

Attachment No. PC 4

Project Plans

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MAJOR SITE DEVELOPMENT REVIEW

OUR TEAM

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c/o LINCOLN PROPERTY COMPANY
1500 Quail Site, Newport Beach, California

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Note: Artist's Conception; Colors, Materials And Application May Vary.

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1500 QUAIL STREET

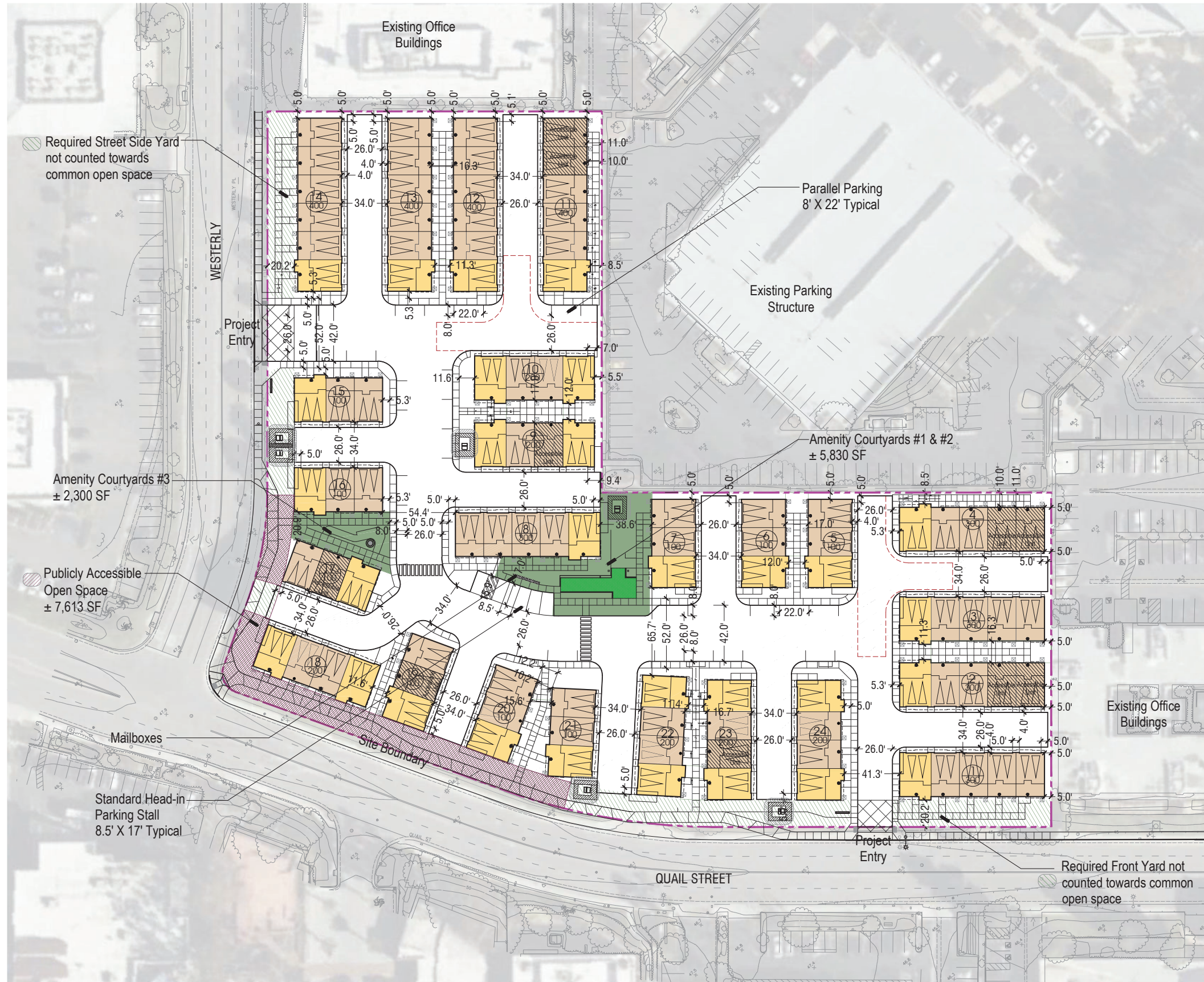
NEWPORT BEACH, CA

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ORANGE COUNTY . LOS ANGELES . BAY AREA



Project Summary

Total Site Area: ± 4.77 Acres

- Total Units:**
- 100 (3 Story Townhomes)
 - (70) Plan 1: ±1,591 SF; 3 bed+den/ 2.5 bath*
 - (30) Plan 2: ±1,876 SF; 4 bed+den/ 3 bath
 - * 10 Plan 1 units onsite are accessible (10% of total units are required to be accessible)

Density: ±21 Homes per Acre Net

- Parking:**
- Required: 230 Spaces
- 200 Spaces (2.0 Spaces per 3- & 4-bed Units)
 - 30 Guest Spaces (0.3 Space per Unit)
- Provided: 231 Spaces
- 200 Garage Spaces (2-car Garage per Unit)
 - 31 Open Spaces (Incl. 2 accessible spaces)

- Common Open Space**
- Required: 7,500 SF (75 SF per Unit; 15' Minimum Dimension)
- Provided: 8,130 SF Total
- 5,830 SF Amenity Courtyards #1 & #2
 - 2,300 SF Amenity Courtyard #3

- Private Open Space**
- Required: 5% of Gross Floor Area per Unit; 6' Minimum Dimension
- 80 SF per 1,591 SF Unit (Plan 1)
 - 94 SF per 1,876 SF Unit (Plan 2)
- Provided: 80 SF per 1,591 SF Unit (Plan 1)
- 94 SF per 1,876 SF Unit (Plan 2)

- Buildings:**
- R-3/U - Townhouse / Private Garages
 - Type VB - Non-rated Construction
 - NFPA 13D - Fire Sprinklers

- Attached Dwelling Units Gross Buildable S.F. Summary:**
(Conditioned+Decks+Garages):
- (9) Building type '100' (3 plex): 3 story, 27 units
7,132 S.F. x 9 bldg = 64,188 s.f.
 - (6) Building type '200' (4 plex): 3 story, 24 units
9,737 S.F. x 6 bldg = 58,422 s.f.
 - (5) Building type '300' (5 plex): 3 story, 25 units
11,642 S.F. x 5 bldg = 58,210 s.f.
 - (4) Building type '400' (6 plex): 3 story, 24 units
13,897 S.F. x 4 bldg = 55,588 s.f.

Total Attached Dwelling Units Gross Square footage = 236,408 s.f.

Zoning Summary

- Zoning:** Housing Overlay -1 (HO-1) with PC 11 Newport Place Base Zone
- Density:** Minimum Density of 20 units/acre; Maximum Density of 50 units/acre
- Building Setbacks:** Front Yard: 0' (20' for any portion over 20' high)
Interior Side Yard: 0'
Street Side Yard: 0' (20' for any portion over 20' high)
Rear Yard: 0'
- Building Separation:** 10' Minimum
- Max. Building Height:** 55'
- Open Space:** Common 75 SF per Dwelling Unit; 15' Minimum Dimension
Private 5% of Gross Floor Area (6' Minimum Dimension)
Front Yards Excluded from Common Open Space



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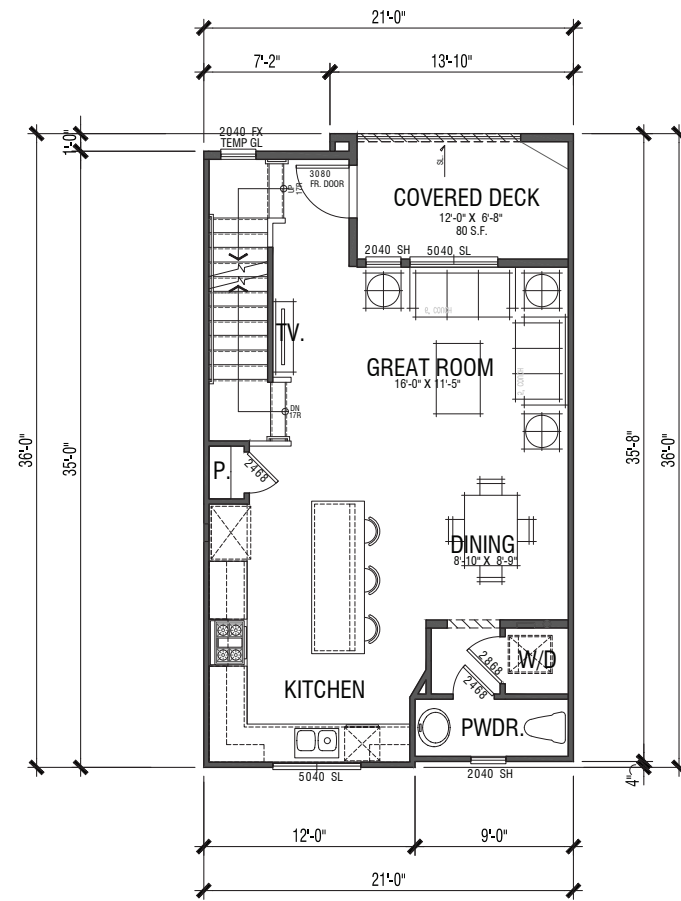
SP



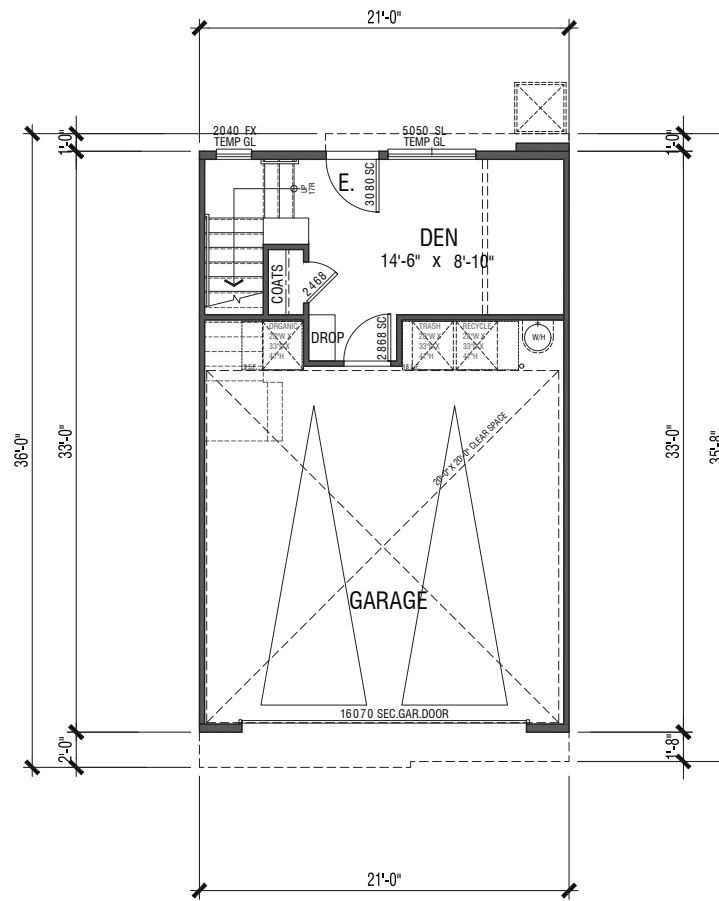
ORANGE COUNTY . LOS ANGELES . BAY AREA 86



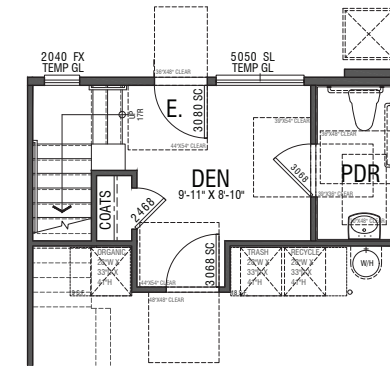
**Third Floor
(692 S.F.)**



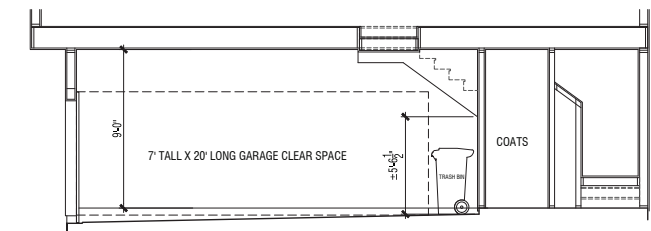
**Second Floor
(657 S.F.)**



**First Floor
(242 S.F.)**



ADAPTABLE UNIT



SECTION AT GARAGE

PLAN 1A - 1,591 SF
3 BEDROOM / 2.5 BATHROOM / DEN
2-BAY
9'-1" / 9'-1" / 9'-1" PLATE

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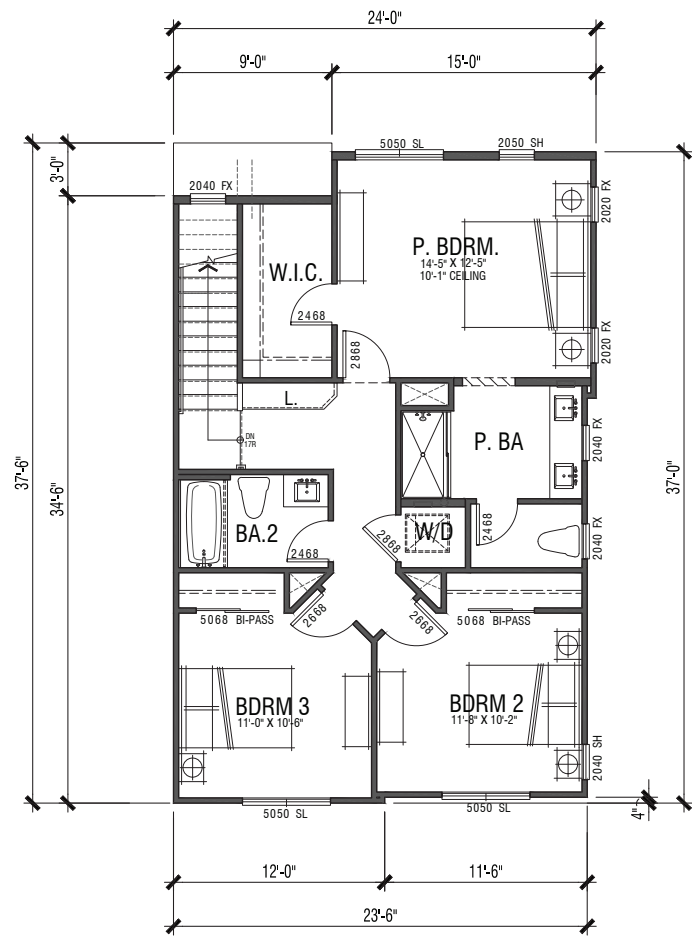
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UNIT PLAN 1
 THIRD SUBMITTAL
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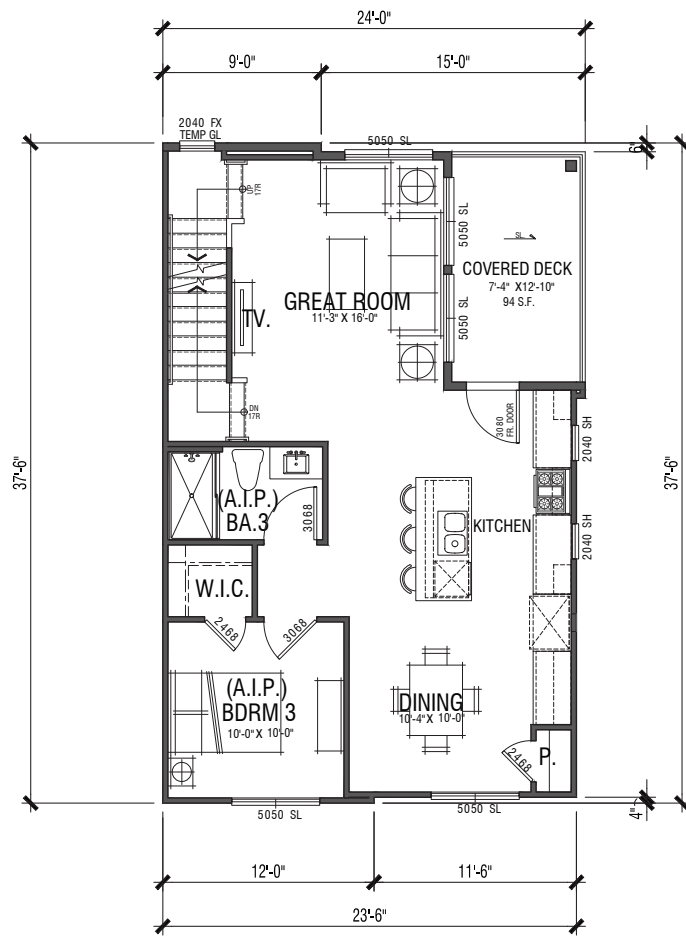


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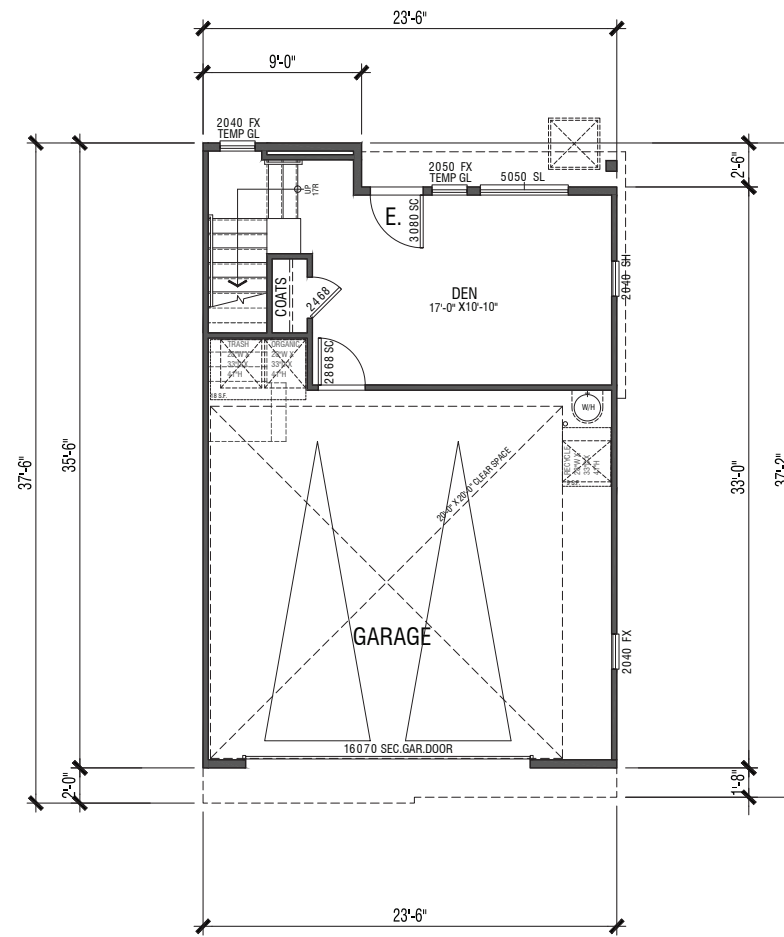
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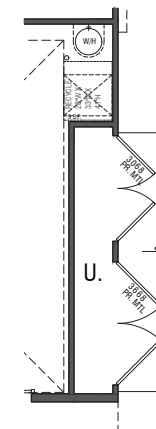
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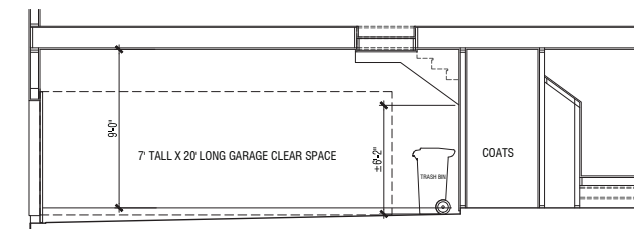
**Second Floor
(777 S.F.)**



**First Floor
(298 S.F.)**



AT PLAN 2B



SECTION AT GARAGE

PLAN 2A - 1,876 SF
4 BEDROOM / 3 BATHROOM / DEN
2-BAY
9'-1" / 9'-1" / 9'-1" PLATE

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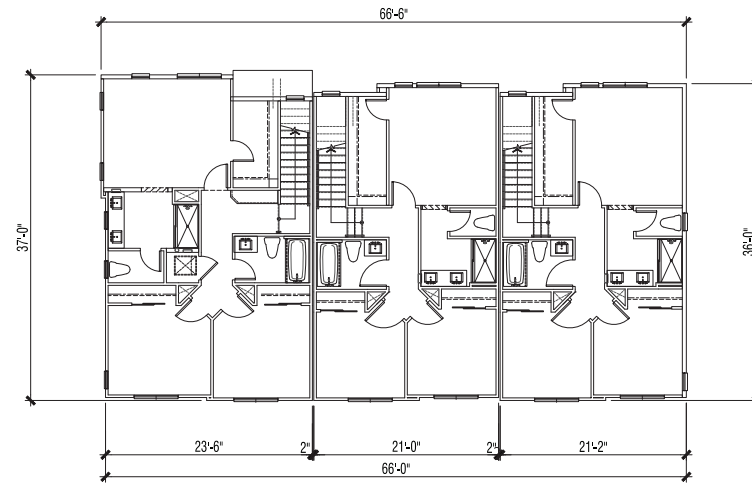
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UNIT PLAN 2
THIRD SUBMITTAL
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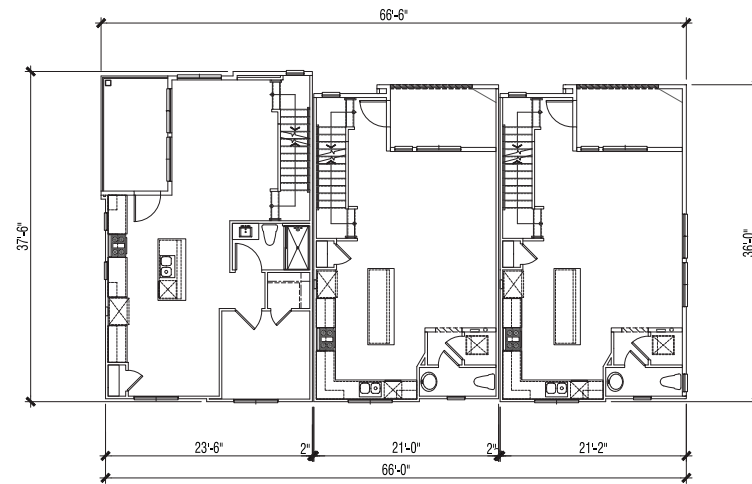
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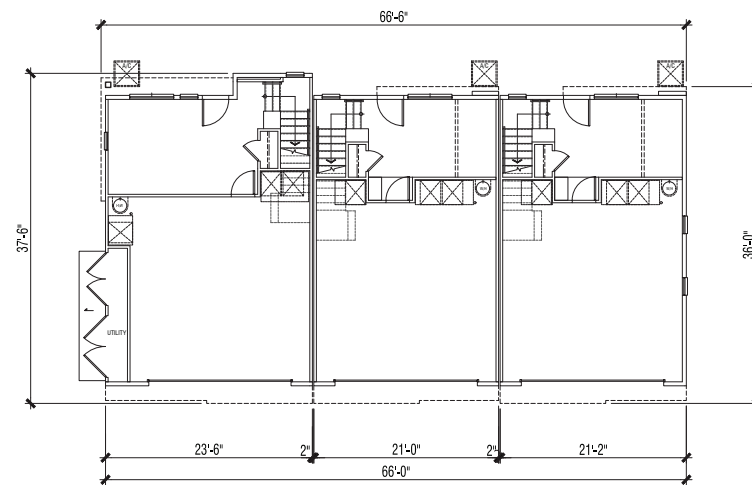
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Third Level



Second Level



First Level

PLAN 2B-R PLAN 1A PLAN 1B

BUILDING TYPE 100 - 3 PLEX COMPOSITE FLOOR PLANS

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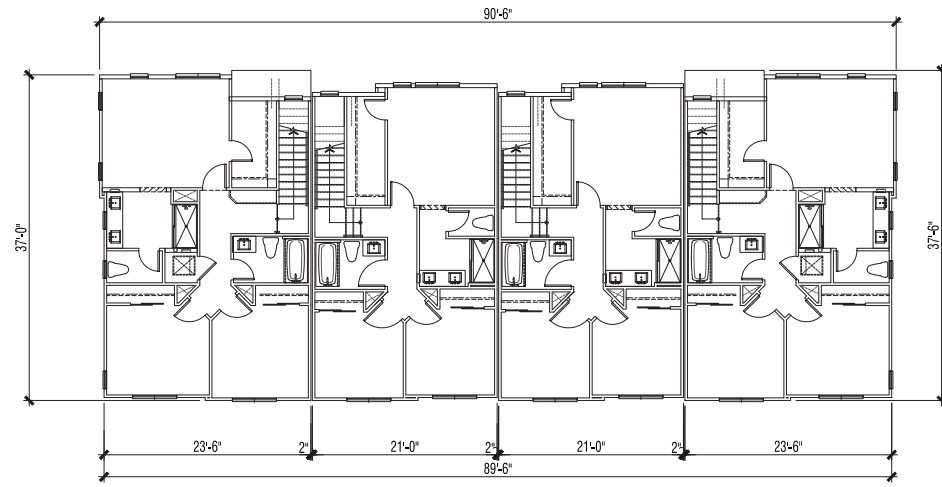
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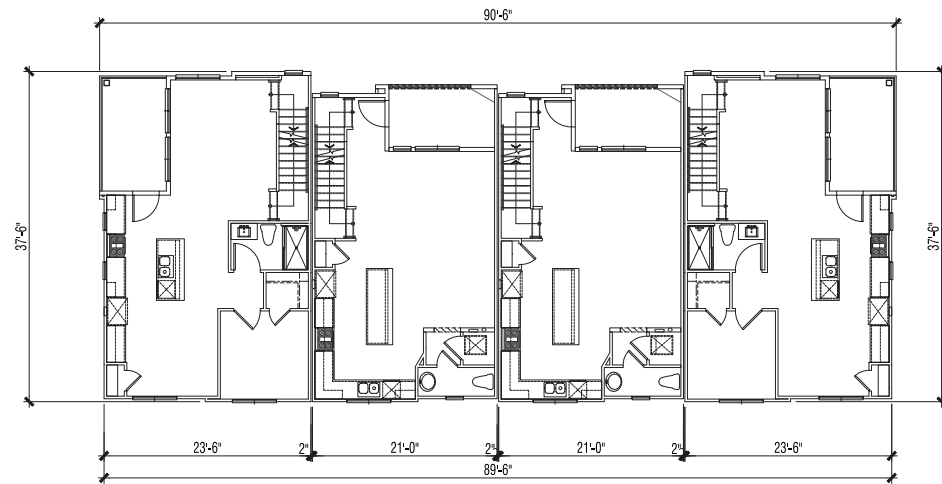
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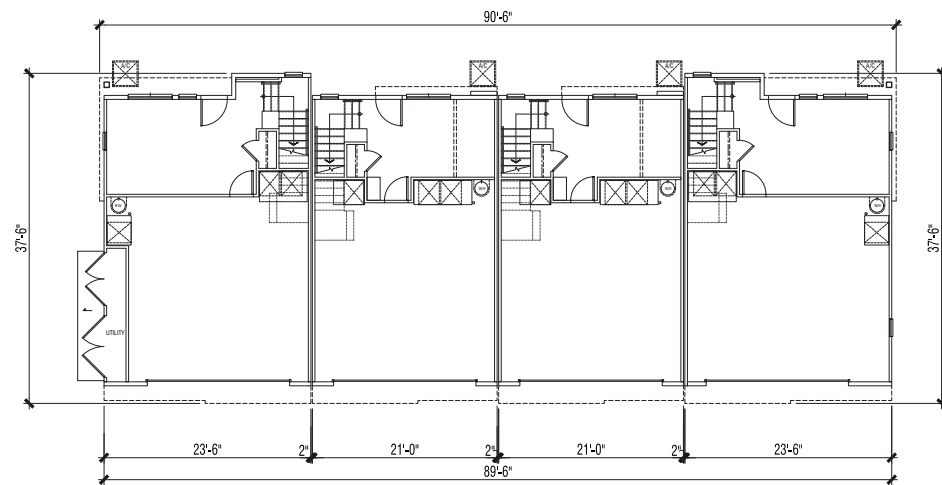
A-3



Third Level



Second Level



First Level

PLAN 2B-R PLAN 1A PLAN 1A PLAN 2A

BUILDING TYPE 200 - 4 PLEX COMPOSITE FLOOR PLANS

1500 QUAIL STREET

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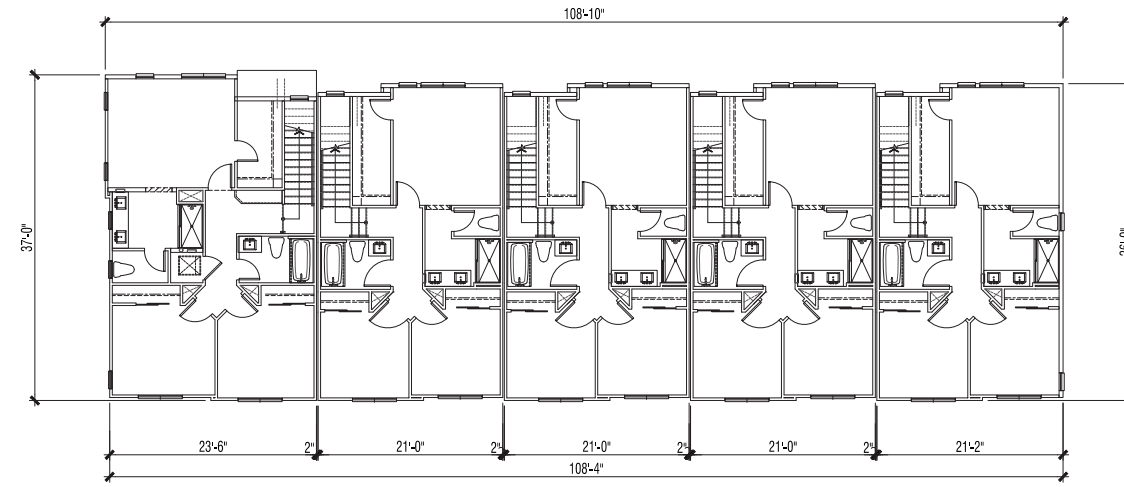
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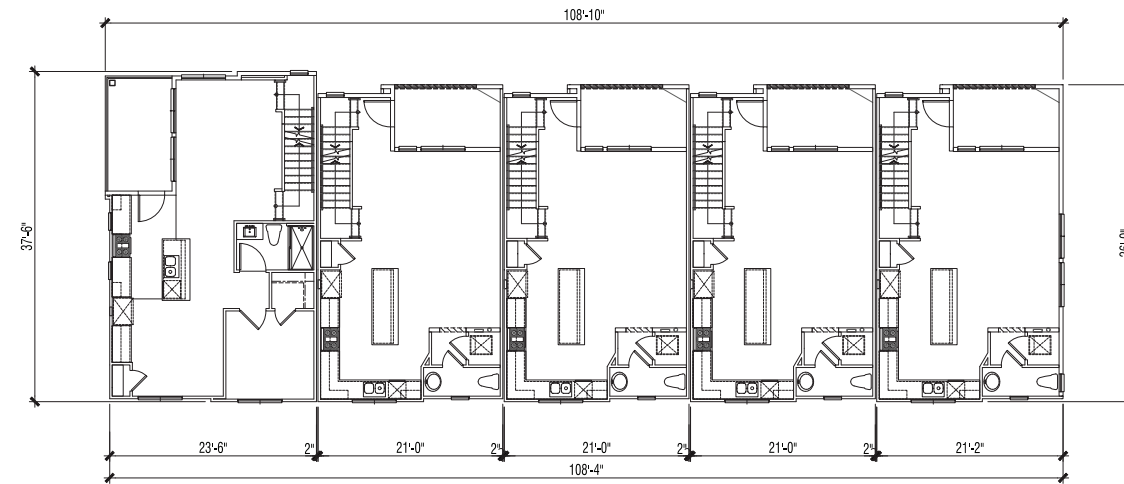
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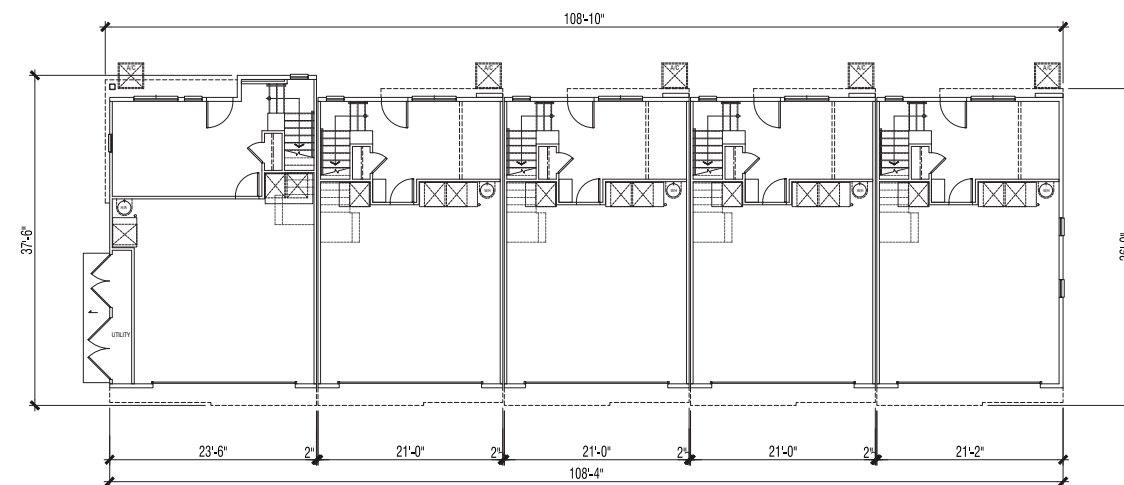
A-4



Third Level



Second Level



First Level

PLAN 2B-R PLAN 1A PLAN 1A PLAN 1A PLAN 1B

BUILDING TYPE 300 - 5 PLEX COMPOSITE FLOOR PLANS

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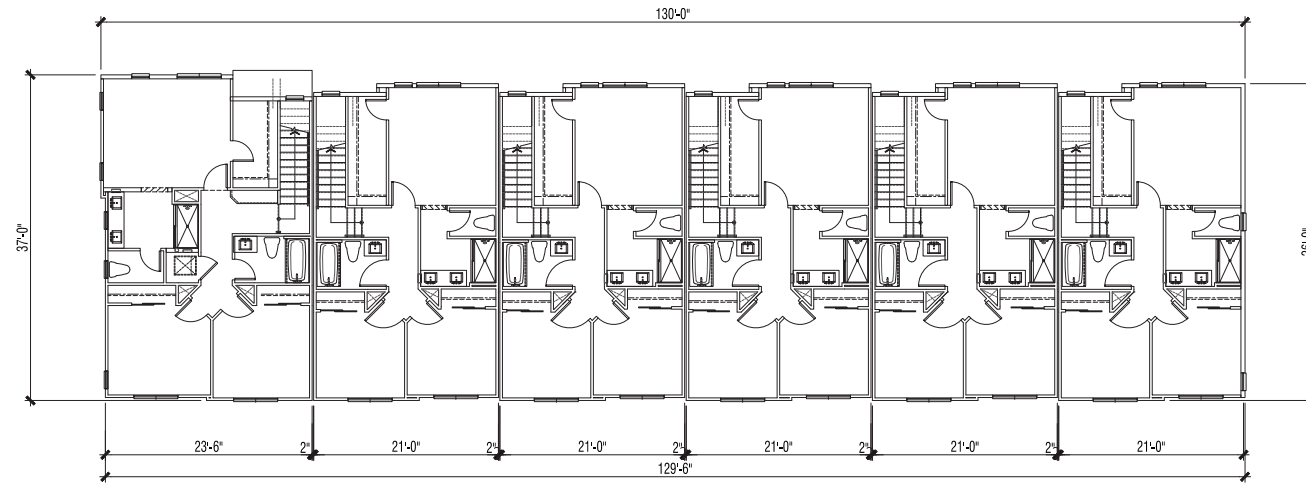
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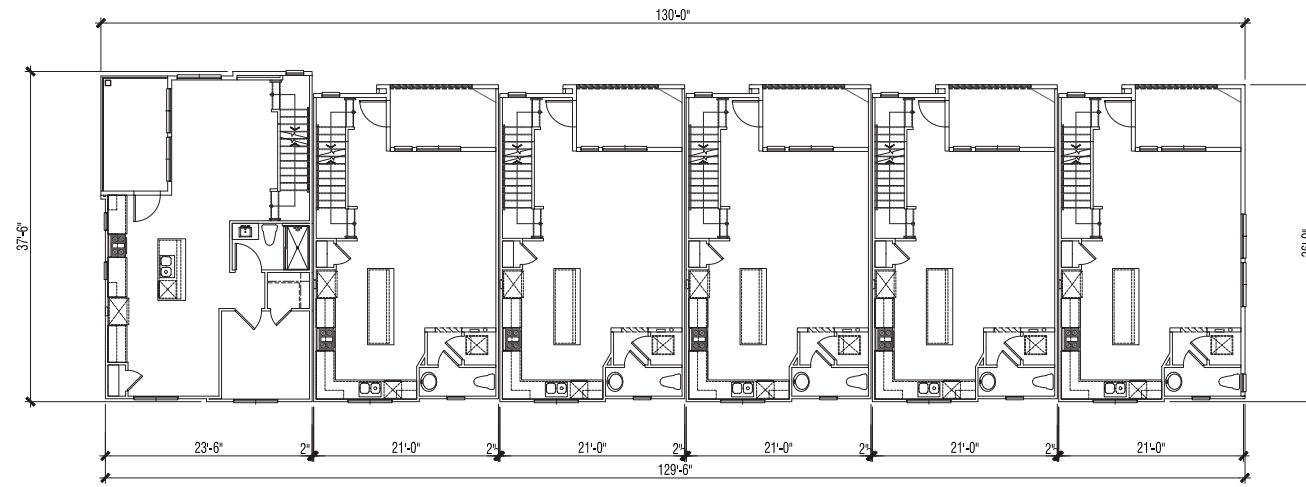


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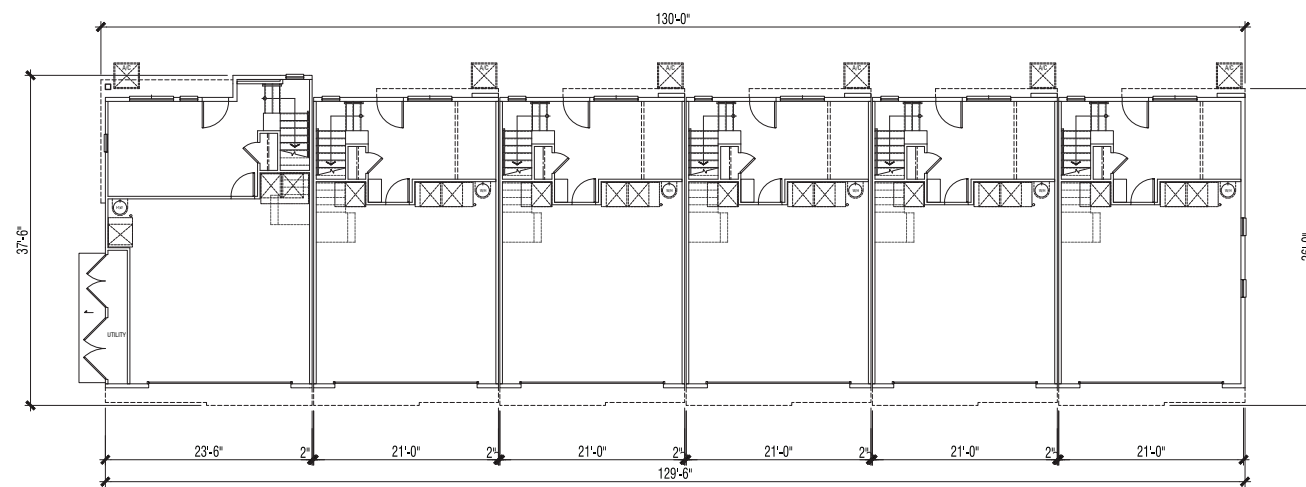
A-5



Third Level



Second Level



First Level

PLAN 2B-R PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 1B

BUILDING TYPE 400 - 6 PLEX COMPOSITE FLOOR PLANS

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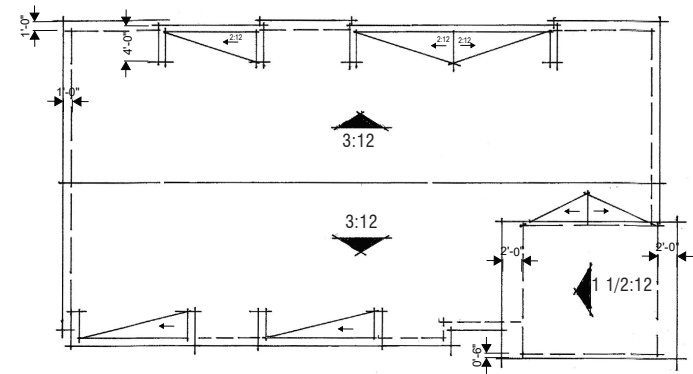
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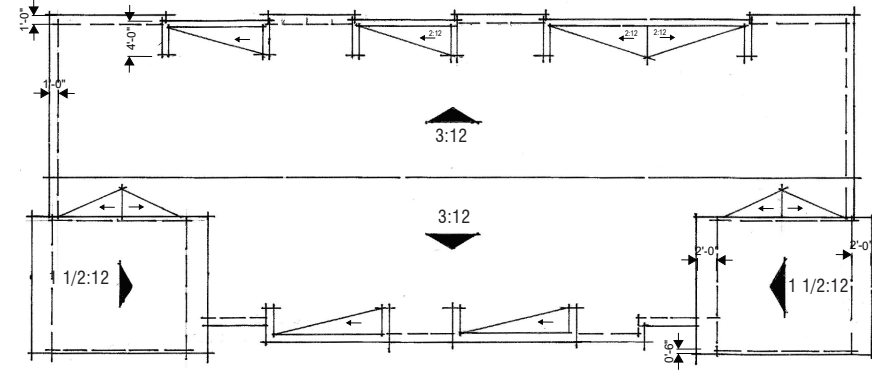


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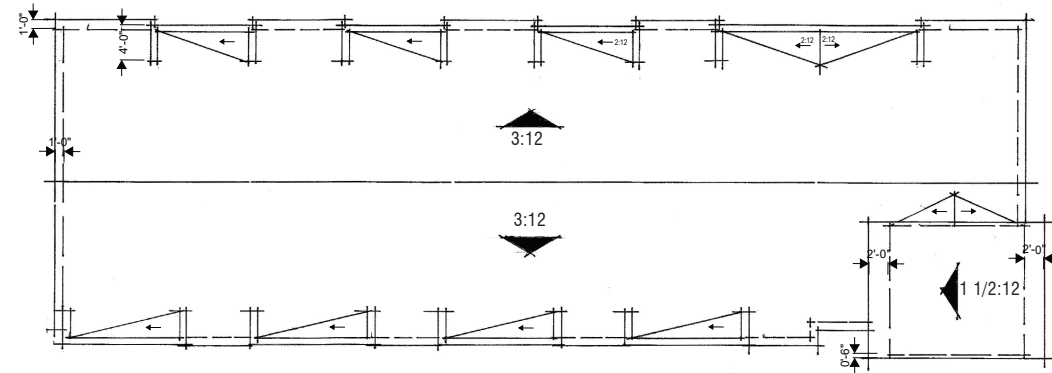
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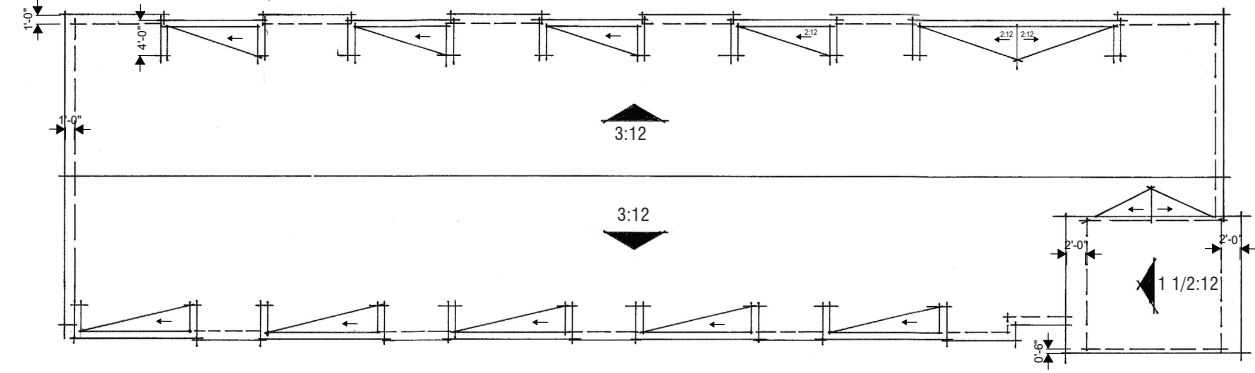
BUILDING 100 | 3-Plex



BUILDING 200 | 4-Plex



BUILDING 300 | 5-Plex



BUILDING 400 | 6-Plex

3-PLEX, 4-PLEX , 5-PLEX & 6-PLEX ROOF PLANS

A-7



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3 PLEX BUILDING HEIGHT			
BUILDING NUMBER	AVERAGE GRADE PLANE (A.G.P.)	STRUCTURE HEIGHT	BUILDING HEIGHT (DIFFERENCE + STRUCTURE HEIGHT)
5	47.91'	39'	86.91'
6	49.54'	39'	88.54'
7	49.71'	39'	88.71'
15	50.05'	39'	89.05'
16	50.08'	39'	89.08'
17	50.2'	39'	89.2'
19	49.75'	39'	88.75'
20	49.55'	39'	88.55'
21	49.28'	39'	88.28'

Color Scheme 1

BUILDING 100 3-PLEX BUILDING ELEVATIONS

A-8



Note: Artist's Conception; Colors, Materials And Application May Vary.

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94



4 PLEX BUILDING HEIGHT			
BUILDING NUMBER	AVERAGE GRADE PLANE (A.G.P.)	STRUCTURE HEIGHT	BUILDING HEIGHT (DIFFERENCE + STRUCTURE HEIGHT)
9	51.03'	39'	90.03'
10	51.18'	39'	90.18'
18	50.22'	39'	89.22'
22	48.99'	39'	87.99'
23	48.65'	39'	87.65'
24	48.15'	39'	87.15'

Color Scheme 2
BUILDING 200 4-PLEX BUILDING ELEVATIONS

A-9



Note: Artist's Conception; Colors, Materials And Application May Vary.
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5 PLEX



5 PLEX BUILDING HEIGHT			
BUILDING NUMBER	AVERAGE GRADE PLANE (A.G.P.)	STRUCTURE HEIGHT	BUILDING ELEVATION (A.P.G. + STRUCTURE HEIGHT)
1	46.85'	39'	85.85'
2	47.31'	39'	86.31'
3	47.61'	39'	86.61'
4	47.86'	39'	86.86'
8	50.87'	39'	89.87'

Color Scheme 1

BUILDING 300 5-PLEX BUILDING ELEVATIONS

A-10



Note: Artist's Conception; Colors, Materials And Application May Vary.

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6 PLEX BUILDING HEIGHT			
BUILDING NUMBER	AVERAGE GRADE PLANE (A.G.P.)	STRUCTURE HEIGHT	BUILDING HEIGHT (DIFFERENCE + STRUCTURE HEIGHT)
11	52.7'	39'	91.7'
12	52.4'	39'	91.4'
13	51.88'	39'	90.88'
14	51.6'	39'	90.6'

Color Scheme 2
BUILDING 400 6-PLEX BUILDING ELEVATIONS

A-11



Note: Artist's Conception; Colors, Materials And Application May Vary.

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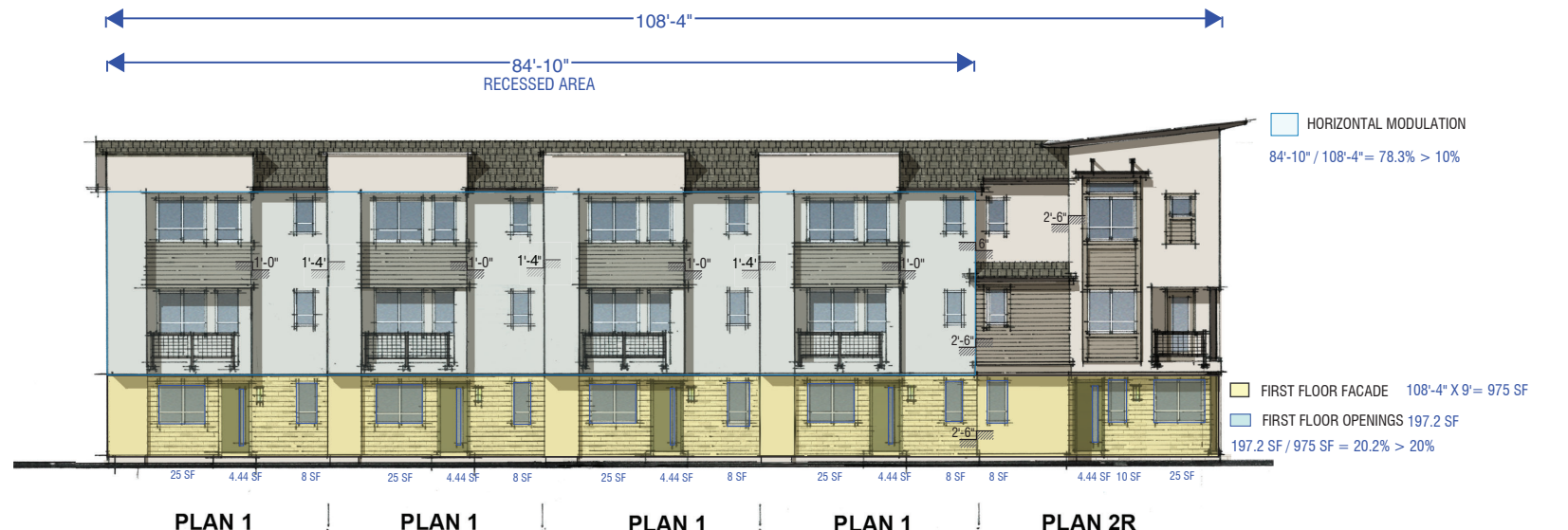


97



PLAN 1 | PLAN 1 | PLAN 2R

BUILDING 100 / 3-PLEX



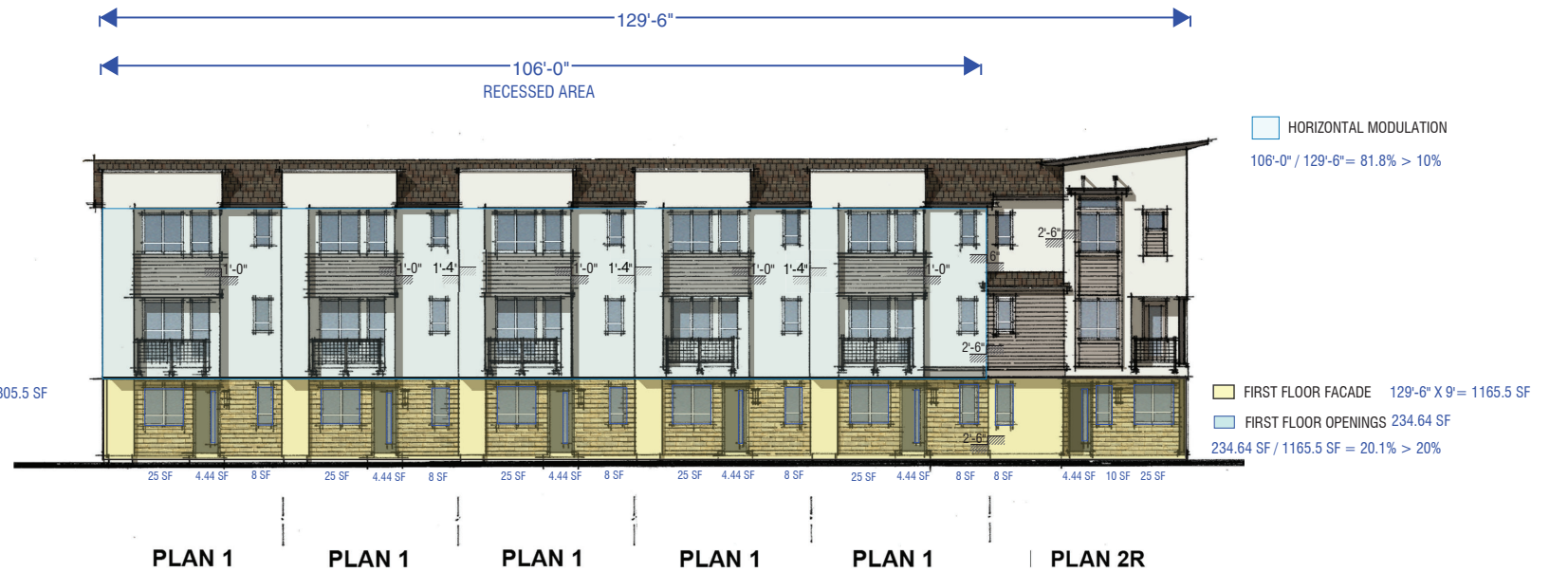
PLAN 1 | PLAN 1 | PLAN 1 | PLAN 1 | PLAN 2R

BUILDING 300 / 5-PLEX



PLAN 2 | PLAN 1 | PLAN 1 | PLAN 2R

BUILDING 200 / 4-PLEX



PLAN 1 | PLAN 1 | PLAN 1 | PLAN 1 | PLAN 1 | PLAN 2R

BUILDING 400 / 6-PLEX

HORIZONTAL MODULATION & MINIMUM OPENING STANDARDS ON FRONT ELEVATIONS

A-12



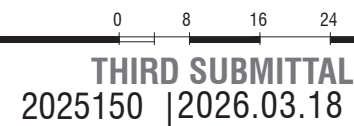
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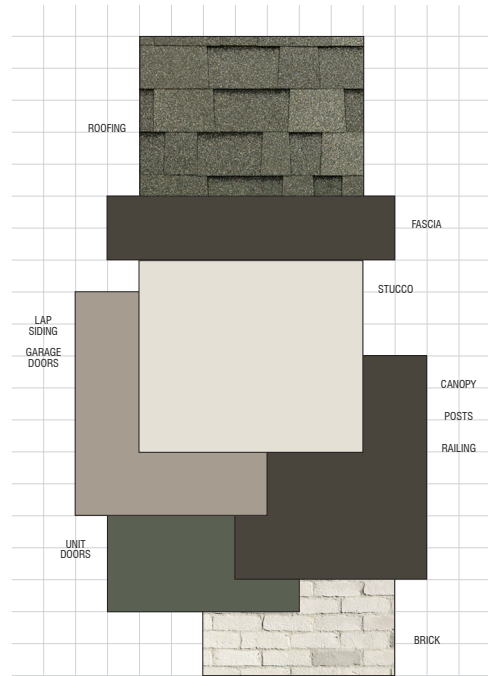
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SCHEME 1
Exterior Elevations Only



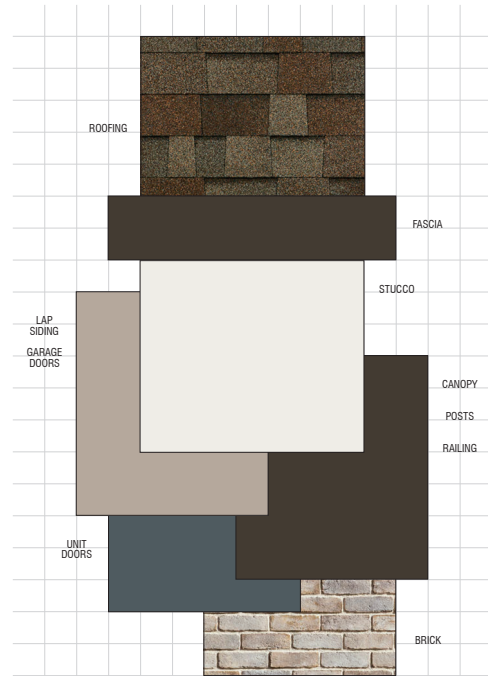
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PAGE 1 OF 2

Exterior Color & Materials

SCHEME 1 EXTERIOR ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Composition Asphalt Shingles	Weathered Wood	Malarkey
Vinyl Windows (factory finish)	White	TBD
Gutters & Downspouts (factory finish)	TBD	TBD
Brick (standard raked joints)	Chalk Dust Tundra	Eldorado
Grout @ Brick	TBD	Orco
Stucco (16/20 sand finish)	TBD (Match Sherwin Williams SW 6070 Heron Plume)	Omega
Siding Color (applied to): Corner Boards Garage Doors Lap Siding Secondary Doors Trim	SW 7045 Intellectual Gray	Sherwin Williams
Trim Color #1 (applied to): Barge Boards Canopy Eaves Fascia Posts Rafter Tails Railing	SW 7048 Urbane Bronze	Sherwin Williams
Accent Color (applied to): Unit Doors	SW 6187 Rosemary	Sherwin Williams
Deck Coating	TBD	TBD
Garage Door Weatherstripping (factory finish)	Match Garage Door Color	TBD

NOTE: Verify color with manufacturer's actual samples.
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SCHEME 2
Exterior Elevations Only



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Newport Beach, California
LINCOLN PROPERTY COMPANY
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Exterior Color & Materials

SCHEME 2 EXTERIOR ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Composition Asphalt Shingles	Heather	Malarkey
Vinyl Windows (factory finish)	White	TBD
Gutters & Downspouts (factory finish)	TBD	TBD
Brick (standard raked joints)	Laligo Tundra	Eldorado
Grout @ Brick	TBD	Orco
Stucco (16/20 sand finish)	TBD (Match Sherwin Williams SW 7005 Pure White)	Omega
Siding Color (applied to): Corner Boards Garage Doors Lap Siding Secondary Doors Trim	SW 6073 Perfect Greige	Sherwin Williams
Trim Color #1 (applied to): Barge Boards Canopy Eaves Fascia Posts Rafter Tails Railing	SW 7020 Black Fox	Sherwin Williams
Accent Color (applied to): Unit Doors	SW 6236 Grays Harbor	Sherwin Williams
Deck Coating	TBD	TBD
Garage Door Weatherstripping (factory finish)	Match Garage Door Color	TBD

NOTE: Verify color with manufacturer's actual samples.
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EXTERIOR COLOR & MATERIAL SCHEMES

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C&M

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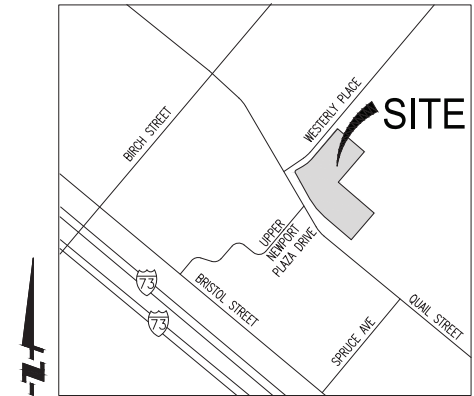
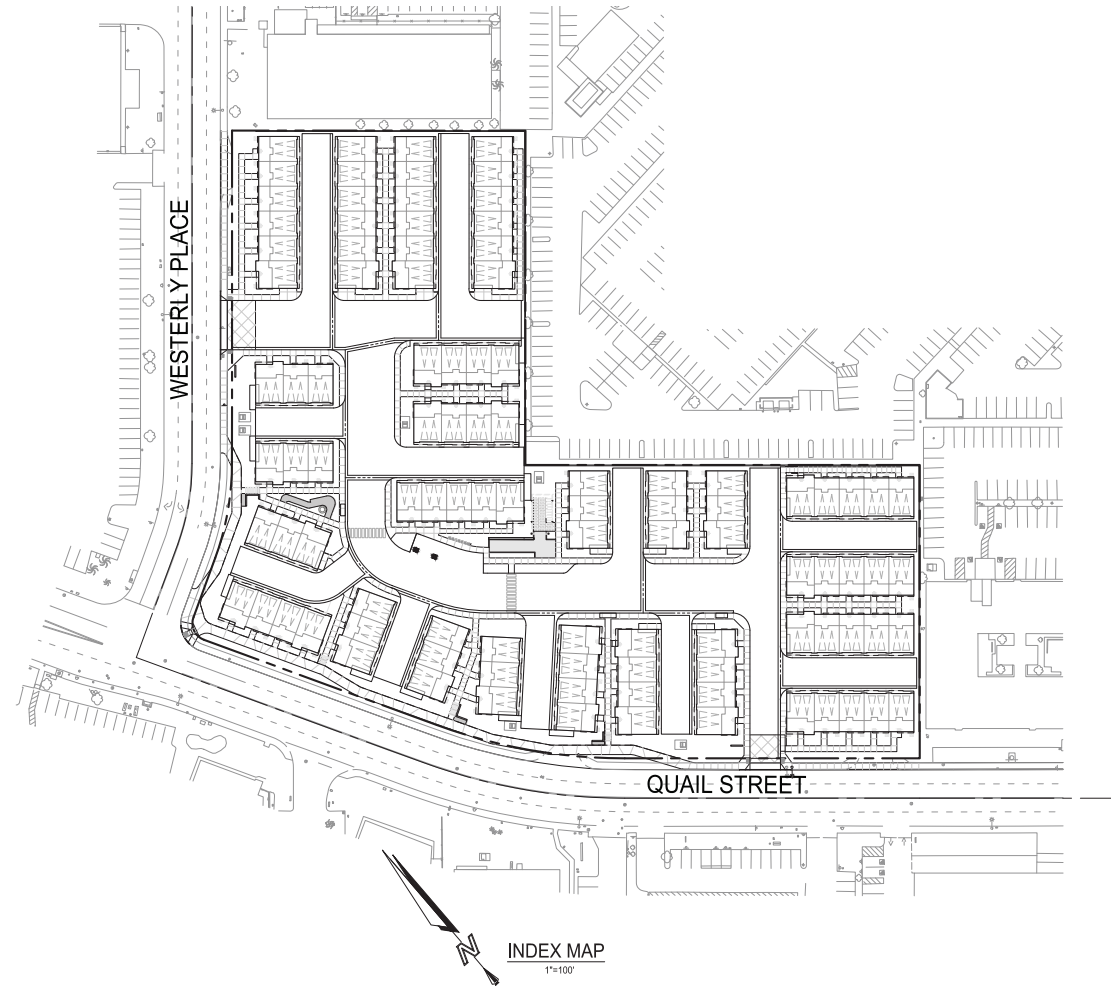


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CITY OF NEWPORT BEACH

1500 QUAIL STREET
NEWPORT BEACH, CA 92660



VICINITY MAP
NOT TO SCALE

GENERAL NOTES
1. EXISTING LAND USE: COMMERCIAL
2. PROPOSED LAND USE: RESIDENTIAL

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. 06059C0286J, EFFECTIVE 12/03/2009

OWNER
QUAIL NEWPORT OWNER, LLC
4041 MACARTHUR BLVD., SUITE 150
NEWPORT BEACH, CA 92660
CONTACT: PARKE MILLER
PHONE: (951) 317-5640

SITE ADDRESS
1500 QUAIL STREET
NEWPORT BEACH, CA 92660

SOILS ENGINEER
JOHN F. O'BRIEN, P.E., G.E.
NOVA SERVICES
4373 VIEWRIDGE AVE., SUITE B
SAN DIEGO, CA 92123
PHONE: (949) 292-7575

CIVIL ENGINEER
ORIANA SLASOR, P.E.
FUSCOE ENGINEERING, INC.
15535 SAND CANYON AVE., SUITE 100
IRVINE, CA 92618
PHONE: (949) 474-1960



LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 2, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP IS FILED IN BOOK 120, PAGES 27 AND 28 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 427-221-16

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CONTROL FROM N45 PROVIDED BY THE CLIENT, N45'S UNSIGNED ALTA SURVEY DATED 07/01/22 LISTS THE FOLLOWING AS THE BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF QUAIL STREET AS SHOWN ON PARCEL MAP FILED IN BOOK 120, PAGES 27 AND 28, RECORD OF ORANGE COUNTY, STATE OF CALIFORNIA
BEARINGS BEING NORTH 29°15'22" WEST

BENCH MARK
ORANGE COUNTY BENCH MARK DESIGNATION: 35-37-90
ELEV.: 49.073' (NAVD88 DATUM - LEVELLED 2003)
DESCRIPTION: DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "35-37-90", SET IN THE NORTHEAST CORNER OF A 4 FT. BY 11 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF CAMPUS DRIVE, 303 FT. SOUTHERLY FROM THE CENTERLINE OF DOVE STREET AND 52 FT. WESTERLY OF THE CENTERLINE OF CAMPUS DRIVE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

SHEET INDEX

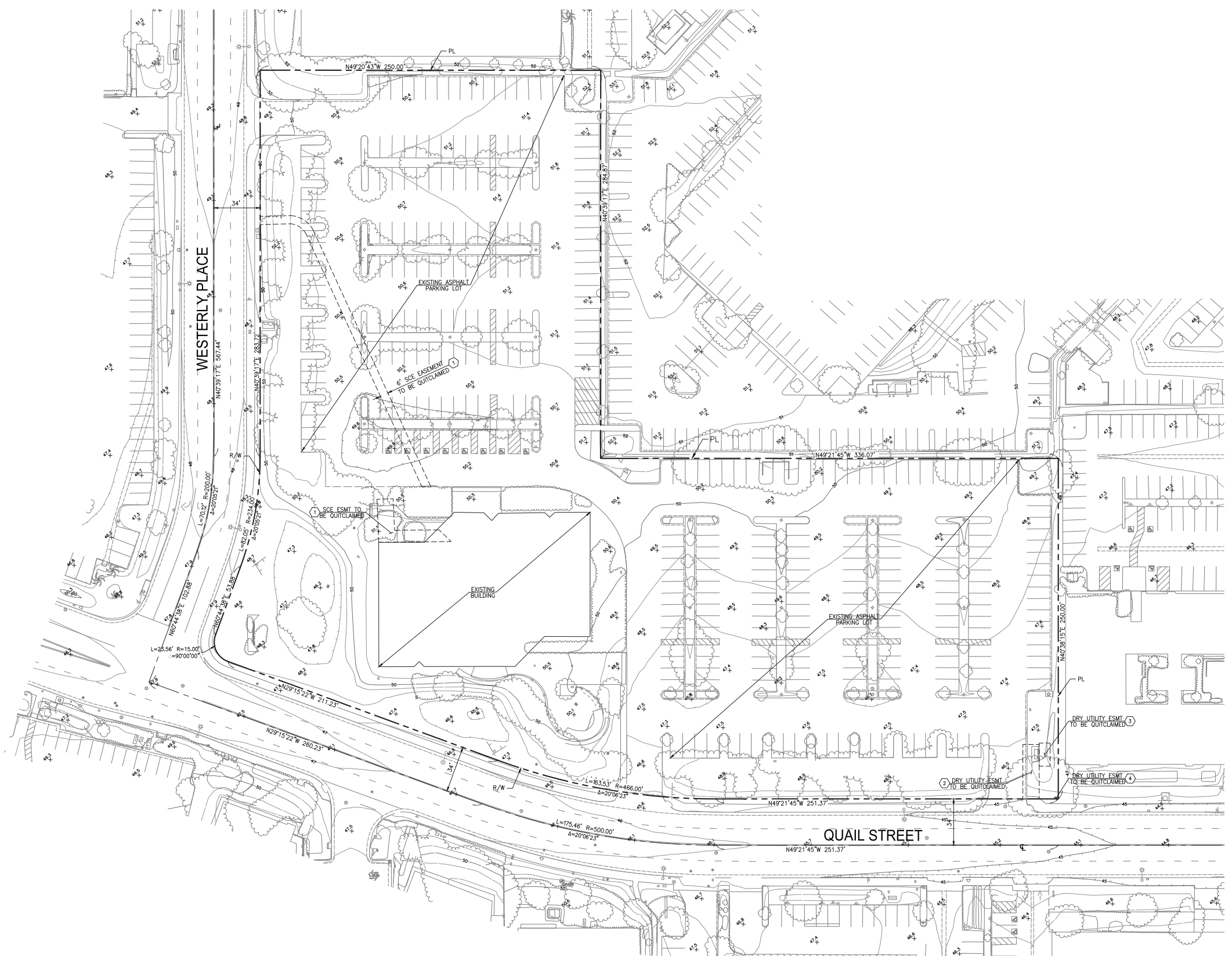
TITLE SHEET	C-01
EXISTING TOPOGRAPHY & SITE SURVEY	C-02
CONCEPTUAL GRADING PLAN	C-03
SECTIONS	C-04
CONCEPTUAL UTILITY PLAN	C-05
AVERAGE GRADE PLANE	C-06
SIGNING & STRIPING	C-07

ABBREVIATIONS & LEGEND

BF	BACKFLOW	---	RIGHT OF WAY/PROPERTY LINE
BLDG	BUILDING	---	CENTER LINE
CB	CATCH BASIN	---	EXISTING EASEMENT
CL	CENTER LINE	---	PROPOSED EASEMENT
DW	DOMESTIC WATER	---	LOT LINE
ESMT	EASEMENT	---	RETAINING WALL
EX	EXISTING	---	EX. CONTOUR
FH	FIRE HYDRANT	---	EXISTING WATER MAIN
FW	FIRE WATER	---	EXISTING SEWER MAIN
HT	HEIGHT	---	EXISTING STORM DRAIN
L	LENGTH	---	EXISTING CABLE TV LINE
P/L	PROPERTY LINE	---	EXISTING ELECTRIC LINE
RET	RETAINING	---	EXISTING TRAFFIC SIGNAL CONDUIT
R/W	RIGHT OF WAY	---	EXISTING GAS LINE
SD	STORM DRAIN	---	EXISTING TELEPHONE LINE
		---	EXISTING STREET LIGHT
		---	PRIVATE STORM DRAIN LINE
		---	PRIVATE SEWER LINE
		---	FIRE HYDRANT

THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION.

THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION.



TOPOGRAPHIC INFORMATION:
THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHY DATED 6/18/24.
THE HORIZONTAL DATA SET WAS PRODUCED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A 12.5-CM (0.41-FT) RMSEX / RMSEY HORIZONTAL ACCURACY CLASS WHICH EQUATES TO POSITIONAL HORIZONTAL ACCURACY = +/- 30.6-CM (1.00-FT) A 95% CONFIDENCE LEVEL.
THE VERTICAL DATA SET WAS PRODUCED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A 10-CM (0.33-FT) RMSEZ VERTICAL ACCURACY CLASS EQUATING TO NON-VEGETATED VERTICAL ACCURACY (NVA) = +/- 19.6-CM (0.64 FT) AT 95% CONFIDENCE LEVEL AND VEGETATED VERTICAL ACCURACY (VA) = +/- 30-CM (0.98-FT) AT THE 95TH PERCENTILE.

RECORD BOUNDARY NOTE:
PURSUANT TO THE CONTRACT SCOPE OF WORK, THE BOUNDARY IS NOT THE RESULT OF A FIELD SURVEY, BUT PROVIDED BY THE CLIENT AND IS BASED UPON AN UNSIGNED ALTA SURVEY PREPARED BY NV5 AND DATED 07/01/22.

TITLE EXCEPTIONS:
ITEMS SHOWN AS (1) HAVE BEEN PLOTTED ON THE SURVEY.

- (1) EASEMENT(S) GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR PUBLIC UTILITIES AND RIGHTS FOR INCIDENTAL RECORDED APRIL 16, 1982 AS INSTRUMENT NO 82-132700 OF OFFICIAL RECORDS - PLOTTED HEREON - (APPROXIMATE LOCATION) - THE RECORD DOCUMENT CONTAINS AMBIGUOUS DEPICTION OF THE EASEMENT. EASEMENT TO BE QUITCLAIMED.
- (2) EASEMENT(S) GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL RECORDED JANUARY 20, 1983 AS INSTRUMENT NO. 83-030152 OF OFFICIAL RECORDS - PLOTTED HEREON. EASEMENT TO BE QUITCLAIMED.
- (3) EASEMENT(S) GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL RECORDED OCTOBER 29, 1991 AS INSTRUMENT NO. 91-588746 OF OFFICIAL RECORDS - PLOTTED HEREON. EASEMENT TO BE QUITCLAIMED.
- (4) EASEMENT(S) GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL RECORDED DECEMBER 04, 2002 AS INSTRUMENT NO. 2002001094675 OF OFFICIAL RECORDS - PLOTTED HEREON. EASEMENT TO BE QUITCLAIMED.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON CONTROL FROM NV5 PROVIDED BY THE CLIENT. NV5'S UNSIGNED ALTA SURVEY DATED 07/01/22 LISTS THE FOLLOWING AS THE BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF QUAIL STREET AS SHOWN ON PARCEL MAP FILED IN BOOK 120, PAGES 27 AND 28, RECORD OF ORANGE COUNTY, STATE OF CALIFORNIA.

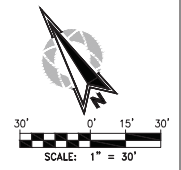
BENCH MARK:
ORANGE COUNTY BENCH MARK DESIGNATION: 35-37-90
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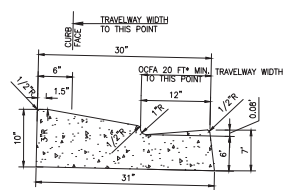
SURVEYOR'S STATEMENT:
THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

J. Marty Smith
J. MARTY SMITH, L.S. 8070
EMAIL: msmith@fuscoe.com

10/23/2024
DATE



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4" FLARED CURB

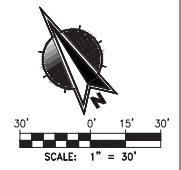
ESTIMATED EARTHWORK QUANTITY

CUT = 26,100 CY (RAW)
FILL = 21,700 CY (RAW)
EXPORT = 4,400 CY (RAW)
NOTE: QUANTITIES SHOWN ARE BASED ON CONCEPTUAL ASSUMPTIONS AND SITE PLAN. RAW QUANTITIES ONLY - DO NOT INCLUDE SHRINKAGE, BULKING, OR SPOILS FROM UTILITIES, RETAINING WALLS, OR FOOTINGS.

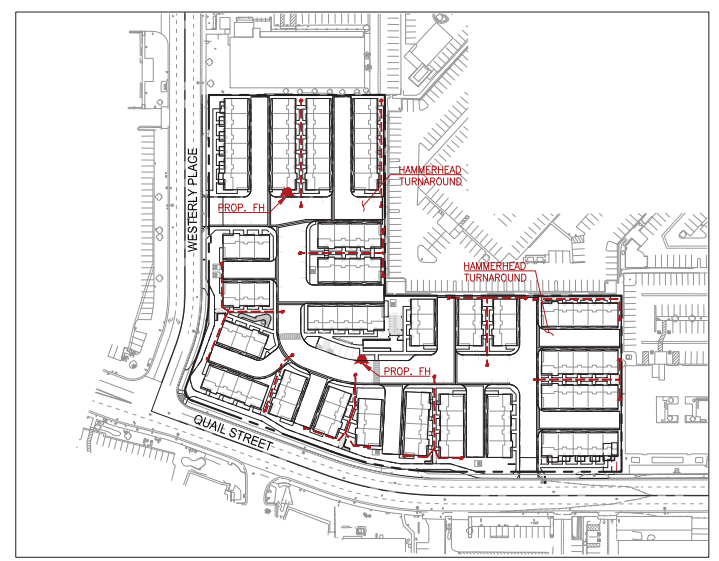
LEGEND

- EMERGENCY ACCESS ROAD
- EXISTING SIDEWALK TO BE REMOVED
- ADA PATH OF TRAVEL (2% MAX CROSS SLOPE AND 4.9% MAX LONGITUDINAL SLOPE)

NOTE:
WESTERLY PLACE AND QUAIL STREET WILL HAVE A MORATORIUM FOR THE 2026 FISCAL YEAR. CITY WILL BE SLURRY SEALING THE STREETS.



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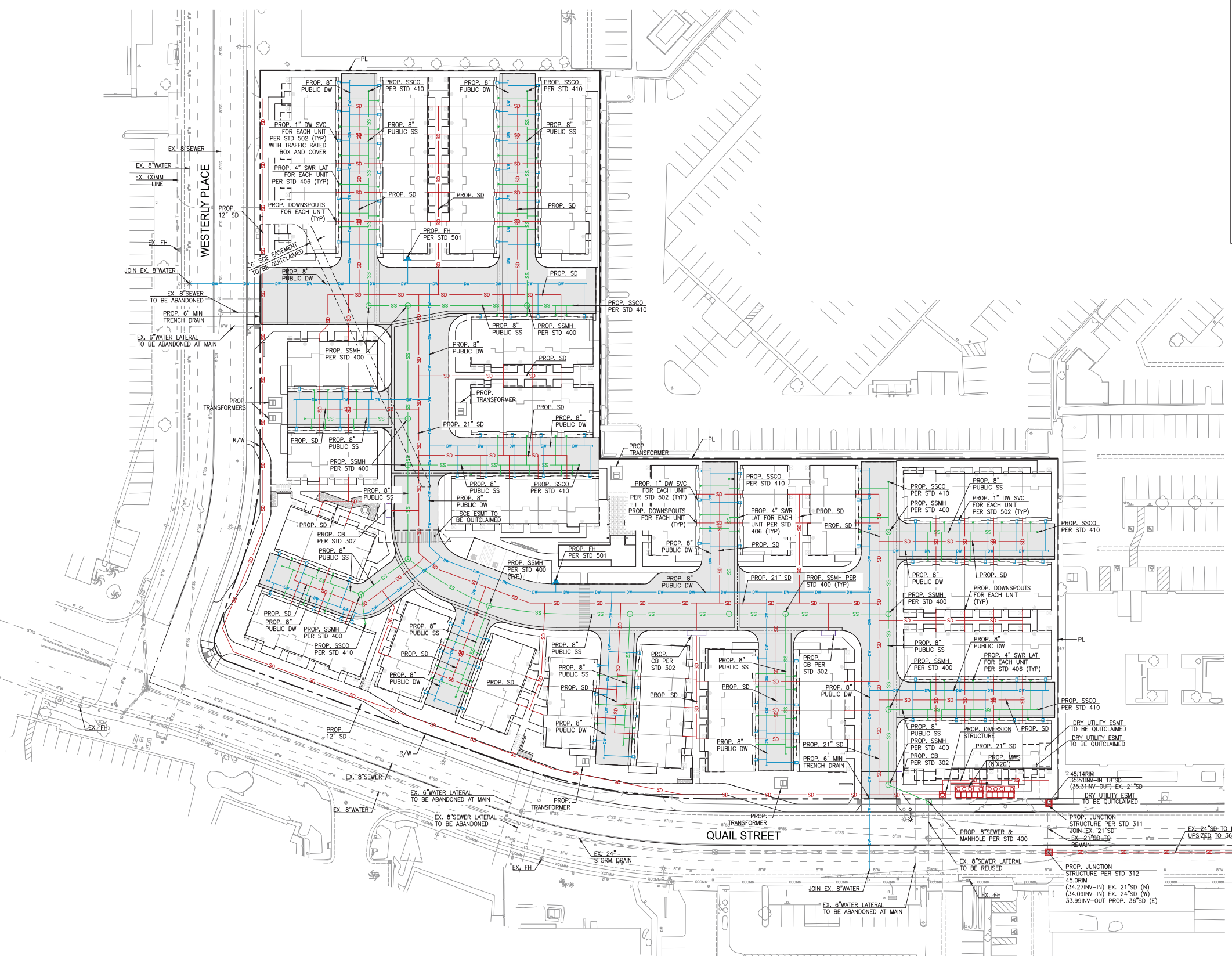


150' HOSE PULL
SCALE: 1" = 100'

- GENERAL NOTES**
1. ALL ON-SITE STORM DRAIN LINES, CATCH BASINS AND MODULAR WETLANDS LOCATED ON PRIVATE PROPERTY ARE PRIVATELY OWNED AND MAINTAINED.
 2. PROPOSED PUBLIC WATER & SEWER MAINS TO BE INSTALLED ON-SITE TO SERVICE THE PROPOSED BUILDINGS. REQUIRED SPACING OF FIRE HYDRANTS IS 400'. SEE TOP RIGHT FOR FIRE HYDRANT SPACING.
 3. ON-SITE STORM DRAIN TO BE COLLECTED AND DISCHARGED TO CITY STORM DRAIN OR STREET PER AGENCY REQUIREMENTS. WOMP WILL BE PREPARED AND WILL INCORPORATE STORM WATER MITIGATION AS REQUIRED BY AGENCY.
 4. REQUIRED FIRE FLOW IS 2,950 GPM PER APPENDIX C AND TABLE C102.1 OF 2022 CALIFORNIA FIRE CODE. REQUIRED SPACING OF FIRE HYDRANTS IS 400'. SEE TOP RIGHT FOR FIRE HYDRANT SPACING.
 5. ALL EXISTING WATER SERVICES TO BE ABANDONED MUST BE ABANDONED AT THE MAINLINE WITH THE EXISTING "T" CUT OUT AND REPLACED WITH A STRAIGHT PIECE OF PIPE WITH COUPLINGS.
 6. ALL EXISTING SEWER LATERALS TO BE REUSED SHALL BE VIDEO INSPECTED AND APPROVED BY THE CITY OF NEWPORT BEACH UTILITY DEPARTMENT PRIOR TO REUSE.
 7. OFF-SITE CATCH BASINS TO BE PROTECTED IN PLACE PER CITY REQUIREMENTS.
 8. ALL PROPOSED TRANSFORMERS AND TRANSFORMER PADS SHALL BE LOCATED ENTIRELY ON-SITE AND BE ACCESSIBLE FROM THE PRIVATE PROPERTY.

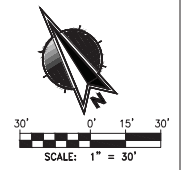
LEGEND

	PROPOSED STORM DRAIN LINE
	PROPOSED WATER LINE
	FIRE WATER SERVICE
	PROPOSED SEWER LINE
	WATER METER
	SEWER CLEAN OUT
	SEWER MANHOLE
	CATCH BASIN
	FIRE HYDRANT
	MODULAR WETLAND SYSTEM
	DIVERSION STRUCTURE
	JUNCTION STRUCTURE
	PROPOSED PUBLIC UTILITY EASEMENT
	150' HOSE PULL
	EXISTING STORM DRAIN LINE
	EXISTING WATER LINE
	FIRE WATER SERVICE
	PROPOSED SEWER LINE
	EXISTING ELECTRICAL
	EXISTING FIBER OPTICS
	EXISTING GAS
	EXISTING STREET LIGHT
	EXISTING TELEPHONE
	EXISTING FIRE HYDRANT

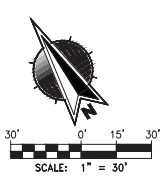
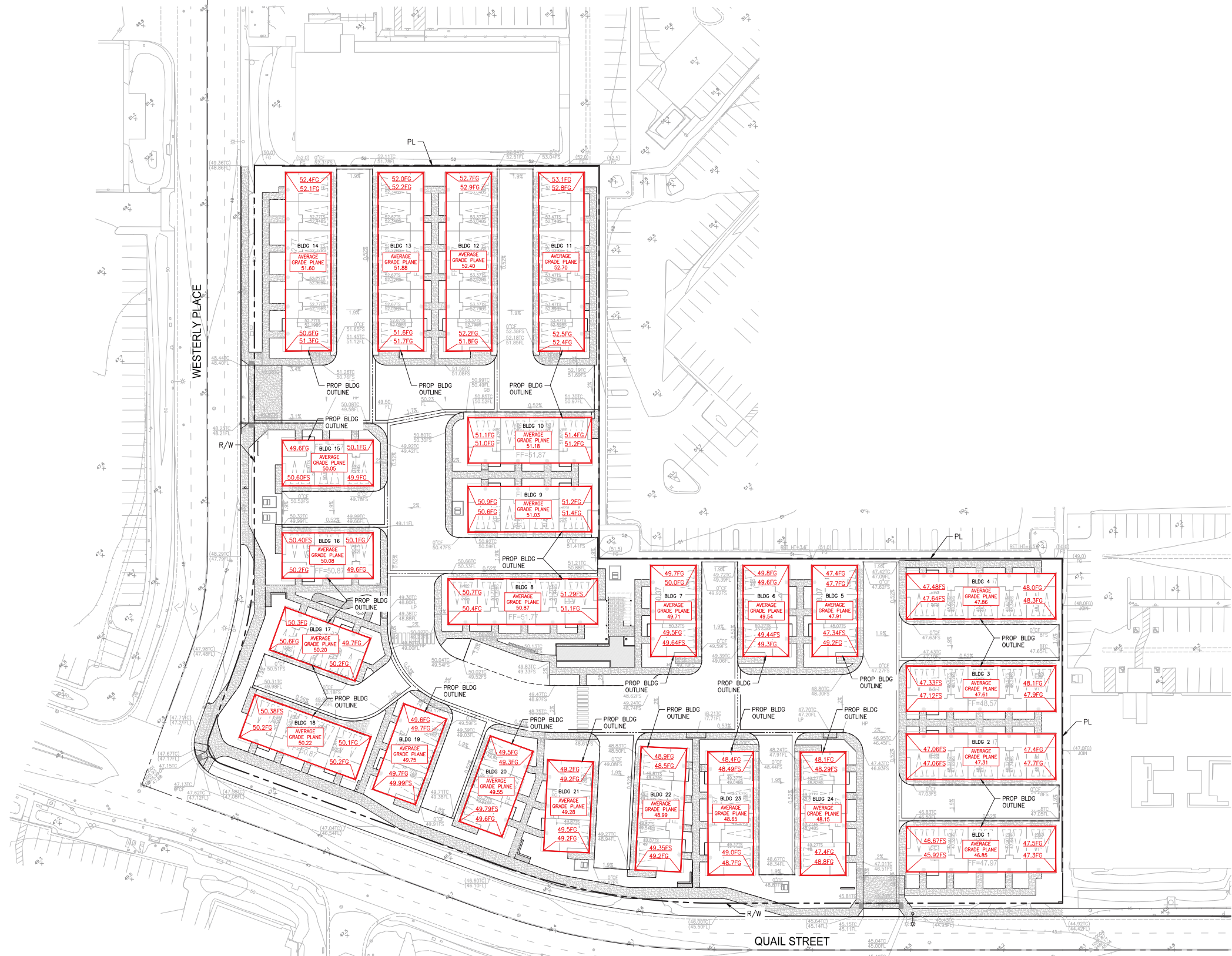


PROP. JUNCTION STRUCTURE PER STD 311
45.00RM (34.27IN-IN) EX. 21"SD (N)
32.12IN-IN PROP. 36"SD (W)
31.72IN-IN EX. 42"SD (E)
35.48IN-IN EX. 15"RCP (S)
35.24IN-IN EX. 18"RCP (N)

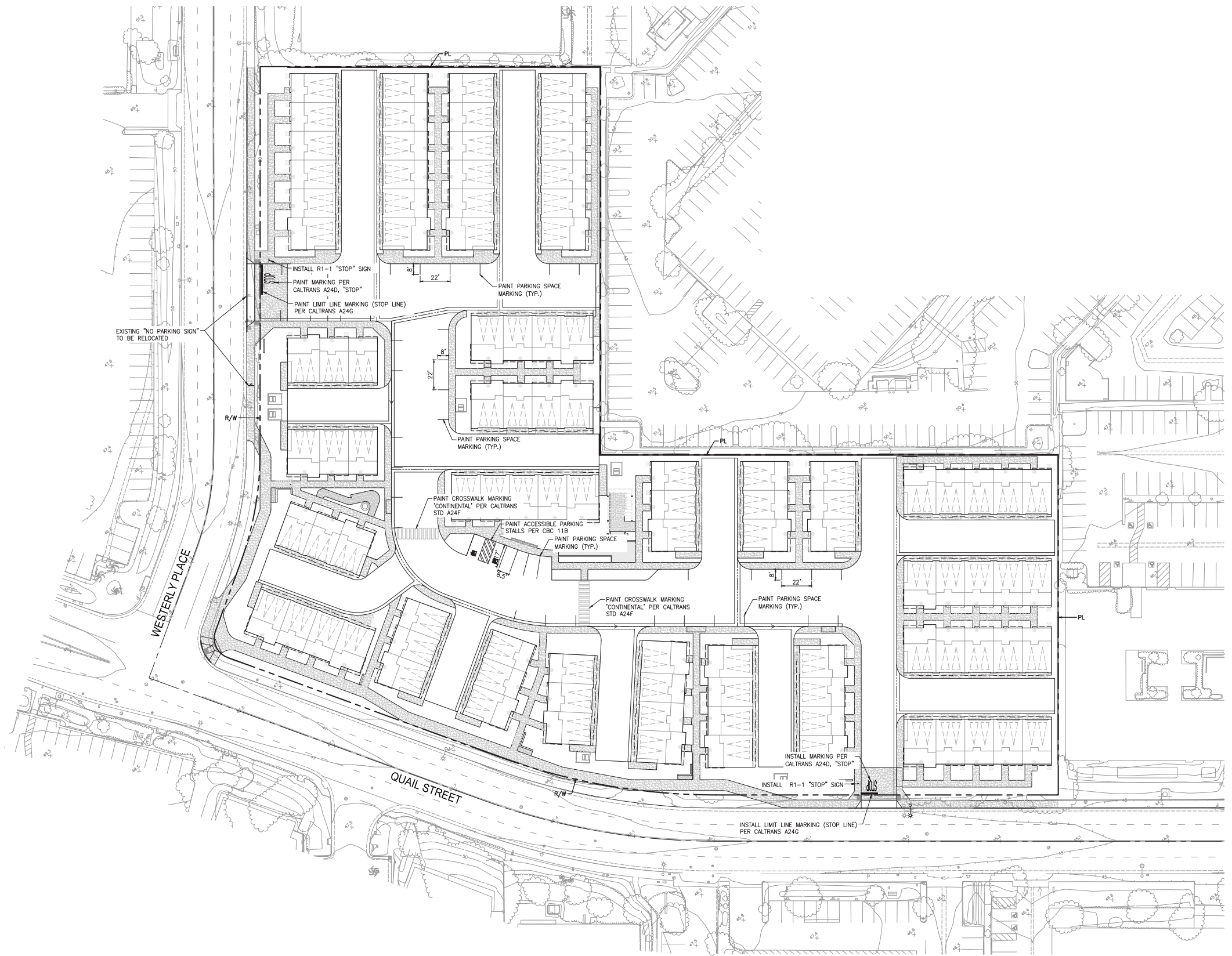
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

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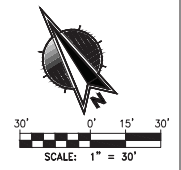


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LEGEND

-  SOLID WHITE THERMOPLASTIC MARKING LIMIT LINE (STOP LINE) PER CALTRANS STANDARD A24G
-  SOLID WHITE THERMOPLASTIC MARKING PER CALTRANS STANDARD A24D, "STOP"
-  SOLID WHITE THERMOPLASTIC MARKING CROSSWALK (CONTINENTAL) PER CALTRANS STANDARD A24F
-  "STOP" R1-1 SIGN PER MUTCD STANDARD SIGN POST PER AASHTO STANDARD
-  4" SOLID WHITE THERMOPLASTIC PARKING SPACE MARKING



LANDSCAPE AREA
 REQUIRED: 16,623 sf (8% OF SITE - 207,781 S.F.)
 PROVIDED: 40,679 sf (20%)

CURB ADJACENT SIDEWALK, WIDTH TO MATCH EXISTING

TYPICAL PASEO
 SEE SHEET L.4

24' WIDE DECORATIVE PAVING AT VEHICULAR ENTRY

AMENITY COURTYARDS #1 and #2
 SEE SHEET L.2

MONUMENT SIGN - SEPARATE PERMIT
 LOCATED OUTSIDE LINE OF SIGHT

TRANSFORMER LOCATION, TYP

AMENITY COURTYARD #3
 SEE SHEET L.2

REQUIRED PAOS: 6,233 sf (3%)
 PROVIDED PAOS: 7,613 sf (3.6%)

PUBLICLY ACCESSIBLE OPEN SPACE (PAOS)
 • meandering 8' width concrete sidewalk with decorative score lines
 • seating areas with surface mounted benches and decomposed granite
 • portals at pedestrian connections to development
 • curb adjacent street trees at 30' on center
 • california friendly planting
 • groupings of accent trees

--- 20' LIMIT OF PAOS
 • credit only taken at 20' width areas

PEDESTRIAN ENTRY PORTAL



6' HT DECORATIVE MASONRY WALL

6' HT DECORATIVE MASONRY WALL

24' WIDE DECORATIVE PAVING AT VEHICULAR ENTRY

CURB ADJACENT SIDEWALK, WIDTH TO MATCH EXISTING

MONUMENT SIGN - SEPARATE PERMIT
 LOCATED OUTSIDE LINE OF SIGHT

CONCEPTUAL LANDSCAPE PLAN

1500 QUAIL STREET

NEWPORT BEACH, CA
 APN:427-221-16

PA2025-0163

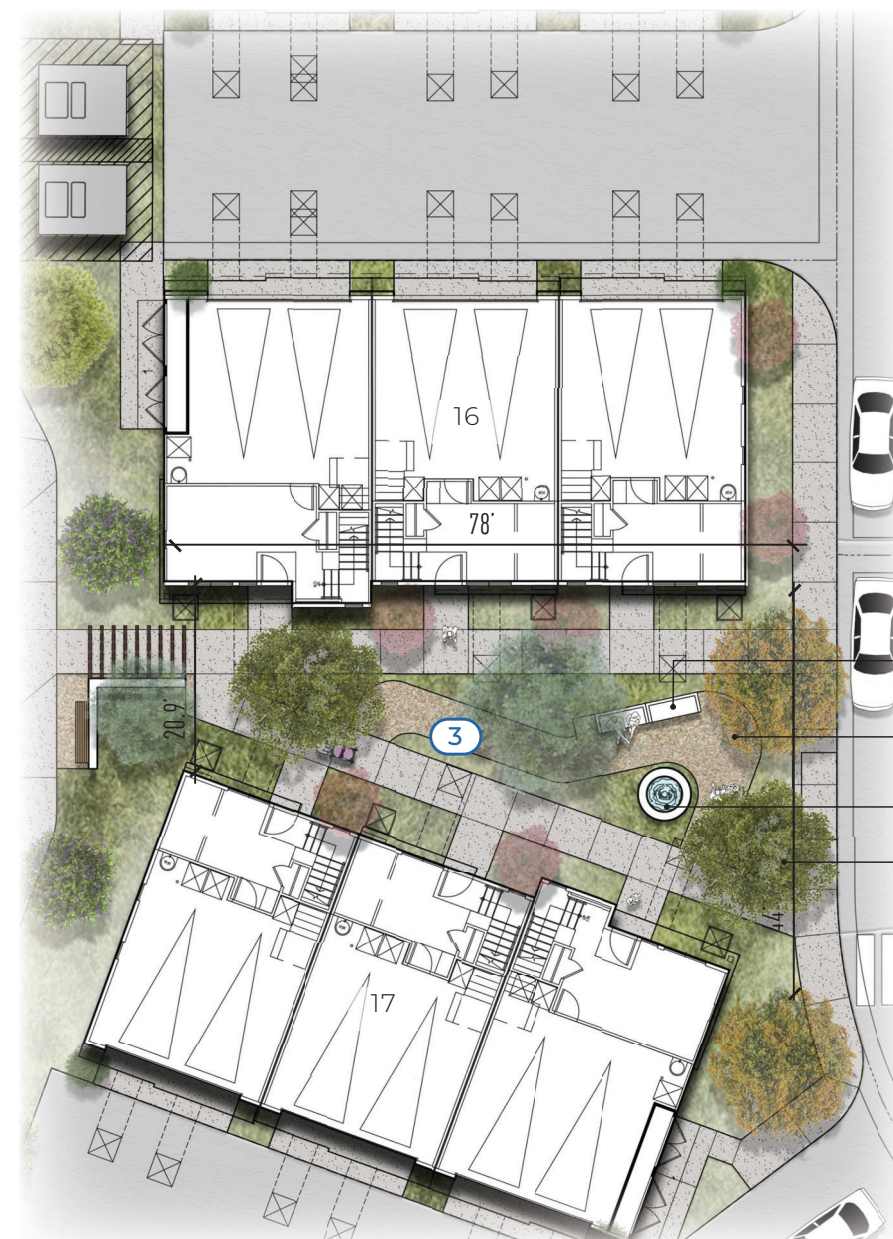
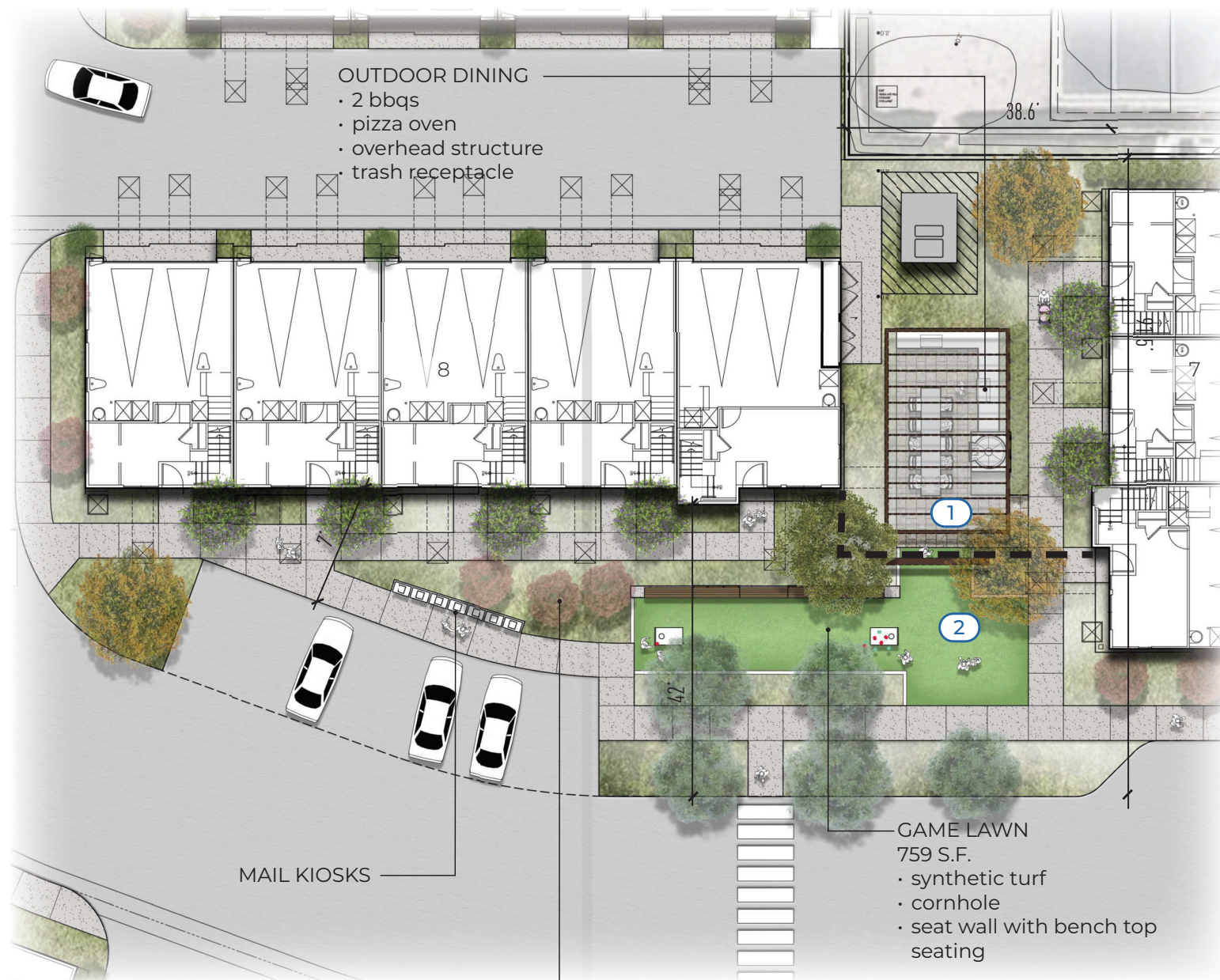
SUBMITTAL #4: 03.17.26



MAJOR SITE DEVELOPMENT REVIEW



L.1



- SURFACE MOUNTED BENCHES
- DECOMPOSED GRANITE PATH
- FOUNTAIN
- CALIFORNIA FRIENDLY LANDSCAPE
 - native trees
 - screening hedges at buildings

- CALIFORNIA FRIENDLY LANDSCAPE
 - native trees
 - screening hedges at buildings

AMENITY COURTYARDS #1, #2, AND #3 ENLARGEMENTS

1500 QUAIL STREET

NEWPORT BEACH, CA
 APN:427-221-16

PA2025-0163

SUBMITTAL #4: 03.17.26



MAJOR SITE DEVELOPMENT REVIEW



L.2

REQUIRED PAOS: 6,233 sf (3%)
 PROVIDED PAOS: 7,613 sf (3.6%)



L.3



MAJOR SITE DEVELOPMENT REVIEW

PAOS ENLARGEMENT
1500 QUAIL STREET

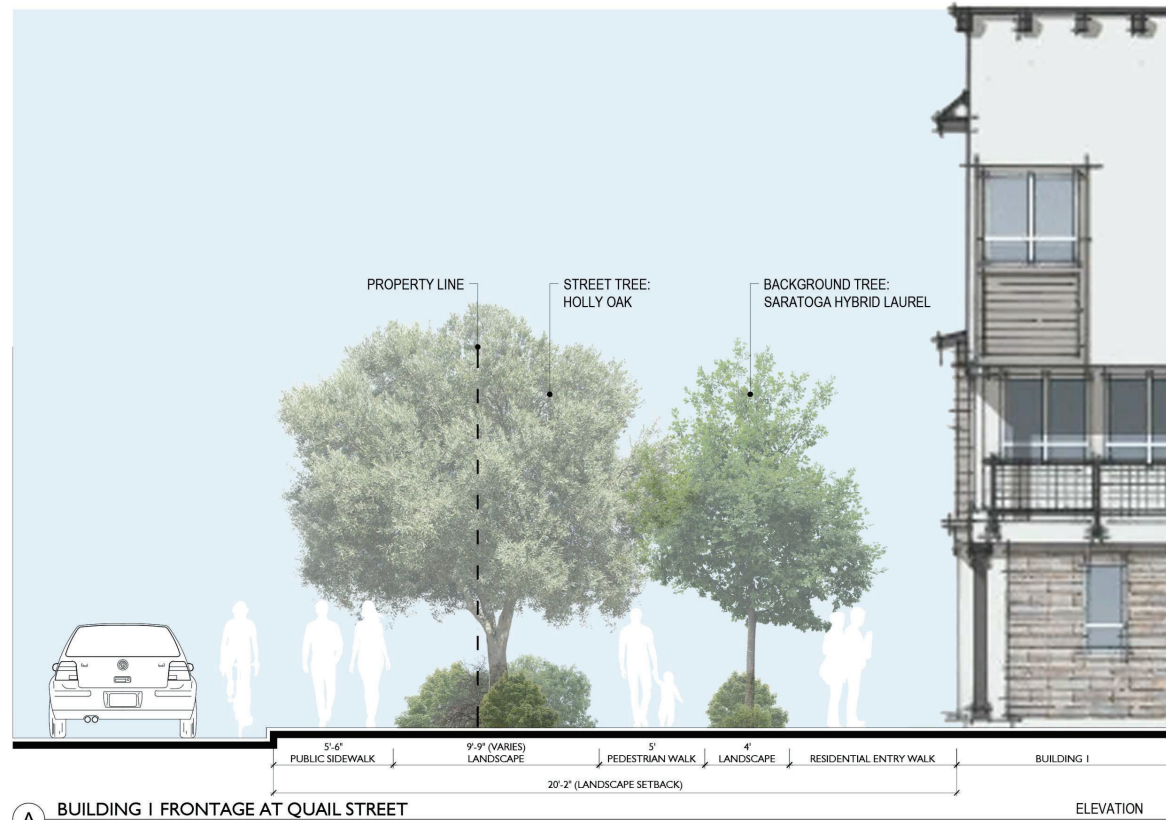
NEWPORT BEACH, CA
 APN:427-221-16

PA2025-0163



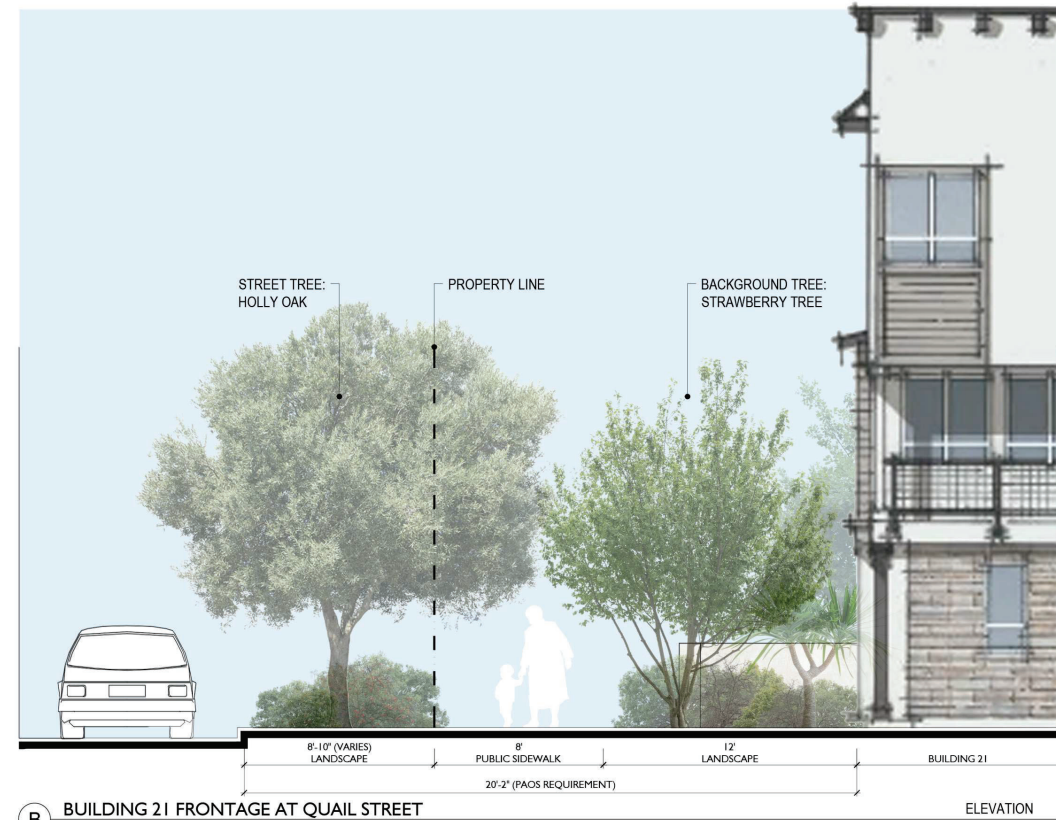
SUBMITTAL #4: 03.17.26





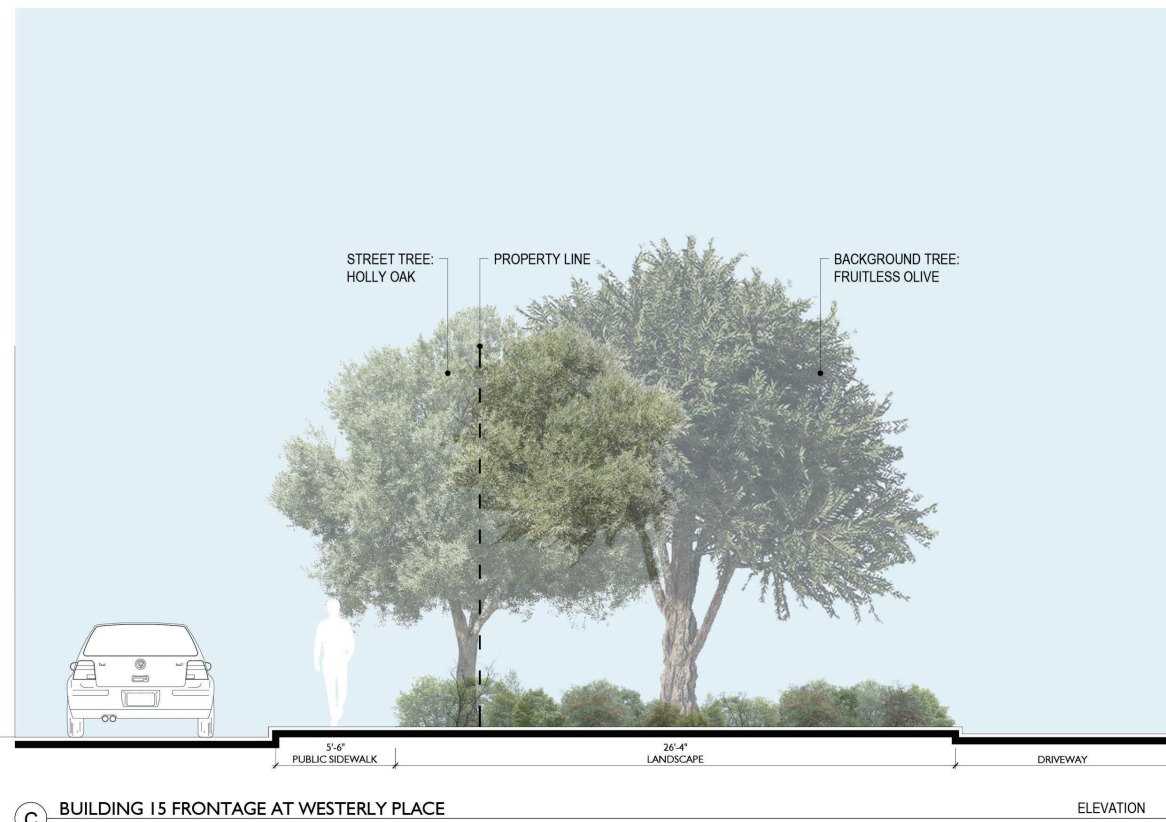
A BUILDING 1 FRONTAGE AT QUAIL STREET

ELEVATION



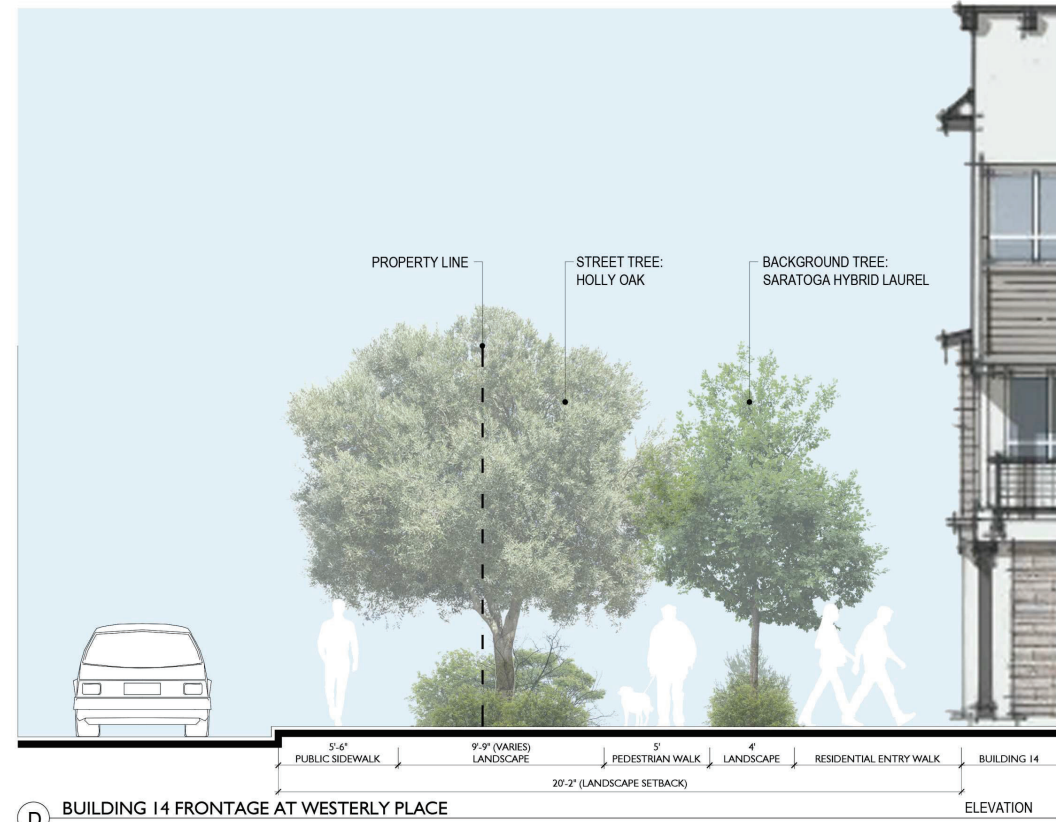
B BUILDING 21 FRONTAGE AT QUAIL STREET

ELEVATION



C BUILDING 15 FRONTAGE AT WESTERLY PLACE

ELEVATION

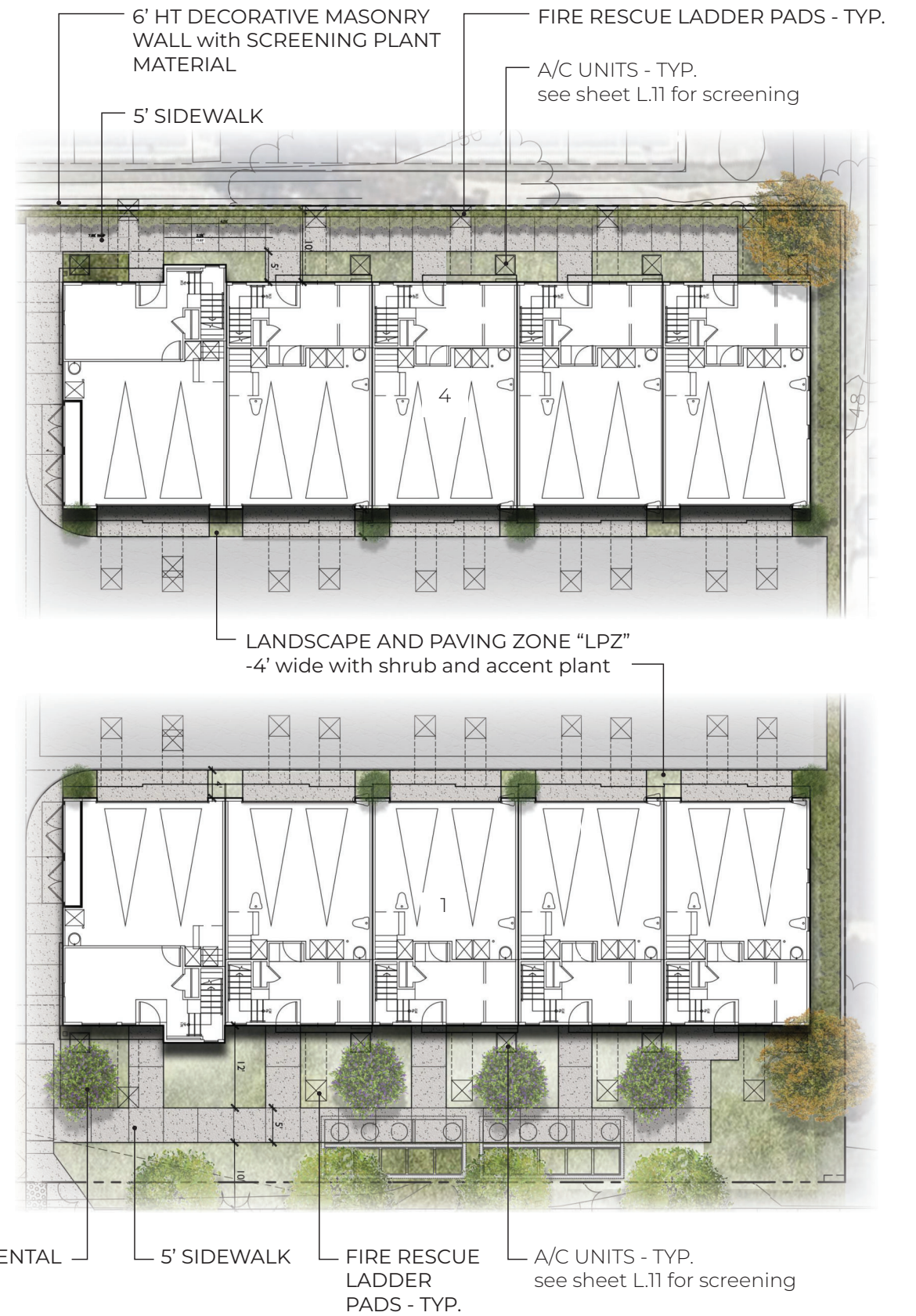
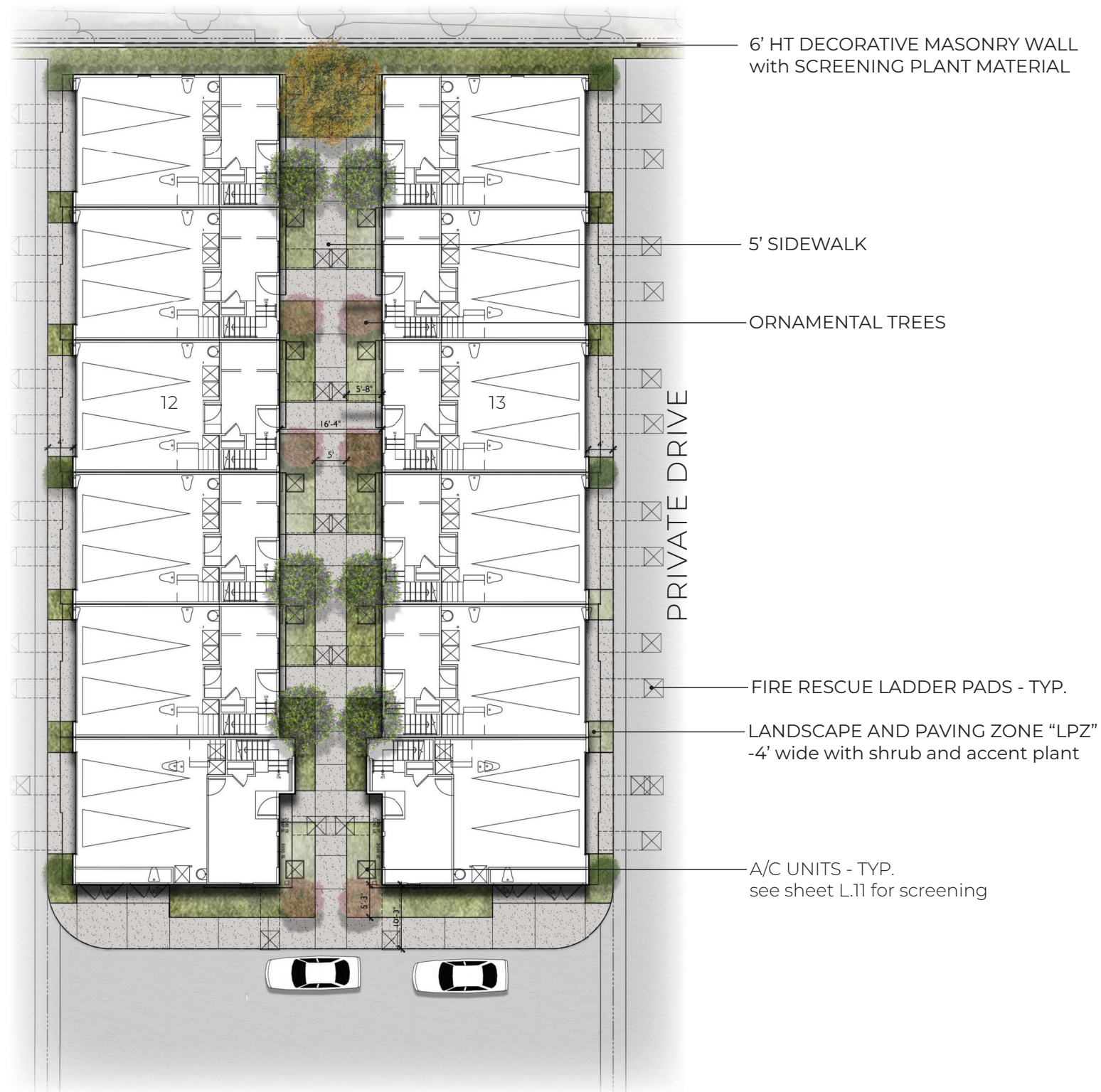


D BUILDING 14 FRONTAGE AT WESTERLY PLACE

ELEVATION

L.4





TYPICAL RESIDENTIAL PASEO COMMON AREA

1500 QUAIL STREET

NEWPORT BEACH, CA
APN:427-221-16

PA2025-0163

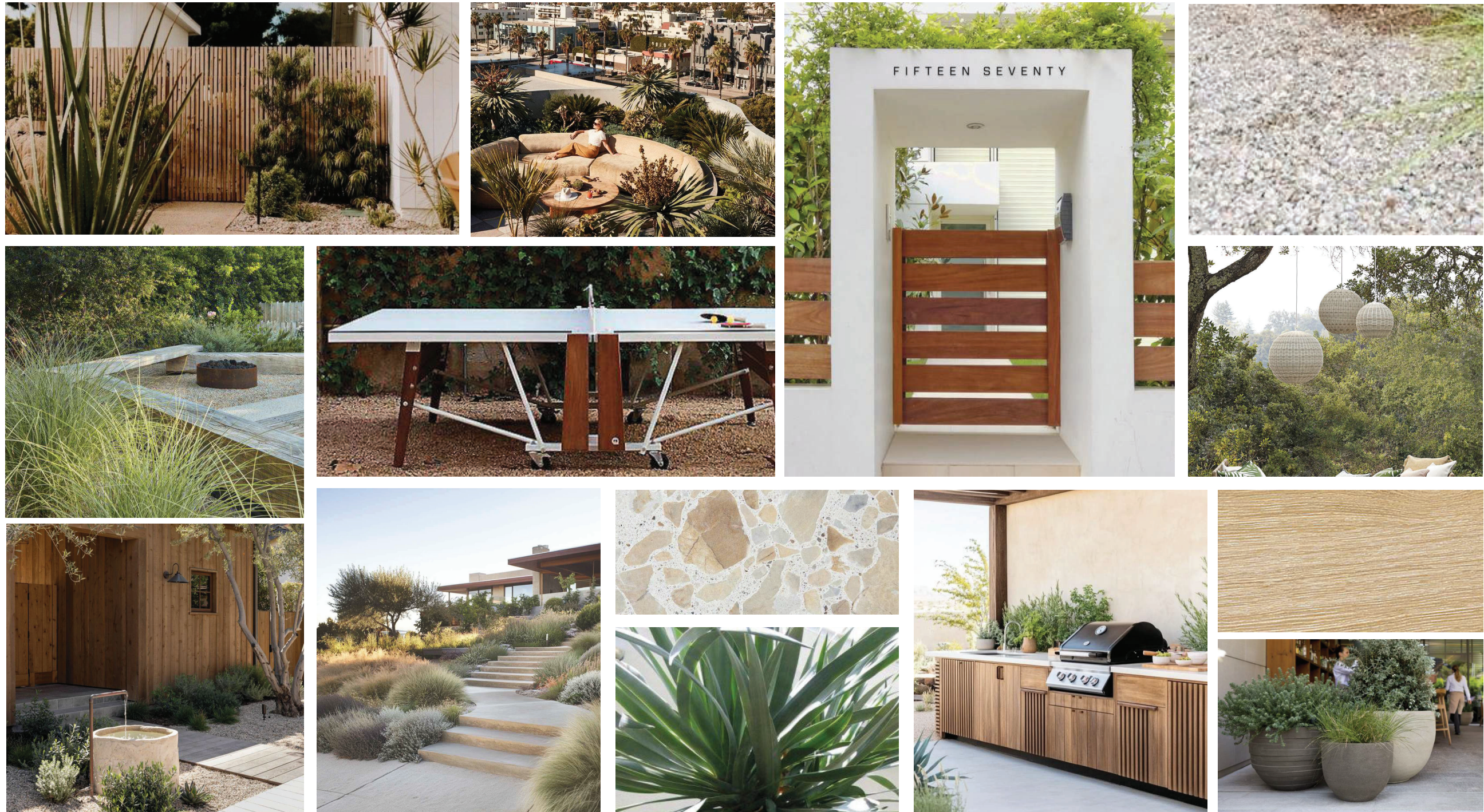
SUBMITTAL #4: 03.17.26

L.5



MAJOR SITE DEVELOPMENT REVIEW







TREE SCHEDULE						
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	CANOPY	HEIGHT	QTY
TREES						
⊕	ABRUTUS X 'MARINA' MARINA STRAWBERRY TREE MULTI-TRUNK	36"BOX	LOW	12' W	18' H	8
⊕	CHILOPSIS LINEARIS 'MONHEVS' TIMELESS BEAUTY DESERT WILLOW	24"BOX	LOW	12' W	16' H	54
⊕	DRACAENA DRACO DRAGON TREE	36"BOX	LOW	5' W	8' H	4
⊕	LALURIS X 'SARATOGA' SARATOGA HYBRID LAUREL	24"BOX	LOW	12' W	16' H	54
⊕	OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE MULTI-TRUNK	48"BOX	LOW	22' W	22' H	21
⊕	PLATANUS RACEMOSA CALIFORNIA SYCAMORE MULTI-TRUNK	48"BOX	MODERATE	40' W	45' H	2
⊕	QUERCUS ILEX HOLLY OAK	36"BOX	LOW	16' W	25' H	25
⊕	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN LACEBARK ELM	36"BOX	MODERATE	16' W	25' H	9

CITY OF NEWPORT BEACH LANDSCAPING NOTES:

- LANDSCAPING AND IRRIGATION SHALL FOLLOW LOCAL AND REGIONAL REQUIREMENTS AND GUIDANCE FOR APPROVED PLANT LISTS TO MEET THE NEEDS OF LOCAL CONDITIONS, WHERE AVAILABLE. FOR PLANTS AND PLANTING MATERIALS ADDRESSING WATER RETENTION AREA, RECOMMENDED RESOURCES INCLUDE THE LOW IMPACT DEVELOPMENT MANUAL FOR SOUTHERN CALIFORNIA PREPARED BY THE SOUTHERN CALIFORNIA STORMWATER MONITORING COALITION, STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) OR NEWPORT BEACH MUNICIPAL CODE CHAPTER 14.17 (WATER-EFFICIENT LANDSCAPING)

LANDSCAPING NOTES:

- ALL PLANTS ARE CAL-IPC NON-INVASIVE AND WUCOLS MEDIUM/LOW WATER CONSUMPTION (REGION 3 SOUTH COASTAL) VARIETIES FOR THEIR PROPOSED GROWING CONDITIONS. THESE PLANTS ARE WATER CONSERVING AND USED FOR THEIR DEEP ROOT SYSTEMS WHICH STABILIZES SOIL AND MINIMIZES EROSION IMPACTS.
- ALL PLANT MATERIALS SHALL BE INSTALLED IN A HEALTHY VIGOROUS CONDITION TYPICAL TO THE SPECIES AND SHALL BE MAINTAINED IN A NEAT AND HEALTHY CONDITION. MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO, TRIMMING, WEEDING, REMOVAL OF LITTER, FERTILIZING, REGULAR WATERING, AND REPLACEMENT OF DISEASED OR DEAD PLANTS.
- ROOT BARRIERS SHALL BE INSTALLED AS NEEDED IN AREAS WHERE TREES ARE PLANTED IN CLOSE PROXIMITY TO HARDSCAPE AND/OR STRUCTURES.

WATER CONSERVATION NOTES:

SEE SHEETS L.B IRRIGATION HYDROZONE PLAN FOR PLANT ZONE TYPES, LOCATIONS AND IRRIGATION TECHNIQUES.

* SHRUBS TO BE USED IN RIGHT-OF-WAY

NO NATURAL TURF PROPOSED

OBJECTIVE DESIGN STANDARDS 20.48.185	
F. LANDSCAPING	
1. A minimum of 8% of the total site shall be landscaped.	20% of site is landscaped.
2. Landscape materials shall comply with the following: A. ground cover instead of grass/turf; B. decorative nonliving landscaping material may be used to satisfy maximum of 25% of required landscaping area C. turf areas shall be placed for recreational use only with a 10 foot min.	20% of landscape material include ground cover instead of grass/turf. 0% of nonliving material used. There is no turf on site.
3. Landscape and irrigation shall follow local and regional requirements.	Items to follow Newport Beach M.C. CH. 14.17

SHRUB SCHEDULE			
BOTANICAL/COMMON NAME	SIZE	WUCOLS	WD x HT
SCREEN HEDGE			
LALURIS NOBILIS 'LITTLE RAGU' LITTLE RAGU DWARF BAY	15 GAL	LOW	5' x 5'
HEDGE AT BACKFLOW PREVENTOR			
ABRUTUS UNEDO 'COMPACTA' DWARF STRAWBERRY TREE	5 GAL	LOW	6' x 5'
SHRUBS (MIN 36" O.C.)			
GREVILLEA X 'PEACHES AND CREAM' GREVILLEA	5 GAL	LOW	6' x 6'
LEUCADENDRON 'DISCOLOR' 'POM POM' POM POM LEUCADENDRON	5 GAL	LOW	5' x 7'
LEUCOSPERMUM CORDIFOLIUM 'FLAME GIANT' GIANT ORANGE NODDING PINCUSHION	5 GAL	LOW	5' x 7'
LEUCOPHYLLUM F. 'LOS ALAMITOS' TEXAS SAGE	5 GAL	LOW	8' x 8'
OLEA EUROPAEA 'LITTLE OLLIE' LITTLE OLLIE DWARF OLIVE	5 GAL	LOW	5' x 5'
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' ROSEMARY	5 GAL	LOW	3' x 4'
ROSMARINUS OFFICINALIS 'PROSTRATUS' CREEPING ROSEMARY	1 GAL	LOW	4' x 2'
SALVIA X 'ALLEN CHICKERING' CLEVELAND SAGE	5 GAL	LOW	4' x 4'
WESTRINGIA F. 'WYNABBIE GEM' WYNABBIE GEM COAST ROSEMARY	5 GAL	LOW	3' x 3'
ACCENTS/SUCCULENTS (36" O.C.)			
AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL	LOW	5' x 4'
AGAVE ATTENUATA 'RAY OF LIGHT' FOXTAIL AGAVE	5 GAL	LOW	5' x 4'
AGAVE ATTENUATA NOVA CENTURY PLANT	5 GAL	LOW	5' x 5'
AGAVE X 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL	LOW	3' x 3'
ALO E STRIATA CORAL ALOE	5 GAL	LOW	3' x 3'
CRASSULA A. 'BLUE WAVES' JADE PLANT	5 GAL	LOW	3' x 2'
FURCRA FOETIDA 'MEDIOPICTA' MAURITUS HEMP	5 GAL	LOW	6' x 6'
MEDIUM GRASSES - 36" HEIGHT (36" O.C.)			
CHONDROPETALUM TECTORIUM CAPE RUSH	5 GAL	LOW	3' x 3'
DIANELLA TASMANICA 'VARIEGATA' FLAX LILY	5 GAL	LOW	3' x 4'
LEYMUS C. 'CANYON PRINCE' CANYON PRINCE GIANT WILD RYE	5 GAL	LOW	4' x 5'
LOMANDRA L. 'PLATINUM BEAUTY' PLATINUM BEAUTY	5 GAL	LOW	2' x 3'
CALAMAGROSTIS 'KARL FOERSTER' FEATHER REED GRASS	5 GAL	LOW	3' x 4'
LOW GRASSES - 24" HEIGHT (24" O.C.)			
DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	5 GAL	LOW	2' x 2'
LOMANDRA LONGIFOLIA 'BREEZE' MAT RUSH	5 GAL	LOW	2' x 3'
JUNCUS PATENS CALIFORNIA RUSH	5 GAL	LOW	2' x 2'
SESLERIA X 'CAMPO AZUL' CAMPO AZUL MOOR GRASS	1 GAL	LOW	3' x 4'
CAREX PANSA CALIFORNIA MEADOW SEDGE	1 GAL	LOW	2' x 2'

L.7



MAJOR SITE DEVELOPMENT REVIEW

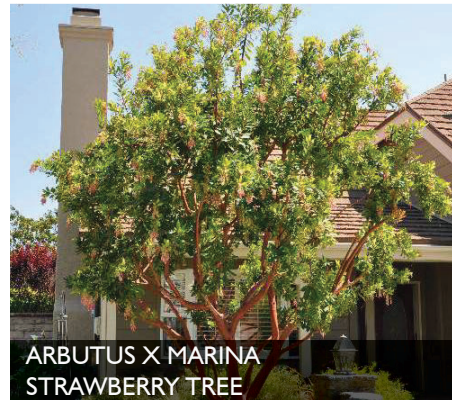
CONCEPTUAL PLANTING PLAN
1500 QUAIL STREET

NEWPORT BEACH, CA
APN:427-221-16

PA2025-0163

SUBMITTAL #4: 03.17.26





ARBUTUS X MARINA
STRAWBERRY TREE



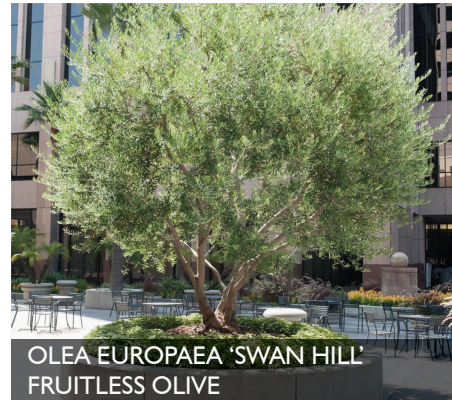
CHILOPSIS LINEARIS
DESERT WILLOW



DRACENA DRACO
DRAGON TREE



LAURUS SARATOGA
SARATOGA HYBRID LAUREL



OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE



PLATANUS RACEMOSA
CALIFORNIA SYCAMORE MULTI



QUERCUS AILEX
HOLLY OAK



ULMUS PARVIFOLIA 'TRUE GREEN'
TRUE GREEN LACEBARK ELM



ARBUTUS UNEDA 'COMPACTA'
DWARF STRAWBERRY TREE



ELAEOCARPUS DECIPIENS
JAPANESE BLUEBERRY



FICUS NITIDA 'GREEN GEM'
GREEN GEM FICUS



GREVILLEA X 'PEACHES AND CREAM'
PEACHES AND CREAM GREVILLEA



LAURUS NOBILIS 'LITTLE RAGU'
LITTLE RAGU SWEET BAY



LEUCOSPERMUM DISCOLOR
POM POM LEUCADENDRON



LEUCOSPERMUM 'FLAME GIANT'
GIANT ORANGE PINCUSHION



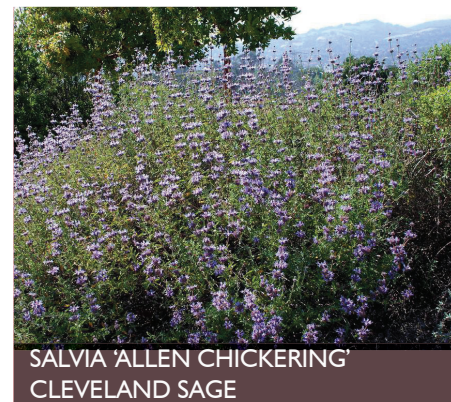
LEUCOPHYLLUM 'LOS ALAMITOS'
TEXAS SAGE



OLEA EUROPAEA 'LITTLE OLLIE'
LITTLE OLLIE DWARF OLIVE



ROSMARINUS O. 'PROSTRATUS'
CREEPING ROSEMARY



SALVIA 'ALLEN CHICKERING'
CLEVELAND SAGE



WESTRINGIA 'WYNYABBIE GEM'
WYNYABBIE GEM COAST ROSEMARY

TREES

SHRUBS

L.8



AGAVE ATTENUATA
FOXTAIL AGAVE



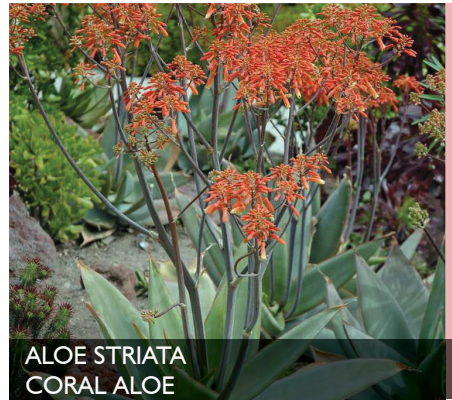
AGAVE ATTENUATA 'RAY OF LIGHT'
RAY OF LIGHT FOXTAIL AGAVE



AGAVE ATTENUATA 'NOVA'
NOVA FOXTAIL AGAVE



AGAVE ATTENUATA 'BLUE FLAME'
BLUE FLAME AGAVE



ALOE STRIATA
CORAL ALOE



CRASSULA 'BLUE WAVES'
JADE PLANT



CHONDROPETALUM TECTORUM
CAPE RUSH



FURCRAEA FOETIDA 'MEDIOPICTA'
MAURITIS HEMP



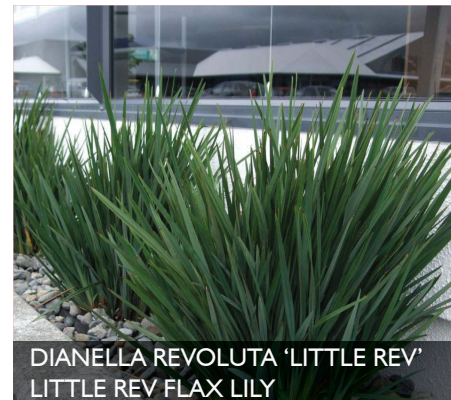
CAREX PANSA
CALIFORNIA MEADOW SAGE



CALAMAGROSTIS 'KARL FOERSTER'
FEATHER REED GRASS



CHONDROPETALUM TECTORUM
CAPE RUSH



DIANELLA REVOLUTA 'LITTLE REV'
LITTLE REV FLAX LILY



DIANELLA TASMANICA 'VARIEGATA'
FLAX LILY



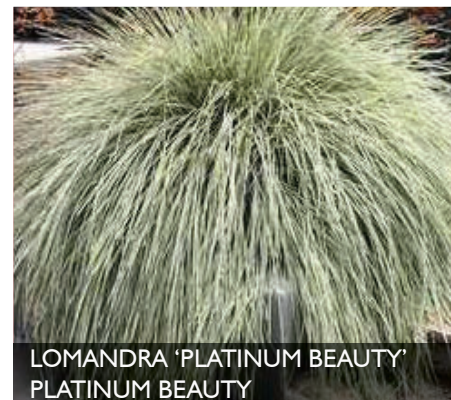
JUNCUS PATENS
CALIFORNIA RUSH



LEYMUS 'CANYON PRINCE'
CANYON PRINCE GIANT WILD RYE



LOMANDRA LONGIFOLIA 'BREEZE'
MAT RUSH



LOMANDRA 'PLATINUM BEAUTY'
PLATINUM BEAUTY



SESLERIA X 'CAMPO AZUL'
CAMPO AZUL MOOR GRASS

ACCENTS

GRASSES

L.9



WATER USE CLASSIFICATION of LANDSCAPE SPECIES (WUCOLS):

WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

CROP FACTOR	PERCENT OF E _o
H - HIGH	70% - 90%
M - MEDIUM	40% - 60%
L - LOW	10% - 30%
VL - VERY LOW	< 10%

IRRIGATION HYDROZONES:

SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (Kc)
[Orange Box]	HYDRO-ZONE - 1 WESTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	12,275 S.F.	LOW	0.30
[Green Box]	HYDRO-ZONE - 2 NORTHERN SUN EXPOSURE/PODIUM BUILDING SHADE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	9,444 S.F.	LOW	0.30
[Red Box]	HYDRO-ZONE - 3 SOUTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	9,504 S.F.	LOW	0.30
[Yellow Box]	HYDRO-ZONE - 4 EASTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	9,456 S.F.	LOW	0.30
TOTAL HYDROZONE AREA:		40,679 S.F.		

LANDSCAPE AREA:

TOTAL SITE AREA:	207,781 S.F.
LANDSCAPE REQUIRED:	16,623 S.F. (8%)
LANDSCAPE PROVIDED:	40,679 S.F. (20%)

NO NATURAL TURF PROPOSED

- WATER CONSERVATION STATEMENT**
- PURPOSE: TO PROVIDE THE MAINTENANCE STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE COMMUNITY.
 - THE IRRIGATION SYSTEM FOR EACH HYDROZONE WILL BE AUTOMATIC AND INCORPORATE LOW VOLUME DRIP EMITTERS, BUBBLERS AND HIGH EFFICIENCY LOW ANGLE SPRAY HEADS AT TURF ONLY. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEPARATED TO ALLOW FOR THE SYSTEMS OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.
 - PLANTING WILL BE DESIGNED TO ENHANCE THE VISUAL CHARACTER OF THE SITE AND THE ARCHITECTURAL ELEMENTS. PLANTS SHALL BE GROUPED WITH SIMILAR WATER, CLIMATIC AND SOIL REQUIREMENTS TO CONSERVE WATER AND CREATE A DROUGHT RESPONSIVE LANDSCAPE.
 - EACH HYDROZONE CONSISTS OF MODERATE TO LOW WATER CONSUMING PLANTS. IN AREAS OF MODERATE WATER CONSUMING PLANTS THEY SHALL BE PROPERLY AMENDED TO RETAIN MOISTURE FOR HEALTHY GROWTH AND TO CONSERVE WATER.
 - PLANT MATERIAL WITHIN EACH HYDROZONE SHALL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST AND WEST EXPOSURES.
 - SOIL SHALL BE PREPARED AND EMENDED TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTED BEDS SHALL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION.
 - TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

- WATER CONSERVATION FEATURES**
- THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:
- IRRIGATION PLANS TO BE DESIGNED TO MEET THE REQUIREMENTS OF CITY OF NEWPORT BEACH CHAPTER 14.17 - WATER EFFICIENT LANDSCAPING
 - INSTALLATION OF AUTOMATIC SMART IRRIGATION CONTROLLER WITH RAIN-SENSOR.
 - THE USE OF LOW PRECIPITATION/LOW ANGLE IRRIGATION SPRAY HEADS.
 - THE USE OF LOW WATER CONSUMING PLANTS.
 - SOIL AMENDMENT TO ACHIEVE GOOD SOIL MOISTURE RETENTION.
 - MULCHING TO REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONE.
 - INSTALLATION OF AUTOMATIC IRRIGATION SYSTEM TO PROVIDE DEEP-ROOT WATERING TO TREES IS REQUIRED.

WATER EFFICIENT LANDSCAPE WORKSHEET

Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)†	ETAF (PF)(IE)	Reference Evapotranspiration (E _o)		Estimated Total Water Use (ETWU)‡	
					50.33	ETAF for MAWA 0.55 (Residential)		
Regular Landscape Areas								
Hydrozone 1 - Western Sun Exposure	0.30	drip	0.81	0.37	12,275	4,546	141,865	
Hydrozone 2 - Northern Sun Exposure	0.30	drip	0.81	0.37	9,444	3,498	109,147	
Hydrozone 3 - Southern Sun Exposure	0.30	drip	0.81	0.37	9,504	3,520	109,840	
Hydrozone 4 - Eastern Sun Exposure	0.30	drip	0.81	0.37	9,456	3,502	109,285	
					Totals	40,679	15,066	470,138
Special Landscape Areas								
					Totals			
					Totals			
					ETWU Total		470,138	
					Maximum Allowed Water Allowance (MAWA)¶		698,155	

*Hydrozone #/Planting Description
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use plantings

†Irrigation Method
overhead spray
or drip

‡Irrigation Efficiency
0.75 for spray head
0.81 for drip

§ETWU (Annual Gallons Required)
*E_o x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

¶MAWA (Annual Gallons Allowed) = (E_o) (0.62) (ETAF x LA) + ((1-ETAF) x SLA)
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year; LA is the total landscape area in square feet; SLA is the total special landscape area in square feet; and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas	15,066
Total ETAF x Area	40,679
Total Area	40,679
Average ETAF	0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Et_o data for CIMIS Station #75 from City of Irvine 8/7/2025



MAJOR SITE DEVELOPMENT REVIEW

CONCEPTUAL IRRIGATION PLAN

1500 QUAIL STREET

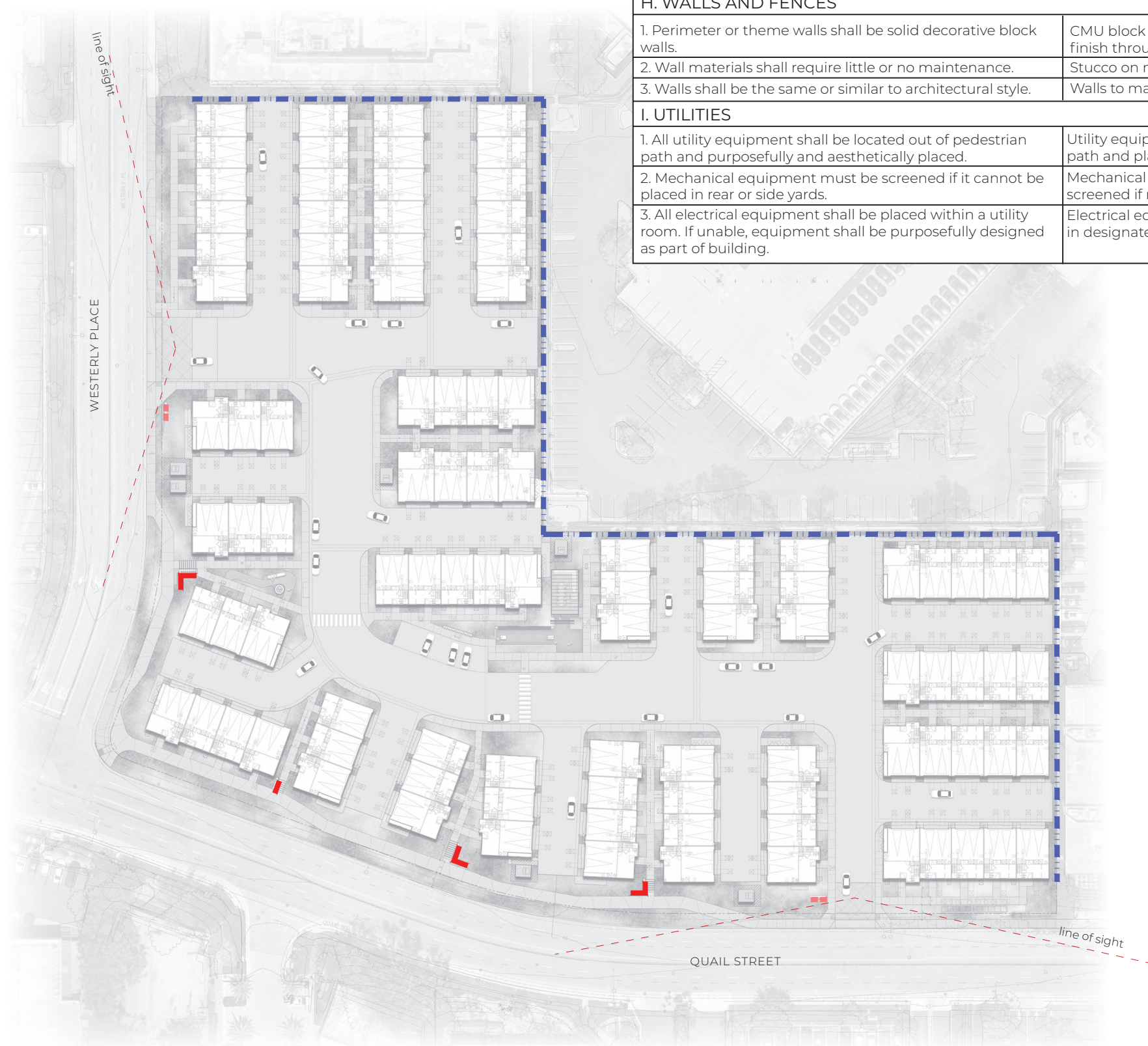
NEWPORT BEACH, CA
APN:427-221-16

PA2025-0163

SUBMITTAL #4: 03.17.26

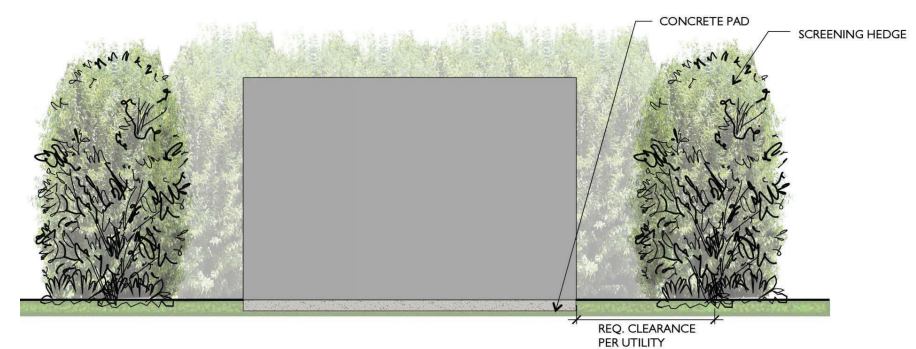
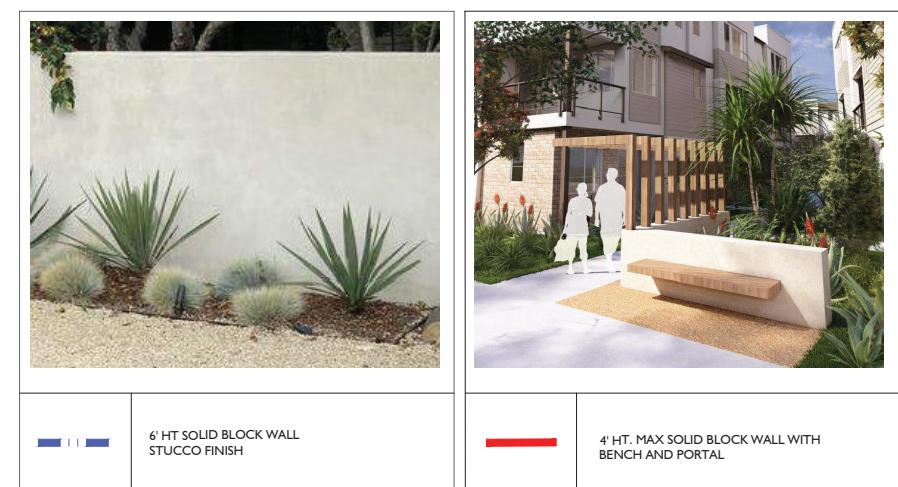


L.10

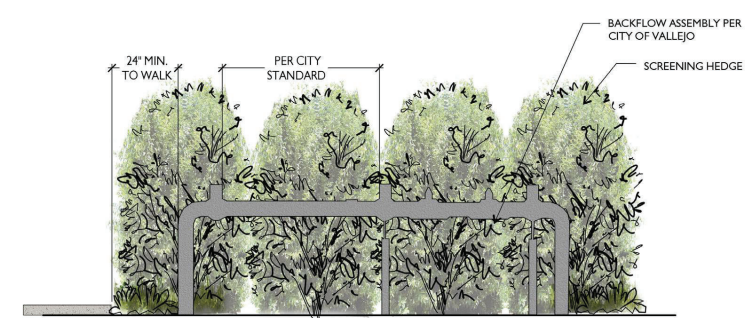


OBJECTIVE DESIGN STANDARDS 20.48.185	
H. WALLS AND FENCES	
1. Perimeter or theme walls shall be solid decorative block walls.	CMU block walls with stucco finish throughout site.
2. Wall materials shall require little or no maintenance.	Stucco on masonry
3. Walls shall be the same or similar to architectural style.	Walls to match architecture
I. UTILITIES	
1. All utility equipment shall be located out of pedestrian path and purposefully and aesthetically placed.	Utility equipment out of path and placed accordingly
2. Mechanical equipment must be screened if it cannot be placed in rear or side yards.	Mechanical equipment screened if necessary.
3. All electrical equipment shall be placed within a utility room. If unable, equipment shall be purposefully designed as part of building.	Electrical equipment placed in designated space.

WALL AND FENCING KEY PER NBMC SECTION 20.30.040 AND OBJECTIVE DESIGN STANDARDS (H):	
SYMBOL	DESCRIPTION:
	6' HT SOLID BLOCK WALL WITH 2" CAP. SEE CIVIL FOR RETAINING CONDITIONS FINISH: 20:30 STUCCO COLOR: TO MATCH ADJACENT BUILDING NO WALLS PROPOSED ADJACENT TO PUBLIC STREETS
	4' HT. MAX SOLID BLOCK WALL WITH BENCH AND PORTAL FINISH: 20:30 STUCCO COLOR: TO MATCH ADJACENT BUILDING
	MONUMENT WALL PER SEPARATE PERMIT



TYP. SECTION AT TRANSFORMER SCREENING



TYP. SECTION AT UTILITY SCREENING



MAJOR SITE DEVELOPMENT REVIEW

WALL AND FENCE PLAN
1500 QUAIL STREET

NEWPORT BEACH, CA
APN:427-221-16

PA2025-0163



SUBMITTAL #4: 03.17.26

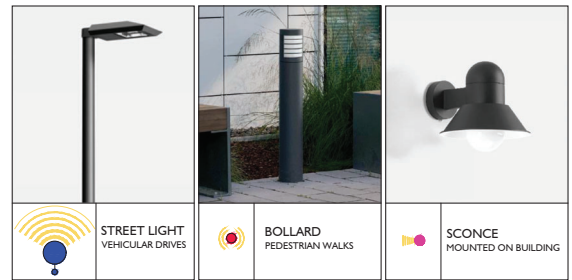


L.11



EXTERIOR LIGHTING LEGEND PER NBMC SECTION 20.30.070

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	STREET LIGHT	VEHICULAR DRIVES - WITH CUTOFF SHIELDS
	BOLLARD	AT PEDESTRIAN PATH OF TRAVEL
	SCONCE AT GARAGE SIDE	MOUNTED ON BUILDING



EXTERIOR LIGHTING NOTES:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE TUNGSTEN OR METAL HALIDE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED. CUTOFF SHIELDS WILL BE USED IF NECESSARY.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

*** FOR REFERENCE ONLY ***

STREET LIGHT PER CITY OF NEWPORT STANDARDS

CONCEPTUAL LIGHTING PLAN (CONDITION OF APPROVAL)

1500 QUAIL STREET

NEWPORT BEACH, CA
APN:427-221-16

PA2025-0163



SUBMITTAL #4: 03.17.26



MAJOR SITE DEVELOPMENT REVIEW



L.12



LANDSCAPE RENDERING
PAOS ON QUAIL STREET

1500 QUAIL STREET

NEWPORT BEACH, CA
APN:427-221-16

PA2025-0163



SUBMITTAL #4: 03.17.26



MAJOR SITE DEVELOPMENT REVIEW

L.13





LANDSCAPE RENDERING
AMENITY COURTYARD #1 AND #2

1500 QUAIL STREET

NEWPORT BEACH, CA
APN:427-221-16

PA2025-0163



SUBMITTAL #4: 03.17.26



MAJOR SITE DEVELOPMENT REVIEW

L.14





Lincoln

NOTE: BUILDING COLORS SHOWN ARE ARTIST CONCEPTION. PLEASE REFER TO COLOR MATERIAL BOARDS, MANUFACTURE'S SPECIFICATIONS AND COLOR AND LOCATION PACKAGE FOR EXACT LOCATION AND SAMPLES FOR MORE ACCURATE COLORS.

RESIDENCES AT 1500 QUAIL

NEWPORT BEACH, CA

BIRDSEYE VIEW

2025150 | 03-19-26

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ARCHITECTS . PLANNERS . DESIGNERS

WHA.
ORANGE COUNTY . BAY AREA . SACRAMENTO



Lincoln

NOTE: BUILDING COLORS SHOWN ARE ARTIST CONCEPTION. PLEASE REFER TO COLOR MATERIAL BOARDS, MANUFACTURE'S SPECIFICATIONS AND COLOR AND LOCATION PACKAGE FOR EXACT LOCATION AND SAMPLES FOR MORE ACCURATE COLORS.

RESIDENCES AT 1500 QUAIL

NEWPORT BEACH, CA

EYE LEVEL STREET VIEW

2025150 | 03-19-26

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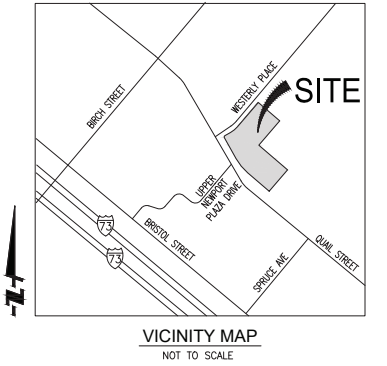
ARCHITECTS . PLANNERS . DESIGNERS

WHA.
ORANGE COUNTY . BAY AREA . SACRAMENTO

VESTING TENTATIVE TRACT MAP NO. 19438

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

(FOR RESIDENTIAL CONDOMINIUMS AND RE-SUBDIVISION PURPOSES)



SITE ADDRESS
1500 QUAIL STREET
NEWPORT BEACH, CA 92660

OWNER
QUAIL NEWPORT OWNER, LLC
4041 MACARTHUR BLVD., SUITE 150
NEWPORT BEACH, CA 92660
CONTACT: PARKE MILLER
PHONE: (951) 517-5640

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 2, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP IS FILED IN BOOK 120, PAGES 27 AND 28 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 427-221-16

CIVIL ENGINEER
ORIANA SLASOR, P.E.
FUSCOE ENGINEERING, INC.
15535 SAND CANYON AVE, SUITE 100
IRVINE, CA 92618
PHONE: (949) 474-1960



GENERAL NOTES
1. EXISTING LAND USE: COMMERCIAL
2. PROPOSED LAND USE: RESIDENTIAL CONDOMINIUM
3. PROPOSED NUMBER OF UNITS: 100

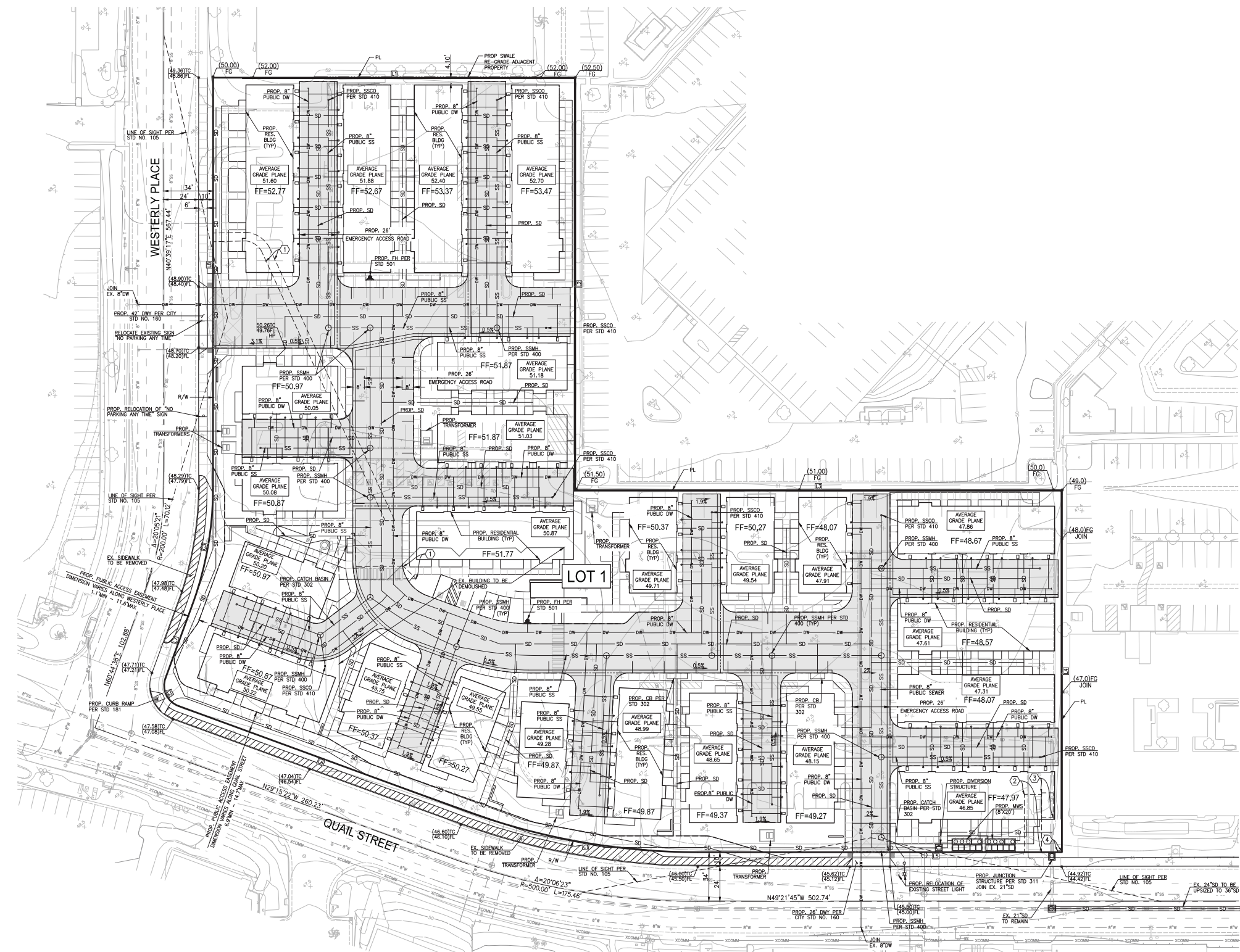
BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CONTROL FROM NV5 PROVIDED BY THE CLIENT. NV5'S UNSIGNED ALTA SURVEY DATED 07/01/22 LISTS THE FOLLOWING AS THE BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF QUAIL STREET AS SHOWN ON PARCEL MAP FILED IN BOOK 120, PAGES 27 AND 28, RECORD OF ORANGE COUNTY, STATE OF CALIFORNIA
BEARINGS BEING NORTH 29°15'22" WEST

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. 060590286A, EFFECTIVE 12/03/2009

UTILITY NOTES
1. ALL PROPOSED UTILITIES TO BE INSTALLED PER CITY OF NEWPORT BEACH STANDARDS AND SPECIFICATIONS.
2. PROPOSED UTILITIES TO CONNECT TO EXISTING PUBLIC FACILITIES IN WESTERLY PLACE AND QUAIL STREET.
3. DRAINAGE FOR THE SITE WILL BE COLLECTED BY AN ON-SITE PRIVATE AREA DRAIN SYSTEM AND CONVEYED TO A PROPOSED MODULAR WETLAND.
4. THE PROJECT PROPOSES ON-SITE PUBLIC SEWER AND WATER MAINS TO SERVICE THE PROPOSED BUILDINGS.
5. ALL PROPOSED TRANSFORMERS AND TRANSFORMER PADS SHALL BE LOCATED ENTIRELY ON-SITE AND BE ACCESSIBLE FROM THE PRIVATE PROPERTY.

- EXISTING EASEMENTS**
- EASEMENT(S) GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL RECORDED APRIL 16, 1982 AS INSTRUMENT NO 82-132700 OF OFFICIAL RECORDS - PLOTTED HEREON - (APPROXIMATE LOCATION) - THE RECORD DOCUMENT CONTAINS AMBIGUOUS DEPICTION OF THE EASEMENT. EASEMENT TO BE QUITCLAIMED.
 - EASEMENT(S) GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL RECORDED JANUARY 20, 1983 AS INSTRUMENT NO. 83-030152 OF OFFICIAL RECORDS - PLOTTED HEREON. EASEMENT TO BE QUITCLAIMED.
 - EASEMENT(S) GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL RECORDED OCTOBER 29, 1991 AS INSTRUMENT NO. 91-588746 OF OFFICIAL RECORDS - PLOTTED HEREON. EASEMENT TO BE QUITCLAIMED.
 - EASEMENT(S) GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL RECORDED DECEMBER 04, 2002 AS INSTRUMENT NO. 2002001094675 OF OFFICIAL RECORDS - PLOTTED HEREON. EASEMENT TO BE QUITCLAIMED.

- ABBREVIATIONS**
- | | |
|------|---------------------------------|
| BLDG | BUILDING |
| C | CURVE |
| CL | CENTERLINE |
| CO | CLEANOUT |
| DW | DOMESTIC WATER |
| E | EAST |
| ESMT | EASEMENT |
| EX | EXISTING |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FL | FLOW LINE |
| L | LENGTH |
| MWS | MODULAR WETLAND SYSTEM |
| N | NORTH |
| PL | PROPERTY LINE |
| PROP | PROPOSED |
| R | RADIUS |
| SD | STORM DRAIN |
| SSCO | SANITARY SEWER |
| SSMH | SANITARY SEWER CLEAN OUT |
| STD | SANITARY SEWER MANHOLE STANDARD |
| TC | TOP OF CURB |
| R/W | RIGHT-OF-WAY |
| T/D | TO BE DETERMINED |
| W | WEST |
-
- | | | |
|-----|---------------------------------|---|
| --- | PROPERTY LINE/RIGHT-OF-WAY | |
| --- | CENTERLINE | |
| --- | PROPOSED LOT LINE | |
| --- | PROPOSED PUBLIC ACCESS EASEMENT | |
| --- | CATV | |
| --- | PROPOSED CABLE TV LINE | |
| --- | E | EXISTING ELECTRIC LINE |
| --- | EXISTING GAS LINE | |
| --- | T | EXISTING TELEPHONE LINE |
| --- | DW | EXISTING DOMESTIC WATER |
| --- | SS | EXISTING SANITARY SEWER |
| --- | DW | PROPOSED DOMESTIC WATER |
| --- | FW | PROPOSED FIRE WATER |
| --- | SS | PROPOSED SANITARY SEWER |
| --- | SD | PROPOSED STORM DRAIN |
| --- | --- | PROPOSED PUBLIC UTILITY/EMERGENCY ACCESS ROAD (26" MIN) |
| --- | --- | EXISTING SIDEWALK TO BE REMOVED |



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N49°20'43"W	250.00'
L2	N40°39'17"E	284.87'
L3	N49°21'45"W	336.07'
L4	N40°38'15"E	250.00'
L5	N49°21'45"W	251.37'
L6	N29°15'22"W	211.23'
L7	N60°44'38"E	53.88'
L8	N40°39'17"E	283.72'

CURVE TABLE

CURVE #	RADIUS	LENGTH	Δ
C1	466.00'	163.53'	20°06'23"
C2	15.00'	23.56'	90°00'00"
C3	234.00'	82.05'	20°05'21"

PROPOSED LOT SUMMARY

LOT NO.	AREA	LAND USE
1	207,998 SF 4.77 AC	RESIDENTIAL

NO.	DATE	REVISION	DESCRIPTION



VESTING TENTATIVE TRACT MAP NO. 19438
1500 QUAIL
CITY OF NEWPORT BEACH
FOR RESIDENTIAL CONDOMINIUM AND RE-SUBDIVISION PURPOSES

DATE: 03/12/2026
SCALE: AS SHOWN
JOB NO.: 1380-003
DRAWN: DT/MK
CHECKED: 123
SHEET 1 OF 1

F:\Projects\1380\003\Drawings\Titleblock.dwg (1/12/2026 3:32 PM) Plotted by: Gishem Tisdale



Lincoln

NOTE: BUILDING COLORS SHOWN ARE ARTIST CONCEPTION. PLEASE REFER TO COLOR MATERIAL BOARDS, MANUFACTURE'S SPECIFICATIONS AND COLOR AND LOCATION PACKAGE FOR EXACT LOCATION AND SAMPLES FOR MORE ACCURATE COLORS.

RESIDENCES AT 1500 QUAIL

NEWPORT BEACH, CA

EYE LEVEL PARK VIEW

2025150 | 03-19-26

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ORANGE COUNTY . BAY AREA . SACRAMENTO