



**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 July 8, 2022.

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

Item 1: Uptown Newport Residential Condominiums Minor Site Development Review No. SD2021-002 (PA2021-120)  
Site Address: 4288 Half Dome Place

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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**COMMUNITY DEVELOPMENT DIRECTOR ACTION  
LETTER**

**Subject:** Uptown Newport Residential Condominiums (PA2021-120)  
▪ Minor Site Development Review No. SD2021-002

**Site Location** 4288 Half Dome Place

**Applicant** Lucien Lagrange Studio LLC

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

On **July 7, 2022**, the Community Development Director approved Minor Site Development Review No. SD2021-002. This approval is based on the following findings and subject to the following conditions.

**LAND USE AND ZONING**

- **Zone:** PC58 (Uptown Newport)
- **General Plan:** MU-H2 (Mixed-Use Horizontal)

**PROJECT SUMMARY**

Minor Site Development Review for the construction of 60 residential condominium units in a six-story building inclusive of a two-level subterranean parking garage with 128 parking spaces. The project includes improvements to a 30-foot wide paseo located on the westerly 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, one-acre public parks to be developed in two separate phases.

The approved zoning documents for Uptown Newport consisted of: (1) Land Uses, Development Standards and 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 and 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 is under construction and almost completed. Construction of a 462-unit apartment complex in two buildings and a 50-foot wide paseo was completed in December 2019. The Phase 1 one-acre neighborhood park (Phase 1 Park) has been completed and recently dedicated to the City. The Parkhouse Residences, a 30-unit residential condominium project located on the easterly half of lot 1, is currently under construction.

## **II. PROJECT DESCRIPTION**

The applicant is proposing a 60-unit condominium development in a six-story building to be located at the northeastern end of the Half Home Place cul-de-sac, and north of Phase 1 park. The 30-foot wide planned paseo located at the northwesterly edge, directly adjacent to the subject site will be improved as a part of the proposed project. The remaining portion of this paseo is under construction as part of the Parkhouse Residences project. Together, this paseo, once completed, will provide public pedestrian access from the two developments to the Phase 1 park. Phase 1 development will be completed upon implementation of the proposed development.

The proposed building is 75 feet in height to the main roof elevation, with the top of roof feature at a maximum height of 79 feet 8 inches. The architecture of the building is contemporary in style, with the common open space area facing the public park to reduce the appearance of volume as viewed from the park. The primary building façade will feature a masonry tile for a stone appearance in light, warm colors, and large, recessed windows to create depth.

The building contains seven residential units at the ground level, 11 units per level on levels two – five, and nine units on level six. Parking is provided in a two-level below grade parking garage with 144 total parking spaces. Inclusive in the 144 total parking spaces, 14 private garages are provided for residents. Additionally, the street level will provide amenities for residents including a lobby/lounge, fitness center including yoga room, a clubhouse, and tenant storage. Outdoor recreational space is provided on a second-floor deck that is open to sky and includes a pool, spa, and amenity room.

Vehicular access to the proposed residential development is from Half Dome 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 and 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 60 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 79 feet 8 inches, which is within the maximum permitted height for low-rise and mid-rise buildings of 75 feet, with an additional 20 feet allowed to rooftop appurtenances or architectural features. 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 17 feet from Half Dome 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 eastern property line (Parkhouse), and is conformance with the required building setbacks.
4. The development requires a minimum of two parking spaces per residential unit, which are provided in two levels of below grade parking. The development also requires 18 guest parking spaces which are provided in the below-grade parking garage.
5. The project proposes approximately 3,482 square feet of recreational amenities per dwelling unit, which consists of private balconies, an outdoor deck with pool and spa, lounge areas, 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 eastern 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 second-floor deck overlooking Phase 1 park. This is consistent with the private open space requirement of the Design Guidelines.
2. The scale of the 79-foot 8-inch building is brought down to the pedestrian level with a base element of masonry tile material with a stone appearance on the first level. This accentuates the entry and provides an anchoring element to the building.
3. The private open space is provided at the second level along the southern property line adjacent to Phase 1 park. This open space area provides relief in the building mass facing the public park. 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 a clearly defined base, middle, and top. The ground level is wrapped in masonry tile with a stone appearance. Above the first floor the windows are recessed from the exterior wall surface to provide visual depth. The roof overhang, which wraps around the entire building, has a warm wood tone. These design elements are consistent with the Uptown Newport Design Guidelines.
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, prescribed in the Uptown Newport Design Guidelines.

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 (NBMC), 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 Half Dome Court. Pedestrian access from the development to the Phase 1 Park is provided along the sidewalk along Half Dome Court and by the paseo walkway to the east of the project. 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**

**Planning**

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. The proposed residential development shall consist of 60 residential units.
3. The maximum building height of the residential structure shall be 79 feet 8 inches, inclusive of architectural features and mechanical equipment.
4. A minimum of 144 parking spaces shall be provided for residents and guests. Parking shall be located within the residential parking structure.

5. Prior to the issuance of a building permit, the Applicant shall pay applicable park in-lieu fees and public benefit fees, in accordance with Uptown Newport Development Agreement No. DA2012-003.
6. Prior to the issuance of a building permit, the Applicant shall pay applicable school fees for the project.
7. The Applicant shall comply with all applicable provisions of NBMC Chapter 15.38, Fair Share Traffic Contribution Ordinance, and Chapter 15.42, Major Thoroughfare and Bridge Fee Program. Prior to the issuance of a building permit, Fair Share and Transportation Corridor Agency fees shall be paid for the Project.
8. 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.
9. 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.
10. Any exterior walls that use a stucco finish shall utilize a smooth stucco finish.
11. The Applicant shall submit a material finish board for review and approval prior to permit issuance.
12. Minor Site Development Review No. SD2021-002 (PA2021-120) shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.
13. 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.
14. 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.
15. 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.

16. On-site private recreational amenities as illustrated on the Minor Site Development Review application shall be provided and maintained.
17. 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.
18. 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.
19. 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.
20. 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).
21. 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

22. Construction activities shall comply with Section 10.28.040 (Construction Activity— Noise Regulations) 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.

23. 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.
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. SD2021-002 (PA2021-120)**. 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

### **Public Works**

25. Prior to the issuance of a building permit, the applicant shall submit a Parking Management Plan and Valet Operation Plan, including a narrative of the proposed porte cochère area and proposed gate operation, to be reviewed and approved by the Public Works Department.
26. Parking garage shall be designed such that a minimum 8-foot 6-inch clearance for parking stalls are provided adjacent to the columns. Exact dimensions will be reviewed during the plan check process.
27. 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.

### **Building**

28. Submit for Building Code Preliminary Review to address major code items prior to first plan check submittal. Allow for two weeks initial preliminary review.

29. Building shall be equipped with the National Fire Protection Association (NFPA) 13 sprinkler system .
30. Building modification required to measure fire separation distance on Northwest exterior wall to centerline of Lot N.
31. Exterior wall opening at Northeast exterior determined based on centerline of "paseo" easement.
32. Basement projection into "paseo" easement subject to City approval.

**Electrical/Mechanical/Plumbing**

33. Provide exhaust/ventilation from parking garage terminations per California Mechanical Code (CMC) 502.2.2.
34. Ventilation requirements per Energy Code [Section 120.1(b)2] does not allow operable windows for providing outside air to dwelling units.

**Fire**

35. Fire sprinklers shall be required.
36. Fire alarm shall be required.
37. Upgraded construction type shall be required to offset fire access deficiencies.
38. Parking garage shall not be used for storage of materials or vehicles during construction of the residences until approved by the Fire Marshal.
39. Facility shall comply with amended Fire Codes adopted by the City.

**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:

  
Chelsea Crager  
Associate Planner

Approved by:

  
Seimone Jurjis, PE/CBO  
Community Development Director

RU/cc

Attachments: CD 1 Vicinity Map  
CD 2 Project Description  
CD 3 Project Plans

# **Attachment No. CD 1**

Vicinity Map

# VICINITY MAP



Minor Site Development Review No. SD2021-002  
(PA2021-120)

**4288 Half Dome Place**

# **Attachment No. CD 2**

Project Description



# CITY OF NEWPORT BEACH

## Minor Site Development Review SD2021-002 (PA2021-120)

Community Development Department  
Planning Division  
100 Civic Center Drive / P.O. Box 1768 / Newport Beach, CA 92658-8915

**PREPARED FOR:**  
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**THE UPTOWN NEWPORT RESIDENCES, PORTION OF LOT 1, TR17763 PER CONDOMINIUM MAP RECORDED  
DECEMBER 12, 2019 PER INSTRUMENT #2019000523570**





**Uptown Newport - Site Development Review Log**

#	Comment	Resolution
<b>PLANNING COMMENTS</b>		
<b>1</b>	<b>Project Description</b>	
1.a	Off road parking vs. "All parking shall be provided on site"	All parking has been provided on site. Street parking has been shown for information only. Project narrative and sheet A1-100 - Site Plan have been revised
1.b	Unit count	Project description has been revised to clarify 60 units total
1.c	Variable building height	See revised project description and elevations for building height:
1.d	Connectivity to adjacent public park	See updated Site Plan. A 3'-6" tall picket fenced is intended to separate the Level 1 units from the park.
1.e	Amenities description	See revised project description now including more information on amenities
1.f	Trash pickup description	See revised project description now including trash pickup description
1.g	Modular wetlands description	See revised project description now including modular wetlands description
1.h	Project description - add revisions above	See revised project description
<b>2</b>	<b>Building Height</b>	
2.a	Dimension to max. height of rooftop appurtenances	See revised project description and elevations for building height:
<b>3</b>	<b>Site Plan</b>	
3.a	Show fences/walls/hedges including height on Site Plan	Site Plan has been revised to show fences walls and hedge:
3.b	Show location of utilities on Site Plan	See updated Site Plan
<b>4</b>	<b>Floor Plans</b>	
4.a	Show setback info on floor plans, including subterranean levels	See updated floor plans now showing setback info
4.b	Provide layout info on residential units	See updated Level 1 through Level 6 Floor Plans:
4.c	Provide layout info on Terrace/Pool area	See updated Level 2 floor plan
<b>5</b>	<b>Elevations - Dim. to top of rooftop appurtenances relative to tract map</b>	See revised project description and elevations for building height:
<b>6</b>	<b>Planting Plans - verify consistency in planting plans</b>	See updated site plan, Level 2 Plan, civil plan, and Landscape plan
<b>7</b>	<b>Attached Markups</b>	
8	Indoor and outdoor noise control required	See attached environmental noise study. Internal acoustic report is underway. Measures to meet the acoustic requirements indicated in these reports are already included or are planned to be.
<b>BUILDING COMMENTS</b>		
0	Note - need to submit for building prelim.	Drawings will be submitted to building dept for a preliminary plan review
1	Openings not permitted in exterior walls on prop lines	Refer to attached no-build easement documentation. Distance to centerline of 30' easements or 15' fire separation distance is assumed.
2	Parking at basement levels not allowed beyond prop. lines	Sheets have been revised to show that the east Paseo is a part of Lot 1 W, and the building is set back 30' to maintain the easement above grade, and projects beyond that setback below grade only. See Site Plan, Lower Level 1, Lower Level 2, and Level 1 Floor Plans
3	Private garages require pivot egress doors	Swing doors have been added to private garage spaces. See Lower Level 1 and Lower Level 2 Floor Plans
4	Unobstructed landings required on both sides of doors	Curbs have been added at Lower Level exit stair doors to protect people from automobiles and delineate between safe and traffic zones. See Lower Level 1 and Lower Level 2 Floor Plans
5	Exiting system needs to be addressed	More detailed floor plans have been provided. See Lower Level 2 through Level 6 Floor Plans
<b>6</b>	<b>See red lines on plans</b>	
6.1	Show width of street parking	Width dimension has been added to street parking on Site Plan
6.2	Potential for wrong way driving at porte cochere	See updated Site Plan for more information. "Do not enter" and other signage will direct drivers to use the Porte Cochere as intended.
6.3	Show parking stall dims LL1 LL2	Dimensions have been added to Lower Level 1 and Lower Level 2 Floor Plan
6.4	Typ. stall width 9' adjacent to column	9' stall width has been provided at spaces adjacent to walls. See Lower Level 1 and Lower Level 2 Floor Plan
7	Pool deck assembly use exiting	Doors on hold opens have been provided to keep 20' max. dead end corridor at Level 2 where assembly occupancy occurs. See Level 2 Floor Plan
8	Units C-04E and C-04W exiting	Refer to updated floor plan on Level 6 Floor Plan showing two exits at both unit
9	Dead end 20' for 13R sprinklers	NFPA 13 sprinklers will be provided. See revised project narrative
10	Barrier gate in exit enclosure @ ground	Barrier gates will be provided at ground to keep occupants from continuing down past level 1. See revised Level 1 Floor Plan
<b>11</b>	<b>Submit for Building Code Preliminary Review to address major code items prior to first plan check submittal. Allow for 2 weeks initial plan review.</b>	<b>The project has been submitted for preliminary plan review - review # is 0666-2022</b>
<b>12</b>	<b>Building is equipped with NFPA 13 sprinkler system per applicant.</b>	<b>Building shall be equipped with NFPA 13 sprinkler system.</b>
<b>13</b>	<b>Building modification required to measure fire separation distance on NW exterior.</b>	<b>Per a online meeting that included Tonee Thai, the project will pursue a request for modification similar to a previous modification (Case No.: 2021-83) that was granted to adjacent lot. Upon approval, the fire separation distance shall be measured from the centerline of Lot N as indicated on 1/G-101.</b>

14	Exterior wall opening at NE exterior. Determine based on centerline of "paseo".	Wall openings for the NE exterior wall shall be based on the centerline of the "paseo". Refer to drawings 1/G-101 and sheet G-102 for information on the project's fire separation distance and exterior wall opening compliance.
15	Basement projection into "paseo" easement subject to city approval.	In a conversation with the Planning Department, the approval for this projection will be permitted under an application to the City of Newport Beach.

#### EMP COMMENTS

1	Exhaust / ventilation from parking garage terminations per CMC 502.2.2.	Ventilation intake for parking garage will be shown on the mechanical drawing sheets. Exhaust for parking garage provided by EF G-1, calculations done per 2019 CMC 403.7. Exhaust for parking garage shall terminate at roof.
2	Ventilation requirements per energy code [Sec. 120.1(b)2] does not allow operable windows for providing outside air to dwelling units.	Dwelling units shall have outside air ducted from balcony, to be documented on the mechanical drawing sheets.

#### FIRE DEPARTMENT COMMENTS

1	2019 CFC 503.1.1 Fire dept. access to within 150' of all portions of the building	It was agreed that the required building type of IB will be increased to IA to address this.
2	NBMC 9.04.190 Emergency responder radio coverage w/in bldg	Planned - will be documented in a forthcoming FP delegated design. See specification 284621.11 now included for reference
3	NBMC 9.04.330 Outlets required on emergency power	Planned - will be documented in a forthcoming electrical design
4	Provide fire flow analysis, locate hydrants on plans	See attached Fire Flow test. Hydrants are shown on C3.0. See updated Site Plan or hydrant location.
5	2019 CFC 507.5.1.1 Hydrant for standpipe systems w/in 100' of FDC	See updated Site Plan for hydrant and FDC locations and North Elevation for FDC location.
6	Sprinkler system per NFPA 213 required	NFPA 13 sprinklers will be provided. See revised project narrative and specification 211313 now included for reference
7	Class I standpipes per NFPA 14 required	Planned - will be documented in a forthcoming FP delegated design. See specification 211200 now included for reference
8	Emergency Generator required	Planned to be located in Room 135 on Level 1 and will be further documented in the electrical design. See specification 263213.13 now included for reference.
9	2019 CFC 506.1 Key box for emergency responder access	Planned - see updated site plan for location, will be further documented in forthcoming data and key storage cabinet specification
10	2019 CFC 907.2.10.2 R-2 (smoke alarm criteria)	Planned - will be documented in a forthcoming FP delegated design. See specification 284621.11 now included for reference
11	2019 CFC 907.2.9 R-2 Fire and Smoke Alarms, 24 hr pull station	Planned - will be documented in a forthcoming FP delegated design. See specification 284621.11 now included for reference
12	2019 CBC 3002.4a Med. emergency elevator	Planned at freight elevator E3
13	2019 CBC 3002.4.1a Stretcher elevator car size for med. elev.	Planned at freight elevator E3
14	2019 CBC 3003.1.1 Standby power to elevators	Planned - will be provided by the emergency generator and documented in a forthcoming electrical design.
15	2019 CBC 3003.1.3 all elevators on standby power	Planned - will be documented in a forthcoming electrical design
16	2019 CBC 3003.1.4 Standby power at elev. machine room and vents.	Planned - will be documented in a forthcoming electrical design
17	2019 CBC 3003.2 Elevator recall and emergency operations	Planned - will be documented in a forthcoming elevator design specification.
18	2019 CBC 1009.8. Two way com. system at elevator banks	Planned - will be documented in a forthcoming low voltage design. See specification 284621.11 now included for reference
19	2019 CBC 1009.8.1 Provide two way com. system at req. loc. and central control pt.	Planned - will be documented in a forthcoming low voltage design. See specification 284621.11 now included for reference
20	2019 CBC 1009.8.2 Directions for use of two way com. system	Planned - will be documented in a forthcoming low voltage design
21	Fire sprinklers required.	<b>The building shall be equipped with NFPA 13 sprinkler system</b>
22	Fire alarm required.	<b>The building shall be equipped with a fire alarm system</b>
23	Upgraded construction type require to off-set fire access deficiencies.	<b>The building shall be designed with a construction type of 1A, instead of the code required 1B</b>
24	Facility shall comply with amended fire code adopted by the city.	<b>The building shall comply with the amended fire code as adopted by the city.</b>

#### GRADING/GEOTECH COMMENTS

1	Water quality may substantially impact the project design	See the updated narrative now including a Stormwater description. Also see the Water Quality Management Plan now included
---	---	---

#### PUBLIC WORKS

0	See mark-ups	
1	Street Parking wasn't on previously approved plans - revise	Site Plan has been revised to show street parking per civil drawing:
2	Clarify what is planned at Porte Cochere for parking/staging	See Level 1 Floor Plan for more and updated information. The Porte Cochere is intended to be a drive-through drop-off area for residents and visitors as well as a place for valet service. The plan north area will serve as an entry/exit for the parking garage. Overhead signage will indicate do not enter, etc.
3	Turn-arounds for dead-end drive aisles	See turn-around diagram for this area now included
4	Provide fully dimensioned parking layout per STD-805	See dimensions now provided on Lower Level 1 and Lower Level 2 Floor Plans

5	Provide narrative of the operation of the drive entry and parking struct	See updated project narrative now including parking garage operation narrative
6	No enclosure is to be provided on fire backflow	See updated fire backflow precedent image on sheet C2.1
<b>7</b>	<b>Narrative</b>	
7.1	Provide valet operation plan.	The valet operation ownership is considering would be to service vehicles on Friday - Sunday 8 am - 10 pm, outside valet hours residents and guests can park their own vehicles. A valet will be available in the port cochere, during valet hours, who will be able to park residents and guests vehicles upon arrival and request, keys will be stored in the valet kiosk until the shift ends where he will report to the concierge what level in the garage the vehicle is parked in and leave the keys at the front desk for overnight guests.
7.2	If the visitor did not fill out online register prior to arrival. How will they be accommodated? Provide valet operation plan.	For guests that did not register prior to arrival, the intent is to install a callbox that is accessible near the garage entrance that would allow guests to ping the concierge at the front desk, for them to be let into the garage and park in the guest designated areas.
<b>8</b>	<b>Site Plan</b>	
8.1	On-street parking has a different configuration than shown on drawing C4.0.	Both the civil and architect's drawings have been revised to show the same on-street parking configuration.
8.2	Provide slopes from gutter flow line to back of sidewalk.	Slope will be a maximum of 15%. There will be no change in slope greater than 11% across sidewalk and apron.
8.3	Is emergency response intended to use the driveway into the porte cochere? If so, then it shall be a minimum of 14' wide.	No. Design intent is for emergency vehicles to utilize the street for parking.
8.4	Provide valet operation plan for the site.	See response to comment 7.1
8.5	Porte cochere drive aisle shall be a minimum of 24' wide.	Porte cocher drive aisle has been revised to be 24' wide
8.6	Ensure that vehicles in the porte cochere can maneuver by parked vehicles. Use AASHTO turning templates.	Site plan drawing has been updated to show a vehicle maneuvering past a parked vehicle in the porte cochere using an AASHTO turning template.
8.7	Garage door into parking garage to be a minimum of 26' wide.	Parking garage door has been revised to be 26' wide
8.8	Clarify slope of ramp at exit portion of porte cochere. Ensure compliance with city Standard STD-805.	Driveway to be Newport Beach standard with a maximum slope of 10% at the apron, and 2% at the sidewalk.
<b>9</b>	<b>Lower Level 2 Floor Plan</b>	
9.1	Provide dedicated turnaround and 5' minimum hammerhead.	Design has been revised to provide a dedicated turnaround area at the end of the drive aisle.
9.2	9' width required at parking space #99.	Parking stall #99 has been revised to meet the required minimum width of 9'
<b>10</b>	<b>Lower Level 1 Floor Plan</b>	
10.1	Column shall not encroach into parking stall #17.	Column has been relocated, parking stall #17 provides the required minimum width of 9'.
<b>11</b>	<b>Level 1 Floor Plan</b>	
11.1	Garage door into parking garage to be a minimum of 26' wide.	See response to comment 8.7
11.2	Provide information regarding gate operation. Show gate swing. Narrative discusses that guests will need to pre-register. What will happen if they do not?	Parking garage door shall be an overhead coiling door, and not a gate with a door swing. For guests that did not register prior to arrival, the intent is to install a callbox that is accessible near the garage entrance that would allow guests to ping the concierge at the front desk, for them to be let into the garage and park in the guest designated areas.
<b>12</b>	<b>C2.0 Precise Grading Plan</b>	
12.1	Standard numbers have changed.	The numbers have been updated to reflect current standards.
<b>13</b>	<b>Landscape Plan L2.101</b>	
13.1	This project is required to install improvements at Paseo (northeast side of building). Show full improvements.	As discussed via email on 02/09/22 the gray paseo area on sheet L2.101 is a part of Shopoff Realty Investments responsibility. Please refer to The Parkhouse Residences Landscape Development Plans (PC#1571-2020) provided via email for reference. The areas in color on the same sheet are a part of USAI Investments responsibility. Additional notes and a "red" boundary line has been added to L2.101 for clarity purposes.

**THE UPTOWN NEWPORT RESIDENCES, PORTION OF LOT 1, TR17763 PER CONDOMINIUM MAP RECORDED DECEMBER 12, 2019 PER INSTRUMENT #2019000523570**

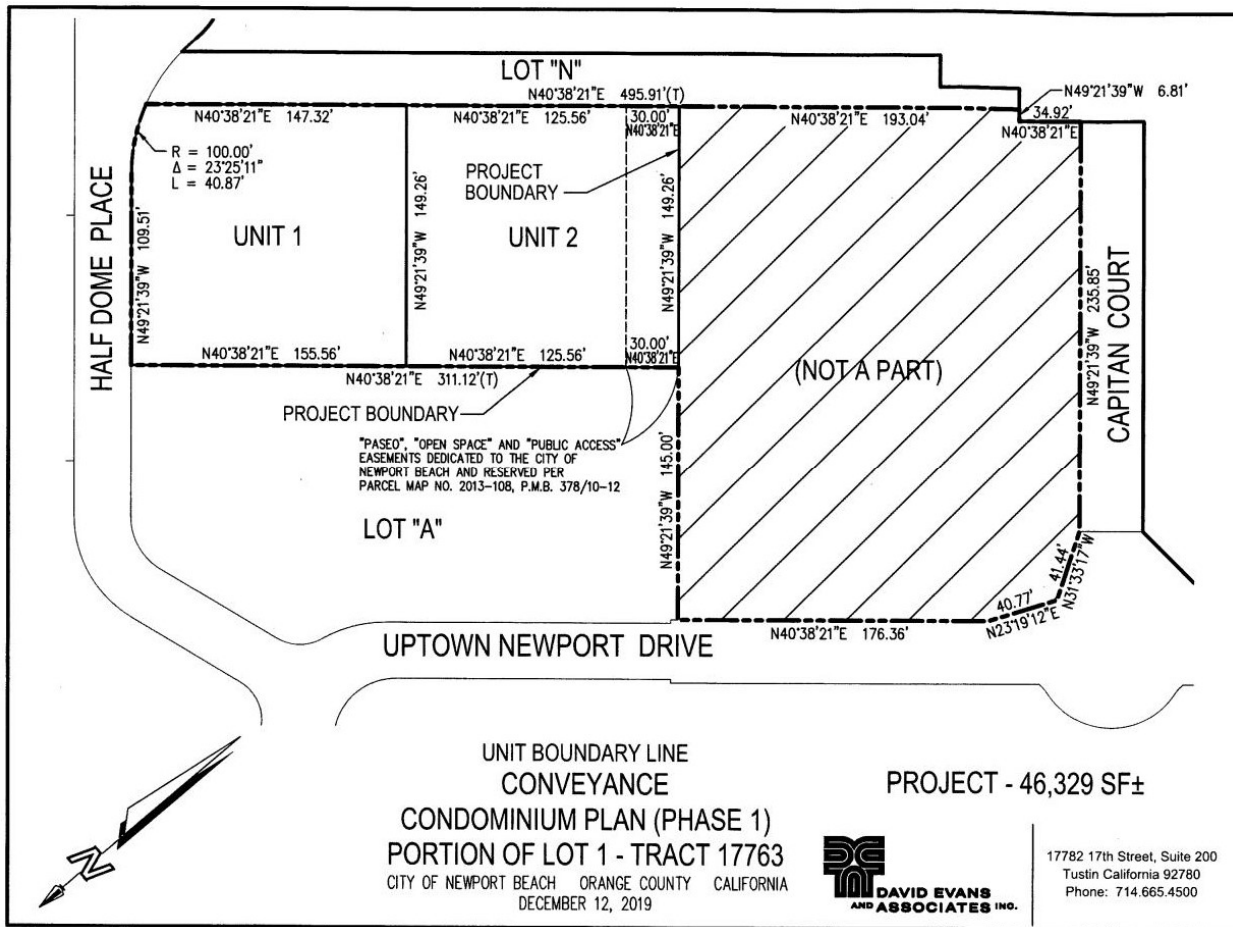
**NEWPORT BEACH, CA**

**PROJECT DESCRIPTION**

LOCATION

The Uptown Newport Residences (PORTION OF LOT 1, Tr.17763) is a proposed for-sale luxury condominium development located on approximately 1.06 acre site (Assessor's Parcel Number: 445-134-17 as part of The Uptown Newport Planned Community development Plan (Zone PC-58) within the city of Newport Beach Airport Area (Land-Use MU-H2). Regional access to the project site is provided by Jamboree Road, Birch Street, Von Karman Avenue, and MacArthur Boulevard.

Figure A, Condominium Map



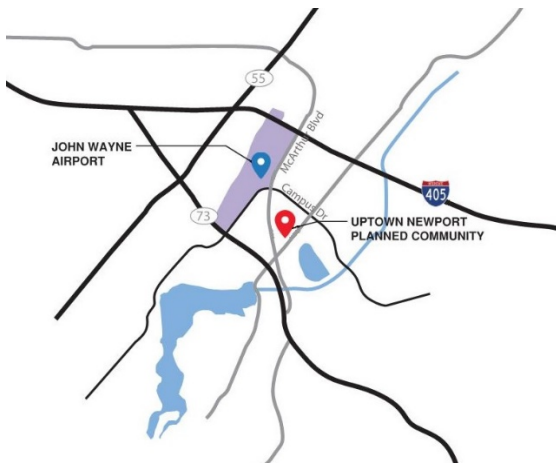


Figure B, Uptown Newport Vicinity Maps

**DEVELOPMENT**

The development consists of a single multi-story residential building, which includes 60 luxury residential units and one hundred and forty-seven (144) total in-garage parking spaces associated with their respective units and guest parking. Two parking spaces and one 50' loading zone will be located on Half Dome Place. The perimeter is bounded on the west side by Half Dome Place, the existing 1-acre public park (Lot 'A') on the south side, by a 30' wide paseo on the north side between the project and Lot 'N' of the future phase 2 development, and by a 30' paseo on the east side between the project and Parcel 2 of Lot 1, as defined in the framework of the Uptown Newport Planned Community Development Plan.



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

**PROJECT SUMMARY**

TOTAL SITE AREA: +/- 1.06 ACRES

TOTAL UNITS: 60 UNITS

DENSITY: 56.60 Units/PER ACRE

**PARKING:**

REQUIRED: 129

PROVIDED: 144

(145 if including 1 on-street parking spot)

Figure D, Overall Unit Summary

FLOOR	PROGRAM	RESIDENTIAL			AMENITIES	MECH.	PARKING/ LOADING		TOTAL GROSS AREA (EXCLUDES TERRACES) (SF)
		# OF UNITS	TOTAL NSF	NON-NET GSF			TOTAL GSF	TOTAL GSF	
7	Elevator Override					340			340
6	Residential	9	21,900	7,782	29,682	138			29,820
5	Residential	11	26,610	3,217	29,827	138			29,965
4	Residential	11	26,610	3,217	29,827	138			29,965
3	Residential	11	26,610	3,217	29,827	138			29,965
2	Res./ Amenities	11	24,530	962	27,792	2,300	138		30,230
G	Lobby/ Amenities	7	15,390	7,226	22,616	4,798	2,856	2,625	32,895
LL1	Parking					293	77	31,979	32,272
LL2	Parking						67	29,791	29,791
<b>TOTAL</b>		<b>60</b>	<b>141,650</b>	<b>25,621</b>	<b>169,571</b>	<b>7,098</b>	<b>4,179</b>	<b>64,395</b>	<b>245,243</b>

2,361 Average Unit Size

2.40 Stalls/ unit provided

447 sf/ Stall

129 Stalls required minimum

### DEVELOPMENT (Cont.)

The as-designed heights of the building are 6-stories (75 feet), with corresponding residential floor-to-floor heights measuring at minimum 11 feet and 10 feet floor-to-ceiling. The building's construction type is designated as Type 1A (concrete structure and floor slabs) fully sprinklered per NFPA 13, with levels 1 through 6 of exterior and interior non-bearing stud framing. The gross building area for the project totals approximately 245,243 SF with overall site coverage of 32,776 SF (70.74%).

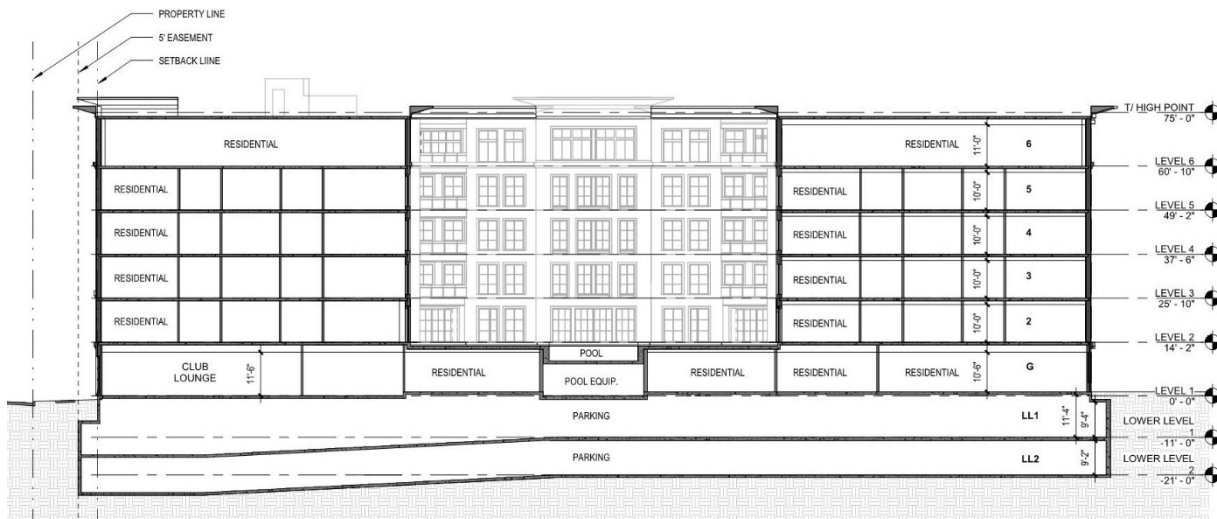
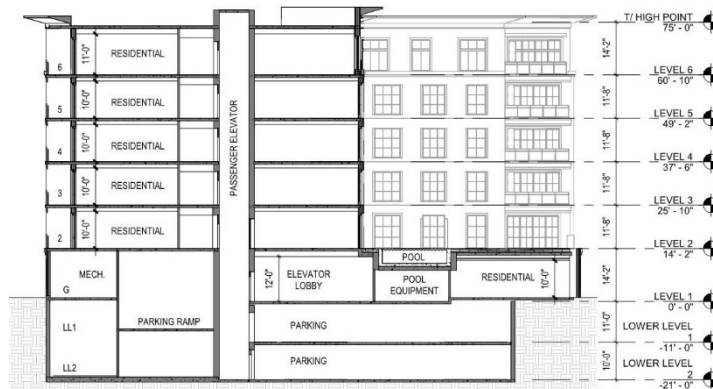


Figure E, Building Section



Figure F, Architectural Feature Height Diagram

## **BUILDING**

The building contains 7 residential units at the ground floor level, 11 units at level above from 2 to 5, and 9 penthouse units at level 6. The overall unit mix includes five (5) 1-bedroom, single level units ranging from 1,375-1,640 sf/unit, forty-three (43) 2-bedroom, single level units ranging from 2,100-3,015 sf/unit, and twelve (12) 3-bedroom single level units ranging from 2,810-4,650 sf/unit.

Private on-site parking is provided in two (2) below-grade levels. Lower level 1 accommodates seventy-seven (77) spaces for the residents and visitors, and three (3) private garages for residents. Total of parking provided at Lower Level 1 is seventy-seven (77) spaces. Mechanical spaces are also provided at this level.

Lower level 2 accommodates sixty-seven (67) spaces for the residents and visitors, and eleven (11) private garages for residents. Total of parking provided at Lower Level 2 is sixty-seven (67) spaces. Mechanical spaces are also provided at this level.

All units are serviced by two (2) common passenger elevators on each floor, and one (1) service elevator.

The units have additional vertical access via two (2) stairwells located on west and east wings of the building.

## **AMENITIES**

The building program contains an open pool and hot tub deck with open terrace amenity spaces at level 2 that overlooks the public park on Lot 'A', and an interior amenity room also on level 2. Amenity spaces on the ground floor level include a 1,900 sf fitness center with yoga studio, and 1,582 sf club lounge. There is also a 105 sf dog wash room and a 129 sf bike storage room. All amenity spaces are for the exclusive use of residents and their guests. Connectivity to the adjacent park to the south is provided by the east paseo walkway and the Half Dome sidewalk.

## **ARCHITECTURE**

The exterior architectural style of the building is contemporary. Because the building fronts the park, a traditional geometry with clearly defined edges is envisioned to help to contain the urban open space. The concept for the shape of the building is to create a more formal and welcoming expression and to reduce the building's volume as viewed from the park. The building above the ground floor will be U-shaped and is oriented with its courtyard open to the park. Its two "wings" will extend around the courtyard, like open arms, and creates a welcoming gesture to the community. The building will have a symmetrical and formal expression.

The building form will have a clearly defined base, middle, and top. These elements will be distinguished by color, material, pattern of fenestration, horizontal banding, and cornice/ roof line. To further break down the mass, the building corners will be stepped with integrated terraces and articulated to have plane changes to provide a more varied architectural expression. Variation in building height will also break up the roof line. The facade facing the park is composed to show variation in expression to assure distinguishable separations between the building elements. All building elevations will be designed so that they are well integrated with the overall building composition.

The primary façade will have a solid, stone-like appearance. Large windows will be provided to reduce its solid mass, to allow units to have ample daylight, and to capture views. Fenestration between floors will be vertically aligned and fenestration in the main elevations facing the park will be designed to emphasize verticality. The wall will have minimal detailing; clean lines and joints allow for a more contemporary expression. Windows will be recessed from the exterior wall surface to highlight visual depth and to provide self-shading. Cornice lines and horizontal bands will be introduced as a subtle means to break up the façade. They will wrap the corners of the building, terminate at a perpendicular surface and will vary in depth. The building is crowned with a projected chamfered roof overhang in a wood tone that wraps around the building, unifying the overall building design.

### **Building Materials & Palette**

Visually, the intent is to create a building that feels "natural" and to appear timeless in its context. The primary façade will feature a light and warm buff palette with warm accents. The main façade material will be clad with a masonry tile panel to simulate a stone appearance, or stucco. The light buff palette is warm and inviting, it will have a texture with an appearance similar to natural stone. The ground floor base facade will be clad with masonry panel with a slightly darker tone. Windows will be framed with aluminum and will have a bronze color finish. All glazing will be clear and neutral in color with low reflectivity. The glass selected will be energy efficient and will meet or exceed requirements of local codes. Metal and glass handrails will have a simple ornamental design.





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 Half Dome Place. An appropriate fire turnaround is provided by the cul-de-sac at the north end of Half Dome Place. The building is also serviced by fire hydrants located on the north-west corner of the building and along the north paseo (see Fire Flow Exhibit for water flow test results data). Further, the required building fire resistance construction type IB will be exceeded, with type IA construction.

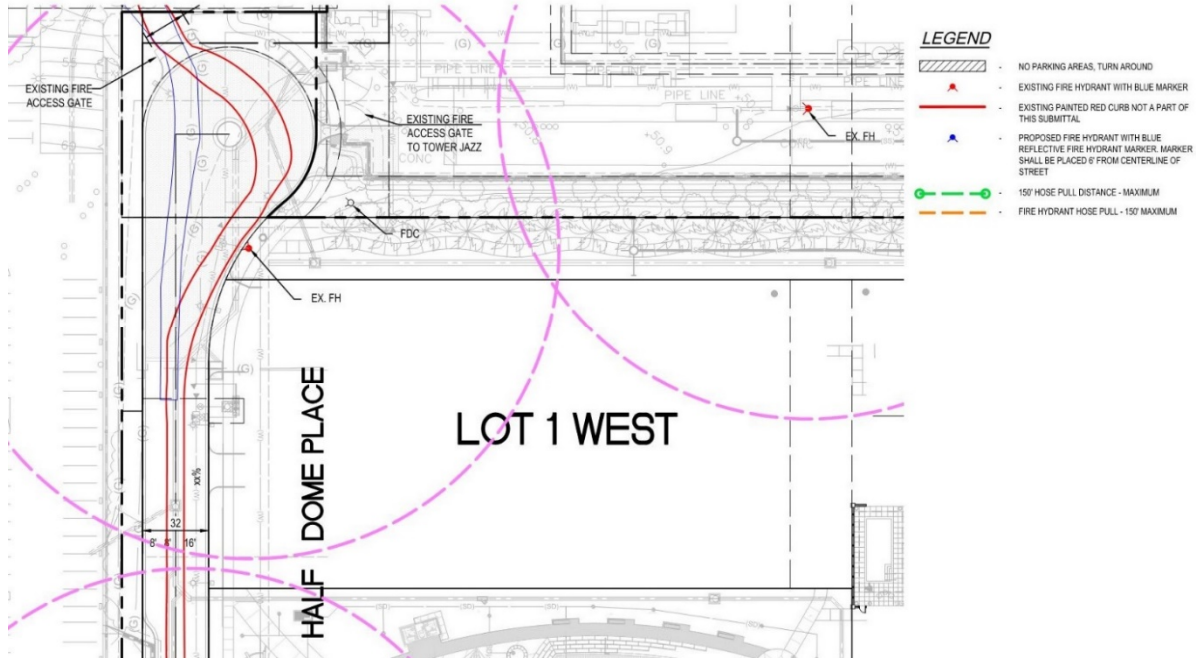


Figure G, Fire Truck Access & Turn-Around

## **CONSTRUCTION**

It is anticipated that the project will begin construction later in 2022.

## **PHASING**

Construction of the building will be sequential as the construction of various trades move from one level to the next. At this time, the sequence of construction and completion will commence with the excavation and shoring of the underground parking structures, the foundation system and superstructure will be next, followed by building enclosure and interior build out.

## **REFUSE NARRATIVE**

Residents will use the recycling and waste chutes located on each floor, which leads to the refuse room in LL1. Chutes deposit recycling and waste into the compactor and portable two (2) yard bins. Portable bins are periodically transported to the street to meet the collection truck where they are emptied, then brought back into the building. Two (2) yard portable bin transport is intended to be done with a scout truck (flat bed pickup with rear-facing forklift) or by building management staff assisted by a rechargeable battery powered moving

dolly or a utility vehicle. The trash truck will park in the on street loading zone on the west side of Half Dome Place while the bins are retrieved.

Compost bins (when required) will be placed in the refuse rooms next to the trash chute doors and will be emptied periodically by building staff or contracted waste management personnel.

Level 1 units refuse management options are periodic refuse valet and residents accessing chutes in the level 1 freight elevator/trash room.

This description has been developed with review and input from a local waste services company.

### **PARKING OPERATION NARRATIVE**

Residents will gain access to the parking garage through the locked sectional entry door in the porte cochere via electronic fob readers. Visitors will be given access by inputting license plate numbers into an online registry application, and the door will open using a visual reader when their cars pull up within range. Additionally, valet parking is planned to be available to both residents and visitors.

### **STORMWATER**

Modular Wetlands shall be installed to treat all of the building's rainwater runoff up to the 85th percentile Storm Event. Large storm events shall bypass the modular wetlands and drain directly to the existing storm drain main lines built as part of the Master Development, Phase 1. Onsite detention is not required as the Uptown Newport Project taken as a whole reduces total runoff and peak flows over the former existing condition of the office/industrial campus.

### **EXHIBITS:**

The pages following include the exhibits listed below.

- Water Flow Test Data
- No Build Easements
- Environmental Noise Study
- Interior Acoustic Recommendations
- Specifications for Standpipes, Sprinklers, Fire Pump, Emergency Generator, and Alarms



**IRVINE RANCH WATER DISTRICT**

15600 Sand Canyon Ave., P.O. Box 57000, Irvine, CA 92619-7000 (949) 453-5300

## Water Flow Test Results

Location: Jamboree & Newport Dr

Test Date: 5/27/2021

### IDENTIFIED BY TEST OR HYDRANTS FLOWED

These tests are not performed with calibrated equipment.

#### Test # 1

HGL	260
Differential psi	18
Outlet Size (inches)	4
Outlet Coefficient	0.9
Pitot Pressure	43
Flow - GPM	2817

**NO BUILD EASEMENTS EXHIBIT: See Civil Drawings for Site Plan "No-Build Easements Exhibit"**



**CITY OF NEWPORT BEACH**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**BUILDING DIVISION**

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915  
 www.newportbeachca.gov | (949) 644-3200

RECEIVED BY COMMUNITY DEVELOPMENT DIVISION AUG 6 2021

CASE NO.: **2021-83**

REQUEST FOR MODIFICATION TO PROVISIONS OF TITLE 9 (FIRE CODE) OR TITLE 15 (BUILDING CODE) OF THE NEWPORT BEACH MUNICIPAL CODE (See Reverse for Basis for Approval) (Fee \$284) **291**

REQUEST FOR ALTERNATE MATERIAL OR METHOD OF CONSTRUCTION (See Reverse for Basis for Approval) (Fee \$284)

For above requests, complete Sections 1, 2 & 3 below by printing in ink or typing.

**FOR STAFF USE ONLY**

Plan Check # 1571-2020 # of Stories 5  
 Occupancy Classification R2/S2  
 Use of Building MFD # of Units 30  
 Project Status IN PLAN CHECK  
 Construction Type IA/VA  
 Verified by YT  
 No. of Items 2  
 Fee due \$291

DISTRIBUTION:  
 Owner  Plan Check YT  
 Petitioner  Inspector  
 Fire  Other

**1 JOB ADDRESS:** 4251-4291 Uptown Newport Dr.

**SITE ADDRESS:** 4251-4291 Uptown Newport Dr.  
 Owner Parkhouse Residences, LLC  
 Address 2 Park Plaza #700 Zip 92614  
Irvine, Ca  
 Daytime Phone ( 949 ) 417-1396

**PETITIONER:**  
 Petitioner Peter Gabrich  
 (Petitioner to be architect or engineer)  
 Address WHA, INC., 3767 Worsham Ave. Zip 90808  
Long Beach, Ca  
 Daytime Phone ( 949 ) 250-0607  
 Email: peterg@whainc.com

**2 REQUEST:** Submit plans if necessary to illustrate request. Additional sheets or data may be attached.  
 We are requesting that the Fire Separation Distance as defined in Chapter 2 of The 2019 California Building Code be taken to the centerline of a "No Build Easement" or "No Build Lot Line" as opposed to what is allowed in the CBC for 1) Building #4 Northwest side - Utilize No Build Easement in Lot N, and 2) Building #5 Northwest side - Utilize No Build Easement in Lot N. Please find additional information in the attached Mod Request.

**3 JUSTIFICATION/FINDINGS OF EQUIVALENCY:** **CODE SECTIONS:**  
 CBC 705.8.1 and Chapter 2.

Lot N is for access, paseo, open space, utility, and landscape purposes and building construction is not allowed within the lot, therefore, imaginary line can be placed at the center line of the Lot N and fire separation distance can be measured from the building face to the imaginary line. Please find additional information in the attached Mod Request narrative.

Petitioner's Signature [Signature] Position Project Architect Date: 5/24/21  
 CA Professional Lic. # C30147

**FOR STAFF USE ONLY**

DEPARTMENT ACTION: In accordance with:  CBC 104.11/CFC 104.9 (Alternate materials & methods)  CBC 104.10/CFC 104.8 (CBC Modification)

Concurrence from Fire Code Official is required.  Approved  Disapproved  Written Comments Attached

By: \_\_\_\_\_ Date: \_\_\_\_\_

Request (DOES) (DOES NOT) lessen any fire protection requirements.  
 Request (DOES) (DOES NOT) lessen the structural integrity

The Request is:  Granted  Denied (See reverse for appeal information)  
 Granted (Ratification required)

Conditions of Approval:  
NO BUILD EASEMENT SATISFIES THE DEFINITION OF PUBLIC WAY FOR THE PURPOSE OF OPENING PROTECTIVES.

Signature [Signature] Position CHIEF BUILDING OFFICIAL Date 8/12/2021  
 Print Name SAMIIR GHOSH

APPEAL OF DIVISION ACTION TO THE BUILDING BOARD OF APPEALS (See Reverse)  
 (Signature, statement of owner or applicant, statement of reasons for appeal and filing fees are required.)

CASHIER RECEIPT NUMBER: 2000115778 Forms/modif 02/25/21



# **Uptown Newport Lot 1 Building 1 Condominium Development**

## **CCR Title 24 Noise Study Report**

**April 27, 2021**

**Prepared for:**

**Paul Cheng**

**USAI Investments**

**16610 N. Dallas Parkway, Suite 1600**

**Dallas, Texas 75248**

**Prepared by:**

**Robert Ortiz**

**Associate**

**Patrick Murphy**

**Associate Principal**

**WI Project 21-031**

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## Introduction

This report presents an acoustical evaluation of the exterior noise and exterior to interior sound isolation for the new 60-unit condominium development to be constructed at Lot 1 of the Uptown Newport development in Newport Beach, CA. The proposed project is a new condominium building with community pool and fitness facilities. The building will have 7 residential units on floor one, 11 residential units on floors two through five, and 9 residential units on floor six with individual unit parking garages on two basement floors. An aerial photograph of the project area with Lot 1 highlighted is presented in Figure 1.

The site is dominated by mechanical equipment noise from the neighboring Tower Jazz Semiconductor building and central plant. Aircraft flyovers to and from John Wayne Airport are also a notable noise source, however, the project site is located outside of the 60 CNEL noise contour<sup>1</sup>.

The purpose of this noise study is to assess the exterior noise environment of the subject property and to provide recommendations on the control of exterior-to-interior noise with respect to the requirements of the California Code of Regulations (CCR), Title 24 (including the 2019 California Building Code {CBC} Section 1206 - Sound Transmission Control), the California Green Building Standard Code (CalGreen) Non-Residential Section 5.507.4 – Acoustical Control, and Mitigation Measure 10-3 in the Uptown Newport Development Conditions of Approval.

This report provides a description of the environmental noise survey methodology, a discussion of applicable noise standards, noise survey results, future noise level projections, and exterior-to-interior noise mitigation recommendations. The current study is based on the Schematic Design drawing set dated 5 March 2021 by Lucien Lagrange Studio.

## 1 Applicable Noise Standards – Noise Study Criteria

### 1.1 Interior Noise due to Exterior Sources

The 2019 CBC states that interior noise levels attributable to exterior sources should not exceed an annual CNEL of 45 in any habitable room. Furthermore, CCR Title 24 requires that the building be designed to have such sound insulation that, with all exterior doors and windows in the closed position, the interior noise level attributable to exterior sources shall not exceed an annual CNEL of 45 in any habitable room.

The state of California has enacted a Green Building Standards Code (CalGreen) which prescribes a performance criterion whereby interior noise levels due to exterior sources may not exceed an hourly average level of 50 dBA (50 dBA Leq,1 hr.) for non-residential uses [CBC, Title 24, Part 11]. This interior noise limit is applicable to occupied, non-residential areas during normal hours of operation, including the Club Lounge, Amenities area, and building offices.

### 1.2 Ventilation Requirements

For areas of the project where the exterior noise exposure exceeds 60 CNEL, the windows in habitable spaces will have to be closed to provide the requisite amount of noise insulation; hence

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<sup>1</sup> <http://www.jwair.com/reportspublications/AccessNoise/cnelnoisecontours/2019.PDF>



these spaces must be provided with alternative means of ventilation. Whether this requires mechanical or passive ventilation is subject to local interpretation and varies from community to community.

### **1.3 Noise Levels at Outdoor Living Areas**

Per Mitigation Measure 10-3 of the Environmental Impact Report for this project, the exterior noise standard for all patios, balconies, and common outdoor living areas (playgrounds, parks, and swimming pools) is 65 dBA CNEL.

### **1.4 Suggested Interior Noise Criteria for Minimizing Sleep Disturbance**

We suggest a maximum interior noise level criterion of 50 dBA due to environmental noise events during nighttime hours. This 50 dBA standard is used by some cities in California and some hotel brands to reduce the likelihood of occupant complaints/annoyance from single noise events associated with transportation noise sources such as aircraft and trains. As the maximum noise level varies between individual events, we define the exterior level as the 90th percentile of the measured nighttime events. In other words, 90 percent of typical nighttime events will satisfy the criterion, while the occasional event will exceed it.

## **2 Environmental Noise Survey Methodology**

The Environmental Noise Survey consisted of three long-term noise measurements along the project boundaries, which we supplemented by a series of 12 short-term noise measurements conducted at key locations throughout the property. Table 1 summarizes the noise measurement locations and the types of measurements performed at each. Figure 1 shows the relative position of measurement locations for this noise study on a site plan of the project parcel. All equipment was calibrated immediately before and after measurements with a calibration signal traceable to the National Institute of Standards and Technology (NIST).

### **2.1 Long-Term Measurements**

Long-term, statistical noise levels were measured at the site by means of three precision, calibrated, Type I logging sound level meters left unattended for over four days. Long-term meters (LT-1, LT-2, LT-3) were placed at the locations indicated in Table 1 and Figure 1. LT-1 and LT-2 were each secured to trees and LT-3 was secured to a light pole. All long-term meters were positioned at a height of approximately 12 ft above grade. The sound meters monitored noise levels continuously for several 24-hour periods, providing hourly-averaged and statistical noise levels throughout the survey duration. Hourly equivalent noise data ( $L_{eq}^2$ ) were subsequently used to calculate the daily and typical Community Noise Equivalent Level (CNEL) at each location, as required by the CCR Title 24, and to establish the hourly noise exposure for the CalGreen assessment.

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<sup>2</sup> Appendix A is a glossary of acoustical terminology.

It should be noted that due to a power failure, monitor LT-2 only collected noise measurement data for approximately 16 hours. Data collected at this location was reviewed and compared to LT-1 and LT-3 to approximate a 24-hour CNEL at this location.

## 2.2 Short-Term Measurements

10 short-term (i.e., 10 to 15-minute) noise measurements were conducted between 12:00 PM and 3:00 PM on April 8, 2021 at the locations indicated in Table 1 and Figure 1 at a height of 5 feet and 25 feet. The short-term measurements are used to measure sound across the site and as additional data points for verifying our acoustical model. The short-term measurements were correlated with the long-term measurements to calculate the CNEL at these measurement locations.

**Table 1: Environmental Noise Survey Measurement Locations**

Label	Measurement Type*	Location Description**
LT-1	Long-Term – 12 ft microphone height	North East Corner of Lot 1, on tree
LT-2	Long-Term – 12 ft microphone height	North West Corner of Lot 1, on tree
LT-3	Long-Term – 12 ft microphone height	South West Corner of Lot 1, on light pole
ST-1	Short-Term – 5 ft, 25 ft	North East Corner of Lot 1, ~5 ft south of LT-1
ST-2	Short-Term – 5 ft, 25 ft	Along East Property Line, ~50 ft south of LT-1
ST-3	Short-Term – 5 ft, 25 ft	South East Corner, ~150 ft south of LT-1
ST-4	Short-Term – 5 ft, 25 ft	Along North Property Line, ~130 ft east of LT-1
ST-5	Short-Term – 25 ft	North West Corner of Lot 1, ~15 ft south of LT-2
ST-6	Short-Term – 25 ft	South West Corner of Lot 1, ~5 ft north of LT-3
*See descriptions of measurement types above		
** North, south, east, and west directions are project oriented, not cardinal directions		

## 3 Environmental Noise Survey Results

Existing noise levels were determined by analyzing the measurement data obtained at the site; future noise levels were extrapolated from existing noise levels based on proposed building configurations and assumed future increases or changes in street traffic. Exterior-to-interior noise insulation requirements were determined by evaluating the existing and projected future noise levels at the project site.

### 3.1 Measured Existing Noise Levels

The results of the environmental noise survey indicate that existing noise levels at the project site are currently consistently at or above 60 CNEL. The north and east facades have line-of-site to the adjacent Tower Jazz Semiconductor building and central plant mechanical equipment. Figure 2, Figure 3 and Figure 4 present the equivalent noise levels ( $L_{eq}$ ) measured in hourly intervals for each monitoring day at each long-term monitoring location. The calculated CNEL value for each complete 24-hour period is also included. The calculated CNEL values were used as the basis for residential design recommendations, and the loudest hourly  $L_{eq}$  at each location was used as the basis of design for non-residential spaces.

**Table 2: Community Noise Equivalent Levels (CNEL) by Measurement Location and Height.**

Label	Measurement Height	Equivalent Project Floor	Existing CNEL (dBA)	90th Percentile Nighttime Max Level (dBA)
LT-1	12 ft	First	65 ‡	69 ‡
LT-2	12 ft	First	62 ‡	68 ‡
LT-3	12 ft	First	60 ‡	68 ‡
ST-1	5 ft	First	63 †	68 †
	25 ft	First	65 †	69 †
ST-2	5 ft	First	63 †	68 †
	25 ft	Second	63 †	68 †
ST-3	5 ft	First	63 †	68 †
	25 ft	Second	64 †	68 †
ST-4	5 ft	First	63 †	68 †
	25 ft	Second	64 †	69 †
ST-5	25 ft	Second	60 †	67 †
ST-6	25 ft	Second	60 †	68 †
‡ CNEL computed from long-term measurement data				
† CNEL estimated from short-term measurement data				

### 3.2 Projected Future Noise Levels

Future noise levels are typically extrapolated from existing noise levels based on predicted increased traffic operations on local streets.

In terms of noise impacts from the increased traffic, a 1 dB increase in the daily CNEL can be expected if traffic levels increase 30% on any local thoroughfare, assuming vehicle speeds and free-flow conditions remain the same. Typical traffic volume increases in developed urban areas such as this neighborhood are on the order of 1% per year, therefore net increases of less than 1 dB can be expected in the next 10 years. This assumes that there will be no significant improvements in tire,

pavement, and/or engine technologies which would serve to reduce the overall noise emission from vehicular traffic, as has been the case in the past.

However, this project is sufficiently shielded from the nearest local streets, Jamboree Rd., MacArthur Blvd., and Von Karman Ave., either by existing buildings or by distance, that there is no anticipated increase in future noise levels. Local trips created by this project and adjacent developments are not expected to be sufficient to increase future CNEL noise levels.

The Environmental Impact Report No. 627 for John Wayne Airport General Aviation Improvement Program<sup>3</sup>, future projections show the project will remain approximately 1,500 ft beyond the 60 CNEL contour. Based on this, we did not increase the expected future noise level for the project due to operations associated with John Wayne Airport.

In addition, it is foreseen that the Tower Jazz facility will close in several years and be replaced by additional residential development. When that occurs, the noise levels on the North and East facades will also decrease.

## **4 Noise Abatement Recommendations**

For residential units on upper floors that are exposed directly to noise from adjacent roadways or elevated mechanical equipment, it is not practical to use sound barrier walls at the property lines to reduce noise levels at the project building facades because of the height that would be required. However, such design features are not necessary to provide compliant interior noise levels at residential units, because specifying acoustical designs for glazing and window types, exterior walls, exterior entrances, and supplemental ventilation systems can provide the mitigation necessary to achieve a code-compliant interior noise environment at perimeter units.

Where the exterior noise level on a balcony or deck exceeds the limit, an acoustical barrier specific to that balcony or deck will provide the mitigation necessary to achieve a conditions of approval compliant outdoor noise environment.

### **4.1 Windows and Exterior Doors**

The following acoustical ratings apply to exterior doors with glazing panels as well as window assemblies. These apply to the glazing assemblies as a whole, not just the glazing elements in the windows and doors. These are the minimum acoustic ratings required to meet the Title 24 interior noise requirements. Acoustic performance ratings are presented in terms of Outdoor-Indoor Transmission Class (OITC) and Sound Transmission Class (STC), both of which should be met by the window/door manufacturer by providing laboratory test data for the specific window or door assembly types submitted for this project. Three classifications of acoustically-rated exterior glazing assemblies are required for this project:

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<sup>3</sup> <https://files.ocair.com/media/2020-12/Appendix%20H%20GAIP%20Noise%20Tech%20Appendix.pdf?ww0BSgrVCj0YAEeCP4b3zKPtjhzY1dz1=>

- **Class I:** OITC 24, STC 30
- **Class II:** OITC 26, STC 33
- **Class III:** OITC 28, STC 35

The locations of these various classes are indicated below and shown in Figure 7 through Figure 10.

All other facades where no specific OITC/STC class recommendations are indicated do not require acoustically-rated glazing because any dual-pane window that is used to meet CBC thermal insulation requirements will also be sufficient to meet the acoustical requirements.

## 4.2 Exterior Walls

At this time there are no specific wall assemblies called out on floor plan drawings. Details on Sheet A8-120 indicate metal stud construction will be used and also indicate that the exterior wall finishes are to be stucco or cast stone. Therefore, the following typical metal-framed exterior wall assemblies were assumed to determine the acoustic rating of the glazing assemblies.

- EIFS system (stucco) finish, a weather resistive barrier, a layer of 5/8" exterior glass mat sheathing, 8" metal studs 16" o.c, 6" thick fiber glass batt insulation, 1 layer of 5/8" type X gypsum. This assembly has an approximate STC-58 rating.
- Cast stone (3-5/8" thick) finish, minimum 1" air gap, 2" continuous XPS insulation, a weather resistive barrier, a layer of 5/8" glass mat sheathing, 6" metal studs 16" o.c, 6" thick fiber glass batt insulation, 1 layer of 5/8" type X gypsum. This assembly has an approximate STC-67 rating.

## 4.3 Roof Noise Mitigation

The typical concrete slab roof/ceiling assemblies that will be used is shown on Detail 3 on Sheet A8-121. This is sufficient for noise control.

- Roofing membrane, 1/2" cover board, rigid insulation, vapor barrier, 8" thick concrete slab (expected rating is STC-58).

## 4.4 Balcony and Terrace Noise Control

To achieve the Mitigation Measure 10-3 65 CNEL noise standard at the balconies, noise control measures will be required at those with direct exposure to the Tower Jazz facility (project north and east). See Figure 11 for the approximate locations of the balconies where the following noise control measures are recommended. Figure 12 shows schematic placement of the noise control recommendations.

- Balconies on Second through Fifth Floors:
  - Glass and metal rails should be of solid construction, with sealed gaps between panels and only minimal openings at the bottom for drainage. Height of rails should be at least 3.5 ft above the finished floor. A clear barrier such as the glass and metal

currently shown in the elevations, with the gaps between panels and opening at the bottom sealed/closed, is appropriate.

- Ceilings above balconies should be finished with an acoustically absorptive material with a minimum NRC-0.70 rating.
  - A solid barrier should extend 2 ft from the underside of the level above, at the perimeter of the balcony. A translucent barrier with a similar design to the rails would be appropriate. Alternatively, the balcony could be converted to a sunroom with operable windows. This would not be considered a habitable space under Title 24, so it would not be subject to the 45 CNEL limit. There would be no requirements for the glass and probably also not for the ventilation, but that should be confirmed with the project mechanical engineer.
- Balconies on Sixth Floor:
    - Recommendations for sixth floor balconies are similar to lower floor recommendations in regard to the glass and metal rails. However, since sixth floor balconies do not have a ceiling above to apply absorptive material, it is recommended that the rails at this floor be a minimum of 5 ft high to provide necessary sound mitigation.

The common outdoor pool and terrace space on the second floor is sufficiently shielded by the project building such that no noise control measures are required.

#### **4.5 Ventilation**

Mitigation requirements are based on community noise equivalent levels (CNEL) of 60-65 dBA at the project facades. A typical bedroom/living room window will allow for a reduction of approximately 15 decibels when partially open. Therefore, given the exterior noise exposures it will not be possible for the interior noise requirement of CNEL 45 dBA to be met with any open exterior windows if a habitable space is exposed to a CNEL above 60 dBA. Supplemental ventilation must be provided at all rooms for which acoustically-rated glazing assemblies are recommended in this report. The acoustical performance of the ventilation system should be equal or higher to the STC rating required for a specific unit's exterior glazing, as shown in Figure 7 through Figure 10.

Supplemental ventilation can be provided in several forms:

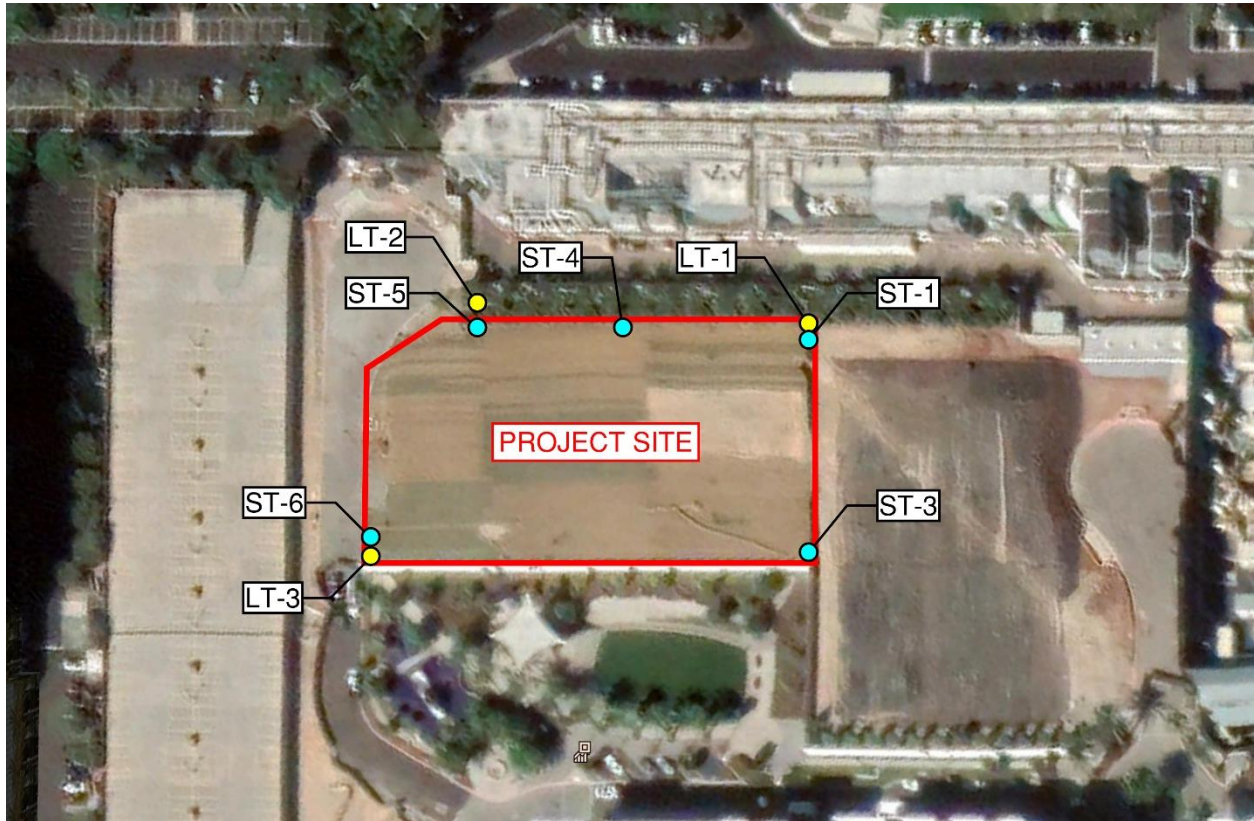
- A ducted fresh air system could be incorporated into the HVAC system. Other projects have used passive, ducted air inlets that extend from the building's rooftop to soffits within each unit. Ducted air inlets should be acoustically lined through the first 10 feet in length away from the exterior opening and incorporate one or more 90-degree bends between openings, so as to not compromise the noise insulating performance of the residential unit's exterior envelope.
- Instead of serving unit stacks with a vertical duct drawing air from the room, air could also be drawn through the floor-ceiling assembly to a register in the ceiling. In either system, ducts should be located within gypsum shafts so as to not create a direct noise path from exterior

penetration to the unit interior. We will gladly review and comment on designs provided by the project's architect or mechanical engineer.

- Another means of providing fresh air ventilation without compromising the degree of acoustical isolation is to incorporate a "Z-duct" fresh air intake device in the building facade. If a Z-duct method is chosen to provide outside air intake at individual units, the vertical duct should be at least 5 ft in length and lined with 1/2" or 1" thick acoustical liner. These requirements are essential to make the Z-duct provide adequate noise insulation and not compromise the noise insulating performance of the window and wall assemblies. Commercially available units include:
  - Vibro-Acoustics Model CT Silencer (<http://www.vibro-acoustics.com>)
  - Ruskin Model L Air Vent Silencers ([www.ruskinsound.com](http://www.ruskinsound.com))
  - Commercial Acoustics Transfer Silencers Model 'L' ([www.mfmca.com](http://www.mfmca.com))

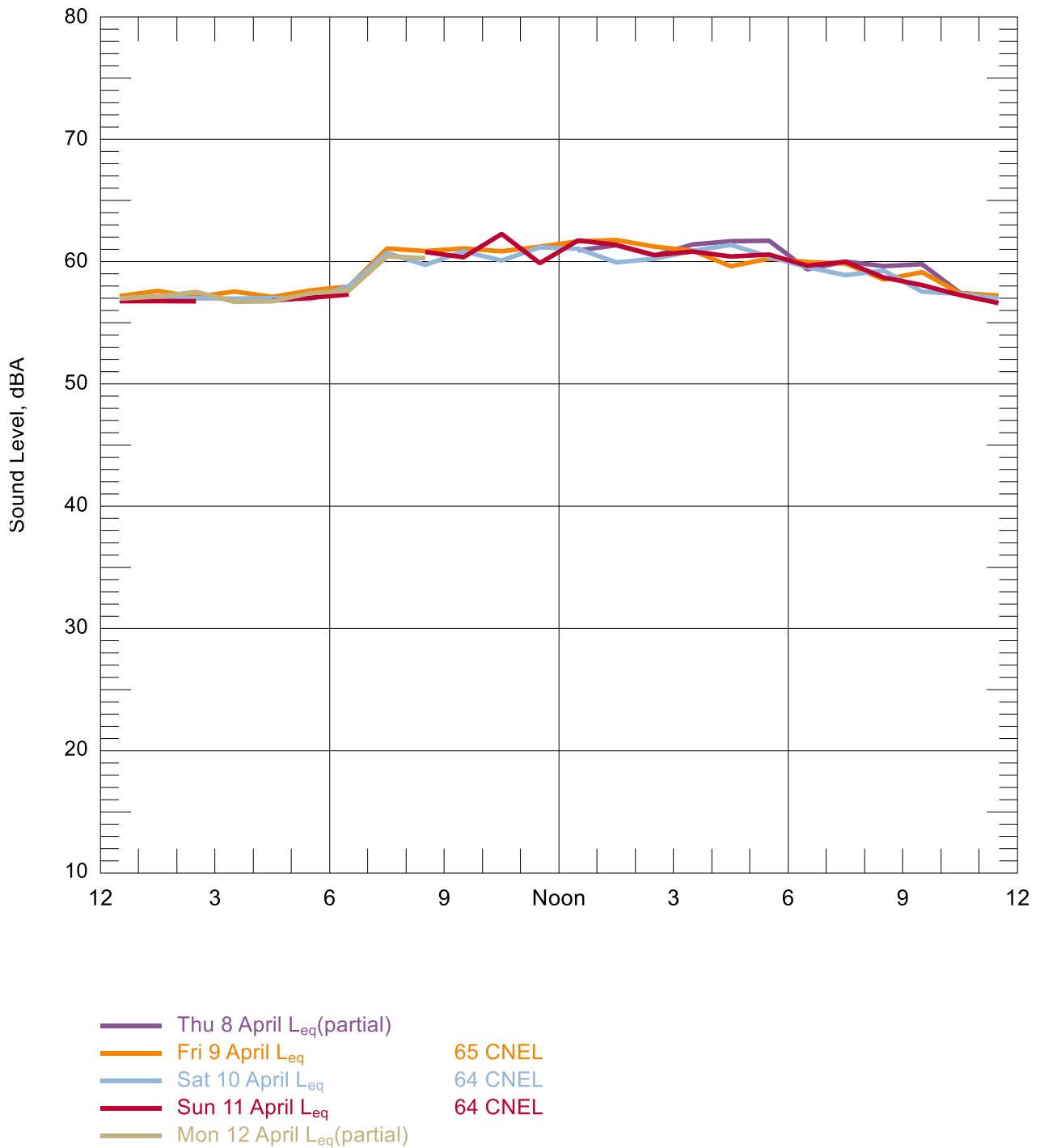
#### **4.6 Electrical Outlets in Exterior Walls**

Apply outlet box pads and caulk to all electrical boxes in exterior walls (both interior and exterior faces), as one would in all corridor, party and other sound rated interior partitions (including floor-ceiling assemblies). Thoroughly caulk around all edges of electrical outlet boxes and other penetrations with non-hardening acoustical sealant. See schematic detail in Figure 13.

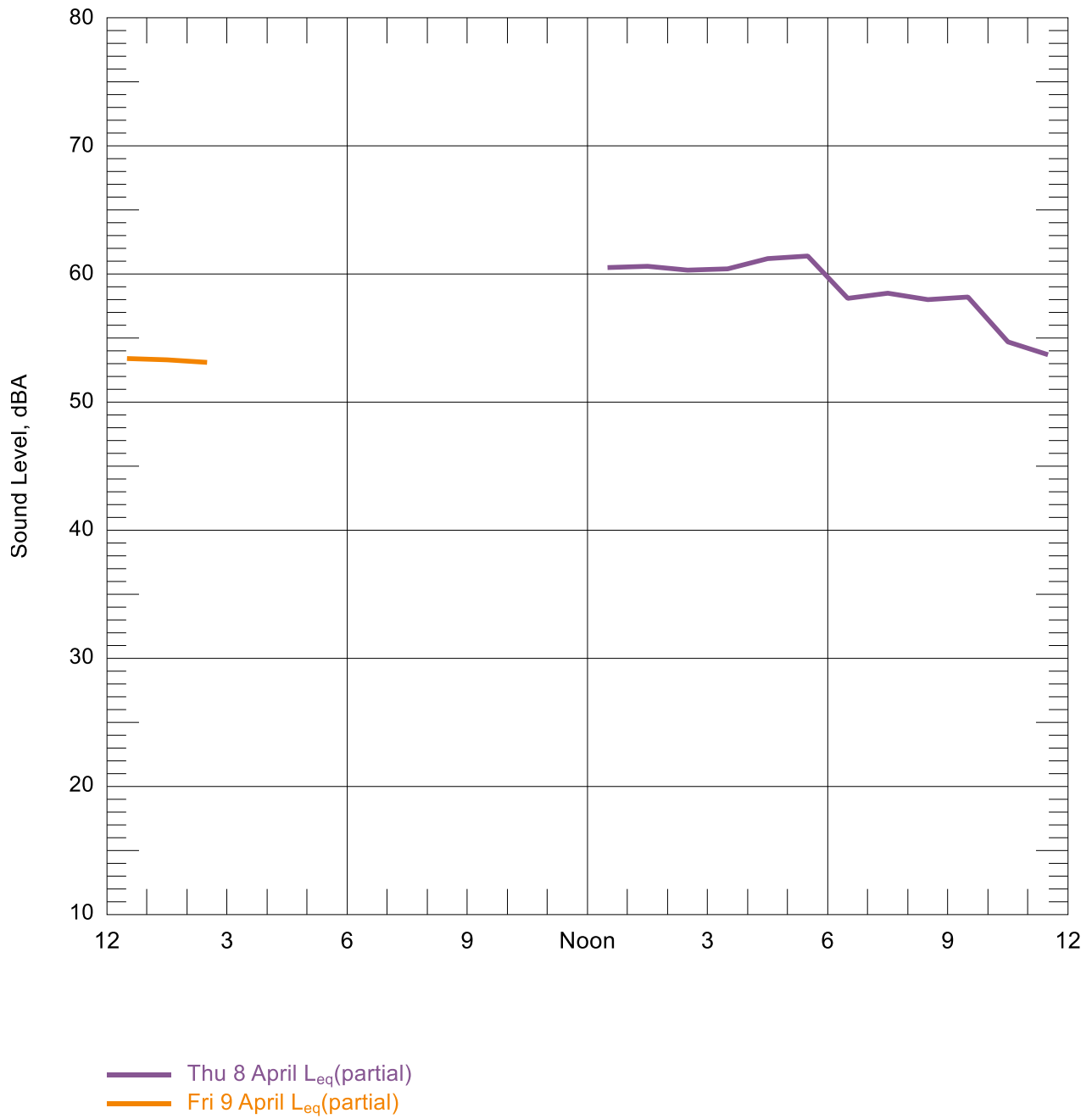


**Figure 1: Project area map with long-term (LT-1, LT-2 & LT-3) and short-term (ST-1, ST-2, ST-3, ST-4, ST-5 & ST-6) measurement locations**

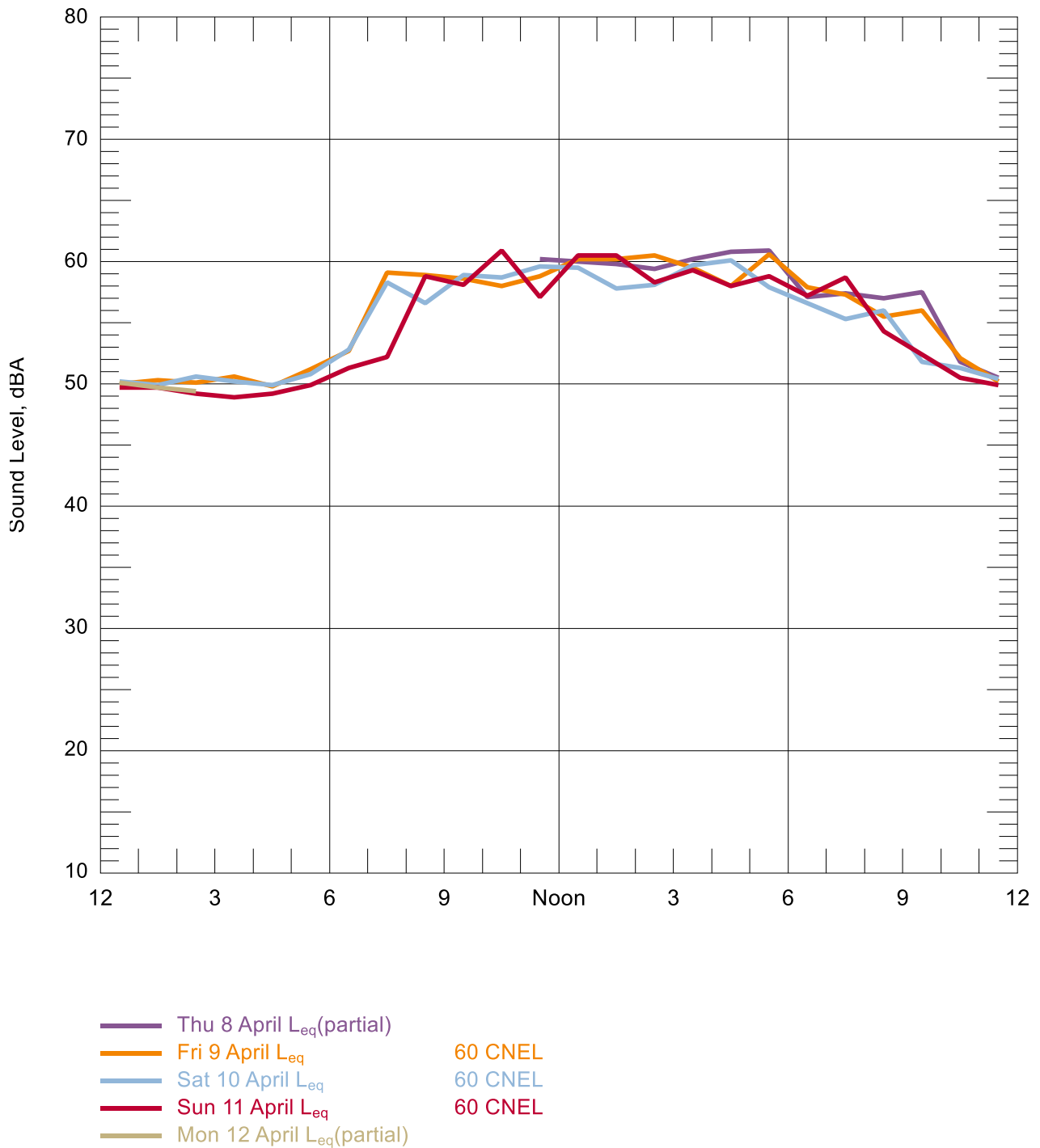




**Figure 2: Hourly equivalent noise levels ( $L_{eq}$ ) and corresponding community noise equivalent levels (CNEL) measured at Location LT-1, North East Corner (2021)**



**Figure 3: Hourly equivalent noise levels ( $L_{eq}$ ) and corresponding community noise equivalent levels (CNEL) measured at Location LT-2, North West Corner (2021)**



**Figure 4: Hourly equivalent noise levels (Leq) and corresponding community noise equivalent levels (CNEL) measured at Location LT-3, South West Corner (2021)**



Figure 5: Predicted Community Noise Equivalent Level (CNEL) contours on first floor

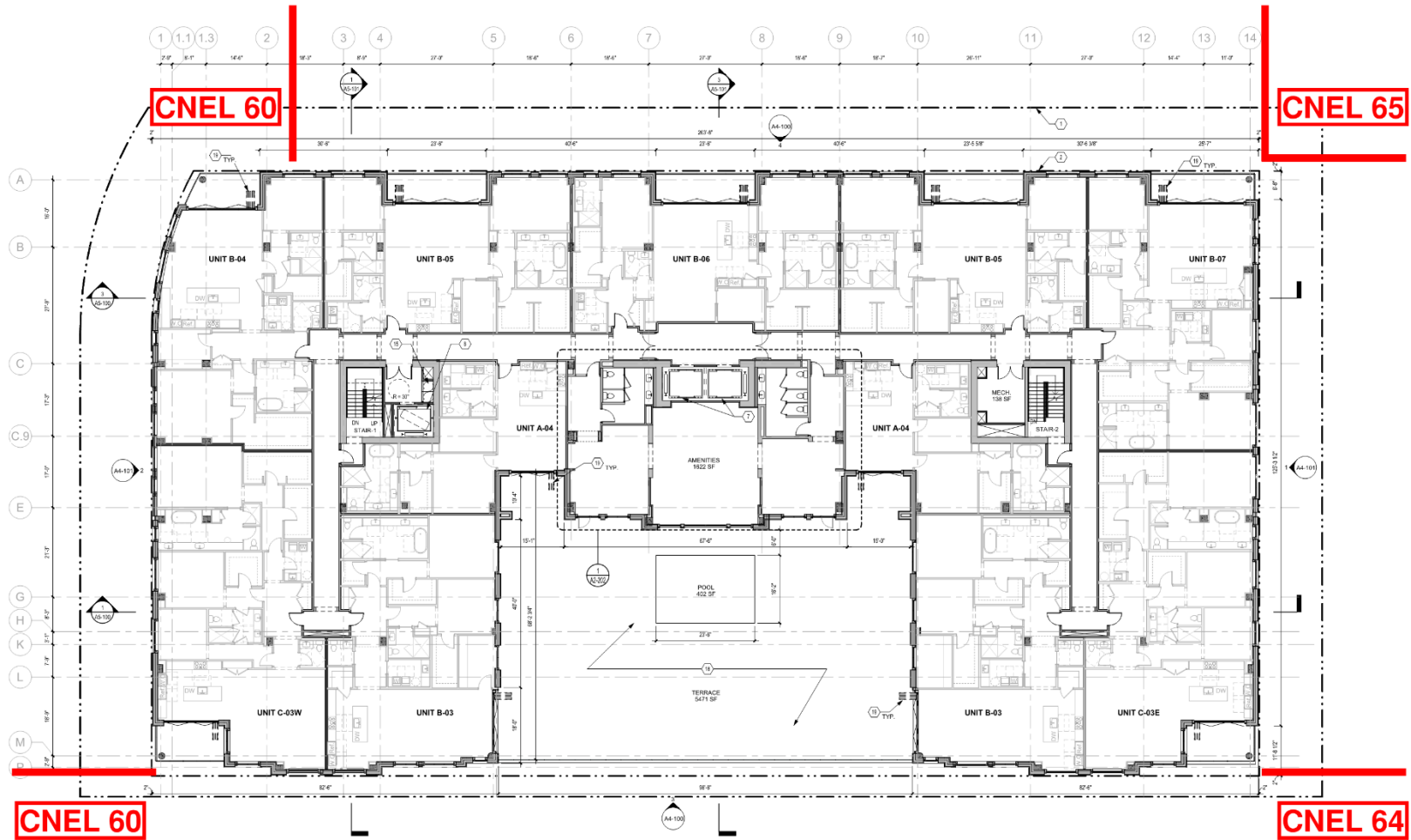


Figure 6: Predicted Community Noise Equivalent Level (CNEL) contours on second through sixth floors

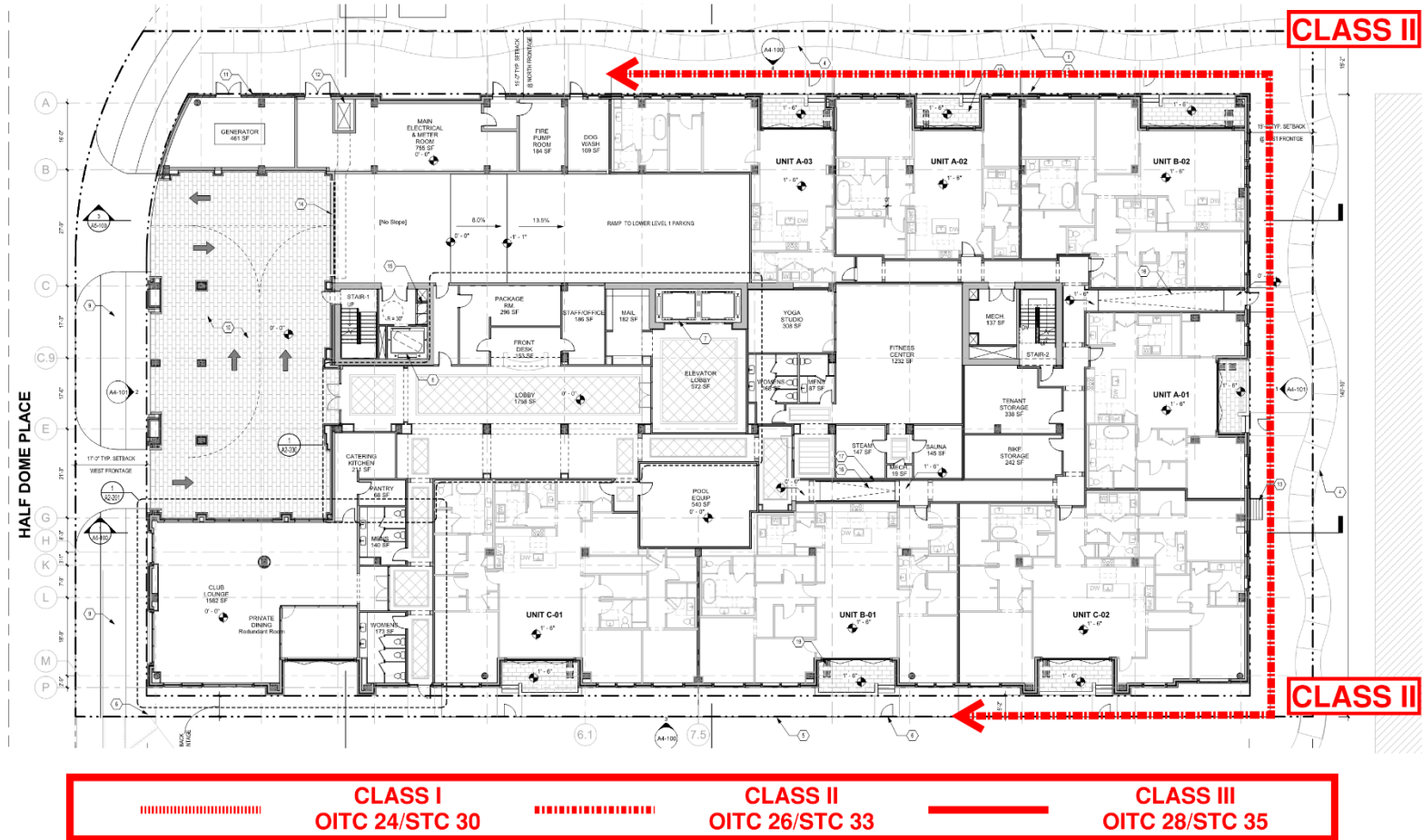


Figure 7: First floor glazing assemblies acoustical rating recommendations.

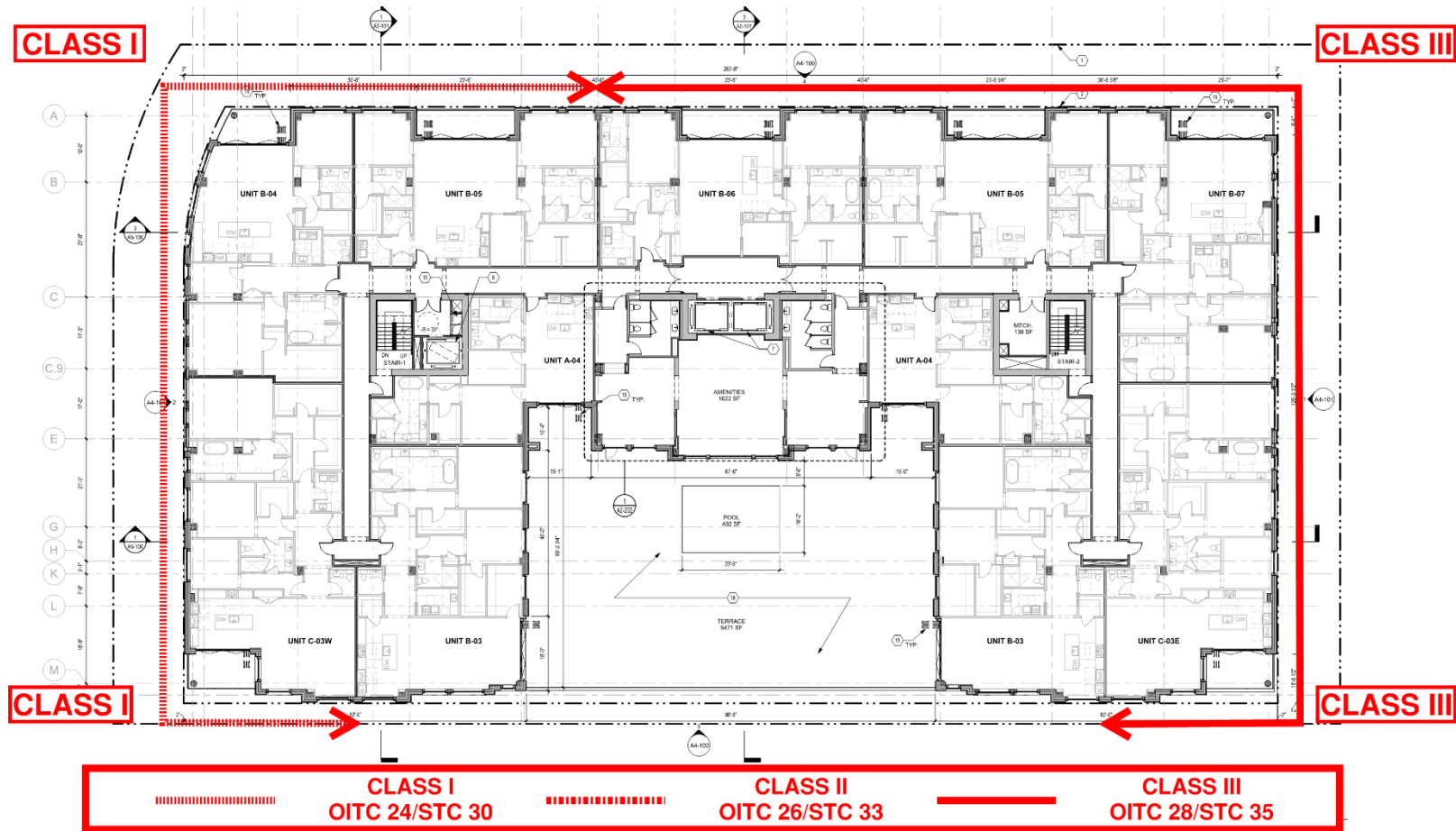


Figure 8: Second floor glazing assemblies acoustical rating recommendations.

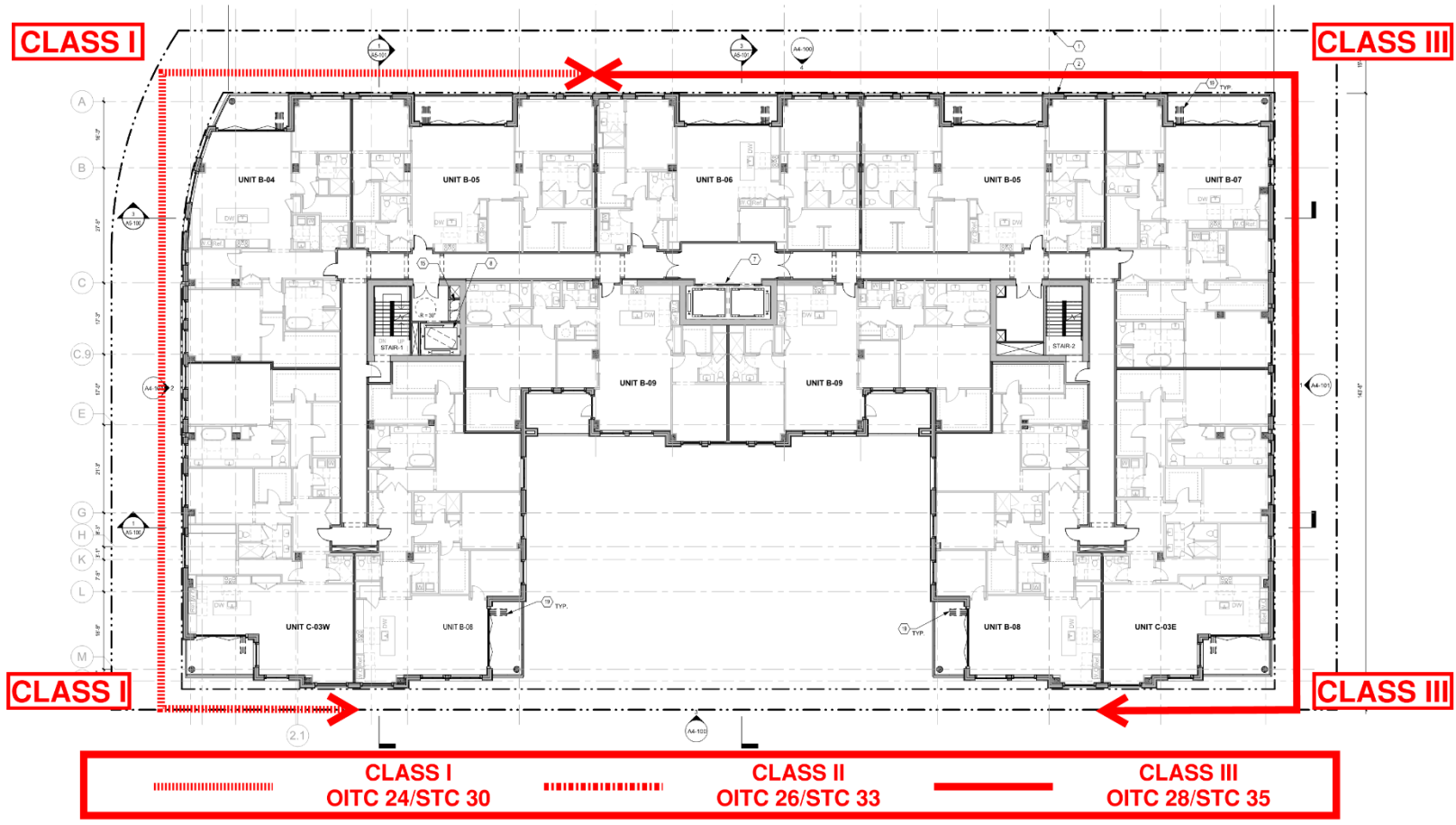


Figure 9: Third, fourth, and fifth floors glazing assemblies acoustical rating recommendations.



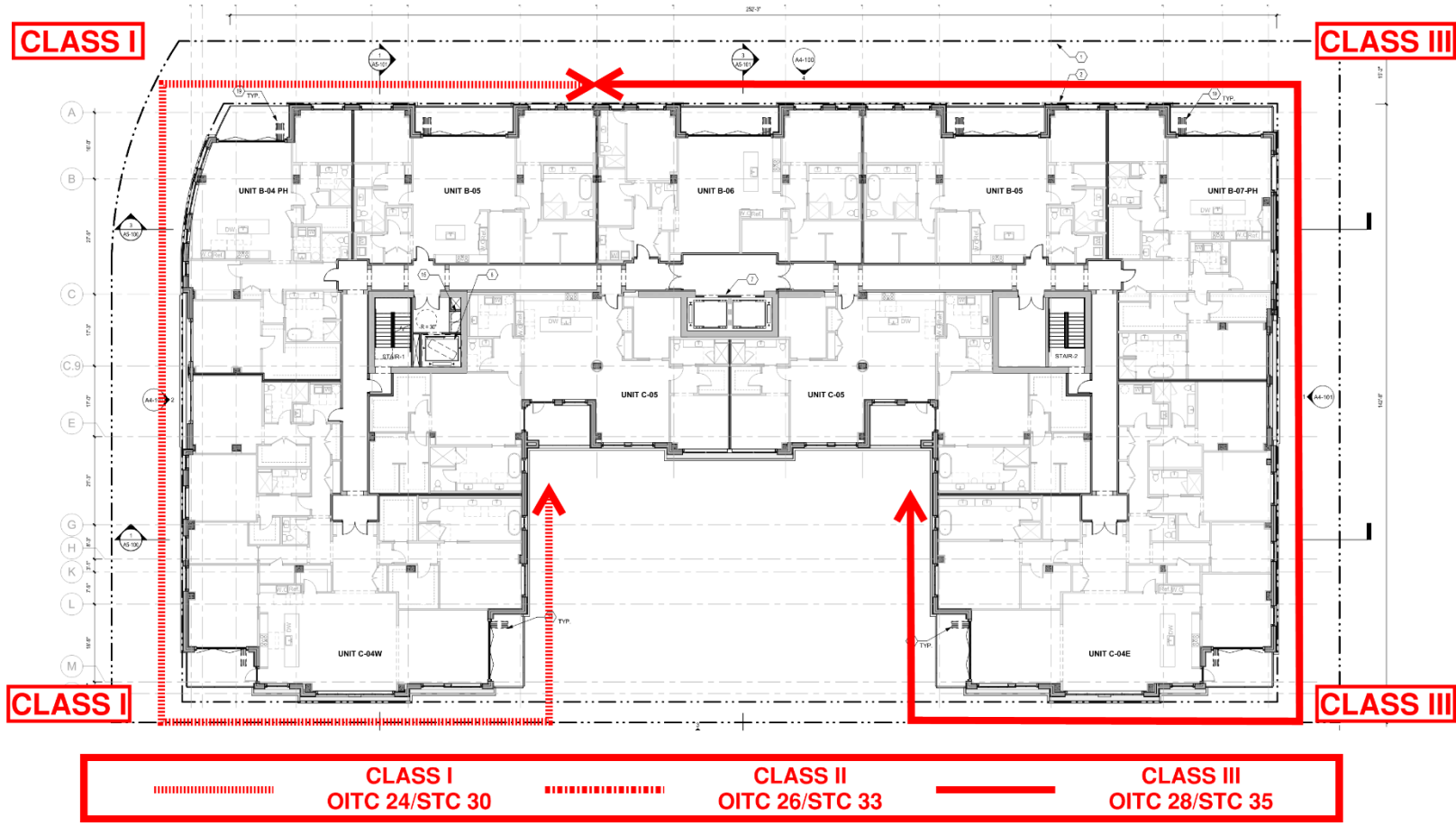
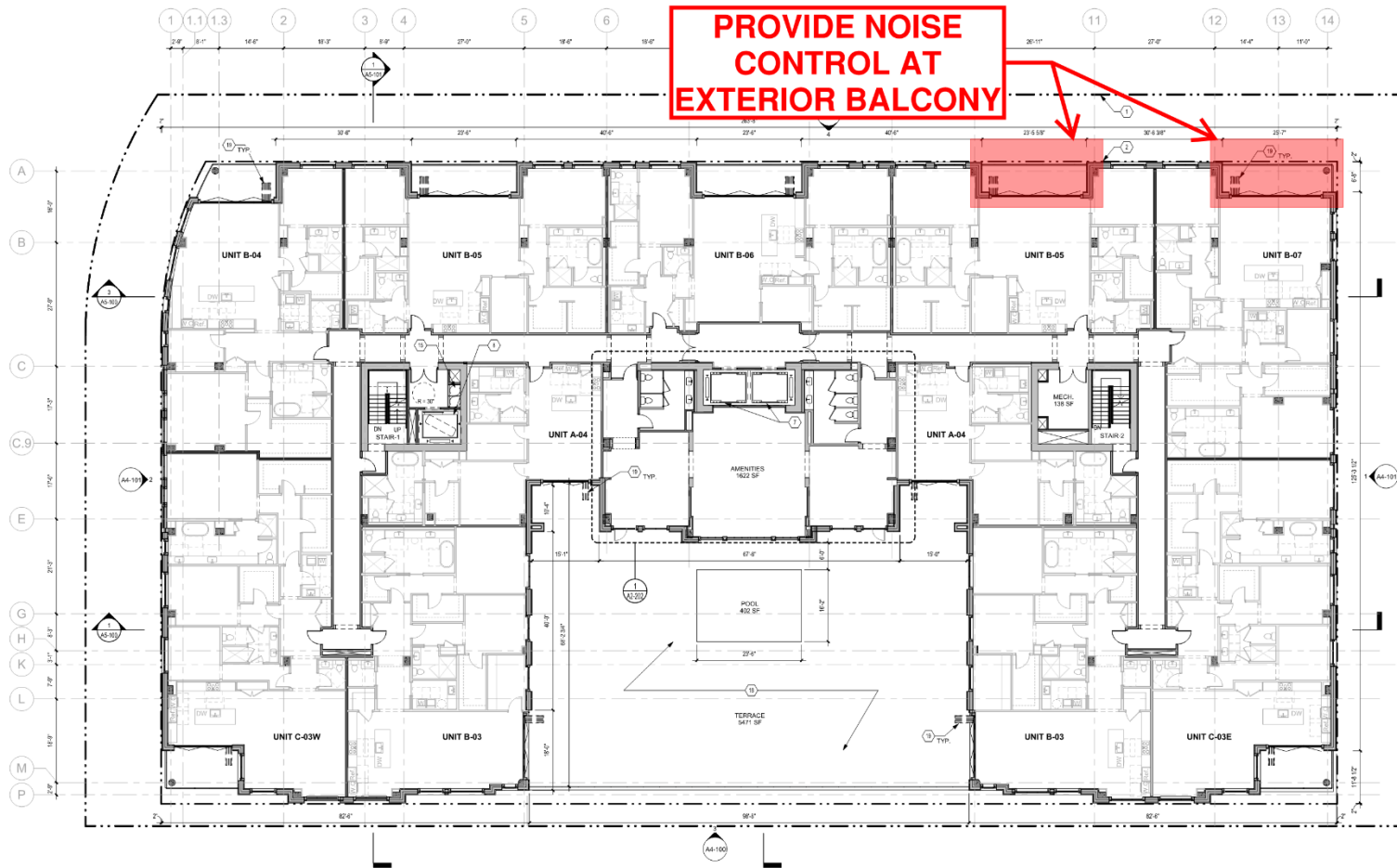
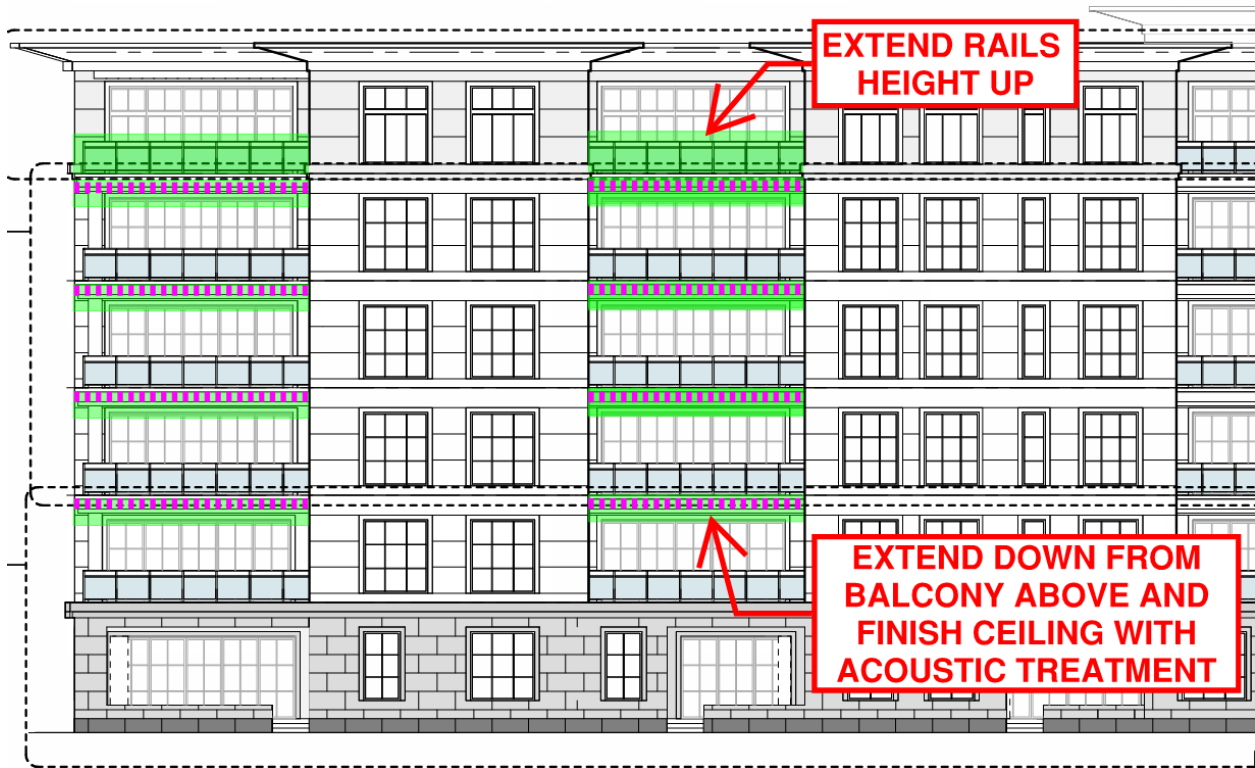


Figure 10: Sixth floor glazing assemblies acoustical rating recommendations.



**Figure 11: Balconies (red highlighted areas) where noise control measures are required on second through sixth floors.**



④ OVERALL ELEVATION - NORTH  
3/32" = 1'-0"

**Figure 12: Balcony noise control sketch. Dashed pink lines show ceiling areas to be finished with acoustically absorptive material. Green boxes show where barriers should be extended down from the balcony above or where the existing railing is to be extended up.**

Acceptable products or approved equivalent:

Acoustical pads:

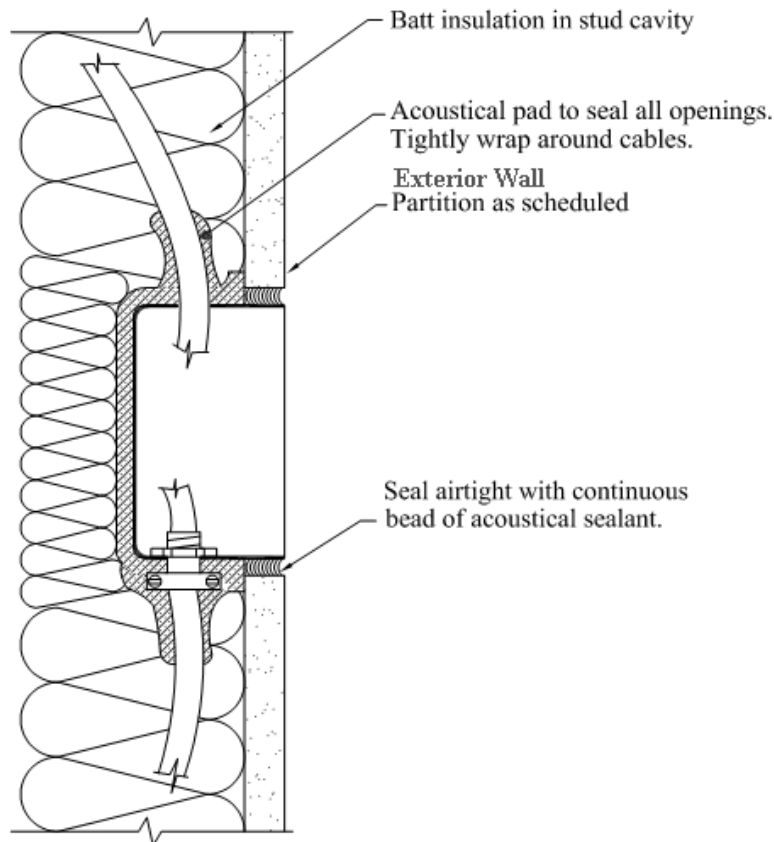
- a. Nelson Fire Rated FSP Putty Pads manufactured by EGS Electrical ([www.nelsonfirestop.com](http://www.nelsonfirestop.com))
- b. BioStop Fire Rated Putty Pads ([www.biofireshield.com](http://www.biofireshield.com))
- c. SpecSeal Putty Pads ([www.stifirestop.com](http://www.stifirestop.com))
- d. IsoBacker Outlet Backer Pad by Kinetics Noise Control ([www.kineticsnoise.com](http://www.kineticsnoise.com))

General drywall caulking:

- a. Sheetrock Acoustical Sealant manufactured by USG ([www.usg.com](http://www.usg.com))

Caulking of fire-rated openings:

- a. 3M Fire Barrier Sealant CP 25WB+ ([www.3M.com](http://www.3M.com))
- b. FS-ONE by Hilti ([www.hilti.com](http://www.hilti.com))



**Figure 13: Acoustical isolation of electrical boxes and other recessed elements at exterior walls.**

## Appendix A – Glossary of Acoustical Terms

### **A-Weighted Sound Level (dBA):**

The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made. A-weighting de-emphasizes the low and very high frequency components of the sound in a manner similar to the response of the average human ear. A-weighted sound levels correlate well with subjective reactions of people to noise and are universally used for community noise evaluations.

### **Airborne Sound:**

Sound that travels through the air, as opposed to structure-borne sound.

### **Ambient Noise:**

The prevailing general noise existing at a location or in a space, which usually consists of a composite of sounds from many sources near and far.

### **Community Noise Equivalent Level (CNEL):**

The  $L_{eq}$  of the A-weighted noise level over a 24-hour period with a 5 dB penalty applied to noise levels between 7 p.m. and 10 p.m. and a 10 dB penalty applied to noise levels between 10 p.m. and 7 a.m.

### **Day-Night Sound Level ( $L_{dn}$ ):**

The  $L_{eq}$  of the A-weighted noise level over a 24-hour period with a 10 dB penalty applied to noise levels between 10 p.m. and 7 a.m.

### **Decibel (dB):**

The decibel is a measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

### **Energy Equivalent Level ( $L_{eq}$ ):**

The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time period of interest.  $L_{eq}$  is widely used as a single-number descriptor of environmental noise.  $L_{eq}$  is based on the logarithmic or energy summation and it places more emphasis on high noise level periods than does  $L_{50}$  or a straight arithmetic average of noise level over time. This energy average is not the same as the average sound pressure levels over the period of interest but must be computed by a procedure involving summation or mathematical integration.

### **Field Impact Insulation Class (FIIC):**

A single number rating similar to the IIC except that the impact sound pressure levels are measured in the field.

**Field Sound Transmission Class (FSTC):**

A single number rating similar to STC, except that the transmission loss values used to derive the FSTC are measured in the field. All sound transmitted from the source room to the receiving room is assumed to be through the separating wall or floor-ceiling assembly.

**Frequency (Hz):**

The number of oscillations per second of a periodic noise (or vibration) expressed in Hertz (abbreviated Hz). Frequency in Hertz is the same as cycles per second.

**Impact Isolation Class (IIC):**

A single number rating used to compare the effectiveness of floor-ceiling assemblies in providing reduction of impact generated sounds such as footsteps. It is derived from the measurement of impact sound pressure levels across a series of 16 test bands using a standardized tapping machine.

**Noise Isolation Class (NIC):**

A single number rating derived from measured values of noise reduction between two enclosed spaces that are connected by one or more paths. The NIC is not adjusted or normalized to a standard reverberation time.

**Normalized Noise Isolation Class (NNIC):**

A single number rating similar to the NIC, except that the measured noise reduction values are normalized to a reverberation time of 1/2 second.

**Outdoor-Indoor Transmission Class (OITC):**

A single number classification, specified by the American Society for Testing and Materials (ASTM E 1332 issued 1994), that establishes the A-weighted sound level reduction provided by building facade components (walls, doors, windows, and combinations thereof), based upon a reference sound spectra that is an average of typical air, road, and rail transportation sources. The OITC is the preferred rating when exterior facade components are exposed to a noise environment dominated by transportation sources.

**Octave Band - 1/3 Octave Band:**

One octave is an interval between two sound frequencies that have a ratio of two. For example, the frequency range of 200 Hz to 400 Hz is one octave, as is the frequency range of 2000 Hz to 4000 Hz. An octave band is a frequency range that is one octave wide. A standard series of octaves is used in acoustics, and they are specified by their center frequencies. In acoustics, to increase resolution, the frequency content of a sound or vibration is often analyzed in terms of 1/3 octave bands, where each octave is divided into three 1/3 octave bands.

**Sound Absorption Coefficient ( $\alpha$ ):**

The absorption coefficient of a material is the ratio of the sound absorbed by the material to that absorbed by an equivalent area of open window. The absorption coefficient of a perfectly absorbing

surface would be 1.0 while that for concrete or marble slate is approximately 0.01 (a perfect reflector would have an absorption of 0.00).

### **Sound Pressure Level (SPL):**

The sound pressure level of sound in decibels is 20 times the logarithm to the base of 10 of the ratio of the RMS value of the sound pressure to the RMS value of a reference sound pressure. The standard reference sound pressure is 20 micro-pascals as indicated in ANSI S1.8-1969, "Preferred Reference Quantities for Acoustical Levels".

### **Sound Transmission Class (STC):**

STC is a single number rating, specified by the American Society for Testing and Materials, which can be used to measure, in decibels, the sound insulation properties of interior building partitions for noise sources such as speech, radio, and television. It is used extensively for rating sound insulation characteristics of building materials and products.

### **Structure-Borne Sound:**

Sound propagating through building structure. Rapidly fluctuating elastic waves in gypsum board, joists, studs, etc.

### **Statistical Distribution Terms:**

L99 and L90 are descriptors of the typical minimum or "residual" background noise (or vibration) levels observed during a measurement period, normally made up of the summation of a large number of sound sources distant from the measurement position and not usually recognizable as individual noise sources. Generally, the prevalent source of this residual noise is distant street traffic. L90 and L99 are not strongly influenced by occasional local motor vehicle passbys. However, they can be influenced by stationary sources such as air conditioning equipment.

**L50** represents a long-term statistical median noise level over the measurement period and does reveal the long-term influence of local traffic.

**L10** describes typical or average levels for the maximum noise levels occurring, for example, during nearby passbys of trains, trucks, buses, and automobiles, when there is relatively steady traffic. Thus, while L10 does not necessarily describe the typical maximum noise levels observed at a point, it is strongly influenced by the momentary maximum noise level occurring during vehicle passbys at most locations.

**L1**, the noise level exceeded for 1% of the time is representative of the occasional, isolated maximum or peak level which occurs in an area. L1 is usually strongly influenced by the maximum short-duration noise level events which occur during the measurement time period and are often determined by aircraft or large vehicle passbys.



WI #21-031

08 October 2021

USAI Investments  
Attn: Paul Cheng  
16610 N. Dallas Parkway, Suite 1600  
Dallas, Texas 75248  
Cc: Alfredo Marr (Lucien LaGrange Studio) via email

Subject: Uptown Newport – Lot 1 – Building 1  
Acoustic Basis of Design and Review 100% Design Development Drawings

Dear Mr. Cheng:

The following report presents our acoustics Basis of Design and our review of the 100% Design Development Set, dated June 11, 2021 and our discussions with the project design team. Our acoustical recommendations are based on satisfying the project acoustical criteria and our experience with similar condominium projects.

## 1 Project Description

The proposed project will be located at in the northwest corner, in Lot 1, of the One Uptown Newport complex located at 4201 Jamboree Rd in Newport Beach, CA. The building will be constructed as a six-story building of Type 1-A construction, which will include 60 condominium units. The project will also include a main lobby, lobby lounge, club lounge, fitness center, yoga, sauna, amenity room and a community pool.

This report provides acoustical recommendations for the project, based on the 100% Design Documents Set, dated June 11, 2021.

## 2 Acoustical Criteria

The following subsections summarize the relevant acoustical criteria for the project. For those adjacencies and spaces that are not directly addressed by the City's General Plan, City's Municipal Code or State Building Code, we have based our recommendations on industry-standard acoustical criteria for luxury condominiums in California and our experience.



## 2.1 Interior Separations

The California Building Code (CBC) has requirements for Inter-dwelling and Nonresidential interior sound transmission control. The minimum Sound Transmission Class (STC<sup>1</sup>) and Impact Insulation Class (IIC<sup>2</sup>) ratings, as prescribed by the CBC, are summarized in Table 1 below.

**Table 1: Code Required Criteria for Interior Separations**

Occupancy	Partition Type	Code Required Minimum Rating	Applicable Code
Residential Separation*	Walls	STC 50	2019 CBC <sup>3</sup> Section 1207
	Floor-Ceiling	STC 50 IIC 50	2019 CBC Section 1207
Nonresidential Tenant Separation*	Walls	STC 40	2019 CALGreen <sup>4</sup> Section 5.507
	Floor-Ceiling	STC 40	
*Wall and floor-ceiling assemblies separating dwelling units, guest rooms or tenant spaces from each other and from public or service spaces.			

The acoustical criteria presented in the CBC should be considered the minimum acoustical criteria for residential buildings and is not appropriate for luxury condominium buildings. For luxury condominium buildings, we recommend acoustical criteria that exceeds the acoustical Grade A Performance as described in the International Code Council (ICC) G2-2010 Guideline for Acoustics<sup>5</sup>. Tables 2 and 3 present the CBC minimum acoustic criteria and our recommended criteria for condominium buildings with a subjective description for reference.

<sup>1</sup> Sound Transmission Class (STC): A single number rating, specified by the American Society for Testing and Materials, which can be used to measure the sound isolation properties for comparing the sound transmission capability of interior building partitions for noise sources such as speech, radio, and television. It is used extensively for rating sound isolation characteristics of building materials and products.

<sup>2</sup> Impact Insulation Class. A single number rating used to compare the effectiveness of floor ceiling assemblies in providing reduction of impact generated sounds such as footsteps. It is derived from the measurement of impact sound pressure levels across a series of 16 test bands using a standardized tapping machine.

<sup>3</sup> 2019 California Building Code (CBC), California Code of Regulations, Title 24, Volume 1, Section 1206

<sup>4</sup> <https://codes.iccsafe.org/content/CAGBSC2019/chapter-5-nonresidential-mandatory-measures>

<sup>5</sup> [https://www.iccsafe.org/wp-content/uploads/asc\\_a117/Supporting\\_doc\\_8-15-5\\_ICC\\_G2-2010\\_Guideline\\_for\\_Acoustics-A1171\\_Committee.pdf](https://www.iccsafe.org/wp-content/uploads/asc_a117/Supporting_doc_8-15-5_ICC_G2-2010_Guideline_for_Acoustics-A1171_Committee.pdf)

**Table 2: Sound Isolation – Wall and Floor-Ceiling Demising Assemblies**

Sound Isolation	Privacy Rating	Organization	Subjective Description of Privacy and Sound Isolation
STC 50	Code Minimum	California Building Code	<ul style="list-style-type: none"> <li>• Normal voices are audible but unintelligible most of the time. Raised voices are partially intelligible.</li> <li>• Code minimum</li> </ul>
STC 65	Excellent (appropriate for luxury condominiums)	Wilson Ihrig’s Recommendation	<ul style="list-style-type: none"> <li>• Voices at normal levels and raised voices are not audible or intelligible.</li> <li>• “Practically eliminates the negative effects of neighbor’s noises<sup>6</sup>.”</li> </ul>

**Table 3: Structure-Borne Sound Isolation – Floor-Ceiling Demising Assemblies**

Structure-Borne Sound Isolation	Subjective Rating	Organization	Subjective Description of Privacy and Sound Isolation
IIC 50	Code Minimum	California Building Code	<ul style="list-style-type: none"> <li>• Hard-soled footfalls are audible and heavy impacts are deemed intrusive.</li> <li>• Code minimum</li> </ul>
IIC 65	Excellent (appropriate for luxury condominiums)	Wilson Ihrig’s Recommendation	<ul style="list-style-type: none"> <li>• Hard-soled footfalls are barely audible and heavy impacts are audible.</li> </ul>

For condominium corridor partitions, we recommend an STC 55 assembly between the residential unit and corridor or public space. For reference purposes, we have included Section 1207 from the CBC for reference.

## 2.2 Background Noise Criteria – Residential and Amenity Spaces

Table 2 outlines room types and a range of preferred background Noise Criteria (NC<sup>7</sup>) ratings to achieve for HVAC equipment based on design guidelines presented in Chapter 49, “Sound and Vibration Control,” of the ASHRAE<sup>8</sup> Handbook and our experience with similar projects.

**Table 4: Background Noise (HVAC) Criteria**

Space	NC/RC
Living Areas	30
Bathrooms, kitchens, utility rooms	35
Corridors/lobbies	40
Service/support areas	45

<sup>6</sup> Bradley, J.S., Deriving Acceptable Values for Party Wall Sound Insulation from Survey Results, Inter Noise Proceedings, pp. 1505–1510, The Hague, Netherlands, 2001

<sup>7</sup> Noise Criteria (NC)/Room Criteria(RC): A single number rating describing a continuous noise in terms of level and spectrum. NC and RC are typically used to rate the subjective loudness of mechanical equipment noise indoors.

<sup>8</sup> ASHRAE: American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc.

Table 3 outlines room types and the preferred noise criteria to achieve for plumbing systems based on noise levels presented in Table 5 of Chapter 49, “Sound and Vibration Control,” of the ASHRAE Handbook and our experience with similar projects.

**Table 5: Plumbing Noise Criteria**

<b>Residential Space</b>	<b>L<sub>max</sub>, dBA</b>
Bedrooms	35
Living Rooms	35
Dining Rooms	35

### 3 Acoustical Review and Recommendations

The following section includes an itemized list of our acoustical comments and recommendations based on our review of the Value Engineering drawing set, dated July 12, 2020.

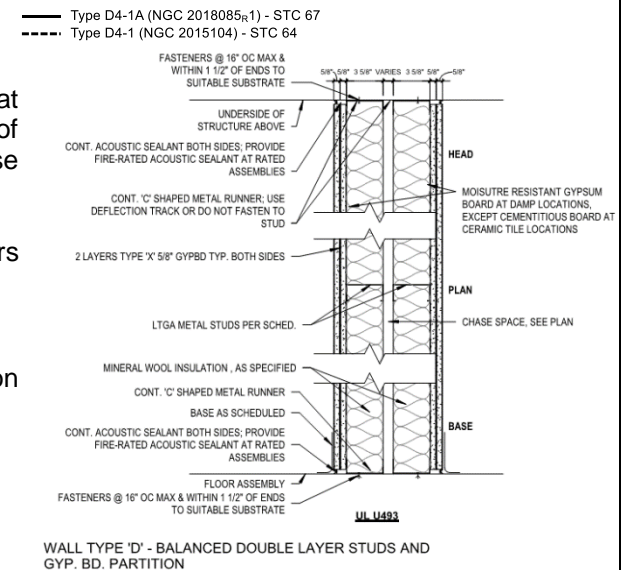
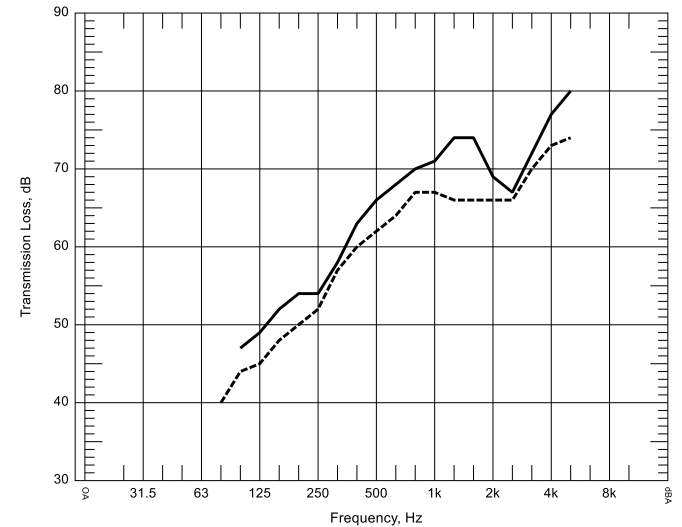
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From:	Patrick Murphy	Reference:	100% DD drawings dated June 11, 2021
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Item	Sheet	Issue / Question	Comment / Recommendation																																								
<b>Interior Partitions Review</b>																																											
1	A8-100	Wall Type 'A' – Balanced Single Layer Non-Bearing Gyp.Bd. Partition	<p>Wall Type, 'A', is a single stud wall with one layer of 5/8-inch thick type 'x' gypsum board on either side of the studs. Wall Type 'A' has four variations based on stud size. Assuming the walls will include batt insulation equivalent to the stud size, below are the corresponding STC ratings, assuming 25 gauge metal studs, with a transmission loss test report number for reference:</p> <p>Note: If the wall assemblies do not include batt insulation, the STC rating is expected to decrease by 5 to 8 points.</p> <table border="1"> <thead> <tr> <th>Wall Type Mark</th> <th>Width</th> <th>Stud Size</th> <th>Stud Spacing</th> <th>STC</th> <th>Fire Rating</th> <th>Loadbearing Y/N</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>A3</td> <td>3 3/4"</td> <td>2 1/2"</td> <td>24" .O.C.</td> <td>44</td> <td>NR</td> <td></td> <td>TL-93-033</td> </tr> <tr> <td>A4</td> <td>4 7/8"</td> <td>3 5/8"</td> <td>24" .O.C.</td> <td>48</td> <td>NR</td> <td></td> <td>TL-92-034</td> </tr> <tr> <td>A4.1</td> <td>5 1/4"</td> <td>4"</td> <td>24" .O.C.</td> <td>N/A</td> <td>NR</td> <td>N</td> <td></td> </tr> <tr> <td>A6</td> <td>7 1/4"</td> <td>6"</td> <td>24" .O.C.</td> <td>49</td> <td>NR</td> <td></td> <td>NGC 2017116</td> </tr> </tbody> </table> <p style="text-align: center;">WALL TYPE 'A' - BALANCED SINGLE LAYER NON-BEARING GYP. BD. PARTITION</p>	Wall Type Mark	Width	Stud Size	Stud Spacing	STC	Fire Rating	Loadbearing Y/N	Comments	A3	3 3/4"	2 1/2"	24" .O.C.	44	NR		TL-93-033	A4	4 7/8"	3 5/8"	24" .O.C.	48	NR		TL-92-034	A4.1	5 1/4"	4"	24" .O.C.	N/A	NR	N		A6	7 1/4"	6"	24" .O.C.	49	NR		NGC 2017116
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Item	Sheet	Issue / Question	Comment / Recommendation
2	A8-100	Wall Type 'D' – Balanced Double Layer Studs and Gyp.Bd. Partition	<p>Wall Type D, is a double steel stud, wall with two layers of 5/8-inch thick type 'x' gypsum board on either side of the studs. There are two variations of this wall – Type D4-1 and Type D4-1A. Type D4-1 show 2 ½-inch metal studs and D4-1A shows 3 5/8-inch metal studs. These constructions are expected to have STC ratings of 64 (Type D4-1) and 67 (Type D4-1A), which both satisfy the CBC requirement, but Type D4-1 does not meet the recommend STC criteria for a demising wall between condominiums.</p> <p>Although the STC ratings vary by 3 points, there are more significant differences if the 1/3 octave transmission loss values are compared. To demonstrate, the graph to the right compares two laboratory tests of wall assemblies with similar constructions as Wall Type D4-1 and D4-1A. The graph shows the acoustical improvement that results by increasing the stud depth from 2 ½-inch to 3 5/8-inch revealing a significant improvement in noise reduction in the speech frequency range, as great as 8 dB. For reference, a noise reduction improvement of 10 dB is perceived as halving the loudness of a noise source.</p> <p>For reference, the laboratory test numbers corresponding to each assembly are:</p> <ul style="list-style-type: none"> <li>• Type D4-1A – NGC 2018085_R1</li> <li>• Type D4-1 – NGC 2015104</li> </ul> <p>These laboratory test numbers should be included on Sheet A8-100.</p>



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3	A8-100	Wall Type 'E' – One Side Finished Shaft Wall Partition	<p>Wall Type, 'E', is a single stud wall with one layer of 5/8-inch thick type 'x' gypsum board on one side of C-H studs and 1-inch thick type 'x' gypsum shaft wall liner on the other. Wall Type 'E' has five variations based on stud size. Below are the corresponding STC ratings with a transmission loss test report number for reference:</p> <p>Note: If the wall assemblies do not include batt insulation, the STC rating is expected to decrease by 5 to 8 points.</p> <table border="1"> <thead> <tr> <th>Wall Type Mark</th> <th>Width</th> <th>Stud Size</th> <th>Stud Spacing</th> <th>STC</th> <th>Fire Rating</th> <th>Loadbearing Y/N</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>E2-2</td> <td>3 3/4"</td> <td></td> <td></td> <td>46</td> <td>2-HR</td> <td></td> <td>NGC 2001006</td> </tr> <tr> <td>E4-2A</td> <td>5 1/4"</td> <td></td> <td></td> <td>50</td> <td>2-HR</td> <td></td> <td>NGC 2019010</td> </tr> <tr> <td>EC-1</td> <td>8 3/4"</td> <td></td> <td>24" .O.C.</td> <td>51</td> <td>1-HR</td> <td></td> <td>NGC 2019013</td> </tr> <tr> <td>EC-2</td> <td></td> <td></td> <td></td> <td></td> <td>2-HR</td> <td></td> <td></td> </tr> <tr> <td>EC-3</td> <td>6 1/8"</td> <td></td> <td>24" .O.C.</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p style="text-align: center;"><b>UL U415</b></p> <p style="text-align: center;"><b>WALL TYPE 'E' - ONE SIDE FINISHED SHAFT WALL PARTITION</b></p>	Wall Type Mark	Width	Stud Size	Stud Spacing	STC	Fire Rating	Loadbearing Y/N	Comments	E2-2	3 3/4"			46	2-HR		NGC 2001006	E4-2A	5 1/4"			50	2-HR		NGC 2019010	EC-1	8 3/4"		24" .O.C.	51	1-HR		NGC 2019013	EC-2					2-HR			EC-3	6 1/8"		24" .O.C.				
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4	A8-100	Wall Type 'F' – Unbalanced Double Layer Gyp.Bd. Partition	<p>Wall Type, 'F', is a single 25 gauge stud wall with one layer of 5/8-inch thick type 'x' gypsum board on one side of the studs and one layer of 5/8-inch thick type 'x' gypsum board attached to resilient channels on the opposite side. There is an optional 2<sup>nd</sup> layer of 5/8-inch thick type 'x' gypsum board that can be added to the resilient channel side of the wall. Also, Wall Type F4-1A includes 4-inch studs and Wall Type F6-1A includes 6-inch studs. Wall Type 'F' with two total layers of 5/8-inch thick type 'x' gypsum board is expected to have an STC rating of 50, based on laboratory test report TL07-625. Wall Type 'F' with three total layers of 5/8-inch thick type 'x' gypsum board, where two layers are attached on the resilient channel side, is expected to have an STC rating of 56, based on laboratory test report TL07-628. These laboratory test numbers should be included on Sheet A8-100.</p> <p>UL U419</p> <p>WALL TYPE 'F' - UNBALANCED DOUBLE LAYER GYP. BD. PARTITION.</p>



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Item	Sheet	Issue / Question	Comment / Recommendation
5	A8-100	Wall Type 'G' – Balanced Double Layer Gyp.Bd. Partition	<p>Wall Type, 'G', is a single 25 gauge stud wall with two layers of 5/8-inch thick type 'x' gypsum board on either side of the studs. Also, Wall Type G4-2A includes 3-5/8 inch studs. Wall Type 'G4-2A' is expected to have an STC rating of 58, based on laboratory test report TL-92-369. This laboratory test number should be included on Sheet A8-100.</p> <p>UL U419</p> <p>WALL TYPE 'G' - BALANCED DOUBLE LAYER GYP. BD. PARTITION</p>





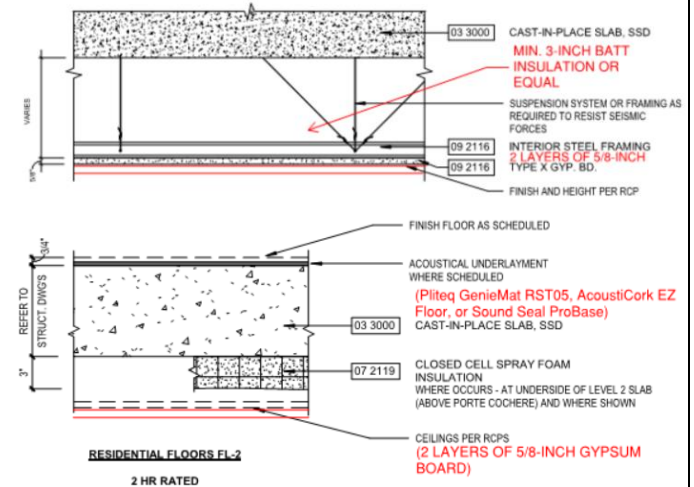
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6	A8-100	Wall Type 'M' – CMU Partition	<p>Wall Type, 'M', is a CMU partition with fully grouted cells. Also, Wall Type G4-2A includes 3-5/8 inch studs. Wall Type 'M' has three variations based on wall width. Below are the corresponding STC ratings. All tests were published by the California Office of Noise Control.</p> <table border="1"> <thead> <tr> <th>Wall Type Mark</th> <th>Width</th> <th>Nom. Width</th> <th>STC</th> <th>Fire Rating</th> <th>Loadbearing Y/N</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>M6</td> <td>6"</td> <td></td> <td>44</td> <td>NR</td> <td></td> <td>NGC 2001006</td> </tr> <tr> <td>M8-2</td> <td>8"</td> <td>6-5/8"</td> <td>49</td> <td>2-HR</td> <td></td> <td>NGC 2019010</td> </tr> <tr> <td>M8.1-2</td> <td>9 1/8"</td> <td>6-5/8"</td> <td>N/A</td> <td>2-HR</td> <td></td> <td></td> </tr> </tbody> </table> <p style="text-align: center;">WALL TYPE 'M' - CMU PARTITION</p>	Wall Type Mark	Width	Nom. Width	STC	Fire Rating	Loadbearing Y/N	Comments	M6	6"		44	NR		NGC 2001006	M8-2	8"	6-5/8"	49	2-HR		NGC 2019010	M8.1-2	9 1/8"	6-5/8"	N/A	2-HR		
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M8.1-2	9 1/8"	6-5/8"	N/A	2-HR																											
7	A6-300	Trash Chute Vibration Isolation – details omitted	<p>Currently there are no details showing the configuration of the vibration isolators, chute support framing, and floor structure. Please provide details for clarification. See Figure 1 and Figure 2 below for suggested details.</p>																												



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<b>Floor-Ceiling Assemblies Review</b>			
8	A8-121	Typical Floor Assembly and Typical Ceiling Assembly – FL-2 & GBC-01	<p>The details for the Typical Floor Assembly, FL-2 and Typical Ceiling Assembly, GBC-01, show the horizontal demising floor-ceiling system between residential units will consist of a hard surface floor, acoustical underlayment where scheduled, 8-inch thick cast-in-place concrete slab and suspended 5/8-inch thick gypsum board ceiling. FL-2 indicates closed-cell spray foam in the ceiling plenum, we assume the other floors do not have insulation in the plenum.</p> <p>To satisfy the project criteria of STC/IIC 65, as presented in Tables 2 and 3, we recommend that acoustical underlayment below the scheduled hard surface flooring in living areas be <a href="#">Pliteq GenieMat RST05</a>, <a href="#">AcoustiCork EZ Floor</a>, or <a href="#">Sound Seal ProBase</a>. Also, we recommend two layers of 5/8-inch thick type 'x' for the ceiling and a minimum 3-inch thick batt insulation in the plenum or equivalent.</p> <p>Based on the assembly presented with 5/8-inch thick engineer hard wood and the recommended underlayment, we expect the acoustical performance to be STC 65 and IIC 67 based on test reports of similar assemblies and acoustic modeling software predictions. Please see our markups to the right.</p> <p>We understand that the corridors will be carpeted. If the corridors have changed to a hard surfaced flooring, we recommend an acoustical underlayment below the hard surface flooring as recommended above. This will reduce the potential for transference of impact noise into adjacent living areas due to hard soled shoes or similar.</p>
9	A8-121	Typical Roof Assembly – RF-2	This assembly is noted to only be used at the roof; therefore, this assembly does not have an acoustic rating code requirement as there are no decks or common use areas and is acceptable at the roof.
10	A6-150	Stairs Adjacent to Residential Units – Noise Transfer of Footfalls	To reduce noise created by footfalls on stairs adjacent to residential units, we recommend stairs be supported at the landings and stringers should not be connected to the wall shared with a residential unit, or other sensitive space. Similarly, neither risers nor treads should contact walls. Stair treads are shown to be concrete-filled, which is recommended.



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11	A8-121	Floor/Wall Intersections and Soffits	<p>Floor/wall intersection details are not shown in the drawings. It is imperative that all resilient elements (suspended ceiling, resilient flooring) not have direct contact with structural elements that impede their movement. The drawings do not show partition and floor/wall intersection details. These details should include the following elements:</p> <ol style="list-style-type: none"> <li>1) A fully sealed 1/4" gap at the bottom of the face layers of GWB in party wall</li> <li>2) A fully sealed 1/4" gap at the edge of GWB at the ceiling/wall intersection where the ceiling is hung from resilient channels or sound isolation clips</li> <li>3) A gap between the hard surface flooring in living areas and partition gypsum board</li> <li>4) Resilient underlayment below the hard surface flooring with product options</li> </ol>
12	A585	Recessed Light Fixture – detail omitted	If recessed light fixtures are planned for the project it is important to avoid acoustical “short-circuiting” which occurs at locations where the resilient items are bridged by a direct structural connection, via the gypsum board enclosure and framing, with concrete slab. Please see Figure 3 for our recommended construction for recessed light fixtures in floor-ceiling assemblies.
<b>Floor Plan Review</b>			
13	A2-102	Demising Wall at Residential Units – Noise Transfer	The demising wall partition between residential units is noted as D4-1A. This assembly is expected to have an STC of 67 as described in Item 2. This complies with CBC requirements and satisfies our recommendation of STC 65 for the residential demising wall as stated in the BOD.
14	A2-102	Corridor Wall at Residential Units – Noise Transfer	The corridor wall partition is noted as F4-1A. This assembly is expected to have an STC of 56 as described in Item 4. This complies with CBC requirements and satisfies our recommendation of STC 55 for the corridor wall as stated in the BOD.
15	A2-102	Interior Partitions in Units – Noise Transfer	The interior partitions within residential units are noted as Wall Type A4 which has an STC rating of 48 as described in Item 1. When noise generating spaces, such as living rooms or dining rooms, are adjacent to noise sensitive spaces, such as a bedroom, we recommend Wall Type G4-2A which has an STC rating of 58. This will reduce the potential for noise transfer and maintain a quiet background noise level in the bedrooms during simultaneous use of adjacent spaces.



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16	A2-102	Club Lounge 110 – Noise Transfer to Residential Units Above, Speech Intelligibility	<p><u>Floor-Ceiling Assembly:</u> We understand the Club Lounge 110 will be used for a variety of events including community meetings and events. We understand there is a potential for an integrated sound system for music playback. We are concerned with noise intrusion into the residential units above Club Lounge 110 during community events that will include music playback. Potential noise intrusion could be controlled at the source by the building manager, event host or similar. If the client would like to further reduce the potential for noise intrusion into the residential units above, we recommend the floor/ceiling system between Club Lounge 110 and the residential units above have a minimum STC rating of 65+. Please see our recommendations in Item 8.</p> <p><u>Interior (Room) Acoustics:</u> The finishes are not yet indicated on the drawings for Club Lounge 110. Assuming hard surface flooring, gypsum board ceiling and gypsum board walls with large window areas, we expect the reverberation time to be greater than 2.2 seconds, which is excessive and may lead to complaints from the residence due to poor speech intelligibility and noise build-up. To reduce the reverberation time and potential noise build-up in this space we preliminary recommend that 60% of the ceiling and 10% of the wall area treated with acoustically absorptive material with a minimum NRC of 0.80. We will be glad to further develop interior acoustic treatments based on visual, cost or other concerns. Suggested acoustical treatments are below.</p> <table border="1" data-bbox="865 849 1843 1117"> <thead> <tr> <th>Type of Acoustical Treatment</th> <th>Suggested Products</th> </tr> </thead> <tbody> <tr> <td>Acoustical Curtains/Drapes</td> <td> <ul style="list-style-type: none"> <li>• <a href="#">Acousti-Curtain by Acoustical Surfaces</a></li> <li>• <a href="#">Quiet Curtains</a></li> </ul> </td> </tr> <tr> <td>Fabric-wrapped Wall Panels</td> <td> <ul style="list-style-type: none"> <li>• <a href="#">Decoustics Wall Panels</a></li> <li>• <a href="#">Armstrong Wall Panels</a></li> <li>• <a href="#">Kinetics Wall Panels</a></li> </ul> </td> </tr> <tr> <td>Acoustical Tile</td> <td> <ul style="list-style-type: none"> <li>• <a href="#">Armstrong Acoustical Ceiling Tiles</a></li> <li>• <a href="#">USG Acoustical Ceiling Tiles</a></li> </ul> </td> </tr> </tbody> </table>	Type of Acoustical Treatment	Suggested Products	Acoustical Curtains/Drapes	<ul style="list-style-type: none"> <li>• <a href="#">Acousti-Curtain by Acoustical Surfaces</a></li> <li>• <a href="#">Quiet Curtains</a></li> </ul>	Fabric-wrapped Wall Panels	<ul style="list-style-type: none"> <li>• <a href="#">Decoustics Wall Panels</a></li> <li>• <a href="#">Armstrong Wall Panels</a></li> <li>• <a href="#">Kinetics Wall Panels</a></li> </ul>	Acoustical Tile	<ul style="list-style-type: none"> <li>• <a href="#">Armstrong Acoustical Ceiling Tiles</a></li> <li>• <a href="#">USG Acoustical Ceiling Tiles</a></li> </ul>
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17	A2-102	Club Lounge 110 – Window/Wall and Corridor door	<p><u>Interior Window/Wall:</u> To maintain the sound isolation between Club Lounge 110 and Private Dining 112, the window/wall partition demising these spaces should have a minimum STC composite rating of 35.</p> <p><u>Door:</u> To reduce sound transfer to and from the corridor, the door should be solid core wood or insulated metal with full perimeter gasketing and door bottoms. Perimeter gasketing should be Pemko #S88, #312 (<a href="http://www.pemko.com">www.pemko.com</a>), Zero #770, #488, #188 (<a href="http://www.zerointernational.com">www.zerointernational.com</a>), or Hager #860S (<a href="http://www.hagerco.com">www.hagerco.com</a>). Door bottoms should be either automatic door bottoms with silicone-type seals or a saddle shoe combination. Suitable products include: Pemko #411 #420, #430, #412 (automatic door bottoms), #270/#234 (saddle/shoe combo); Zero #369, #364, #368, #366, #367, #365 (automatic door bottoms), #544/#52 (saddle/shoe combo); Hager #730S, #740S. The astragal should be sealed with a bulb-type silicone seal such as Pemko #355S, Zero #383, or Hager #837S.</p>								



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Item	Sheet	Issue / Question	Comment / Recommendation
18	A2-102	Private Dining 112 – Speech Intelligibility, Door	<u>Interior (Room) Acoustics:</u> The finishes are not yet indicated on the drawings for Private Dining 112. Assuming hard surface flooring, gypsum board ceiling and gypsum board walls with large window areas, we expect the reverberation time to be greater than 1.7 seconds, which is excessive for this room volume and may lead to complaints from the residence due to poor speech intelligibility and noise build-up. To reduce the reverberation time and potential noise build-up in this space we preliminary recommend that 60% of the ceiling area treated with acoustically absorptive material with a minimum NRC of 0.80. We will be glad to further develop interior acoustic treatments based on visual, cost or other concerns. Suggested acoustical treatments given in Item 16.
19	A2-102	Fitness Center 126 – Impact and Airborne Noise Control	<u>Floor Finish (Impact Noise Control):</u> Fitness Center 126 has the potential to generate structure-borne noise that will affect the adjacent spaces (Yoga and Sauna) and the residential units above on Level 2. We understand that aerobic machines, weight machines and limited free weights are anticipated for Fitness Center 126. To reduce the potential for impact noise transfer to adjacent spaces and the residential spaces above, we recommend engineered fitness flooring such as <a href="#">Pliteq FIT30</a> or <a href="#">ECORE Everlast UltraTiles</a> as the flooring in this space. Further recommendations will be provided as the design develops.  <u>Floor-Ceiling Assembly:</u> We are concerned with noise intrusion into the residential units above Fitness Center 126 due to noise generated in the spaces and potential music playback. If the client would like to further reduce the potential for noise intrusion into the residential units above, we recommend the floor/ceiling system between Fitness Center 126 and the residential units above have a minimum STC rating of 65+. Please see our recommendations in Item 8.  <u>Demising Walls:</u> To reduce airborne noise transfer into the adjacent sensitive spaces, Yoga 128 and Sauna 127, we recommend Wall Type G as the demising wall construction.
20	A2-102	Yoga 128 and Sauna 127 – Entry Doors	<u>Door:</u> To reduce sound transfer from Fitness Center 126, the door should be solid core wood or insulated metal with full perimeter gasketing and door bottoms. Please see our recommendations in Item 17.
21	A2-102	Generator 135, Main Electrical 136, Fire Pump Room 138 – Noise transfer to residential units above	We understand the noise-generating equipment, such emergency generators, fire pumps, mechanical equipment and electrical equipment will be located in these spaces. To reduce noise transfer to the units above, we recommend a floor-ceiling assembly as recommended in Item <b>Error! Reference source not found.</b>
22	A2-102 A2-302	Unit U-102 to Pool Equip 121 - Demising assembly	The wall between Unit U-102 and Pool Equipment 121 is shown as Wall Type D4-1A a double stud wall that is expected to have an STC rating of 67. This is acoustically acceptable for this adjacency.

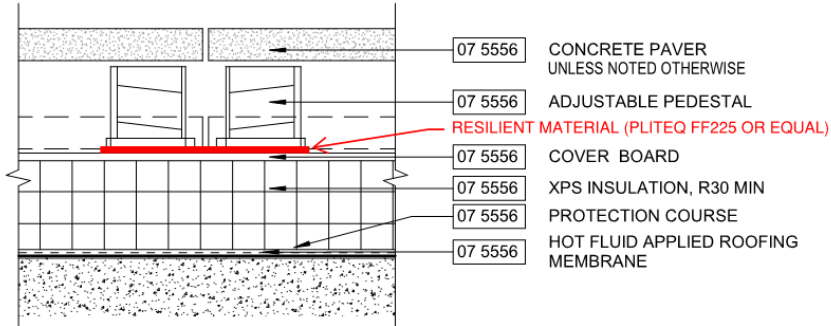


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23	A2-103 A2-202	Amenity Room 221 - Noise Transfer to Residential Units Above, Speech Intelligibility	<p><u>Floor-Ceiling Assembly:</u> We understand the Amenity Room 221 may be used for a variety of events including community meetings and events. We are concerned with noise intrusion into the residential units above during community events. If the client would like to further reduce the potential for noise intrusion into the residential units above, we recommend the floor/ceiling system between Amenity Room 221 and the residential units above have a minimum STC rating of 65+. Please see our recommendations in Item 8.</p> <p><u>Interior (Room) Acoustics:</u> The finishes are not yet indicated on the drawings for Amenity Room 221. It appears the Amenity Room 221 is comprised of three distinguishable separate spaces. We anticipate the finishes will consist hard surface flooring, gypsum board ceiling and gypsum board walls with large window areas. To reduce the reverberation time and potential noise build-up in this space we preliminary recommend that 60% of the ceiling area in each space be treated with acoustically absorptive material with a minimum NRC of 0.80. We will be glad to further develop interior acoustic treatments based on visual, cost or other concerns. Suggested acoustical treatments are below.</p>
24	A2-103 A2-202	Amenity Room 221 - Noise Transfer to Adjacent Residential Units	<p><u>Demising Assembly:</u> A2-202 does not show the wall type for the demising assemblies between Amenity Room 221 and adjacent residential Units U-201 and U-211. To reduce airborne noise transfer into the adjacent residential units we recommend the demising wall construction be similar to Wall Type D4-1A, a double stud wall, with an expected STC rating of 67.</p>



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25	A2-103 A5-200	Open Pool Deck 224 – Airborne and Impact Noise Transfer to Residential Units Below	<p><u>Floor-Ceiling Assembly:</u> We are concerned with noise intrusion into the residential units below during community events in the pool deck area. If the client would like to further reduce the potential for noise intrusion into the residential units below, we recommend the floor/ceiling system between Open Pool Deck 224 and the residential units below have a minimum STC rating of 65+. Please see our recommendations in Item 8.</p> <p><u>Deck Assembly:</u> The deck assembly consists of concrete pavers, pedestals, 1/2-inch cover board, R-30 rigid insulation board on a concrete slab. To reduce noise transfer and footfall impact noise into the residence below due to activity on the pool deck terrace we recommend incorporating a resilient material, such as <a href="#">Pliteq FF25</a> under the pedestals. Please see the marked-up detail below.</p>  <p>The diagram shows a cross-section of the deck assembly. From top to bottom, the layers are: a concrete paver on an adjustable pedestal, a resilient material (Pliteq FF25) placed under the pedestal, a cover board, XPS insulation (R30 min), a protection course, and a hot fluid applied roofing membrane. A red arrow points to the resilient material layer.</p>
26	A2-103	Residential Units to Trash/Stairs – Wall Type (typ.)	The wall types between residential units and Util x01, x02 and east and west stair wells are not yet noted on the drawings. To reduce airborne noise transfer into the adjacent residential units we recommend the demising wall construction be similar to Wall Type D4-1A, a double stud wall, with an expected STC rating of 67.
27	A2-103	Residential Units to Elevators – Wall Type (typ.)	The wall types between residential units and the elevator shaft are not yet noted on the drawings. To reduce airborne noise transfer into the adjacent residential units we recommend the demising wall construction be similar to Wall Type H4-1A, a CMU partition with a furred metal stud with two layers of 5/8-inch thick type 'x' gypsum board. We expect this is wall assembly to have an STC rating of 65.



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28	A8-200 A8-202	Door and Window Schedules – OITC/STC Ratings	<p>The door schedule currently does not indicate the required OITC/STC ratings for the exterior balcony doors. The required STC or OITC rating should be included on the door schedule or elevations to align with our recommendations in our Exterior to Interior Title 24 Noise Study report, dated, April 27, 2021.</p> <p>The window and storefront schedules currently indicate an OITC rating of 35 for all exterior windows/storefront systems. While a rating of OITC 35 complies with the required ratings described in our Title 24 report, the owner and design team could lower the cost of the windows for the project by implementing the OITC ratings in our Title 24 report which range from OITC 24 through OITC 28.</p> <p>OITC 28/STC 35 ratings can be accomplished by using dual-pane units with, for example, 3/16" laminated glass for the exterior layer, 5/16" air gap and 1/8" regular or tempered glass.</p>																				
29	A600	Door Schedule – Unit Doors	Unit entry doors should be 1-3/4-inch-thick, solid-core wood or insulated hollow metal and fully-gasketed with an automatic door bottom (e.g., Pemko 434) or door shoe (e.g., Pemko 234). See Figure 4.																				
<b>Mechanical Drawing Review</b>																							
30	M-601 M-602	Schedules – vibration isolation schedule	<p>The mechanical equipment schedules do not include notation regarding vibration isolation for mechanical units, nor is there a separate vibration isolation schedule. The mechanical equipment should be isolated from the structure per the guidelines in the ASHRAE handbook (Chapter 49, Table 47 in the 2019 version). Please see the table below:</p> <table border="1"> <thead> <tr> <th>Equipment Type</th> <th>Tag(s)</th> <th>Isolator Type</th> <th>Minimum Static Deflection</th> <th>Recommended Product</th> </tr> </thead> <tbody> <tr> <td>Horizontal Fan Coil Units</td> <td>All FCUs</td> <td>Spring Hangers</td> <td>1-inch</td> <td><a href="#">Mason Industries Type 30N, Kinetics SRH</a> or equivalent.</td> </tr> <tr> <td>Condensing Units</td> <td>All Condensing Units</td> <td>Spring Isolators</td> <td>2-inch</td> <td><a href="#">Mason Industries SLREBP, Kinetics FRS</a>, or equivalent.</td> </tr> <tr> <td>Utility Exhaust, Supply Fans and Garage Exhaust Fan</td> <td>All Rooftop Exhaust and Supply Fans</td> <td>Spring Isolators</td> <td>2-inch</td> <td><a href="#">Mason Industries SLREBP, Kinetics FRS</a>, or equivalent.</td> </tr> </tbody> </table>	Equipment Type	Tag(s)	Isolator Type	Minimum Static Deflection	Recommended Product	Horizontal Fan Coil Units	All FCUs	Spring Hangers	1-inch	<a href="#">Mason Industries Type 30N, Kinetics SRH</a> or equivalent.	Condensing Units	All Condensing Units	Spring Isolators	2-inch	<a href="#">Mason Industries SLREBP, Kinetics FRS</a> , or equivalent.	Utility Exhaust, Supply Fans and Garage Exhaust Fan	All Rooftop Exhaust and Supply Fans	Spring Isolators	2-inch	<a href="#">Mason Industries SLREBP, Kinetics FRS</a> , or equivalent.
Equipment Type	Tag(s)	Isolator Type	Minimum Static Deflection	Recommended Product																			
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31	M-701	Condensing Unit on Platform – Detail 1	Detail 1 shows outdoor condensing units mounted neoprene isolator pads on a mechanical platform. This detail should be revised to show a spring vibration isolator with 2" static deflection. To decrease the quantity of spring vibration isolators, the mechanical engineer should consider mounting multiple condensing units onto Unistrut supported by restrained spring type vibration isolators with a minimum 2-inch static deflection. Also, please note that the location for the support rails must be coordinated with the SE so that these fall on top of major framing members such as corridor wall beams so as to minimize the deflection of the roof and thus noise generation below.																				





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Item	Sheet	Issue / Question	Comment / Recommendation												
32	M-203 M-204	Amenity Fan Coil Units – Initial Noise Mitigation	We understand the mechanical design for the amenity spaces is still in progress. Please provide the developed mechanical design for these spaces and the associated octave band sound power data for the fan coil units serving each amenity space when available. We will calculate the resultant interior noise levels in the next phase and provide noise mitigation recommendations to comply with the project criteria, if any are needed.												
33	M-203 – M-208	Residential Fan Coil Units – Initial Noise Mitigation	<p>To satisfy the background noise criteria presented in Table 4 of the BOD, we recommend the following noise mitigation.</p> <table border="1" data-bbox="831 545 1877 708"> <thead> <tr> <th>Unit</th> <th>Duct</th> <th>Internal Duct Liner or Acoustical Flexible Duct, ft</th> <th>Minimum Quantity of Lined Elbows before First Terminal</th> </tr> </thead> <tbody> <tr> <td>FC-28</td> <td>Supply</td> <td>5</td> <td>1</td> </tr> <tr> <td>FC-12</td> <td>Supply</td> <td>10</td> <td>1</td> </tr> </tbody> </table> <p>Internal duct liner should be 1” thick and located at the inlet/outlet of the units. The acoustical flexible duct should be <a href="#">Casco Silent Flex II</a> or equivalent. This condition will be reviewed as the project progresses.</p>	Unit	Duct	Internal Duct Liner or Acoustical Flexible Duct, ft	Minimum Quantity of Lined Elbows before First Terminal	FC-28	Supply	5	1	FC-12	Supply	10	1
Unit	Duct	Internal Duct Liner or Acoustical Flexible Duct, ft	Minimum Quantity of Lined Elbows before First Terminal												
FC-28	Supply	5	1												
FC-12	Supply	10	1												
34	M-209	EF CA-1, SF CO-1, SF CA-1 - Noise Transfer to Residential Units Below	EF CA-1, SF CO-1 and SF CA-1 are located directly above residential units U-602 and U-609. Detail 7/A8-121 indicates the roof structure will consist of a roof membrane, cover board, R-30 rigid insulation and cast-in-place concrete. Detail 4/M-701 shows the EF/SF fans will be mounted on a built-up wood platform. Even with the equipment platform, we expect the resultant noise level in the living space below the RTUs to be NC 35, due to noise generated by the EF/SF fans transmitting through the roof structure. NC 35 exceeds the project criteria of NC 30. Where rooftop units are located over living spaces, we recommend the roof/ceiling system have two layers of 5/8-inch gypsum board with batt insulation in the plenum similar to recommendations given in Item 8. To reduce structure borne noise, all of the rooftop units must be properly vibration isolated as described in Item 30.												
35	M-209	SF CA-1 – Noise Mitigation	SF CA-1 serves the corridors of the building. Based on our calculations, the ductborne noise in the 6 <sup>th</sup> floor corridor will be NC 44 as designed. We recommend 1-inch thick duct liner be incorporated between the outlet and the first branch at the 6 <sup>th</sup> floor corridor to comply with the project noise criterion.												



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36	M-209	Garage Exhaust Fan – Location and Sound Data	<p>The 30,000 cfm garage exhaust fan is currently located on the roof above the corridor, and ducted through the building to the garage. We are concerned with excessive noise transfer into the corridor below the fan and those to the side of the shaft, as the shaft is adjacent to residential units. We expect the resultant noise level in the corridor below the GEF to be NC 42 with excessive low frequency noise, due to noise generated by the GEF transmitting through the roof structure. NC 42 exceeds the project criterion. We recommend one of the following noise mitigation options:</p> <p><b>Option 1</b> – Relocate to Lower Level 1 or 2. The GEF should be hung from the structure with spring isolators having a 2-inch static deflection. Further, we recommend using two smaller round ducts in parallel at the vertical shaft instead of one large (84"x30") rectangular duct to significantly minimize breakout noise off the duct. We will be glad to discuss this further with the BAR and the ME.</p> <p><b>Option 2</b> – If the garage exhaust fan is to remain in the same location on the roof, 4 inches of normal weight concrete should be located on the roof under the GEF. The concrete pad should extend at least three feet beyond the footprint of the GEF. Also, we recommend the roof/ceiling system have two layers of 5/8-inch gypsum board with batt insulation in the plenum similar to recommendations given in Item 8. To reduce noise inside the garage to allow for good speech communication, the first 20 feet of duct from the inlet of the GEF should be lined with 1-inch thick duct liner.</p>
37	M-209	Rooftop Condensing Units – Noise Transfer	Rooftop condensing units appear to be located above corridors or residential areas with soffit ceilings. We expect the noise transfer into these spaces due to noise generated by these rooftop units to satisfy the project criteria.
38	Mechanical	Mechanical Noise and Vibration Control	Please see our mechanical noise and vibration control guidelines in Appendix B.
<b>Plumbing Drawing Review</b>			
39	P-001	Piping Vibration Isolation – not indicated	The plumbing general notes and plumbing details do not indicate that the plumbing system is to be isolated from the structure. Please see Appendix C for piping vibration isolation recommendations.
40	P-001	Pipe Materials	The pipe materials are indicated to be copper aboveground water distribution and cast iron for aboveground waste and vent piping, this is acoustically acceptable.
41	P-002	Supply pipe sizing	See Appendix C below for acoustic recommendations on highest allowable FPS velocities for sizing supply pipe, as provided on future schedule drawings.
42	P-002	Booster Pump, BP-1 and BP-2 – Vibration Isolation	We recommend BP-1 and BP-2 be mounted to spring vibration isolators having one-inch static deflection.
43	P4.00	Plumbing Walls	The maximum waste water piping diameter is unclear at this time. To avoid the pipe from direct contact with the structure, we recommend the space between the main wall and furred plumbing metal stud wall be sized to allow a minimum of 1-inch between pipe and gypsum board.
44	P4.04	Plumbing Risers – Vibration Isolation	Pipe slab penetrations will need a sleeve or wrap at the slab penetration. Riser clamps will also need to be vibration isolated. Please see our vibration isolation recommendations in Appendix C.



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<b>Electrical Drawing Review</b>			
45	E-001	General Notes, Outlet Boxes – acoustical putty pads not referenced	The electrical general notes do not comment on the outlet box condition in common walls. We recommend outlet boxes in common walls are not back-to-back. The outlet boxes should be sealed with an acoustical putty pad. Please provide a detail for the acoustical treatment of the outlet boxes in sound rated partitions. See Figure 5 below for recommended acoustic treatment detail. Acoustical Guidelines for sealing electrical outlet boxes are provided in Appendix D.
46	E-111	Emergency Generator – Request for Sound Data	We are requesting the octave band sound power data for the proposed emergency generator to be located in Generator 135.



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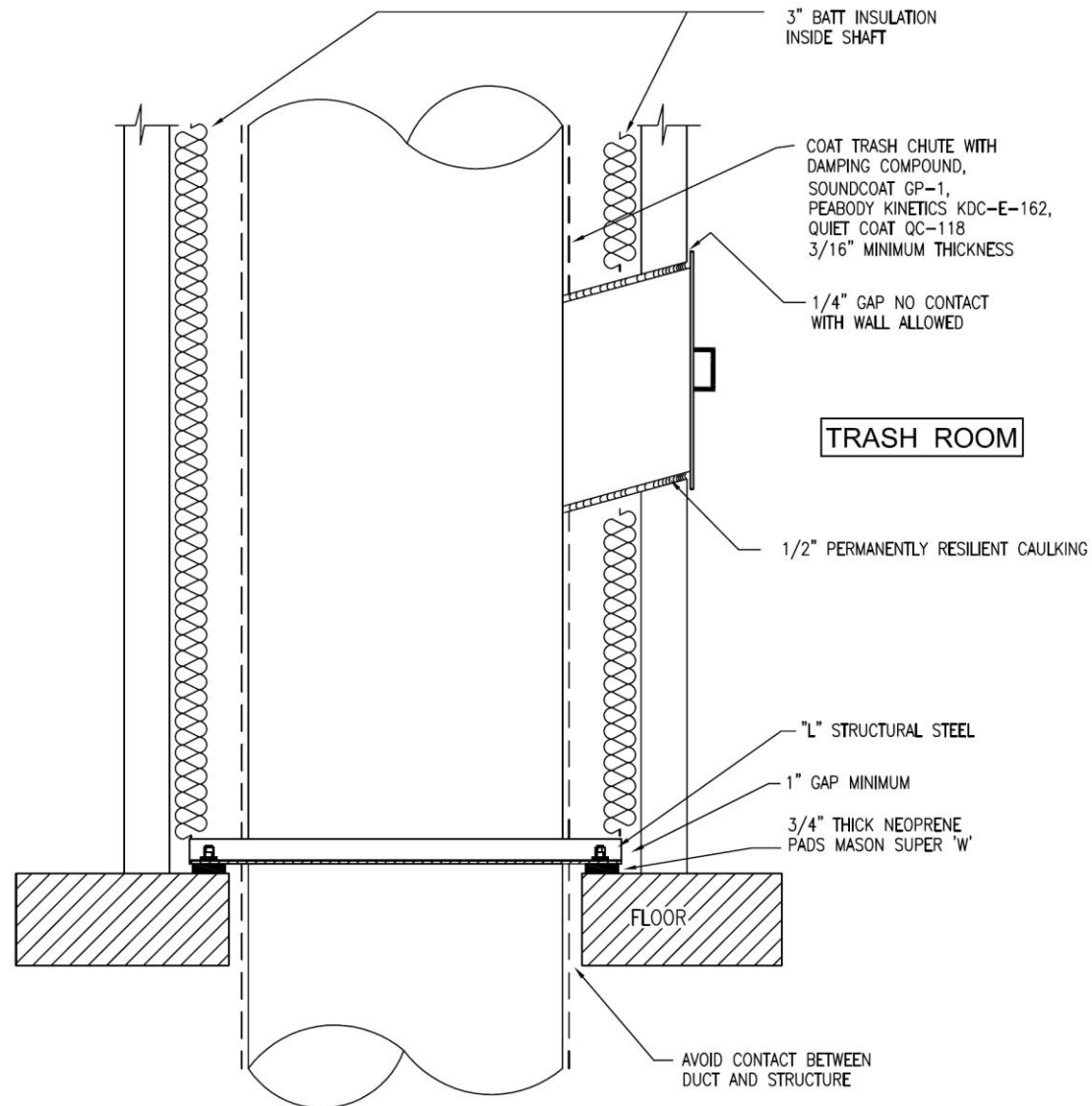


Figure 1: Trash Chute Acoustical Isolation. Vertical Section – Schematic. NTS



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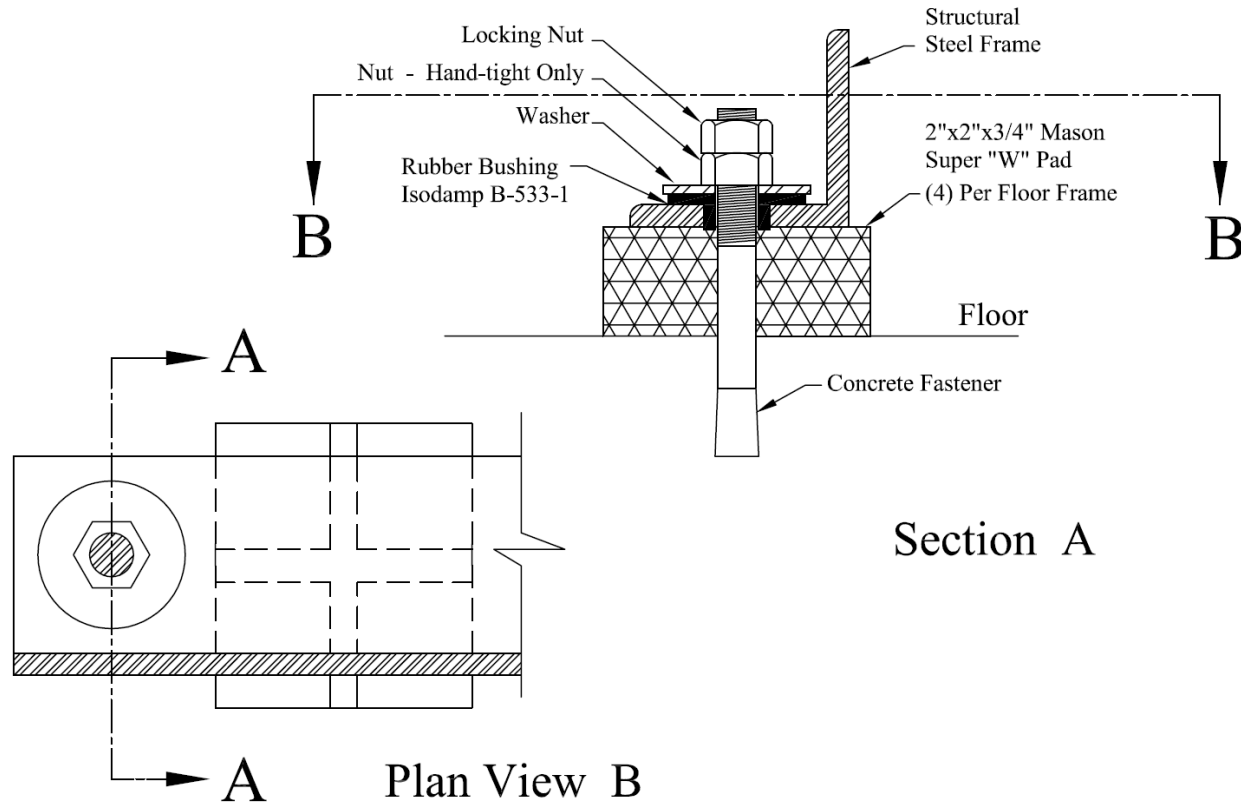
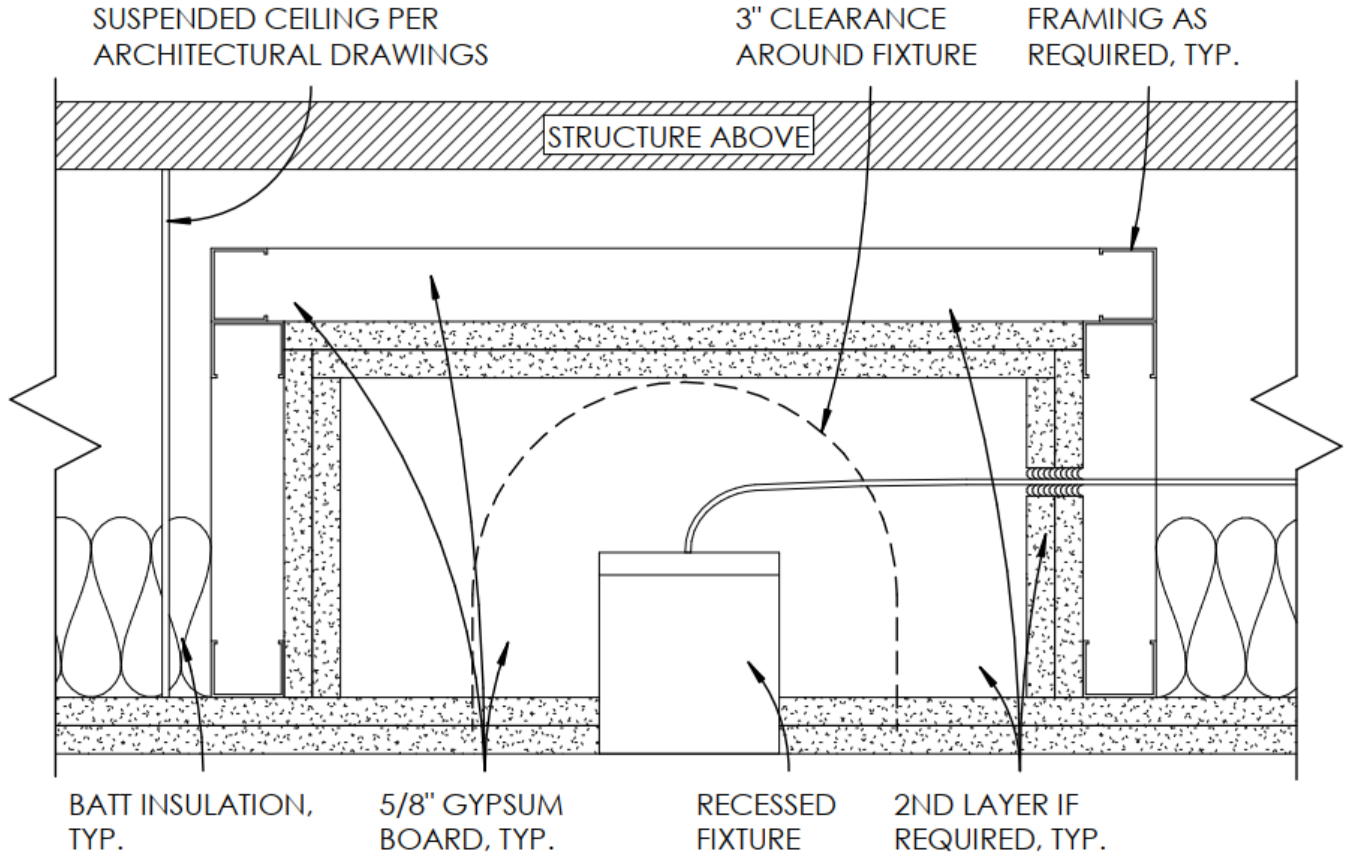


Figure 2: Trash Chute Acoustical Isolation. Support Details – Schematic. NTS



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**Figure 3: Recessed Light Fixture**



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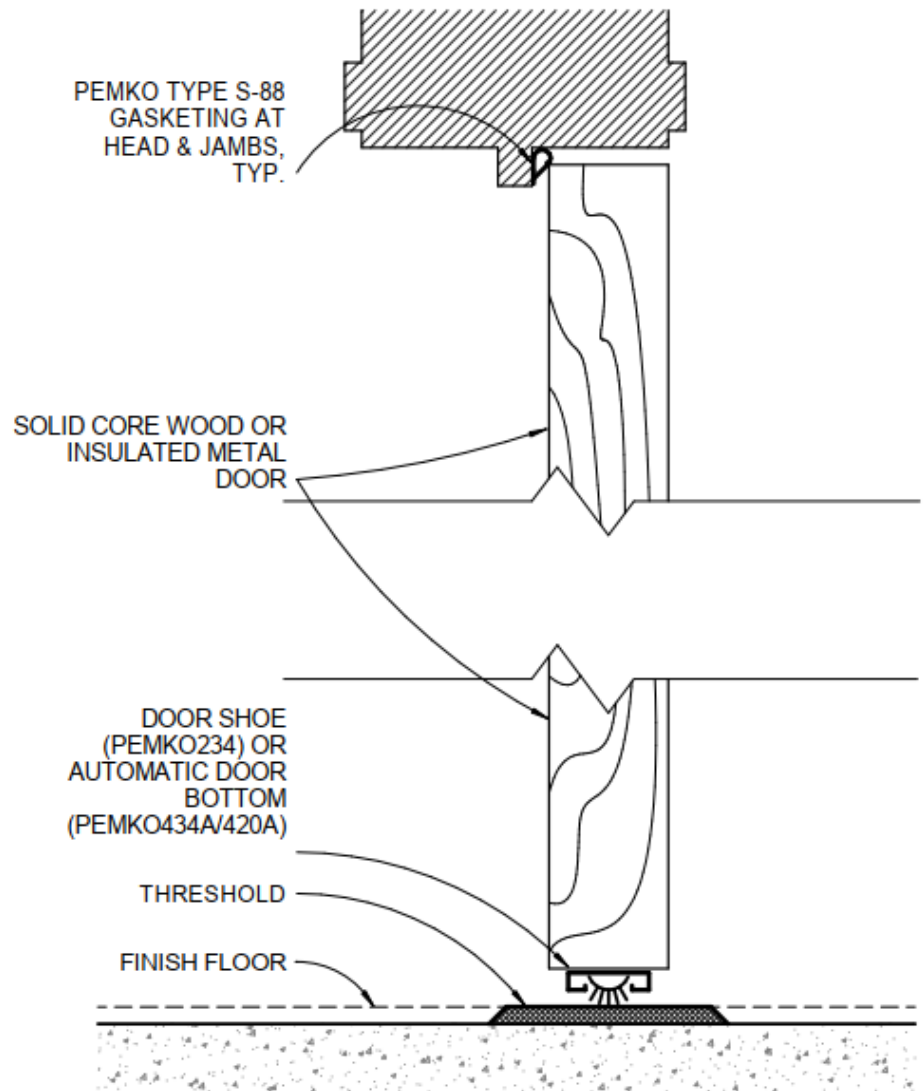
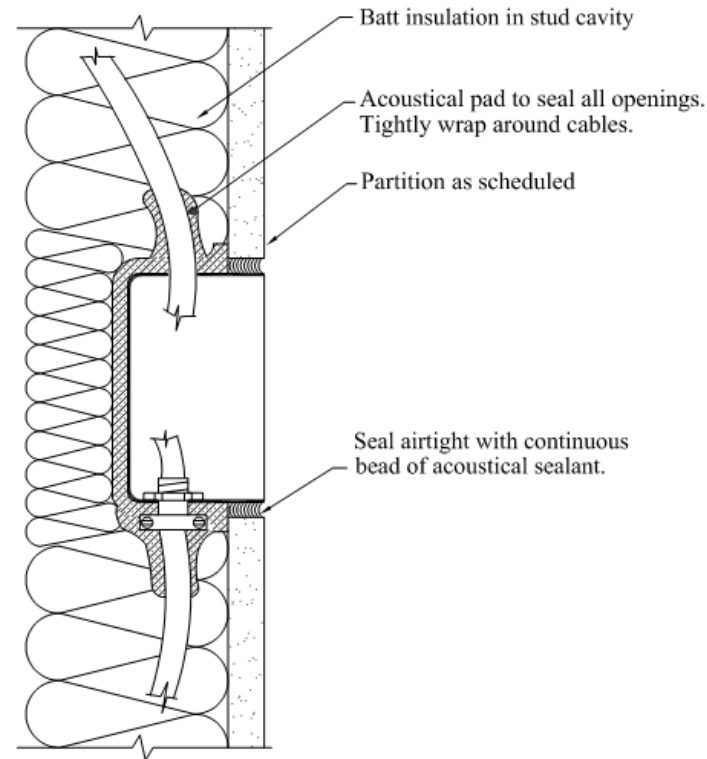


Figure 4: Entry Door at Residential Units



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NOTES

1. Electrical boxes on opposite sides of partitions should **not** share the same stud cavity. Keep a minimum of 24" between junction boxes.
2. Use fire rated putty pads such as:
  - FSP by Nelson Firestop ([www.nelsonfirestop.com](http://www.nelsonfirestop.com))
  - SpecSeal Putty Pads ([www.stifirestop.com](http://www.stifirestop.com))
  - Dottie #68 ([www.lhdottie.com](http://www.lhdottie.com))
  - Biostop ([www.biofireshield.com](http://www.biofireshield.com))

**Figure 5: Electrical Box Putty Pads Example – Schematic, NTS**





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## Appendix A

### Acoustical Notes for Sound Rated Partitions & Unit Entry Doors

1. Sound rated partitions with multi-layered GWB should have base and face GWB layer joints offset by a minimum of 18”.
2. Fiberglass batt insulation within the wall cavity can significantly improve the sound isolation performance, with the improvement being directly related to the percentage of the cavity depth filled with insulation, rather than the type or density of such insulation. Therefore, the most cost-effective approach is to use *regular* fiberglass batt insulation (i.e. “acoustic” insulation is not required) of sufficient thickness so as to fill the cavity as completely as practically feasible. Avoid all references to “sound” or “acoustic” insulation in the design documents.
3. All penetrations as well as perimeter gaps in the outer layers of GWB must be sealed with acoustical sealant *even if they will later be taped and finished with drywall compound*. The bottom of the *outer* layers of GWB should have a ¼” gap and be fully sealed with a continuous bead of acoustical caulking. The intersections with other walls, the ceiling, and the floor should also be caulked. However, joints *between sheets* need not be caulked. Suitable caulking products are:

For general acoustical caulking of joints and penetrations in drywall:

- a. USG’s *Sheetrock Acoustical Sealant* [www.usg.com](http://www.usg.com)
- b. Owens-Corning’s *QuietZone Acoustical Sealant* [www.owenscorning.com](http://www.owenscorning.com)
- c. Tremco’s *Tremco Acoustical Sealant* [www.tremcosealants.com](http://www.tremcosealants.com)

For pipe penetrations or fire-rated openings:

- a. *3M Fire Barrier Sealant CP 25WB+* [www.3M.com](http://www.3M.com)
- b. *FS-ONE by Hilti* [www.hilti.com](http://www.hilti.com)

4. Where a lightweight concrete topping layer is installed, a perimeter isolation strip should be provided between the topping layer and the wall GWB. Please consult the manufacturer of the resilient underlayment product used for compatible products.



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5. In the bathrooms, extend the resiliently isolated topping (lightweight concrete) layer under bathtubs, showers and toilets where these occur above, or next to another residential unit. If construction sequencing dictates for bathtubs to be installed before the main lightweight concrete pour, then lay the resilient isolation mat and perimeter foam strip on the subfloor under the tub area before pouring the lightweight concrete on which the tub will be installed.
6. Joints between GWB sheets need not be caulked.
7. Electrical boxes located on opposite sides of all sound-rated partitions should be separated by at least one stud cavity, avoiding back-to-back configurations if possible. The exterior face of the back and sides of all electrical boxes in sound-rated partitions should be sealed with electrical pads and the gaps in the GWB around the boxes should be sealed with acoustical sealant. Indicate pads on the architectural detail. Refer to **Error! Reference source not found.** for a schematic detail.

Suitable products:

- a. *Nelson Fire Rated FSP Putty Pads by EGS Electrical* [www.nelsonfirestop.com](http://www.nelsonfirestop.com)
- b. *BioStop Fire Rated Putty Pads* [www.biofireshield.com](http://www.biofireshield.com)
- c. *SpecSeal Putty Pads* [www.stifirestop.com](http://www.stifirestop.com)
- d. *QuietPutty 380* [www.quietsolution.com](http://www.quietsolution.com)
- e. *Lowry Pads manufactured by H.A. Lowry* [www.halowry.com](http://www.halowry.com)

*Note: Lowry pads are not fire rated, but are acoustically acceptable.*

8. Entry doors should be either solid core wood or insulated hollow metal types, as doors are typically the weakest points in noise isolation between interior spaces. Clearance of doors relative to frames, thresholds and floor finishes are critical to achieve proper acoustic isolation, as are the proper adjustment of gaskets and thresholds during installation. Mail slots are not allowed. Glazed openings should not be used unless door has been laboratory tested to provide sufficient isolation performance.
  - 8.1 Install automatic door bottoms with acoustical, silicone-type seals. These could be surface-mounted units, semi-mortised or fully mortised. Suitable products include:
    - a. Pemko ([www.pemko.com](http://www.pemko.com))
      - i. Fully mortised: #411 PKL or #420 PKL
      - ii. Semi mortised: #430 MPKL
      - iii. Surface mounted: #412 PKL
    - b. Zero ([www.zerointernational.com](http://www.zerointernational.com))



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- i. Fully mortised: #369 (preferred), #364
- ii. Semi mortised: #368 (preferred), #366
- iii. Surface mounted: #367 (preferred), #365
- c. Hager Company ([www.hagerco.com](http://www.hagerco.com))
  - i. Fully mortised: #730S
  - ii. Semi mortised: n/a
  - iii. Surface mounted: #740S

8.2 Install acoustical, bulb-type silicon jam gasketing at the top and side jambs. Suitable products include:

- a. Pemko #S88, #312
- b. Zero #770 (preferred), #488, #188
- c. Hager Company #860S

8.3 To close the bottom gap use either a combination of saddle/shoe combination such as Pemko's #270/#234 or Zero's #544/#52 or approved equal

### Guidelines for Resilient Channel Installation

1. Use ClarkDietrich ([www.clarkdietrich.com](http://www.clarkdietrich.com)) 25 ga RCSD Resilient Channels (1/2" thick corrosion-resistant steel resilient channels) or *approved* equivalent. Most resilient channels on the market today are untested products and not equivalent to the Dietrich channels in terms of acoustical performance. Space channels as required to maintain fire rating requirements and manufacturer's specifications for the specific application, keeping in mind that the wider the spacing, the higher acoustical performance is achieved, in general.
2. At walls, position resilient channels at right angles to studs with the narrow flange down and the wide flange (free edge) up. Use the manufacturer provided hole in the narrow flange to fasten channels to studs, aligning the open slots in the web with the studs, if possible. Fasten channels to studs with 1" Type S screws or 1-1/4" Type S or Type W screws, as per fire code requirements. Do not use nails. See Figure 6 for typical installation details.

At ceilings, installation is similar to that at walls. Orient all channels similarly, that is, the short flange should face in the same direction for all channels. Cut resilient channels approximately 1" short of intersecting walls.



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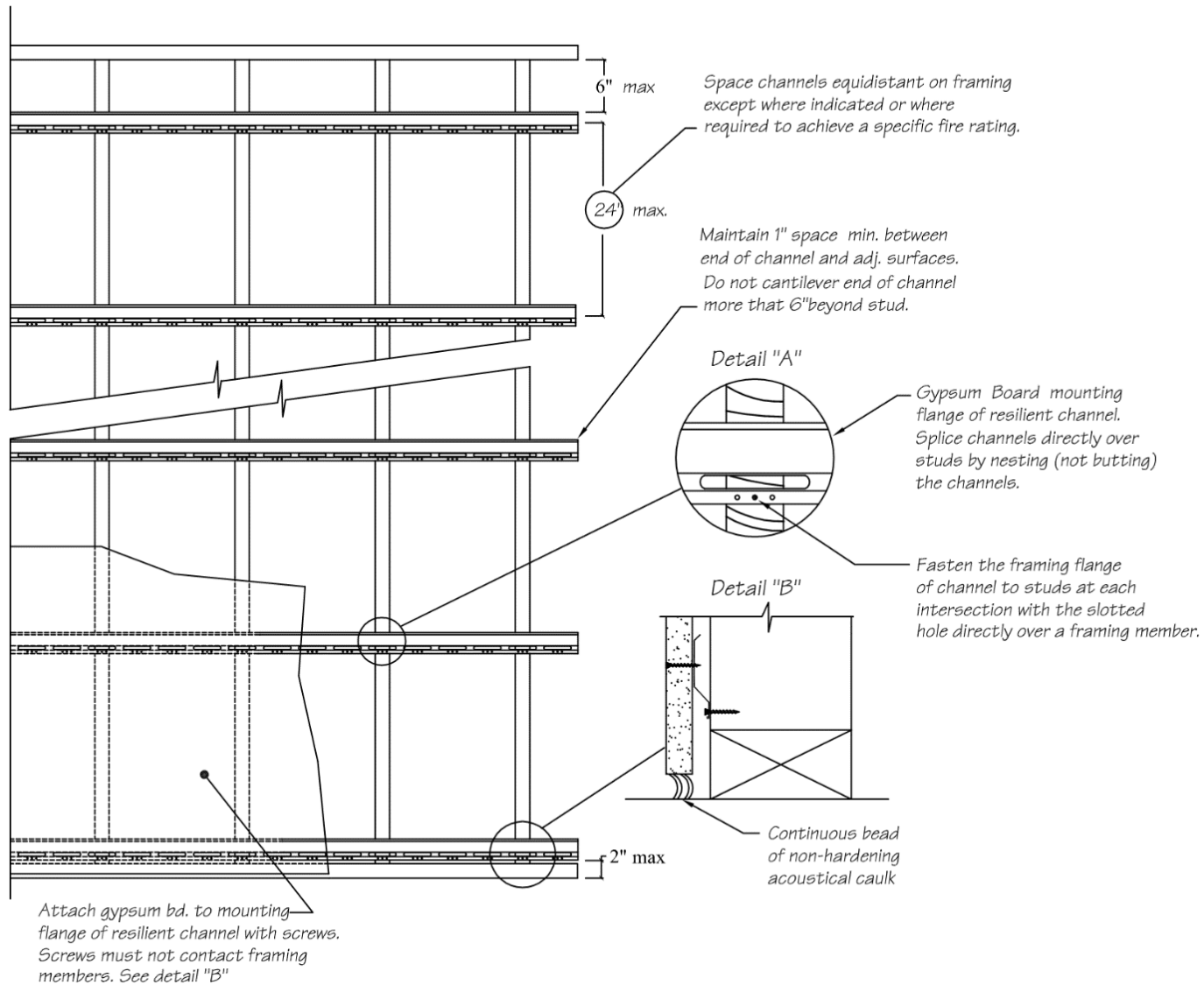
3. Mark the location of wall studs or floor joists or trusses before erecting GWB. Attach gypsum board to the resilient channels using 1" Type S, bugle-head screws spaced 12" o.c. for the base layer and 1-5/8" for the face layer if 2 layers of 5/8" GWB are called for. Take great care to avoid screw tips from making contact with studs, floor joists, trusses or any other structural element. Doing so will short-circuit the resiliency of the channels and markedly increase noise transmission. Screws must be inserted in areas between studs, joist or trusses only.

Once the gypsum board is installed, it can be field-checked for adequate resiliency by pressing on it slightly to verify that it "bounces" or "floats" without touching or scraping any other building elements.

4. To minimize the possibility of mechanical short-circuits, the use of a spacing device such as Keene Products' RC-Assurance (<http://www.keenebuilding.com/>) is recommended.
5. At walls, leave an approximately 1/4" gap between the wall gypsum and the floor, the ceiling, all window frames, and any other walls (whether hung on resilient channels or not). Mark the stud location on the gypsum board to facilitate screw placement. Bear in mind that once the gypsum board is attached to the channels, it should be able to move in-and-out slightly when pushed without scraping any other building element.
6. Seal the gaps around the gypsum board with non-hardening, fire-rated acoustical caulk such as USG Sheetrock Acoustical Sealant (1-3 hr fire rated) *or approved equal*.
7. If plywood shear sheathing is required, install such layer on side of the assembly opposite the resilient channel side. Never install resilient channels between plywood and gypsum layers or between gypsum layers. Resilient channels must always be attached directly to studs, joists, trusses, etc.
8. If the resilient channel is shorter than the width of the wall or ceiling, extend by overlapping two channels for a maximum of 6". Ensure that the overlap occurs between studs or joists and not at a stud or joist. Screw the overlapping channels together.
9. If a second layer of gypsum board is to be attached to the wall or ceiling, stagger the GWB joints by 18" minimum and attach the second layer with 1-5/8" Type S, bugle-head screws or as per fire code requirements. Avoid drilling into studs, joists or any other building element. Caulk and tape the face layer only.



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**Figure 6: Typical resilient channel installation details**



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### **Elevator Noise/Vibration Reduction Guidelines**

1. Hoisting Machine: Provide double-deflection neoprene vibration isolators between hoisting machine and structure. Transmission of perceptible vibration and structure-borne noise to the building structure shall not be permitted.
2. Roller Guides: Select the 6-1/4” rubber roller guides at the top of the car to match the standard 6-1/4” rollers at the bottom of the car. Standard 3” roller guides for the top of the car shall not be used.
3. Final Inspection - Vibration Isolation: Verify that all isolation mounts, couplings and flexible conduit are properly installed and aligned and are effectively preventing transmission of elevator equipment noise and vibration to the building structure. Adjust or replace any mounts, couplings or flexible connections which are improperly adjusted, improperly installed or not functional.



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## Appendix B

### Mechanical Noise and Vibration Control

All mechanical equipment (fan coil units, fans) shall be isolated from the building structure by means of noise and vibration isolators. No rigid contact shall be allowed between pipes or ducts and building structures or support frames. Submit all isolation systems to acoustical engineer for review.

- 1) Fan noise production not to exceed 1.5 sones at interior locations per ASHRAE standards.
- 2) Locate individual HVAC units and controls within each residence. Noise generated by units activated by the resident is generally acceptable.
- 3) Fan units to be provided with vibration isolator pads to prevent noise transmission through structural elements.
- 4) Ducting (including Z-Ducts) to be lined with min. 1-inch thick duct liner between tenant spaces and/or other adjacent tenant spaces or public spaces. Noise levels to meet the design criteria above for fan noise as measured in the tenant space.
- 5) System operation to result in no vibration of any elements of building or system which is detectable to persons of normal sensitivity within occupied spaces.
- 6) There shall be no ventilating or conditioned air ducts located in sound rated assemblies unless specifically detailed and called out.
- 7) Metal ventilating and conditioned air ducts shall be lined. (exception: ducts serving only exitways, kitchen cooking facilities, and bathrooms need not be lined.)
- 8) Sound producing devices such as fans shall not be permitted in sound rated assemblies.
- 9) Spring-type isolators shall be free-standing and laterally stable without any housing and complete with 1/4" minimum thickness natural rubber or neoprene acoustical friction pads between the base plate and the floor. The springs shall be selected for each item of equipment by contractor to provide the specified minimum static deflection. Submit shop drawings of proposed isolation system to Acoustical Consultant for review. Springs shall have a minimum additional travel to solid equal to 50% of the rated deflection. Spring-type isolators shall be by Mason, Kinetics or Vibrex.



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- 10) Install flexible connectors on dishwashers and HVAC units in a loose, limp manner. The conduit shall make a full 360 degree loop. Install flexible conduit to motors, pumps, roof-top condensers, or machinery in a loose limp manner with a 360 degree loop.
- 11) Install a 1-1/2" thickness of Manville Insulshield Black on all mechanical equipment closet rooms and FAU closet interior walls
- 12) Exhaust fans (bathroom and kitchen range hood) shall be low-noise, high quality units. Sound levels for kitchen range hoods shall be not greater than 3.0 sones. Sound levels for bathroom exhaust fans no greater than 2.0 sones.
- 13) Bathroom fans shall not exhaust into a common duct in party wall.
- 14) Do not violate separation of double stud walls or partitions with wiring, conduit, bracing or tie bars connecting across the air space. The air space between the separate stud walls shall remain completely free and clear and nothing shall cross it.
- 15) Maintain duct airflow velocities at the following or lower values:
  - a) In shaft or above drywall ceilings:
    - i) Rectangular ducts: 1700 fpm
    - ii) Round ducts: 2500 fpm
  - b) Above acoustic suspended ceilings:
    - i) Rectangular ducts: 1200 fpm
    - ii) Round ducts: 2000 fpm
  - c) Ducts within occupied spaces:
    - i) Rectangular ducts: 1450 fpm
    - ii) Round ducts: 2600 fpm





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## Appendix C

### Plumbing Isolation Recommendations

The goal is for all piping throughout the project, with the exception of fire sprinkler pipes and gas lines, to be vibration isolated. Vent pipes also do not require isolation, apart from near their junctions with waste pipes.

All rigid connections between the supply piping, waste piping, or drains, and the building structure and/or wall and ceiling framing members must be eliminated.

We recommend the following measures:

#### 1.0 PIPING MATERIAL

- a) Plastic piping for waste or drain lines should be avoided at the residential levels. If PVC piping or other plastic pipe is used for waste lines there, then pipe must be fully wrapped with acoustical pipe wrap such as that manufactured by Lowry (see attached cut sheets).
- a) Cast iron waste lines should be used where piping is concealed in walls adjacent to all noise-critical areas such as bedrooms, living rooms, etc.
- b) The following recommendations are based on the use of copper piping for supply water lines. Please advise if PEX or CPVC piping is planned for this project.

#### 2.0 PIPE ROUTING

- a) Pipes routed within double stud party wall assemblies should only be routed through framing on the side of the unit being served and may not be attached to the opposite wall/framing at any point.
- b) Riser pipes at party walls can be shared. We recommend tapping off risers close to the floor plate and running separate feeder lines for each unit so as to minimize noise transfer between adjacent units. Wrap each feeder line with Armaflex closed cell neoprene sleeves from the branch point to the mixing valve.
- c) Schedule 6" deep studs at walls concealing waste and vent lines.
- d) Install 3-1/2" batt insulation in otherwise un-insulated stud and joist spaces containing supply piping, drain pipes or waste stacks.

#### 3.0 PIPE ISOLATION

- a) All supply lines shall be mechanically isolated from the building structure by means of resilient pipe isolators, such as Acousto-Plumb by LSP Specialty Products ([www.lspproducts.com](http://www.lspproducts.com)) or the Hubbard HoldRite Silencer family of products ([www.holdrite.com](http://www.holdrite.com)). Larger piping can be isolated by means of sections of closed neoprene sleeves such as AP/Armaflex (see [www.armaflex.com](http://www.armaflex.com) and attached cut sheets). No strap



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hangers, punched tape or wire should be used to support piping of any kind directly, without the use of one of the isolation systems recommended. Many manufacturers, including LSP Specialty products also make standard plastic isolators as part of other product lines that are NOT designed for noise control and are thus NOT acceptable for this use.

- b) All waste lines must be isolated, including waste lines suspended from the garage concrete deck/podium.
- c) Isolation pads should also be used where piping, pipe connectors, or valves may contact framing, ductwork, structure, studs, gypsum board, or other pipes. Acceptable pads include HoldRite isolation liners #270 and #271, or 1/8" thick, 40-durometer rubber strips.
- d) Metal and strap hangers must be fitted with neoprene isolating material between the strap and pipe, such as HoldRite isolation liners #270 and #271 or 1/8" thick, 40-durometer rubber collars.
- e) Riser clamps for supply and waste lines shall be isolated from structure (sub-floor) using Mason Super W neoprene waffle pads or HoldRite #274 pads, or approved equal under a load bearing metal plate, or with the Hubbard HoldRite Silencer Model #276 isolation system.
- f) No piping system shall contact another system, electrical conduit, or boxes. Any contact caused by misalignment of piping will require correction.

#### 4.0 PIPE PENETRATIONS

- a) Pipes passing through plates, studs, floor joists, party walls etc. shall have holes 1/2" minimum larger than the pipes' OD (i.e., 1/4" minimum clearance all around), making sure that the pipe remains mechanically isolated after construction. Care must be exercised to avoid contact between isolated piping and framing in those places where a resilient insert is not used. Center pipes within the holes at all penetrations. If mechanical contact occurs, then the vibration isolation will be severely compromised.
- b) Trades installing wall finishes should keep tiles/wall finishes away from pipe stub outs and penetrations and must caulk gaps with acoustical sealant.
- c) There shall be no rigid connections between drain pipes and any areas of wall or ceiling assemblies. The hole for drain pipes shall be oversized and either stuffed with insulation to form a collar, filled with caulk, or the section of pipe wrapped with a sleeve of 40 durometer rubber. Spray foam is not acceptable, as it will harden over time.
- d) We recommend using a "red" colored fire rated acoustical caulking to seal pipe penetrations through fire rated walls and floor plates. Acceptable products are FireBarrier Sealant CP 25WB+, manufactured by 3M, Hilti FS ONE, or approved equal.
- e) Any blocking in party walls or floor/ceiling assemblies that is cut or removed to facilitate piping installation such as sub-floor cuts for tub drains, shall be suitably closed, packed or replaced to restrict noise transfer.



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- f) Do not use regular gypsum drywall compound to fill gaps between drywall and penetrating pipes. Use only permanently resilient, non-hardening, fire rated compounds such as USG Acoustical caulk to fill these gaps. Use sleeves such as Specialty Products Acousto-Sleeve at all stub-out points where pipes traverse gypsum walls. These sleeves should be fitted temporarily on the pipe to allow the drywall contractor to finish the opening with drywall compound. The sleeve should then be removed and a resilient escutcheon inserted in its place.

## 5.0 WATER FLOW REQUIREMENTS

- a) Limit water pressure to 55 psig at all fixtures.
- b) Size supply piping to maintain maximum water-flow rates at 4 feet per second (FPS) in ½-inch to 1-inch diameter, 6 FPS in 1-¼" to 3" diameter branch sizes. For pipes 4 inch diameter and larger, maximum allowable flow rate is 8 to 10 FPS.

## 6.0 PLUMBING FIXTURES

- a) Shower heads, tub spouts, and associated mixing valves can produce audible noise in adjacent units. These are generally the noisiest plumbing component, in particular where attached to party walls. We recommend isolating the showerhead and tub spouts by means of resilient clamps designed specifically for this purpose, such as the HoldRite #265 Acoustical Shower Head/Tub Spout Clamp.
- b) Glue minimum 5 mm thick resilient underlayment such as Regupol QTscu ([www.regupol.com/site/qt-scu.html](http://www.regupol.com/site/qt-scu.html)) under the shower pans and bathtubs.
- c) Water hammer arrestors or shock absorbers such as those manufactured by Josam Industries ([www.josam.com](http://www.josam.com)) or Zurn ([www.zurn.com](http://www.zurn.com)) should be installed at connections for clothes washers, dishwashers and any other water fixtures possessing electrically-actuated solenoid valves or other quick shut-off valves, including tank-less toilets. Size as per manufacturer recommendations. Install in an upright position as close as possible to appliance being served, following manufacturer's recommended installation instructions.

## 7.0 PLUMBING INSTALLATION REVIEW

- a) The work should be reviewed during the early phases of the plumbing installation to check if systems installed by other trades have short-circuited the plumbing isolation. Please provide a basic construction schedule, including the plumbing installation schedule, so site reviews can be conducted at appropriate construction milestones.
- b) Due to the sensitive nature of plumbing isolation, we recommend contracting with an inspection service to supervise installations at all residential units. WIA will provide reviews of a representative number of installations and will indicate to the inspector and plumbing subcontractor areas and issues which may contradict the design intent.



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## Appendix D

### ACOUSTICAL GUIDELINES FOR ELECTRICAL SYSTEMS

We recommend the following measures:

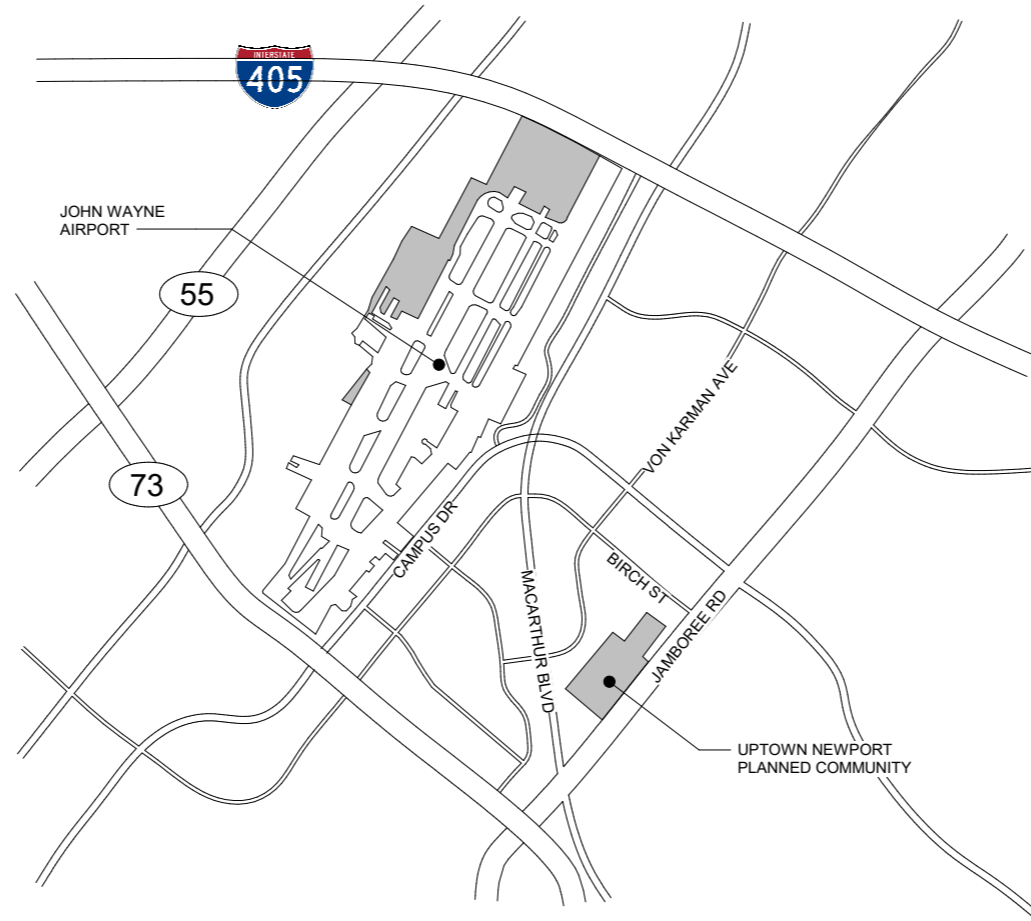
#### 1.0 SOUND-RATED WALL PENETRATIONS (Electrical, Data/Tel., Fire Alarm, etc.)

- a) “Sound-Rated Walls” include those specified by CCR Title 24 (party walls, corridors, etc. between units and other spaces). It does not include walls interior to a unit.
- b) Apply acoustical backing pad material to seal the outside faces of the back and sides of electrical outlet / junction boxes 16 sq. inches and smaller at all acoustically-rated partitions. Acceptable products or approved equivalent:
  - i. *Nelson Fire Rated FSP Putty Pads manufactured by EGS Electrical*  
[www.nelsonfirestop.com](http://www.nelsonfirestop.com)
  - ii. *BioStop Fire Rated Putty Pads*  
[www.biofreshield.com](http://www.biofreshield.com)
  - iii. *SpecSeal Putty Pads*  
[www.stifirestop.com](http://www.stifirestop.com)
  - iv. *IsoBacker Outlet Backer Pad by Kinetics Noise Control*  
[www.kineticsnoise.com](http://www.kineticsnoise.com)
- c) Leave a ¼” gap around the outlet box and the wall gypsum board. Seal the gap with acoustical, non-hardening caulk such as USG Acoustical Sealant (1-3 hr fire rated) or approved equivalent.
- d) If outlet boxes are to be placed on both sides of a wall assembly, offset the boxes by at least one stud cavity, if possible.

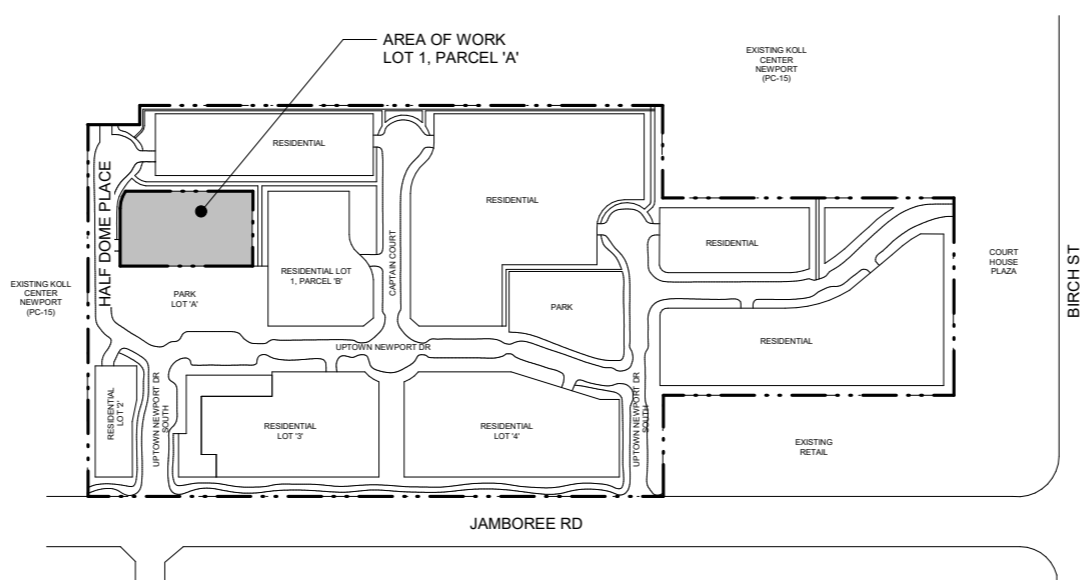


# **Attachment No. CD 3**

Project Plans

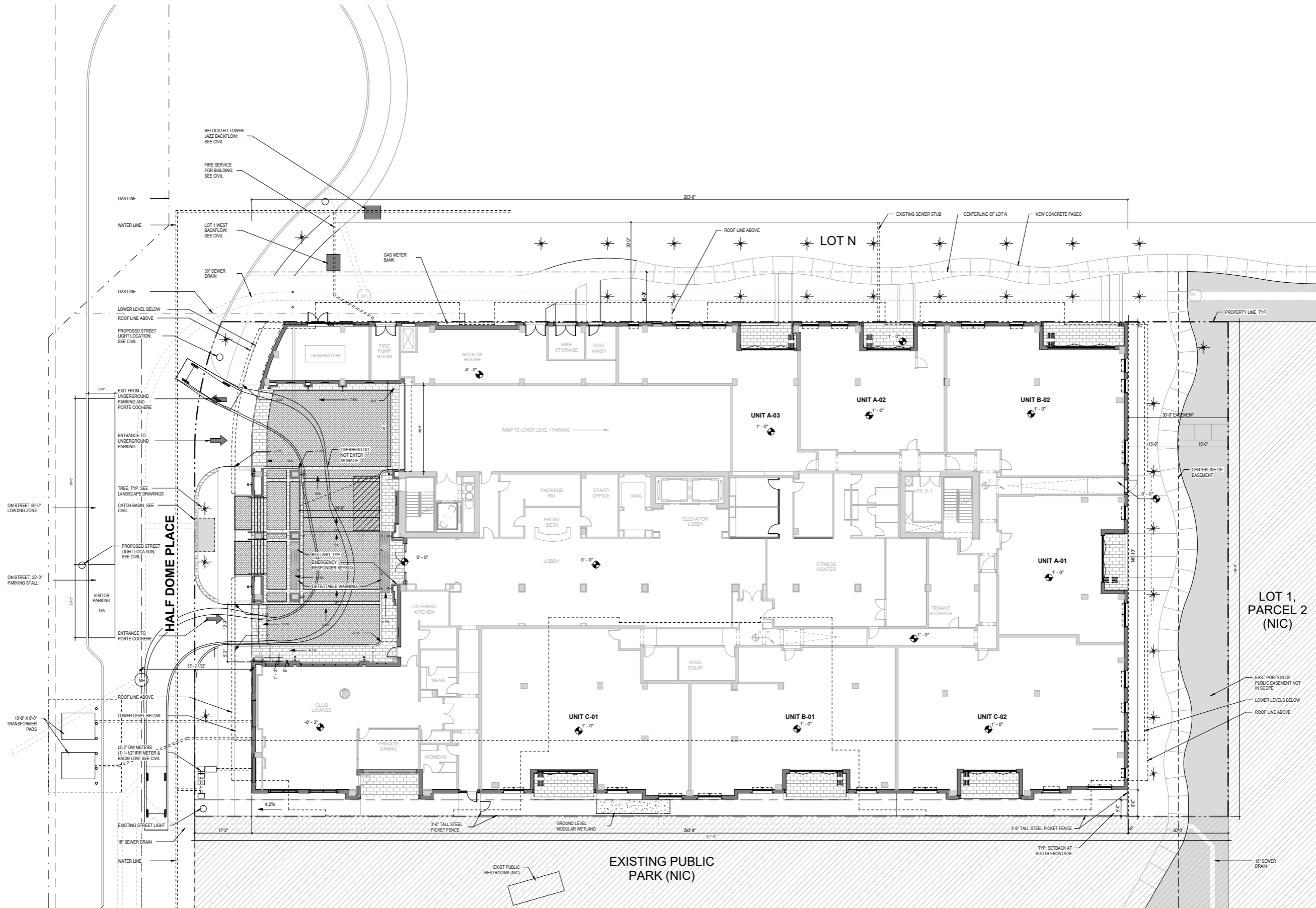


REGIONAL LOCATION MAP

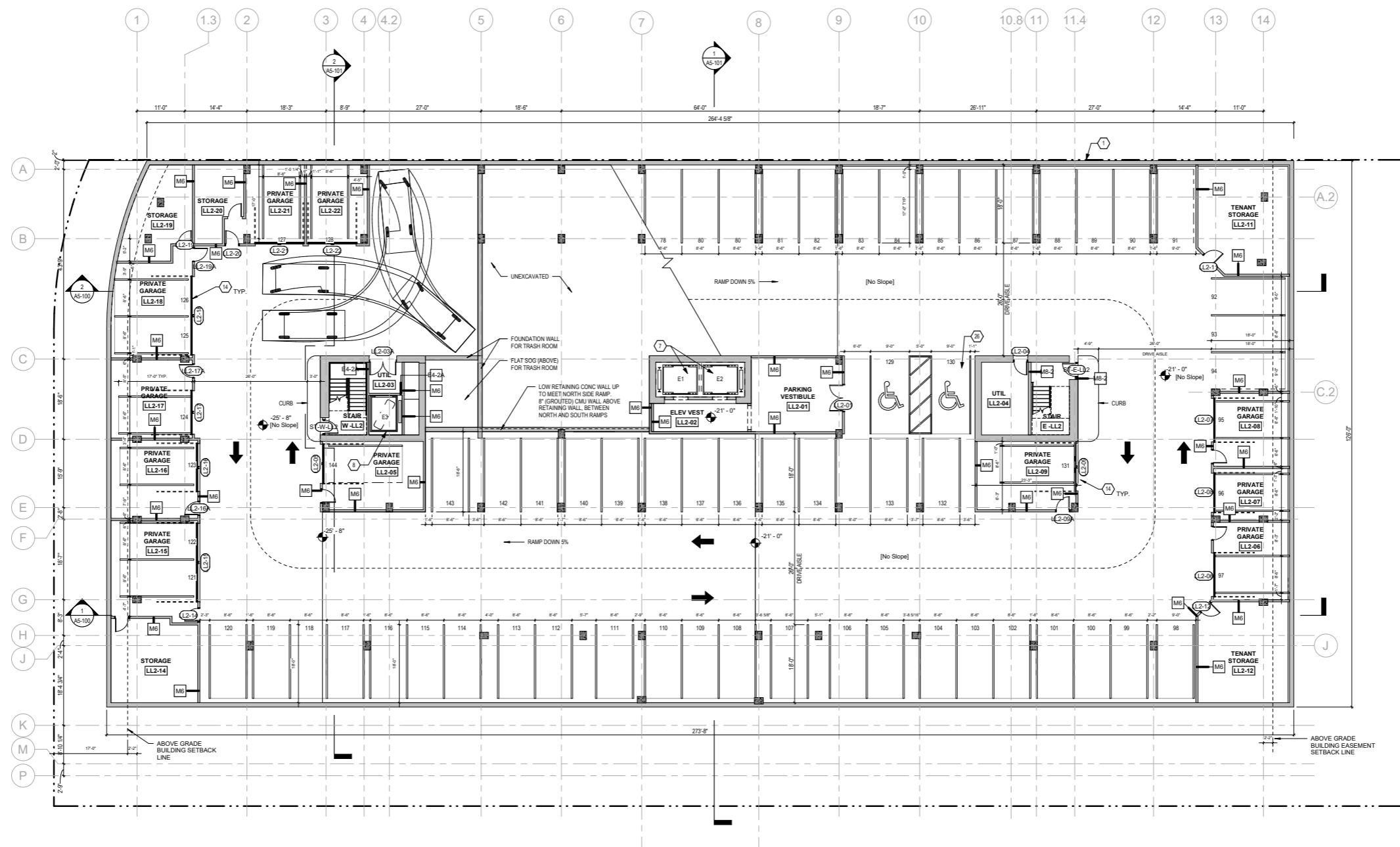


VICINITY MAP  
UPTOWN NEWPORT  
PLANNED COMMUNITY  
DEVELOPMENT

SCALE = NTS



SCALE = 3/32" = 1'-0" ☒

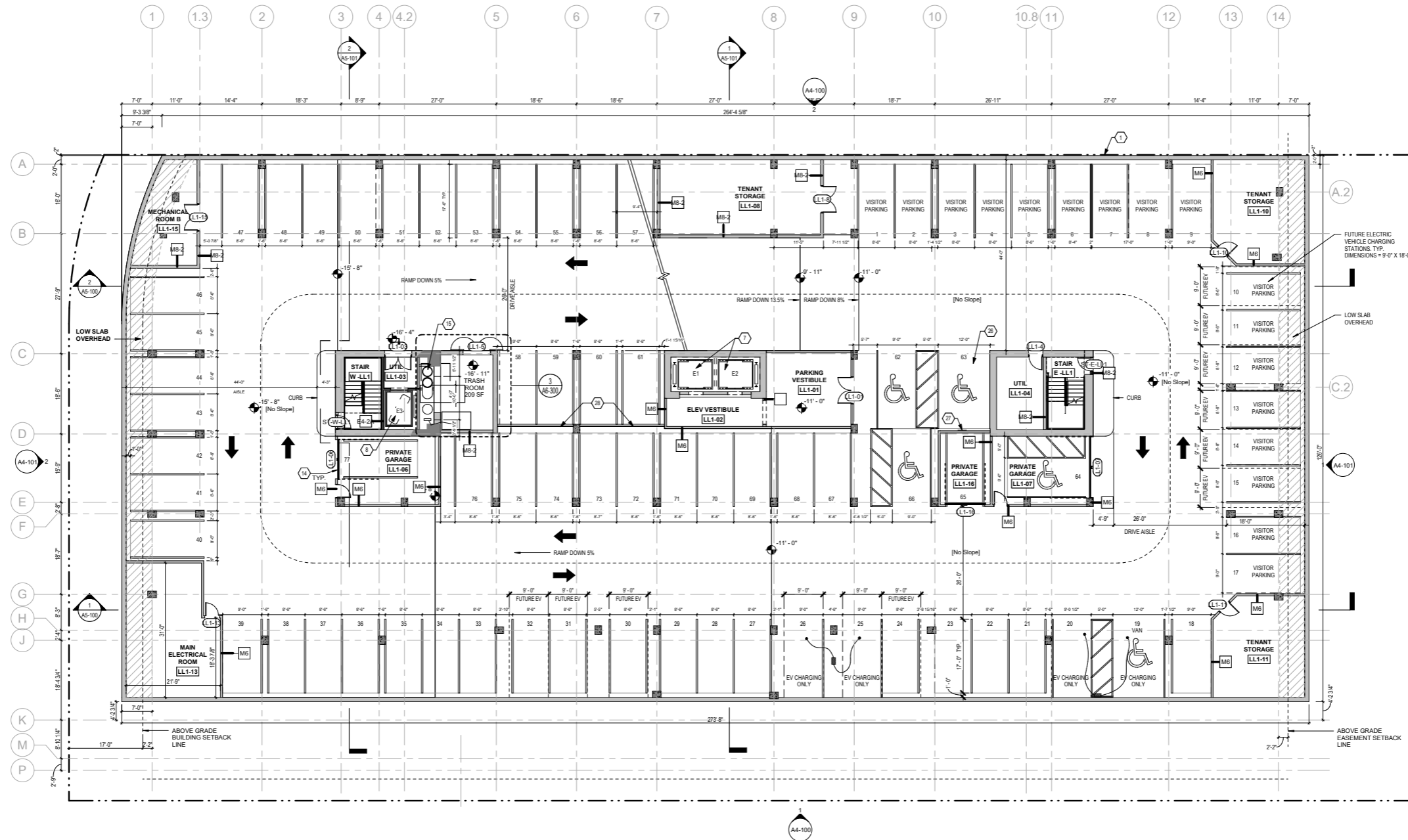


**OVERALL FLOOR PLAN KEYNOTES:**

- 1 PROPERTY LINE
- 2 SETBACK LINE
- 3 REMOVABLE BOLLARDS
- 4 SIDEWALK @ PASEO EASEMENT; SEE LANDSCAPE
- 5 ORNAMENTAL FENCE AT PROPERTY LINE; SEE LANDSCAPE
- 6 ORNAMENTAL GATE AT PROPERTY LINE FENCE; SEE LANDSCAPE
- 7 PASSENGER ELEVATOR; SEE A6-200 SERIES AND SPECIFICATIONS
- 8 SERVICE ELEVATOR; SEE A6-200 SERIES AND SPECIFICATIONS
- 9 CAST IN PLACE SCORED CONC SIDEWALK; SEE CIVIL DWGS
- 10 INTERIOR FINISH FLOORING @ PORTE COCHERE
- 11 METAL LOUVERED SCREEN @ GENERATOR ROOM
- 12 GARAGE EXHAUST SHAFT & OVERHEAD DUCT
- 13 GARAGE OUTSIDE AIR VENT
- 14 OVERHEAD COILING DOOR
- 15 TRASH CHUTE & RECYCLING
- 16 INTERIOR RAMP
- 17 RAMP HANDRAILS
- 18 POOL DECK AREA; SEE LANDSCAPE
- 19 FOLDING WINDOW WALL SYSTEM; SEE SHEET A6-201 FOR ELEVATIONS
- 20 PROJECTING CORNICE
- 21 ELEVATOR OVERRIDE
- 22 TRASH CHUTE VENT
- 23 STAR TO ROOF
- 24 TRANSFORMER ACCESS PATH
- 25 BARRIER GATE SWINGS IN DIRECTION OF TRAVEL
- 26 HANDICAP PARKING; BORDER PAINTED BLUE. HATCHED LINES MAX. 36" O.C. PAINTED BLUE. "NO PARKING" TO BE PAINTED 12" HIGH IN STRIPED AREA
- 27 PARKING SIGNAGE; SEE SHEET G-400
- 28 BARRIER CABLES AT PARKING GARAGE; SEE A6-150 FOR DETAILS
- 29 SLOPED WALKWAY WITH EDGE CURB
- 30 DAVIT BASE, TYP.
- 31 SCUPPER DRAIN AND DOWNSPOUT, PREFINISHED METAL CORING AND TPO ROOFING MEMBRANE SLOPED 1/4" / FT

SCALE = 3/32" = 1'-0" ☒

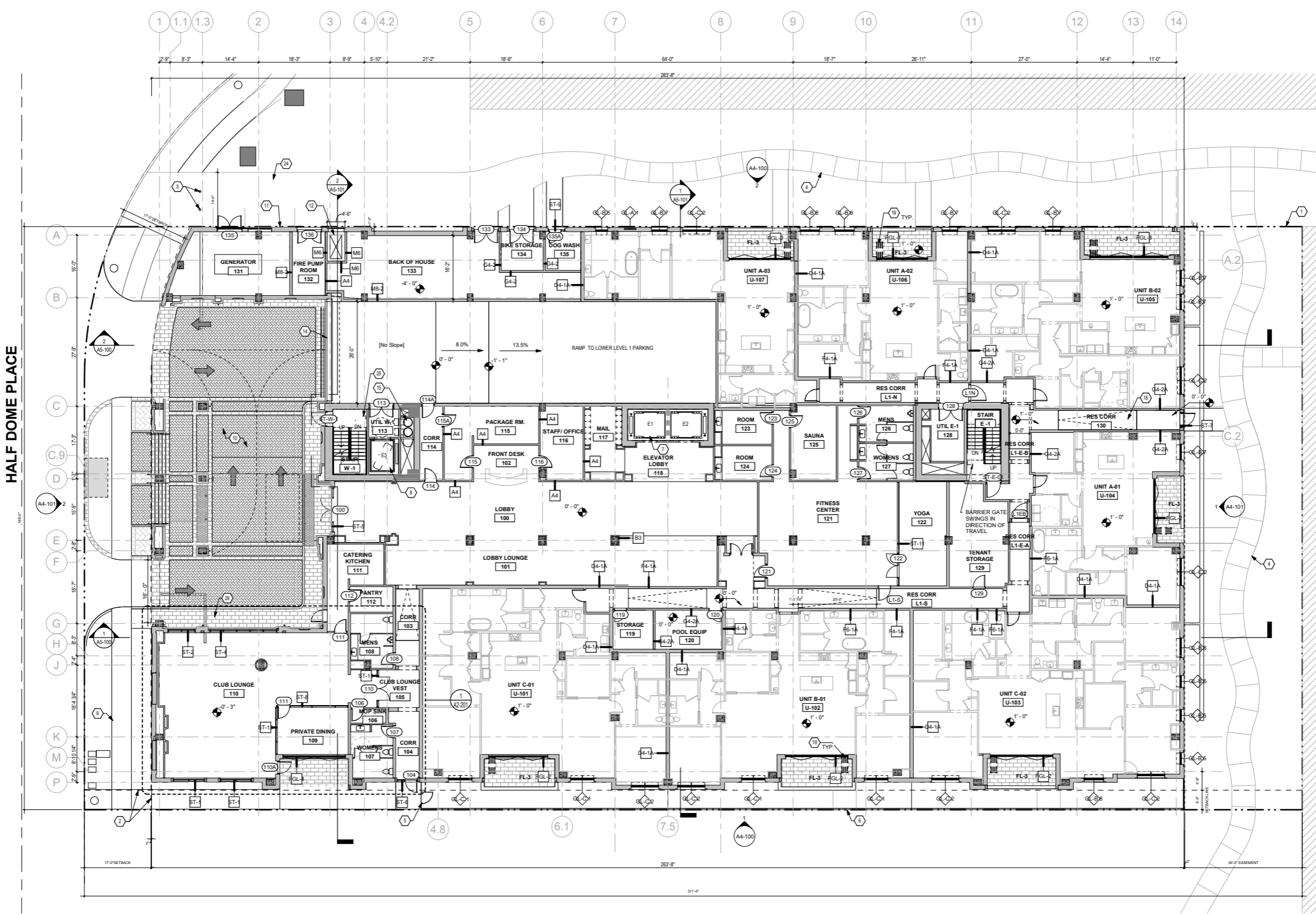




**OVERALL FLOOR PLAN KEYNOTES:**

- 1 PROPERTY LINE
- 2 SETBACK LINE
- 3 REMOVABLE BOLLARDS
- 4 SIDEWALK @ PASSED EASEMENT; SEE LANDSCAPE
- 5 ORNAMENTAL FENCE AT PROPERTY LINE; SEE LANDSCAPE DWGS.
- 6 ORNAMENTAL GATE AT PROPERTY LINE; SEE LANDSCAPE
- 7 PASSENGER ELEVATOR; SEE A6-200 SERIES AND SPECIFICATIONS
- 8 SERVICE ELEVATOR; SEE A6-200 SERIES AND SPECIFICATIONS
- 9 CAST IN PLACE SCORED CONC SIDEWALK; SEE CIVIL DWGS.
- 10 EXTERIOR FINISH FLOORING @ PORTE COCHERE
- 11 METAL LOUVERED SCREEN @ GENERATOR ROOM
- 12 GARAGE EXHAUST SHAFT & OVERHEAD DUCT
- 13 GARAGE OUTSIDE AIR VENT
- 14 OVERHEAD COILING DOOR
- 15 TRASH CHUTE & RECYCLING
- 16 INTERIOR RAMP
- 17 RAMP HANDRAILS
- 18 POOL DECK AREA; SEE LANDSCAPE
- 19 FOLDING WINDOW WALL SYSTEM; SEE SHEET A8-201 FOR ELEVATIONS
- 20 PROJECTING CORNICE
- 21 ELEVATOR OVERRIDE
- 22 TRASH CHUTE VENT
- 23 STAIR TO ROOF
- 24 TRANSFORMER ACCESS PATH
- 25 BARRIER GATE SWINGS IN DIRECTION OF TRAVEL
- 26 HANDICAP PARKING; BORDER PAINTED BLUE, HATCHED LINES MAX. 36" O.C. PAINTED BLUE. "NO PARKING" TO BE PAINTED 12" HIGH IN STRIPED AREA
- 27 PARKING SIGNAGE; SEE SHEET G-400
- 28 BARRIER CABLES AT PARKING GARAGE; SEE A6-150 FOR DETAILS
- 29 SLOPED WALKWAY WITH EDGE CURB
- 30 DAWIT BASE, TYP.
- 31 SCUPPER DRAIN AND DOWNSPOUT, PREFINISHED METAL COPING, AND TPO ROOFING MEMBRANE SLOPED 1/4" / FT

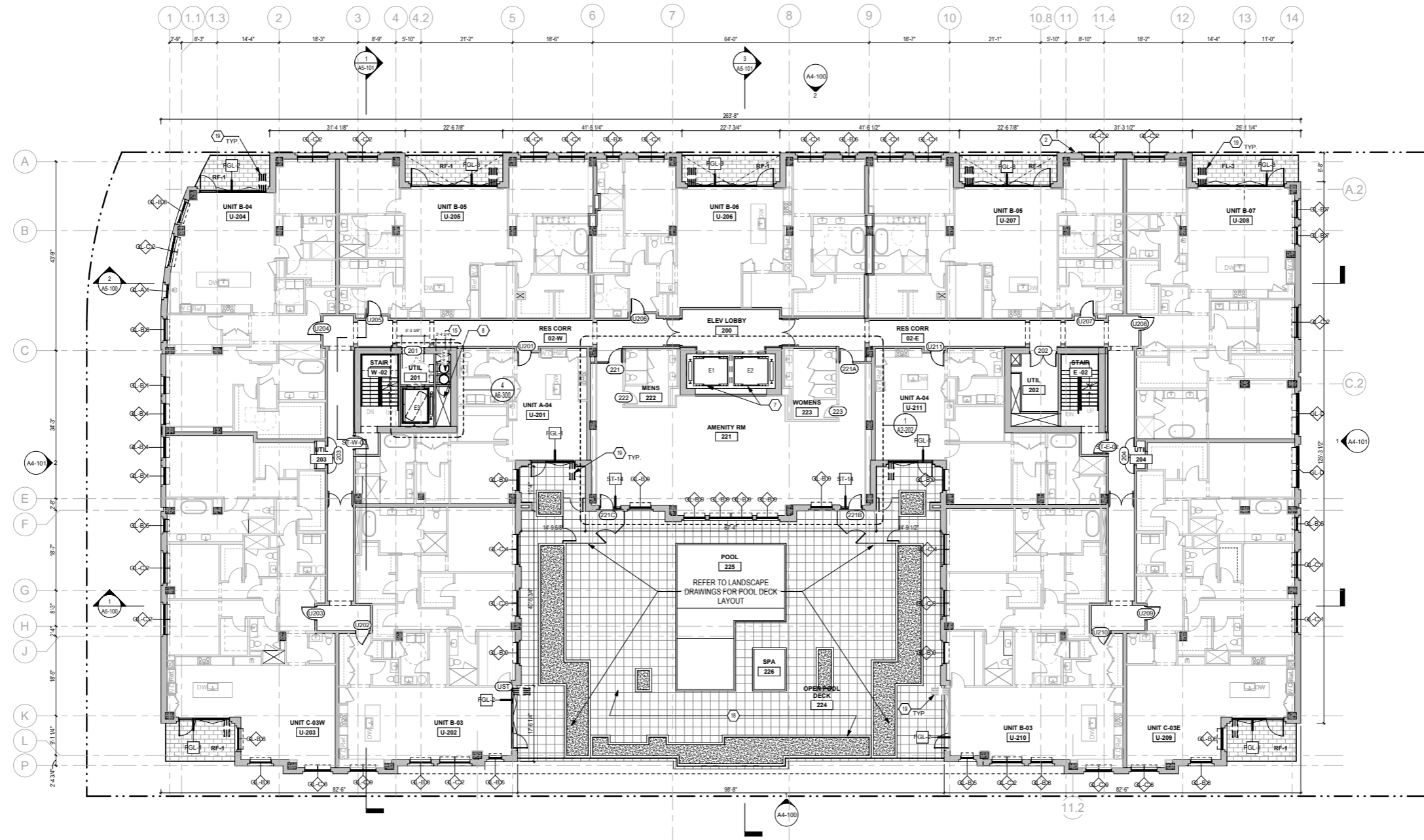
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**OVERALL FLOOR PLAN KEYNOTES:**

- 1 PROPERTY LINE
- 2 SETBACK LINE
- 3 REMOVABLE BOLLARDS
- 4 SIDEWALK @ PASEO EASEMENT. SEE LANDSCAPE
- 5 ORNAMENTAL FENCE AT PROPERTY LINE. SEE LANDSCAPE DWGS.
- 6 ORNAMENTAL GATE AT PROPERTY LINE FENCE. SEE LANDSCAPE
- 7 PASSENGER ELEVATOR. SEE A6-200 SERIES AND SPECIFICATIONS
- 8 SERVICE ELEVATOR. SEE A6-200 SERIES AND SPECIFICATIONS
- 9 CAST IN PLACE SCORED CONC SIDEWALK. SEE CIVIL DWGS.
- 10 EXTERIOR FINISH FLOORING @ PORTE COCHERE
- 11 METAL LOUVERED SCREEN @ GENERATOR ROOM
- 12 GARAGE EXHAUST SHAFT & OVERHEAD DUCT
- 13 GARAGE OUTSIDE AIR VENT
- 14 OVERHEAD COILING DOOR
- 15 TRASH CHUTE & RECYCLING
- 16 INTERIOR RAMP
- 17 RAMP HANDRAILS
- 18 POOL DECK AREA. SEE LANDSCAPE
- 19 FOLDING WINDOW WALL SYSTEM. SEE SHEET A4-201 FOR ELEVATIONS
- 20 PROJECTING CORNICE
- 21 ELEVATOR OVERRIDE
- 22 TRASH CHUTE VENT
- 23 STAIR TO ROOF
- 24 TRANSFORMER ACCESS PATH
- 25 BARRIER GATE SWINGS IN DIRECTION OF TRAVEL
- 26 HANDICAP PARKING. BORDER PAINTED BLUE. HATCHED LINES MAX 36" O.C. PAINTED BLUE. NO PARKING TO BE PAINTED 12" HIGH IN STRIPED AREA.
- 27 PARKING SIGNAGE. SEE SHEET G-400
- 28 BARRIER CABLES AT PARKING GARAGE. SEE A6-150 FOR DETAILS
- 29 SLOPED WALKWAY WITH EDGE CURB
- 30 DAVIT BASE, TYP.
- 31 SCUPPER DRAIN AND DOWNSPOUT. PREFINISHED METAL COPING AND TPO ROOFING MEMBRANE SLOPED 1/4" / FT

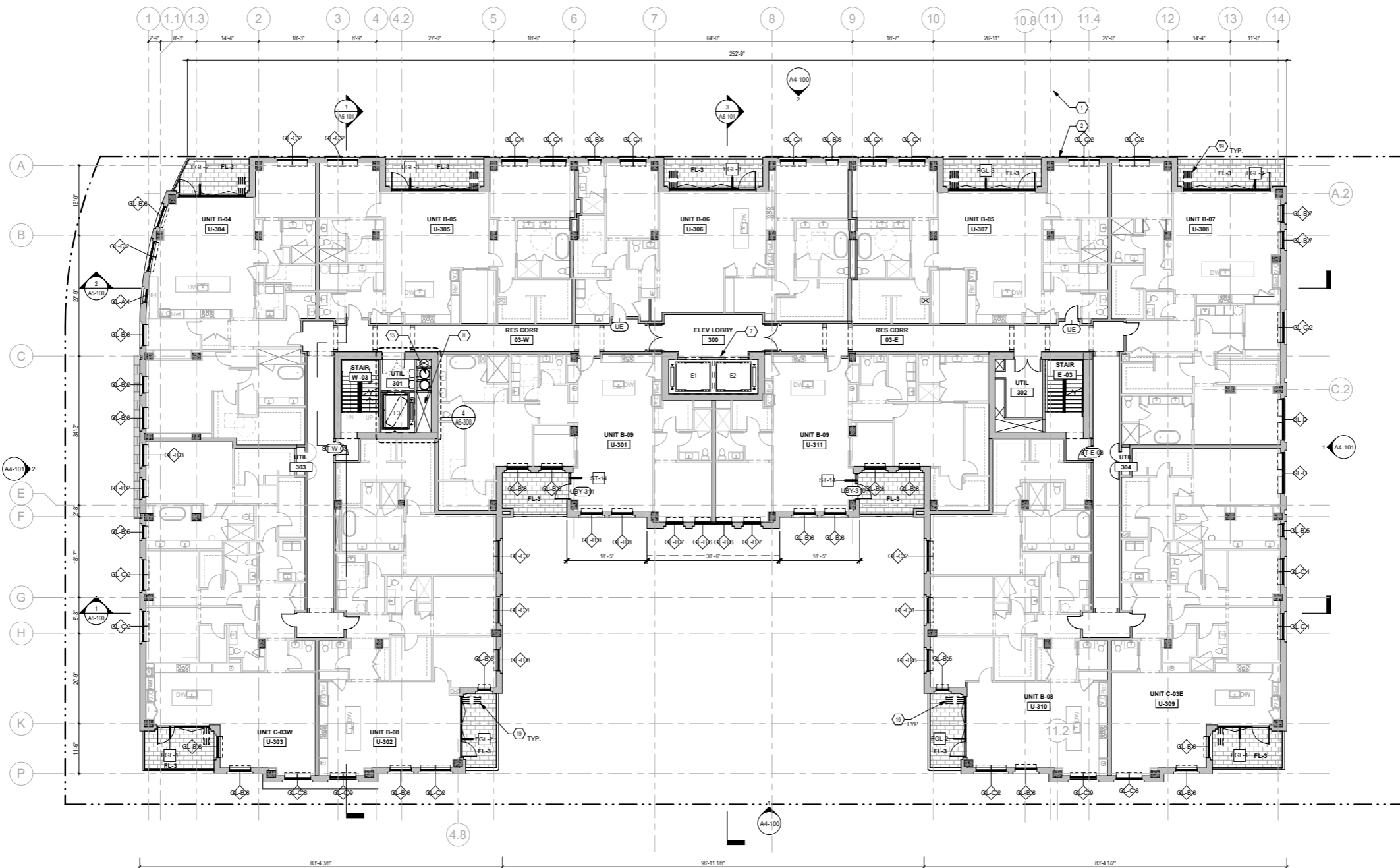
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**OVERALL FLOOR PLAN KEYNOTES:**

- 1 PROPERTY LINE
- 2 SETBACK LINE
- 3 8'-0"X10'-0" TRANSFORMER ON CONC. PAD. SEE CIVIL
- 4 SIDEWALK @ PASEO EASEMENT. SEE LANDSCAPE
- 5 ORNAMENTAL FENCE AT PROPERTY LINE. SEE LANDSCAPE DWGS.
- 6 ORNAMENTAL GATE AT PROPERTY LINE FENCE. SEE LANDSCAPE
- 7 PASSENGER ELEVATOR. SEE A6-200 SERIES AND SPECIFICATIONS
- 8 SERVICE ELEVATOR. SEE A6-200 SERIES AND SPECIFICATIONS
- 9 CAST IN PLACE SCORED CONC. SIDEWALK. SEE CIVIL DWGS.
- 10 EXTERIOR FINISH FLOORING @ PORTE COCHERE
- 11 METAL LOUVERED SCREEN @ GENERATOR ROOM
- 12 GARAGE EXHAUST SHAFT & OVERHEAD DUCT
- 13 GARAGE OUTSIDE AIR VENT
- 14 OVERHEAD SECTIONAL DOOR
- 15 TRASH CHUTE & RECYCLING
- 16 INTERIOR RAMP
- 17 RAMP HANDRAILS
- 18 POOL DECK AREA. SEE LANDSCAPE
- 19 FOLDING WINDOW WALL SYSTEM. SEE SHEET A8-201 FOR ELEVATIONS
- 20 PROJECTING CORNICE
- 21 ELEVATOR OVERRIDE
- 22 TRASH CHUTE VENT
- 23 STAR TO ROOF
- 24 TRANSFORMER ACCESS PATH
- 25 10'-0"X12'-0" CONC. TRANSFORMER PAD. SEE CIVIL
- 26 HANDICAP PARKING. BORDER PAINTED BLUE. HATCHED LINES MAX. 30" O.C. PAINTED BLUE. "NO PARKING" TO BE PAINTED 12" HIGH IN STRIPED AREA
- 27 PARKING SIGNAGE. SEE SHEET G-400
- 28 BARRIER CABLES AT PARKING GARAGE. SEE A6-150 FOR DETAILS
- 29 SLOPED WALKWAY WITH EDGE CURB
- 30 DAVIT BASE. TYP.
- 31 SCUPPER DRAIN AND DOWNSPOUT. PREFINISHED METAL COPING, AND TPO ROOFING MEMBRANE SLOPED 1/4" / FT.

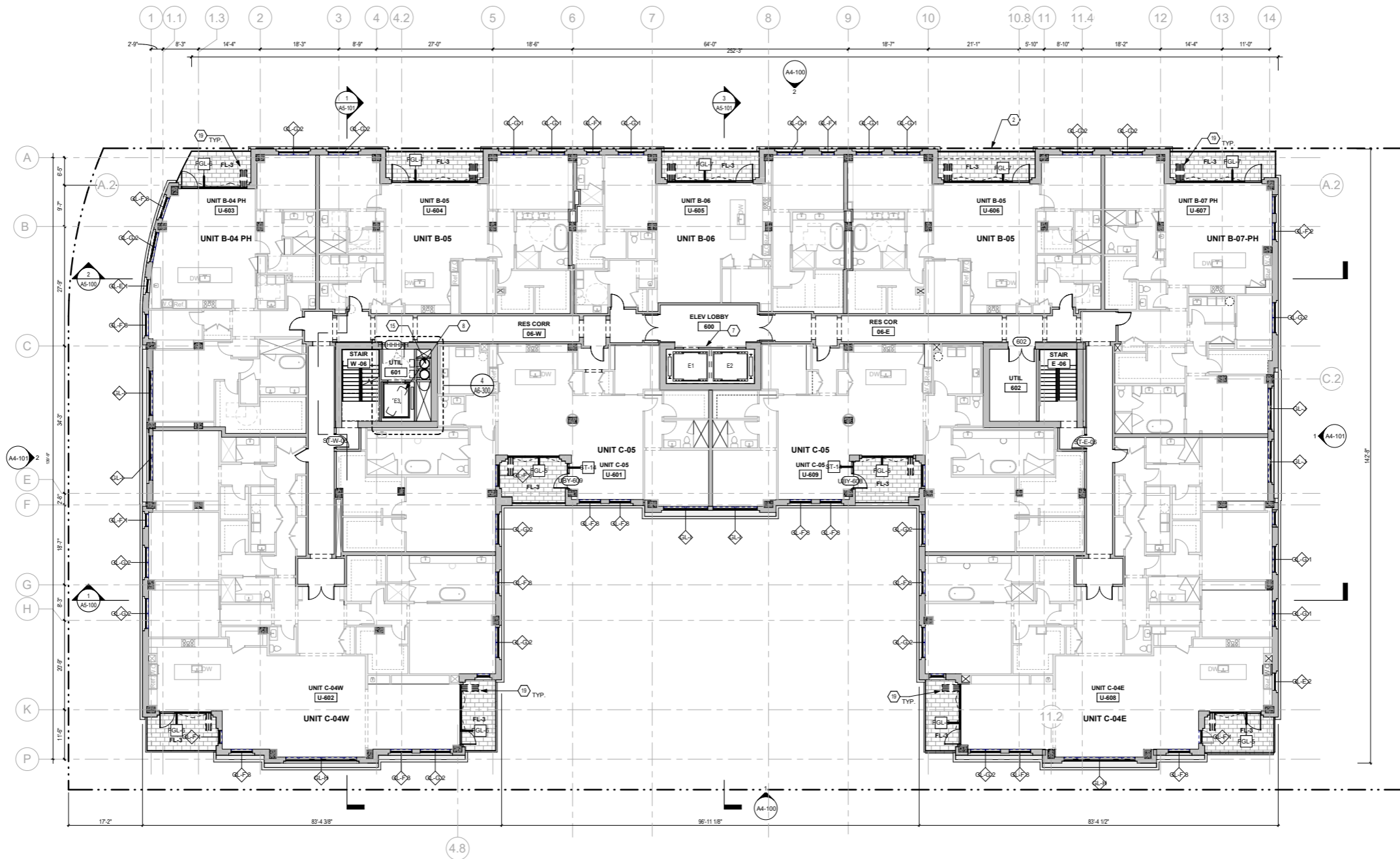
SCALE = 3/32" = 1'-0" ☒



**OVERALL FLOOR PLAN KEYNOTES:**

- 1 PROPERTY LINE
- 2 SETBACK LINE
- 3 8'-0"X10'-0" TRANSFORMER ON CONC. PAD; SEE CIVIL
- 4 SIDEWALK @ PASEO EASEMENT; SEE LANDSCAPE
- 5 ORNAMENTAL FENCE AT PROPERTY LINE; SEE LANDSCAPE DWGS.
- 6 ORNAMENTAL GATE AT PROPERTY LINE FENCE; SEE LANDSCAPE
- 7 PASSENGER ELEVATOR; SEE A6-200 SERIES AND SPECIFICATIONS
- 8 SERVICE ELEVATOR; SEE A6-200 SERIES AND SPECIFICATIONS
- 9 CAST IN PLACE SCORED CONC. SIDEWALK; SEE CIVIL DWGS.
- 10 EXTERIOR FINISH FLOORING @ PORTE COCHERE
- 11 METAL LOUVERED SCREEN @ GENERATOR ROOM
- 12 GARAGE EXHAUST SHAFT & OVERHEAD DUCT
- 13 GARAGE OUTSIDE AIR VENT
- 14 OVERHEAD SECTIONAL DOOR
- 15 TRASH CHUTE & RECYCLING
- 16 INTERIOR RAMP
- 17 RAMP HANDRAILS
- 18 POOL DECK AREA; SEE LANDSCAPE
- 19 FOLDING WINDOW WALL SYSTEM; SEE SHEET A6-201 FOR ELEVATIONS
- 20 PROJECTING CORNICE
- 21 ELEVATOR OVERRIDE
- 22 TRASH CHUTE VENT
- 23 STAR TO ROOF
- 24 TRANSFORMER ACCESS PATH
- 25 10'-0"X12'-0" CONC. TRANSFORMER PAD; SEE CIVIL
- 26 HANDICAP PARKING; BORDERS PAINTED BLUE HATCHED LINES MAX. 36" O.C. PAINTED BLUE; "NO PARKING" TO BE PAINTED 12" HIGH IN STRIPED AREA
- 27 PARKING SIGNAGE; SEE SHEET G-400
- 28 BARRIER CABLES AT PARKING GARAGE; SEE A6-150 FOR DETAILS
- 29 SLOPED WALKWAY WITH EDGE CURB
- 30 DAVIT BASE, TYP.
- 31 SCUPPER DRAIN AND DOWNSPOUT, PREFINISHED METAL COPING, AND TPO ROOFING MEMBRANE SLOPED 1/4" / FT

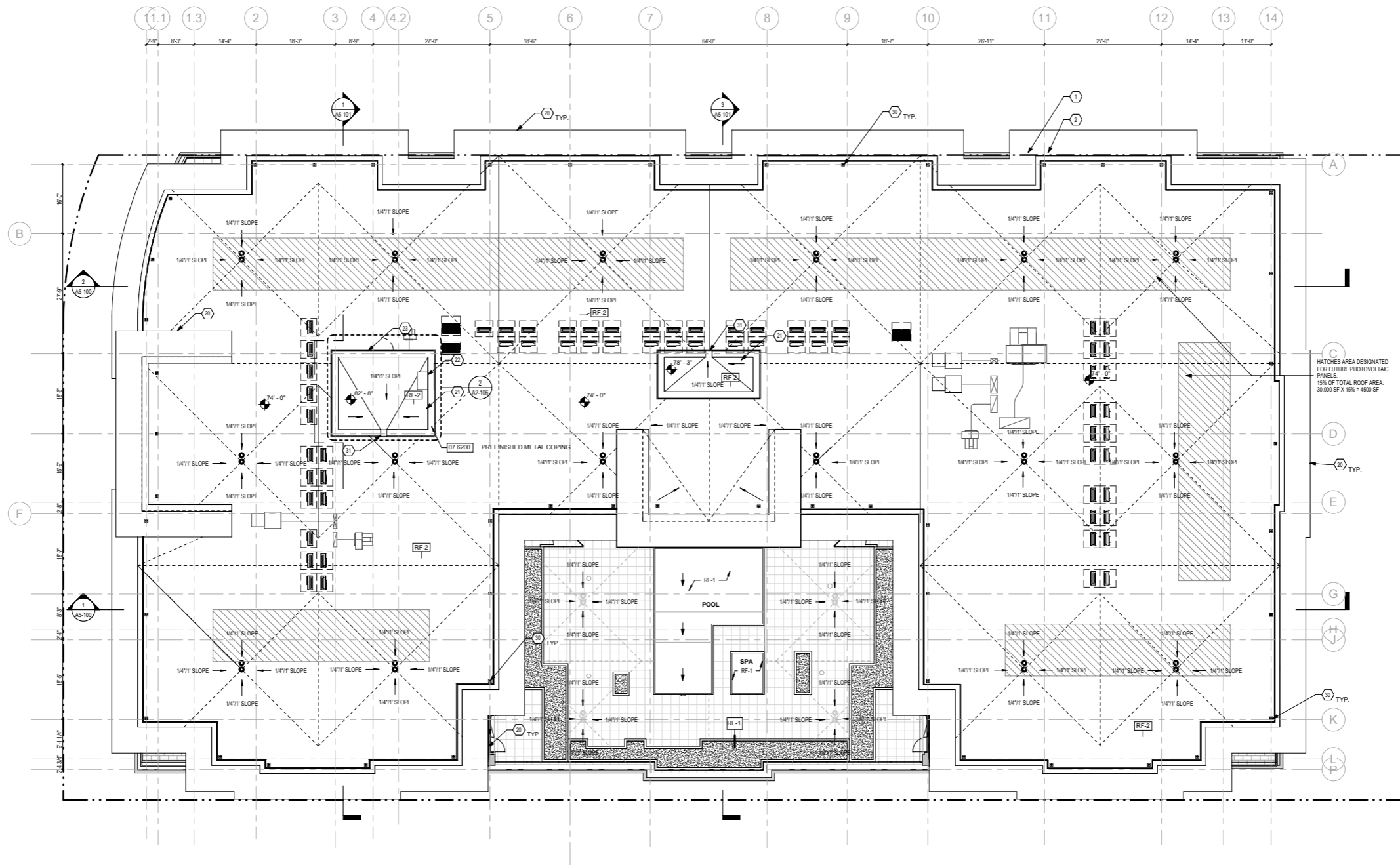
SCALE = 3/32" = 1'-0" ☒



**OVERALL FLOOR PLAN KEYNOTES:**

- 1 PROPERTY LINE
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- 21 ELEVATOR OVERRIDE
- 22 TRASH CHUTE VENT
- 23 STAIR TO ROOF
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SCALE = 3/32" = 1'-0" ☒



**OVERALL FLOOR PLAN KEYNOTES:**

- ① PROPERTY LINE
- ② SETBACK LINE
- ③ 8'-0"X10'-0" TRANSFORMER ON CONC. PAD. SEE CIVIL
- ④ SIDEWALK @ PASSED EASEMENT. SEE LANDSCAPE
- ⑤ ORNAMENTAL FENCE AT PROPERTY LINE. SEE LANDSCAPE DWGS.
- ⑥ ORNAMENTAL GATE AT PROPERTY LINE FENCE. SEE LANDSCAPE
- ⑦ PASSENGER ELEVATOR. SEE A6-200 SERIES AND SPECIFICATIONS
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- ⑨ CAST IN PLACE SCORED CONC. SIDEWALK. SEE CIVIL DWGS.
- ⑩ EXTERIOR FINISH FLOORING @ PORTE COCHERE
- ⑪ METAL LOUVERED SCREEN @ GENERATOR ROOM
- ⑫ GARAGE EXHAUST SHAFT & OVERHEAD DUCT
- ⑬ GARAGE OUTSIDE AIR VENT
- ⑭ OVERHEAD SECTIONAL DOOR
- ⑮ TRASH CHUTE & RECYCLING
- ⑯ INTERIOR RAMP
- ⑰ RAMP HANDRAILS
- ⑱ POOL DECK AREA. SEE LANDSCAPE
- ⑲ FOLDING WINDOW WALL SYSTEM. SEE SHEET A8-201 FOR ELEVATIONS
- ⑳ PROJECTING CORNICE
- ㉑ ELEVATOR OVERRIDE
- ㉒ TRASH CHUTE VENT
- ㉓ STAIR TO ROOF
- ㉔ TRANSFORMER ACCESS PATH
- ㉕ 10'-0"X12'-0" CONC. TRANSFORMER PAD. SEE CIVIL
- ㉖ HANDICAP PARKING. BORDER PAINTED BLUE. HATCHED LINES MAX 30" O.C. PAINTED BLUE. "NO PARKING" TO BE PAINTED 12" HIGH IN STRIPED AREA
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- ㉙ SLOPED WALKWAY WITH EDGE CURB
- ㉚ DAVIT BASE. TYP.
- ㉛ SCUPPER DRAIN AND DOWNSPOUT. PREFINISHED METAL COPING, AND TPO ROOFING MEMBRANE SLOPED 1/4" / FT

C  
HATCHES AREA DESIGNATED FOR FUTURE PHOTOVOLTAIC PANELS. 15% OF TOTAL ROOF AREA: 30,000 SF X 15% = 4,500 SF

SCALE = 3/32" = 1'-0" ☒



2 | OVERALL ELEVATION - SOUTH  
SCALE: 3/32" = 1'-0"



1 | OVERALL ELEVATION - NORTH  
SCALE: 3/32" = 1'-0"

SCALE = 3/32" = 1'-0" ⊗



**EXTERIOR MATERIAL LEGEND**

- PRECAST EXTERIOR WALL ASSEMBLY COLOR 1 - EGGSHELL WHITE
- PRECAST EXTERIOR WALL ASSEMBLY COLOR 2 - LIGHT TAN
- PRECAST EXTERIOR WALL ASSEMBLY - LIGHT BEIGE
- DARK GRANITE BASE CLADDING

OVERALL ELEVATION - WEST

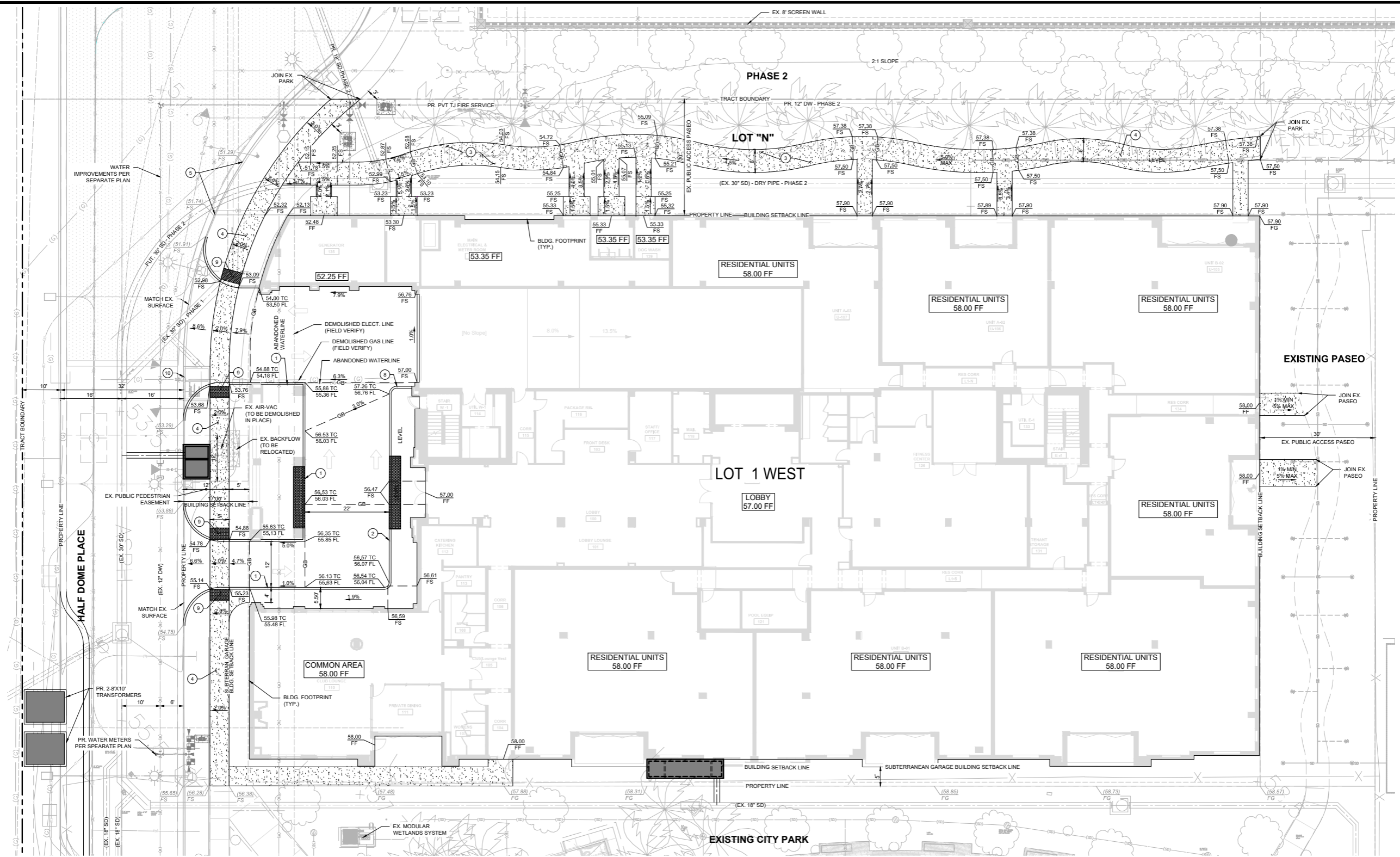


OVERALL ELEVATION - EAST

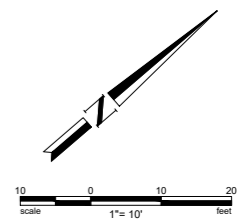
SCALE = 3/32" = 1'-0" ⊗







- GRADING CONSTRUCTION NOTES**
- 1 CONSTRUCT 6" CURB AND GUTTER PER DETAIL 1 ON SHEET 5.
  - 2 CONSTRUCT 6" CURB PER DETAIL 2 ON SHEET 5.
  - 3 CONSTRUCT CONCRETE PAVING PER LANDSCAPE ARCHITECTURAL PLANS. COLOR CONCRETE PER LANDSCAPE ARCHITECTURAL PLANS.
  - 4 CONSTRUCT PCC SIDEWALK PER CITY OF NEWPORT BEACH STD. 180. COLOR CONCRETE PER LANDSCAPE ARCHITECTURAL PLANS.
  - 5 CONSTRUCT VARIABLE HEIGHT ROLLED CURB AND GUTTER PER CITY OF NEWPORT BEACH STD. 183, TYPE F. REFER TO DETAIL 3 ON SHEET 5 FOR TRANSITION. CURB AND FLOWLINE ELEVATIONS PER PLAN. COLOR CONCRETE PER LANDSCAPE ARCHITECTURAL PLANS.
  - 6 CONSTRUCT CURB AND GUTTER PER CITY OF NEWPORT BEACH STD. 182. COLOR CONCRETE PER LANDSCAPE ARCHITECTURAL PLANS.
  - 7 CONSTRUCT CURB PER CITY OF NEWPORT BEACH STD. 182. COLOR CONCRETE PER LANDSCAPE ARCHITECTURAL PLANS.
  - 8 CONSTRUCT 6" TO 0" TRANSITION PER DETAIL "X" ON SHEET CX.0.
  - 9 CONSTRUCT ARMORCAST RAISED TRUNCATED DOMES. COLOR TO BE FEDERAL YELLOW WITH A MINIMUM 70% CONTRAST WITH ADJACENT FINISHES (11B-705.1.1.3). 36" MINIMUM DEPTH IN DIRECTION OF PATH OF TRAVEL.
  - 10 RELOCATE EXISTING FILTERRA PRECAST CURB INLET PER PLAN.



PLAN CHECK NO. XXXX-2021

File Path: C:\Users\juaab\OneDrive\Documents\USAIONWP0001\0400CAD\CSHETS\Final\Grading\Grading\USAIONWP0001.dwg  
 Date: 1/10/2021 11:41:41 AM  
 By: JUAAB









L:\1730834\UPTOWN NEWPORT LOT 1 PARCEL 1 WEST\04-GRAPHICS\MSDP - OVERALL ILLUSTRATION\WORKING\CAD\1730834 - SHEETS.DWG

**CONSTRUCTION LEGEND**

**PAVING LEGEND**

CODE	DESCRIPTION	DETAIL	MATERIAL / MODEL NO.	COLOR / FINISH	MANUFACTURER / SUPPLIER	REMARKS / COMMENTS
P-01	PEDESTRIAN PAVING	-	-	-	-	-
P-02	PEDESTRIAN PAVING (POOL DECK)	-	-	-	-	-
P-03	PEDESTRIAN PAVERS (PRIVATE PATIO & SPA)	-	-	-	-	-
P-04	POOL COPING	-	-	-	-	-

**WALL LEGEND**

CODE	DESCRIPTION	DETAIL	MATERIAL / MODEL NO.	COLOR / FINISH	MANUFACTURER / SUPPLIER	REMARKS / COMMENTS
W-01	60" HT. GLASS FENCE ATOP 28" HT PLANTER WALL	A / L2.301	-	-	-	-
W-02	60" HT. ACCENT WALL ATOP 28" HT PLANTER WALL	-	-	-	-	-

**FENCE LEGEND**

CODE	DESCRIPTION	DETAIL	MATERIAL / MODEL NO.	COLOR / FINISH	MANUFACTURER / SUPPLIER	REMARKS / COMMENTS
F-01	42" HEIGHT TUBULAR STEEL FENCE	B / L2.301	-	-	-	-
F-02	42" HT. GLASS FENCE / GUARDRAIL	-	-	-	-	-
F-03	30" HT. PRIVATE PATIO WALL	-	-	-	-	-
F-04	60" HT. GLASS FENCE	-	-	-	-	-

**GATE LEGEND**

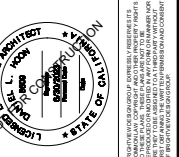
CODE	DESCRIPTION	DETAIL	MATERIAL / MODEL NO.	COLOR / FINISH	MANUFACTURER / SUPPLIER	REMARKS / COMMENTS
G-01	30" HT TUBULAR STEEL PATIO GATE	C / L2.301	-	-	-	-
G-02	72" HT. GLASS POOL GATE	D / L2.301	-	-	-	-
G-03	42" HT. TUBULAR STEEL ACCESS GATE	B / L2.301	-	-	-	-

**SITE ELEMENT LEGEND**

CODE	DESCRIPTION	DETAIL	MATERIAL / MODEL NO.	COLOR / FINISH	MANUFACTURER / SUPPLIER	REMARKS / COMMENTS
S-01	PING PONG / DINING TABLE	-	-	-	-	-
S-02	12" HT. PLANTER WALL	-	-	-	-	-
S-03	28" HT. PLANTER WALL	A/L2.301	-	-	-	-
S-04	BUILT-IN SEATING	-	-	-	-	-
S-05	BUILT-IN COUNTER W/ PLANTER	-	-	-	-	-
S-06	OVERHEAD STRUCTURE	-	-	-	-	-
S-07	POOL SHOWER	-	-	-	-	-
S-08	POOL	-	-	-	-	-
S-09	SPA	-	-	-	-	-
S-10	CABANA	-	-	-	-	-
S-11	SITE FURNISHING	-	-	-	-	-
S-12	UMBRELLA	-	-	-	-	-
S-13	BUILT-IN BBQ W/ VIEW BAR	-	-	-	-	-



PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
8 HUGHES, SUITE 150  
IRVINE, CALIFORNIA 92618  
(949) 238-4900



PLAN REVISION	DESCRIPTION
△	
△	
△	
△	

**811**  
Know what's below.  
Call 811 before you dig.  
SEEK TO THE SHEET INDEX OR  
SHEET CHECK FOR COMPLETE  
LIST OF DRAWINGS.

**ONE NEWPORT DEVELOPMENT, LLC**  
UPTOWN NEWPORT, LOT 1 WEST  
PARCEL 1 (ONE NEWPORT)  
NEWPORT BEACH, CA  
MINOR SITE DEVELOPMENT PLAN  
**AGENCY SUBMITTAL #2**

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	04/28/2021	AGENCY SUBMITTAL #1
B	11/08/2021	AGENCY SUBMITTAL #2

BVDG JOB NUMBER: 1730834  
DRAWN BY: CC/RC  
PLAN CHECK NO: XXXXXXXX

SHEET TITLE  
**CONSTRUCTION SCHEDULE**

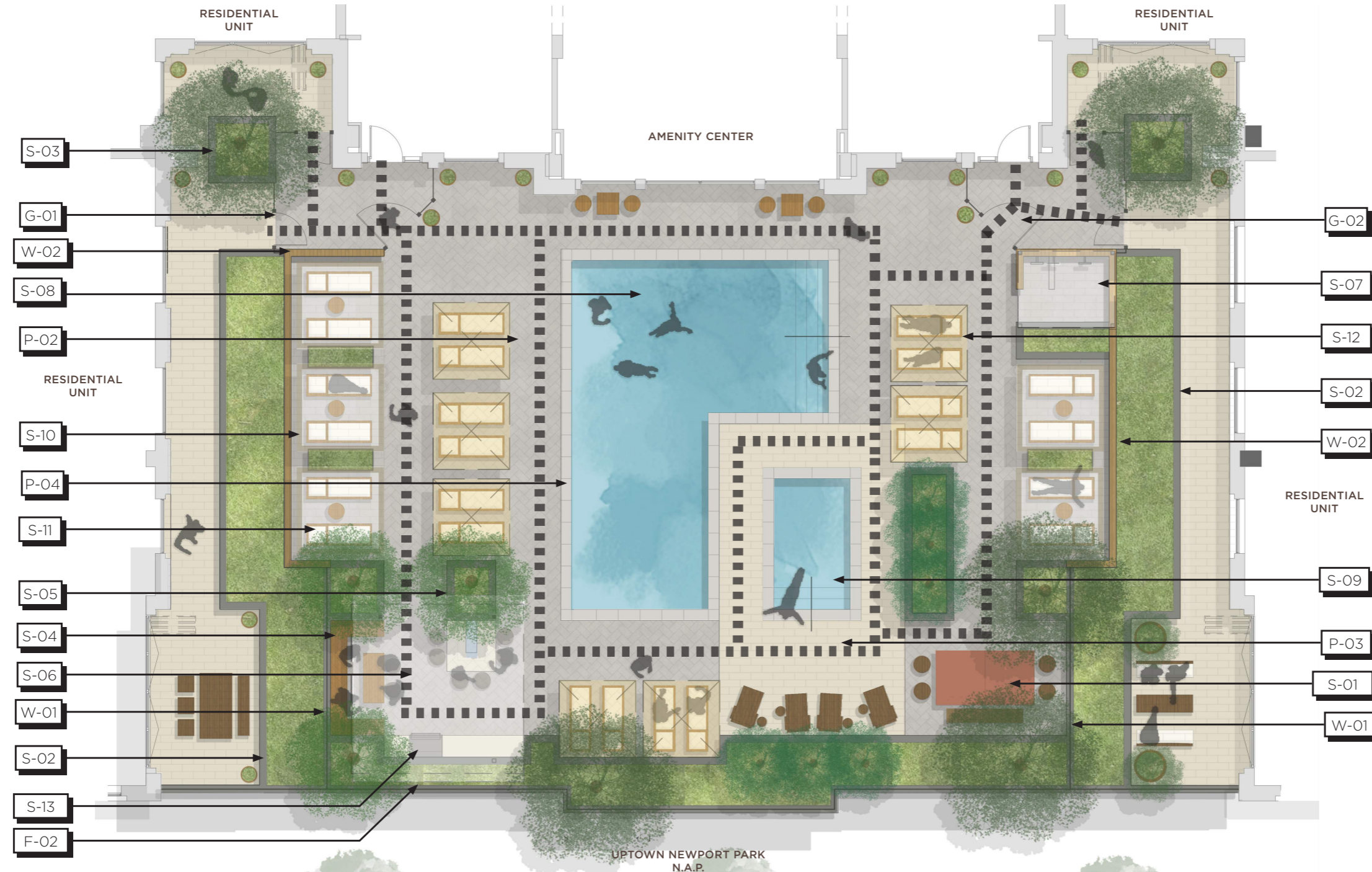
SHEET NUMBER  
**L2.000**





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CONSTRUCTION LEGEND	
PAVING LEGEND	
CODE	DESCRIPTION
P-01	PEDESTRIAN PAVING
P-02	PEDESTRIAN PAVING (POOL DECK)
P-03	PEDESTRIAN PAVERS (PRIVATE PATIO & SPA)
P-04	POOL COPING
WALL LEGEND	
CODE	DESCRIPTION
W-01	60" HT. GLASS FENCE ATOP 28" HT PLANTER WALL
W-02	60" HT. ACCENT WALL ATOP 28" HT PLANTER WALL
FENCE LEGEND	
CODE	DESCRIPTION
F-01	42" HEIGHT TUBULAR STEEL FENCE
F-02	42" HT. GLASS FENCE / GUARDRAIL

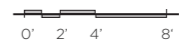
GATE LEGEND	
CODE	DESCRIPTION
G-01	30" HT TUBULAR STEEL PATIO GATE
G-02	72" HT. GLASS POOL GATE
G-03	42" HT. TUBULAR STEEL ACCESS GATE
SITE ELEMENT LEGEND	
CODE	DESCRIPTION
S-01	PING PONG / DINING TABLE
S-02	12" HT. PLANTER WALL
S-03	28" HT. PLANTER WALL
S-04	BUILT-IN SEATING
S-05	BUILT-IN COUNTER W/ PLANTER
S-06	OVERHEAD STRUCTURE
S-07	POOL SHOWER
S-08	POOL
S-09	SPA

S-10	CABANA
S-11	SITE FURNISHING
S-12	UMBRELLA
S-13	BUILT-IN BBQ W/ VIEW BAR

LEGEND	
—	ACCESSIBLE PATH OF TRAVEL (4'-0" WIDE MIN.)



**NOTE: POOL SHALL COMPLY WITH CODE NMBC 15.09'**



**BrightView**  
Design Group

PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN

8 HUGHES, SUITE 150  
IRVINE, CALIFORNIA 92618  
(949) 238-4900

PLANNING PROFESSIONAL SEAL  
LANDSCAPE ARCHITECTURE PROFESSIONAL SEAL  
URBAN DESIGN PROFESSIONAL SEAL

PLAN REVISION DESCRIPTION

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△	
△	

**811**  
Know what's below.  
Call 811 before you dig.

REFER TO THE SHEET INDEX ON THIS SET OF DRAWINGS FOR A COMPLETE LIST OF DRAWINGS.

**ONE NEWPORT DEVELOPMENT, LLC**  
UPTOWN NEWPORT, LOT 1 WEST  
PARCEL 1 (ONE NEWPORT)  
NEWPORT BEACH, CA  
MINOR SITE DEVELOPMENT PLAN

**AGENCY SUBMITTAL #2**

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	04/28/2021	AGENCY SUBMITTAL #1
B	11/08/2021	AGENCY SUBMITTAL #2

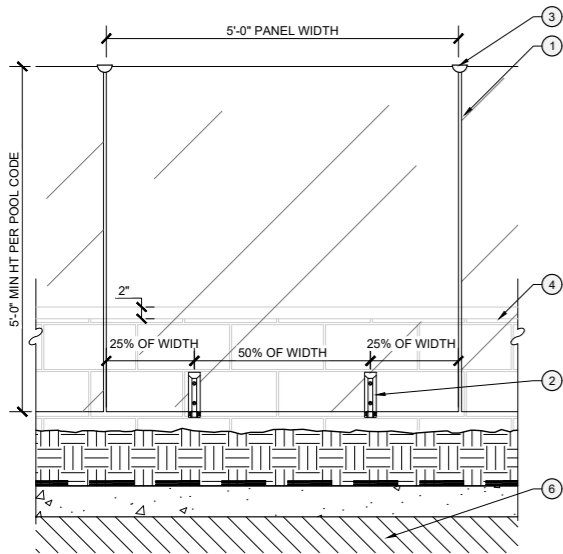
BVDG JOB NUMBER: 1730834  
DRAWN BY: CC/RC  
PLAN CHECK NO: XXXXXXXXX

**POOL DECK  
2ND FLOOR  
CONSTRUCTION  
PLAN**

SHEET NUMBER

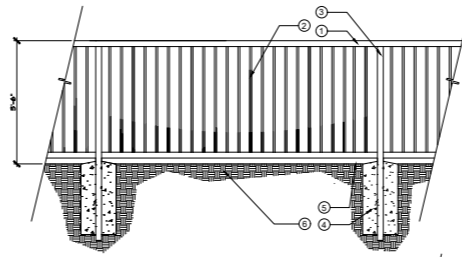
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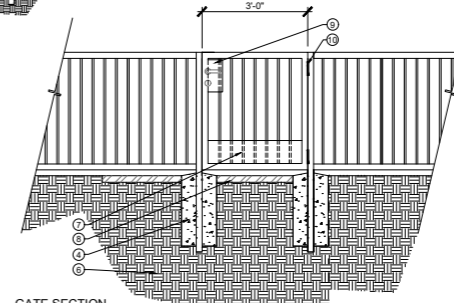


- LEGEND**
- ① TEMPERED GLASS PANEL
  - ② ONE PIECE SIDE CORE MOUNT FRAMELESS WINDSCREEN CLAMP CORE MOUNT INTO CONCRETE D-CLAMPS
  - ③ PLANTER WALL W/ VENEER
  - ④ ADJACENT PAVING
  - ⑤ STRUCTURAL SLAB PER ARCHITECTURAL PLANS

ELEVATION  
SCALE: 1"=1'-0"



FENCE SECTION  
SCALE: 1/2"=1'-0"



GATE SECTION  
SCALE: 1/2"=1'-0"

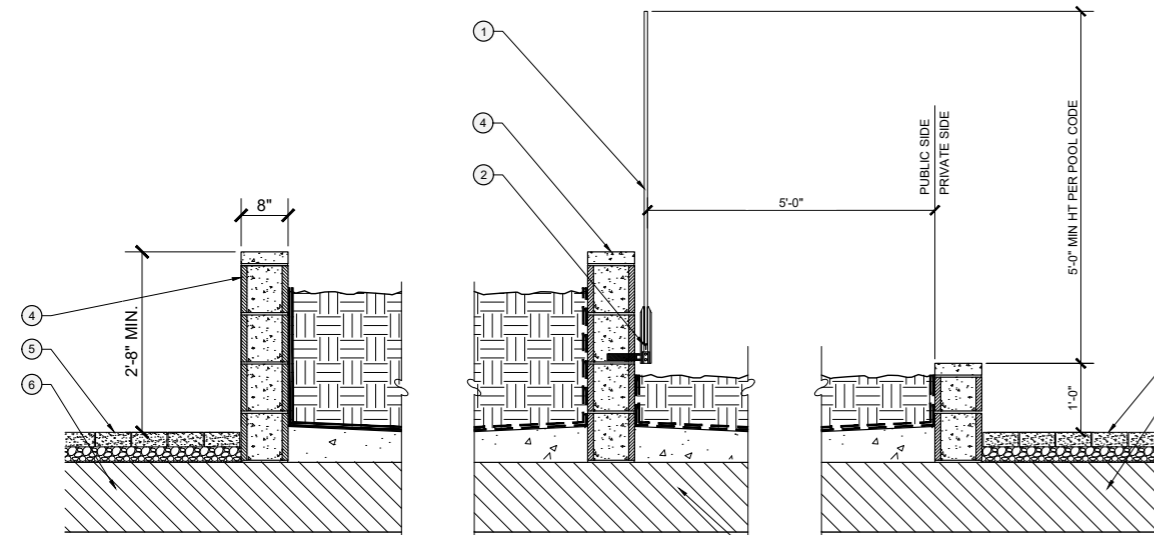
- ① TUBULAR TOP & BOTTOM RAILS
- ② TUBULAR STEEL PICKETS
- ③ TUBULAR STEEL POST
- ④ CONCRETE FOOTING
- ⑤ FINISH GRADE
- ⑥ COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
- ⑦ 1/8" FLAT SHEET METAL GRIND ALL WELDS SMOOTH.
- ⑧ SYNTHETIC PUTTY
- ⑨ LOCK SET W/ LEVER HANDLE AND KEY FOB ACCESS. PER OWNER'S DIRECTION.
- ⑩ HEAVY DUTY SELF CLOSING HINGES.

- NOTE:**
1. ALL WELDS SHALL BE 1/8" FILLET WELDS ALL AROUND. GRIND ALL WELDS SMOOTH.
  2. PAINT ALL METAL MEMBERS WITH ONE COAT PRIMER AND TWO COATS ENAMEL PAINT, PER CONST NOTES.
  3. POUR CONC. FTG. AGAINST FIRM UNDISTURBED SOIL OR PROPERLY RECOMPACTED FILL PER GEOTECHNICAL REPORT.
  4. FENCE SHALL BE CONSTRUCTED TO COMPLY WITH CITY OF NEWPORT BEACH AND STATE OF CALIFORNIA CODE REQUIREMENTS.

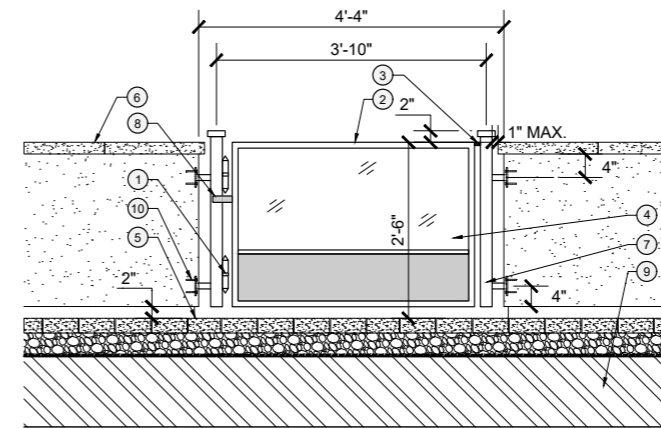
SHOP DRAWINGS REQUIRED:

CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR LANDSCAPE ARCHITECT'S / OWNER'S APPROVAL PRIOR TO FABRICATION.

**B 42" HT TUBULAR STEEL FENCE**



SECTION AT SHRUB & TREE PLANTER  
SCALE: 1"=1'-0"

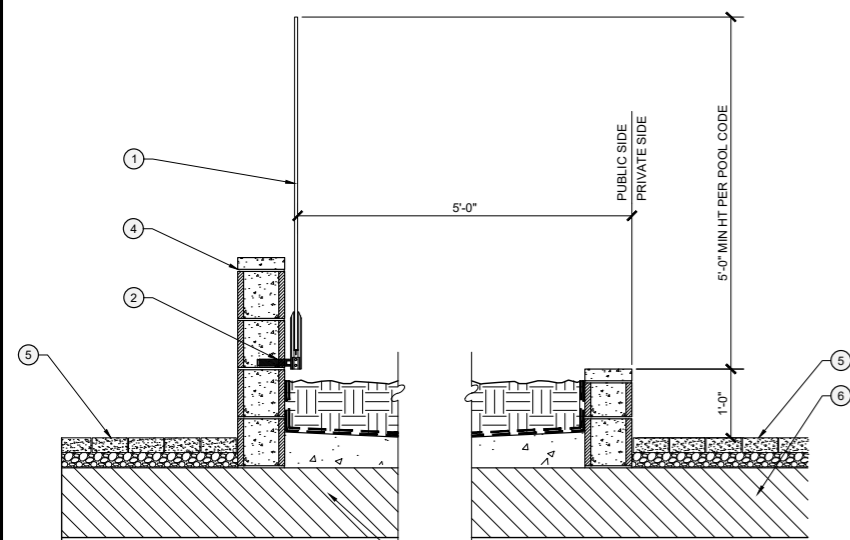


SECTION  
SCALE: 1"=1'-0"

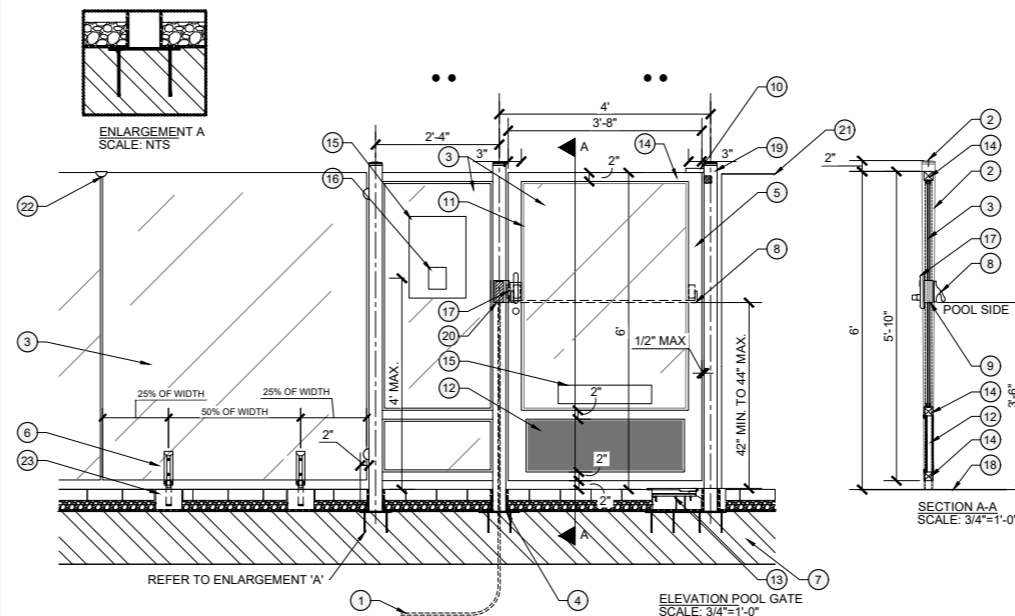
**LEGEND**

- ① HEAVY DUTY SELF CLOSING GATE HINGES
- ② TUBULAR STEEL TOP & BOTTOM RAILS & GATE FRAME
- ③ HEAVY DUTY LOCKABLE GATE LATCH.
- ④ TEMPERED GLASS PANEL
- ⑤ FINISH SURFACE
- ⑥ ADJACENT PLANTER WALL
- ⑦ SQ. STEEL POST. ANCHOR INTO ADJACENT PLANTER WALL.
- ⑧ GATE STOPPER.
- ⑨ STRUCTURAL SLAB.
- ⑩ SIDEWALL ANCHOR PLATE AND BOLTS

**C 30" HT. TUBULAR STEEL PATIO GATE**



SECTION AT SHRUB PLANTER  
SCALE: 1"=1'-0"



ELEVATION POOL GATE  
SCALE: 3/4"=1'-0"

**LEGEND**

- ① CONDUIT FOR ACCESS CONTROL SYSTEM.
- ② TUBULAR STEEL POST WITH METAL POST CAP
- ③ TEMPERED GLASS PANEL.
- ④ PODIUM CONNECTION
- ⑤ TUBULAR STEEL VERTICAL FRAME
- ⑥ ONE PIECE CORE MOUNT FRAMELESS WINDSCREEN CLAMP CORE MOUNT INTO LOW WALL STRUCTURAL SLAB PER ARCHITECTURAL PLANS
- ⑦ INSIDE PUSH BAR EXIT (INSIDE).
- ⑧ STRIKES FOR RIM EXIT DEVICE
- ⑨ TOP PIVOT.
- ⑩ SOLID STOCK TRIM BOTH SIDES OF GLASS PANEL.
- ⑪ METAL PLATE ON FRONT AND BACK SIDES OF GATE. SOLID STOCK FRAME ON THE OUTSIDE FLUSH WITH SURROUNDING FRAME ON THE INSIDE.
- ⑫ CENTER HUNG HEAVY DUTY FLOOR CLOSURE
- ⑬ 2" X 2" X 11 GA. TUBULAR STEEL TOP AND BOTTOM HORIZONTAL RAIL
- ⑭ "KEEP CLOSED" SIGNAGE PER SIGNAGE CONSULTANT, OUTSIDE
- ⑮ KNOX BOX #3200, "RECESSED MOUNT"
- ⑯ PULL HANDLE AND LOCK SET
- ⑰ ADJACENT PAVING
- ⑱ GATE STOPPER AT OPENING SIDE.
- ⑲ ELECTRONIC KEY FOB ACCESS PLATE
- ⑲ ADJACENT WOOD SLAT WALL
- ⑲ D-CLAMP
- ⑲ STRUCTURAL CURB TO MATCH ADJACENT PAVER COLOR AND FINISH

**A 60" HT. GLASS FENCE ATOP 28" HT. PLANTER WALL**

**D 72" HT. GLASS POOL GATE AND FENCE**

**BrightView<sup>3</sup>**  
Design Group

PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN

8 HUGHES, SUITE 150  
IRVINE, CALIFORNIA 92618  
(949) 238-4900

REGISTERED PROFESSIONAL ARCHITECT  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
REGISTERED PROFESSIONAL URBAN DESIGNER  
REGISTERED PROFESSIONAL PLANNING ARCHITECT

PLAN REVISION DESCRIPTION

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△	
△	
△	

**811**  
Know what's below.  
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REFER TO THIS SHEET INDEX ON SHEET CHECK FOR COMPLETE LIST OF DRAWINGS.

**ONE NEWPORT DEVELOPMENT, LLC**  
UPTOWN NEWPORT, LOT 1 WEST  
PARCEL 1 (ONE NEWPORT)  
NEWPORT BEACH, CA  
MINOR SITE DEVELOPMENT PLAN

**AGENCY SUBMITTAL #2**

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BVDG JOB NUMBER: 1730834  
DRAWN BY: CC/RC  
PLAN CHECK NO: XXXXXXXXX

CONSTRUCTION  
DETAILS

SHEET NUMBER  
**L2.301**

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**LANDSCAPE LEGEND - LOT 1**

SYMBOL	BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
	ARBUS UNEDO	STRAWBERRY TREE
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE (FRUITLESS)
	PHOENIX DACTYLIFERA	DATE PALM
	EXISTING TREE	
<b>SHRUBS AND GROUNDCOVERS</b>		
	AEONIUM ARBOREUM 'UNDULATUM'	STALKED AEONIUM
	AEONIUM ARBOREUM 'ZWARTKOP'	BLACK BEAUTY
	AGAVE ATTENUATA	FOXTAIL AGAVE
	AGAVE FILIFERA	NCN
	ALOE 'BLUE ELF'	NCN
	ANIGOZANTHOS 'TEQUILA SUNRISE'	TEQUILA SUNRISE KANGAROO PAW
	ARBUS UNEDO COMPACTA	DWARF STRAWBERRY TREE
	CAREX DIVULSA	BERKELEY SEDGE
	CRASSULA OVATA	PINK BEAUTY JADE PLANT
	DIANELLA REVOLUTA BABY BLISS	BABY BLISS FLAX LILY
	ECHIUM FASTUOSUM	PRIDE OF MADEIRA
	EUPHORBIA CHARACIAS	BRUCE'S DWARF
	FESTUCA MAIREI	ATLAS FESCUE
	GREVILLEA SP.	NCN
	HESPERALOE PARVIFLORA	RED YUCCA
	KALANCHOES LUCIAE	PADDLE PLANT
	KNIPHOFIA UVARIA	RED HOT POKER
	PHORMIUM TENAX	NEW ZEALAND FLAX
	PODOCARPUS MACROPHYLLUS	DWARF PRINGLES
	PODOCARPUS MACROPHYLLUS	MAKI SHRUBBY YEW
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE
	SEDUM CONFUSUM	MEXICAN STONECROP
	SEDUM SPECTABILE 'METEOR'	SHOWY STONECROP
	SENECIO MANDRALISCAE	BLUE CHALKSTICKS
	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS
	WESTRINGIA FRUTICOSA	COAST ROSEMARY
	BOUGAINVILLEA 'BARBARA KARTS'	BOUGAINVILLEA
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE

NOTE: PLANT SPECIES AND SIZES ARE SUBJECT TO CHANGE



PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
8 HUGHES, SUITE 150  
IRVINE, CALIFORNIA 92618  
(949) 238-4900



**PLAN REVISION DESCRIPTION**

△	
△	
△	
△	

**811**  
Know what's below.  
Call 811 before you dig.  
SEEK TO THE SHEET INDEX ON  
SHEET 1730834-01 FOR A  
LIST OF DRAWINGS.

**ONE NEWPORT DEVELOPMENT, LLC**  
UPTOWN NEWPORT, LOT 1 WEST  
PARCEL 1 (ONE NEWPORT)  
NEWPORT BEACH, CA  
MINOR SITE DEVELOPMENT PLAN

PLAN SET	ISSUE DATE	PROJECT STATUS LOG
A	04/28/2021	AGENCY SUBMITTAL #1
B	11/08/2021	AGENCY SUBMITTAL #2

BVDG JOB NUMBER: 1730834  
DRAWN BY: CC/RC  
PLAN CHECK NO: XXXXXXXX

SHEET TITLE  
**PLANTING  
LEGEND**

SHEET NUMBER  
**L4.000**

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**AGENCY SUBMITTAL #2**





**NOT FOR CONSTRUCTION**

**UPTOWN NEWPORT**

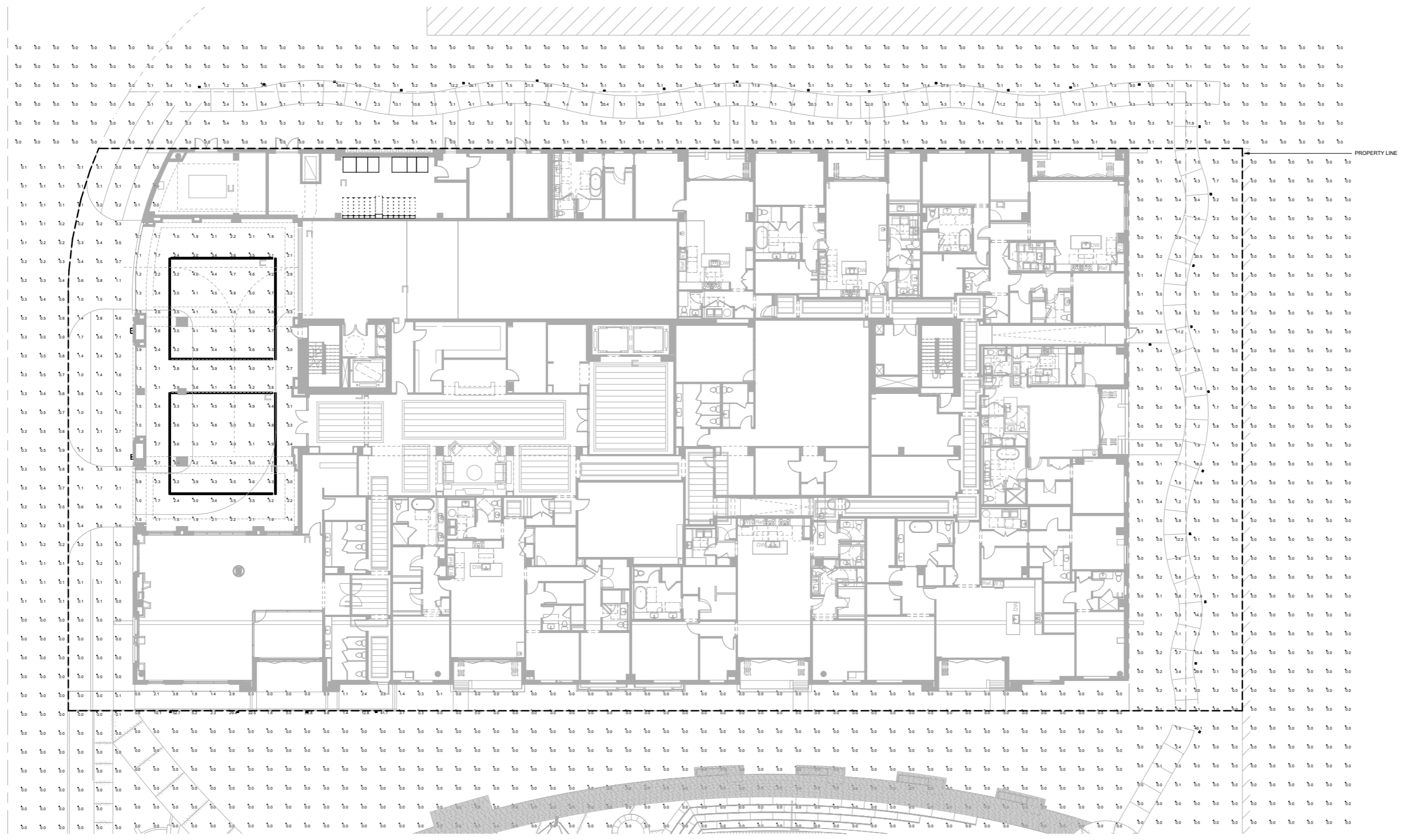
**XX/XX/2021 / DESIGN DEVELOPMENT**



PROJECT NUMBER	19011	
DATE	12/23/2020	
DRAWN BY	Author	
CHECKED BY	Checker	
NO.	ISSUED FOR:	DATE

**SHEET NAME:**  
OVERALL SITE PHOTOMETRY PLAN

**E-100**



Label	Avg	Max	Min	Avg/Min	Max/Min
East Site	0.84	46.1	0.0	N.A.	N.A.
North Site	1.51	49.6	0.0	N.A.	N.A.
Porta Cochere	3.28	5.2	0.7	4.69	7.43
South Site	0.65	52.8	0.0	N.A.	N.A.
West Site	0.51	7.1	0.0	N.A.	N.A.

Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens
□	216	L504-12-06-30-80-MULT-ASYM	L504-12-06-30-80-MULT-ASYM	6	400
□	30	99058K3_BEGA_ES		14.5	1414
□	2	OWS303-139K	OWS303	48.5	5961

1 OVERALL ELECTRICAL SITE PLAN  
3/32" = 1'-0"

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