

# RESIDENCES AT 4440 VON KARMAN

## ENTITLEMENT SUBMITTAL

JULY 9, 2020

TPG (KCN) ACQUISITION LLC





# PROJECT TEAM

**DEVELOPER:**  
**TPG (KCN) ACQUISITION LLC**  
 5000 Birch St. East Tower, Suite 600  
 Newport Beach, CA 92660  
 Contact: Derek Picerne  
 P: 949.267.1511  
 www.thepicernegroup.com  
 dpicerne@picernegroup.com

## ARCHITECT (APARTMENTS):



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

## LANDSCAPE ARCHITECT:



**MJS Landscape Architecture**  
 507 30th Street  
 Newport Beach, CA 92663  
 Contact: Matt Jackson  
 P: 949.675.9964  
 www.mjs-la.com  
 matt@mjs-la.com

## CIVIL ENGINEER:



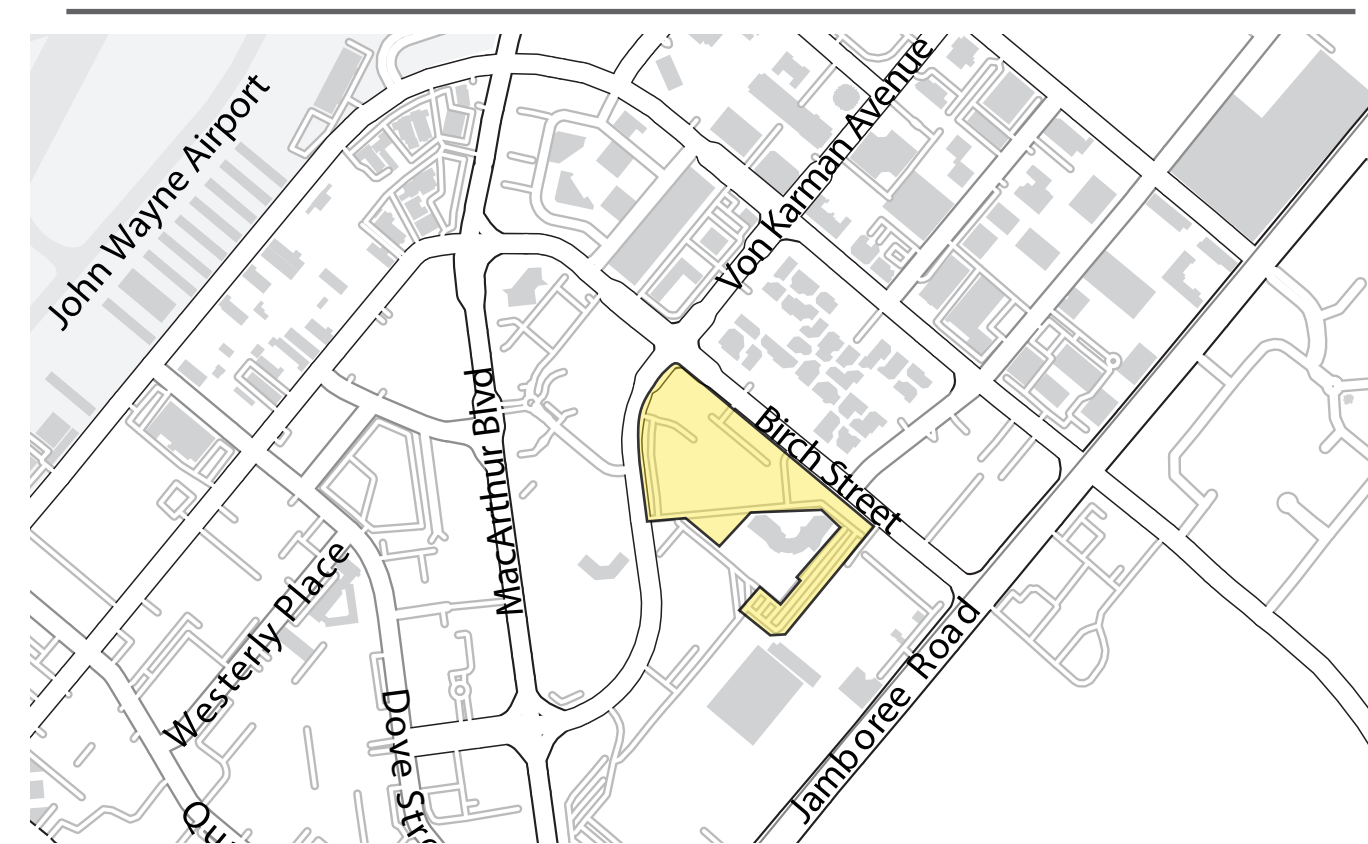
**TAIT & Associates, Inc.**  
 801 N Parkcenter Drive  
 Santa Ana, CA 92705  
 Contact: David Sloan, PE  
 P: 714.560.8643  
 P: 562.547.0705  
 www.tait.com  
 dsloan@tait.com

## ARCHITECT (PARKING GARAGE):



**Architects Orange**  
 144 N Orange Street  
 Orange, CA 92866  
 Contact: Jason Rupp  
 P: 714.639.9860  
 www.aoarchitects.com  
 jason@aoarchitects.com

# VICINITY MAP



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## ARCHITECTURE (PARKING GARAGE):

AG-1.0 GARAGE SITE PLAN

# PROJECT DATA

## PURPOSE:

APPLICATION SUBMITTAL

## EXISTING ZONING:

PC - 15 KOLL CENTER

## PROPOSED ZONE CHANGE:

RM MULTIPLE RESIDENTIAL

## ASSESSOR PARCEL NUMBER:

PARCEL: 445 - 131 - 28

## TOTAL DEVELOPMENT AREA:

13.0 ± ACRES

## NET DEVELOPMENT AREA:

8.7 ± ACRE (INCLUDES PARKING RESTRIPING)

## EXISTING LAND USE:

KOLL CENTER PARKING LOT

## BASE DENSITY:

29.8 DWELLINGS PER ACRE

## PROPOSED DENSITY:

35.9 DWELLINGS PER ACRE

## DENSITY BONUS:

20%

## BASE UNITS:

260

## TOTAL UNITS:

312

# PROJECT SUMMARY

## UNIT SUMMARY

UNIT TYPE	LVL					Total # Units	% of Unit Mix	NET S.F.*	Balcony / Deck S.F.**	Req. Balcony S.F.	Total Net Rent.	AVG. S.F.
	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05							
<b>STUDIO:</b>												
S100	0	2	2	2	2	8		515	0	26	4,120	
S400	1	10	10	10	9	40		575	0	29	23,000	
ES400 (Affordable)	0	0	1	1	1	3		575	0	29	1,725	
S500	1	1	1	1	0	4		628	0	31	2,512	
<b>SUBTOTAL</b>	<b>2</b>	<b>13</b>	<b>14</b>	<b>14</b>	<b>12</b>	<b>55</b>	<b>17.6%</b>				<b>31,357</b>	<b>570</b>
<b>1 BR:</b>												
A111	0	9	9	9	9	36		665	57	33	23,940	
A200	0	6	4	5	6	21		657	30	33	13,797	
EA200 (Affordable)	0	0	4	3	2	9		657	30	33	5,913	
A400	1	4	4	6	5	20		744	62	37	14,880	
A501	2	6	7	7	5	27		830	148	42	22,410	
A731	0	5	11	10	10	36		1,025	72	51	36,900	
<b>SUBTOTAL</b>	<b>3</b>	<b>30</b>	<b>39</b>	<b>40</b>	<b>37</b>	<b>149</b>	<b>47.8%</b>				<b>117,840</b>	<b>791</b>
<b>2 BR:</b>												
B101	0	3	2	3	3	11		1,000	60	50	11,000	
EB101 (Affordable)	0	0	1	0	0	1		1,000	60	50	1,000	
B400	1	5	5	6	5	22		1,106	56	55	24,332	
B425	0	3	3	3	3	12		1,061	57	53	12,732	
B500	0	3	3	3	3	12		1,061	43	53	12,732	
B705	0	5	5	5	5	20		1,400	69	70	28,000	
B935	2	7	7	8	6	30		1,413	65	71	42,390	
<b>SUBTOTAL</b>	<b>3</b>	<b>26</b>	<b>26</b>	<b>28</b>	<b>25</b>	<b>108</b>	<b>34.6%</b>				<b>132,186</b>	<b>1,224</b>
<b>PROJECT TOTAL</b>	<b>8</b>	<b>69</b>	<b>79</b>	<b>82</b>	<b>74</b>	<b>312</b>	<b>100.0%</b>				<b>281,383</b>	<b>902</b>

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

## PARKING SUMMARY

Unit Type	# Units	Ratio	Total
Studio	52	1.1	58
1-Bedroom	140	1.5	210
2-Bedrooms	107	1.8	193
	299		461
<b>REQUIRED AFFORDABLE PARKING</b>			
Unit Type	# Units	Ratio	Total
Studio-AFF	3	1.0	3
1-BD-AFF	9	1.0	9
2-BD-AFF	1	2.0	2
	13		14
<b>REQUIRED RESIDENT PARKING SUBTOTAL</b>			475

## REQUIRED GUEST PARKING

Unit Type	# Units	Ratio	Total
Studio	52	1.1	58
1-Bedroom	140	1.5	210
2-Bedrooms	107	1.8	193
	299		461
<b>REQUIRED AFFORDABLE PARKING</b>			
Unit Type	# Units	Ratio	Total
Studio-AFF	3	1.0	3
1-BD-AFF	9	1.0	9
2-BD-AFF	1	2.0	2
	13		14
<b>REQUIRED RESIDENT PARKING SUBTOTAL</b>			475

## REQUIRED EVCS (PART OF REQUIRED PARKING SPACES)

Unit Type	# of Stalls	Ratio	Total
Assigned	475	0.02	10
Unassigned	90	0.05	5
Office	276		7
	841		22

## REQUIRED ACCESSIBLE PARKING (PART OF REQUIRED PARKING SPACES)

Unit Type	# of Stalls	Ratio	Total
Assigned	475	0.02	10
Unassigned	90	0.05	5
Office	276		7
	841		22

1 accessible van stall required for residential parking\*  
 1 accessible van stall required for office accessible parking\*

## OCCUPANCY CLASSIFICATION:

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

## TYPE OF CONSTRUCTION:

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

## BUILDING CODE:

CITY OF NEWPORT BEACH MUNICIPAL CODE  
 2019 CALIFORNIA BUILDING CODE

## Building Areas

Leasing/Mail	2,378 SF
Residential	281,383 SF
Circulation	49,827 SF
Garage	103,177 SF
Basement	247,017 SF
Amenity	7,674 SF
<b>TOTAL</b>	<b>691,456 SF</b>

## AMENITIES

REQUIRED	Total
44 SF X 312	13,728 SF
<b>TOTAL</b>	<b>13,728 SF</b>

## AMENITIES

PROVIDED	Total
Dog Wash	640 SF
Dog Park	2,643 SF
Bike Shop / Storage	770 SF
Fitness	2,910 SF
Clubroom	3,354 SF
Roof Deck	2,611 SF
Outdoor Amenity	1,726 SF
<b>TOTAL</b>	<b>14,654 SF</b>

## OPEN SPACE SUMMARY

REQUIRED PRIVATE OPEN SPACE SEE SHEET A-5.5

REQUIRED COMMON OPEN SPACE 75 SF/UNIT x 312 SF = 23,400 SF

PROVIDED COMMON OPEN SPACE Podium Courtyards 16,555 SF  
On Grade 16,991 SF

**TOTAL 33,546 SF**

## PROVIDED RESIDENTIAL & OFFICE PARKING

LEVEL	Office		Resident		Guest		Total
	Office	EV STALLS	Resident	EV STALLS	Guest	Accessible	
Level 1	135	17	3	0	0	0	155
Basement 1	117	0	4	100	29	10	336
Basement 2	0	0	0	308	28	0	336
<b>GARAGE TOTAL</b>	<b>252</b>	<b>17</b>	<b>7</b>	<b>408</b>	<b>57</b>	<b>10</b>	<b>823</b>
<b>SURFACE PARKING</b>							
Parallel	0	0	0	0	0	0	18
<b>GRAND TOTAL</b>	<b>276</b>	<b>17</b>	<b>7</b>	<b>475</b>	<b>67</b>	<b>10</b>	<b>841</b>
				office stalls	residential stalls	guest stalls	
				residential sub total			565

# PROJECT DESCRIPTION

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

The 5-story podium 312 unit apartment building consisting of one-level of on grade parking garage, two levels of subterranean parking (Type -I), the majority of the residential units are located above the podium on levels 2 thru 5 (Type-V). A portion of the residential units at the northeast corner of the site are 4-story (Type-V) slab on grade construction. The building is accessed from the south via a vehicular access providing links to the adjoining properties and proposed 1/2 acre park area. Project leasing offices are accessed directly from the park with a direct connection to the amenity spaces and courtyards on the second level. The project proposes to provide 276 office stalls on site at the grade & first levels of subterranean garage along with residential guest and residential parking provided at the subterranean levels.

The park is approximately 1/2 acres and features a pavilion with signature tree and a multi-purpose lawn.

The replacement garage is located on approximately 1.1 acres.

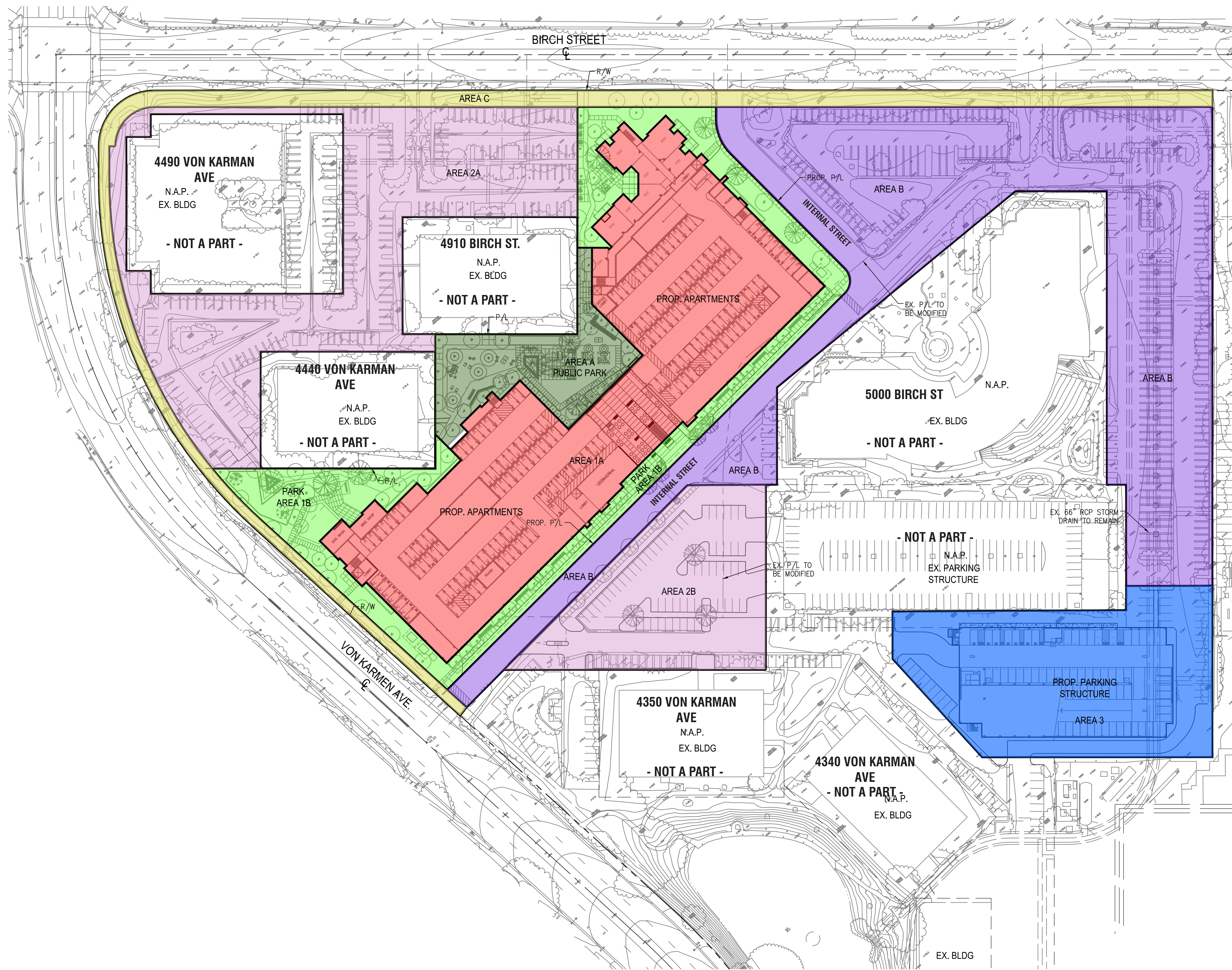












**DEVELOPMENT AREAS LEGEND**

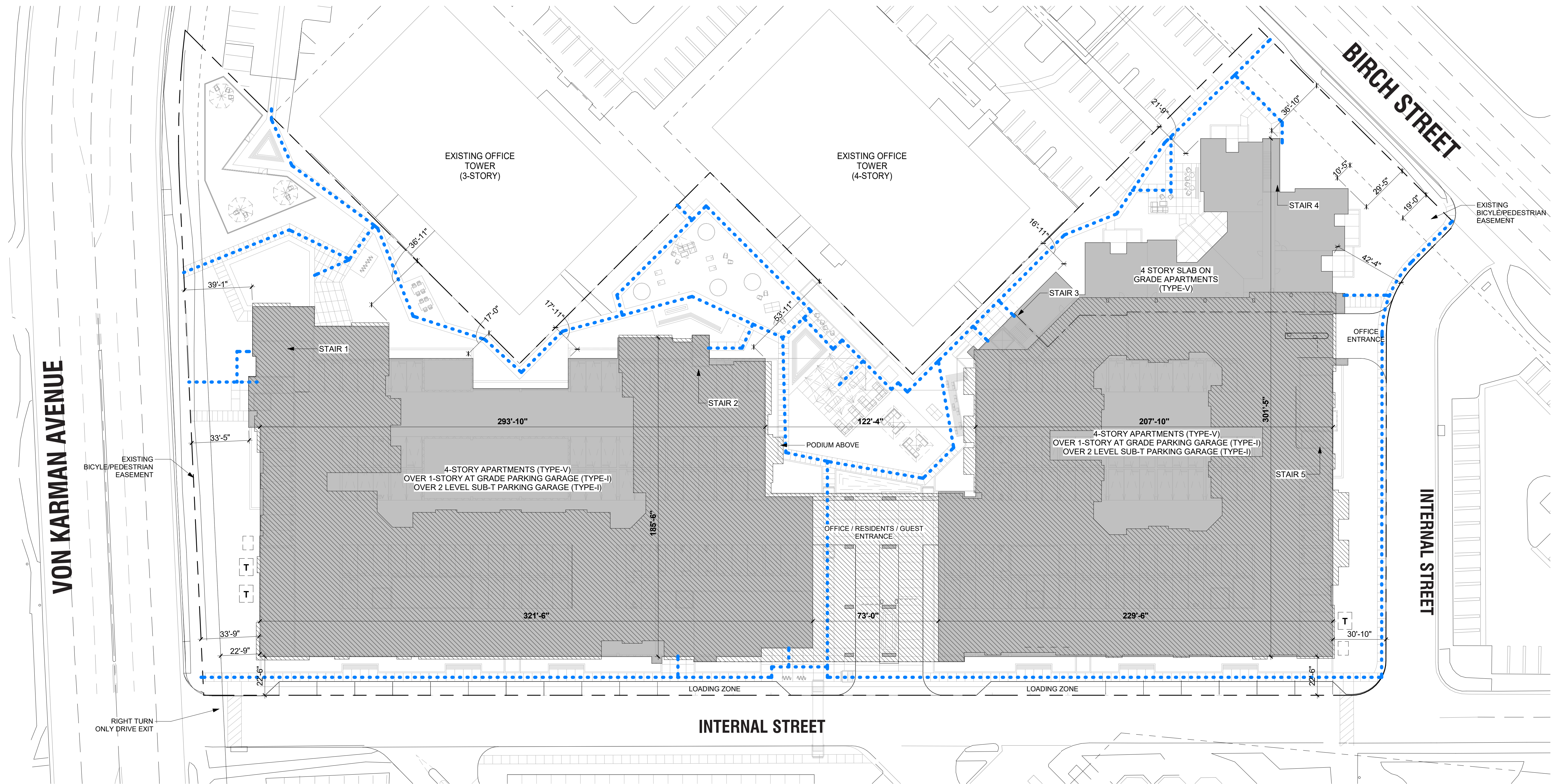
<span style="color: red;">■</span>	AREA 1A - APARTMENTS	2.6± ACRES
<span style="color: green;">■</span>	AREA 1B - PARK & WALKWAY (OPEN SPACE)	1.3± ACRES
		<b>3.9± ACRES AREA 1 TOTAL</b>
<span style="color: purple;">■</span>	AREA 2 - ACCESS, PARKING, UTILITIES & LANDSCAPE	2.9± ACRES
<span style="color: blue;">■</span>	AREA 3 - PARKING STRUCTURE	1.4± ACRES
<span style="color: darkgreen;">■</span>	AREA A - PUBLIC PARK	0.5± ACRES
<b>NET DEVELOPMENT AREA</b>		<b>8.7± ACRES</b>
<span style="color: purple;">■</span>	AREA B - REMAINDER PARKING LOT & OFFICES	3.5± ACRES
<span style="color: yellow;">■</span>	AREA C - EXISTING EASEMENT FOR ACCESS	0.8± ACRES
<b>TOTAL DEVELOPMENT AREA</b>		<b>13.0± ACRES</b>

\*LOT 1 OF FUTURE LOT LINE ADJUSTMENT -- 4.3± ACRES  
 \*\*AREA 2 INCLUDES 2A & 2B

**DEVELOPMENT DENSITY**

<b>NET DEVELOPMENT AREA</b>	<b>8.7± ACRES</b>
<b>UNIT COUNT</b>	<b>312 UNITS</b>
	<b>35.9± ACRES</b>





**SITE PLAN LEGEND**

- ..... ACCESSIBLE PATH OF TRAVEL
- PODIUM ABOVE

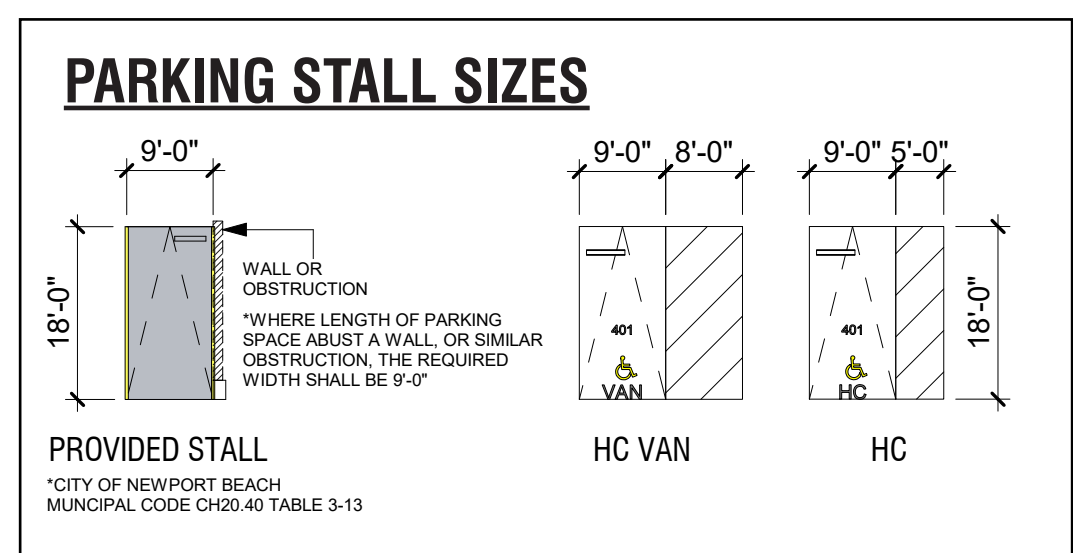
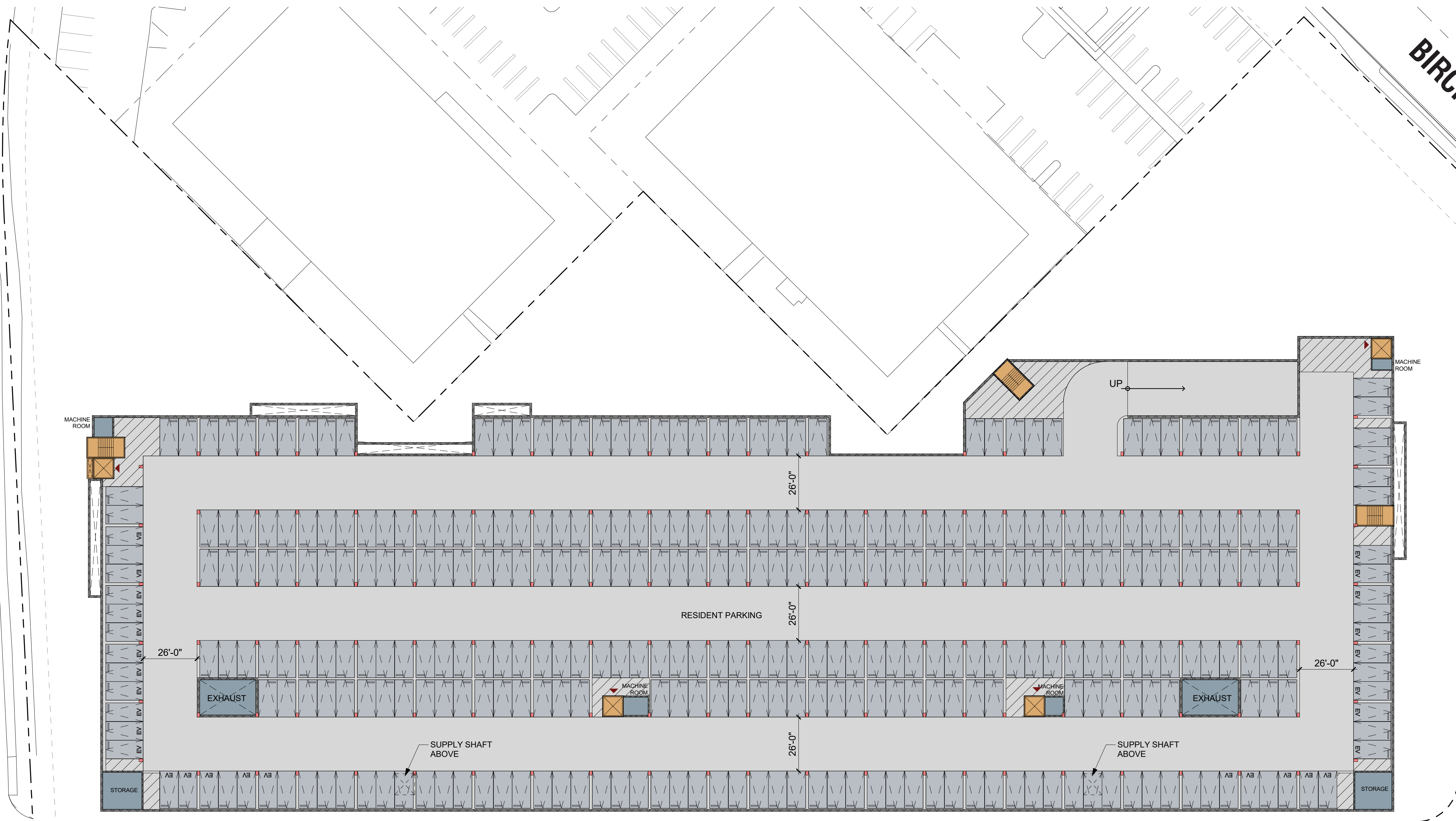


VON KARMAN AVENUE

BIRCH STREET

INTERNAL STREET

INTERNAL STREET



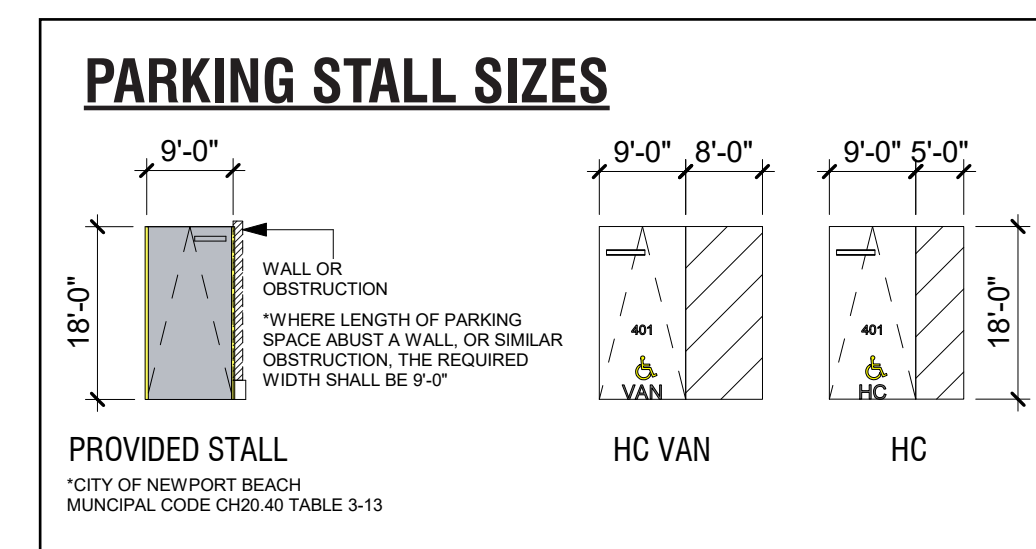


VON KARMAN AVENUE

BIRCH STREET

INTERNAL STREET

INTERNAL STREET







PARKING STALL SIZES		COLOR LEGEND		
<p>PROVIDED STALL *CITY OF NEWPORT BEACH MUNICIPAL CODE CH20.40 TABLE 3-13</p>	<p>HC VAN</p>	<p>HC</p>	<p>UNITS</p>	<p>RESIDENT/GUEST PARKING</p>
			<p>LOBBY / LEASING / AMENITY</p>	<p>OFFICE PARKING STALL</p>
			<p>RESIDENTIAL VERTICAL CIRCULATION</p>	<p>CORRIDOR</p>





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



VON KARMAN AVENUE

BIRCH STREET

INTERNAL STREET




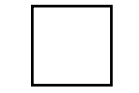

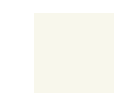
INTERNAL STREET

EXISTING OFFICE TOWER (3-STORY)

EXISTING OFFICE TOWER (4-STORY)



**COLOR LEGEND**

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



VON KARMAN AVENUE

BIRCH STREET



INTERNAL STREET

INTERNAL STREET

ROOF BELOW

**COLOR LEGEND**

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





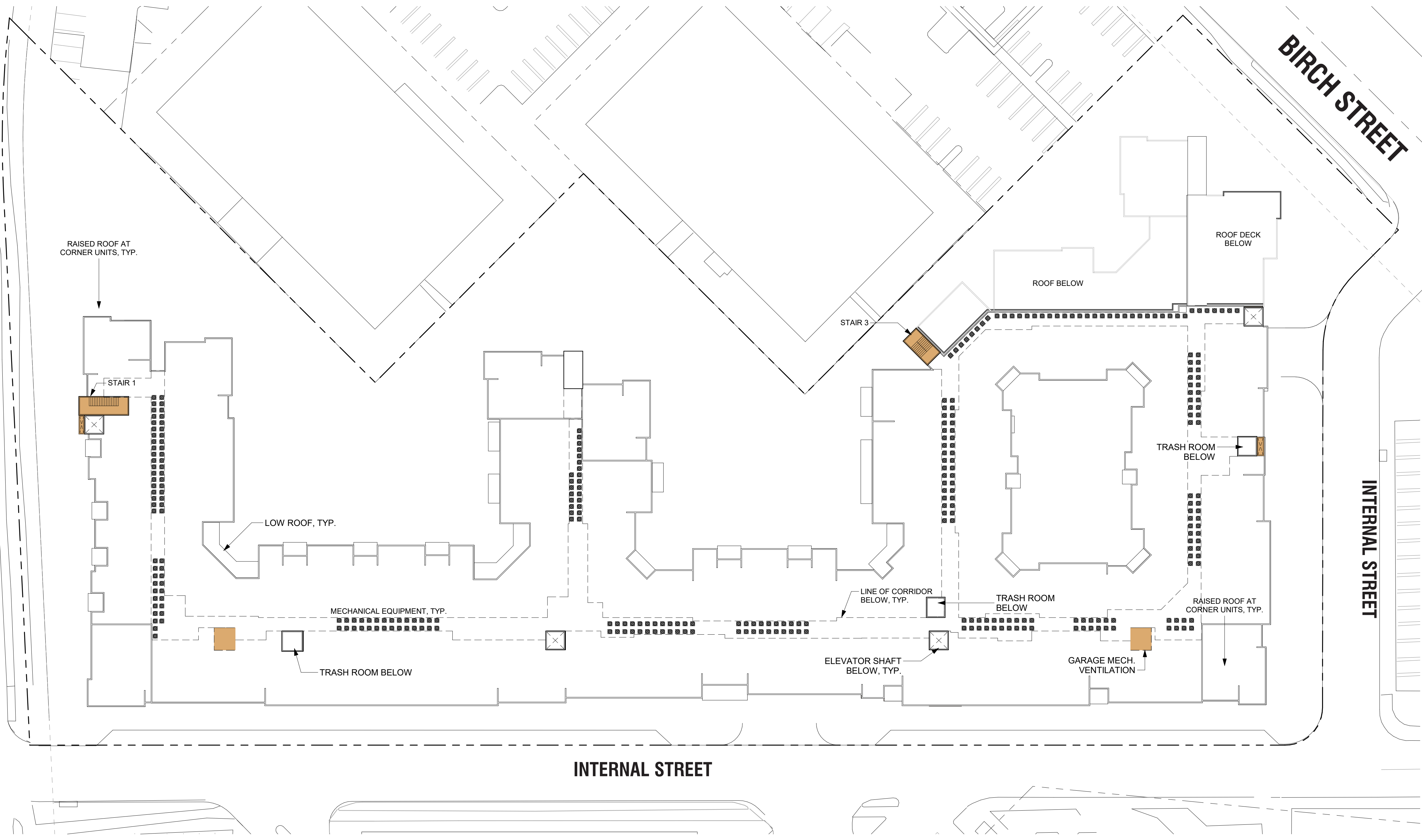


VON KARMAN AVENUE



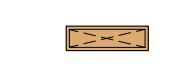
BIRCH STREET

INTERNAL STREET

INTERNAL STREET



**ROOF LEGEND**

-  STAIR TO ROOF
-  MECHANICAL EQUIPMENT
-  UTILITY SHAFT TO ROOF





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



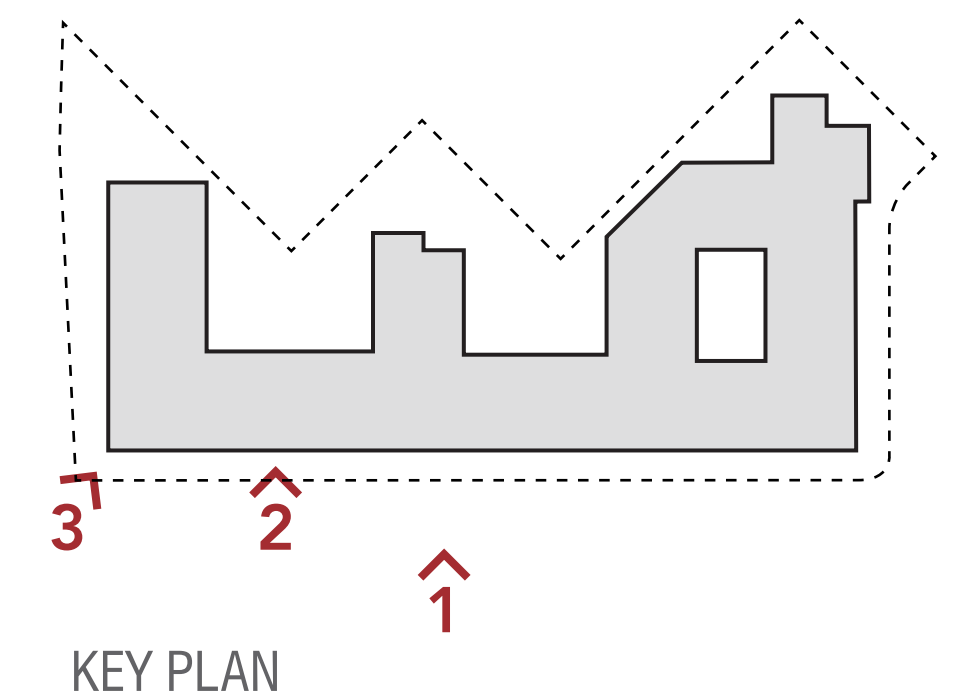
2) SOUTH ELEVATION - A



3) VIEW FROM VON KARMAN AVE.

**MATERIAL LEGEND:**

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



KEY PLAN





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



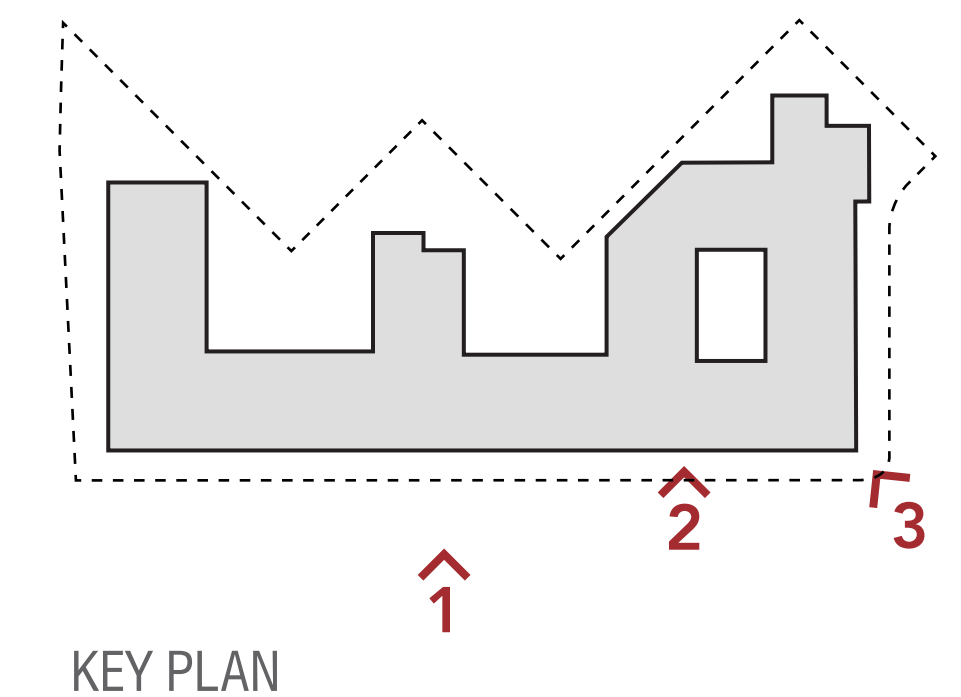
2) SOUTH ELEVATION - B



3) VIEW OF SOUTH EAST CORNER

**MATERIAL LEGEND:**

- S-1: STUCCO - 20/30, VARIOUS COLORS
- ST-1: STONE/TILE VENEER OR SIM.
- CS-1: CEMENTITIOUS SIDING OR SIM.
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KEY PLAN





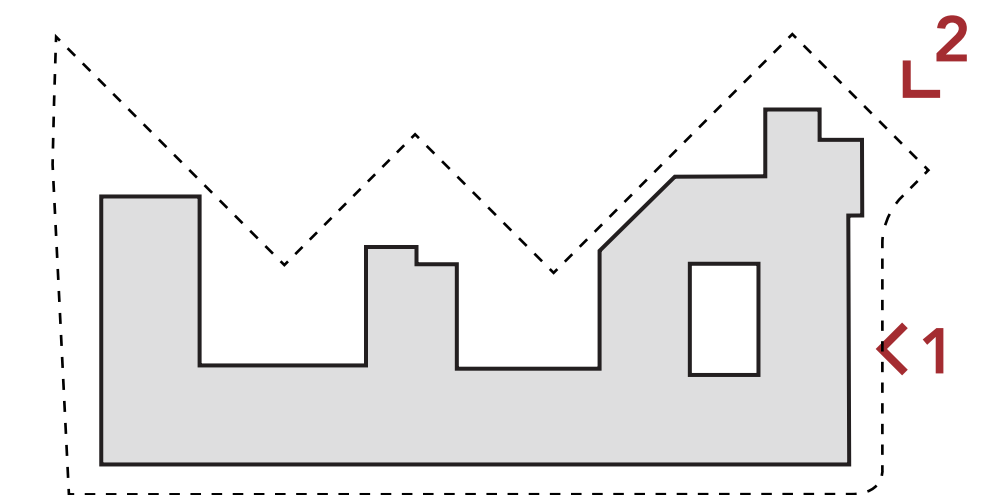
1) EAST ELEVATION



2) VIEW FROM BIRCH STREET

MATERIAL LEGEND:

- S-1: STUCCO - 20/30, VARIOUS COLORS
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KEY PLAN





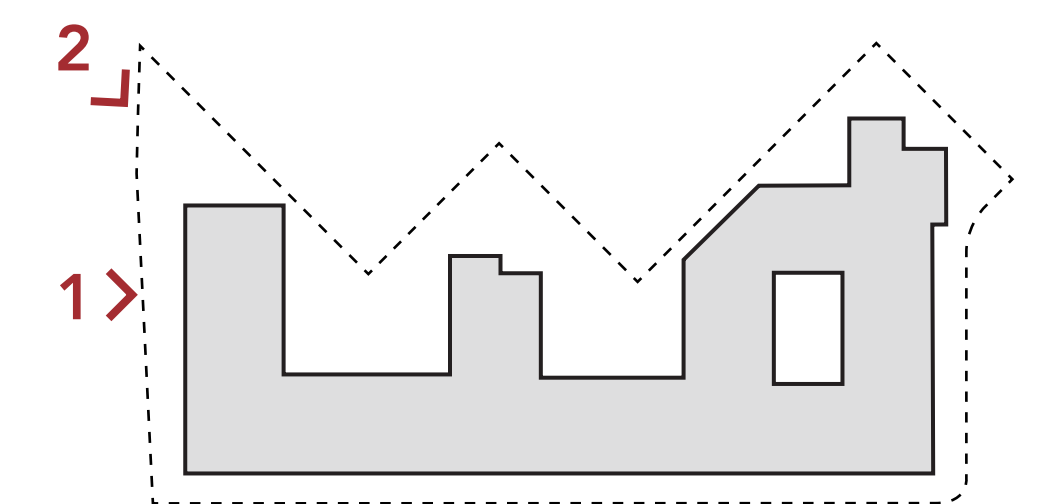
1) WEST ELEVATION



2) VIEW FROM VON KARMAN AVE.

MATERIAL LEGEND:

- S-1: STUCCO - 20/30, VARIOUS COLORS
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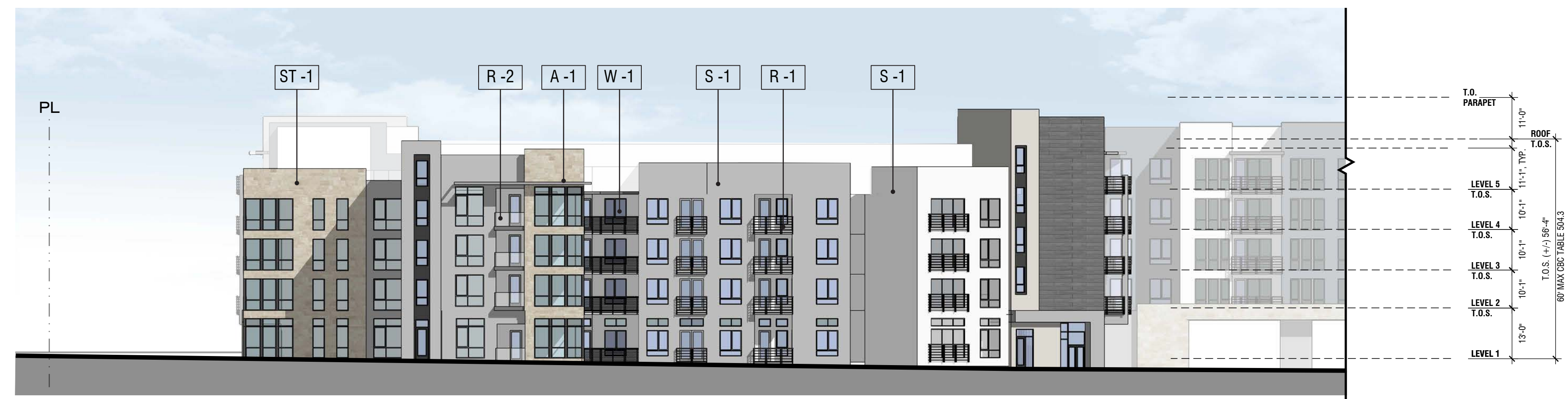


KEY PLAN





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



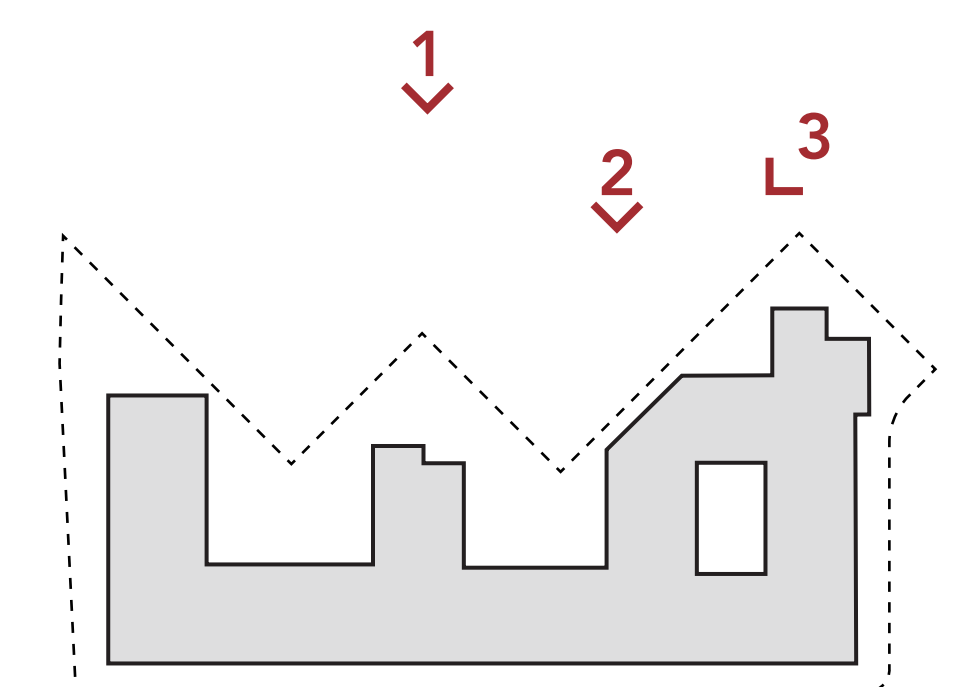
2) NORTH ELEVATION - A



3) VIEW FROM NORTH EAST CORNER

**MATERIAL LEGEND:**

- S-1: STUCCO - 20/30, VARIOUS COLORS
- ST-1: STONE/TILE VENEER OR SIM.
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- R-2: GLASS RAILING
- G-1: GARAGE SCREENED OPENING



KEY PLAN





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



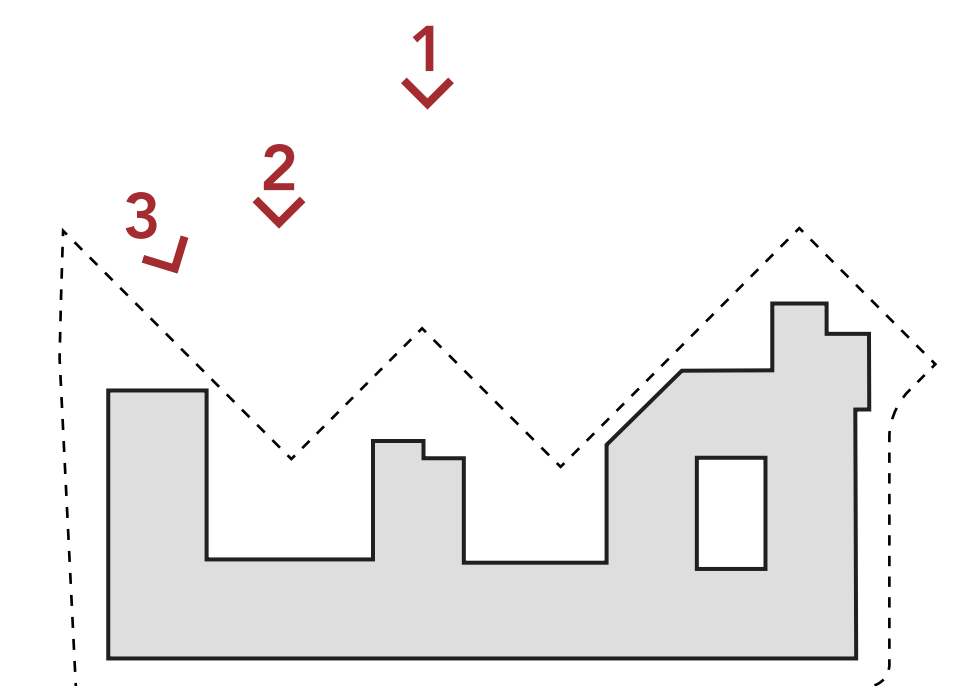
2) NORTH ELEVATION - B



3) VIEW OF POOL COURTYARD

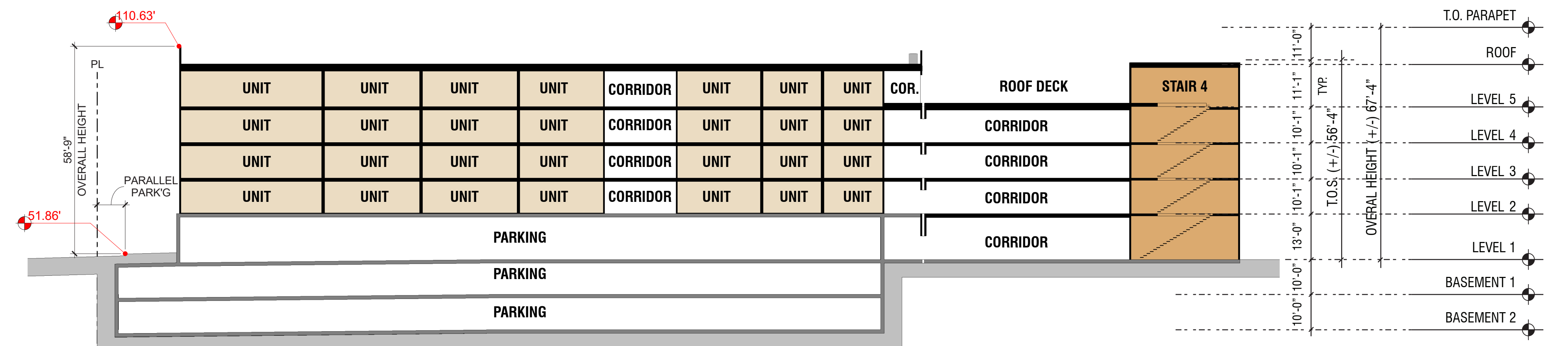
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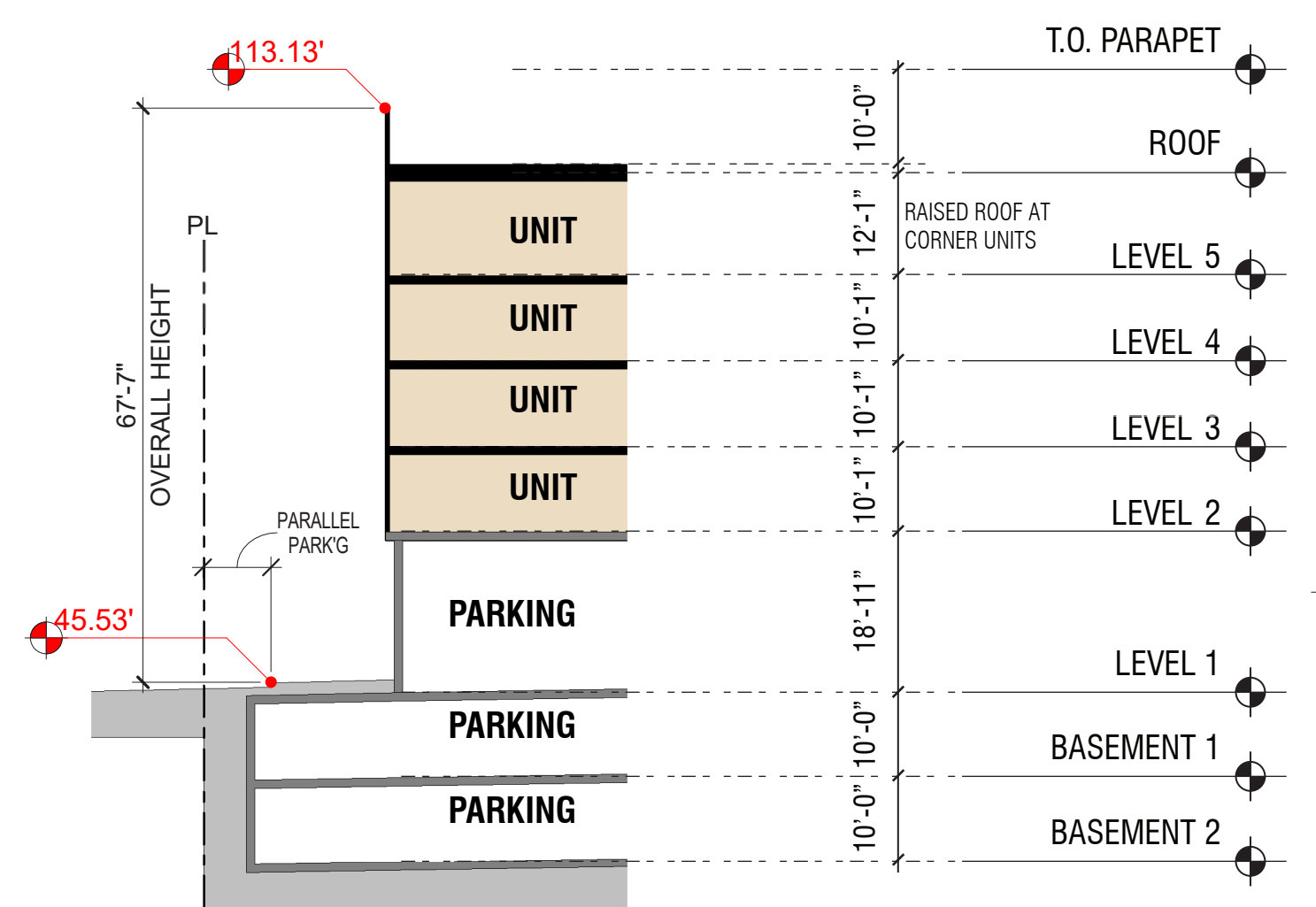


KEY PLAN

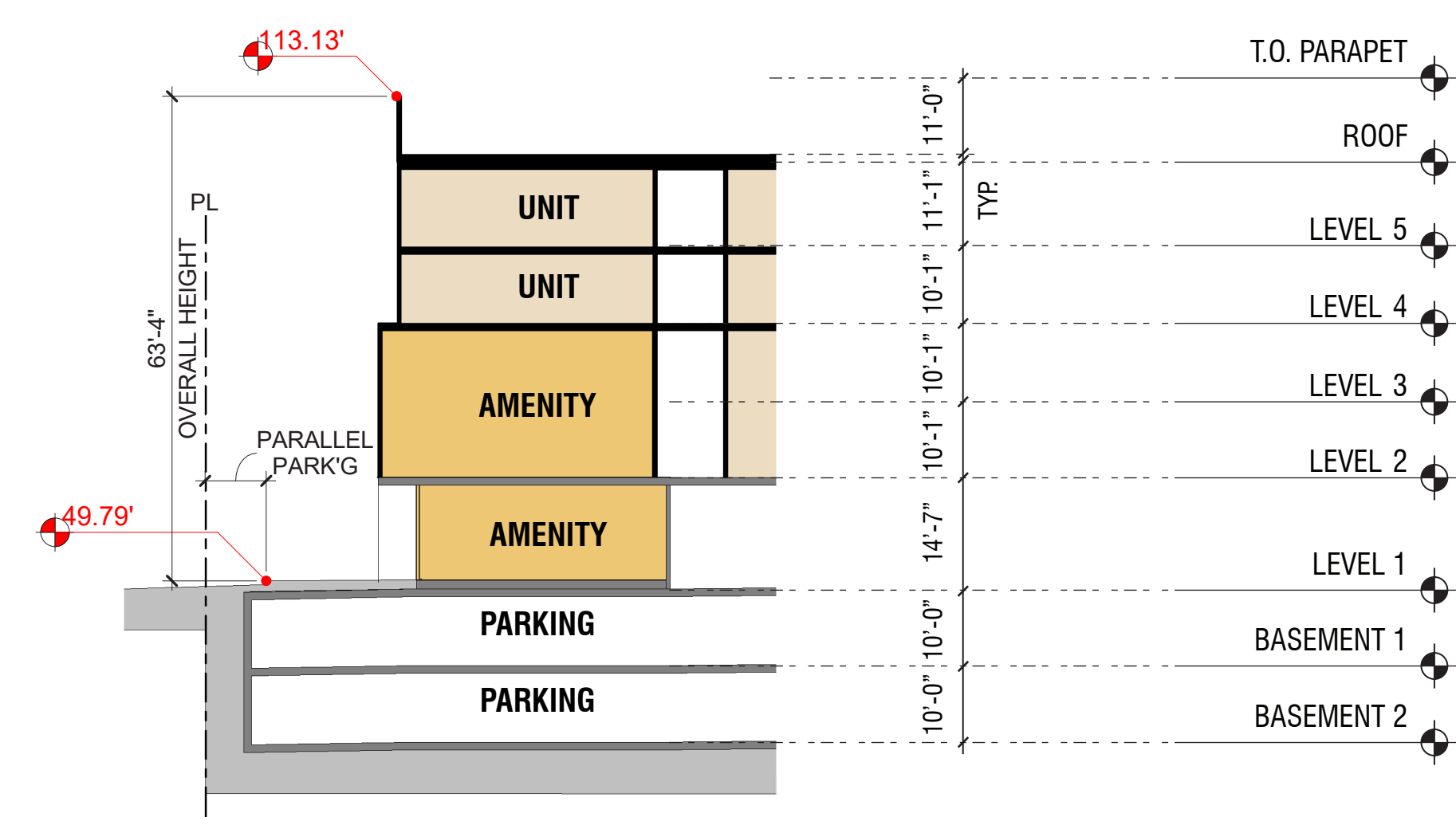




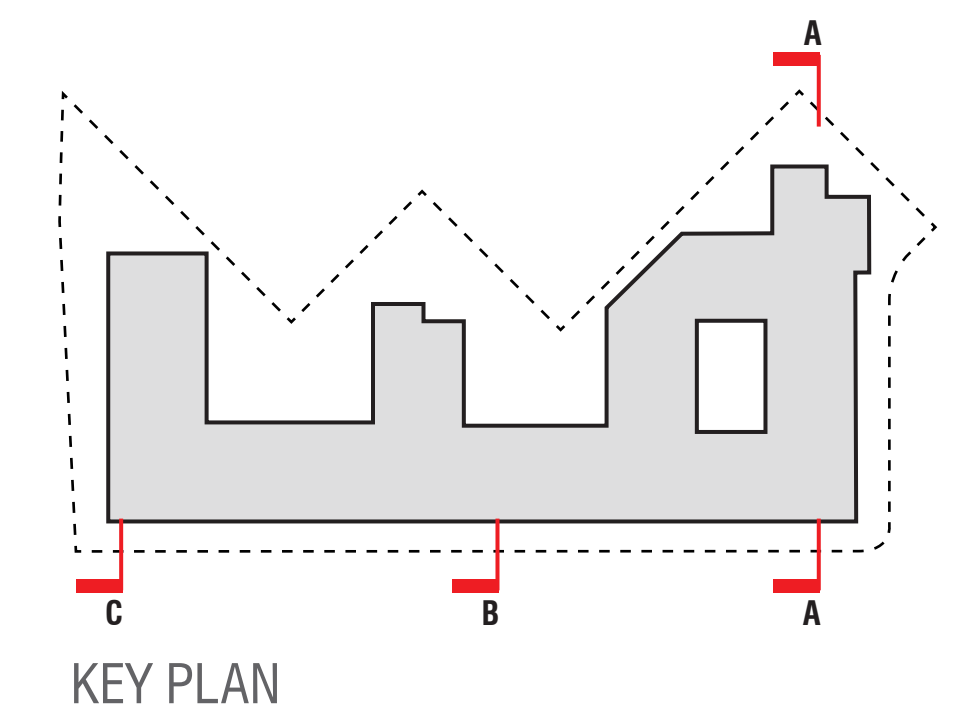
1) SECTION A



3) SECTION C

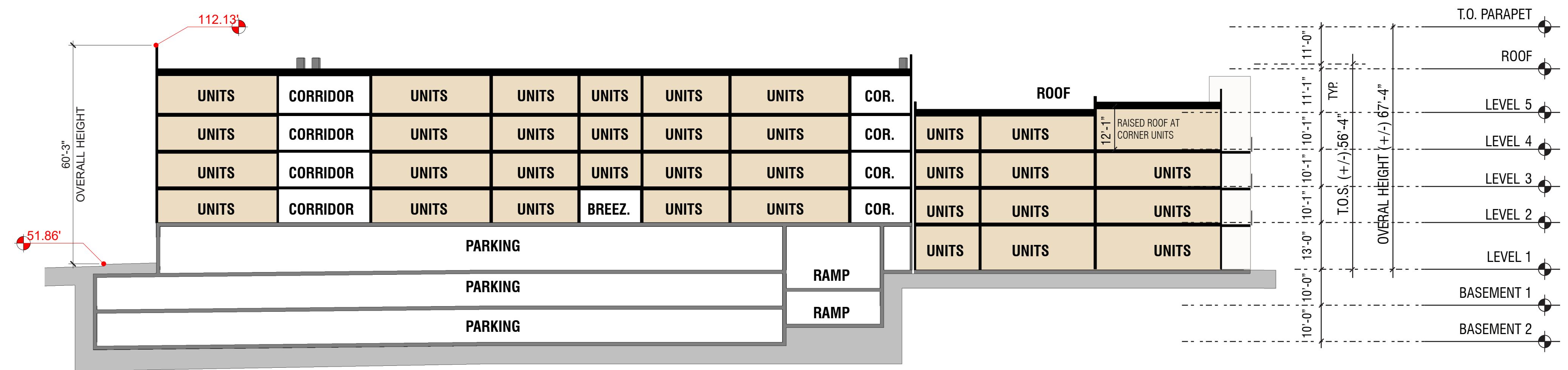


2) SECTION B

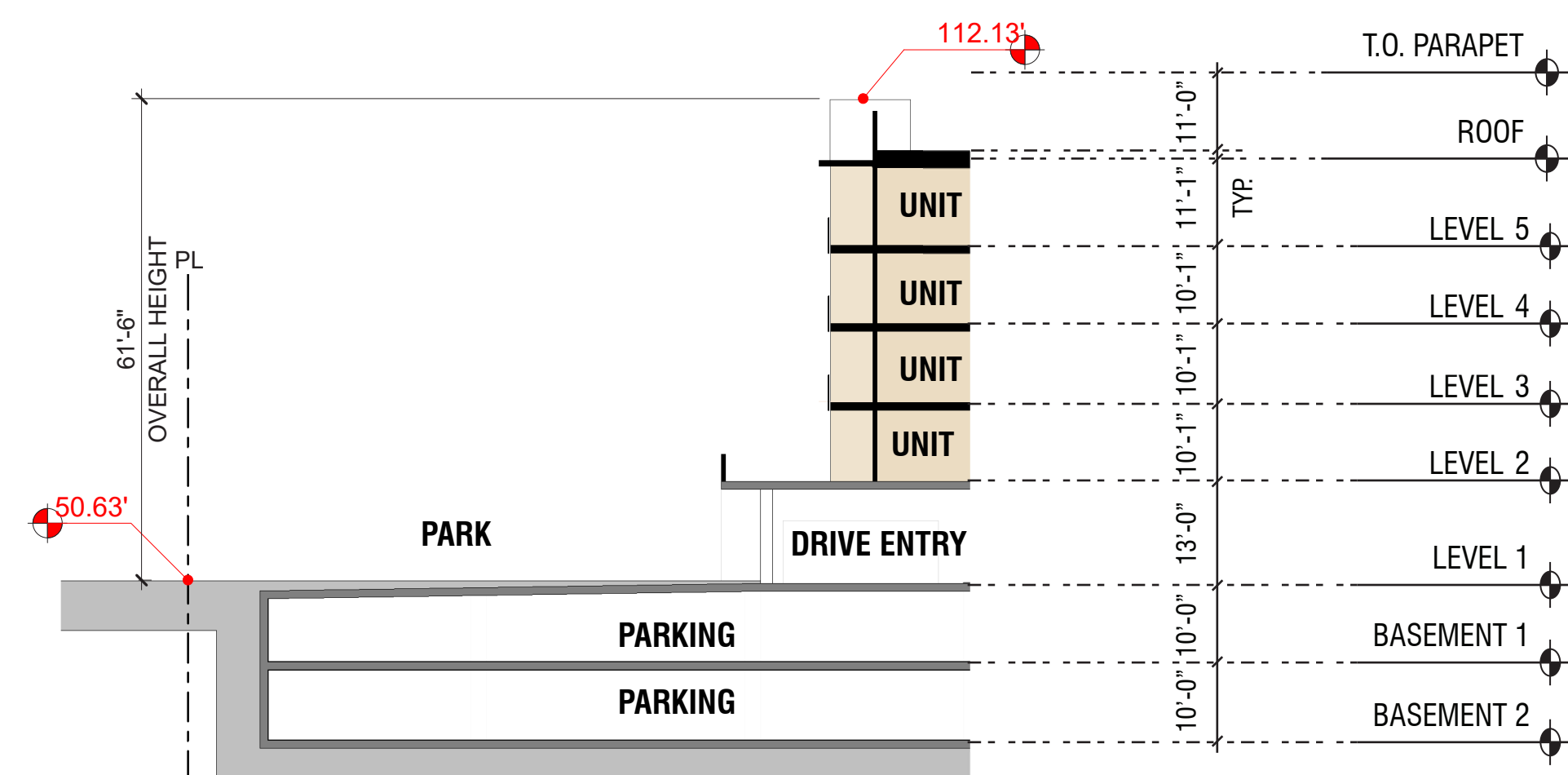


KEY PLAN

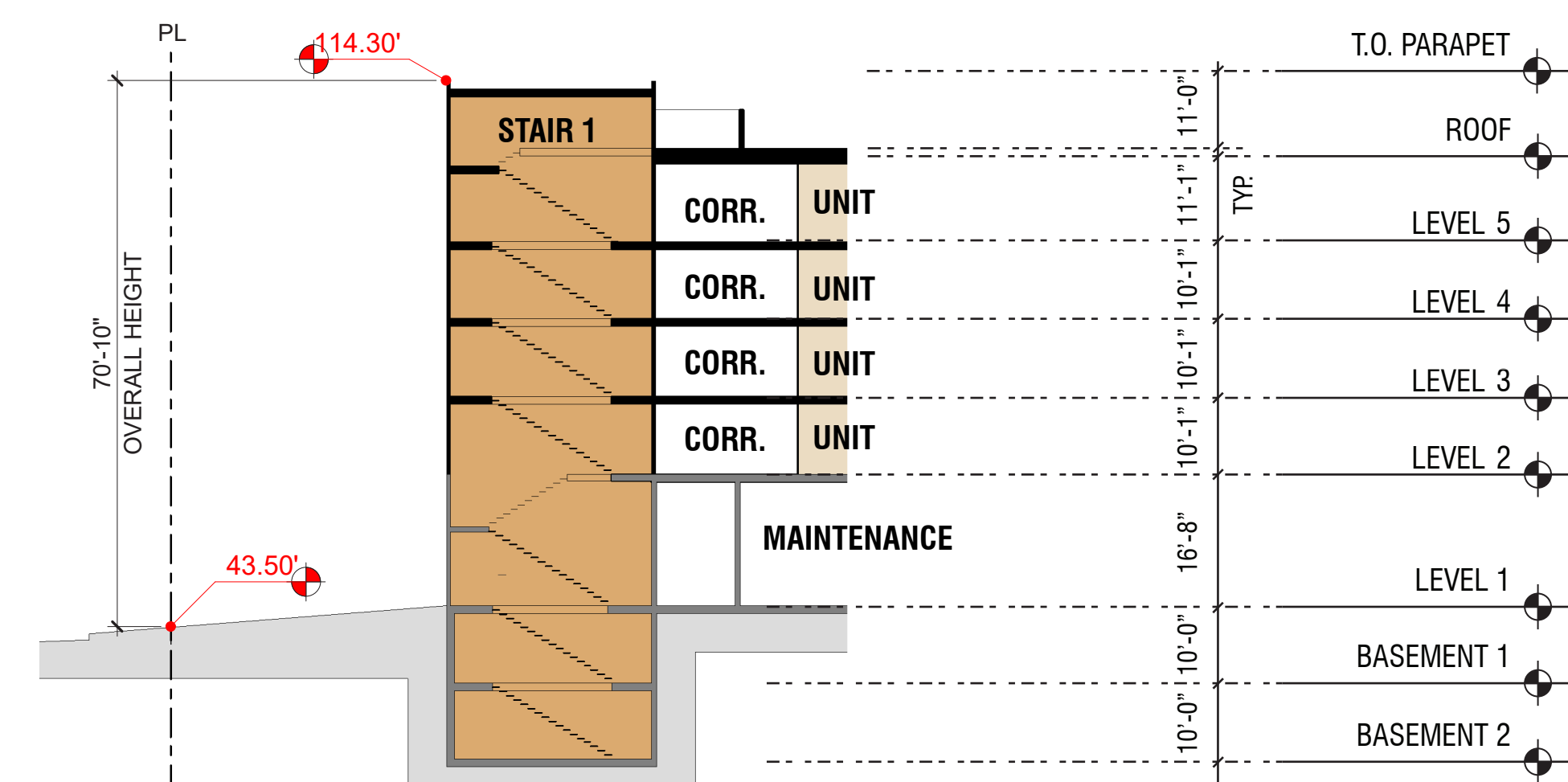




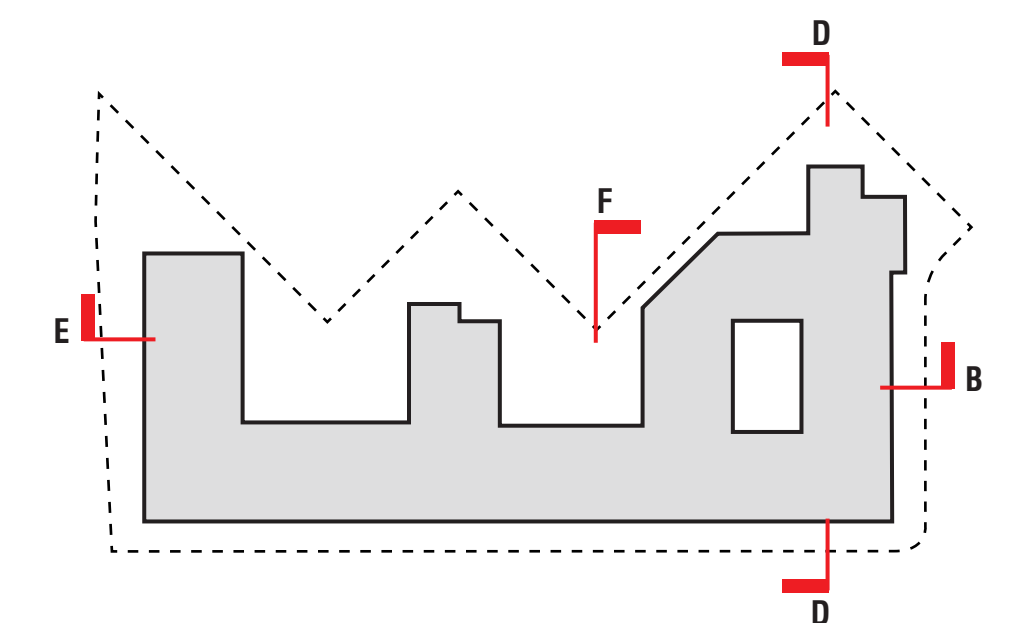
1) SECTION D



3) SECTION F

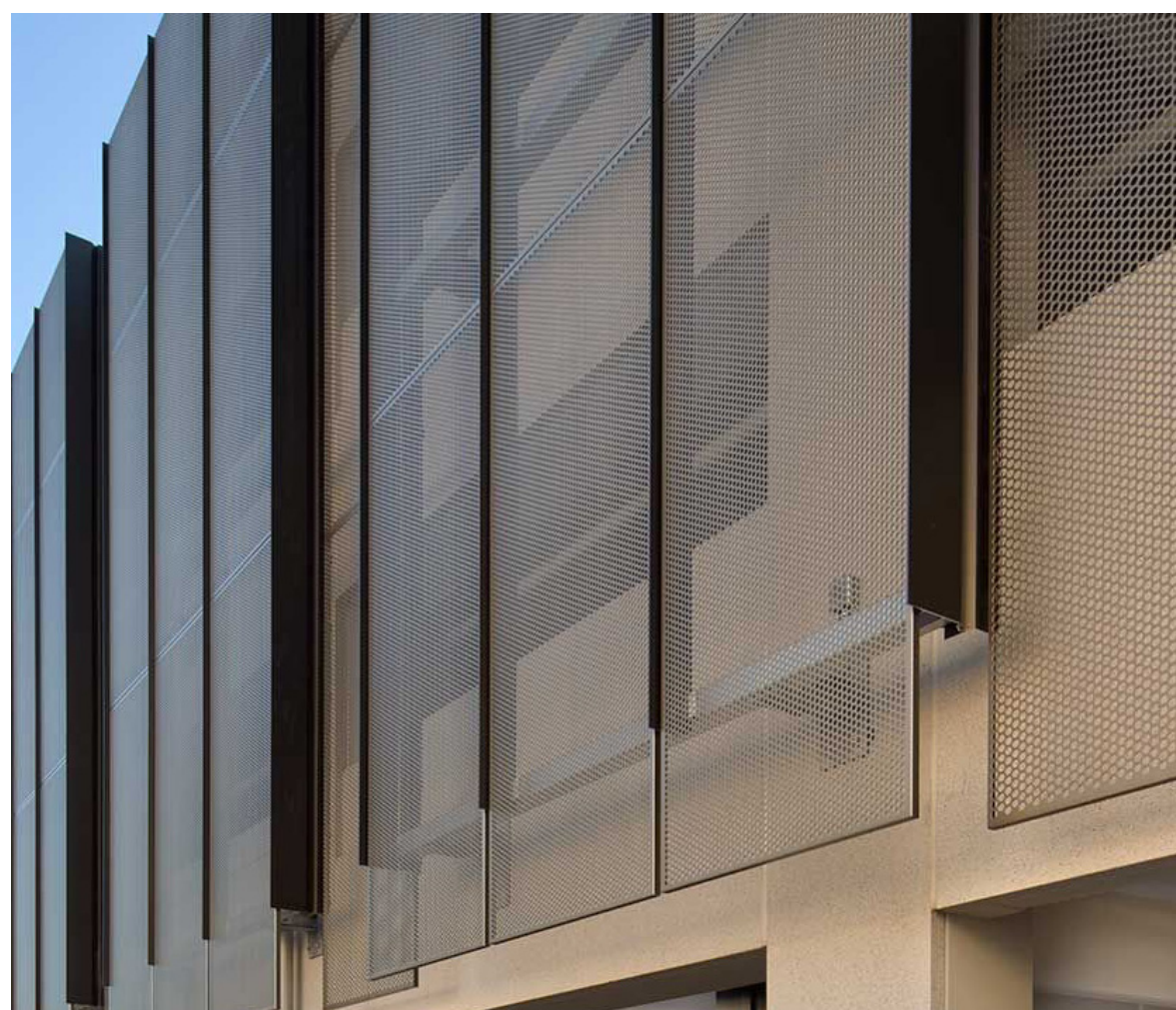


2) SECTION E



KEY PLAN





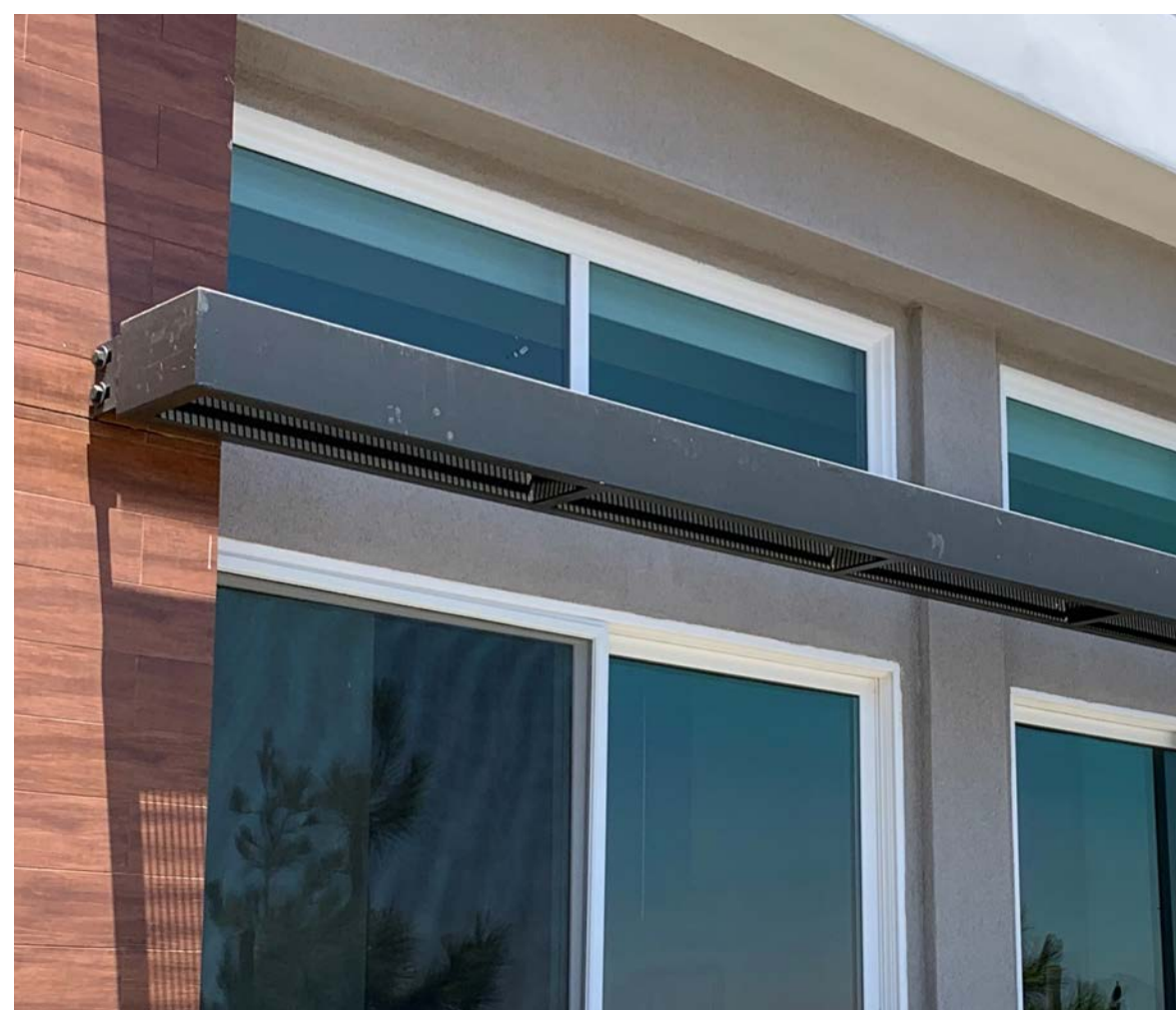
**G-1**  
GARAGE SCREEN PANELS



**SF-1**  
STOREFRONT



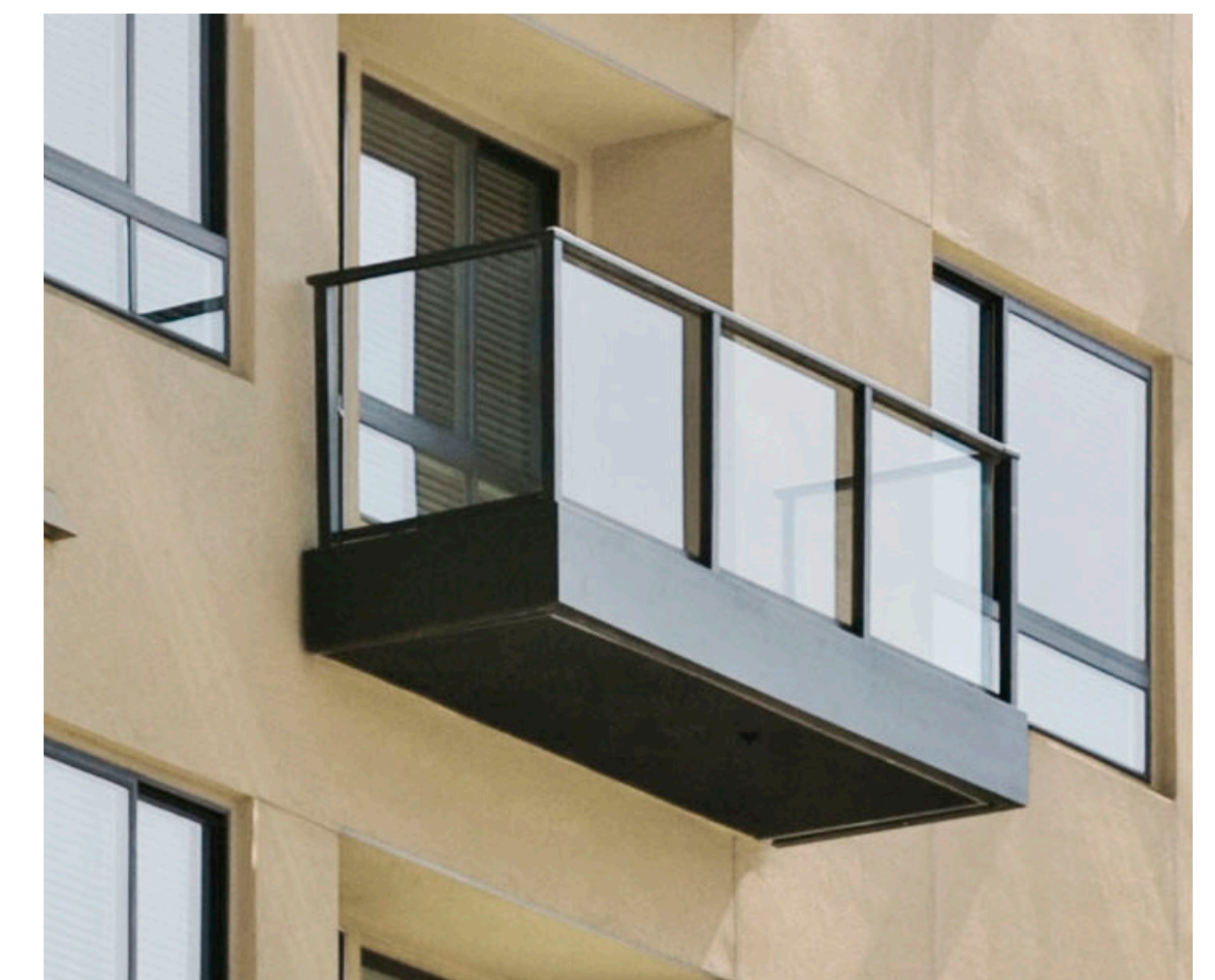
**W-1**  
VINYL WINDOW



**A-1**  
METAL AWNING



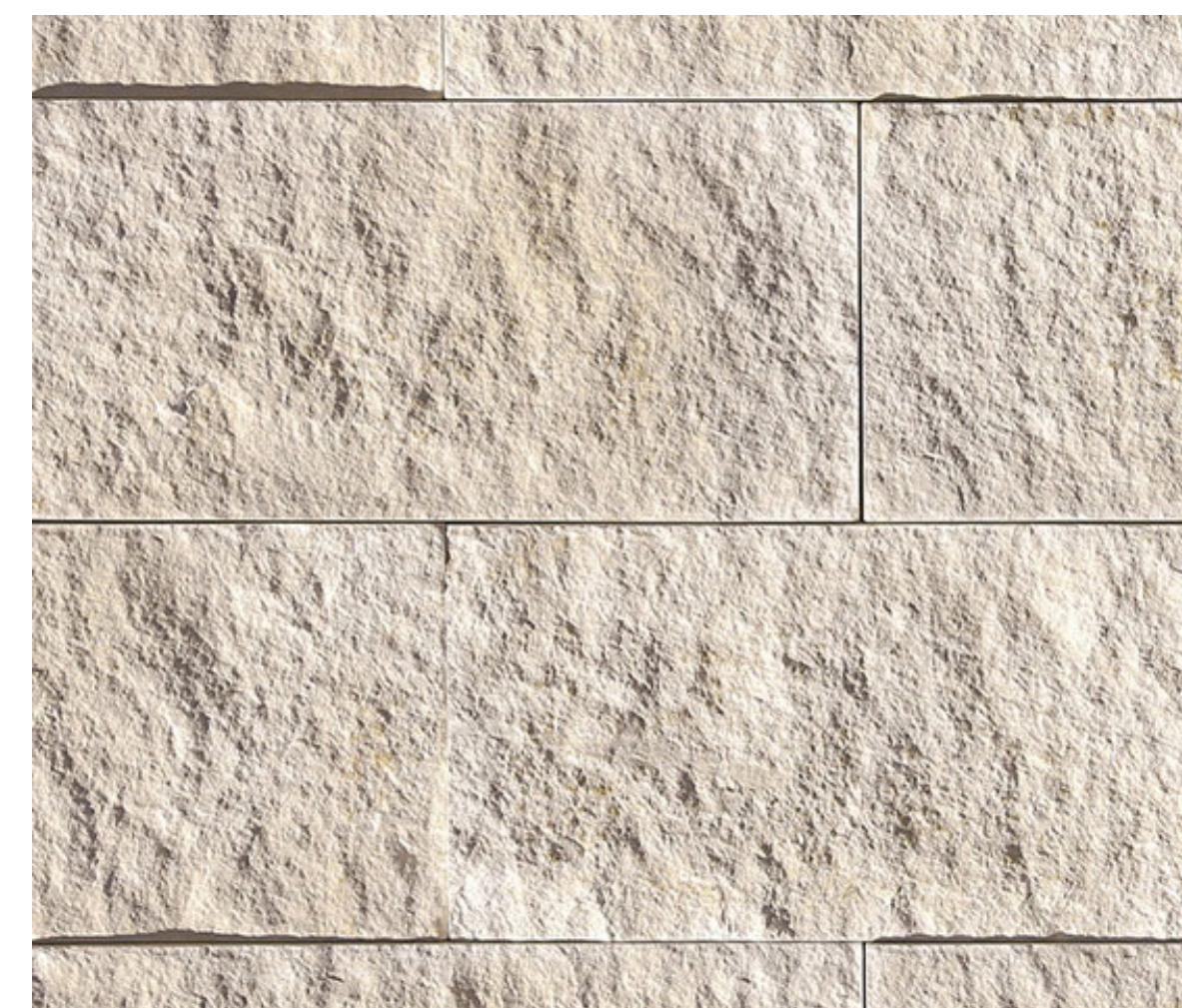
**R-1**  
PAINTED METAL RAILING



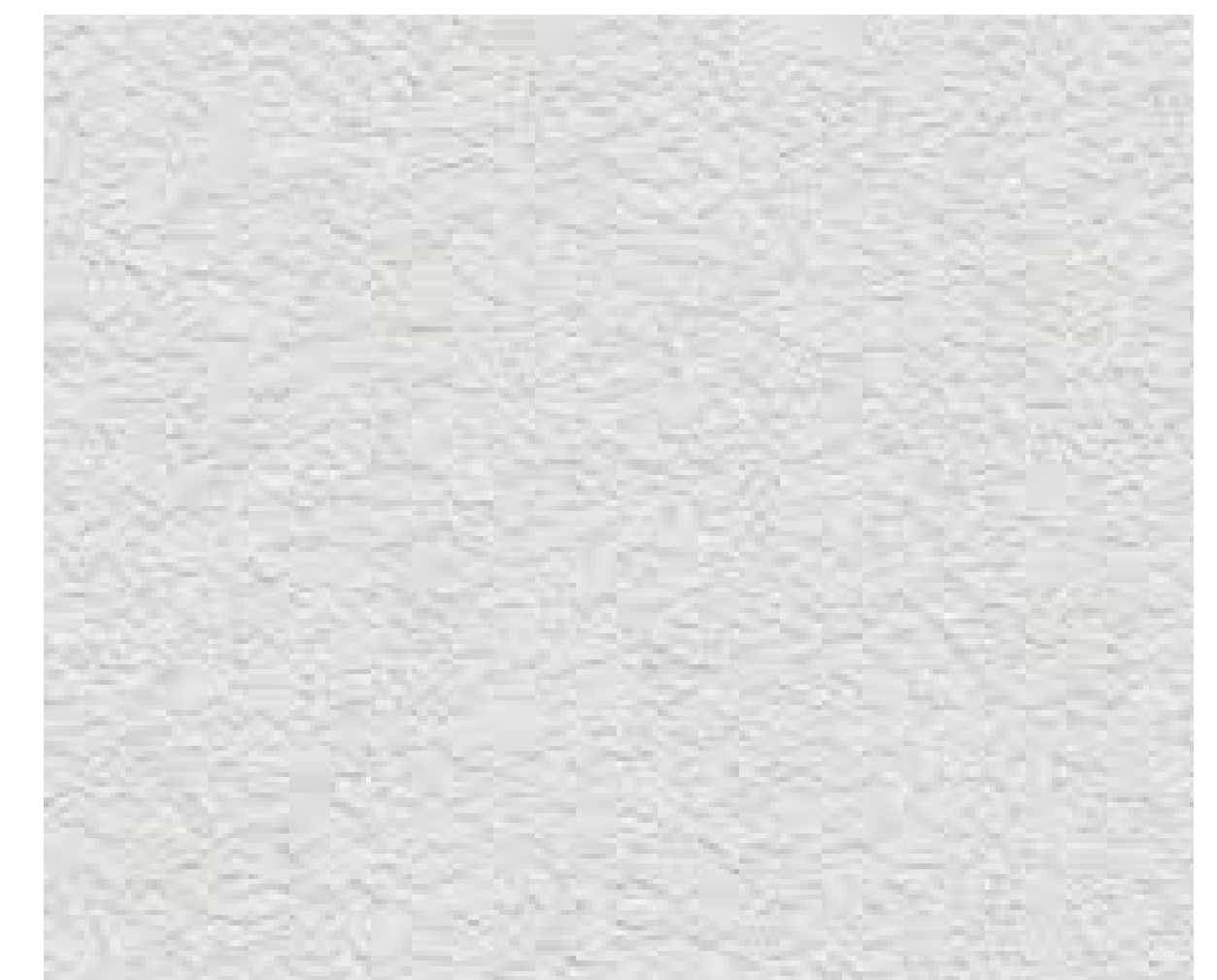
**R-2**  
GLASS RAILING



**CS-1**  
CEMENTITIOUS SIDING OR SIM.



**ST-1**  
STONE/TILE VENEER OR SIM.



**S-1**  
20/30 STUCCO, VARIOUS COLORS

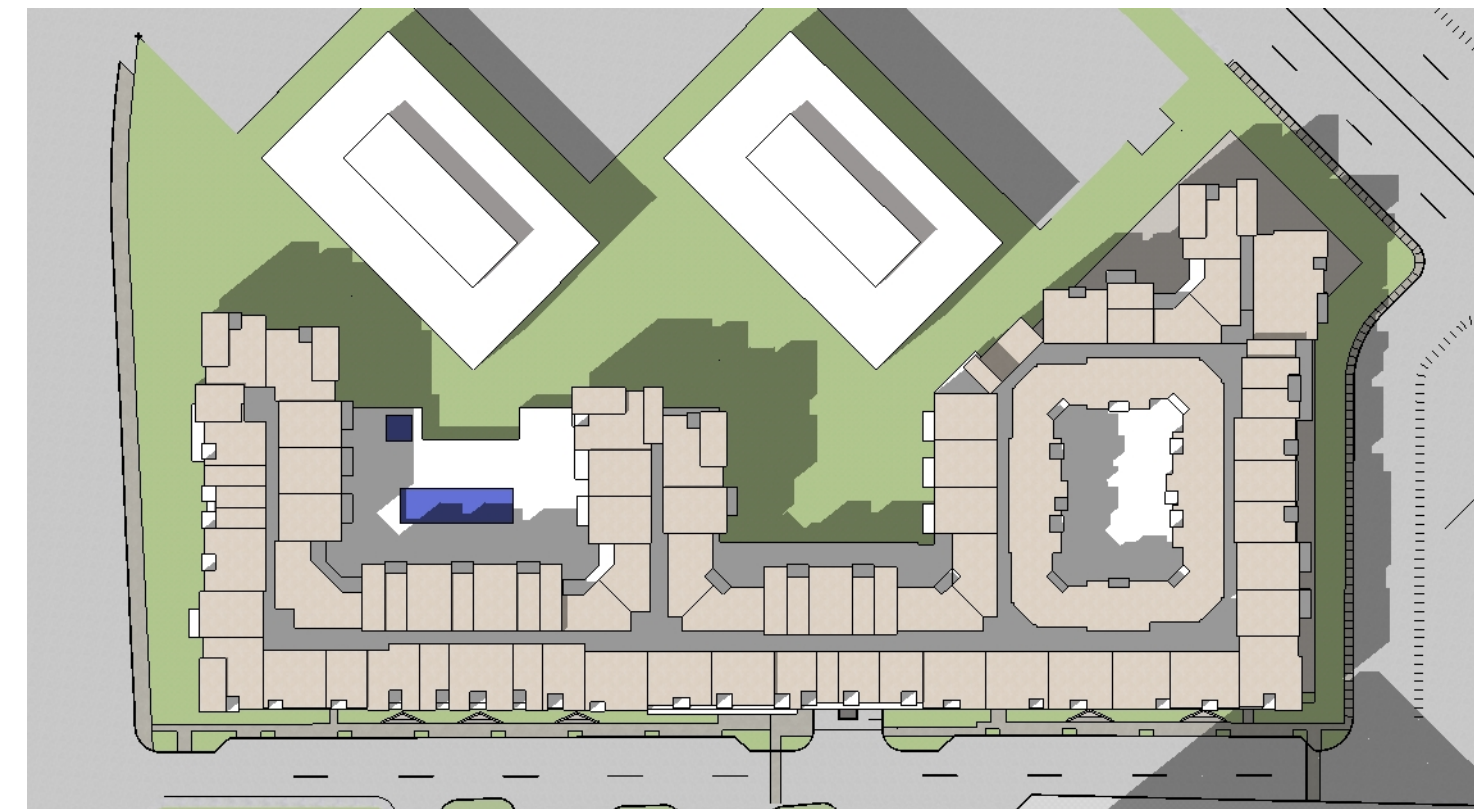




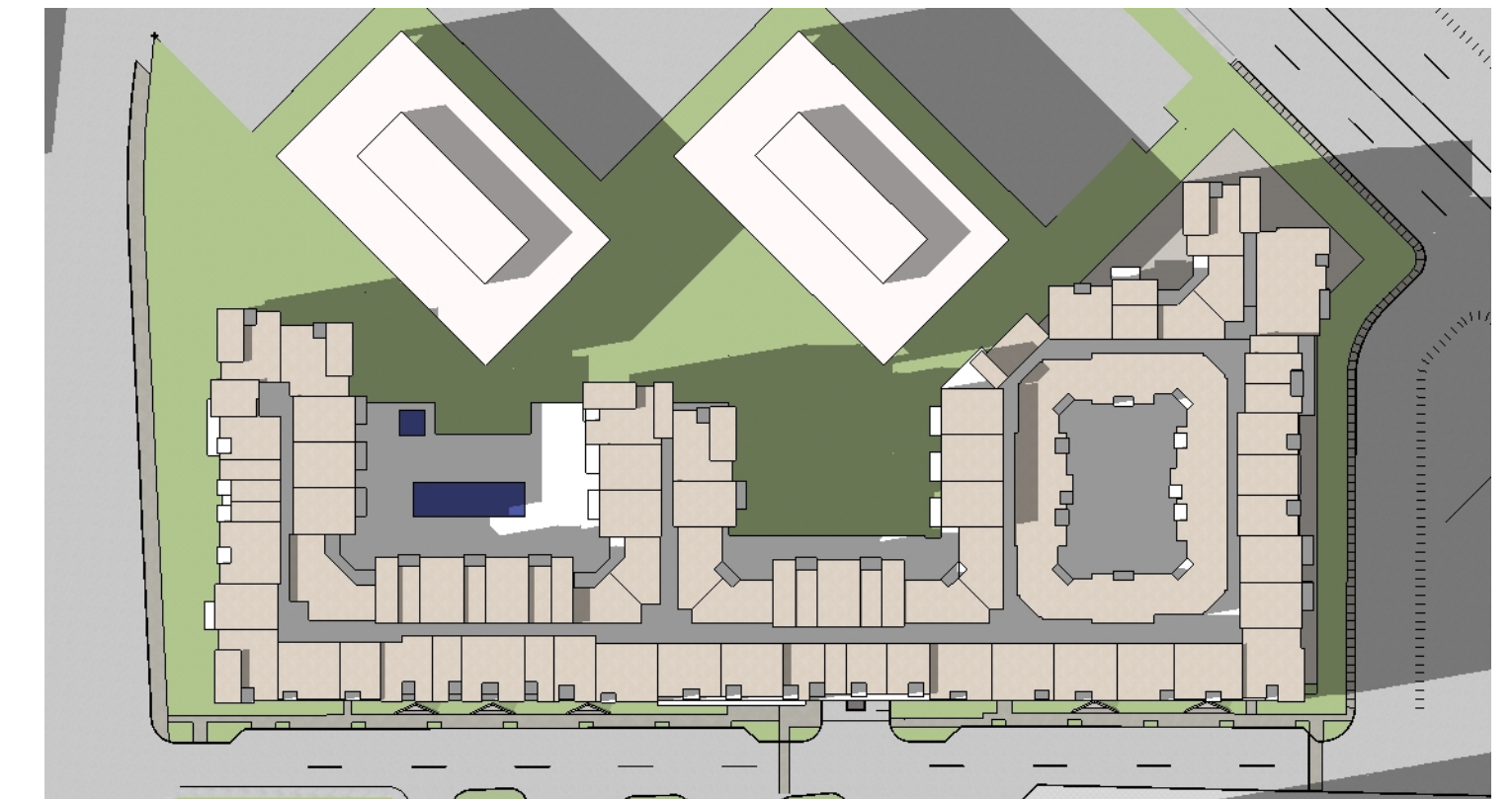
March / September 20 10AM



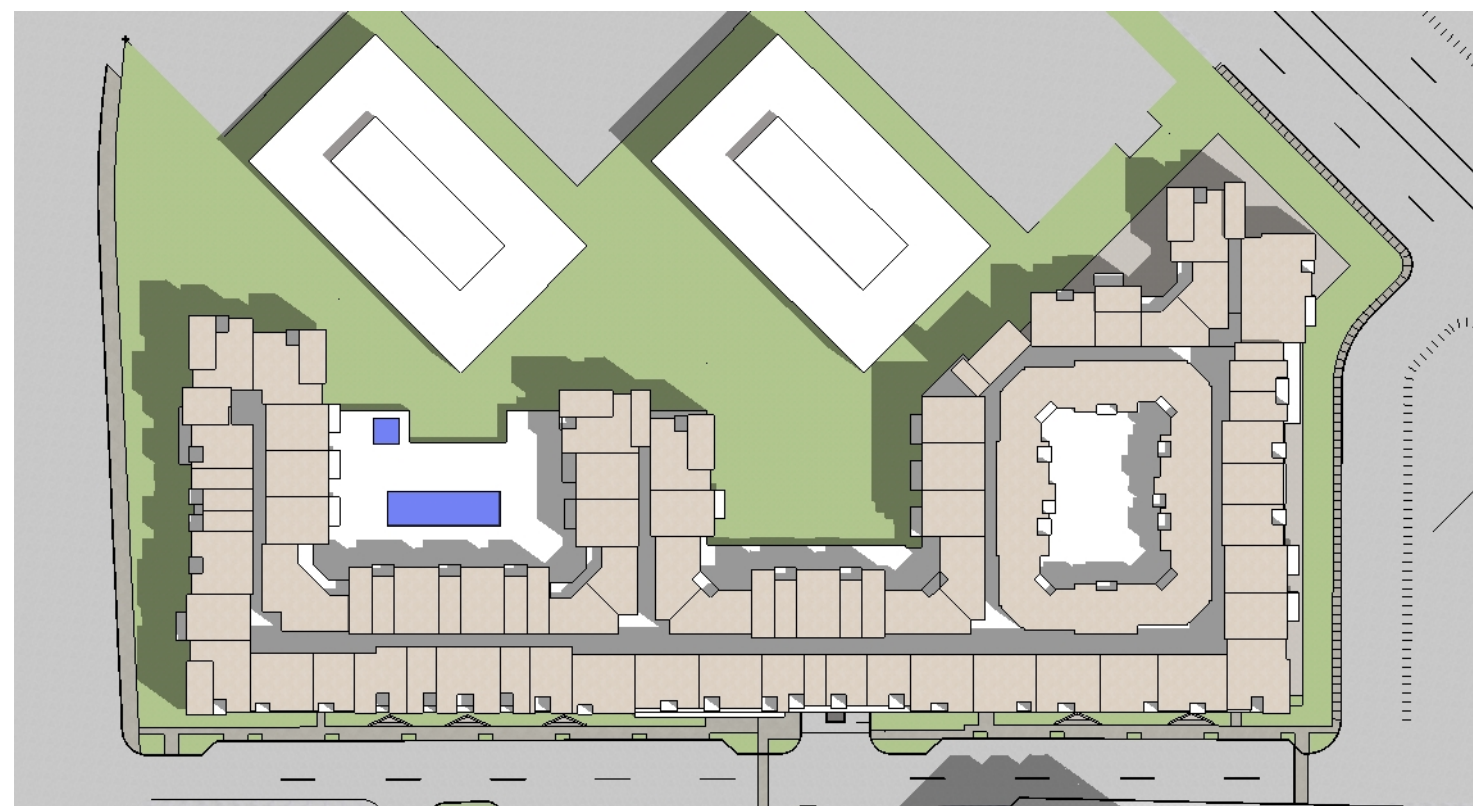
March / September 20 12PM



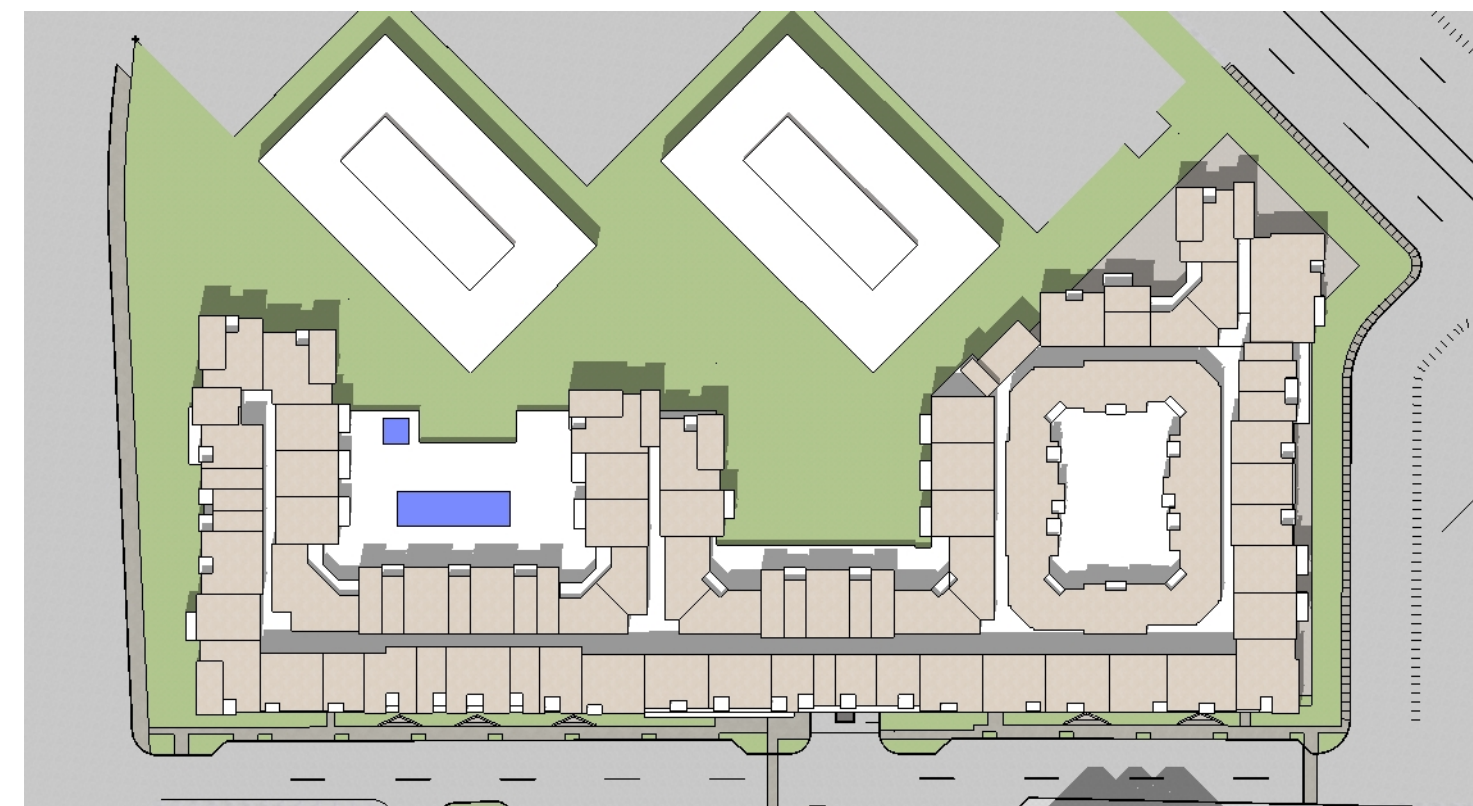
March / September 20 2PM



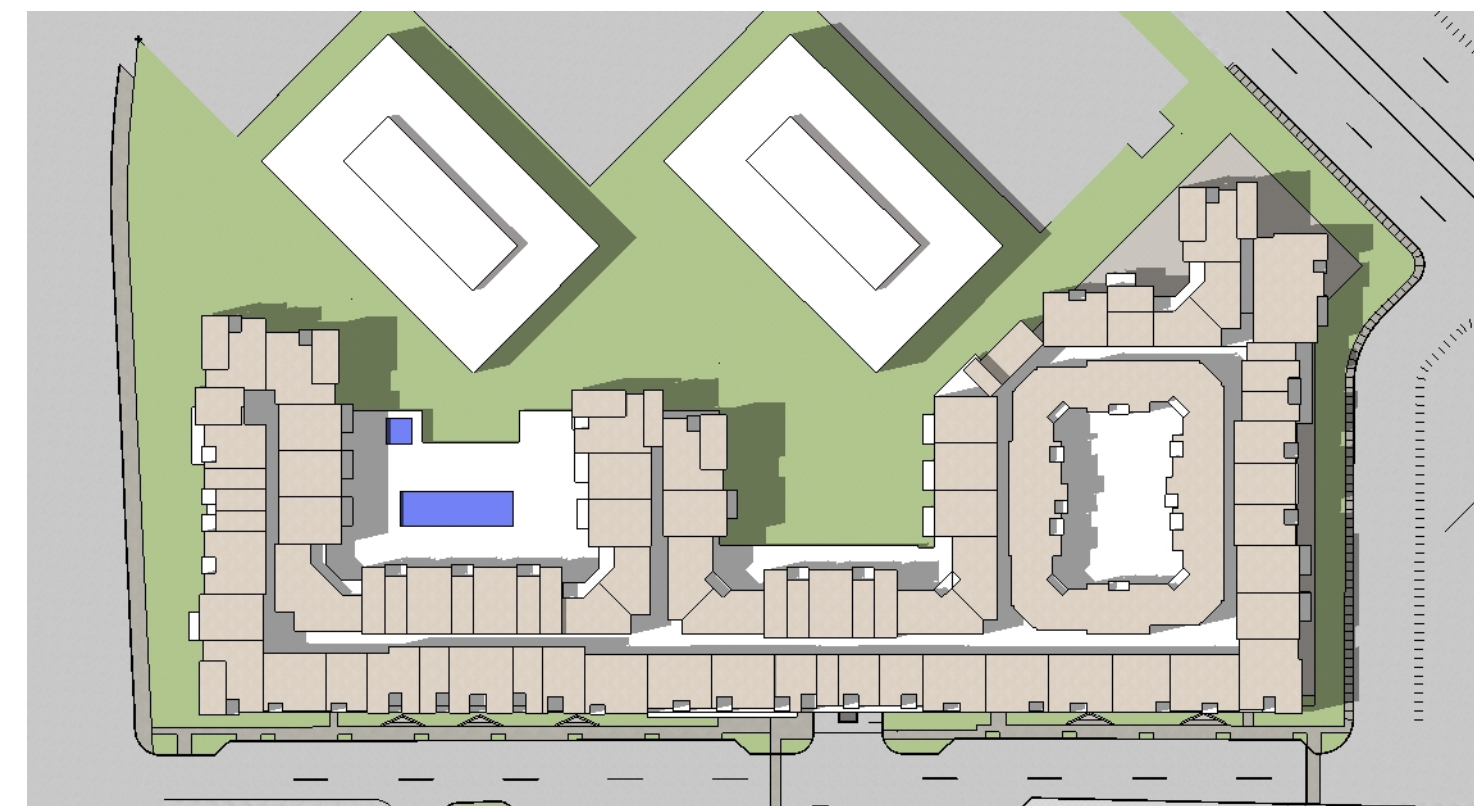
March / September 20 4PM



June 21 10AM



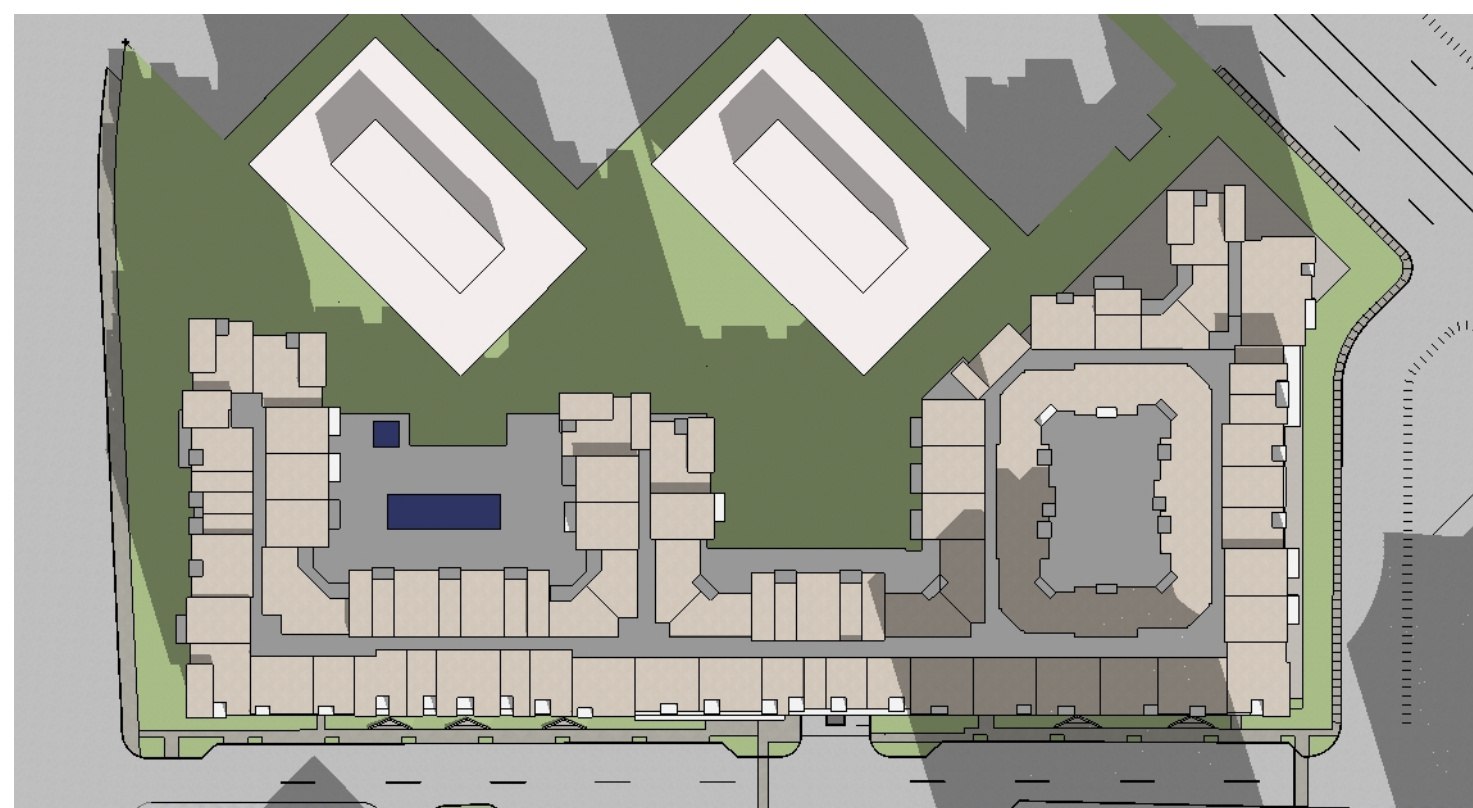
June 21 12PM



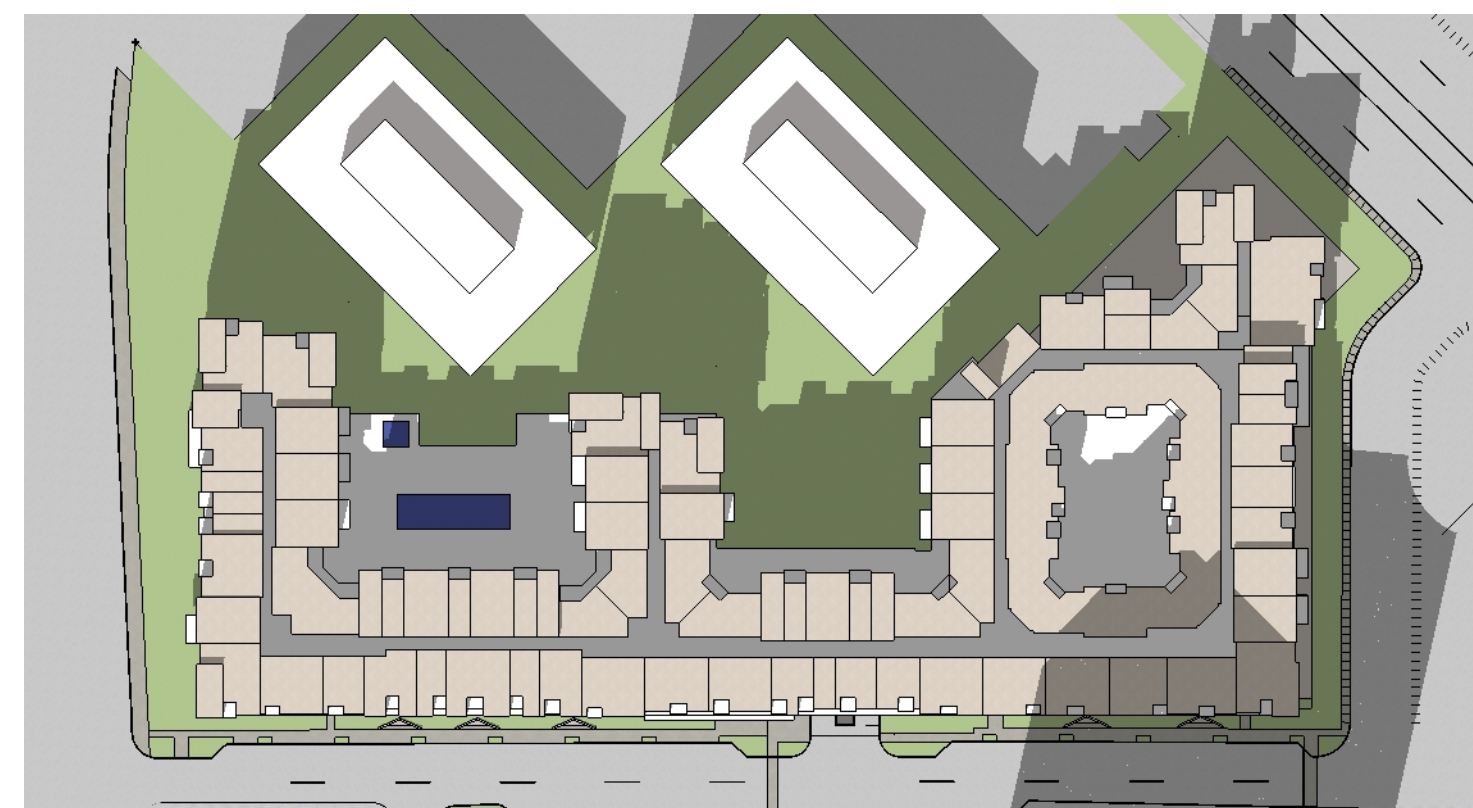
June 21 2PM



June 21 4PM



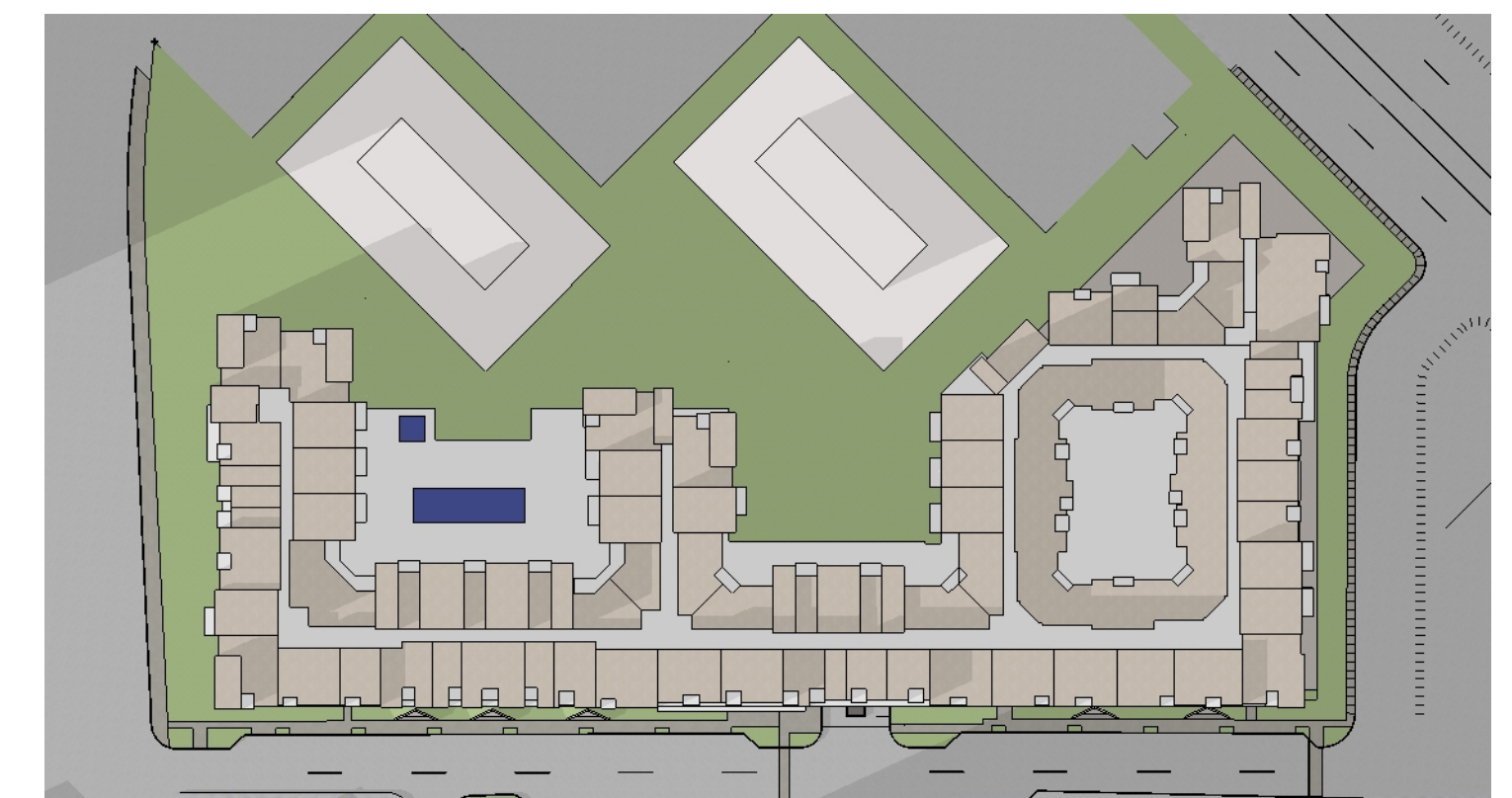
December 20 10AM



December 20 12PM



December 20 2PM



December 20 4PM



**CODE ANALYSIS:**

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

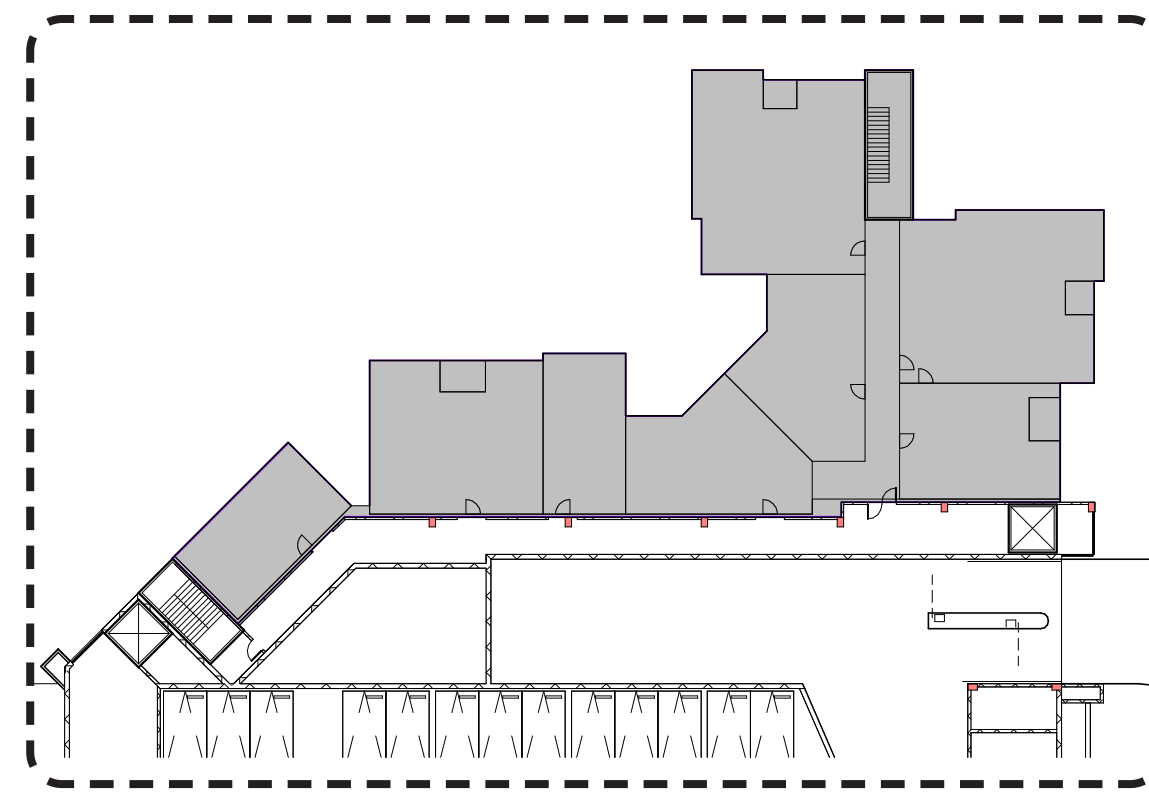
OCCUPANCIES: R-2 (APARTMENTS)  
S-2 (GARAGE)  
B (LEASING, DOG WASH, BIKE SHOP)  
A-3 (AMENITIES)

**ALLOWABLE BUILDING AREA:**

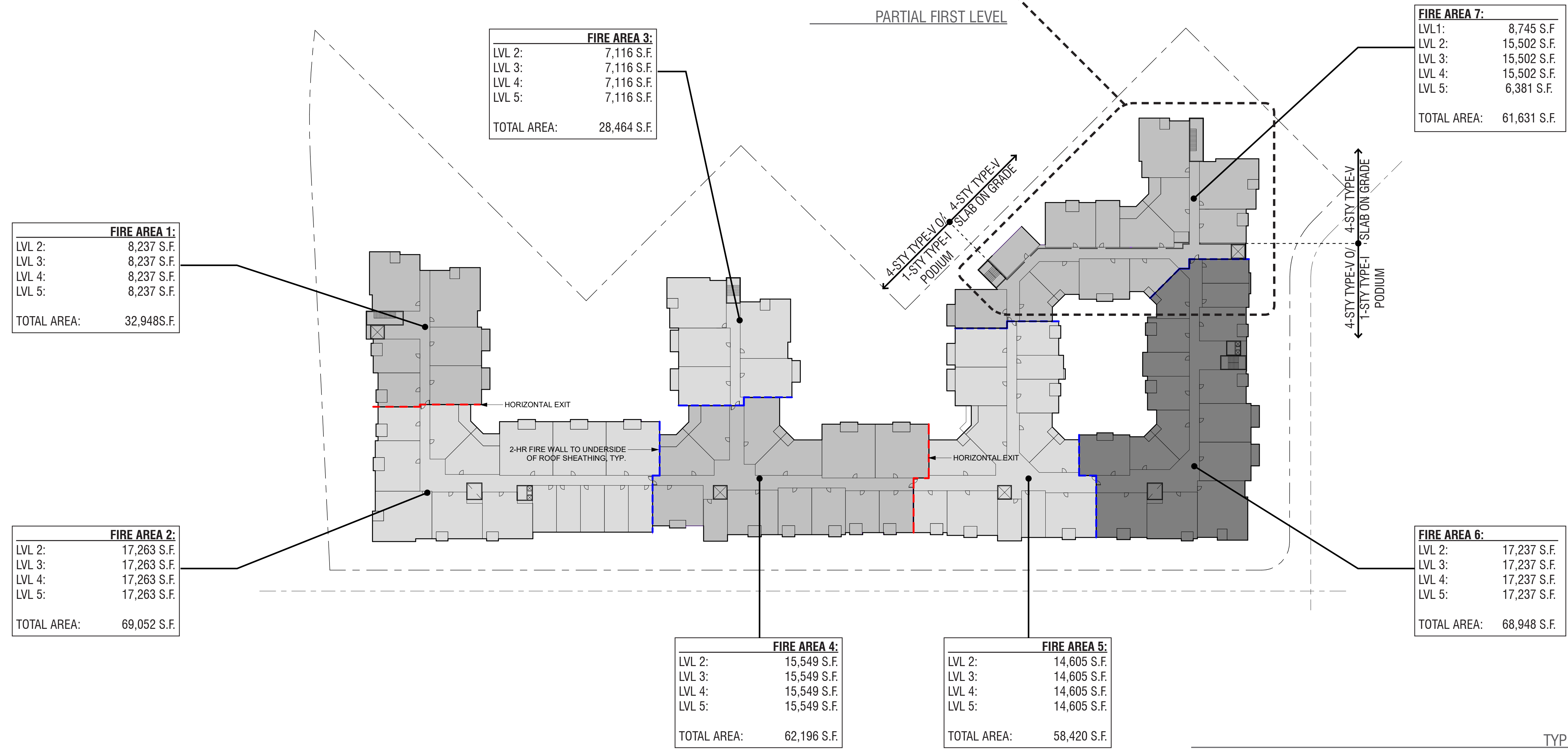
EQUATION 5-2 PER CBC 506.2.3:  
 $A_A = [A_T + (NS \times I_F)] \times S_A$ , WHERE...

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

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



PARTIAL FIRST LEVEL



**FIRE AREA 1:**

LVL 2:	8,237 S.F.
LVL 3:	8,237 S.F.
LVL 4:	8,237 S.F.
LVL 5:	8,237 S.F.
<b>TOTAL AREA:</b>	<b>32,948 S.F.</b>

**FIRE AREA 3:**

LVL 2:	7,116 S.F.
LVL 3:	7,116 S.F.
LVL 4:	7,116 S.F.
LVL 5:	7,116 S.F.
<b>TOTAL AREA:</b>	<b>28,464 S.F.</b>

**FIRE AREA 7:**

LVL 1:	8,745 S.F.
LVL 2:	15,502 S.F.
LVL 3:	15,502 S.F.
LVL 4:	15,502 S.F.
LVL 5:	6,381 S.F.
<b>TOTAL AREA:</b>	<b>61,631 S.F.</b>

**FIRE AREA 2:**

LVL 2:	17,263 S.F.
LVL 3:	17,263 S.F.
LVL 4:	17,263 S.F.
LVL 5:	17,263 S.F.
<b>TOTAL AREA:</b>	<b>69,052 S.F.</b>

**FIRE AREA 4:**

LVL 2:	15,549 S.F.
LVL 3:	15,549 S.F.
LVL 4:	15,549 S.F.
LVL 5:	15,549 S.F.
<b>TOTAL AREA:</b>	<b>62,196 S.F.</b>

**FIRE AREA 5:**

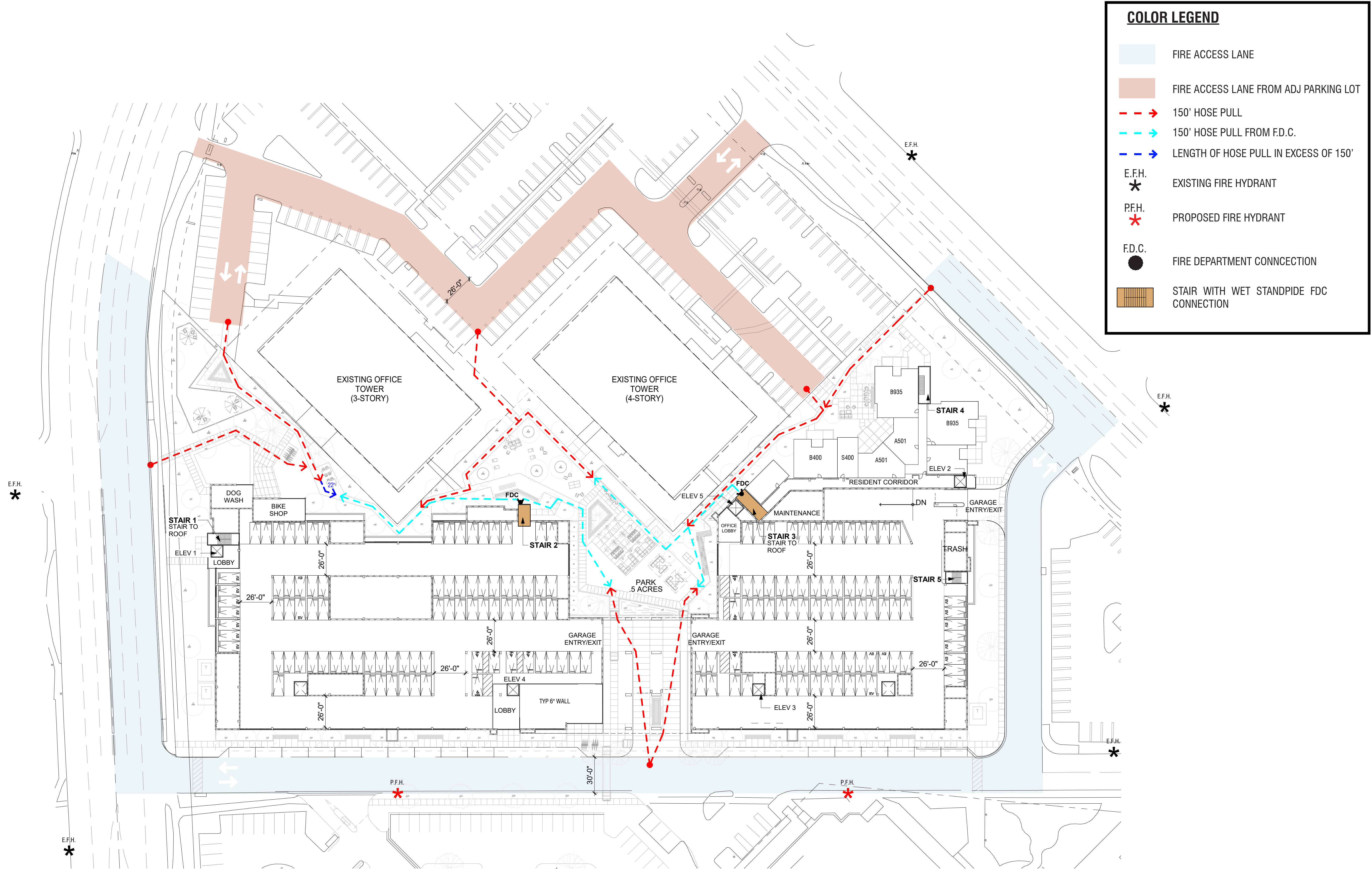
LVL 2:	14,605 S.F.
LVL 3:	14,605 S.F.
LVL 4:	14,605 S.F.
LVL 5:	14,605 S.F.
<b>TOTAL AREA:</b>	<b>58,420 S.F.</b>

**FIRE AREA 6:**

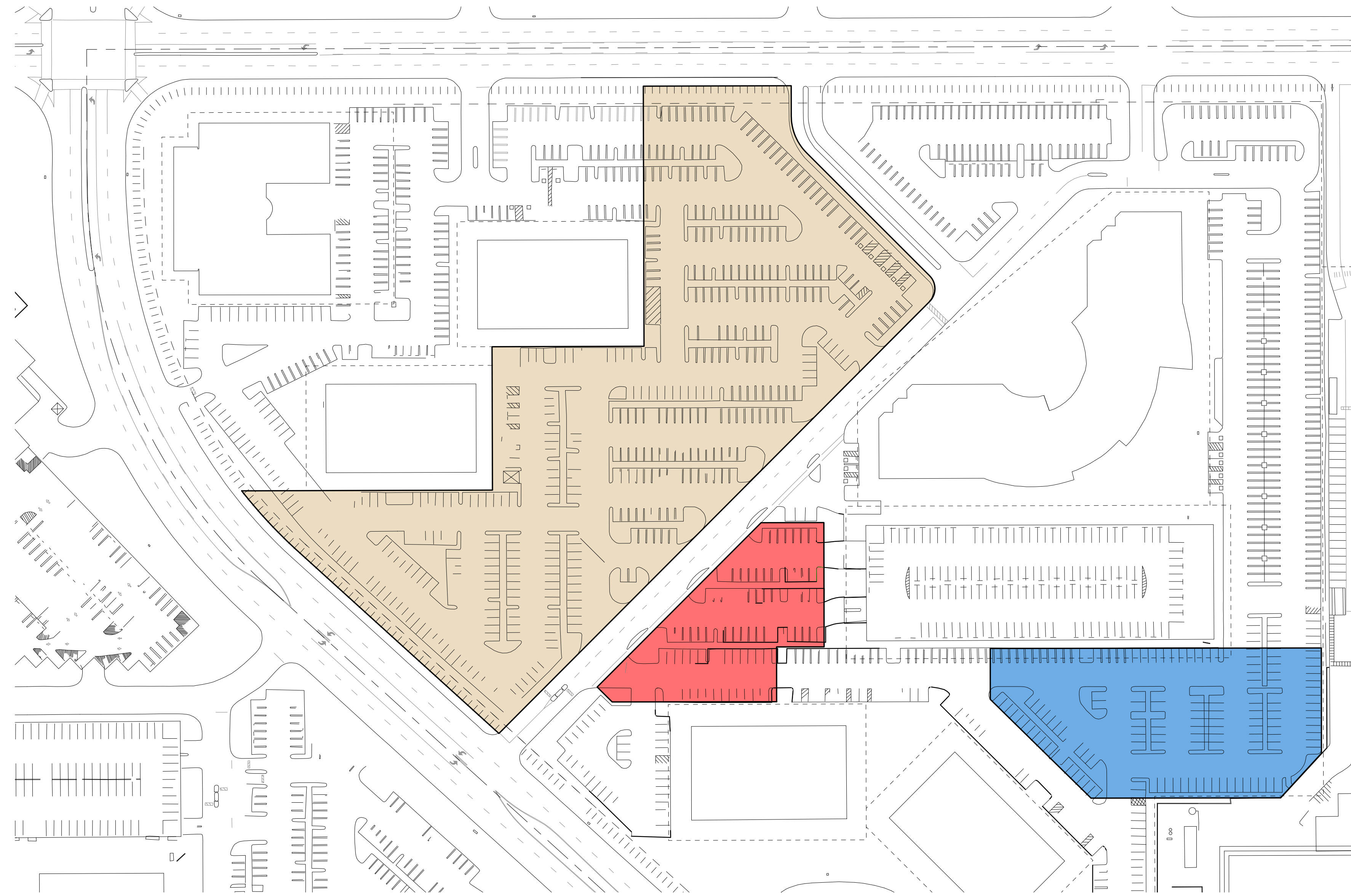
LVL 2:	17,237 S.F.
LVL 3:	17,237 S.F.
LVL 4:	17,237 S.F.
LVL 5:	17,237 S.F.
<b>TOTAL AREA:</b>	<b>68,948 S.F.</b>

TYPICAL LEVEL







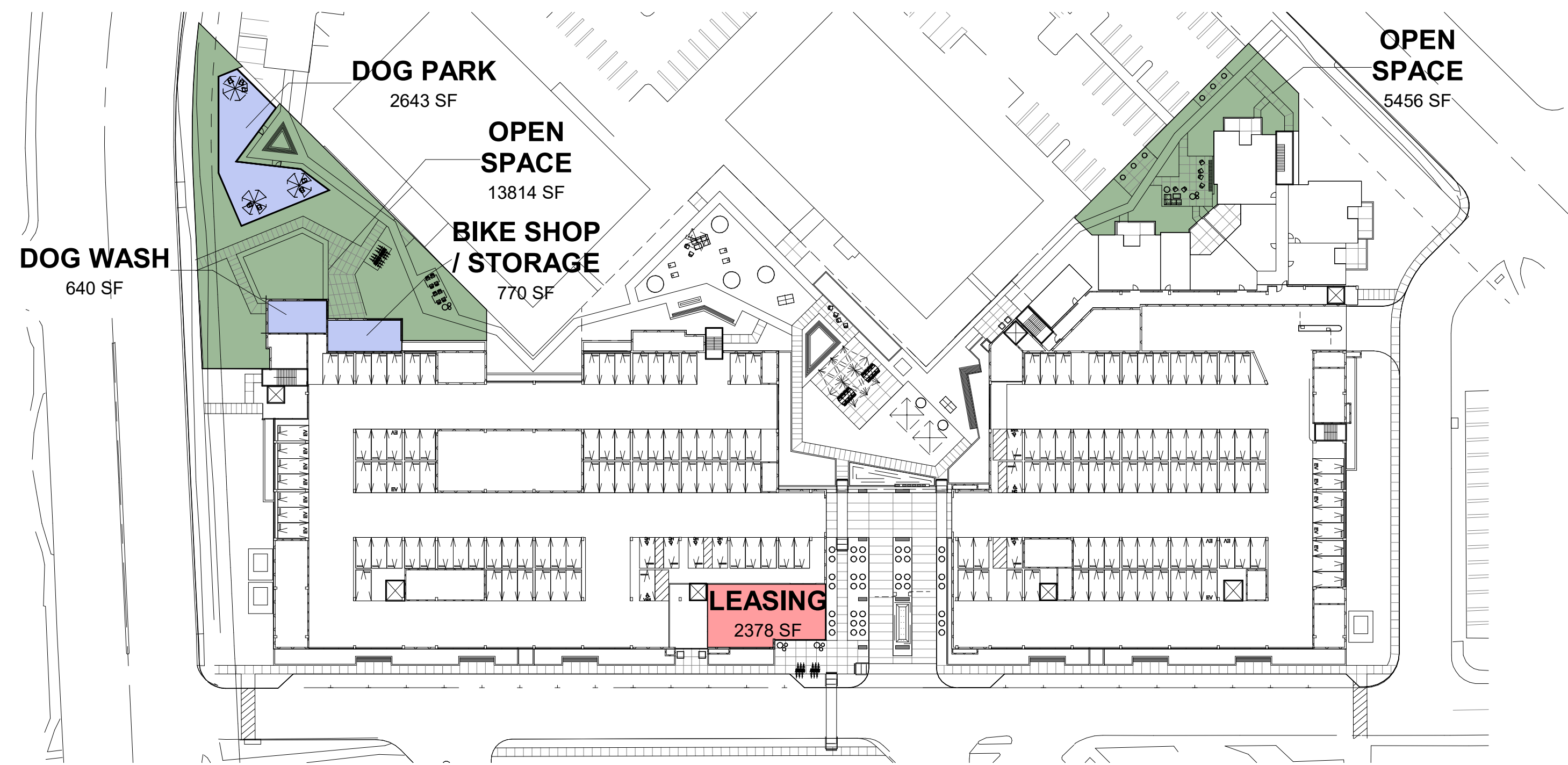


- PHASE 1:** DEMO SURFACE PARKING & CONSTRUCTION OF STRUCTURED PARKING  
 EXISTING STALL - 106  
 TOTAL PROVIDED - 275 (169 SURPLUS)
  
- PHASE 2:** DEMO OF SURFACE PARKING FOR NEW APARTMENT BUILDING W/ INCLUDED OFFICE PARKING  
 EXISTING STALL - 443  
 TOTAL PROVIDED - 276 (167 DEFICIENCY)
  
- PHASE 3:** DEMO OF SURFACE PARKING FOR NEW PARKING LAYOUT  
 EXISTING STALL - 75  
 TOTAL PROVIDED - 75 (0 SURPLUS)

**PARKING SUMMARY**

	DEMO	NEW CONSTRUCTION	TOTAL
PHASE 1	106	275	169 (SURPLUS)
PHASE 2	443	276	167 (DEFICIENCY)
PHASE 3	75	75	0 (SURPLUS)
<b>TOTAL</b>			<b>2 (SURPLUS)</b>





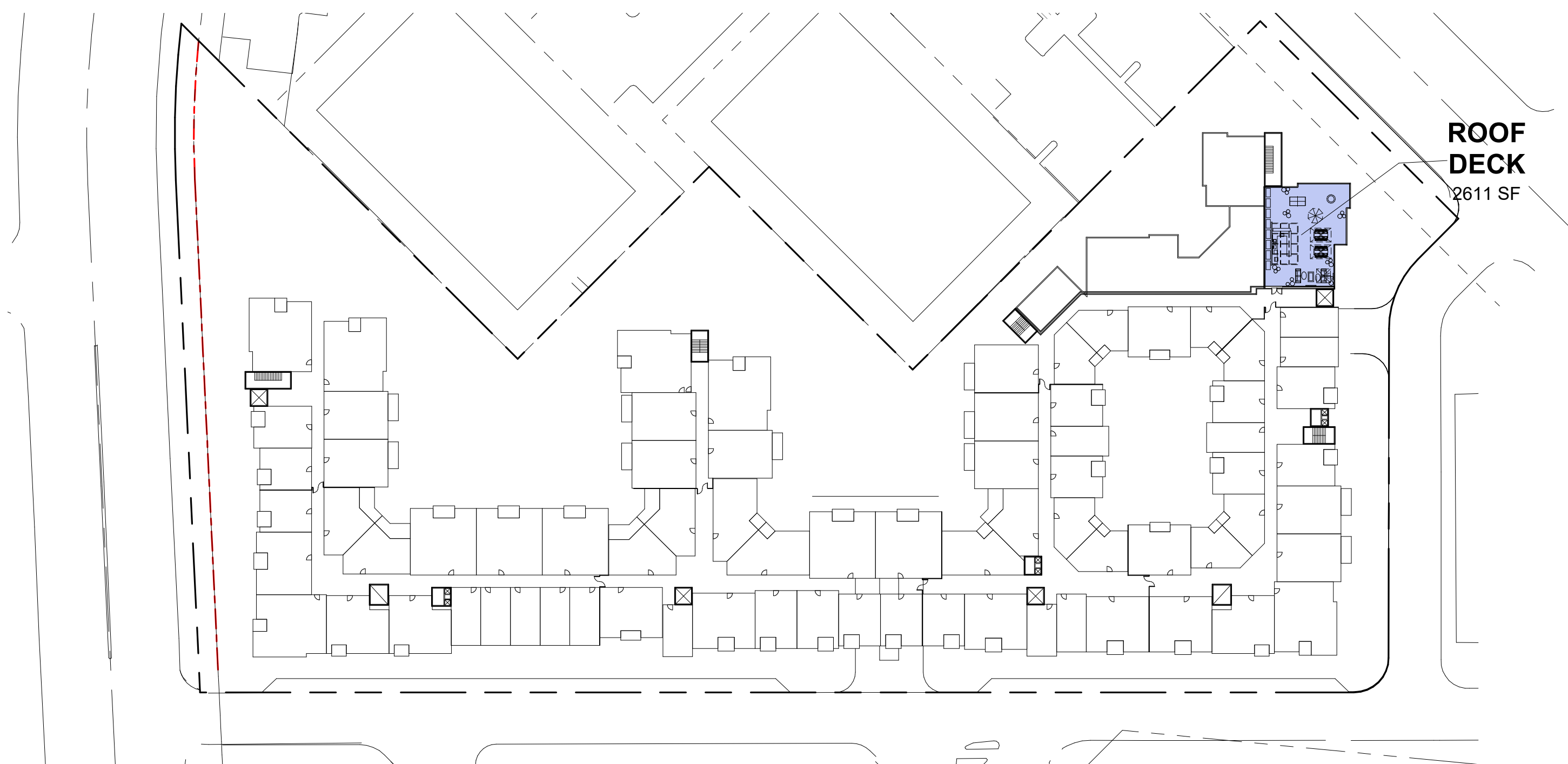
GROUND LEVEL

AMENITY AREA SUMMARY	
AREA NAME	AREA
BIKE SHOP / STORAGE	770 SF
CLUBROOM	3354 SF
DOG PARK	2643 SF
DOG WASH	640 SF
FITNESS	2910 SF
OUTDOOR AMENITY	1726 SF
ROOF DECK	2611 SF
TOTAL	14654 SF

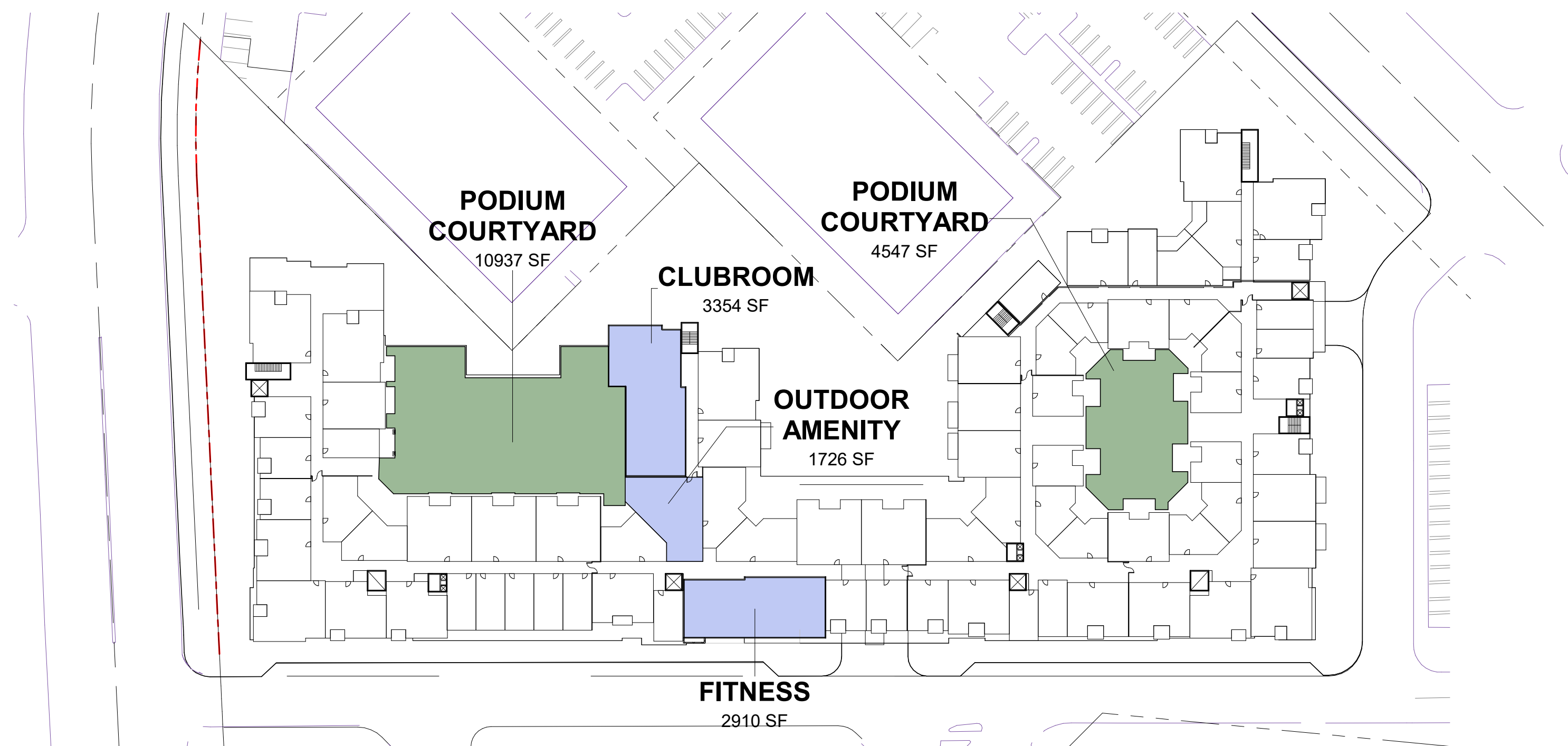
RECREATIONAL AMENITIES	
<b>REQUIRED</b>	
44 SF/UNIT X 312 UNITS =	13,728 SF
<b>PROVIDED</b>	
	14,654 SF

COMMON OPEN SPACE SUMMARY	
AREA NAME	AREA
OPEN SPACE	19270 SF
PODIUM COURTYARD	15484 SF
TOTAL	34754 SF

COMMON OPEN SPACE	
<b>REQUIRED</b>	
75 SF/UNIT X 312 UNITS =	23,400 SF
<b>PROVIDED</b>	
	34,754 SF

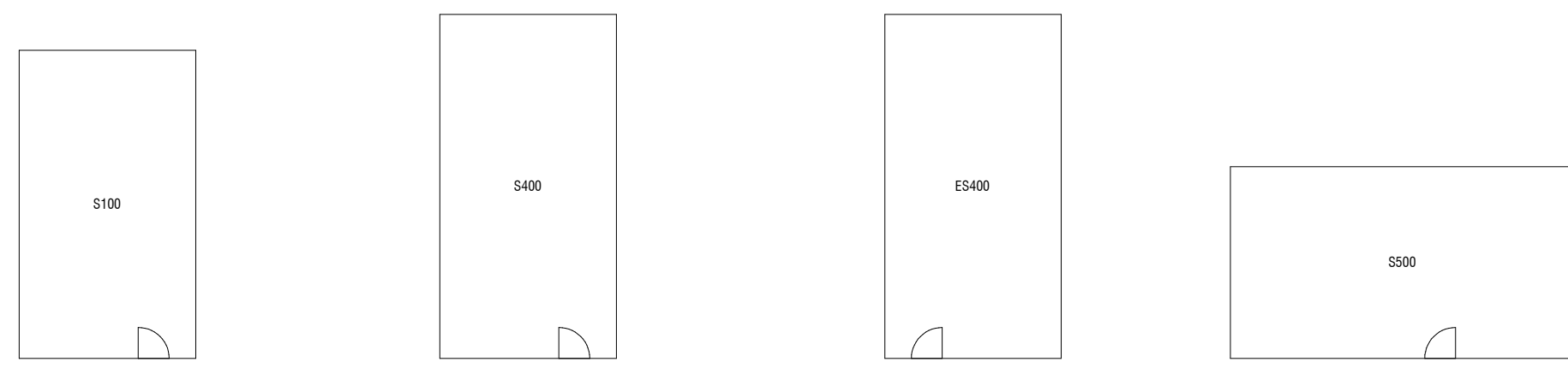


5TH LEVEL



PODIUM LEVEL





S100 515 SF  
REQ. BALCONY (5%) - 26 SF  
PROVIDED BALCONY - 0 SF

S400 575 SF  
REQ. BALCONY (5%) - 29 SF  
PROVIDED BALCONY - 0 SF

ES400 575 SF  
REQ. BALCONY (5%) - 29 SF  
PROVIDED BALCONY - 0 SF

S500 628 SF  
REQ. BALCONY (5%) - 31 SF  
PROVIDED BALCONY - 0 SF

### STUDIO UNITS

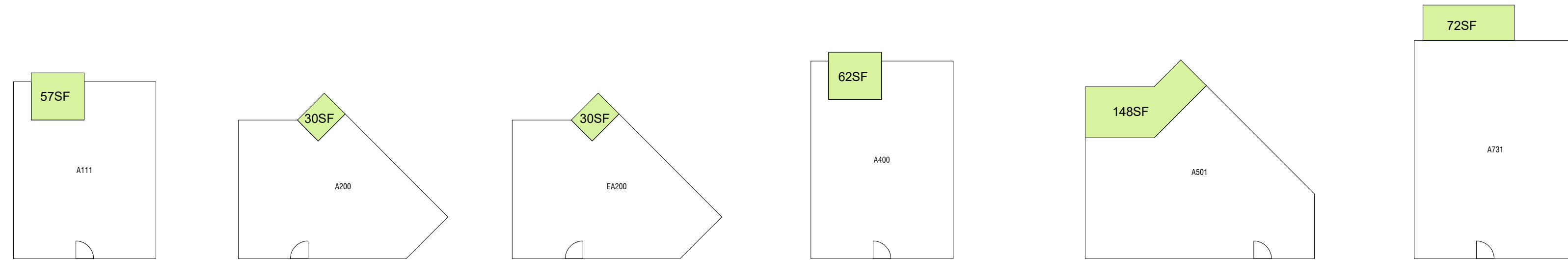
### OPEN SPACE SUMMARY

#### REQUIRED PRIVATE OPEN SPACE

5% x 281,383 SF = 14069.15  
(of gross area of unit) **REQ. AVG. 45 SF**

#### PROVIDED PRIVATE OPEN SPACE

	Total
Private balconies	17,262 SF
<b>PROVIDED AVG.</b>	<b>55 SF</b>



A111 665 SF  
REQ. BALCONY (5%) - 33 SF  
PROVIDED BALCONY - 57 SF

A200 657 SF  
REQ. BALCONY (5%) - 33 SF  
PROVIDED BALCONY - 30 SF

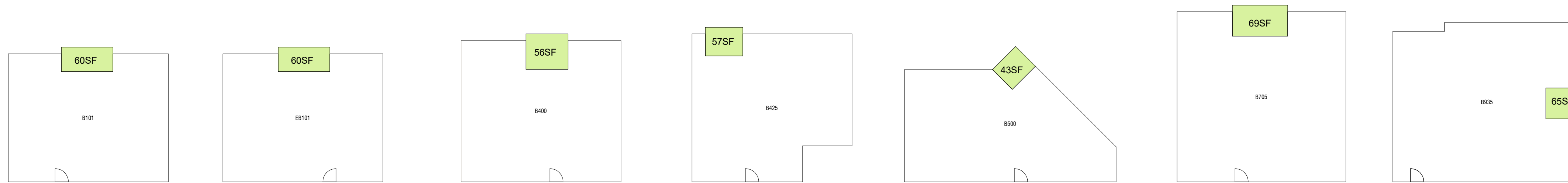
EA200 657 SF  
REQ. BALCONY (5%) - 33 SF  
PROVIDED BALCONY - 30 SF

A400 744 SF  
REQ. BALCONY (5%) - 37 SF  
PROVIDED BALCONY - 62 SF

A501 830 SF  
REQ. BALCONY (5%) - 42 SF  
PROVIDED BALCONY - 148 SF

A731 1,025 SF  
REQ. BALCONY (5%) - 51 SF  
PROVIDED BALCONY - 72 SF

### ONE BED UNITS



B101 1,000 SF  
REQ. BALCONY (5%) - 50 SF  
PROVIDED BALCONY - 60 SF

EB101 1,000 SF  
REQ. BALCONY (5%) - 50 SF  
PROVIDED BALCONY - 60 SF

B400 1,106 SF  
REQ. BALCONY (5%) - 55 SF  
PROVIDED BALCONY - 66 SF

B425 1,061 SF  
REQ. BALCONY (5%) - 53 SF  
PROVIDED BALCONY - 67 SF

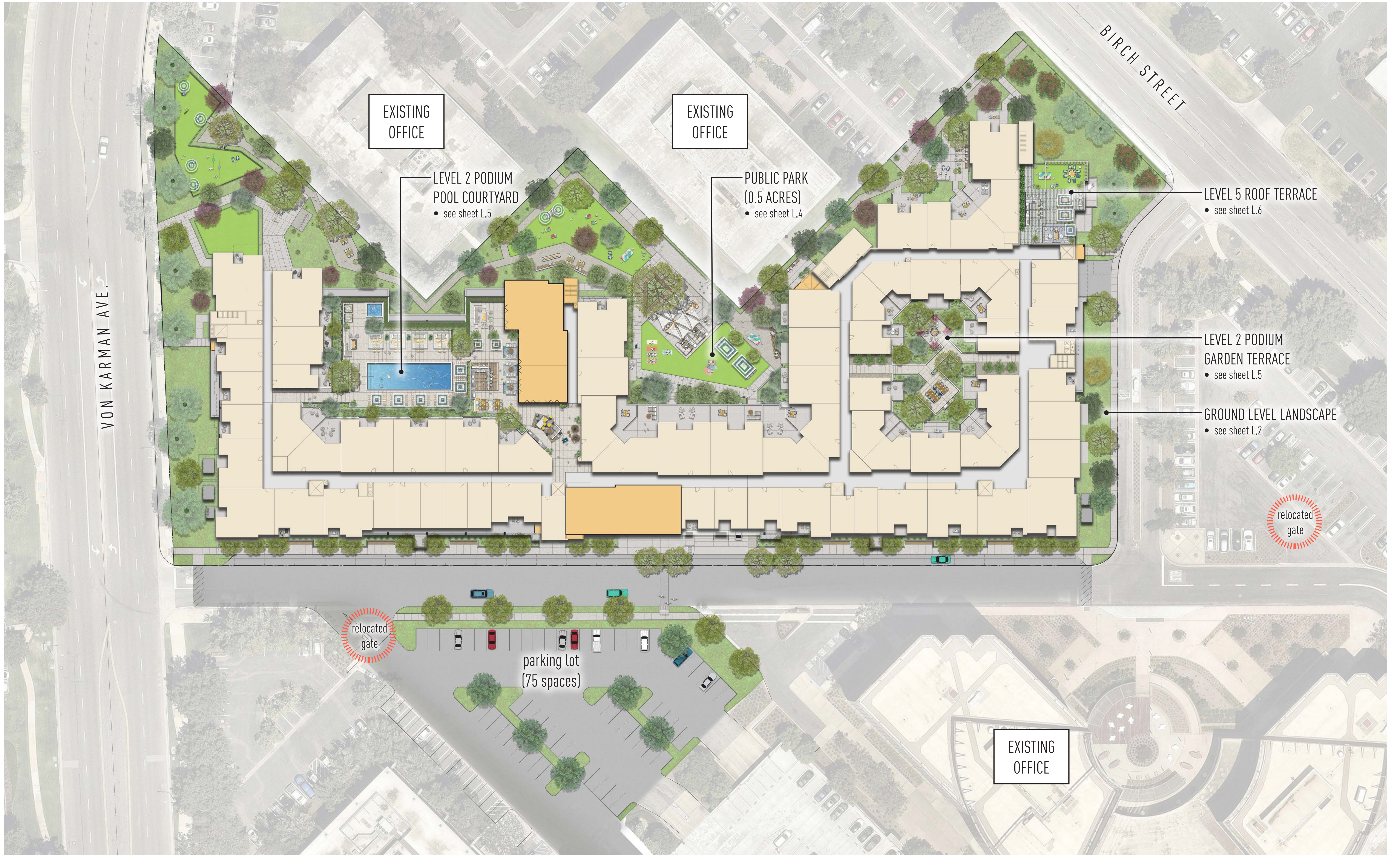
B500 1,061 SF  
REQ. BALCONY (5%) - 53 SF  
PROVIDED BALCONY - 43 SF

B705 1,400 SF  
REQ. BALCONY (5%) - 70 SF  
PROVIDED BALCONY - 70 SF

B935 1,413 SF  
REQ. BALCONY (5%) - 71 SF  
PROVIDED BALCONY - 65 SF

### TWO BED UNITS









**MULTI-PURPOSE LAWN**

- seating
- umbrellas
- perimeter fencing

**VON KARMAN AVE. STREETScape**

- existing sidewalk and landscape to remain
- landscaped setback

existing trees to remain, typ.

**ENTRY DRIVE STREETScape**

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

**PEDESTRIAN TRAIL**

- landscaped pathways
- seating nodes
- connections to adjacent buildings

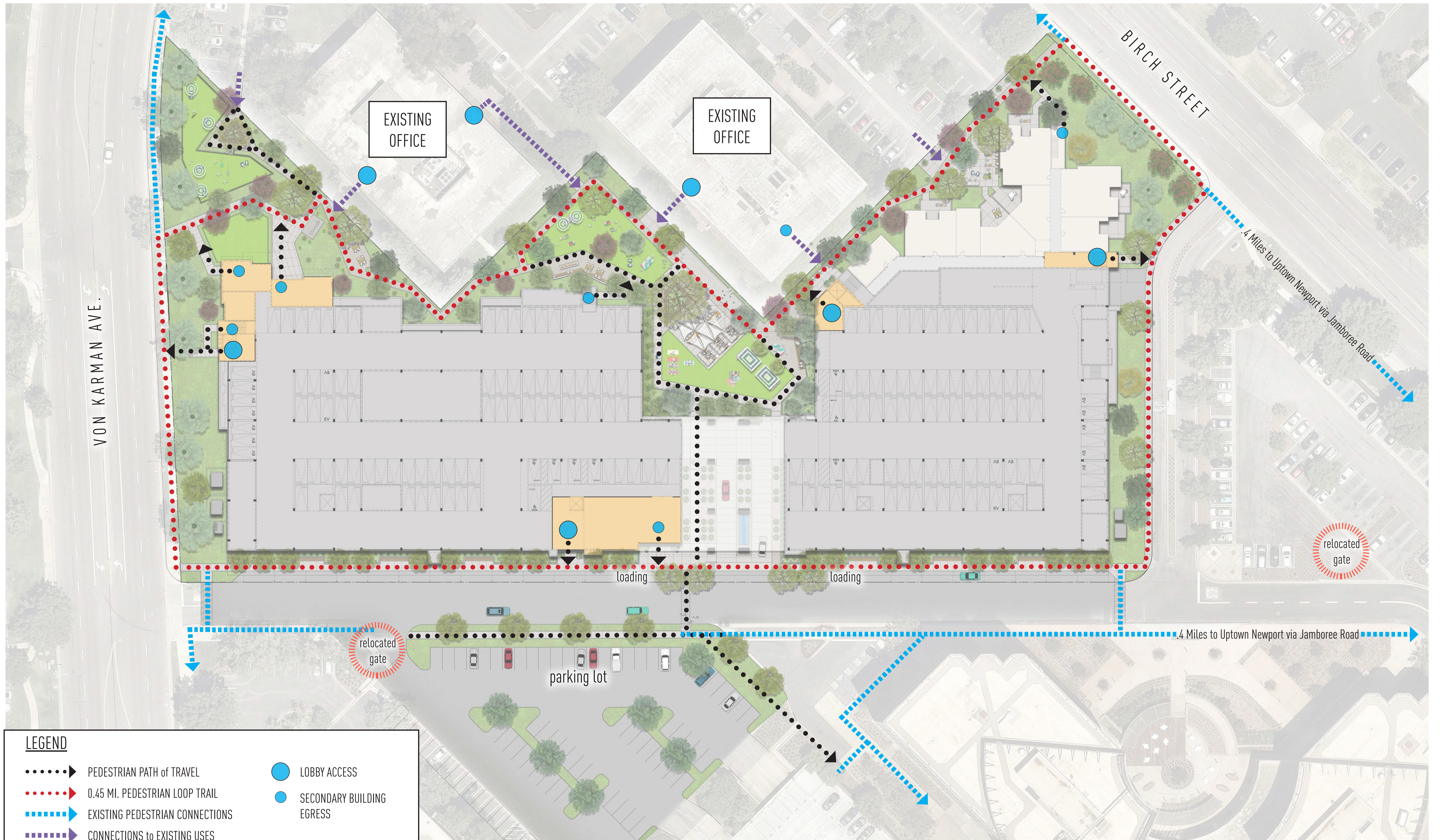
**PUBLIC PARK (0.5 ACRES)**

- see sheet L.5

**BIRCH STREET FRONTAGE**

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

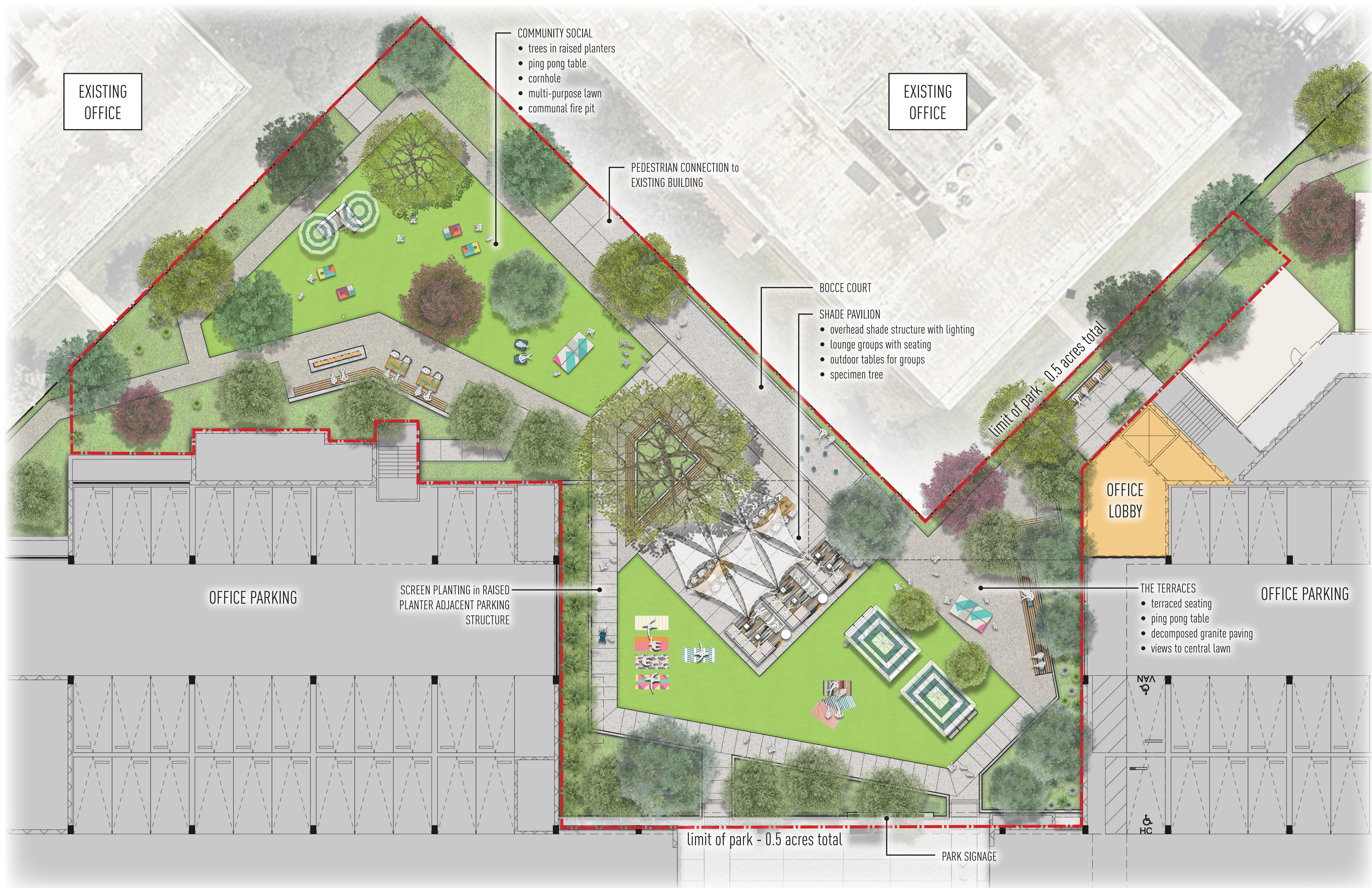




**LEGEND**

- ▶ PEDESTRIAN PATH of TRAVEL
- ▶ 0.45 MI. PEDESTRIAN LOOP TRAIL
- ▬▬▬▬▶ EXISTING PEDESTRIAN CONNECTIONS
- ▬▬▬▬▶ CONNECTIONS to EXISTING USES
- LOBBY ACCESS
- SECONDARY BUILDING EGRESS









EXISTING OFFICE

EXISTING OFFICE

- SPLASH
- pool (60'x20')
  - spa (10'x9')
  - cabanas
  - chaise lounges
  - daybeds
  - fire pit

- FIRESIDE TERRACE
- fire pit
  - lounge furniture
  - pottery

CLUBROOM

PUBLIC PARK (BELOW)

FITNESS

- SOCIAL
- sit-up bar with overhead and TVs
  - fire pit
  - barbecues

- GAME BAZAAR
- game tables
  - pendant lights
  - hanging chairs
  - tv lounge
  - pottery

- GARDEN TERRACE
- enlarged private patios
  - lush planting
  - private dining space with barbecue
  - fire pit lounge with festival lighting



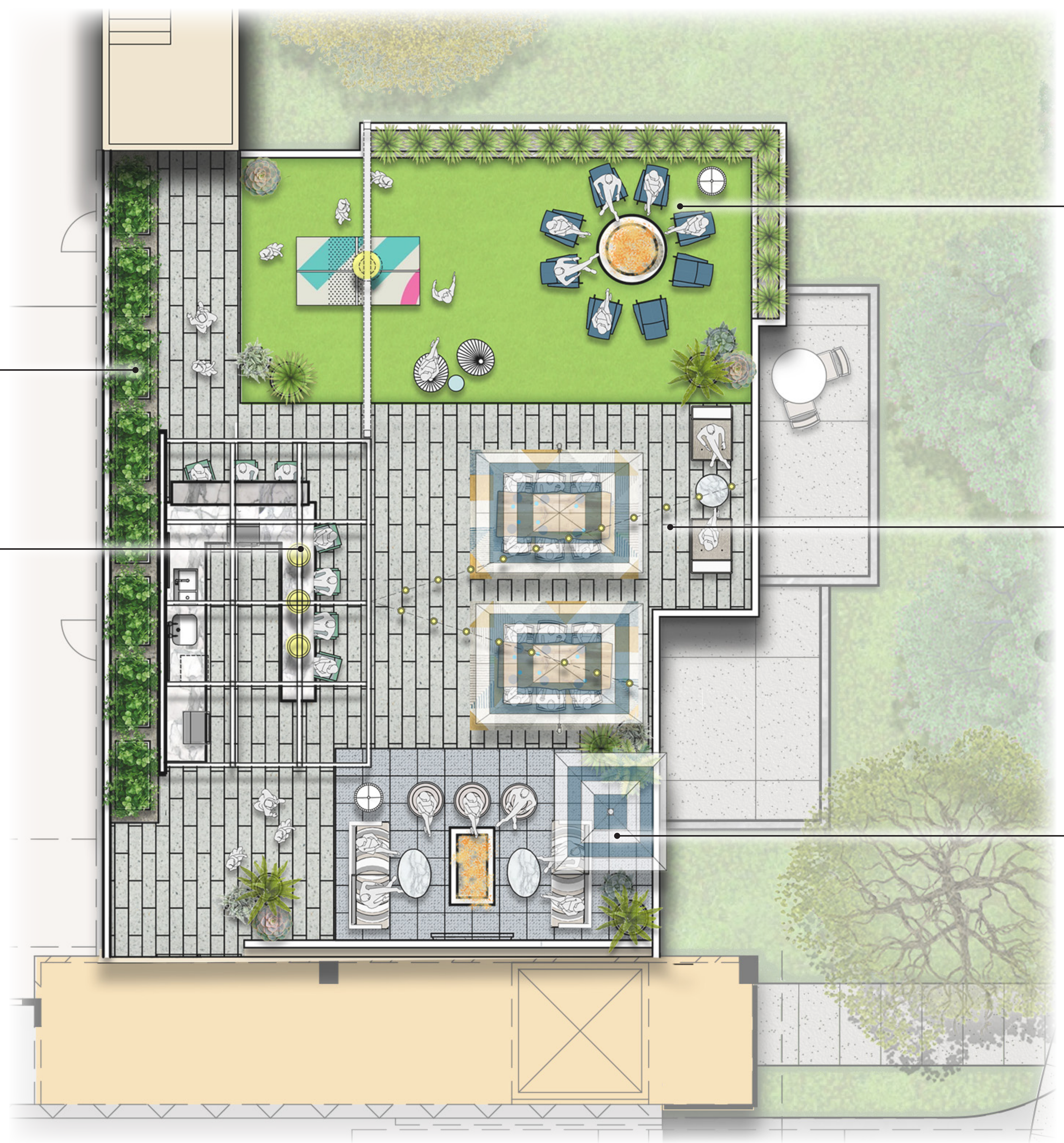
SCREEN PLANTING in POTTERY

- SIT-UP BAR
- overhead shade structure with pendant lights
  - outdoor kitchen
  - TV's

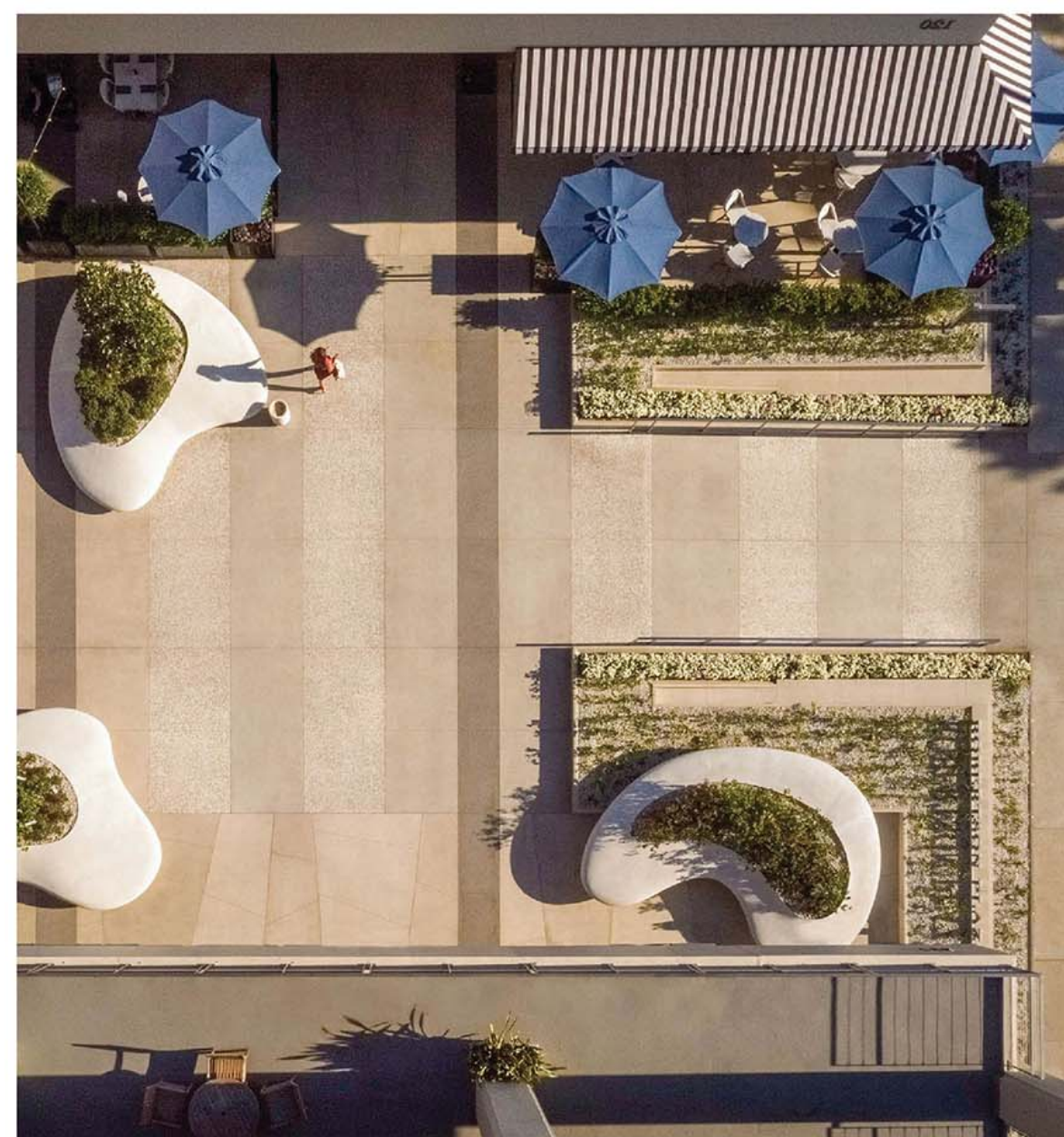
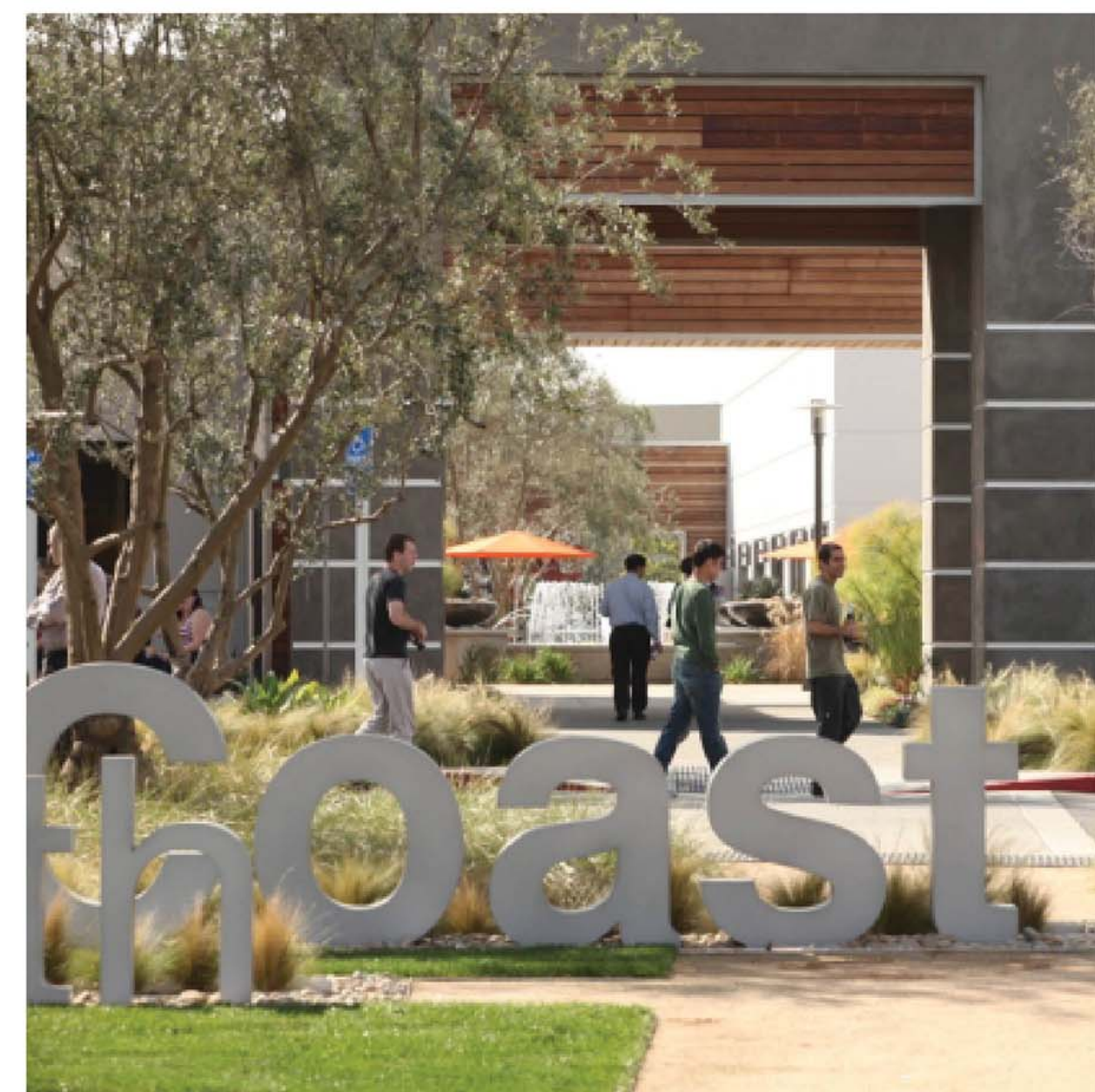
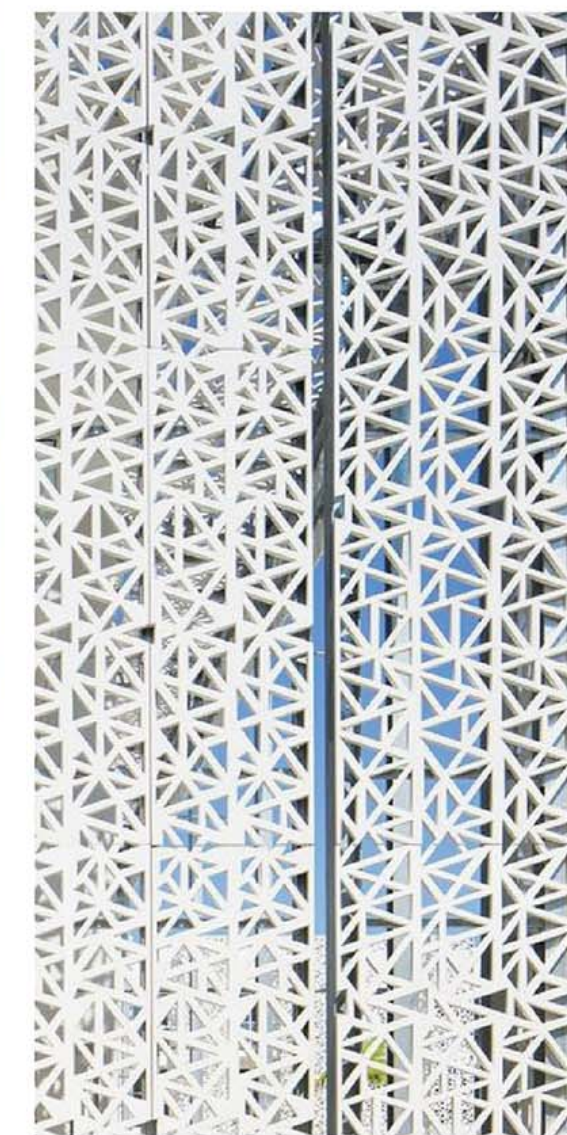
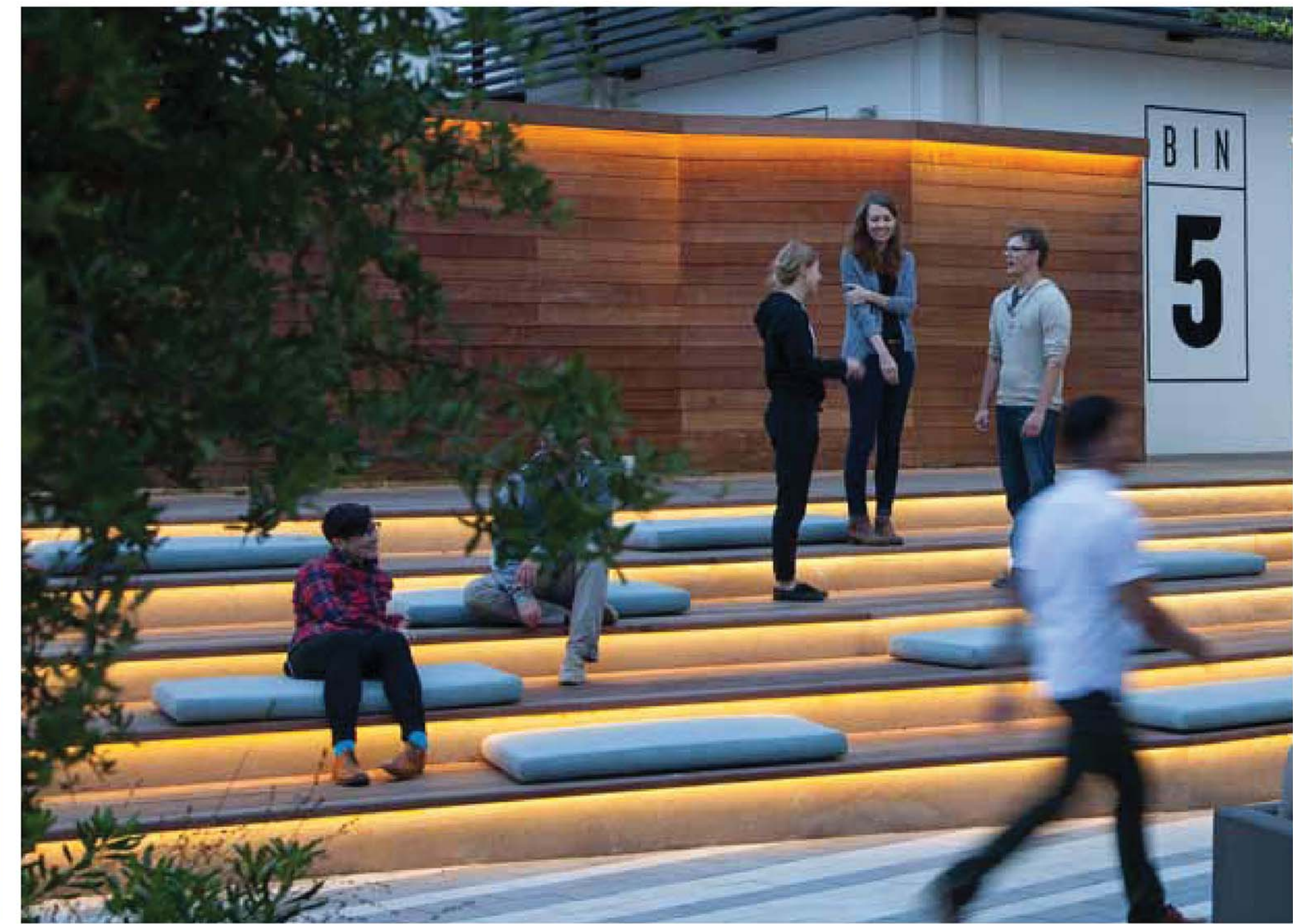
- GAME LAWN
- social fire pit
  - synthetic turf
  - games

- DINING TERRACE
- group dining tables
  - shade umbrellas

- FIRESIDE CHAT
- fire pit
  - pottery
  - lounge seating









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

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
<b>TREES:</b>			
ACACIA PURPUREA (Landscape Setback - Courtyards)	PURPLE ACACIA Standard	24" BOX	LOW
AGONIS FLEXUOSA (Landscape Setback - Bldg. perimeter)	PEPPERMINT WILLOW Standard	36" BOX	LOW
ARBUTUS x MARINA (Landscape Setback - Courtyards - Park)	HYBRID STRAWBERRY Multi-Trunk	24" BOX	MEDIUM
ARCHONTOPHOENIX CUNNINGHAMIANA (Courtyards)	KING PALM Multi-Trunk	36" BOX	MEDIUM
CINNAMOMUM CAMPHORA (Park - Courtyards)	CAMPHOR TREE Standard	36" BOX	MEDIUM
JACARANDA ACUTIFOLIA (Park - Courtyards)	JACARANDA	36" BOX	MEDIUM
LAGERSTROEMIA INDICA 'INDIAN VARIETIES' (Birch Street Frontage - trees to replace (2) existing Red Ironbark trees)	CRAPE MYRTLE	36" BOX	MEDIUM
LYONOTHAMINUS F. ASLENIFOLIUS (Park - Bldg. perimeter)	FERNLEAF CATALINA IRONWOOD Low Branching	24" BOX	LOW
MAGNOLIA G. 'LITTLE GEM' (Landscape Setback - Courtyards)	MAGNOLIA Low Branch	24" BOX	MEDIUM
MELALEUCA QUINQUENERVIA (Landscape Setback - Courtyards - Park)	CAJEPUT TREE Multi-Trunk	24" BOX	MEDIUM
METROSIDEROS EXCELSA (Park - Courtyards)	NZ CHRISTMAS TREE Standard	24" BOX	MEDIUM
OLEA 'SWAN HILL' (Entry - Park - Courtyards)	FRUITLESS OLIVE Multi-Trunk	36" BOX	MEDIUM
PINUS ELGARICA (Landscape Setback)	AFGHAN PINE Low Branching	24" BOX	LOW
PINUS TORREYANA (Landscape Setback - Park)	TORREY PINE Low Branching	24" BOX	LOW
PLATANUS MEXICANA (Landscape Setback - Park)	MEXICAN SYCAMORE	24" BOX	LOW
QUERCUS AGRIFOLIA (Park - Parking Lot)	COAST LIVE OAK Standard	60" BOX	MEDIUM
QUERCUS VIRGINIANA (Landscape Setback - Project Perimeter)	SOUTHERN LIVE OAK Standard	36" BOX	MEDIUM
RHUS LANCEA (Park - Courtyards)	AFRICAN SUMAC Standard	24" BOX	LOW
TRISTANIA CONFERTA (Landscape Setback - Screen Planting)	BRISBANE BOX Low Branching	24" BOX	MEDIUM
<b>ACCENT:</b>			
ALOE BAINSEII (Park - Courtyards)	TREE ALOE	24" BOX	LOW
CERCIDIUM X 'DESERT MUSEUM' (Park)	HYBRID PALO VERDE	24" BOX	LOW
DRACAENA DRACO (Park - Courtyards)	DRAGON TREE	36" BOX	LOW
CERCIS CANADENSIS 'FOREST PANSY' (Park - Courtyards)	RED BUD Standard	36" BOX	MEDIUM
PODOCARPUS 'ICEE BLUE' (Landscape Setback - Courtyards)	LONG LEAFED YELLOWWOOD	24" BOX	MEDIUM

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

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
<b>SHRUBS:</b>			
<b>IRRIGATION HYDROZONE 3:</b>			
<b>LOW WATER CONSERVING PLANTING AREAS (Parking Lot):</b>			
ECHVEERIA GLAUCA	HENS & CHICKS	1 GAL	LOW
ECHVEERIA PEACOCKII	PEACOCK ECHVEERIA	5 GAL	LOW
AEONIUM ARBOREUM 'SCHWARZKOPF'	AEONIUM	5 GAL	LOW
AGAVE AMERICANA	CENTURY PLANT	15 GAL	LOW
ALOE STRIATA	CORAL ALOE	5 GAL	LOW
DASYLIRION WHEELERI	DESERT SPOON	15 GAL	LOW
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VERY LOW
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	LOW
KALANCHOE BEHARENSIS	FELT PLANT	15 GAL	LOW
MUHLENBURGIA CAPILLARIS	PINK MUHLY	5 GAL	LOW
SENECIO MANDRALISCAE	SENECIO	1 GAL	LOW
WESTRINGIA FLORIBUNDA	COAST ROSEMARY	5 GAL	LOW
<b>IRRIGATION HYDROZONE 2:</b>			
<b>MEDIUM / LOW TRANSITION PLANTING AREAS (Building Perimeter):</b>			
AEONIUM 'URBICUM' 'SALAD BOWL'	AEONIUM	5 GAL	LOW
ALOE BAINSII	TREE ALOE	24" BOX	LOW
ALOE STRIATA	CORAL ALOE	5 GAL	LOW
ARBUTUS 'COMPACTA'	DWARF STRAWBERRY	5 GAL	LOW
BOUGAINVILLEA ROSENIKA	SHRUB BOUGAINVILLEA	5 GAL	LOW
CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL	LOW
CAREX DIVULSA	BERKELEY SEDGE	5 GAL	MEDIUM
CHONDROROPETALUM 'ELEPHANTINUM'	LARGE CAPE RUSH	5 GAL	LOW
DIANELLA REVOLUTA	LITTLE REV	5 GAL	LOW
DRACAENA DRACO	DRAGON TREE	24" BOX	LOW
FESTUCA MAIREI	ATLAS FESCUE	1 GAL	LOW
FESTUCA OVINA GLAUCA	BLUE FESCUE	5 GAL	LOW
LOMANDRA LONGIFOLIA 'BREEZE'	SPINY-HEADED MAT RUSH	5 GAL	MEDIUM
ROSMARINUS PROSTRATUS	DWARF ROSEMARY	5 GAL	LOW
SALVIA CLEVELANDII	CA BLUE SAGE	5 GAL	LOW
TEUCRIUM CHAMAEDRYIS	GERMANDER	5 GAL	LOW
<b>IRRIGATION HYDROZONE 1:</b>			
<b>MEDIUM / LOW ENHANCED SHRUBS (Entry Drive, Podium &amp; Rooftop):</b>			
AGAVE ATTENUATA 'NOVA'	FOXTAIL AGAVE	15 GAL	LOW
ALYOGYNE HUEGELII	BLUE HIBISCUS	15 GAL	LOW
ASPARAGUS DENSIPLORUS 'MYERSII'	MYER ASPARAGUS	5 GAL	LOW
BOUGAINVILLEA 'LA JOLLA'	BOUGAINVILLEA	5 GAL	MEDIUM
CARISSA M. 'HORIZONTALIS'	NATAL PLUM	5 GAL	MEDIUM
CRASSULA OVATA	JADE PLANT	15 GAL	LOW
FURCRACEA FOETIDA 'MEDIOPICTA'	MAURITIUS HEMP	15 GAL	LOW
PHORMIUM HYBRIDS	NEW ZEALAND FLAX	5 GAL	LOW
PITTIOSPORUM C. 'COMPACTUM'	PITTIOSPORUM	5 GAL	MEDIUM
PITTIOSPORUM T. 'GOLF BALL'	'GOLF BALL' KOHUHU	5 GAL	MEDIUM
PRUNUS ILICIFOLIA SPP. LYONII	CATALINA CHERRY	24" BOX	VERY LOW
<b>SYNTHETIC TURF at PUBLIC PARK &amp; ROOFTOP:</b>			
AN FESCUE 90 AVAILABLE FROM IMPERIAL TURF			
<b>ORGANIC MULCHES:</b>			
3" THICK SHREDDED BARK MULCH (SHRUB AREAS - ALL HYDROZONES)			

**LIMITED USE AREA (Line of Sight) NOTE:**

ALL TREE BRANCHES TO BE TRIMMED TO 8' HIGH ABOVE FINISH GRADE.  
ALL SHRUBS WITHIN LIMITED USE AREA TO BE MAINTAINED AT 24" HIGH MAXIMUM.

**LANDSCAPE DOCUMENTATION NOTE:**

A LANDSCAPE DOCUMENTATION PACKAGE BY THE PROJECT APPLICANT IS REQUIRED TO BE SUBMITTED TO THE CITY OF NEWPORT BEACH PURSUANT TO SECTION 2.1 OF THE WATER EFFICIENCY ORDINANCE STANDARDS.

LANDSCAPE PLANS AND WATER USE CALCULATIONS PREPARED BY A PROFESSIONAL LICENSED LANDSCAPE ARCHITECT IN THE STATE OF CALIFORNIA.  
MATTHEW JACKSON, ASLA  
RLA 4403 EXPIRES 1.31.2022

**WATER EFFICIENT LANDSCAPING NOTE:**

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE CITY OF NEWPORT BEACH LANDSCAPE GUIDELINES FOR WATER EFFICIENT LANDSCAPES.
2. THE ESTIMATED APPLIED WATER USE ALLOWED FOR THE LANDSCAPE AREA SHALL NOT EXCEED THE MAWA CALCULATION.

**POOL, SPA and FOUNTAIN NOTES:**

1. POOL AND SPA WILL UTILIZE RECIRCULATING WATER SYSTEM EQUIPMENT AND BE CONCEALED IN A VAULT IN THE LANDSCAPE AREA.
2. THE SURFACE AREA OF THE POOLS AND SPAS IS INCLUDED IN THE "HIGH" WATER USE HYDROZONE AREA OF THE WATER BUDGET CALCULATION.

**CITY of NEWPORT BEACH NOTES:**

1. THE GENERAL SERVICES DIVISION OF MOD WILL REVIEW THE CITY STREET TREES ALONG THE PROJECT FRONTAGES.
2. ALL TREES PLANTED IN THE R.O.W. SHALL BE A MINIMUM 36" BOX. ALL TREES / SHRUB SPECIES APPEAR TO BE ACCEPTABLE WITH FINAL APPROVAL OF SPECIES BY MOD.
3. ROOF GARDENS AND LANDSCAPE ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CFC.
4. THE LANDSCAPE PLANS WILL BE IN COMPLIANCE WITH NBMC CHAPTER 14.17 (WATER EFFICIENT LANDSCAPING STANDARDS) AND NBMC CHAPTER 20.36 (LANDSCAPING STANDARDS)

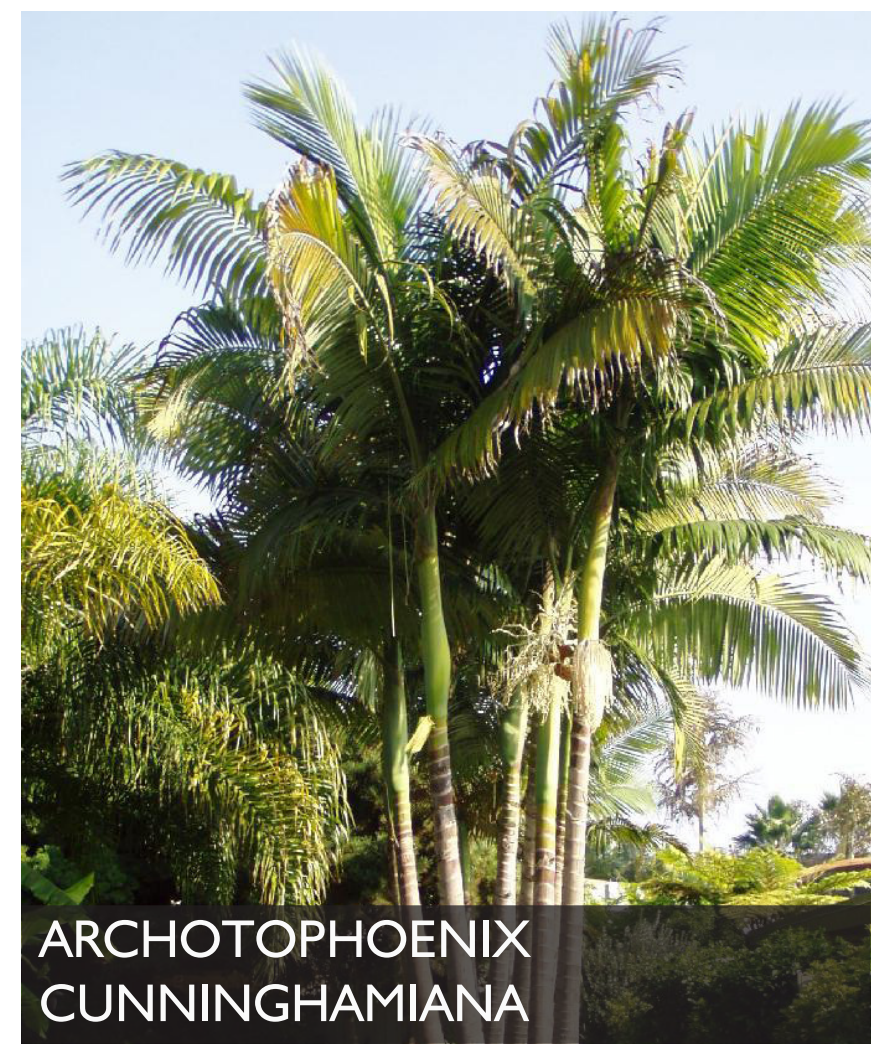




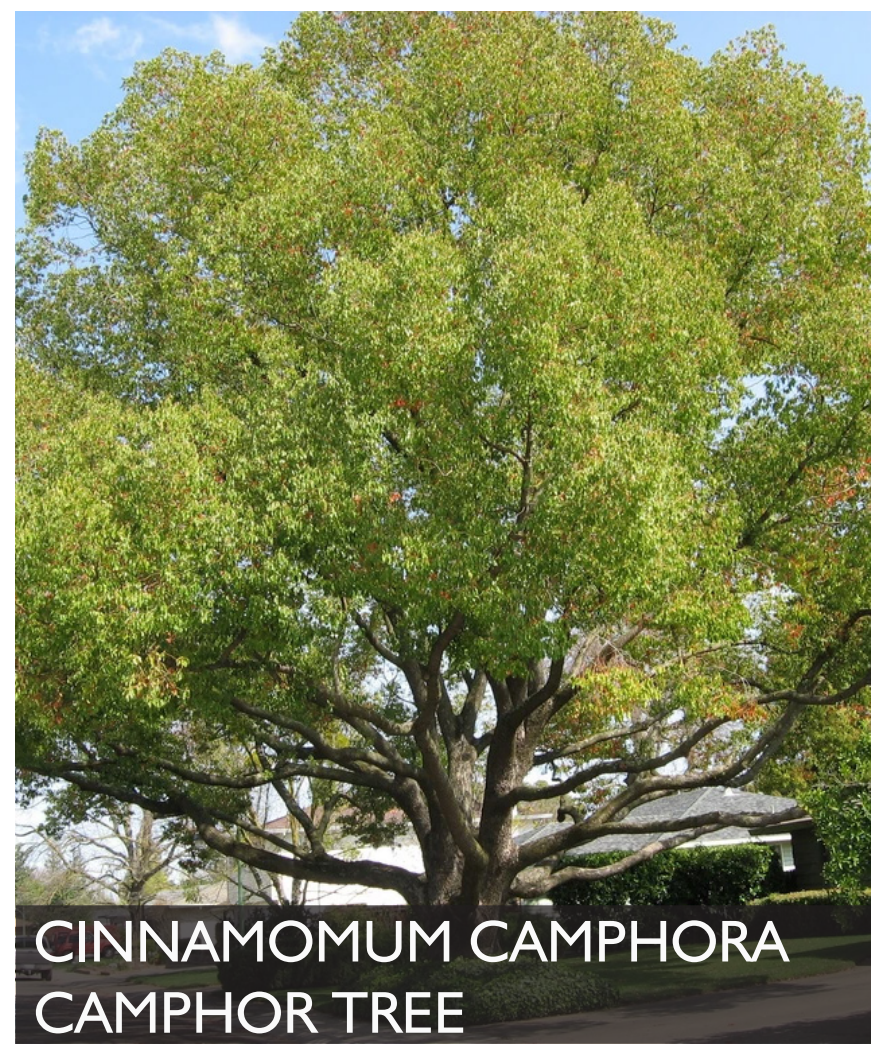
ACACIA PURPUREA  
PURPLE ACACIA



ARBUTUS X MARINA  
STRAWBERRY TREE



ARCHOTOPHOENIX  
CUNNINGHAMIANA



CINNAMOMUM CAMPHORA  
CAMPHOR TREE



JACARANDA ACUTIFOLIA  
JACARANDA



MAGNOLIA G. 'LITTLE GEM'  
MAGNOLIA



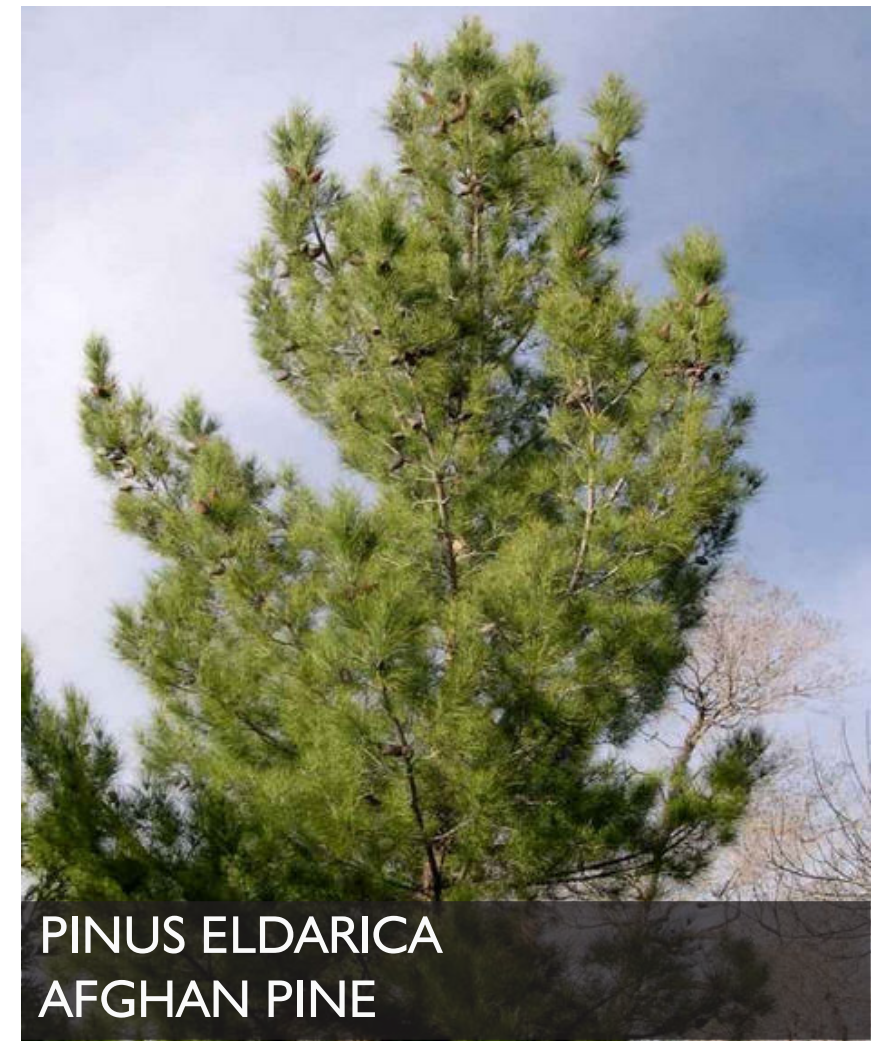
MELALEUCA QUINQUENERVIA  
CAJEPUT TREE



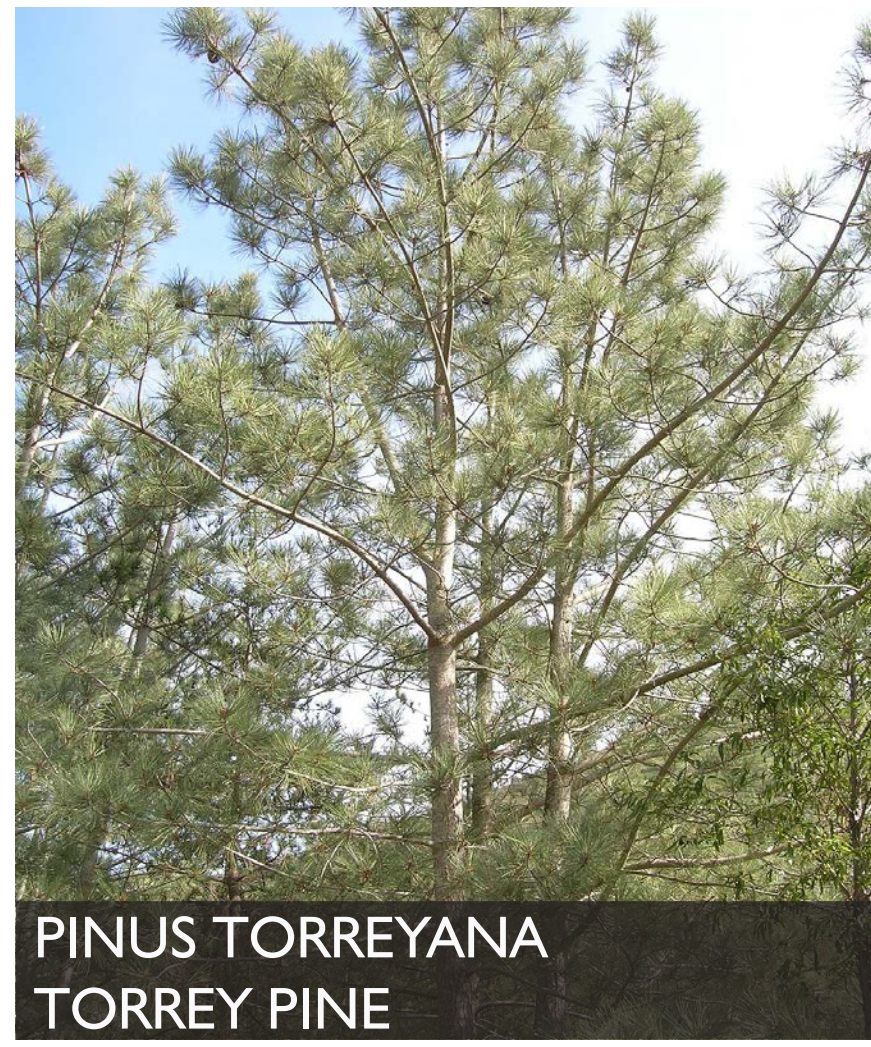
METROSIDEROS EXCELSA  
NEW ZEALAND CHRISTMAS



OLEA 'SWAN HILL'  
FRUITLESS OLIVE



PINUS ELДАРICA  
AFGHAN PINE



PINUS TORREYANA  
TORREY PINE



PLATANUS MEXICANA  
MEXICAN SYCAMORE



QUERCUS VIRGINIANA  
SOUTHERN LIVE OAK



TRISTANIA CONFERTA  
BRISBANE BOX



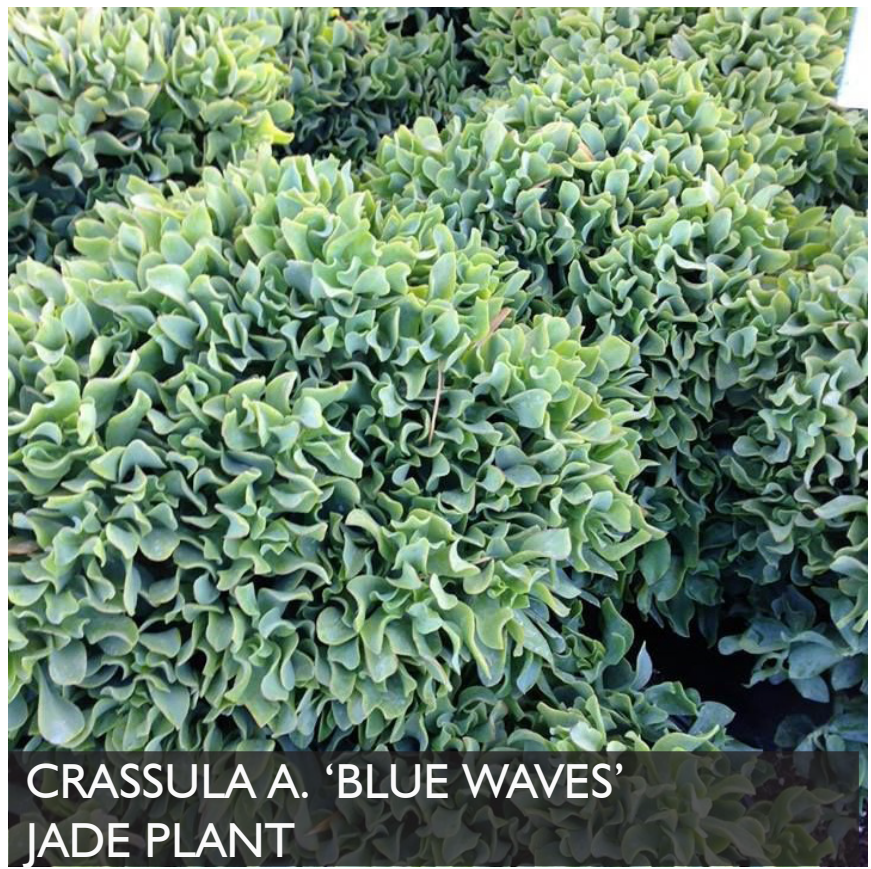
AEONIUM X 'MINT'  
GREEN AEONIUM



AGAVE AMERICANA  
CENTURY PLANT



CHONDROPETALUM ELEPHANTINUM  
LARGE CAPE RUSH



CRASSULA A. 'BLUE WAVES'  
JADE PLANT



DIANELLA REVOLUTA  
FLAX LILY



DASYLIRION WHEELERI  
DESERT SPOON



DRACAENA DRACO  
DRAGON TREE



FESTUCA OVINA GLAUCA  
BLUE FESCUE



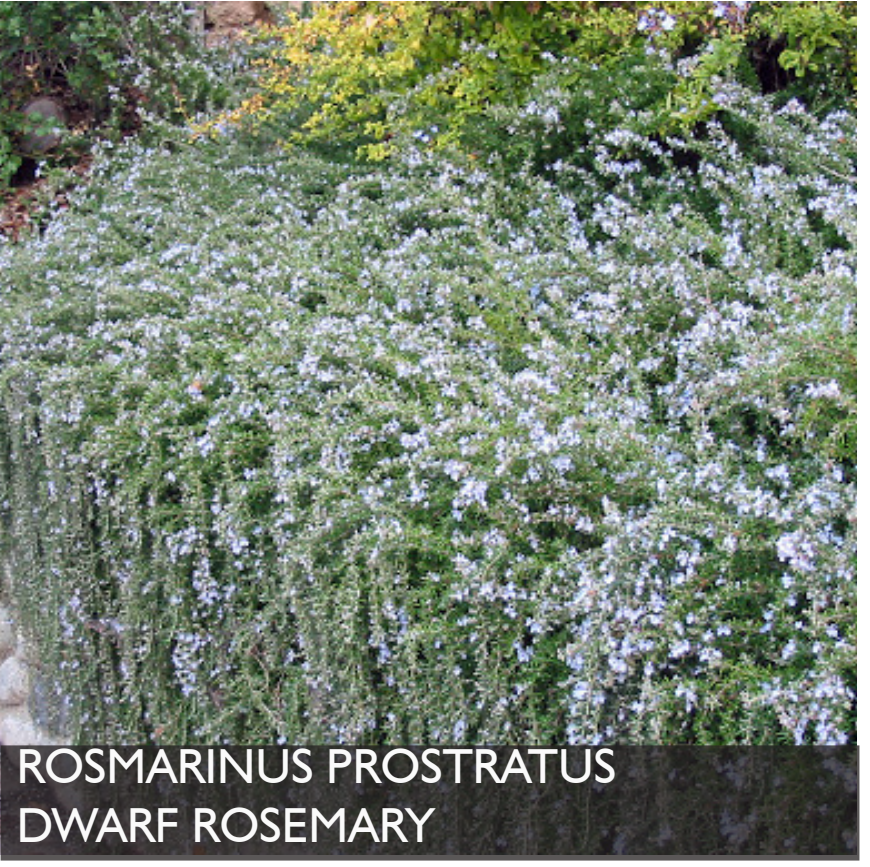
FURCRACEA FOETIDA 'MEDIOPICTA'  
MAURITUS HEMP



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



PRUNUS ILICIFOLIA SPP. LYONII  
CATALINA CHERRY



ROSMARINUS PROSTRATUS  
DWARF ROSEMARY



SALVIA CLEVELANDII  
BLUE SAGE

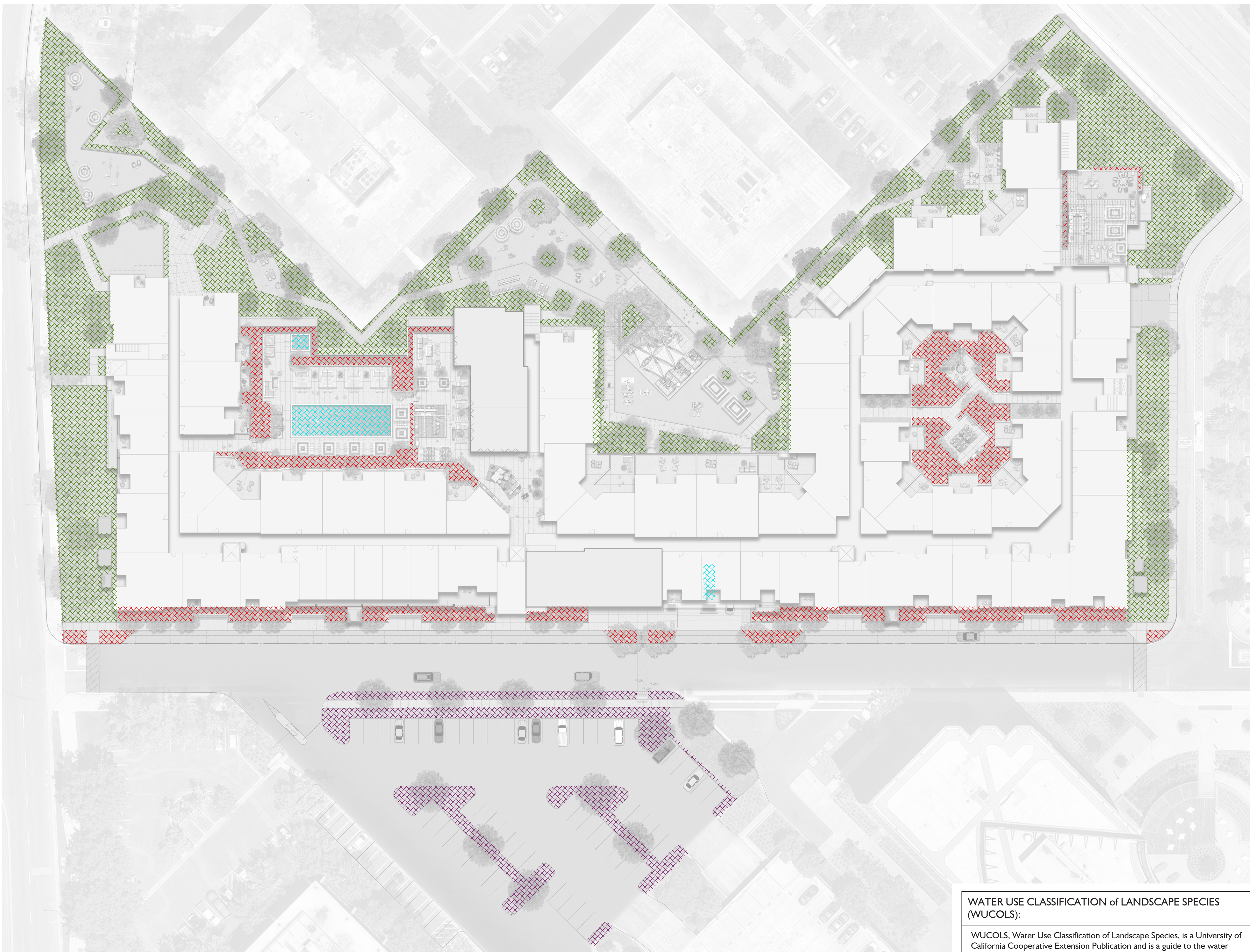


TEUCRIUM CHAMAEDRYS  
GERMANDER

TREES

SHRUBS





### IRRIGATION HYDROZONES:

- HYDRO-ZONE 1 - Enhanced Plant Palette - Entry Drive, Podium & Rooftop - Sub Surface Irrigation - 10,240 s.f.
- HYDRO-ZONE 2 - Transition Planting Areas - Building Perimeter - Sub Surface Irrigation - 35,906 s.f.
- HYDRO-ZONE 3 - Water Conserving Plant Palette - Parking Lot - Sub Surface Irrigation - 5,782 s.f.
- HYDRO-ZONE 4 - Water Features - Pool/Spa - 1,400 s.f.

TOTAL LANDSCAPE AREA: 53,328 s.f.

### WATER CONSERVATION FEATURES

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. Installation of automatic 'smart' irrigation controller with rain-sensor.
2. The use of low precipitation/low angle irrigation spray heads.
3. The use of low water consuming plants.
4. Soil amendment to achieve good soil moisture retention.
5. Mulching to reduce evapotranspiration from the root zone.
6. Installation of automatic irrigation system to provide deep-root watering to trees is required.

### WATER CONSERVATION STATEMENT

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

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

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

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

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

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

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

#### WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ET <sub>0</sub> )		45.40		ETAF for MAWA		0.55 (Residential)		
Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>2</sup>	
<b>Regular Landscape Areas</b>								
1 Enhanced Planting - Medium	0.50	drip	0.81	0.62	10,240	6,321	177,923	
2 Transition Planting - Low	0.30	drip	0.81	0.37	35,906	13,299	374,327	
3 Water Conserving Planting - Low	0.20	drip	0.81	0.25	5,782	1,428	40,186	
4 Water Features - High	1.00	-	1	1.00	1,400	1,400	39,407	
					<b>Totals</b>	<b>53,328</b>	<b>22,447</b>	<b>631,843</b>
<b>Special Landscape Areas</b>								
					<b>Totals</b>			
						<b>ETWU Total</b>	<b>631,843</b>	
						<b>Maximum Allowed Water Allowance (MAWA)<sup>3</sup></b>	<b>825,592</b>	

<sup>1</sup>Hydrozone #/Planting Description  
E.g.  
1) front lawn  
2) low water use plantings  
3) medium water use planting

<sup>2</sup>Irrigation Method  
overhead spray or drip

<sup>3</sup>Irrigation Efficiency  
0.75 for spray head  
0.81 for drip

<sup>4</sup>ETWU (Annual Gallons Required) =  
ET<sub>0</sub> x 0.62 x ETAF x Area  
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

#### WATER USE CLASSIFICATION of LANDSCAPE SPECIES (WUCOLS):

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

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

#### ETAF Calculations

Regular Landscape Areas	22,447
Total ETAF x Area	22,447
Total Area	53,328
Average ETAF	0.42
<b>All Landscape Areas</b>	
Total ETAF x Area	22,447
Total Area	53,328
Site-wide ETAF	0.42

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

Eto data for city of Newport Beach from MVELO Appendix A 6/26/2020



IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA  
**RESIDENCES AT 4400 VON KARMAN**  
**CONCEPTUAL GRADING PLAN**

**LEGAL DESCRIPTION**

PER FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT ORDER NO. OSA-4255442, DATED AS OF JUNE 4, 2013 AT 7:30 AM, THE SUBJECT PROPERTY IS DESCRIBED AS FOLLOWS:  
 REAL PROPERTY IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 91-155 AS SHOWN ON A MAP THEREOF FILED IN BOOK 266, PAGES 16 THROUGH 22 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 2 OF SAID PARCEL MAP NO. 91-155; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2 SOUTH 40°38'26" WEST 27.49 FEET TO A LINE PARALLEL WITH AND 27.50 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID PARCEL 2, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
 THENCE ALONG SAID PARALLEL LINE NORTH 49°21'34" WEST 1015.54 FEET TO A LINE WHICH BEARS NORTH 40°38'26" EAST AND PASSES THROUGH THE EASTERLY CORNER OF PARCEL 6 OF PARCEL MAP NO. 82-713 FILED IN BOOK 181, PAGES 13 THROUGH 19 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY; THENCE ALONG SAID LINE AND THE SOUTHWESTERLY LINE OF SAID PARCEL 6 SOUTH 40°38'26" WEST 210.01 FEET AND NORTH 49°21'34" WEST 225.00 FEET TO AN ANGLE POINT IN SAID SOUTHWESTERLY LINE; THENCE LEAVING SAID PARCEL 6 SOUTH 40°38'26" WEST 35.82 FEET; THENCE NORTH 49°21'34" WEST 7.71 FEET; THENCE SOUTH 40°38'26" WEST 34.79 FEET TO A POINT IN THE EASTERLY LINE OF THAT CERTAIN 12.00 FOOT WIDE STRIP OF LAND DESCRIBED AS PARCEL "1" IN THAT CERTAIN DOCUMENT TO THE CITY OF NEWPORT BEACH ENTITLED GRANT OF EASEMENT RECORDED NOVEMBER 18, 1974 IN BOOK 916 OF OFFICIAL RECORDS IN SAID OFFICE OF THE ORANGE COUNTY RECORDER, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 538.00 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS SOUTH 71°48'47" EAST;  
 THENCE ALONG SAID EASTERLY LINE OF PARCEL "1", AND SAID, CURVE SOUTHERLY 236.43 FEET THROUGH A CENTRAL ANGLE OF 25°10'44"; THENCE CONTINUING ALONG SAID EASTERLY LINE TANGENT FROM SAID CURVE SOUTH 08°59'31" EAST 665.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 664.00 FEET; THENCE ALONG SAID CURVE SOUTHERLY 275.74 FEET THROUGH A CENTRAL ANGLE OF 23°47'35" TO THE NORTHERLY LINE OF PARCEL 1 AS SHOWN ON A MAP FILED IN BOOK 60, PAGE 14 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, SAID NORTHERLY LINE ALSO BEING THE GENERAL WESTERLY LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 91-155; THENCE ALONG SAID GENERAL WESTERLY LINE OF PARCEL 2 THROUGH THE FOLLOWING COURSES:  
 RADially FROM SAID CURVE SOUTH 73°11'56" EAST 4.11 FEET;  
 THENCE SOUTH 63°52'34" EAST 30.00 FEET;  
 THENCE SOUTH 46°52'34" EAST 23.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE ALONG SAID CURVE SOUTHEASTERLY AND EASTERLY 40.45 FEET THROUGH A CENTRAL ANGLE OF 77°15'00";  
 THENCE TANGENT FROM SAID CURVE NORTH 55°52'26" EAST 71.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 90.00 FEET;  
 THENCE ALONG SAID CURVE NORTHEASTERLY 3.76 FEET THROUGH A CENTRAL ANGLE OF 02°23'39";  
 THENCE NON-TANGENT FROM SAID CURVE SOUTH 49°21'34" EAST 2.75 FEET;  
 THENCE NORTH 40°38'26" EAST 118.81 FEET;  
 THENCE SOUTH 85°38'26" WEST 6.21 FEET;  
 THENCE NORTH 04°21'34" WEST 201.93 FEET;  
 THENCE SOUTH 40°38'26" WEST 14.22 FEET;  
 THENCE NORTH 49°21'34" WEST 216.34 FEET;  
 THENCE NORTH 40°38'26" EAST 148.84 FEET;  
 THENCE SOUTH 49°21'34" EAST 216.34 FEET;  
 THENCE SOUTH 40°38'26" WEST 114.24 FEET;  
 THENCE NORTH 85°38'26" EAST 134.43 FEET;  
 THENCE SOUTH 04°21'34" EAST 216.34 FEET;  
 THENCE LEAVING SAID GENERAL WESTERLY LINE SOUTH 49°21'34" EAST 67.65 FEET TO THE GENERAL SOUTHEASTERLY LINE OF SAID PARCEL 2;  
 THENCE ALONG SAID SOUTHEASTERLY LINE THROUGH THE FOLLOWING COURSES:  
 NORTH 40°38'26" EAST 70.03 FEET;  
 THENCE SOUTH 49°21'34" EAST 184.86 FEET;  
 THENCE NORTH 40°38'26" EAST 25.00 FEET;  
 THENCE LEAVING SAID GENERAL SOUTHEASTERLY LINE NORTH 49°21'34" WEST 155.51 FEET;  
 THENCE NORTH 40°38'26" EAST 126.46 FEET TO THE SOUTHWESTERLY LINE OF PARCEL 4 OF SAID PARCEL MAP NO. 82-713;  
 THENCE ALONG THE SOUTHWESTERLY AND NORTHWESTERLY LINES OF SAID PARCEL 4 THROUGH THE FOLLOWING COURSES:  
 NORTH 49°21'34" WEST 366.19 FEET;  
 THENCE NORTH 40°38'26" EAST 167.00 FEET;  
 THENCE SOUTH 49°21'34" EAST 13.01 FEET TO THE NORTHWESTERLY LINE OF PARCEL 5 OF SAID PARCEL MAP NO. 82-713;  
 THENCE ALONG SAID NORTHWESTERLY, NORTHERLY, NORTHEASTERLY AND SOUTHEASTERLY LINES OF SAID PARCEL 5 THROUGH THE FOLLOWING COURSES:  
 NORTH 40°38'26" EAST 113.65 FEET;  
 THENCE SOUTH 88°48'20" EAST 360.96 FEET;  
 THENCE SOUTH 49°21'34" EAST 106.75 FEET;  
 THENCE SOUTH 40°38'26" WEST 5.48 FEET;  
 THENCE LEAVING SAID SOUTHEASTERLY LINE OF PARCEL 5 SOUTH 49°21'34" EAST 123.20 FEET TO SAID EASTERLY LINE OF PARCEL 2 OF PARCEL MAP NO. 91-155; THENCE ALONG SAID EASTERLY LINE OF PARCEL 2 NORTH 40°38'26" EAST 95.50 FEET TO THE TRUE POINT OF BEGINNING.  
 APN: 445-131-08 AND 445-131-09 AND A PORTION OF 445-131-28

**BENCHMARK**

DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3J-13-70", SET IN THE TOP OF A 4 IN. BY 4 IN. CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHERLY CORNER OF THE INTERSECTION OF JAMBOREE ROAD AND FAIRCHILD, 72.3 FT. WESTERLY OF THE CENTERLINE OF FAIRCHILD AND 57.2 FT. SOUTHERLY OF THE CENTER OF THE CENTER MEDIAN ALONG MACARTHUR, 2.8 FT. WESTERLY OF THE WEST END OF THE SOUTHWEST CURB RETURN. MONUMENT IS DOWN 0.1 FT. FROM THE TOP OF CURB.  
 ELEVATION: 54.54 (NAVD88)

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6175R1 AND STATION GPS NO. 6168R1 BEING N05°59'37"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR, BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, NAD 1983 (2007.00 EPOCH OCS GPS ADJUSTMENT).

**UNDERGROUND SERVICE ALERT**

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

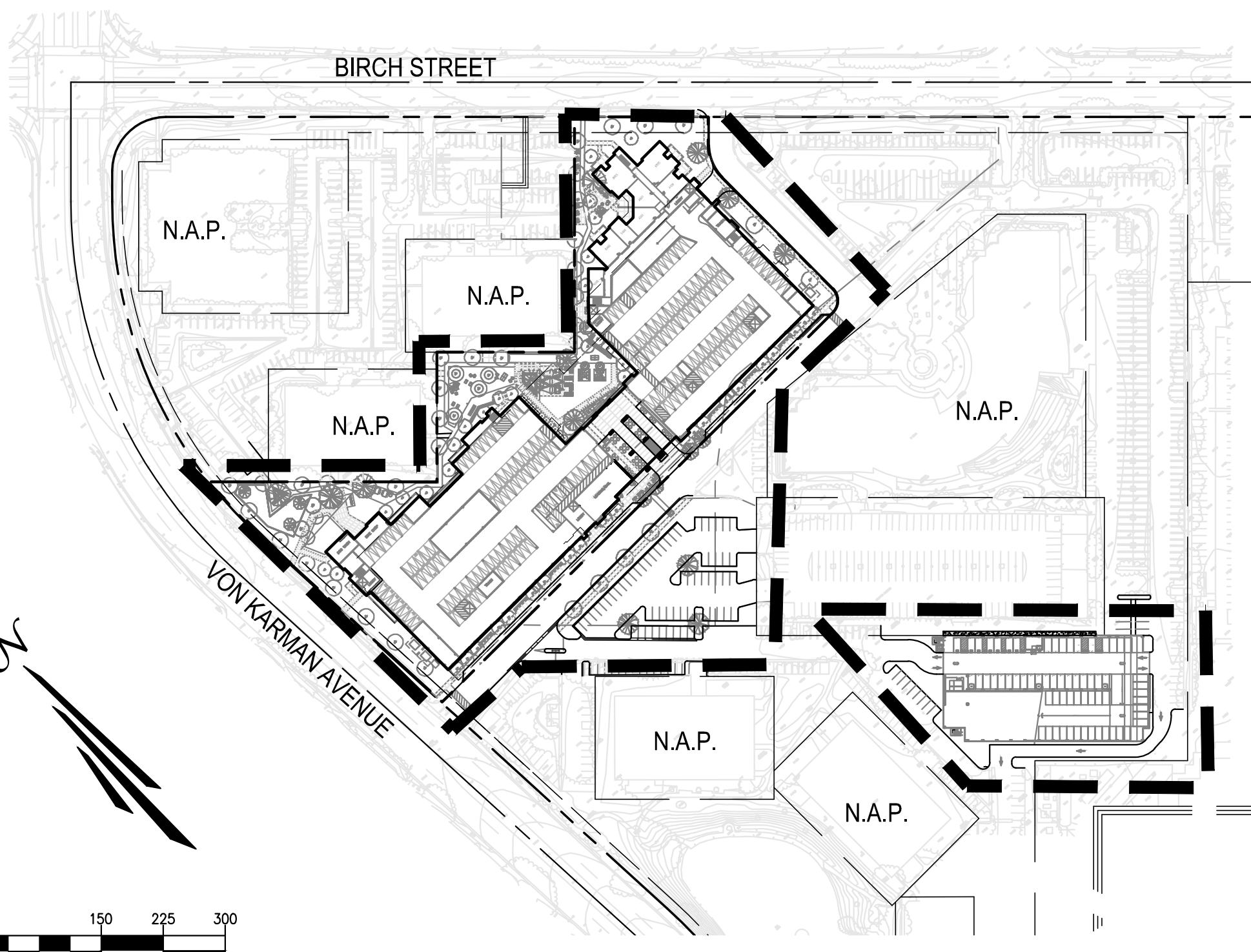
KNOW WHAT'S BELOW.  
 CALL BEFORE YOU DIG.  
 TWO WORKING DAYS BEFORE YOU DIG

**UNAUTHORIZED CHANGES & USES:**

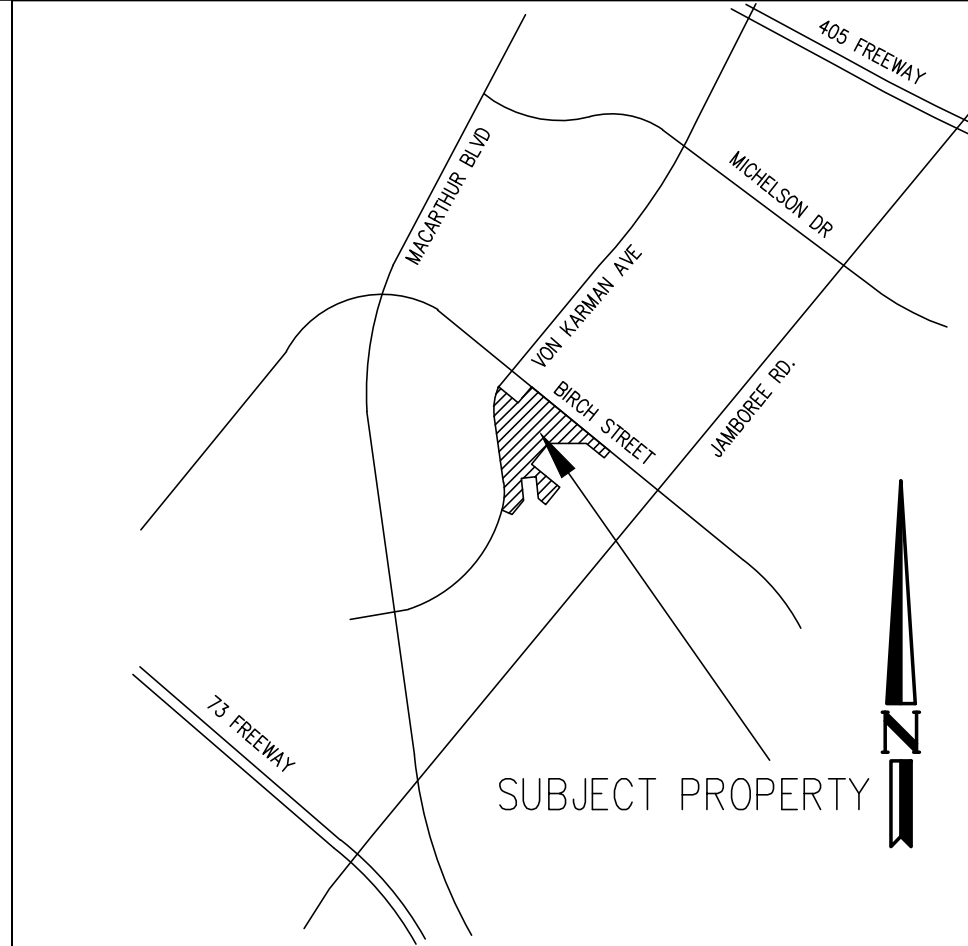
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, 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 THOSE 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 DEVIATING FROM THIS PLAN.



**INDEX MAP**  
 SCALE: 1" = 150'



**VICINITY MAP**  
 NTS

**APPLICANT**

TPG (KCN) ACQUISITION, LLC  
 5000 BIRCH ST, SUITE 600  
 NEWPORT BEACH, CA 92660  
 (949) 267-1529

**CIVIL**

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

**FLOOD NOTE**

PER FEMA MAP PANEL 286 OF 539, MAP NUMBER 06059C0286J DATED DECEMBER 3, 2009, SUBJECT PROPERTY IS DETERMINED TO BE ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**SHEET INDEX**

SHEET TITLE	SHEET NUMBER
TITLE SHEET	C1.01
CONCEPTUAL SITE PLAN	C2.01
CONCEPTUAL LIMITS OF IMPACT PLAN	C3.01
CONCEPTUAL GRADING PLAN	C4.01
CONCEPTUAL DRAINAGE PLAN	C5.01
CONCEPTUAL UTILITY PLAN	C6.01

**UTILITY COMPANIES:**

- AT&T: SOUTHERN CALIFORNIA GAS COMPANY; CENTRALIZED CORRESPONDENCE; MONTEREY PARK, CA 91756; PHONE: (800) 427-2200
- CR&R ENVIRONMENTAL SERVICES: 2051 PLACENTIA AVE; COSTA MESA, CA 92627; PHONE: (949) 625-6735
- TIME WARNER CABLE: 9260 TOPANGA CANYON BLVD; CHATSWORTH, CA 91311; PHONE: (800) 892-2253
- NEWPORT BEACH CITY UTILITIES WATER DEPARTMENT: 949 W. 16TH STREET; NEWPORT BEACH, CA 92663; PHONE: (949) 644-3011
- SOUTHERN CALIFORNIA EDISON: P.O. BOX 800; RANCHO CUCAMONGA, CA 91770; PHONE: (800) 655-4555

**EARTHWORK**

STATEMENT OF QUANTITIES:  
 CUT: 100,593 CUBIC YARDS + 438 CUBIC YARDS (STORMWATER DETENTION VOLUME)  
 FILL: 516 CUBIC YARDS  
 NET: 100,515 CUBIC YARDS (EXPORT)

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

**GEOTECHNICAL ENGINEER**

KLING CONSULTING GROUP, INC  
 18008 SKY PARK CIRCLE, SUITE 250  
 IRVINE, CA 92614  
 (949) 797-6241

**ARCHITECT**

TCA ARCHITECTS  
 19782 MACARTHUR BLVD, SUITE 300  
 IRVINE, CA 92612  
 (949) 862-0270

**LANDSCAPE ARCHITECT**

MJS LANDSCAPE ARCHITECTURE  
 507 30TH ST.  
 NEWPORT BEACH, CA 92663  
 (949) 675-9964

NO.	DESCRIPTION	REVISIONS	BY	DATE	CHK

**TAIT** Since 1964

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**TITLE SHEET**

**RESIDENCES AT 4400 VON KARMAN**

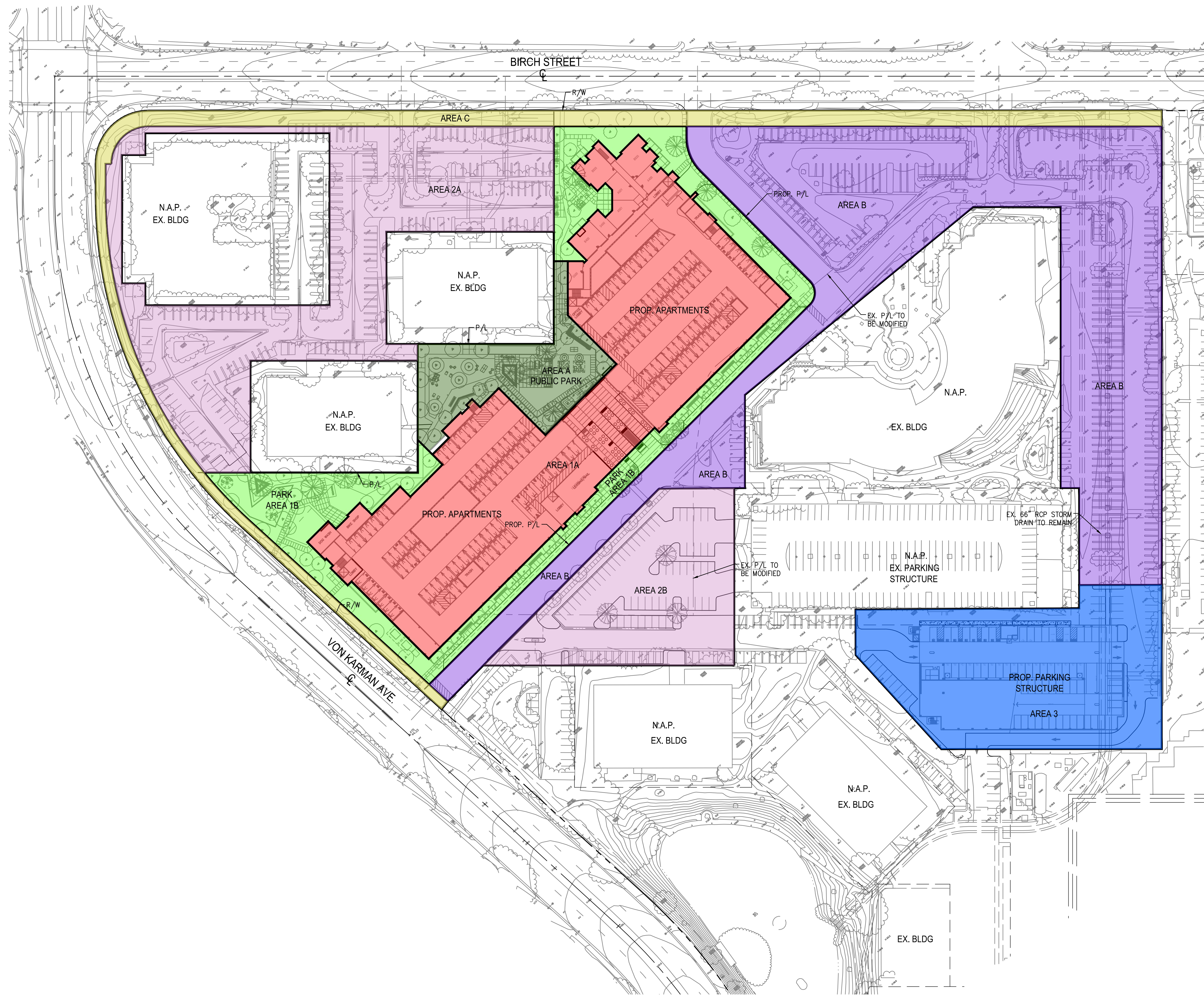
THE PICERNE GROUP  
 500 BIRCH ST., SUITE 600  
 NEWPORT BEACH, CA 92660

DRAWN: DATE: 7/9/20  
 CHECKED: MT DATE: 7/9/20  
 REVISION #: 1 DATE: 7/9/20  
 JOB NO.: SP-8507

**C1.01**

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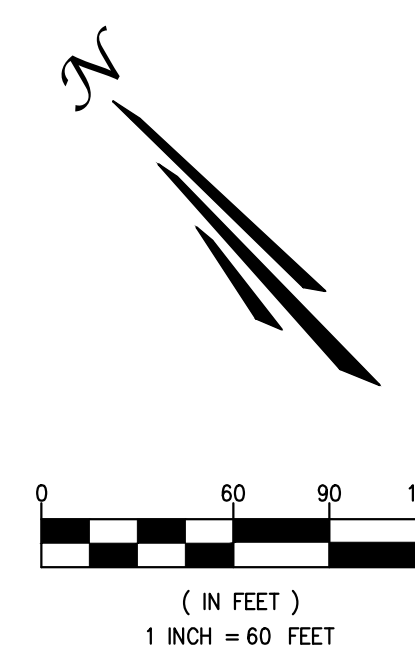




DEVELOPMENT AREAS LEGEND

AREA	LAND USE:	AREA(ACRE)
1A*	APARTMENTS	2.6±
1B*	PARK & WALKWAY (OPEN SPACE)	1.3±
2	ACCESS, PARKING, UTILITIES, & LANDSCAPE	2.9±
3	PARKING STRUCTURE	1.4±
A	PUBLIC PARK	0.5
B	REMAINDER PARKING LOT & OFFICES	3.5±
C	EXISTING EASEMENT FOR ACCESS	0.8±
TOTAL		13.0±

\*LOT 1 OF FUTURE LOT LINE ADJUSTMENT ~ 4.3± ACRES  
 \*AREA 2 INCLUDES 2A & 2B



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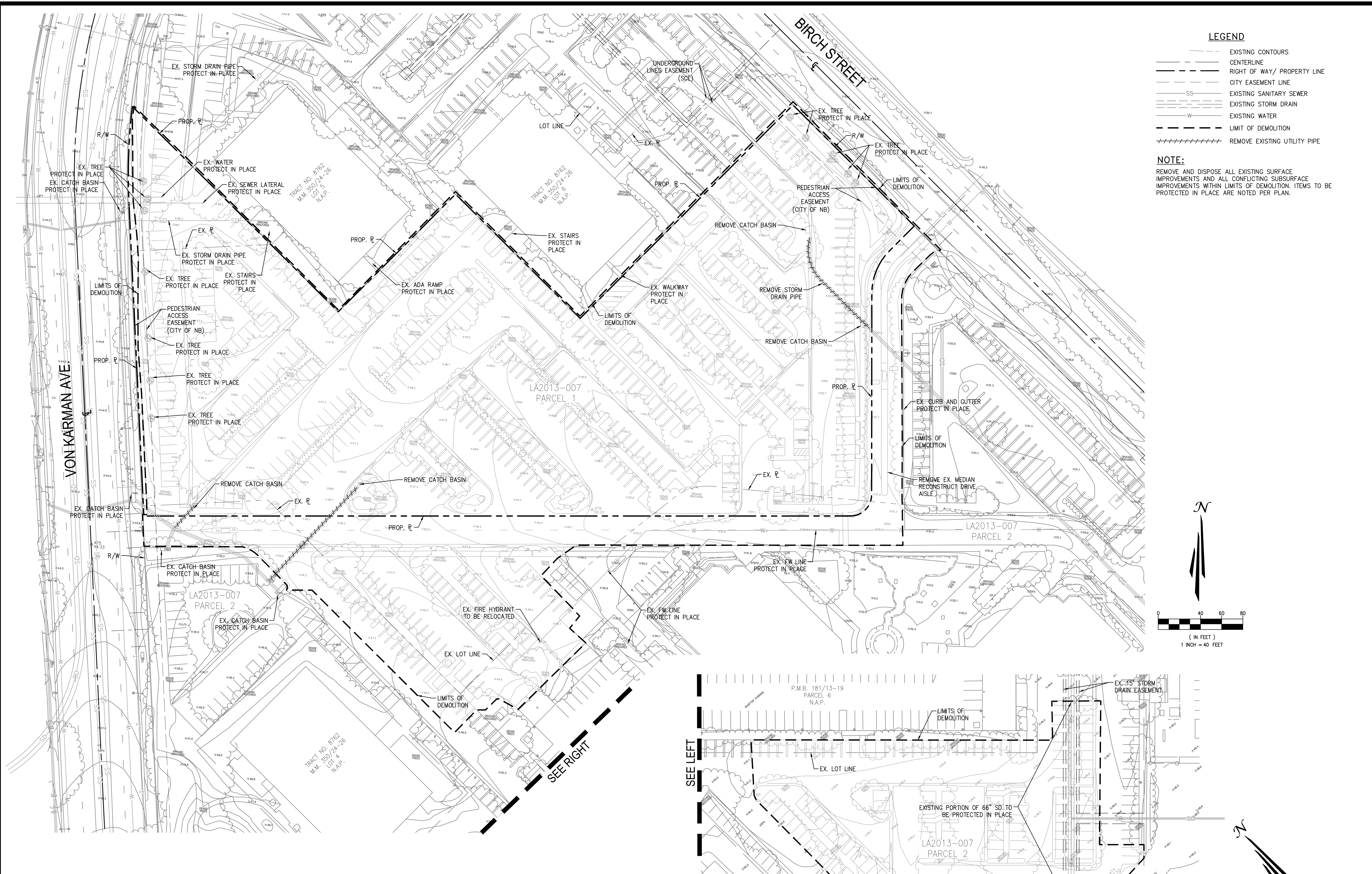


CONCEPTUAL SITE PLAN  
 RESIDENCES AT 4400 VON KARMAN  
 CITY OF NEWPORT BEACH  
 THE PICERNE GROUP  
 5000 BIRCH ST., SUITE 900  
 NEWPORT BEACH, CA 92660

DRAWN: [blank]  
 DATE: 7/9/20  
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 DATE: 7/9/20  
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C2.01

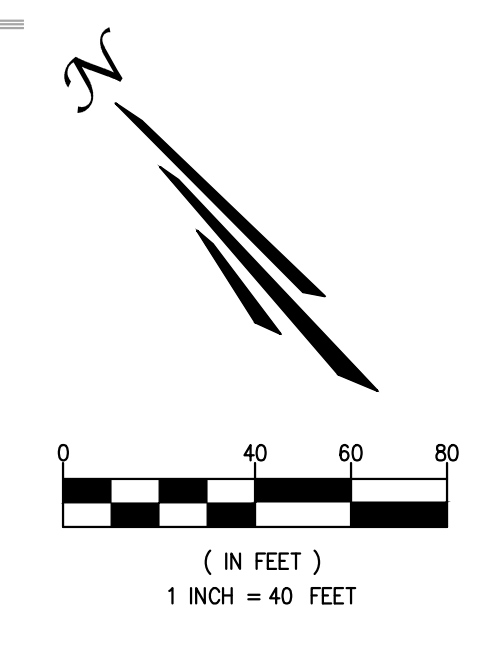
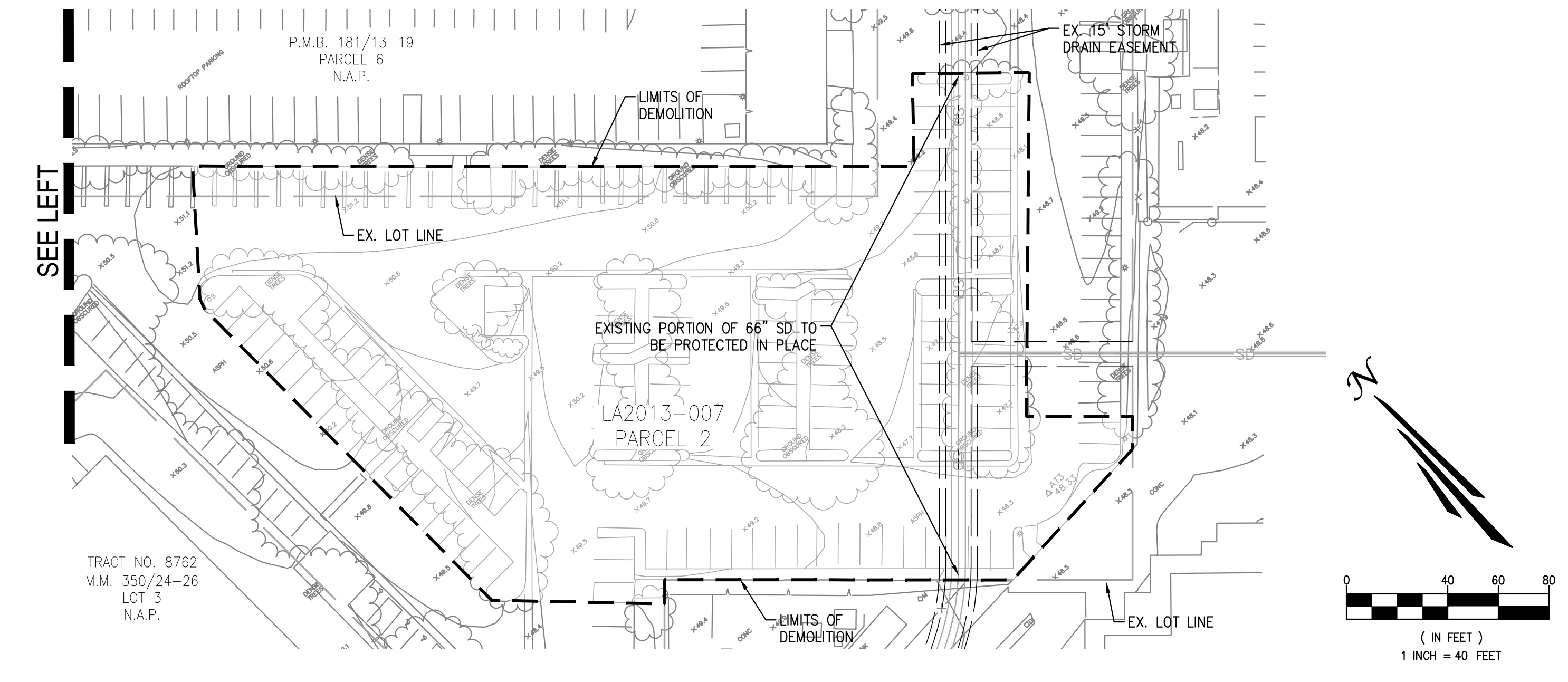
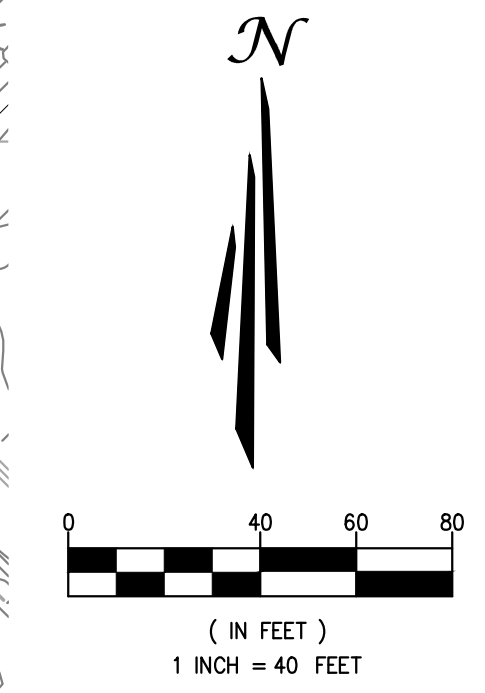




**LEGEND**

---	EXISTING CONTOURS
---	CENTERLINE
---	RIGHT OF WAY/ PROPERTY LINE
---	CITY EASEMENT LINE
SS	EXISTING SANITARY SEWER
---	EXISTING STORM DRAIN
W	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 & USES:**

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, 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 THOSE 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 DEVIATING FROM THIS PLAN.

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**CONCEPTUAL LIMITS OF IMPACT PLAN**  
**RESIDENCES AT 4400 VON KARMAN**  
CITY OF NEWPORT BEACH  
THE PICERNE GROUP  
5000 BIRCH ST., SUITE 800  
NEWPORT BEACH, CA 92660

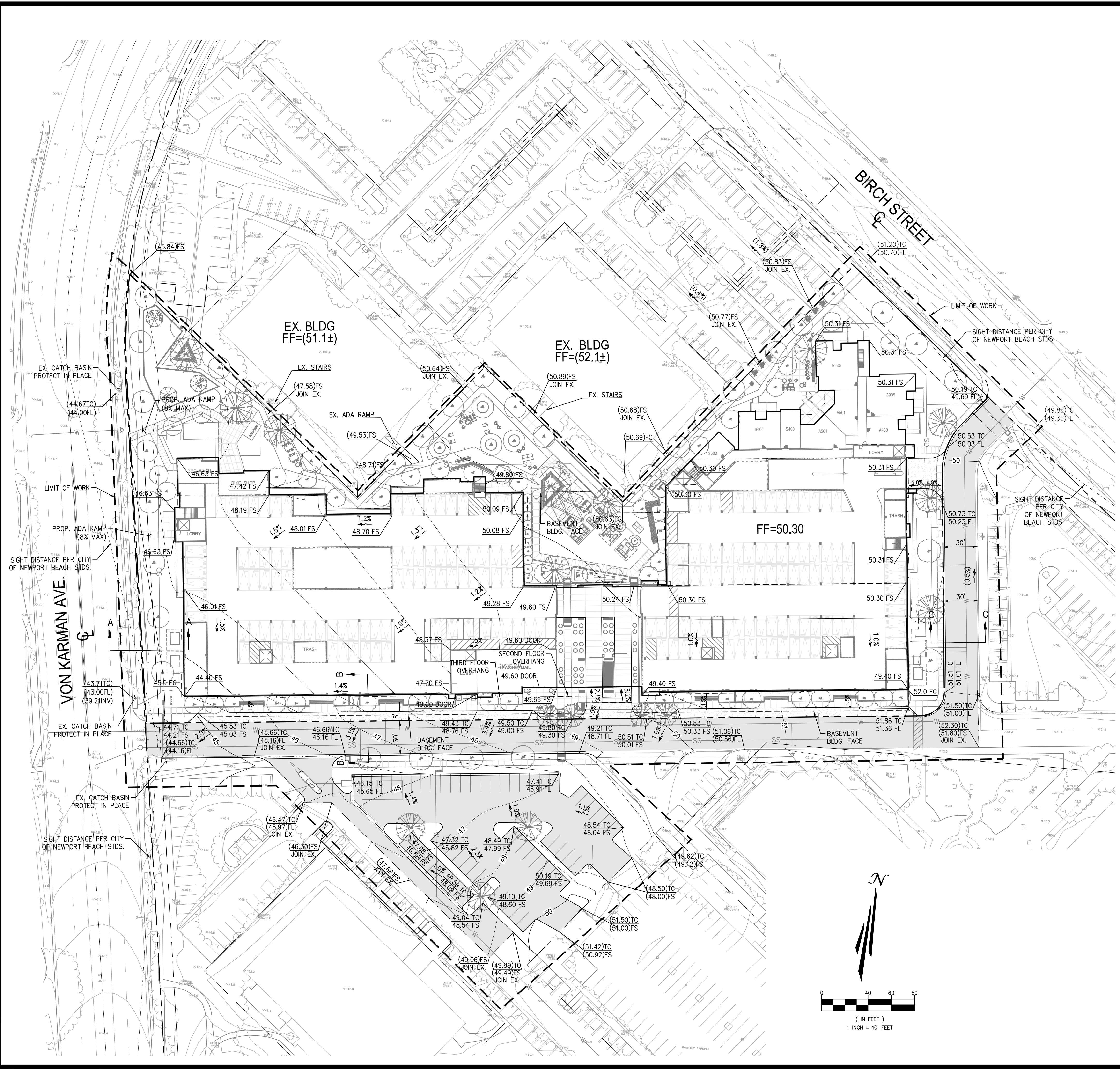
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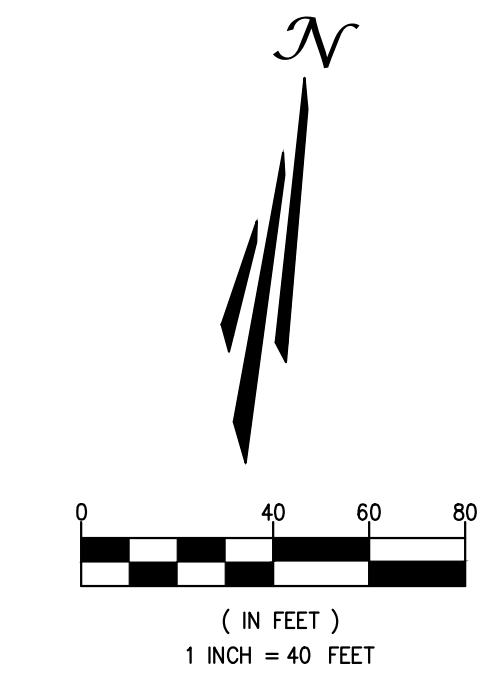
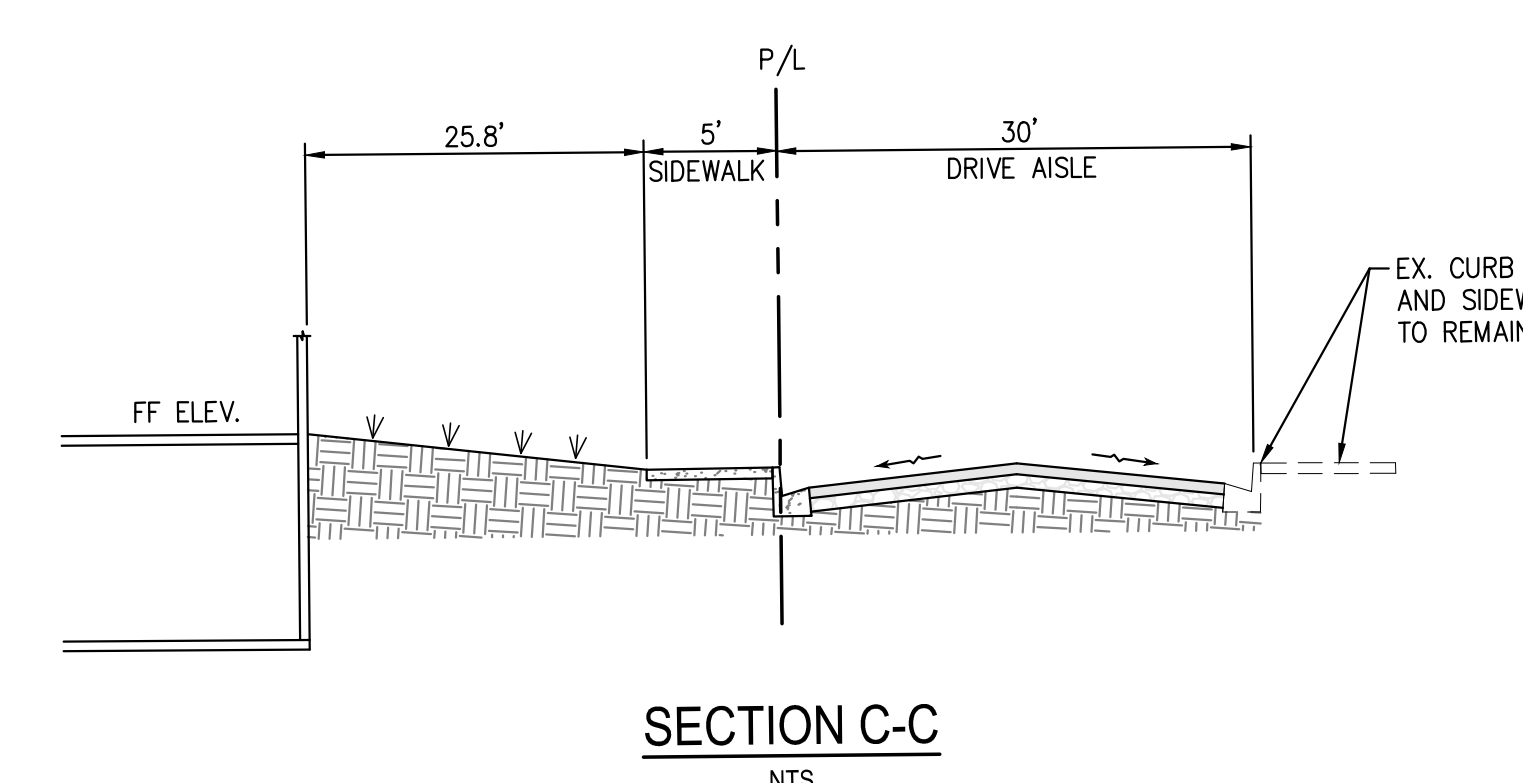
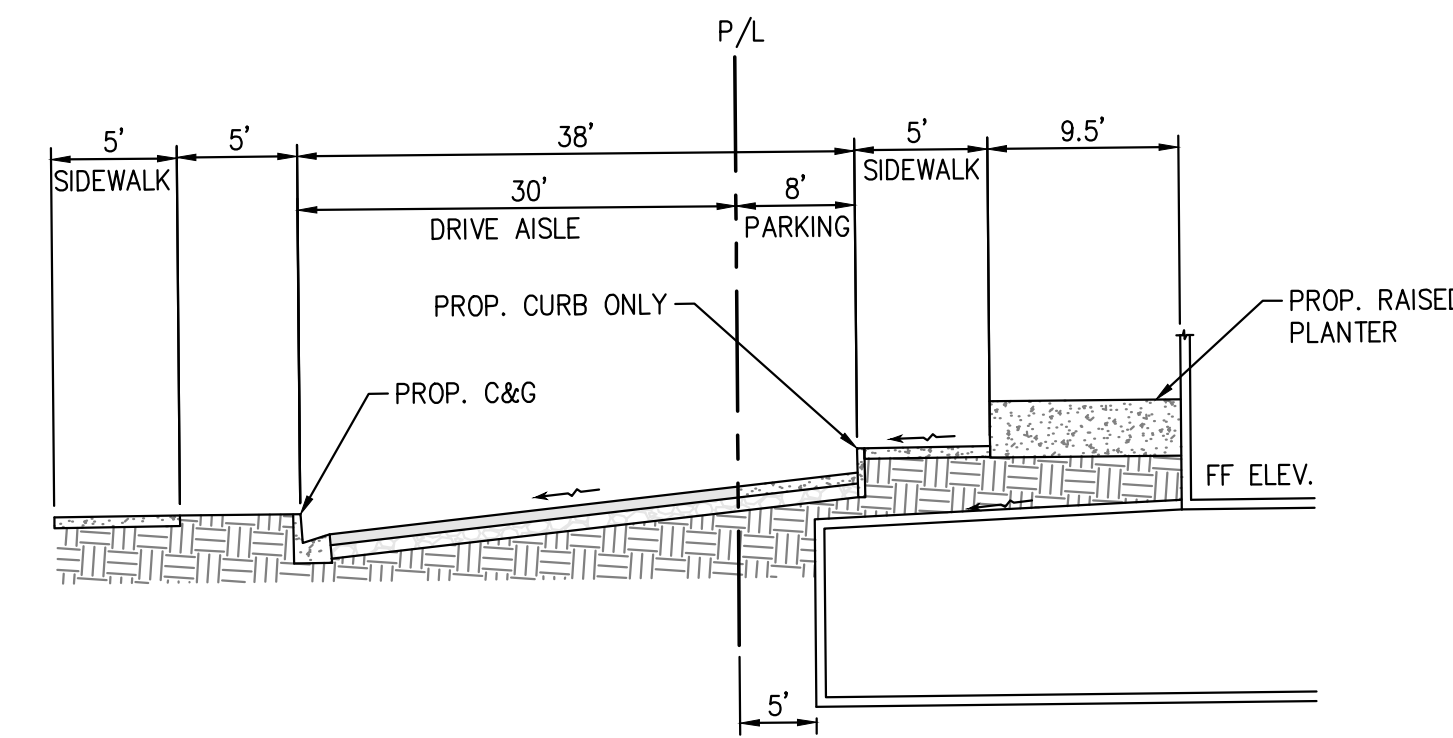
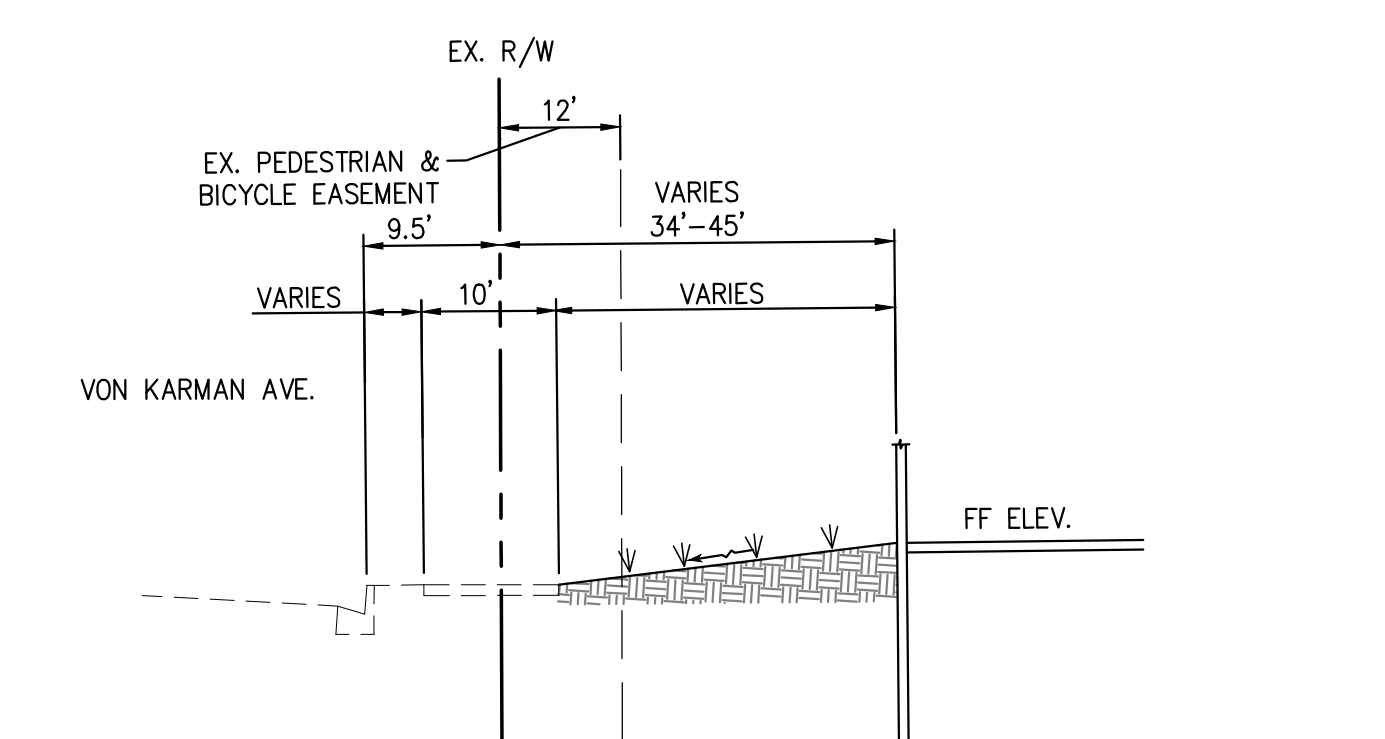
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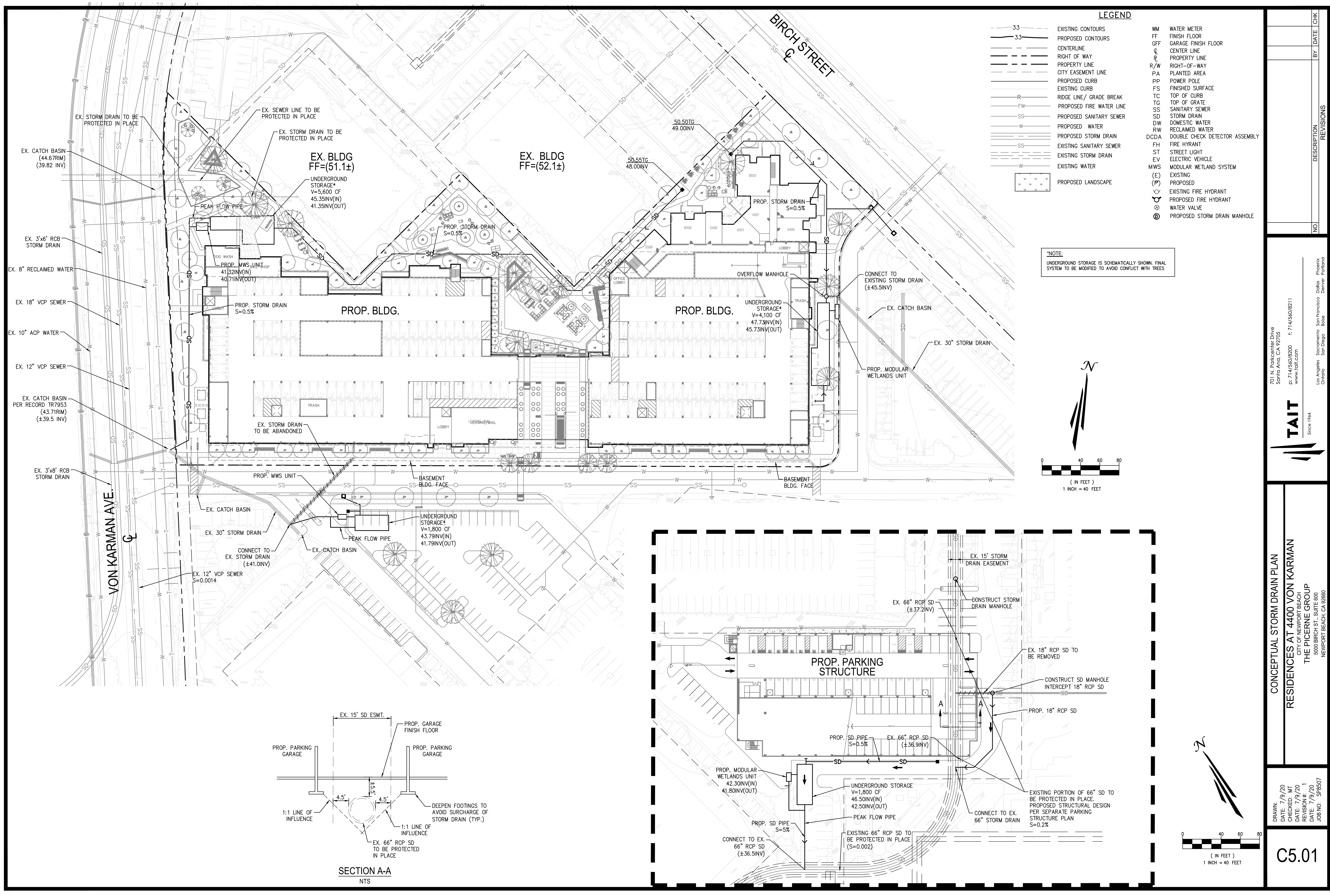


LEGEND			
--- 33 ---	EXISTING CONTOURS	WM	WATER METER
--- 33 ---	PROPOSED CONTOURS	FF	FINISH FLOOR
---	CENTERLINE	GFF	GARAGE FINISH FLOOR
---	RIGHT OF WAY	CL	CENTER LINE
---	PROPERTY LINE	PL	PROPERTY LINE
---	CITY EASEMENT LINE	R/W	RIGHT-OF-WAY
---	PROPOSED CURB	PA	PLANTED AREA
---	EXISTING CURB	PP	POWER POLE
---	RIDGE LINE/ GRADE BREAK	FS	FINISHED SURFACE
---	PROPOSED FIRE WATER LINE	TC	TOP OF CURB
---	PROPOSED SANITARY SEWER	TG	TOP OF GRATE
---	PROPOSED WATER	SS	SANITARY SEWER
---	PROPOSED STORM DRAIN	SD	STORM DRAIN
---	EXISTING SANITARY SEWER	DW	DOMESTIC WATER
---	EXISTING STORM DRAIN	RW	RECLAIMED WATER
---	EXISTING WATER	DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
---	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



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<b>CONCEPTUAL GRADING PLAN</b>	
<b>RESIDENCES AT 4400 VON KARMAN</b>	
CITY OF NEWPORT BEACH THE PICERNE GROUP 5000 BIRCH ST., SUITE 800 NEWPORT BEACH, CA 92660	
DRAWN: _____ DATE: 7/9/20 CHECKED: MT DATE: 7/9/20 REVISION #: 1 DATE: 7/9/20 JOB NO.: SP-8507	K:\Drawings\SP\SP8507 - Newport Beach\ENG\Conceptual Plans\SP8507-CR.dwg PLOTTED: 7/8/2020 9:53:37 AM BY: Michael Tran PAGESETUP: PLOTSTYLE: Tait2014.ctb
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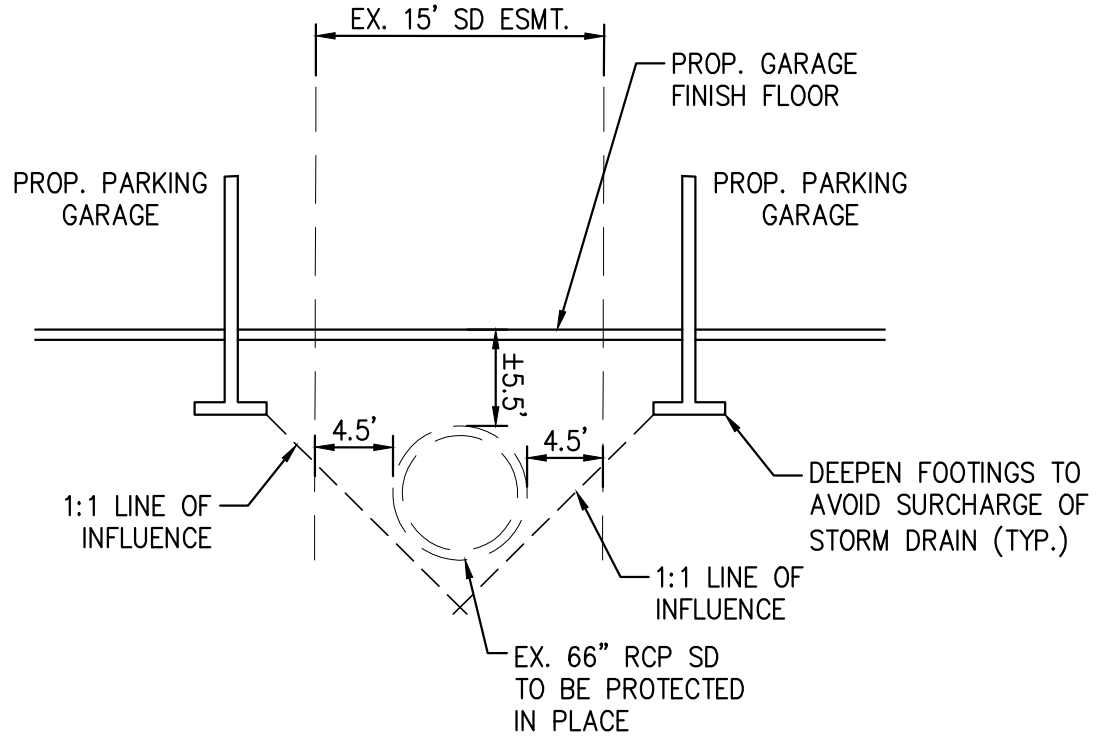
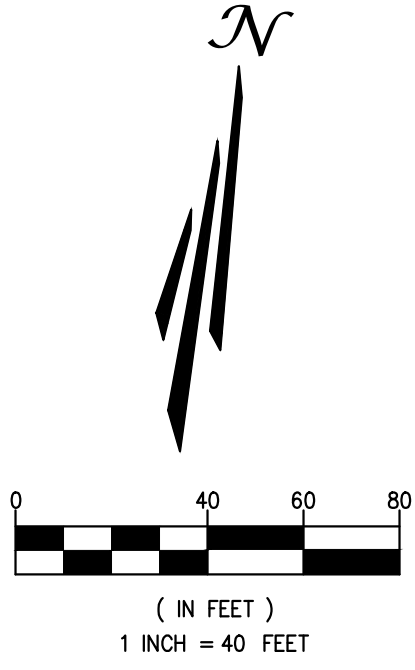




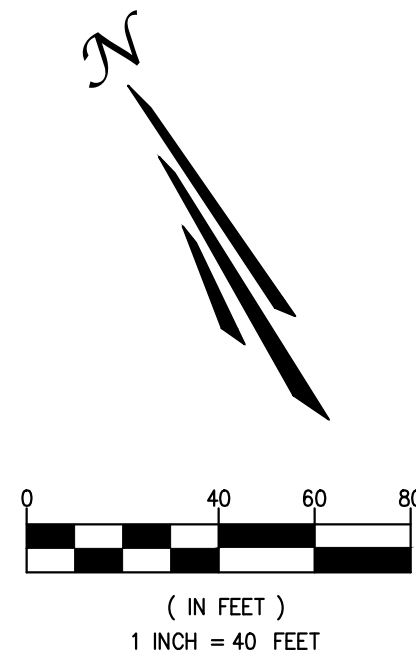
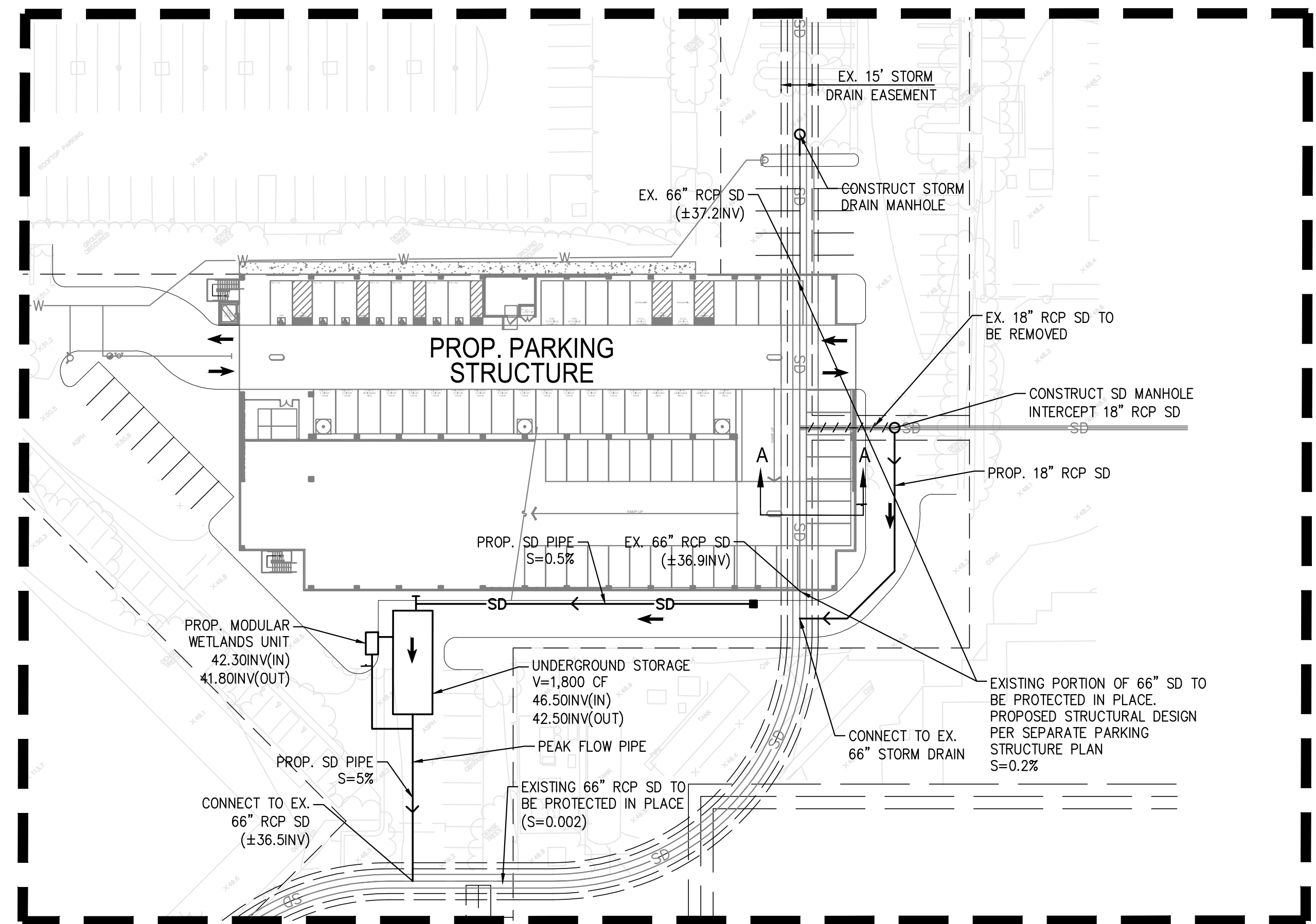
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---	EXISTING CONTOURS	WM	WATER METER
---	PROPOSED CONTOURS	FF	FINISH FLOOR
---	CENTERLINE	GF	GARAGE FINISH FLOOR
---	RIGHT OF WAY	CL	CENTER LINE
---	PROPERTY LINE	PL	PROPERTY LINE
---	CITY EASEMENT LINE	R/W	RIGHT-OF-WAY
---	PROPOSED CURB	PA	PLANTED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

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



**SECTION A-A**  
NTS



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**CONCEPTUAL STORM DRAIN PLAN**  
**RESIDENCES AT 4400 VON KARMAN**  
CITY OF NEWPORT BEACH  
THE PICERNE GROUP  
5000 BIRCH ST., SUITE 900  
NEWPORT BEACH, CA 92660

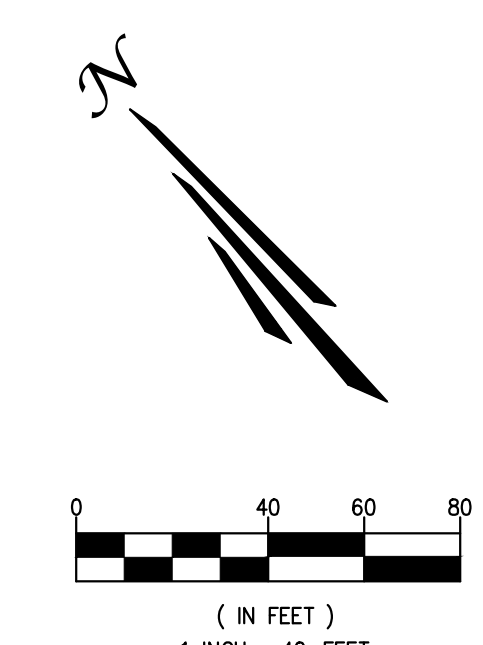
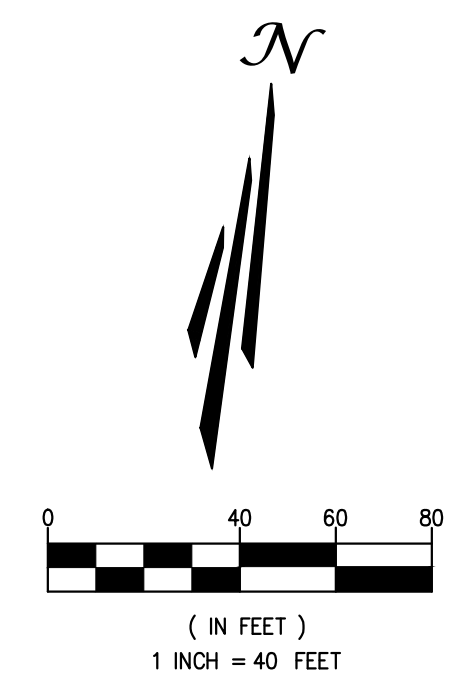
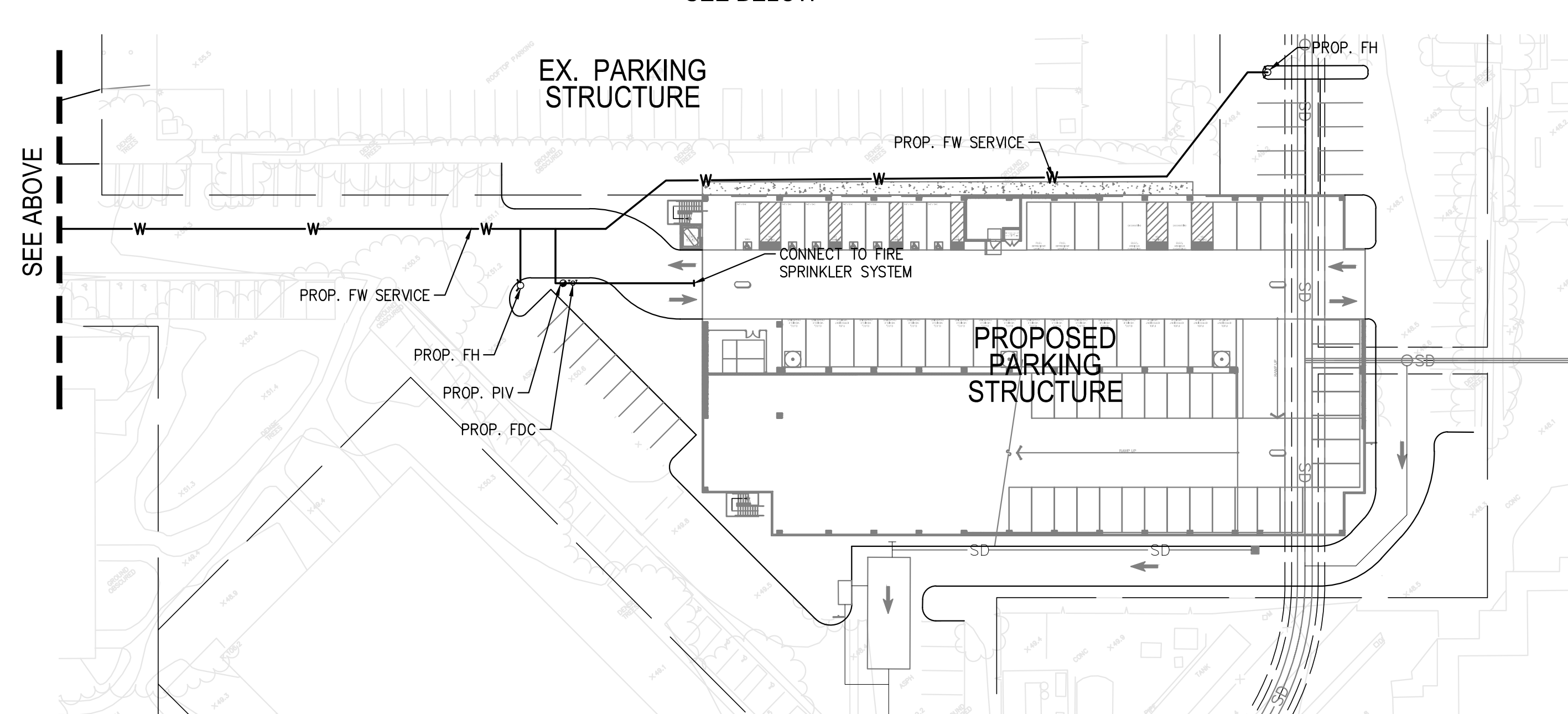
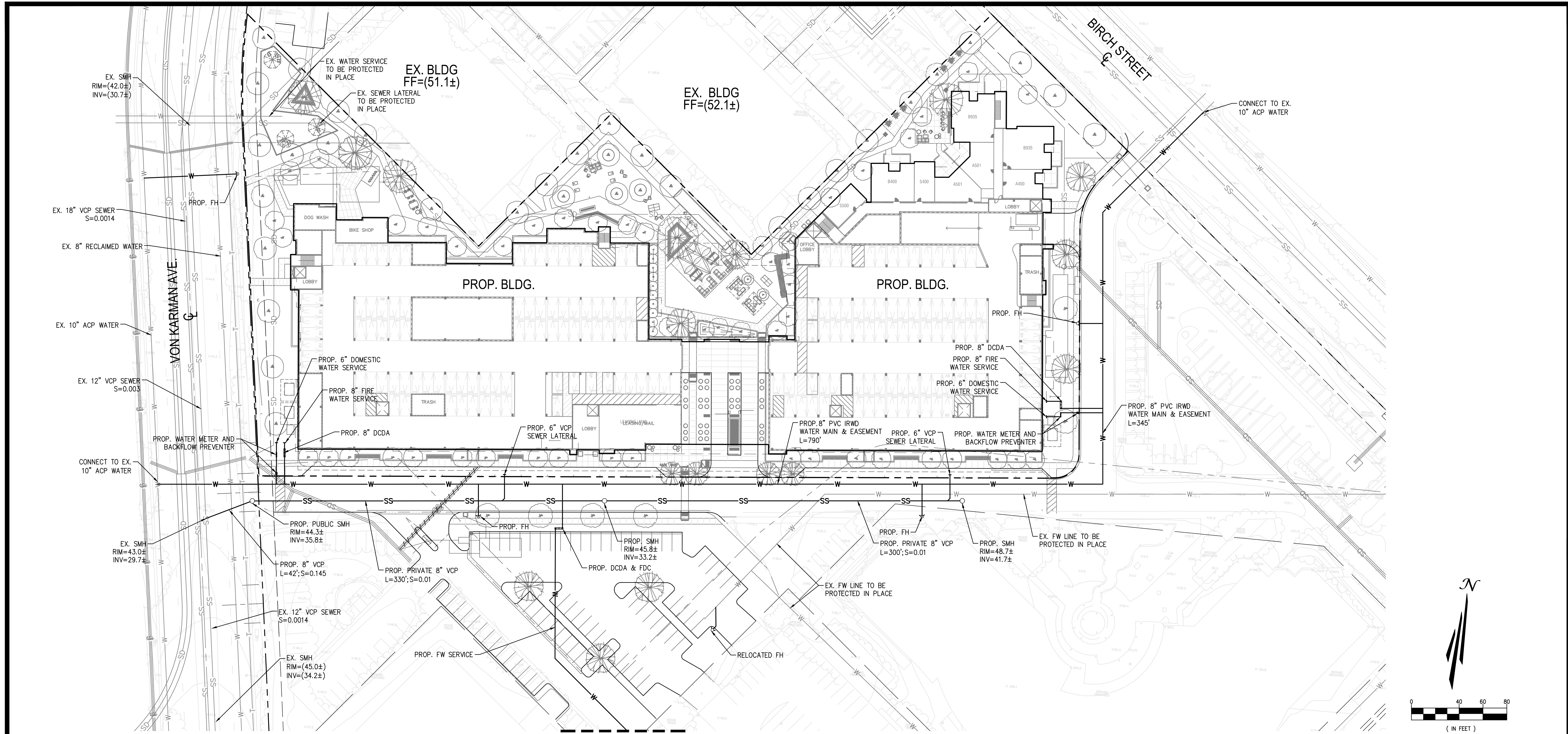
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**C5.01**





**LEGEND**

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

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**CONCEPTUAL UTILITY PLAN**

**RESIDENCES AT 4400 VON KARMAN**  
CITY OF NEWPORT BEACH  
THE PICERNE GROUP  
5000 BIRCH ST., SUITE 800  
NEWPORT BEACH, CA 92660

DATE: 7/9/20  
CHECKED: MT  
DATE: 7/9/20  
REVISION #: 1  
DATE: 7/9/20  
JOB NO.: SP-8507

BY: DATE: CHK

DESCRIPTION: REVISIONS

C6.01

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THE RESIDENCES  
AT KOLL  
CENTER

Parking  
Structure

NEWPORT BEACH, CA

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

SITE PLAN

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2019.426 Project Number  
1" = 10'-0" Sheet Scale

D A T E S	
_____	Plan Check Date
_____	Bid Set Date
_____	Permit Date
5.14.2020	Plot Date

D E L T A	
△ - _____	△ - _____
△ - _____	△ - _____
△ - _____	△ - _____
△ - _____	△ - _____
△ - _____	△ - _____
△ - _____	△ - _____

S H E E T

AG-1.0



Jason Rupp  
Thursday, May 14, 2020 2:38:45 PM  
R:2019/2019-426 PICERNE KOLL CENTER PARKING STRUCTURE NEWPORT BEACH.CAD:19-426-GA1.0 - SITE PLANDWG