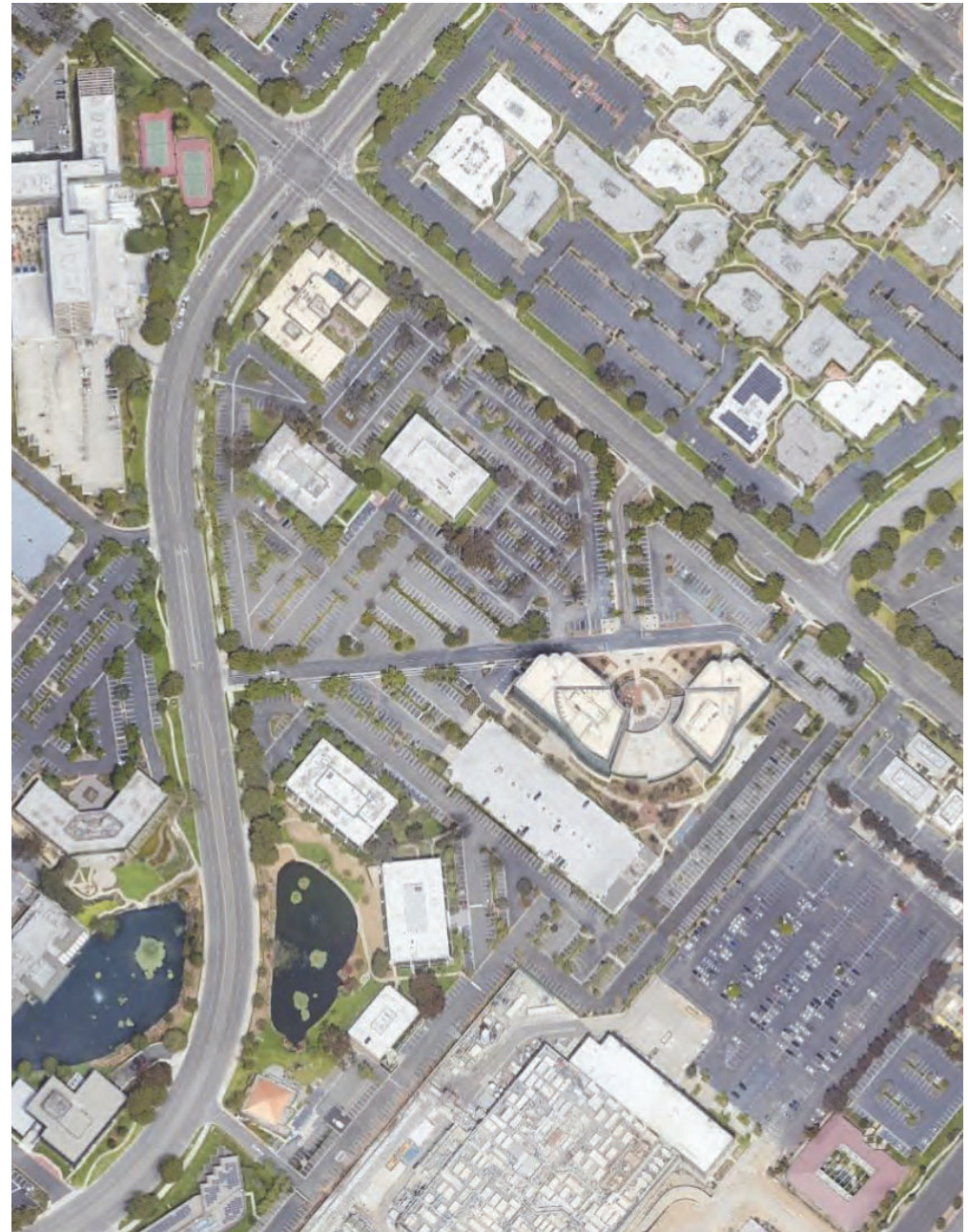


RESIDENCES AT 4400 VON KARMAN ENTITLEMENT SUBMITTAL

DECEMBER 17, 2020

TPG (KCN) ACQUISITION LLC



PROJECT TEAM

DEVELOPER:
TPG (KCN) ACQUISITION LLC
 500 Birch St. East Tower, Suite 200
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 Contact: Derek Picernè
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 www.thepicernegroup.com
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 Newport Beach, CA 92663
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 matt@mjs-la.com

CIVIL ENGINEER:



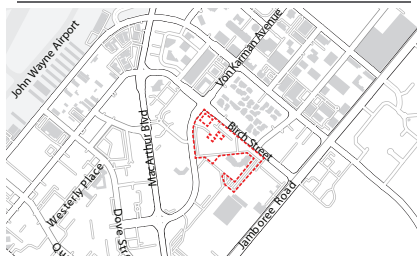
TAIT & Associates, Inc.
 801 N Parkcenter Drive
 Santa Ana, CA 92705
 Contact: David Sloan, PE
 P: 714.560.8643
 P: 562.547.0705
 www.tait.com
 dsloan@tait.com

ARCHITECT (PARKING GARAGE):



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

VICINITY MAP



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PROJECT DATA

PURPOSE:

APPLICATION SUBMITTAL
ASSESSOR PARCEL NUMBER:
 PARCEL: 445-131-29, 445-131-04, 445-131-30
EXISTING LAND USE:
 KOLL CENTER PARKING LOT
DENSITY BONUS:
 20%

EXISTING ZONING:

PC - 15 KOLL CENTER
TOTAL DEVELOPMENT AREA:
 13.0 ± ACRES
BASE DENSITY:
 44 DWELLINGS PER ACRE
BASE UNITS:
 260

PROPOSED ZONE CHANGE:

RM MULTIPLE RESIDENTIAL
NET DEVELOPMENT AREA:
 5.9 ACRES
PROPOSED DENSITY:
 53 DWELLINGS PER ACRE
TOTAL UNITS:
 312

OCCUPANCY CLASSIFICATION:

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

TYPE OF CONSTRUCTION:

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

BUILDING CODE:

CITY OF NEWPORT BEACH MUNICIPAL CODE
 2019 CALIFORNIA BUILDING CODE

PROJECT SUMMARY

UNIT SUMMARY

UNIT TYPE	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	Total # Units	% of Unit Mix	NET S.F.*	Balcony / Deck S.F.**	Req. Balcony S.F.	Total Net Rent.	AVG. S.F.
STUDIO:												
S100	0	2	2	2	2	8		610	0	26	4,120	
S400	0	10	10	10	10	40		575	0	29	23,000	
ES400 (Affordable)	0	0	1	1	1	3		575	0	29	1,725	
S500	0	1	1	1	1	4		620	0	31	2,512	
SUBTOTAL	0	13	14	14	14	55	17.6%				31,357	570
1 BR:												
A111	0	9	9	9	9	36		665	57	33	23,940	
A200	0	6	4	5	6	21		657	30	33	13,797	
EA200 (Affordable)	0	0	4	3	2	9		697	30	33	5,913	
A400	1	4	4	5	5	20		756	62	37	14,880	
A501	2	6	7	7	5	27		848	148	42	22,896	
A701	0	5	11	10	10	36		1,025	72	51	36,900	
SUBTOTAL	3	30	39	40	37	149	47.8%				118,326	784
2 BR:												
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	0	5	5	6	6	22		1,108	56	56	24,332	
B425	0	3	3	3	3	12		1,081	57	53	12,732	
B500	0	3	3	3	3	12		1,081	43	53	12,732	
B705	0	5	5	5	5	20		1,392	69	70	27,840	
B925	2	7	7	8	6	30		1,413	65	71	42,300	
SUBTOTAL	2	26	26	28	26	108	34.6%				132,026	1,222
PROJECT TOTAL	5	69	79	82	77	312	100.0%				281,709	903

* 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

REQUIRED RESIDENTIAL PARKING	Unit Type	# Units	Ratio	Total
Studio	55	1.0	1.0	55
1 Bedroom	149	1.0	1.0	149
2 Bedrooms	108	2.0	2.0	216
				312

REQUIRED RESIDENTIAL PARKING SUBTOTAL

Required Residential Parking Subtotal	420
---------------------------------------	-----

REQUIRED GUEST PARKING

Guest Req. (included in base parking ratio above)	0
---	---

TOTAL RESIDENTIAL REQ.

Total Residential Req. (including guest stalls)	420
---	-----

REQUIRED EVCS (PART OF REQUIRED PARKING SPACES)

Unit Type	# of Units	Ratio	Total
Residential (Office)	276	0.86	17
Residential	420	0.10	42
TOTAL REQ.			59

REQUIRED ACCESSIBLE PARKING (PART OF REQUIRED PARKING SPACES)

Unit Type	# of Units	Ratio	Total
Assigned	495	0.02	10
Unassigned	64	0.05	4
Office	276		3
	835		21

PROVIDED GUEST PARKING

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

Provided Guest Parking	0
------------------------	---

TOTAL RESIDENTIAL REQ.

Total Residential Req. (including guest stalls)	420
---	-----

BUILDING GROSS AREA

Leasing/Management - Type V	4,955 SF
Residential	365,194 SF
Garage (Level 1)	105,493 SF
Basement (Level B1 & B2)	246,832 SF
Amenity - Type V	6,332 SF
Courtyard/Open Podium	25,251 SF
TOTAL	754,057 SF

AMENITIES

Required	Total
44 SF/UNIT x 312 UNITS	13,728 SF
TOTAL	13,728 SF

AMENITIES

Provided:	
Bike Shop / Storage	770 SF
Clubroom	1,407 SF
Dog Wash	640 SF
Fitness	2,810 SF
Outdoor Amenity	1,703 SF
Podium Courtyards	15,485 SF
Roof Deck	2,880 SF
TOTAL	33,495 SF

PROVIDED RESIDENTIAL & OFFICE PARKING ON APARTMENT SITE (AREA 1A)

PARKING GARAGE

LEVEL	Office STALLS	Office Accessible	Resident STALLS	EV	Resident Accessible	Total
Level 1	135	17	5	0	5	162
Basement 1	117	0	4	166	21	308
Basement 2	0	0	0	308	31	339
GARAGE TOTAL	252	17	9	482	42	821
Surface Parking	0	0	0	10	0	10
TOTALS	252	17	9	492	42	831
				276		559
				10		10
				559		559

PROVIDED OFFICE PARKING (AREAS 2B & 3)

Surface Parking (Area 2)	75
Office Parking (Area 3)	75
Office Parking	264
TOTALS	359

TOTAL PROJECT PROVIDED (AREAS 1A, 2B & 3)

Office Parking	635
Resident	550
Total	1,184

PROJECT DESCRIPTION

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

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

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

The replacement garage is located on approximately 1.1 acres.



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



TPG (KCN) ACQUISITION LLC

ENTITLEMENT SUBMITTAL
SITE DEVELOPMENT REVIEW
DECEMBER 17, 2020



PERSPECTIVE
VIEW FROM BIRCH STREET

G-0.1



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



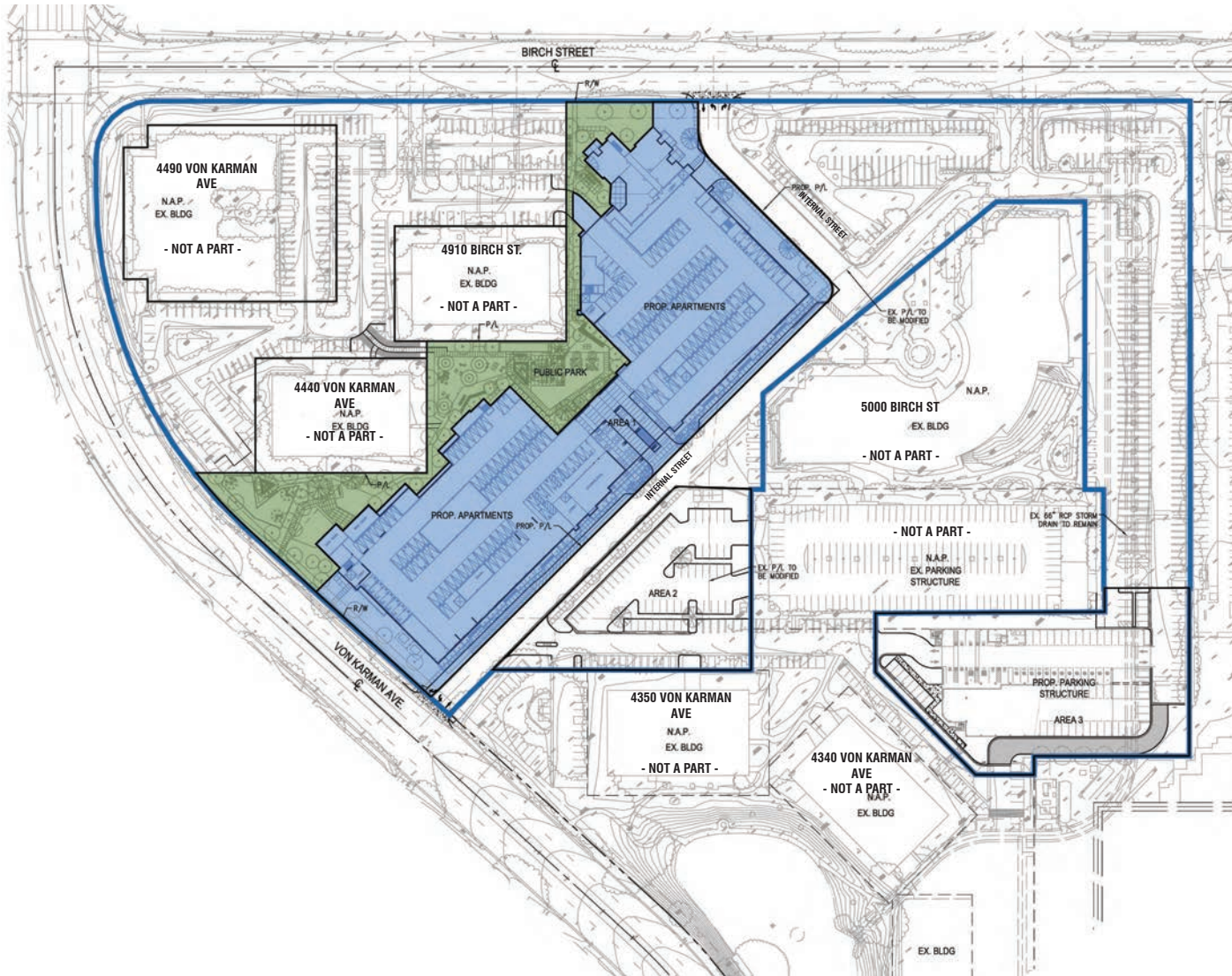
TPG (KCN) ACQUISITION LLC

ENTITLEMENT SUBMITTAL
SITE DEVELOPMENT REVIEW
DECEMBER 17, 2020



PERSPECTIVE
VIEW OF DRIVE ENTRY

G-0.2

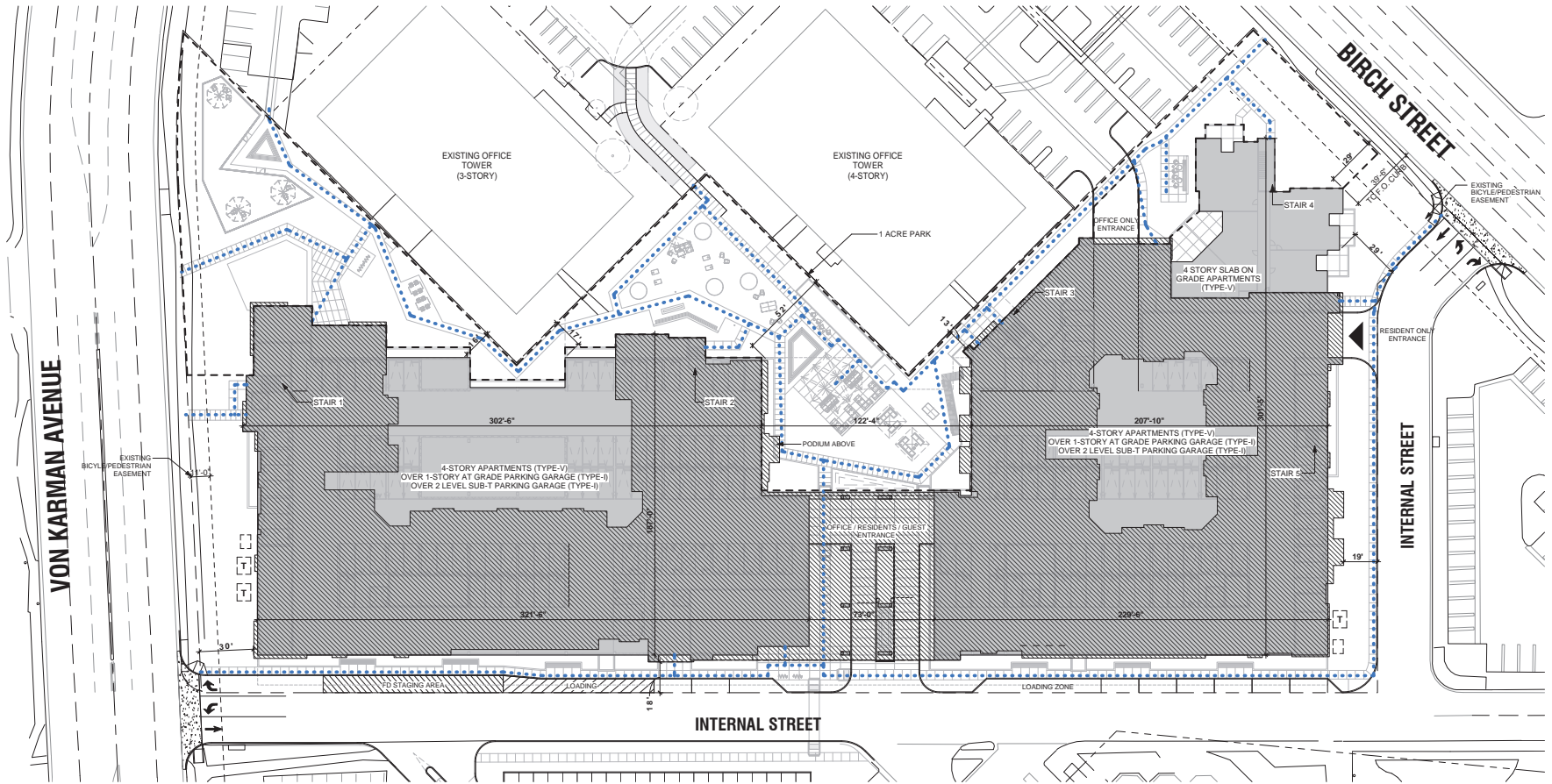


DEVELOPMENT AREAS LEGEND

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

DEVELOPMENT DENSITY

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



SITE PLAN LEGEND

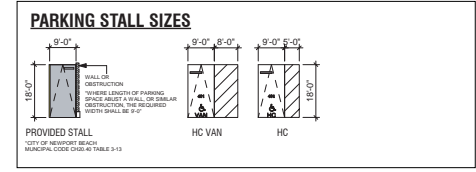
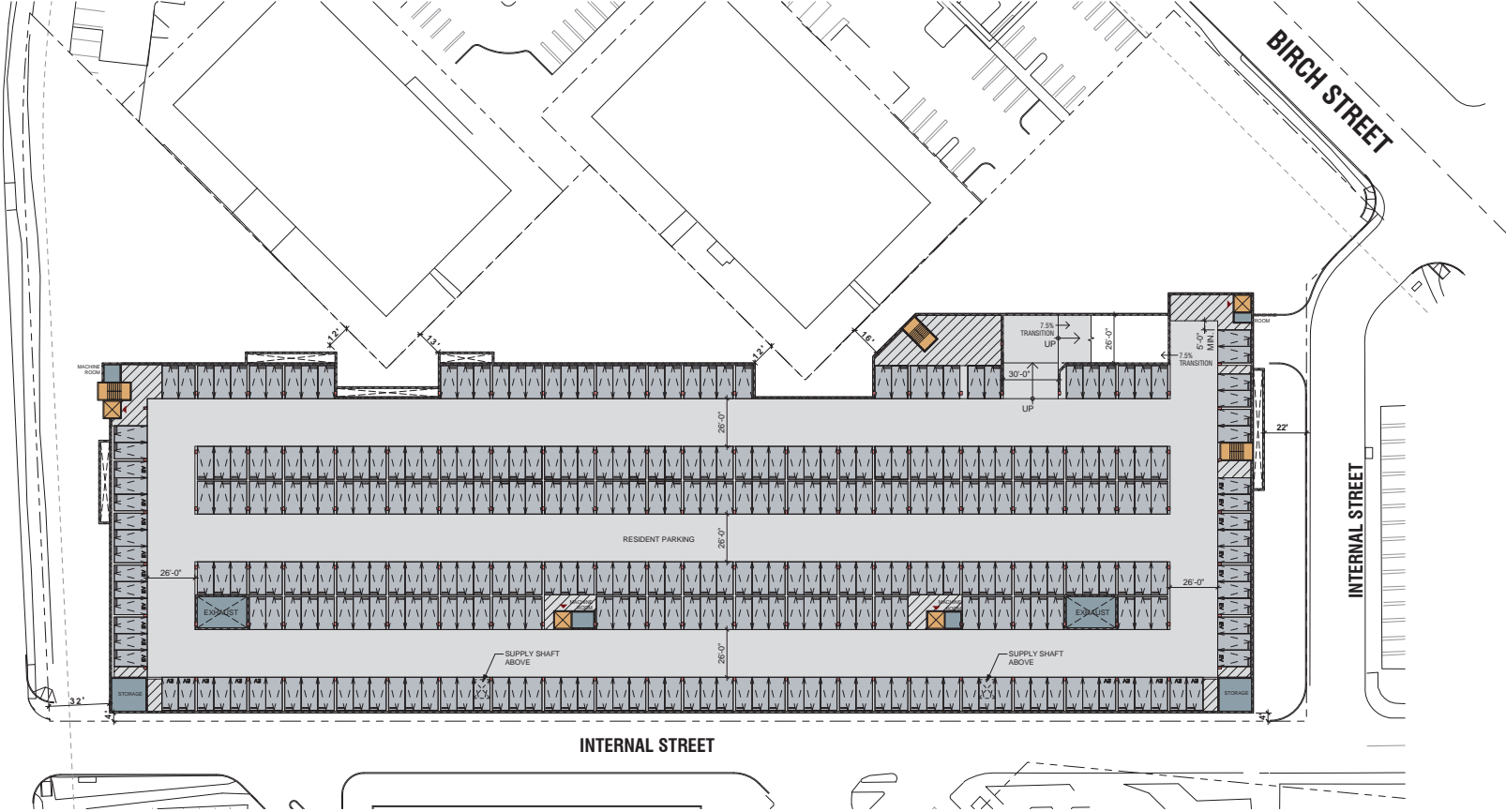
- ACCESSIBLE PATH OF TRAVEL
- PODIUM ABOVE

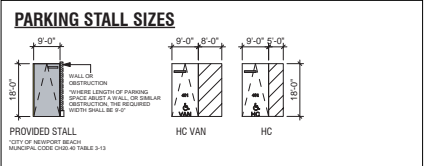
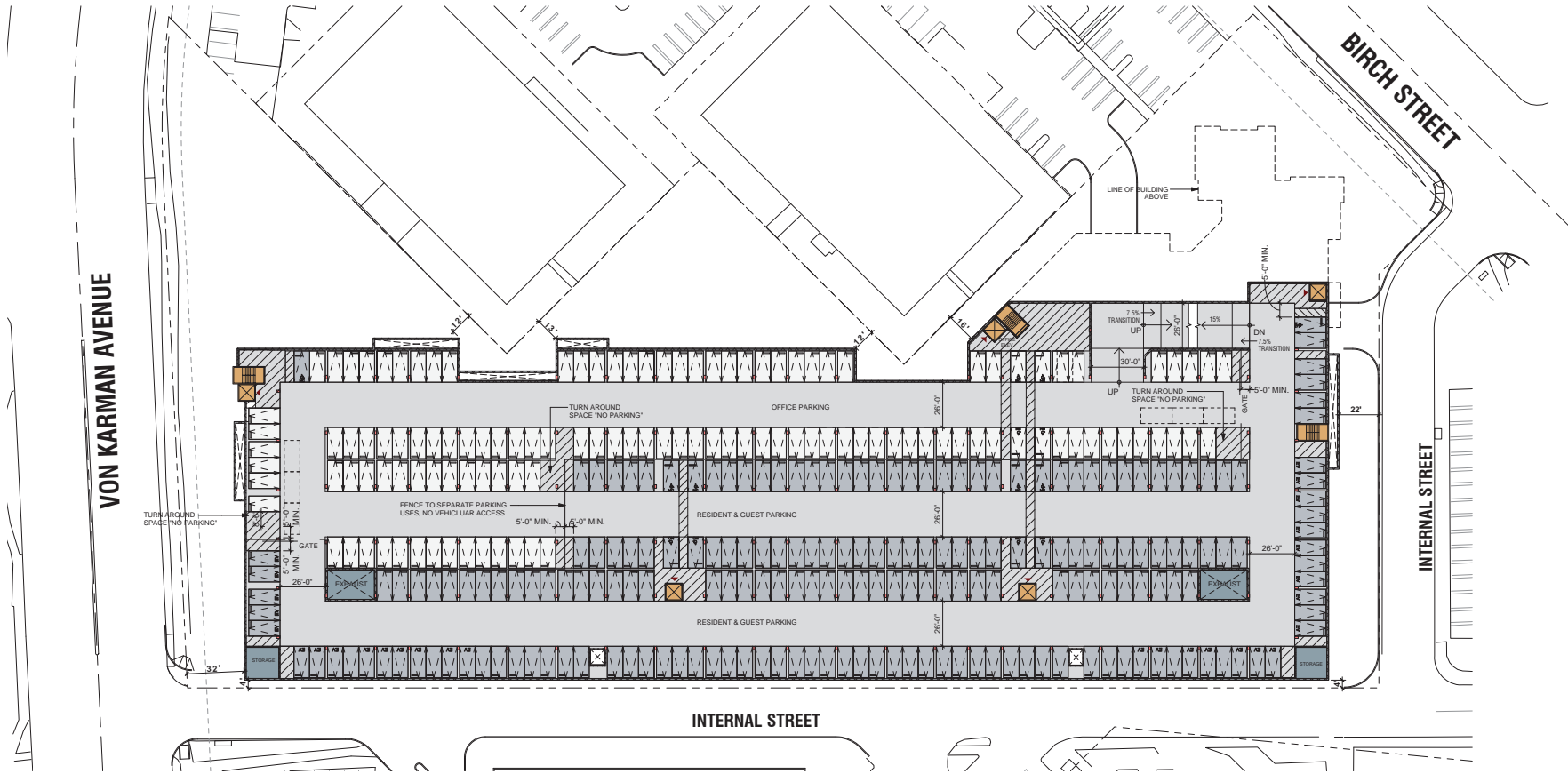
VON KARMAN AVENUE

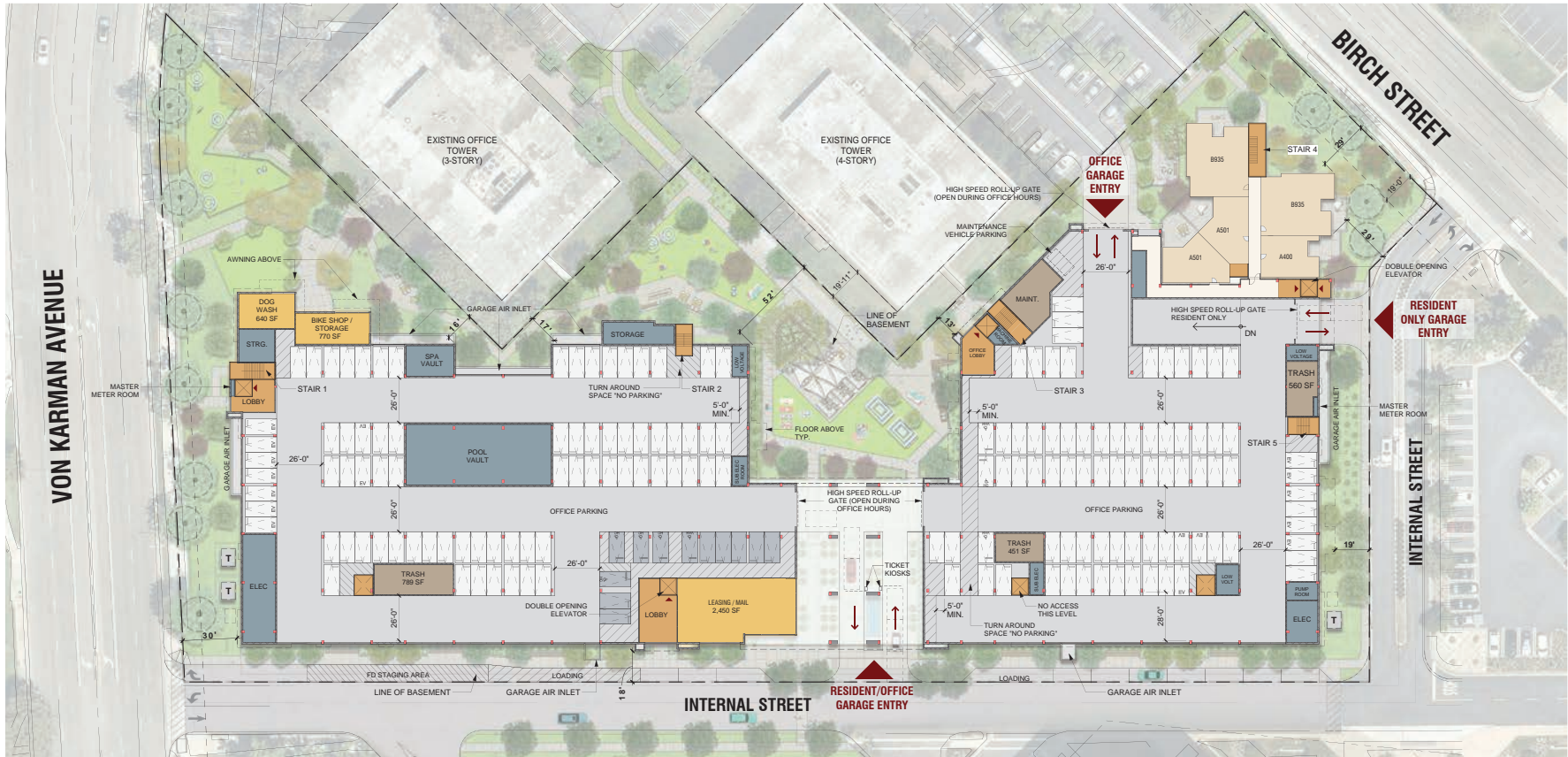
BIRCH STREET

INTERNAL STREET

INTERNAL STREET







PARKING STALL SIZES

COLOR LEGEND

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



COLOR LEGEND

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



COLOR LEGEND

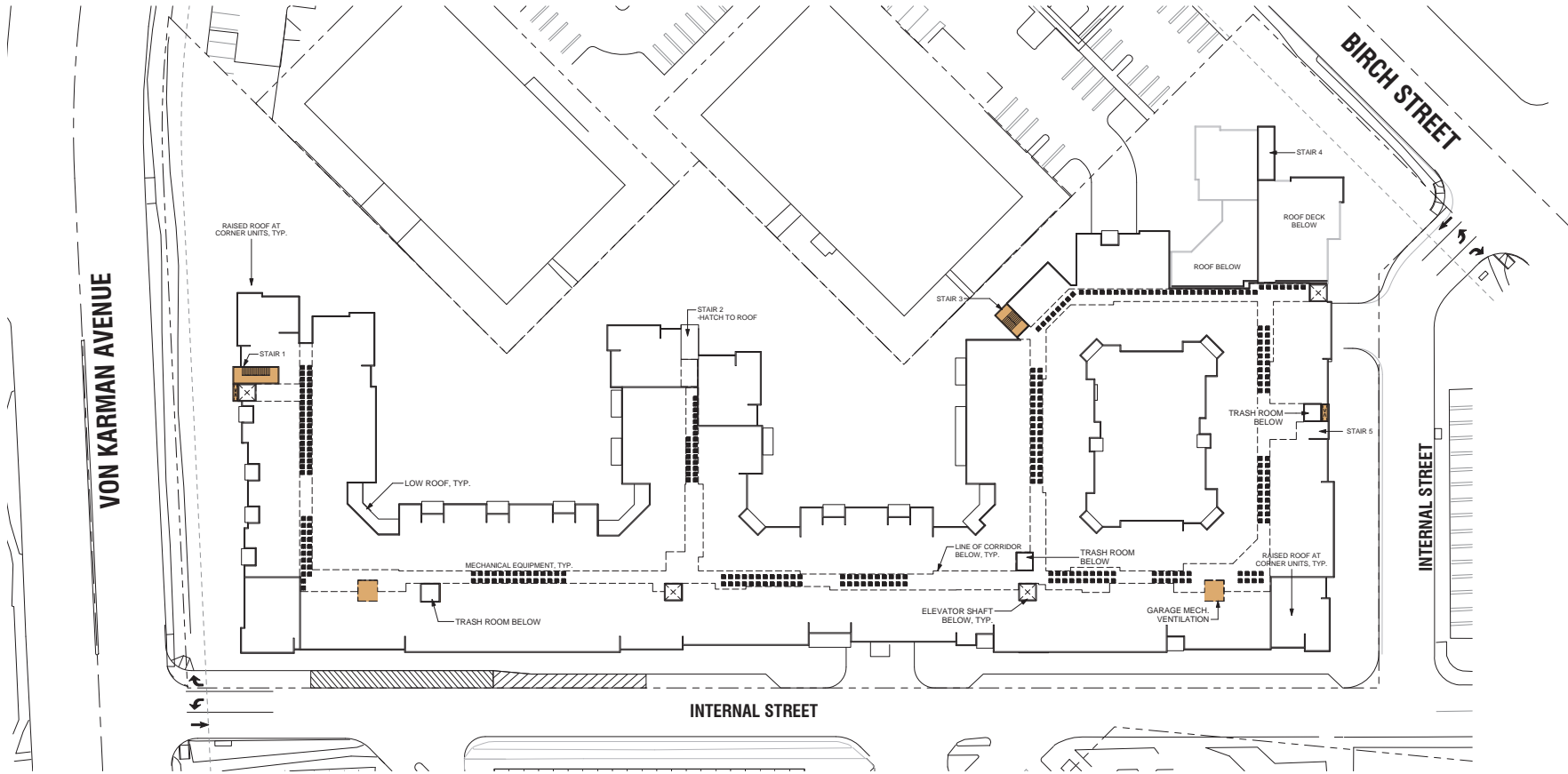
 UNITS	 RESIDENT/GUEST PARKING
 LOBBY / LEASING / AMENITY	 OFFICE PARKING STALL
 RESIDENTIAL VERTICAL CIRCULATION	 CORRIDOR



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



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



ROOF LEGEND	
	STAIR TO ROOF
	MECHANICAL EQUIPMENT
	UTILITY SHAFT TO ROOF



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



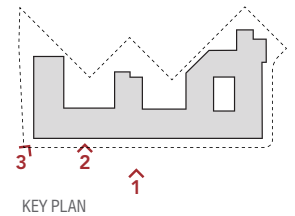
2) SOUTH ELEVATION - A



3) VIEW FROM VON KARMAN AVE.

MATERIAL LEGEND:

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



KEY PLAN



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



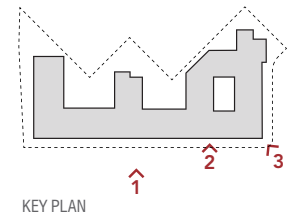
2) SOUTH ELEVATION - B



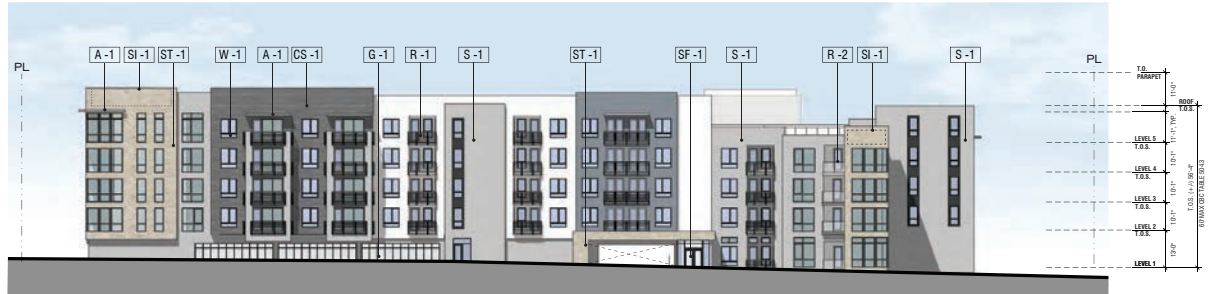
3) VIEW OF SOUTH EAST CORNER

MATERIAL LEGEND:

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



KEY PLAN



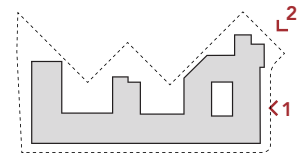
1) EAST ELEVATION



2) VIEW FROM BIRCH STREET

MATERIAL LEGEND:

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



KEY PLAN



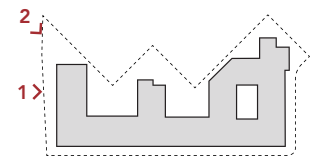
1) WEST ELEVATION



2) VIEW FROM VON KARMAN AVE.

MATERIAL LEGEND:

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



KEY PLAN



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



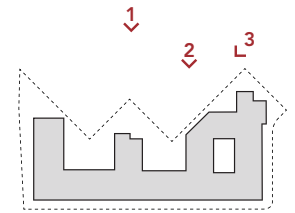
2) NORTH ELEVATION - A



VIEW FROM NORTH EAST CORNER

MATERIAL LEGEND:

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



KEY PLAN



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



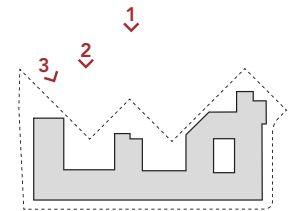
2) NORTH ELEVATION - B



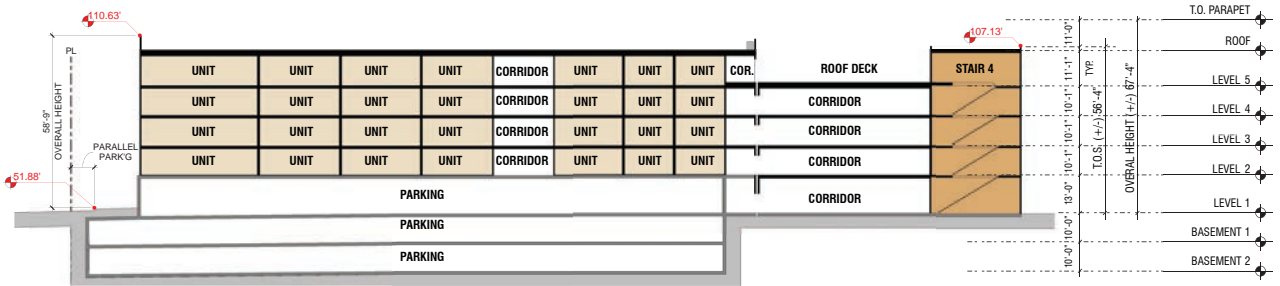
VIEW OF POOL COURTYARD

MATERIAL LEGEND:

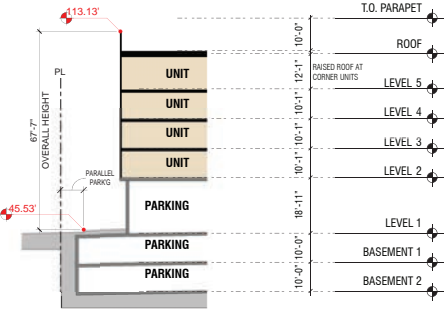
- S-1: STUCCO - 20/30, VARIOUS COLORS
- ST-1: STONE/TILE VENEER OR SIM.
- CS-1: CEMENTITIOUS SIDING OR SIM.
- SF-1: STOREFRONT
- W-1: VINYL WINDOW
- A-1: METAL AWNING
- R-1: METAL RAILING
- R-2: GLASS RAILING
- G-1: GARAGE SCREENED OPENING
- SI-1: SIGN LOCATION



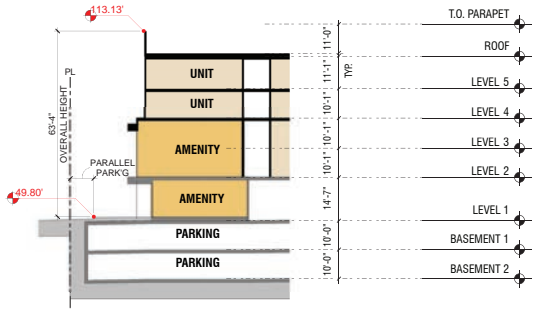
KEY PLAN



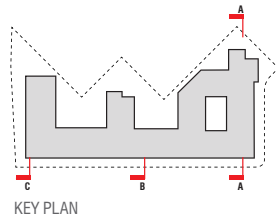
1) SECTION A



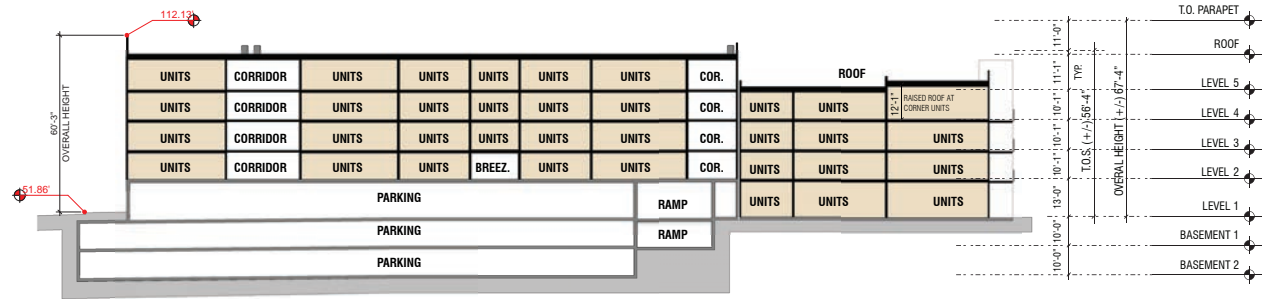
3) SECTION C



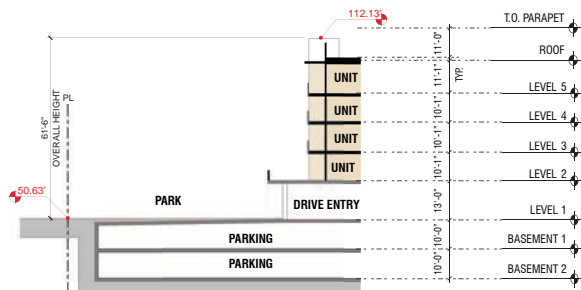
2) SECTION B



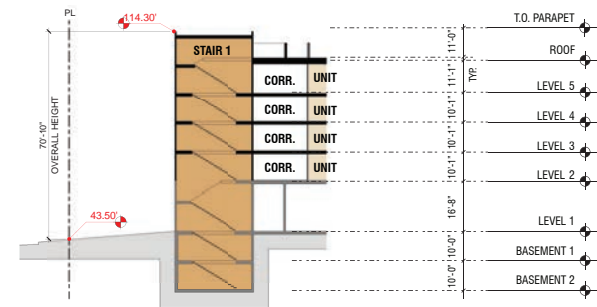
KEY PLAN



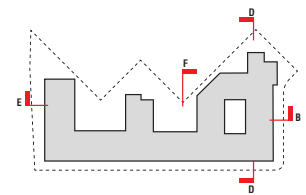
1) SECTION D



3) SECTION F



2) SECTION E



KEY PLAN



G-1
GARAGE SCREEN PANELS



SF-1
STOREFRONT



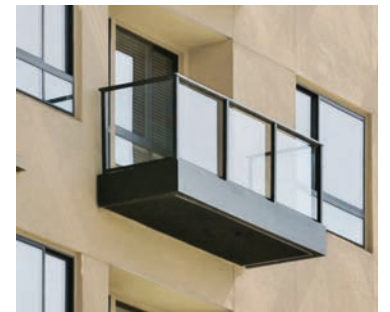
W-1
VINYL WINDOW



A-1
METAL AWNING



R-1
PAINTED METAL RAILING



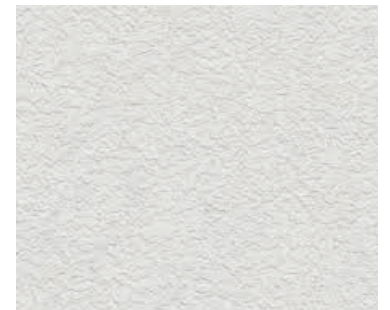
R-2
GLASS RAILING



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



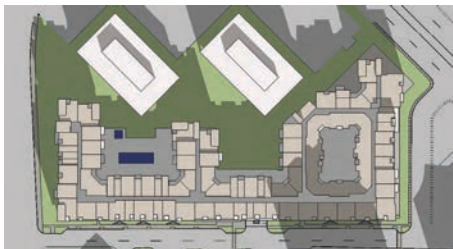
June 21 12PM



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:

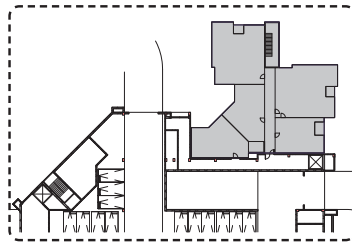
R-2 (APARTMENTS)
S-2 (GARAGE)
B (LEASING, DOG WASH, BIKE SHOP)
A-3 (AMENITIES)

ALLOWABLE BUILDING AREA:

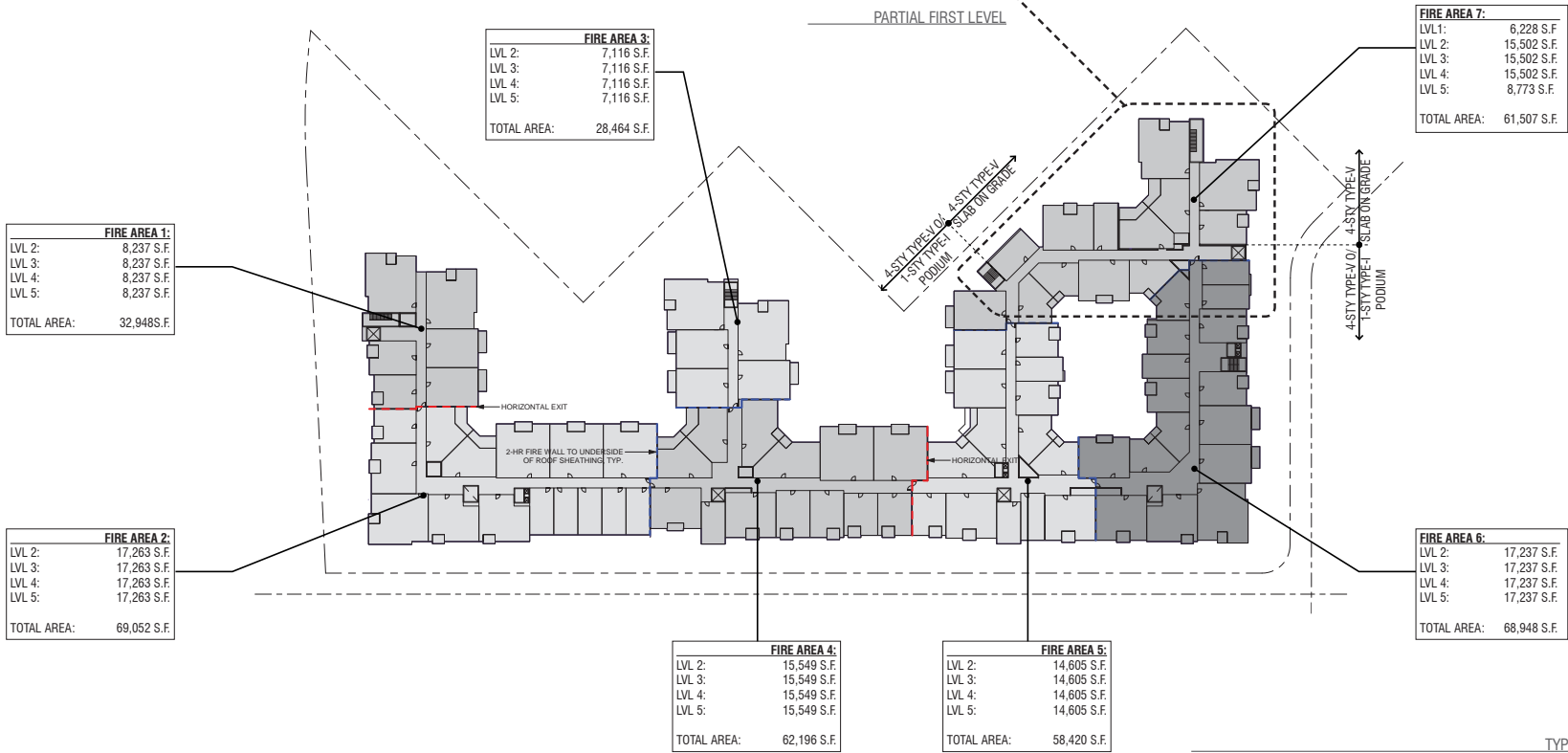
EQUATION 5-2 PER CBC 506.2.3:
 $A_A = [A_T + (NS \times I_f)] \times S_A$, WHERE...

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

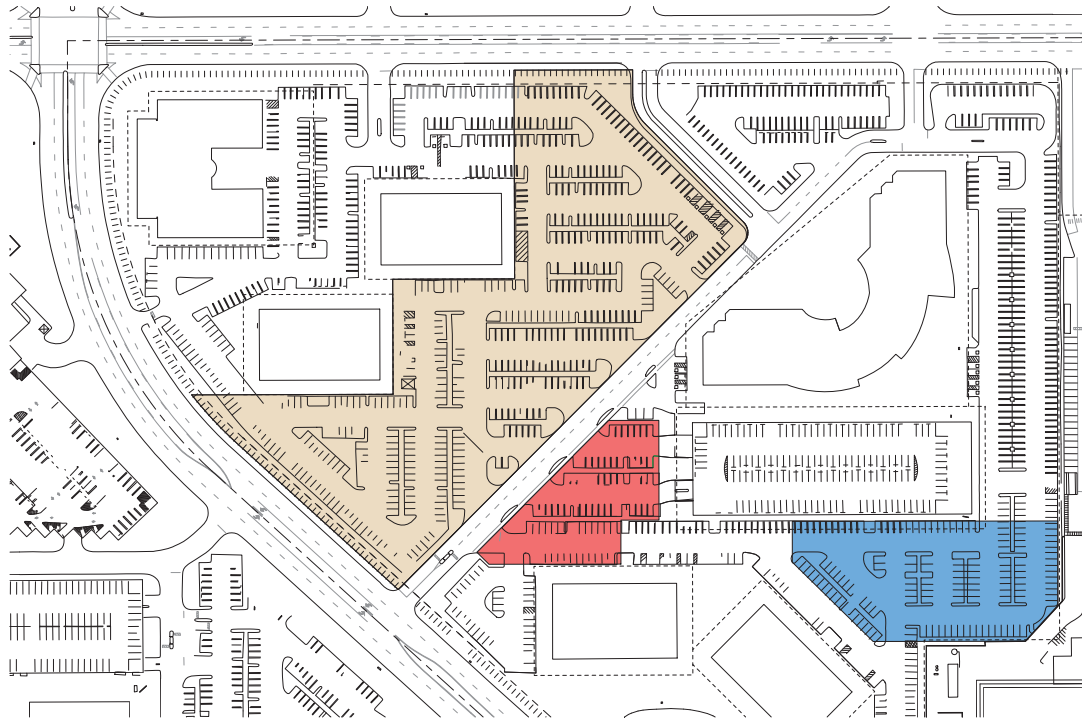
$A_A = [36,000 \text{ S.F.} + (12,000 \text{ S.F.} \times 0)] \times 2 = 72,000 \text{ SF}$
TOTAL ALLOWABLE AREA PER BUILDING = 72,000 SF



PARTIAL FIRST LEVEL



TYPICAL LEVEL



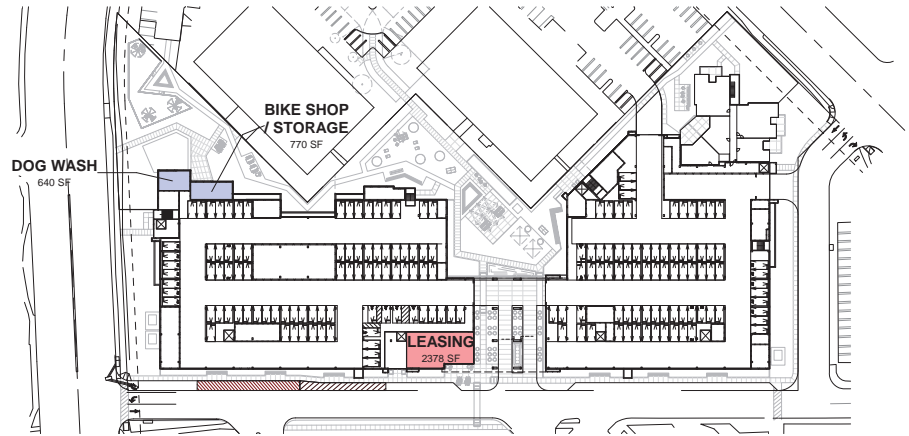
- PHASE 1: DEMO SURFACE PARKING & CONSTRUCTION OF STRUCTURED PARKING**
 EXISTING STALL - 106
 TOTAL PROVIDED - 284 (178 SURPLUS)

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

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

PARKING SUMMARY

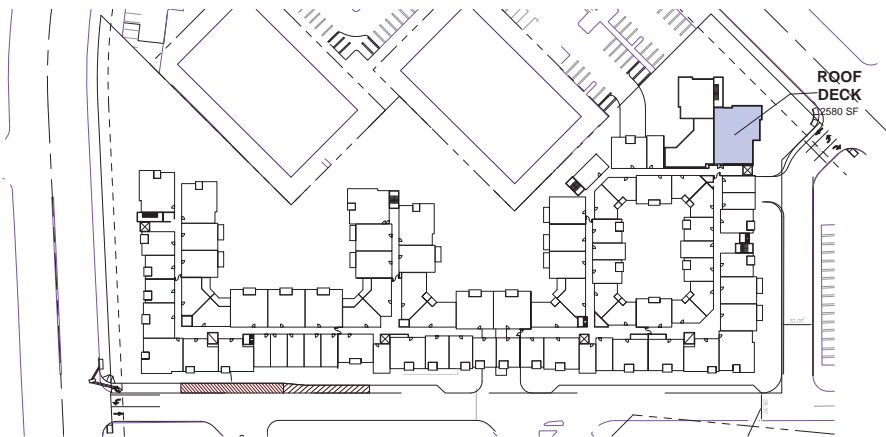
	DEMO	NEW CONSTRUCTION	TOTAL
PHASE 1	106	284	178 (SURPLUS)
PHASE 2	443	276	167 (DEFICIENCY)
PHASE 3	75	75	0 (SURPLUS)
TOTAL			11 (SURPLUS)



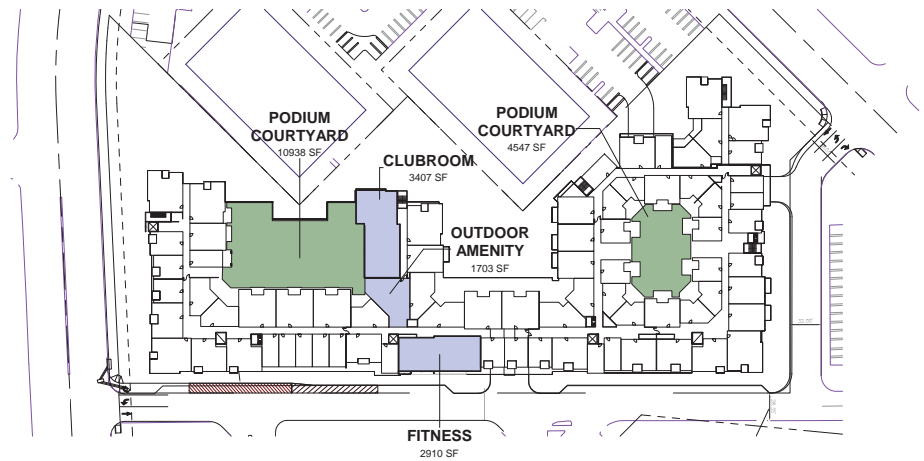
GROUND LEVEL

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

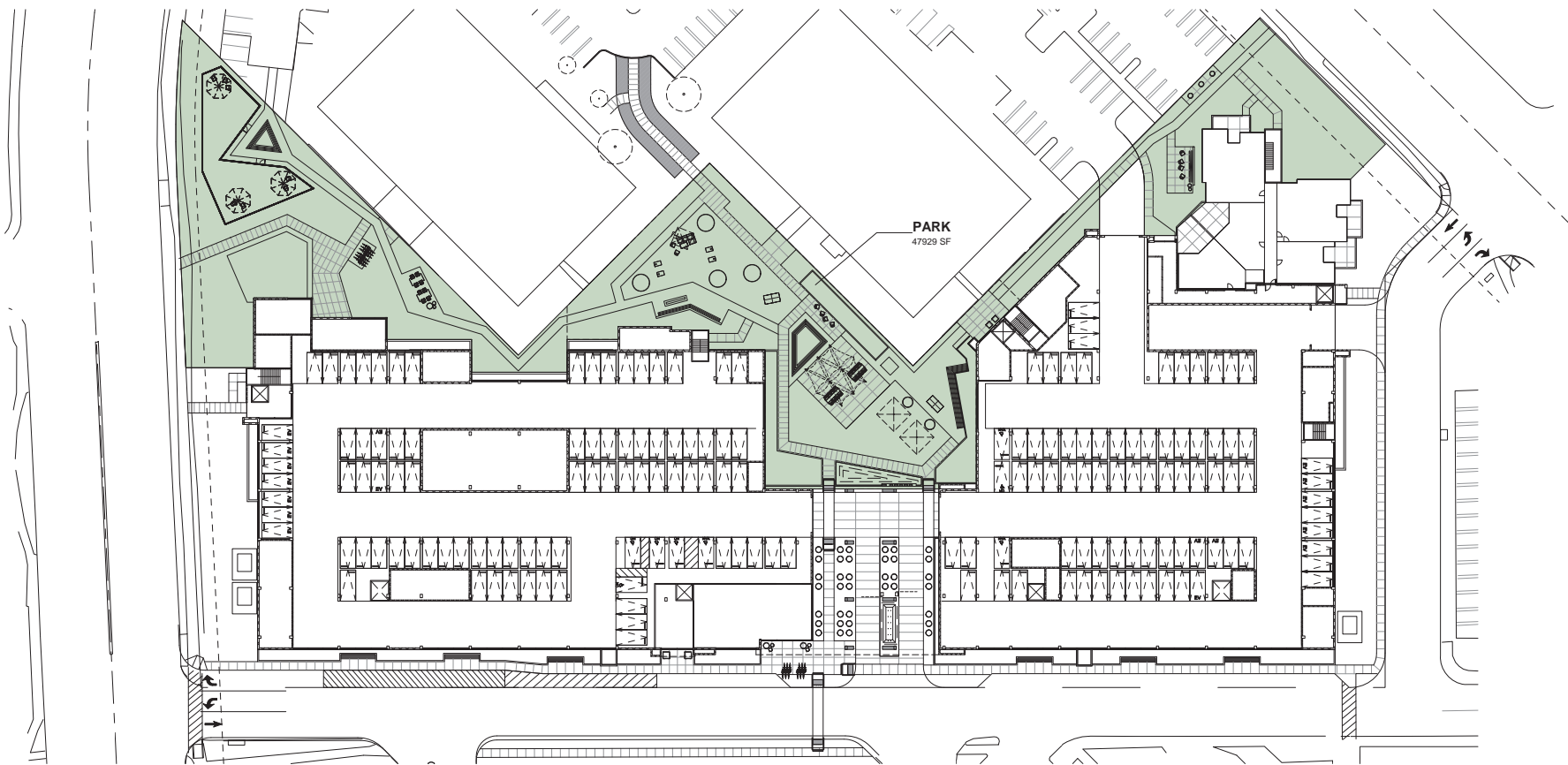
AMENITIES PROVIDED		
Bike Shop / Storage	770 SF	
Clubroom	3,407 SF	
Dog Wash	640 SF	
Fitness	2,910 SF	
Outdoor Amenity	1,703 SF	
Podium Courtyards	15,485 SF	
Roof Deck	2,580 SF	
TOTAL		27,495 SF



5TH LEVEL



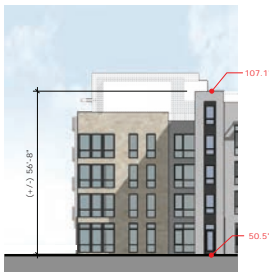
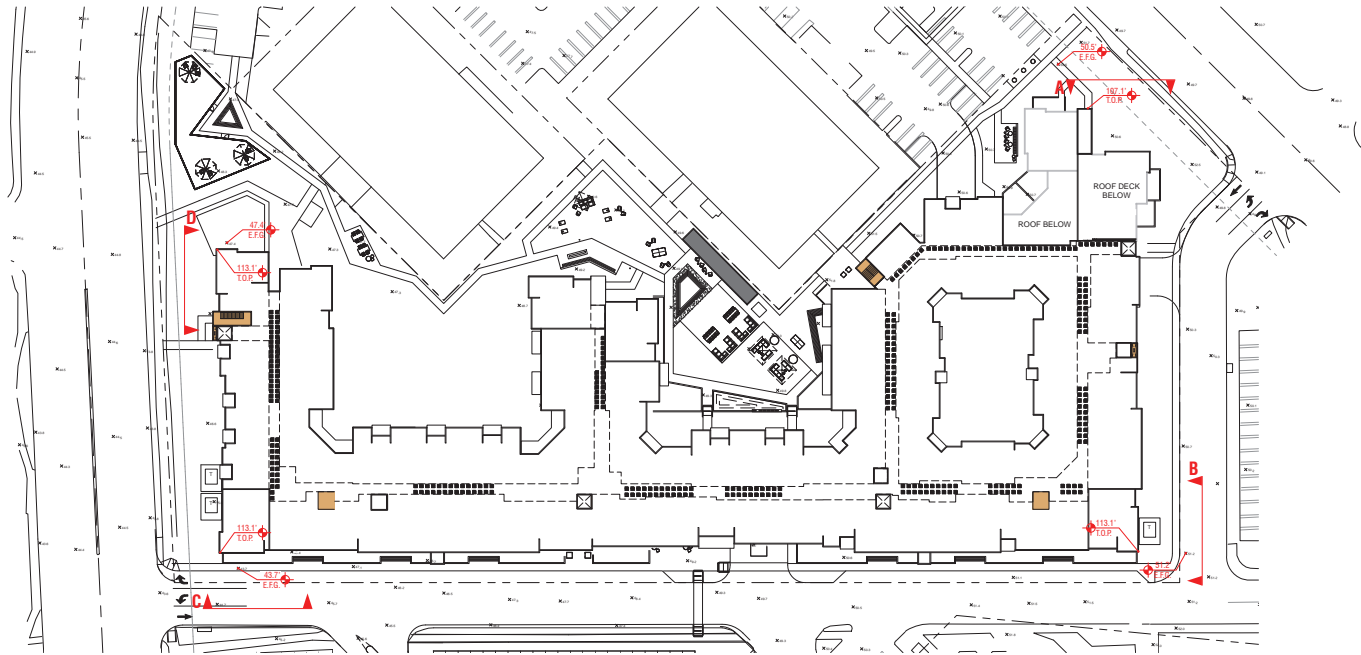
PODIUM LEVEL



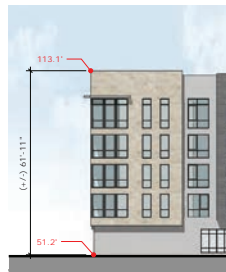
PUBLIC OPEN SPACE

Public Park 47,929 SF
1.1 AC

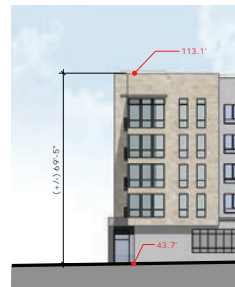




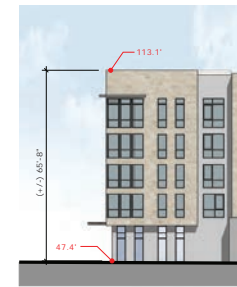
ELEV A



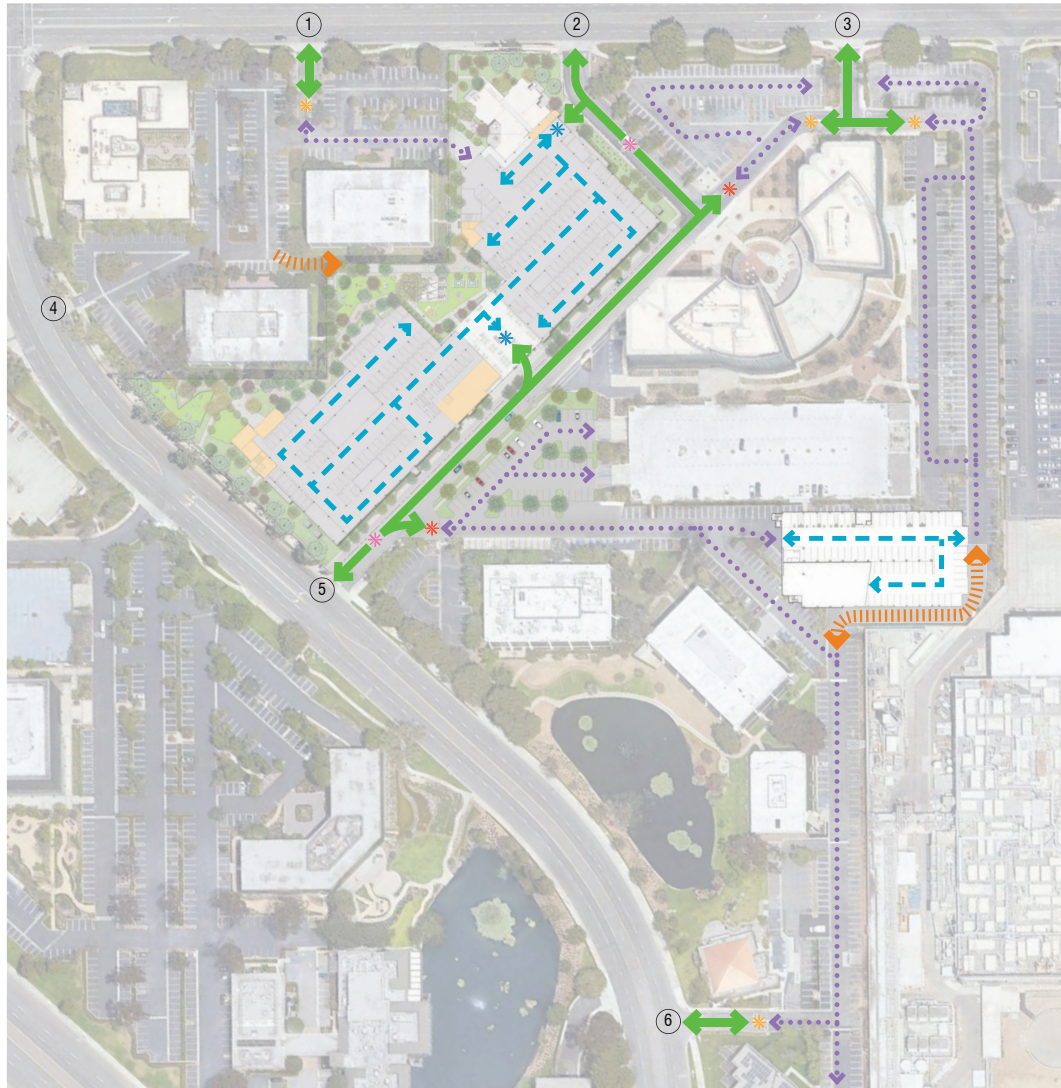
ELEV B











ELEV C



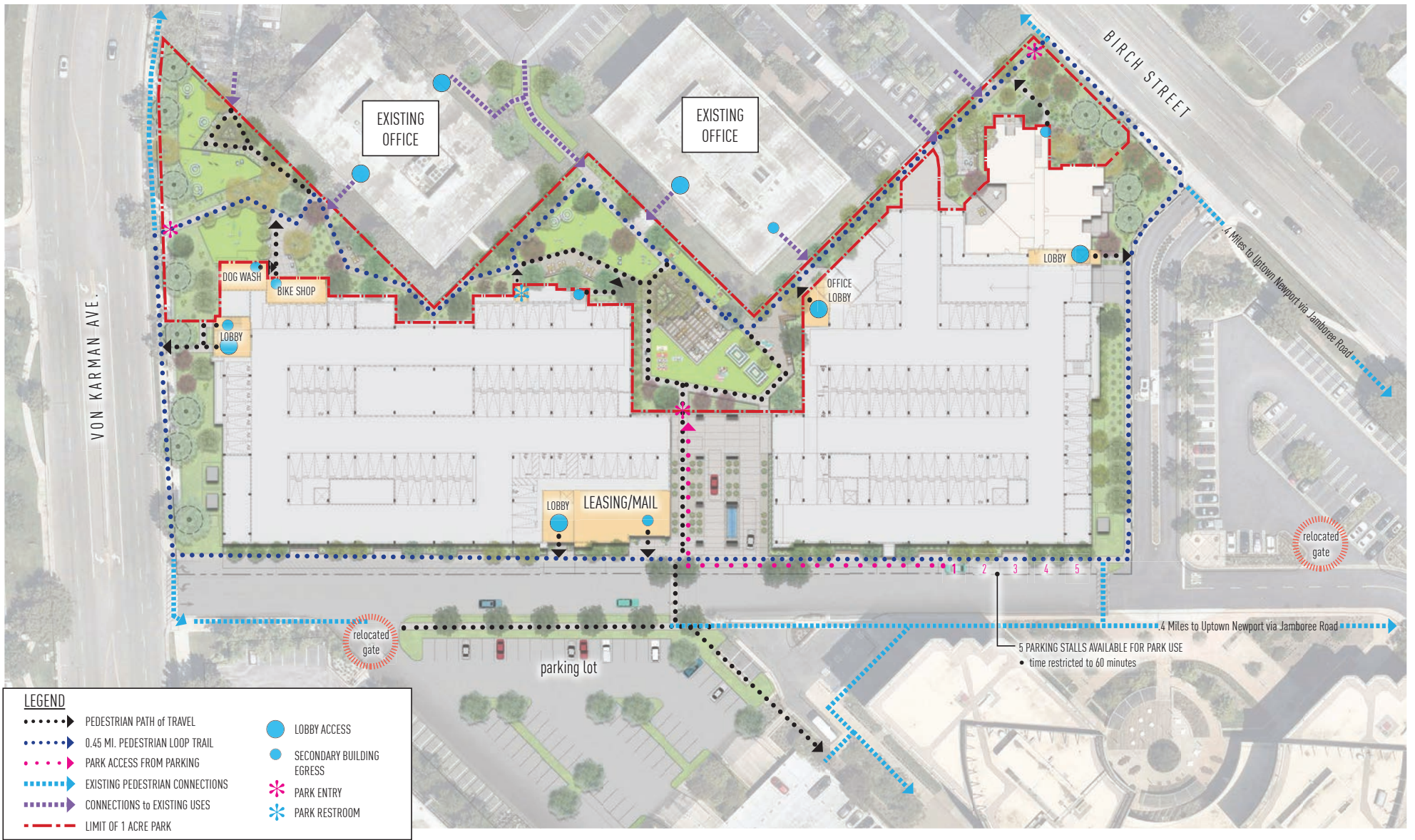
ELEV D



LEGEND

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





LEGEND

- PEDESTRIAN PATH OF TRAVEL
- 0.45 MI. PEDESTRIAN LOOP TRAIL
- PARK ACCESS FROM PARKING
- EXISTING PEDESTRIAN CONNECTIONS
- CONNECTIONS TO EXISTING USES
- — — LIMIT OF 1 ACRE PARK
- LOBBY ACCESS
- SECONDARY BUILDING EGRESS
- * PARK ENTRY
- * PARK RESTROOM



LEGEND

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

PEDESTRIAN CONNECTIVITY TO UPTOWN NEWPORT:

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

