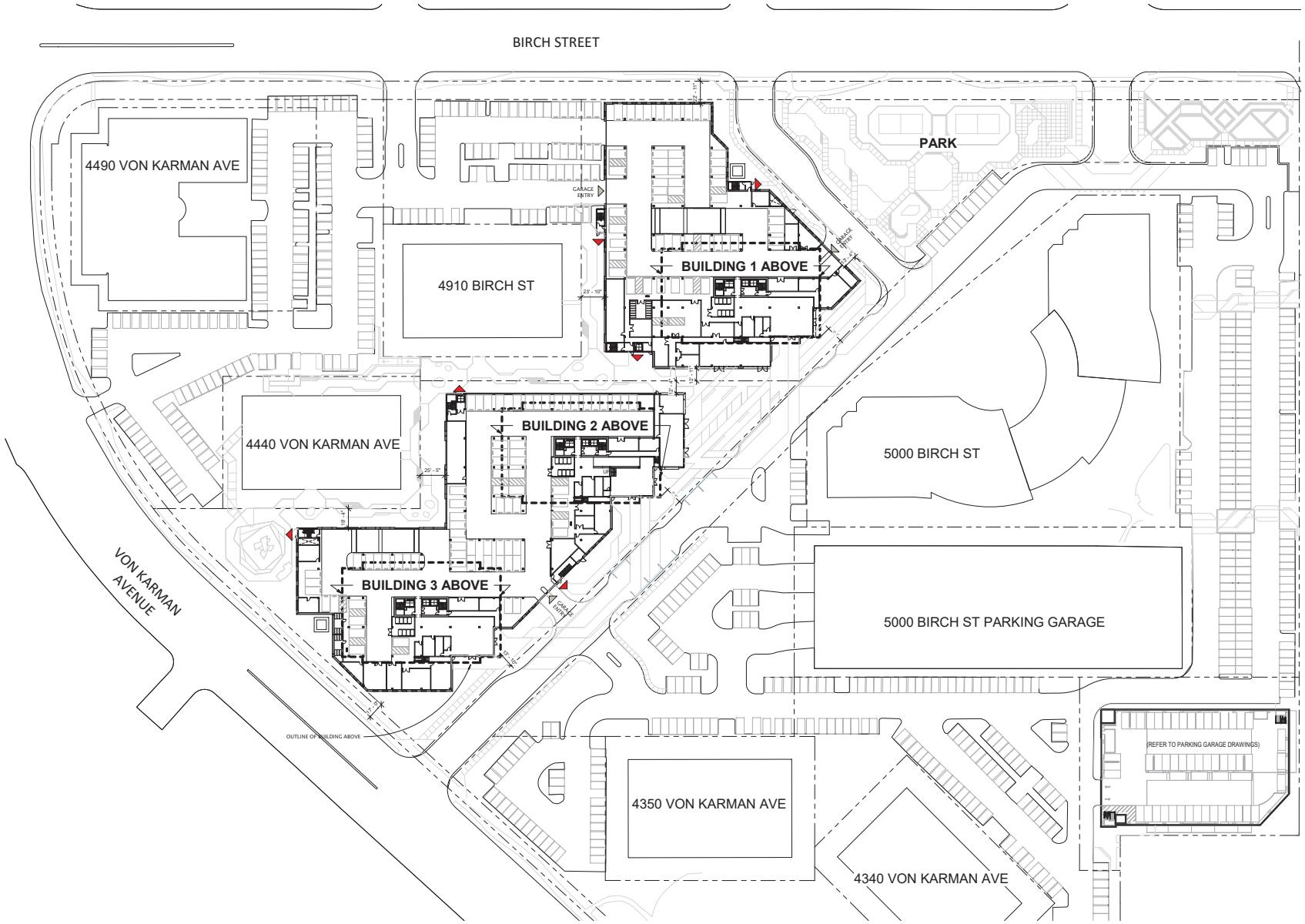

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THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH

REVISIONS

	DESCRIPTION	DATE
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SHEET TITLE
SITE PLAN

SHEET NUMBER
A-01.1

JOB NO.
DATE 8/1/2017
SCALE 1" = 40'-0"

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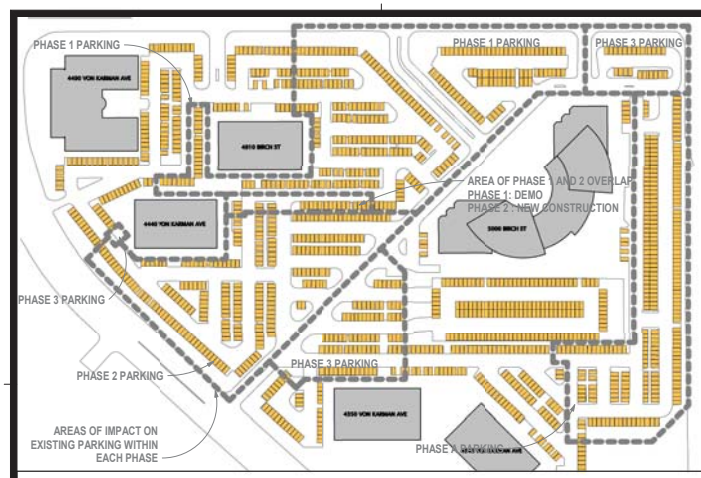


LEVEL 1 OVERALL PARKING PLAN EXISTING 1" = 100'-0" **1**

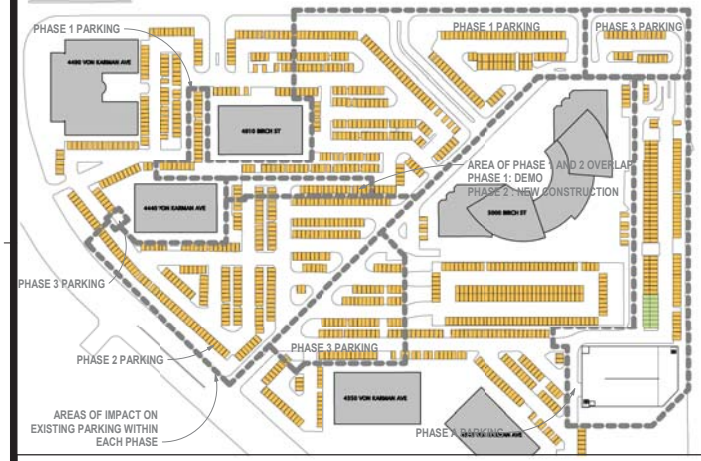
PHASE A DEMO PARKING COUNT	
TYPE	TOTAL
OFFICE	137

PHASE 1 DEMO PARKING COUNT	
TYPE	TOTAL
OFFICE	331

PHASE 2 DEMO PARKING COUNT	
TYPE	TOTAL
OFFICE	242

PHASE 3 DEMO PARKING COUNT	
TYPE	TOTAL
OFFICE	109

LEVEL 1 OVERALL PARKING DEMO PLAN ALL PHASES 1" = 100'-0" **2**

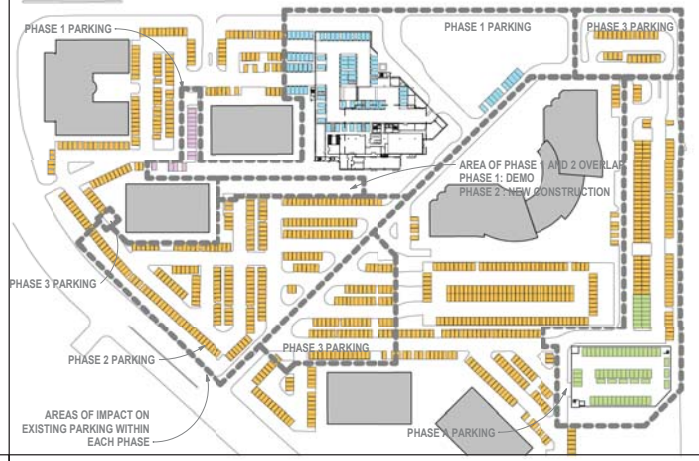


OVERALL PARKING SUMMARY PHASE A DEMOLISHED	
TYPE	DEMOLISHED
OFFICE PARKING (DEMO)	137

OVERALL PARKING SUMMARY PHASE A PROVIDED	
TYPE	PROVIDED
OFFICE PARKING	508

ALL PROVIDED PARKING NUMBERS FOR PHASE A PER PARKING STRUCTURE DRAWINGS

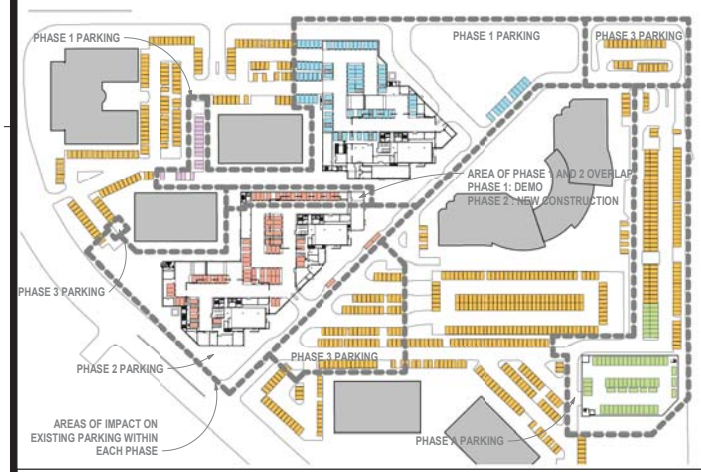
LEVEL 1 OVERALL PARKING PLAN PHASE A 1" = 100'-0" **3**



OVERALL PARKING SUMMARY PHASE 1 DEMOLISHED	
TYPE	DEMOLISHED
OFFICE PARKING (DEMO)	331

OVERALL PARKING SUMMARY PHASE 1 PROVIDED	
TYPE	PROVIDED
GUEST PARKING	27
OFFICE PARKING	276
RESIDENTIAL PARKING	161
RETAIL PARKING	10
TOTAL	474

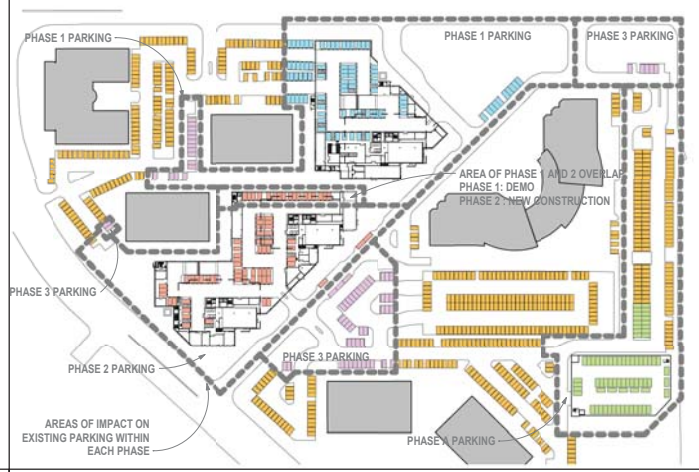
LEVEL 1 OVERALL PARKING PLAN PHASE 1 1" = 100'-0" **4**



OVERALL PARKING SUMMARY PHASE 2 DEMOLISHED	
TYPE	DEMOLISHED
OFFICE PARKING (DEMO)	242

OVERALL PARKING SUMMARY PHASE 2 PROVIDED	
TYPE	PROVIDED
GUEST PARKING	53
RESIDENTIAL PARKING	316
RETAIL PARKING	3
TOTAL	372

LEVEL 1 OVERALL PARKING PLAN PHASE 2 1" = 100'-0" **5**



OVERALL PARKING SUMMARY PHASE 3 DEMOLISHED	
TYPE	DEMOLISHED
OFFICE PARKING (DEMO)	109

OVERALL PARKING SUMMARY PHASE 3 PROVIDED	
TYPE	PROVIDED
OFFICE PARKING	43
PARK PARKING	5
RETAIL PARKING	3
TOTAL	51

LEVEL 1 OVERALL PARKING PLAN PHASE 3 1" = 100'-0" **6**

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THE KOLL CENTER RESIDENCES
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REVISIONS

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SHEET TITLE
OFFICE PARKING PHASING DIAGRAMS

SHEET NUMBER
A-01.2

JOB NO.
DATE 8/1/2017
SCALE 1" = 100'-0"

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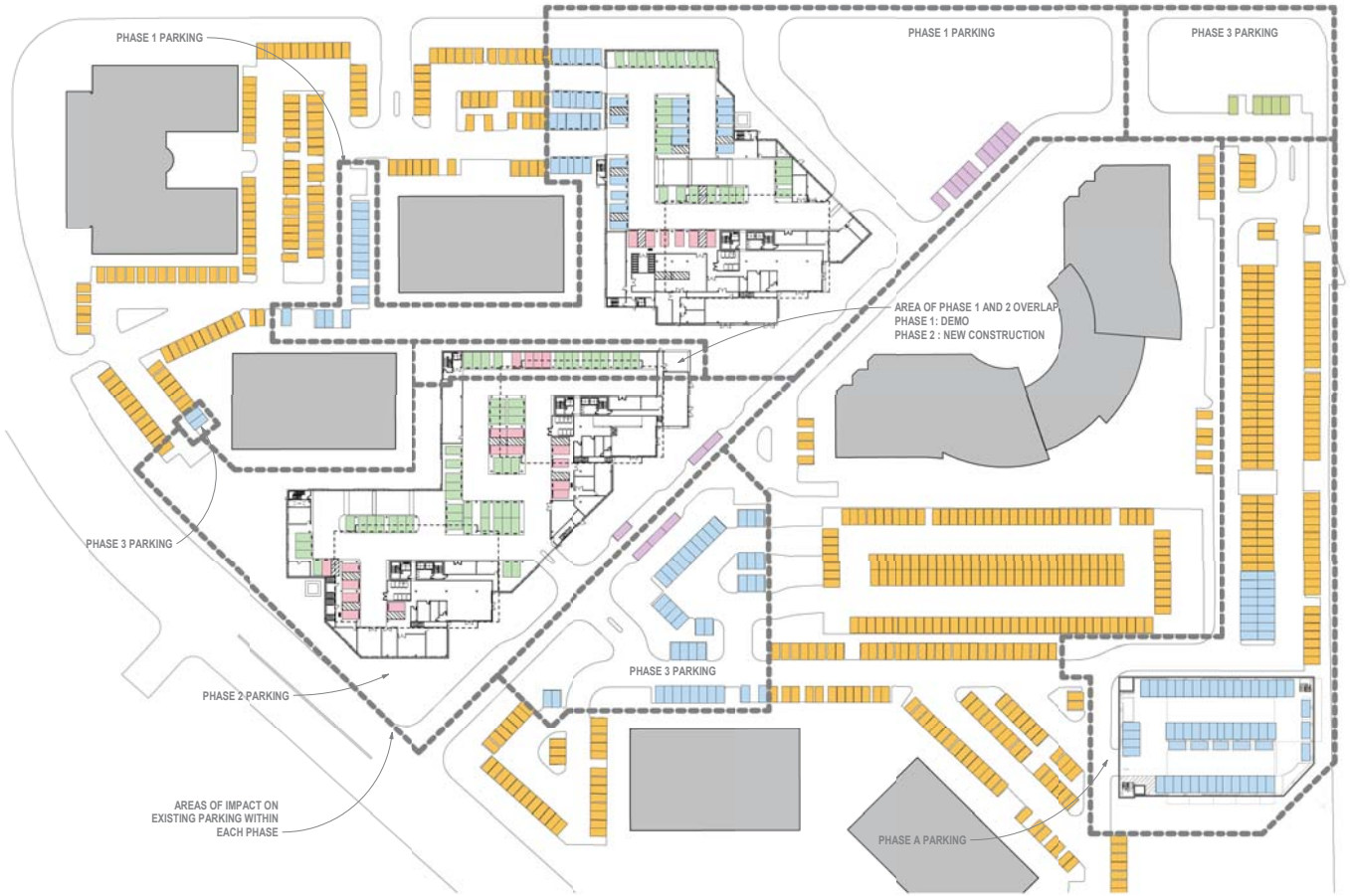

PHASE A (PER PARKING STRUCTURE DRAWINGS)

EXISTING OFFICE STALLS WITHIN AREA OF IMPACT		254
PARKING TYPE	REQUIRED	PROVIDED
OFFICE DEMO	-	-137
OFFICE NEW GARAGE	137	492
OFFICE NEW SURFACE		16
OFFICE NET TOTAL (SURPLUS)		371

137 DISPLACED STALLS TO BE ACCOUNTED FOR DURING CONSTRUCTION WITH VALET SERVICE

PHASE 1

EXISTING OFFICE STALLS WITHIN AREA OF IMPACT		331
PARKING TYPE	REQUIRED	PROVIDED
OFFICE DEMO	-	-331
OFFICE NEW GARAGE	331	298
OFFICE NEW SURFACE		38
OFFICE PHASE A SURPLUS		371
OFFICE NET TOTAL (SURPLUS)		316

331 DISPLACED STALLS TO BE ACCOUNTED FOR DURING CONSTRUCTION WITH 371 PHASE A SURPLUS STALLS

RESIDENTIAL	159	161
GUEST	27	27
RETAIL	9	10

PHASE 2

PARKING TYPE	REQUIRED	PROVIDED
EXISTING OFFICE STALLS WITHIN AREA OF IMPACT		242
OFFICE DEMO	-	-242
OFFICE NEW	242	0
OFFICE PHASE A AND 1 SURPLUS		316
OFFICE NET TOTAL (SURPLUS)		74

242 DISPLACED STALLS TO BE ACCOUNTED FOR DURING CONSTRUCTION WITH 316 PHASE A AND 1 SURPLUS STALLS

RESIDENTIAL	315	316
GUEST	52	53
RETAIL	7	3

PHASE 3

PARKING TYPE	REQUIRED	PROVIDED
EXISTING OFFICE STALLS WITHIN AREA OF IMPACT		109
OFFICE DEMO	-	-109
OFFICE NEW SURFACE	109	43
OFFICE PHASE A AND 1 SURPLUS		74
OFFICE NET TOTAL (SURPLUS)		8

74 DISPLACED STALLS TO BE ACCOUNTED FOR DURING CONSTRUCTION WITH 74 PHASE A, 1, AND 2 SURPLUS STALLS. 35 DISPLACED STALLS TO BE ACCOUNTED FOR DURING CONSTRUCTION WITH VALET SERVICE.

PARK	5	5
RETAIL	0	3

OVERALL PARKING ALLOCATION 1" = 50'-0" 1

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SHEET TITLE
PARKING USE ALLOCATION OVERALL DIAGRAM

SHEET NUMBER
A-01.3

JOB NO.
DATE 8/1/2017
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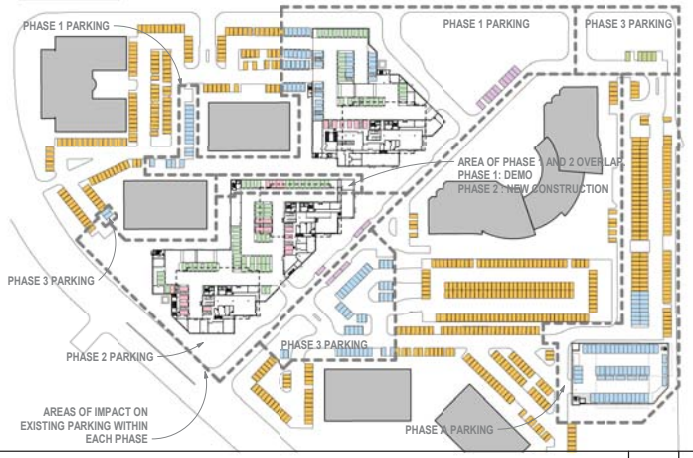
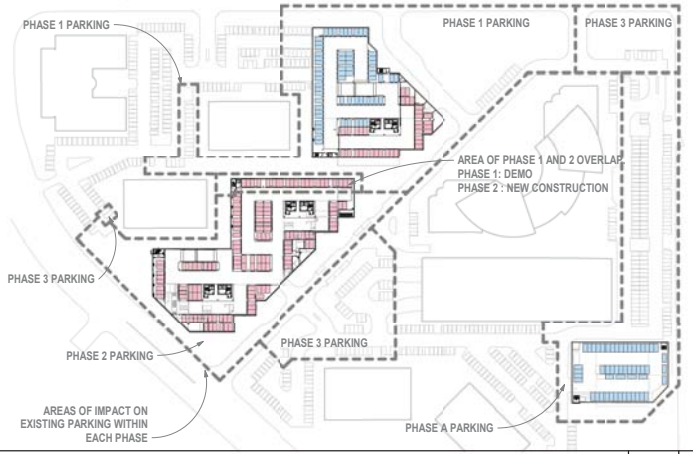
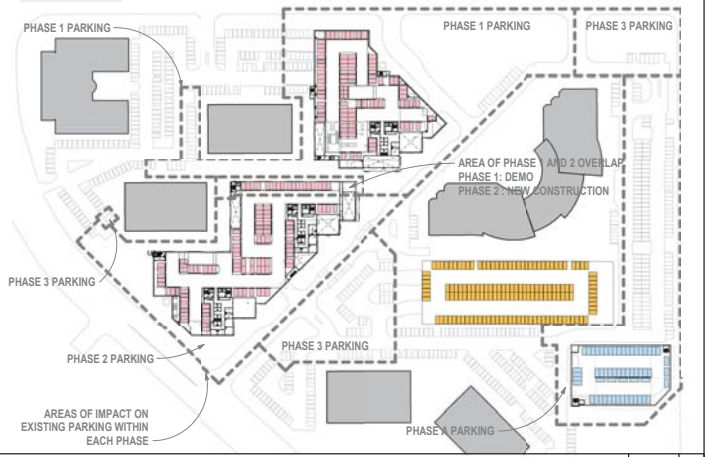


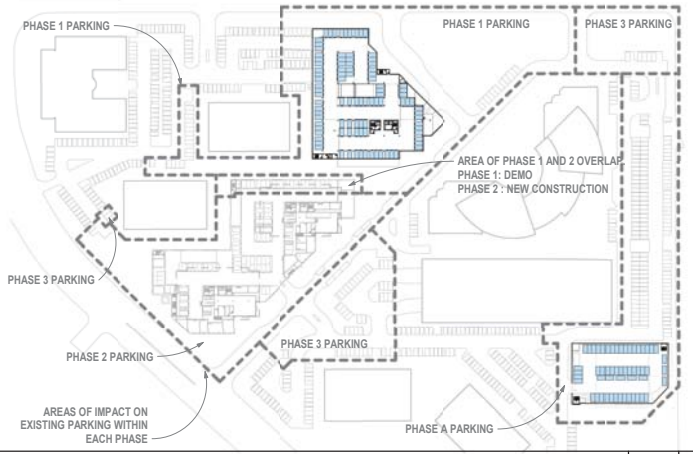
LEVEL 1 OVERALL PARKING ALLOCATION 1" = 100'-0" **1**



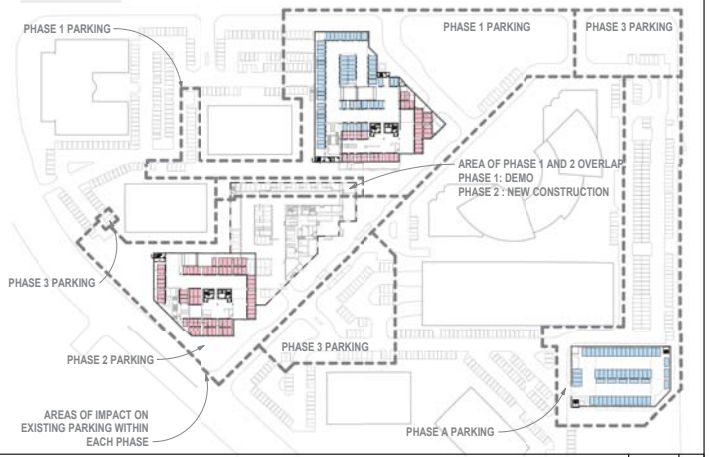
LEVEL B1 OVERALL PARKING ALLOCATION 1" = 100'-0" **3**



LEVEL 2 OVERALL PARKING ALLOCATION 1" = 100'-0" **2**



LEVEL B3 OVERALL PARKING ALLOCATION 1" = 100'-0" **5**



LEVEL B2 OVERALL PARKING ALLOCATION 1" = 100'-0" **4**

PHASE A (PER PARKING STRUCTURE DRAWINGS)

EXISTING OFFICE STALLS WITHIN AREA OF IMPACT	-	254
PARKING TYPE	REQUIRED	PROVIDED
OFFICE DEMO	-	-137
OFFICE NEW GARAGE	137	492
OFFICE NEW SURFACE		16
OFFICE NET TOTAL (SURPLUS)		371

137 DISPLACED STALLS TO BE ACCOUNTED FOR DURING CONSTRUCTION WITH VALET SERVICE

PHASE 1

EXISTING OFFICE STALLS WITHIN AREA OF IMPACT		331
PARKING TYPE	REQUIRED	PROVIDED
OFFICE DEMO	-	-331
OFFICE NEW GARAGE	331	216
OFFICE NEW SURFACE		38
OFFICE PHASE A SURPLUS		371
OFFICE NET TOTAL (SURPLUS)		316

331 DISPLACED STALLS TO BE ACCOUNTED FOR DURING CONSTRUCTION WITH 371 PHASE A SURPLUS STALLS

RESIDENTIAL	159	161
GUEST	27	27
RETAIL	9	10

PHASE 2

PARKING TYPE	REQUIRED	PROVIDED
EXISTING OFFICE STALLS WITHIN AREA OF IMPACT		242
OFFICE DEMO	-	-242
OFFICE NEW	242	0
OFFICE PHASE A AND 1 SURPLUS		316
OFFICE NET TOTAL (SURPLUS)		74

242 DISPLACED STALLS TO BE ACCOUNTED FOR DURING CONSTRUCTION WITH 316 PHASE A AND 1 SURPLUS STALLS.

RESIDENTIAL	315	316
GUEST	52	53
RETAIL	7	3

PHASE 3

PARKING TYPE	REQUIRED	PROVIDED
EXISTING OFFICE STALLS WITHIN AREA OF IMPACT		109
OFFICE DEMO	-	-109
OFFICE NEW SURFACE	109	43
OFFICE PHASE A AND 1 SURPLUS		74
OFFICE NET TOTAL (SURPLUS)		8

74 DISPLACED STALLS TO BE ACCOUNTED FOR DURING CONSTRUCTION WITH 74 PHASE A,1, AND 2 SURPLUS STALLS. 35 DISPLACED STALLS TO BE ACCOUNTED FOR DURING CONSTRUCTION WITH VALET SERVICE.

PARK	5	5
RETAIL	0	3

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THE KOLL CENTER RESIDENCES
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SHEET TITLE
PARKING USE ALLOCATION DIAGRAMS

SHEET NUMBER
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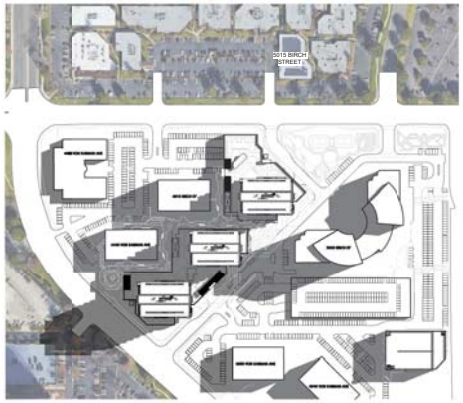

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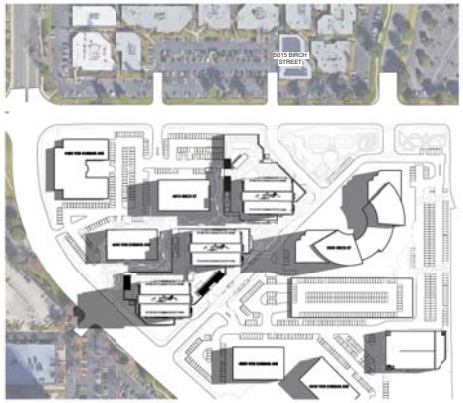

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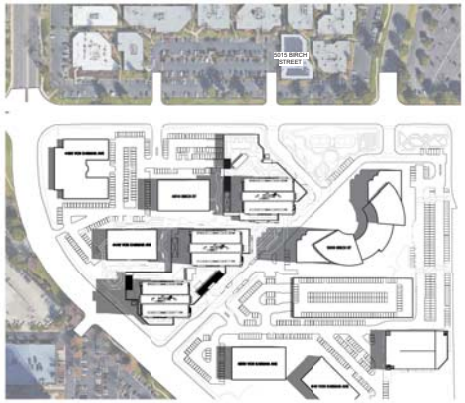

SHADOW STUDY 12 NOON

SHADOW STUDY 1 PM

SHADOW STUDY 2 PM

SHADOW STUDY 3 PM

SHADOW STUDY 4 PM

SHADOW STUDY 5 PM

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SHEET TITLE
SHADOW STUDIES - SPRING EQUINOX

SHEET NUMBER
A-01.4A

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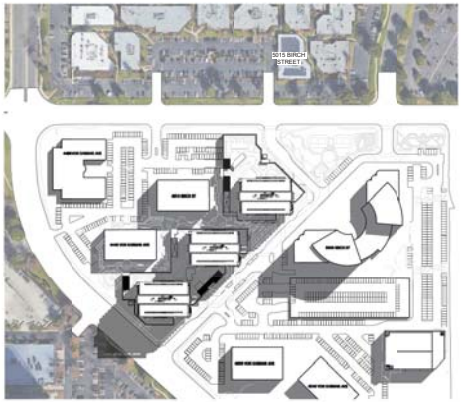

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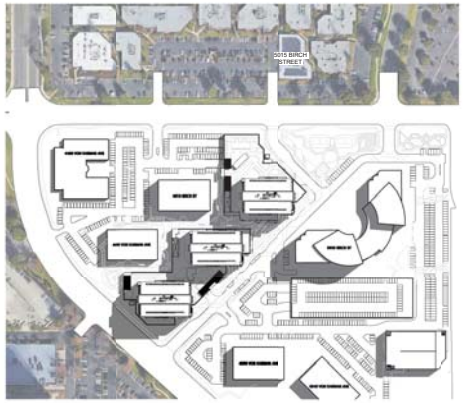

SHADOW STUDY 11 AM

SHADOW STUDY 12 NOON

SHADOW STUDY 1 PM

SHADOW STUDY 2 PM

SHADOW STUDY 3 PM

SHADOW STUDY 4 PM

SHADOW STUDY 5 PM

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SHEET TITLE
SHADOW STUDIES - SUMMER SOLSTICE

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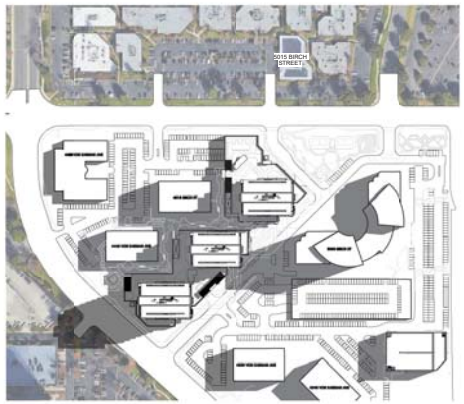

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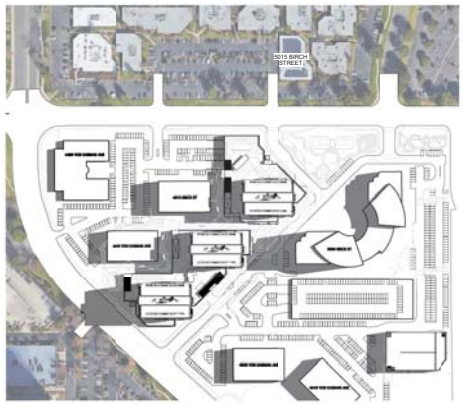

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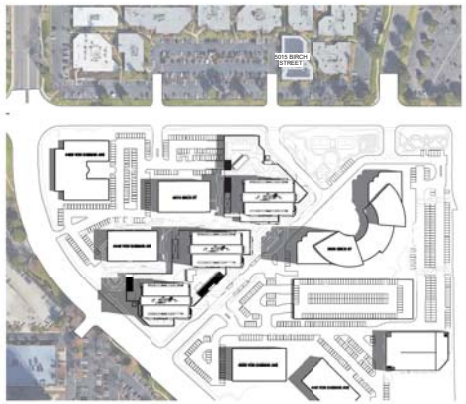

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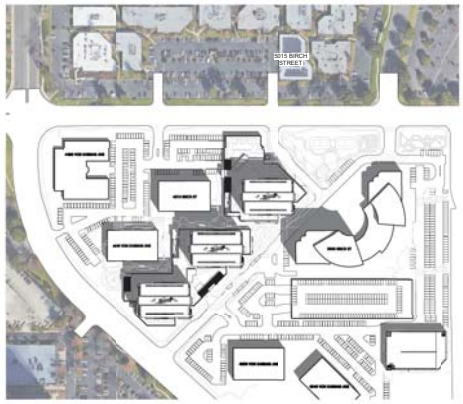
SHADOW STUDY 1 PM



SHADOW STUDY 2 PM

SHADOW STUDY 3 PM

SHADOW STUDY 4 PM

SHADOW STUDY 5 PM

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THE KOLL CENTER RESIDENCES
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SHEET TITLE
SHADOW STUDIES - FALL EQUINOX

SHEET NUMBER
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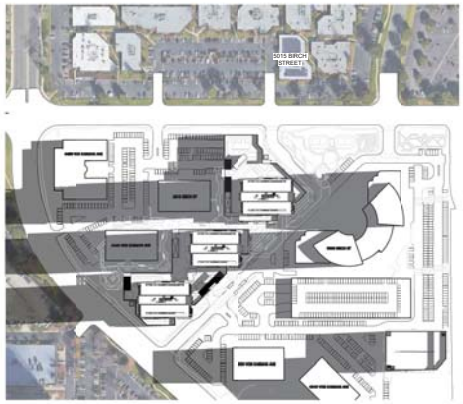

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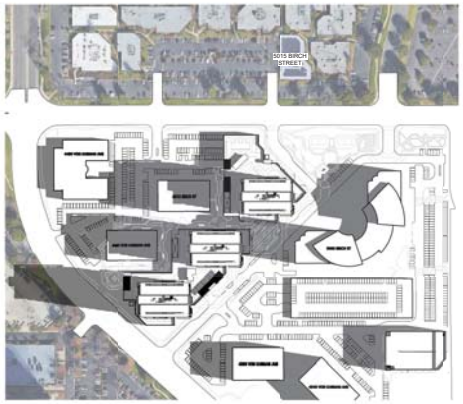


SHADOW STUDY 11 AM

SHADOW STUDY 12 NOON

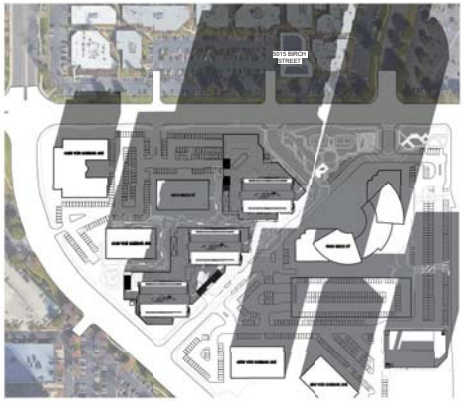
SHADOW STUDY 1 PM

SHADOW STUDY 2 PM

SHADOW STUDY 3 PM

SHADOW STUDY 4 PM

SHADOW STUDY 5 PM



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	DESCRIPTION	DATE
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SHEET TITLE
SHADOW STUDIES - WINTER SOLSTICE

SHEET NUMBER
A-01.4D

JOB NO.
DATE 8/1/2017
SCALE 1" = 160'-0"

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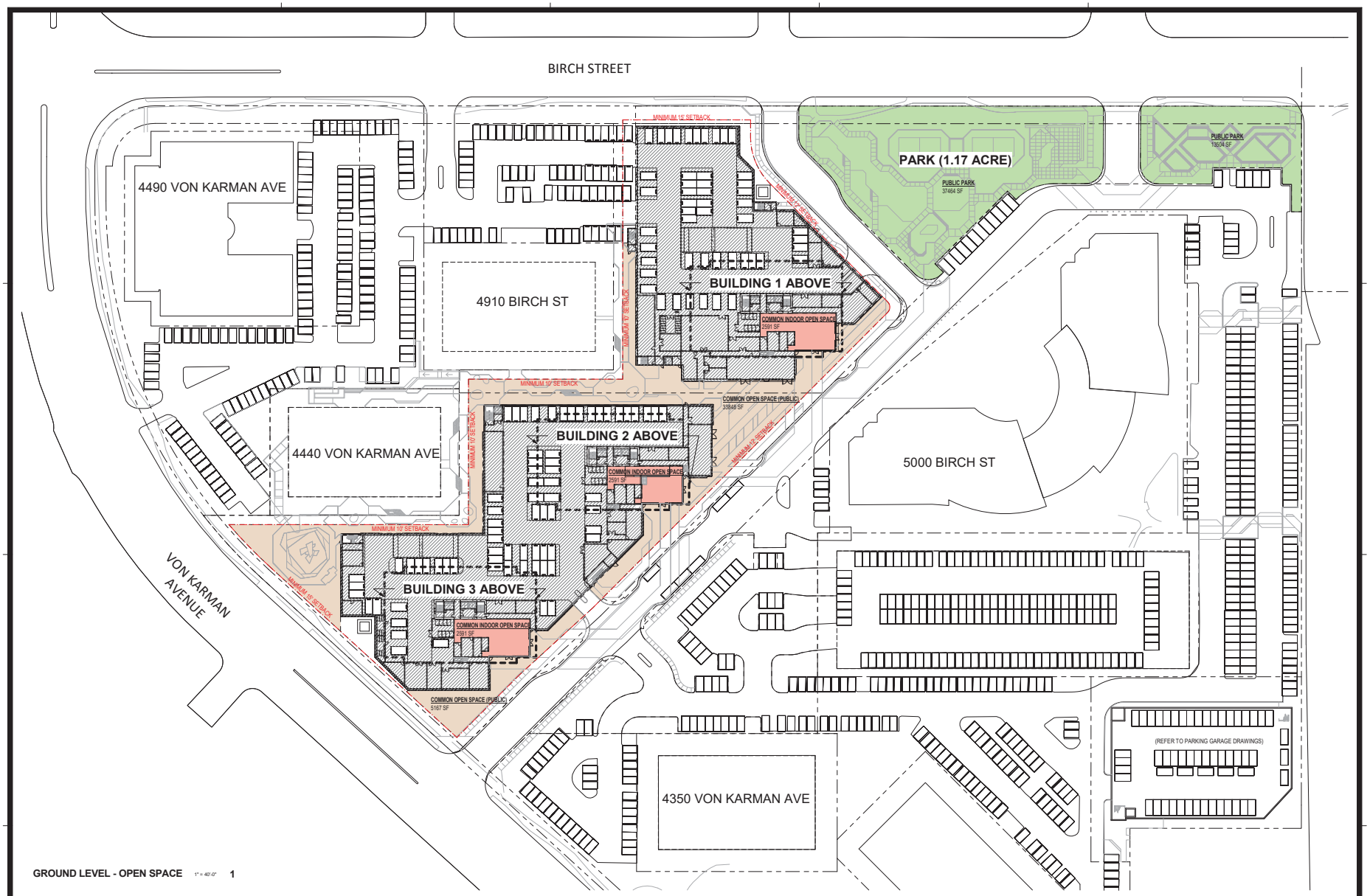
CONCEPTUAL DESIGN



GROUND LEVEL - OPEN SPACE 1" = 40'-0" **1**

- COMMON OPEN SPACE (RESIDENTIAL)
- PRIVATE OPEN SPACE
- COMMON INDOOR OPEN SPACE
- COMMON OPEN SPACE (PUBLIC)
- PUBLIC PARK

SHEET - COMMON OPEN SPACE (RESIDENTIAL)		
Name	Level	Area
COMMON OPEN SPACE (RESIDENTIAL)	Level 3	60008 SF
TOTALS		60008 SF

NOTE: SEE SHEET A-01.5B FOR ADDITIONAL INFORMATION REGARDING COMMON OPEN SPACE

SHEET - PRIVATE OPEN SPACE (L3-15)	
Level	Area
Level 3	10588 SF
Level 4	6562 SF
Level 5	3734 SF
Level 6	3734 SF
Level 7	3734 SF
Level 8	3734 SF
Level 9	3734 SF
Level 10	3734 SF
Level 11	3743 SF
Level 12	3743 SF
Level 13	3743 SF
Level 14	4958 SF
Level 15	8201 SF
TOTAL	63937 SF

NOTE: SEE SHEET A-01.5C FOR ADDITIONAL INFORMATION REGARDING PRIVATE OPEN SPACE

SHEET - COMMON INDOOR OPEN SPACE		
Name	Level	Area
COMMON INDOOR OPEN SPACE	Level 1	7772 SF
COMMON INDOOR OPEN SPACE	Level 3	5973 SF
TOTAL		13745 SF

NOTE: SEE SHEET A-01.5B FOR ADDITIONAL INFORMATION REGARDING COMMON INDOOR OPEN SPACE

SHEET - COMMON OPEN SPACE (PUBLIC)		
Name	Level	Area
COMMON OPEN SPACE (PUBLIC)	Level 1	39015 SF
TOTAL		39015 SF

SHEET - PUBLIC PARK		
Name	Level	Area
PUBLIC PARK	Level 1	50968 SF
TOTAL		50968 SF

SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH

REVISIONS

	DESCRIPTION	DATE
1		
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SHEET TITLE
OPEN SPACE DIAGRAMS

SHEET NUMBER
A-01.5A

JOB NO.
DATE 8/1/2017
SCALE 1" = 40'-0"

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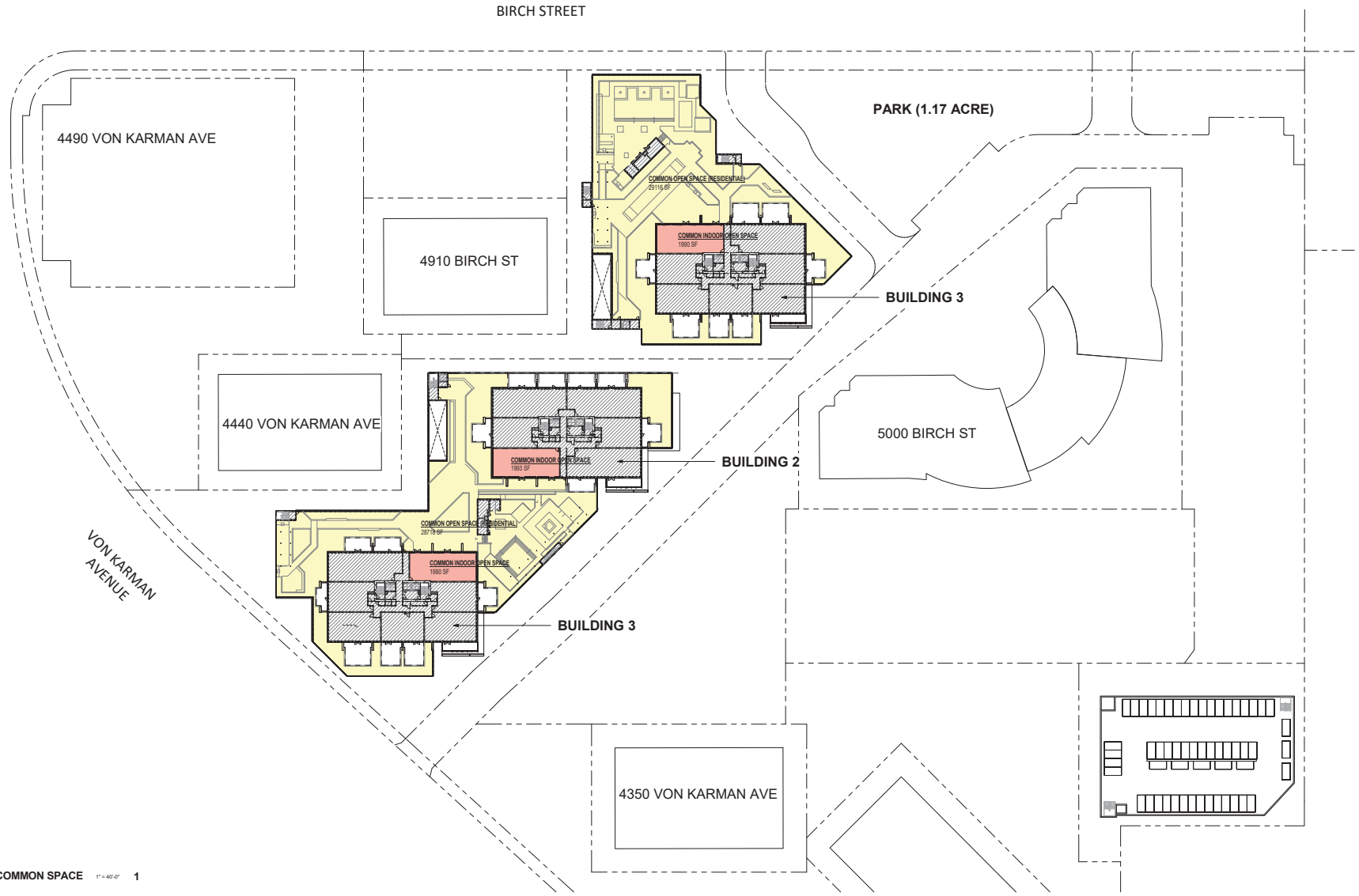

LEVEL 3 - COMMON SPACE 1" = 40'-0" **1**

- COMMON OPEN SPACE (RESIDENTIAL)
- PRIVATE OPEN SPACE
- COMMON INDOOR OPEN SPACE
- COMMON OPEN SPACE (PUBLIC)
- PUBLIC PARK

SHEET - COMMON OPEN SPACE (RESIDENTIAL)

Name	Level	Area
COMMON OPEN SPACE (RESIDENTIAL)	Level 3	60008 SF
TOTALS		60008 SF

SHEET - PRIVATE OPEN SPACE (L3-15)

Level	Area
Level 3	10588 SF
Level 4	6562 SF
Level 5	3734 SF
Level 6	3734 SF
Level 7	3734 SF
Level 8	3734 SF
Level 9	3734 SF
Level 10	3734 SF
Level 11	3743 SF
Level 12	3743 SF
Level 13	3743 SF
Level 14	4958 SF
Level 15	8201 SF
TOTAL	63937 SF

NOTE: SEE SHEET A-01.5C FOR ADDITIONAL INFORMATION REGARDING PRIVATE OPEN SPACE

SHEET - COMMON INDOOR OPEN SPACE

Name	Level	Area
COMMON INDOOR OPEN SPACE	Level 1	7772 SF
COMMON INDOOR OPEN SPACE	Level 3	5973 SF
TOTAL		13745 SF

NOTE: SEE SHEET A-01.5A FOR ADDITIONAL INFORMATION REGARDING COMMON INDOOR OPEN SPACE

SHEET - COMMON OPEN SPACE (PUBLIC)

Name	Level	Area
COMMON OPEN SPACE (PUBLIC)	Level 1	39015 SF
TOTAL		39015 SF

NOTE: SEE SHEET A-01.5A FOR ADDITIONAL INFORMATION REGARDING RECREATIONAL OPEN SPACE

SHEET - PUBLIC PARK

Name	Level	Area
PUBLIC PARK	Level 1	50968 SF
TOTAL		50968 SF

NOTE: SEE SHEET A-01.5A FOR ADDITIONAL INFORMATION REGARDING PUBLIC PARK SPACE

SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH

REVISIONS

	DESCRIPTION	DATE
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SHEET TITLE
OPEN SPACE DIAGRAMS

SHEET NUMBER
A-01.5B

JOB NO.
DATE 8/1/2017
SCALE 1" = 40'-0"

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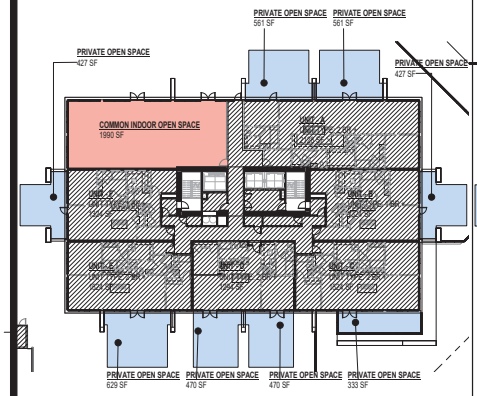


LEVEL 3 (BUILDING 1 & 3 TYP.)

LEGEND

- COMMON OPEN SPACE (RESIDENTIAL)
- PRIVATE OPEN SPACE
- COMMON INDOOR OPEN SPACE
- COMMON OPEN SPACE (PUBLIC)
- PUBLIC PARK

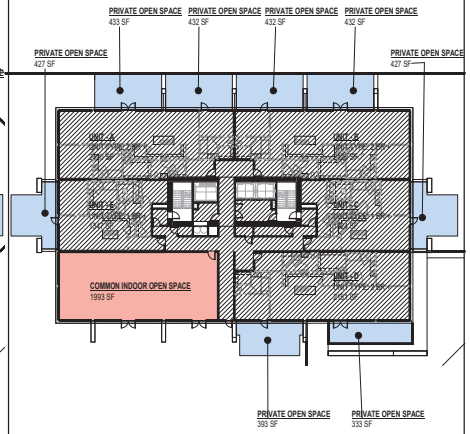
FLOOR SUMMARY

SHEET - PRIVATE OPEN SPACE (L2 - T1+3)

Level	Name	Count	Area
Level 3	UNIT - A	4	1910 SF
Level 3	UNIT - B	2	714 SF
Level 3	UNIT - C	2	962 SF
Level 3	UNIT - D	4	1878 SF
Level 3	UNIT - E	2	961 SF
Level 3	UNIT - F	2	854 SF
16		16	7279 SF

DECKS COUNTED PER LEVEL: 12

*NOTE: DECKS TO BE COUNTED ONCE PER UNIT FOR PRIVATE OPEN SPACE REQUIRMENTS.



LEVEL 3 (BUILDING 2)

LEGEND

- COMMON OPEN SPACE (RESIDENTIAL)
- PRIVATE OPEN SPACE
- COMMON INDOOR OPEN SPACE
- COMMON OPEN SPACE (PUBLIC)
- PUBLIC PARK

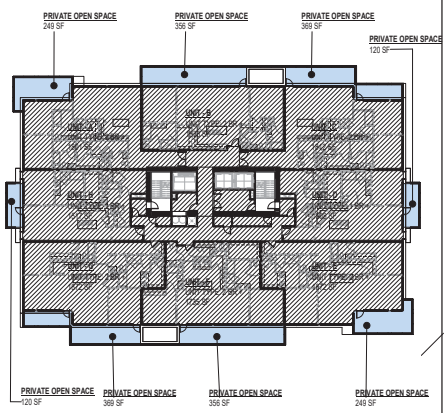
FLOOR SUMMARY

SHEET - PRIVATE OPEN SPACE (L2 - T2)

Level	Name	Count	Area
Level 3	UNIT - A	2	865 SF
Level 3	UNIT - B	2	864 SF
Level 3	UNIT - C	1	427 SF
Level 3	UNIT - D	2	726 SF
Level 3	UNIT - E	1	427 SF
8		8	3309 SF

DECKS COUNTED PER LEVEL: 3

*NOTE: DECKS TO BE COUNTED ONCE PER UNIT FOR PRIVATE OPEN SPACE REQUIRMENTS.



LEVEL 4 (BUILDING 1 - 3 TYP.)

LEGEND

- COMMON OPEN SPACE (RESIDENTIAL)
- PRIVATE OPEN SPACE
- COMMON INDOOR OPEN SPACE
- COMMON OPEN SPACE (PUBLIC)
- PUBLIC PARK

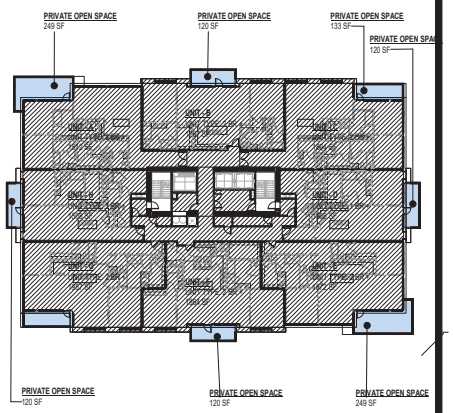
FLOOR SUMMARY

SHEET - PRIVATE OPEN SPACE (L4)

Level	Name	Count	Area
Level 4	UNIT - A	3	746 SF
Level 4	UNIT - B	3	1068 SF
Level 4	UNIT - C	3	1107 SF
Level 4	UNIT - D	3	361 SF
Level 4	UNIT - E	3	746 SF
Level 4	UNIT - F	3	1068 SF
Level 4	UNIT - G	3	1107 SF
Level 4	UNIT - H	3	361 SF
24		24	6562 SF

DECKS COUNTED PER LEVEL: 24

*NOTE: DECKS TO BE COUNTED ONCE PER UNIT FOR PRIVATE OPEN SPACE REQUIRMENTS.



LEVEL 5 (L6-10 BUILDING 1 - 3 TYP.)

LEGEND

- COMMON OPEN SPACE (RESIDENTIAL)
- PRIVATE OPEN SPACE
- COMMON INDOOR OPEN SPACE
- COMMON OPEN SPACE (PUBLIC)
- PUBLIC PARK

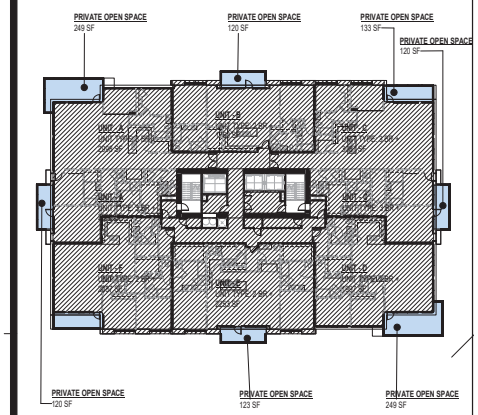
FLOOR SUMMARY

SHEET - PRIVATE OPEN SPACE (L5-10)

Level	Name	Count	Area
Level 5	UNIT - A	3	746 SF
Level 5	UNIT - B	3	361 SF
Level 5	UNIT - C	3	400 SF
Level 5	UNIT - D	3	361 SF
Level 5	UNIT - E	3	746 SF
Level 5	UNIT - F	3	361 SF
Level 5	UNIT - G	3	400 SF
Level 5	UNIT - H	3	361 SF
24		24	3734 SF

DECKS COUNTED PER LEVEL: 24(6) = 144

*NOTE: DECKS TO BE COUNTED ONCE PER UNIT FOR PRIVATE OPEN SPACE REQUIRMENTS.



LEVEL 11 (12-13 BUILDING 1 - 3 TYP.)

LEGEND

- COMMON OPEN SPACE (RESIDENTIAL)
- PRIVATE OPEN SPACE
- COMMON INDOOR OPEN SPACE
- COMMON OPEN SPACE (PUBLIC)
- PUBLIC PARK

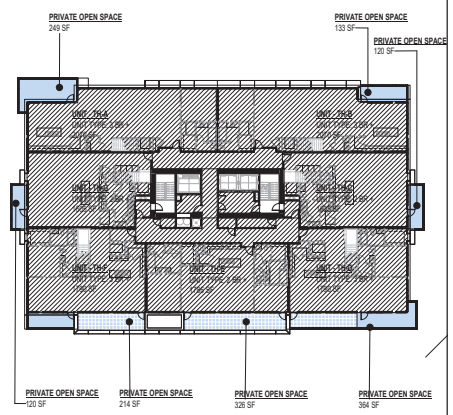
FLOOR SUMMARY

SHEET - PRIVATE OPEN SPACE (L11-13)

Level	Name	Count	Area
Level 11	UNIT - A	6	1106 SF
Level 11	UNIT - B	3	361 SF
Level 11	UNIT - C	6	761 SF
Level 11	UNIT - D	3	746 SF
Level 11	UNIT - E	3	370 SF
Level 11	UNIT - F	3	400 SF
24		24	3743 SF

DECKS COUNTED PER LEVEL: 18(3) = 54

*NOTE: DECKS TO BE COUNTED ONCE PER UNIT FOR PRIVATE OPEN SPACE REQUIRMENTS.



LEVEL 14 (BUILDING 1 - 3 TYP.) - TOWNHOME LOWER LEVEL

LEGEND

- COMMON OPEN SPACE (RESIDENTIAL)
- PRIVATE OPEN SPACE
- COMMON INDOOR OPEN SPACE
- COMMON OPEN SPACE (PUBLIC)
- PUBLIC PARK

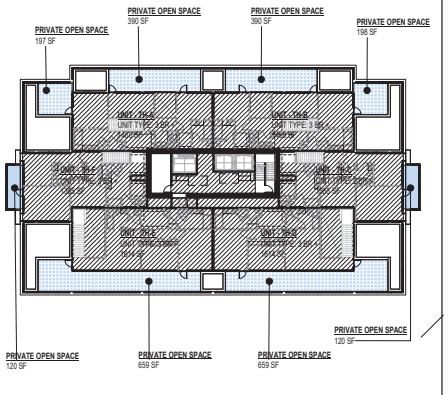
FLOOR SUMMARY

SHEET - PRIVATE OPEN SPACE (L14)

Level	Name	Count	Area
Level 14	UNIT - TH-A	3	746 SF
Level 14	UNIT - TH-B	3	400 SF
Level 14	UNIT - TH-C	3	361 SF
Level 14	UNIT - TH-D	3	1091 SF
Level 14	UNIT - TH-E	3	979 SF
Level 14	UNIT - TH-F	6	1022 SF
Level 14	UNIT - TH-G	3	361 SF
24		24	4958 SF

DECKS COUNTED PER LEVEL: 21

*NOTE: DECKS TO BE COUNTED ONCE PER UNIT FOR PRIVATE OPEN SPACE REQUIRMENTS.



LEVEL 15 (BUILDING 1 - 3 TYP.) - TOWNHOME UPPER LEVEL

LEGEND

- COMMON OPEN SPACE (RESIDENTIAL)
- PRIVATE OPEN SPACE
- COMMON INDOOR OPEN SPACE
- COMMON OPEN SPACE (PUBLIC)
- PUBLIC PARK

FLOOR SUMMARY

SHEET - PRIVATE OPEN SPACE (L15)

Level	Name	Count	Area
Level 15	UNIT - TH-A	6	1762 SF
Level 15	UNIT - TH-B	6	1763 SF
Level 15	UNIT - TH-C	3	361 SF
Level 15	UNIT - TH-D	3	1977 SF
Level 15	UNIT - TH-E	3	1977 SF
Level 15	UNIT - TH-F	3	361 SF
24		24	8201 SF

DECKS COUNTED PER LEVEL: 0

*NOTE: DECKS TO BE COUNTED ONCE PER UNIT FOR PRIVATE OPEN SPACE REQUIRMENTS.

SHEET - PRIVATE OPEN SPACE (L3-15)

Level	Area
Level 3	10588 SF
Level 4	6562 SF
Level 5	3734 SF
Level 6	3734 SF
Level 7	3734 SF
Level 8	3734 SF
Level 9	3734 SF
Level 10	3734 SF
Level 11	3743 SF
Level 12	3743 SF
Level 13	3743 SF
Level 14	4958 SF
Level 15	8201 SF
TOTAL	63937 SF

(DECK COUNT = 258)

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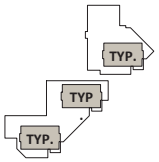
THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH



REVISIONS

	DESCRIPTION	DATE
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SHEET TITLE
OPEN SPACE DIAGRAMS

SHEET NUMBER
A-01.5C

JOB NO.
DATE 8/1/2017
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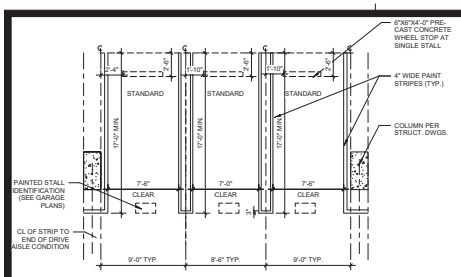
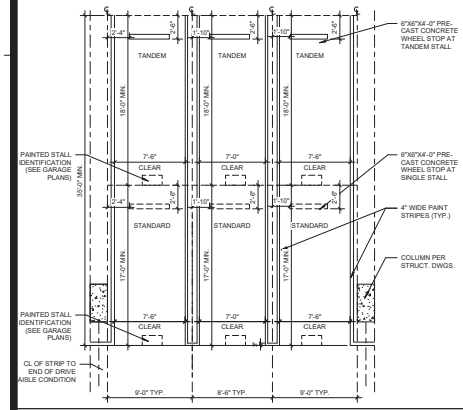
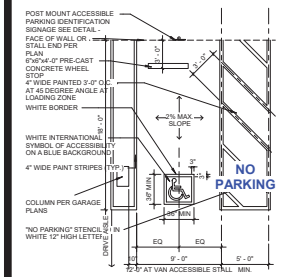


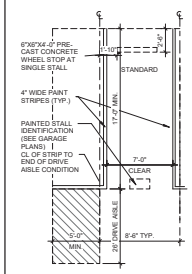
② TYPICAL PARKING STALL STANDARD
3/16" = 1'-0"



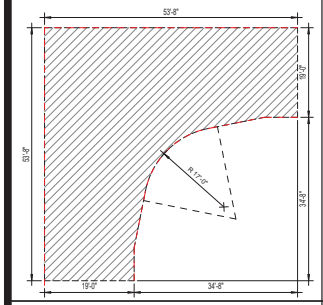
③ TYPICAL PARKING STALL TANDEM
3/16" = 1'-0"



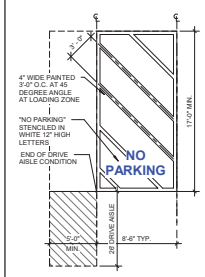
④ TYPICAL ACCESSIBLE PARKING STALL...
3/16" = 1'-0"



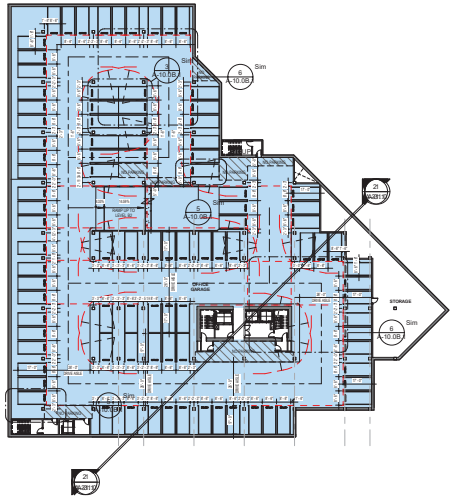
⑤ TYPICAL PARKING STALL DEAD END CONDITION...
3/16" = 1'-0"



⑥ TYPICAL TURNING RADIUS...
3/32" = 1'-0"



⑦ TYPICAL DEDICATED TURN-AROUND SPACE .
3/16" = 1'-0"



PHASE 1	Building 1_Level B3	95
	Parking Allocation	Type	Count
	OFFICE PARKING	Standard_OfficeStall	95

PARKING COUNTS SHOWN THIS SHEET REFLECT IN-GARAGE PARKING ONLY. FOR OVERALL PROJECT PARKING COUNTS REFER TO SHEETS A-01.2 -THROUGH A-01.3

LEGEND

- RESIDENTIAL
- OFFICE

PROJECT NORTH

COMPOSITE FLOOR PLAN - LEVEL B3 | 1" = 30'-0" | 1

SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH

REVISIONS

	DESCRIPTION	DATE
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SHEET TITLE
COMPOSITE FLOOR PLAN - LEVEL B3

SHEET NUMBER
A-10.0A.0

JOB NO.
DATE 8/1/2017
SCALE As indicated

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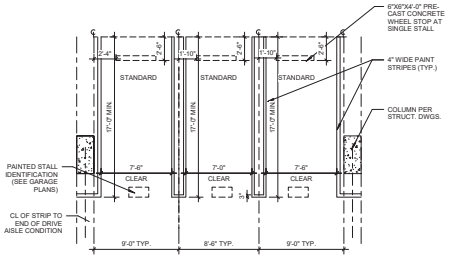
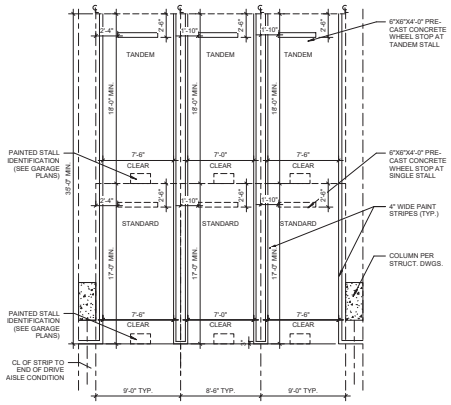
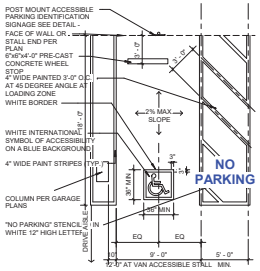


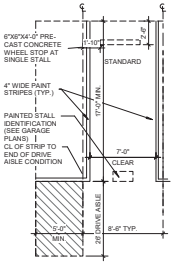
② TYPICAL PARKING STALL STANDARD .
3/16" = 1'-0"



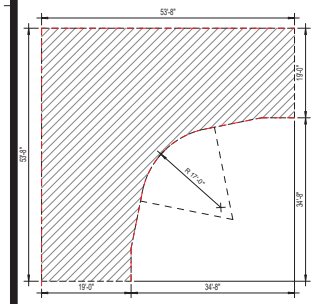
③ TYPICAL PARKING STALL TANDEM .
3/16" = 1'-0"



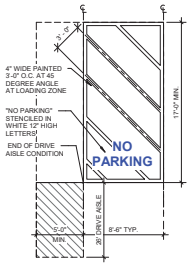
④ TYPICAL ACCESSIBLE PARKING STALL
3/16" = 1'-0"



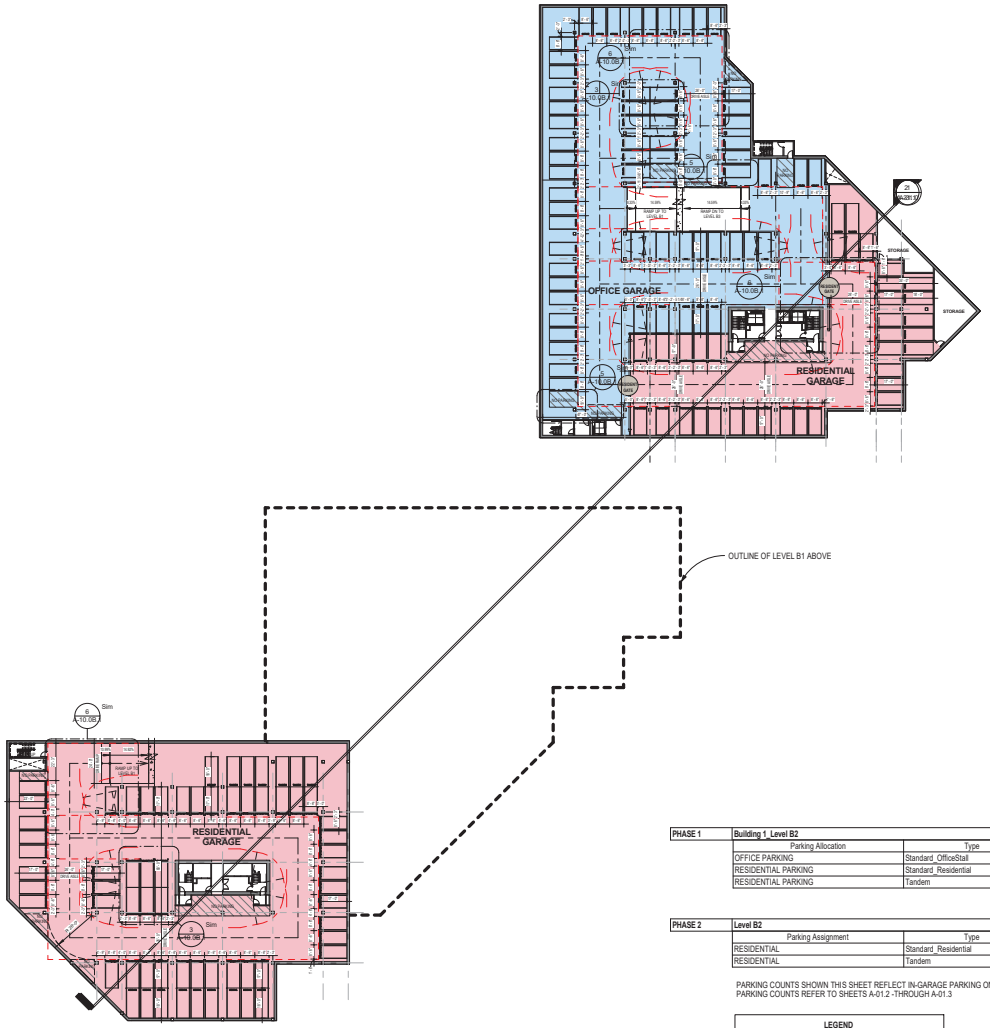
⑤ TYPICAL PARKING STALL DEAD END CONDITION.
3/16" = 1'-0"



⑥ TYPICAL TURNING RADIUS.
3/32" = 1'-0"



⑦ TYPICAL DEDICATED TURN-AROUND SPACE ..
3/16" = 1'-0"



PHASE 1	Building 1_Level B2	98
	Parking Allocation	Type	Count
	OFFICE PARKING	Standard_OfficeStall	63
	RESIDENTIAL PARKING	Standard_Residential	28
	RESIDENTIAL PARKING	Tandem	7

PHASE 2	Level B2	65
	Parking Assignment	Type	Count
	RESIDENTIAL	Standard_Residential	49
	RESIDENTIAL	Tandem	16

PARKING COUNTS SHOWN THIS SHEET REFLECT IN-GARAGE PARKING ONLY. FOR OVERALL PROJECT PARKING COUNTS REFER TO SHEETS A-01.2 -THROUGH A-01.3

LEGEND

- RESIDENTIAL
- OFFICE

PROJECT NORTH

COMPOSITE FLOOR PLAN - LEVEL B2 1" = 30'-0"

SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH

REVISIONS

	DESCRIPTION	DATE
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SHEET TITLE
COMPOSITE FLOOR PLAN - LEVEL B2

SHEET NUMBER
A-10.0A.1

JOB NO.
DATE 8/1/2017
SCALE As indicated

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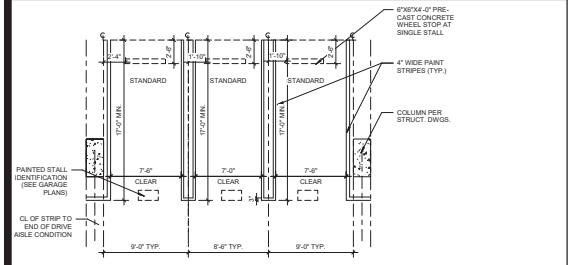
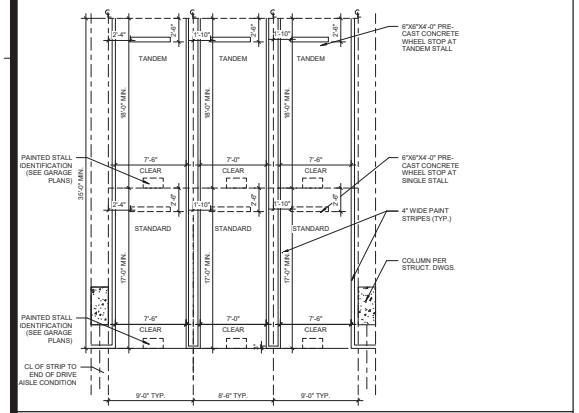
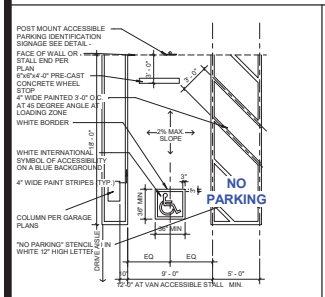
CONCEPTUAL DESIGN



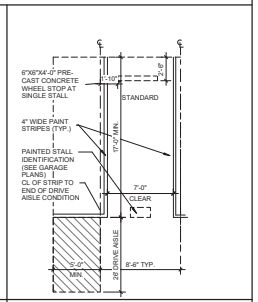
2 TYPICAL PARKING STALL STANDARD
3/16" = 1'-0"



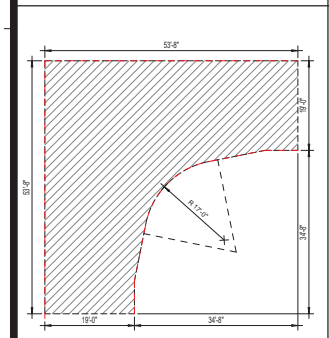
3 TYPICAL PARKING STALL
3/16" = 1'-0"



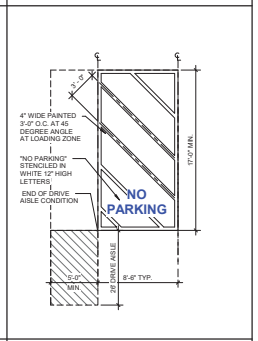
4 TYPICAL ACCESSIBLE PARKING STALL.
3/16" = 1'-0"



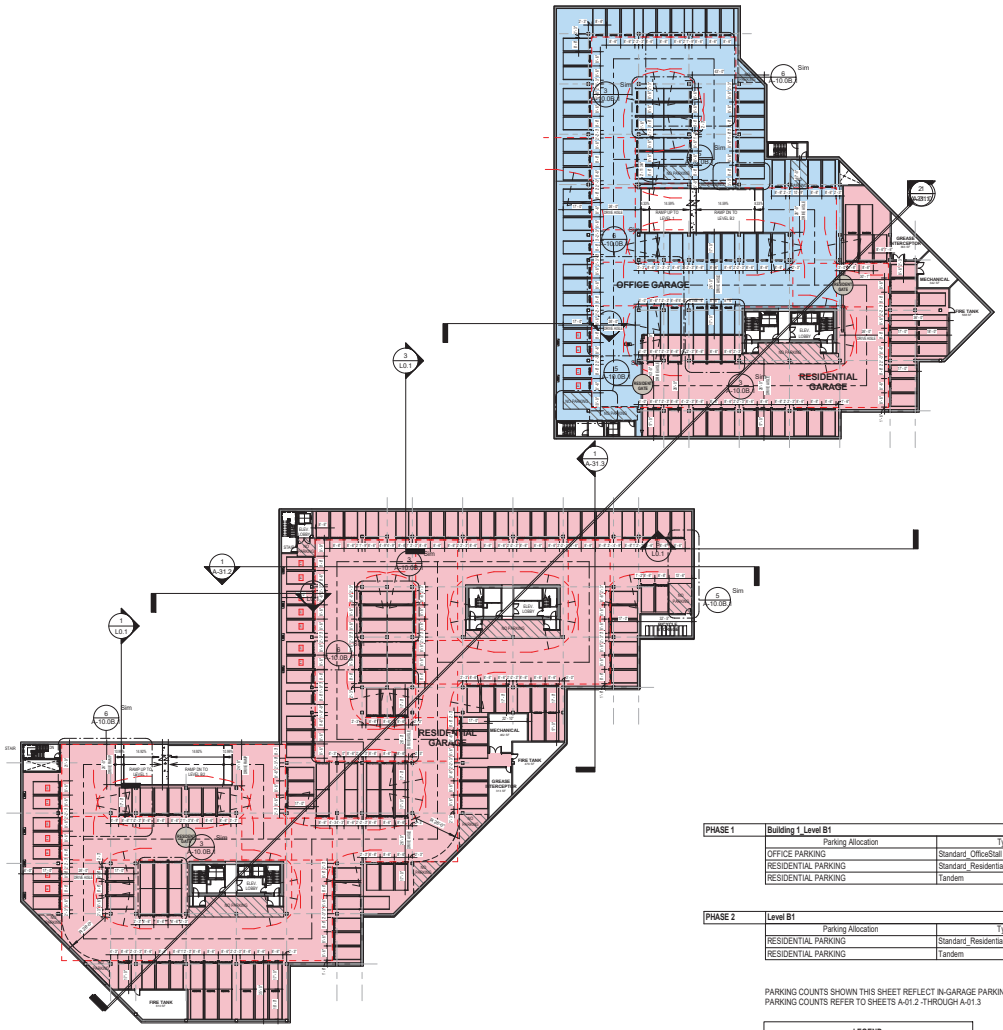
5 TYPICAL PARKING STALL DEAD END CONDITION
3/16" = 1'-0"



6 TYPICAL TURNING RADIUS
3/32" = 1'-0"



7 TYPICAL DEDICATED TURN-AROUND SPACE
3/16" = 1'-0"



PHASE 1	Building 1_Level B1	97
Parking Allocation	Type	Count
OFFICE PARKING	Standard_OfficeStall	63
RESIDENTIAL PARKING	Standard_Residential	29
RESIDENTIAL PARKING	Tandem	5

PHASE 2	Level B1	133
Parking Allocation	Type	Count
RESIDENTIAL PARKING	Standard_Residential	124
RESIDENTIAL PARKING	Tandem	9

PARKING COUNTS SHOWN THIS SHEET REFLECT IN-GARAGE PARKING ONLY. FOR OVERALL PROJECT PARKING COUNTS REFER TO SHEETS A-01.2 -THROUGH A-01.3

LEGEND

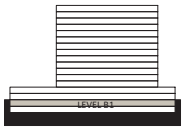
- RESIDENTIAL
- OFFICE

PROJECT NORTH

COMPOSITE FLOOR PLAN - LEVEL B1 | 1" = 30'-0" | 1

SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH



REVISIONS

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SHEET TITLE
COMPOSITE FLOOR PLAN - LEVEL B1

SHEET NUMBER
A-10.0B.1

JOB NO.
DATE 8/1/2017
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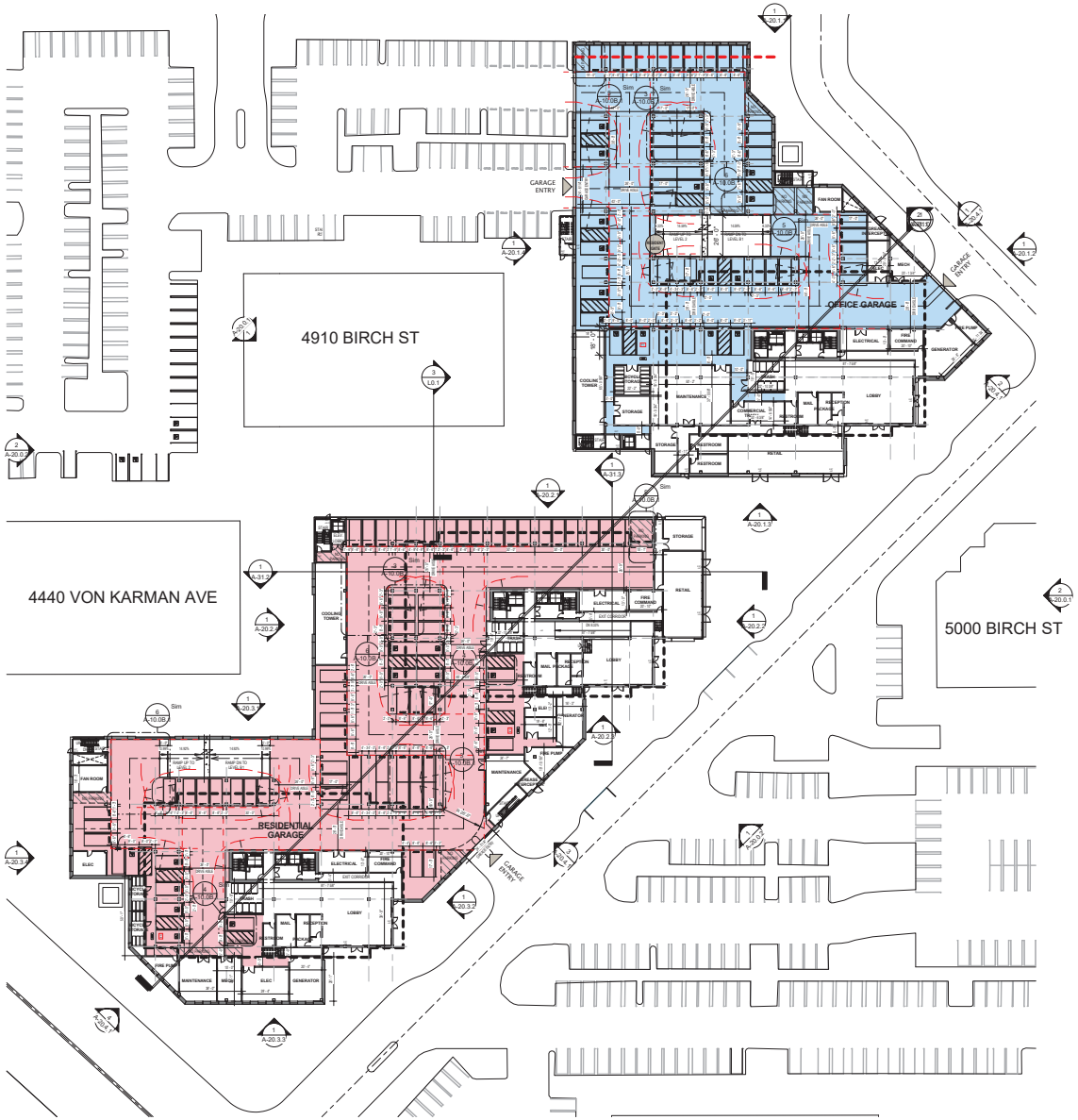
CONCEPTUAL DESIGN

PHASE 1	Building 1_Level 1		50
	Parking Allocation	Type	Count
	GUEST PARKING	Standard_GuestStall	25
	GUEST PARKING	Standard_GuestStall_HC	2
	OFFICE PARKING	Standard_OfficeStall	8
	OFFICE PARKING	Standard_OfficeStall HC	9
	RESIDENTIAL PARKING	Standard_Residential	2
	RESIDENTIAL PARKING	Standard_Residential_HC	4

PHASE 2	Level 1		71
	Parking Allocation	Type	Count
	GUEST PARKING	Standard_GuestStall	53
	RESIDENTIAL PARKING	Standard_GuestStall_HC	4
	RESIDENTIAL PARKING	Standard_Residential	6
	RESIDENTIAL PARKING	Standard_Residential_HC	8

PARKING COUNTS SHOWN THIS SHEET REFLECT IN-GARAGE PARKING ONLY. FOR OVERALL PROJECT PARKING COUNTS REFER TO SHEETS A-01.2 -THROUGH A-01.3

LEGEND	
	RESIDENTIAL
	OFFICE

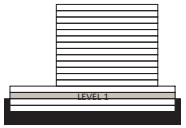


PROJECT NORTH

COMPOSITE FLOOR PLAN - LEVEL 1 1" = 30'-0" 1

SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH



REVISIONS

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SHEET TITLE
COMPOSITE FLOOR PLAN - LEVEL 1

SHEET NUMBER
A-10.1

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DATE 8/1/2017
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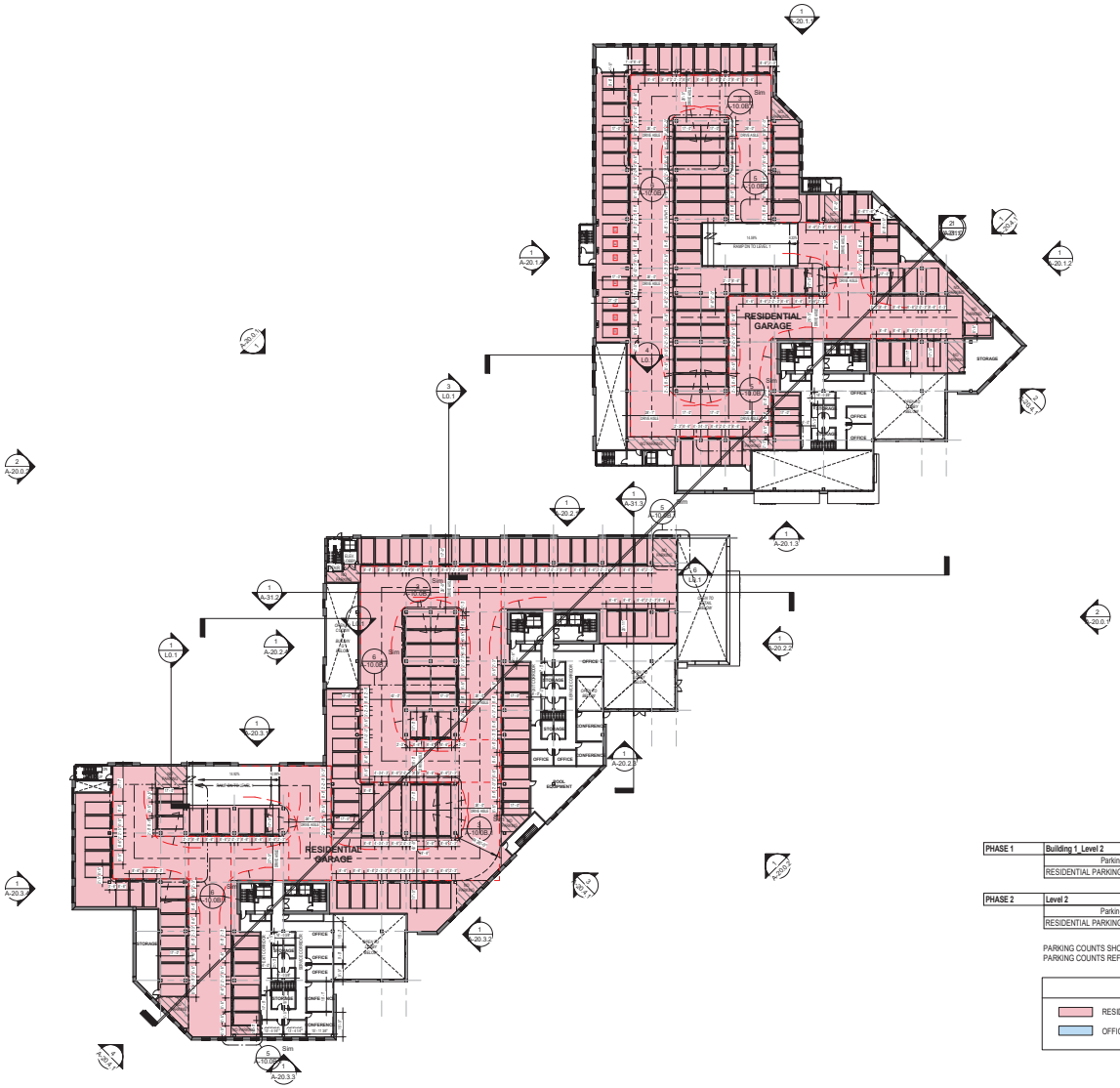


PHASE 1	Building 1_Level 2		86
	Parking Allocation	Type	Count
	RESIDENTIAL PARKING	Standard_Residential	86

PHASE 2	Level 2		100
	Parking Allocation	Type	Count
	RESIDENTIAL PARKING	Standard_Residential	100

PARKING COUNTS SHOWN THIS SHEET REFLECT IN-GARAGE PARKING ONLY. FOR OVERALL PROJECT PARKING COUNTS REFER TO SHEETS A-01.2 -THROUGH A-01.3

LEGEND

- RESIDENTIAL
- OFFICE

PROJECT NORTH

COMPOSITE FLOOR PLAN - LEVEL 2 | 1" = 30'-0" | 1

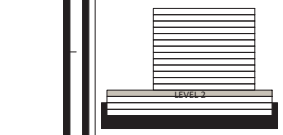
SHOPOFF REALTY INVESTMENTS

2 PARK PLAZA, SUITE 700, IRVINE, CA 92614

TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES

CITY OF NEWPORT BEACH



REVISIONS

	DESCRIPTION	DATE

SHEET TITLE

COMPOSITE FLOOR PLAN - LEVEL 2

SHEET NUMBER

A-10.2

JOB NO.

DATE 8/1/2017

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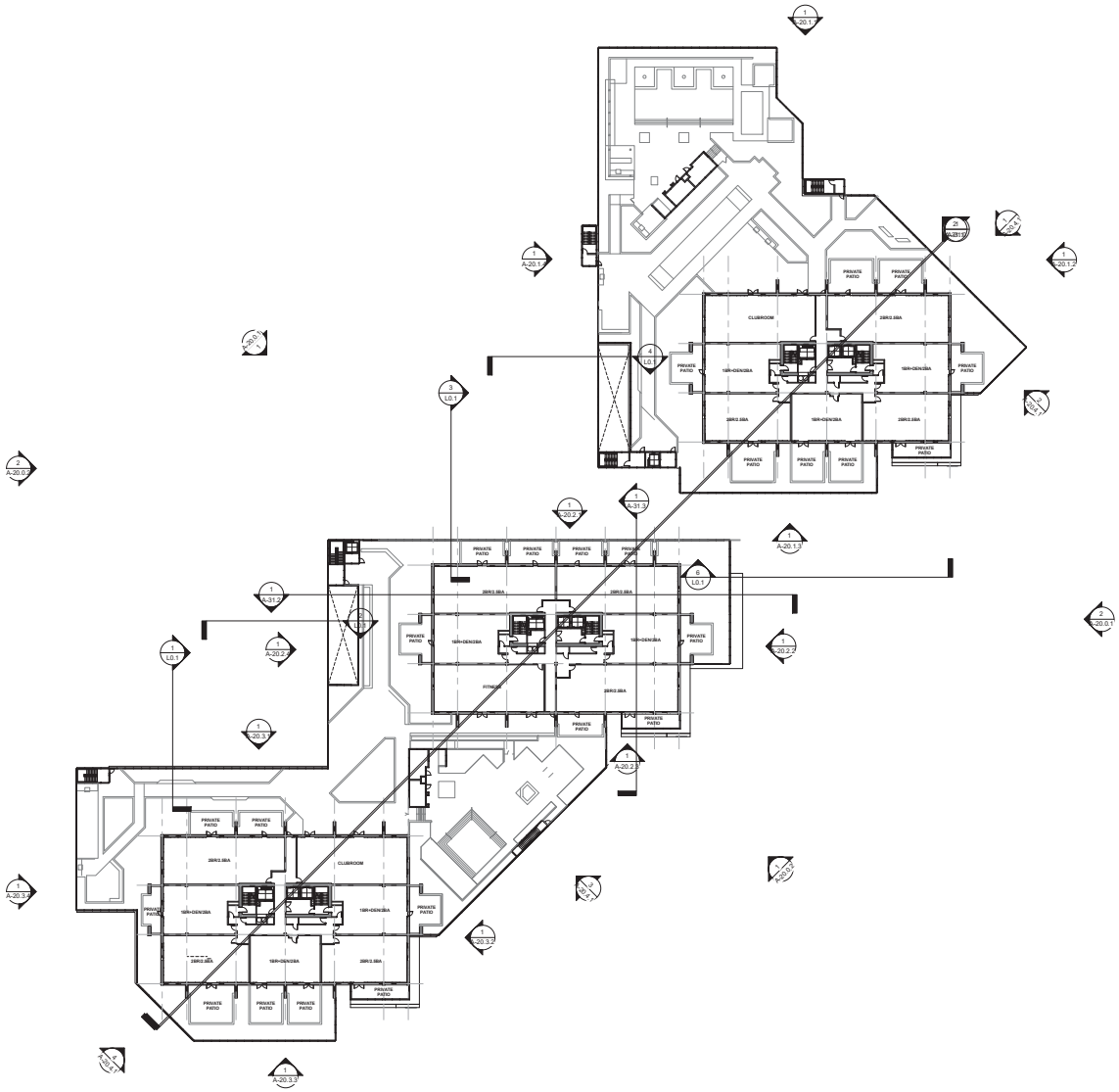

COMPOSITE FLOOR PLAN - LEVEL 3 | 1" = 30'-0" | 1

SHOPOFF REALTY INVESTMENTS

2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH

LEVEL 3

REVISIONS

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SHEET TITLE
COMPOSITE FLOOR PLAN - LEVEL 3

SHEET NUMBER
A-10.3

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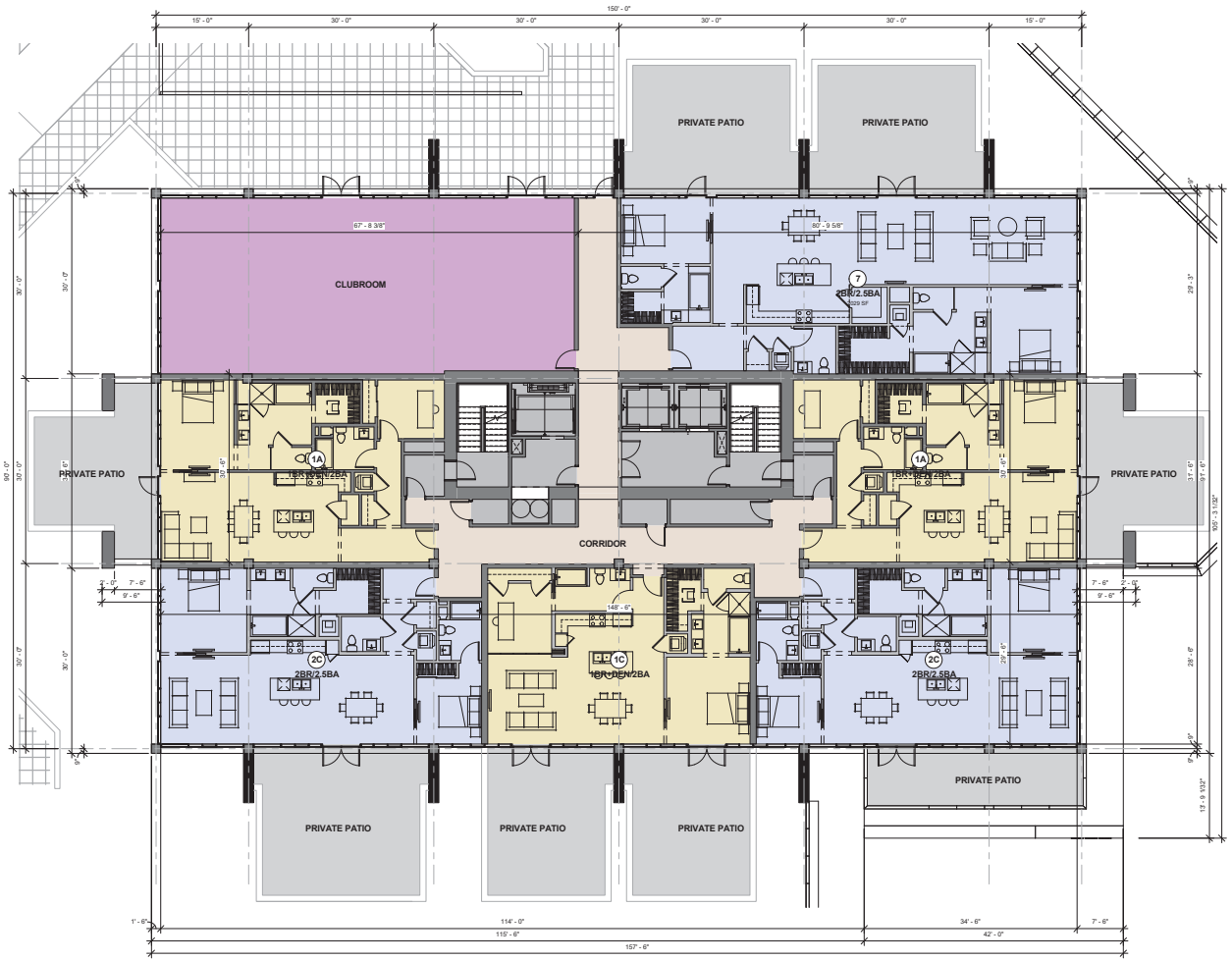

BUILDING PLAN LEGEND

TOWER 1 - FLOOR PLAN - LEVEL 3 | 1/8" = 1'-0" | 1

SHOPOFF REALTY INVESTMENTS

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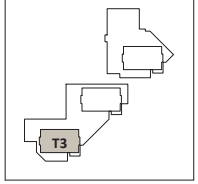
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH



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SHEET TITLE
BUILDING 1 - FLOOR PLAN - LEVEL 3

SHEET NUMBER
A-13.3.T1

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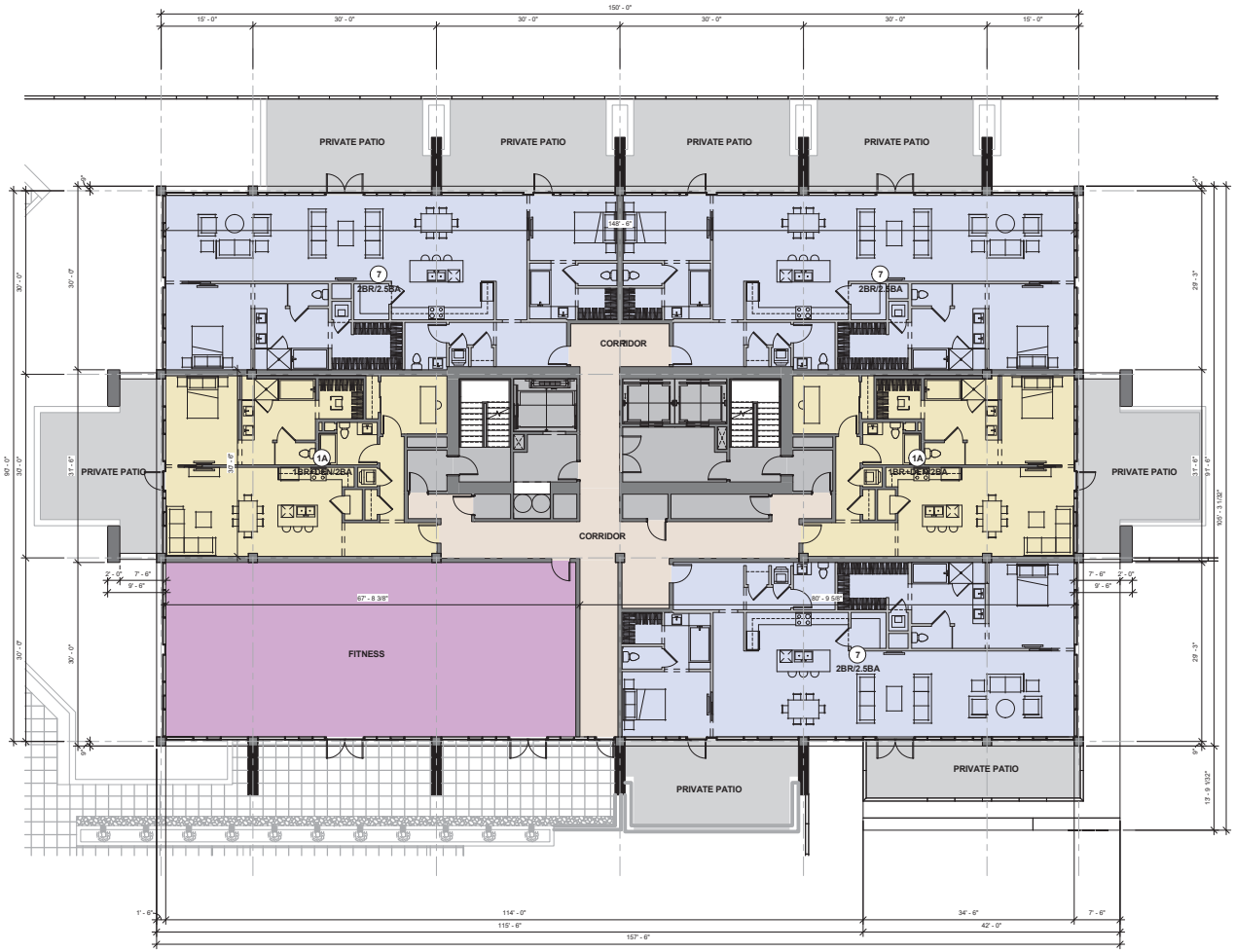
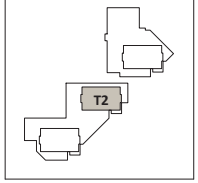


TOWER 2 - FLOOR PLAN - LEVEL 3 | 1/8" = 1'-0" | 1

BUILDING PLAN LEGEND

SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH



REVISIONS

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SHEET TITLE
BUILDING 2 - FLOOR PLAN - LEVEL 3

SHEET NUMBER
A-13.3.T2

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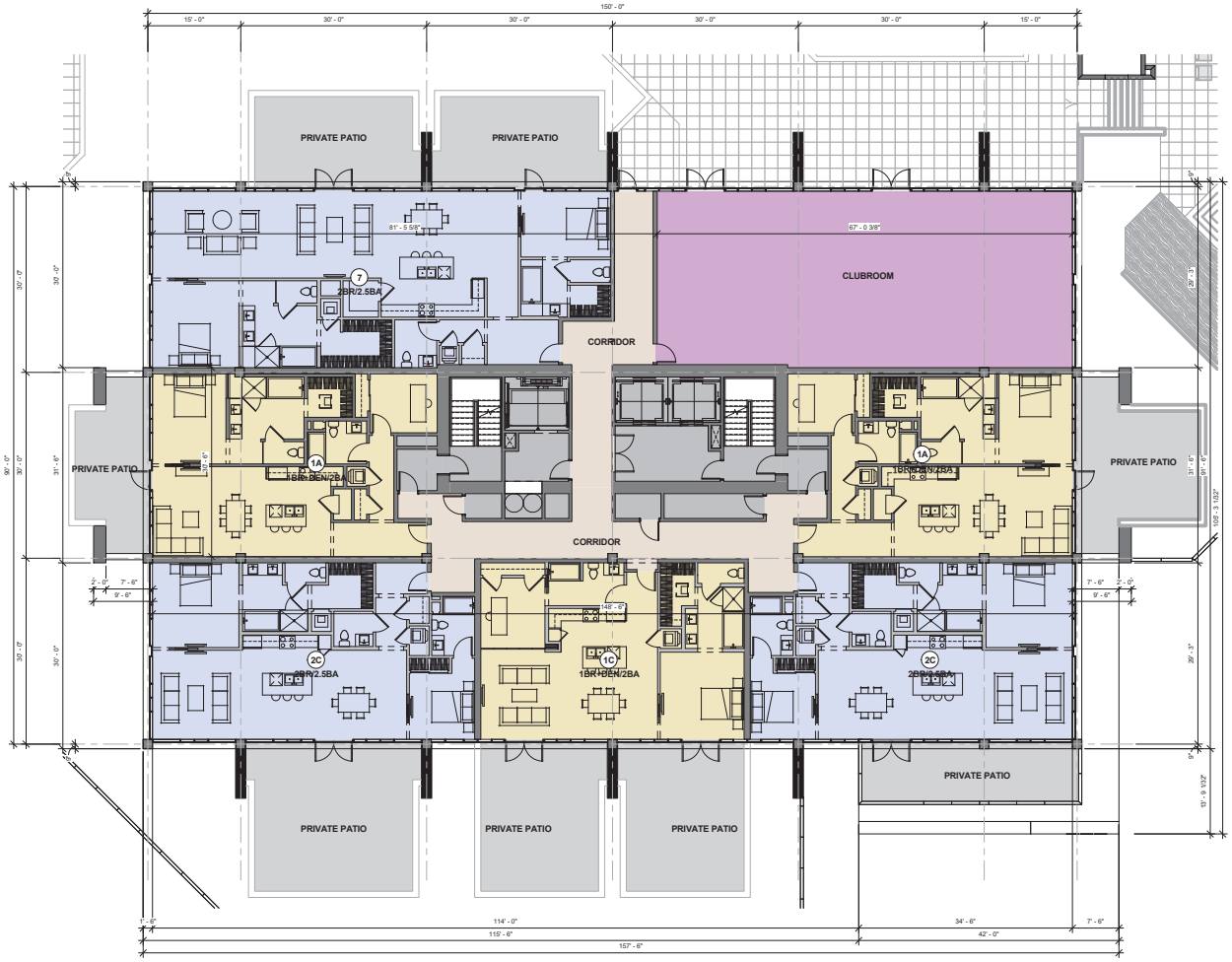


BUILDING PLAN LEGEND

TOWER 3 - FLOOR PLAN - LEVEL 3 | 1/8" = 1'-0" | 1

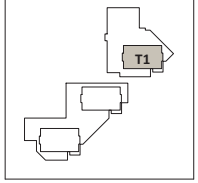
SHOPOFF REALTY INVESTMENTS

2 PARK PLAZA, SUITE 700, IRVINE, CA 92614

TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES

CITY OF NEWPORT BEACH



REVISIONS

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SHEET TITLE

BUILDING 3 - FLOOR PLAN - LEVEL 3

SHEET NUMBER

A-13.3.T3

JOB NO.

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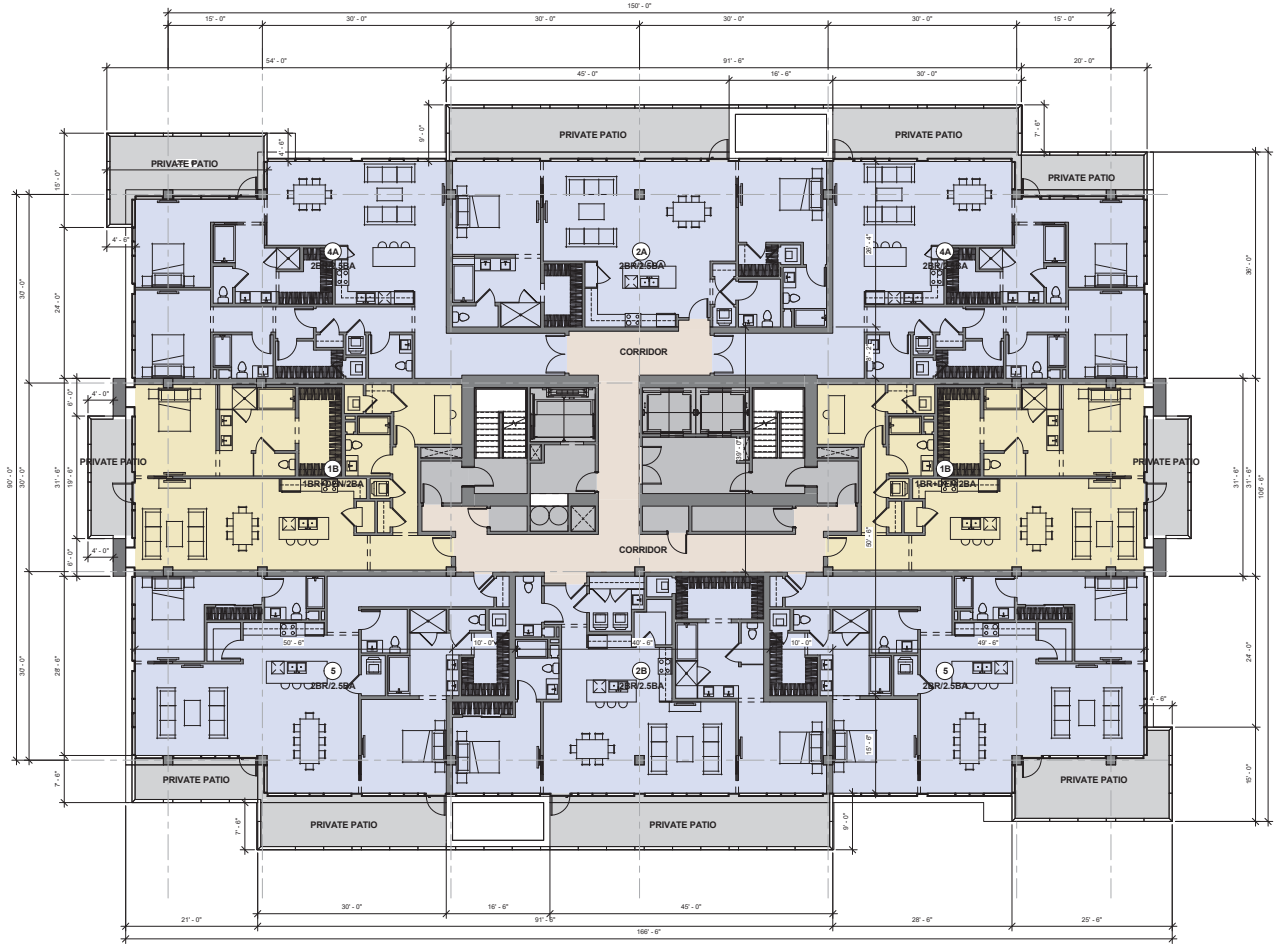


BUILDING PLAN LEGEND

TOWER - FLOOR PLAN - TYPICAL LEVEL 4 | 1/8" = 1'-0" | 1

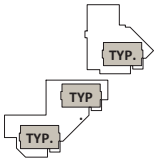
SHOPOFF REALTY INVESTMENTS

2 PARK PLAZA, SUITE 700, IRVINE, CA 92614

TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES

CITY OF NEWPORT BEACH



REVISIONS

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SHEET TITLE

BUILDING - FLOOR PLAN - TYPICAL LEVEL 4

SHEET NUMBER

A-13.4

JOB NO.

DATE 8/1/2017

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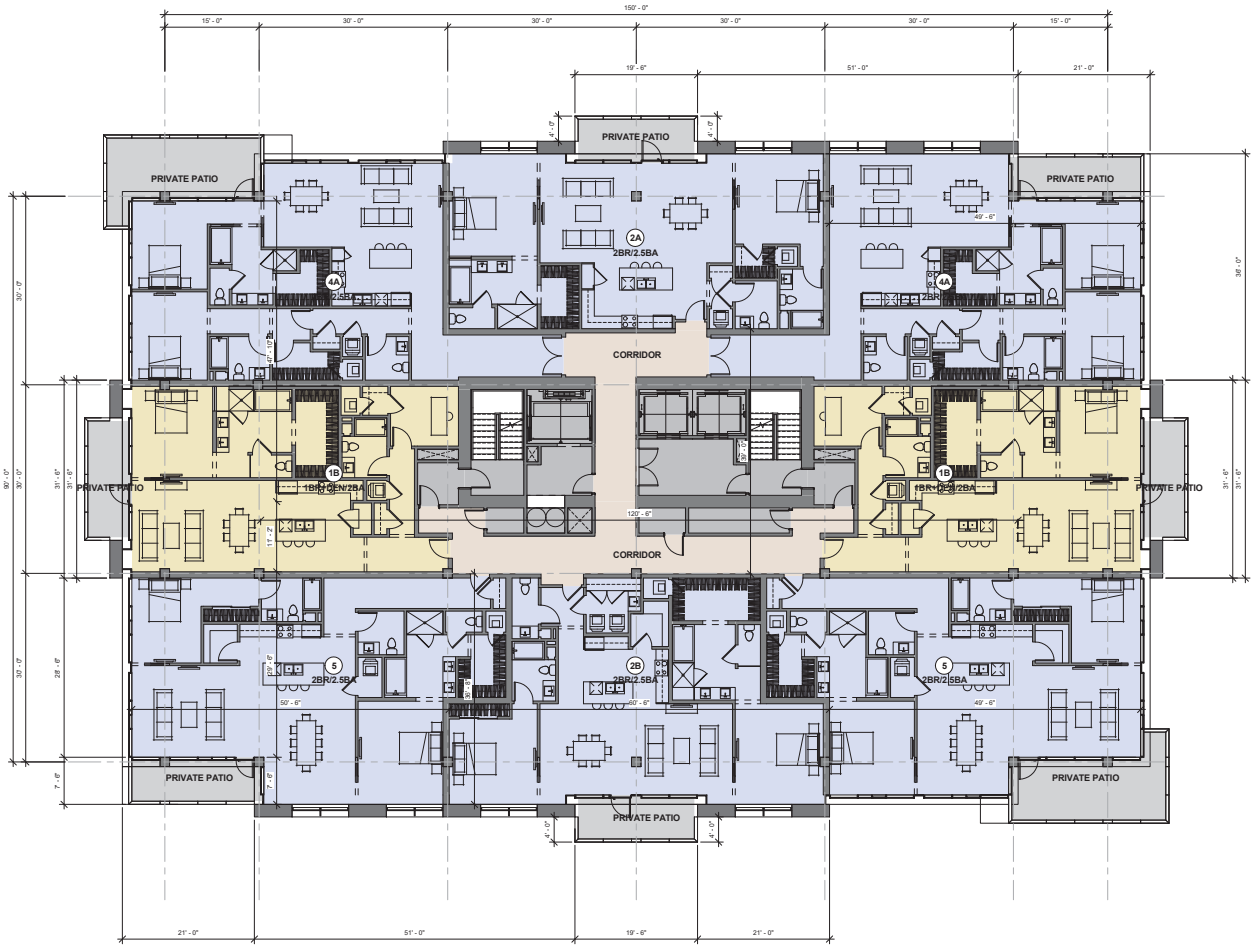


BUILDING PLAN LEGEND

TOWER - FLOOR PLAN - TYPICAL LEVEL 5 (6-10, SIM.) | 1/8" = 1'-0" | 1

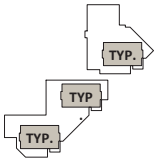
SHOPOFF REALTY INVESTMENTS

2 PARK PLAZA, SUITE 700, IRVINE, CA 92614

TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES

CITY OF NEWPORT BEACH



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SHEET TITLE

BUILDING - FLOOR PLAN - TYPICAL LEVEL 5 (6-10, SIM.)

SHEET NUMBER

A-13.5

JOB NO.

DATE 8/1/2017

SCALE As indicated

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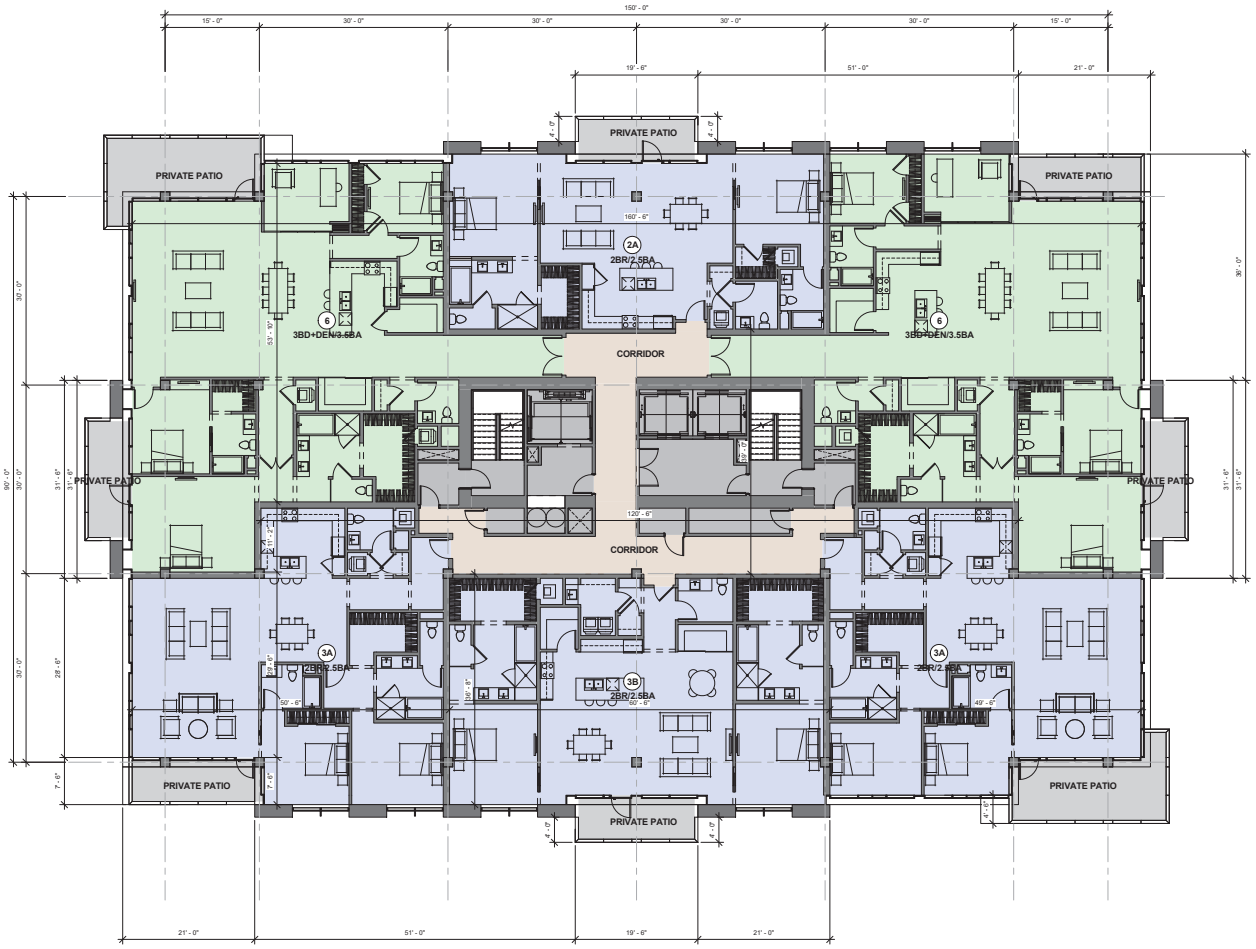
CONCEPTUAL DESIGN



BUILDING PLAN LEGEND

TOWER - FLOOR PLAN - TYPICAL LEVEL 11 (12-13, SIM.) | 1/8" = 1'-0" | 1

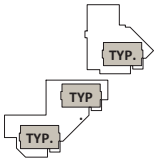
SHOPOFF REALTY INVESTMENTS

2 PARK PLAZA, SUITE 700, IRVINE, CA 92614

TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES

CITY OF NEWPORT BEACH



REVISIONS

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SHEET TITLE

BUILDING - FLOOR PLAN - TYPICAL LEVEL 11 (12-13, SIM.)

SHEET NUMBER

A-13.6

JOB NO.

DATE 8/1/2017

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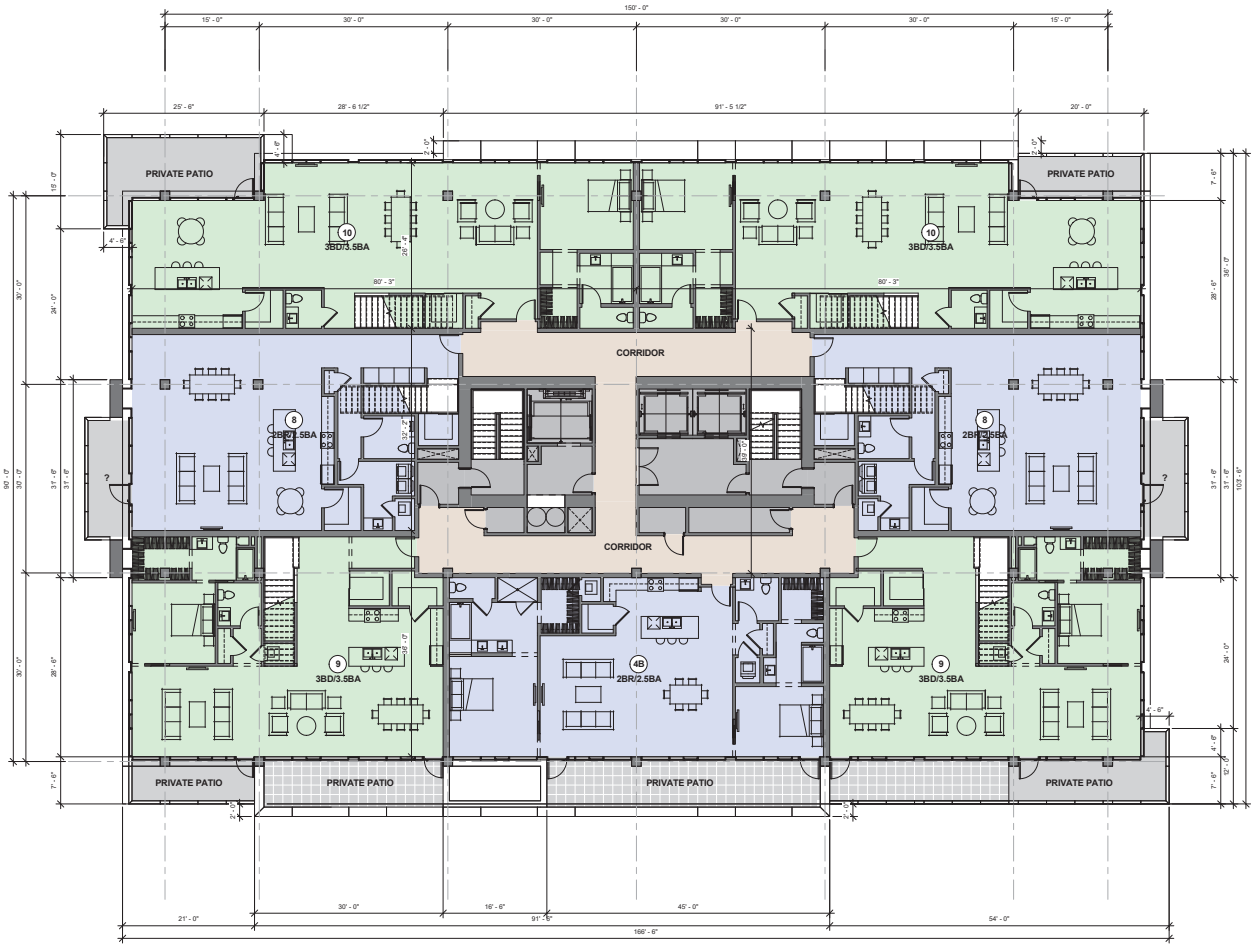


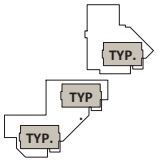
TOWER - FLOOR PLAN - TYPICAL LEVEL 14 | 1/8" = 1'-0" | 1

BUILDING PLAN LEGEND

SHOPOFF REALTY INVESTMENTS

2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH



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SHEET TITLE
BUILDING - FLOOR PLAN - TYPICAL LEVEL 14

SHEET NUMBER
A-13.7

JOB NO.
DATE 8/1/2017
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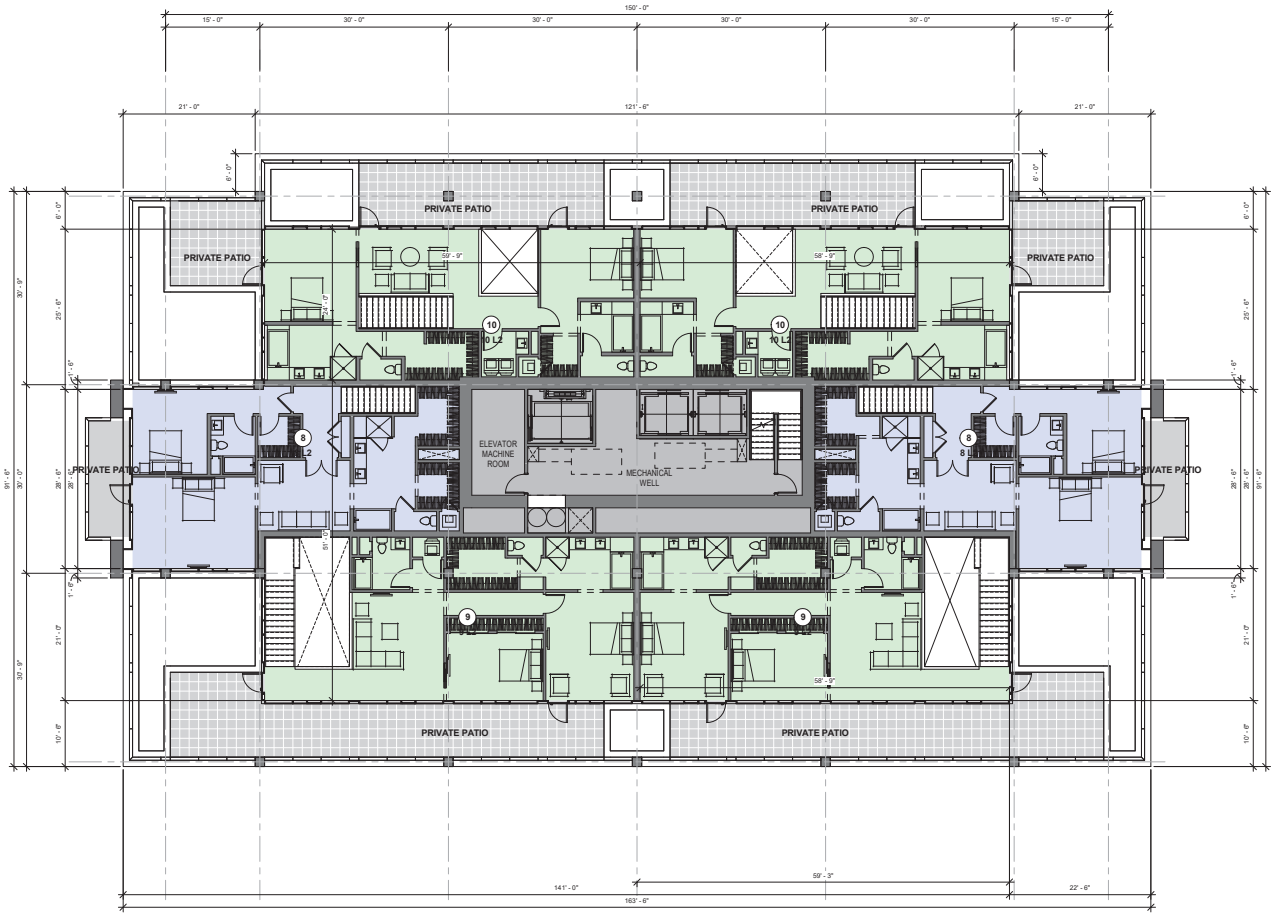


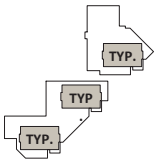
BUILDING PLAN LEGEND

TOWER - FLOOR PLAN - TYPICAL LEVEL 15 | 1/8" = 1'-0" | 1

SHOPOFF REALTY INVESTMENTS

2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH



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SHEET TITLE
BUILDING - FLOOR PLAN - TYPICAL LEVEL 15

SHEET NUMBER
A-13.8

JOB NO.
DATE 8/1/2017
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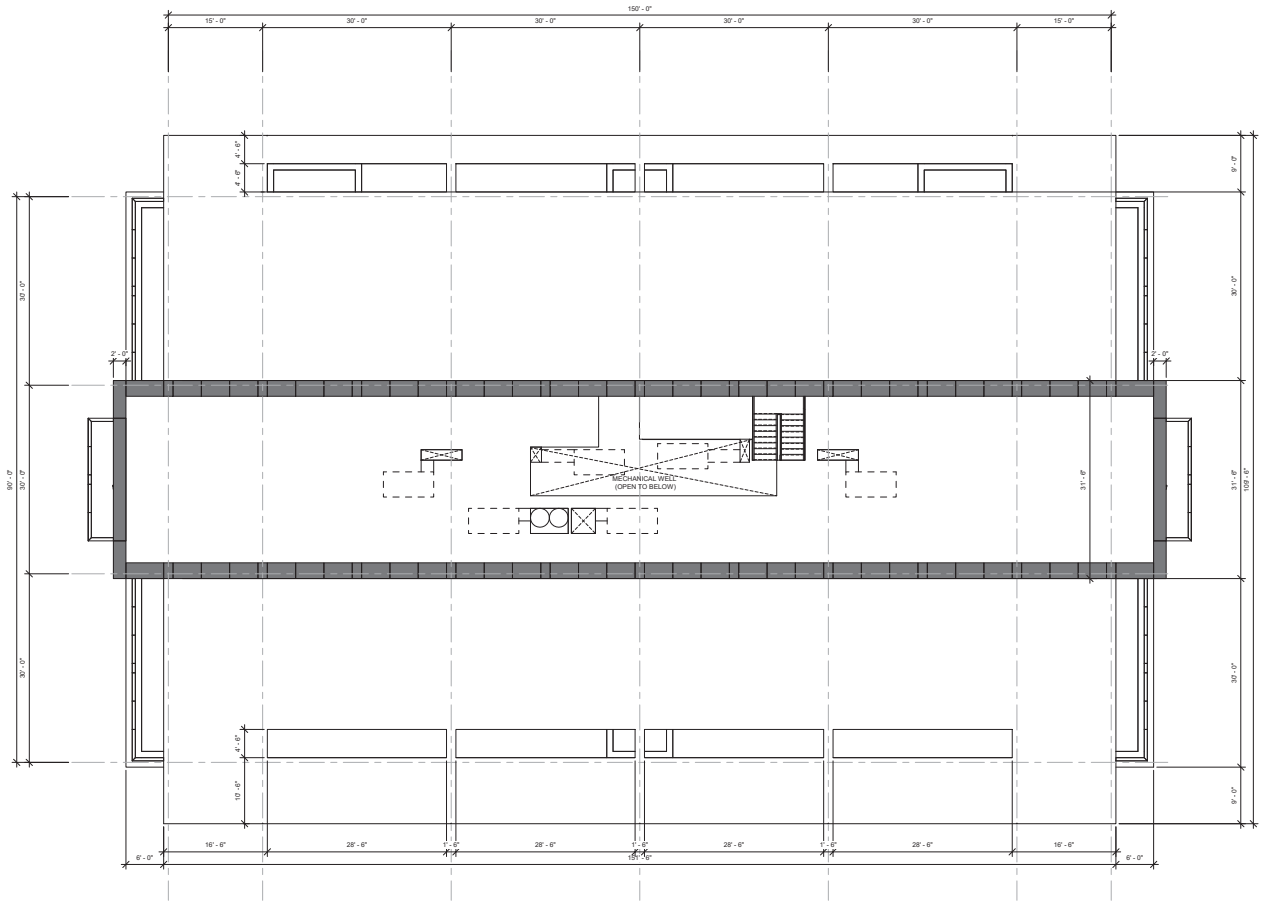


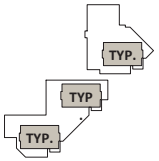
BUILDING PLAN LEGEND

TOWER - TYPICAL ROOF PLAN 1/8" = 1'-0" 1

SHOPOFF REALTY INVESTMENTS

2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH



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SHEET TITLE
BUILDING - TYPICAL ROOF PLAN

SHEET NUMBER
A-13.9

JOB NO.
DATE 8/1/2017
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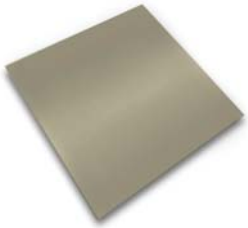
CONCEPTUAL DESIGN

1. CLEAR GLAZING - VITRO. SOLARBAN 60 (2) CLEAR + CLEAR GLASS. INSULATING GLASS UNIT.

2. ALUMINUM TRIM AND WINDOW FRAMES. PPG PAINTS, COLOR: CHAMPAGNE GOLD. UC51568XL.



3. CONCRETE COLUMNS AND SLAB EDGES. DAVIS COLORS, PEBBLE 641.

4. GLASS FIBER REINFORCED CONCRETE PANELS (GFRC). CLARK PACIFIC, COLOR: MATCH SHERWIN WILLIAMS SW 6106 (KILIM BEIGE), STANDARD FINISH.

SHOPOFF REALTY INVESTMENTS

2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH

REVISIONS

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SHEET TITLE
BUILDING MATERIALS

SHEET NUMBER
A-20.0.0

JOB NO.
DATE 8/1/2017
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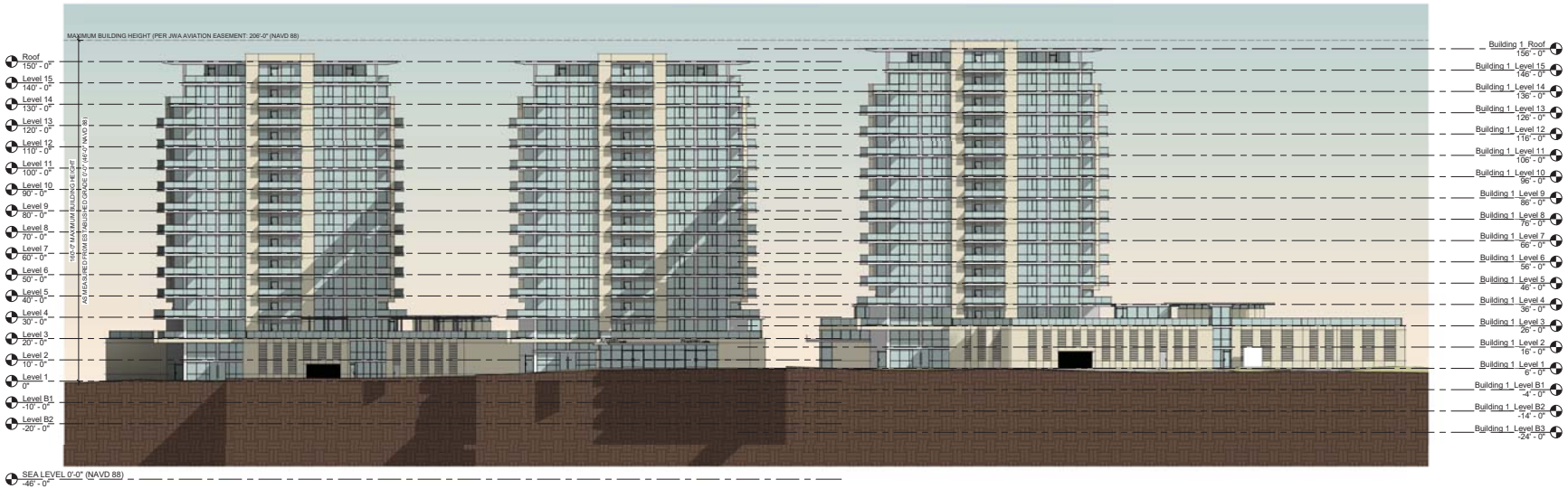
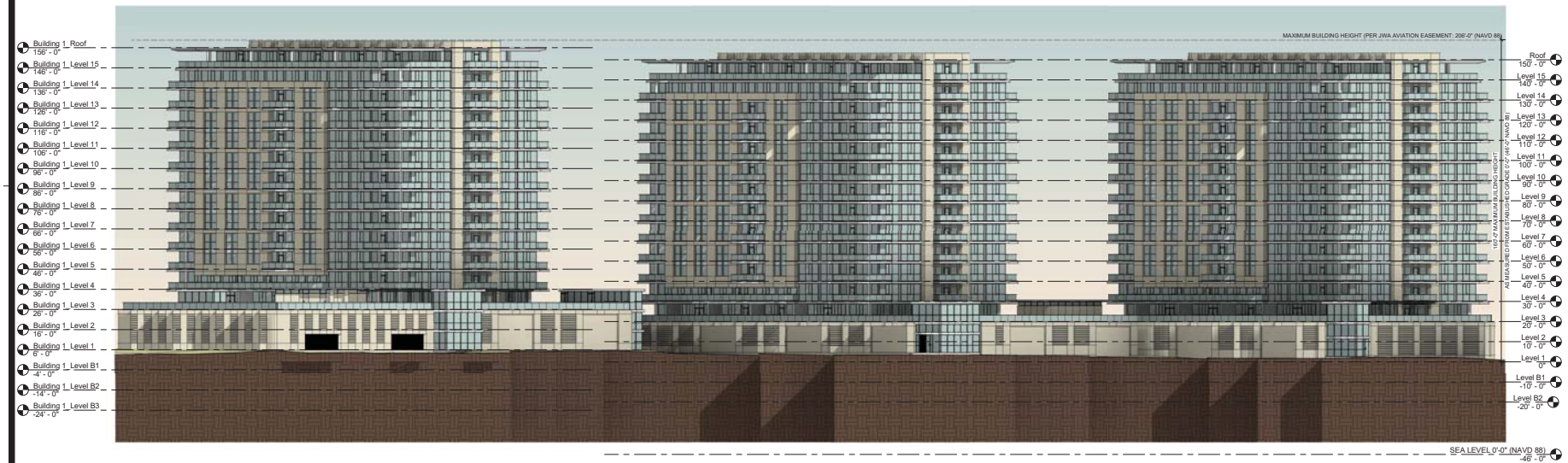


OVERALL EXTERIOR ELEVATION - EAST 3/64" = 1'-0" **2**



OVERALL EXTERIOR ELEVATION - NORTH-WEST 3/64" = 1'-0" **1**

SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH

REVISIONS

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SHEET TITLE
OVERALL EXTERIOR ELEVATIONS

SHEET NUMBER
A-20.0.1

JOB NO.
DATE 8/1/2017
SCALE 3/64" = 1'-0"

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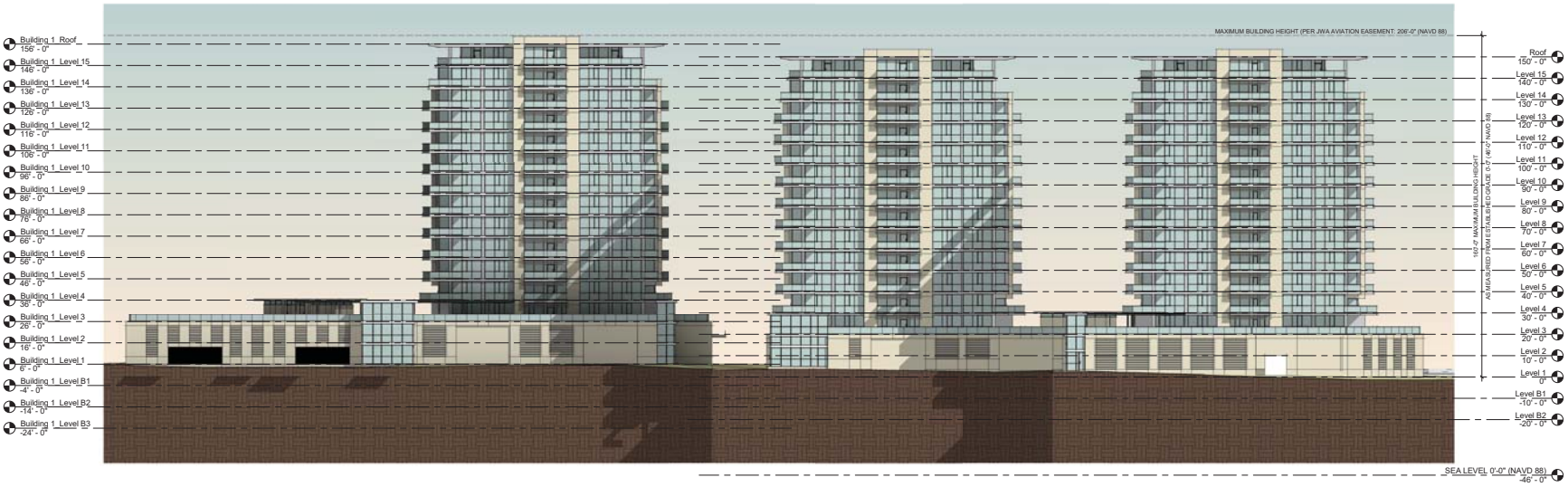
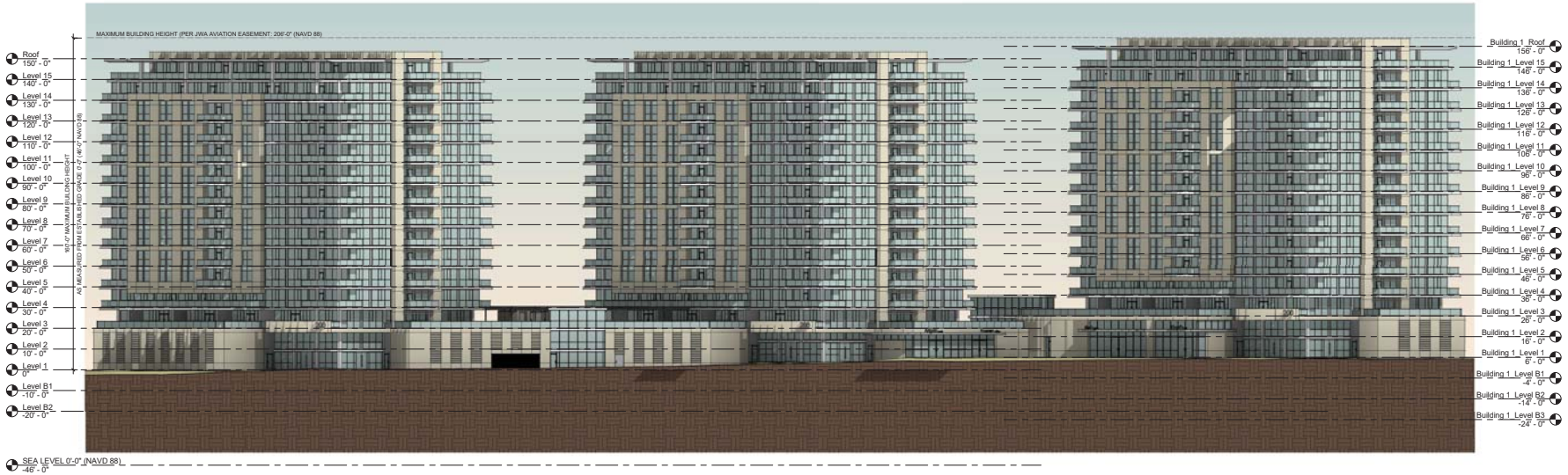


OVERALL EXTERIOR ELEVATION - WEST 3/64" = 1'-0" **2**



OVERALL EXTERIOR ELEVATION - SOUTH-EAST 3/64" = 1'-0" **1**

SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH

REVISIONS

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SHEET TITLE
OVERALL EXTERIOR ELEVATIONS

SHEET NUMBER
A-20.0.2

JOB NO.
DATE 8/1/2017
SCALE 3/64" = 1'-0"

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CONCEPTUAL DESIGN

EXTERIOR ELEVATION LEGEND

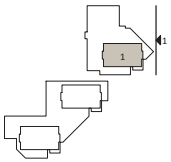
KEYNOTE LEGEND

3A	EXPOSED CONCRETE SLAB EDGE
3B	EXPOSED CONCRETE COLUMN
3C	GFRC PANEL
5A	ALUMINUM PANEL, COLOR MEDIUM GRAY
5C	METAL CANOPY, COLOR MEDIUM GRAY
5D	ALUMINUM VERTICAL SHADING DEVICE
8A	WINDOW WALL SYSTEM
8B	CLEAR GLAZING
8D	GLASS AND ALUMINUM GUARDRAIL
8F	OPERABLE WINDOW
8J	SPANDREL GLAZING

TOWER 1 - EXTERIOR ELEVATION - NORTH | 3/32" = 1'-0" | 1

SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH



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SHEET TITLE
BUILDING 1 - EXTERIOR ELEVATION - NORTH

SHEET NUMBER
A-20.1.1

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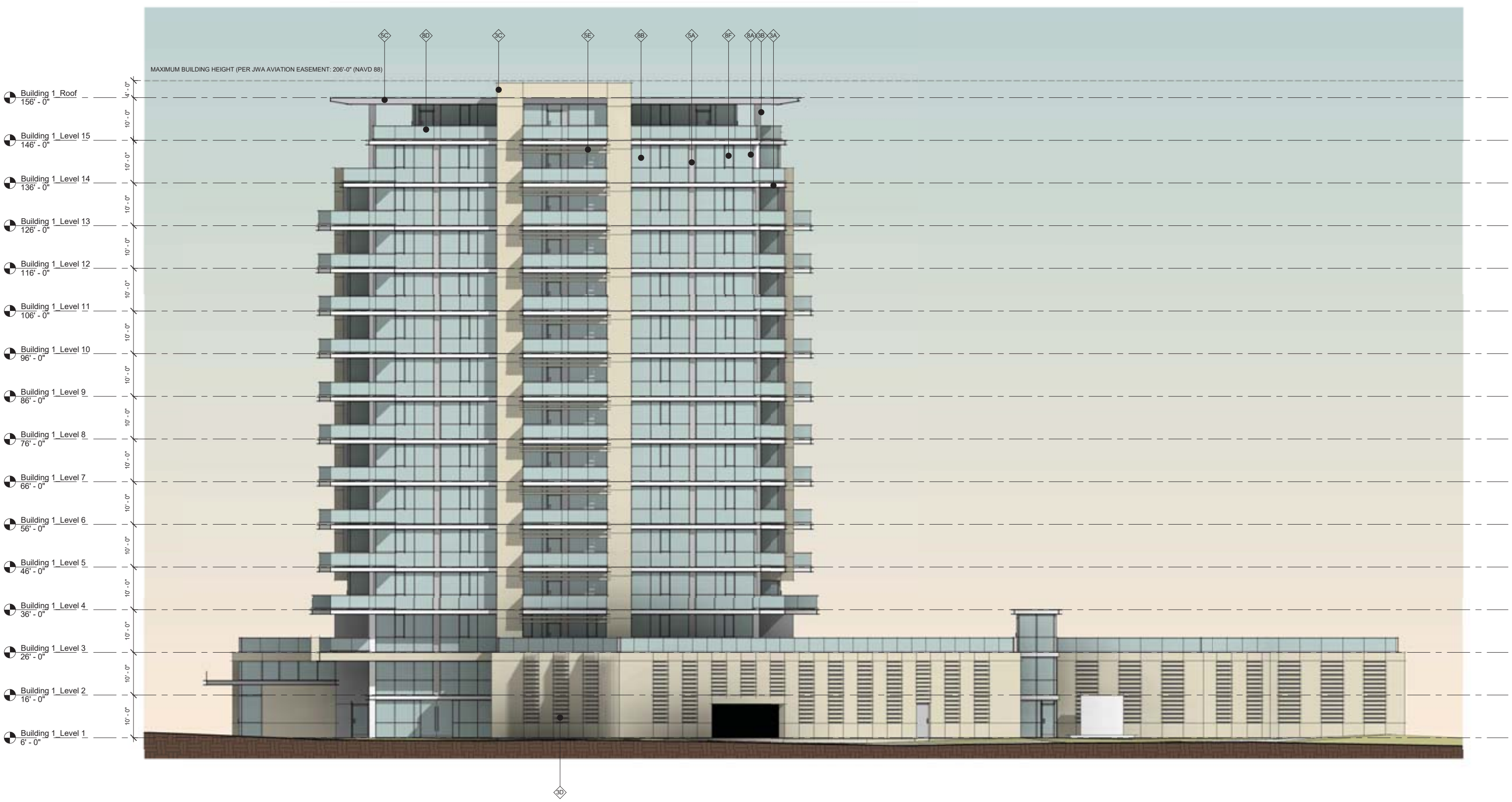
CONCEPTUAL DESIGN

EXTERIOR ELEVATION LEGEND

KEYNOTE LEGEND

3A	EXPOSED CONCRETE SLAB EDGE
3B	EXPOSED CONCRETE COLUMN
3C	GFRC PANEL
3D	GFRC LOUVER
5A	ALUMINUM PANEL. COLOR MEDIUM GRAY
5C	METAL CANOPY. COLOR MEDIUM GRAY
5E	ALUMINUM HORIZONTAL SHADING DEVICE
8A	WINDOW WALL SYSTEM
8B	CLEAR GLAZING
8D	GLASS AND ALUMINUM GUARDRAIL
8F	OPERABLE WINDOW



TOWER 1 - EXTERIOR ELEVATION - EAST | 3/32" = 1'-0" | 1

SHOPOFF REALTY INVESTMENTS
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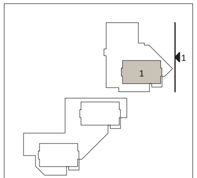
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH



REVISIONS

DESCRIPTION	DATE

SHEET TITLE
BUILDING 1 - EXTERIOR ELEVATION - EAST

SHEET NUMBER A-20.1.2

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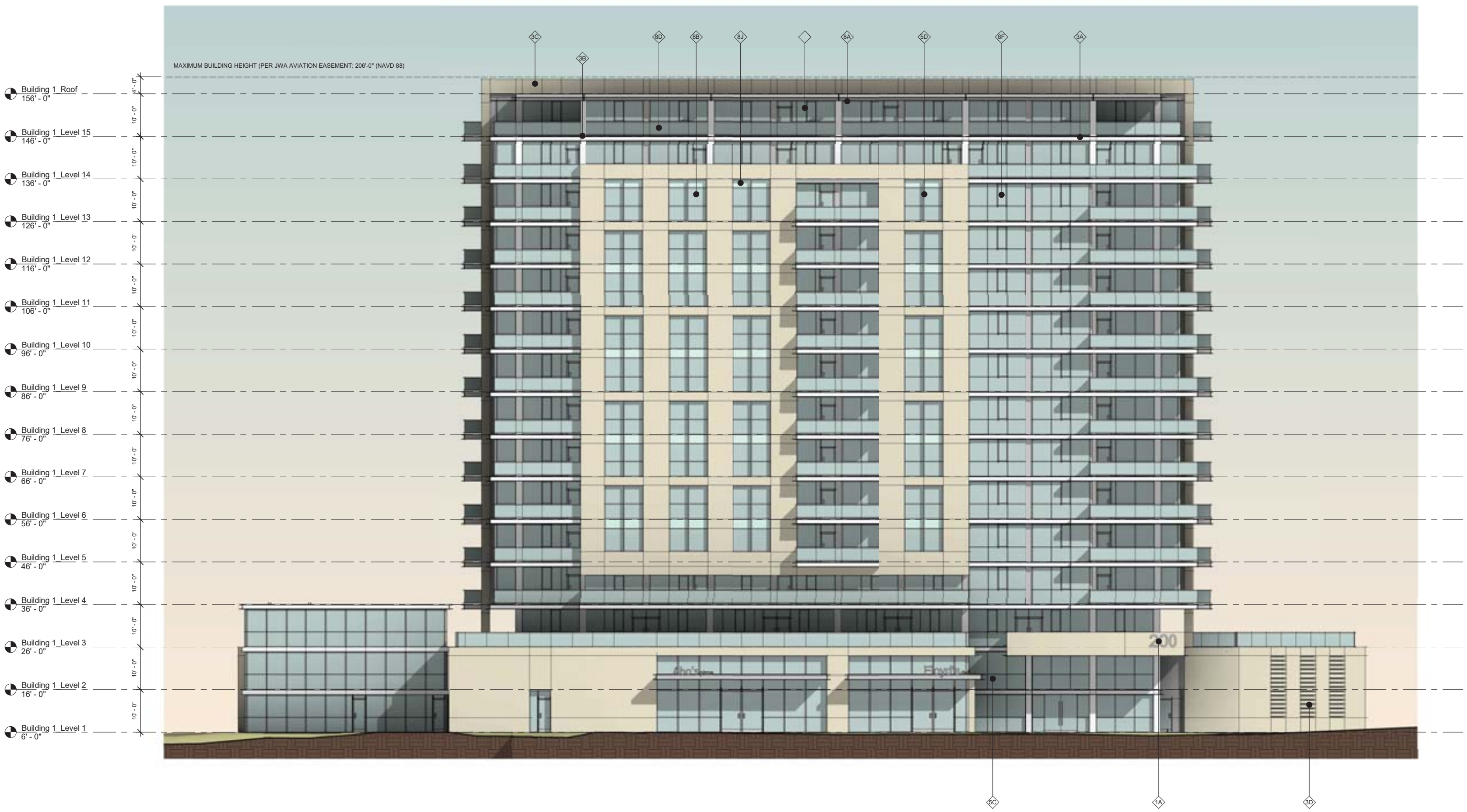
CONCEPTUAL DESIGN

EXTERIOR ELEVATION LEGEND

KEYNOTE LEGEND

1A	BUILDING SIGNAGE
3A	EXPOSED CONCRETE SLAB EDGE
3B	EXPOSED CONCRETE COLUMN
3C	GFRC PANEL
3D	GFRC LOUVER
5C	METAL CANOPY. COLOR MEDIUM GRAY
5D	ALUMINUM VERTICAL SHADING DEVICE
8A	WINDOW WALL SYSTEM
8B	CLEAR GLAZING
8D	GLASS AND ALUMINUM GUARDRAIL
8F	OPERABLE WINDOW
8J	SPANDREL GLAZING



TOWER 1 - EXTERIOR ELEVATION - SOUTH | 3/32" = 1'-0" | 1

SHOPOFF REALTY INVESTMENTS

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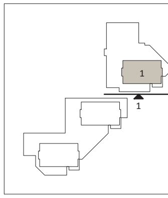
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH



REVISIONS

DESCRIPTION	DATE

SHEET TITLE
BUILDING 1 - EXTERIOR ELEVATION - SOUTH

SHEET NUMBER
A-20.1.3

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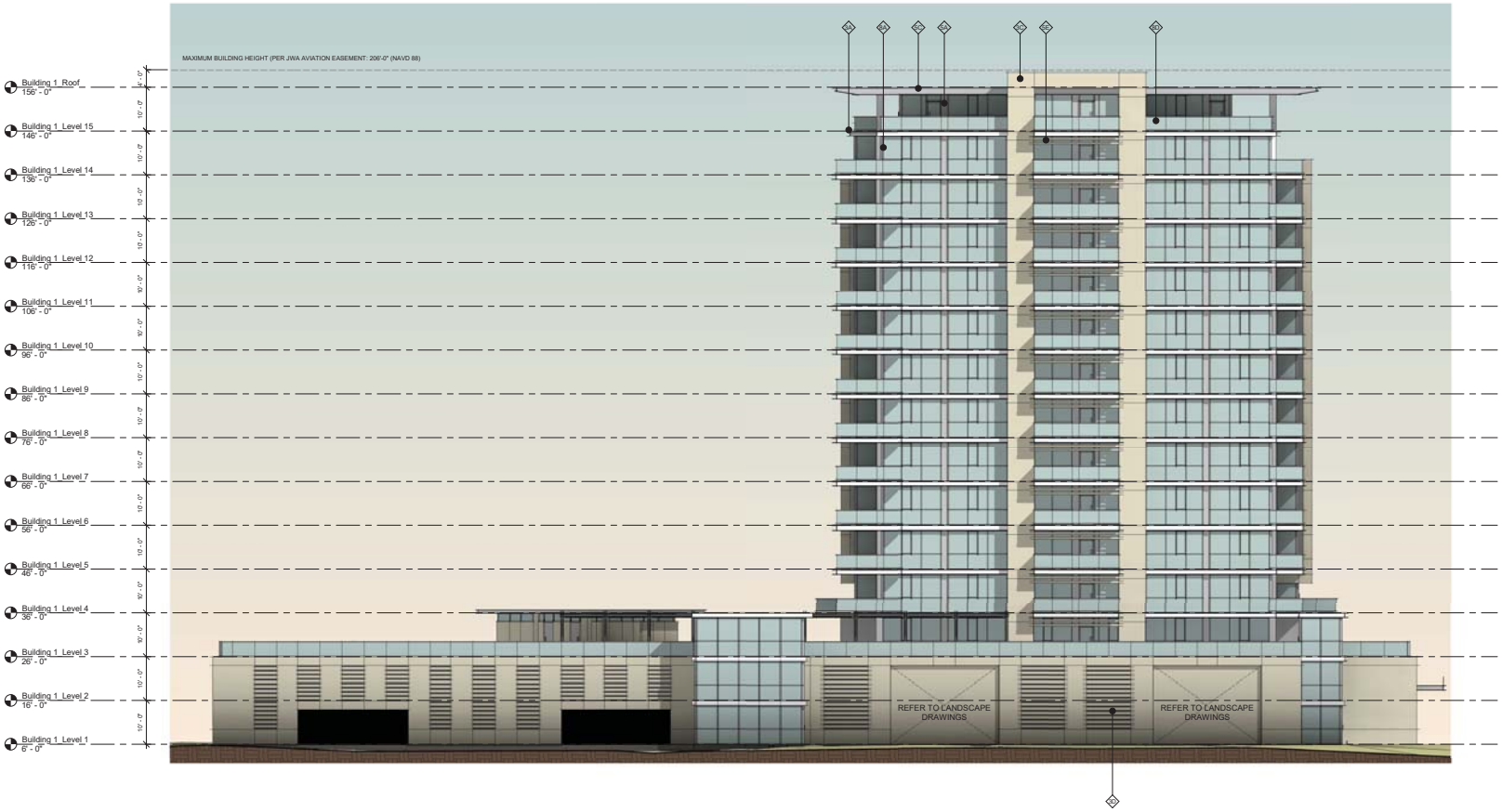
CONCEPTUAL DESIGN

EXTERIOR ELEVATION LEGEND

KEYNOTE LEGEND

3A	EXPOSED CONCRETE SLAB EDGE
3C	GFRC PANEL
3D	GFRC LOUVER
5A	ALUMINUM PANEL, COLOR MEDIUM GRAY
5C	METAL CANOPY, COLOR MEDIUM GRAY
5E	ALUMINUM HORIZONTAL SHADING DEVICE
8A	WINDOW WALL SYSTEM
8D	GLASS AND ALUMINUM GUARDRAIL



TOWER 1 - EXTERIOR ELEVATION - WEST | 3/32" = 1'-0" | 1

SHOPOFF REALTY INVESTMENTS
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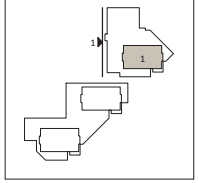
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH



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SHEET TITLE
BUILDING 1 - EXTERIOR ELEVATION - WEST

SHEET NUMBER
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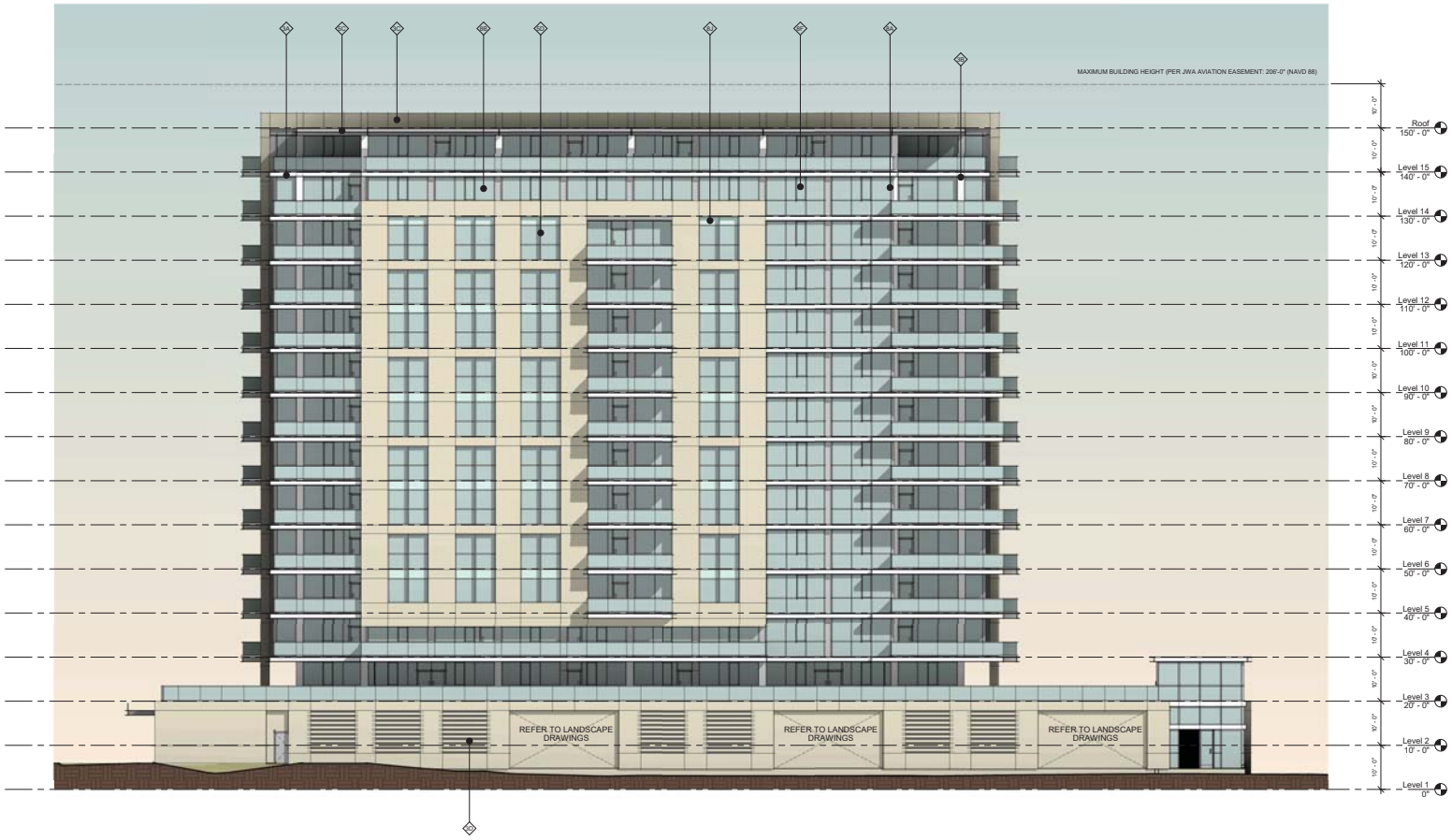
CONCEPTUAL DESIGN

EXTERIOR ELEVATION LEGEND

KEYNOTE LEGEND

3A	EXPOSED CONCRETE SLAB EDGE
3B	EXPOSED CONCRETE COLUMN
3C	GFRC PANEL
3D	GFRC LOUVER
5C	METAL CANOPY, COLOR MEDIUM GRAY
5D	ALUMINUM VERTICAL SHADING DEVICE
8A	WINDOW WALL SYSTEM
8B	CLEAR GLAZING
8F	OPERABLE WINDOW
8J	SPANDREL GLAZING



TOWER 2 - EXTERIOR ELEVATION - NORTH | 3/32" = 1'-0" | 1

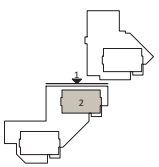
SHOPOFF REALTY INVESTMENTS

2 PARK PLAZA, SUITE 700, IRVINE, CA 92614

TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES

CITY OF NEWPORT BEACH



REVISIONS

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SHEET TITLE

BUILDING 2 - EXTERIOR ELEVATION - NORTH

SHEET NUMBER

A-20.2.1

JOB NO.

DATE 8/1/2017

SCALE As indicated

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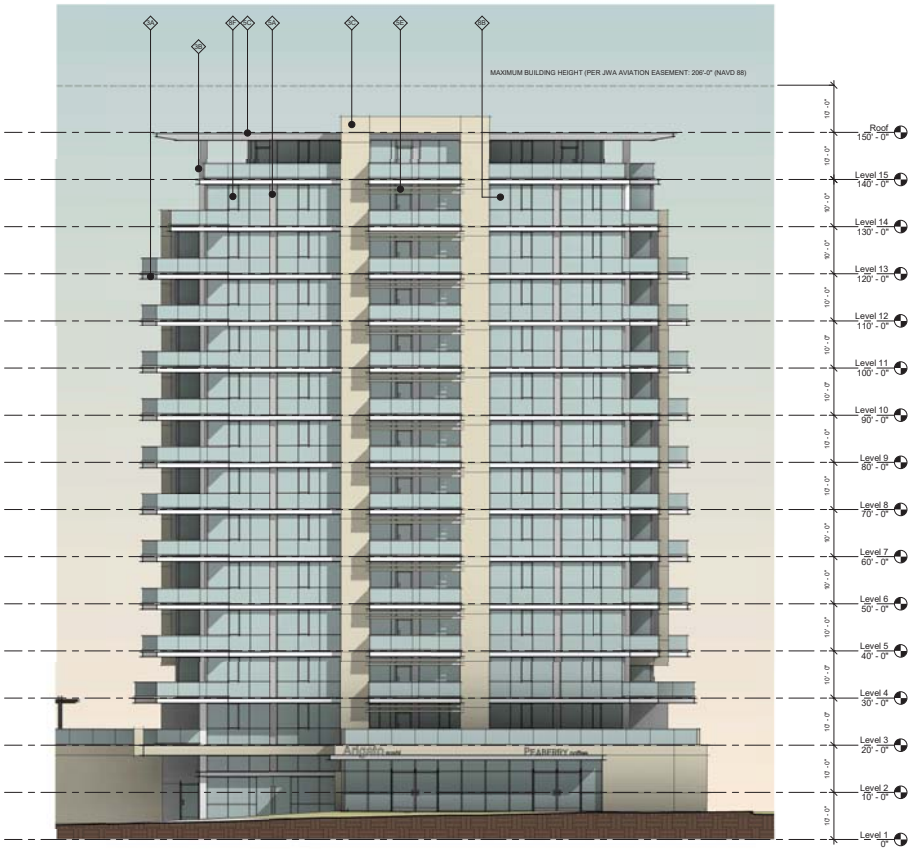
CONCEPTUAL DESIGN

EXTERIOR ELEVATION LEGEND

KEYNOTE LEGEND

3A	EXPOSED CONCRETE SLAB EDGE
3B	EXPOSED CONCRETE COLUMN
3C	GFRC PANEL
5A	ALUMINUM PANEL, COLOR MEDIUM GRAY
5C	METAL CANOPY, COLOR MEDIUM GRAY
5E	ALUMINUM HORIZONTAL SHADING DEVICE
8B	CLEAR GLAZING
8F	OPERABLE WINDOW



TOWER 2 - EXTERIOR ELEVATION - EAST 3/32" = 1'-0" 1

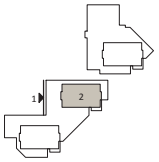
SHOPOFF REALTY INVESTMENTS

2 PARK PLAZA, SUITE 700, IRVINE, CA 92614

TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES

CITY OF NEWPORT BEACH



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SHEET TITLE

BUILDING 2 - EXTERIOR ELEVATION - EAST

SHEET NUMBER

A-20.2.2

JOB NO.

DATE 8/1/2017

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CONCEPTUAL DESIGN

EXTERIOR ELEVATION LEGEND

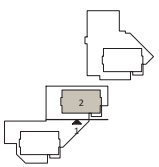
KEYNOTE LEGEND

1A	BUILDING SIGNAGE
3A	EXPOSED CONCRETE SLAB EDGE
3B	EXPOSED CONCRETE COLUMN
3C	GFRC PANEL
5A	ALUMINUM PANEL, COLOR MEDIUM GRAY
5C	METAL CANOPY, COLOR MEDIUM GRAY
5D	ALUMINUM VERTICAL SHADING DEVICE
8A	WINDOW WALL SYSTEM
8B	CLEAR GLAZING
8D	GLASS AND ALUMINUM GUARDRAIL
8F	OPERABLE WINDOW
8J	SPANDREL GLAZING

TOWER 2 - EXTERIOR ELEVATION - SOUTH | 3/32" = 1'-0" | 1

SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH



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SHEET TITLE
BUILDING 2 - EXTERIOR ELEVATION - SOUTH

SHEET NUMBER
A-20.2.3

JOB NO.
DATE 8/1/2017
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CONCEPTUAL DESIGN

EXTERIOR ELEVATION LEGEND

KEYNOTE LEGEND

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3B	EXPOSED CONCRETE COLUMN
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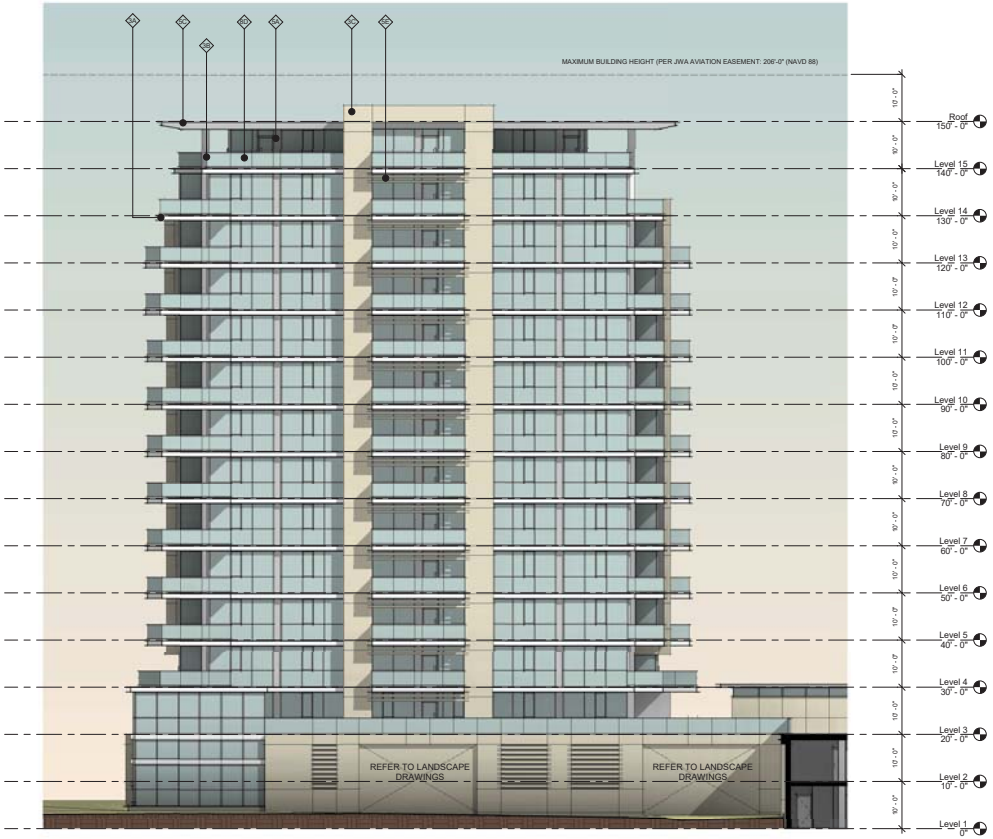
5E	ALUMINUM HORIZONTAL SHADING DEVICE
8D	GLASS AND ALUMINUM GUARDRAIL



TOWER 2 - EXTERIOR ELEVATION - WEST | 3/32" = 1'-0" | 1

SHOPOFF REALTY INVESTMENTS
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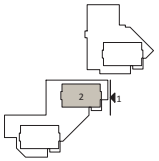
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH



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SHEET TITLE
BUILDING 2 - EXTERIOR ELEVATION - WEST

SHEET NUMBER
A-20.2.4

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CONCEPTUAL DESIGN

EXTERIOR ELEVATION LEGEND

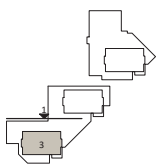
KEYNOTE LEGEND

3B	EXPOSED CONCRETE COLUMN
3C	GFRC PANEL
5A	ALUMINUM PANEL, COLOR MEDIUM GRAY
5D	ALUMINUM VERTICAL SHADING DEVICE
8A	WINDOW WALL SYSTEM
8B	CLEAR GLAZING
8D	GLASS AND ALUMINUM GUARDRAIL
8F	OPERABLE WINDOW
8J	SPANDREL GLAZING

TOWER 3 - EXTERIOR ELEVATION - NORTH | 3/32" = 1'-0" | 1

SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH



REVISIONS

	DESCRIPTION	DATE

SHEET TITLE
BUILDING 3 - EXTERIOR ELEVATION - NORTH

SHEET NUMBER
A-20.3.1

JOB NO.
DATE 8/1/2017
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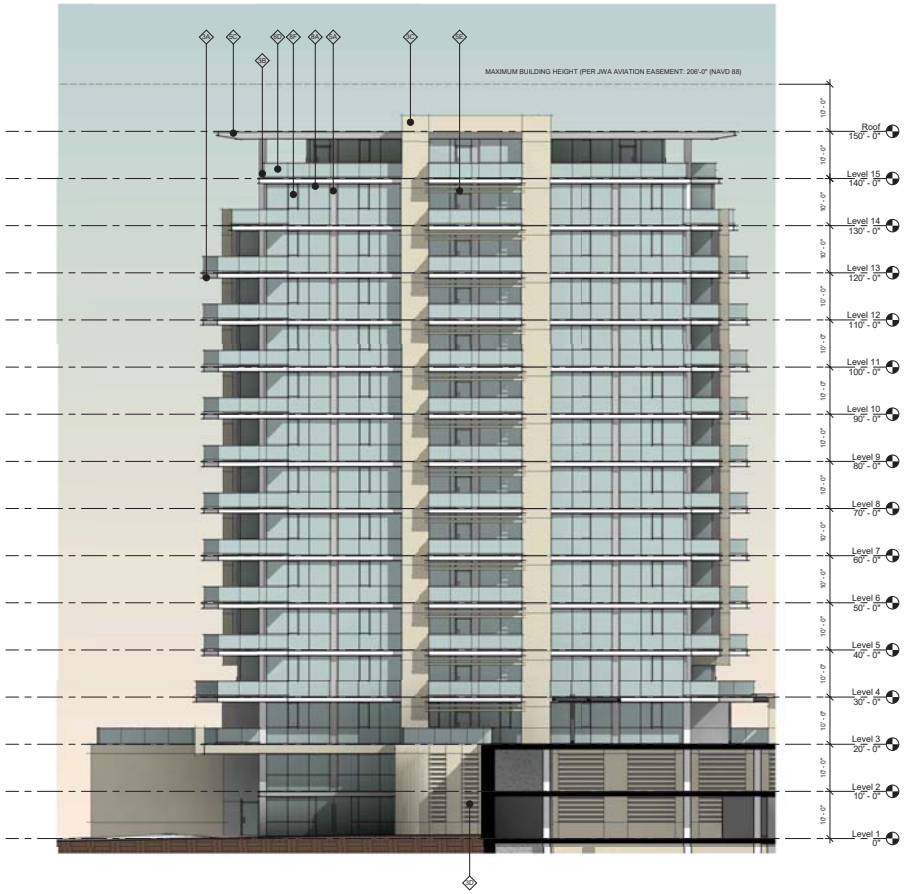
CONCEPTUAL DESIGN

EXTERIOR ELEVATION LEGEND

KEYNOTE LEGEND

3A	EXPOSED CONCRETE SLAB EDGE
3B	EXPOSED CONCRETE COLUMN
3C	GFRC PANEL
3D	GFRC LOUVER
5A	ALUMINUM PANEL, COLOR MEDIUM GRAY
5C	METAL CANOPY, COLOR MEDIUM GRAY
5E	ALUMINUM HORIZONTAL SHADING DEVICE
8A	WINDOW WALL SYSTEM
8D	GLASS AND ALUMINUM GUARDRAIL
8F	OPERABLE WINDOW



TOWER 3 - EXTERIOR ELEVATION - EAST | 3/32" = 1'-0" | 1

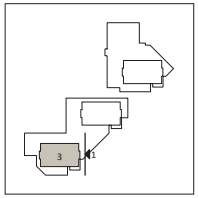
SHOPOFF REALTY INVESTMENTS

2 PARK PLAZA, SUITE 700, IRVINE, CA 92614

TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES

CITY OF NEWPORT BEACH



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SHEET TITLE

BUILDING 3 - EXTERIOR ELEVATION - EAST

SHEET NUMBER

A-20.3.2

JOB NO.

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EXTERIOR ELEVATION LEGEND

KEYNOTE LEGEND

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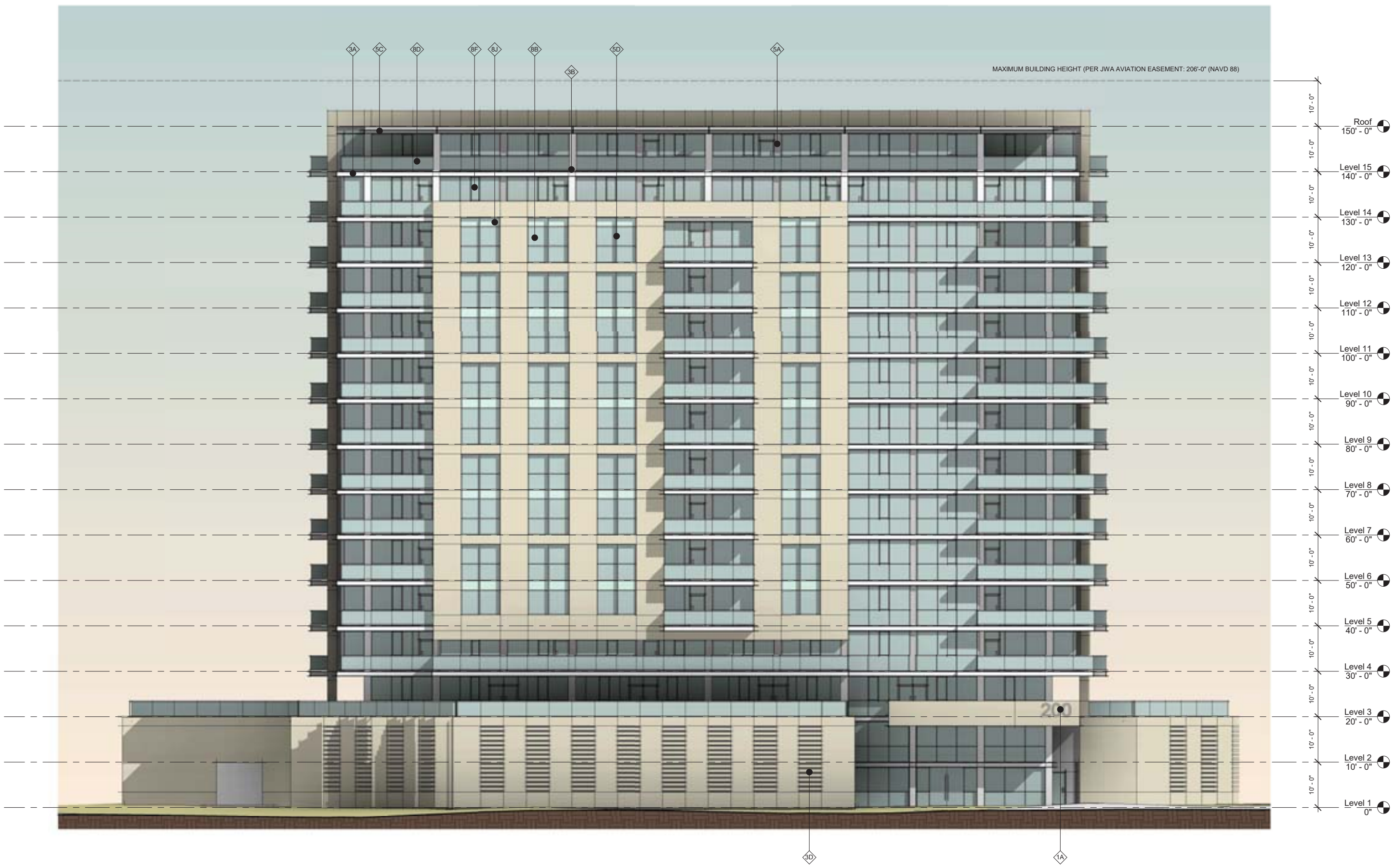

TOWER 3 - EXTERIOR ELEVATION - SOUTH | 3/32" = 1'-0" | 1

SHOPOFF REALTY INVESTMENTS

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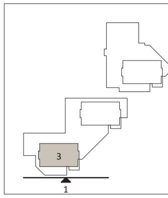
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH



REVISIONS

DESCRIPTION	DATE

SHEET TITLE
BUILDING 3 - EXTERIOR ELEVATION - SOUTH

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A-20.3.3	JOB NO.
	DATE 8/1/2017
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CONCEPTUAL DESIGN

EXTERIOR ELEVATION LEGEND

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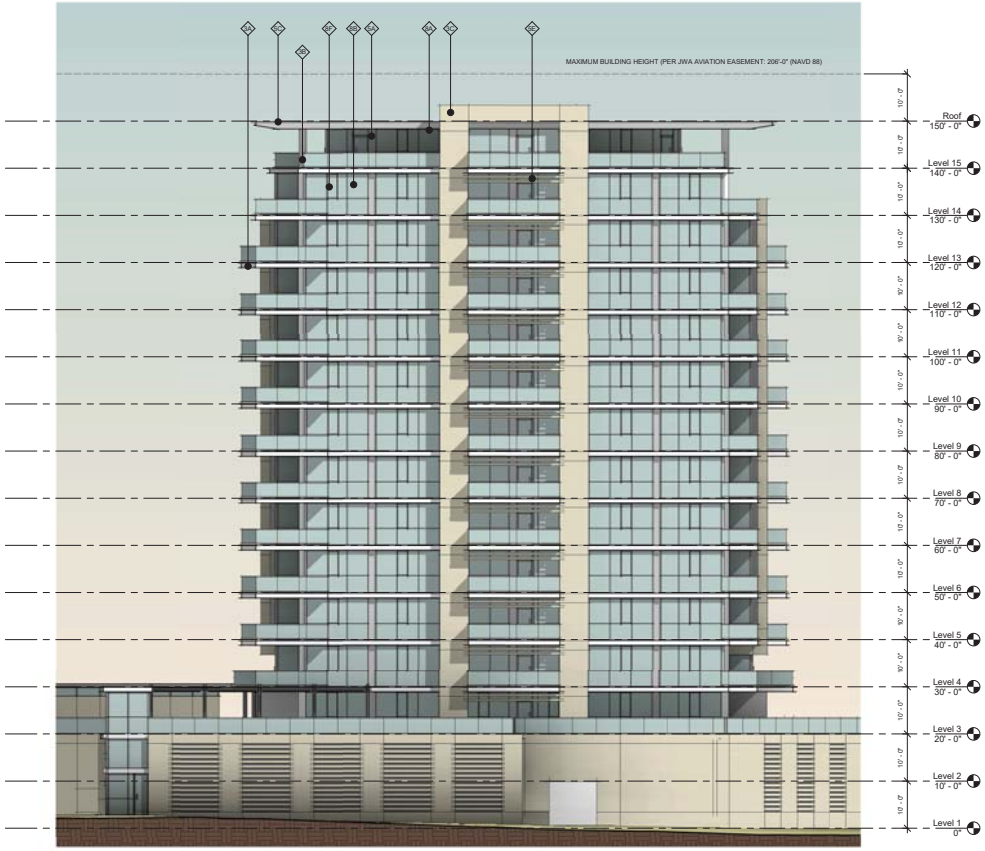
5E	ALUMINUM HORIZONTAL SHADING DEVICE
8A	WINDOW WALL SYSTEM
8B	CLEAR GLAZING
8F	OPERABLE WINDOW



SHOPOFF REALTY INVESTMENTS

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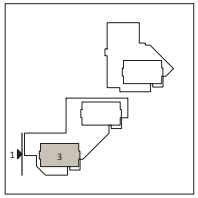
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH



REVISIONS

	DESCRIPTION	DATE

SHEET TITLE
BUILDING 3 - EXTERIOR ELEVATION - WEST

SHEET NUMBER
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DATE 8/1/2017
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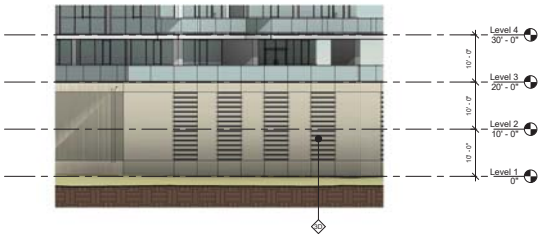
CONCEPTUAL DESIGN

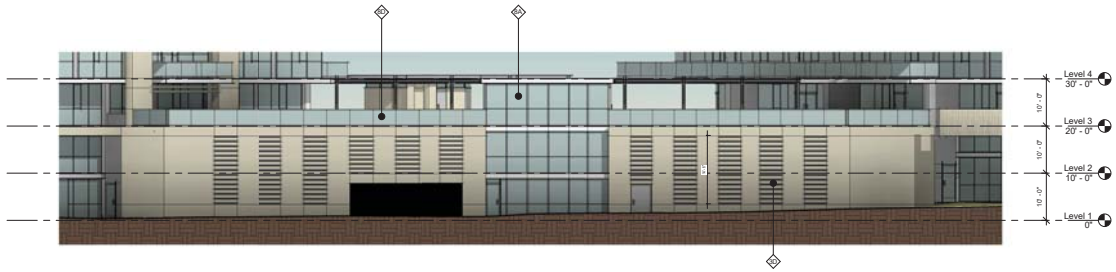
EXTERIOR ELEVATION LEGEND

KEYNOTE LEGEND

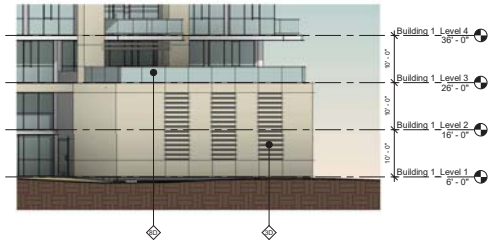
3D	GFRC LOUVER
8A	WINDOW WALL SYSTEM
8D	GLASS AND ALUMINUM GUARDRAIL



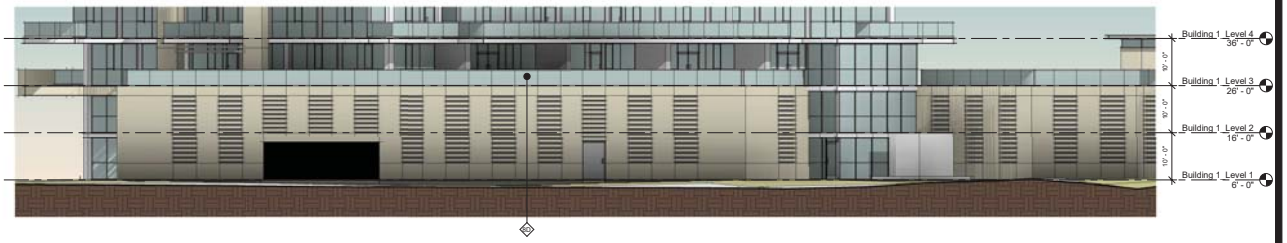
GARAGE - EXTERIOR ELEVATION 4 3/32" = 1'-0" **4**



GARAGE - EXTERIOR ELEVATION 3 3/32" = 1'-0" **3**



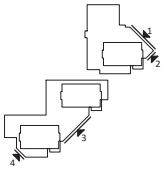
GARAGE - EXTERIOR ELEVATION 2 3/32" = 1'-0" **2**



GARAGE - EXTERIOR ELEVATION 1 3/32" = 1'-0" **1**

SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH



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SHEET TITLE
GARAGE - EXTERIOR ELEVATIONS

SHEET NUMBER
A-20.4.1

JOB NO.
DATE 8/1/2017
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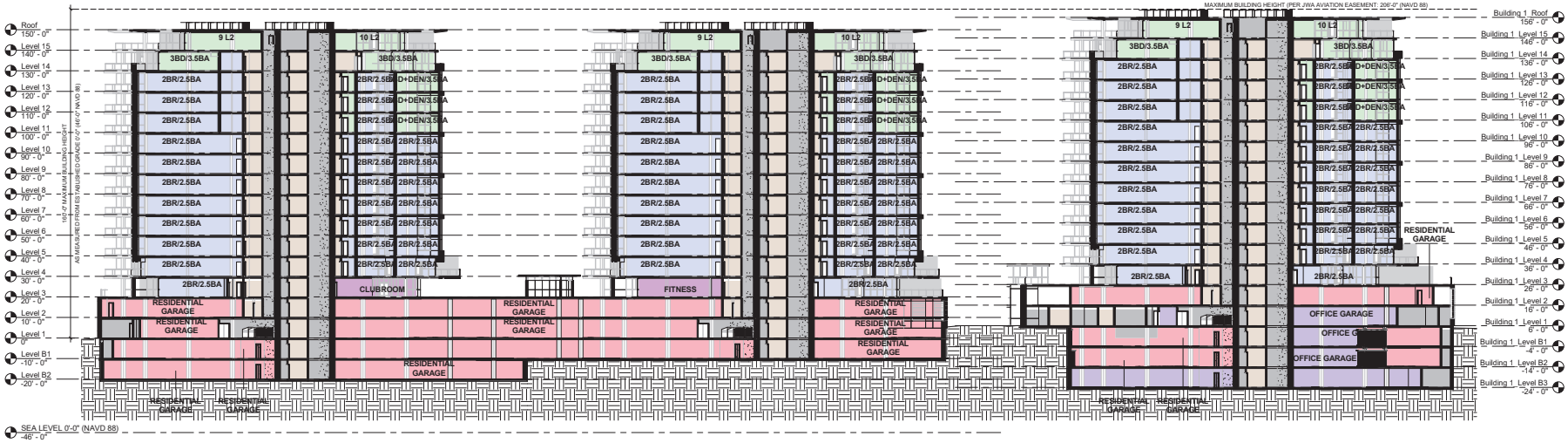

OVERALL SITE SECTION 3/64" = 1'-0" 2

OVERALL SITE SECTION 1

SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH

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SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
A-31.1

JOB NO.
DATE 8/1/2017
SCALE 3/64" = 1'-0"

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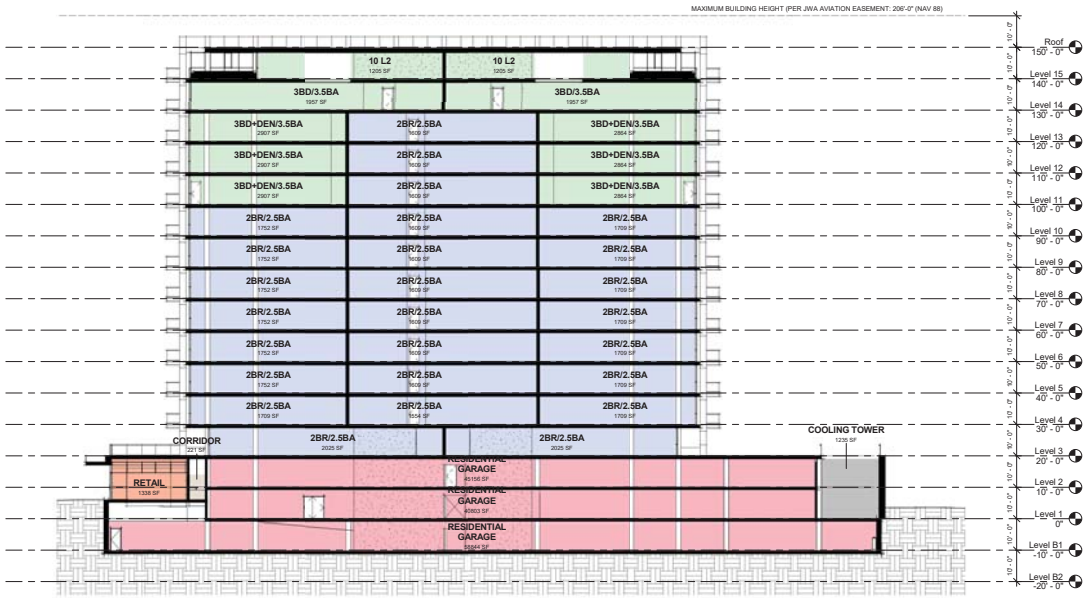
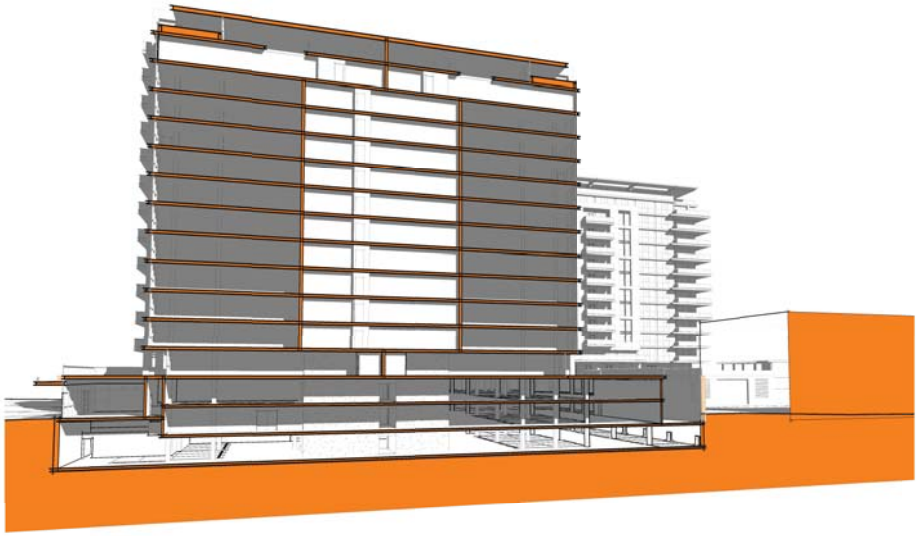


BUILDING SECTION - BUILDING 2 - SOUTH 1/16" = 1'-0" **1**



BUILDING SECTION PERSPECTIVE - SOUTH **2**

SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH

REVISIONS

	DESCRIPTION	DATE

SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER A-31.2
JOB NO.
DATE 8/1/2017
SCALE 1/16" = 1'-0"

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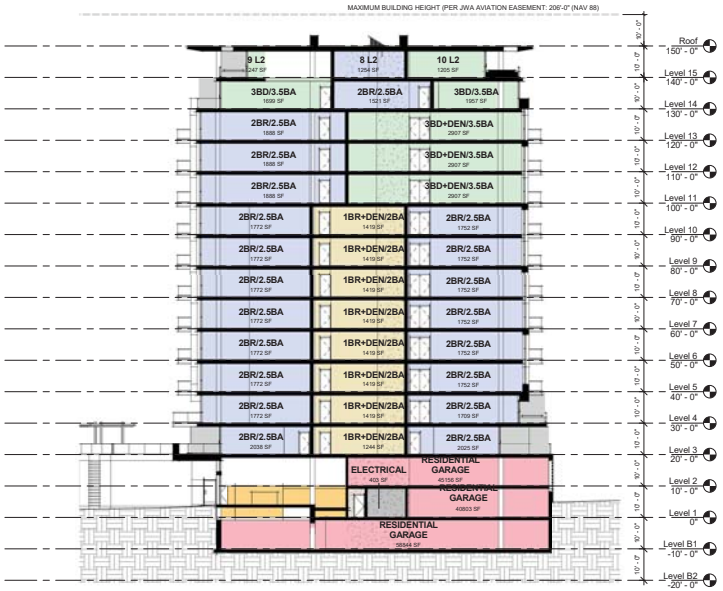

BUILDING SECTION - BUILDING 2 - EAST 1/16" = 1'-0" 1

BUILDING SECTION PERSPECTIVE - EAST 2

SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH

REVISIONS

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SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
A-31.3

JOB NO.
DATE 8/1/2017
SCALE 1/16" = 1'-0"

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SHOPOFF REALTY INVESTMENTS

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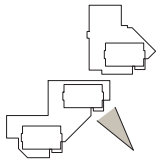
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES

CITY OF NEWPORT BEACH



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SHEET TITLE
BUILDING PERSPECTIVE

SHEET NUMBER
A-40.1

JOB NO.
DATE 8/1/2017
SCALE 1" = 200'-0"

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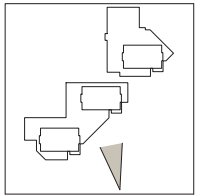
CITY OF NEWPORT BEACH



REVISIONS

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SHEET TITLE
BUILDING PERSPECTIVE

SHEET NUMBER
A-40.2

JOB NO.

DATE
8/1/2017

SCALE
1" = 200'-0"

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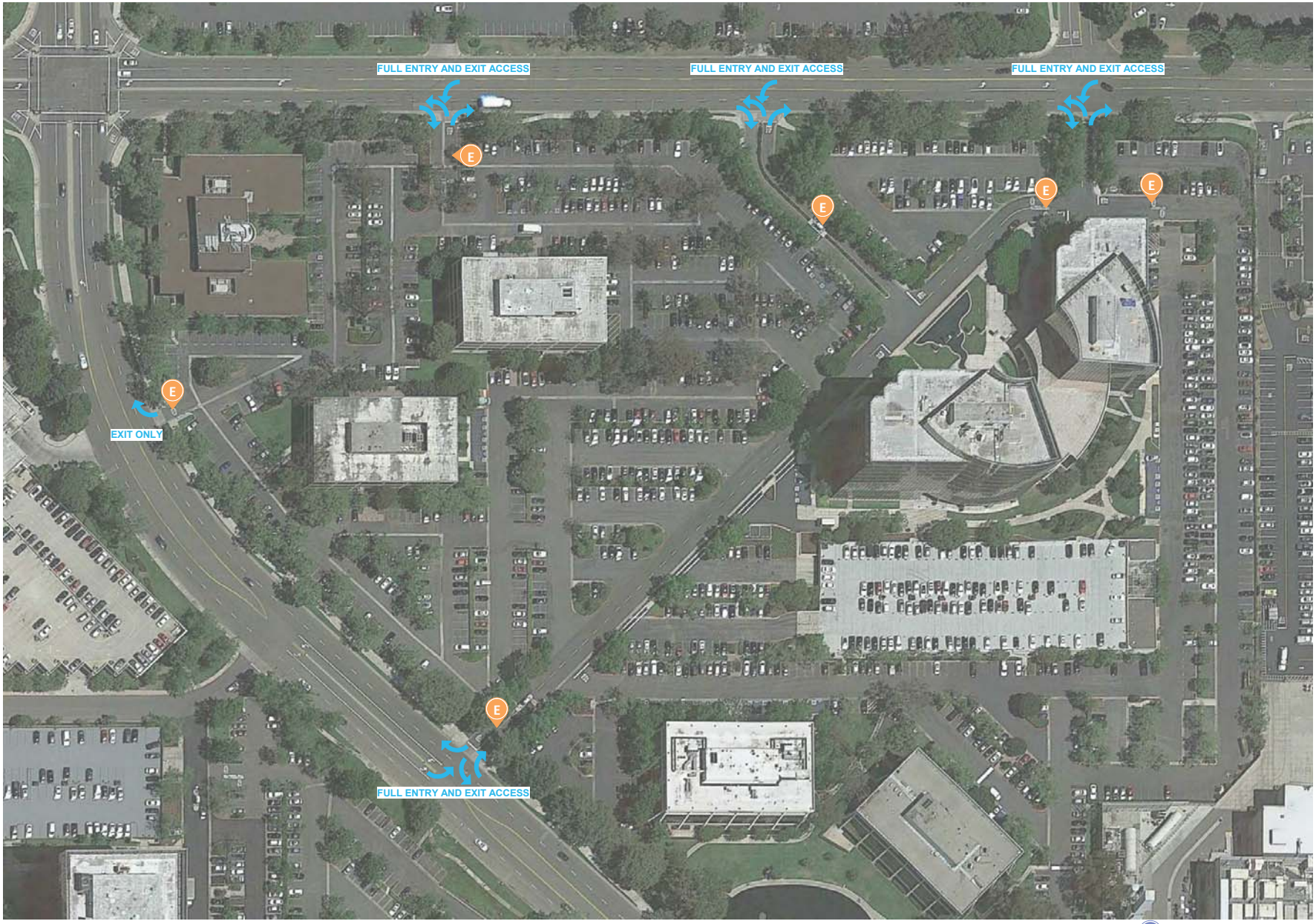

N NEW OFFICE GATE PROPOSED

N NEW RESIDENTIAL GATE PROPOSED

E EXISTING GATE

E GATE PROPOSED TO BE REMOVED

DIRECTION OF VEHICULAR TRAVEL

NOTE: 15 MIN. FREE ACCESS WILL BE NOTED AT GATE FOR TURN-AROUND EXITING

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TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH

REVISIONS

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SHEET TITLE
PARKING AND ACCESS - EXISTING GATES

SHEET NUMBER
AP-01

JOB NO.
DATE 8/1/2017
SCALE 1" = 40'-0"

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CONCEPTUAL DESIGN

NEW OFFICE GATE PROPOSED

NEW RESIDENTIAL GATE PROPOSED

EXISTING GATE

GATE PROPOSED TO BE REMOVED

DIRECTION OF VEHICULAR TRAVEL

NOTE: 15 MIN. FREE ACCESS WILL BE NOTED AT GATE FOR TURN-AROUND EXITING

SITE PLAN - EXISTING AND NEW GATES | 1" = 40'-0" | 1

SHOPOFF REALTY INVESTMENTS

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THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH

REVISIONS

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SHEET TITLE
PARKING AND ACCESS - EXISTING AND NEW GATES

SHEET NUMBER
AP-02

JOB NO.
DATE 8/1/2017
SCALE 1" = 40'-0"

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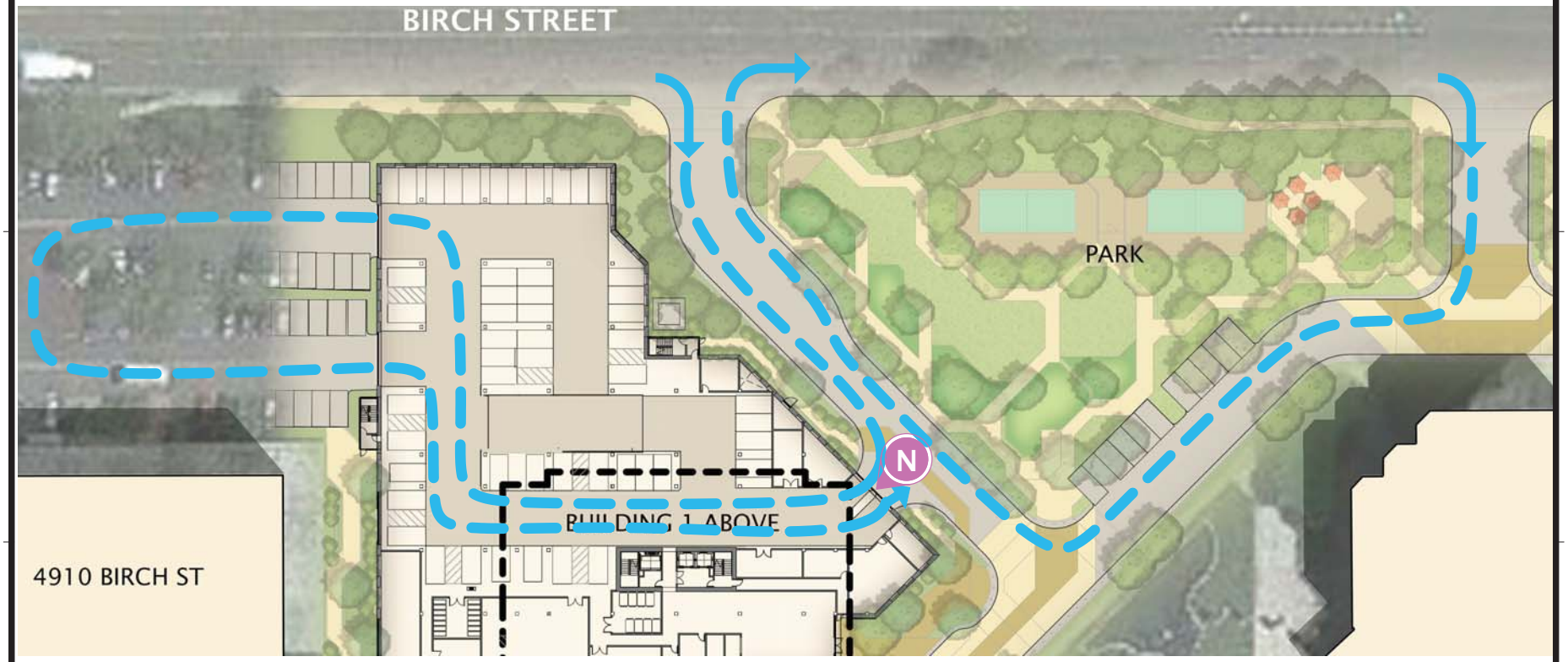

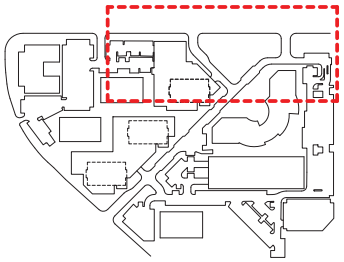

N NEW OFFICE GATE PROPOSED

N NEW RESIDENTIAL GATE PROPOSED

E EXISTING GATE

E GATE PROPOSED TO BE REMOVED

DIRECTION OF VEHICULAR TRAVEL

NOTE: 15 MIN. FREE ACCESS WILL BE NOTED AT GATE FOR TURN-AROUND EXITING

SHOPOFF REALTY INVESTMENTS

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THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH

REVISIONS

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SHEET TITLE
PARKING AND ACCESS - BLDG 1 RESIDENTIAL ENTRY GATE

SHEET NUMBER
AP-03

JOB NO.

DATE
8/1/2017

SCALE
As indicated

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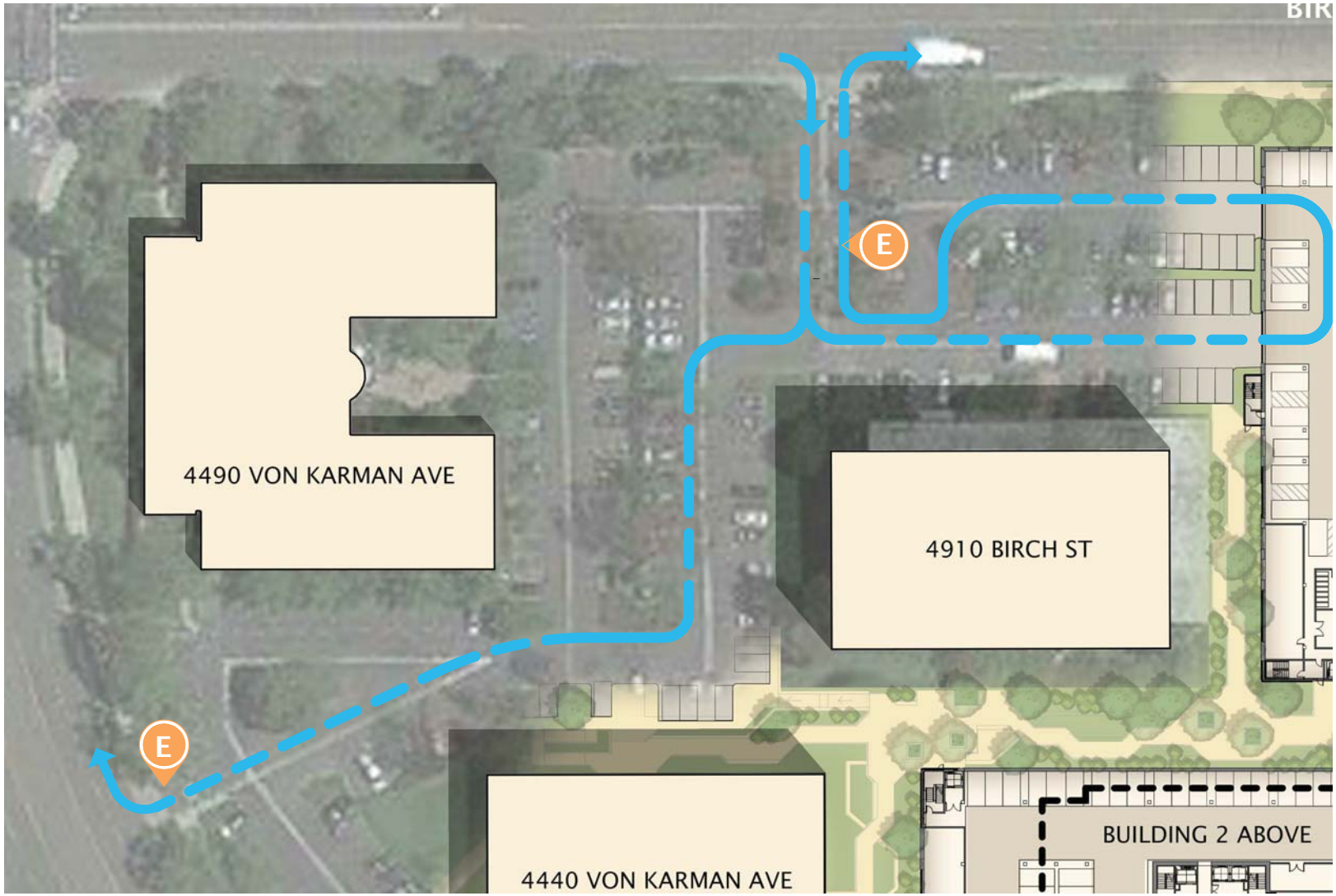

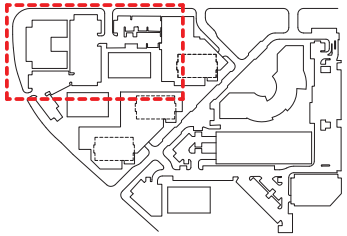

N NEW OFFICE GATE PROPOSED

N NEW RESIDENTIAL GATE PROPOSED

E EXISTING GATE

E GATE PROPOSED TO BE REMOVED

DIRECTION OF VEHICULAR TRAVEL

NOTE: 15 MIN. FREE ACCESS WILL BE NOTED AT GATE FOR TURN-AROUND EXITING

SHOPOFF REALTY INVESTMENTS

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THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH

REVISIONS

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SHEET TITLE
PARKING AND ACCESS - NORTH OFFICE ENTRY GATE

SHEET NUMBER
AP-04

JOB NO.
DATE 8/1/2017
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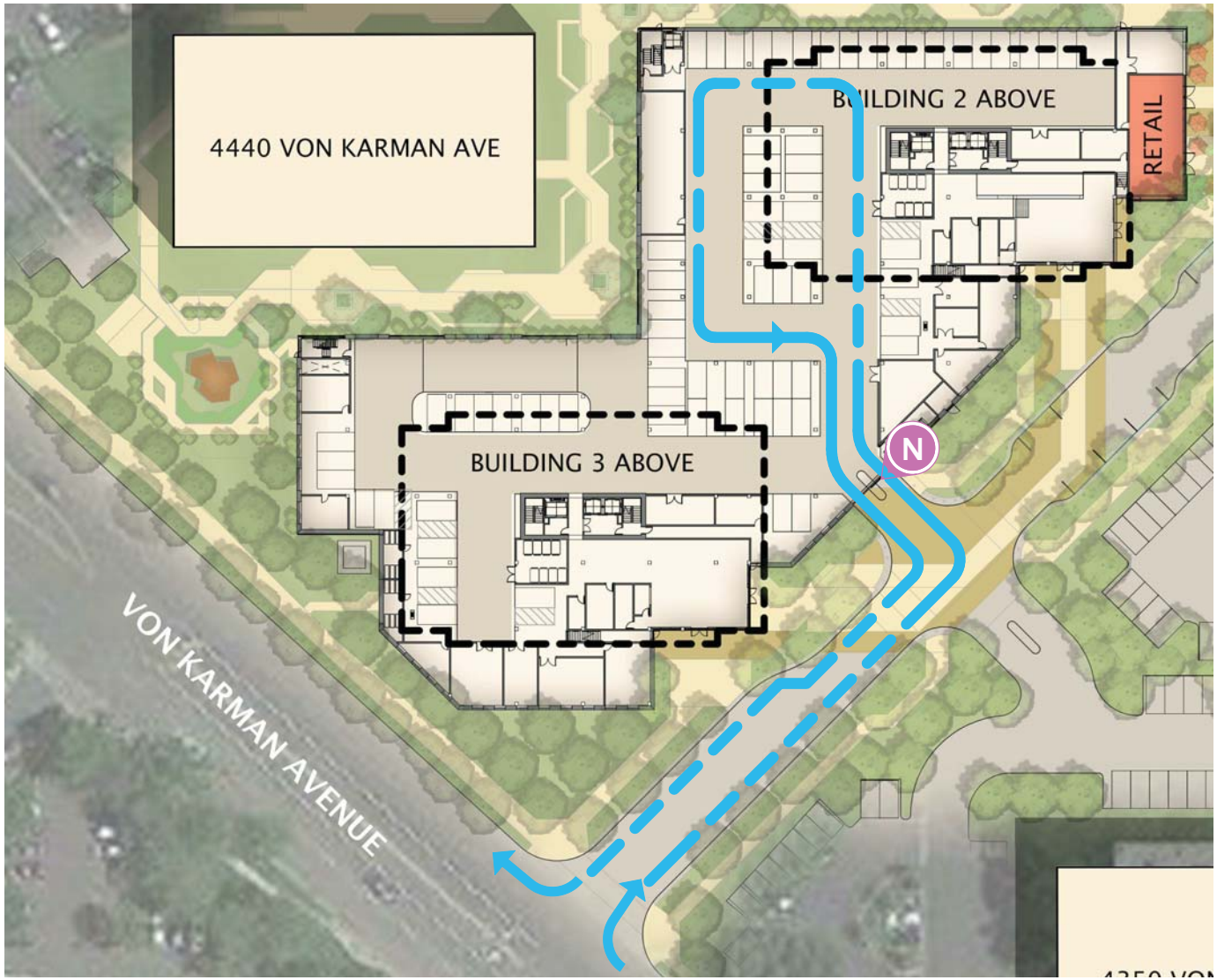

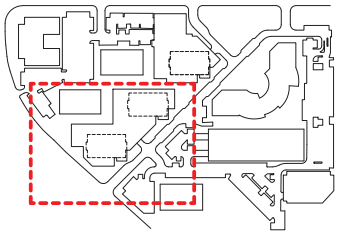

N NEW OFFICE GATE PROPOSED

N NEW RESIDENTIAL GATE PROPOSED

E EXISTING GATE

E GATE PROPOSED TO BE REMOVED

DIRECTION OF VEHICULAR TRAVEL

NOTE: 15 MIN. FREE ACCESS WILL BE NOTED AT GATE FOR TURN-AROUND EXITING

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THE KOLL CENTER RESIDENCES
CITY OF NEWPORT BEACH

REVISIONS

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SHEET TITLE
PARKING AND ACCESS - BLDG 2 RESIDENTIAL ENTRY GATE

SHEET NUMBER
AP-05

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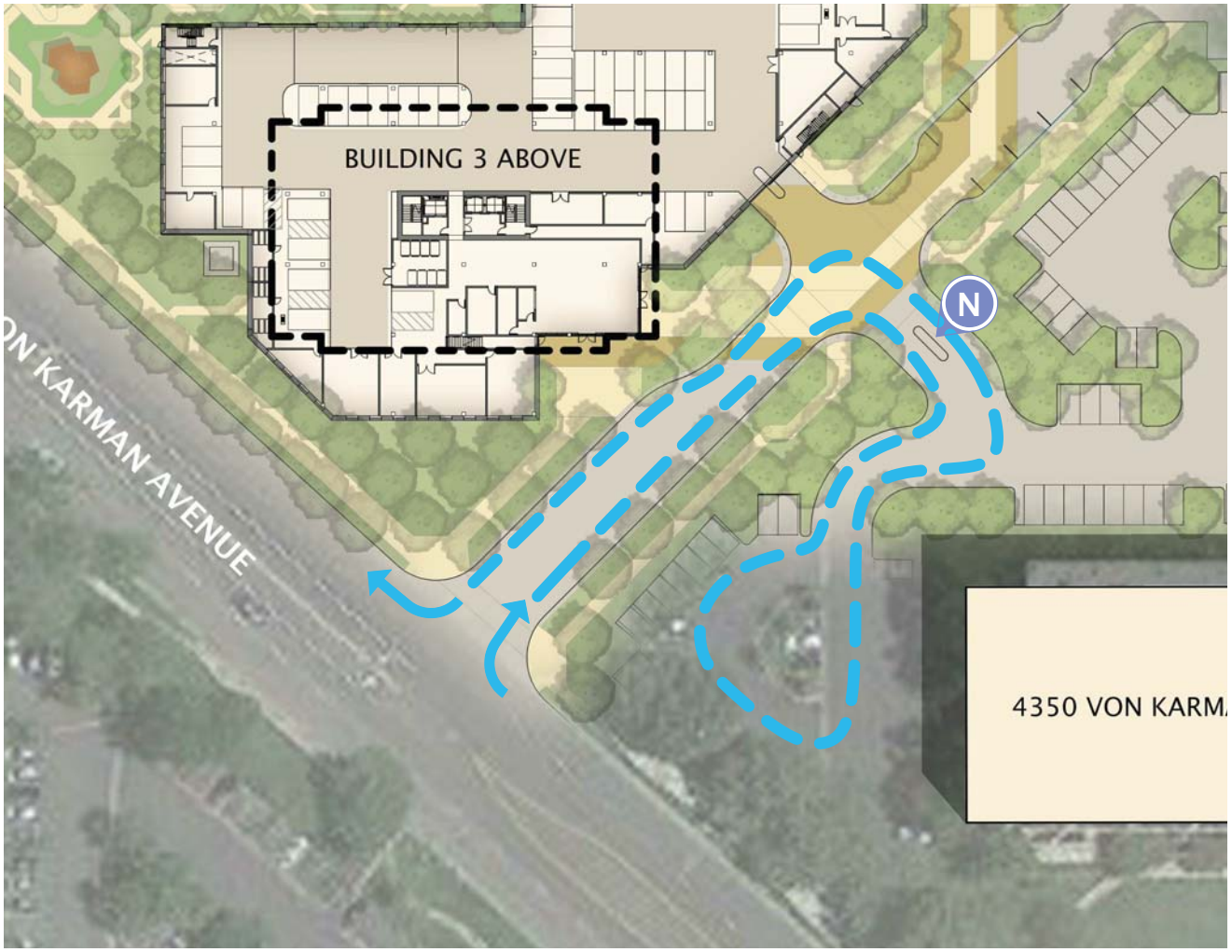

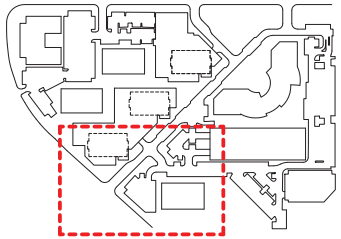

N NEW OFFICE GATE PROPOSED

N NEW RESIDENTIAL GATE PROPOSED

E EXISTING GATE

E GATE PROPOSED TO BE REMOVED

DIRECTION OF VEHICULAR TRAVEL

NOTE: 15 MIN. FREE ACCESS WILL BE NOTED AT GATE FOR TURN-AROUND EXITING

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CITY OF NEWPORT BEACH

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SHEET TITLE
PARKING AND ACCESS - SOUTH OFFICE ENTRY GATE

SHEET NUMBER
AP-06

JOB NO.
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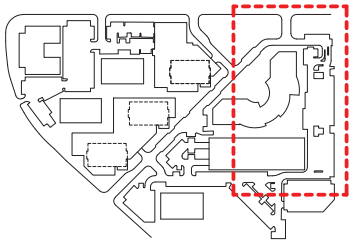

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N NEW RESIDENTIAL GATE PROPOSED

E EXISTING GATE

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SHEET TITLE
PARKING AND ACCESS - NORTHEAST OFFICE ENTRY GATE

SHEET NUMBER
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