LEVEL 5 ROOF TERRACE ENLARGEMENT

GAME LAW
- social fire pit
- synthetic turf
- games

FIRESIDE CHAT
- fire pit
- pottery
- lounge seating

DINING TERRACE
- group dining tables
- shade umbrellas

SIT-UP BAR
- overhead shade structure with pendant lights
- outdoor kitchen
- TVs

SCREEN PLANTING in POTTERY

RESIDENCES AT 4440 VON KARMAN
NEWPORT BEACH, CALIFORNIA
TPG (KCN) ACQUISITION, LLC
ENTITLEMENT SUBMITTAL
12/17/2020
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 as required.

IRRIGATION HYDROZONES:

HYDRO-ZONE 1  - Enhanced Plant Palette - Entry Drive, Podium & Rooftop - Sub Surface Irrigation - 7,980 s.f.
HYDRO-ZONE 2 - Transition Planting Areas - Building Perimeter - Sub Surface Irrigation - 34,990 s.f.
HYDRO-ZONE 3 - Water Conserving Plant Palette - Parking Lot - Sub Surface Irrigation - 7,070 s.f.
HYDRO-ZONE 4 - Water Features - Pool/Spa - 1,400 s.f.

TOTAL LANDSCAPE AREA: 51,440 s.f.

WATER CONSERVATION STATEMENT

PURPOSE: To provide the maintenance staff a mechanical device to distribute water and ensure 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 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.

Soil shall be prepared and emended 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 non-ferrous, 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 USE CLASSIFICATION at LANDSCAPE SPECIES (WUCOLS):

<table>
<thead>
<tr>
<th>CROP FACTOR</th>
<th>PERCENT OF ETa</th>
</tr>
</thead>
<tbody>
<tr>
<td>H - HIGH</td>
<td>75% - 90%</td>
</tr>
<tr>
<td>M - MEDIUM</td>
<td>40% - 60%</td>
</tr>
<tr>
<td>L - LOW</td>
<td>10% - 30%</td>
</tr>
<tr>
<td>VL - VERY LOW</td>
<td>&lt; 10%</td>
</tr>
</tbody>
</table>

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.

WATER EFFICIENT LANDSCAPE RATESheet

Average ETa for NPI in Newport Beach residential areas for non-reclaimed water: 65-70% of ET

IRRIGATION HYDROZONE PLAN
UNDERGROUND SERVICES ALERT

CALL: TOLL-FREE 1-800-422-4133

ENGINEERS NOTE TO CONTRACTOR:
UNDERGROUND SERVICE ALERT
TWO WORKING DAYS BEFORE YOU DIG
Call: TOLL FREE 1-800-422-4133
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

JOB NO: DATE: REVISION #: CHECKED: DATE: DRAWN: DATE:

NO. DESCRIPTION BY DATE CHK

REVISIONS

RESIDENCES AT 4400 VON KARMAN
CITY OF NEWPORT BEACH
TPG (KCN) ACQUISITION, LLC
5000 BIRCH ST., SUITE 600
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CONCEPTUAL WIDE EROSION PLAN

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