

NEWPORT CENTER CONDOMINIUMS

ENTITLEMENT SUBMITTAL
08.11.2015



ARCHITECTURAL SHEET INDEX

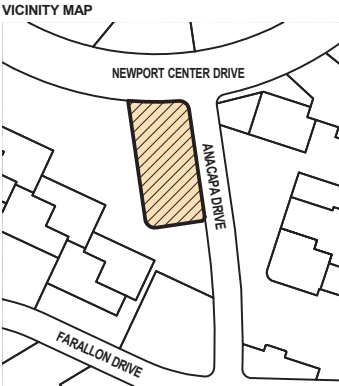
A0.0	COVER SHEET
A0.1	SITE PLAN & PROJECT SUMMARY
A0.2	PROPOSED OFF-SITE IMPROVEMENTS
A0.3	OPEN SPACE DIAGRAMS - COMMON OPEN SPACE
A0.4	OPEN SPACE DIAGRAMS - PRIVATE OPEN SPACE
A0.5	OPEN SPACE DIAGRAMS - PRIVATE OPEN SPACE
A0.6	OPEN SPACE DIAGRAMS - PRIVATE OPEN SPACE
A0.7	OPEN SPACE DIAGRAMS - PRIVATE OPEN SPACE
A1.0.1	FLOOR PLAN - LEVEL B1
A1.0.2	FLOOR PLAN - LEVEL B2
A1.0.3	FLOOR PLAN - LEVEL B3
A1.1	FLOOR PLAN - LEVEL 1
A1.2	FLOOR PLAN - LEVEL 2
A1.3	FLOOR PLAN - LEVEL 3 (4-S TYP.)
A1.6	FLOOR PLAN - LEVEL 6
A1.8	FLOOR PLAN - LEVEL 7
A1.9	ROOF PLAN
A2.1	NORTH ELEVATION
A2.2	EAST ELEVATION
A2.3	SOUTH ELEVATION
A2.4	WEST ELEVATION
A3.1	SITE SECTION 1
A3.2	SITE SECTION 2
A3.3	SITE SECTION 3
A3.4	SITE SECTION 4 AT LOWEST POINT
A3.5	BUILDING SECTION 1
A4.1	PERSPECTIVE - NEWPORT & ANACAPA
A4.2	PERSPECTIVE - ANACAPA TOWARDS FASHION ISLAND
A4.3	PERSPECTIVE - SOUTHWEST CORNER BIRD'S EYE
A4.4	PERSPECTIVE - ANACAPA DRIVE
A4.5	PERSPECTIVE - VIEW FROM VALET DROPOFF
EXHIBIT 1	PROPERTY LINE SETBACKS - SECTIONS
EXHIBIT 2	PROPERTY LINE SETBACKS - SECTIONS
EXHIBIT 3	SHADE & SHADOW STUDY (EXISTING)
EXHIBIT 4	SHADE & SHADOW STUDY (PURPOSED)

CIVIL SHEET INDEX

C1.0	CONCEPTUAL GRADING PLAN
C2.0	CONCEPTUAL UTILITY PLAN
C3.0	SECTIONS
EX.1	VIEW SIMULATIONS - VIEW 1
EX.2	VIEW SIMULATIONS - VIEW 2
EX.3	VIEW SIMULATIONS - VIEW 3
EX.4	VIEW SIMULATIONS - VIEW 4
EX. FH	FIRE HYDRANT LOCATION EXHIBIT
EX. TC	TITLE CONSTRAINTS
EX. VTTM	VESTING TENTATIVE TRACT MAP

LANDSCAPE SHEET INDEX

L0.0	NOTES AND LAYOUT LEGEND
L0.1	PLANTING PALETTE
L0.2	PLANTING PALETTE
L0.3	PLANTING PALETTE
L1.0	LAYOUT AND MATERIALS PLAN
L2.0	PLANTING PLAN



As indicated

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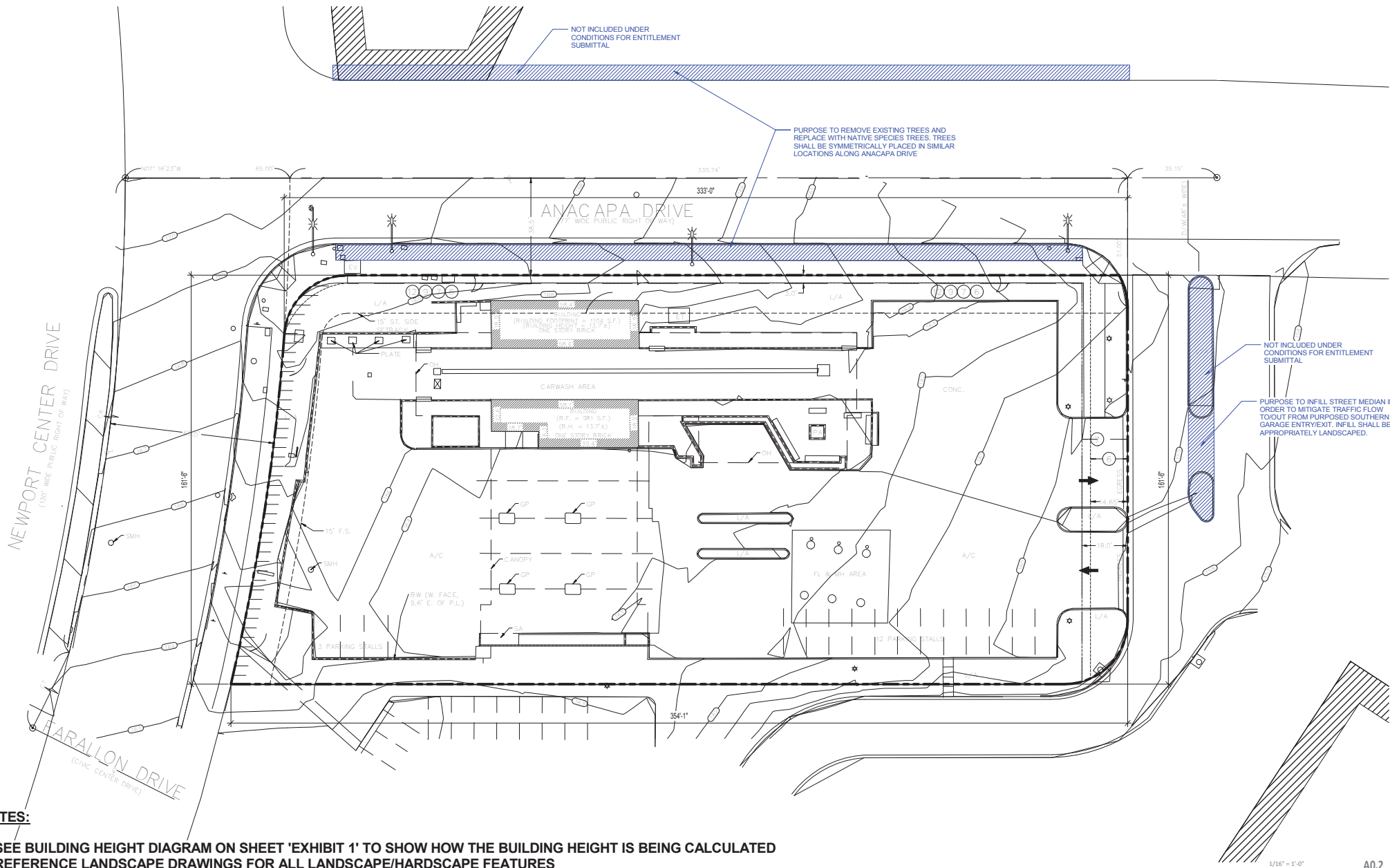


Newport Center Condominiums
Newport Beach, CA

Note: Conceptual Design Package Subject To Change

COVER SHEET

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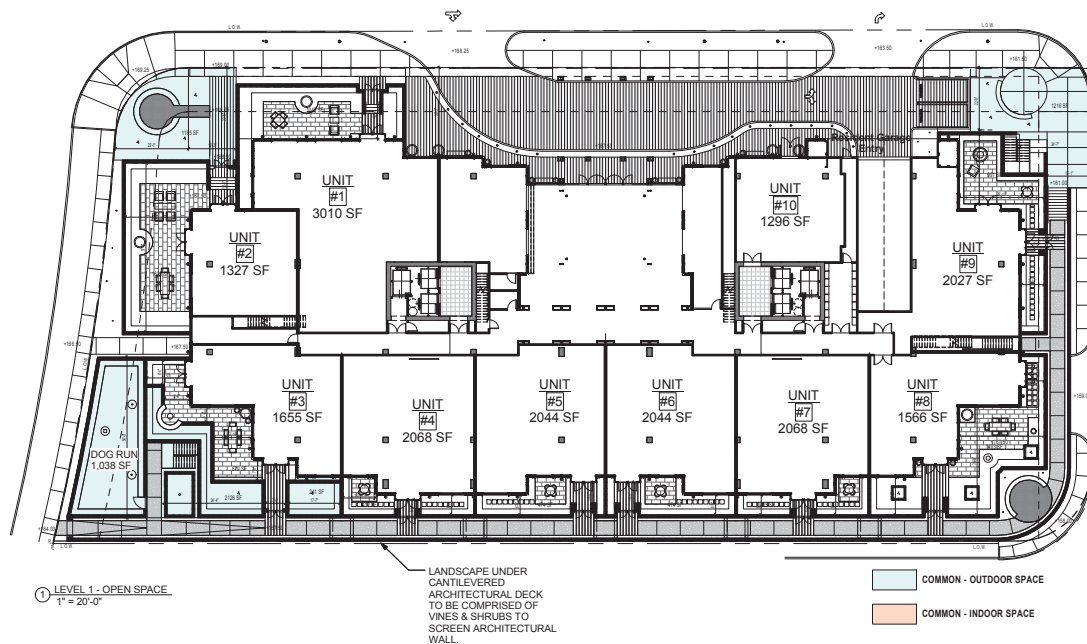
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PROPOSED OFF-SITE IMPROVEMENTS

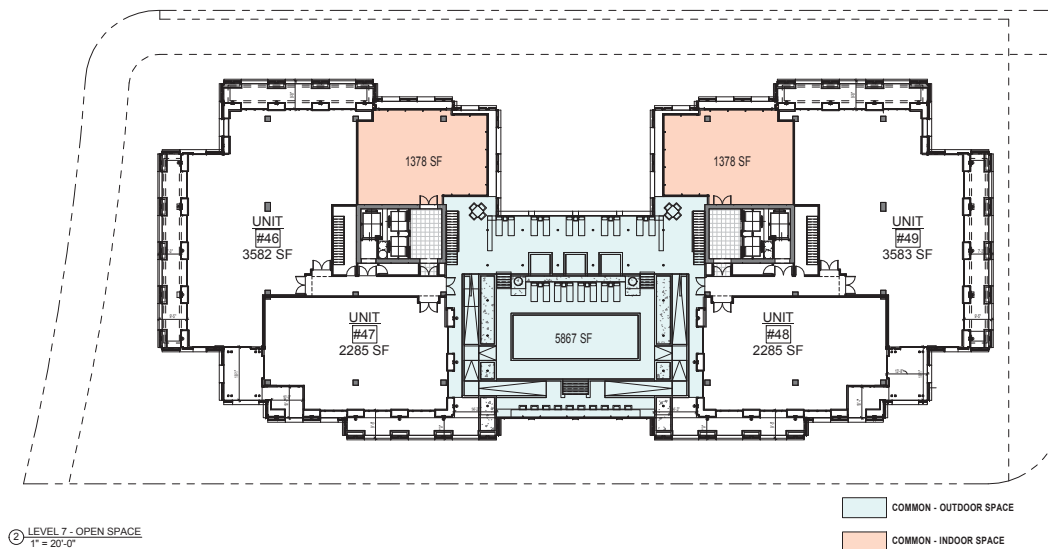
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Area Schedule - Common Open Space (Outdoor)		
Level	Name	Area
Level 1	OPEN SPACE (COMMON)	4769 SF
Level 7	OPEN SPACE (COMMON)	5867 SF
		10636 SF

Area Schedule - Common Open Space (Indoor)		
Level	Name	Area
Level 7	INDOOR SPACE (COMMON)	2756 SF
		2756 SF



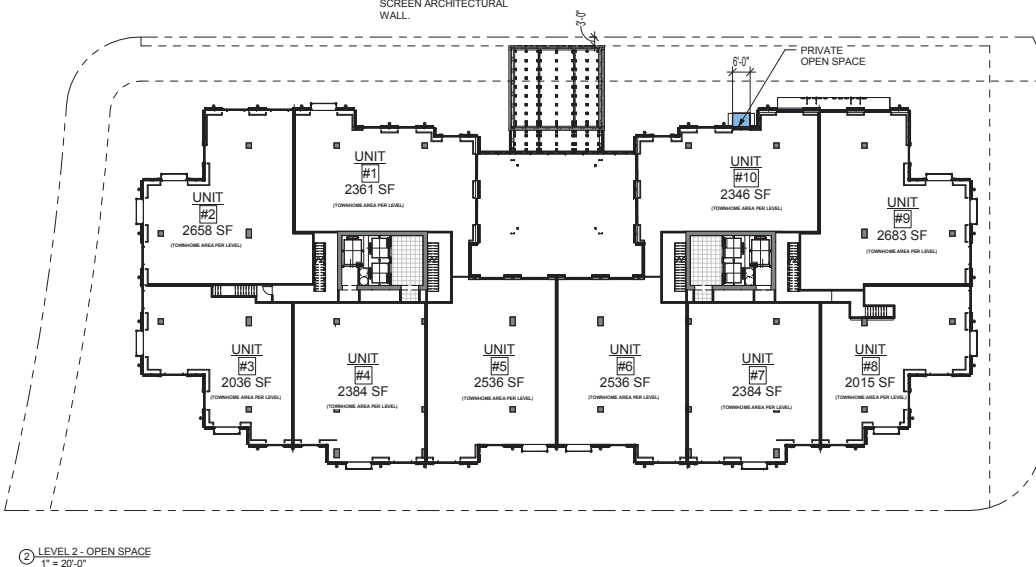
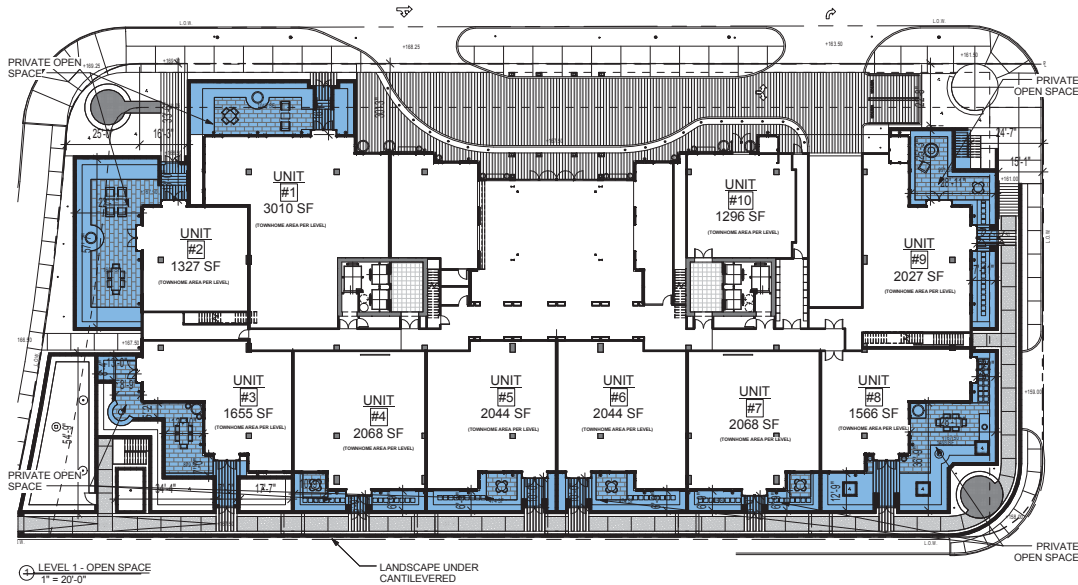
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OPEN SPACE DIAGRAMS - COMMON OPEN SPACE

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Area Schedule - Common Open Space (Outdoor)		
Level	Name	Area
Level 1	OPEN SPACE (COMMON)	4769 SF
Level 7	OPEN SPACE (COMMON)	5867 SF
		10636 SF

Area Schedule - Common Open Space (Indoor)		
Level	Name	Area
Level 7	INDOOR SPACE (COMMON)	2756 SF
		2756 SF

Area Schedule (Open Space Provided - Overall)		
Name		Area
INDOOR SPACE (COMMON)		2756 SF
OPEN SPACE (COMMON)		10636 SF
OPEN SPACE (PRIVATE)		12851 SF
		26243 SF

LEGEND

PRIVATE - OPEN SPACE

FLOOR SUMMARY

Unit #	Private Open Space Required Per Unit (SF)	Provided Private Open Space	Total Unit Area
1	30 SF	1045 SF	5371 SF
2	30 SF	1605 SF	3985 SF
3	30 SF	879 SF	3691 SF
4	30 SF	412 SF	4452 SF
5	30 SF	474 SF	4580 SF
6	30 SF	474 SF	4580 SF
7	30 SF	405 SF	4452 SF
8	30 SF	1493 SF	3581 SF
9	30 SF	991 SF	4711 SF
10	30 SF	41 SF	3642 SF
300 SF		7816 SF	43045 SF

LEGEND

PRIVATE - OPEN SPACE

FLOOR SUMMARY

Unit #	Private Open Space Required Per Unit (SF)	Provided Private Open Space	Total Unit Area
1	30 SF	1045 SF	5371 SF
2	30 SF	1605 SF	3985 SF
3	30 SF	879 SF	3691 SF
4	30 SF	412 SF	4452 SF
5	30 SF	474 SF	4580 SF
6	30 SF	474 SF	4580 SF
7	30 SF	405 SF	4452 SF
8	30 SF	1493 SF	3581 SF
9	30 SF	991 SF	4711 SF
10	30 SF	41 SF	3642 SF
300 SF		7816 SF	43045 SF



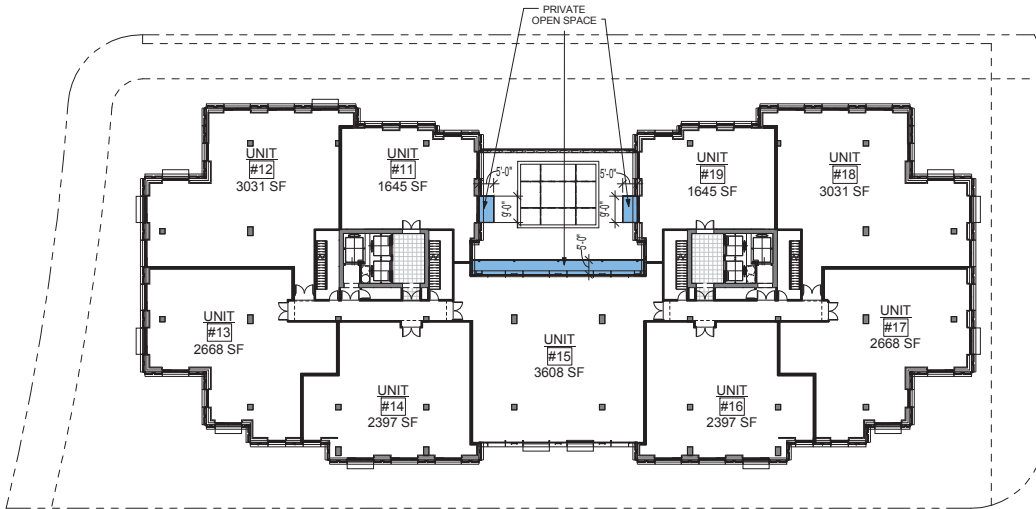
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Note: Conceptual Design Package Subject To Change

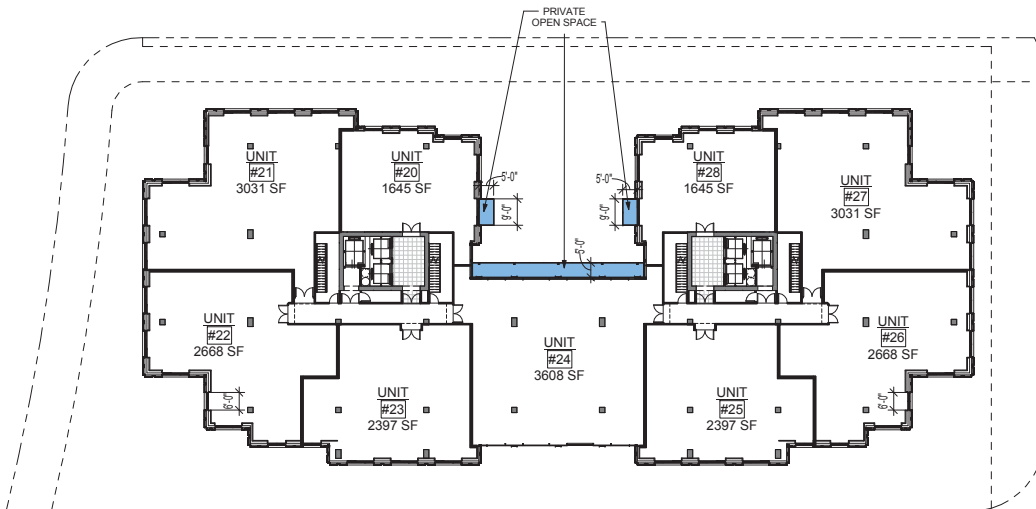
OPEN SPACE DIAGRAMS - PRIVATE OPEN SPACE

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LEVEL 3 - OPEN SPACE
1" = 20'-0"



LEVEL 4 - OPEN SPACE
1" = 20'-0"

Area Schedule - Common Open Space (Outdoor)		
Level	Name	Area
Level 1	OPEN SPACE (COMMON)	4769 SF
Level 7	OPEN SPACE (COMMON)	5867 SF
		10636 SF

Area Schedule - Common Open Space (Indoor)		
Level	Name	Area
Level 7	INDOOR SPACE (COMMON)	2756 SF
		2756 SF

Area Schedule (Open Space Provided - Overall)		
Name		Area
INDOOR SPACE (COMMON)		2756 SF
OPEN SPACE (COMMON)		10636 SF
OPEN SPACE (PRIVATE)		12851 SF
		26243 SF

LEGEND

PRIVATE - OPEN SPACE

FLOOR SUMMARY

Unit #	Private Open Space Required Per Unit (SF)	Provided Private Open Space	Total Unit Area
11	30 SF	45 SF	1645 SF
15	30 SF	293 SF	3608 SF
19	30 SF	45 SF	1645 SF
90 SF		382 SF	6898 SF

LEGEND

PRIVATE - OPEN SPACE

FLOOR SUMMARY

Unit #	Private Open Space Required Per Unit (SF)	Provided Private Open Space	Total Unit Area
20	30 SF	45 SF	1645 SF
24	30 SF	293 SF	3608 SF
28	30 SF	45 SF	1645 SF
90 SF		382 SF	6898 SF



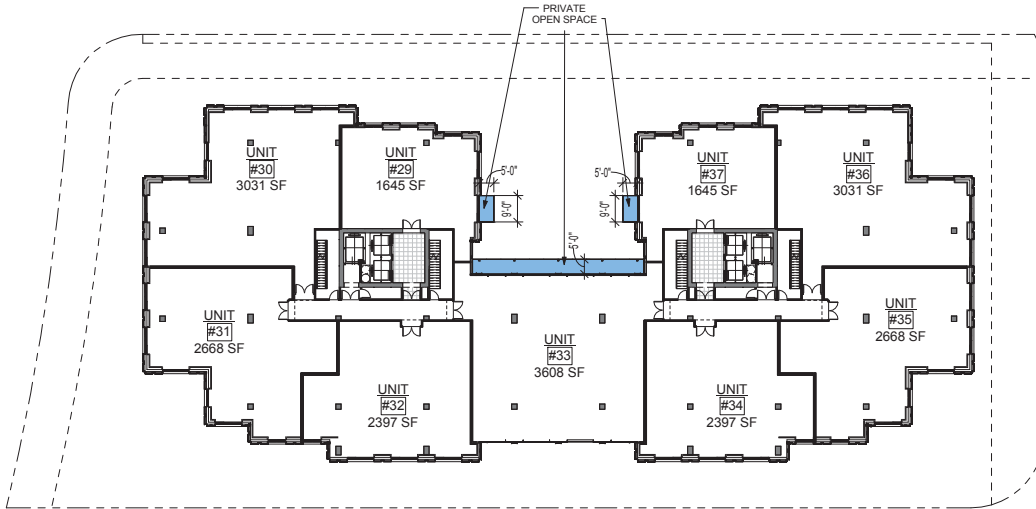
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Note: Conceptual Design Package Subject To Change

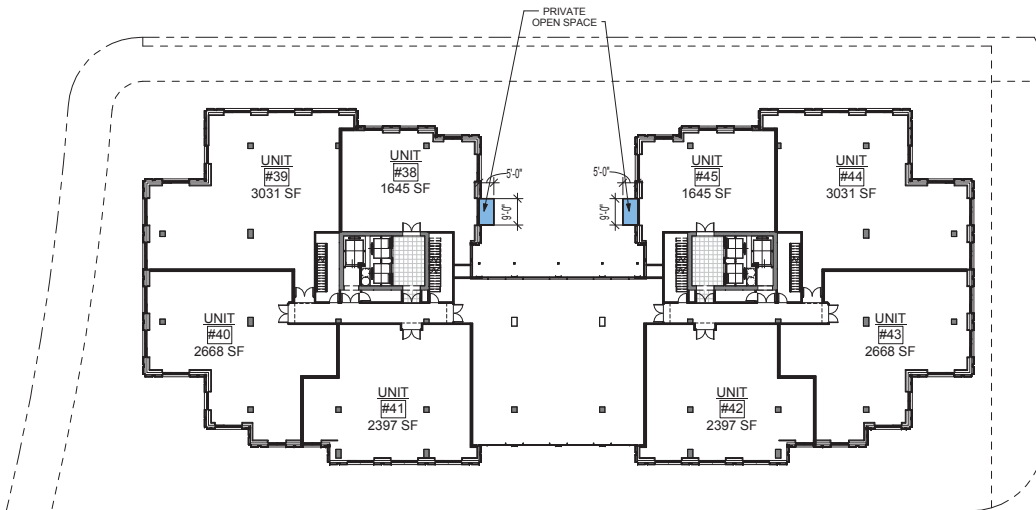
OPEN SPACE DIAGRAMS - PRIVATE OPEN SPACE

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① LEVEL 5 - OPEN SPACE
1" = 20'-0"



② LEVEL 6 - OPEN SPACE
1" = 20'-0"

Area Schedule - Common Open Space (Outdoor)		
Level	Name	Area
Level 1	OPEN SPACE (COMMON)	4769 SF
Level 7	OPEN SPACE (COMMON)	5867 SF
		10636 SF

Area Schedule - Common Open Space (Indoor)		
Level	Name	Area
Level 7	INDOOR SPACE (COMMON)	2756 SF
		2756 SF

Area Schedule (Open Space Provided - Overall)		
Name		Area
INDOOR SPACE (COMMON)		2756 SF
OPEN SPACE (COMMON)		10636 SF
OPEN SPACE (PRIVATE)		12851 SF
		26243 SF

LEGEND

PRIVATE - OPEN SPACE

FLOOR SUMMARY

Unit #	Private Open Space Required Per Unit (SF)	Provided Privatized Open Space	Total Unit Area
29	30 SF	45 SF	1645 SF
33	30 SF	293 SF	3608 SF
37	30 SF	45 SF	1645 SF
	90 SF	382 SF	6898 SF

LEGEND

PRIVATE - OPEN SPACE

FLOOR SUMMARY

Unit #	Private Open Space Required Per Unit (SF)	Provided Privatized Open Space	Total Unit Area
38	30 SF	45 SF	1645 SF
45	30 SF	45 SF	1645 SF
	60 SF	90 SF	3290 SF



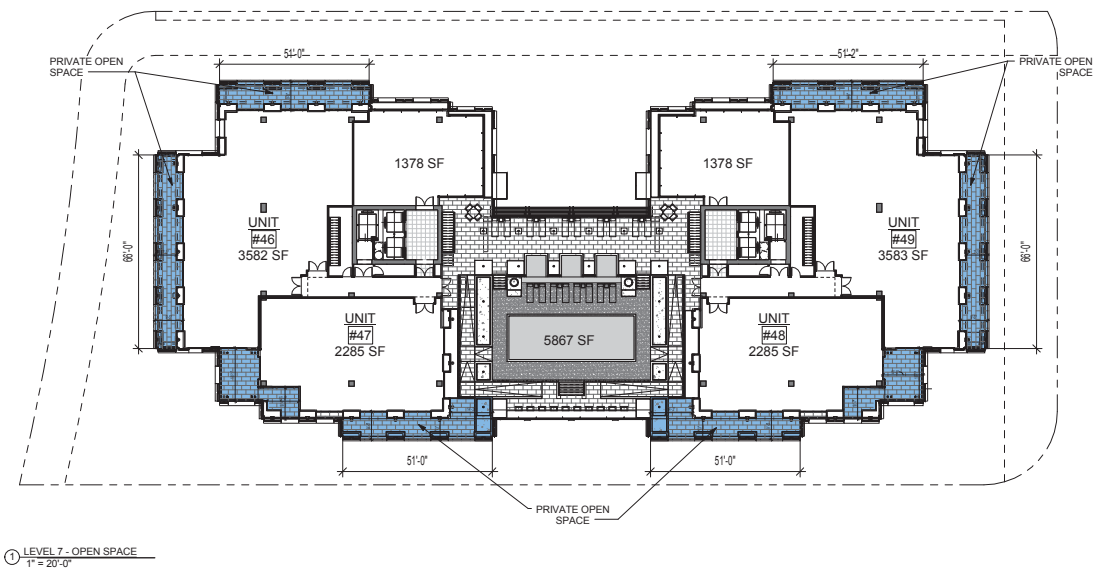
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Note: Conceptual Design Package Subject To Change

OPEN SPACE DIAGRAMS - PRIVATE OPEN SPACE

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LEGEND

PRIVATE - OPEN SPACE

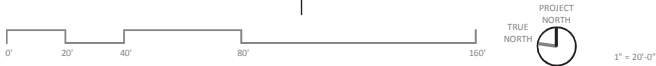
FLOOR SUMMARY

Unit #	Private Open Space Required Per Unit (SF)	Provided Privatized Open Space	Total Unit Area
46	30 SF	1023 SF	3582 SF
47	30 SF	876 SF	2285 SF
48	30 SF	876 SF	2285 SF
49	30 SF	1023 SF	3583 SF
120 SF		3798 SF	11734 SF

Area Schedule - Common Open Space (Outdoor)		
Level	Name	Area
Level 1	OPEN SPACE (COMMON)	4769 SF
Level 7	OPEN SPACE (COMMON)	5867 SF
		10636 SF

Area Schedule - Common Open Space (Indoor)		
Level	Name	Area
Level 7	INDOOR SPACE (COMMON)	2756 SF
		2756 SF

Area Schedule (Open Space Provided - Overall)		
Name		Area
INDOOR SPACE (COMMON)		2756 SF
OPEN SPACE (COMMON)		10636 SF
OPEN SPACE (PRIVATE)		12851 SF
		26243 SF

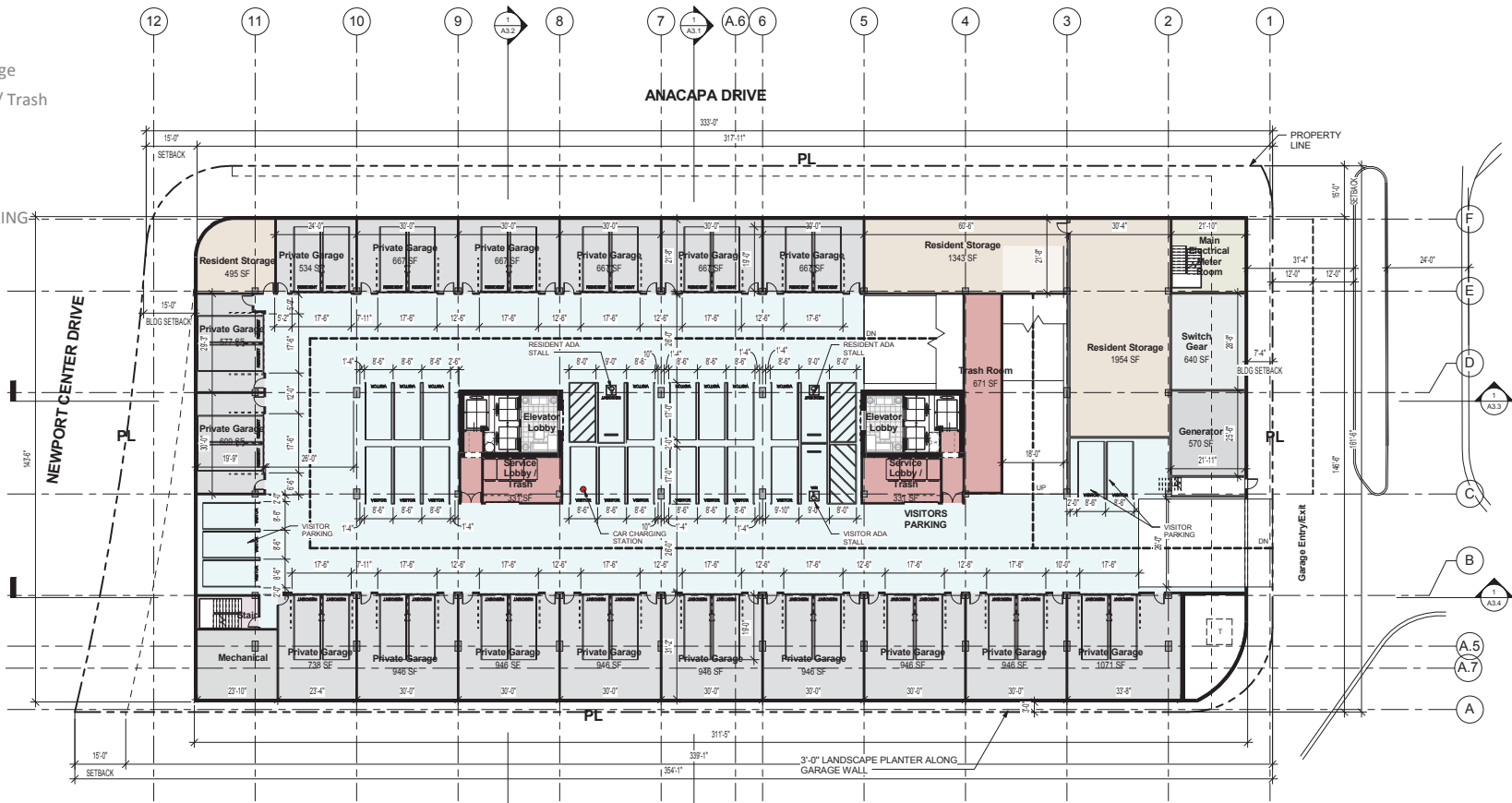


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Note: Conceptual Design Package Subject To Change

OPEN SPACE DIAGRAMS - PRIVATE OPEN SPACE

ROOM LEGEND

- Elevator Lobby
- Generator
- Main Electrical Meter Room
- Mechanical
- Private Garage
- Resident Storage
- Service Lobby / Trash
- Stair
- Switch Gear
- Trash Room
- VISITORS PARKING



- *NOTES:**
- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
 - REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES
 - ROOM AREA CALLOUTS ARE BASED ON NET AREA. REFER TO OPEN SPACE DIAGRAMS FOR FLOOR AREA CALCULATIONS



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FLOOR PLAN - LEVEL B1

A1.0.1

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ROOM LEGEND

- Electrical
- Elevator Lobby
- Gas Meter Room
- Generator
- Mechanical
- Private Garage
- RESIDENT PARKING
- Resident Storage
- Service Lobby / Trash
- Stair



*NOTES:

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Note: Conceptual Design Package Subject To Change

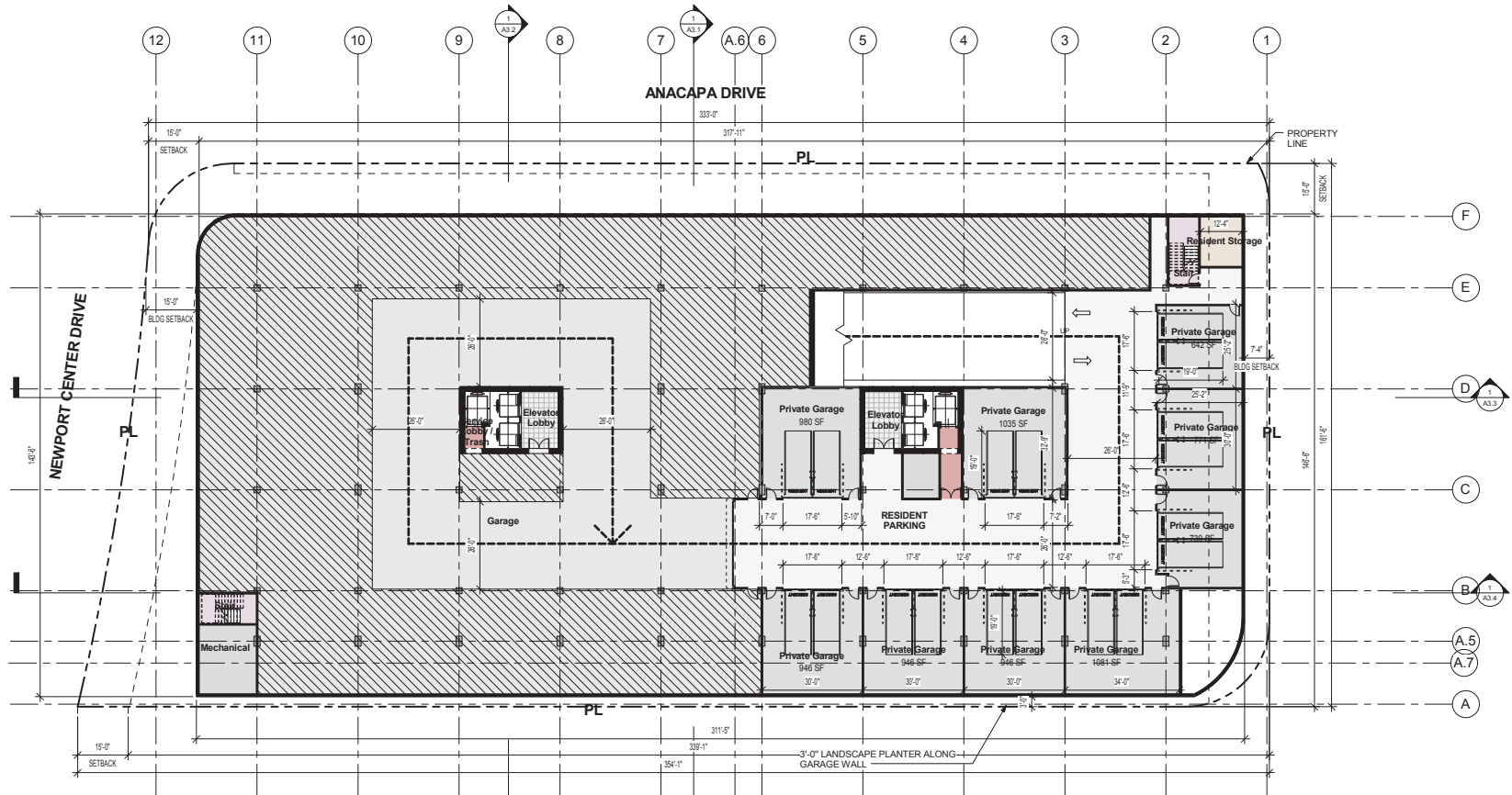
FLOOR PLAN - LEVEL B2

A1.0.2

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ROOM LEGEND

- Electrical
- Elevator Lobby
- Garage
- Mechanical
- Private Garage
- RESIDENT PARKING
- Resident Storage
- Service Lobby / Trash
- Stair



*NOTES:

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- ROOM AREA CALLOUTS ARE BASED ON NET AREA. REFER TO OPEN SPACE DIAGRAMS FOR FLOOR AREA CALCULATIONS



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Note: Conceptual Design Package Subject To Change

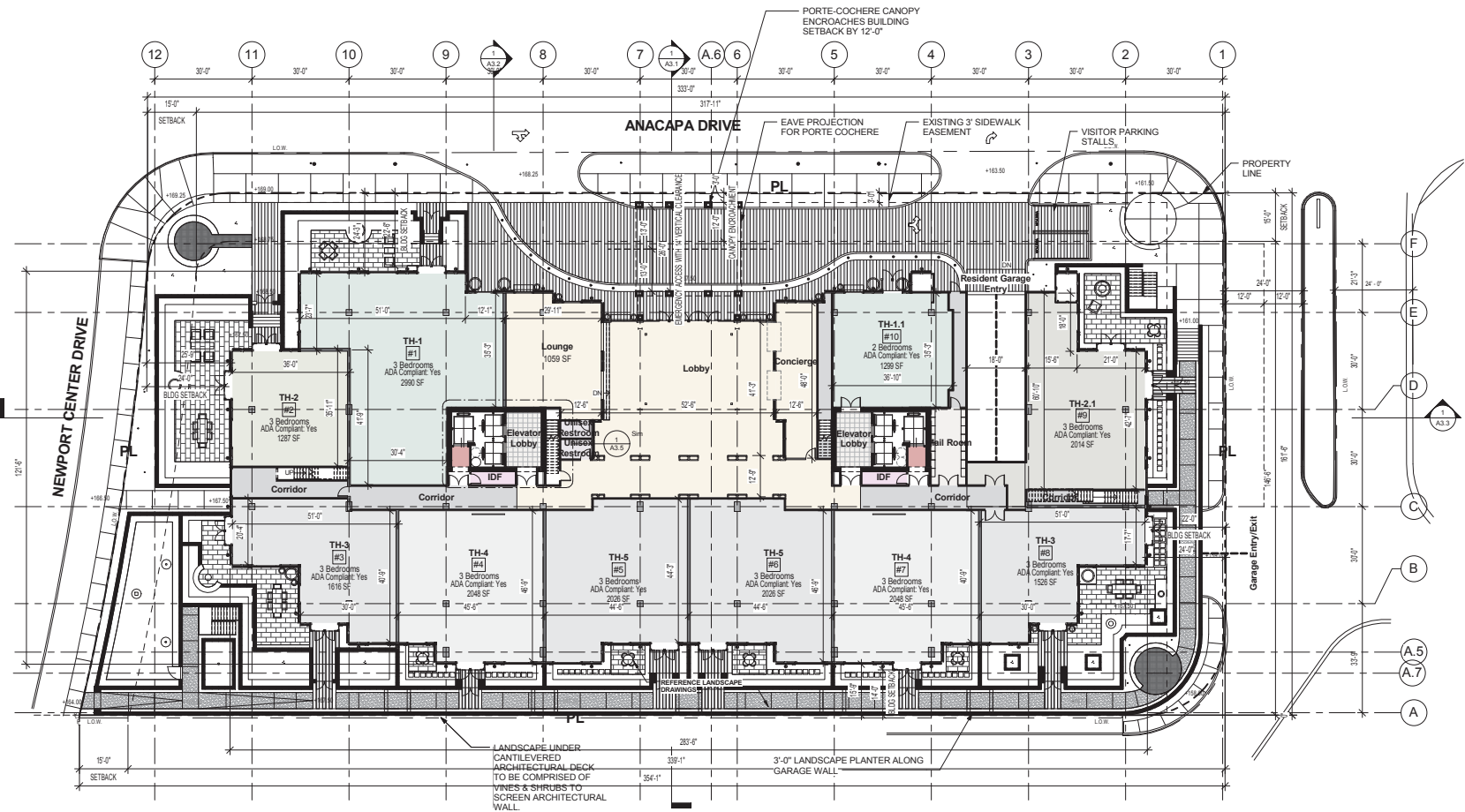
FLOOR PLAN - LEVEL B3

A1.0.3

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ROOM LEGEND

- Concierge
- Corridor
- Elevator Lobby
- IDF
- Lobby
- Lounge
- Mail Room
- Service Lobby / Trash
- TH-1
- TH-1.1
- TH-2
- TH-2.1
- TH-3
- TH-4
- TH-5
- Unisex Restroom



*NOTES:

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- ROOM AREA CALLOUTS ARE BASED ON NET AREA. REFER TO OPEN SPACE DIAGRAMS FOR FLOOR AREA CALCULATIONS



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Newport Beach, CA

Note: Conceptual Design Package Subject To Change

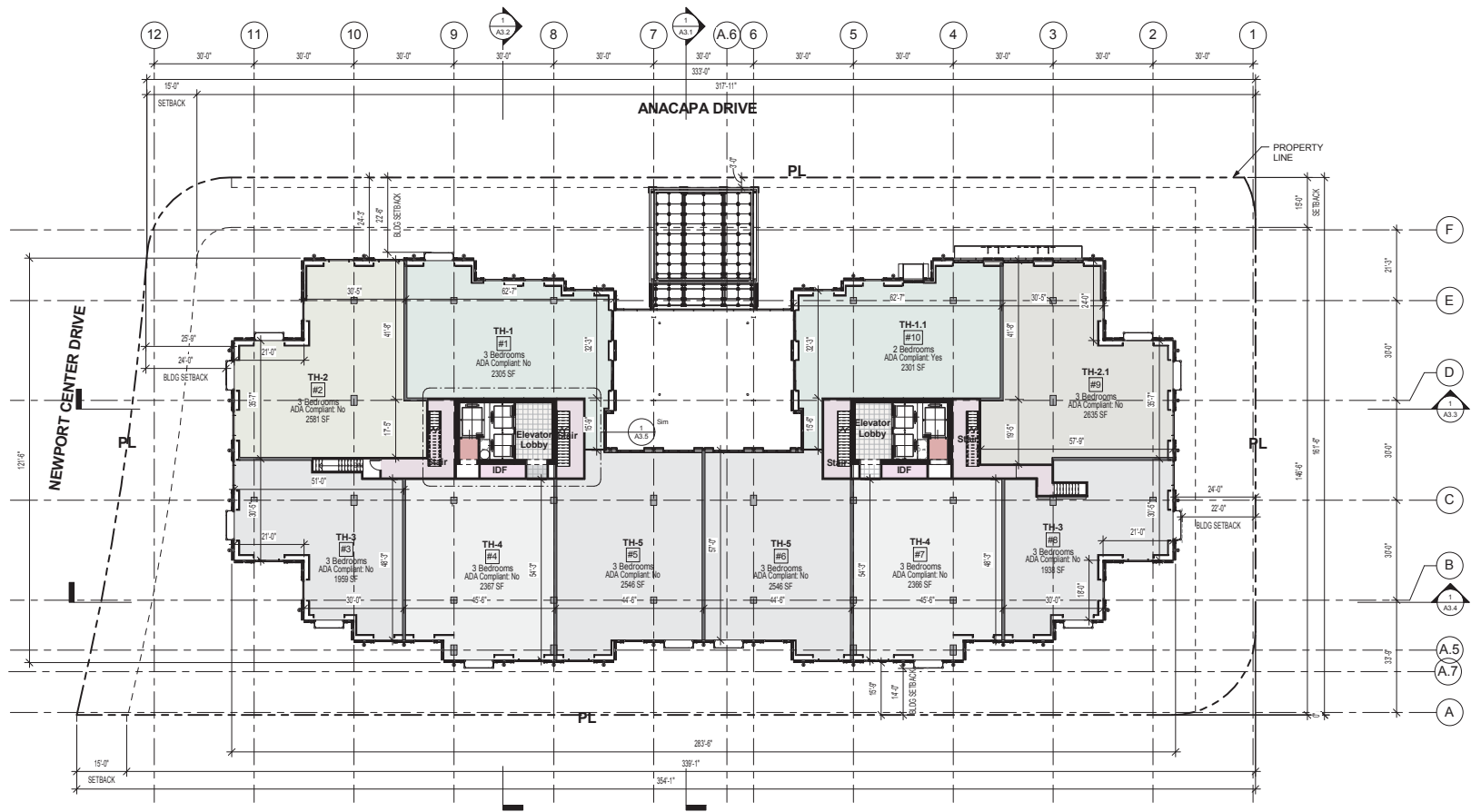
FLOOR PLAN - LEVEL 1

A1.1

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ROOM LEGEND

- Corridor
- Elevator Lobby
- IDF
- Service Lobby / Trash
- Stair
- TH-1
- TH-1.1
- TH-2
- TH-2.1
- TH-3
- TH-4
- TH-5



*NOTES:

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- REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES
- ROOM AREA CALLOUTS ARE BASED ON NET AREA. REFER TO OPEN SPACE DIAGRAMS FOR FLOOR AREA CALCULATIONS



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Newport Beach, CA

Note: Conceptual Design Package Subject To Change

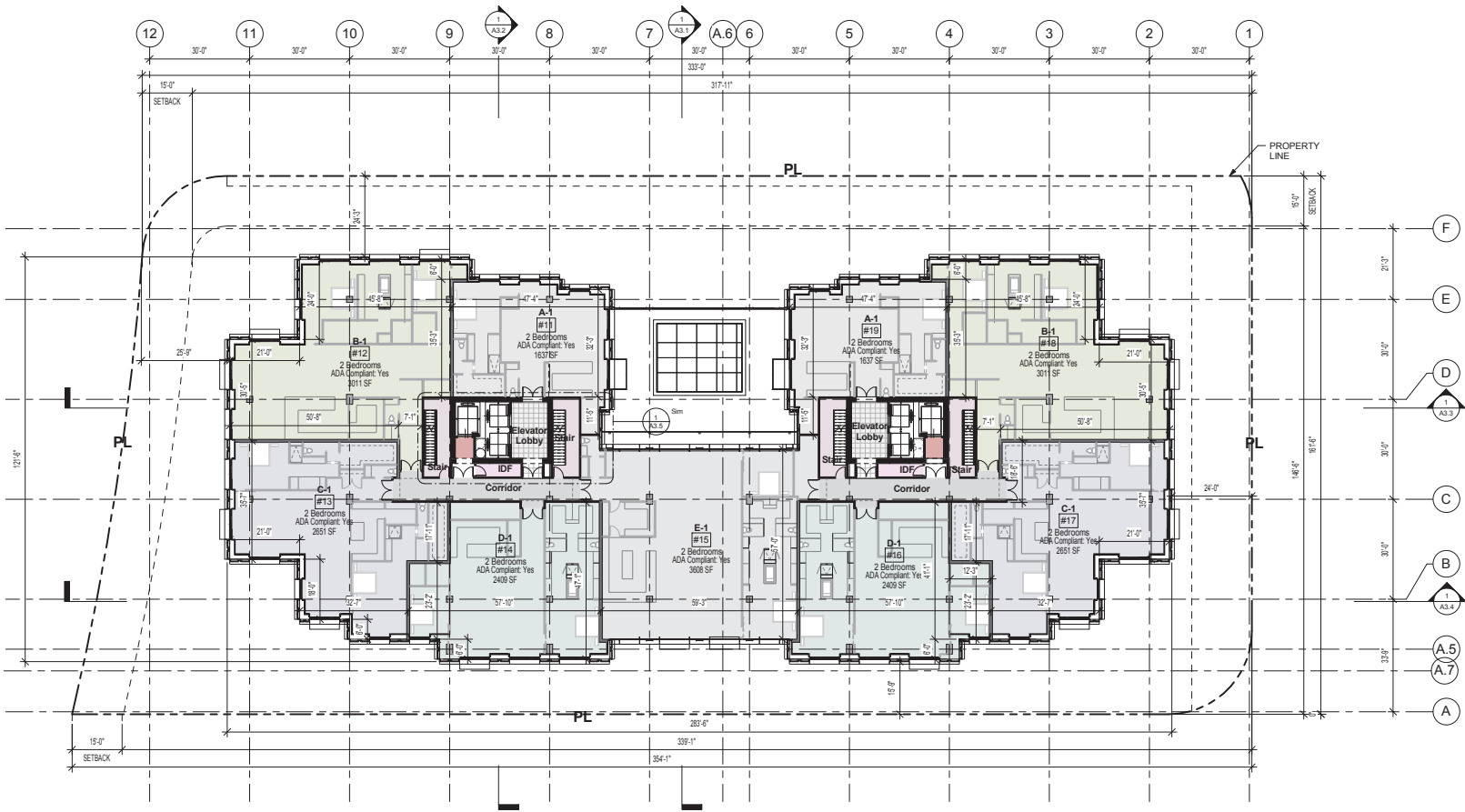
FLOOR PLAN - LEVEL 2

A1.2

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ROOM LEGEND

- A-1
- B-1
- C-1
- Corridor
- D-1
- E-1
- Elevator Lobby
- IDF
- Service Lobby / Trash
- Stair



- *NOTES:**
- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
 - REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES
 - ROOM AREA CALLOUTS ARE BASED ON NET AREA. REFER TO OPEN SPACE DIAGRAMS FOR FLOOR AREA CALCULATIONS

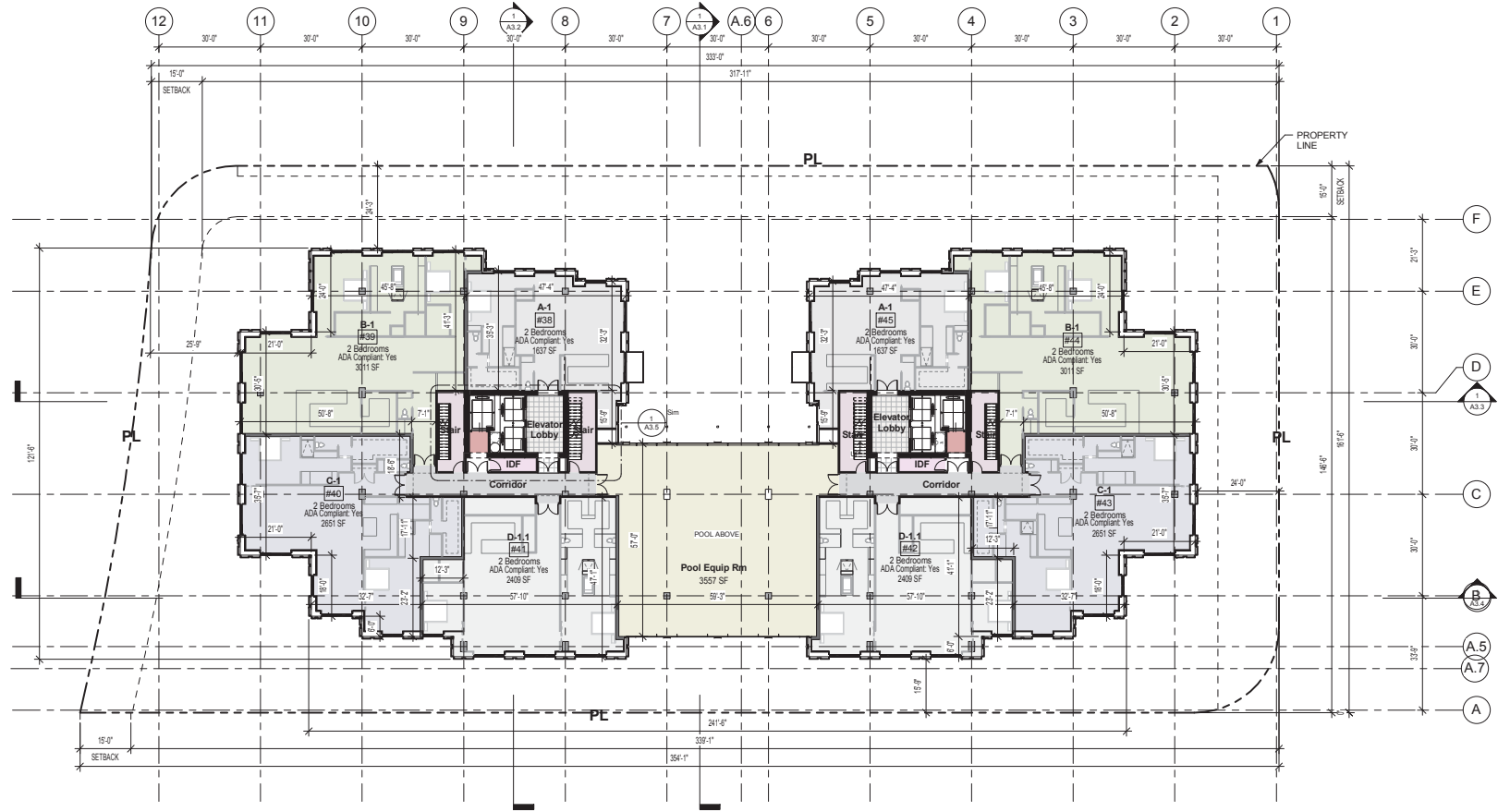


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Newport Beach, CA
Note: Conceptual Design Package Subject To Change

FLOOR PLAN - LEVEL 3 (4-5 TYP.)

ROOM LEGEND

- A-1
- B-1
- C-1
- Corridor
- D-1.1
- Elevator Lobby
- IDF
- Pool Equip Rm
- Service Lobby / Trash
- Stair



*NOTES:

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- REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES
- ROOM AREA CALLOUTS ARE BASED ON NET AREA. REFER TO OPEN SPACE DIAGRAMS FOR FLOOR AREA CALCULATIONS

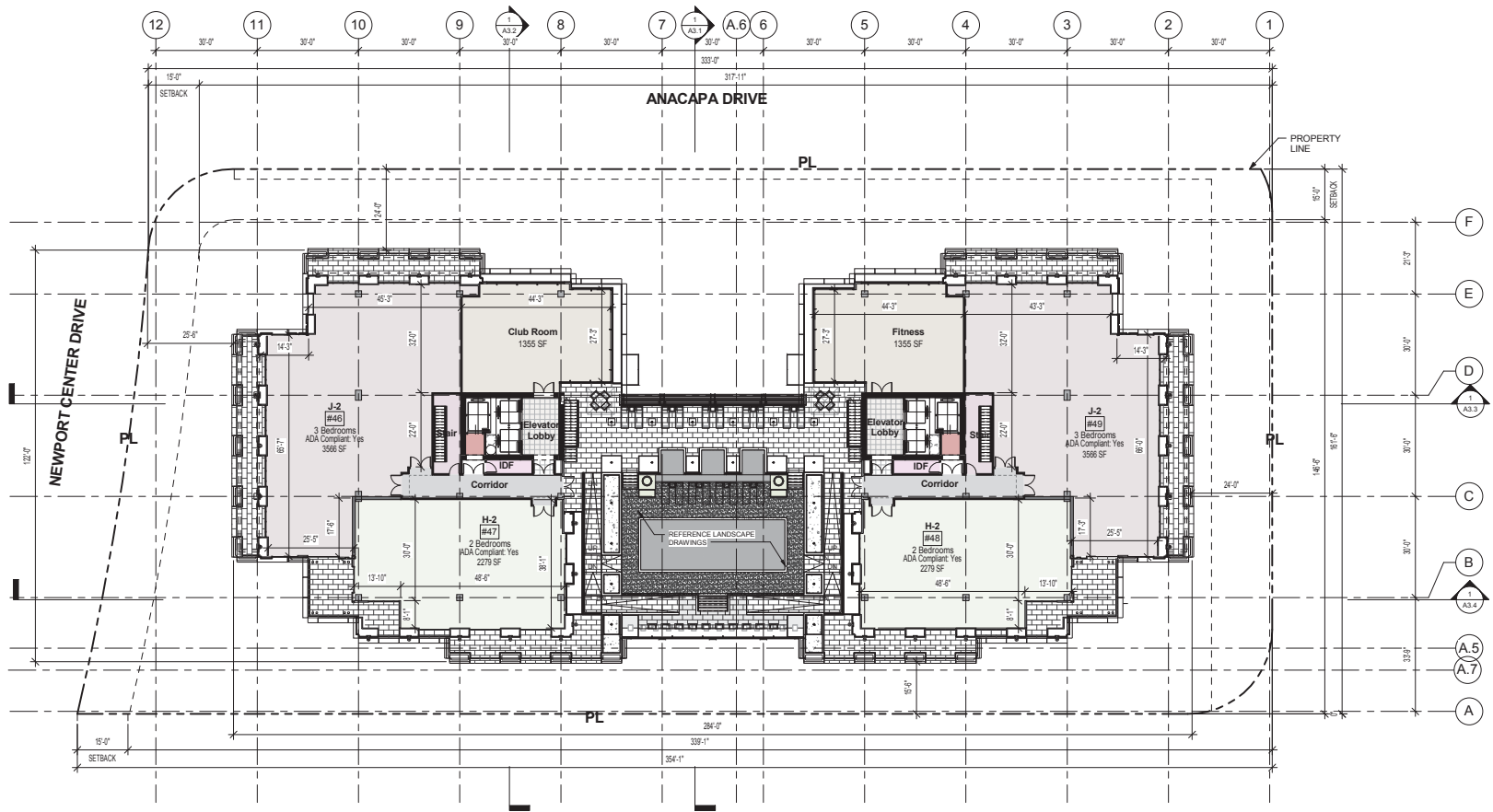


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FLOOR PLAN - LEVEL 6

ROOM LEGEND

- Club Room
- Corridor
- Elevator Lobby
- Fitness
- H-2
- IDF
- J-2
- Service Lobby / Trash
- Stair

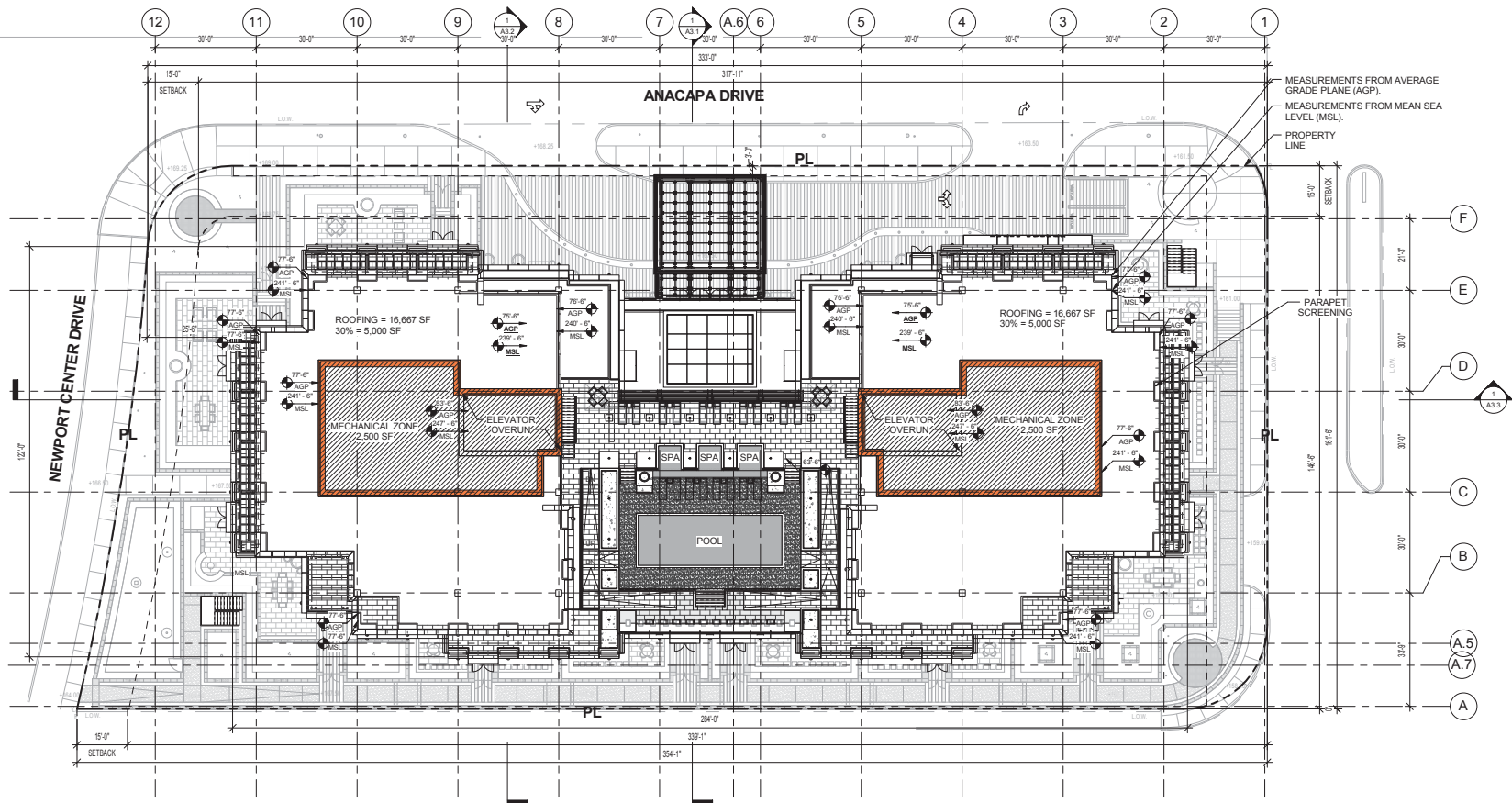


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FLOOR PLAN - LEVEL 7



LEGEND:

-  MECHANICAL EQUIPMENT ZONE
-  MECHANICAL SCREENING

***NOTES:**

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- ROOM AREA CALLOUTS ARE BASED ON NET AREA. REFER TO OPEN SPACE DIAGRAMS FOR FLOOR AREA CALCULATIONS



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Note: Conceptual Design Package Subject To Change

ROOF PLAN



***NOTES:**

- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
- REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



1" = 10'-0"

A2.1



Newport Center Condominiums
Newport Beach, CA

Note: Conceptual Design Package Subject To Change

NORTH ELEVATION

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***NOTES:**

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- REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



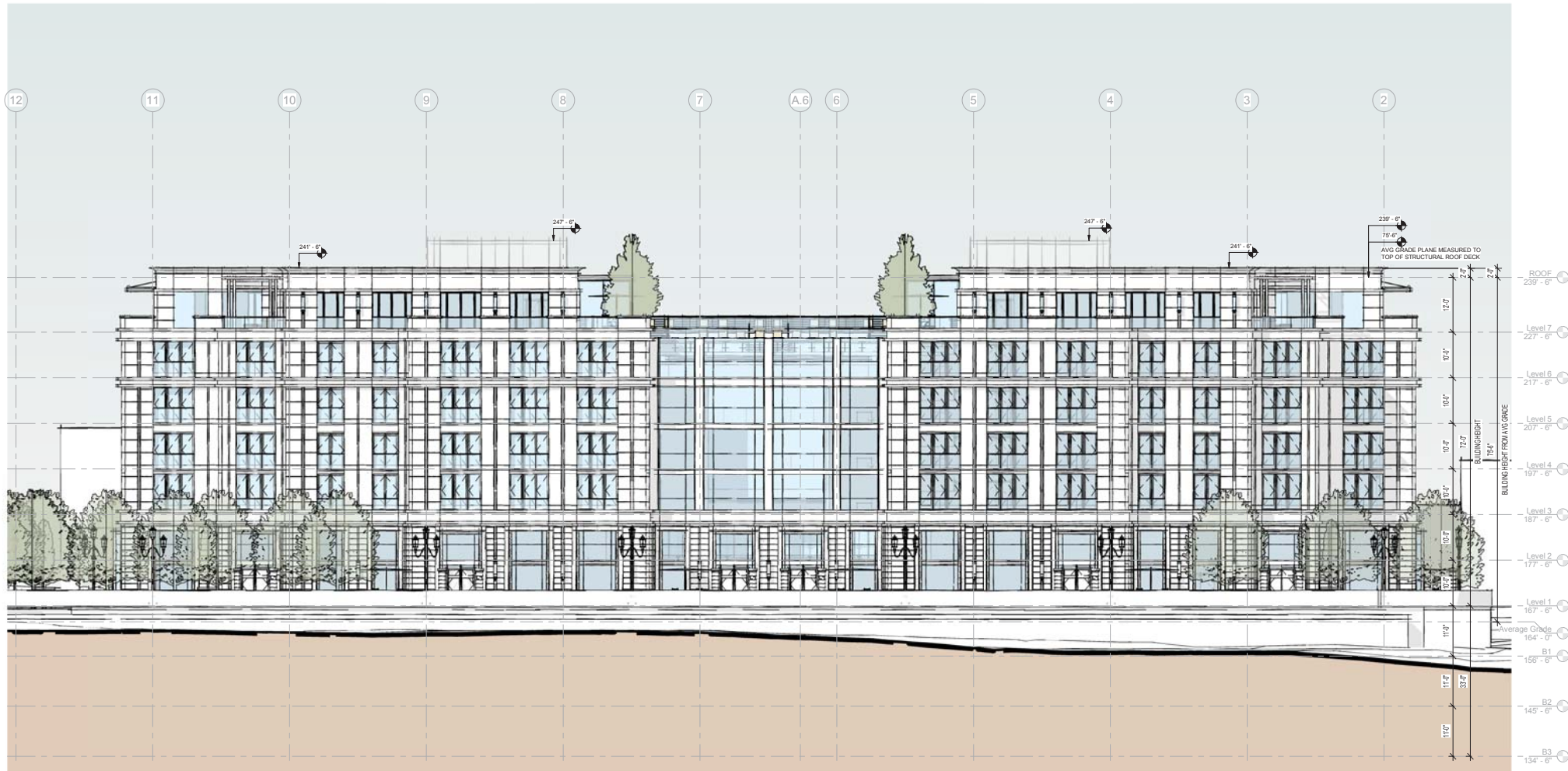
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Newport Beach, CA

Note: Conceptual Design Package Subject To Change

EAST ELEVATION

A2.2

8/11/2015 4:27:36 PM



***NOTES:**

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- REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



1" = 10'-0"

A2.3



Newport Center Condominiums
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Note: Conceptual Design Package Subject To Change

SOUTH ELEVATION

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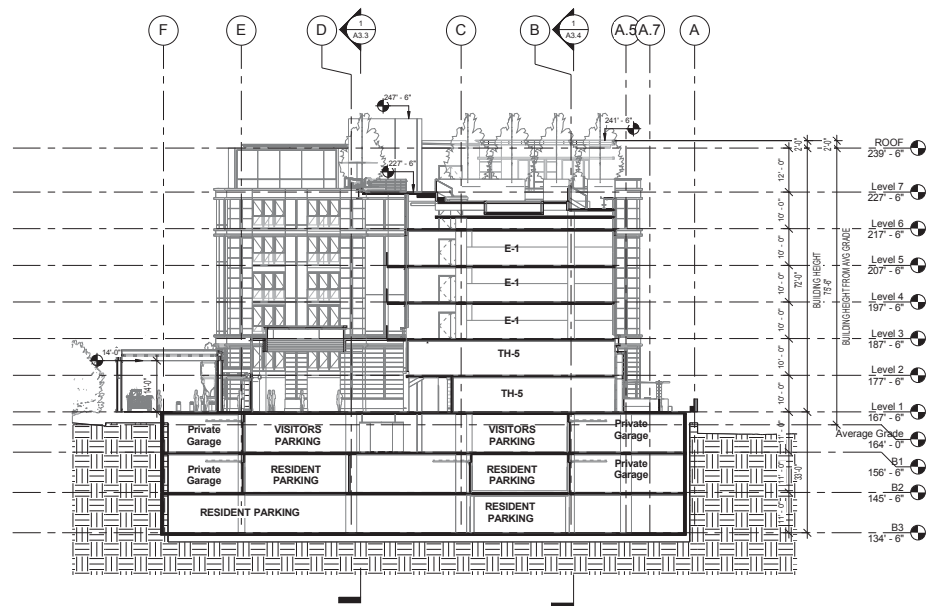


- *NOTES:**
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Newport Beach, CA
Note: Conceptual Design Package Subject To Change

WEST ELEVATION



- *NOTES:**
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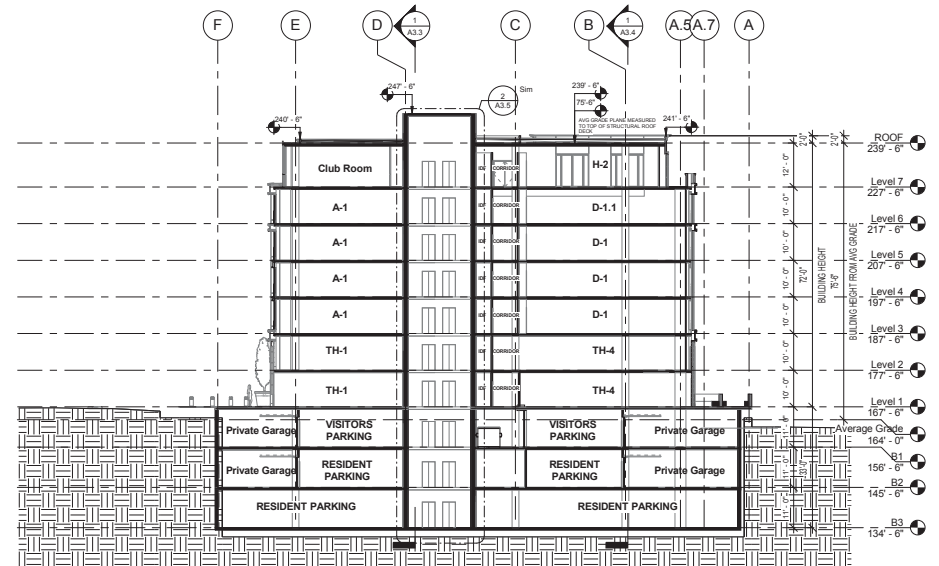
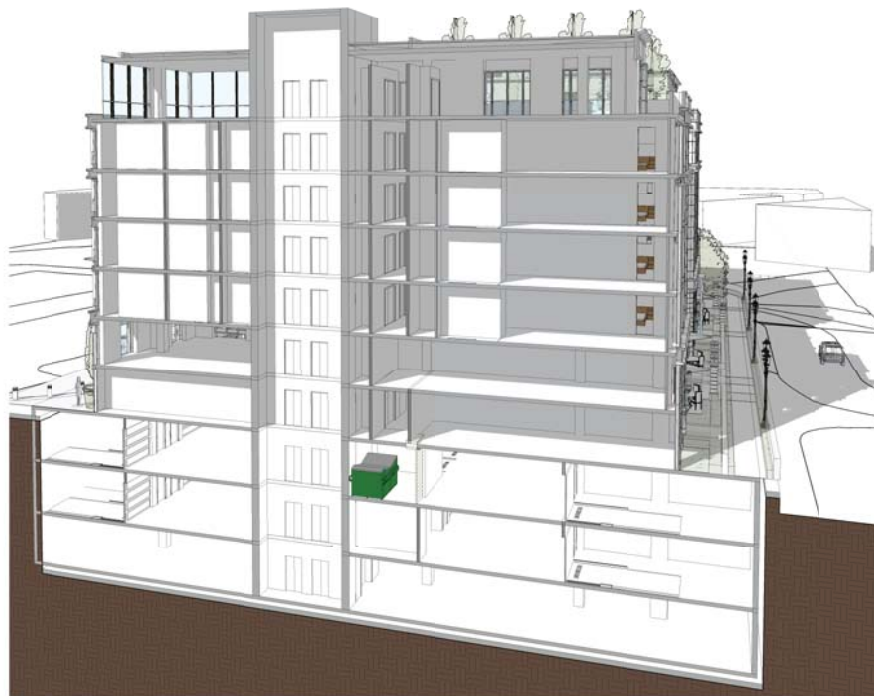
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Note: Conceptual Design Package Subject To Change

SITE SECTION 1

A3.1

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- *NOTES:**
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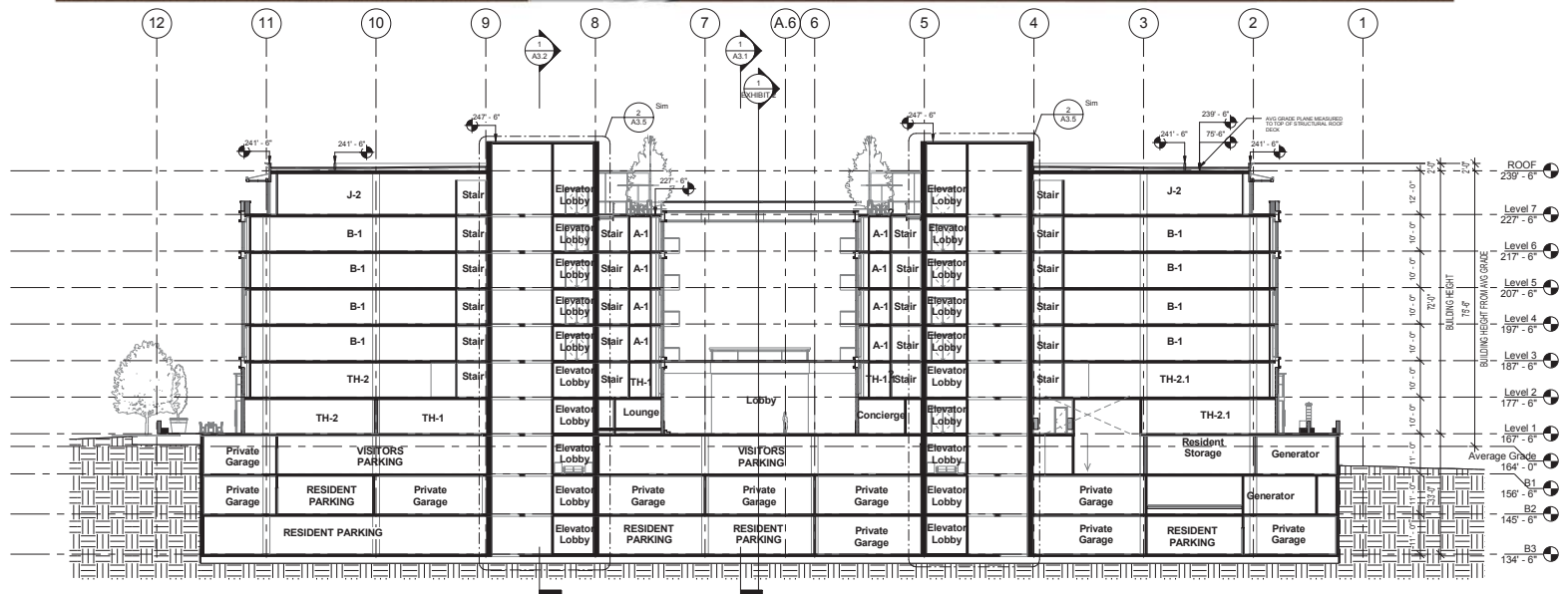
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Note: Conceptual Design Package Subject To Change

SITE SECTION 2

A3.2

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***NOTES:**

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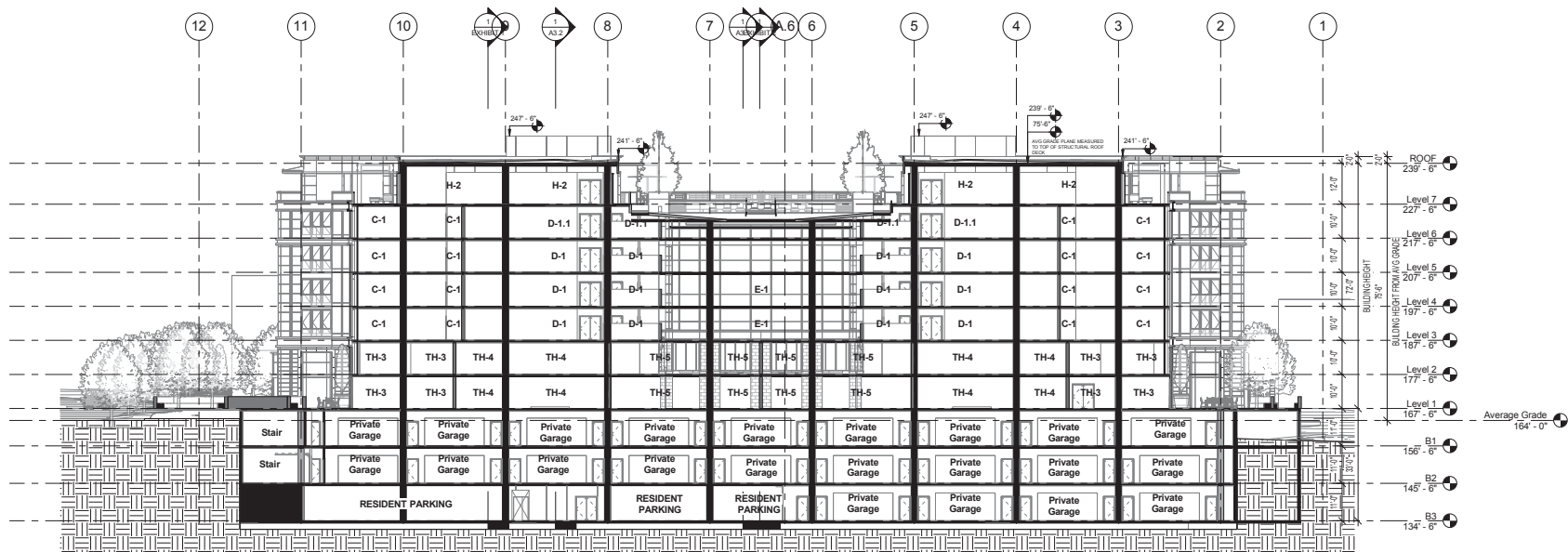
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Note: Conceptual Design Package Subject To Change

SITE SECTION 3

A3.3

8/11/2015 4:28:54 PM

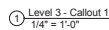


- *NOTES:**
- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
 - REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



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 Newport Beach, CA
 Note: Conceptual Design Package Subject To Change

SITE SECTION 4 AT LOWEST POINT





***NOTES:**

- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
- REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



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Note: Conceptual Design Package Subject To Change

PERSPECTIVE - NEWPORT & ANACAPA

A4.1

8/11/2015 4:30:15 PM



***NOTES:**

- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
- REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



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Newport Beach, CA

Note: Conceptual Design Package Subject To Change

PERSPECTIVE - ANACAPA TOWARDS FASHION ISLAND

A4.2

8/11/2015 4:31:39 PM



***NOTES:**

- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
- REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



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PERSPECTIVE - SOUTHWEST CORNER BIRD'S EYE

A4.3

8/11/2015 4:32:53 PM



***NOTES:**

- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
- REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



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Note: Conceptual Design Package Subject To Change

PERSPECTIVE - ANACAPA DRIVE

A4.4

8/11/2015 4:34:05 PM



***NOTES:**

- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
- REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES



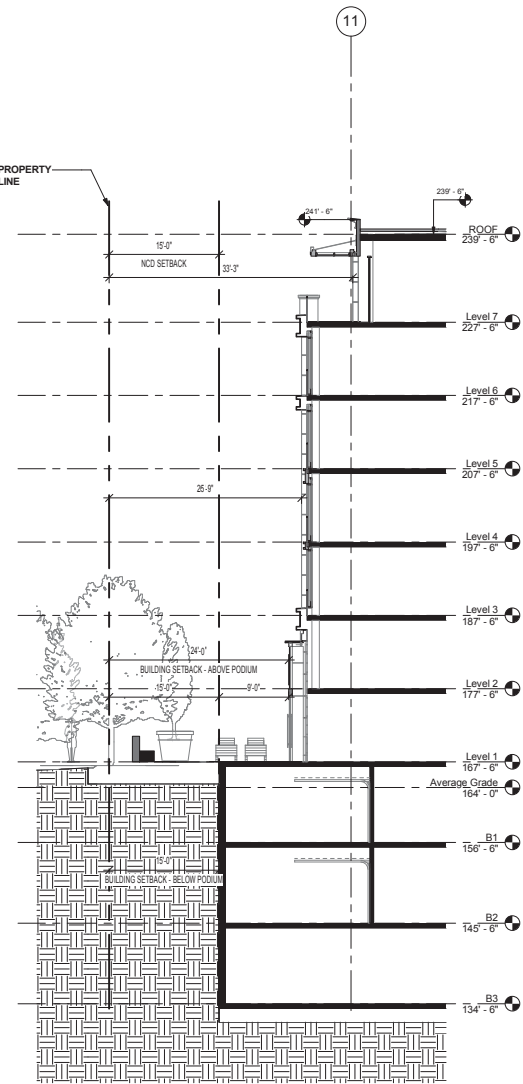
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Note: Conceptual Design Package Subject To Change

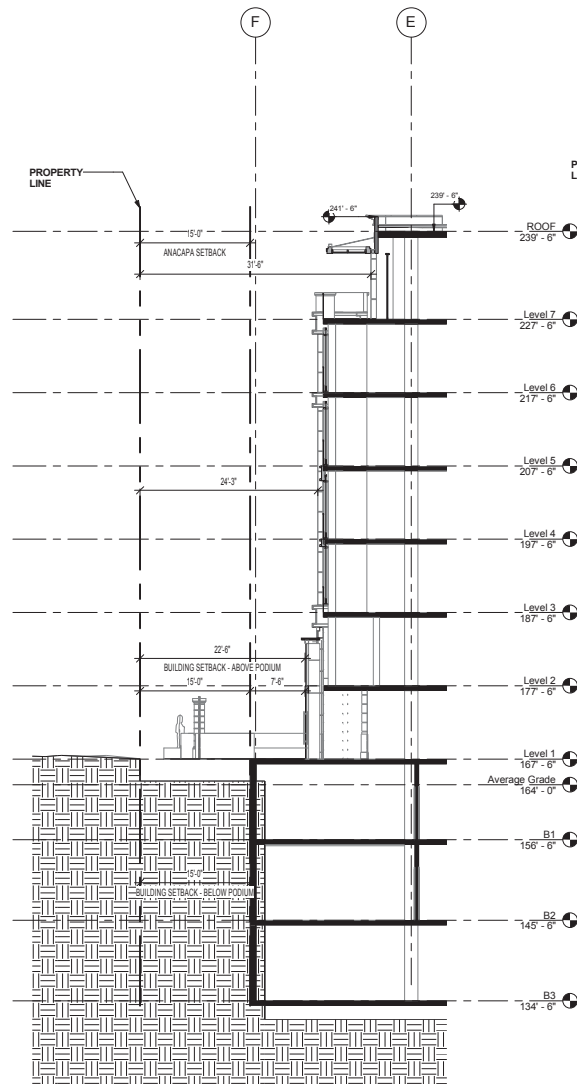
PERSPECTIVE - VIEW FROM VALET DROPOFF

A4.5

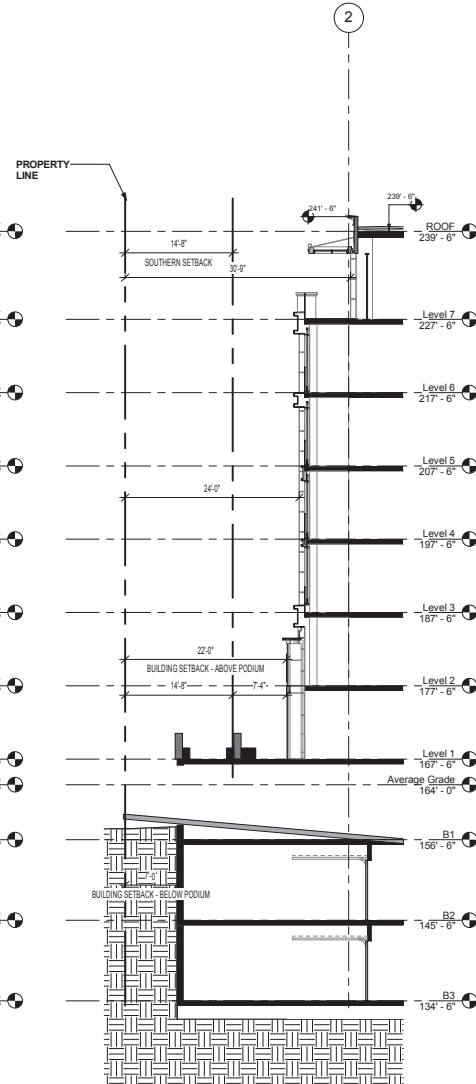
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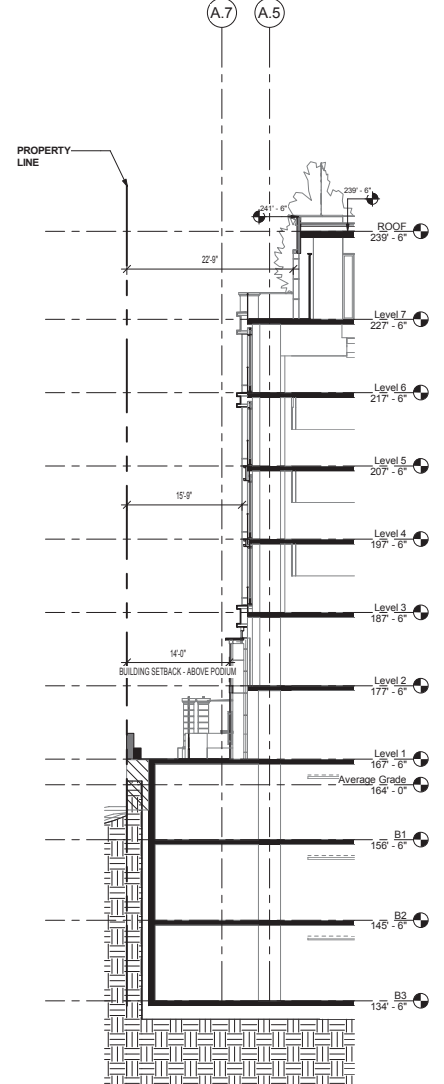
① NEWPORT CENTER DRIVE - BUILDING SETBACK
1/8" = 1'-0"



② ANACAPA FRONTAGE - BUILDING SETBACK
1/8" = 1'-0"



③ SOUTHERN PROPERTY LINE - BUILDING SETBACK
1/8" = 1'-0"



④ WESTERN PROPERTY LINE - BUILDING SETBACK
1/8" = 1'-0"

1/8" = 1'-0"

EXHIBIT 1

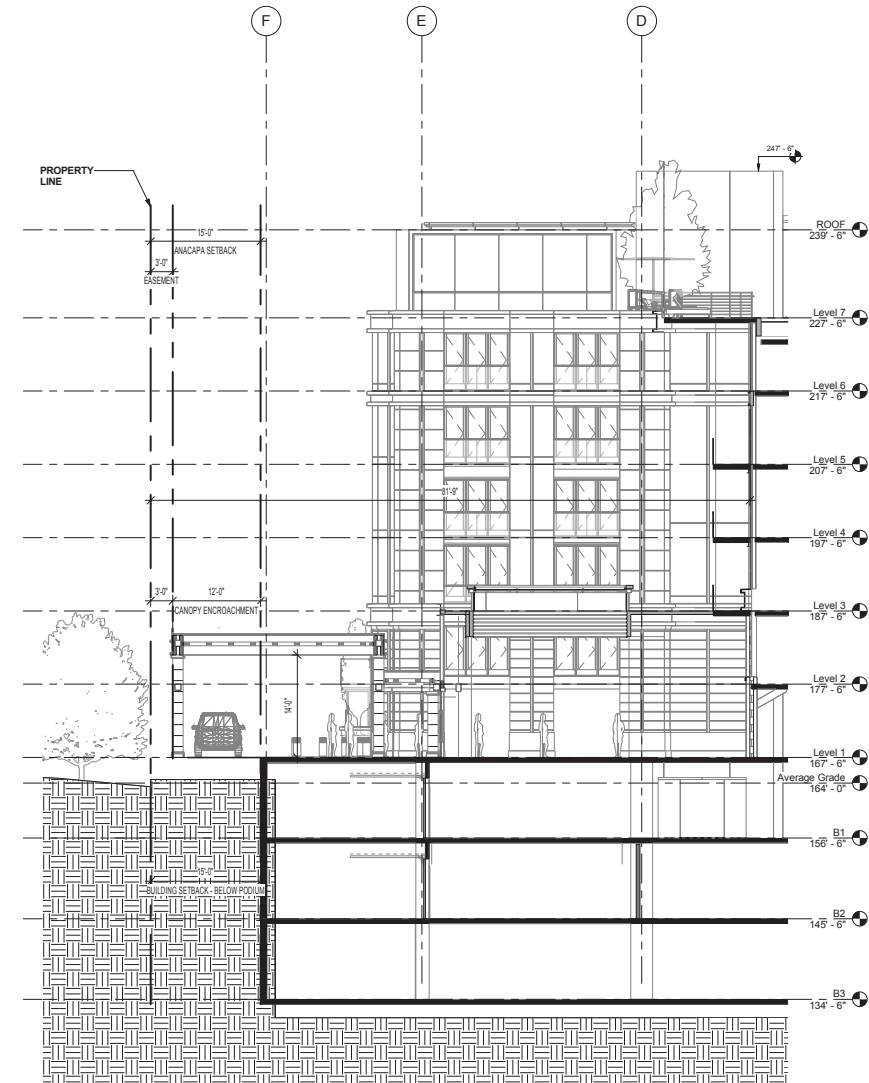


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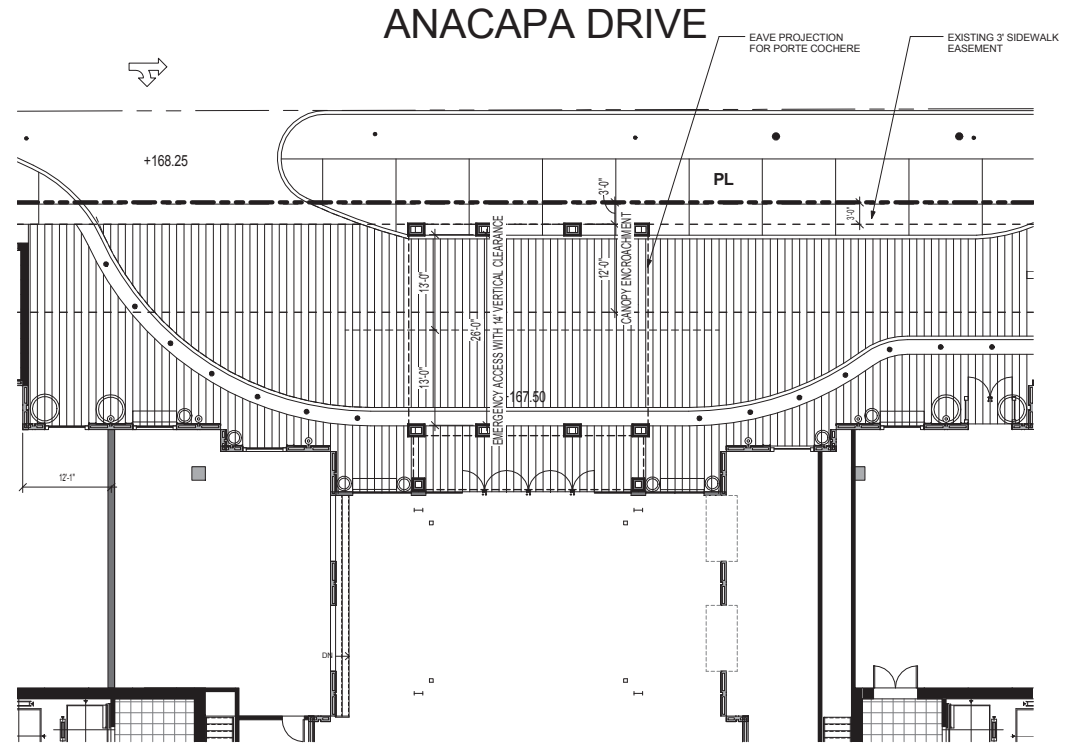
Note: Conceptual Design Package Subject To Change

PROPERTY LINE SETBACKS - SECTIONS

8/11/2015 4:35:21 PM



① ANACAPA FRONTAGE - PORTE COCHERE CANOPY SETBACK
1/8" = 1'-0"



1/8" = 1'-0"

EXHIBIT 2

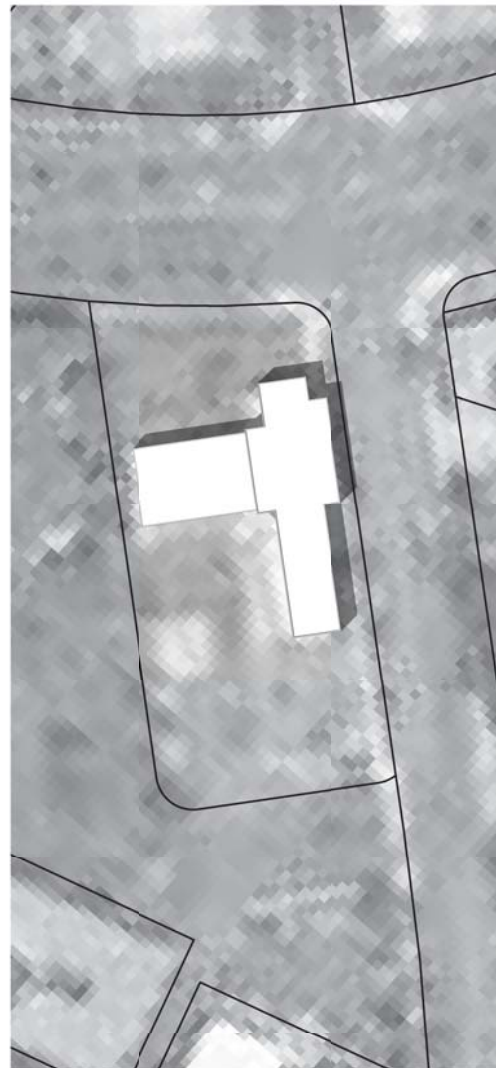
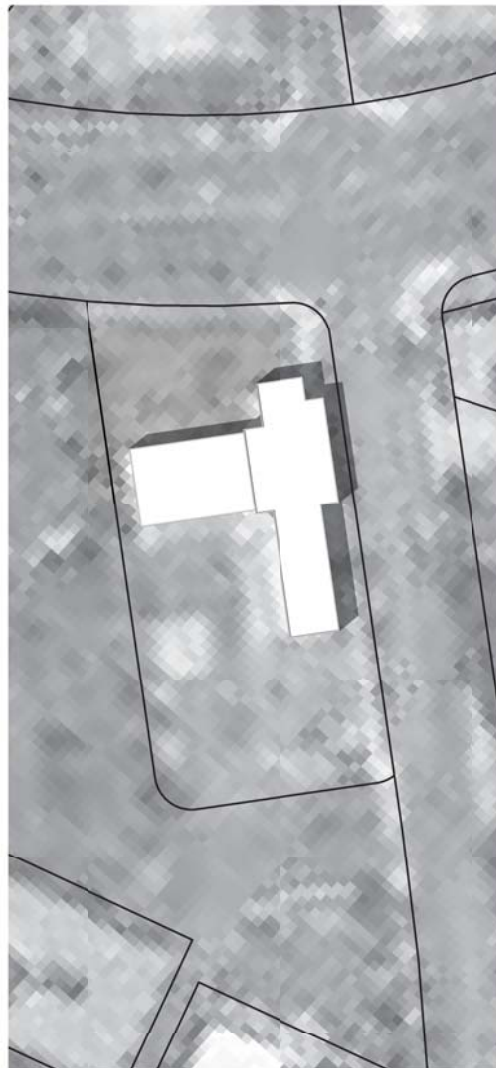
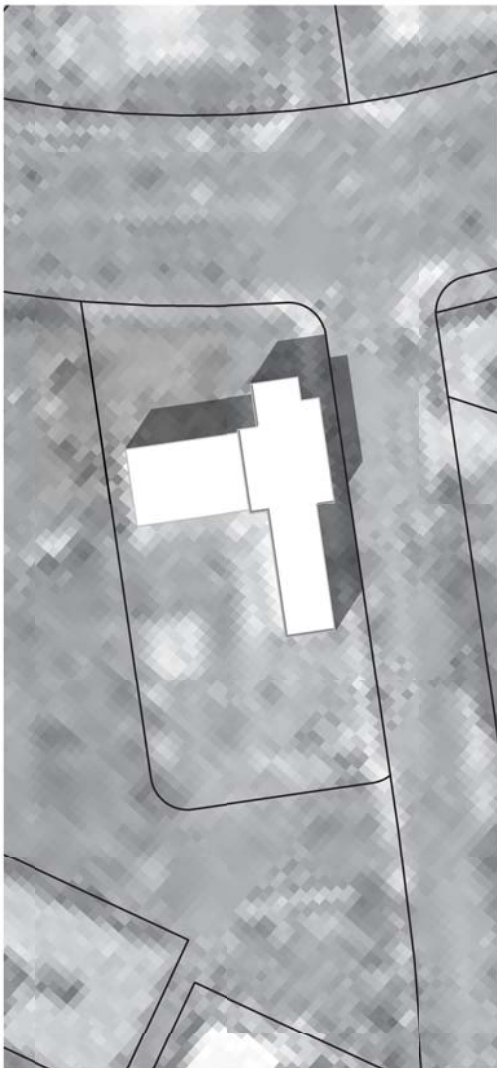
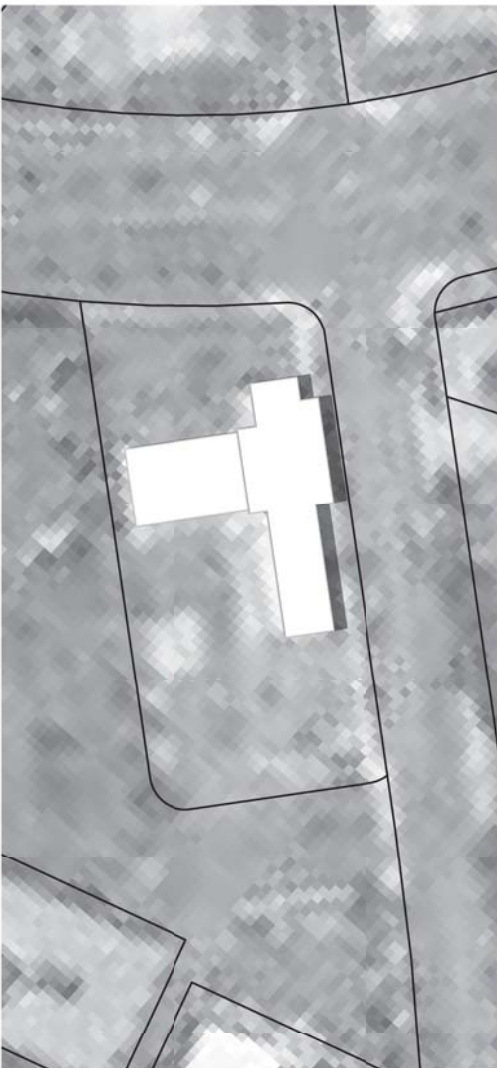


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PROPERTY LINE SETBACKS - SECTIONS

8/11/2015 4:35:22 PM



① Shadow Study - Summer Solstice (Existing) - 06/21/2015 (3:00 PM)
1" = 40'-0"

② Shadow Study - Winter Solstice (Existing) - 12/21/2015 (3:00 PM)
1" = 40'-0"

③ Shadow Study - Spring Equinox (Existing) - 09/22/2015 (3:00 PM)
1" = 40'-0"

④ Shadow Study - Fall Equinox (Existing) - 03/20/2015 (3:00 PM)
1" = 40'-0"



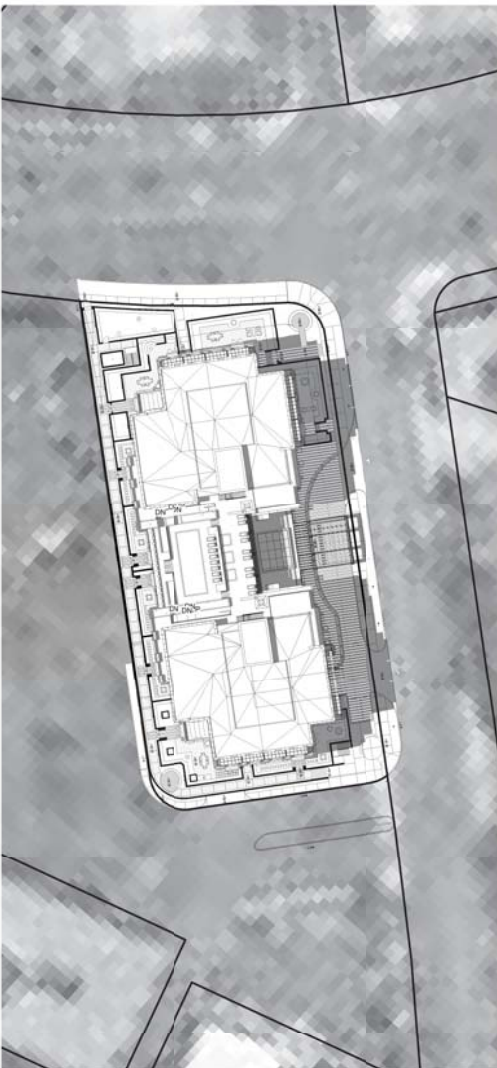
Newport Center Condominiums
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Note: Conceptual Design Package Subject To Change

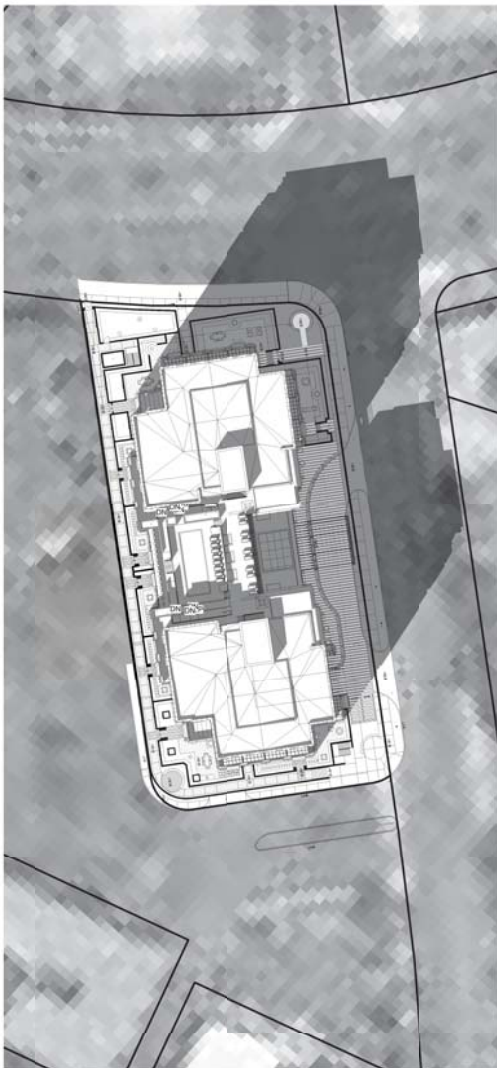
SHADE & SHADOW STUDY (EXISTING)

EXHIBIT 3

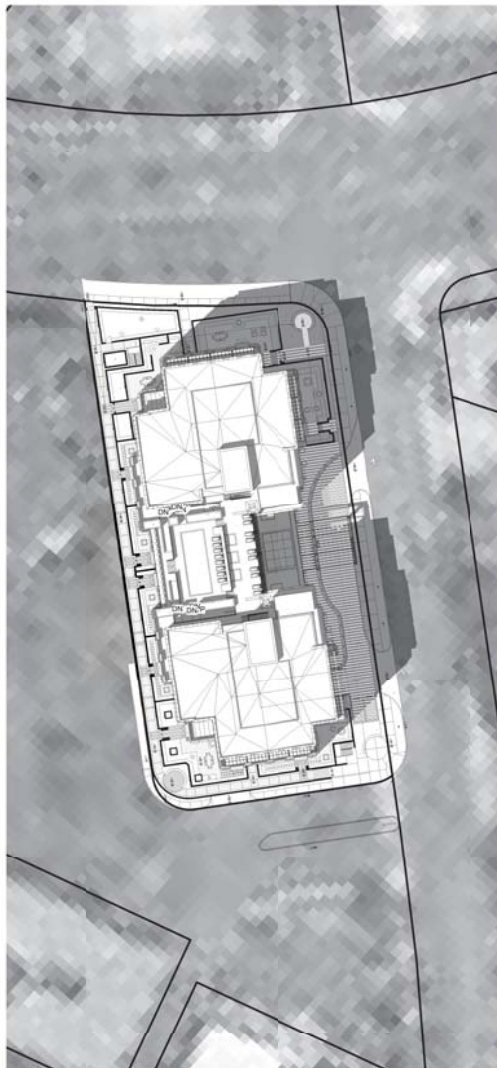
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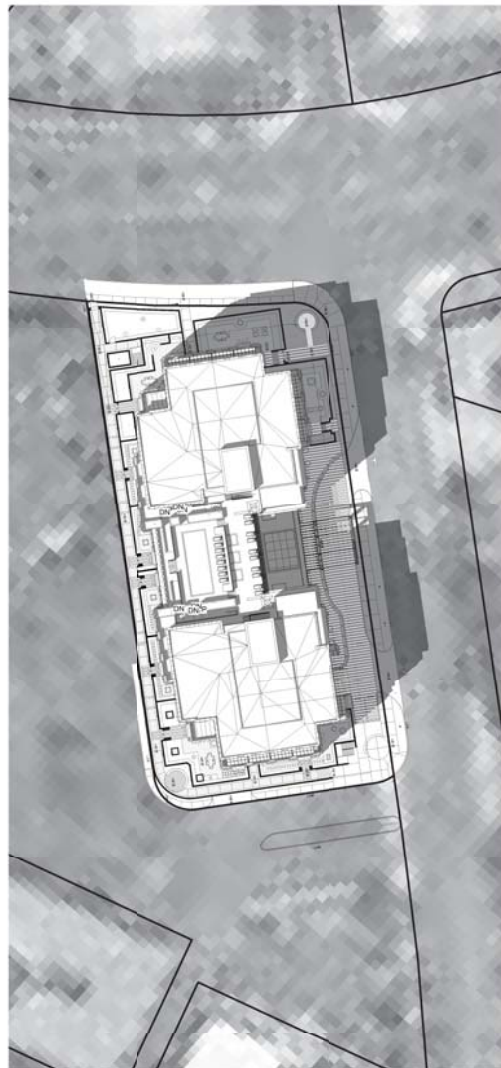
① Shadow Study - Summer Solstice - 06/21/2015 (3:00 PM)
1" = 40'-0"



② Shadow Study - Winter Solstice - 12/21/2015 (3:00 PM)
1" = 40'-0"



③ Shadow Study - Spring Equinox - 03/20/2015 (3:00 PM)
1" = 40'-0"



④ Shadow Study - Fall Equinox - 09/22/2015 (3:00 PM)
1" = 40'-0"

1" = 40'-0"

EXHIBIT 4

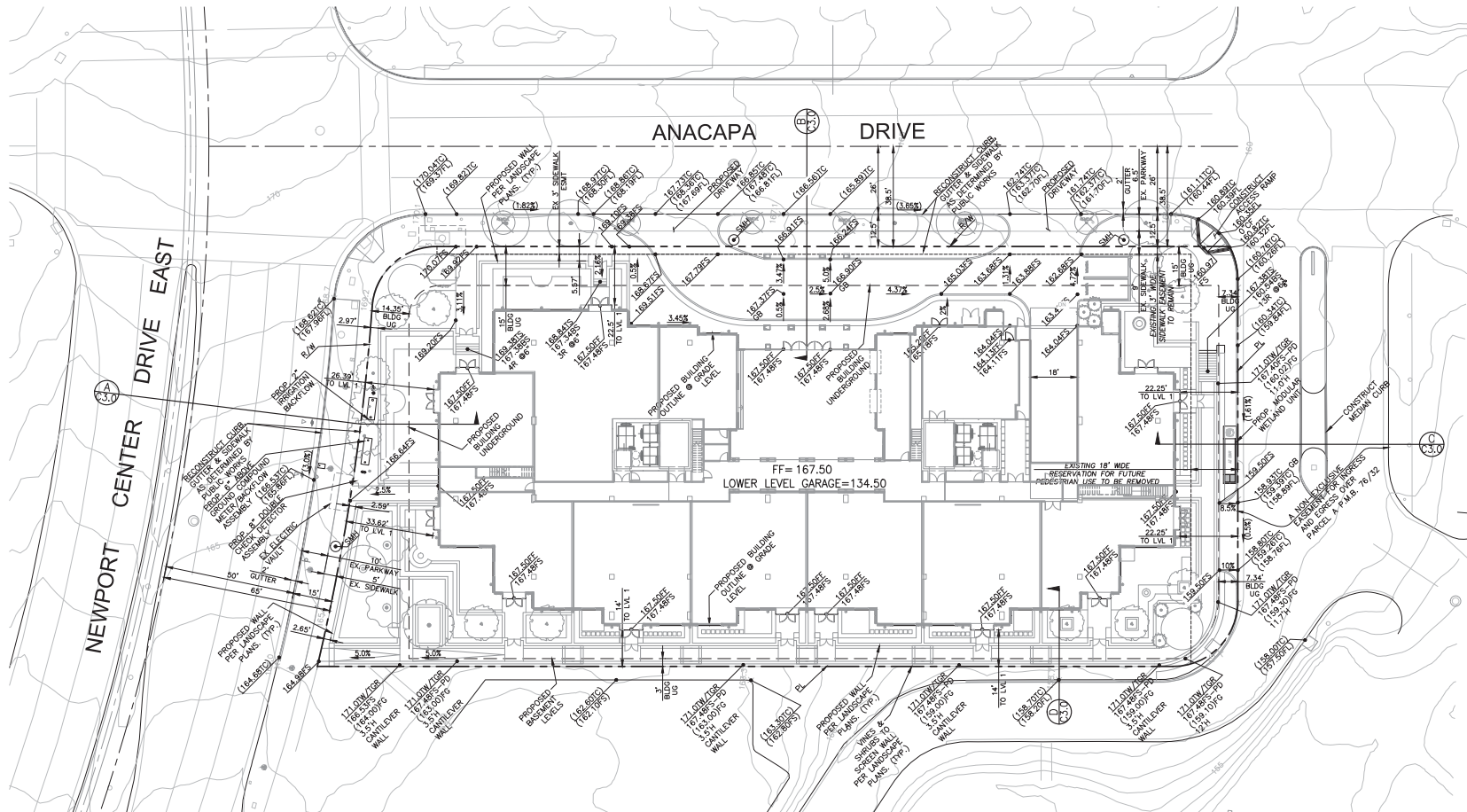


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SHADE & SHADOW STUDY (PURPOSED)

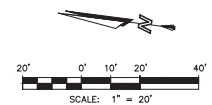
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- NOTES:**
1. ANACAPA DRIVE STREET IMPROVEMENTS PLANS TO BE PREPARED DURING CONSTRUCTION DOCUMENT PHASE
 2. CURB, GUTTER & SIDEWALK ALONG NEWPORT CENTER DRIVE AND ANACAPA DRIVE TO BE RECONSTRUCTED AS DETERMINED BY PUBLIC WORKS
 3. ANACAPA DRIVE AND NEWPORT CENTER DRIVE EAST ARE ON THE CITY'S STREET-OUT MORATORIUM LIST. TRENCHING/DAMAGE TO SAID STREET WILL REQUIRE EXTENSIVE STREET REPAIR PER CITY STANDARD STD-105-L-F
 4. APPLICANT SHALL ESTABLISH SURVEY POINTS WITHIN THE PUBLIC RIGHT-OF-WAY ALONG THE PROJECT FRONTS OF ANACAPA DRIVE AND NEWPORT CENTER DRIVE EAST TO MONITOR MOVEMENT OF CITY FACILITIES (UTILITIES, SIDEWALK, STREET, ETC) DUE TO THE CONSTRUCTION OF THE PROPOSED PROJECT. ANY DAMAGE TO SAID CITY FACILITIES SHALL BE REPAIRED AT THE PROJECT SOLE EXPENSE.

LEGEND:

- BLDG BUILDING
- BW BACK OF WALK
- CF CURB FACE
- EX EXISTING
- FL FLOW LINE
- FF FINISH FLOOR
- FS FINISH SURFACE
- GB GRADE BREAK
- H HEIGHT
- INV INVERT
- LVL LEVEL
- MIN MINIMUM
- PD PODIUM
- PL PROPERTY LINE
- POC POINT OF CONNECTION
- R/W RIGHT OF WAY
- SMH SEWER MANHOLE
- TC TOP OF CURB
- TW TOP OF WALL
- TOR TOP OF GUARDRAIL
- UG UNDERGROUND

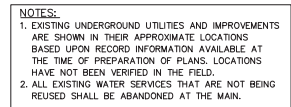


BENCHMARK

BENCHMARK DESIGNATION: ORANGE COUNTY SURVEYOR BENCH MARK "35-45-79"
 ADJ. ELEV. = 281.761'
 MONUMENT RECOVERY: FD. 3 3/4" O.S.S ALUMINUM BENCHMARK DISK STAMPED "35-45-99" SET IN THE TOP NORTHERLY CORNER OF A 4' BY 8' CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE EASTERLY CORNER OF THE INTERSECTION OF MACARTHUR BOULEVARD AND SAN JOAQUIN HILLS ROAD, 70' SOUTHEASTERLY OF THE CENTERLINE OF MACARTHUR BOULEVARD AND 135' NORTHEASTERLY OF THE CENTERLINE OF SAN JOAQUIN HILLS ROAD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

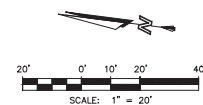
EARTHWORK:

RAWCUT 51,600 CY
 RAWFILL 0 CY
 EXPORT 51,600 CY



LEGEND:

- | | |
|-------|----------------|
| EX. | EXISTING |
| INV | INVERT |
| PROP. | PROPOSED |
| S | SLOPE |
| SD | STORM DRAIN |
| SS | SANITARY SEWER |



SEWER CONSTRUCTION NOTES

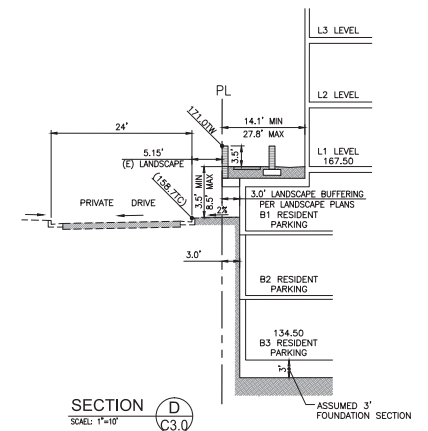
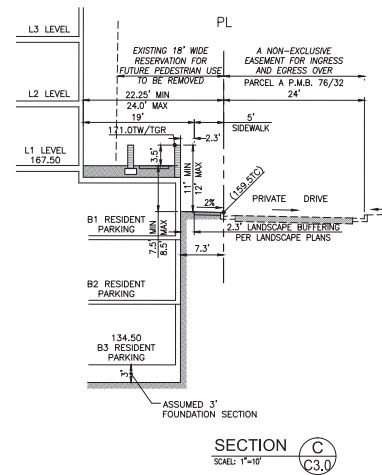
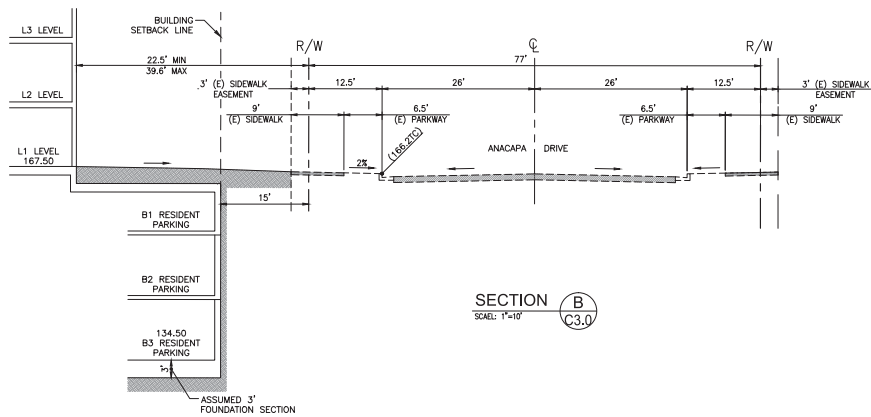
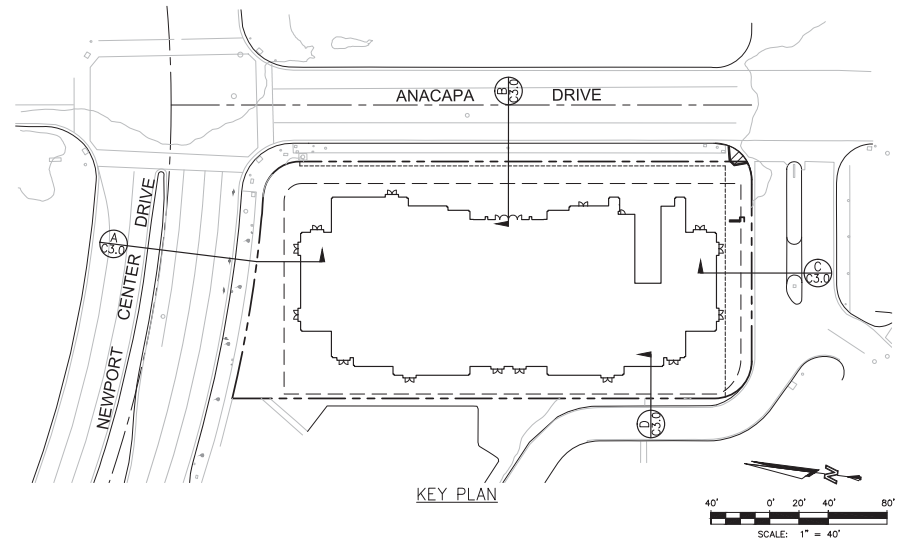
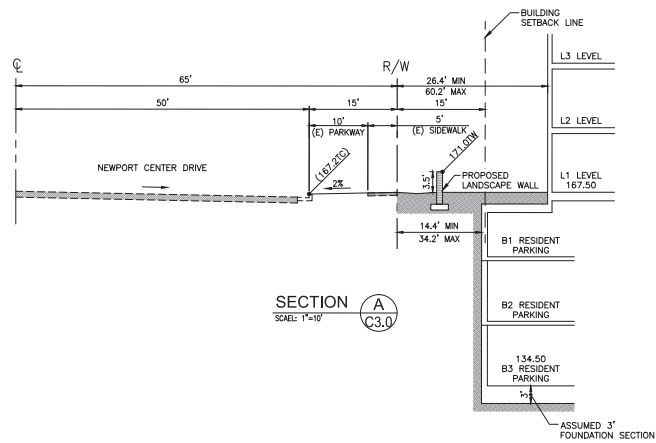
- (11) EXISTING SEWER LATERAL TO BE REUSED - CONSTRUCT MANHOLE PER CITY STD. 401-L. FIELD VERIFY EXISTING SEWER LATERAL LOCATION & CCTV TO CHECK THE CONDITIONS OF LATERALS PRIOR TO CONSTRUCTION. IF SUBSTANDARD, LATERAL SHALL BE RECONSTRUCTED.
- (12) PROPOSED 6" SEWER LATERAL PER STD-406-L
- (13) PROPOSED 8" SEWER LATERAL
- (14) MANHOLE PER STD 401-L

WATER CONSTRUCTION NOTES

- (21) EXISTING WATER SERVICE TO BE ABANDONED AT MAIN
- (22) PROPOSED 2" IRRIGATION METER & SERVICE
- (23) PROPOSED 6" DOMESTIC SERVICE
- (24) PROPOSED 8" FIRE SERVICE
- (25) PROPOSED 2" IRRIGATION BACKFLOW
- (26) PROPOSED 6" ABOVE GROUND TRU/FLO COMPOUND METER/BACKFLOW ASSEMBLY
- (27) PROPOSED 8" DOUBLE CHECK DETECTOR ASSEMBLY
- (28) PROPOSED POST INDICATOR VALVE
- (29) PROPOSED FIRE DEPARTMENT CONNECTION

STORM DRAIN CONSTRUCTION NOTES

- 31) CONNECT TO EXISTING PRIVATE CATCH BASIN
- 32) PROPOSED MODULAR WETLAND UNIT FOR STORM WATER TREATMENT
- 33) PROPOSED AREA DRAIN





View 1 - Existing Conditions



View 1 - Proposed Conditions





View 2 - Existing Conditions



View 2 - Proposed Conditions





View 3 - Existing Conditions



View 3 - Proposed Conditions



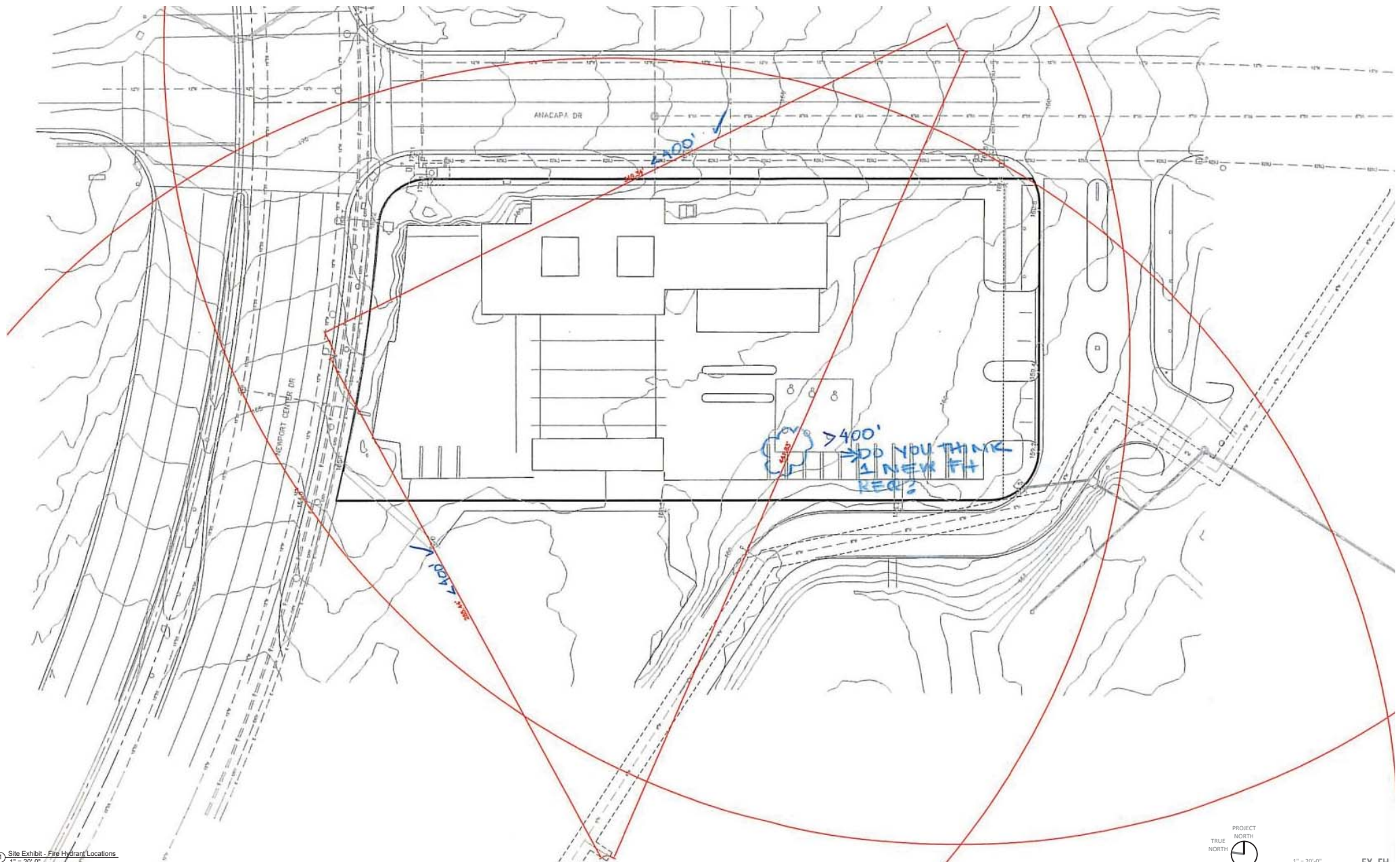


View 4 - Existing Conditions



View 4 - Proposed Conditions





① Site Exhibit - Fire Hydrant Locations
 1" = 20'-0"

PROJECT NORTH
 TRUE NORTH
 1" = 20'-0"
 EX. FH

FUSCOE
 ENGINEERING
 16795 Von Karmen, Suite 100
 Irvine, California 92606
 tel 949.474.1960 fax 949.474.5315
 www.fuscoe.com

MVE
 + PARTNERS

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FIRE HYDRANT LOCATION EXHIBIT

4/13/2015 5:00:58 PM

ABBREVIATIONS

ABBREVIATION	EXTENSION
ADA	AMERICANS WITH DISABILITIES ACT
ADJ.	ADJACENT (LAYOUT, MEASUREMENT)
AM	APICAL MERISTEM (PALM TREE REFERENCE)
ARCH	ARCHITECT
ADJ.	ADJACENT
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CAD	COMPUTER-AIDED DESIGN
CIP or C.I.P.	CAST-IN-PLACE (CONCRETE APPLICATIONS)
CIVIL	CIVIL ENGINEER
CL	CENTERLINE (LAYOUT, MEASUREMENT)
CLS	CENTER LINE OF SWALE (GRADIENT)
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
DIA	DIAMETER (LAYOUT, MEASUREMENT)
EJ	EXPANSION JOINT (CONCRETE APPLICATIONS)
EQ	EQUAL (LAYOUT, MEASUREMENT)
EXT.	EXTERIOR
F.O.B.	FACE OF BUILDING
FG or F.G.	FINISHED GRADE (TOP SOIL GRADIENT)
FS or F.S.	FINISHED SURFACE (HARD SURFACES)
GALV.	GALVANIZED
GEOTECH	GEOTECHNICAL ENGINEER
GPH	GALLONS PER HOUR (IRRIGATION)
GPM	GALLONS PER MINUTE (IRRIGATION)
HEX.	HEXAGONAL
HP	HIGH POINT (GRADIENT)
HSS	HOLLOW STRUCTURAL SECTION
IE	INVERT ELEVATION
LA or L.A.	LANDSCAPE ARCHITECT
LED or L.E.D.	LIGHT-EMITTING DIODE (ELECTRICAL FIXTURE)
LOW or L.O.W.	LIMIT OF WORK
LP	LOW POINT (GRADIENT)
MAX.	MAXIMUM
MIN.	MINIMUM
NAP or N.A.P.	NOT A PART
OC or O.C.	ON-CENTER (LAYOUT, MEASUREMENT)
OD or O.D.	OUTSIDE DIAMETER (LAYOUT, MEASUREMENT)
PA or P.A.	PLANTING AREA
PERF.	PERFORATED
POB or P.O.B.	POINT OF BEGINNING (LAYOUT, MEASUREMENT)
PL	PROPERTY LINE
PS	POUNDS PER SQUARE INCH (IRRIGATION)
PTDF	PRESSURE-TREATED DOUGLAS FIR
R	RADIUS (LAYOUT, MEASUREMENT)
REF	REFERENCE OR REFER TO
MAX.	REINFORCEMENT
SE	STRUCTURAL ENGINEER
SPECS	CONTRACT SPECIFICATIONS
S/S	STAINLESS STEEL
TBD	TO BE DETERMINED
TC	TOP OF CURB (GRADIENT ELEVATION)
TG	TOP OF GRATE (GRADIENT ELEVATION)
TS	TOP OF STEP (GRADIENT ELEVATION)
TW	TOP OF WALL (GRADIENT ELEVATION)
TYP	TYPICAL
W/	WITH

SHEET INDEX

GENERAL SHEETS

REFERENCE	SHEET NAME
L0.0	NOTES & LAYOUT LEGEND
L0.1	PLANTING PALETTE
L0.2	PLANTING PALETTE (CONT.)

MATERIALS AND LAYOUT PLANS

REFERENCE	SHEET NAME
L1.0	MATERIALS & LAYOUT PLAN

PLANTING PLANS

REFERENCE	SHEET NAME
L2.0	PLANTING PLAN

NOTES:

1. WUCOLS Region Three Plant Factor listings are used for this Document.
2. All plants within a Plant Designation Type; Hedge, Shrub, Groundcover, and Soft Succulent Mix, will have plant species with similar Plant Factors grouped into Hydro-zones. Plants with different Plant Factors will not be grouped within the same Hydro-zone.
3. The Plant Palette in this Document is a working Plant Palette. The intention of this Document is to list the possible plants that will be used in each Plant Designation Type; Hedge, Shrub, Groundcover, and Soft Succulent Mix. Not all plants may be used in the final Plan.
4. The irrigation system is to be fully automatic and conform to the City of Newport Beach Landscape Guidelines.
5. Sub-surface in-line drip tubing irrigation will be used for all planting areas.
6. The finished Planting Plan will be designed so the Estimated Total Water Use (ETWU) will be less than the Maximum Allowable Water Use (MAWA) as indicated in the City of Newport Beach Landscape Guidelines.
7. The grades and wall heights indicated in this Document are preliminary and are subject to change.

LANDSCAPE AREA QUANTITIES:

GROUND COVER:	169 SQ FT
SOFT SUCCULENT	836 SQ FT
HEDGE	1748 SQ FT
SHRUB	4883 SQ FT
TURF	763 SQ FT
TOTAL: 8389 SQ FT	

PAVING LEGEND								
SYMBOL	KEY	ITEM	MATERIAL	COLOR	FINISH	REMARKS	DETAIL	SPEC. SEC.
	P1	ENTRY PAVING	DIMENSIONAL UNIT PAVER, MATERIAL TBD	TBD	TBD	DIMENSIONAL UNIT PAVER OVER VEHICULAR RATED BASE MATERIAL.	---	---
	P2	COURTYARD PAVING	DIMENSIONAL UNIT PAVER, MATERIAL TBD	TBD	TBD	DIMENSIONAL UNIT PAVING TO MATCH CONDO UNIT PAVING. PAVING TO MEET APPLICABLE EXTERIOR SLIP COEFFICIENTS.	---	---
	P3	PRIVATE WALKWAY PAVING	ENHANCED C.I.P. CONCRETE	TBD	TBD	INTEGRAL COLOR CONCRETE W/ ENHANCED FINISH TBD. SAW CUT JOINTS. PEDESTRIAN THICKNESS.	---	---
	P4	PUBLIC SIDEWALK PAVING	C.I.P. CONCRETE	GRAY, NO COLOR ADDED	BROOM	PAVING TYPE, COLOR, AND FINISH TO MATCH EXISTING CONCRETE SIDEWALK.	---	---
	P5	SOCIAL SPACE PAVING	DIMENSIONAL UNIT PAVER, MATERIAL TBD	TBD	TBD	DIMENSIONAL UNIT PAVER OVER PEDESTRIAN RATED BASE MATERIAL.	---	---
	P6	COURTYARD STEPPING STONES	DIMENSIONAL UNIT PAVER, MATERIAL TBD	TBD	TBD	DIMENSIONAL UNIT PAVER OVER PEDESTRIAN RATED BASE MATERIAL.	---	---
	P7	PAVING BAND	ENHANCED C.I.P. CONCRETE	TBD	TBD	INTEGRAL COLOR CONCRETE W/ ENHANCED FINISH TBD. SAW CUT JOINTS. PEDESTRIAN THICKNESS.	---	---
	P8	TRUNCATED DOMES	TBD	TBD	TBD	ADA AND CBC COMPLIANT TRUNCATED DOME WARNING STRIP.	---	---
	P9	ENHANCED CROSSWALK	CONCRETE UNIT PAVERS	TBD	TBD	VEHICULAR RATED DIMENSIONAL UNIT PAVER OVER VEHICULAR RATED BASE MATERIAL.	---	---

WALL LEGEND								
SYMBOL	KEY	ITEM	MATERIAL	COLOR	FINISH	REMARKS	DETAIL	SPEC. SEC.
	W1	PERIMETER RETAINING WALL	CMU CORE W/ CLADDING TBD	TBD	TBD	HEIGHTS VARY. SEE LAYOUT PLAN	---	---
	W2	COURTYARD WALL	CMU CORE W/ CLADDING TBD	TBD	TBD	42" TALL WALL.	---	---
	W3	ENTRY SEAT WALL	CMU CORE W/ CLADDING TBD	TBD	TBD	18" TALL SEAT WALL.	---	---
	W4	SOCIAL SPACE SEAT WALL	TBD	TBD	TBD	18" TALL SEAT WALL.	---	---
	W5	C.I.P. CONCRETE STAIRS	C.I.P. CONCRETE WITH ENHANCED FINISH	TBD	TBD	---	---	---
	W6	PLANTER WALL	CMU CORE W/ CLADDING TBD	TBD	TBD	HEIGHT TBD BASED ON FINAL ON-STRUCTURE PLANTING DEPTH AVAILABLE.	---	---

SITE FURNISHING LEGEND								
SYMBOL	KEY	ITEM	MATERIAL	COLOR	FINISH	REMARKS	DETAIL	SPEC. SEC.
	SF1	ENTRY BENCH	TBD	TBD	TBD	---	---	---
	SF2	LARGE POT	TBD	TBD	TBD	---	---	---
	SF3	SMALL POT	TBD	TBD	TBD	---	---	---
	SF4	STAIR HANDRAIL	TBD	TBD	TBD	---	---	---
	SF5	PRIVATE COURTYARD FURNITURE	TBD	TBD	TBD	---	---	---
	SF6	PRIVATE COURTYARD OBJECT.	TBD	TBD	TBD	OBJECT TBD BETWEEN WATER FEATURE, FIRE ELEMENT, SCULPTURE, OR PLANTED POT.	---	---
	SF7	COURTYARD GATE	TBD	TBD	TBD	---	---	---
	SF8	TRELLIS	TBD	TBD	TBD	---	---	---
	SF9	BOLLARD	TBD	TBD	TBD	---	---	---

TREE PALETTE										
SYMBOL	BOTANIC NAME	COMMON NAME	CONTAINER	FORM/BRANCHING	USE	MINIMUM SIZE	DETAIL REF.	WUCOLS	REMARKS	
	ALBIZIA JULIBRISSIN	SILK TREE	TBD	SINGLE TRUNK	COURTYARD AND/OR SPECIMEN TREE	TBD	N/A	MEDIUM	FULL, MATCHED, DENSE GROWTH; PREMIUM SELECT GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, AS NURSERY TAGGED AND FIELD-ACCEPTED BY LANDSCAPE ARCHITECT.	
	DRACAENA DRACO	DRAGON TREE	24" BOX	SINGLE TRUNK	COURTYARD ACCENT	TBD	N/A	VERY LOW		
	HYMENOSPORUM FLAVUM	SWEET SHADE	TBD	STANDARD	NEWPORT CENTER DR. LANDSCAPE BUFFER	TBD	N/A	MEDIUM		
	OLEA EUROPEA 'SWAN HILL'	'SWAN HILL' HYBRID FRUITLESS OLIVE TREE	TBD	MULTI-TRUNK	COURTYARD TREE	TBD	N/A	LOW		
	PODOCARPUS GRACILIOR	FERN PINE	TBD	STANDARD	NEWPORT CENTER DR. LANDSCAPE BUFFER	TBD	N/A	MEDIUM		
	SPATHODEA CAMPANULATA	AFRICAN TULIP TREE	TBD	STANDARD	SPECIMEN / NEWPORT CENTER DR. LANDSCAPE BUFFER	TBD	N/A	MEDIUM		
	TABEBUIA IMPETIGNOSA (AVELLANEDAE)	PINK TRUMPET TREE	TBD	STANDARD	ANACAPA STREET TREE / SPECIMEN	TBD	N/A	MEDIUM		
	TIPUANA TIPU	TIPU TREE	TBD	STANDARD	ANACAPA STREET TREE / SPECIMEN	TBD	N/A	MEDIUM		
SHRUB PALETTE										
SYMBOL	BOTANIC NAME	COMMON NAME	CONTAINER	FORM/BRANCHING	USE	MINIMUM SIZE	DETAIL REF.	WUCOLS	REMARKS	
	AGAPANTHUS 'SNOW STORM'	'SNOW STORM' HYBRID LILY-OF-THE-NILE	TBD	PERENNIAL FROM RHIZOMES	SHRUB PLANTINGS	TBD	N/A	MEDIUM	FULL/SYMMETRICAL IN NURSERY CONTAINER; PREMIUM SELECT GRADE; DENSE GROWTH; WELL-ROOTED; AS FIELD-ACCEPTED BY LANDSCAPE ARCHITECT.	
	AGAVE ATTENUATA 'VARIEGATA'	VARIEGATED FOXTAIL AGAVE	TBD	SUCCULENT	SHRUB PLANTINGS	TBD	N/A	LOW		
	AGAVE 'BLUE FLAME'	'BLUE FLAME' HYBRID AGAVE	TBD	SUCCULENT	SHRUB PLANTINGS	TBD	N/A	LOW		
	CALANDRINA GRANDIFLORA	ROCK PULSANE	TBD	SUCCULENT	SHRUB PLANTINGS	TBD	N/A	NOT LISTED-LOW		
	COTYLEDON ORBICULATA 'IVORY SHELL'	'IVORY SHELL' HYBRID PIG'S EAR	TBD	SUCCULENT	SHRUB PLANTINGS	TBD	N/A	LOW		
	EUPHORBIA LEUCODENDRON 'CAT TAILS'	'CAT TAILS' HYBRID EUPHORBIA	TBD	SUCCULENT	SHRUB PLANTINGS	TBD	N/A	NOT LISTED-VERY LOW		
	EUPHORBIA TIRUCALLI 'ROSEA'	FIRE STICKS	TBD	SUCCULENT	SHRUB PLANTINGS	TBD	N/A	VERY LOW		
	KLANCHOE LUCIAE 'FLAP JACK'	'FLAP JACK' HYBRID PADDLE PLANT	TBD	SUCCULENT	SHRUB PLANTINGS	TBD	N/A	NOT LISTED-LOW		
	LEUCODENDRON SPP.	LEUCODENDRON	TBD	WOODY SHRUB	SHRUB PLANTINGS	TBD	N/A	LOW		
	PITTOSPORUM 'WHEELER'S DWARF'	'WHEELER'S DWARF' HYBRID PITTOSPORUM	TBD	WOODY SHRUB	SHRUB PLANTINGS	TBD	N/A	N/A		
	RAPHIOLEPIS INDICA 'CLARA'	'CLARA' HYBRID INDIAN HAWTHORN	TBD	WOODY SHRUB	SHRUB PLANTINGS	TBD	N/A	MEDIUM		

HEDGE PALETTE										
SYMBOL	BOTANIC NAME	COMMON NAME	CONTAINER	FORM/BRANCHING	USE	MINIMUM SIZE	DETAIL REF.	WUCOLS	REMARKS	
	FICUS N. 'GREEN GEM'	'GREEN GEM' HYBRID FICUS	TBD	LOW BRANCHING HEDGE	TALL HEDGE	TBD	N/A	LOW	FULL/SYMMETRICAL IN NURSERY CONTAINER; PREMIUM SELECT GRADE; DENSE GROWTH; WELL-ROOTED; AS FIELD-ACCEPTED BY LANDSCAPE ARCHITECT.	
	LIGUSTRUM J. 'TEXANUM'	'TEXANUM' HYBRID PRIVET	TBD	LOW BRANCHING HEDGE	MEDIUM HEIGHT HEDGE	TBD	N/A	MEDIUM		
	MYRSINE AFRICANA	AFRICAN BOXWOOD	TBD	LOW BRANCHING HEDGE	LOW HEDGE	TBD	N/A	LOW		
	PRUNUS CAROLINIANA 'BRIGHT AND TIGHT'	'BRIGHT AND TIGHT' HYBRID CAROLINA LAUREL CHERRY	TBD	LOW BRANCHING HEDGE	MEDIUM HEIGHT HEDGE	TBD	N/A	MEDIUM		

GROUND COVER PALETTE										
SYMBOL	BOTANIC NAME	COMMON NAME	CONTAINER	FORM/BRANCHING	USE	MINIMUM SIZE	DETAIL REF.	WUCOLS	REMARKS	
	BACCHARIS PILULARIS 'PIGEON POINT'	'PIGEON POINT' HYBRID DWARF COYOTE BUSH	TBD	SPREADING GROUND COVER	GROUND COVER	TBD	N/A	LOW	FULL/SYMMETRICAL IN NURSERY CONTAINER; PREMIUM SELECT GRADE; DENSE GROWTH; WELL-ROOTED; AS FIELD-ACCEPTED BY LANDSCAPE ARCHITECT.	
	LANTANA 'ALBA'	WHITE FLOWERING LANTANA	TBD	SPREADING GROUND COVER	GROUND COVER	TBD	N/A	LOW		
	SENECIO SERPENS	BLUE CHALKSTICKS	TBD	SPREADING GROUND COVER	GROUND COVER	TBD	N/A	LOW		

VINE PALETTE										
SYMBOL	BOTANIC NAME	COMMON NAME	CONTAINER	FORM/BRANCHING	USE	MINIMUM SIZE	DETAIL REF.	WUCOLS	REMARKS	
	DISTICTIS BUSSINATORIA	BLOOD-RED TRUMPET VINE	TBD	STAKED VINE	VINE	TBD	N/A	MEDIUM	FULL/SYMMETRICAL IN NURSERY CONTAINER; PREMIUM SELECT GRADE; DENSE GROWTH; WELL-ROOTED; AS FIELD-ACCEPTED BY LANDSCAPE ARCHITECT.	
	FICUS PUMILA	CREeping FIG	#5	STAKED VINE	WALL SCREENING	TBD	N/A	MEDIUM		

TURF										
SYMBOL	BOTANIC NAME	MFG.	CONTAINER	FORM/BRANCHING	USE	MINIMUM SIZE	DETAIL REF.	WUCOLS	REMARKS	
	ARTIFICIAL TURF	TBD	N/A	TURF	DOG PARK	N/A	N/A	--	--	

Laguna Beach
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San Francisco Dallas
Los Angeles Shanghai

570 Glenneyre St.
Laguna Beach CA 92651
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949.497.5471

Newport Center Condominiums
Newport Beach, CA
Note: Conceptual Design Package Subject To Change

PLANTING PALETTE

10.1

August 7, 2015

SOFT SUCCULENT PALATTE

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	FORM/BRANCHING	USE	MINIMUM SIZE	DETAIL REF.	WUCOLS	REMARKS
	AEONIUM DECORUM 'SUNBURST'	'SUNBURST' HYBRID AEONIUM	#1	SUCCULENT	SUCCULENT-MIX GROUND COVER	TBD	N/A	LOW	FULL/SYMMETRICAL IN NURSERY CONTAINER; PREMIUM SELECT GRADE; DENSE GROWTH; WELL-ROOTED; CAN-FULL, AND FREE OF SCARRING AS FIELD-ACCEPTED BY LANDSCAPE ARCHITECT.
	AEONIUM 'KIWI'	'KIWI' HYBRID AEONIUM	#1	SUCCULENT	SUCCULENT-MIX GROUND COVER	TBD	N/A	LOW	
	ALOE MACULATA	SOAP ALOE	#1	SUCCULENT	SUCCULENT-MIX GROUND COVER	TBD	N/A	LOW	
	ALOE VARIEGATA	TIGER ALOE	#1	SUCCULENT	SUCCULENT-MIX GROUND COVER	TBD	N/A	LOW	
	CRASSULA ARGENTEA 'CROSBY'S COMPACT'	COMPACT JADE PLANT	#1	SUCCULENT	SUCCULENT-MIX GROUND COVER	TBD	N/A	LOW	
	COTYLEDON ORBICULATA 'IVORY SHELL'	'IVORY SHELL' HYBRID PIG'S EAR.	#1	SUCCULENT	SUCCULENT-MIX GROUND COVER	TBD	N/A	LOW	
	DUDLEYA BRITTONII	CHALK DUDLEYA	#1	SUCCULENT	SUCCULENT-MIX GROUND COVER	TBD	N/A	VERY LOW	
	EACHEVERIA 'BLUE ROSE'	'BLUE ROSE' HYBRID HENS AND CHICKS	#1	SUCCULENT	SUCCULENT-MIX GROUND COVER	TBD	N/A	LOW	
	EACHEVERIA 'PERLE VON NURENBERG'	'PERLE VON NURENBERG' HYBRID ECHIVERIA	#1	SUCCULENT	SUCCULENT-MIX GROUND COVER	TBD	N/A	LOW	
	ECHIVERIA CANTE 'WHITE CLOUD'	'WHITE CLOUD' HYBRID ECHIVERIA	#1	SUCCULENT	SUCCULENT-MIX GROUND COVER	TBD	N/A	LOW	
	GRAPTOPETALUM PARAGUAYENSE	GHOST PLANT	#1	SUCCULENT	SUCCULENT-MIX GROUND COVER	TBD	N/A	LOW	
	PACHYPHYTUM OVIFERUM	MOONSTONES	#1	SUCCULENT	SUCCULENT-MIX GROUND COVER	TBD	N/A	NOT LISTED- LOW	
	SEDUM RUPRESTRE	STONECROP	#1	SUCCULENT	SUCCULENT-MIX GROUND COVER	TBD	N/A	LOW	
	SEMPERIVUM 'KREBS'	'KREBS' HYBRID LIVE-FOR-EVER	#1	SUCCULENT	SUCCULENT-MIX GROUND COVER	TBD	N/A	LOW	
	SEMPERIVUM 'VORTEX'	'VORTEX' HYBRID LIVE-FOR-EVER	#1	SUCCULENT	SUCCULENT-MIX GROUND COVER	TBD	N/A	LOW	



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Sausalito Houston Laguna Beach CA 92651
San Francisco Dallas Fax: 949.484.7861
Los Angeles Shanghai 949.487.5471



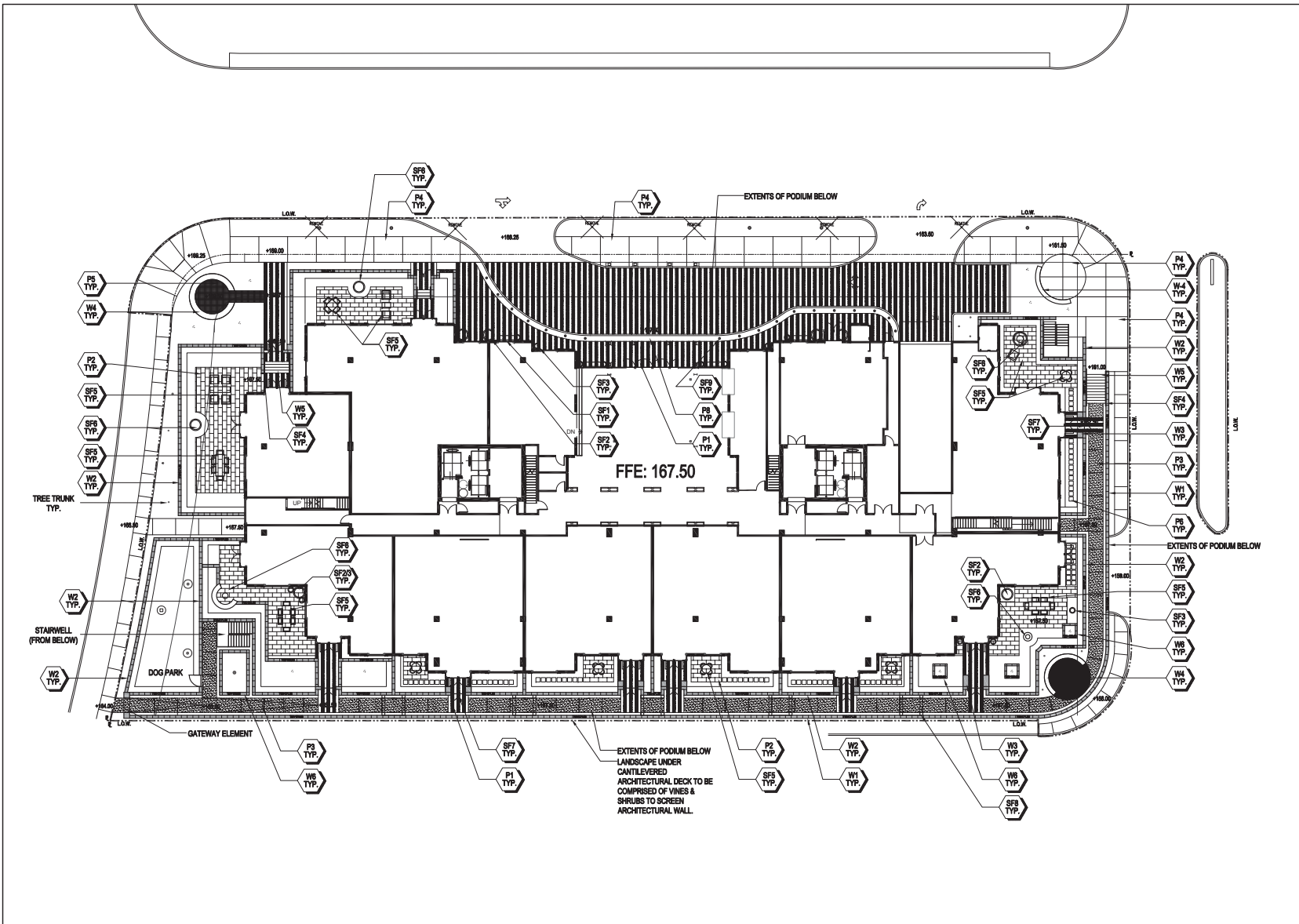
Newport Center Condominiums
Newport Beach, CA

Note: Conceptual Design Package Subject To Change

PLANTING PALETTE

L0.2

August 7, 2015



PAVING LEGEND

SYMBOL	KEY	ITEM
	P1	ENTRY PAVING
	P2	COURTYARD PAVING
	P3	PRIVATE WALKWAY PAVING
	P4	PUBLIC SIDEWALK PAVING
	P5	SOCIAL SPACE PAVING
	P6	COURTYARD STEPPING STONES
	P7	PAVING BAND
	P8	TRUNCATED DOMES
	P9	ENHANCED CROSSWALK

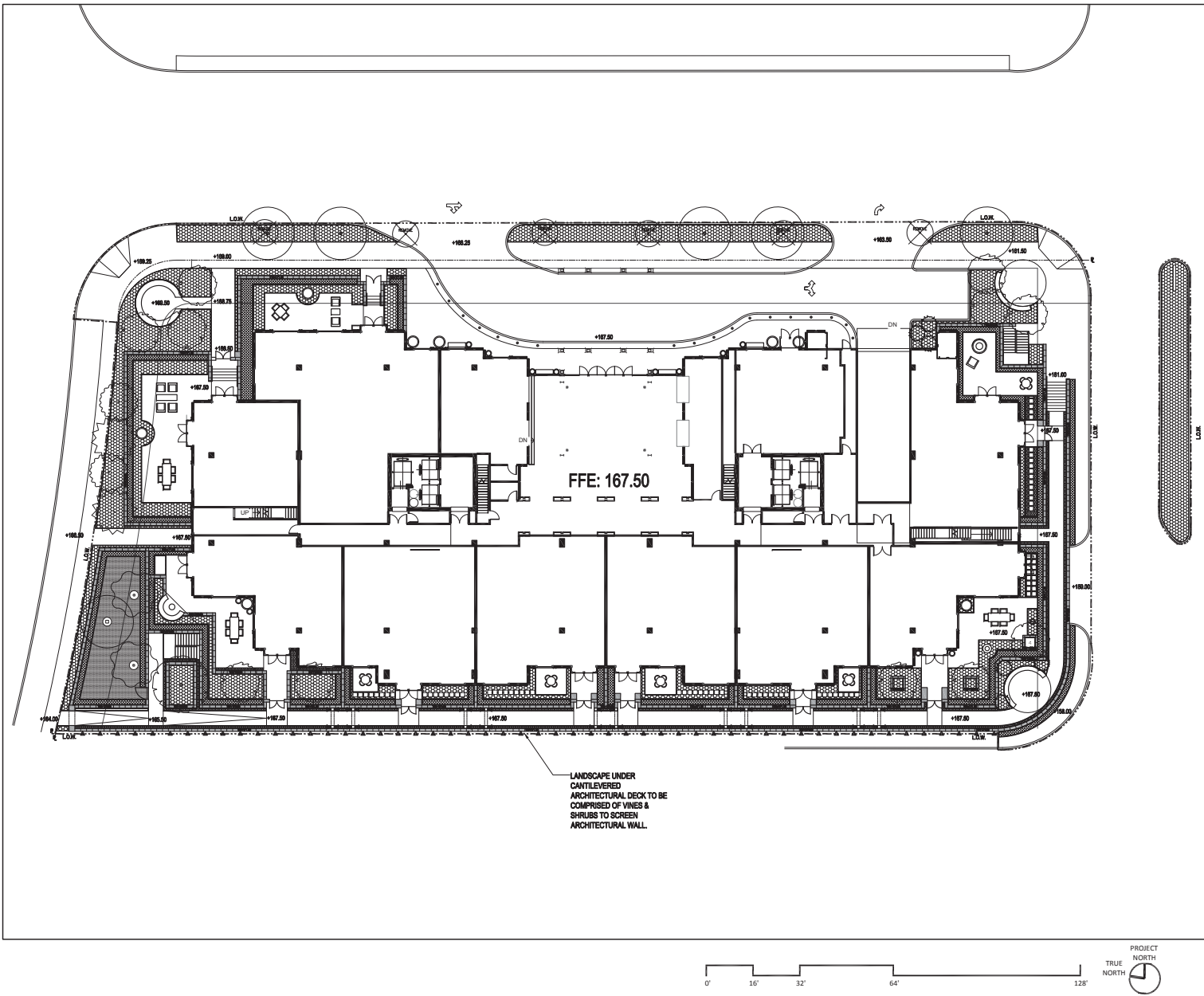
WALL LEGEND

SYMBOL	KEY	ITEM
	W1	PERIMETER RETAINING WALL
	W2	COURTYARD WALL
	W3	ENTRY SEAT WALL
	W4	SOCIAL SPACE SEAT WALL
	W5	C.I.P. CONCRETE STAIRS
	W6	PLANTER WALL

SITE FURNISHING LEGEND

SYMBOL	KEY	ITEM
	SF1	ENTRY BENCH
	SF2	LARGE POT
	SF3	SMALL POT
	SF4	STAIR HANDRAIL
	SF5	PRIVATE COURTYARD FURNITURE
	SF6	PRIVATE COURTYARD OBJECT
	SF7	COURTYARD GATE
	SF8	TRELLIS
	SF9	BOLLARD

SEE SHEET 10.0 FOR FULL LEGEND



TREE PALETTE

SYMBOL	BOTANIC NAME	COMMON NAME
	ALBIZIA JULIBRISSIN	SILK TREE
	DRACAENA DRACO	DRAGON TREE
	HYMENOSPORUM FLAVUM	SWEET SHADE
	OLEA EUROPEA 'SWAN HILL'	'SWAN HILL' HYBRID FRUITLESS OLIVE TREE
	PODOCARPUS GRACILIOR	FERN PINE
	SPATHODEA CAMPANULATA	AFRICAN TULIP TREE
	TABEBUIA IMPETIGINOSA (AVELLANEDAE)	PINK TRUMPET TREE
	TIPUANA TIPU	TIPU TREE

SHRUB PALETTE

SYMBOL	BOTANIC NAME	COMMON NAME
	AGAPANTHUS 'SNOW STORM'	'SNOW STORM' HYBRID LILY-OF-THE-NILE
	AGAVE ATTENUATA	VAREGATED FOXTAIL AGAVE
	AGAVE 'BLUE FLAME'	'BLUE FLAME' HYBRID AGAVE
	CALANDRINIA GRANDIFLORA	ROCK PULSANE
	COTYLEDON ORBICULATA 'IVORY SHELL'	'IVORY SHELL' HYBRID PIG'S EAR
	EUPHORBIA LEUCODENDRON 'CAT TAILS'	'CAT TAILS' HYBRID EUPHORBIA
	EUPHORBIA TIRUCALLI 'ROSEA'	FIRE STICKS
	ILANCHOE LUCIAE 'FLAP JACK'	'FLAP JACK' HYBRID PADDLER PLANT
	LEUCODENDRON SPP.	LEUCODENDRON
	PITTOSPORUM WHEELER'S DWARF	'WHEELER'S DWARF' HYBRID PITTOSPORUM
	RHIPSOLEPIS INDICA 'CLARA'	'CLARA' HYBRID INDIAN HAWTHORN

VINE PALETTE

SYMBOL	BOTANIC NAME	COMMON NAME
	DISTICTIS BUSSINATORIA	BLOOD-RED TRUMPET VINE
	FICUS PUMILA	CREeping FIG

TURF

SYMBOL	BOTANIC NAME	MFG.
	ARTIFICIAL TURF	TBD

HEDGE PALETTE

SYMBOL	BOTANIC NAME	COMMON NAME
	FICUS N. 'GREEN GEM'	'GREEN GEM' HYBRID FICUS
	LIGUSTRUM J. 'TEXANUM'	'TEXANUM' HYBRID PRIVET
	MYRSINE AFRICANA	AFRICAN BOXWOOD
	PRUNUS CAROLINIANA	'BRIGHT AND TIGHT' HYBRID CAROLINA LAUREL CHERRY

GROUND COVER PALETTE

SYMBOL	BOTANIC NAME	COMMON NAME
	BACCHARIS PILULARIS	'PIGEON POINT' HYBRID COYOTE BUSH
	LANTANA 'ALBA'	WHITE FLOWERING LANTANA
	SENECIO SERPENS	BLUE CHALKSTICKS

SOFT SUCCULENT PALATTE

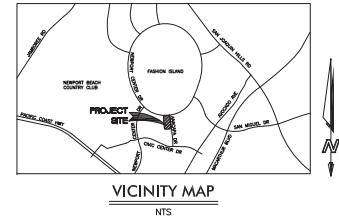
SYMBOL	BOTANIC NAME	COMMON NAME
	AEONIUM DECORUM	'SUNBURST' HYBRID AEONIUM
	AEONIUM 'KIWI'	'KIWI' HYBRID AEONIUM
	ALOE MACULATA	SOAP ALOE
	ALOE VAREGATA	TIGER ALOE
	CRASSULA ARGENTEA	COMPACT JADE PLANT
	COTYLEDON ORBICULATA 'IVORY SHELL'	'IVORY SHELL' HYBRID PIG'S EAR
	DUDLEYA BRITTONII	CHALK DUDLEYA
	ECHIVERIA 'BLUE ROSE'	'BLUE ROSE' HYBRID HENS AND CHICKS
	ECHIVERIA 'PERLE VON NURNBERG'	'PERLE VON NURNBERG' HYBRID ECHIVERIA
	ECHIVERIA CANTE	'WHITE CLOUD' HYBRID ECHIVERIA
	GRAPTOPETALUM PARAGUAYENSE	GHOST PLANT
	PACHYPHYTUM OVIFERUM	MOONSTONES
	SEDUM RUPESTRE	STONECROP
	SEMPERVIVUM 'KREBS'	'KREBS' HYBRID LIVE-FOR-EVER
	SEMPERVIVUM 'VORTEX'	'VORTEX' HYBRID LIVE-FOR-EVER

SEE SHEET L.O.0 FOR FULL LEGEND

SEE SHEET L.O.0 FOR FULL LEGEND

VESTING TENTATIVE TRACT MAP NO. 17915

FOR CONDOMINIUM PURPOSES
IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE
STATE OF CALIFORNIA
AUGUST 10, 2015



SITE ADDRESS

150 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

AREA

GROSS AREA: 54,687 SF (1.26 AC)

GENERAL NOTES

1. EXISTING USE: CAR WASH (TO BE DEMOLISHED)
2. PROPOSED USE: 7 STORY RESIDENTIAL BUILDING WITH 3 STORIES OF UNDERGROUND PARKING (49 RESIDENTIAL CONDOMINIUMS)
3. NO NEW PUBLIC UTILITIES ARE PROPOSED. SITE TO UTILIZE EXISTING PUBLIC UTILITIES IN PLACE.
4. SEWER DISPOSAL SERVICE TO BE PROVIDED BY CITY OF NEWPORT BEACH
5. THERE IS NO PROPOSED PUBLIC AREA
6. THERE IS PROPOSED OFFSITE PLANTING ALONG BOTH SIDES OF ANACAPA DRIVE
7. SITE IS NOT SUBJECT TO INUNDATION OR STORM WATER OVERFLOW

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 29, PAGE 34, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER PARCEL A, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 76 PAGE 32 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREOF AND STORING IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHISTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND, AND TO BOTTOM SUCH WHISTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED IN THE DEED FROM THE IRVING COMPANY, A MICHIGAN CORPORATION, RECORDED FEBRUARY 20, 1992, AS INSTRUMENT NO. 92-099183, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR, AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL, BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED IN THE DEED FROM THE IRVING COMPANY, A MICHIGAN CORPORATION, RECORDED FEBRUARY 20, 1992, AS INSTRUMENT NO. 92-099183, OF OFFICIAL RECORDS.

APN: 442-231-12

OWNER/SUBDIVIDER

NEWPORT CENTER ANACAPA ASSOCIATES, LLC
2204 LAFAYETTE AVE.
NEWPORT BEACH, CA 92660
TEL: 949.723.5854

CONTACT: TOD RIDGEWAY

CIVIL ENGINEER

FUSCOE ENGINEERING
16795 VON KARMAN AVE., SUITE 100
IRVINE, CA 92606

CONTACT: ORIANA SLASOR, P.E. CE 63451
TEL: 949.474.1960
FAX: 949.474.5315



LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	CENTER LINE
---	DIRECTION OF FLOW
---	EXISTING CABLE TV LINE
---	EXISTING ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING SEWER LINE
---	EXISTING STORM LINE
---	EXISTING TELEPHONE LINE
---	EXISTING WATER LINE
---	BLDG
---	DWY
---	DRIVEWAY
---	EASMT
---	EXISTING
---	EX
---	FI
---	PROP
---	SD
---	STORM DRAIN

BENCHMARK

BENCHMARK DESIGNATION: ORANGE COUNTY SURVEYOR BENCH MARK "35-45-79"
ADJ. ELEV. = 281.761'
MONUMENT RECOVERY: FD. 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "35-45-79" SET IN THE TOP NORTHERLY CORNER OF A 4' BY 8' CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE EASTERLY CORNER OF THE INTERSECTION OF MACARTHUR BOULEVARD AND SAN JOAQUIN HILLS ROAD, 70' SOUTHEASTERLY OF THE CENTERLINE OF MACARTHUR BOULEVARD AND 135' NORTHEASTERLY OF THE CENTERLINE OF SAN JOAQUIN HILLS ROAD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

BASIS OF BEARING

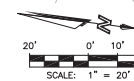
THE BEARING N07°16'23"W ALONG THE CENTERLINE OF ANACAPA DRIVE PER PM 29/34 IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARING

FLOOD HAZARD STATEMENT

ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT MAP NO 06059C0382J
EFFECTIVE DATE 12/03/2009.

EXISTING EASEMENTS

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;
 2. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT,
- PURPOSE: WALKWAY
AFFECTS: A PORTION OF SAID LAND AS SHOWN ON SAID MAP.
- RECORDING DATE: SEPTEMBER 28, 1970
RECORDING NO.: BOOK 9415, PAGE 743, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.



NO.	DATE	REVISION	DESCRIPTION



VESTING TENTATIVE
TRACT MAP NO. 17915
CITY OF NEWPORT BEACH

DATE:	06/10/2015
SCALE:	AS SHOWN
JOB NO.:	1317-001
DRAWN:	NS
CHECKED:	OS
SHEET	1 OF 1