RESIDENCES AT 4400 VON KARMAN
NEWPORT BEACH, CALIFORNIA
TPG (KCN) ACQUISITION LLC
ENTITLEMENT SUBMITTAL
SITE DEVELOPMENT REVIEW
DECEMBER 17, 2020
PROJECT SUMMARY

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-VI) A&B 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 1.4 acres.

INDEX

PROJECT SUMMARY

ARCHITECTURE (APARTMENTS):

ARCHITECT (PARKING GARAGE):

CIVIL:

TOPEX ENGINEERING:

ARCHITECT (PARKING GARAGE):
RESIDENCES AT 4400 VON KARMAN
NEWPORT BEACH, CALIFORNIA
TCA # 2019-032

TPG (KCN) ACQUISITION LLC

ENTITLEMENT SUBMITTAL
SITE DEVELOPMENT REVIEW
DECEMBER 17, 2020

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

VIEW FROM NORTH ELEVATION - A
SCALE: 1" = 30'-0"
RESIDENCES AT 4400 VON KARMAN
NEWPORT BEACH, CALIFORNIA
TPG (KCN) ACQUISITION LLC
ENTITLEMENT SUBMITTAL
SITE DEVELOPMENT REVIEW
DECEMBER 17, 2020
BUILDING SECTIONS
A-3.1
VINYL WINDOW

METAL AWNING

PAINTED METAL RAILING

GLASS RAILING

CEMENTITIOUS SIDING OR SIM.

STONE/TILE VENEER OR SIM.

20/30 STUCCO, VARIOUS COLORS
RESIDENCES AT 4400 VON KARMAN
NEWPORT BEACH, CALIFORNIA
TPG (KCN) ACQUISITION LLC
ENTITLEMENT SUBMITTAL
SITE DEVELOPMENT REVIEW
DECEMBER 17, 2020

ALLOWABLE AREAS
A-5.1

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:
\[ A_a = (A_t + (N_s \times I_f)) \times S_a, \]
WHERE...

\[ A_t \] = ALLOWABLE AREA (SQUARE FEET)
\[ A_a \] = TABULAR ALLOWABLE AREA FACTOR PER TABLE 506.2
\[ N_s \] = 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

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

DESCRIPTION OF EACH FIRE AREA:

FIRE AREA 1:

LVL 2: 7,716 S.F.
LVL 3: 7,716 S.F.
LVL 4: 7,716 S.F.
LVL 5: 7,716 S.F.
TOTAL AREA: 38,484 S.F.

FIRE AREA 2:

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

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.
TOTAL AREA: 28,464 S.F.

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.
TOTAL AREA: 62,196 S.F.

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.
TOTAL AREA: 58,420 S.F.

FIRE AREA 6:

LVL 2: 15,502 S.F.
LVL 3: 15,502 S.F.
LVL 4: 15,502 S.F.
LVL 5: 8,773 S.F.
TOTAL AREA: 60,848 S.F.

FIRE AREA 7:

LVL 1: 6,228 S.F.
LVL 2: 15,502 S.F.
LVL 3: 15,502 S.F.
LVL 4: 15,502 S.F.
LVL 5: 8,773 S.F.
TOTAL AREA: 61,507 S.F.

FIRE AREA 8:

LVL 2: 17,377 S.F.
LVL 3: 17,377 S.F.
LVL 4: 17,377 S.F.
LVL 5: 17,377 S.F.
TOTAL AREA: 68,948 S.F.

FIRE AREA 9:

LVL 2: 14,665 S.F.
LVL 3: 14,665 S.F.
LVL 4: 14,665 S.F.
LVL 5: 14,665 S.F.
TOTAL AREA: 68,948 S.F.

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

TPG (KCN) ACQUISITION LLC

ENTITLEMENT SUBMITTAL
SITE DEVELOPMENT REVIEW
DECEMBER 17, 2020

OFFICE PARKING PHASING PLAN

A-5.2

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

<table>
<thead>
<tr>
<th>PHASE</th>
<th>DEMO</th>
<th>NEW CONSTRUCTION</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHASE 1</td>
<td>106</td>
<td>284</td>
<td>178 (SURPLUS)</td>
</tr>
<tr>
<td>PHASE 2</td>
<td>443</td>
<td>276</td>
<td>167 (DEFICIENCY)</td>
</tr>
<tr>
<td>PHASE 3</td>
<td>75</td>
<td>75</td>
<td>0 (SURPLUS)</td>
</tr>
<tr>
<td>TOTAL</td>
<td>75</td>
<td>75</td>
<td>11 (SURPLUS)</td>
</tr>
</tbody>
</table>
Public Park
47,929 SF
1.1 AC
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
FIRE ACCESS ROAD
- synthetic turf block surfacing capable of supporting 72,000 lbs.
- asphalt 8' park lane capable of supporting 72,000 lbs.

GROUND LEVEL LANDSCAPE PLAN
- 60' 30' 15' 0'

EXISTING OFFICE

VON KARMAN AVE. STREETSCAPE
- existing sidewalk and landscape to remain
- landscaped setback

STREETSCAPE
- existing sidewalk and landscape to remain
- landscaped setback existing trees to remain, typ.

ENTRY COURT
- water feature
- planted pottery in cobble

ENTRY DRIVE STREETSCAPE
- 5' walkway
- trees in raised planters
- seating nodes

LEASING/MAIL

OFFICE PARKING

EXISTING OFFICE

OFFICE PARKING

BIRCH STREET FRONTAGE
- 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

PARKING LOT (75 spaces)

PUBLIC PARK (1 ACRE)
- see sheet L.5

FIRE ACCESS ROAD
- synthetic turf block surfacing capable of supporting 72,000 lbs.
- asphalt 8' park lane capable of supporting 72,000 lbs.

EXISTING OFFICE

VON KARMAN AVE. STREETSCAPE
- existing sidewalk and landscape to remain
- landscaped setback

STREETSCAPE
- existing sidewalk and landscape to remain
- landscaped setback existing trees to remain, typ.

ENTRY COURT
- water feature
- planted pottery in cobble

ENTRY DRIVE STREETSCAPE
- 5' walkway
- trees in raised planters
- seating nodes

LEASING/MAIL

OFFICE PARKING

EXISTING OFFICE

OFFICE PARKING

BIRCH STREET FRONTAGE
- 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

PARKING LOT (75 spaces)

PUBLIC PARK (1 ACRE)
- see sheet L.5

FIRE ACCESS ROAD
- synthetic turf block surfacing capable of supporting 72,000 lbs.
- asphalt 8' park lane capable of supporting 72,000 lbs.

EXISTING OFFICE

VON KARMAN AVE. STREETSCAPE
- existing sidewalk and landscape to remain
- landscaped setback

STREETSCAPE
- existing sidewalk and landscape to remain
- landscaped setback existing trees to remain, typ.

ENTRY COURT
- water feature
- planted pottery in cobble

ENTRY DRIVE STREETSCAPE
- 5' walkway
- trees in raised planters
- seating nodes

LEASING/MAIL

OFFICE PARKING

EXISTING OFFICE

OFFICE PARKING

BIRCH STREET FRONTAGE
- 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

PARKING LOT (75 spaces)

PUBLIC PARK (1 ACRE)
- see sheet L.5

FIRE ACCESS ROAD
- synthetic turf block surfacing capable of supporting 72,000 lbs.
- asphalt 8' park lane capable of supporting 72,000 lbs.
GROUND LEVEL CIRCULATION DIAGRAM

LEGEND

- PEDESTRIAN PATH OF TRAVEL
- 0.45 MI. PEDESTRIAN LOOP TRAIL
- PARK ACCESS FROM PARKING
- CONNECTIONS TO EXISTING USES
- LIMIT OF 1 ACRE PARK

EXISTING OFFICE

LOBBY ACCESS
SECONDARY BUILDING
EGRESS
PARK ENTRY
PARK RESTROOM

0.45 MI. PEDESTRIAN LOOP TRAIL
PARK ACCESS FROM PARKING
EXISTING PEDESTRIAN CONNECTIONS
CONNECTIONS TO EXISTING USES
LIMIT OF 1 ACRE PARK

NEWPORT BEACH, CALIFORNIA

TPG (KCN) ACQUISITION, LLC

ENTITLEMENT SUBMITTAL
12/17/2020

GROUND LEVEL CIRCULATION DIAGRAM

L.3
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.

LEGEND

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

PROPOSED PEDESTRIAN CONNECTION ENLARGEMENT

EXISTING TREES
CROSSWALK
- (4) bike parking spots
- upgraded paving
- seat wall
- low maintenance planting
- accent trees

PROPOSED PEDESTRIAN CONNECTION ENLARGEMENT

CROSSWALK
- upgraded paving
- low maintenance planting
- accent trees

PROPOSED PEDESTRIAN CONNECTION ENLARGEMENT

CROSSWALK
- (6) bike parking spots
- seat wall
- low maintenance planting