



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION
FROM: Seimone Jurjis, Community Development Director
SUBJECT: Report of actions taken by the Zoning Administrator, and/or Planning Division staff for the week ending October 23, 2020.

**COMMUNITY DEVELOPMENT DIRECTOR
OR PLANNING DIVISION STAFF ACTIONS**
(Non-Hearing Items)

Item 1: Uptown Newport Residential Condominiums Minor Site Development Review No. SD2020-004 (PA2020-047)
Site Address: 4239 Uptown Newport Drive

Action: Approved

Council District 3

APPEAL PERIOD: An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
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949-644-3200
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**COMMUNITY DEVELOPMENT DIRECTOR ACTION
LETTER**

Subject: Uptown Newport Residential Condominiums (PA2020-047)
▪ Minor Site Development Review No. SD2020-004

Site Location 4239 Uptown Newport Drive

Applicant Uptown Newport Dev Co, LLC

Legal Description Portion of Lot 1 of Parcel Map No. 2013-108

On **October 22, 2020**, the Community Development Director approved Minor Site Development Review No. SD2020-004. This approval is based on the following findings and subject to the following conditions.

LAND USE AND ZONING

- **Zone:** PC-58 (Uptown Newport)
- **General Plan:** MU-H2 (Mixed Use Horizontal 2)

PROJECT SUMMARY

Minor Site Development Review for the construction of 30 residential condominium units, with enclosed parking for each unit in five separate buildings, and a 30-foot wide paseo to be located on the easterly half of Lot 1, within Phase 1 of Uptown Newport Planned Community.

I. BACKGROUND

On February 26, 2013, the City Council approved the zoning entitlements and certified the environmental impact report for the Uptown Newport project, which consists of a mixed use planned community of up to 1,244 residential units, 11,500 square feet of neighborhood-serving retail space, and 2 acres of public park space in two primary phases.

The approved zoning documents for Uptown Newport consisted of: (1) Land Uses, Development Standards & Procedures, (2) Phasing Plan, and (3) Design Guidelines. These documents set forth the development standards with procedures for project implementation, phasing requirements, and design framework. These documents, together, are called Uptown Newport Planned Community Development Plan (PCDP).

The Land Uses, Development Standards & Procedures provides land use development regulations, site development standards, and implementation process by requiring a master site development review approval by the Planning Commission for the entire Uptown Newport project; and a minor site development review approval by the Community Development Director for the individual buildings and construction of the two neighborhood parks.

On September 5, 2013, the Planning Commission approved the Master Site Development Review application for the Uptown Newport project to be developed in two separate phases. Phase 1 consists of up to 680 units, 11,500 square feet of retail, and a 1-acre park. Phase 2, to be developed at a later date, consists of 564 units and the remaining 1-acre park.

Phase 1 construction is underway. Construction of a 462-unit apartment complex in two buildings was completed in December 2019. This development included a 50-foot wide paseo. The Phase 1 one-acre neighborhood park (Phase 1 Park) construction began in December 2018 and is nearly complete.

II. PROJECT DESCRIPTION

The applicant is proposing a 30-unit condominium development in five buildings to be located at the northwest corner of Uptown Newport Drive and Capitan Court, and east of Phase 1 park. The 30-foot wide planned paseo located at the northwesterly edge of the residential development will be partially constructed as part of the proposed project. The proposed development is a part of the Phase 1 development.

Each of the five buildings will be comprised of six residential units and six, two-car garages. The five-story buildings will have four levels of residential units above the street-level garages. Additionally, the street level will have storage space for each unit, a lobby, a mail room, and mechanical equipment space. The street level of Building 200, adjacent to the outdoor recreational area, will also have a cabana area. The street level of Building 300, also adjacent to the outdoor recreational area, will have a fitness area. Levels two and three will each be comprised of two units each. These units have one level of living area only. Levels four and five of the buildings will be comprised of two penthouse units with two levels of living area each.

The proposed buildings are approximately 63 feet in height. The buildings are designed with an interior private street providing access to individual garages. A landscaped courtyard is located adjacent to Phase 1 park and provides recreational amenities including a swimming pool and spa. A 30-foot wide paseo will be partially developed on an easement area between the proposed development and future residential development on the remaining portion of Lot 1. The paseo will provide public pedestrian access from the development to Phase 1 park. The project will develop the paseo in an interim condition as shown in Attachment No. CD 3, with the final paseo development to be completed with the future residential development abutting the paseo.

Vehicular access to the new residential development is from Capitan Court, an interior street of the Uptown Newport development. Construction staging will be determined by a construction management plan, conditioned to be reviewed and approved by the Public Works Department, Fire Department, and Community Development Department.

III. **FINDINGS**

Consistent with the general purposes set forth in Section 4.2 of the Land Uses, Development Standards & Procedures of the Uptown Newport PCDP, the Community Development Director may approve or conditionally approve a Site Development Review application, only after first making the following findings:

A. The development shall be in compliance with all provisions of the Uptown Newport Planned Community Development Plan Land Uses, Development Standards & Procedures.

Facts in Support of Finding:

1. The proposed 30 residential condominium units and a 30-foot wide paseo, are consistent with the permitted uses and open space allowed in the Uptown Newport Planned Community Development Plan Land Uses, Development Standards & Procedures.
2. The proposed building height is approximately 63 feet, which is within the maximum permitted height for low-rise and mid-rise buildings of 75 feet. The proposed project provides setbacks that meet or exceed the minimum setbacks from property lines and interior streets.
3. The buildings will be a minimum of 27 feet from Uptown Newport Drive (spine street), 17 feet from Capitan Court (neighborhood street), 5 feet from the public park, 15 feet from the northwestern property line (future Uptown Newport Phase 2 development) and 15 feet from the southern property line (future Uptown Newport Phase 1 development).
4. The development requires a minimum of two parking spaces per residential unit, which are provided in two-car garages on the ground levels of each building. The development also requires nine guest parking spaces which are provided onsite.
5. The project proposes approximately 92 square feet of recreational amenities per dwelling unit, which consists of private balconies, a swimming pool, spa, a cabana, and a fitness room. These amenities exceed the minimum requirement of 44 square feet per dwelling unit. Additionally, a 30-foot wide paseo will be provided within an established easement along the southern edge of the development consistent with the Planned Community Development Plan and the Master Site Development Review.

Finding:

B. The development shall be consistent with the Uptown Newport Design Guidelines, Phasing Plan and Master Site Development Plan.

Facts in Support of Finding:

Design Guidelines:

1. The project features private open space with a swimming pool, spa, and gathering areas on the ground level adjacent to Phase 1 park. This is consistent with the private open space requirement of the Design Guidelines.
2. The scale of the five-story buildings is brought down to the pedestrian level with a base element of stone material on the first level. This accentuates the entry and provides an anchoring element to the building.
3. The private open space is provided along the western property line adjacent to Phase 1 park. This open space area provides a horizontal break in the building mass. One minor horizontal break is required along this property line. The provision of the open space in this location meets the requirement.
4. The buildings are designed with cream-colored smooth stucco above the ground level. The ground level is wrapped in stone veneer with variations in wrap height. Balconies are supported by round metal columns and including railings comprised of glass and metal, which ties in with metal awnings over main entrances.
5. The project features the introduction of enhanced design and materials at the key project locations, primary corner elements, corner elements and building lobbies. These provisions comply with the community focal points and architectural features criteria.

Phasing Plan

6. The Phasing Plan identified the necessary implementation steps for the Phases 1 and 2 developments which include the demolition, on-site improvements, off-site improvements and actual construction of each individual building pad. Approval of the application is in the proper sequence. The proposed project is located within Phase 1 of the Uptown Newport Planned Community and is consistent with the anticipated phasing arrangements.

Master Site Development Plan (MSDP)

7. The proposed project is a residential condominium development located in the parcel permitted by the PCDP and MSDP. As stated above, the proposed development is in substantial conformance with the MSDP as it is consistent with the prototypical building elevations, the conceptual paseo plans, and the preliminary master plant palette that

were approved as a part of the master site development plan for the Uptown Newport Planned Community.

Finding:

C. Substantial Conformance with the Master Site Development Plans approved by the Planning Commission pursuant to Section 4.1.

Fact in Support of Finding:

1. See Fact in Support of Finding B.7.

Finding:

D. On-site landscaping that is not part of the Master Site Improvements shall be consistent with the master landscape plant palette.

Fact in Support of Finding:

1. The landscape plans for the residential development including the paseo consist of primarily drought tolerant plant materials taken from the master plant palette, as proposed in the Master Site Development Review application, thus ensuring a consistent planting scheme.

Finding:

E. The following criteria shall be considered during the review of a Site Development Review application:

1. *Compliance with the Site Development Review Section, the General Plan, the Newport Beach Municipal Code, and other applicable criteria and policies related to the use or structure;*
2. *The compatibility in terms of bulk, scale, and aesthetic treatment of structures on the site and adjacent developments and public areas;*
3. *The adequacy, efficiency, and safety of pedestrian and vehicular access, including drive aisles, driveways, and parking and loading spaces;*
4. *The adequacy and efficiency of landscaping and open space areas and the use of water efficient plant and irrigation materials;*
5. *Not detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed development.*

Facts in Support of Finding:

1. The proposed project is consistent with the Newport Beach General Plan, Municipal Code, Uptown Newport zoning documents, and applicable building and safety codes. By complying to the building heights, setbacks, and aesthetic treatment of structures, the proposed project will be compatible in density, scale and bulk and architectural design when compared with the improvements planned for Uptown Newport Planned Community. The proposed project is therefore consistent with the development standards permitted by the General Plan and Uptown Newport Planned Community Development Plan.
2. Appropriate vehicular access points for the development will be provided along Capitan Court. The project is designed with two public-accessible pedestrian access points from the ground level to Phase 1 park. The Public Works Department and the Building Division have reviewed and approved the site plan, proposed building improvements and parking configuration and found them to be consistent with applicable standards and regulations subject to the conditions of approval.
3. As conditions of approval, the applicant is required to submit a detailed landscape and irrigation plan prepared by a licensed landscape architect for the paseo, private recreational areas, and private courtyards. These plans shall incorporate drought tolerant plantings and water efficient irrigation practices, and the plans shall be approved by the Planning Division.
4. The project has been conditioned to ensure that potential conflicts with surrounding land uses are minimized to the lowest extent possible to maintain a healthy environment for both businesses and residents.

IV. CONDITIONS

1. The development shall be in substantial conformance with the approved site plan, floor plans, building elevations, and materials sample board stamped and dated with the date of this approval, except as modified by applicable conditions of approval.
2. Any substantial modification to the approved Site Development Review plans, as determined by the Community Development Director, shall require an amendment to this Site Development Review application or the processing of a new application.
3. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the property owner or the leasing agent.
4. Minor Site Development Review No. SD2020-004 (PA2020-047) shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 of the Newport Beach Municipal Code, unless an extension is otherwise granted.

5. Prior to issuance of building permits, the applicant shall submit to the Planning Division an additional copy of the approved architectural plans for inclusion in the Minor Site Development Review file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11 inches by 17 inches. The plans shall accurately depict the elements approved by this Minor Site Development Review and shall highlight the approved elements such that they are readily discernible from other elements of the plans.
6. Prior to the issuance of building permits, the applicant shall submit a detailed landscape and irrigation plan prepared by a licensed landscape architect for the paseo, private recreational areas, and private courtyards. These plans shall incorporate drought tolerant plantings and water efficient irrigation practices, and the plans shall be approved by the Planning Division.
7. All landscape materials and irrigation systems shall be maintained in accordance with the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.
8. On-site private recreational amenities as illustrated on the Minor Site Development Review application shall be provided and maintained.
9. The site shall not be excessively illuminated based on the luminance recommendations of the Illuminating Engineering Society of North America, or, if in the opinion of the Director of Community Development, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources. The Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
10. Prior to the issuance of a building permit, the applicant shall prepare photometric study in conjunction with a final lighting plan for approval by the Planning Division. The survey shall show that lighting values are "1" foot candles or less at all property lines.
11. Prior to the issuance of a building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
12. The proposed project shall be in compliance with all applicable conditions identified in City Council Resolution No. 2013-24 (Uptown Newport Tentative Tract Map No. NT2012-002) and mitigation measures contained in the Uptown Newport Environmental Impact Report No. ER2012-001 (PA2011-134).
13. All noise generated by the proposed use shall comply with the provisions of Chapter

10.26 and other applicable noise control requirements of the Newport Beach Municipal Code. The maximum noise shall be limited to no more than depicted below for the specified time periods unless the ambient noise level is higher:

Location	Between the hours of 7:00AM and 10:00PM		Between the hours of 10:00PM and 7:00AM	
	Interior	Exterior	Interior	Exterior
Residential Property	45dBA	55dBA	40dBA	50dBA
Residential Property located within 100 feet of a commercial property	45dBA	60dBA	45dBA	50dBA
Mixed Use Property	45dBA	60dBA	45dBA	50dBA
Commercial Property	N/A	65dBA	N/A	60dBA

14. Construction activities shall comply with Section 10.28.040 of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities that produce noise between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday and 8:00 a.m. and 6:00 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays or Holidays.
15. Prior to the issuance of a building permit, the applicant shall submit a construction management plan to be reviewed and approved by the Public Works Department, Fire Department, and Community Development Department.
16. The number and location of on-street parking spaces fronting the project shall be consistent with the approved street improvement plans for the site. If the proposed project plans to remove the on-street loading zone, then an on-site loading zone shall be provided for the proposed project and subject to the review and approval of the City Traffic Engineer.
17. All dead-end drive aisles shall have a dedicated turnaround space and minimum 5-foot drive aisle extension. The dedicated turnaround spaces shall be signed and striped for "NO PARKING." Design of the turnaround space and drive aisle extension shall be reviewed and approved by the City Traffic Engineer. The project CC&R's shall prohibit parking in the "NO PARKING" designated turnaround spaces.
18. The project shall comply with City Council Policy L-2, Private Streets. The main entry road to the development shall be a minimum of 32 feet wide, curb to curb with no parking or parking on one-side only. All alleys shall be a minimum of 24 feet wide. No obstructions are permitted within the 24-foot alley drive aisle.
19. An encroachment permit shall be obtained prior to the construction of any pedestrian connections to the City Park. The proposed connections shall be reviewed and approved by the Public Works Department and shall be consistent with the approved park plans.

20. Project driveway and internal intersections shall provide adequate sight distance per City Standard STD-110-L and Municipal Code.

21. Building preliminary Code review prior to Plan Check submittal required to address:

- a. Egress through "SERV" can be resolved
- b. Determine compliance for use of smoke guard at elevator
- c. Other major detailed Code items that may arise

22. Prior to the issuance of a building permit, the following items shall be addressed in accordance with the Fire Master Plan (FMP). Access and water supply during construction shall comply with California Fire Code (CFC) Chapter 33 and the provisions listed below:

- a. Provide a parking plan for the construction site detailing how the fire lane "No Parking" regulations will be enforced.
- b. Readily accessible emergency telephone facilities shall be provided in an approved location at the construction site.
- c. Secured fenced property must provide emergency access for fire personnel. Secured gates and driveways will be required. A Knox padlock on the access gate will be required for fire personnel access.
- d. An emergency contact person and phone number shall be provided.
- e. A temporary address shall be placed on the job site.
- f. Phased access of permanent access roadway may be permissible for residential developments. If phased installation is anticipated plans for phased access shall be included within the FMP.
- g. Phasing plans shall be stamped and signed by a licensed civil engineer stating the access road can support the weight of fire apparatus and is all weather as indicted in Newport Beach Fire Department (NBFD) Guideline C.01.
- h. Provide a parking plan for the construction site detailing how the fire lane "No Parking" regulations will be enforced. Include a clause stating, "The job superintendent is responsible for informing the work crews of parking requirements."
- i. The approved phasing plan shall be available at the construction site prior to bringing combustible material on-site.

23. The following conditions (from City Council Resolution No. 2020-71: Second Addendum to the Uptown Newport EIR to Modify Mitigation Measures) shall apply:

- a. In compliance with CFC Section 381.1 (Amendment), prior to issuance of building permits for Phase 1, the project applicant shall submit a geologic study from a state-licensed and department approved individual or firm to the Newport Beach Fire Department Fire Prevention Division for review and approval.

- b. Prior to issuance of any grading building permit for residential buildings within 200 feet of the anhydrous ammonia tank, the applicant shall perform the following to satisfy the Newport Beach Fire Department under Section 904.400 of Newport Beach Fire Code (which prohibits the storage of any amount of extremely hazardous substances equal to or greater than the disclosable amounts listed in Appendix A Part 355, Title 40, of the Code of Federal Regulations in a residential zone or adjacent to property developed with residential uses unless mitigation measures are implemented and maintained as required by the Fire Code official:
- i. Construct an airtight enclosure around the anhydrous ammonia tank (approximately 11.5 feet wide, 22 feet long and 16 feet high).
 - ii. A seismic assessment for the ammonia tank and piping system process conducted by a qualified engineer per Region I LEPC (Local Emergency Planning Commission) Guidance for CalARP Program Seismic Assessments.
 - iii. Design and properly size the proposed ammonia tank containment sump and/or system to contain and/or convey the estimated deluge water and the maximum amount of ammonia produced.
 - iv. Ensure the proposed ammonia tank enclosure is designed and constructed with proper ventilation, including:
 1. Detailed ventilation calculations.
 2. Emergency back-up power for the ammonia tank.
- c. Prior to the issuance of occupancy permits, the applicant shall demonstrate to the satisfaction of the City of Newport Beach Fire Department that the following disclosures and emergency notification procedures/programs are in place:
- Disclosure to potential Uptown Newport residences that hazardous chemicals are used and stored at the adjacent Tower Jazz facility.
 - Inclusion of property manager or authorized representative of the Uptown Newport residential community to the emergency notification list of the Tower Jazz Business Emergency Plan.
 - Program to inform/train the property manager or authorized representative of the Uptown Newport residential community in emergency response and evacuation procedures and to incorporate ongoing coordination between the Uptown Newport representative and Tower Jazz to assure proper action in the event of an accident at the facility (shelter in place and/or evacuation routes).
 - Upgrade Tower Jazz emergency alarm system to include concurrent notification to Uptown Newport residents of chemical release. Provisions of the alarm system and emergency notification procedure shall be reviewed and approved by the City of Newport Beach Fire Department.
- d. Prior to the introduction of a new extremely hazardous substance (EHS) or increase in quantity of any existing EHS at Tower Jazz, an updated Offsite Consequence Analysis shall be prepared and reviewed and authorized by the City of Newport Beach Fire Department. Any new EHS shall be appropriately located

and the installation designed with all necessary mitigation safeguards specified by the City of Newport Beach Fire Department and the Orange County Health Care Agency.

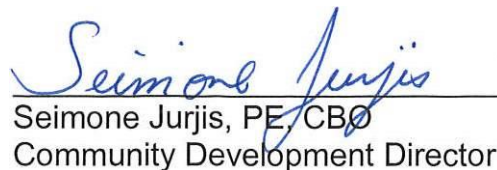
24. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Uptown Newport Residential Condominiums including, but not limited to, Minor Site Development Review No. SD2020-004 (PA2020-047). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

APPEAL PERIOD: An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:

Approved by:


Chelsea Crager
Associate Planner


Seimone Jurjis, PE, CBO
Community Development Director

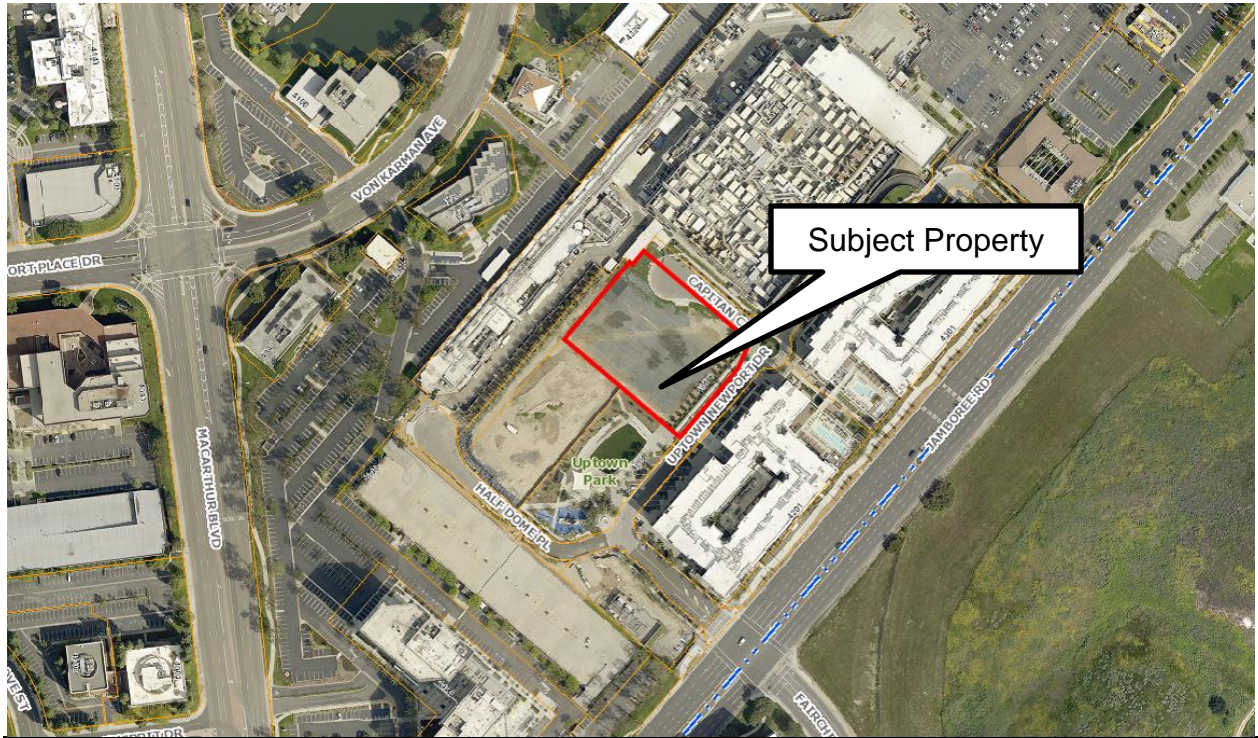
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Attachments: CD 1 Vicinity Map
CD 2 Project Description
CD 3 Paseo Exhibit
CD 4 Project Plans

Attachment No. CD 1

Vicinity Map

VICINITY MAP



Minor Site Development Review No. SD2020-004
PA2020-047

4239 Uptown Newport Drive

Attachment No. CD 2

Project Description

THE UPTOWN NEWPORT RESIDENCES (PARCEL 2 of PARCEL MAP 2019-122)

NEWPORT BEACH, CA

PROJECT DESCRIPTION

LOCATION

Being a portion of Lot 1 of Tract No. 17763 as shown on a map recorded in Book 973, Pages 17 to 23 inclusive of Miscellaneous Maps, and as shown on a Conveyance Condominium Plan (Phase 2) recorded December 13, 2019 as Instrument no. 2019000523570 of Official Records.

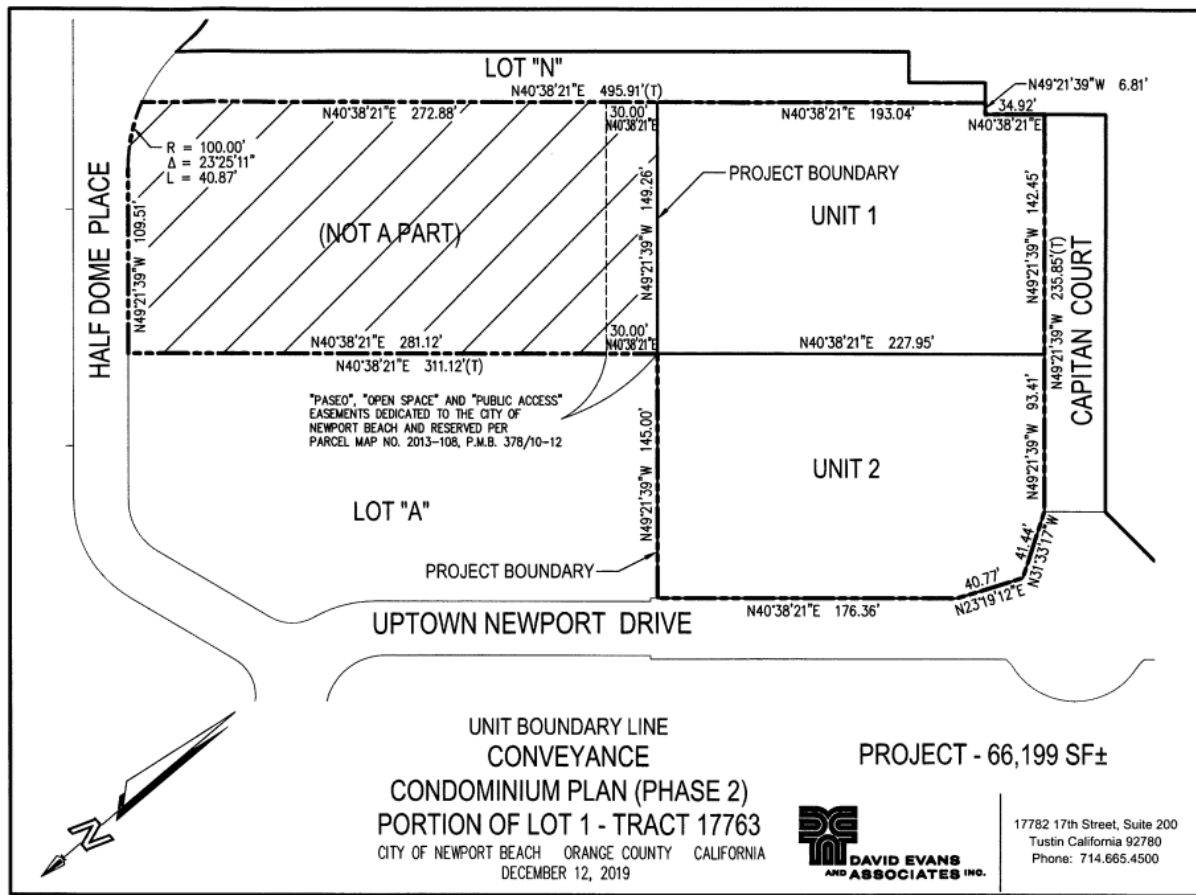


Figure A, Condominium Map Tract. 17763



Figure B, Uptown Newport Vicinity Maps

DEVELOPMENT

The development consists of five (5) multi-story residential buildings. Collectively the buildings include 30 luxury residential units and ninety-seven (97) total in-garage and driveway spaces (with the ability to add 60 interior spaces with automated lifts) associated with their respective units. All guest parking is accommodated within the driveway spaces, and there are an additional eight (8) “open” guest spaces provided on Capitan Court. The perimeter is bounded on two sides by Uptown Newport Drive, the internal spine street, and Capitan Court, the neighborhood street, and on two sides by the 1-acre public park (Lot ‘A’) and the 30’ wide paseos as defined in the framework of the Uptown Newport Planned Community Development Plan. One such 30’ wide paseo is located between parcels 1 and 2 of PM 2019-122 and provides connectivity between the park and lot “N” paseo. Lot “N” paseo extends to the rear of the site between the project and the future phase 2 development.



PROJECT SUMMARY

TOTAL SITE AREA: ± 1.52 ACRES

TOTAL UNITS: 30 HOMES

DENSITY: 19.7 HOMES PER ACRE

PARKING:

REQUIRED: 69 SPACES (2.3 SPACES PER HOME)
 - (30) 2 BEDROOM X 2.0 SPACES = 60 SPACES
 + (30) GUEST X 0.3 SPACES = 9 SPACES

PROVIDED: 103 SPACES (3.4 SPACES PER HOME)
 - (30) GUEST X 3 SPACES
 - (4) IN-WAY: 37 SPACES (2 SPACES/ DRIVE 1Y-2)
 - PARALLEL: 8 SPACES (8'X22')

Figure C, Uptown Newport (Lot 1-Parcel 2) Site Plan

Conceptual Program

5-Story Flats

Plan #	S.F.	Beds	Bath	Notes	Garage Spaces	# Stories	Total Homes	Total S.F.
1	2,250	3	2.5		2	1	10	22,500
2	2,300	3	2.5		2	1	10	23,000
3	2,650	3	2.5	Loft, Roof Deck	2	2	5	13,250
4	2,850	3	2.5	Loft, Roof Deck	2	2	5	14,250
Subtotal							30	73,000

Figure D, Overall Unit Summary

DEVELOPMENT (cont.)

The as-designed heights of the buildings are 5-stories (63 feet), with corresponding residential floor heights measuring at a minimum of 10 feet. The building's construction type is designed as Type 1A (concrete) at level 1 or the ground floor, with levels 2 through 5 as Type VA (stud framing). The gross building area for the project totals approximately 97,330 SF with an overall site coverage of 27,973 SF (42%).



Figure E, Building Section

Buildings

The buildings on the site are all the same programmatically, and each contains six (6) luxury units in a stacked configuration. The overall unit mix for each building includes four (4) 3-bedroom, single level units (ranging from 2,250-2,300 sf/unit), and two (2) 3-bedroom penthouse units with two levels (ranging from 2,650-2,850 sf/unit). These penthouse units include a bonus level above the main living spaces with a loft and a rooftop deck area for entertainment. The building is organized vertically with a series of private garages on level 1, stacked flats above that, and 2 penthouse units spanning the upper 2 stories of each building. The private garages on level 1 accommodate 12 spaces (2 per unit) for the residents and are designed with the height to accommodate vehicle lifts for the optional storage of up to two additional vehicles per unit. Guest spaces are accommodated in the driveways of these garages at specified locations. Each of the 6 units has access to one two-car garage (expandable with auto lifts) on level 1 and an accompanying storage/flex space either within or near the garage on the ground floor. All units are serviced by a common elevator that opens front or back on each floor depending on the residence being accessed. The stairway off the ground floor elevator lobby also allows resident and guest access. The units have additional vertical access via another set of stairs that connects the service areas of the units from the rear of the building.

ARCHITECTURE

The exterior architecture of the buildings will include a combination of contemporary and classical elements. The design is characterized by large formal moves and massing elements, offset by recessed and corner balconies rimmed with sleek glass railings to create an overall building statement that is classic in form and modern and elegant in detail and execution.

The form and composition follow a base-middle-top organization. The scale of the building is brought down to the pedestrian level with a base element characterized by a rich stone material. This 1-story “base” is used to accentuate the entry, as well as to provide a solid, anchoring element to the building that before it extends vertically.

The middle section of the building rises above the heavy base with large areas of glazing and a lighter material, both in color and weight. There is a strong vertical focus to this section of the building, with dominant piers separating the glazed elements that stylistically allude to neoclassic architectural forms. Accent elements occur at the recessed decks, where contemporary glass rails and metal posts draw the eye vertically to the penthouse level.

One focal tower element extends vertically up the building’s front elevation, linking the all portions of the façade and unifying the overall building design. The rest of the penthouse level steps back from the main façade of the lower levels, creating a hierarchy of form in which the base and mid-elements are dominant, and the top appears recessive. This step back also helps to reduce the visual scale of the facade while drawing focus to the main levels of the buildings.



Figure F, Building Perspective

FIRE/EMERGENCY ACCESS

Proposed circulation for service and emergency vehicles is consistent with the guidelines set forth in the Uptown Newport Planned Community Development Plan. Fire access is provided from the streets that bound the project site as well as internal fire lanes. An appropriate fire turnaround is provided at the “T” intersection of the main entry. All driveways and alleyways provided are per the standards of the Newport Beach Fire Department. Additionally, all portions of the site are within the 150 ft hose pull lengths from alleyways accessible to fire trucks. Finally, 5’-0” hammerheads have been incorporated into the north and south driveway dead ends along with back up areas to permit vehicle turn around when needed. The No Parking, Turn Around areas will be denoted in the CC&R’s for the project.

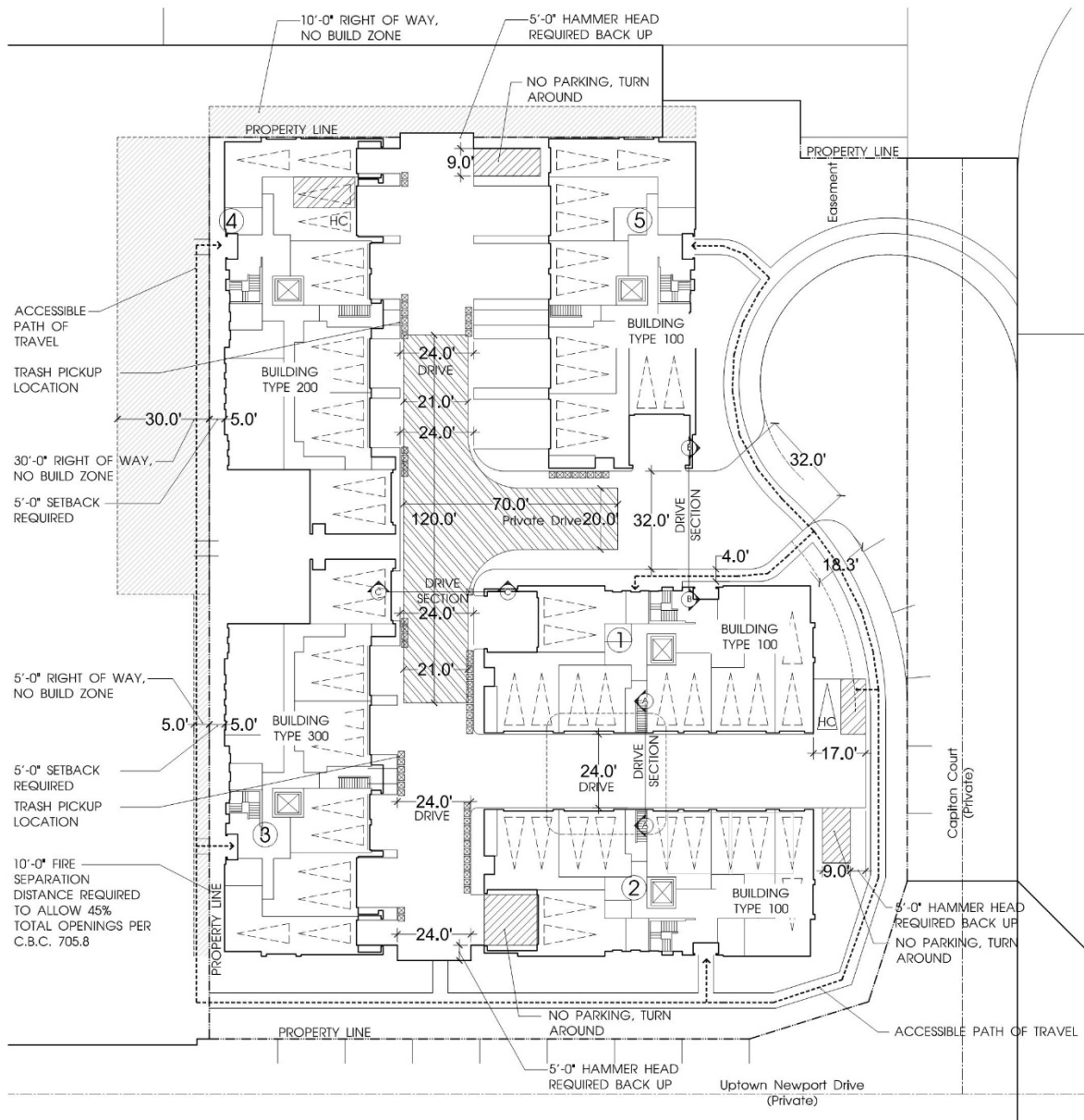


Figure G, Fire Truck Access & Turn-Around

CONSTRUCTION

It is anticipated the project to begin vertical construction in late second quarter 2021.

PHASING

Construction of all the buildings will be sequentially as the construction of various trades move from building to building. At this time, the sequence of construction and completion will commence with Building 4 and move counterclockwise to Building 3, 2, 1, and the end with Building 5.

Attachment No. CD 3

Paseo Exhibit





Attachment No. CD 4

Project Plans

OUR TEAM

SHOPOFF REALTY INVESTMENTS

Contact: Tom Bitney
2 Park Plaza, Suite 700, Irvine, CA 92614
949.417.4462 | www.Shopoff.com

WHA Architects . Planners . Designers

Contact: Jeff Chelwick
2850 Redhill Ave, Suite 200, Santa Ana, CA 92705
949.250.0607 | www.WHAinc.com

DAVID EVANS AND ASSOCIATES, INC.

Contact: Mark Reader
17782 17th Street, Suite 200, Tustin, CA 92780
714.665.4542 | www.deainc.com

BRIGHTVIEW

Contact: Dan Hoon
8 Hughes, Irvine, CA 92618
949.238.4940 | www.brightview.com

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ARCHITECTURE		
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A-2	BUILDING 100	Level 2 Floor Plan
A-3	BUILDING 100	Level 3 Floor Plan
A-4	BUILDING 100	Level 4 Floor Plan
A-5	BUILDING 100	Level 5 Floor Plan
A-6	BUILDING 200	Level 1 Floor Plan
A-7	BUILDING 200	Level 2 Floor Plan
A-8	BUILDING 200	Level 3 Floor Plan
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LANDSCAPE	
L0.000	COVER SHEET
L2.000	CONSTRUCTION LEGEND
L2.100	CONSTRUCTION PLAN
L2.101	CONSTRUCTION ENLARGEMENT PLAN
L4.000	PLANTING LEGEND
L4.100	PLANTING PLAN
L5.000	SITE SECTIONS
L5.001	CONCEPT IMAGERY



UPTOWN NEWPORT LOT 1
SITE DEVELOPMENT REVIEW

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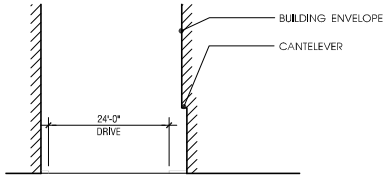
LEGEND

HATCHED AREA DENOTES RIGHT OF WAY, NO BUILD ZONE

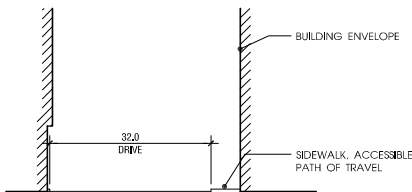


NOTES

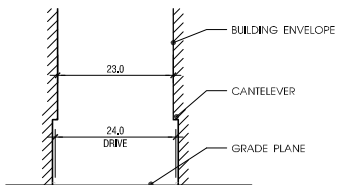
1. ALL DRIVES TO BE 24'-0"
2. PLANNING DRIVE REQUIREMENT 24'-0"
3. FIRE DEPARTMENT DRIVE REQUIREMENT 20'-0"
4. ARCHITECTURAL FEATURES CANNOT ENCROACH OVER PROPERTY LINES
5. PROVIDE STRIPING AT "NO PARKING" TURN AROUND AREAS DENOTED ON SITE PLAN. ALSO DENOTE "NO PARKING" AREAS IN CONDITIONS, COVENANTS, AND RESTRICTIONS DOCUMENT.



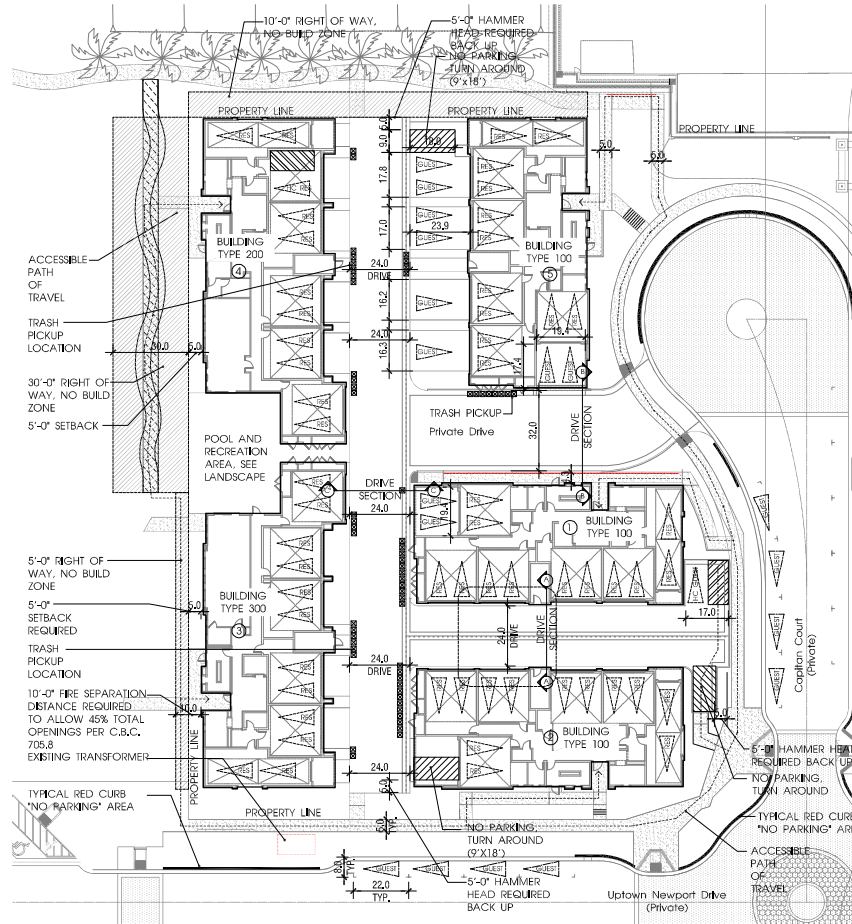
DRIVE SECTION C-C



DRIVE SECTION B-B



DRIVE SECTION A-A



PROJECT SUMMARY

TOTAL SITE AREA:	± 1.42 ACRES
TOTAL UNITS:	30 HOMES
DENSITY:	18.7 HOMES PER ACRE
PARKING:	
REQUIRED:	69 SPACES (2.3 SPACES PER HOME) (30) 3 BEDROOM X 2.0 SPACES + (39) GUEST X 0.3 SPACES =
PROVIDED:	75 SPACES (2.5 SPACES PER) GARAGE: 50 SPACES DRIVEWAY: 10 SPACES HEAD IN: 1 SPACE (7' X 11', GUEST ADA) PARALLEL: 8 SPACES (8' X 22')

-SEE CIVIL SHEET 1B OF 10 FOR ADDITIONAL PARKING INFORMATION NOT SHOWN HERE
-PARALLEL SPACES LOCATED ON CAPTIAN COURT AND UPTOWN NEWPORT DRIVE, PARALLEL SPACE COUNTED TOWARD GUEST PARKING PER 2013 UPTOWN NEWPORT PLANNED COMMUNITY PLAN DATED 9-24-13 SECTION 2.4.1. ON STREET PARKING.

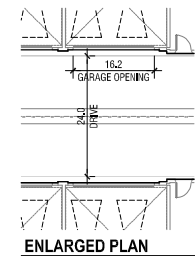
OPEN SPACE

REQUIRED:	1,328 SF TOTAL (44 SF PER HOME)
PROVIDED:	2,774 SF TOTAL (92 SF PER HOME) -POOL & SPA: 1,755 SF -CABANA: 430 SF -FITNESS: 589 SF

-SEE LANDSCAPE AND CIVIL PLANS FOR ADDITIONAL DETAILS

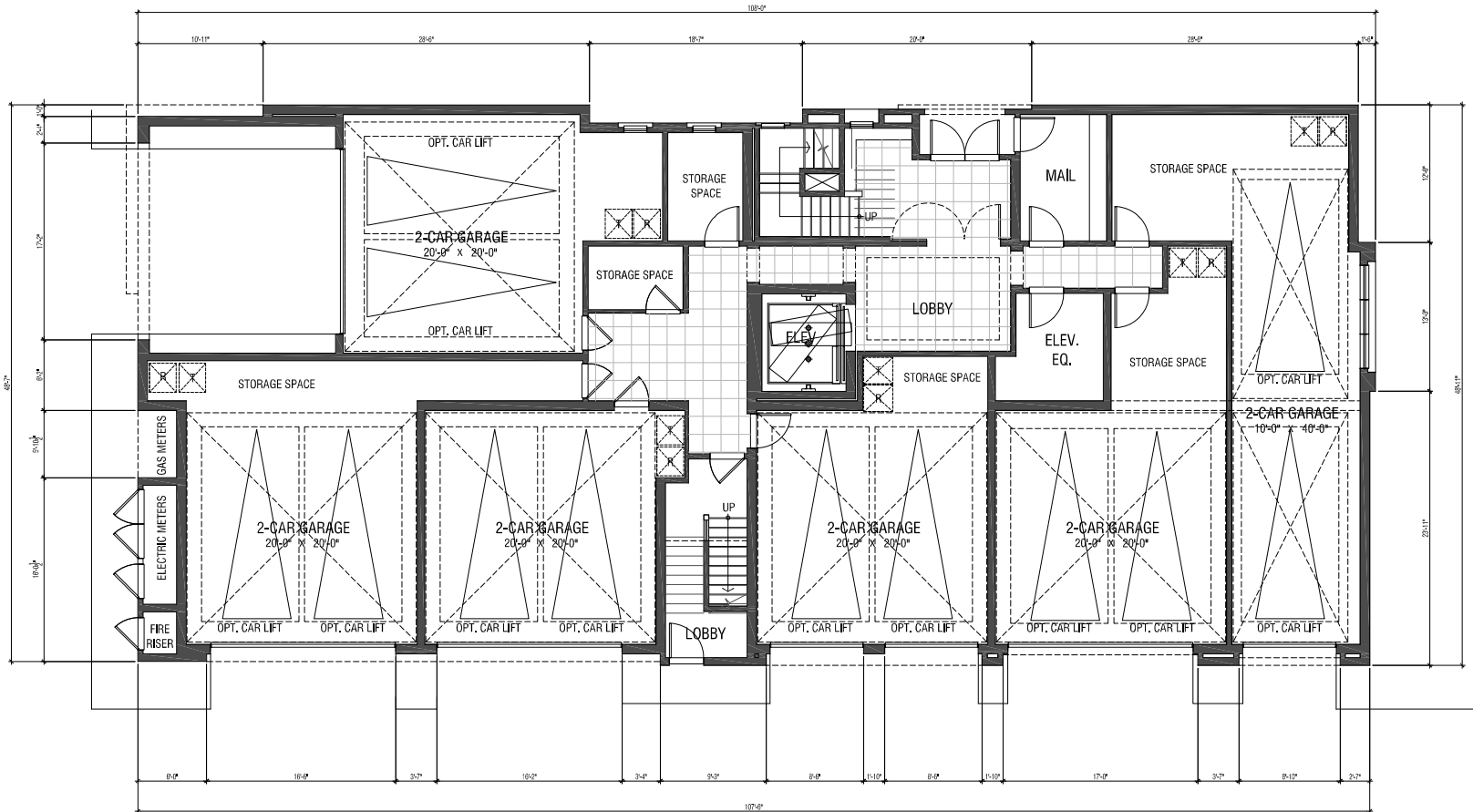
ZONING SUMMARY

EXISTING LAND USE:	MU-42 MIXED USE HORIZONTAL
PROPOSED LAND USE:	MU-42 MIXED USE HORIZONTAL
EXISTING ZONING:	PC-68 UPTOWN NEWPORT
PROPOSED ZONING:	PC-68 UPTOWN NEWPORT
BUILDING SETBACKS:	SPLINE STREET 27' STREET 17' FRONT: 15' PARK: 5'
MAX BUILDING HEIGHT:	15' HIGH RISE ZONE
MAX SITE COVERAGE:	N/A



ENLARGED PLAN

CONCEPTUAL SITE PLAN
UPTOWN NEWPORT LOT 1
NEWPORT BEACH, CALIFORNIA



BUILDING 100 | Level 1 Floor Plan

UPTOWN NEWPORT LOT 1

NEWPORT BEACH, CA

A-1

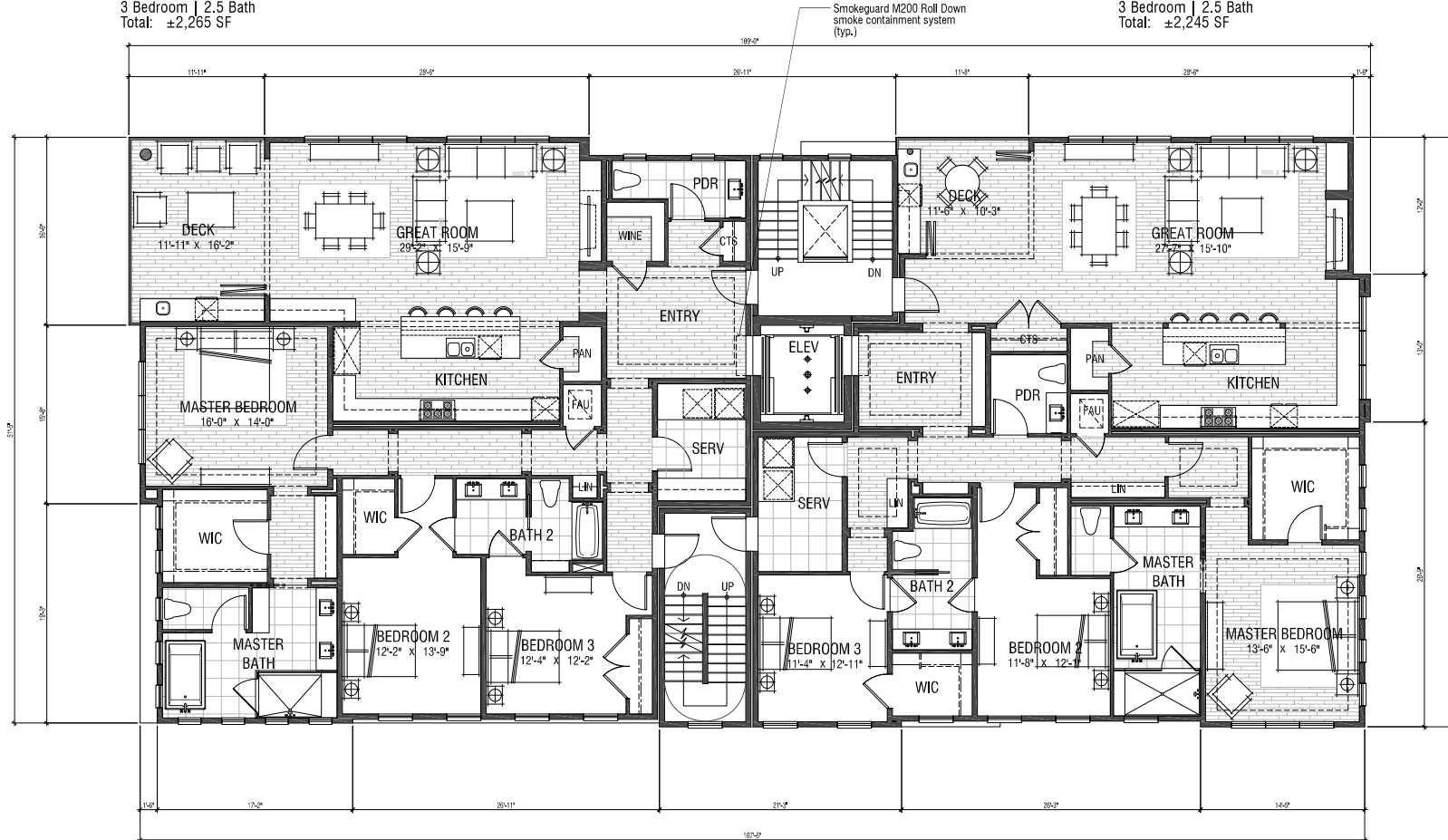


SITE DEVELOPMENT REVIEW

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PLAN 2
 3 Bedroom | 2.5 Bath
 Total: ±2,265 SF

PLAN 1
 3 Bedroom | 2.5 Bath
 Total: ±2,245 SF



BUILDING 100 | Level 2 Floor Plan

UPTOWN NEWPORT LOT 1

NEWPORT BEACH, CA

A-2

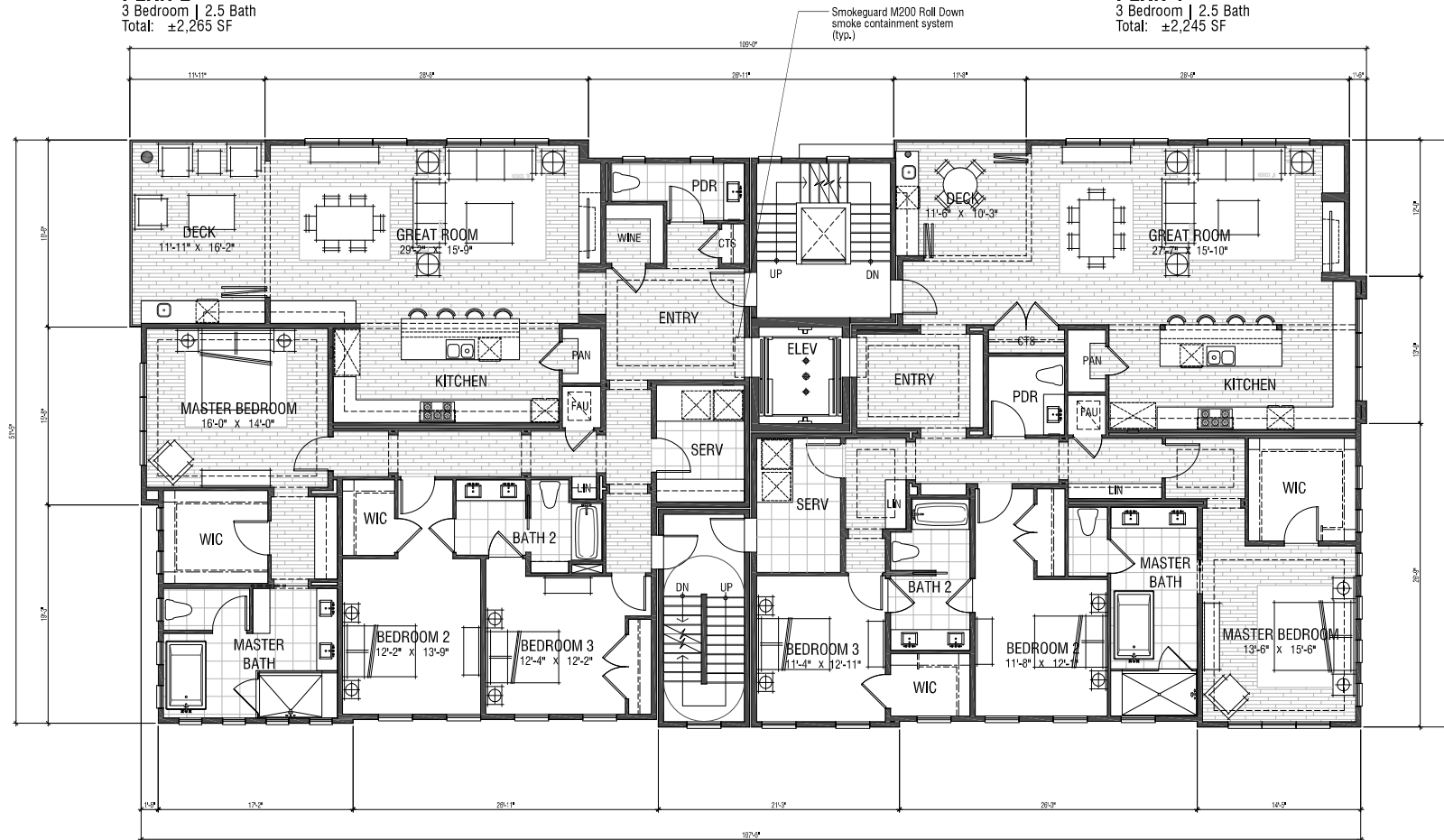


SITE DEVELOPMENT REVIEW

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PLAN 2
3 Bedroom | 2.5 Bath
Total: ±2,265 SF

PLAN 1
3 Bedroom | 2.5 Bath
Total: ±2,245 SF



BUILDING 100 | Level 3 Floor Plan

UPTOWN NEWPORT LOT 1

NEWPORT BEACH, CA

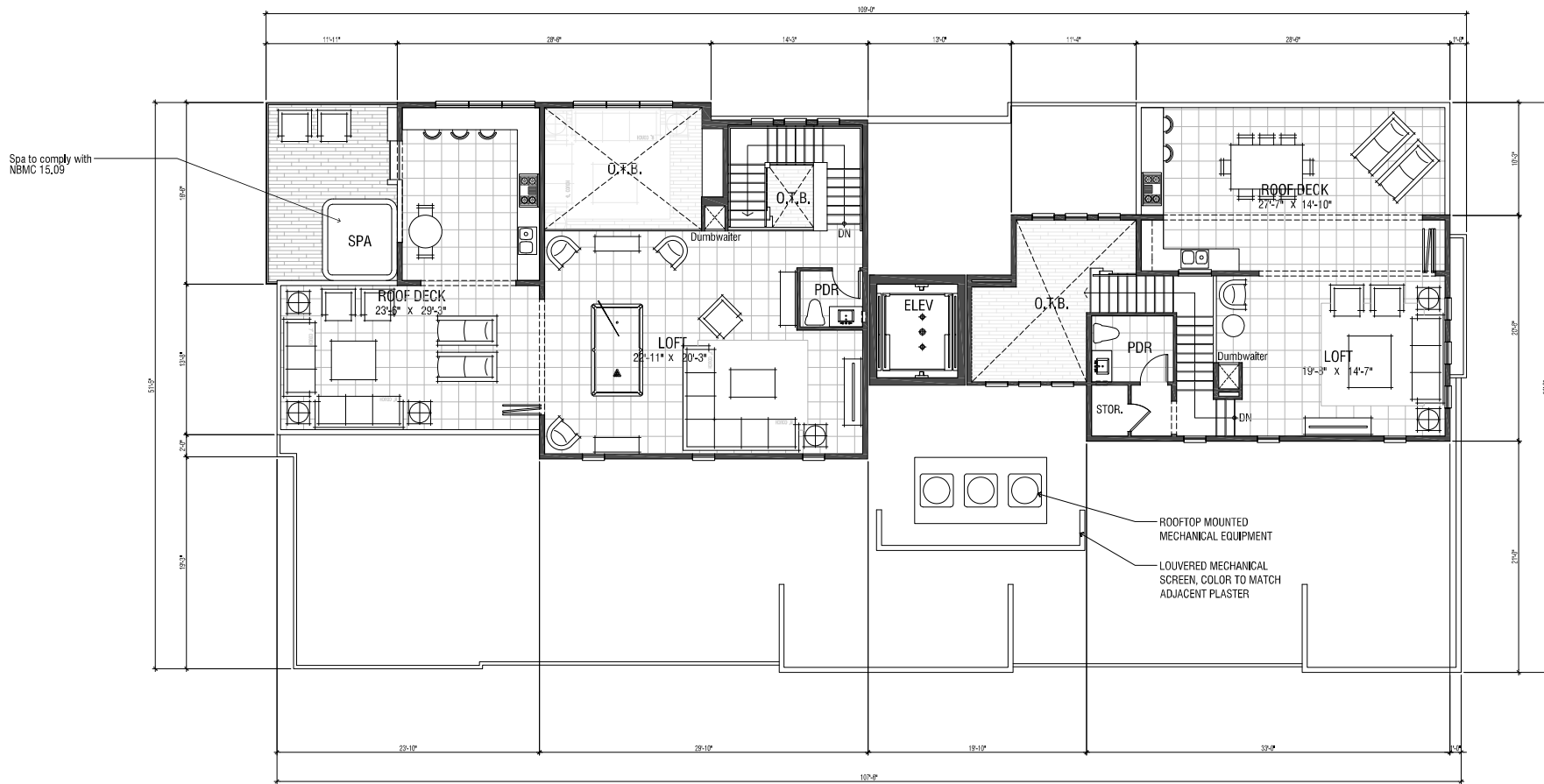
A-3

PLAN 4 | PENTHOUSE

3 Bedroom | 2.5 Bath | Loft | Roof Deck
Total: ±2,850 SF

PLAN 3 | PENTHOUSE

3 Bedroom | 2.5 Bath | Loft | Roof Deck
Total: ±2,640 SF



BUILDING 100 | Level 5 Floor Plan

UPTOWN NEWPORT LOT 1

NEWPORT BEACH, CA

A-5



SITE DEVELOPMENT REVIEW

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PLAN 2A
 3 Bedroom | 2.5 Bath | Retreat
 Total: ±2,650 SF

PLAN 1
 3 Bedroom | 2.5 Bath
 Total: ±2,245 SF



BUILDING 200 | Level 2 Floor Plan

UPTOWN NEWPORT LOT 1

NEWPORT BEACH, CA

A-7

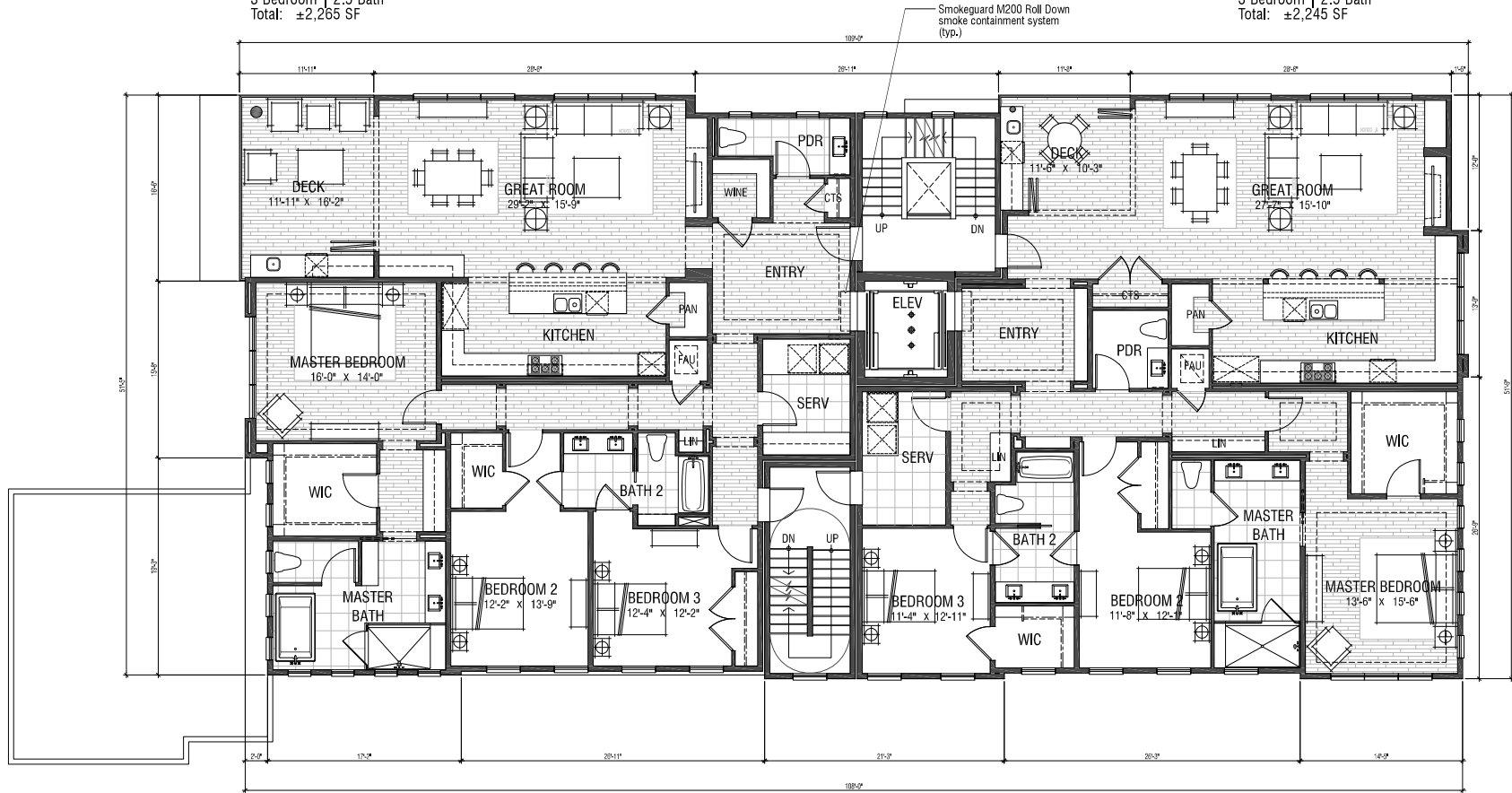


SITE DEVELOPMENT REVIEW

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PLAN 2
3 Bedroom | 2.5 Bath
Total: ±2,265 SF

PLAN 1
3 Bedroom | 2.5 Bath
Total: ±2,245 SF



BUILDING 200 | Level 3 Floor Plan

UPTOWN NEWPORT LOT 1

NEWPORT BEACH, CA

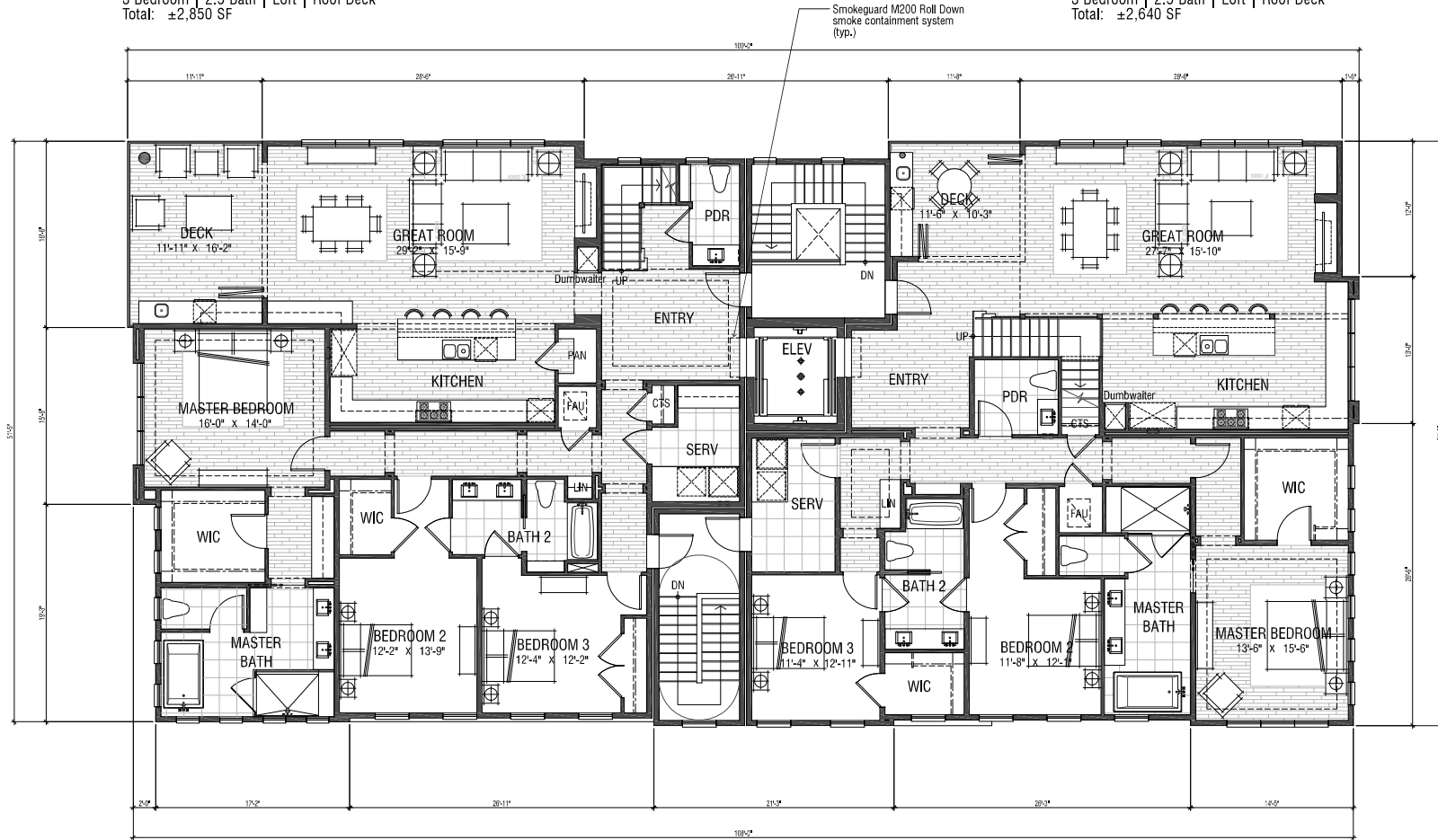
A-8

PLAN 4 | PENTHOUSE

3 Bedroom | 2.5 Bath | Loft | Roof Deck
Total: ±2,850 SF

PLAN 3 | PENTHOUSE

3 Bedroom | 2.5 Bath | Loft | Roof Deck
Total: ±2,640 SF



BUILDING 200 | Level 4 Floor Plan

UPTOWN NEWPORT LOT 1

NEWPORT BEACH, CA

A-9

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WHA.

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SITE DEVELOPMENT REVIEW

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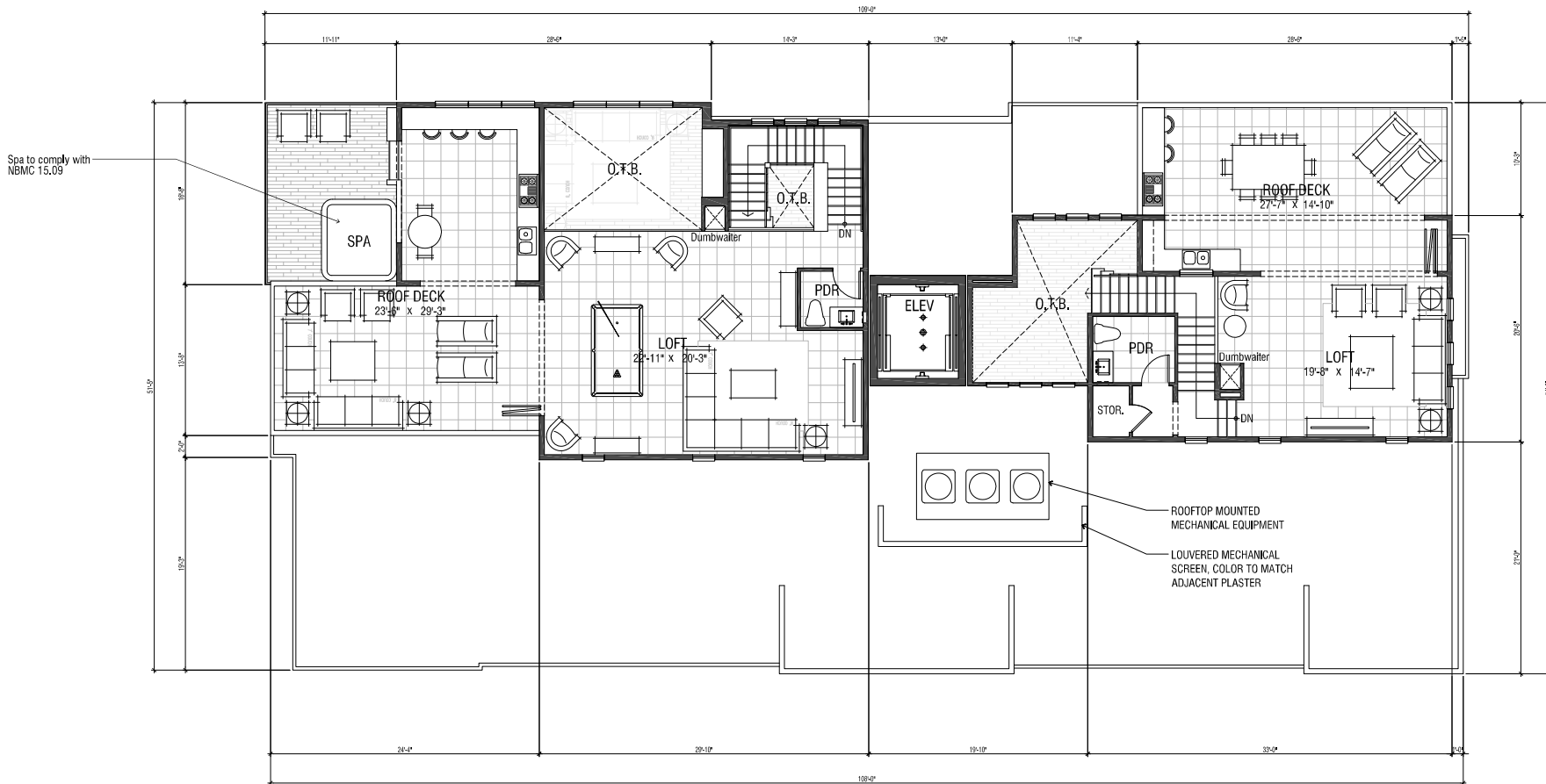


PLAN 4 | PENTHOUSE

3 Bedroom | 2.5 Bath | Loft | Roof Deck
Total: ±2,850 SF

PLAN 3 | PENTHOUSE

3 Bedroom | 2.5 Bath | Loft | Roof Deck
Total: ±2,640 SF



BUILDING 200 | Level 5 Floor Plan

UPTOWN NEWPORT LOT 1

NEWPORT BEACH, CA

A-10

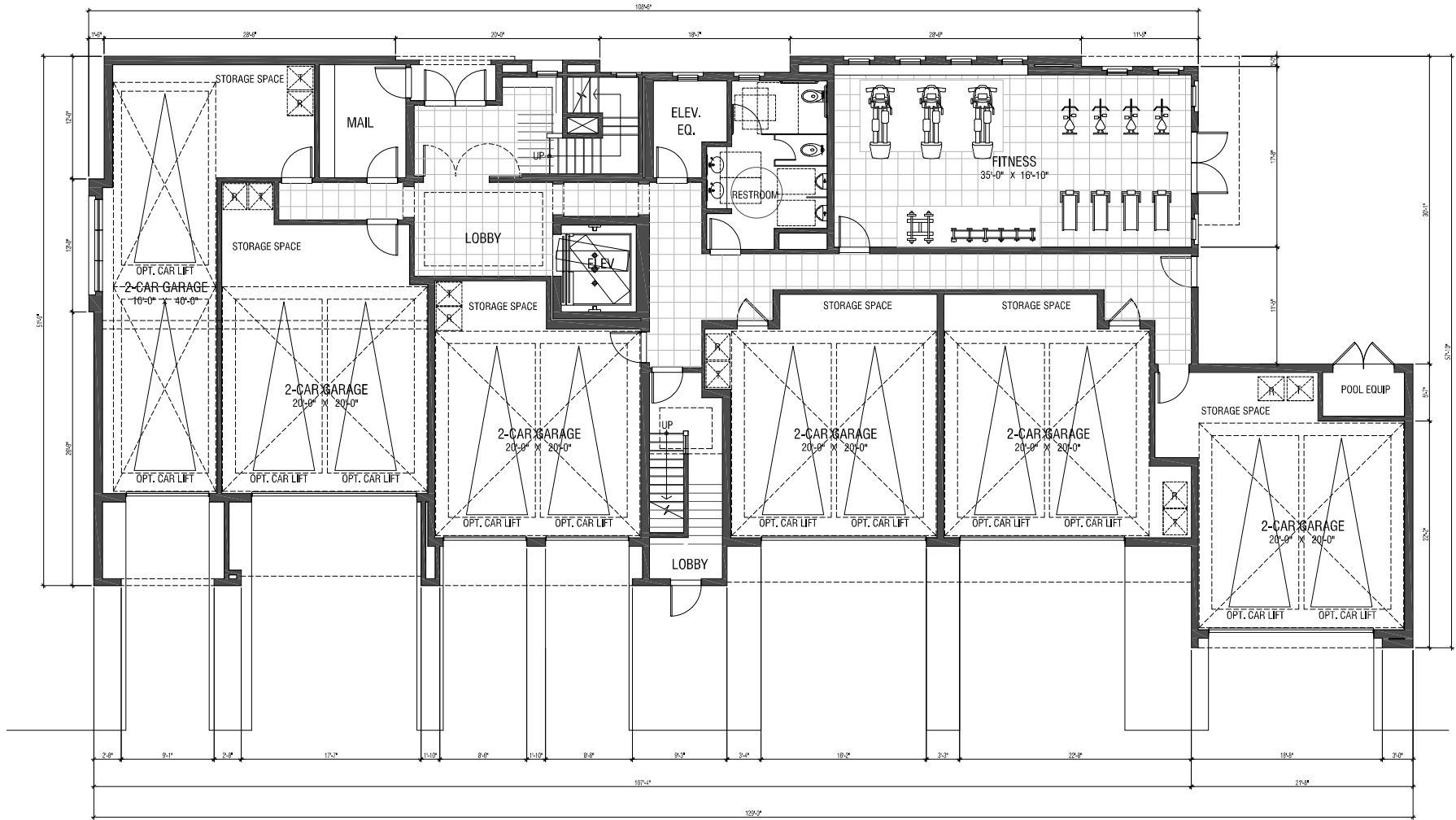
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BUILDING 300 | Level 1 Floor Plan

UPTOWN NEWPORT LOT 1

NEWPORT BEACH, CA

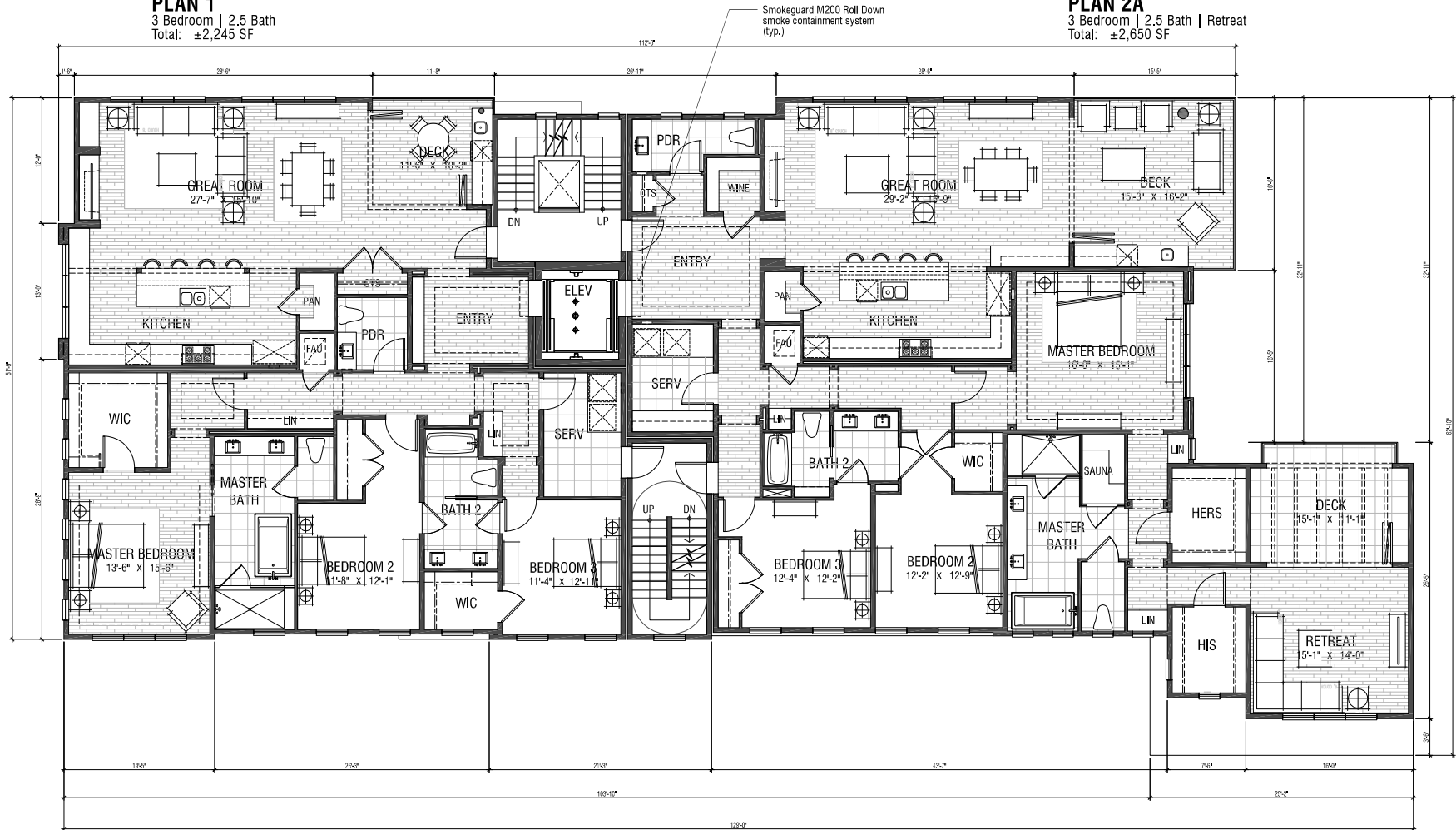
A-11

SITE DEVELOPMENT REVIEW

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PLAN 1
3 Bedroom | 2.5 Bath
Total: ±2,245 SF

PLAN 2A
3 Bedroom | 2.5 Bath | Retreat
Total: ±2,650 SF



BUILDING 300 | Level 2 Floor Plan

UPTOWN NEWPORT LOT 1

NEWPORT BEACH, CA

A-12

SITE DEVELOPMENT REVIEW

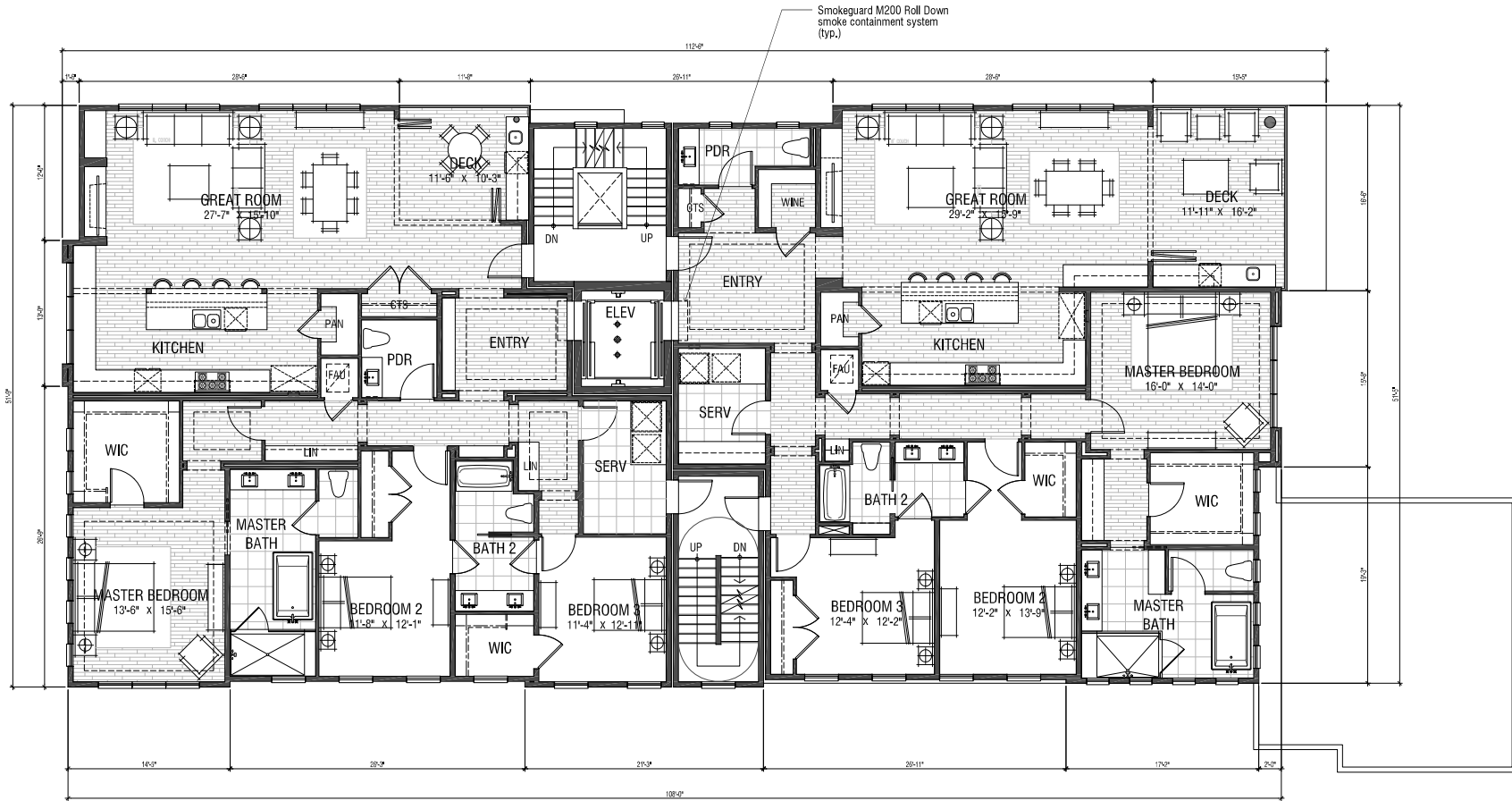
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PLAN 1

3 Bedroom | 2.5 Bath
Total: ±2,245 SF

PLAN 2

3 Bedroom | 2.5 Bath
Total: ±2,265 SF



BUILDING 300 | Level 3 Floor Plan

UPTOWN NEWPORT LOT 1

NEWPORT BEACH, CA

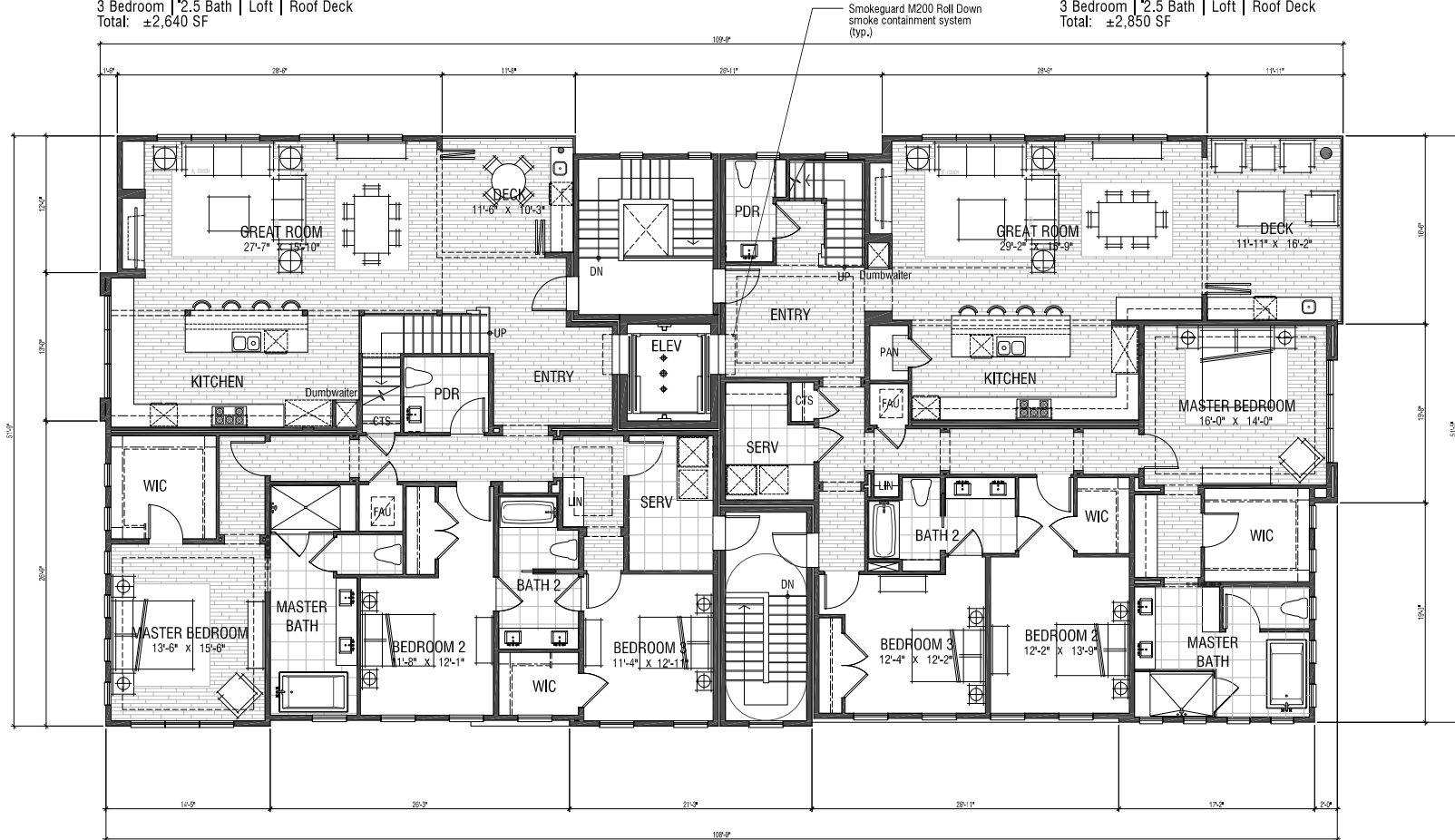
A-13

SITE DEVELOPMENT REVIEW

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PLAN 3 | PENTHOUSE
 3 Bedroom | 2.5 Bath | Loft | Roof Deck
 Total: ±2,640 SF

PLAN 4 | PENTHOUSE
 3 Bedroom | 2.5 Bath | Loft | Roof Deck
 Total: ±2,850 SF



BUILDING 300 | Level 4 Floor Plan

UPTOWN NEWPORT LOT 1

NEWPORT BEACH, CA

A-14



SITE DEVELOPMENT REVIEW

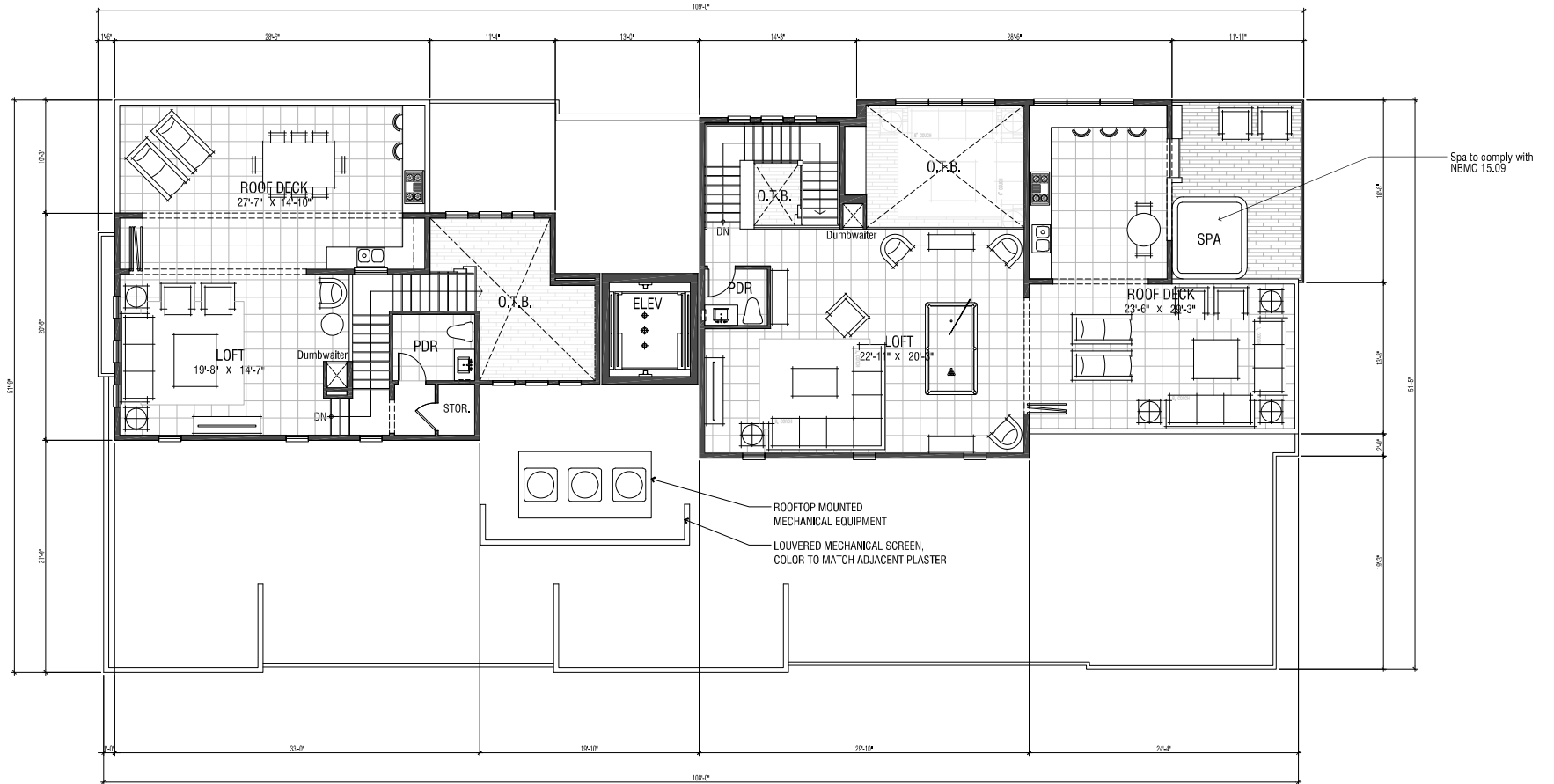
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PLAN 3 | PENTHOUSE

3 Bedroom | 2.5 Bath | Loft | Roof Deck
Total: ±2,640 SF

PLAN 4 | PENTHOUSE

3 Bedroom | 2.5 Bath | Loft | Roof Deck
Total: ±2,850 SF



BUILDING 300 | Level 5 Floor Plan

UPTOWN NEWPORT LOT 1

NEWPORT BEACH, CA

A-15



BUILDING 100 | Front Elevation

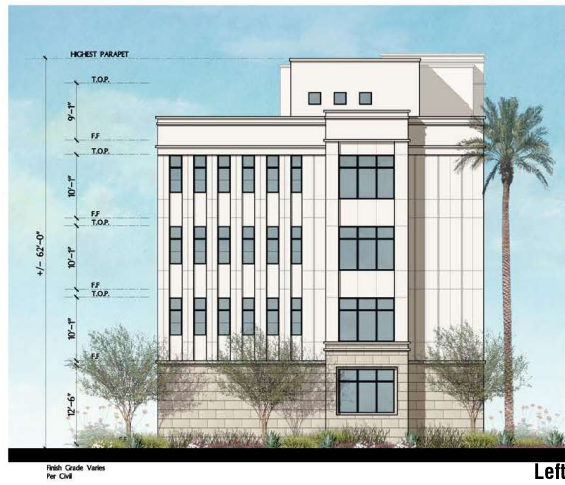
UPTOWN NEWPORT LOT 1

NEWPORT BEACH, CA

A-16

SITE DEVELOPMENT REVIEW

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Note: Artist conception; colors, materials and application may vary.

BUILDING 100 | Elevation Wrap

UPTOWN NEWPORT LOT 1

NEWPORT BEACH, CA

A-17

SITE DEVELOPMENT REVIEW

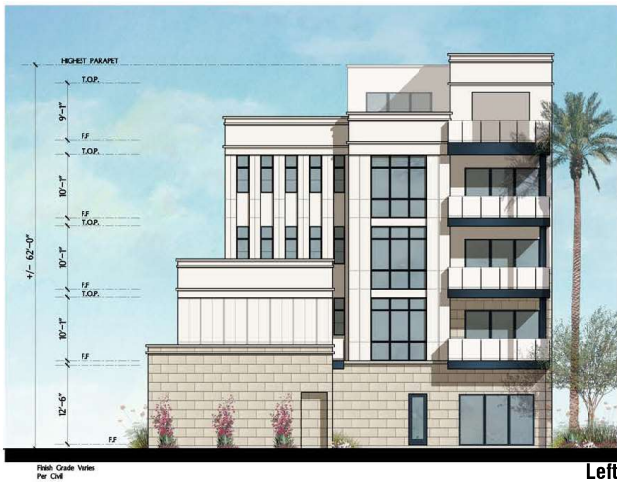
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Right



Rear



Left

Note: Artist conception; colors, materials and application may vary.



Front

BUILDING 300 | Elevation Wrap

UPTOWN NEWPORT LOT 1

NEWPORT BEACH, CA

A-19

SITE DEVELOPMENT REVIEW

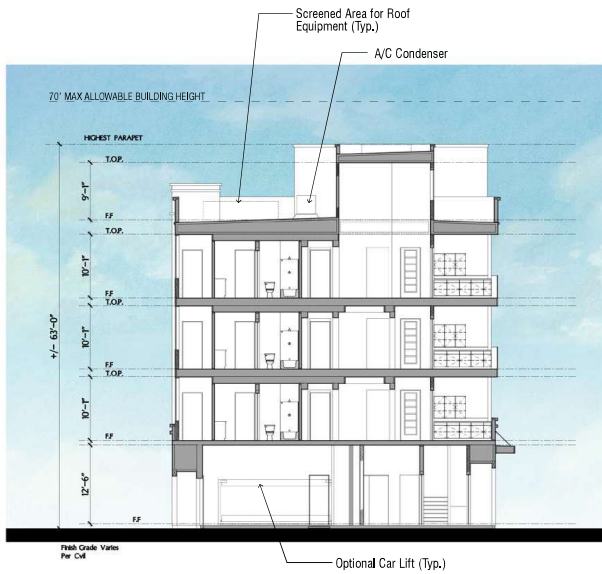
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Note: Artist conception, colors, materials and application may vary.

LUXURY FLATS | Recreation Area Elevation
UPTOWN NEWPORT LOT 1
NEWPORT BEACH, CA



Levels 2-5:
Construction Type: VA
Occupancy: R-2
Sprinkler: Full 13

Level 1:
Construction Type: IA
Occupancy: S-2
Sprinkler: Full 13

LUXURY FLATS | Building Sections

UPTOWN NEWPORT LOT 1

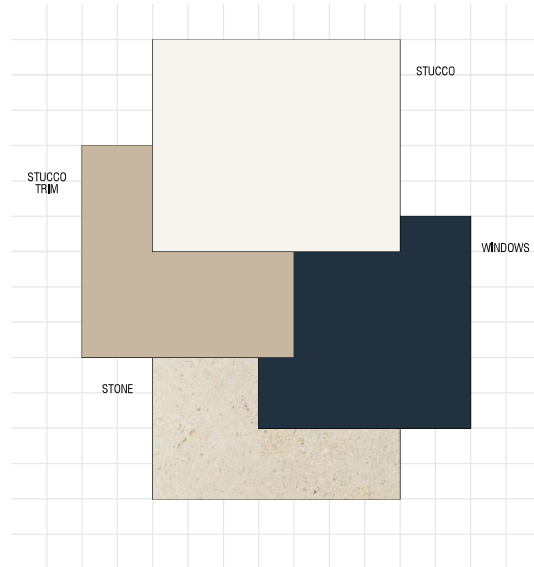
NEWPORT BEACH, CA

A-21



SITE DEVELOPMENT REVIEW

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UPTOWN NEWPORT
Newport Beach, California
SHOPOFF REALTY INVESTMENTS
February 21, 2020 | 2019004

SCHEME 1
All Buildings

For exact color refer to manufacturer actual samples.
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UPTOWN NEWPORT

Newport Beach, California
SHOPOFF REALTY INVESTMENTS
February 21, 2020 | 2019004
PAGE 1 OF 1

Exterior Color & Materials

SCHEME 1

ALL BUILDINGS

Material	Color	Manufacturer
Aluminum Windows <i>(factory finish)</i>	Evening Sky Essence Series	Milgard
Gutters & Downspouts <i>(factory finish)</i>	TBD	TBD
Natural Limestone <i>(1/4" joints running bond)</i>	Cottonwood Bottom Ledge Honed	U.S. Stone Industries
Mortar @ Natural Limestone	Sandollar	Orco
Stucco <i>(smooth finish)</i>	1/4 420 <i>(Similar to Dunn Edwards DEW 318)</i>	Dunn Edwards
Trim Color #1 <i>(applied to):</i> Entry Doors Metal Awnings Metal Posts Metal Railings	Match Milgard Evening Sky Essence Series	Dunn Edwards
Trim Color #2 <i>(applied to):</i> Garage Doors Secondary Doors Stucco Trim	DEW 36214 Pigeon Gray	Dunn Edwards
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

NOTE: Verify finish & any variation (occurs) between these schemes and the construction documents prior to purchase.
Contact Doree Alorchi@949 260-4607.

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LUXURY FLATS | Color & Materials

UPTOWN NEWPORT LOT 1

NEWPORT BEACH, CA

A-22

SITE DEVELOPMENT REVIEW

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Note: Artist conception; colors, materials and application may vary.

PERSPECTIVE | View From Southwest
UPTOWN NEWPORT LOT 1
NEWPORT BEACH, CA

A-23

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SHOPOFF REALTY INVESTMENTS

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Note: Artist conception; colors, materials and application may vary.

PERSPECTIVE | View From Southeast
UPTOWN NEWPORT LOT 1
NEWPORT BEACH, CA

SHOPOFF REALTY INVESTMENTS

A-24

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Note: Artist conception; colors, materials and application may vary.

PERSPECTIVE | View of Project Entry
UPTOWN NEWPORT LOT 1
NEWPORT BEACH, CA

A-25

SHOPOFF
REALTY INVESTMENTS

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Note: Artist conception; colors, materials and application may vary.

PERSPECTIVE | View of Recreation Area
UPTOWN NEWPORT LOT 1
NEWPORT BEACH, CA

GENERAL NOTES

- TRAFFIC SIGNS, TRAFFIC SIGNING, PAVEMENT LEGENDS, MARKINGS, AND RAISED PAVEMENT MARKERS SHALL CONFORM TO THE FOLLOWING: CALIFORNIA SUPPLEMENT TO 2006 MUTCD AND THE MAY 2006 CALTRANS STANDARD PLANS/STANDARD SPECIFICATIONS.
- TEMPORARY TRAFFIC STRIPING AND MARKINGS SHALL BE PAINT APPLIED IN ONE COAT AND AS SOON AS POSSIBLE WITHIN 24 HOURS AFTER REMOVAL OF CONFLICTING STRIPING.
ALL STRIPING SHALL BE TWO COATS PAINT.
ALL PAINT STRIPING SHALL BE "SOLUBLE-REFLECTORIZED-THERMOPLASTIC" APPLIED AT MINIMUM THICKNESS OF 0.45-IN. CROSSWALK AND BAY LINES SHALL BE APPLIED AT MINIMUM THICKNESS OF 0.90 MM. THE FINAL STRIPING SHALL NOT BE APPLIED UNTIL THE PAVING HAS BEEN IN PLACE FOR AT LEAST 15 DAYS.
- ALL SIGN FACE REFLECTIVE SHEETING SHALL BE HIGH INTENSITY GRADE (MIN. GRADE IV) WITH PROTECTIVE OVERLAY FILM, UNLESS OTHERWISE NOTED.
- ALL CONFLICTING LINES, EXISTING CURB PAINT, AND MARKINGS SHALL BE REMOVED BY NET SANDBLASTING, GRINDING, OR OTHER APPROVED METHOD PRIOR TO INSTALLATION OF NEW STRIPING. ALL CONFLICTING RAISED PAVEMENT MARKERS SHALL BE REMOVED. PAVEMENT THAT IS DAMAGED DUE TO REMOVAL OF MARKERS SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.
- NEW SIGN POSTS SHALL BE GALVANIZED STEEL, EASY ERECT BREAKAWAY, OR STEEL TUBING WITH BREAKAWAY BASE, "UNI-STRUT" OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
- STRIPING SHALL BE CAT TRACKED AND APPROVED BY THE ENGINEER PRIOR TO FINAL INSTALLATION.
- ALL EXISTING SIGNING AND STRIPING SHALL BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE.
- WHERE STRIPING TO BE OVERLAIN WITH CERAMIC MARKERS, STRIPING SHALL BE TWO COATS PAINT.

SIGNING AND STRIPING NOTES

- INSTALL LEGEND AS ILLUSTRATED.
- INSTALL SIGN AS NOTED.
- INSTALL 12" WHITE CROSSWALK AND/OR LIMIT LINE AS SHOWN.
- INSTALL 4" WHITE SKIP - CALTRANS DETAIL 9.
- INSTALL 8" CHANNELIZING LINE - CALTRANS DETAIL 38.
- INSTALL 4" YELLOW NO PASSING ZONES - TWO DIRECTIONS - CALTRANS DETAIL 22.
- INSTALL PAVEMENT LEGENDS AND MARKINGS AS SHOWN - CALTRANS DETAIL A24A - A24D.
- INSTALL RED/YELLOW CURB AS SHOWN
- INSTALL 4" SOLID WHITE PARKING STALL AS SHOWN PER DETAIL "A" HEREON
- INSTALL 4" SOLID WHITE PARKING STRIPE AS SHOWN
- INSTALL ACCESSIBLE PARKING AS SHOWN - CALTRANS DETAIL A90A

SIGN LEGEND

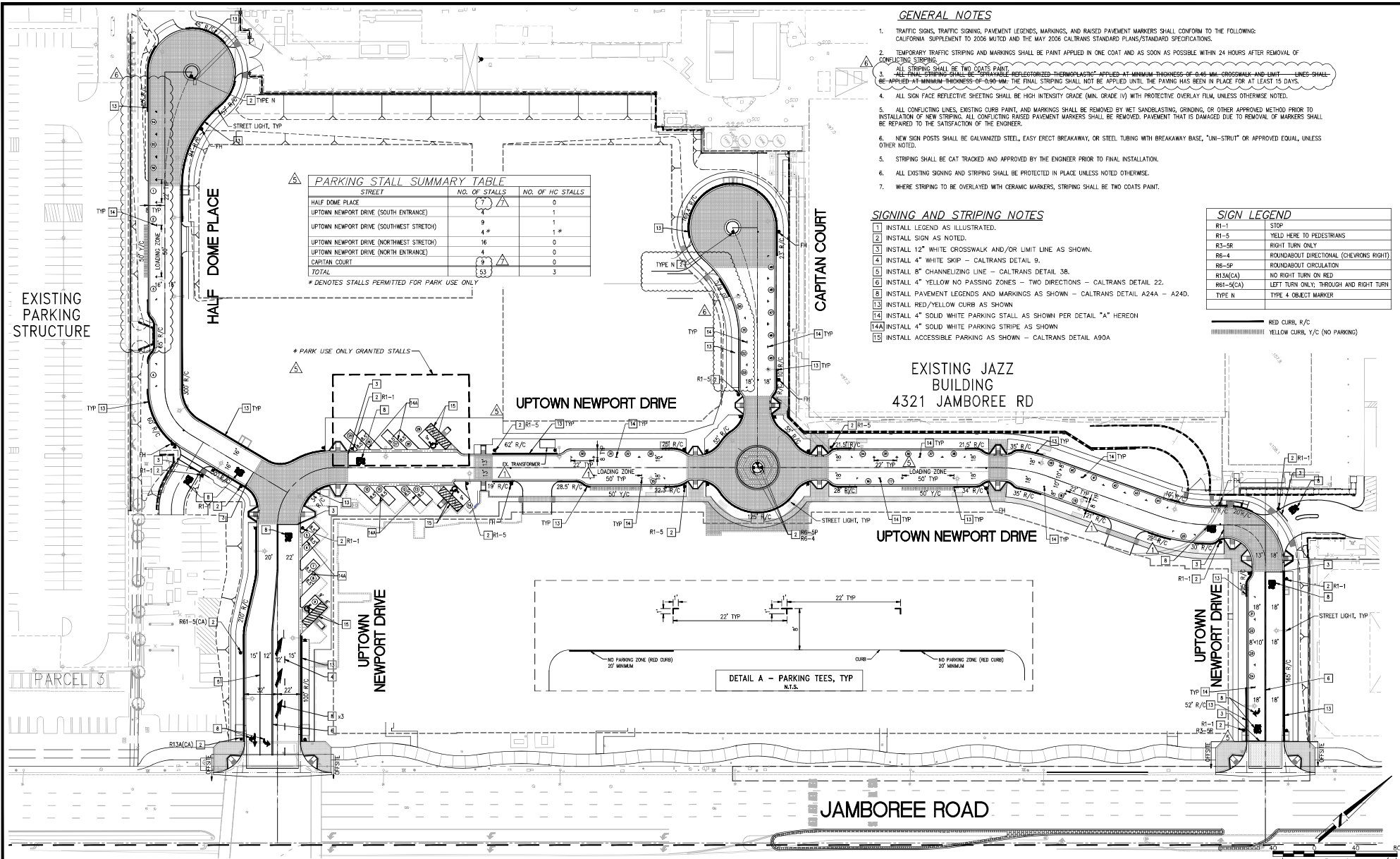
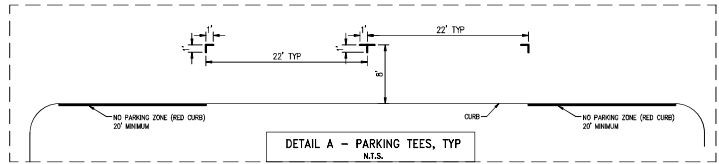
R1-1	STOP
R1-5	YIELD HERE TO PEDESTRIANS
R3-5R	RIGHT TURN ONLY
R6-4	ROUNDABOUT DIRECTIONAL (CHEVRONS RIGHT)
R6-5P	ROUNDABOUT CIRCULATION
R61A(CA)	NO RIGHT TURN ON RED
R61-5(CA)	LEFT TURN ONLY; THROUGH AND RIGHT TURN
TYPE N	TYPE 4 OBJECT MARKER

— RED CURB, R/C
 ■■■■■■■■■■ YELLOW CURB, Y/C (NO PARKING)

PARKING STALL SUMMARY TABLE		
STREET	NO. OF STALLS	NO. OF HC STALLS
HALF DOME PLACE	0	0
UPTOWN NEWPORT DRIVE (SOUTH ENTRANCE)	1	1
UPTOWN NEWPORT DRIVE (SOUTHWEST STRETCH)	9	1
UPTOWN NEWPORT DRIVE (NORTHWEST STRETCH)	4*	1*
UPTOWN NEWPORT DRIVE (NORTH ENTRANCE)	16	0
CAPTAIN COURT	4	0
TOTAL	53	3

* DENOTES STALLS PERMITTED FOR PARK USE ONLY

* PARK USE ONLY GRANTED STALLS



NO.	DESCRIPTION	DATE	BY
1	REVISED GENERAL NOTE 3. REVISED RED CURB, DRIVEWAY AND PARKING STALLS	8/16/2008	
2	REVISED RED CURB, REVISED PARKING STALLS AND ADDED PARKING SUMMARY TABLE	08/13/2018	
3	REVISED RED CURB LENGTHS AT 2 ENDS	08/13/2018	



DAVID EVANS & ASSOCIATES, INC.
 17782 17th Street Suite 200
 Tustin California 92780-1947
 Phone: 714.666.4500
 PREPARED UNDER THE SUPERVISION OF:
 MARK S. READER R.C.E. 44917 8/13/2018 DATE

CITY OF NEWPORT BEACH		SCALE:
UPTOWN NEWPORT PHASE 1		PER PLAN
STREET IMPROVEMENT PLANS		DATE: 8/13/2018
SIGNAGE AND STRIPING		SHT NO. 1B OF 10
DRAWN BY: RLM/TAW	CHECKED BY: RLM	APPROVED BY: JCH
CITY ENGINEER		DATE

Drawing Name: S:\Projects\811\0208-000\Draws\Final\Sign\Phase 1\Plan\Drawn\AUTOCAD FILES IN 2012.DWG DO NOT CONVERT
 File Name: 17782-17th Street\17782-17th Street.dwg
 User: jch
 Date: 8/13/2018 10:00:00 AM

UPTOWN NEWPORT DEVELOPMENT COMPANY, LLC

UPTOWN NEWPORT LOT 1. PARCEL 2

NEWPORT BEACH, CALIFORNIA

TRACT MAP 17763

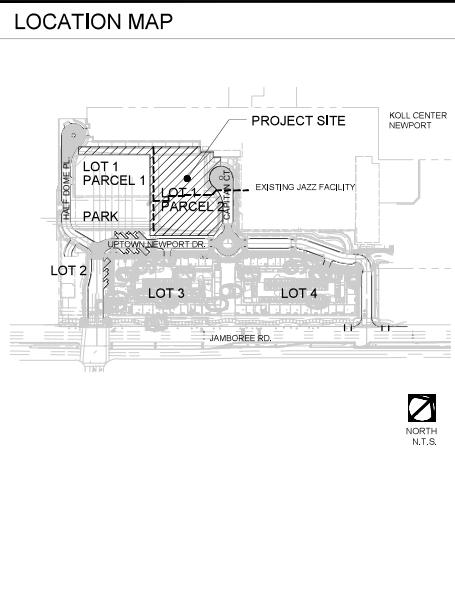
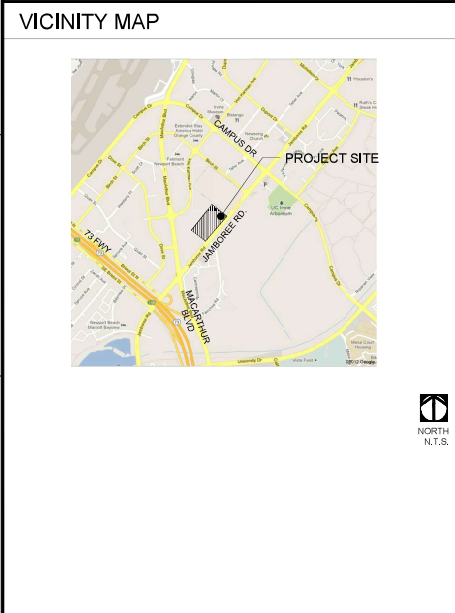
SITE DEVELOPMENT REVIEW

ABBREVIATIONS

- PA PLANTING AREA
- TYP TYPICAL
- FLOW LINE 2% MIN.
- ← SHEET FLOW 2% MIN.



PLAN REVISION DESCRIPTION



SHEET INDEX

SHEET	TITLE	REVISION	DATE	SHEET	TITLE	REVISION	DATE
L.0.000	TITLE SHEET						
CONSTRUCTION							
L.2.000	CONSTRUCTION SCHEDULE						
L.2.100	CONSTRUCTION PLAN						
L.2.101	CONSTRUCTION ENLARGEMENTS						
L.2.301	CONSTRUCTION DETAILS						
L.2.302	CONSTRUCTION DETAILS						
L.2.303	CONSTRUCTION DETAILS						
PLANTING							
L.4.000	PLANTING SCHEDULE						
L.4.100	PLANTING PLAN						
EXHIBITS							
L.5.000	SITE SECTIONS						
L.5.001	CONCEPT IMAGERY						
L.5.002	FUTURE BUILDOUT						

UPTOWN NEWPORT DEVELOPMENT COMPANY, LLC
 UPTOWN NEWPORT, LOT 1, PARCEL 2
 SITE DEVELOPMENT REVIEW
 SITE DEVELOPMENT REVIEW

GENERAL NOTES

- CONTRACTOR SHALL VERIFY WITH OWNER'S REPRESENTATIVE THAT PLANS ARE CURRENT AND APPROVED.
- WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF NEWPORT BEACH.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS.
- THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE IN WHICH THE WORK TAKES PLACE.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING THE WORK.
- DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF ANY SITE OBSERVATIONS OR MEETINGS.
- SITE OBSERVATIONS AND MEETINGS SHALL INCLUDE:
 - PRE-CONSTRUCTION CONFERENCE.
 - SELECTION AND TAGGING OF SPECIMEN TREES AND NURSERIES - LANDSCAPE CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT. ALLOW A MINIMUM OF 48 HOURS.
 - LAYOUT AND INSTALLATION OF HARDSCAPE AND LANDSCAPE STRUCTURES IN RELATION TO DESIGN INTENT.
 - LAYOUT AND INSTALLATION OF IRRIGATION SYSTEM INCLUDING COVERAGE TEST.
 - PLANT MATERIAL QUALITY AND INSTALLATION AT THE PROJECT SITE.
 - OBSERVATION TO ESTABLISH 90-DAY MAINTENANCE PERIOD (FINAL).
 - FINAL OBSERVATION AT THE END OF THE 90-DAY MAINTENANCE PERIOD (FINAL).
 NOTE: "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE.
- SITE OBSERVATION BY THE LANDSCAPE ARCHITECT DURING ANY PHASE OF THIS PROJECT DOES NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.
- THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THIS FIRM DOES NOT DIRECT THE CONTRACTOR'S OBSERVATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF PERSONNEL OTHER THAN OUR OWN ON THE SITE. THE SAFETY OF OTHERS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.

ADDITIONAL NOTES

- COMPLIANCE WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELCO) SHALL BE REQUIRED PRIOR TO PERMIT ISSUANCE.
- PRIVATE SPA SHALL COMPLY WITH NIMC 15.09, RESIDENTIAL POOL/SPA CODE.

NOTIFICATIONS

CLIENT UPTOWN NEWPORT DEVELOPMENT COMPANY, LLC 2 PARK PLAZA, SUITE 700 IRVINE, CA 92614 PH: 949.417.1599 CONTACT: TOM BITNEY EMAIL: TBITNEY@SHOPOFF.COM	STRUCTURAL ENGINEER DCSE 1744 WEST KATELLA AVENUE, SUITE 107 ORANGE, CA 92667 PH: 949.748.7170 CONTACT: DALE CHRISTIAN EMAIL: DALE@DALECHRISTIAN.COM
CIVIL ENGINEER DAVID EVANS AND ASSOCIATES 17782 17TH STREET, SUITE 200 TUSTIN, CA 92780 PH: 714.665.4542 CONTACT: MARK READER EMAIL: MRCADER@HFWG.COM	MECHANICAL ELECTRICAL PLUMBING LIGHTING FASHAND AND ASSOCIATES 9320 CHESAPEAKE DRIVE, SUITE 102 SAN DIEGO, CA 92123 PH: 619.277.0059 CONTACT: TONY FASHAND EMAIL: TFASHAND@BAQL.COM
LANDSCAPE ARCHITECT BRIGHTVIEW DESIGN GROUP 8 HUGHES, SUITE 150 IRVINE, CA 92618 PH: 949.238.4900 CONTACT: DAN HOON EMAIL: DAN.HOON@BRIGHTVIEW.COM	DRY UTILITIES MUROW 1151 DURYEA AVENUE IRVINE, CA 92614 PH: 949.398.6739 CONTACT: KIP ARMSTRONG EMAIL: KARIMSTRONG@MUROWCM.COM
ARCHITECT VHA 2650 RED HILL AVENUE, SUITE 200 SANTA ANA, CA 92705-2543 PH: 949.260.9507 EXT 8824 CONTACT: RICK ANKEN EMAIL: RICKA@VHAINC.COM	

APPROVALS

PLAN CHECK # _____

PLANNING DEPARTMENT
CITY OF NEWPORT BEACH, CA

ACCEPTED (PRINT NAME) _____ SIGNATURE _____ DATE _____

PLAN SET / ISSUE DATE	PROJECT STATUS / COC
A 09/03/2020	
B 09/03/2020	SITE DEVELOPMENT REVIEW
C 09/03/2020	SITE DEVELOPMENT REVIEW
D 09/03/2020	SITE DEVELOPMENT REVIEW
E 09/03/2020	SITE DEVELOPMENT REVIEW

BVDG JOB NUMBER: 1730238
 DRAWN BY: CCRC
 PLAN CHECK NO.: SD2020-004
 PROJECT: _____
TITLE SHEET
 SHEET NUMBER:
L.0.000

L1730238-UPTOWN NEWPORT LOT 1 EAST 04 GRAPHIC OVERALL SITE ILLUSTRATION (KINS) 1730238 - L.0.000 - TITLE SHEET.DWG

LOT 1, PARCEL 2 HARDSCAPE LEGEND

WALL SCHEDULE												
CODE	DESCRIPTION	CODE	DESCRIPTION	MATERIAL	PATTERN/FINISH	COLOR	HEIGHT	WIDTH	CAP	STRUCTURE MANUF.	REQUIRED SAMPLES	REMARKS
W-00	WALL TYPE	W-01	EXISTING WALL (PROTECT-IN-PLACE)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F-00	FENCE TYPE	FENCE, GATE, RAIL SCHEDULE										
G-00	GATE TYPE	CODE	DESCRIPTION	MATERIAL	FINISH	COLOR	HEIGHT	MANUFACTURER	REMARKS			
P-00	PAVING TYPE	F-01	6'-0" HT. COMBINATION COMMUNITY PERIMETER FENCING ON TOP OF CMU WALL	TUBULAR STEEL	METALIZED / PAINTED	BLACK	4'-0" MAX	N/A	N/A			
S-00	SITE ELEMENT TYPE			CMU BLOCK	SPLIT FACE (MATCH EXISTING AT COMMUNITY)	TAN (MATCH EXISTING AT COMMUNITY)	2'-0" MAX	N/A				
				LOW WALL CAP	PRECISION CAP (MATCH EXISTING AT COMMUNITY)	TAN (MATCH EXISTING AT COMMUNITY)	TBD	N/A				
		F-02	6'-0" HT. TUBULAR STEEL FENCE	TUBULAR STEEL	METALIZED / PAINTED	BLACK	6'-0" MAX	N/A	N/A			
		F-03	6'-6" HT. COMBINATION GLASS FENCE ON TOP OF CMU WALL WITH VENEER	GLASS	N/A	N/A	5'-0" MAX	N/A	N/A			
				CMU BLOCK WITH VENEER	MATCH ARCH.	MATCH ARCH.	1'-6" MAX	MATCH ARCH.				
				LOW WALL CAP	TBD	TBD	TBD	TBD				
		F-04	5'-0" HT. GLASS FENCE & GATE	GLASS	N/A	N/A	5'-0"	N/A	N/A			
		G-01	6'-0" HT. ACCESS GATE	TUBULAR STEEL	METALIZED / PAINTED	BLACK	6'-0" MAX	PER DETAIL	N/A			
		G-02	6'-0" HT. GLASS GATE	GLASS	N/A	N/A	6'-0"	N/A	N/A			
		R-01	HANDRAIL AT STEPS - BUILDING 5	TUBULAR STEEL	METALIZED / PAINTED	BLACK	3'-0"	N/A	N/A			
		R-02	HANDRAIL AT STEPS - BUILDING 2	TUBULAR STEEL	METALIZED / PAINTED	BLACK	3'-0"	N/A	N/A			
		PAVING SCHEDULE										
CODE	DESCRIPTION	MATERIAL	PATTERN/FINISH	COLOR	MANUFACTURER	REQUIRED SAMPLES	REMARKS					
P-01	PEDESTRIAN CONCRETE PAVING	INTEGRAL COLOR	LIGHT SAND FINISH SIMILAR TO TOP CAST #5	OUTBACK #677	THE DAVIS COLOR CONCRETE WWW.DAVISCOLORS.COM	MATCH EXISTING AT ONSITE	N/A					
P-02	PEDESTRIAN CONCRETE (POOL DECK)	INTEGRAL COLOR	MATCH CABANA PAVER FINISH - TBD	MATCH CABANA PAVER COLOR - TBD	THE DAVIS COLOR CONCRETE WWW.DAVISCOLORS.COM	4'X4' MOCK-UP	N/A					
P-03	VEHICULAR CONCRETE PAVING (BAND)	INTEGRAL COLOR	LIGHT SAND FINISH SIMILAR TO TOP CAST #5	OUTBACK #677	THE DAVIS COLOR CONCRETE WWW.DAVISCOLORS.COM	MATCH EXISTING AT ONSITE	N/A					
P-04	VEHICULAR PAVERS (FIELD)	INTERLOCKING COLORED CONCRETE PAVERS	6" X 6", 6" X 12" AND 12" X 12" PAVERS WITH MICRO CHAMFER AT TOP EDGES (80MM)	MANUFACTURER'S "VICTORIAN" COLOR	BELGARD PAVERS & HARDSCAPE WWW.BELGARD.COM	PROVIDE PHOTOS TO LANDSCAPE ARCHITECT FOR APPROVAL	N/A					
P-05	CONCRETE MOW CURB	INTEGRAL COLOR	MEDIUM BROOM	OUTBACK #677	THE DAVIS COLOR CONCRETE WWW.DAVISCOLORS.COM	N/A	N/A					
P-06	POOL COPING	TBD	TBD	TBD	N/A	N/A	N/A					
P-07	CONCRETE STEPS - BUILDING 5	INTEGRAL COLOR	LIGHT SAND FINISH SIMILAR TO TOP CAST #5	OUTBACK #677	THE DAVIS COLOR CONCRETE WWW.DAVISCOLORS.COM	N/A	N/A					
P-08	CONCRETE STEPS - BUILDING 2	INTEGRAL COLOR	LIGHT SAND FINISH SIMILAR TO TOP CAST #5	OUTBACK #677	THE DAVIS COLOR CONCRETE WWW.DAVISCOLORS.COM	N/A	N/A					
		SITE ELEMENT SCHEDULE										
CODE	DESCRIPTION	MATERIAL	FINISH	COLOR	MANUFACTURER	REMARKS						
S-01	TRASH RECEPTACLE	TBD	TBD	TBD	TBD	N/A						
S-02	RECYCLE RECEPTACLE	TBD	TBD	TBD	TBD	N/A						
S-03	POOL	TBD	TBD	TBD	TBD	N/A						
S-04	SPA	TBD	TBD	TBD	TBD	N/A						
S-05	RAISED PLANTERS	TBD	TBD	TBD	TBD	N/A						
S-06	PILASTER	CMU BLOCK WITH VENEER	MATCH ARCH.	MATCH ARCH.	TBD	N/A						
		CAP	TBD	TBD	TBD							

NOTE: SPECIFICATIONS SPECIFIED HEREIN ARE SUBJECT TO CHANGE.

BrightView
 PLANNING ARCHITECTURE
 8100 SHELBY BLVD SUITE 150
 RIVERDALE, CA 94574
 (925) 735-4800



PLAN REVISION DESCRIPTION

811
 Know what's below.
 Call 811 before you dig.
 REFER TO THE SHEET INDEX ON LIST OF DRAWINGS FOR CONCRETE

UPTOWN NEWPORT DEVELOPMENT COMPANY, LLC
 UPTOWN NEWPORT, LOT 1, PARCEL 2
 NEWPORT BEACH, CA
 SITE DEVELOPMENT REVIEW

PLANSET / ISSUE DATE	PROJECT STATUS / OCC
A 02/07/2020	SITE DEVELOPMENT REVIEW
B 05/12/2020	SITE DEVELOPMENT REVIEW
C 08/22/2020	SITE DEVELOPMENT REVIEW
D 09/04/2020	SITE DEVELOPMENT REVIEW

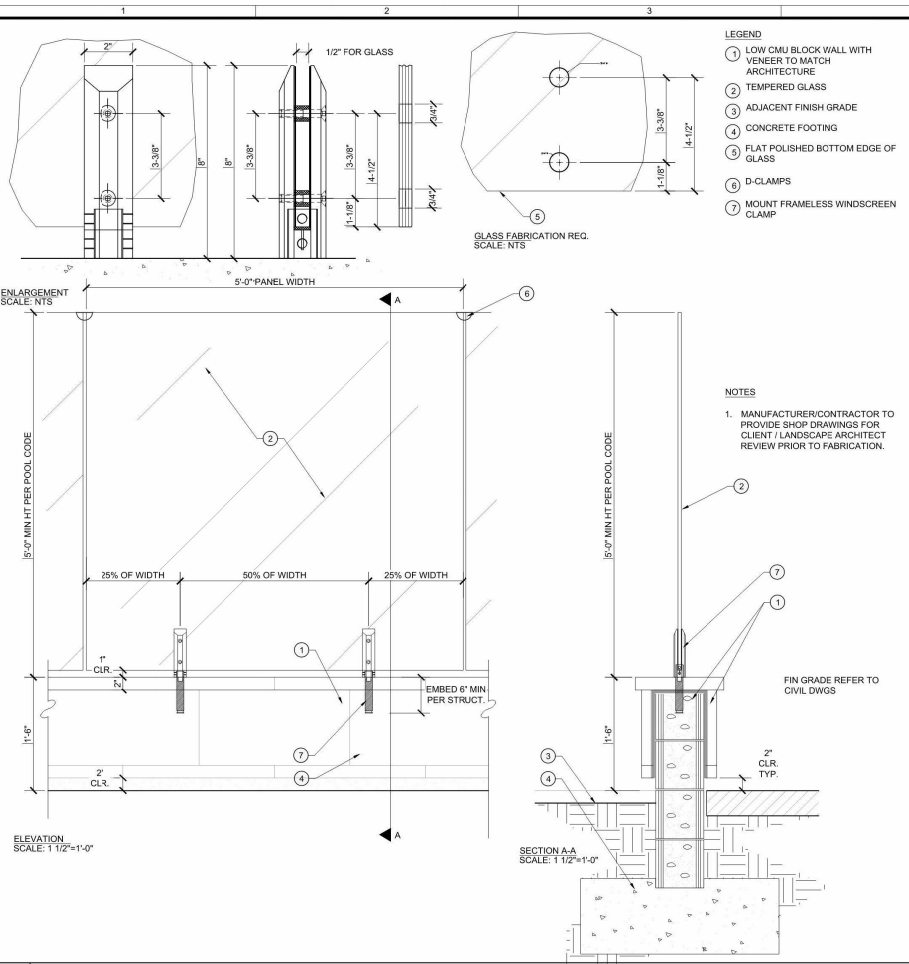
REVISED JOB NUMBER	1730238
DRAWN BY	CC/RC
PLAN CHECK NO.	SD2020-004
REVISED	

CONSTRUCTION SCHEDULE

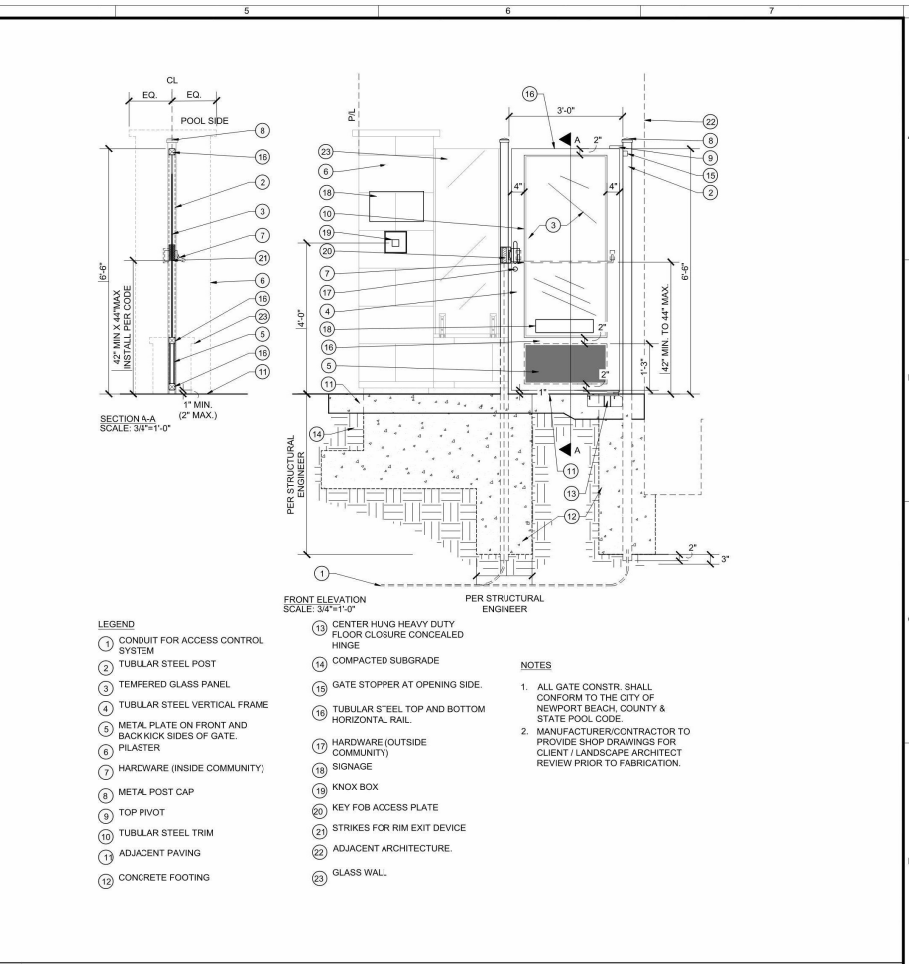
SHEET NUMBER
L.2.000

L:\1730238-UPTOWN NEWPORT LOT 1 EAST\04-GRAPHIC\OVERALL SITE ILLUSTRATION\LINKS\1730238 - L.2.000 - CONSTRUCTION SCHEDULE.DWG

L1730739-UPTOWN NEWPORT LOT 1 EAST/4-GRAPHICSCOVERALL SITE ILLUSTRATION(S) 1730739 - L 2.301 - CONSTRUCTION DETAILS (NEW).DWG



A POOL GLASS FENCE ATOP OF LOW WALL



B POOL GLASS GATE

C NOT USED

D NOT USED

E NOT USED

F NOT USED

BrightView
Design Group

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

8 HUGHES SUITE 100
1919E CLAY ST. SUITE 100
NEWPORT BEACH, CA 92660
(949) 238-8000

LANDSCAPE ARCHITECT & PLANNING
SINCE 1988
100% FULLY LICENSED
SINCE 1988

PLAN REVISION DESCRIPTION

811
Know what's below.
Call 811 before you dig.
REFER TO THE SHEET INDEX ON SHEET 1000 FOR A COMPLETE LIST OF DRAWINGS.

UPTOWN NEWPORT DEVELOPMENT
COMPANY, LLC
UPTOWN NEWPORT, LOT 1 - PARCEL 2
NEWPORT BEACH, CA
SITE DEVELOPMENT REVIEW

SITE DEVELOPMENT REVIEW

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	02/20/2019	SITE DEVELOPMENT REVIEW
B	05/01/2020	SITE DEVELOPMENT REVIEW
C	05/01/2020	SITE DEVELOPMENT REVIEW
D	05/01/2020	SITE DEVELOPMENT REVIEW

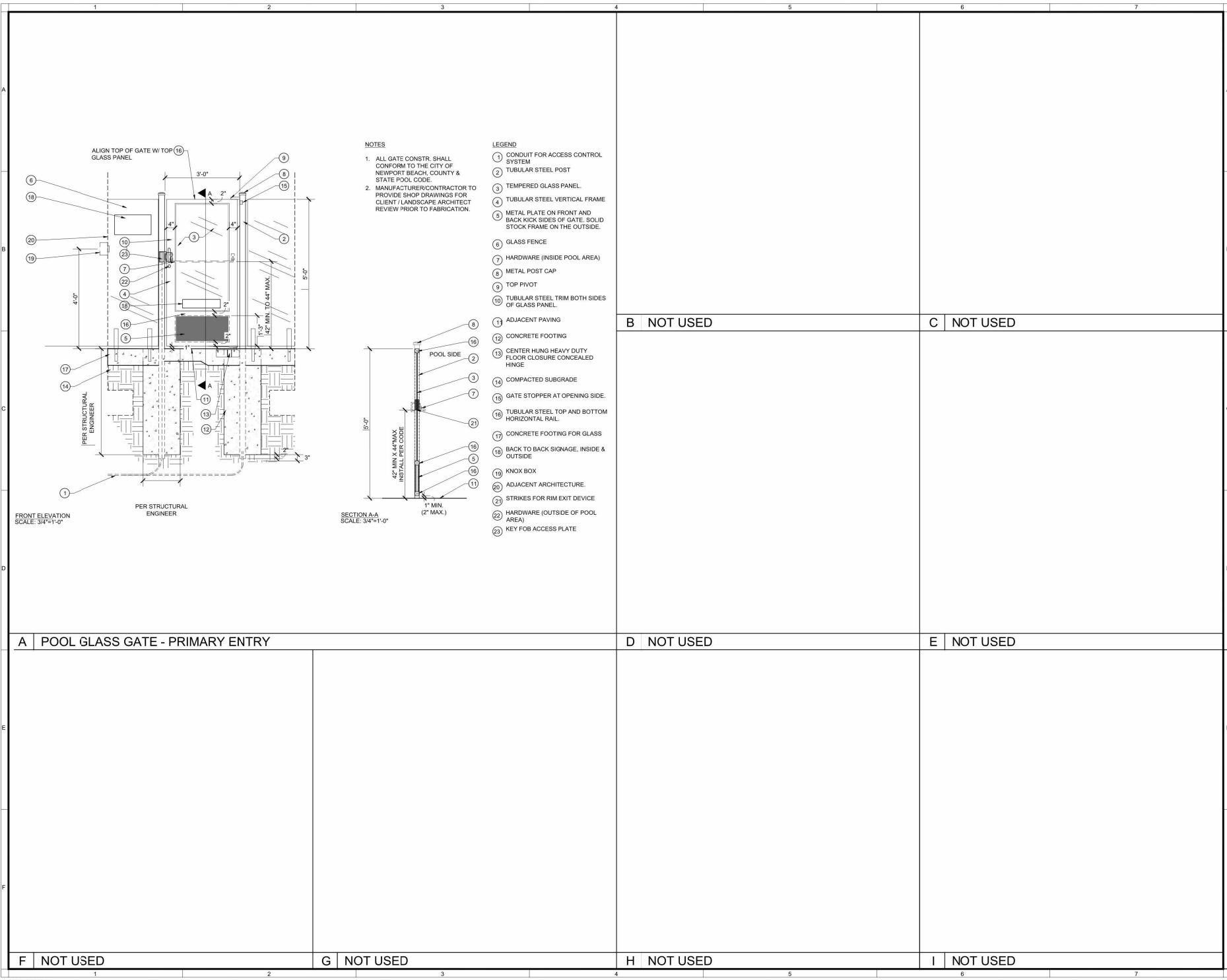
BYDG JOB NUMBER: 1730739
DRAWN BY: CCRC
PLAN CHECK NO: SD2020-004

CONSTRUCTION DETAILS

SHEET NUMBER
L.2.302

DATE PLOTTED: 3/3/2020 5:04 PM

L1730739-UPTOWN NEWPORT LOT 1 EAST-TM-GRAPHIC-SOVERALL SITE ILLUSTRATION-KNS1730739 - L2.301 - CONSTRUCTION DETAILS NEW.DWG



NOTES

1. ALL GATE CONSTR. SHALL CONFORM TO THE CITY OF NEWPORT BEACH, COUNTY & STATE POOL CODE.
2. MANUFACTURER/CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR CLIENT /LANDSCAPE ARCHITECT REVIEW PRIOR TO FABRICATION.

LEGEND

- 1 CONDUIT FOR ACCESS CONTROL SYSTEM
- 2 TUBULAR STEEL POST
- 3 TEMPERED GLASS PANEL
- 4 TUBULAR STEEL VERTICAL FRAME
- 5 METAL PLATE ON FRONT AND BACK KICK SIDES OF GATE. SOLID STOCK FRAME ON THE OUTSIDE.
- 6 GLASS FENCE
- 7 HARDWARE (INSIDE POOL AREA)
- 8 METAL POST CAP
- 9 TOP PIVOT
- 10 TUBULAR STEEL TRIM BOTH SIDES OF GLASS PANEL
- 11 ADJACENT PAVING
- 12 CONCRETE FOOTING
- 13 CENTER HUNG HEAVY DUTY FLOOR CLOSURE CONCEALED HINGE
- 14 COMPACTED SUBGRADE
- 15 GATE STOPPER AT OPENING SIDE.
- 16 TUBULAR STEEL TOP AND BOTTOM HORIZONTAL RAIL.
- 17 CONCRETE FOOTING FOR GLASS
- 18 BACK TO BACK SIGNAGE, INSIDE & OUTSIDE
- 19 KNOX BOX
- 20 ADJACENT ARCHITECTURE.
- 21 STRIKES FOR RIM EXIT DEVICE
- 22 HARDWARE (OUTSIDE OF POOL AREA)
- 23 KEY FOB ACCESS PLATE

B	NOT USED	C	NOT USED
D	NOT USED	E	NOT USED
F	NOT USED	G	NOT USED
H	NOT USED	I	NOT USED

BrightView
Design Group

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

8 HUGHES SUITE 100
901 W. COLLEGE BLVD. SUITE 100
(949) 238-8000

LANDSCAPE ARCHITECT & ENGINEER
NO. 00000000
NO. 00000000
NO. 00000000

PLAN REVISION DESCRIPTION

811
Know what's below.
Call 811 before you dig.
REFER TO THE SHEET INDEX ON SHEET L2.300 FOR A COMPLETE LIST OF DRAWINGS.

UPTOWN NEWPORT DEVELOPMENT
COMPANY, LLC
UPTOWN NEWPORT, LOT 1 - PARCEL 2
NEWPORT BEACH, CA
SITE DEVELOPMENT REVIEW

SITE DEVELOPMENT REVIEW

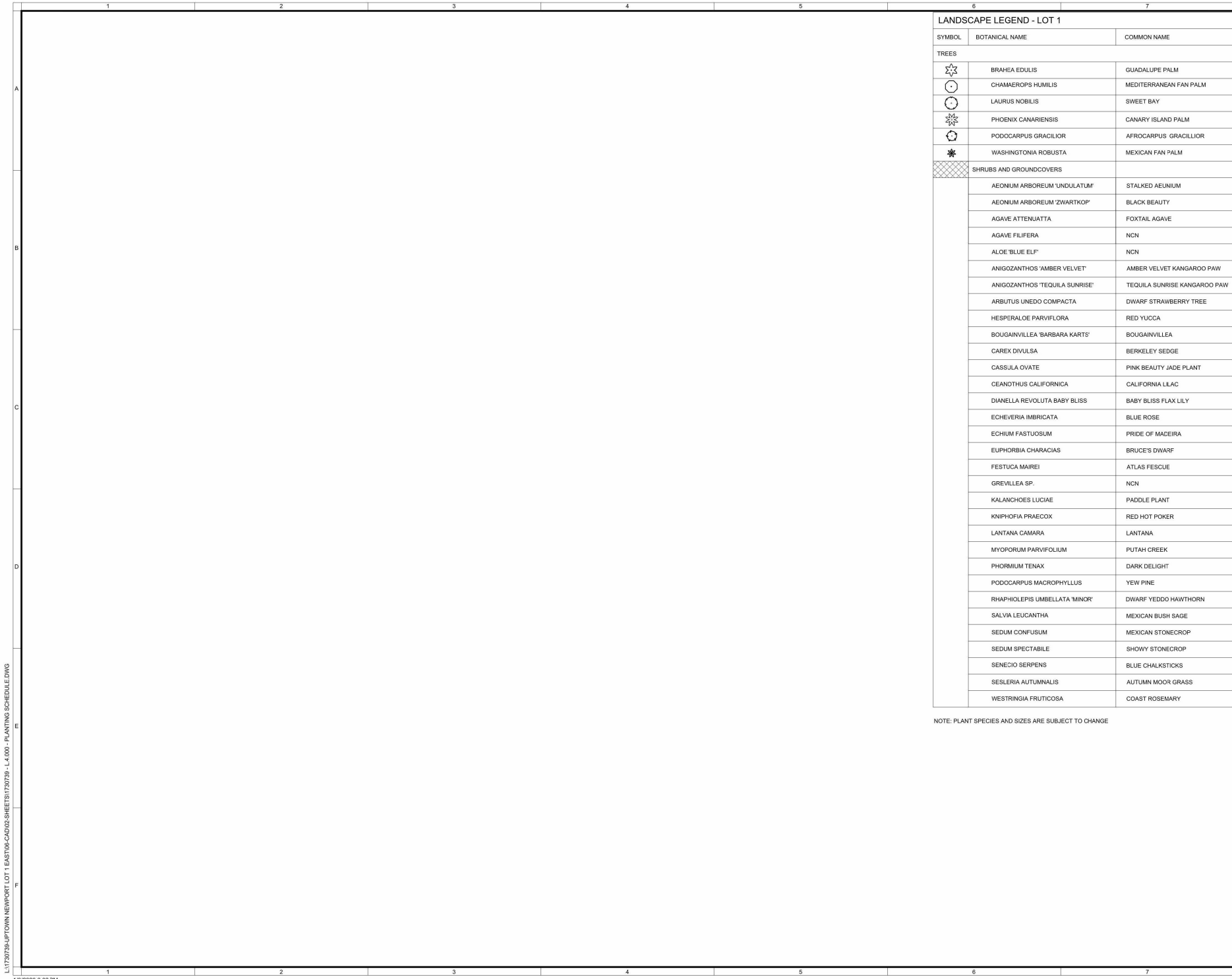
PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	02/20/2019	SITE DEVELOPMENT REVIEW
B	05/01/2020	SITE DEVELOPMENT REVIEW
C	05/01/2020	SITE DEVELOPMENT REVIEW
D	05/01/2020	SITE DEVELOPMENT REVIEW

BYDG JOB NUMBER: 1730739
DRAWN BY: CCRC
PLAN CHECK NO: SD2020-004

CONSTRUCTION DETAILS

SHEET NUMBER
L.2.303

DATE PLOTTED: 3/3/2020 5:04 PM



LANDSCAPE LEGEND - LOT 1

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	BRAHEA EDULIS	GUADALUPE PALM
	CHAMÆROPS HUMILIS	MEDITERRANEAN FAN PALM
	LAURUS NOBILIS	SWEET BAY
	PHOENIX CANARIENSIS	CANARY ISLAND PALM
	PODOCARPUS GRACILIOR	AFROCARPUS GRACILLIOR
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
	SHRUBS AND GROUNDCOVERS	
	AEONIUM ARBOREUM 'UNDULATUM'	STALKED AEONIUM
	AEONIUM ARBOREUM 'ZWARTKOP'	BLACK BEAUTY
	AGAVE ATTENUATA	FOXTAIL AGAVE
	AGAVE FILIFERA	NCN
	ALOE 'BLUE ELF'	NCN
	ANIGOZANTHOS 'AMBER VELVET'	AMBER VELVET KANGAROO PAW
	ANIGOZANTHOS 'TEQUILA SUNRISE'	TEQUILA SUNRISE KANGAROO PAW
	ARBUTUS UNEDO COMPACTA	DWARF STRAWBERRY TREE
	HESPERALOE PARVIFLORA	RED YUCCA
	BOUGAINVILLEA 'BARBARA KARTS'	BOUGAINVILLEA
	CAREX DIVULSA	BERKELEY SEDGE
	CASSULA OVATE	PINK BEAUTY JADE PLANT
	CEANOTHUS CALIFORNICA	CALIFORNIA LLAC
	DIANELLA REVOLUTA BABY BLISS	BABY BLISS FLAX LILY
	ECHEVERIA IMBRICATA	BLUE ROSE
	ECHIUM FASTUOSUM	PRIDE OF MADEIRA
	EUPHORBIA CHARACIAS	BRUCE'S DWARF
	FESTUCA MAIREI	ATLAS FESCUE
	GREVILLEA SP.	NCN
	KALANCHOES LUCIAE	PADDLE PLANT
	KNIPHOFIA PRAECOX	RED HOT POKER
	LANTANA CAMARA	LANTANA
	MYOPORUM PARVIFOLIUM	PUTAH CREEK
	PHORMIUM TENAX	DARK DELIGHT
	PODOCARPUS MACROPHYLLUS	YEW PINE
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE
	SEDUM CONFUSUM	MEXICAN STONECROP
	SEDUM SPECTABILE	SHOWY STONECROP
	SENECIO SERPENS	BLUE CHALKSTICKS
	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS
	WESTRINGIA FRUTICOSA	COAST ROSEMARY

NOTE: PLANT SPECIES AND SIZES ARE SUBJECT TO CHANGE

BrightView
 PLANNING ARCHITECTURE
 URBAN DESIGN
 8100 SHELBY BLVD. SUITE 150
 RIVERSIDE, CA 92504-4218
 (951) 735-4800

811
 Know what's below.
 Call 811 before you dig.
 REFER TO THE SHEET INDEX ON
 THIS DRAWING FOR THE
 LIST OF DRAWINGS TO CONSULT

PLAN REVISION DESCRIPTION

811
 Know what's below.
 Call 811 before you dig.
 REFER TO THE SHEET INDEX ON
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 LIST OF DRAWINGS TO CONSULT

**UPTOWN NEWPORT DEVELOPMENT
 COMPANY, LLC
 UPTOWN NEWPORT, LOT 1, PARCEL 2
 NEWPORT BEACH, CA
 SITE DEVELOPMENT REVIEW**

PLANSET	ISSUE DATE	PROJECT STATUS / DOC.
A	02/07/2020	SITE DEVELOPMENT REVIEW
B	05/17/2020	SITE DEVELOPMENT REVIEW
C	06/29/2020	SITE DEVELOPMENT REVIEW
D	09/04/2020	SITE DEVELOPMENT REVIEW

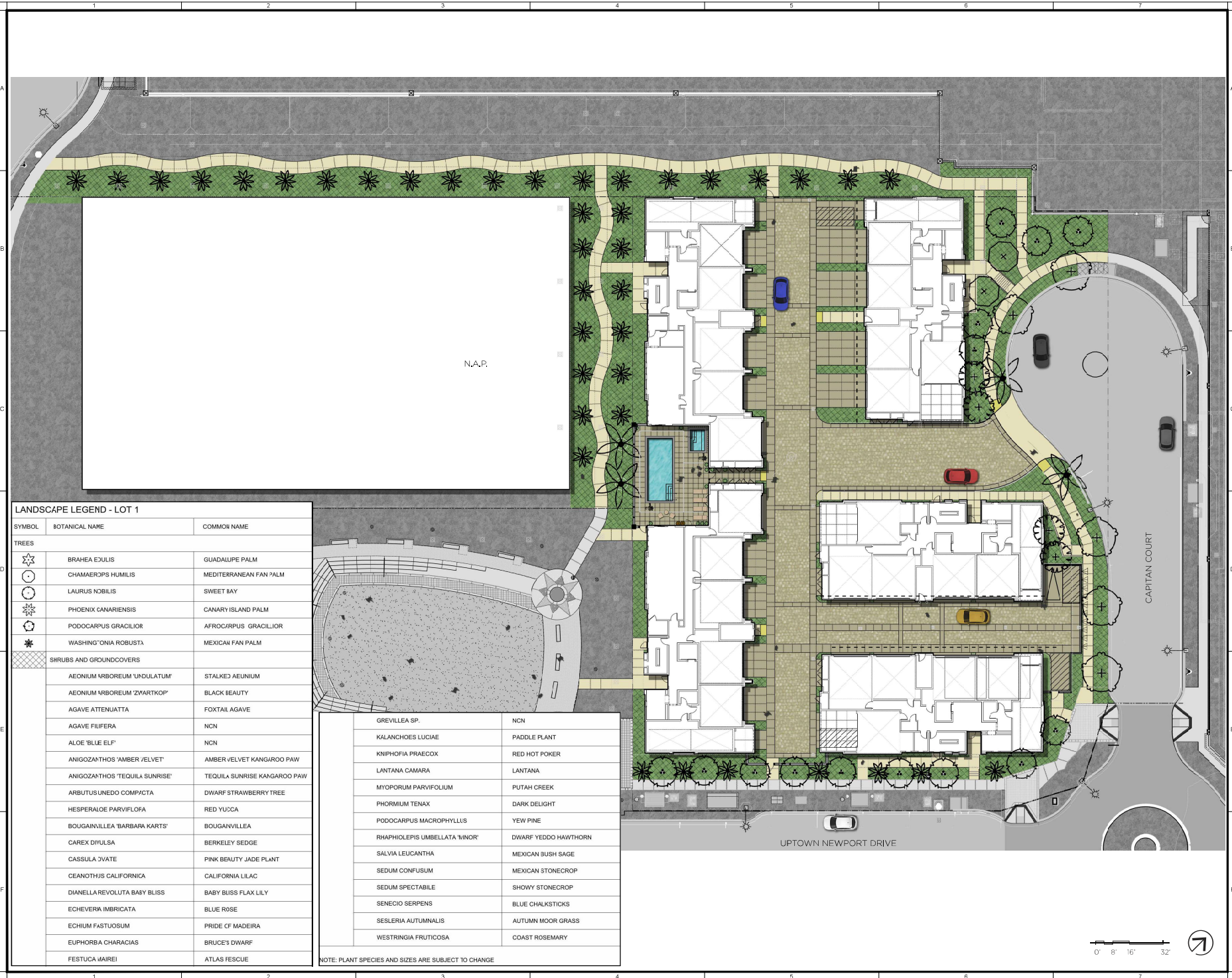
PROJ. JOB NUMBER: 1730238
 DRAWN BY: CC/RC
 PLAN CHECK NO.: SD2020-004
 PROJ. NO.:

**PLANTING
 LEGEND**

1/9/2020 6:02 PM
L.4.000

L:\1730238-UPTOWN NEWPORT LOT 1 EAST106-CAD02-SHEETS\1730238 - L4.000 - PLANTING SCHEDULE.DWG

L1730793-UPTOWN NEWPORT LOT 1 EAST 04-GRAFHCS-OVERALL SITE ILLUSTRATION(LINKS)173079 - TILEBLOCK SHEET 5.DWG

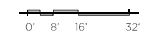


LANDSCAPE LEGEND - LOT 1

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	BRAHEA EDULIS	GUADALUPE PALM
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
	LAURUS NOBILIS	SWEET BAY
	PHOENIX CANARIENSIS	CANARY ISLAND PALM
	PODOCARPUS GRACILIOR	AFROCARPUS GRACILIOR
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
SHRUBS AND GROUNDCOVERS		
	AEONIUM ARBOREUM 'UNDULATUM'	STALKED AEONIUM
	AEONIUM ARBOREUM 'Z'MARTKOP'	BLACK BEAUTY
	AGAVE ATTENUATA	FOXTAIL AGAVE
	AGAVE FILIFERA	NCN
	ALOE 'BLUE ELF'	NCN
	ANIGOZANTHOS 'AMBER VELVET'	AMBER VELVET KANGAROO PAW
	ANIGOZANTHOS 'TEQUILA SUNRISE'	TEQUILA SUNRISE KANGAROO PAW
	ARBUTUS UNEDO COMPACTA	DWARF STRAWBERRY TREE
	HESPERALOE PARVIFLOA	RED YUCCA
	BOUGAINVILLEA 'BARBARA KARTS'	BOUGAINVILLEA
	CAREX DI'VULSA	BERKELEY SEDGE
	CASSULA 'J'VATE	PINK BEAUTY JADE PLANT
	CEANOTHUS CALIFORNICA	CALIFORNIA LILAC
	DIANELLA REVOLUTA BABY BLISS	BABY BLISS FLAX LILY
	ECHEVERIA IMBRICATA	BLUE ROSE
	ECHIUM FASTUOSUM	PRIDE OF MADEIRA
	EUPHORBIA CHARACIAS	BRUCE'S DWARF
	FESTUCA MAIREI	ATLAS FESCUE

GREVILLEA SP.	NCN
KALANCHOES LUCIAE	PADDLE PLANT
KNIPHOFIA PRAECOX	RED HOT POKER
LANTANA CAMARA	LANTANA
MYOPORUM PARVIFOLIUM	PUTAH CREEK
PHORMIUM TENAX	DARK DELIGHT
PODOCARPUS MACROPHYLLIS	YEW PINE
RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN
SALVIA LEUCANTHA	MEXICAN BUSH SAGE
SEDUM CONFUSUM	MEXICAN STONECROP
SEDUM SPECTABILE	SHOWY STONECROP
SENECIO SERPENS	BLUE CHALKSTICKS
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS
WESTRINGIA FRUTICOSA	COAST ROSEMARY

NOTE: PLANT SPECIES AND SIZES ARE SUBJECT TO CHANGE



BrightView
Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
10101 CALIFORNIA ST. #20118
949 235-4800



PLAN REVISION DESCRIPTION

811
Know what's below.
Call 811 before you dig.
REFER TO THE SHEET INDEX ON
THIS SHEET FOR THE LIST OF EXISTING
UTILITY LOCATIONS.

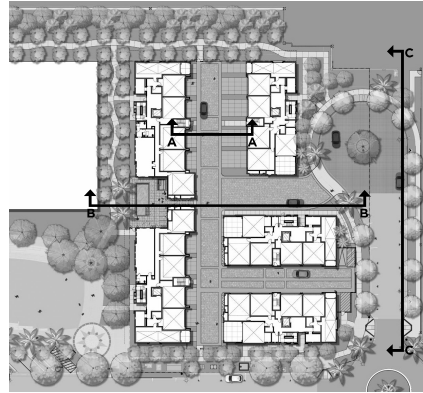
UPTOWN NEWPORT DEVELOPMENT
COMPANY, LLC
UPTOWN NEWPORT, LOT 1, PARCEL 2
NEWPORT BEACH, CA
SITE DEVELOPMENT REVIEW

PLANSET / ISSUE DATE	PROJECT STATUS / DOC.
A 02/07/2020	SITE DEVELOPMENT REVIEW
B 03/04/2020	SITE DEVELOPMENT REVIEW
C 06/24/2020	SITE DEVELOPMENT REVIEW
D 09/04/2020	SITE DEVELOPMENT REVIEW

REVISED JOB NUMBER: 1730793
DRAWN BY: CC/RC

PLAN CHECK NO.: SD2020-004
REV: 1/10

PLANTING PLAN
SHEET NUMBER
L.4.100



KEY MAP SCALE: NTS



ELEVATION A SCALE: 1"=10'-0"

PALMS AT PASEO

PEDESTRIAN ACCESS GATE
PODOCARPUS HEDGE

PASEO SKILLINE PALMS

PALM OUTSIDE POOL AREA

ENTRY PALM

ACCENT PALM

FENCE

RAISED PLANTER

POOL

ELEVATION B

SCALE: 1"=10'-0"

ENTRY PALM

STREET TREE

ACCENT PALM

ACCENT PALM

STREET TREE

6'-0" COMBINATION WALL

STAIRS AND HANDRAIL

ELEVATION C

SCALE: 1"=10'-0"

BrightView
Design Group

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8100 SHELBY, SUITE 100
IRVINE, CALIFORNIA 92618
(949) 255-4800



PLAN REVISION DESCRIPTION

811
Know what's below.
Call 811 before you dig.
REFER TO THE SHEET INDEX ON
THIS SHEET FOR THE LIST OF DRAWINGS.
COMPILE

UPTOWN NEWPORT DEVELOPMENT
COMPANY, LLC
UPTOWN NEWPORT, LOT 1, PARCEL 2
NEWPORT BEACH, CA
SITE DEVELOPMENT REVIEW

PLANSET / ISSUE DATE	PROJECT STATUS / DOC.
A 02/07/2020	SITE DEVELOPMENT REVIEW
B 03/10/2020	SITE DEVELOPMENT REVIEW
C 06/24/2020	SITE DEVELOPMENT REVIEW
D 09/04/2020	SITE DEVELOPMENT REVIEW

DWG. JOB NUMBER: 1730236
DRAWN BY: CCRC
PLAN CHECK NO.: SD2020-004
PLOT NO.:

SITE SECTIONS

SHEET NUMBER

L.5.000

SITE DEVELOPMENT REVIEW

L:\1730236-UPTOWN NEWPORT LOT 1 EAST\04-GRAFIC\SOVERALL SITE ILLUSTRATION\KINS1730236 - TITLEBLOCK SHEET.SDWG

CONSTRUCTION ELEMENTS



PLANTING



BrightView
Design Group

PLANNED BY: ARCHITECTURE
URBAN DESIGN
6 HUGHES, SUITE 150
10101 CALIFORNIA DRIVE
949 255-4800



PLAN REVISION DESCRIPTION	
▲	
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▲	

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LIST OF DRAWINGS. COME GET IT

**UPTOWN NEWPORT DEVELOPMENT
COMPANY, LLC**
UPTOWN NEWPORT, LOT 1, PARCEL 2
NEWPORT BEACH, CA
SITE DEVELOPMENT REVIEW

PLANSET	ISSUE DATE	PROJECT STATUS / COMMENTS
A	02/07/2020	SITE DEVELOPMENT REVIEW
B	05/12/2020	SITE DEVELOPMENT REVIEW
C	06/24/2020	SITE DEVELOPMENT REVIEW
D	09/04/2020	SITE DEVELOPMENT REVIEW

DWG. JOB NUMBER: 1730238
DRAWN BY: CC/RC
PLAN CHECK NO: SD2020-004
REV: 1/1

CONCEPT
IMAGERY
SHEET NUMBER
L.5.001

L:\1730238-UPTOWN NEWPORT LOT 1 EAST\04-GRA\PHCS\COVERALL SITE ILLUSTRATION\LINKS\1730238 - TILEBLOCK SHEET 5.DWG

