Attachment No. PC 3

Project Plans

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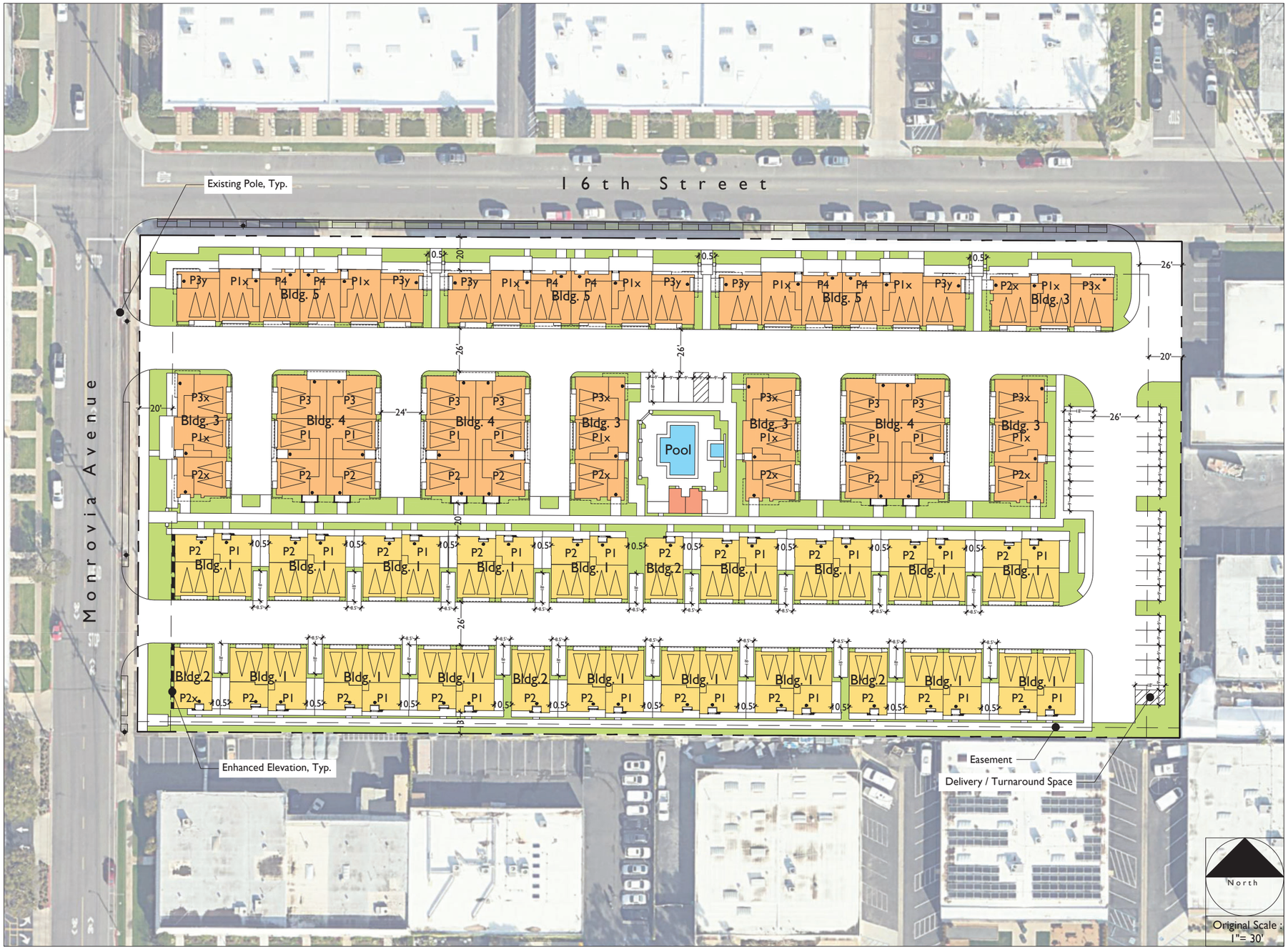

Site Summary:

Total:	89 Homes
Site Area:	±4.34 Acres
Density:	±20.5 Homes/Acre

Building Mix Summary:

Bldg. 1 (Paired Homes):	17
Bldg. 2 (SFD):	4
Bldg. 3 (Townhome 3-plex):	5
Bldg. 4 (Townhome 6-plex):	3
Bldg. 5 (Townhome 6-plex):	3

Home Mix Summary:

Paired / SFD

Plan 1 (3BR/3.5BA, ± 2,475 sf):	17
Plan 2/2x (4BR/3.5BA, ± 2,600 sf):	21
Subtotal:	38 Homes

Townhomes

Plan 1 (2BR/2.5BA, ± 1,680 sf):	6
Plan 1x (3BR/3.5BA, ± 1,742 sf):	11
Plan 2 (3BR/3.5BA, ± 1,701 sf):	6
Plan 2x (3BR/2.5BA, ± 1,747 sf):	5
Plan 3 (3BR/3.5BA, ± 1,838 sf):	6
Plan 3x (3BR/3.5BA, ± 1,906 sf):	5
Plan 3y (3BR/2.5BA, ± 1,747 sf):	6
Plan 4 (3BR/3.5BA, ± 1,697 sf):	6
Subtotal:	51 Homes

Parking Summary:

Parking Required:

SFD (2 garage x4)	8 Spaces
Paired (2 garage x 34)	68 Spaces
Multi-Fam. (2 garage x 51)	102 Spaces
Guest (0.3 x 89)	26.7 Spaces
	205 Spaces (±2.3:1)

Parking Provided:

Garage	178 Spaces
Surface	47 Spaces
Total	225 Spaces (±2.5:1)

Note: This plan is for informational purposes, see Civil Engineering and Landscape drawings for more detailed information.

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INFORMTIONAL SITE PLAN

MONROVIA AVE

Newport Beach, CA

0 15 30 60
SCALE: 1" = 30'-0"

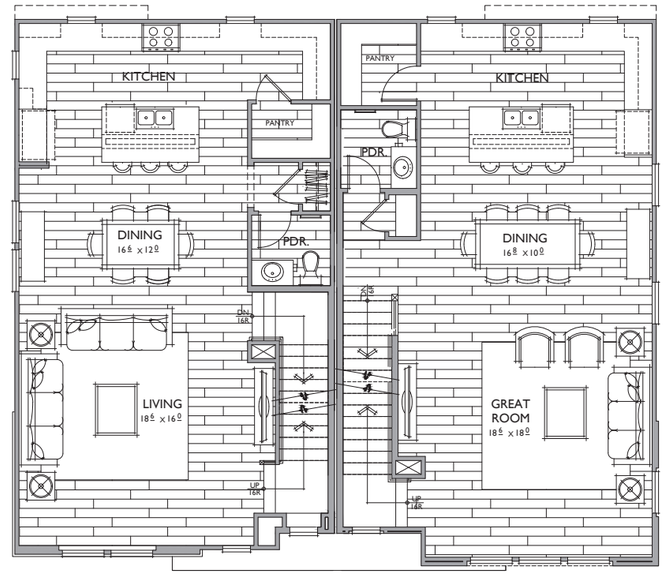
738.24295

A0.1

10 SEP 2025

Note:
This yield study is for the purpose of estimating the maximum density of a residential product type on a site of a given configuration. If specific entitlement requirements differ from the criteria shown on the plan (such as setbacks, minimum lot sizes, street standards, retention requirements, etc.) then the actual possible density may vary substantially.

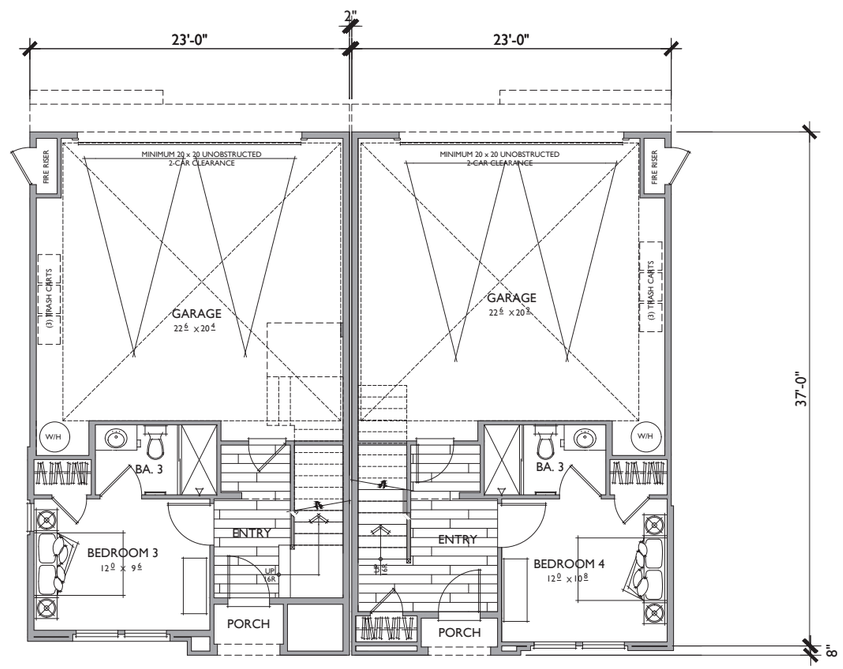
INTRACORP
Building the Extraordinary



Unit 1A
3 BR / 3.5 BA
2,432 S.F.

Unit 2A
4 BR / 3.5 BA
2,505 S.F.

SECOND FLOOR



Unit 1A
3 BR / 3.5 BA
2,432 S.F.

Unit 2A
4 BR / 3.5 BA
2,505 S.F.

FIRST FLOOR

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BUILDING 1

Reflects Coastal Farmhouse Elevation

MONROVIA AVE - DUPLEX

Newport Beach, CA

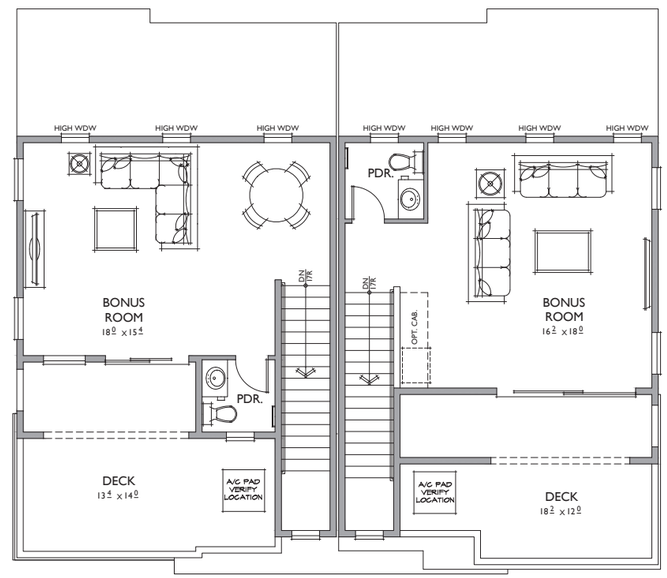
0 2 4 8

738.25027

05.28.25

SHEET NO.
A1.01

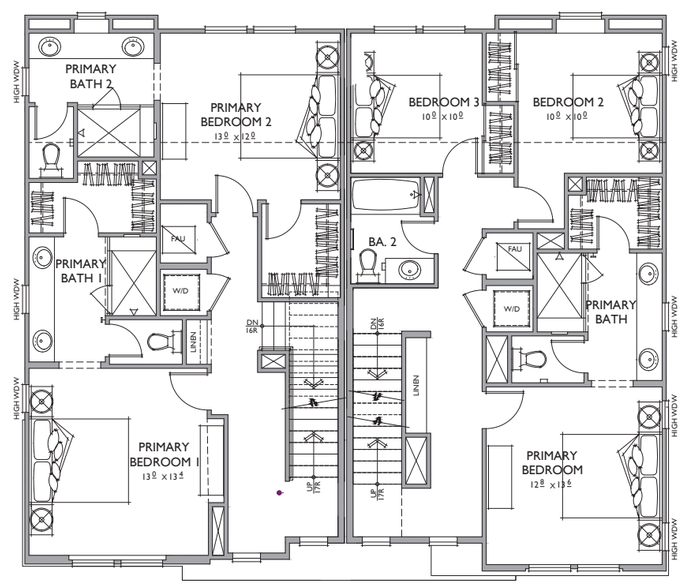
INTRACORP
Building the Extraordinary



Unit 1A
3 BR / 3.5 BA
2,432 S.F.

Unit 2A
4 BR / 3.5 BA
2,505 S.F.

FOURTH FLOOR



Unit 1A
3 BR / 3.5 BA
2,432 S.F.

Unit 2A
4 BR / 3.5 BA
2,505 S.F.

THIRD FLOOR

Bassenian | Lagoni
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BUILDING 1
Reflects Coastal Farmhouse Elevation

MONROVIA AVE - DUPLEX
Newport Beach, CA

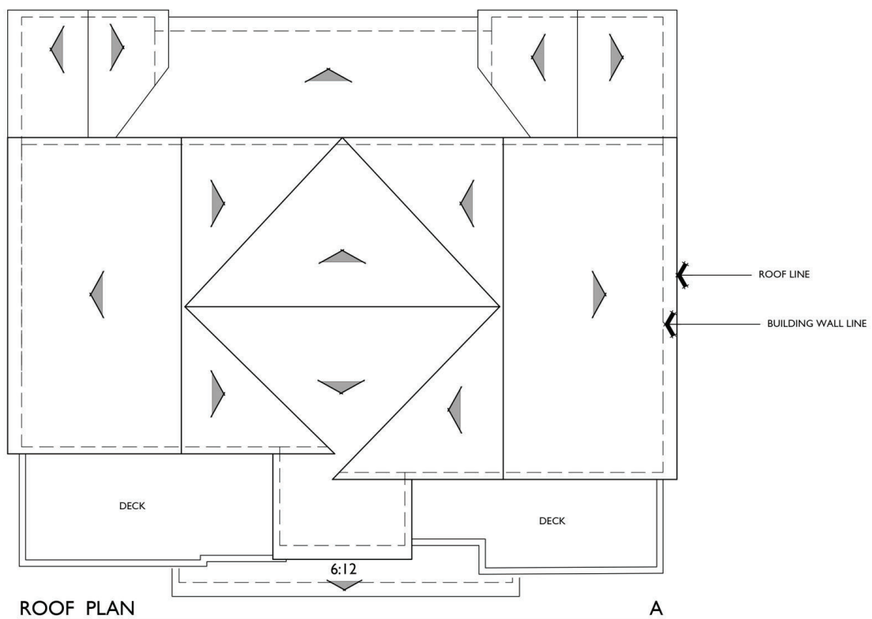
0 2 4 8

738.25027

05.28.25

SHEET NO.
A1. 02

INTRACORP
Building the Extraordinary



ROOF PLAN A

PITCH: 4.5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

FRONT COASTAL FARMHOUSE
1/4"=1'-0"

REAR

Bassenian | Lagoni
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BUILDING 1

Coastal Farmhouse - Front & Rear Elevations & Roof Plan

MONROVIA AVE - DUPLEX

Newport Beach, CA

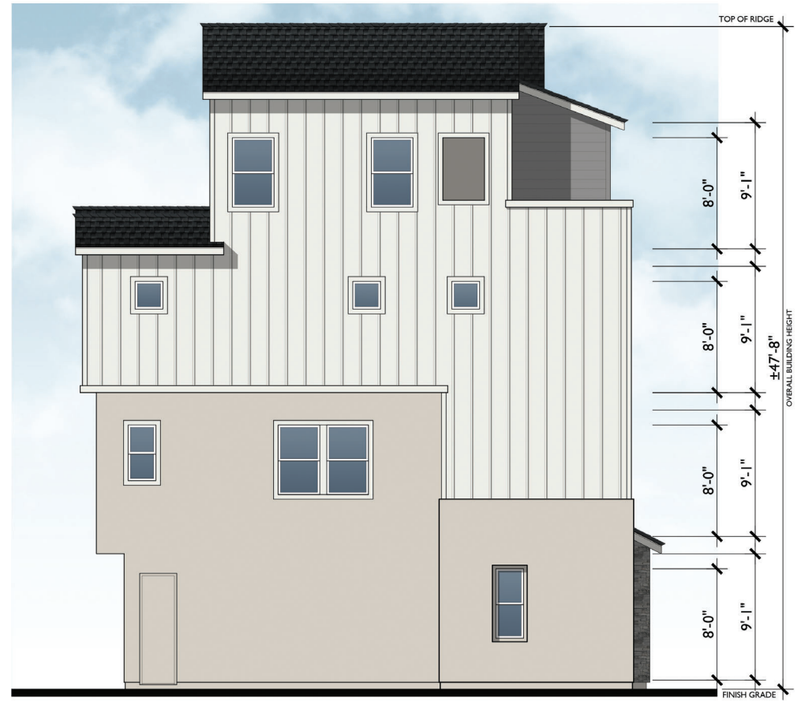
0 2 4 8

738.25027

05.28.25

SHEET NO.
A1. 03

INTRACORP
Building the Extraordinary



LEFT

RIGHT

RIGHT - ENHANCED

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BUILDING 1

Coastal Farmhouse - Left & Right Elevations

MONROVIA AVE - DUPLEX

Newport Beach, CA

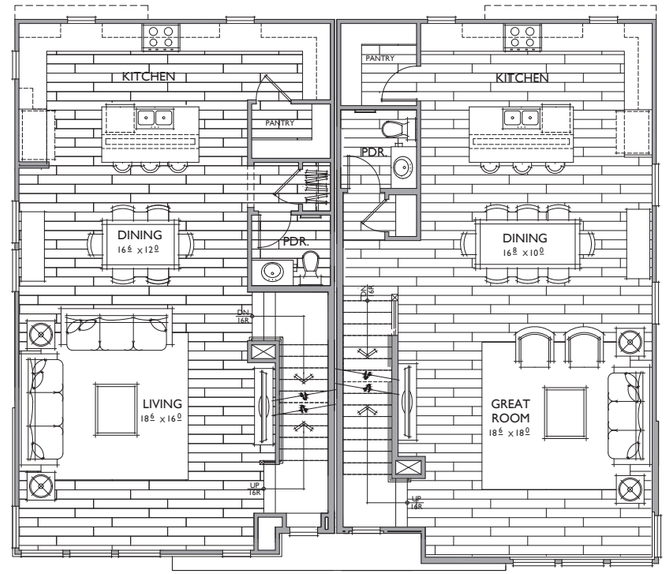
0 2 4 8

738.25027

05.28.25

SHEET NO.
A1. 04

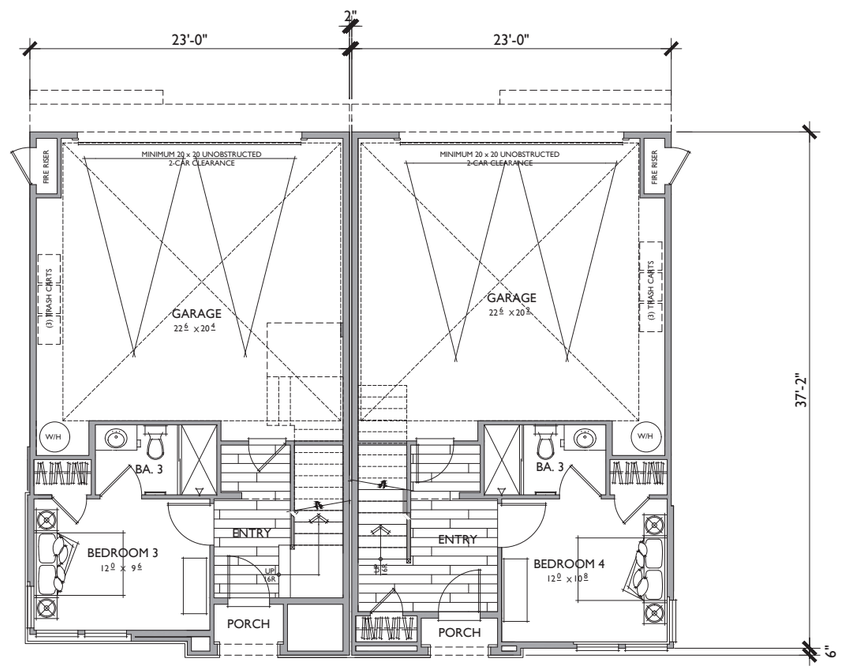
INTRACORP
Building the Extraordinary



Unit 1B
3 BR / 3.5 BA
2,432 S.F.

Unit 2B
4 BR / 3.5 BA
2,505 S.F.

SECOND FLOOR



Unit 1B
3 BR / 3.5 BA
2,432 S.F.

Unit 2B
4 BR / 3.5 BA
2,505 S.F.

FIRST FLOOR

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BUILDING 1

Reflects Beach Cottage Elevation

MONROVIA AVE - DUPLEX

Newport Beach, CA

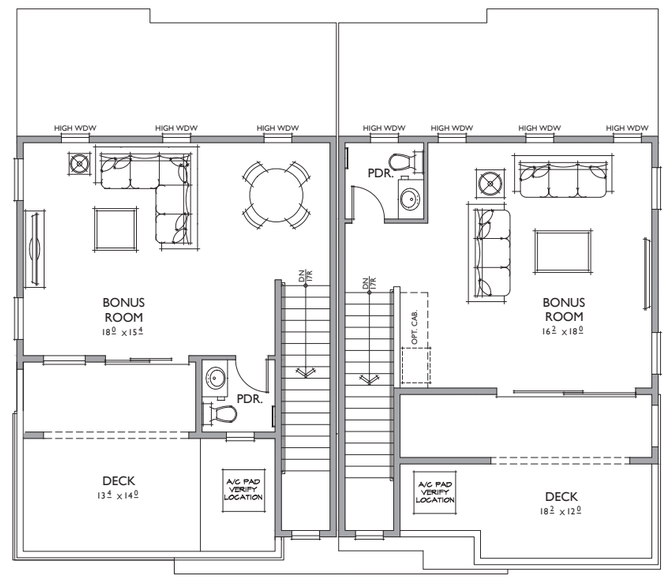
0 2 4 8

738.25027

05.28.25

SHEET NO.
A1. 05

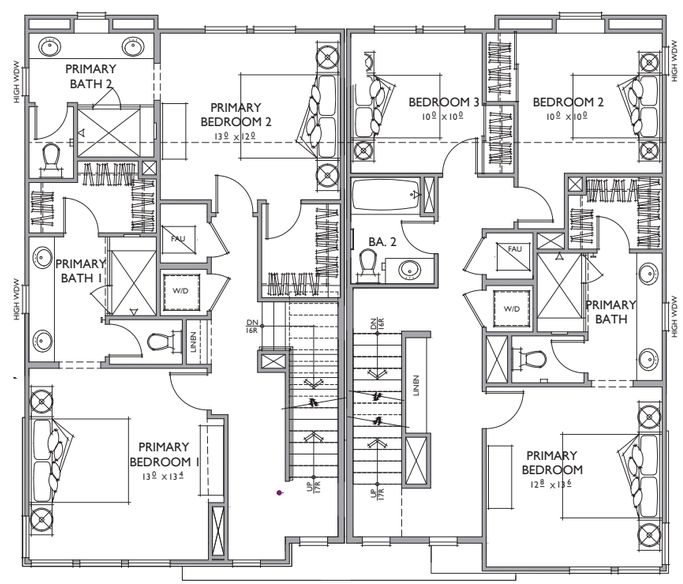
INTRACORP
Building the Extraordinary



Unit 1B
3 BR / 3.5 BA
2,432 S.F.

Unit 2B
4 BR / 3.5 BA
2,505 S.F.

FOURTH FLOOR



Unit 1B
3 BR / 3.5 BA
2,432 S.F.

Unit 2B
4 BR / 3.5 BA
2,505 S.F.

THIRD FLOOR

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BUILDING 1
Reflects Beach Cottage Elevation

MONROVIA AVE - DUPLEX
Newport Beach, CA

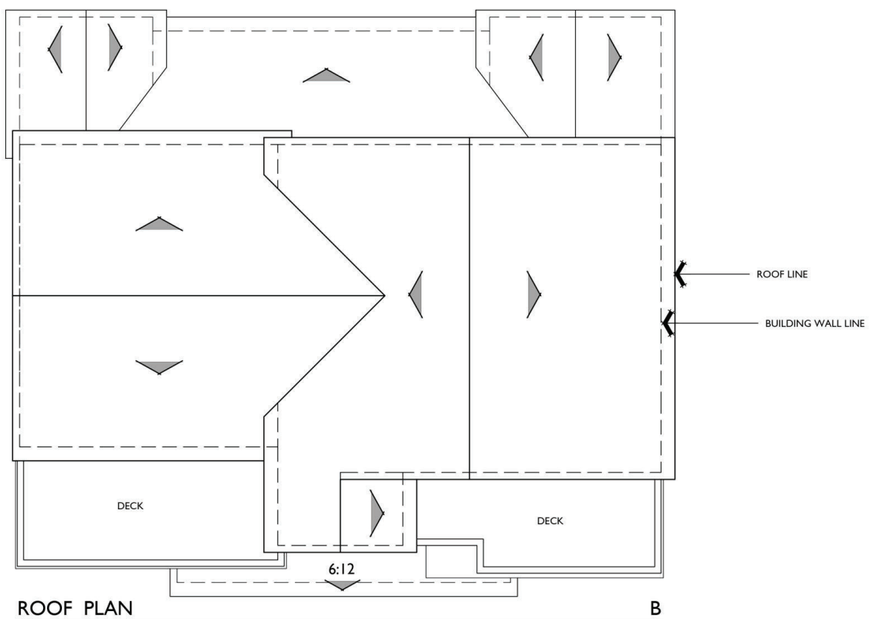
0 2 4 8

738.25027

05.28.25

SHEET NO.
A1.06

INTRACORP
Building the Extraordinary



ROOF PLAN B

PITCH: 4.5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

FRONT BEACH COTTAGE
1/4"=1'-0"

REAR

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BUILDING 1

Beach Cottage - Front & Rear Elevations & Roof Plan

MONROVIA AVE - DUPLEX

Newport Beach, CA

0 2 4 8

738.25027

05.28.25

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A1. 07

INTRACORP
Building the Extraordinary

LEFT

RIGHT

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BUILDING 1

Beach Cottage - Left & Right Elevations

MONROVIA AVE - DUPLEX

Newport Beach, CA

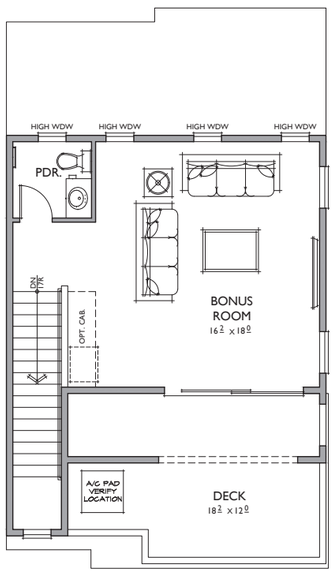
0 2 4 8

738.25027

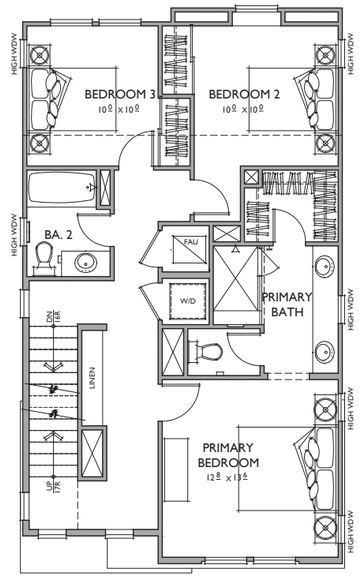
05.28.25

SHEET NO.
A1. 08

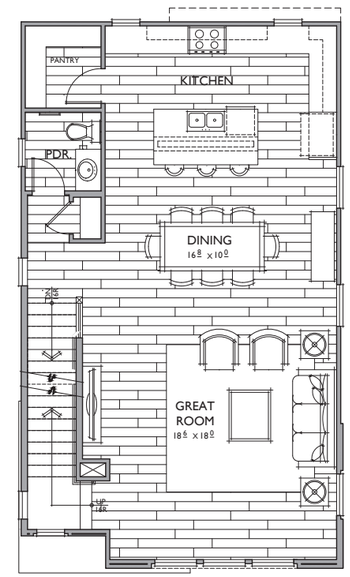
INTRACORP
Building the Extraordinary



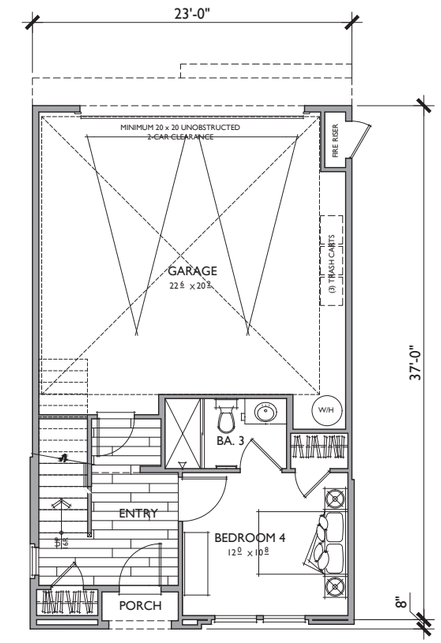
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 2

4 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	338 SQ. FT.
2ND FLOOR	883 SQ. FT.
3RD FLOOR	877 SQ. FT.
4TH FLOOR	398 SQ. FT.
TOTAL LIVING	**2,496 SQ. FT.**
2 - CAR GARAGE	502 SQ. FT.
PORCH	17 SQ. FT.
ROOF DECK	217 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2
Floor Plans

MONROVIA AVE - DUPLEX
Newport Beach, CA

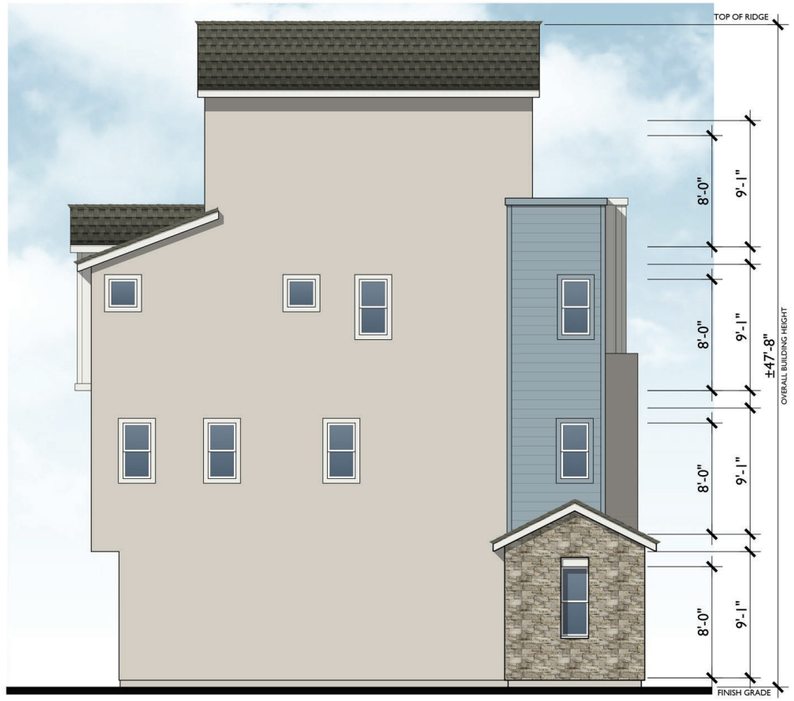
0 2 4 8

738.25027

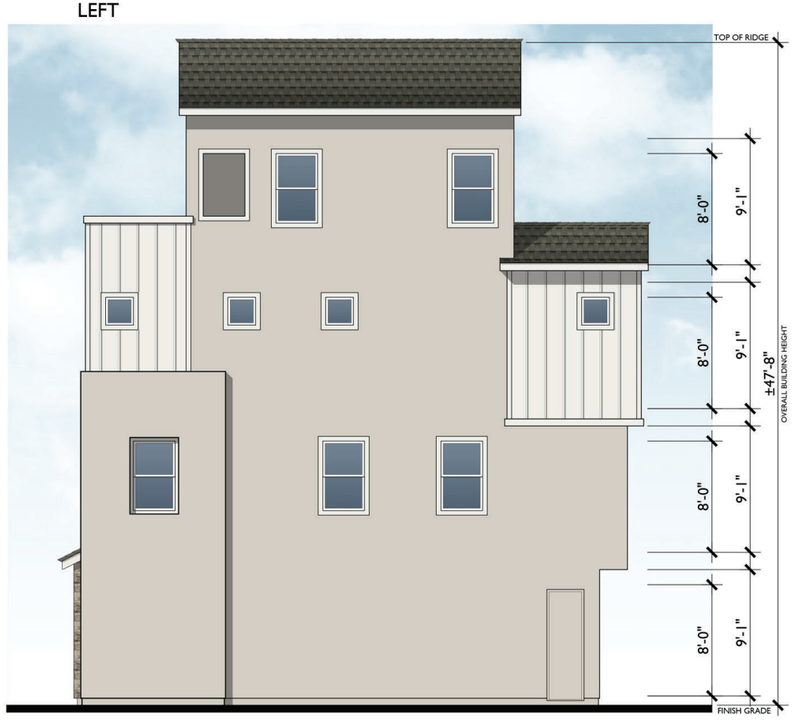
05.28.25

SHEET NO.
A1. 09

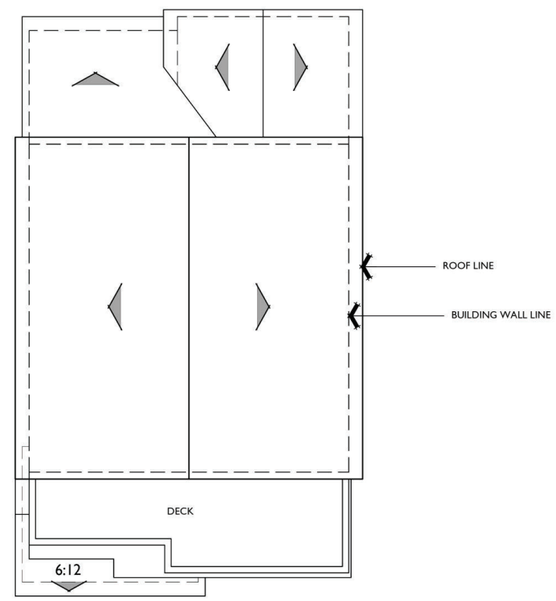
INTRACORP
Building the Extraordinary



LEFT



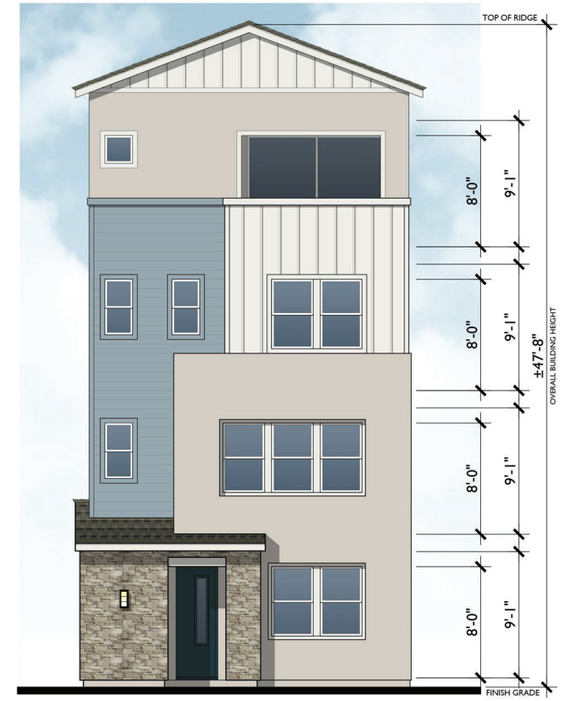
RIGHT



ROOF PLAN 2

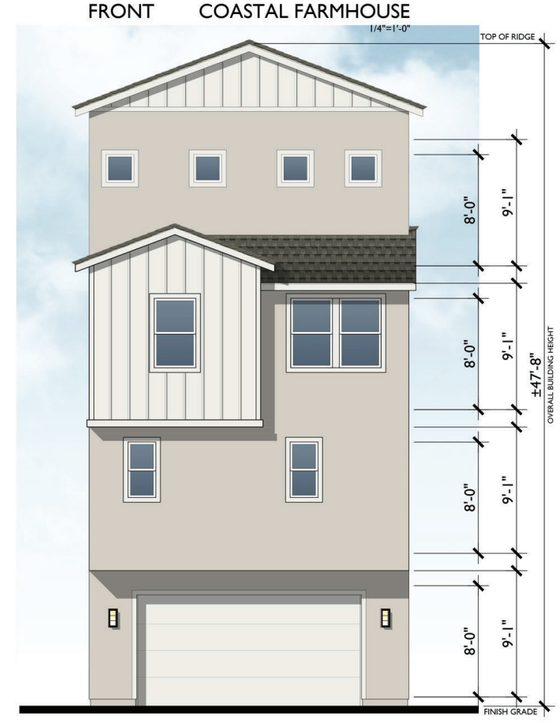
1/4"=1'-0"

PITCH: 4.5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



FRONT COASTAL FARMHOUSE

1/4"=1'-0"



REAR

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fax +1 949 553 0548

BUILDING 2

Elevations & Roof Plan

MONROVIA AVE - DUPLEX

Newport Beach, CA

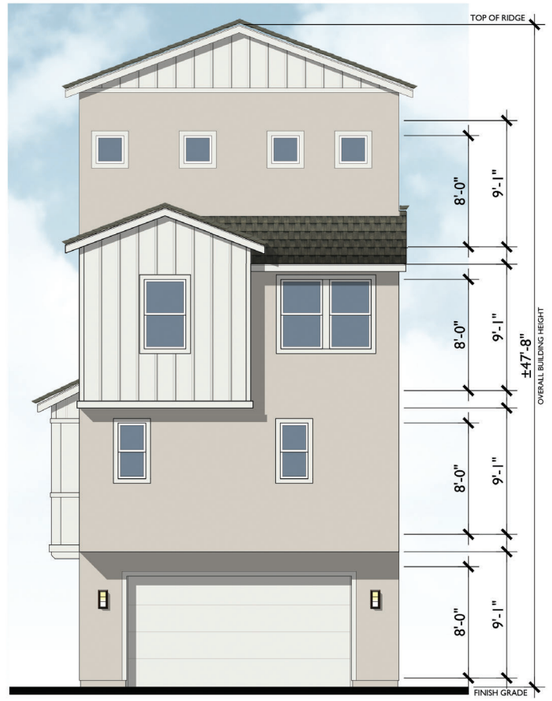
0 2 4 8

738.25027

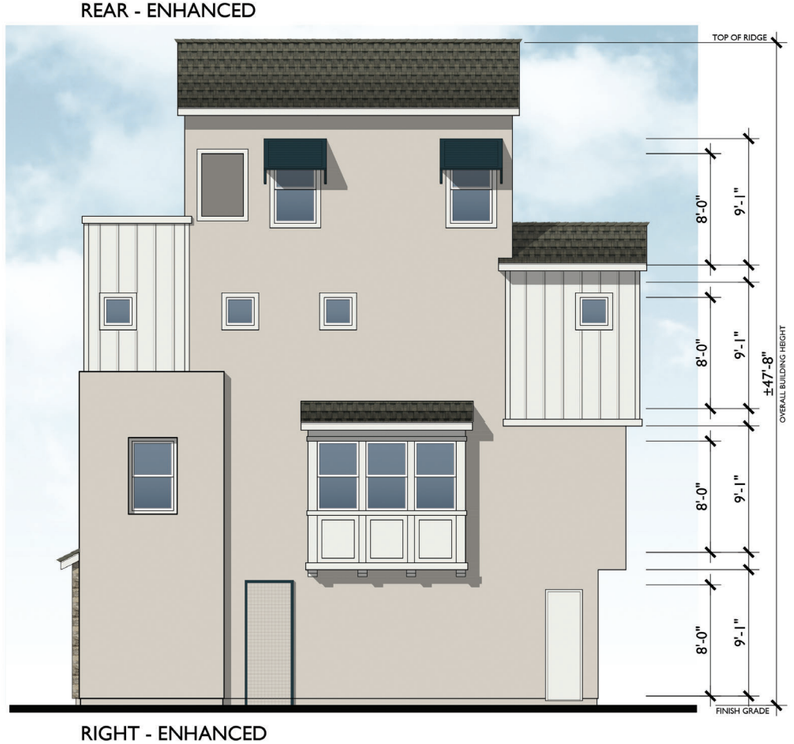
05.28.25

SHEET NO.
A1.10

INTRACORP
Building the Extraordinary



REAR - ENHANCED



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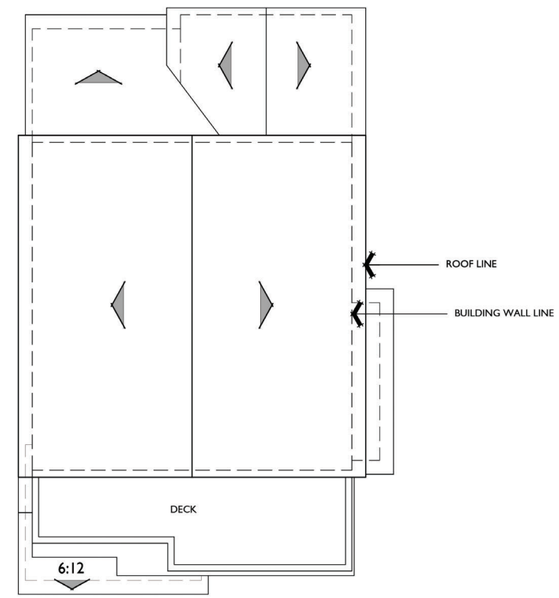

ROOF PLAN 2X

PITCH: 4.5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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BUILDING 2X
Enhanced Elevations

MONROVIA AVE - DUPLEX
Newport Beach, CA

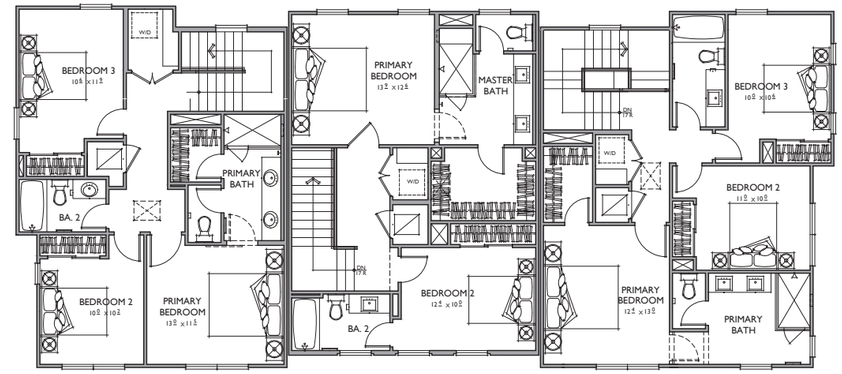
0 2 4 8

738.25027

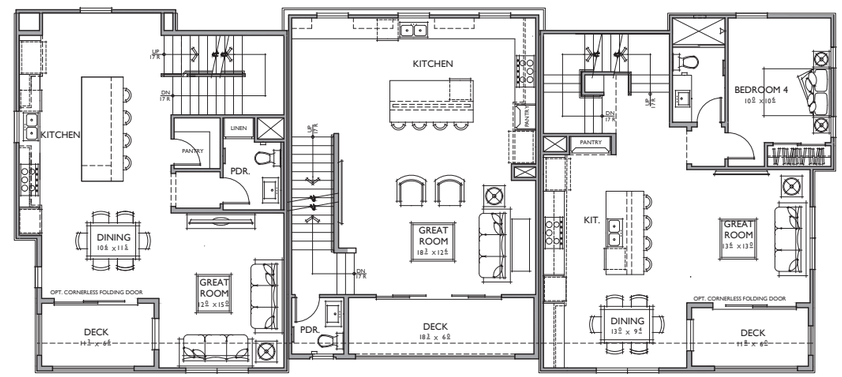
05.28.25

SHEET NO.
A1.11

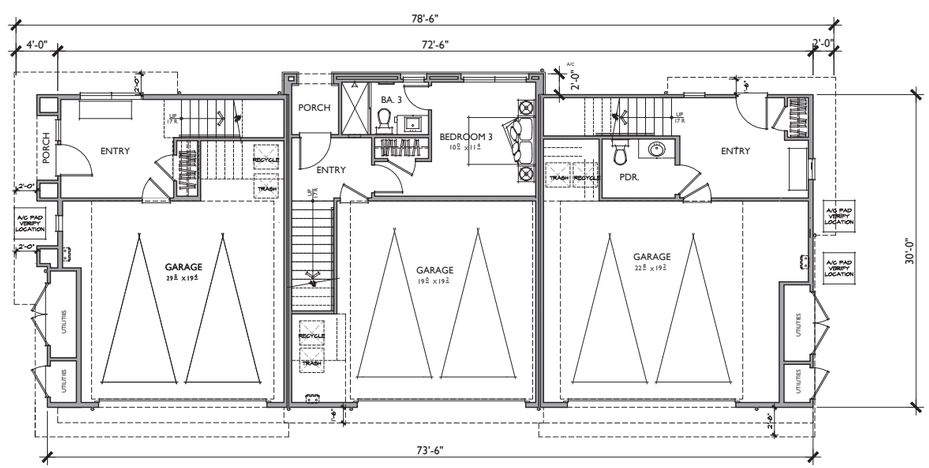
INTRACORP
Building the Extraordinary



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

UNIT 2X
1,747 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

PORCH	12 SQ. FT.
DECK	73 SQ. FT.

UNIT 1X
1,742 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

PORCH	28 SQ. FT.
DECK	107 SQ. FT.

UNIT 3X
1,906 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

DECK	71 SQ. FT.

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BUILDING 3

MONROVIA AVE - TOWN HOMES

Newport Beach, CA

0 2 6 12

738.25026

09.09.25

SHEET NO.
A2.01

INTRACORP
Building the Extraordinary

FRONT

COASTAL FARMHOUSE

RIGHT

REAR

LEFT

Bassenian | Lagoni
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fax +1 949 553 0548

BUILDING 3

Coastal Farmhouse - Elevations

MONROVIA AVE - TOWN HOMES

Newport Beach, CA

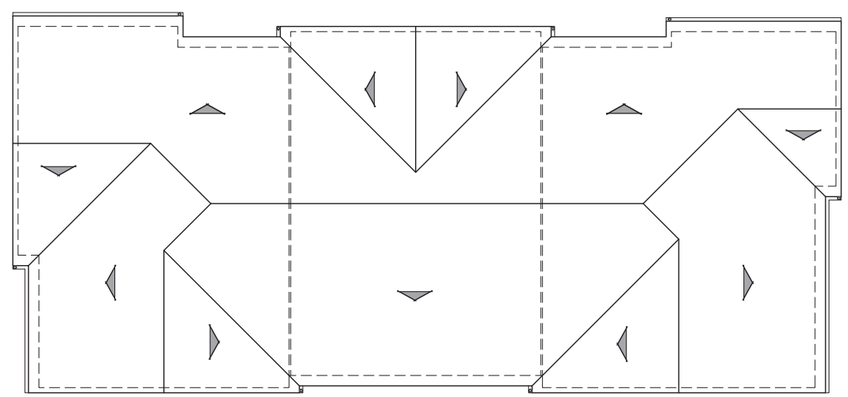
0 2 6 12

738.25026

09.09.25

SHEET NO.
A2.02

INTRACORP
Building the Extraordinary



ROOF PLAN

PITCH: 4:12 U.N.O.
ROOF MATERIAL: COMPOSITE SHINGLE

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fax +1 949 553 0548

BUILDING 3

Roof Plan

MONROVIA AVE - TOWN HOMES

Newport Beach, CA

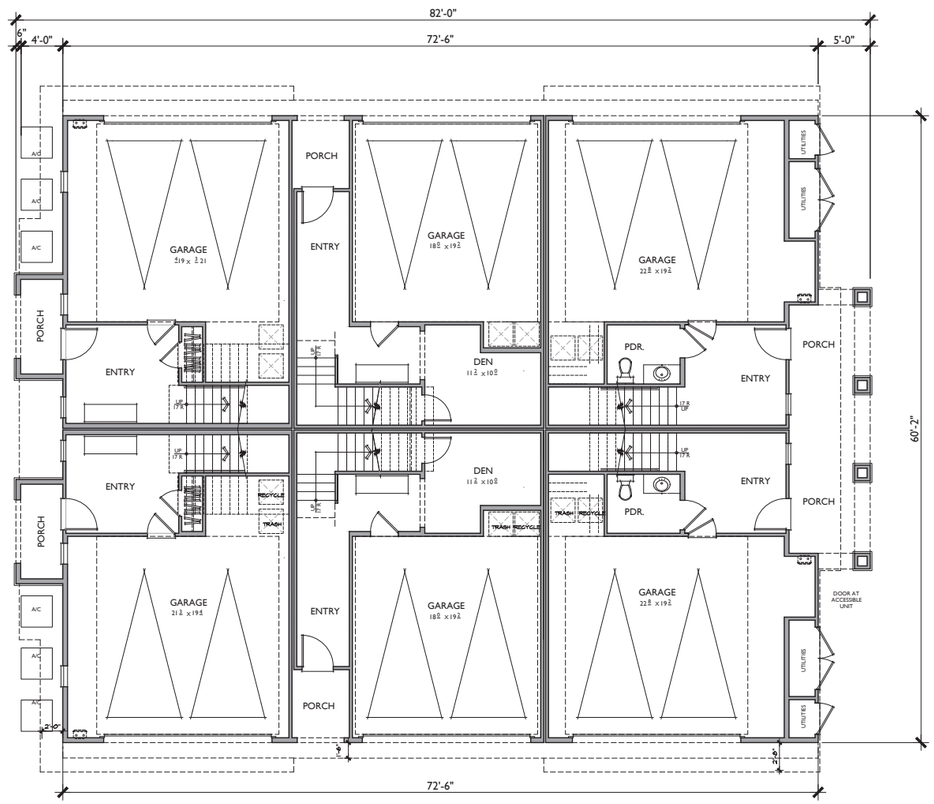
0 2 6 12

738.25026

09.09.25

SHEET NO.
A2.03

INTRACORP
Building the Extraordinary



FIRST FLOOR

UNIT 2
1,697 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

PORCH	45 SQ. FT.
DECK	73 SQ. FT.

UNIT 1
1,683 SQ. FT.
2 BEDROOMS / DEN / 2.5 BATHS
2 - CAR GARAGE

PORCH	39 SQ. FT.
DECK	68 SQ. FT.

UNIT 3
1,813 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

PORCH	100 SQ. FT.
DECK	71 SQ. FT.

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fax +1 949 553 0548

BUILDING 4

MONROVIA AVE - TOWN HOMES

Newport Beach, CA

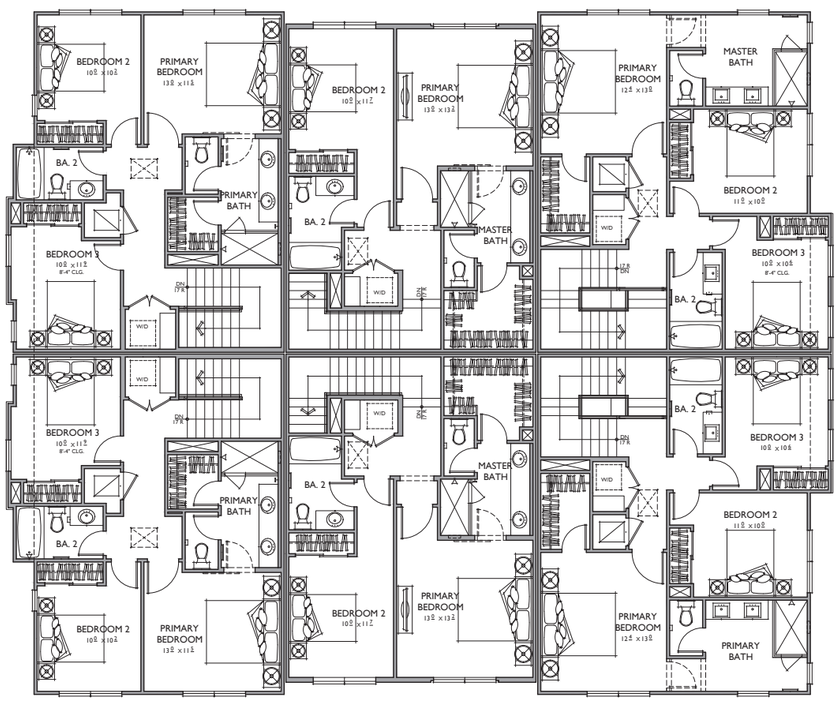
0 2 6 12

738.25026

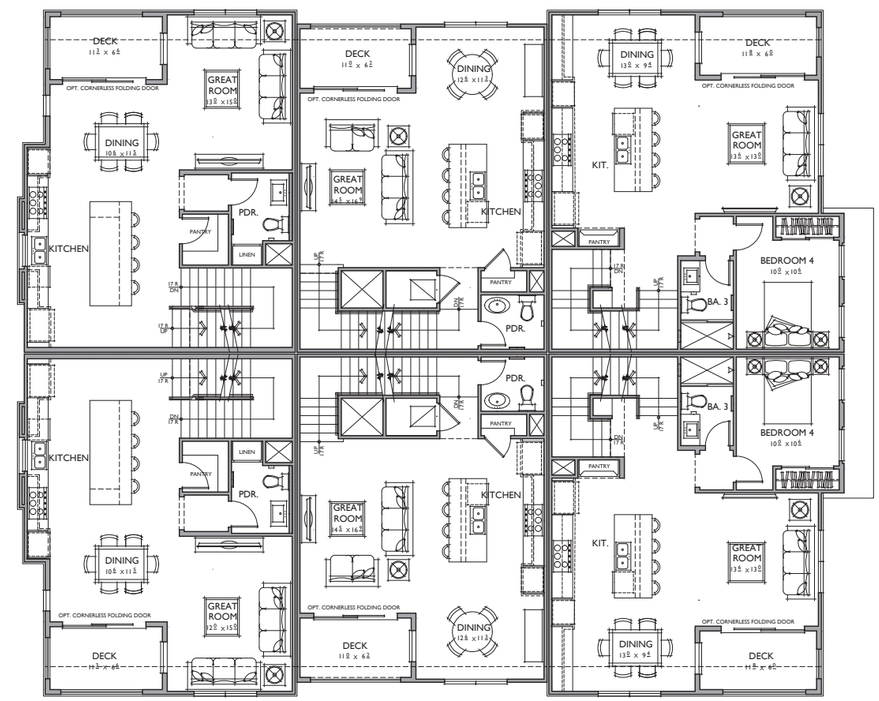
09.09.25

SHEET NO.
A2.04

INTRACORP
Building the Extraordinary



THIRD FLOOR



SECOND FLOOR

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fax +1 949 553 0548

BUILDING 4

MONROVIA AVE - TOWN HOMES

Newport Beach, CA

0 2 6 12

738.25026

09.09.25

SHEET NO.
A2.05

INTRACORP
Building the Extraordinary

FRONT

COASTAL FARMHOUSE

REAR

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tel. +1 949 553 9100
fax +1 949 553 0548

BUILDING 4

Coastal Farmhouse - Front & Rear Elevations

MONROVIA AVE - TOWN HOMES

Newport Beach, CA

0 2 4 8

738.25026

07.28.25

SHEET NO.
A2.06

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RIGHT

LEFT

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BUILDING 4

Coastal Farmhouse - Right & Left Elevations

MONROVIA AVE - TOWN HOMES

Newport Beach, CA

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SHEET NO.
A2.07

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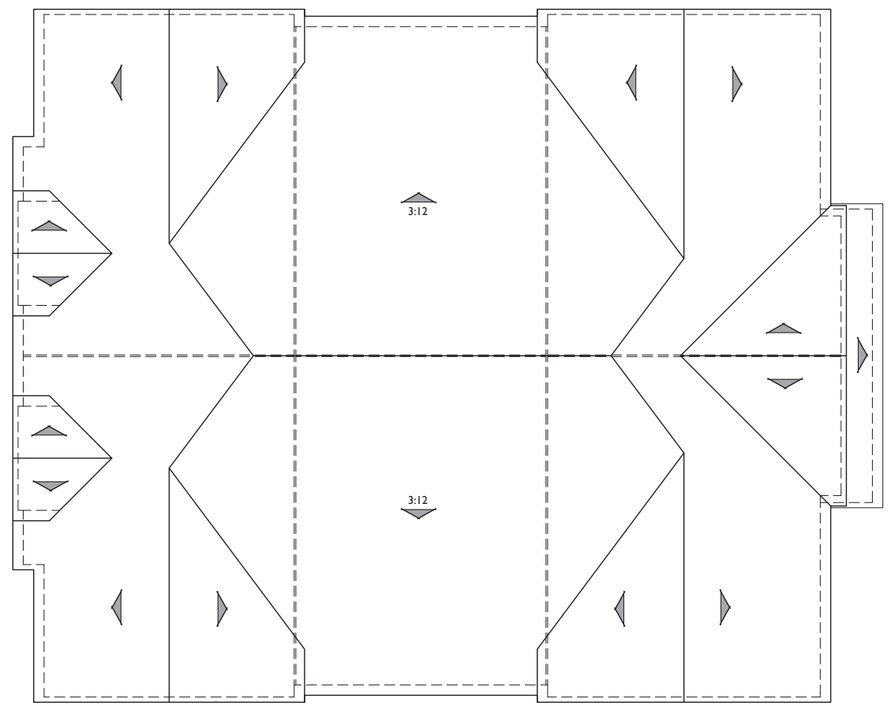

ROOF PLAN

PITCH: 4:12 U.N.O.
ROOF MATERIAL: COMPOSITE SHINGLE

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BUILDING 4

Roof Plan

MONROVIA AVE - TOWN HOMES

Newport Beach, CA

0 2 6 12

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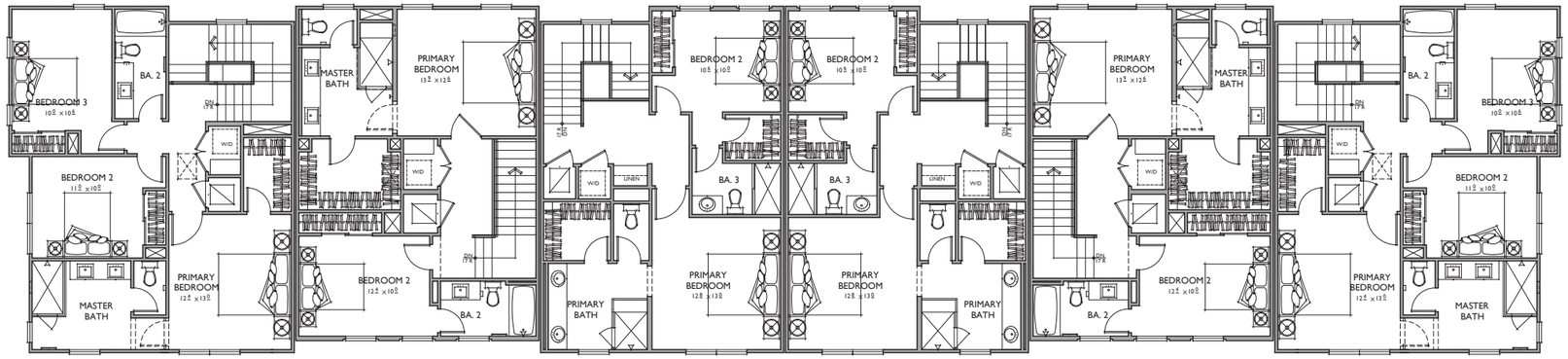
SHEET NO.
A2.08

INTRACORP
Building the Extraordinary



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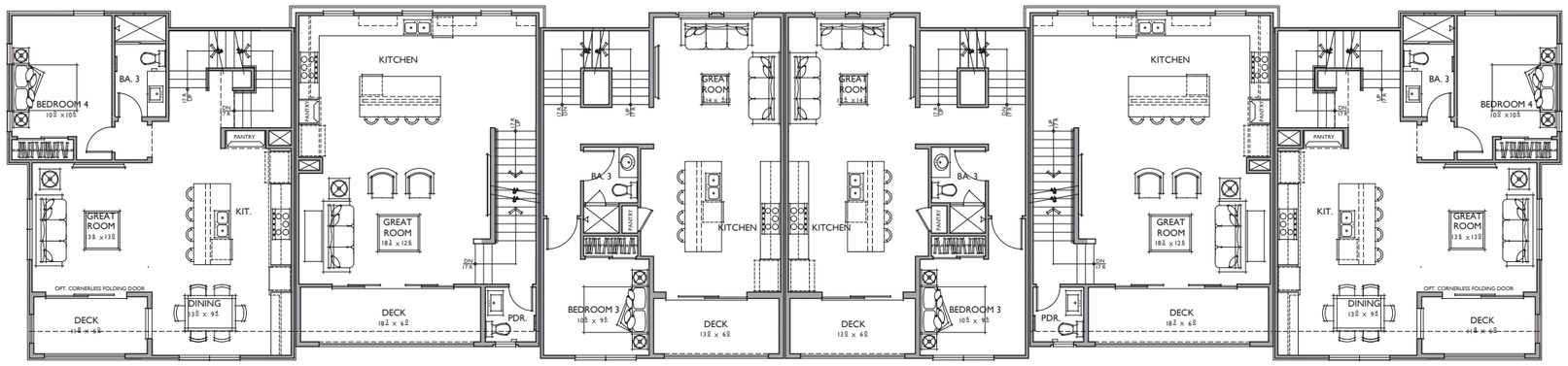
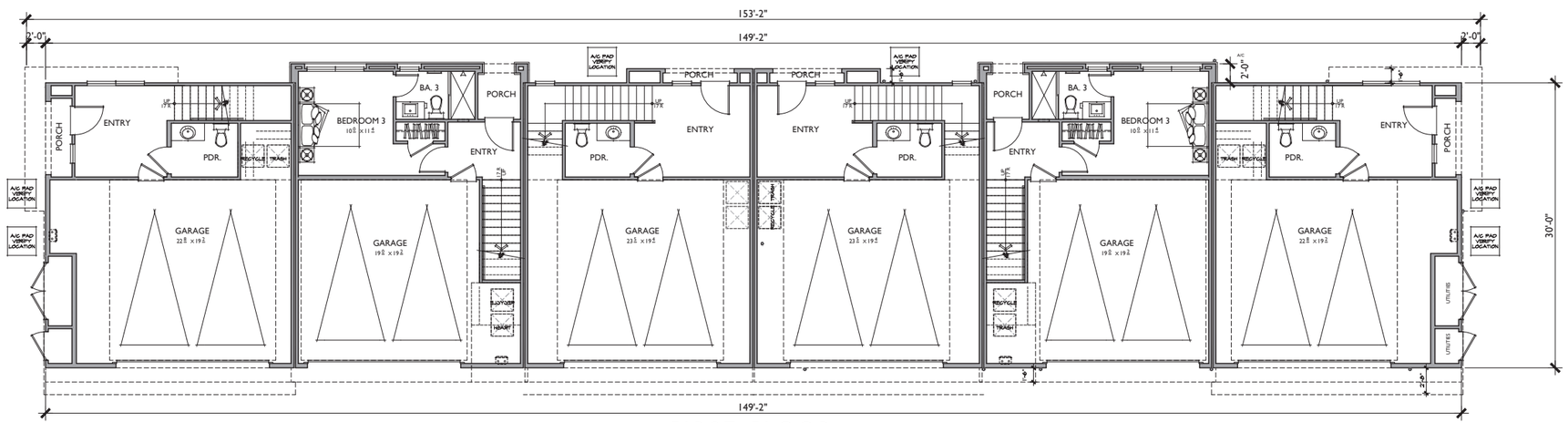


SECOND FLOOR



FIRST FLOOR

UNIT 3Y
1,860 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

PORCH	23 SQ. FT.
DECK	71 SQ. FT.

UNIT 1X
1,742 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

PORCH	28 SQ. FT.
DECK	107 SQ. FT.

UNIT 4
1,697 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

PORCH	12 SQ. FT.
DECK	76 SQ. FT.

UNIT 4
1,697 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

PORCH	12 SQ. FT.
DECK	76 SQ. FT.

UNIT 1X
1,742 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

PORCH	28 SQ. FT.
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BUILDING 5

MONROVIA AVE - TOWN HOMES

Newport Beach, CA

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Building the Extraordinary

FRONT

COASTAL FARMHOUSE

REAR

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BUILDING 5

Coastal Farmhouse Elevation

MONROVIA AVE - TOWN HOMES

Newport Beach, CA

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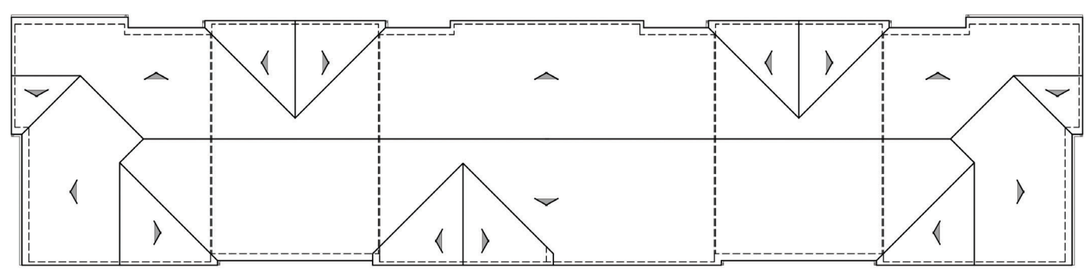
INTRACORP
Building the Extraordinary

LEFT

RIGHT



ROOF PLAN

PITCH: 4:12 U.N.O.
ROOF MATERIAL: COMPOSITE SHINGLE

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BUILDING 5

Coastal Farmhouse Elevation

MONROVIA AVE - TOWN HOMES

Newport Beach, CA

0 2 4 8

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A2.11

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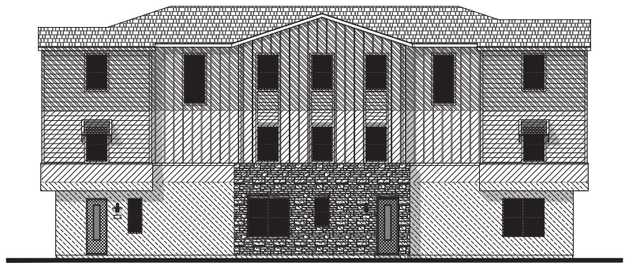
Building the Extraordinary



FRONT COASTAL FARMHOUSE

BLDG 3 _ 3-PLEX

THIRD FLOOR WALL AREA = 769 SQ.FT.

AREA OF OPENINGS
AT THIRD FLOOR = 117 SQ.FT

AREA OF OPENINGS
OPENING AREA / WALL AREA
117 / 769 = 15.21 %
15.21 < 20 %

SECOND FLOOR WALL AREA = 812 SQ.FT.

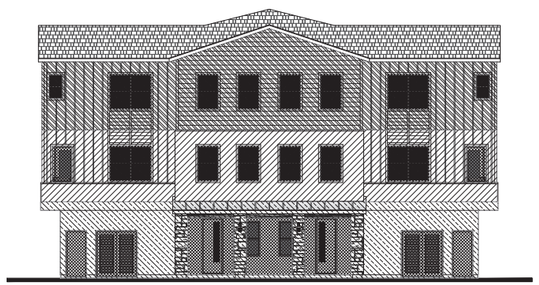
AREA OF OPENINGS
AT SECOND FLOOR = 75 SQ.FT.

AREA OF OPENINGS
OPENING AREA / WALL AREA
75 / 812 = 9.23 %
9.23 < 20 %

FIRST FLOOR WALL AREA = 825 SQ.FT.

AREA OF OPENINGS
AT FIRST FLOOR = 134 SQ.FT

AREA OF OPENINGS
OPENING AREA / WALL AREA
134 / 825 = 16.24 %
16.24% < 20 %



FRONT

BLDG 4 _ BACK TO BACK 6-PLEX

THIRD FLOOR WALL AREA = 710 SQ.FT.

AREA OF OPENINGS
AT THIRD FLOOR = 134 SQ.FT

AREA OF OPENINGS
OPENING AREA / WALL AREA
134 / 710 = 18.87 %
18.87 ≤ 20 %

SECOND FLOOR WALL AREA = 677 SQ.FT.

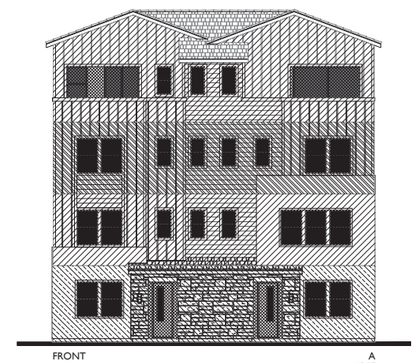
AREA OF OPENINGS
AT SECOND FLOOR = 150 SQ.FT.

AREA OF OPENINGS
OPENING AREA / WALL AREA
150 / 677 = 22.15 %
22.15 > 20 %

FIRST FLOOR WALL AREA = 669 SQ.FT.

AREA OF OPENINGS
AT FIRST FLOOR = 282 SQ.FT

AREA OF OPENINGS
OPENING AREA / WALL AREA
282 / 669 = 42.15 %
42.15% > 20 %



FRONT A

BLDG 1 _ DUPLEX

FOURTH FLOOR WALL AREA = 581 SQ.FT.

AREA OF OPENINGS
AT FOURTH FLOOR = 116 SQ.FT.

AREA OF OPENINGS
OPENING AREA / WALL AREA
116 / 581 = 19.96 %
19.96 ≤ 20 %

THIRD FLOOR WALL AREA = 477 SQ.FT.

AREA OF OPENINGS
AT THIRD FLOOR = 92 SQ.FT

AREA OF OPENINGS
OPENING AREA / WALL AREA
92 / 477 = 19.28 %
19.28 ≤ 20 %

SECOND FLOOR WALL AREA = 479 SQ.FT.

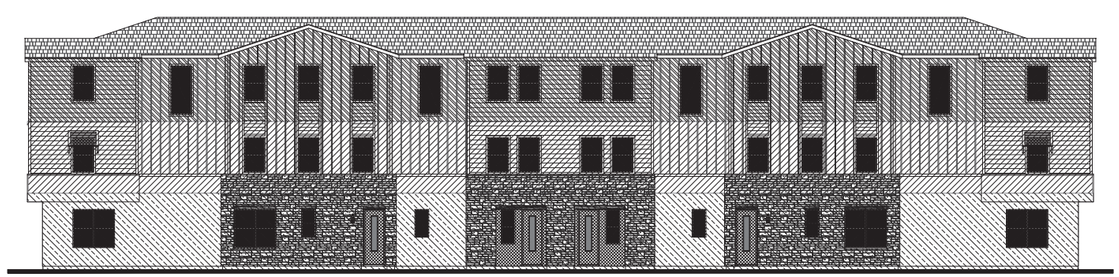
AREA OF OPENINGS
AT SECOND FLOOR = 99 SQ.FT.

AREA OF OPENINGS
OPENING AREA / WALL AREA
99 / 479 = 20.66 %
20.66 > 20 %

FIRST FLOOR WALL AREA = 512 SQ.FT.

AREA OF OPENINGS
AT FIRST FLOOR = 128 SQ.FT

AREA OF OPENINGS
OPENING AREA / WALL AREA
128 / 512 = 25 %
25% > 20 %



FRONT COASTAL FARMHOUSE

BLDG 5 _ ROWTOWN 6-PLEX

THIRD FLOOR WALL AREA = 1502 SQ.FT.

AREA OF OPENINGS
AT THIRD FLOOR = 264 SQ.FT

AREA OF OPENINGS
OPENING AREA / WALL AREA
264 / 1502 = 17.57 %
17.57 < 20 %

SECOND FLOOR WALL AREA = 1583 SQ.FT.

AREA OF OPENINGS
AT SECOND FLOOR = 180 SQ.FT

AREA OF OPENINGS
OPENING AREA / WALL AREA
180 / 1583 = 11.37 %
11.37 < 20 %

FIRST FLOOR WALL AREA = 1647 SQ.FT.

AREA OF OPENINGS
AT FIRST FLOOR = 335 SQ.FT

AREA OF OPENINGS
OPENING AREA / WALL AREA
335 / 1647 = 20.34 %
20.34% > 20 %

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ELEVATION OPENING EXHIBIT

MONROVIA AVE - TOWN HOMES

Newport Beach, CA

0 2 6 12

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A3.0

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Building the Extraordinary

INTRACORP

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA

Aerial Photo of Site

1580 Monrovia Ave

NEWPORT BEACH

September 08, 2025 | L-1

1 Entry Portal

2 Pool Area

3 Picnic Tables

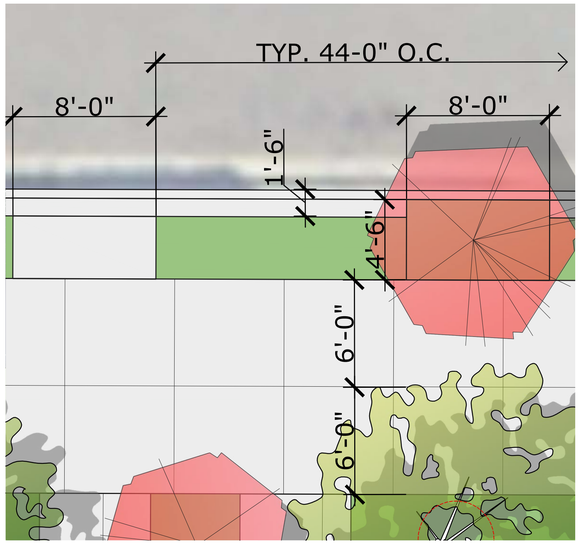
4 Bike Racks

5 Benches

6 Enhanced Paving

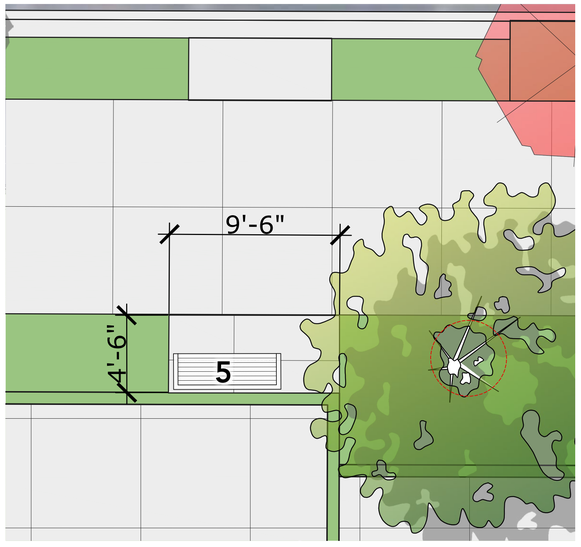
ENLARGEMENT OF STREETSIDE CUTOUTS AND STEPOFFS

A



ENLARGEMENT OF TYP. STREET FURNISHINGS PER NEWPORT MESA STREETSCAPE PLAN

B



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LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA

Schematic Landscape Plan

1580 Monrovia Ave

NEWPORT BEACH

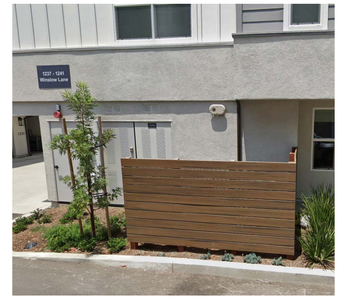
0 15 30 60
SCALE: 1" = 30'

September 08, 2025 | L-2

1 Lighting

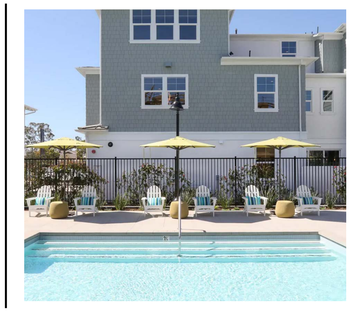
Light Pole Fixture Style Per Mariner Shores

2 Utility Cover: Fence



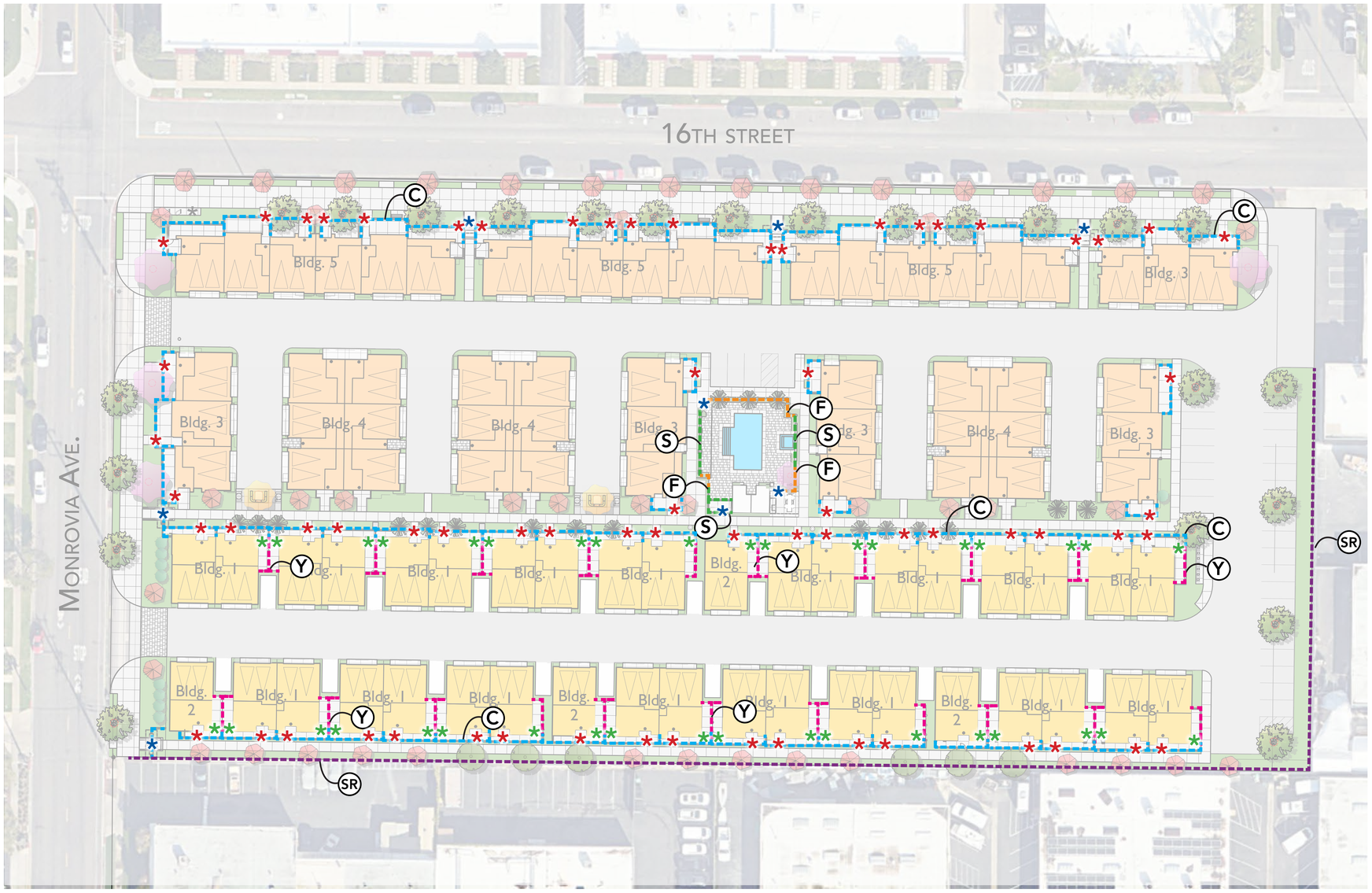
3 Utility Cover: Plantings

F T.S. Pool Fence



C Courtyard Wall

Y Vinyl Fence & Gate



Fence & Wall Legend

- F — TUBULAR STEEL POOL FENCE
- C — COURTYARD PATIO WALL: CMU BLOCK WITH STUCCO FINISH TO EXISTING ARCHITECTURE. 42" MAX HEIGHT
- Y — FULL HEIGHT VINYL FENCE AND GATE
- S — FULL HEIGHT STUCCO WALL
- SR — FULL HEIGHT BLOCK WALL ATOP RETAINING (HEIGHT PER CIVIL PLANS) STUCCO FINISH ON INTERIOR FACE
- ★ COURTYARD GATE TO MATCH FRONT DOOR COLOR
- ★ FULL HEIGHT TUBULAR STEEL GATE
- ★ FULL HEIGHT VINYL GATE

Schematic Fence & Wall Plan

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LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA

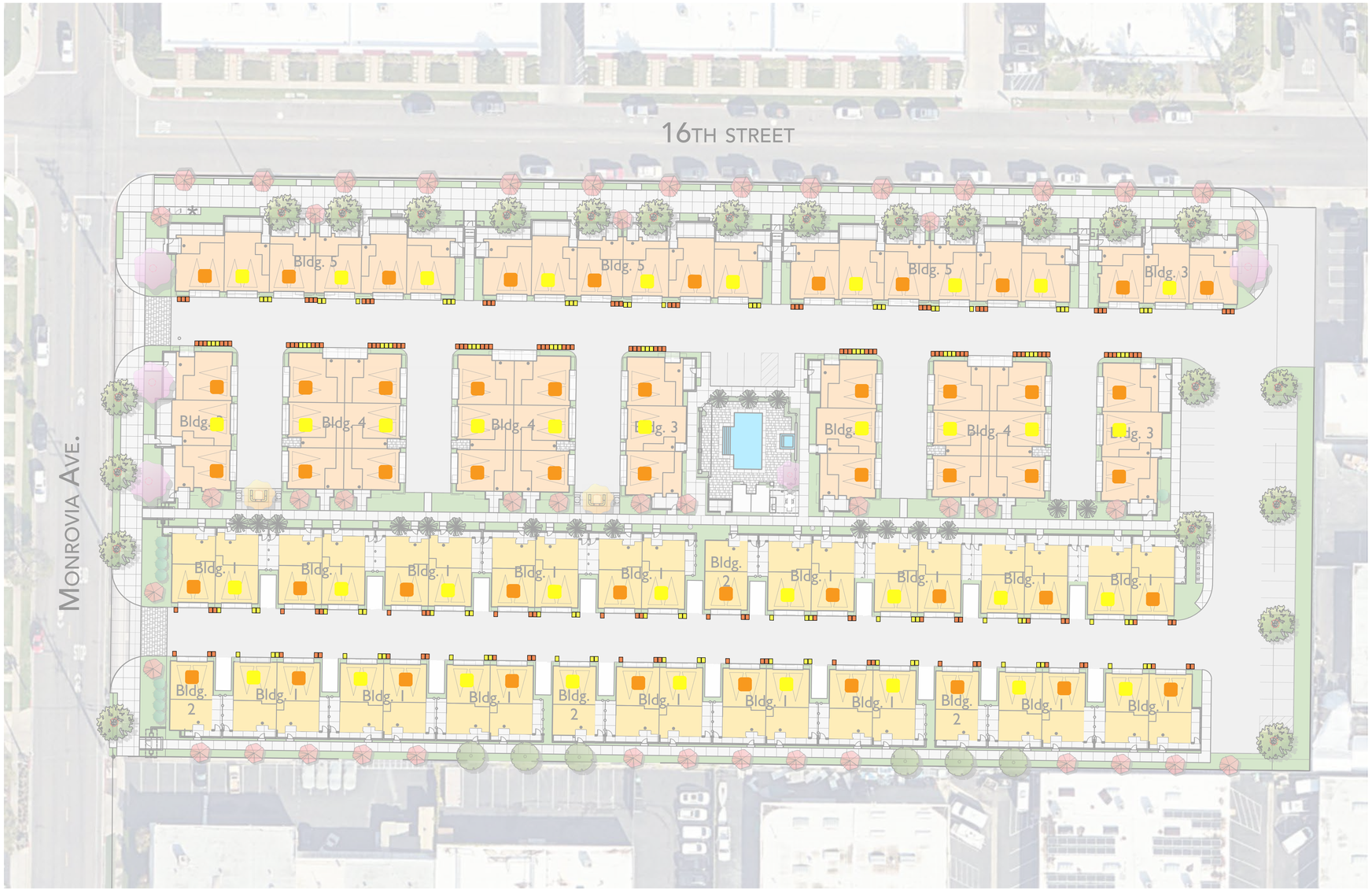
1580 Monrovia Ave

NEWPORT BEACH

0 15 30 60
SCALE: 1" = 30'

September 08, 2025

67 GALLON CARTS
24.25" X 31.75"



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LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA

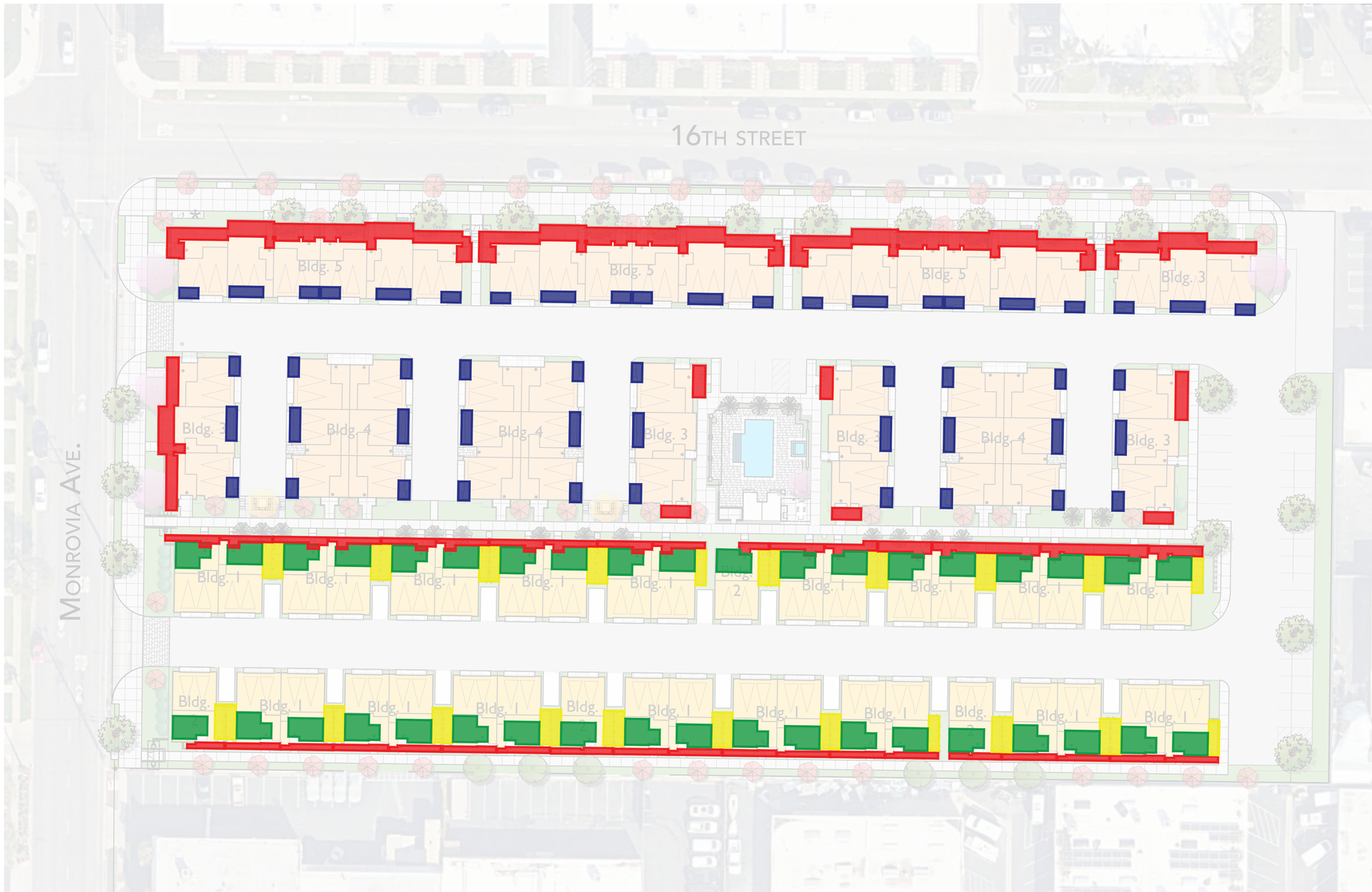
Waste Management Plan

1580 Monrovia Ave

NEWPORT BEACH

0 15 30 60
SCALE: 1" = 30'

September 08, 2025 | L-4



Private Open Space Summary

Courtyard	= 9,614 ft²
Side Yard	= 3,761 ft²
Balcony	= 3,564 ft²
Rooftop Deck	= 7,877 ft²
Total Pivate Open Space	= 24,816 ft²

INTRACORP

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA

Schematic Private Open Space Plan

1580 Monrovia Ave
NEWPORT BEACH

0 15 30 60
SCALE: 1" = 30'

September 08, 2025 | L-5

MWELO WATER USAGE WORKSHEET - INTRACORP, NEWPORT BEACH

WATER METER XX / CONTROLLER XX

CITY OR ZONE NEWPORT BEACH
REFERENCE EVAPOTRASPIRATION (ETo) 45.40
LANDSCAPE TYPE RESIDENTIAL

LANDSCAPE AREA (LA)

HYDROZONE NO.	LANDSCAPE AREA (SQ. FT.)	PERCENT	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION TYPE	IRRIGATION EFFICIENCY (IE)	ET ADJUSTMENT FACTOR (ETAF)	ESTIMATED WATER USE (GALLONS)
Common Area Low	15,938	56%	SHRUB - LOW WATER USE	0.3	INLINE DRIP	81%	0.37	166,157
Common Area Moderate	11,920	42%	SHRUB - MOD WATER USE	0.5	INLINE DRIP	81%	0.62	207,114
Pool / Spa Area	605	2%	WATER FEATURE	1.1	POOL FILL	100%	1.10	18,732

SPECIAL LANDSCAPE AREA (SLA)

TYPE	LANDSCAPE AREA (SQ. FT.)	PERCENT	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION TYPE	IRRIGATION EFFICIENCY (IE)	ET ADJUSTMENT FACTOR (ETAF)	ESTIMATED WATER USE (GALLONS)
RECYCLED WATER	-		THIS SPACE INTENTIONALLY LEFT BLANK PER CA MWELO, 2016					-
ACTIVE PLAY								-
EDIBLE GARDEN	-							-
URBAN FOREST	-							-

SLA TOTAL (SQ. FT.)	-
(ACRES)	-
TOTAL AREA (SQ. FT.)	28,463
(ACRES)	0.65

SLA ESTIMATED TOTAL WATER USE (GALLONS)	-
SITEWIDE ESTIMATED TOTAL WATER USE (GALLONS)	392,003
MAXIMUM APPLIED WATER ALLOWANCE (GALLONS)	440,647
(ACRE FEET)	1.352
ETWU < MAWA	YES

Low Water Use
Common Area Low Water = 15,938 ft²

Moderate Water Use
Common Area Moderate Water = 11,920 ft²

Pool / Spa
Pool / Spa Area = 605 ft²

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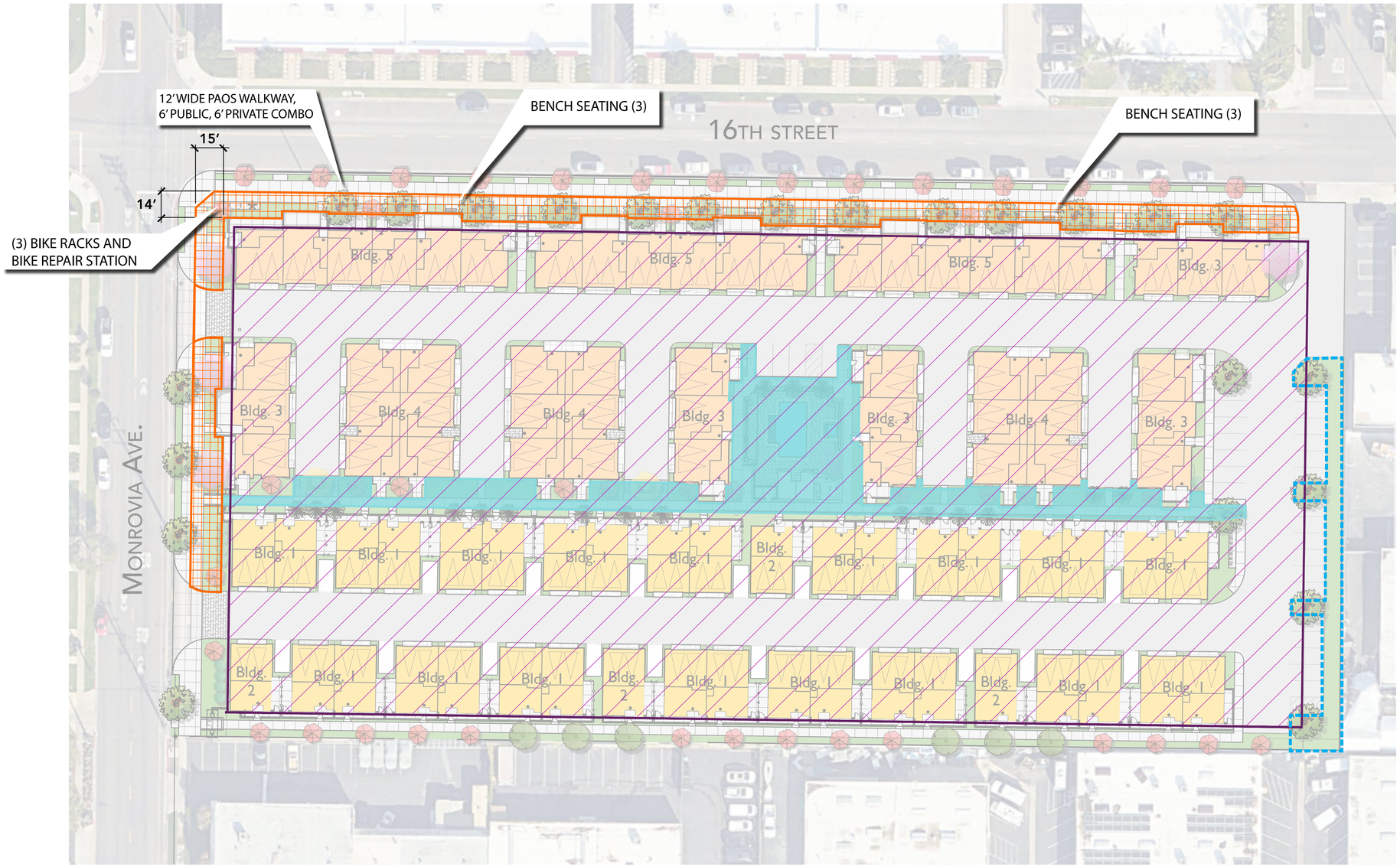
Schematic Water Usage Plan

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA

1580 Monrovia Ave
NEWPORT BEACH

0 15 30 60
SCALE: 1" = 30'

September 08, 2025 | L-6



Parking Lot Landscape Area

14 ft² for 28 Parking Spots Required	= 392 ft²
Landscape Area Provided	= 3,275 ft²

Common Open Landscape Summary

Total Site Development	= 198,169 ft²
Landscape Area Provided (23%)	= 27,858 ft²
Minimum Required Landscape Area (8%)	= 15,267 ft²

Open Space Calculations

Net Area (Excludes R.O.W. to Build-To-Line)	= 156,526 ft²
Proposed PAOS Pedestrian Paseo Required 3% of Net Area = 4,695 ft²	= 10,224 ft²
Common Area Open Space Provides Required Minimum Width Dimension 15'x15'. 75 ft² per DU x 89 =6,675 ft²	= 11,095 ft²

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LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA

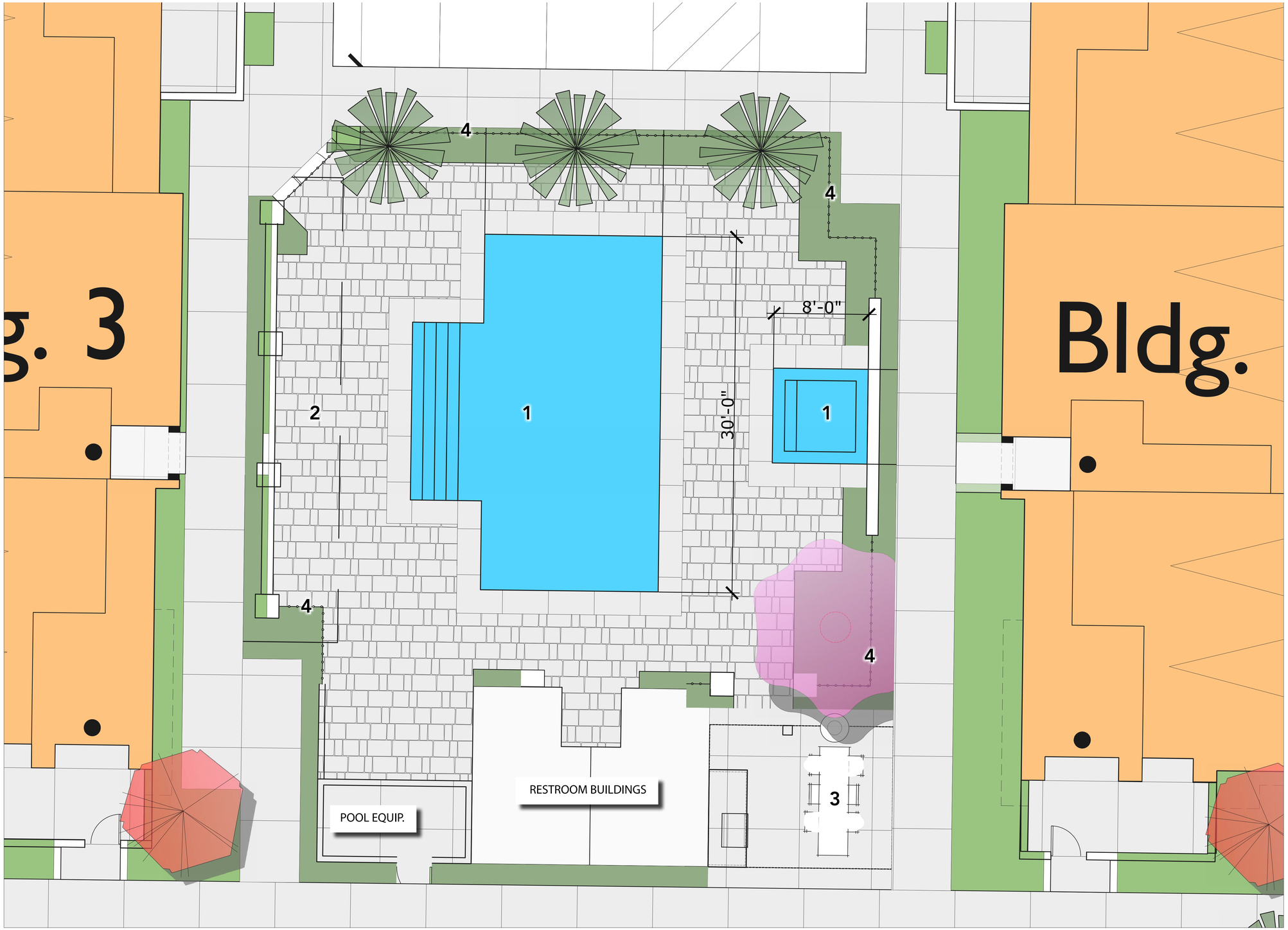
Schematic Common Open Space Plan

1580 Monrovia Ave

NEWPORT BEACH

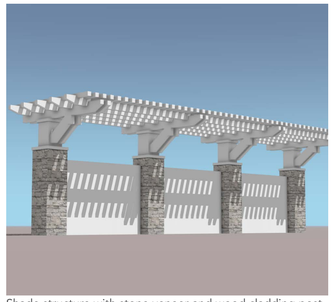
0 15 30 60
SCALE: 1" = 30'

September 08, 2025 | L-7



1 Pool and Spa

2 Shade Structure

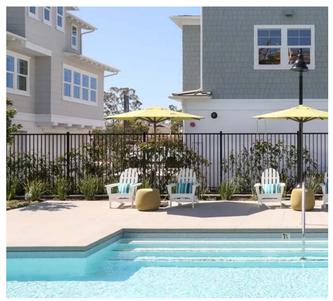


Shade structure with stone veneer and wood cladding post and stucco finish wall to match existing architecture.

3 Dining Area & Grill

Designated area for BBQ grill and dining.

4 T.S. Pool Fence



Tubular steel fencing and gate.

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LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA

Pool Enlargement Plan

1580 Monrovia Ave

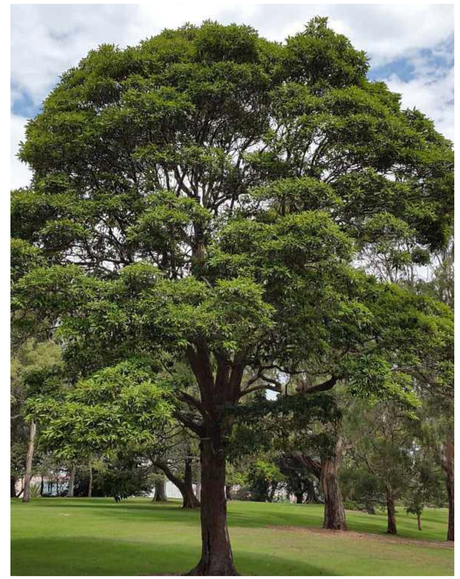
NEWPORT BEACH

0 2 4 8
SCALE: 1/4" = 1'-0"

September 08, 2025 | L-8

Strawberry Tree
Arbutus unedo
Monrovia Ave's Primary Tree

Little Gem Magnolia
Magnolia grandiflora 'Little Gem'
16th St's Primary Tree



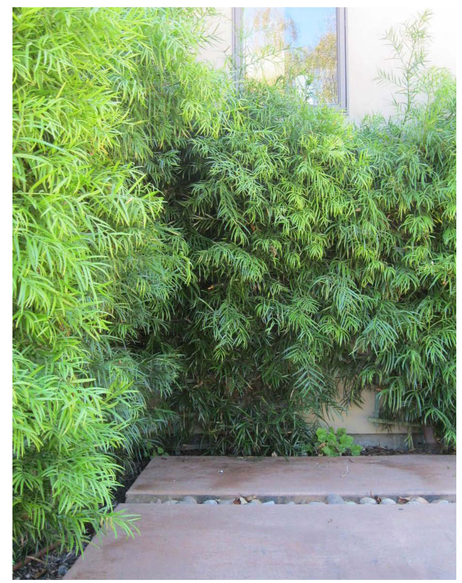
Brisbane Box
Lophostemon confertus
Monrovia Ave's Secondary Tree

Saratoga Laurel
Laurus nobilis 'Saratoga'
16th St's Secondary Tree

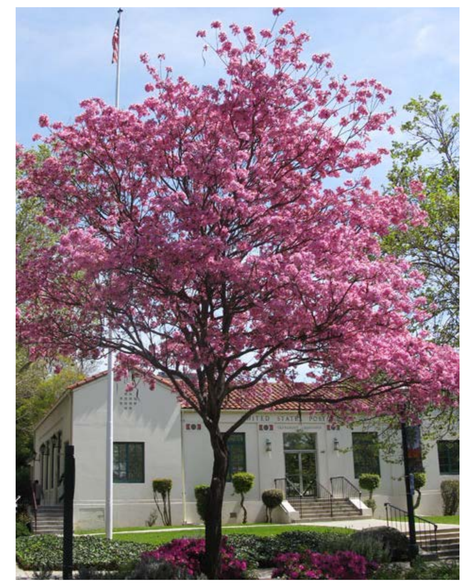
Date Palm
Phoenix Dactylifera

Dragon Tree
Draceana draco

California Sycamore
Platanus racemosa



Shrubby Yew Pine
Podocarpus macrophyllus 'Maki'



Pink Trumpet Tree
Tabebuia impetiginosa

Crape Myrtle
Lagerstroemia hybrid 'Natchez'

INTRACORP

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA

Tree Palette

1580 Monrovia Ave
NEWPORT BEACH

SHRUBS & GRASSES


Green Carpet Natal Plum
Carissa macrocarpa 'Green Carpet'


Camellia
Camellia japonica


Berkeley Sedge
Carex divulsa


California Lilac
Ceanothus 'Yankee Point'


Dwarf Variegated Mirror Plant
Coprosma 'Marble Queen'


Fortnight Lily
Dietes bicolor


Flax Lily
Dianella 'Little Rev'


Japanese Aralia
Fatsia japonica


Small Cape Rush
Chondropetalum tectorum


Sweet Bay Column
Laurus nobilis


Variegated Dwarf Mat Rush
Lomandra longifolia 'Platnum Beauty'


Little Ollie Olive
Olea montra 'Little Ollie'


Icee Blue Yellow Wood
Podocarpus 'Icee Blue'


Dwarf Philodendron
Philodendron xanadu


Eve Case Coffeeberry
Rhamnus californica 'Eve Case'


Yedo Hawthorn
Rhapeolepis umbellata


Bush Germander
Teucrium chamaedrys


Asian Jasmine
Trachelospermum asiaticum


Morning Light Coast Rosemary
Westringia 'Morning Light'

VINES


Carolina Jessamine
Gelsemium sempervirens

GROUNDCOVER


California Lilac
Ceanothus 'Yankee Point'

Landscape Notes

REQUIRED LANDSCAPE MATERIALS

- Street trees within the public parkway or public right-of-way require approval by the public services department.
- Plant material must be suitable for soil and climate conditions, emphasizing water conservation through appropriate selection and grouping of plants well-adapted to specific sites and watering needs.
- Crushed rock, redwood chips, pebbles, and stone are not acceptable substitutes for live plant materials. Limited use of these materials may be approved by the planning division.
- Uncontaminated mulch, shredded bark, decomposed granite, or compost may fulfill part of the groundcover requirement.
- Mulch, shredded bark, or compost must maintain a minimum 2-inch layer and provide complete coverage under shrubs and trees.
- Artificial plants are prohibited. Artificial turf may cover up to 50% of yard areas visible from the public right-of-way, subject to planning division approval.

IRRIGATION REQUIREMENTS

- Landscaped areas must include irrigation systems per water-efficient landscape guidelines.
- Commercial/industrial sites and residential sites with more than two units require an automated, time-controlled sprinkler system.
- The irrigation system must include underground piped water lines with low-flow sprinklers or drip systems.
- It must provide adequate coverage for all plant material and minimize overspray, runoff, and low-head drainage.
- Separate control valves or heads are required when shrubs and turf are on the same plan.
- Watering schedules must align with applicable water district requirements to reduce water loss through drift and evaporation.
- Projects over one acre must use reclaimed water for irrigation if available, complying with health standards and water agency review.

INTRACORP

Rendering View A

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA

1580 Monrovia Ave

NEWPORT BEACH

September 08, 2025 | L-11

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Rendering View B

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA

1580 Monrovia Ave

NEWPORT BEACH

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LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA

Rendering View C

1580 Monrovia Ave

NEWPORT BEACH

September 08, 2025 | L-13

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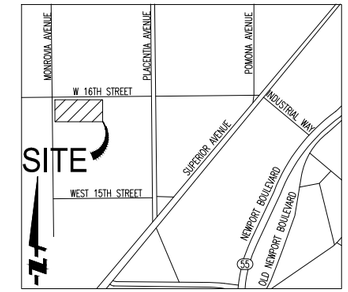
Rendering Pool Amenity

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA

1580 Monrovia Ave

NEWPORT BEACH

CITY OF NEWPORT BEACH
MONROVIA AVENUE AND 16th STREET
NEWPORT BEACH, CA 92660



VICINITY MAP
NOT TO SCALE

SITE ADDRESS

1580 MONROVIA AVENUE
NEWPORT BEACH, CA 92660

DEVELOPER

INTRACORP SOCAL-1, LLC
895 DOVE ST #400
NEWPORT BEACH, CA 92660

CIVIL ENGINEER

EDUARDO CRUZ P.E.
FUSCOE ENGINEERING, INC
600 WILSHIRE BLVD #1470
LOS ANGELES, CA 90017

LICENSED PROFESSIONAL ENGINEER
EDUARDO CRUZ
C 90340
CIVIL ENGINEER
STATE OF CALIFORNIA

LEGAL DESCRIPTION

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

PARCEL 1:

THE WEST 396 FEET OF LOT 913 OF "FIRST ADDITION TO NEWPORT MESA TRACT", AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 61 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ONE-SIXTH OF ALL OIL, GAS AND/OR OTHER HYDROCARBON SUBSTANCES LYING IN OR UNDER THE ABOVE DESCRIBED LAND AND ONE-SIXTH OF ALL OIL, GAS, AND/OR OTHER HYDROCARBON SUBSTANCE WHICH MAY BE
THEREAFTER PRODUCED, SAVED AND SOLD FROM SAID LAND AS EXCEPTED IN THE DEED FROM GEORGE TREMAINE MCDOWELL AND WIFE TO AGNES R. FLORES, RECORDED JANUARY 19, 1938.

PARCEL 2:

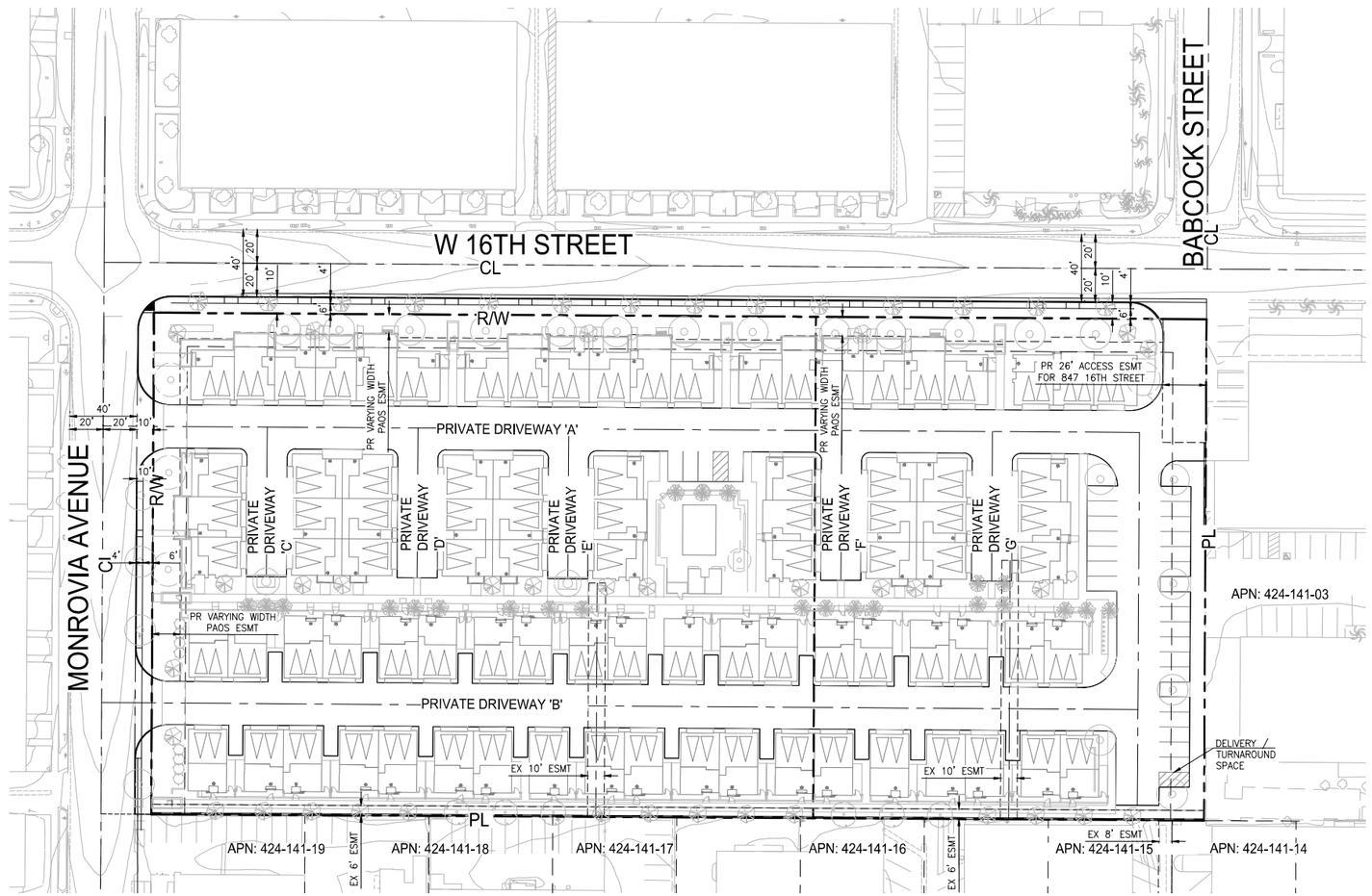
LOT 913 OF "FIRST ADDITION TO NEWPORT MESA TRACT", AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 61 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE WEST 396 FEET.

ALSO EXCEPTING THEREFROM ONE-SIXTH OF ALL OIL, GAS AND/OR OTHER HYDROCARBON SUBSTANCES LYING IN OR UNDER THE ABOVE DESCRIBED LAND AND ONE-SIXTH OF ALL OIL, GAS, AND/OR OTHER HYDROCARBON SUBSTANCES WHICH
MAY BE THEREAFTER PRODUCED, SAVED AND SOLD FROM SAID LAND.

BASIS OF BEARING

BEARINGS HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83) ZONE VI, 2017.50 EPOCH, AS DERIVED LOCALLY BY GPS CONTINUALLY OPERATING REFERENCE STATIONS TRAK AND FVPK AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER BEING N 67°14'53" W.



SHEET INDEX

SHEET DESCRIPTION	SHEET NO.
TITLE SHEET	C1.0
EXISTING CONDITIONS PLAN	C2.0
CONCEPTUAL GRADING PLAN	C3.0
CONCEPTUAL GRADING PLAN	C3.1
GRADING SECTIONS	C3.2
CONCEPTUAL UTILITIES PLAN	C4.0
CONCEPTUAL UTILITIES PLAN	C4.1
WASTE MANAGEMENT PLAN	C5.0

LEGEND AND ABBREVIATIONS

BF	BACKFLOW	RIGHT OF WAY
BLDG	BUILDING	CENTER LINE
BW	BACK OF WALK	EXISTING EASEMENT
CB	CATCH BASIN	PROPOSED EASEMENT
CL	CENTER LINE	SETBACK LINE
DW	DOMESTIC WATER	LOT LINE
ESMT	EASEMENT	RETAINING WALL
EX	EXISTING	50 EXISTING CONTOUR
FF	FINISHED FLOOR	50 PROPOSED CONTOUR
FG	FINISHED GRADE	W EXISTING WATER LINE
FH	FIRE HYDRANT	SS EXISTING SEWER LINE
FL	FLOW LINE	SD EXISTING STORM DRAIN LINE
FS	FINISHED SURFACE	E EXISTING ELECTRICAL LINE
FW	FIRE WATER	E(TS) EXISTING TRAFFIC SIGNAL LINE
GB	GRADE BREAK	G EXISTING GAS LINE
H	HEIGHT RETAINING	T EXISTING TELECOM LINE
HP	HIGH POINT	SS PROPOSED SEWER LINE
IRR	IRRIGATION	DW PROPOSED DOMESTIC WATER LINE
L	LENGTH	FW PROPOSED FIRE WATER LINE
LP	LOW POINT	SD PROPOSED STORM DRAIN LINE
PL	PROPERTY LINE	
PR	PROPOSED	
R/W	RIGHT OF WAY	
SD	STORM DRAIN	
SS	SANITARY SEWER	
TBD	TO BE DETERMINED	
TC	TOP OF CURB	
TG	TOP OF GRATE	
TW	TOP OF WALL	

40' 0' 20' 40'
SCALE: 1" = 40'

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tel. +1 949 553 9100
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C1.0 - TITLE SHEET
MONROVIA AVE
Newport Beach, CA

AUGUST 28, 2025

FUSCOE ENGINEERING

Note:
This yield study is for the purpose of estimating the maximum density of a residential product type on a site of a given configuration. If specific entitlement requirements differ from the criteria shown on the plan (such as setbacks, minimum lot sizes, street standards, retention requirements, etc.) then the actual possible density may vary substantially.

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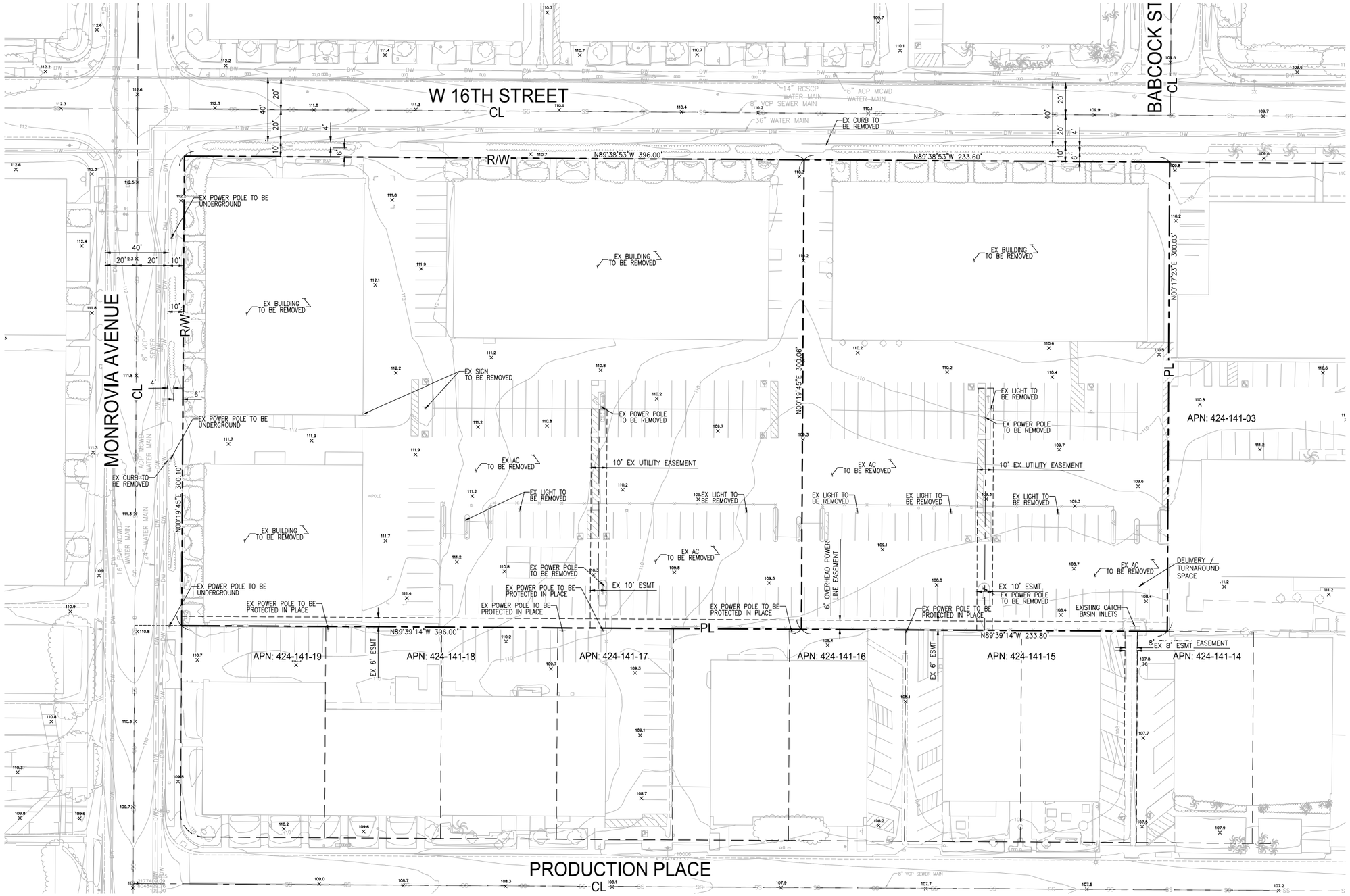

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C2.0 - EXISTING CONDITIONS

MONROVIA AVE

Newport Beach, CA

AUGUST 28, 2025

FUSCOE ENGINEERING

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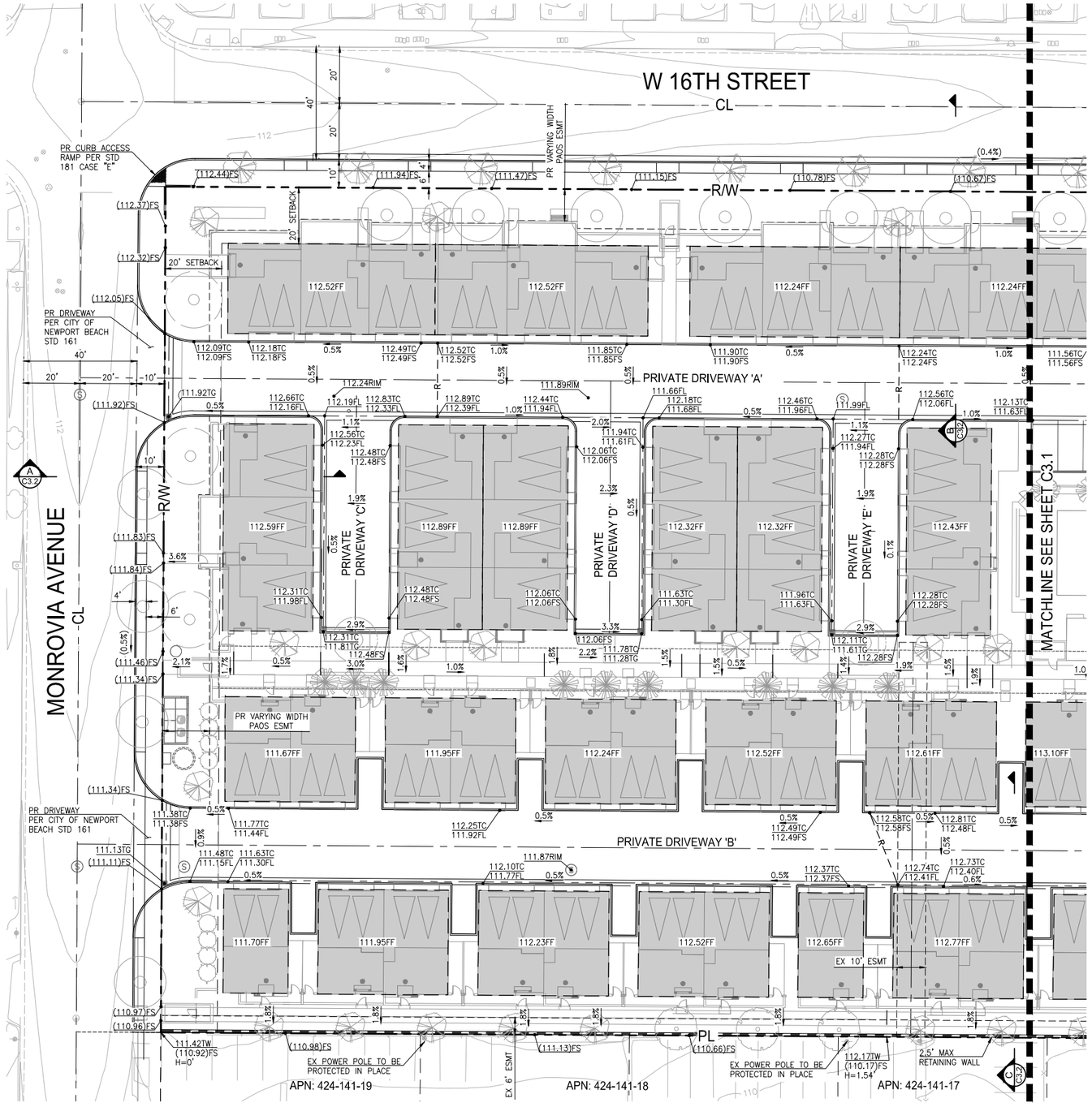
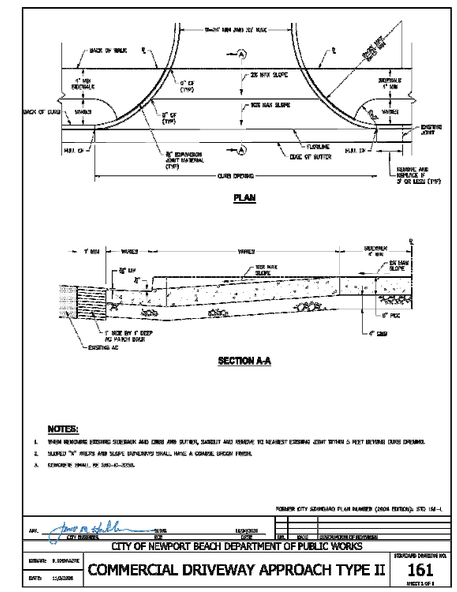


LEGEND AND ABBRIVIATIONS

BF	BACKFLOW		RIGHT OF WAY
BLDG	BUILDING		CENTER LINE
BW	BACK OF WALK		EXISTING EASEMENT
CB	CATCH BASIN		PROPOSED EASEMENT
CL	CENTER LINE		LOT LINE
DW	DOMESTIC WATER		SETBACK LINE
ESMT	EASEMENT		RETAINING WALL
EX	EXISTING	50	EXISTING CONTOUR
FF	FINISHED FLOOR	50	PROPOSED CONTOUR
FG	FINISHED GRADE	W	EXISTING WATER LINE
FH	FIRE HYDRANT	SS	EXISTING SEWER LINE
FL	FLOW LINE	SD	EXISTING STORM DRAIN LINE
FS	FINISHED SURFACE	E	EXISTING ELECTRICAL LINE
FW	FIRE WATER	E(TS)	EXISTING TRAFFIC SIGNAL LINE
GB	GRADE BREAK	G	EXISTING GAS LINE
H	HEIGHT RETAINING	T	EXISTING TELECOM LINE
HP	HIGH POINT	SS	PROPOSED SEWER LINE
IRR	IRRIGATION	DW	PROPOSED DOMESTIC WATER LINE
L	LENGTH	FW	PROPOSED FIRE WATER LINE
LP	LOW POINT	SD	PROPOSED STORM DRAIN LINE
PAOS	PUBLIC ACCESS OPEN SPACE		PROPOSED PAD LIMITS
PL	PROPERTY LINE		
PR	PROPOSED		
R/W	RIGHT OF WAY		
SD	STORM DRAIN		
SS	SANITARY SEWER		
TBD	TO BE DETERMINED		
TC	TOP OF CURB		
TG	TOP OF GRATE		
TW	TOP OF WALL		



SCALE: 1" = 20'

C3.0 - CONCEPTUAL GRADING PLAN

MONROVIA AVE

Newport Beach, CA

AUGUST 28, 2025

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FUSCOE ENGINEERING

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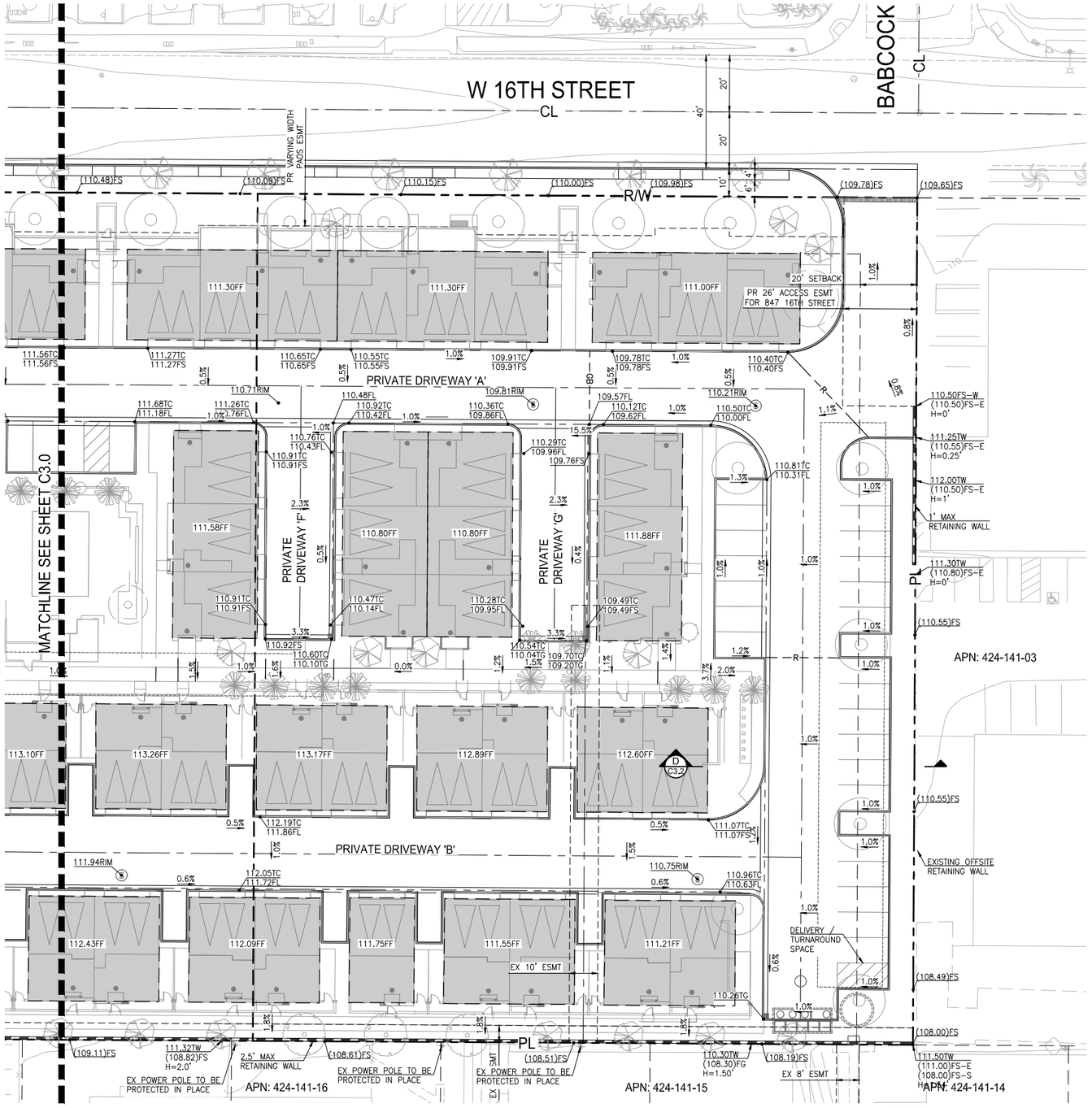

LEGEND AND ABBRIVIATIONS

BF	BACKFLOW
BLDG	BUILDING
BW	BACK OF WALK
CB	CATCH BASIN
CL	CENTER LINE
DW	DOMESTIC WATER
ESMT	EASEMENT
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
FW	FIRE WATER
GB	GRADE BREAK
H	HEIGHT RETAINING
HP	HIGH POINT
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L	LENGTH
LP	LOW POINT
PAOS	PUBLIC ACCESS OPEN SPACE
PL	PROPERTY LINE
PR	PROPOSED
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
TBD	TO BE DETERMINED
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL

RIGHT OF WAY
CENTER LINE
EXISTING EASEMENT
PROPOSED EASEMENT
LOT LINE
SETBACK LINE
RETAINING WALL
EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING STORM DRAIN LINE
EXISTING ELECTRICAL LINE
EXISTING TRAFFIC SIGNAL LINE
EXISTING GAS LINE
EXISTING TELECOM LINE
PROPOSED SEWER LINE
PROPOSED DOMESTIC WATER LINE
PROPOSED FIRE WATER LINE
PROPOSED STORM DRAIN LINE
PROPOSED PAD LIMITS

SCALE: 1" = 20'

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C3.1 - CONCEPTUAL GRADING PLAN

MONROVIA AVE

Newport Beach, CA

AUGUST 28, 2025

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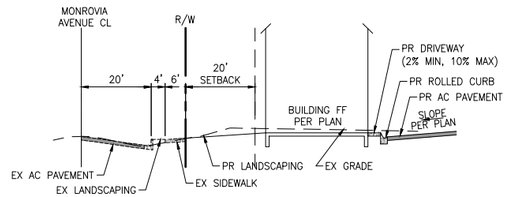

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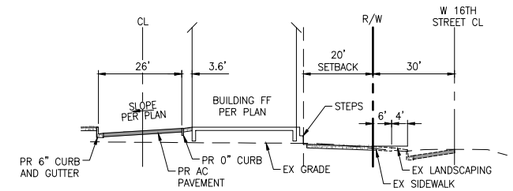

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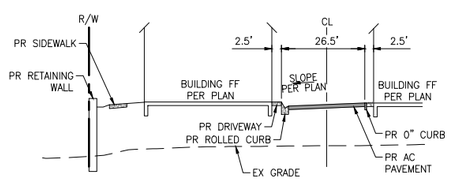

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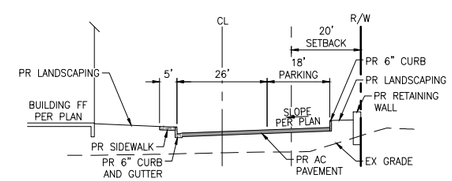

SECTION D
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C3.2 - GRADING SECTIONS

MONROVIA AVE

Newport Beach, CA

AUGUST 28, 2025

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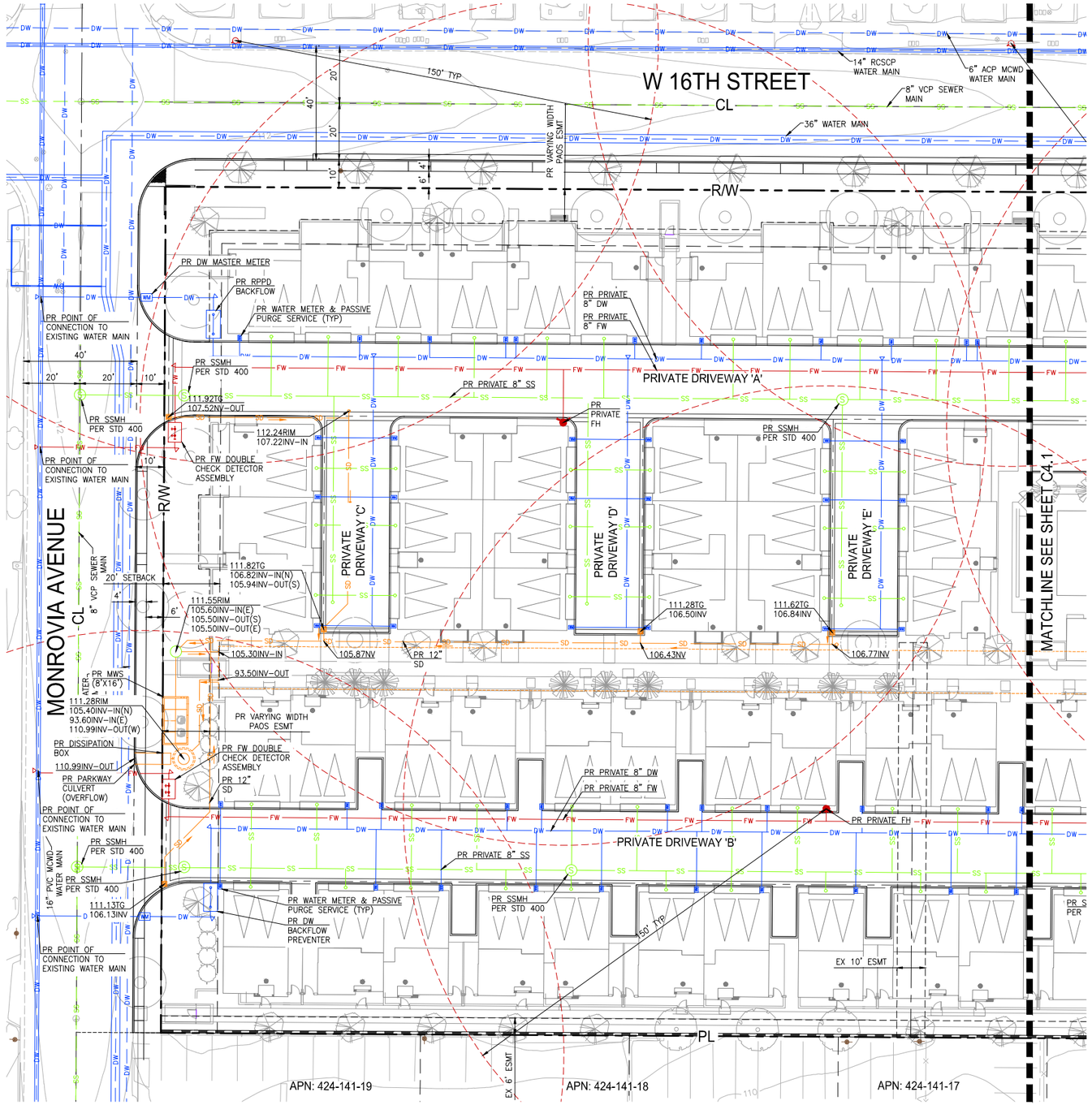

LEGEND AND ABBRIVIATIONS

BF	BACKFLOW	~~TG TOP OF CURBS~~ RIGHT OF WAY
BLDG	BUILDING	~~TW TOP OF WALL~~ CENTER LINE
BW	BACK OF WALK	EXISTING EASEMENT
CB	CATCH BASIN	PROPOSED EASEMENT
CL	CENTER LINE	LOT LINE
DW	DOMESTIC WATER	RETAINING WALL
ESMT	EASEMENT	50 EXISTING CONTOUR
EX	EXISTING	50 PROPOSED CONTOUR
FF	FINISHED FLOOR	W EXISTING WATER LINE
FG	FINISHED GRADE	SS EXISTING SEWER LINE
FH	FIRE HYDRANT	SD EXISTING STORM DRAIN LINE
FL	FLOW LINE	E EXISTING ELECTRICAL LINE
FS	FINISHED SURFACE	E(TS) EXISTING TRAFFIC SIGNAL LINE
FW	FIRE WATER	G EXISTING GAS LINE
GB	GRADE BREAK	T EXISTING TELECOM LINE
H	HEIGHT RETAINING	SS PROPOSED SEWER LINE
HP	HIGH POINT	DW PROPOSED DOMESTIC WATER LINE
IRR	IRRIGATION	FW PROPOSED FIRE WATER LINE
L	LENGTH	SD PROPOSED STORM DRAIN LINE
LP	LOW POINT	IW PROPOSED IRRIGATION WATER LINE
PAOS	PUBLIC ACCESS OPEN SPACE	FIRE HYDRANT 150' RADIUS
PL	PROPERTY LINE	FIRE HYDRANT
PR	PROPOSED	SEWER MANHOLE
R/W	RIGHT OF WAY	CLEANOUT
SD	STORM DRAIN	PUMP LIFT STATION
SS	SANITARY SEWER	
TBD	TO BE DETERMINED	
TC	TOP OF CURB	MODULAR WETLAND SYSTEM
		CATCH BASIN
		WATER METER
		PARKWAY DRAIN
		PROTECT EXISTING POWER POLE

20' 0' 10' 20'
SCALE: 1" = 20'

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C4.0 - CONCEPTUAL UTILITY PLAN

MONROVIA AVE

Newport Beach, CA

AUGUST 28, 2025

FUSCOE ENGINEERING

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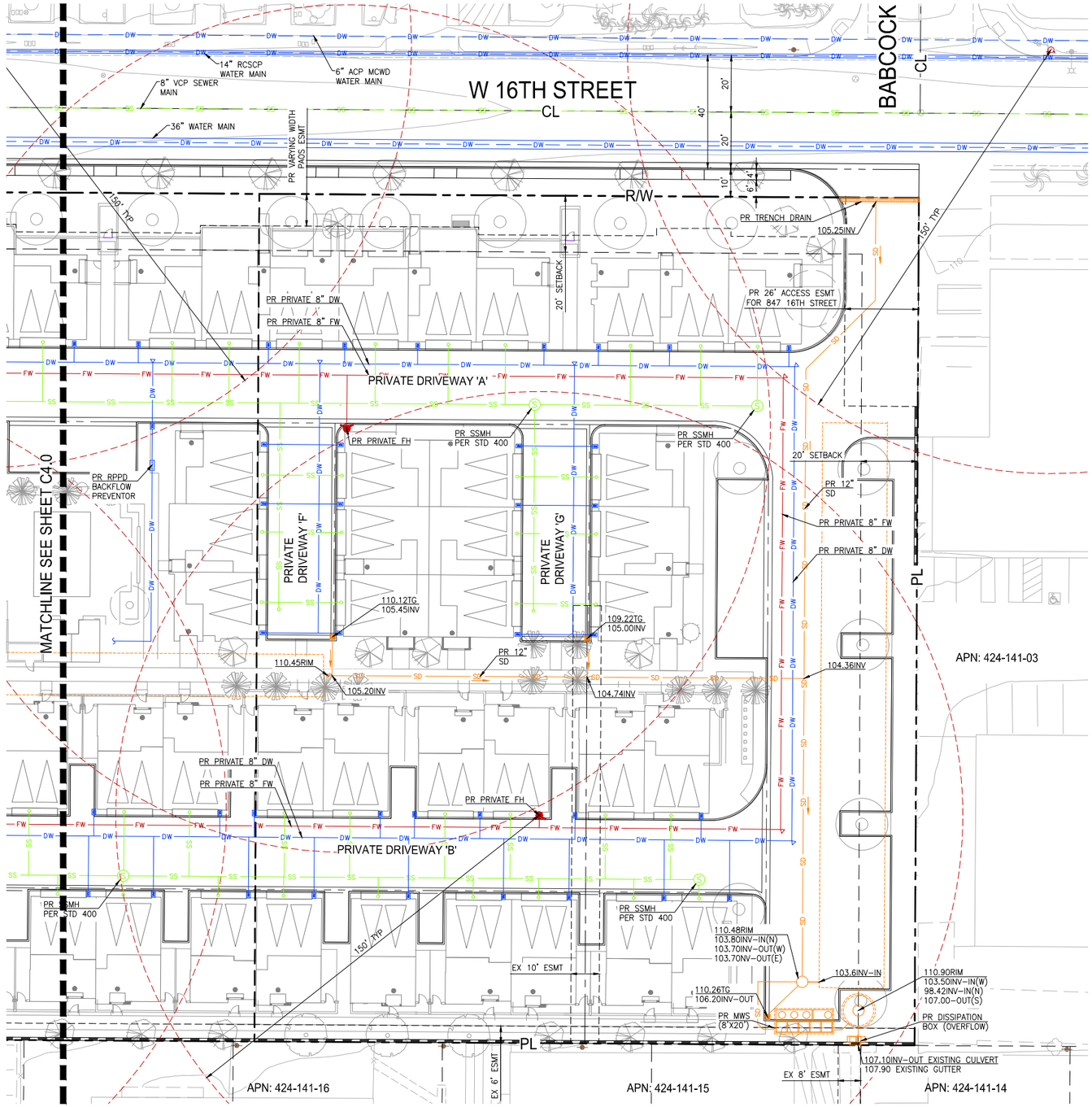

LEGEND AND ABBRIVIATIONS

BF	BACKFLOW
BLDG	BUILDING
BW	BACK OF WALK
CB	CATCH BASIN
CL	CENTER LINE
DW	DOMESTIC WATER
ESMT	EASEMENT
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
FW	FIRE WATER
GB	GRADE BREAK
H	HEIGHT RETAINING
HP	HIGH POINT
IRR	IRRIGATION
L	LENGTH
LP	LOW POINT
PAOS	PUBLIC ACCESS OPEN SPACE
PL	PROPERTY LINE
PR	PROPOSED
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
TBD	TO BE DETERMINED
TC	TOP OF CURB

- ~~TC TOP OF CRATE~~ RIGHT OF WAY
- ~~TW TOP OF WALL~~ CENTER LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- LOT LINE
- RETAINING WALL
- 50 EXISTING CONTOUR
- 50 PROPOSED CONTOUR
- W EXISTING WATER LINE
- SS EXISTING SEWER LINE
- SD EXISTING STORM DRAIN LINE
- E EXISTING ELECTRICAL LINE
- E(TS) EXISTING TRAFFIC SIGNAL LINE
- G EXISTING GAS LINE
- T EXISTING TELECOM LINE
- SS PROPOSED SEWER LINE
- DW PROPOSED DOMESTIC WATER LINE
- FW PROPOSED FIRE WATER LINE
- SD PROPOSED STORM DRAIN LINE
- IW PROPOSED IRRIGATION WATER LINE
- FIRE HYDRANT 150' RADIUS
- FIRE HYDRANT
- SEWER MANHOLE
- CLEANOUT
- PUMP LIFT STATION
- MODULAR WETLAND SYSTEM
- CATCH BASIN
- WATER METER
- PARKWAY DRAIN
- PROTECT EXISTING POWER POLE

20' 0' 10' 20'
SCALE: 1" = 20'

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C4.1 - CONCEPTUAL UTILITY PLAN

MONROVIA AVE

Newport Beach, CA

AUGUST 28, 2025

FUSCOE ENGINEERING

Note:
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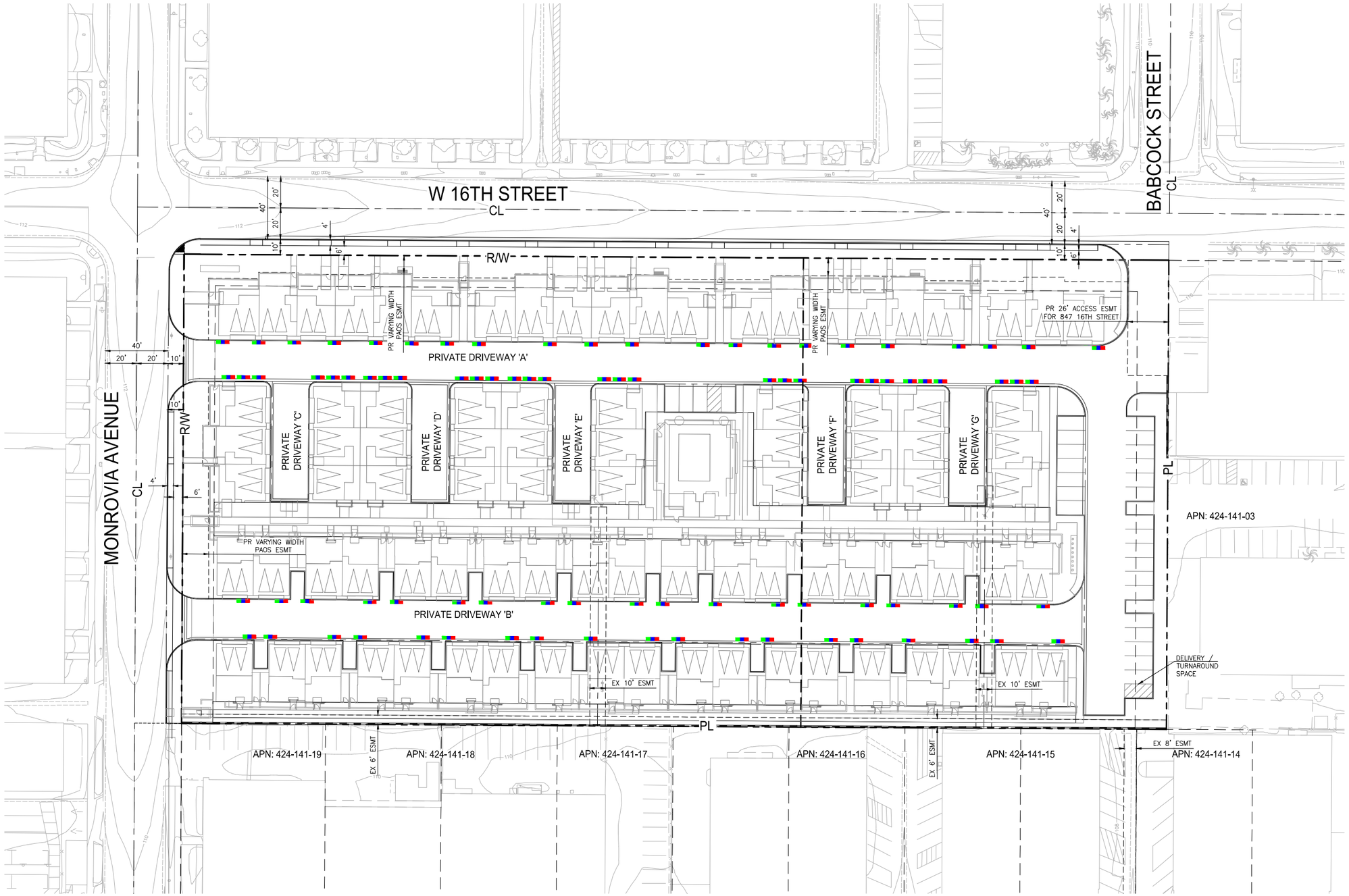

LEGEND AND ABBREVIATIONS

- RIGHT OF WAY
- CENTER LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- LOT LINE
- RETAINING WALL
- 50 EXISTING CONTOUR
- 50 PROPOSED CONTOUR
- PROPOSED GARBAGE
- PROPOSED MIXED RECYCLING
- PROPOSED ORGANICS

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C5.0 - WASTE MANAGEMENT PLAN

MONROVIA AVE

Newport Beach, CA

SCALE: 1" = 30'

AUGUST 28, 2025

FUSCOE ENGINEERING

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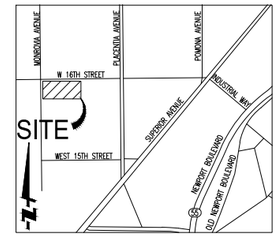
VESTING TENTATIVE TRACT MAP NO. 19408

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA
(FOR CONDOMINIUM PURPOSES)



VICINITY MAP
NOT TO SCALE

SITE ADDRESS

1580 MONROVIA AVENUE &
875 WEST 16TH STREET
NEWPORT BEACH, CA 92663

DEVELOPER

INTRACORP SOCAL-1, LLC
895 DOVE STREET #400
NEWPORT BEACH, CA 92660
FOR KASSA GRAND, LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY

GENERAL NOTES

1. SITE ACREAGE

LOT 1	EXISTING
GROSS	188,951 SF
NET	188,951 SF

2. EXISTING LAND USE: INDUSTRIAL
3. PROPOSED LAND USE: RESIDENTIAL
4. EXISTING ZONING: IG – INDUSTRIAL
5. PROPOSED ZONING: RESIDENTIAL
6. PROPOSED NUMBER OF UNITS: 89

LEGAL DESCRIPTION

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

PARCEL 1:

THE WEST 396 FEET OF LOT 913 OF "FIRST ADDITION TO NEWPORT MESA TRACT", AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 61 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ONE-SIXTH OF ALL OIL, GAS AND/OR OTHER HYDROCARBON SUBSTANCES LYING IN OR UNDER THE ABOVE DESCRIBED LAND AND ONE-SIXTH OF ALL OIL, GAS, AND/OR OTHER HYDROCARBON SUBSTANCE WHICH MAY BE THEREAFTER PRODUCED, SAVED AND SOLD FROM SAID LAND AS EXCEPTED IN THE DEED FROM GEORGE TREMAINE MCDOWELL AND WIFE TO AGNES R. FLORES, RECORDED JANUARY 19, 1938.

PARCEL 2:

LOT 913 OF "FIRST ADDITION TO NEWPORT MESA TRACT", AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 61 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE WEST 396 FEET.

ALSO EXCEPTING THEREFROM ONE-SIXTH OF ALL OIL, GAS AND/OR OTHER HYDROCARBON SUBSTANCES LYING IN OR UNDER THE ABOVE DESCRIBED LAND AND ONE-SIXTH OF ALL OIL, GAS, AND/OR OTHER HYDROCARBON SUBSTANCES WHICH MAY BE THEREAFTER PRODUCED, SAVED AND SOLD FROM SAID LAND.

BASIS OF BEARINGS

BEARINGS HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83) ZONE VI, 2017.50 EPOCH, AS DERIVED LOCALLY BY GPS CONTINUALLY OPERATING REFERENCE STATIONS TRAK AND PVPK AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER BEING N 67°14'53" W.

FLOOD ZONE

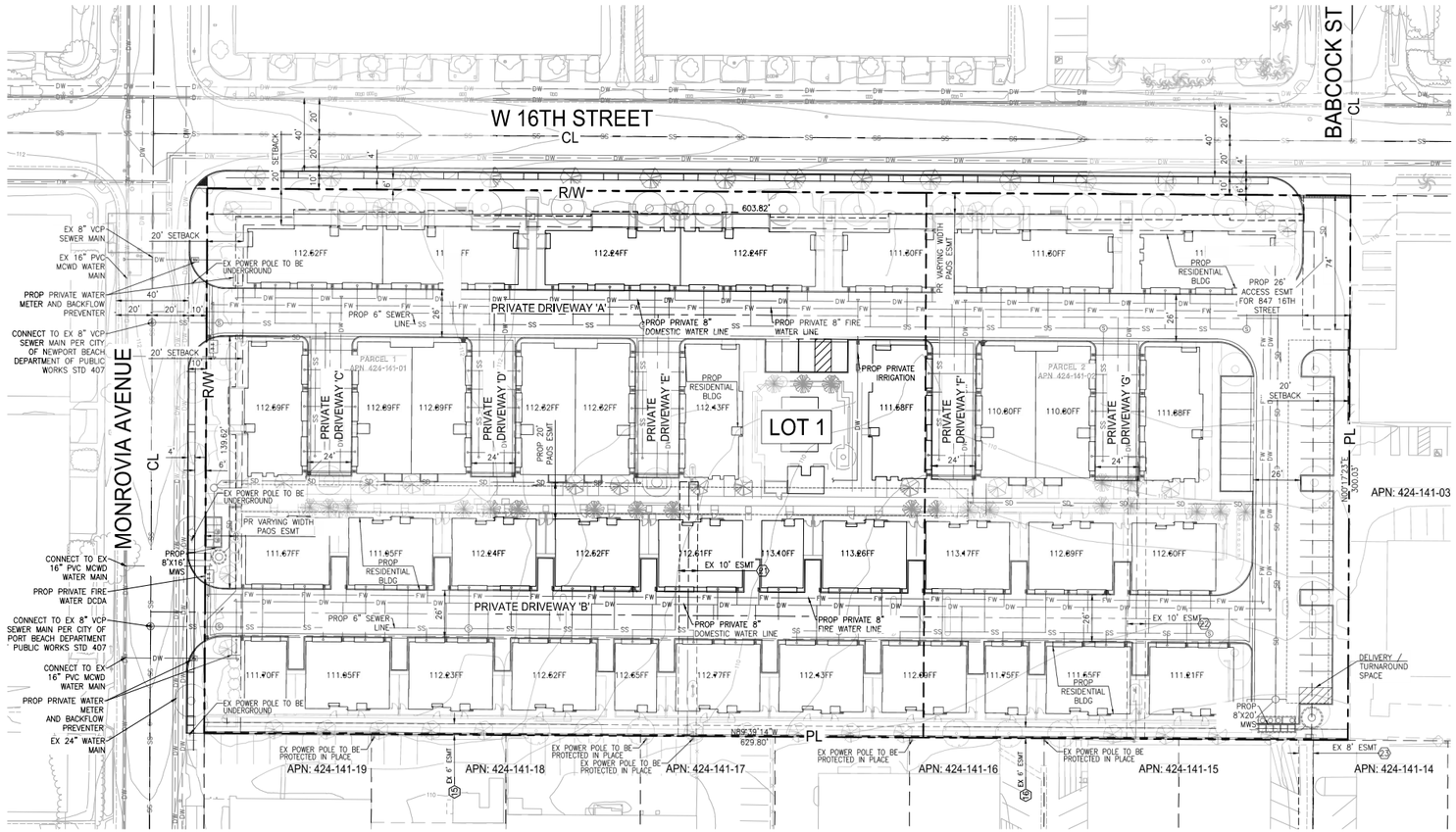
THE AREA OF LAND SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE "X", AS DEFINED ON INFORMATION PUBLISHED BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL NO. 06059C0268J, EFFECTIVE 12/3/2009.

UTILITY NOTES

1. PROPOSED UTILITIES TO CONNECT TO EXISTING PUBLIC FACILITIES IN MONROVIA AVENUE.
2. DRAINAGE FOR THE SITE WILL BE COLLECTED BY AN ONSITE AREA DRAIN SYSTEM AND CONVEYED TO A PROPOSED MODULAR WETLAND.

CIVIL ENGINEER

EDUARDO CRUZ, P.E.
FUSCOE ENGINEERING, INC.
600 WILSHIRE BLVD, SUITE 1470
LOS ANGELES, CALIFORNIA 90017
(213) 542-5626



ABBREVIATIONS

BLDG	BUILDING
℄	CENTERLINE
CO	CLEANOUT
DWY	DRIVEWAY
DW	DOMESTIC WATER
E	EAST
ESMT	EASEMENT
EX	EXISTING
FF	FINISH FLOOR
HP	HIGH POINT
L	LENGTH
LLA	LOT LINE ADJUSTMENT
MWS	MODULAR WETLAND SYSTEM
N	NORTH
NAP	NOT A PART
PAOS	PUBLIC ACCESS OPEN SPACE
PL	PROPERTY LINE
PROP	PROPOSED
PVT	PRIVATE
R	RADIUS
RET	RETAINING
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
SVC	SERVICE
TYP	TYPICAL
R/W	RIGHT-OF-WAY
UT	UTILITY
TBD	TO BE DETERMINED
W	WEST
	PROPERTY LINE/RIGHT-OF-WAY
	CENTERLINE
E	EXISTING ELECTRIC LINE
G	EXISTING GAS LINE
T	EXISTING TELEPHONE LINE
DW	EXISTING DOMESTIC WATER
SS	EXISTING SANITARY SEWER
DW	PROPOSED DOMESTIC WATER
SS	PROPOSED SANITARY SEWER
SD	PROPOSED STORM DRAIN
FW	PROPOSED FIRE WATER
	PROPOSED RETAINING WALL

EXISTING EASEMENTS

15. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 4, 1958 AS BOOK 4305, PAGE 228 OF OFFICIAL RECORDS. (AFFECTS PARCEL 1)
16. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 4, 1958 AS BOOK 4305, PAGE 229 OF OFFICIAL RECORDS. (AFFECTS PARCEL 2)
21. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 28, 1964 AS BOOK 7199, PAGE 715 OF OFFICIAL RECORDS. (AFFECTS PARCEL 1)
22. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 4, 1965 AS BOOK 7368, PAGE 707 OF OFFICIAL RECORDS. (AFFECTS PARCEL 2)
23. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT GRANT" RECORDED MARCH 3, 1967 AS BOOK 8189, PAGE 936 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: OFFSTE EASEMENT (AFFECTS BOTH PARCELS). (DRAINAGE EASEMENT)

PROPOSED LOT SUMMARY			
LOT NO.	AREA		LAND USE
1	188,951 SF	4.34 AC	RESIDENTIAL & PRIVATE ROAD
GROSS TOTAL	188,951 SF	4.34 AC	–

N
30' 0' 15' 30'
SCALE: 1" = 30'

NO.	DATE	REVISION	DESCRIPTION

FUSCOE ENGINEERING
FULL CIRCLE THINKING
600 Wilshire Blvd
Suite 1470
Los Angeles, Ca 90017
213.988.8802
fuscoe.com

VESTING TENTATIVE TRACT MAP NO. 19408
1580 MONROVIA AVENUE &
875 WEST 16TH STREET
NEWPORT BEACH, CA 92663

DATE:	08/27/2025
SCALE:	AS SHOWN
JOB NO.:	569-009
DRAWN:	VA
CHECKED:	EC
SHEET 1 OF 1	

C:\PROJECTS\569\PLANS\TENTATIVE TRACT MAP\569-00TMT001.DWG (08-26-25 5:14:48PM) Plotted by: jfindley

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