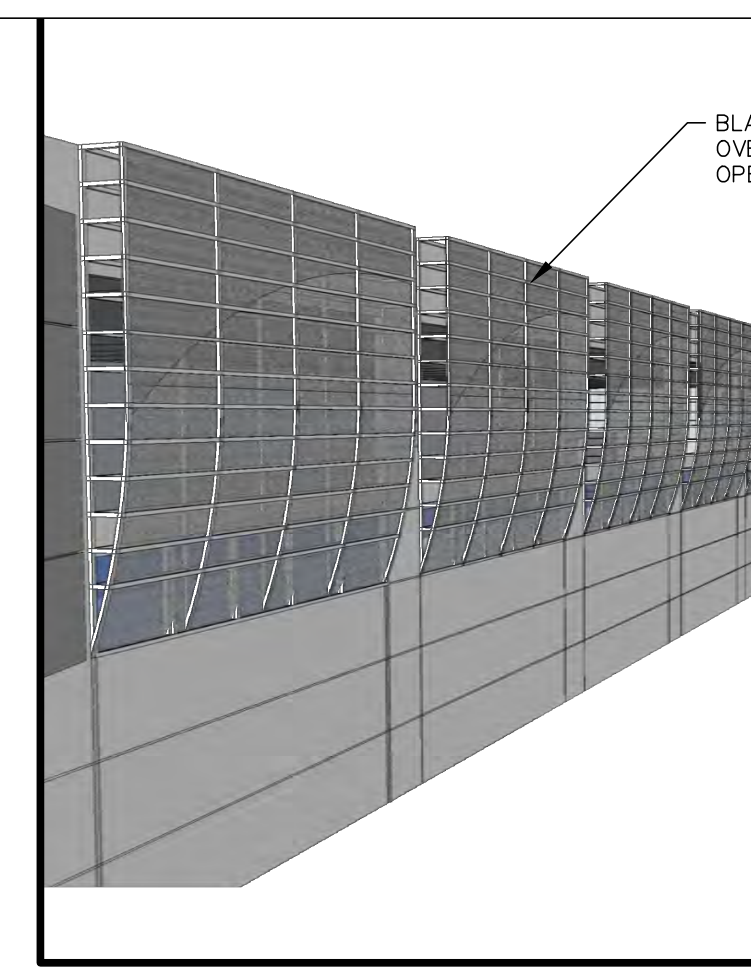
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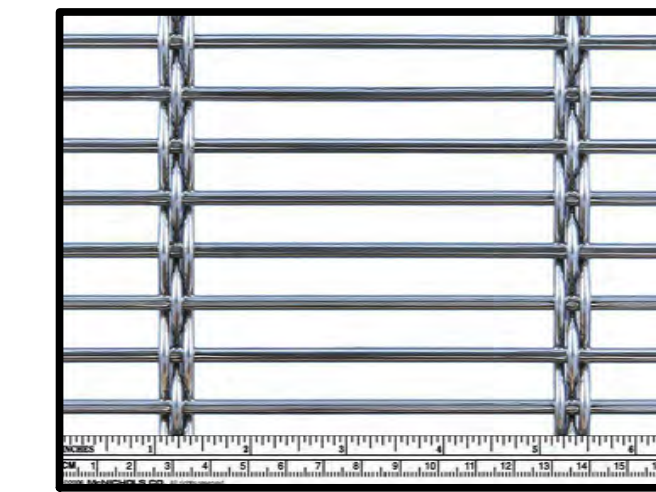
ROOF TOP CANOPY DETAIL

SCALE: 1/4" = 1'-0"

5



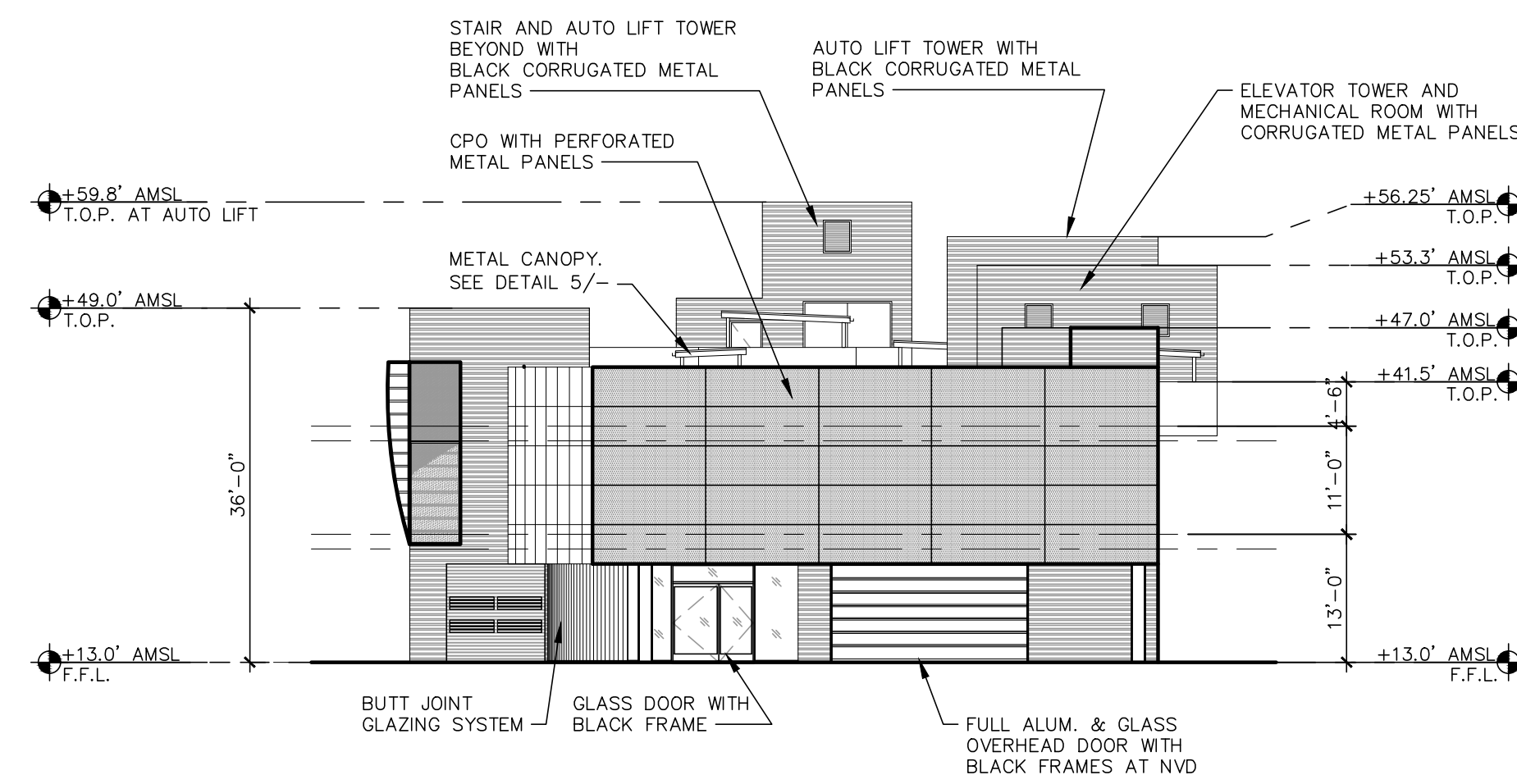
BLACK ANODIZED SCREEN MESH OVER METAL FRAMING TO SCREEN OPENING INTO PARKING GARAGE.



PARTIAL ELEVATION VIEW

SCALE: N.T.S.

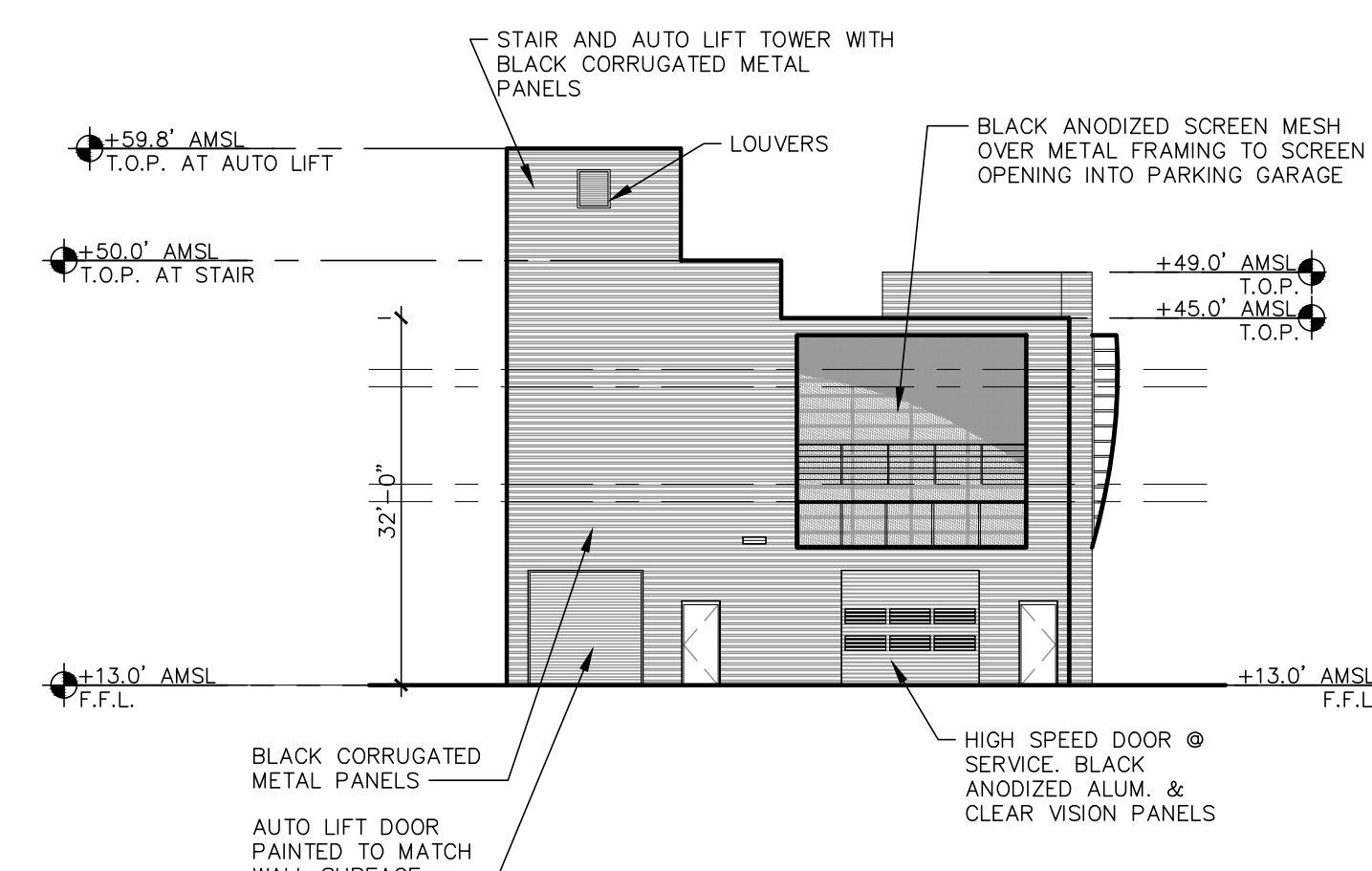
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EAST ELEVATION

SCALE: 1/16" = 1'-0"

3

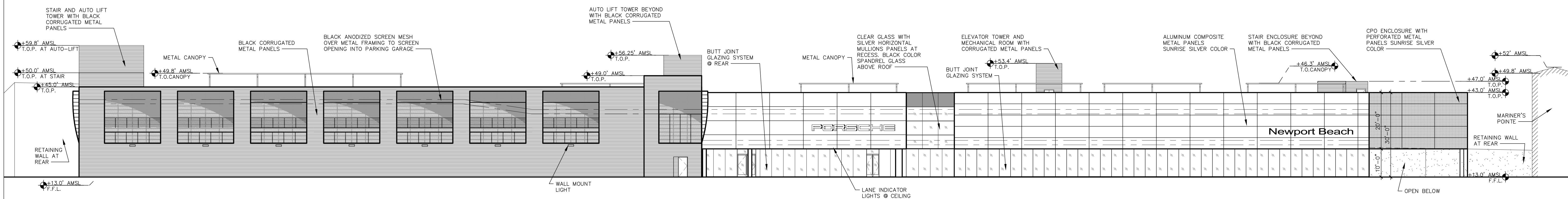


WEST ELEVATION

SCALE: 1/16" = 1'-0"

2

ALL SIGNAGE IS SHOWN FOR REFERENCE ONLY



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

1

Revision	By	Appd.	YY.MM.DD

DEDICATION SHOWN/RESUBMITTAL	BP	LT	2016.05.17
PLANNING RESUBMITTAL	VK		2015.12.17
PORSCHE REVIEW RESUBMITTAL	VK		2015.12.15
1ST. PLANNING SUBMITTAL			2015.05.08

Issued	By	Appd.	YY.MM.DD

File Name:	Den.	Chkd.	Dsgn.	YY.MM.DD

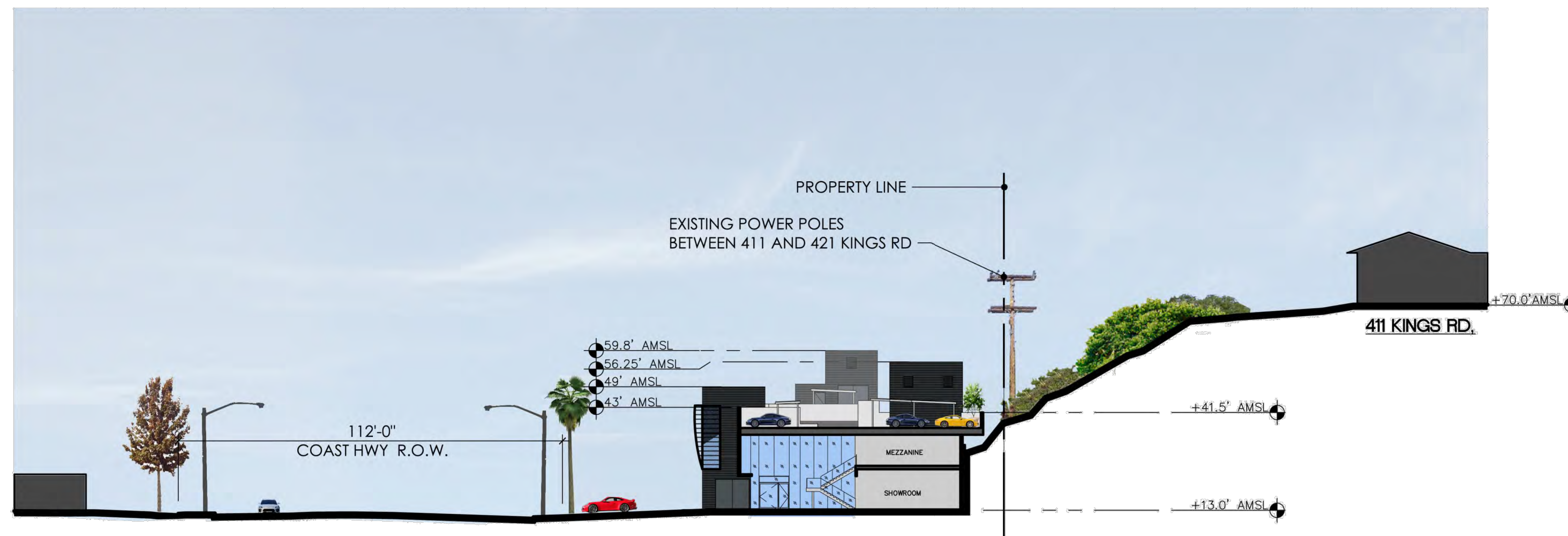
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Project:
AUTONATION PORSCHE OF NEWPORT BEACH
 550 WEST COAST HWY.
 NEWPORT BEACH, CA 92660

Title:
 BUILDING EXTERIOR ELEVATIONS

Project No.	Scale
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SECTION THROUGH 411 KINGS RD

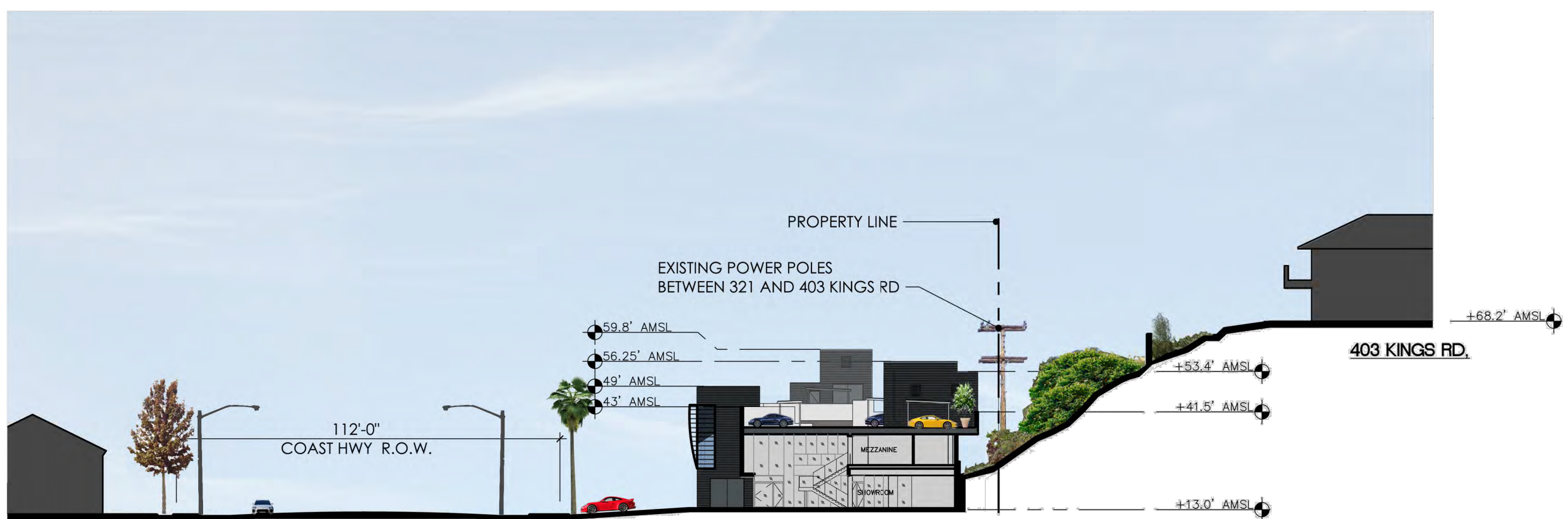
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SCALE: 1" = 30'-0"

SECTION THROUGH 321 KINGS RD

3

SCALE: 1" = 30'-0"



SECTION THROUGH 403 KINGS RD

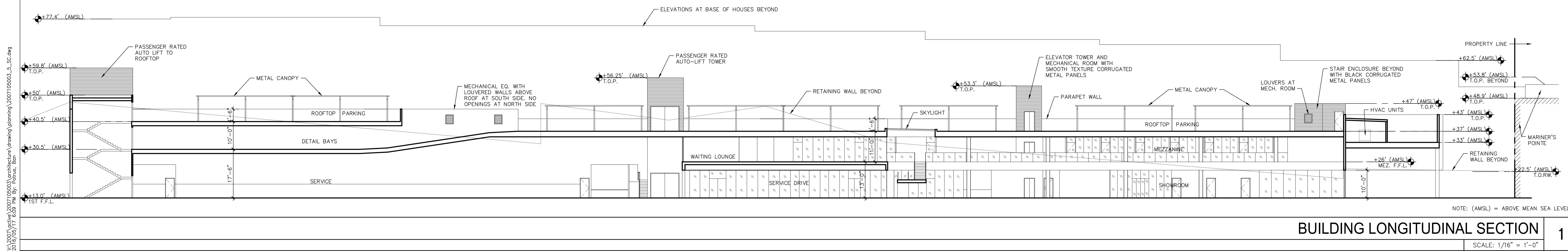
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SCALE: 1" = 30'-0"

SECTION THROUGH 311 KINGS RD

2

SCALE: 1" = 30'-0"



BUILDING LONGITUDINAL SECTION

1

SCALE: 1/16" = 1'-0"

Revision	By	App.	YY.MM.DD

DEDICATION SHOWN/RESUBMITTAL	BP	LT	2016.05.17
PLANNING RESUBMITTAL	VK		2015.12.17
PORSCHE REVIEW RESUBMITTAL	VK		2015.12.15
1ST. PLANNING SUBMITTAL			2015.05.08

File Name: _____

Den. Chkd. Dsgn. YY.MM.DD

Permit-Seal _____

Project:

**AUTONATION
 PORSCHE OF
 NEWPORT BEACH**
 550 WEST COAST HWY.
 NEWPORT BEACH, CA 92660

Title:
**BUILDING AND
 PROJECT CROSS SECTIONS**

Project No.	Scale	AS NOTED	Revision
2007105003			
Drawing No.	Sheet	Revision	
5			0

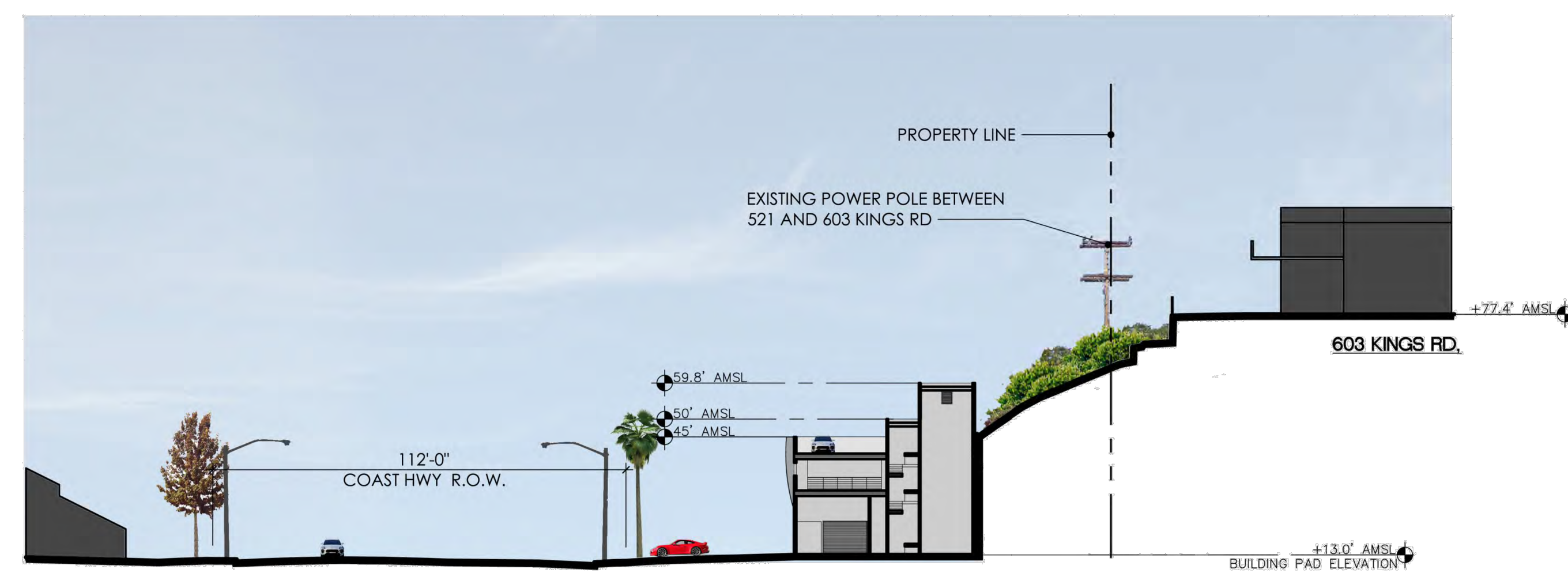
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 2016/05/17 10:28 AM By: jordan_ban
 ORIGINAL SHEET - ARCH E1



SECTION THROUGH 511 KINGS RD

3

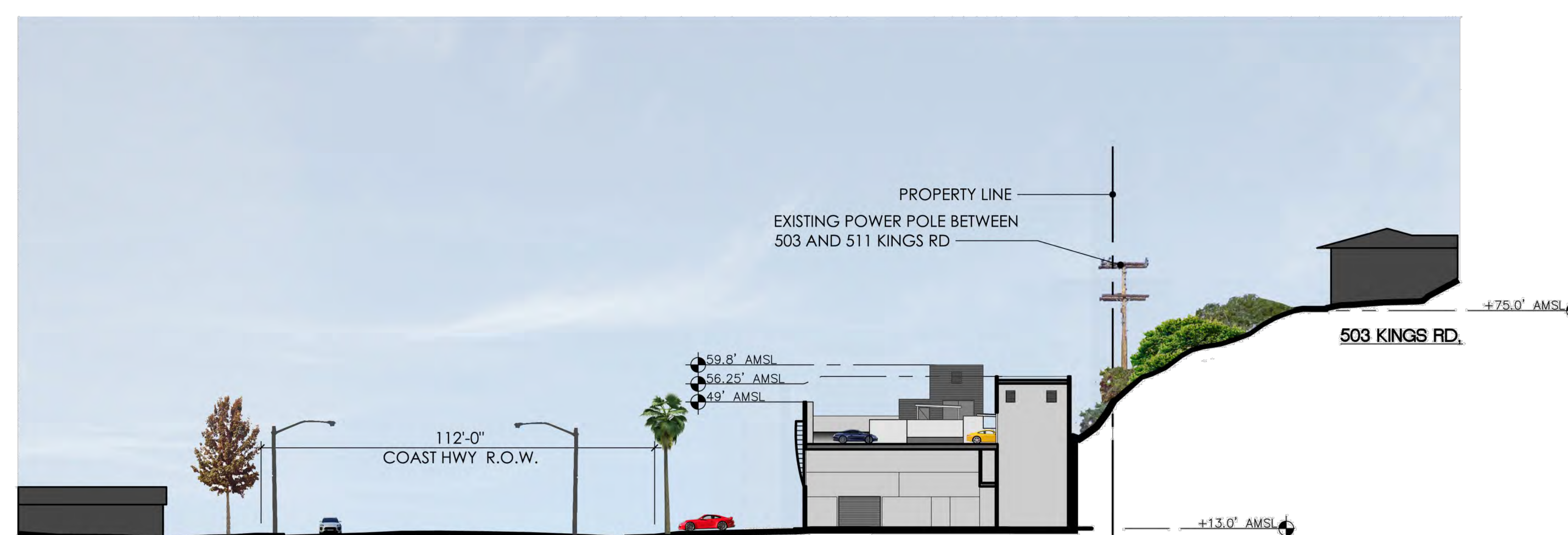
SCALE: 1" = 30'-0"



SECTION THROUGH 603 KINGS RD

5

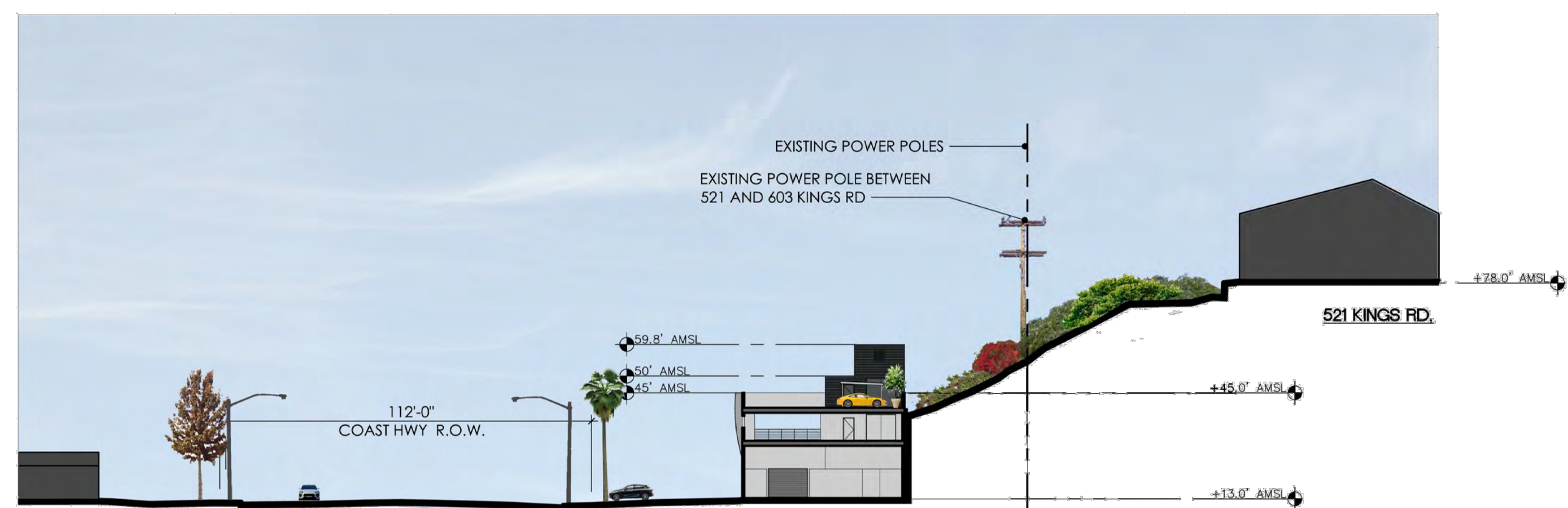
SCALE: 1" = 30'-0"



SECTION THROUGH 503 KINGS RD

2

SCALE: 1" = 30'-0"



SECTION THROUGH 521 KINGS RD

4

SCALE: 1" = 30'-0"



SECTION THROUGH 421 KINGS RD

1

SCALE: 1" = 30'-0"

NOTE: (AMSL) = ABOVE MEAN SEA LEVEL

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PORSCHE REVIEW RESUBMITTAL			2015.12.15
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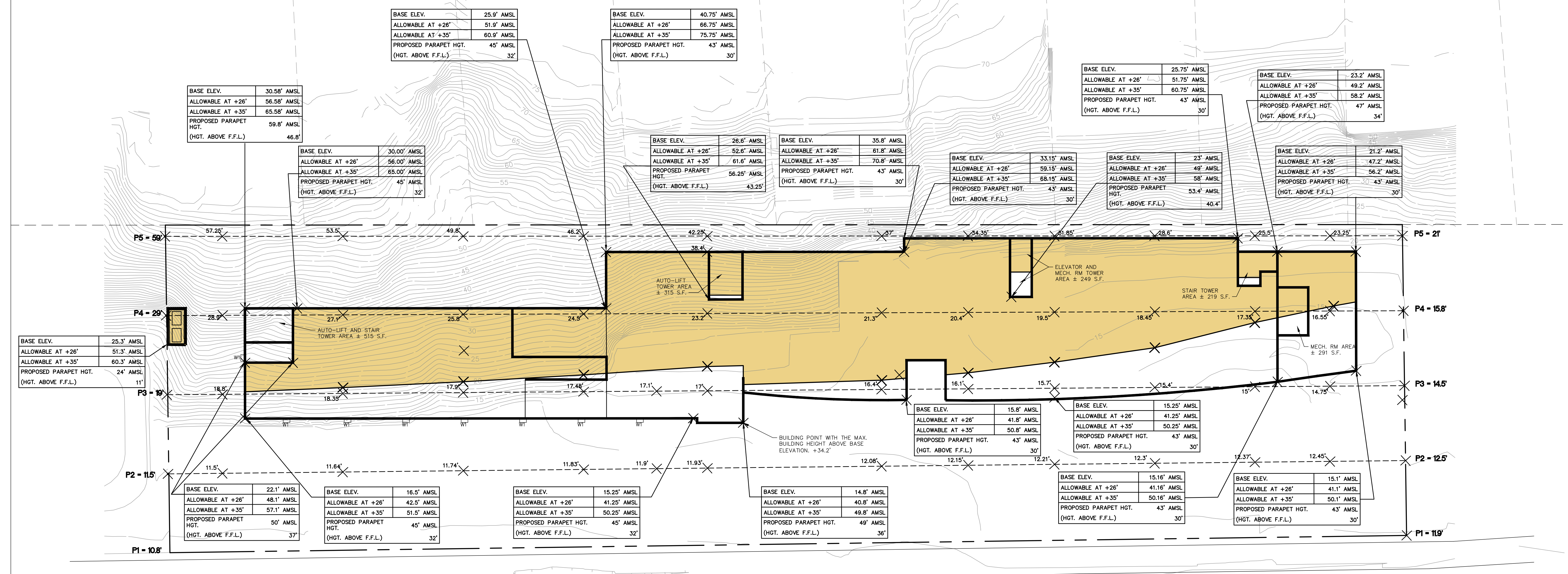
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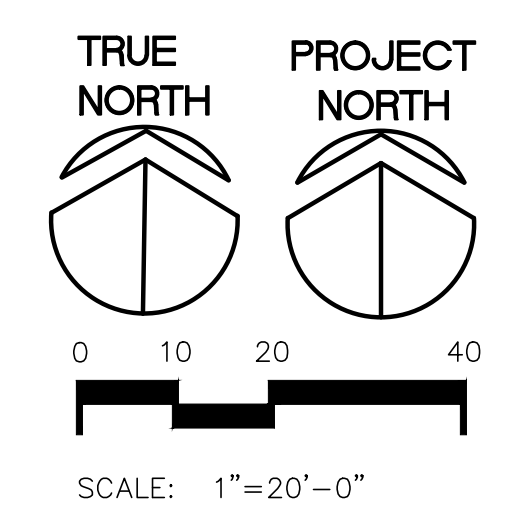
Project:
**AUTONATION
 PORSCHE OF
 NEWPORT BEACH**
 550 WEST COAST HWY.
 NEWPORT BEACH, CA 92660

Title:
 PROJECT CROSS SECTIONS

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WEST COAST HIGHWAY



BASE ELEVATION EXHIBIT 1
 SCALE: 1/16" = 1'-0"

	BASE ELEVATION ESTABLISHED = 17.5' AMSL
	AREA OF BLDG THAT IS BELOW 26' ABOVE BASE ELEVATION
	NOT SHADED AREA OF BLDG THAT IS BETWEEN 26'-35' ABOVE BASE ELEVATION

ALL BUILDING ELEVATIONS ASSUME F.F. ELEVATIONS = 13'-0" AMSL
 BASE ELEVATION ESTABLISHED PER NB ZONING CODE SECTION 20.30.050

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File Name	Den.	Chkd.	Dsgn.	YY/MM/DD

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PORSCHE REVIEW RESUBMITTAL	VK		2015.12.15
1ST. PLANNING SUBMITTAL			2015.05.08

Permit-Seal

Project:
**AUTONATION
 PORSCHE OF
 NEWPORT BEACH**
 550 WEST COAST HWY.
 NEWPORT BEACH, CA 92660

Title:
 BASE ELEVATION
 EXHIBIT

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CITY REQUIREMENTS MET

- WASHINGTONIA PROVIDED 18" OC PER THE MARINERS MILE DESIGN REQUIREMENTS.
- 24" HEIGHT MATERIAL PROVIDED ALONG FRONTAGE.
- BOUGAINVILLEA PROVIDED ON SLOPE AS REQUIRED.
- ICE PLANT AND INVASIVES TO BE REMOVED OFF SLOPE.
- VISIBILITY TRIANGLES PROVIDED WITH NO PLANTS OVER 24" HGT.
- PLANT SIZES MEET MINIMUM SIZE AND MIXTURE REQUIREMENTS.



BOUGAINVILLEA



X HALIMOCISTUS



LAVANDULA



LAVATERA



NASSELLA TENUISSIMA



FESTUCA



WASHINGTONIA



ECHEVERIA

WATER CONSERVATION CONCEPT

CONCEPT STATEMENT

A COMBINATION OF DRIP, BUBBLERS, AND/OR LOW GALLONAGE SPRAYS SHALL BE INSTALLED IN ALL PLANTERS. IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL PROGRAMMING. PLANTS SHALL BE GROUPED INTO "HYDROZONES" AND IRRIGATED SEPARATELY FROM THOSE WITH DIFFERENT WATER REQUIREMENTS.

GENERAL NOTES

1. ALL PLANTING AREAS SHALL BE COVERED FIRST WITH A 2" LAYER OF ORGANIC COMPOST THEN WITH CORRUGATED CARDBOARD AND TOPDRESSED WITH A 3" (MINIMUM) DEEP LAYER OF DECOMPOSED GRANITE.
2. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
3. OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR TREE PLANTING :
 BETWEEN STREET TREES = 30 FT.
 DRIVEWAY CUTS AND FIRE HYDRANTS = 7 FT.
 UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, TELEPHONE AND OTHER UTILITY POLES, GAS AND WATER METER, AND MAINS = 5 FT.
4. ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
5. A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES.
6. PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A LABORATORY SOIL ANALYSIS. ANALYSIS AT MINIMUM TO DETERMINE SOIL TEXTURE, PERCENT ORGANIC MATTER, PH, INFILTRATION RATE, TOTAL SOLUBLE SALTS, AND TO MAKE RECOMMENDATIONS FOR BACK FILL MIX, SOIL PREPARATION AND RATES FOR ORGANIC AMENDMENTS AND FERTILIZERS.

SUSTAINABLE DESIGN CHECKLIST

GOING GREEN

- REGIONAL/COMMUNITY DESIGN AND CONNECTIVITY
- GROUND COVER DESIGNED TO PROVIDE 100% VEGETATED COVER IN 2-3 YRS. ON AT LEAST 50% OF THE LANDSCAPE AREA.
- PLANTS SUPPORT IPM
- NON-INVASIVE PLANTS USED
- EROSION OF SOIL MINIMIZED WITH PLANT STABILIZATION, MULCH, JUTE NETTING, OTHER
- LOW MAINTENANCE PLANTINGS USED OVER 80% OF LANDSCAPE AREA (ADJUST %)
- LAWNS MINIMIZED
- PLANTS SELECTED BASED ON AVAILABLE PLANTER AREA
- WATER CONSERVING PLANTING DESIGN
- MULCH DEPTH 3" TO REDUCE EVAPOTRANSPIRATION
- EXISTING PLANTINGS PRESERVED AND PROTECTED
- IRRIGATION DESIGN TO BE WATER CONSERVING
- SOILS TEST REQUIRED FOR IMPROVING SOILS

PLANTING LEGEND

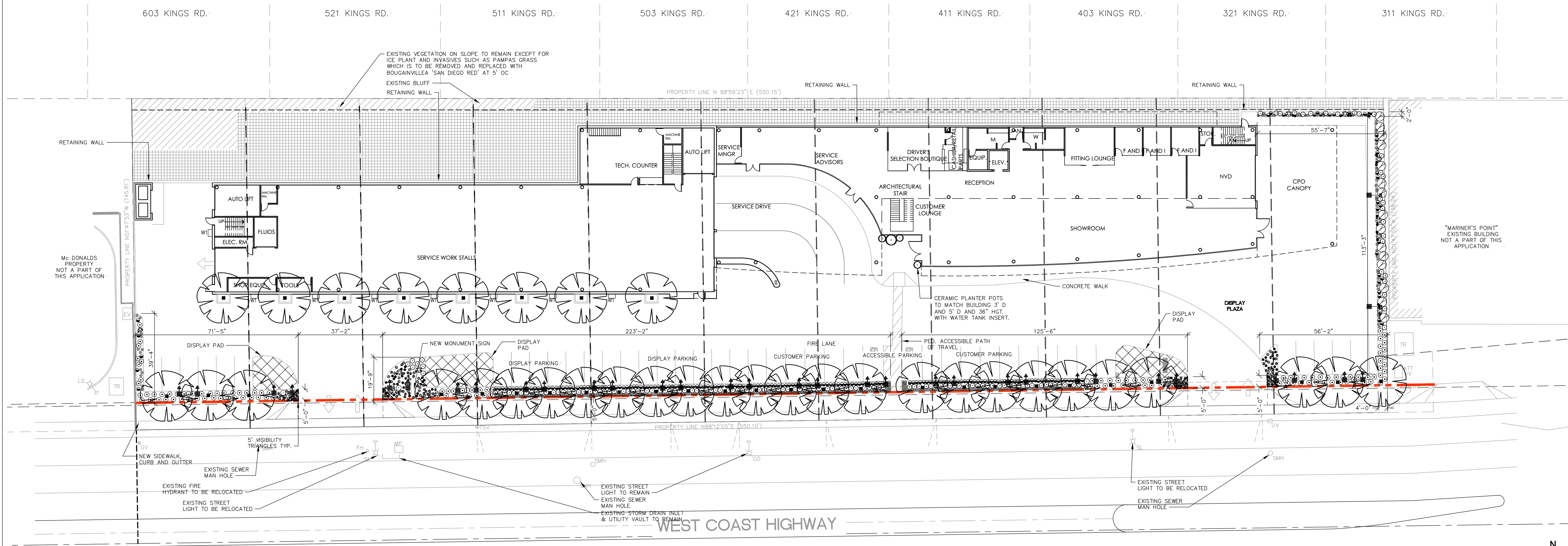
SYMBOL	SIZE	QTY.	MATURE HEIGHT	BOTANICAL NAME	WUCOLS* RATING	COMMON NAME
TREES						
	8" BTH.	34	50'	WASHINGTONIA ROBUSTA	L	MEXICAN FAN PALM
SHRUBS/ORNAMENTAL GRASSES AND PERENNIALS						
	5 GAL.	15	4'	LAVATERA THURINGIACA 'BURGUNDY WINE'	L	TREE MALLOW
	1 GAL.	141	2'	NASSELLA TENUISSIMA	L	MEXICAN FEATHER GRASS
	4" POT	327	1'	LAVANDULA ANGUSTIFOLIA 'LADY'	L	LAVENDER
	1 GAL.	195	2'	FESTUCA 'ELIJAH'	L	BLUE FESCUE
	5 GAL.	121	2'	X HALIMOCISTUS WINTONENSIS	L	-
	4" POTS	162	8-16"	ECHEVERIA MIXED COLORS	L	SUCCULENTS
GROUND COVERS						
	1 GAL.	1803	3'	INVASIVE REMOVAL AND REPAIR AREA WITH BOUGAINVILLEA 'SAN DIEGO RED'	L	BOUGAINVILLEA
	1 GAL.	8603	3'	BOUGAINVILLEA 'SAN DIEGO RED'	L	BOUGAINVILLEA
SITE FEATURES - TYPICAL						
	14	ROCKS, 3" D ROCKS WITH VARYING HEIGHTS BETWEEN 12" AND 18".				
	NOT SHOWN	ROOT BARRIER: INSTALL AT TREES (EXCEPT PALMS) PLANTED 5' OR LESS FROM CURBS, BUILDINGS, OR PAVEMENT. USE COPPER MESH 16.011 COPPER AVAILABLE FROM HOWARD WIRE CLOTH COMPANY, HAYWARD CA (510)887-8787.				

TOTAL LANDSCAPED AREA: 13,800 S.F.

*GROUND COVERS TO EXTEND UNDER SHRUBS AND TREES WHICH IS NOT SHOWN ON THE PLAN DUE TO LEGIBILITY. CONTRACTOR TO INCLUDE SUFFICIENT PLANTS TO ACCOMPLISH THE SPACING SHOWN IN SHRUB BEDS TO WITHIN 3' OF EACH PLANTED SHRUB.

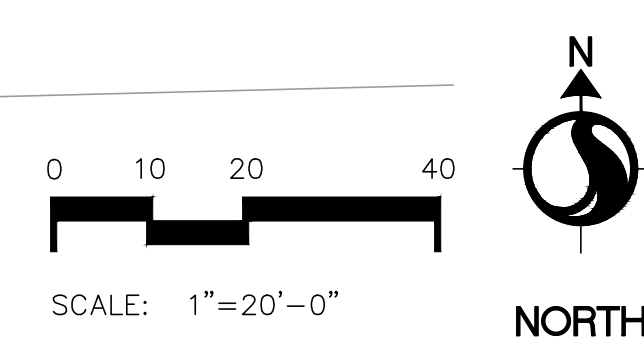
LINEAR ROOT BARRIER SPECIFIED. DO NOT USE PLASTIC BOX BARRIERS.

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PRELIMINARY LANDSCAPE PLANTING PLAN

ALL PLANTINGS IN LOW OR VERY LOW WATER USE HYDROZONE.



Stantec Architecture
 38 Technology Drive, suite#100
 Irvine, CA
 92618-5312
 Tel. 949.923.6000
 Fax. 949.923.6121
 www.stantec.com

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Consultants

Client
AutoNation
 200 SW 1ST AVE., 14TH FLOOR
 FORT LAUDERDALE, FL 33301

Key Plan:

Revision	By	Appd.	YY.MM.DD
PLANNING RESUBMITTAL	VK		2015.12.08
PORSCHE REVIEW	VK		2015.11.16
PORSCHE REVIEW	LGT		2015.11.10
PORSCHE REVIEW	LGT		2015.08.21
AUTONATION REVIEW	LGT		2015.08.19
AUTONATION REVIEW	LGT		2015.08.03
1ST. PLANNING SUBMITTAL			2015.05.08

File Name: _____
 Den. Chkd. Dsgn. YY.MM.DD



Project:
AUTONATION PORSCHE OF NEWPORT BEACH
 550 WEST COAST HWY.
 NEWPORT BEACH, CA 92660

Title:
 PRELIMINARY POST DEDICATION LANDSCAPE PLANTING PLAN

Project No. 2007105003 Scale AS NOTED
 Drawing No. _____ Sheet _____ Revision _____
 L1 of 0

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 20/09/15 10:12:24 PM By: mabococ_009m
 ORIGINAL SHEET - ARCH E1

PVC LATERAL SIZING GUIDE

LATERAL SIZE	MAXIMUM GPM THRU 100' MAX LENGTH LATERAL
3/4"	0-10 GPM
1"	11-16 GPM
1-1/4"	17-26 GPM
1-1/2"	27-35 GPM
2"	36-55 GPM

SEE LEGEND FOR LATERAL MATERIAL

IRRIGATION WATERING SCHEDULES

AB 1881 LANDSCAPE DOCUMENTATION

PROJECT INFORMATION
 PROJECT APPLICANT: AUTONATION
 PROJECT ADDRESS: 650 WEST COAST HIGHWAY
 LANDSCAPE AREA: 12986
 PROJECT TYPE: NEW
 WATER SUPPLY TYPE: POTABLE
 CLIENT CONTACT: LARRY TIDBALL
 PROJECT CONTACT: LARRY TIDBALL, STANTEC

WATER EFFICIENT LANDSCAPE WORKSHEET

HYDRO-ZONE *	VALVE #	IRRIGATION METHOD **	AREA S.F.	% OF LANDSCAPE AREA	PLANT FACTOR (FROM WUCOLS)
LW	#0	D	12986	100%	0.30
TOTAL			12986	100.0%	

* HYDROZONE
 0 - 0.3 LW=LOW WATER USE PLANTS
 0.4 - 0.6 MW=MODERATE WATER USE PLANTS
 0.7 - 1.0 HW=HIGH WATER USE PLANTS

** IRRIGATION METHOD
 MS = MICROSPRAY B=BUBBLER
 S=SPRAY D=DRIP
 R=ROTOR O=OTHER

WATER BUDGET CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ETO	48.2
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.45
LANDSCAPE AREA S.F. (INCL. SLA)	12986
ADDIT WATER ALLOW FOR SLA	0.3
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
MAWA=(ETO)(CONV FACTOR)(ET ADJ FACTOR X LANDSCAPE S.F.)+(ADDIT WATER ADJ X SLA S.F.)	
MAWA=	174,633.13 Gal/Yr

ESTIMATED TOTAL WATER USE (ETWU)

ETWU=(ETO)(CONV FACTOR)(PLANT FACTOR X HYDROZONE AREA) + (SPECIAL LSCAPE ALLOWANCE S.F.)

IRRIGATION EFFICIENCY

LOW WATER USE HYDROZONES

ETO	48.2
CONVERSION FACTOR	0.62
PLANT FACTOR	0.3
HYDROZONE AREA S.F.	12,986
IRRIGATION EFFICIENCY	0.9
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
ETWU=	129,357.87 Gal/Yr

MODERATE WATER USE HYDROZONES

ETO	48.2
CONVERSION FACTOR	0.62
PLANT FACTOR	0.5
HYDROZONE AREA S.F.	0
IRRIGATION EFFICIENCY	0.71
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
ETWU=	0.00 Gal/Yr

HIGH WATER USE HYDROZONES

ETO	48.2
CONVERSION FACTOR	0.62
PLANT FACTOR	0.7
HYDROZONE AREA S.F.	0
IRRIGATION EFFICIENCY	0.71
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
ETWU=	0.00 Gal/Yr

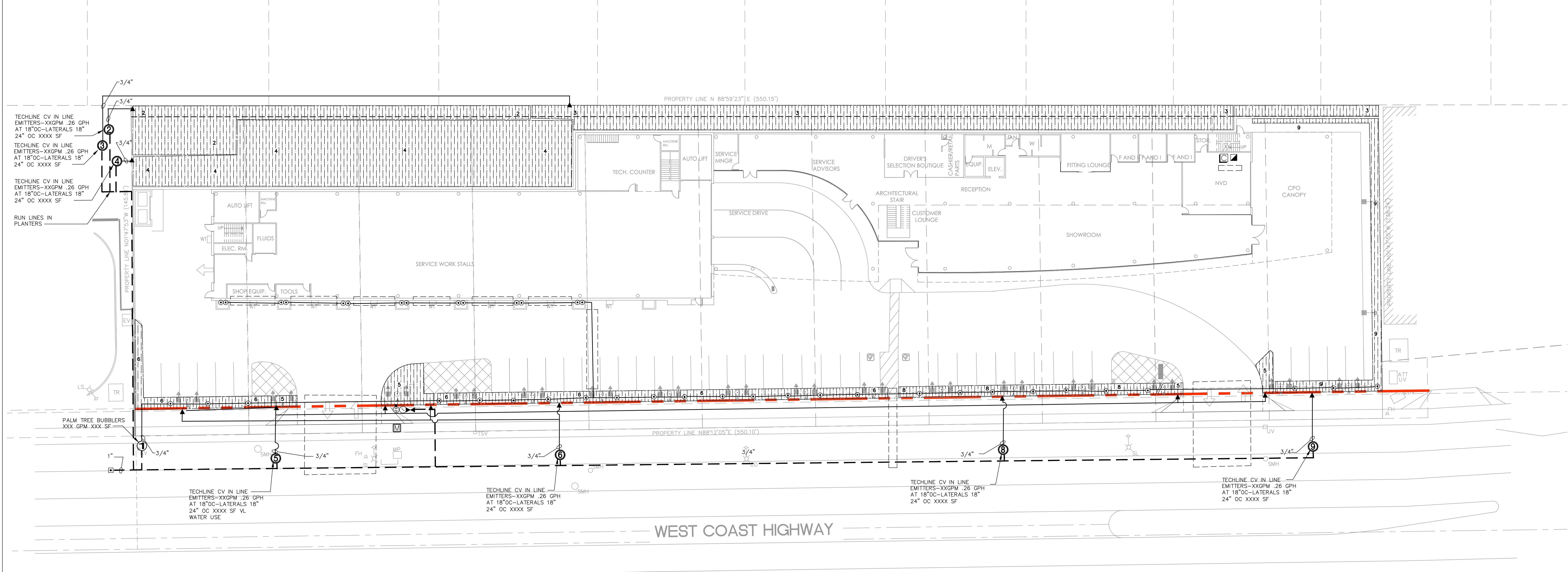
ETWU= 129357.87 Gal/Yr
ETWU= 74% MAWA

SOIL MANAGEMENT REQUIREMENTS
 POST GRADING HORTICULTURAL APPRAISAL REQUIRED.
 WATER QUALITY REPORT REQUIRED ON RECYCLED WATER
 RE-EVALUATION OF PLANT SELECTION REQUIRED WITH RECYCLED WATER TEST RESULTS, CONTACT LANDSCAPE ARCHITECT

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER & MODEL NUMBER	REMARKS
⊙	6" POP-UP ROTARY SPRINKLER	SEE VALVE SCHEDULE	Q=QUARTER H=HALF F=FULL
⊠	AUTOMATIC RAIN SENSOR	RAINBIRD RSD-BEX	INSTALL PER MFR RECOMMENDATIONS
⊙	4" POP-UP BUBBLER	SEE VALVE SCHEDULE	FLUSH WITH GRADE
▲	PVC TO POLYETHYLENE TUBING CONNECTOR	RAINBIRD	
⊕	REDUCED PRESSURE BACKFLOW PREVENTER W/ALL-WEATHER BLANKET	LEAD-FREE x" FEBCO LF825Y	PER LOCAL CODES
P.O.C.	POINT OF CONNECTION		AT NEW x" METER
⊗	LINE SIZE BRONZE GATE VALVE	WATTS GV SERIES	IN VALVE BOX
⊠	QUICK COUPLER VALVE W/ LOCKING COVER & 2 KEYS, 2 SWIVEL HOSE ELLS	RAINBIRD 44LRC W/ 2049	FLUSH WITH GRADE
⊙	FLOW SENSOR\SHUT OFF	CREATIVE SENSOR TECHNOLOGY 1" FSI-T000 WITH A HUNTER ICB WITH A FILTER CENTURY. INSTALL PER MFG. INCLUDING SETBACKS. USE 3M DBR-Y600 WEATHERTIGHT CONNECTORS.	
⊠	WEATHER-TRACKING AUTOMATIC CONTROLLER	IRRITROL MC-E 12 W/ WIRELESS CLIMATOLOGIC WEATHER STA.	WALL MOUNT
①	REMOTE CONTROL VALVE SEE VALVE SCHEDULE	IRRITROL 700 SERIES	IN INDIVIDUAL VALVE BOX
②	DRIP VALVE COMPONENTS: 1. IRRITROL 700 REMOTE CONTROL VALVE 2. SENNINGER PMR-MF, 30 PSI PRESSURE REGULATOR 3. AMIAD 3/4" WYE FILTER		IN INDIVIDUAL VALVE BOX
---	x" P.V.C. SCHEDULE 40 MAINLINE EXCEPT FOR 1" QUICK COUPLER		18" COVER
----	P.V.C. SCHEDULE 40 SLEEVE, 2X LINE SIZE, BY GENERAL CONTRACTOR EXCEPT WHERE KEYNOTED		24" COVER W/ 6" SAND BED
---	P.V.C. CLASS 200 LATERAL, SIZE PER CHART OR SCHEDULE 315 LATERAL		12" COVERAGE
⊗	SUBSURFACE IN LINE DRIP LINE TO BE NETAFIM TECHLINE CV 1/2" POLYETHYLENE INLINE DRIP LINE WITH FLUSH END CAP IN VALVE BOX. EMITTERS AND LINES TO BE SPACED PER PLAN. SEE VALVE CHART AND NETAFIM SOIL CHART.		6" COVER

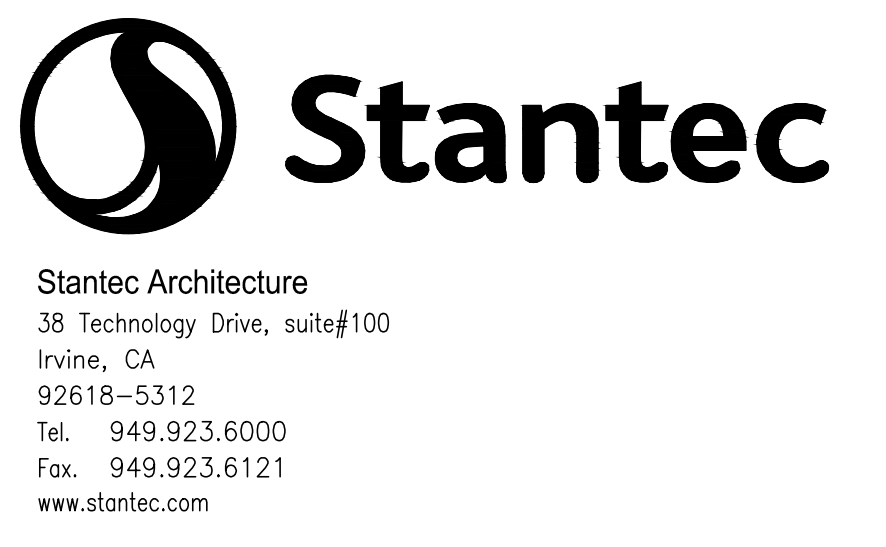
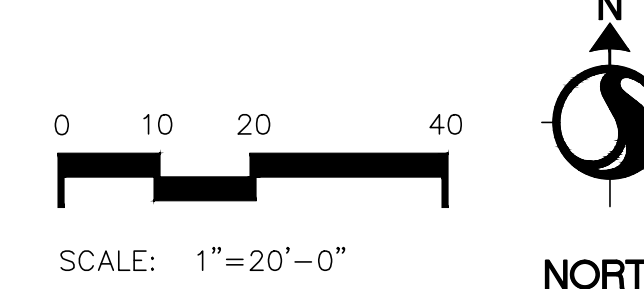
DENOTES RCV CIRCUIT



PRELIMINARY LANDSCAPE IRRIGATION PLAN

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ROOT BARRIER INSTALLATION:
 INSTALLATION OF ROOT BARRIER IS RECOMMENDED TO BE INSTALLED AS PART OF THE IRRIGATION TRENCHING. SEE LANDSCAPE PLANTING PLAN FOR ROOT BARRIER LOCATIONS.



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Consultants

Client

AutoNation
 200 SW 1ST AVE., 14TH FLOOR
 FORT LAUDERDALE, FL 33301

Key Plan:

Revision	By	Appd.	YY.MM.DD
PLANNING RESUBMITTAL	VK		2015.10.08
PORSCHE REVIEW	VK		2015.11.16
PORSCHE REVIEW	LGT		2015.11.10
PORSCHE REVIEW	LGT		2015.08.21
AUTONATION REVIEW	LGT		2015.08.19
AUTONATION REVIEW	LGT		2015.08.03
1ST. PLANNING SUBMITTAL			2015.05.08

Issued: _____ By: _____ Appd.: _____ YY.MM.DD

File Name: _____ Den. Chkd. Dsgn. YY.MM.DD



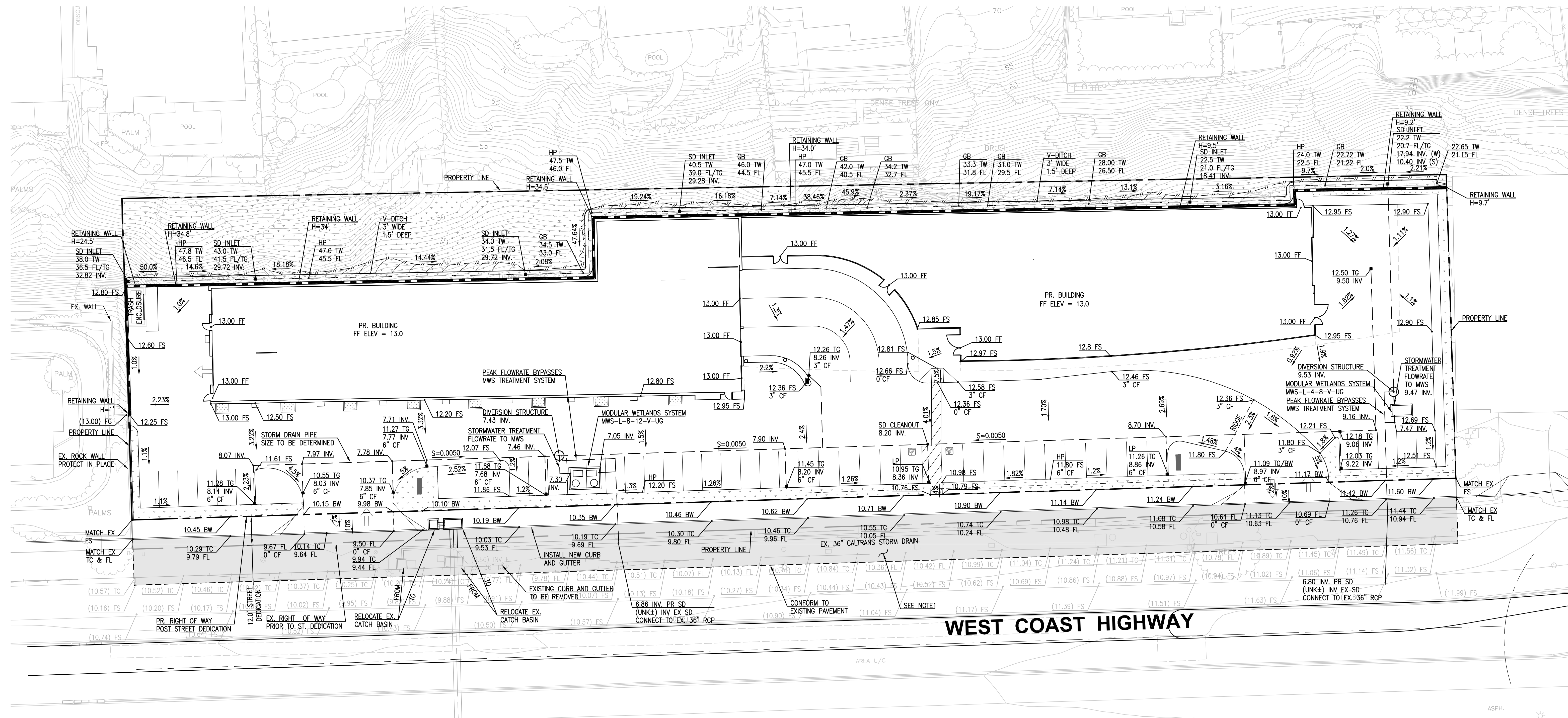
Project:
**AUTONATION
 PORSCHE OF
 NEWPORT BEACH**
 550 WEST COAST HWY.
 NEWPORT BEACH, CA 92660

Title:
 PRELIMINARY POST DEDICATION
 LANDSCAPE IRRIGATION PLAN

Project No.	Scale
2007105003	AS NOTED

Drawing No.	Sheet	Revision
L2		0

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 2015/05/08 10:12:24 PM By: mroscoe, jaym



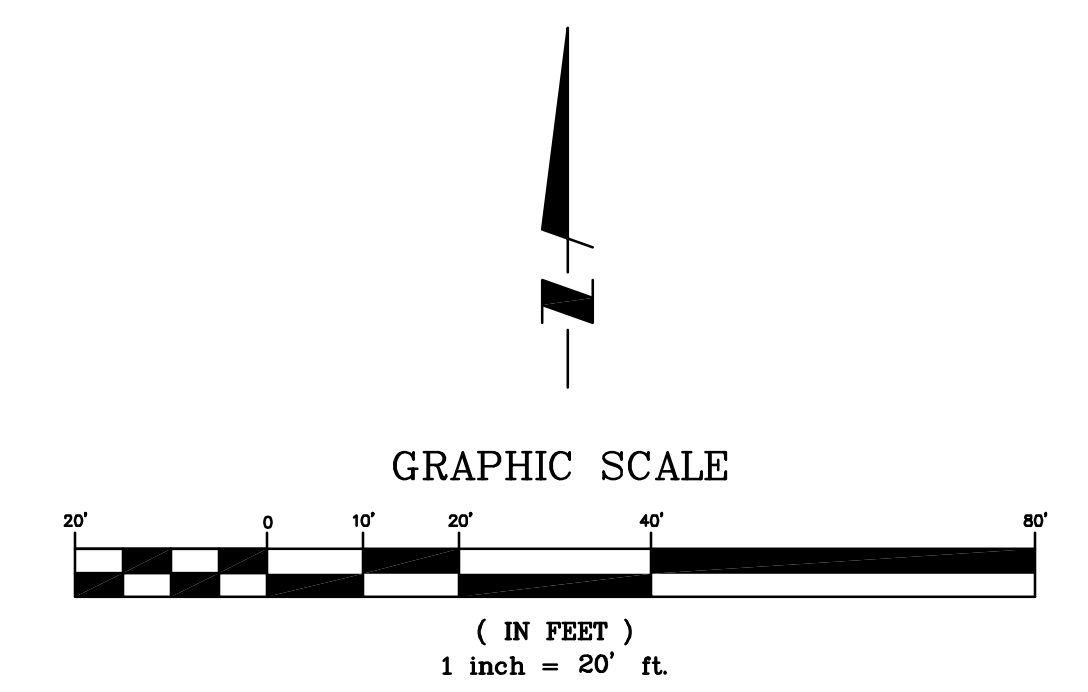
WEST COAST HIGHWAY

EARTHWORK QUANTITIES

CUT = 9,349 C.Y.
 FILL = 252 C.Y.
 NET = 9,097 C.Y. (EXPORT)

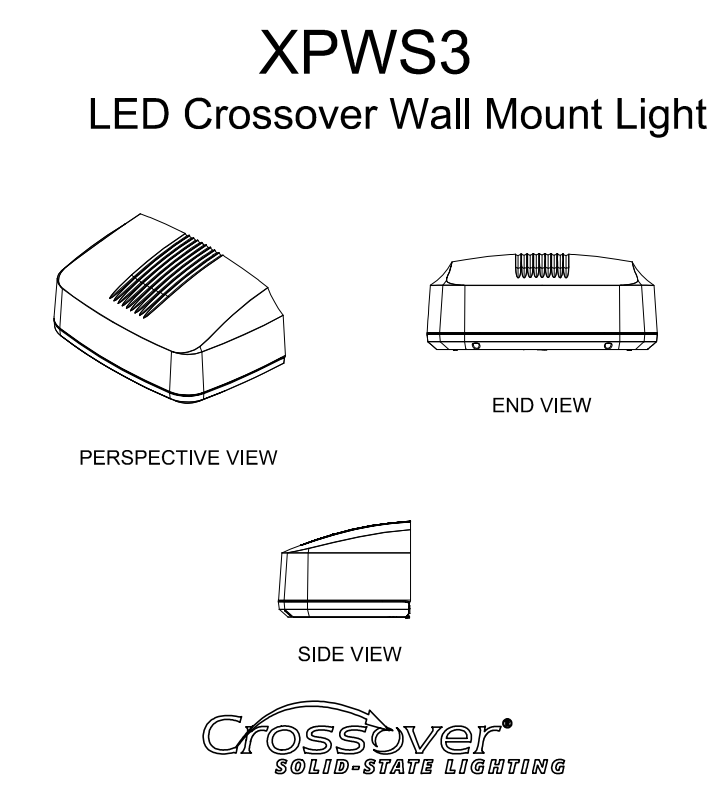
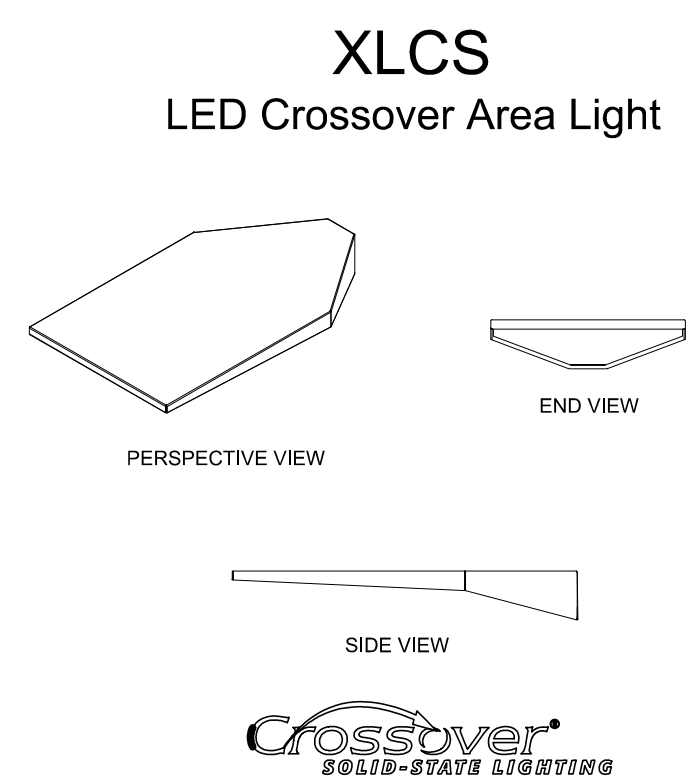
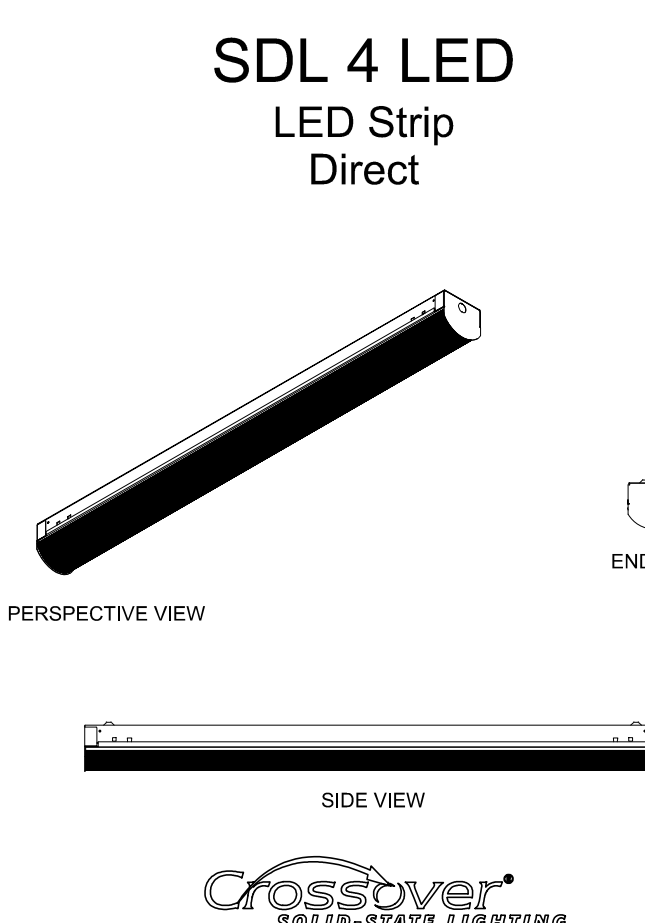
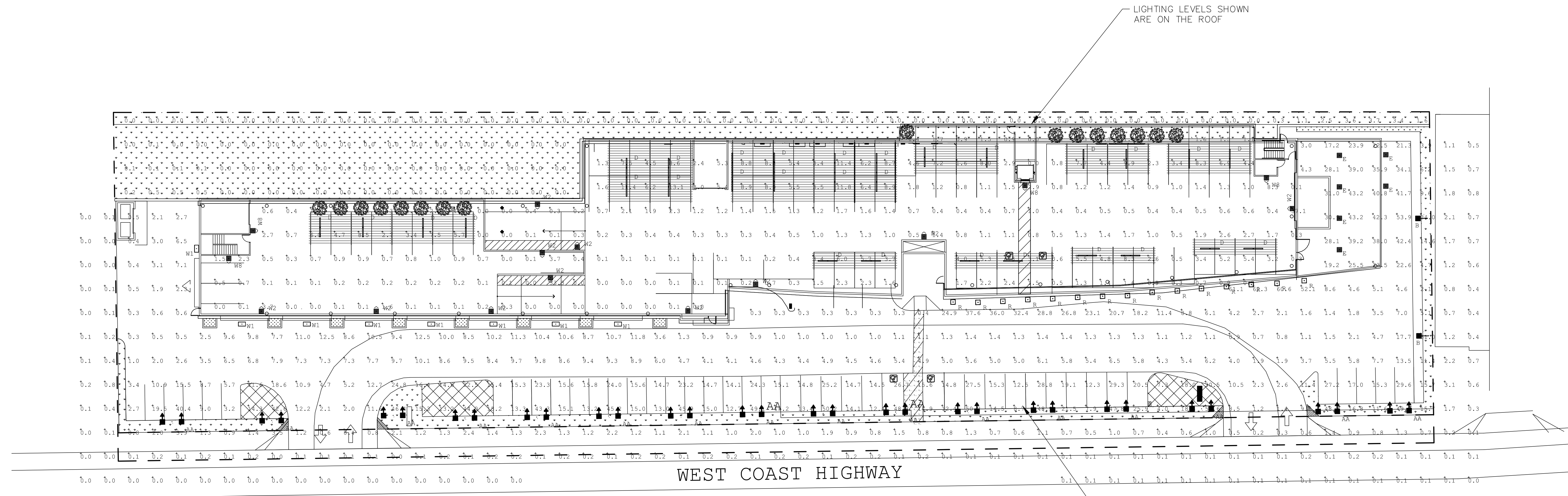
NOTES

1. ABOVE GROUND FEATURES AND UTILITIES INCLUDING BUT NOT LIMITED TO PIPES, STREET LIGHTS, UTILITY BOXES AND FIRE HYDRANTS TO BE RELOCATED OR ADJUSTED TO ACCOMMODATE THE STREET DEDICATION.



NO.	DATE	REVISIONS	ENG.	APPR.	DATE	DESIGNED BY: VSY1	DEVELOPER: AutoNation 200 SW 1ST AVE., 14TH FLOOR FORT LAUDERDALE, FL 33301		PREPARED BY: Stantec 38 TECHNOLOGY DRIVE, SUITE 100 IRVINE, CA 92618 949.923.6000 stantec.com	CONCEPTUAL GRADING PLAN PORSCHE OF NEWPORT BEACH 550 WEST COAST HIGHWAY, NEWPORT BEACH, CA CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT	PLAN CHECK NO. -
						VSY1			VICKY S.Y. ITO		R.C.E. 73766 (EXP. 6/30/17)
										SHEET G-1	

DRAWING: \\2007\cadd\2007\05003\00\design\storm\plan\city\porsche_grading\105003-1001.dwg, PLOT DATE: 4/27/2016 10:23 PM, BY: ts, 4594



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC @ 4' ABOVE GRADE	Illuminance	Fc	8.58	62.3	0.0	N.A.	N.A.
BACK LOT CALC	Illuminance	Fc	0.16	3.7	0.0	N.A.	N.A.
BUILDING Top	Illuminance	Fc	2.28	37.1	0.0	N.A.	N.A.
PATH OF PARKING LOT EGRESS	Illuminance	Fc	11.87	24.0	1.6	7.42	15.00
ROOF TOP PARKING AREA	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
FRONT LINE TYPICAL	Illuminance	Fc	20.30	50.2	4.0	5.08	12.55
LOT SUMMARY	Illuminance	Fc	11.78	62.3	0.3	39.27	207.67
ROOF TOP SUMMARY	Illuminance	Fc	2.32	37.1	0.0	N.A.	N.A.

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts	BUG Rating
AA	16	AA	TWIN	XLCS-FT-LED-SS-NW-HSS-TWIN-12' MH	1.000	N.A.	15396	197.2	B1-U0-G2
B	2	B	SINGLE	XLCS-FT-LED-SS-NW-HSS-SINGLE-12' MH	1.000	N.A.	7698	98.6	B1-U0-G2
D	30	D	SINGLE	SDL-8-LED-LW-CW-UE	0.300	N.A.	6852	58	B2-U3-G2
E	8	E	SINGLE	CRUS-SCDL-LED-SS-CW-UE-C ANOPY-15' MH	1.000	N.A.	13084	114	B3-U4-G3
R	15	R	SINGLE	XSL2-S-LED-50-SS-CW-10' MH	1.000	N.A.	6193	59.9	B2-U0-G0
W1	8	W1	SINGLE	XPWS3-FT-LED-48-450-CW-UE-14' MH	1.000	N.A.	6159	72	B2-U0-G1
W2	11	W2	SINGLE	SWS-2-LED-CW-UE-WALL MOUNT 3' ABOVE PARKING GRADE	0.400	N.A.	1328	14.4	B1-U0-G0
W8	4	W8	SINGLE	SWS-2-LED-CW-UE-WALL MOUNT 8' ABOVE PARKING GRADE	0.400	N.A.	1328	14.4	B1-U0-G0

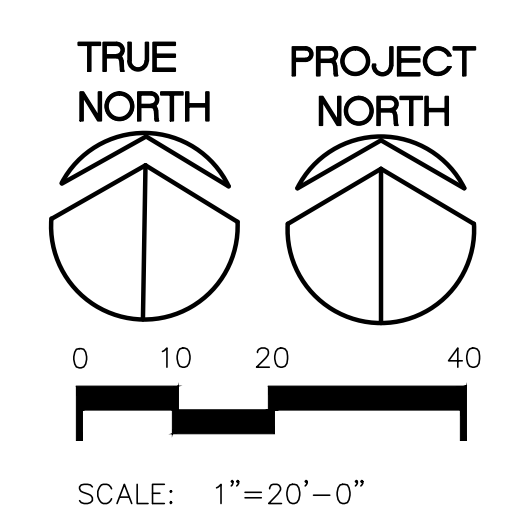
Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Total Project Watts_1
 Total Watts = 7694.898

LIGHTING PROPOSAL LO-128097-12
 AUTONATION-NEWPORT BEACH
 NEWPORT BEACH, CA

DATE: 6/12/15 REV: 2/22/16 SHEET 1 OF 1
 SCALE: 1"=20'-0"



Revision	By	Appd.	YY.MM.DD
DEDICATION SHOWN/RESUBMITTAL	BP	LT	2016.05.17
PLANNING RESUBMITTAL	WK		2015.12.17
PORSCHE REVIEW RESUBMITTAL	WK		2015.12.15
1ST. PLANNING SUBMITTAL			2015.05.08

File Name: _____
 Permit Seal: _____
 Den. Chkd. Dsgn. YY.MM.DD

Project:
**AUTONATION
 PORSCHE OF
 NEWPORT BEACH**
 550 WEST COAST HWY.
 NEWPORT BEACH, CA 92660

Title:
PHOTOMETRIC LIGHTING PLAN

Project No. 2007105003 Scale AS NOTED
 Drawing No. 8 Sheet 1 of 8 Revision