

Attachment No. PC 3

Project Plans

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FORD ROAD
NEWPORT BEACH | CALIFORNIA
KNIGHTHALL CAPITAL | 24 -172
DATE 6 | 25 | 25



COVER SHEET | CS 1







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LANDSCAPE

OVERALL LANDSCAPE PLAN
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VESTING TENTATIVE TRACT MAP
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Net Site Area:	1.16 ac
Total Units:	27 units
Average Net Density:	23.28 du/ac
Total Buildable SF:	52,128 sf
Lot Coverage:	45 %

UNIT SUMMARY							
UA SPLIT (4 STORY)							
Plan Type	Net S.F.	Bed/Bath	Garage	Stories	# units	% of total	Buildable SF
Plan 1	1,314	2/2.5	2-tandem	3	8	30%	10,512
Plan 2	1,819	3/3.5-loft	2-std	4	8	30%	14,552
Plan 3	2,402	4/3.5-loft	2-std	4	5	19%	12,010
Plan 4	2,509	4/3.5-loft	2-std	4	6	22%	15,054
				Total	27	100%	52,128

MIN. PARKING REQUIRED		Spaces required
MULTI-UNIT DWELLING - 4 UNITS OR MORE		
2 BR	1.8 spaces/unit	14.4 spaces
3+ BR	2 spaces/unit	38 spaces
Guest	0.3 spaces/unit	8.1 spaces
Total Required		61 spaces

PARKING PROVIDED	Spaces provided
Garage - std	38 spaces
Garage - tandem	16 spaces
Open guest parking	10 spaces
Delivery spaces	2 spaces
Total Provided	66 spaces

	Spaces required	Spaces provided
Accessible Parking (Table §11B-208.2 CBC)		
Standard	0 spaces	0 spaces
Van Accessible	1 spaces	2 spaces
Total	1 spaces	2 spaces

EV Parking (\$4,106.4 CGBSC)			
EV Ready	40%	4 spaces	5 spaces
EVCS	10%	1 spaces	1 spaces
Accessible	1 per 25 EVCS	1 space	1 spaces
Total		6 spaces	7 spaces

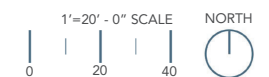
Net Site Area:	1.16 ac
Total Units:	27 units
Required Common Open Space (75 sf per unit)	2,025 sf
Proposed Common Open Space	2,857 sf



NEWPORT BEACH | CALIFORNIA

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ILLUSTRATIVE SITE PLAN | SP1

BONITA CANYON DR

LPZ AREA: 100 SF
LANDSCAPE AREA: 349 SF
% LANDSCAPE: 29%

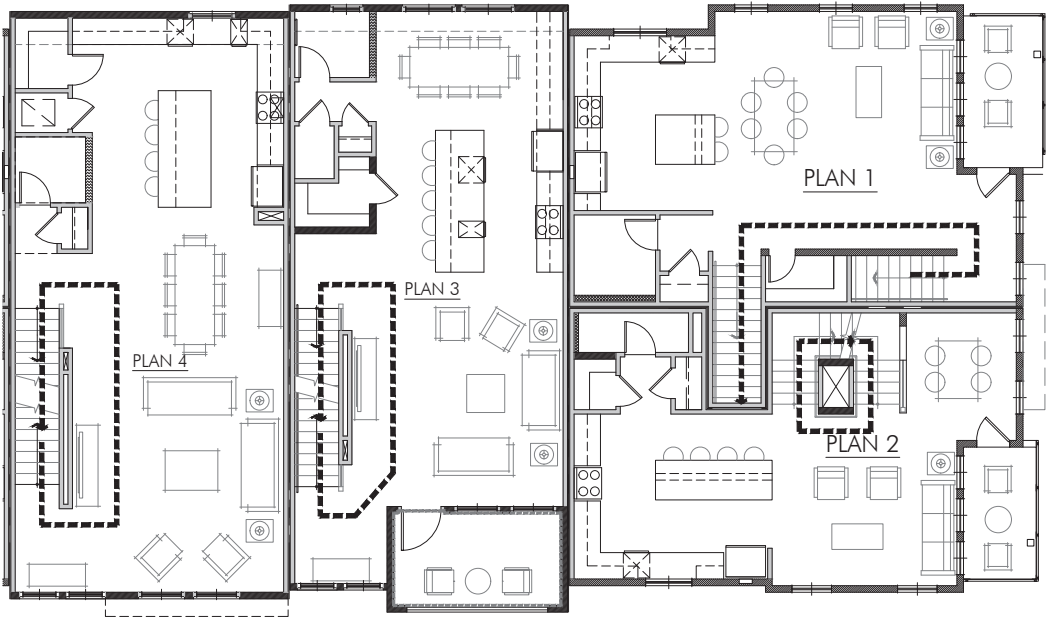
LPZ AREA: 106 SF
LANDSCAPE AREA: 423 SF
% LANDSCAPE: 25%

LPZ AREA: 153 SF
LANDSCAPE AREA: 572 SF
% LANDSCAPE: 27%

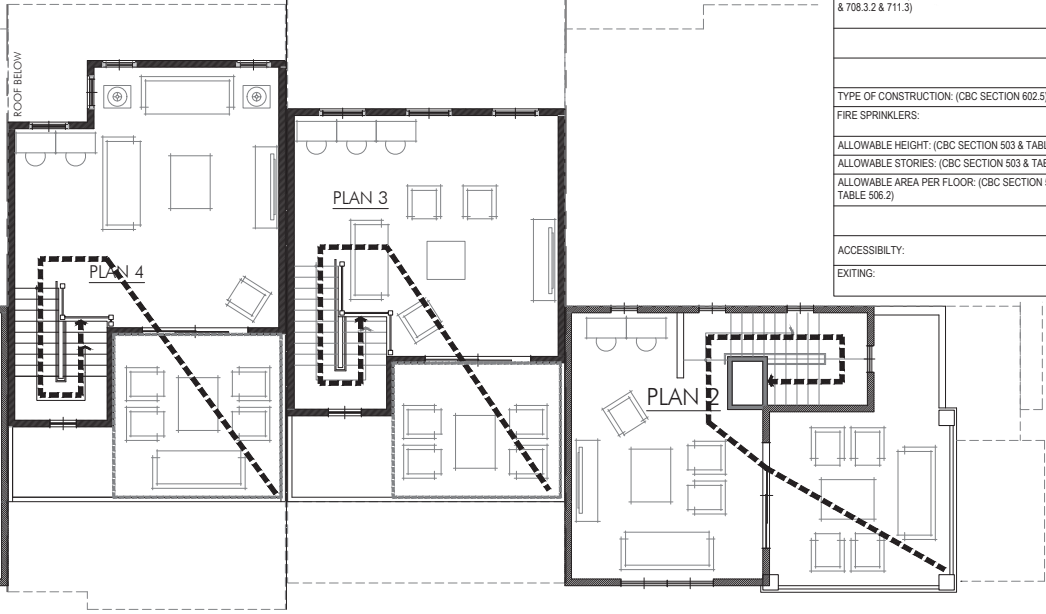
LPZ AREA: 187 SF
LANDSCAPE AREA: 677 SF
% LANDSCAPE: 28%

MACARTHUR BLVD

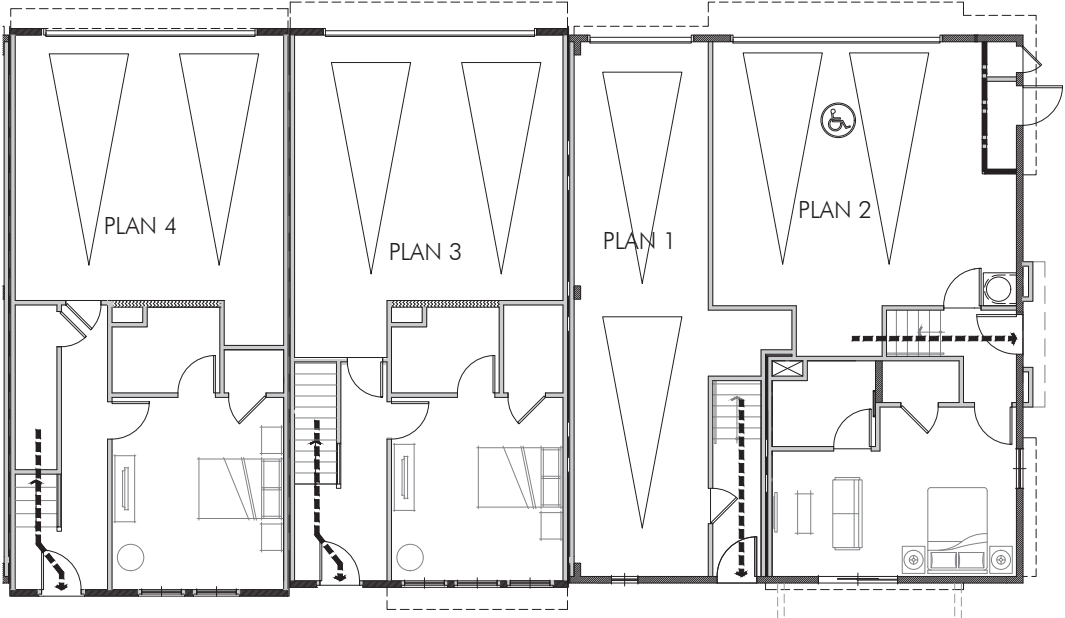
FORD RD



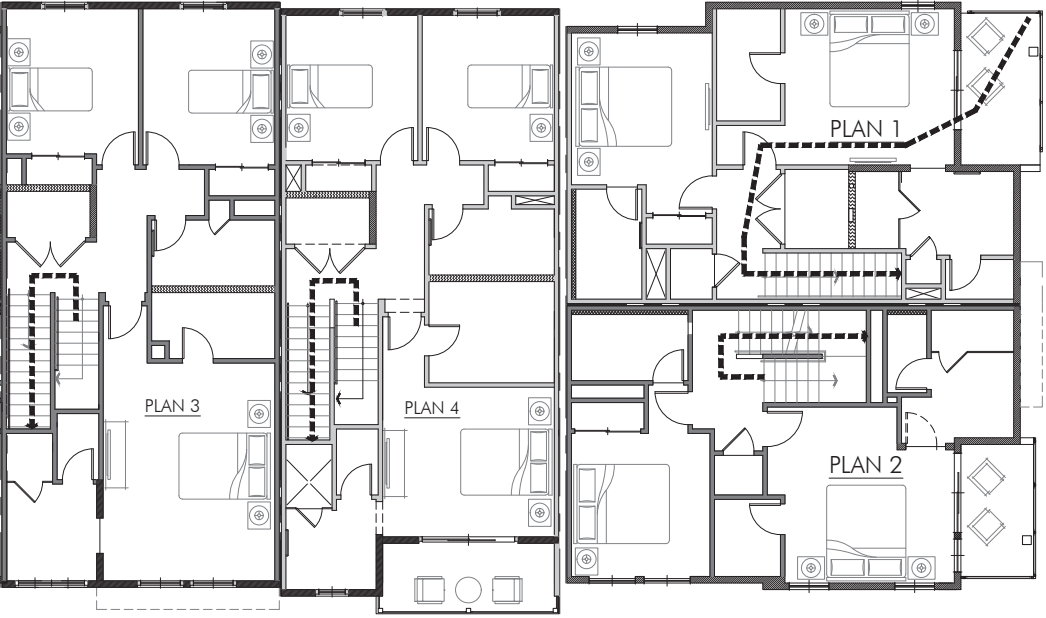
2ND LEVEL



4TH LEVEL



1ST LEVEL



3RD LEVEL

BUILDING CODE ANALYSIS:	4-STORY TYPE VA
OCCUPANCY GROUP: (CBC SECTION 310.3 & 311.3)	GROUP R-2U
SEPARATIONS: (CBC SECTION 420 & TABLE 508.4 & 406.3.4 & 708.3.2 & 711.3)	WALLS SEPARATING DWELLING UNITS SHALL BE 1/2-HOUR FIRE PARTITION PER CBC SECTION 708.3.2 WITH FULL NFPA 13 SPRINKLERS. 1-HR FIRE AND 50-54 STC SOUND RATING PARTITION PROVIDED
	WALLS SEPARATING R-2 AND U OCC. SHALL BE 1/2" GYP BD MIN. AT GARAGE SIDE PER CBC TABLE 508.4 & SECTION 406.3.2. 5/8" GYP BD PROVIDED
	FLOORS SEPARATING R-2 AND U OCC. SHALL HAVE 5/8" TYPE 'X' GYP BD AT GARAGE CEILING PER CBC SECTION 406.3.4.
TYPE OF CONSTRUCTION: (CBC SECTION 602.5)	TYPE VA
FIRE SPRINKLERS:	NFPA 13 SPRINKLERS PER CBC SECTION 903.3.1.1, WITH SPRINKLER MONITORS AND ALARMS PER CBC 903.4.
ALLOWABLE HEIGHT: (CBC SECTION 503 & TABLE 504.3)	70 FT. MAXIMUM
ALLOWABLE STORIES: (CBC SECTION 503 & TABLE 504.4)	4 STORIES
ALLOWABLE AREA PER FLOOR: (CBC SECTION 503.1 & TABLE 506.2)	R-2: 36,000 SF MAXIMUM
	U: 27,000 SF MAXIMUM
ACCESSIBILITY:	SHALL COMPLY WITH CBC CHAPTER 11A. 10% OF TOTAL UNITS ON SITE SHALL BE ACCESSIBLE PER CBC 1102A.3. PRIVATELY FUNDED.
EXITING:	ONLY ONE EXIT REQUIRED PER CBC SECTION 1021.2 - MAXIMUM TRAVEL DISTANCE IS 125 FEET

EXIT TRAVEL DISTANCES

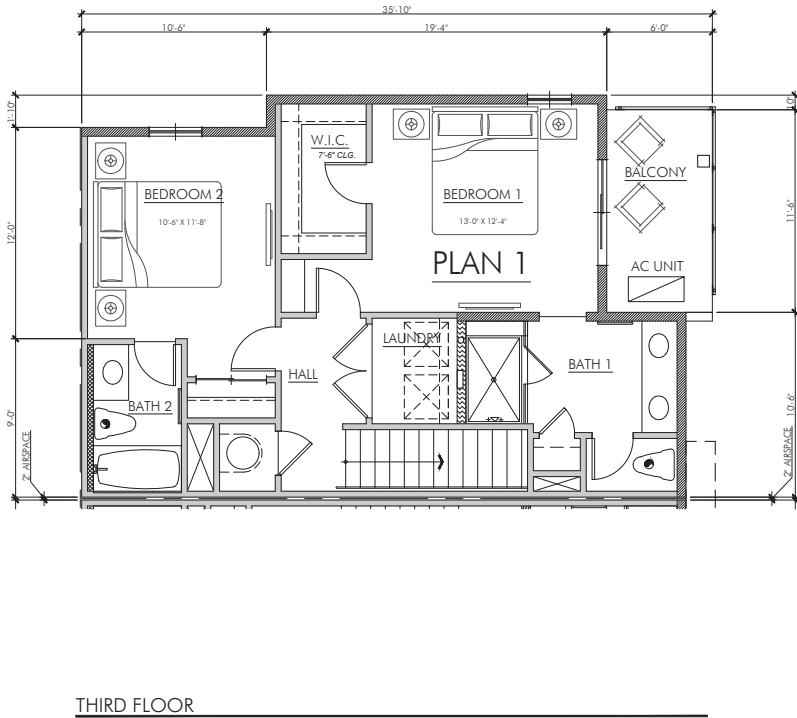
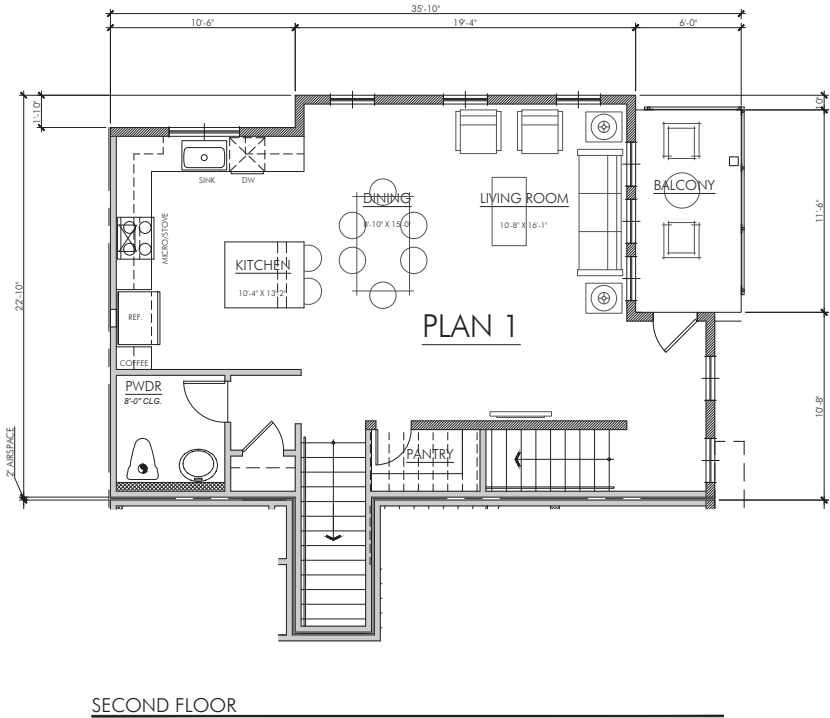
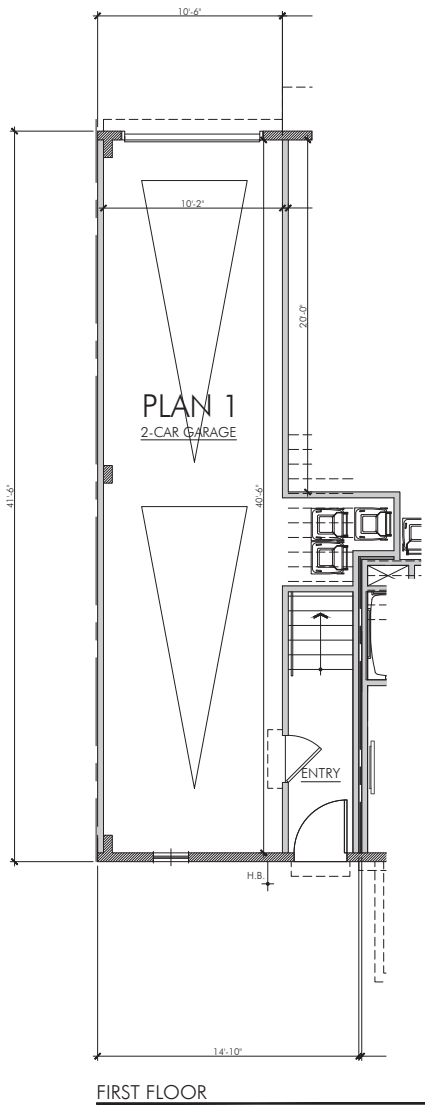
PLAN 1	
1ST LEVEL	13'-3"
2ND LEVEL	39'-11"
3RD LEVEL	46'-7"
TOTAL	99'-10"

PLAN 2	
1ST LEVEL	12'-4"
2ND LEVEL	23'-11"
3RD LEVEL	17'-4"
4TH LEVEL	46'-7"
TOTAL	100'-1"

PLAN 3	
1ST LEVEL	12'-8"
2ND LEVEL	43'-2"
3RD LEVEL	18'-2"
4TH LEVEL	45'-5"
TOTAL	119'-5"

PLAN 4	
1ST LEVEL	12'-8"
2ND LEVEL	46'-8"
3RD LEVEL	18'-9"
4TH LEVEL	45'-10"
TOTAL	123'-11"

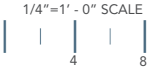
ALLOWABLE BUILDING AREA:																	
BUILDING TYPE	OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE AREA TABLE (CBC TABLE 506.2) R2 / U	FRONTAGE (If) INCREASE (CBC SECTION 506.3)	SPRINKLER (Ifs) INCREASE (CBC SECTION 506.3)	ALLOWABLE NUMBER OF STORIES (CBC 504.4)	ACTUAL BUILDING AREA 1ST FLOOR S.F. R2	ACTUAL BUILDING AREA 2ND FLOOR S.F. R2	ACTUAL BUILDING AREA 3RD FLOOR S.F. R2	ACTUAL BUILDING AREA 4TH FLOOR S.F. R2	ACTUAL BUILDING AREA GARAGE S.F. U	DECK & TERRACE	ALLOWABLE BUILDING HEIGHT (CBC TABLE 504.3)	TOTAL ACTUAL BUILDING AREA S.F. R2	ACTUAL BUILDING AREA S.F. R2 + U	BUILDING MIXED-AREA RATIO (<3)	FIRE WALL REQUIRED
5 PLEX - 4 STORY	R-2 / U	TYPE VA, 1-HOUR	36,000 / 27,000 S.F.	NOT USED	USED FOR HEIGHT INCREASE (4-STORY)	4	1,340	3,468	3,661	1,184	2,415	1,177	70	10,830	13,245	0.36	NO
6 PLEX - 4 STORY	R-2 / U	TYPE VA, 1-HOUR	36,000 / 27,000 S.F.	NOT USED	USED FOR HEIGHT INCREASE (4-STORY)	4	1,765	4,283	4,592	1,620	2,879	1,574	70	13,834	16,713	0.45	NO
8 PLEX - 4 STORY	R-2 / U	TYPE VA, 1-HOUR	36,000 / 27,000 S.F.	NOT USED	USED FOR HEIGHT INCREASE (4-STORY)	4	2,644	6,032	6,404	2,520	3,792	2,244	70	19,844	23,636	0.63	NO

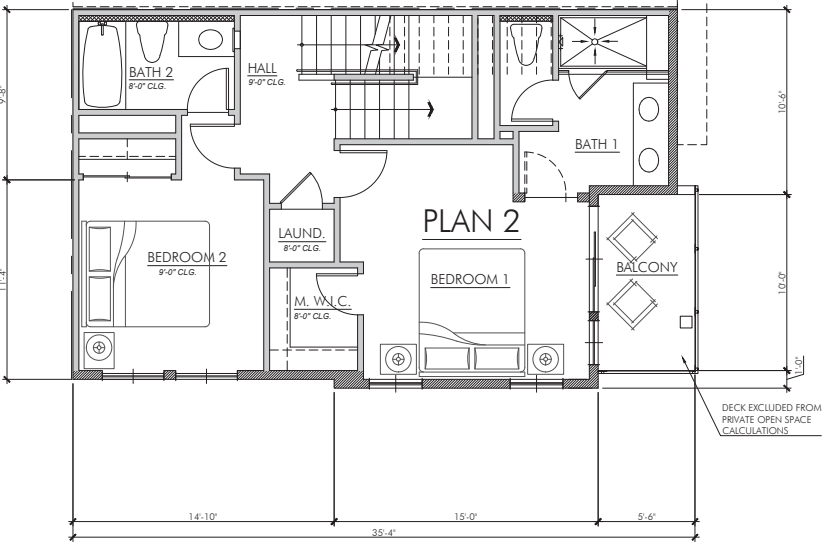
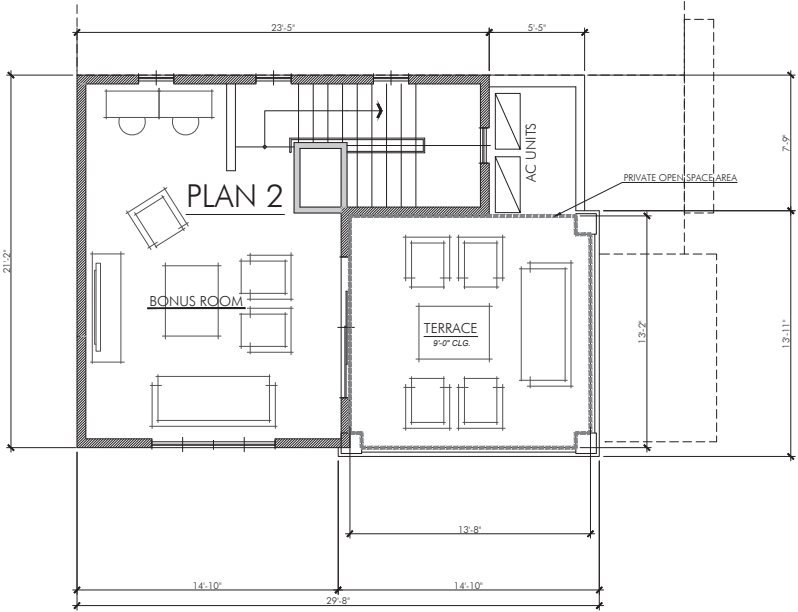
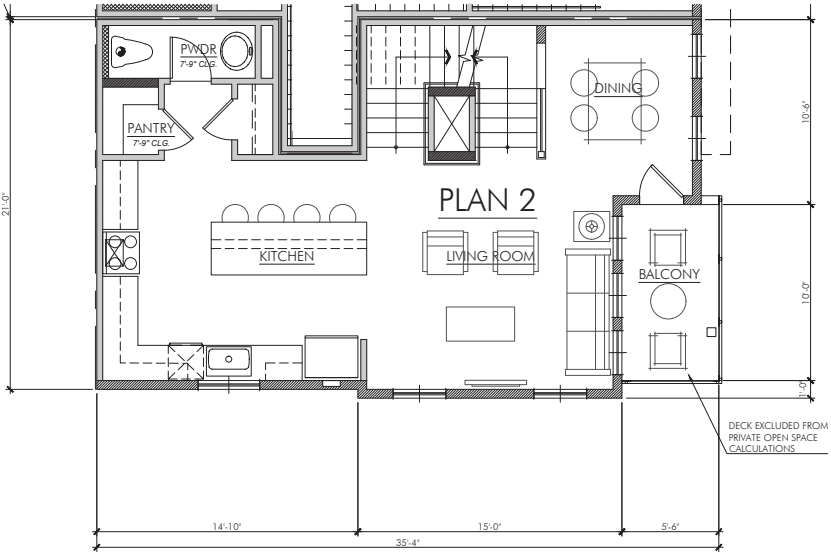
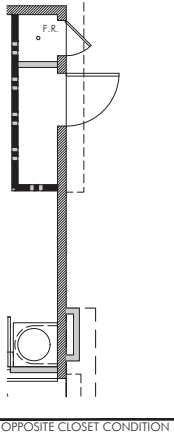
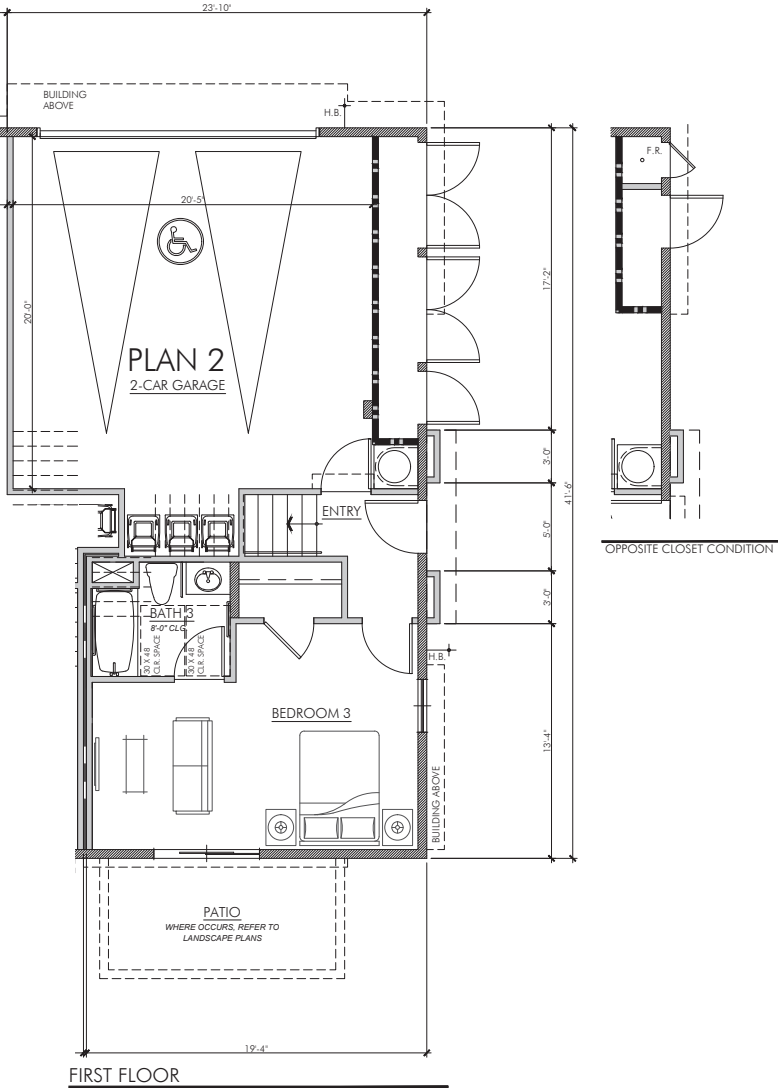


GROSS AREA	
PLAN 1 • 2 BR/2.5 BA	
PLAN 1 • FIRST FLOOR - GROSS	539 SQ. FT.
PLAN 1 • SECOND FLOOR - GROSS	708 SQ. FT.
PLAN 1 • THIRD FLOOR - GROSS	670 SQ. FT.
PLAN 1 • TOTAL GROSS (N.B.M.C.) 1,916 SQ. FT.	
PLAN 1 • DECKS	139 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% GFA)	96 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	139 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

NOTE:
ALL BEDROOMS SHALL HAVE AN
EGRESS WINDOW WITH A MINIMUM
OPENING SIZE OF 5.7 SQ. FT.

NET LIVING AREA	
PLAN 1 • 2 BR/2.5 BA	
PLAN 1 • FIRST FLOOR - NET	54 SQ. FT.
PLAN 1 • SECOND FLOOR - NET	612 SQ. FT.
PLAN 1 • THIRD FLOOR - NET	647 SQ. FT.
PLAN 1 • TOTAL NET 1,314 SQ. FT.	

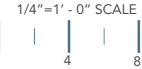


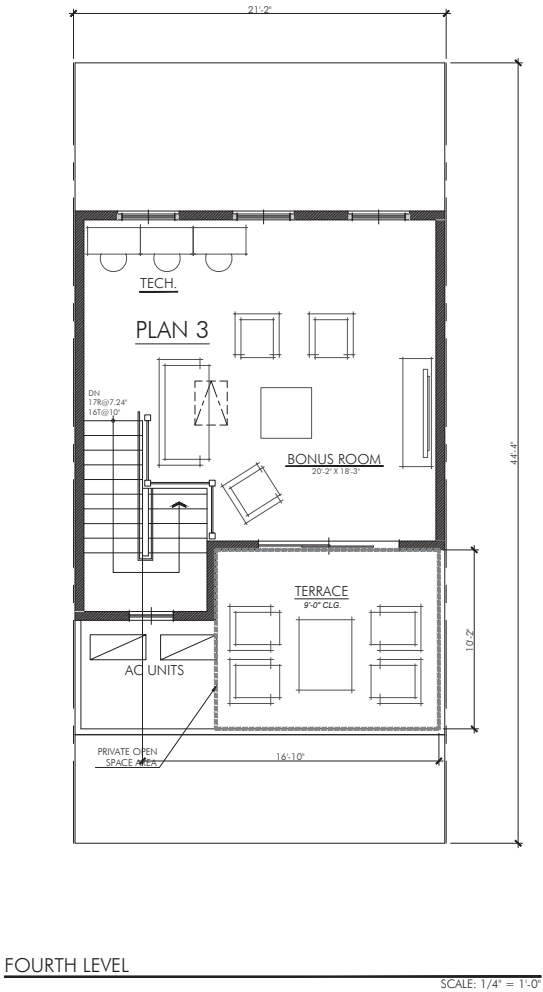
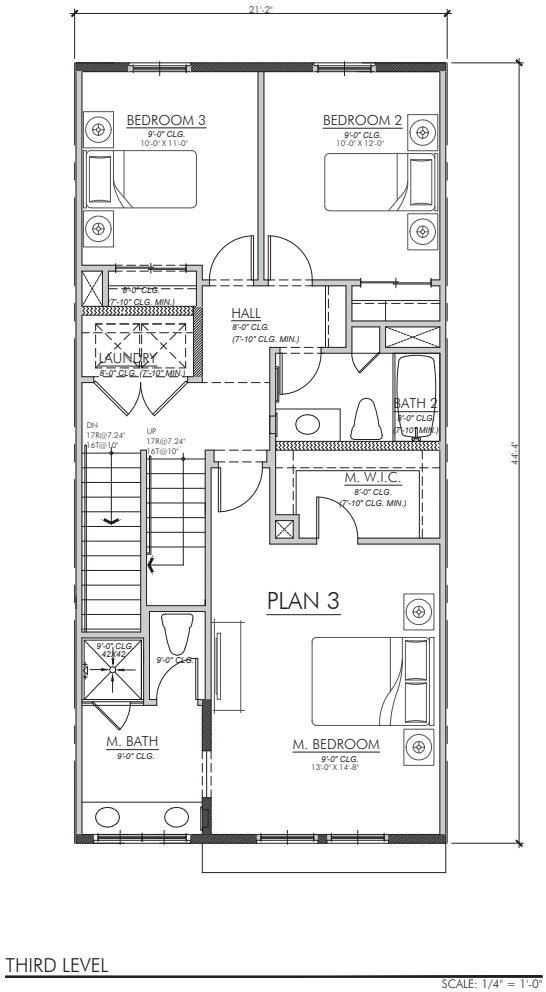
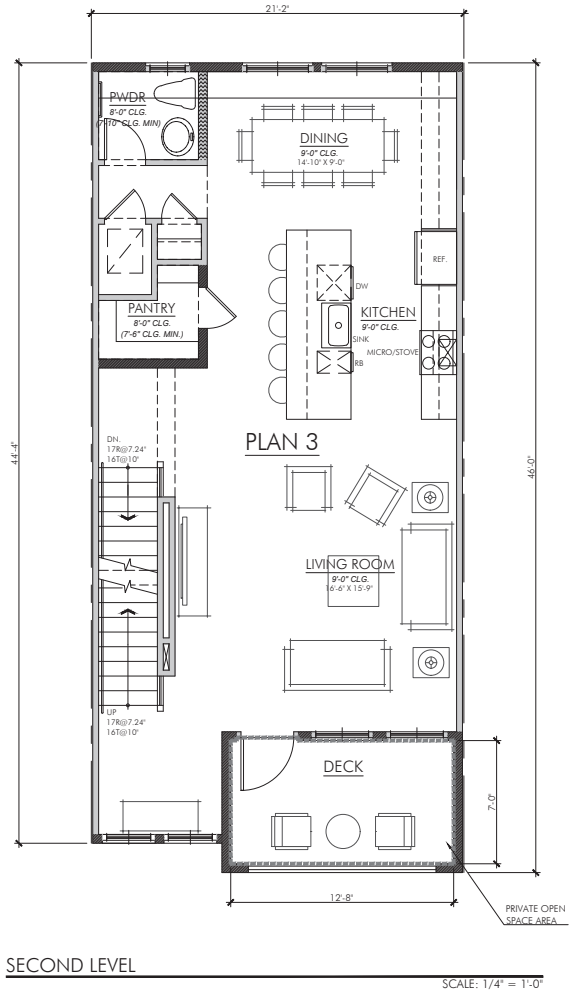
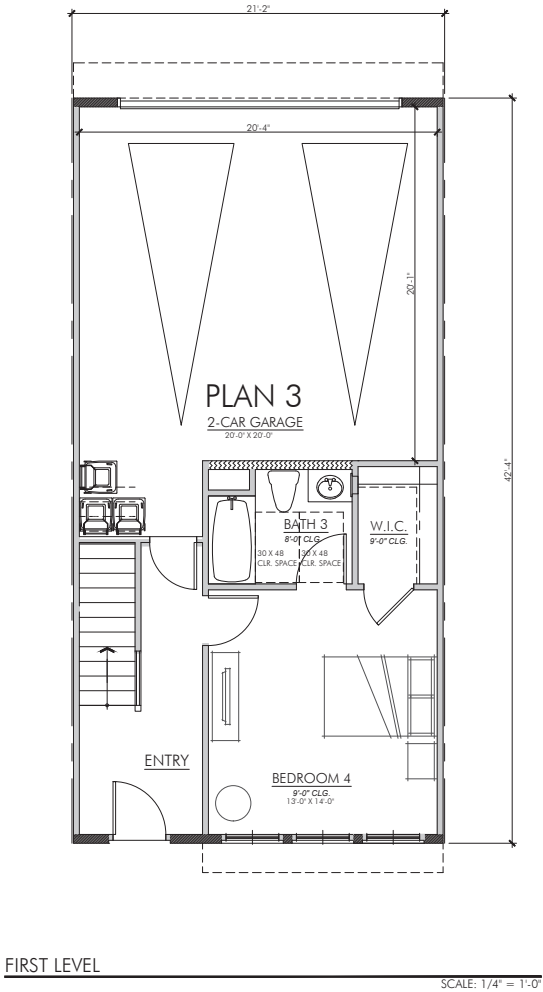


NOTE:
ALL BEDROOMS SHALL HAVE AN
EGRESS WINDOW WITH A MINIMUM
OPENING SIZE OF 5.7 SQ. FT.

GROSS AREA	
PLAN 2 • 3 BR/3.5 BA/LOFT	
PLAN 2 • FIRST FLOOR - GROSS	839 SQ. FT.
PLAN 2 • SECOND FLOOR - GROSS	572 SQ. FT.
PLAN 2 • THIRD FLOOR - GROSS	621 SQ. FT.
PLAN 2 • FOURTH FLOOR - GROSS	292 SQ. FT.
PLAN 2 • TOTAL GROSS (NBMQ)	2,325 SQ.FT.
PLAN 2 • DECKS	111 SQ. FT.
PLAN 2 • TERRACE	214 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% GFA)	116 SQ.FT.
PRIVATE OPEN SPACE PROVIDED	178 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

NET LIVING AREA	
PLAN 2 • 3 BR/3.5 BA/LOFT	
PLAN 2 • FIRST FLOOR - NET	340 SQ. FT.
PLAN 2 • SECOND FLOOR - NET	543 SQ. FT.
PLAN 2 • THIRD FLOOR - NET	619 SQ. FT.
PLAN 2 • FOURTH FLOOR - NET	292 SQ. FT.
PLAN 2 • TOTAL NET	1,509 SQ.FT.

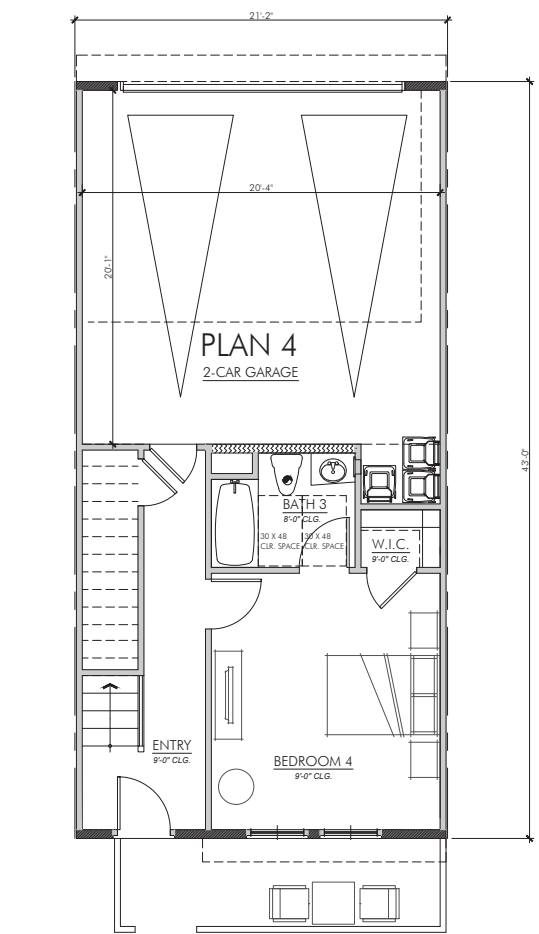




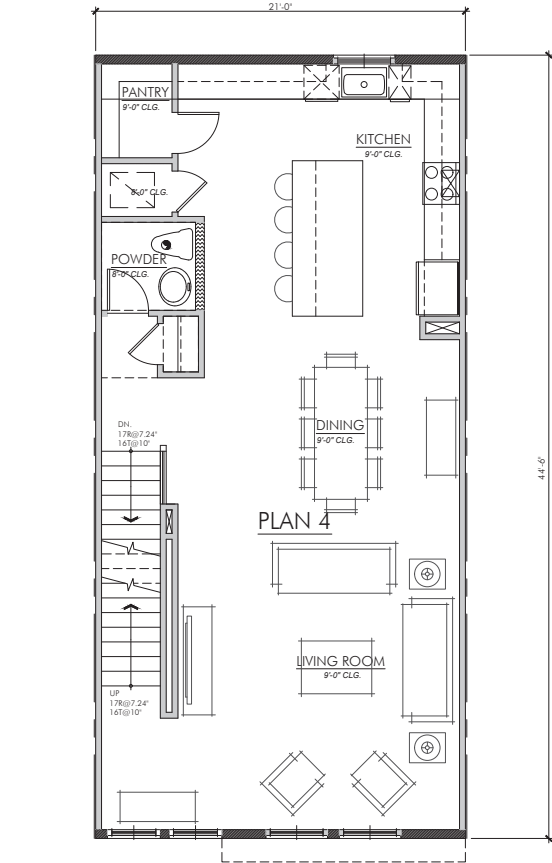
NOTE:
ALL BEDROOMS SHALL HAVE AN
EGRESS WINDOW WITH A MINIMUM
OPENING SIZE OF 5.7 SQ. FT.

GROSS AREA	
PLAN 3 • 4 BR/3.5 BA/LOFT	
PLAN 3 • FIRST FLOOR - GROSS	889 SQ. FT.
PLAN 3 • SECOND FLOOR - GROSS	805 SQ. FT.
PLAN 3 • THIRD FLOOR - GROSS	862 SQ. FT.
PLAN 3 • FOURTH FLOOR - GROSS	363 SQ. FT.
PLAN 3 • TOTAL GROSS (NBMC)	2,919 SQ. FT.
PLAN 3 • DECK	89 SQ. FT.
PLAN 3 • TERRACE	176 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% GFA)	146 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	218 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

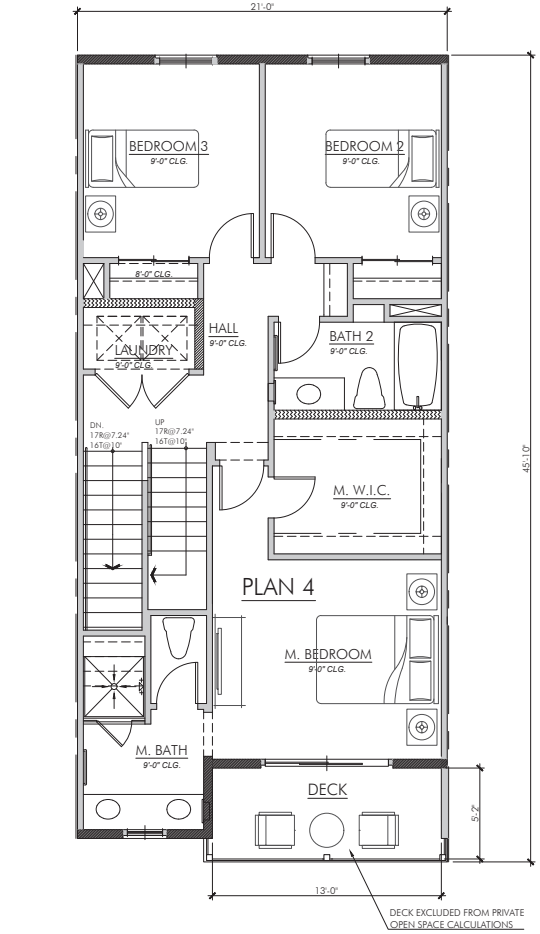
NET LIVING AREA	
PLAN 2 • 3 BR/3.5 BA/LOFT	
PLAN 3 • FIRST FLOOR - NET	388 SQ. FT.
PLAN 3 • SECOND FLOOR - NET	744 SQ. FT.
PLAN 3 • THIRD FLOOR - NET	881 SQ. FT.
PLAN 3 • FOURTH FLOOR - NET	370 SQ. FT.
PLAN 3 • TOTAL NET	2,402 SQ. FT.



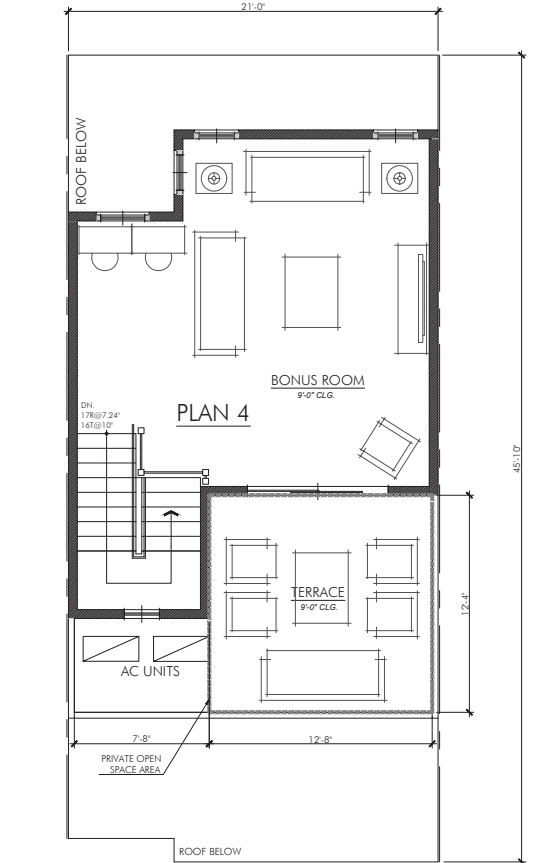
FIRST LEVEL
SCALE: 1/4" = 1'-0"



SECOND LEVEL
SCALE: 1/4" = 1'-0"



THIRD LEVEL
SCALE: 1/4" = 1'-0"

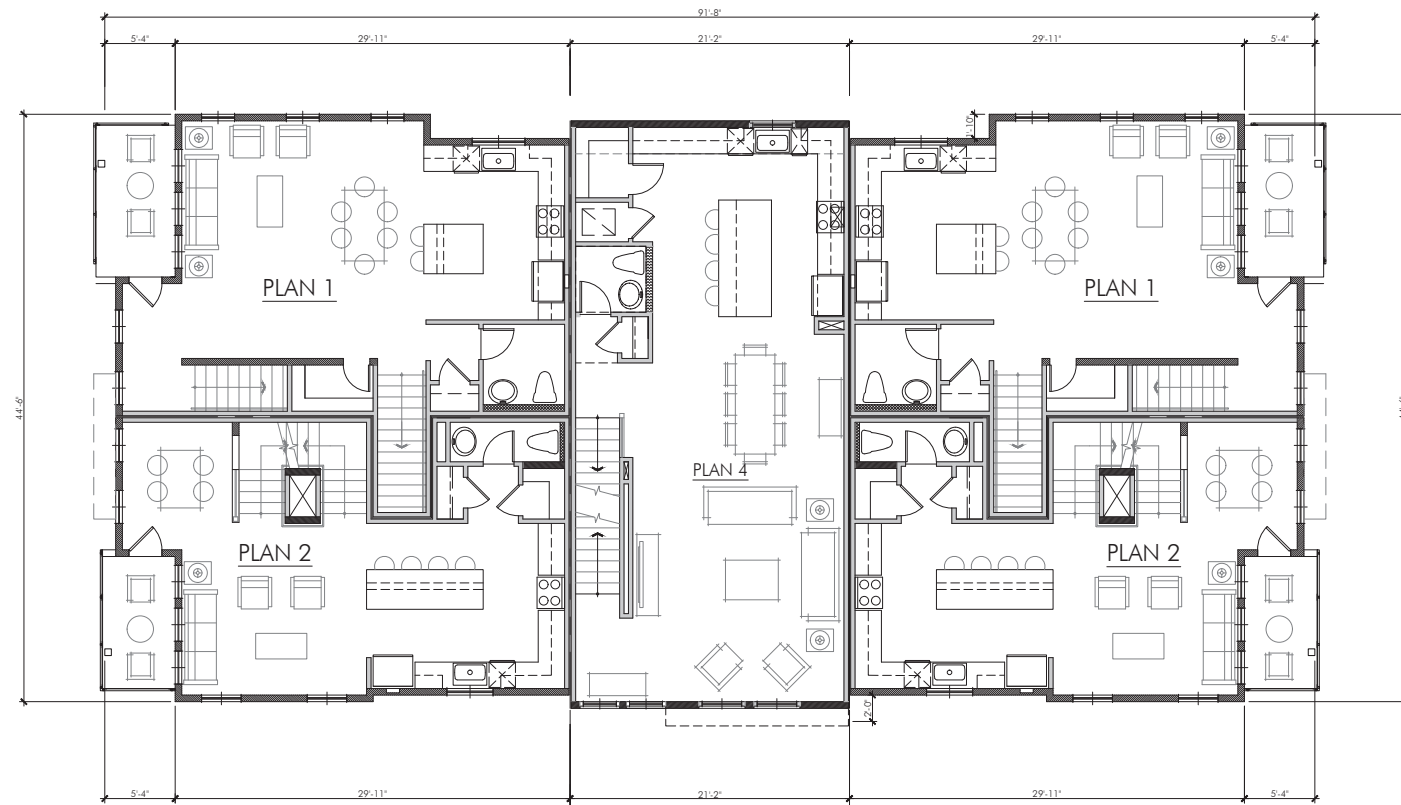


FOURTH LEVEL
SCALE: 1/4" = 1'-0"

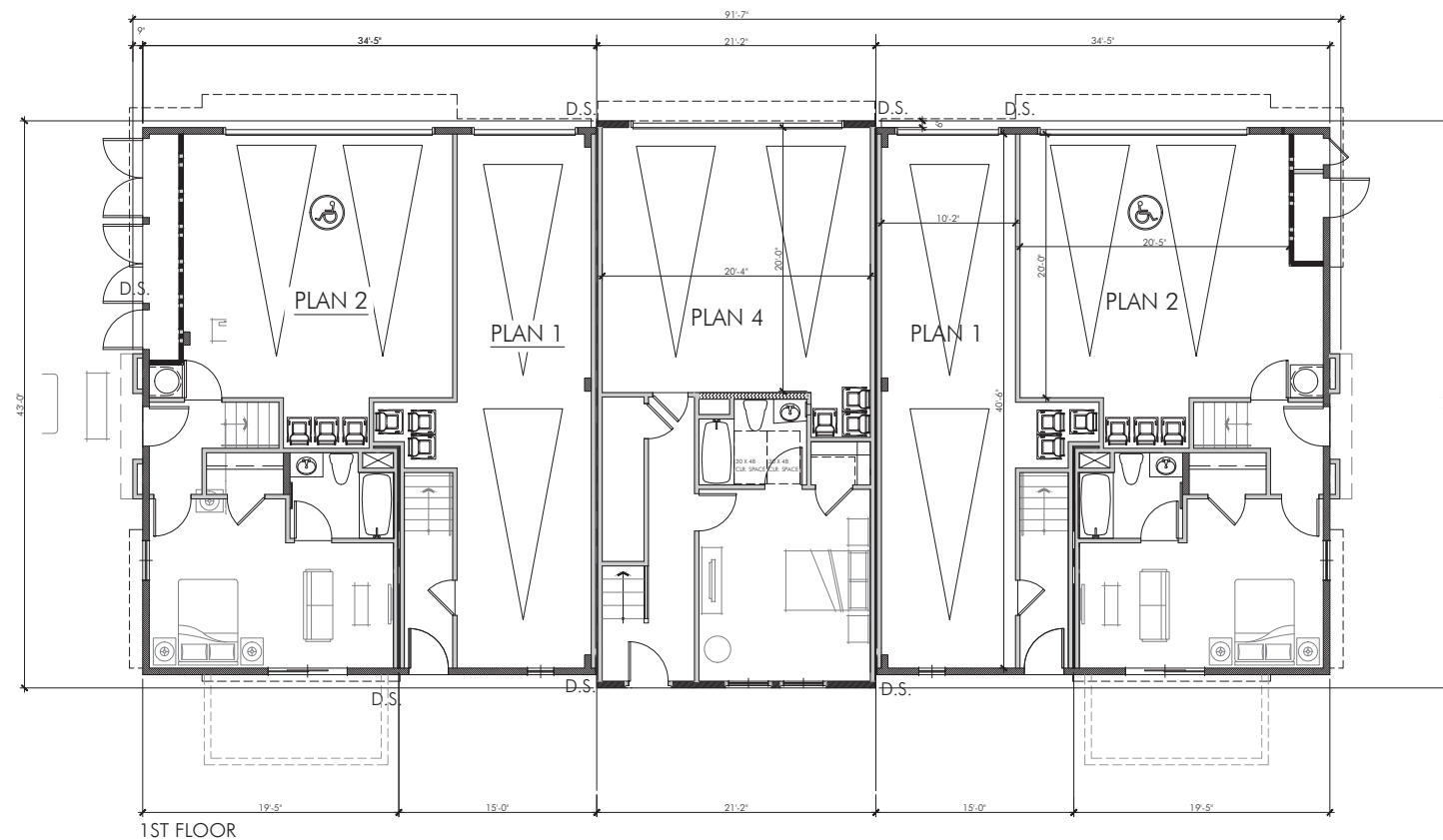
NOTE:
ALL BEDROOMS SHALL HAVE AN
EGRESS WINDOW WITH A MINIMUM
OPENING SIZE OF 5.7 SQ. FT.

GROSS AREA	
PLAN 4 • 4 BR/3.5 BA/LOFT	
PLAN 4 • FIRST FLOOR - GROSS	903 SQ. FT.
PLAN 4 • SECOND FLOOR - GROSS	886 SQ. FT.
PLAN 4 • THIRD FLOOR - GROSS	810 SQ. FT.
PLAN 4 • FOURTH FLOOR - GROSS	391 SQ. FT.
PLAN 4 • TOTAL GROSS (NBMC)	2,989 SQ. FT.
PLAN 4 • DECK	69 SQ. FT.
PLAN 4 • TERRACE	204 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% GFA)	149 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	156 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

NET LIVING AREA	
PLAN 4 • 4 BR/3.5 BA/LOFT	
PLAN 4 • FIRST FLOOR - NET	416 SQ. FT.
PLAN 4 • SECOND FLOOR - NET	879 SQ. FT.
PLAN 4 • THIRD FLOOR - NET	822 SQ. FT.
PLAN 4 • FOURTH FLOOR - NET	391 SQ. FT.
PLAN 4 • TOTAL NET	2,509 SQ. FT.



2ND FLOOR



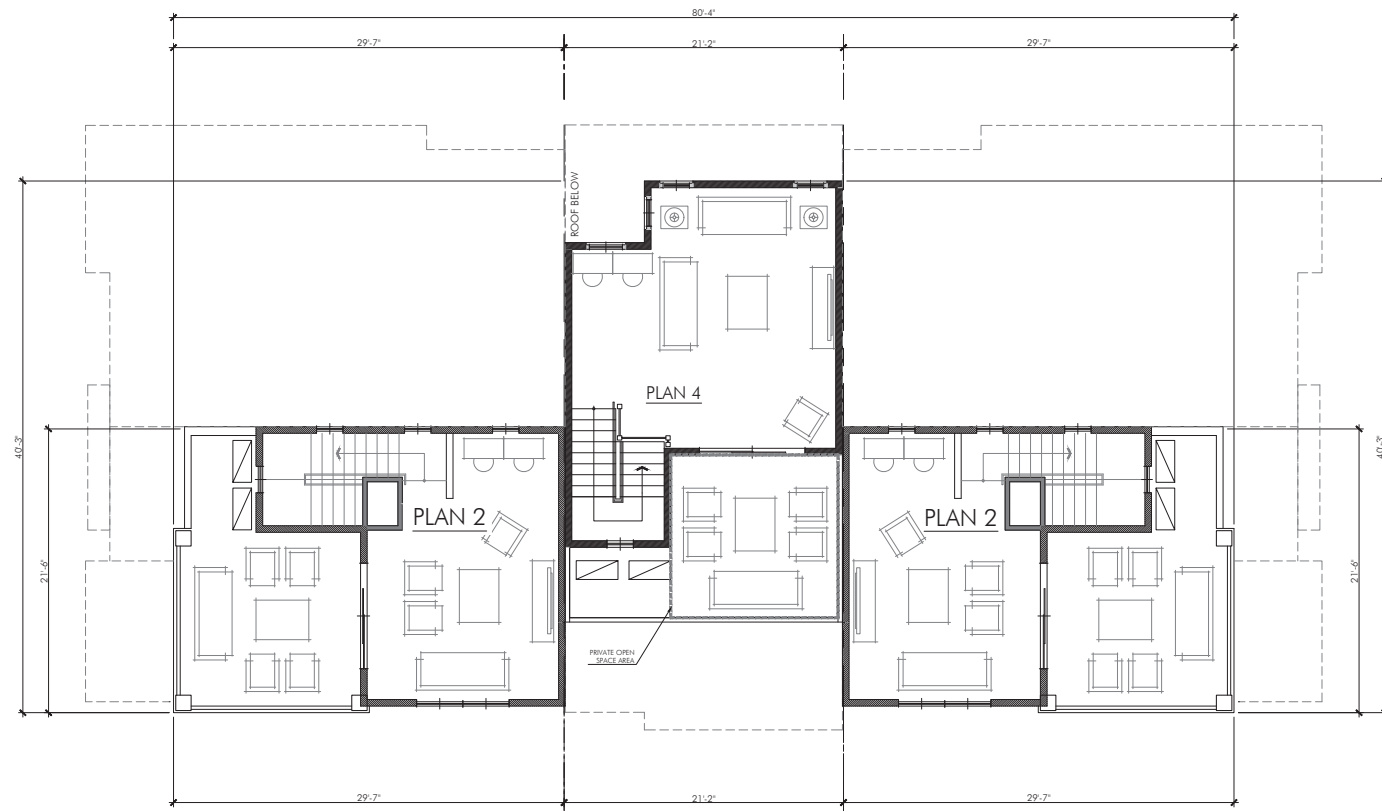
1ST FLOOR

GROSS AREA	
PLAN 1 • 2 BR/2.5 BA	
PLAN 1 • FIRST FLOOR - GROSS	399 SQ. FT.
PLAN 1 • SECOND FLOOR - GROSS	728 SQ. FT.
PLAN 1 • THIRD FLOOR - GROSS	470 SQ. FT.
PLAN 1 • TOTAL GROSS (NBMC)	1,916 SQ. FT.
PLAN 1 • DECKS	139 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% GFA)	96 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	139 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

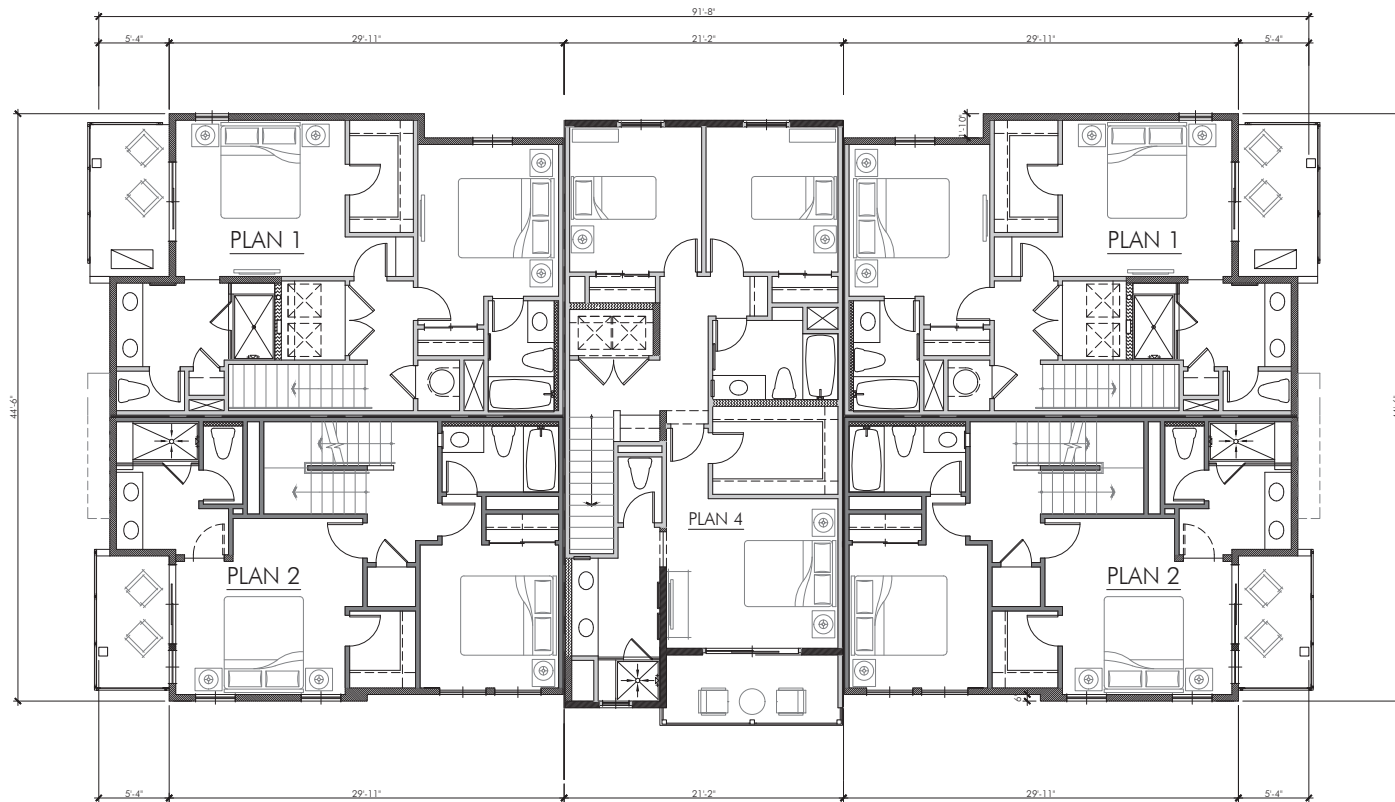
GROSS AREA	
PLAN 2 • 3 BR/3.5 BA/LOFT	
PLAN 2 • FIRST FLOOR - GROSS	839 SQ. FT.
PLAN 2 • SECOND FLOOR - GROSS	327 SQ. FT.
PLAN 2 • THIRD FLOOR - GROSS	493 SQ. FT.
PLAN 2 • FOURTH FLOOR - GROSS	292 SQ. FT.
PLAN 2 • TOTAL GROSS (NBMC)	2,325 SQ. FT.
PLAN 2 • DECKS	111 SQ. FT.
PLAN 2 • TERRACE	214 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% GFA)	116 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	118 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

GROSS AREA	
PLAN 3 • 4 BR/3.5 BA/LOFT	
PLAN 3 • FIRST FLOOR - GROSS	839 SQ. FT.
PLAN 3 • SECOND FLOOR - GROSS	885 SQ. FT.
PLAN 3 • THIRD FLOOR - GROSS	842 SQ. FT.
PLAN 3 • FOURTH FLOOR - GROSS	343 SQ. FT.
PLAN 3 • TOTAL GROSS (NBMC)	2,919 SQ. FT.
PLAN 3 • DECK	89 SQ. FT.
PLAN 3 • TERRACE	173 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% GFA)	146 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	218 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

GROSS AREA	
PLAN 4 • 4 BR/3.5 BA/LOFT	
PLAN 4 • FIRST FLOOR - GROSS	933 SQ. FT.
PLAN 4 • SECOND FLOOR - GROSS	888 SQ. FT.
PLAN 4 • THIRD FLOOR - GROSS	810 SQ. FT.
PLAN 4 • FOURTH FLOOR - GROSS	391 SQ. FT.
PLAN 4 • TOTAL GROSS (NBMC)	2,989 SQ. FT.
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4TH FLOOR



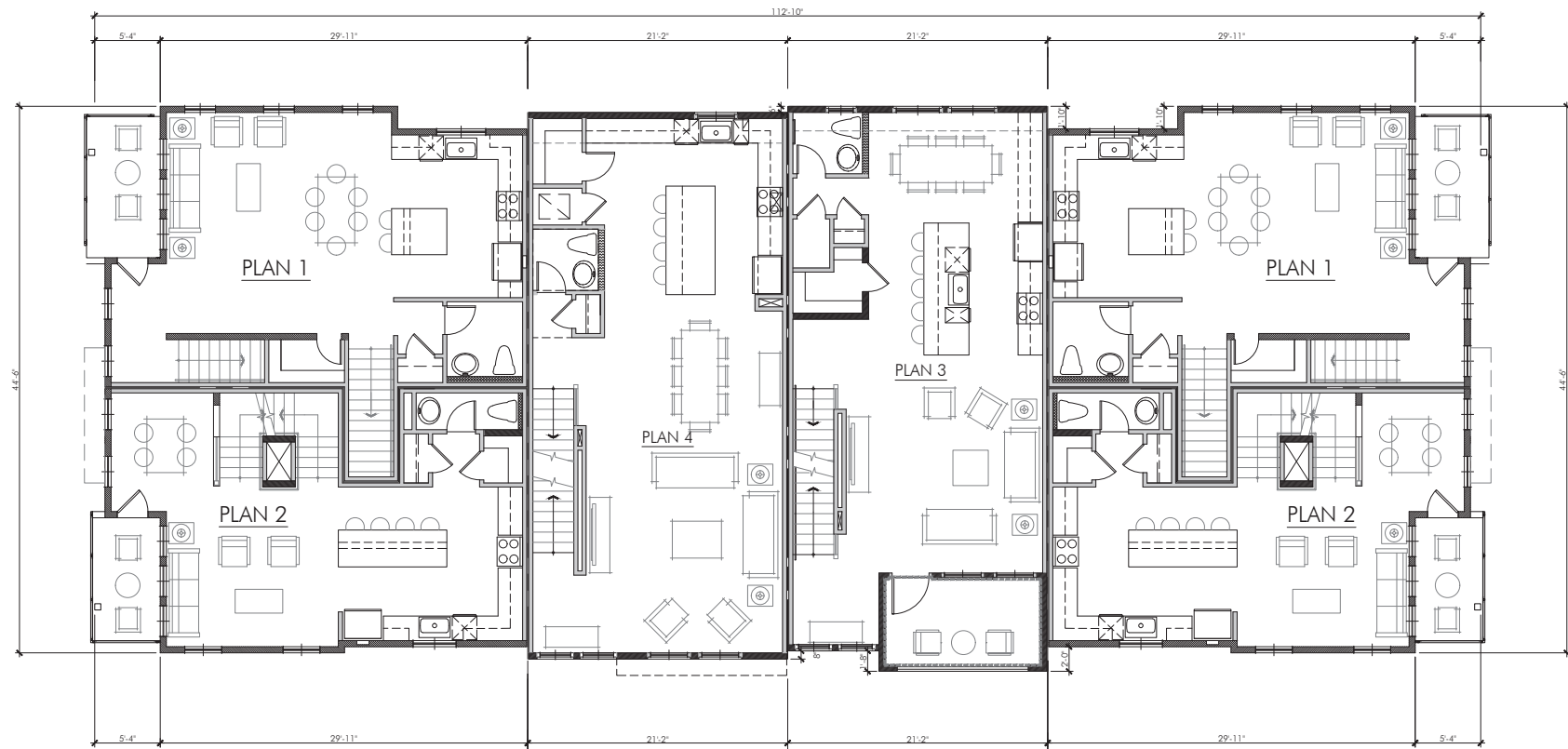
3RD FLOOR

GROSS AREA	
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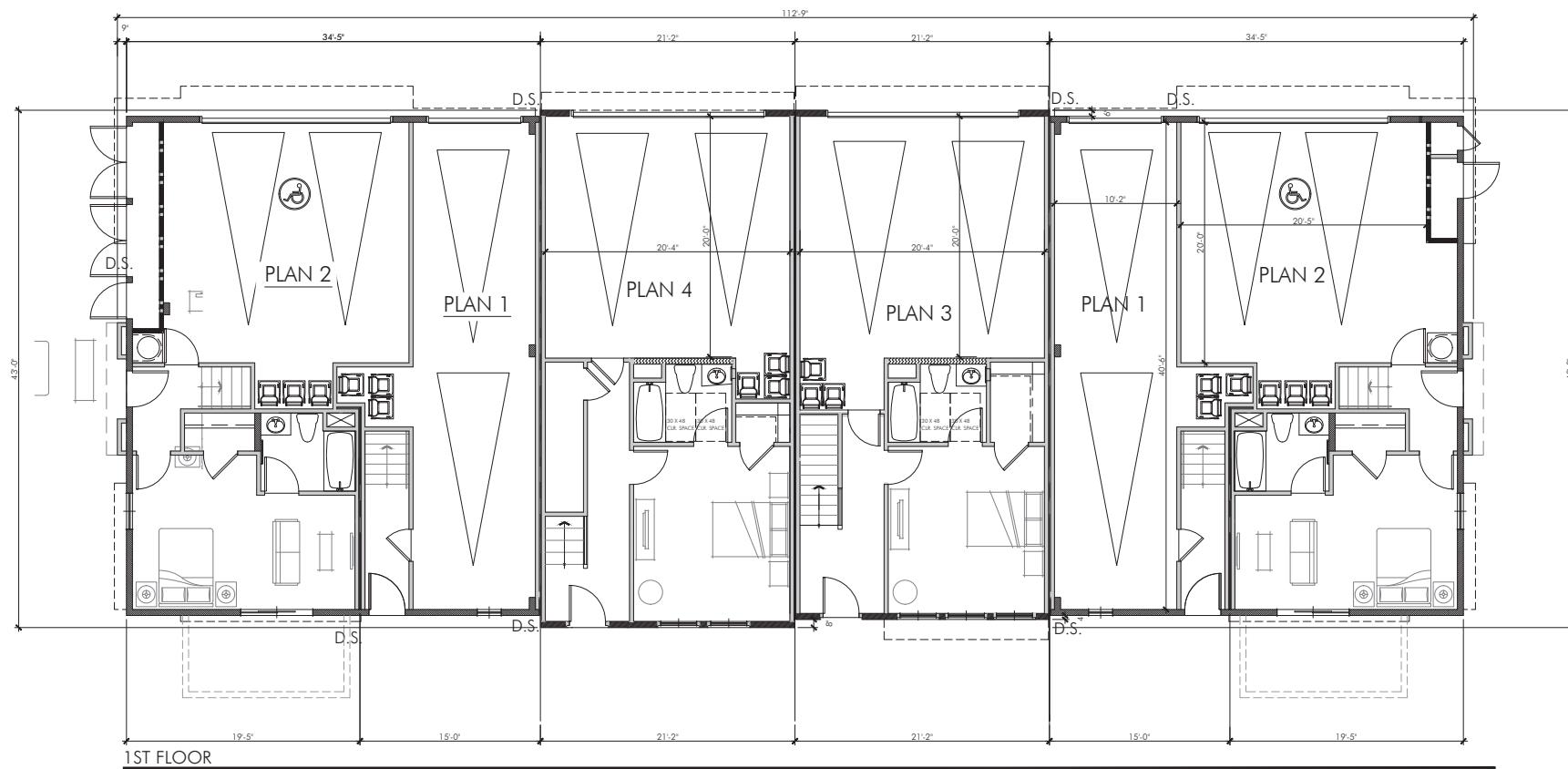
GROSS AREA	
PLAN 2 • 3 BR/3.5 BA/LOFT	
PLAN 2 • FIRST FLOOR - GROSS	839 SQ. FT.
PLAN 2 • SECOND FLOOR - GROSS	327 SQ. FT.
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PRIVATE OPEN SPACE PROVIDED	118 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

GROSS AREA	
PLAN 3 • 4 BR/3.5 BA/LOFT	
PLAN 3 • FIRST FLOOR - GROSS	839 SQ. FT.
PLAN 3 • SECOND FLOOR - GROSS	885 SQ. FT.
PLAN 3 • THIRD FLOOR - GROSS	842 SQ. FT.
PLAN 3 • FOURTH FLOOR - GROSS	383 SQ. FT.
PLAN 3 • TOTAL GROSS (NBMC)	2,919 SQ. FT.
PLAN 3 • DECK	89 SQ. FT.
PLAN 3 • TERRACE	173 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% OFA)	146 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	218 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

GROSS AREA	
PLAN 4 • 4 BR/3.5 BA/LOFT	
PLAN 4 • FIRST FLOOR - GROSS	793 SQ. FT.
PLAN 4 • SECOND FLOOR - GROSS	888 SQ. FT.
PLAN 4 • THIRD FLOOR - GROSS	810 SQ. FT.
PLAN 4 • FOURTH FLOOR - GROSS	391 SQ. FT.
PLAN 4 • TOTAL GROSS (NBMC)	2,989 SQ. FT.
PLAN 4 • DECK	89 SQ. FT.
PLAN 4 • TERRACE	203 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% OFA)	149 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	156 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	



2ND FLOOR



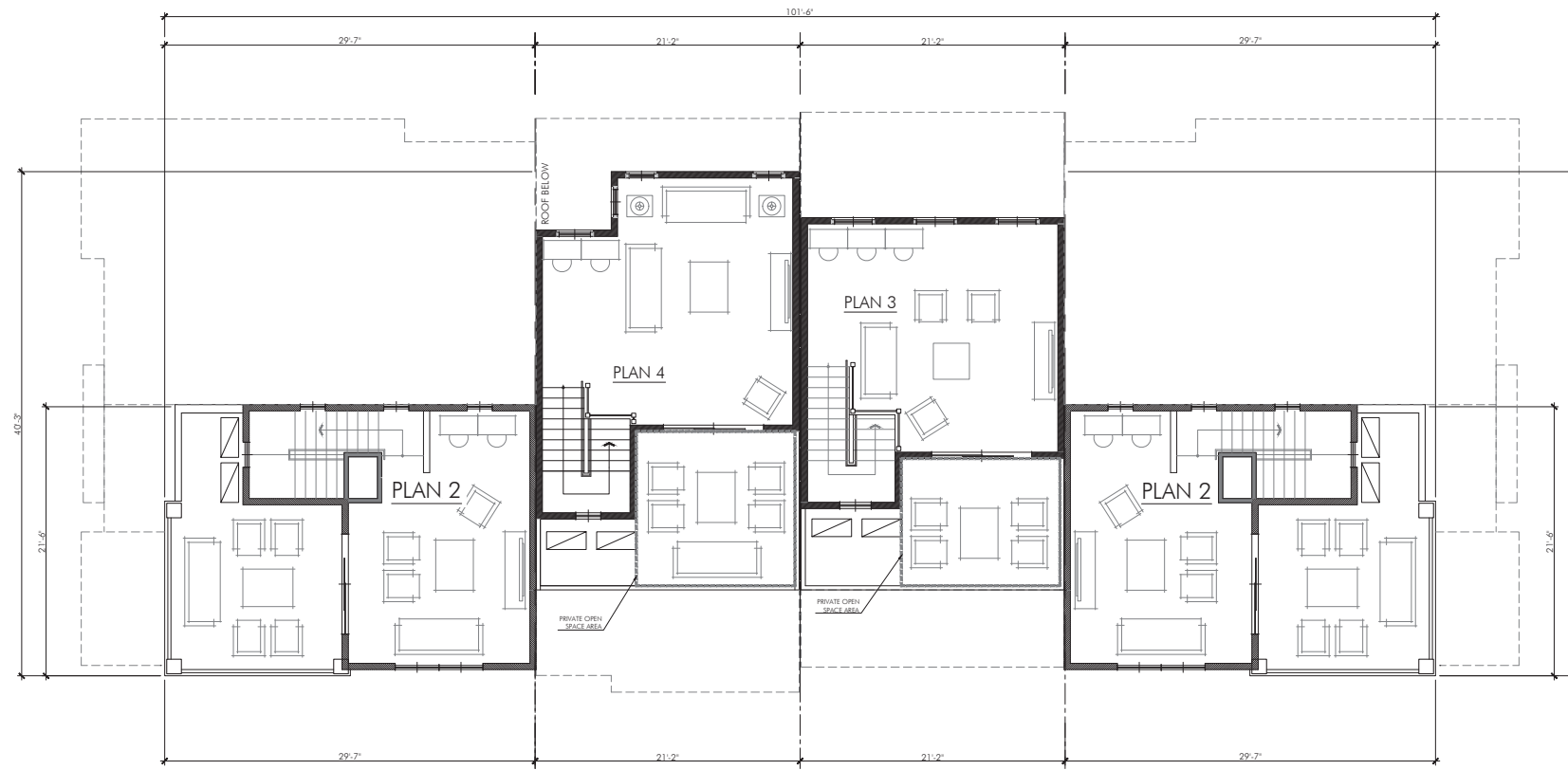
1ST FLOOR

GROSS AREA	
PLAN 1 • 2 BR/2.5 BA	
PLAN 1 • FIRST FLOOR - GROSS	339 SQ. FT.
PLAN 1 • SECOND FLOOR - GROSS	728 SQ. FT.
PLAN 1 • THIRD FLOOR - GROSS	470 SQ. FT.
PLAN 1 • TOTAL GROSS (NBMC)	1,916 SQ. FT.
PLAN 1 • DECKS	139 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% OFA)	96 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	139 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

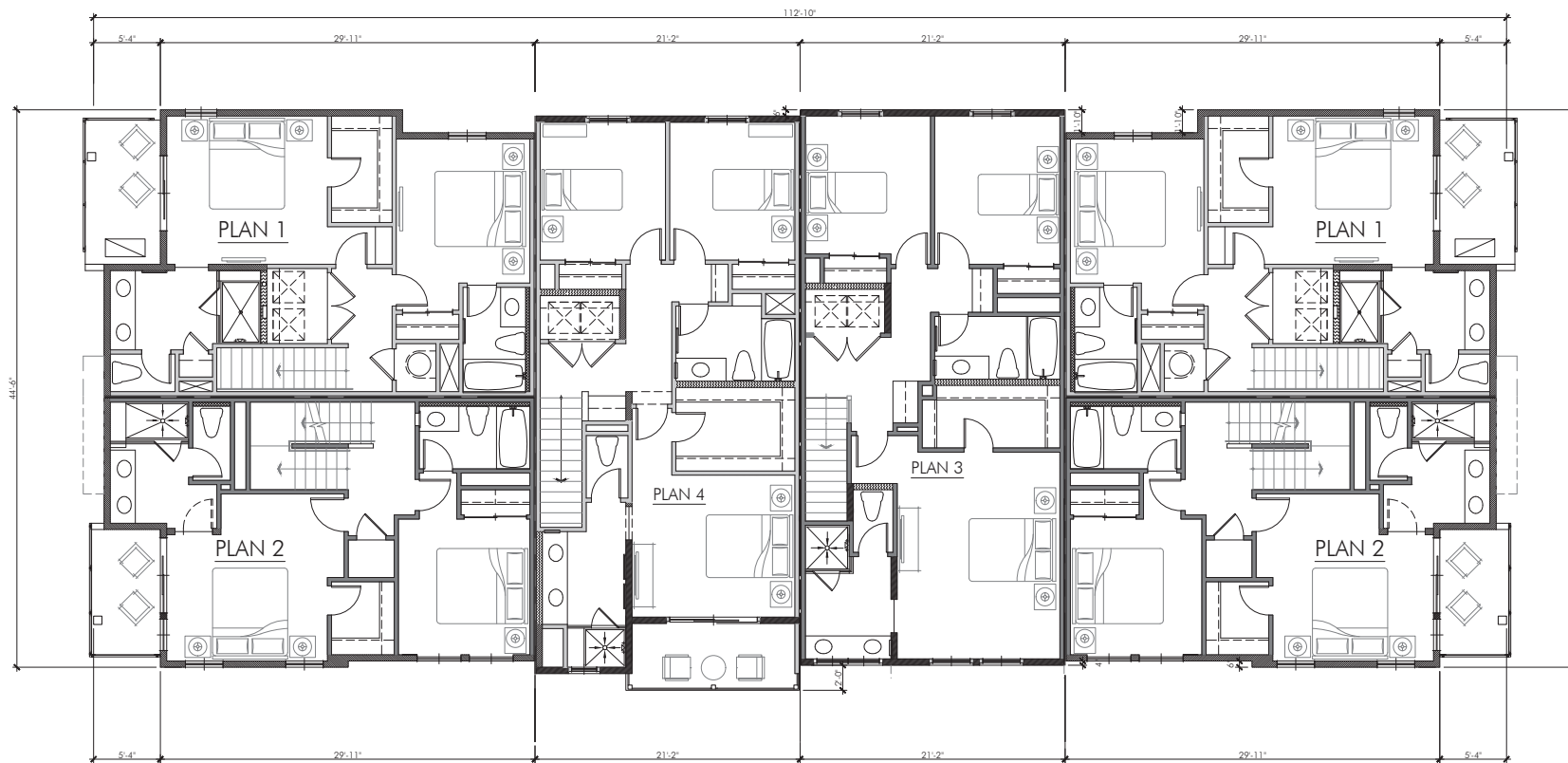
GROSS AREA	
PLAN 2 • 3 BR/3.5 BA/LOFT	
PLAN 2 • FIRST FLOOR - GROSS	839 SQ. FT.
PLAN 2 • SECOND FLOOR - GROSS	327 SQ. FT.
PLAN 2 • THIRD FLOOR - GROSS	493 SQ. FT.
PLAN 2 • FOURTH FLOOR - GROSS	292 SQ. FT.
PLAN 2 • TOTAL GROSS (NBMC)	2,325 SQ. FT.
PLAN 2 • DECKS	111 SQ. FT.
PLAN 2 • TERRACE	214 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% OFA)	116 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	118 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

GROSS AREA	
PLAN 3 • 4 BR/3.5 BA/LOFT	
PLAN 3 • FIRST FLOOR - GROSS	839 SQ. FT.
PLAN 3 • SECOND FLOOR - GROSS	885 SQ. FT.
PLAN 3 • THIRD FLOOR - GROSS	842 SQ. FT.
PLAN 3 • FOURTH FLOOR - GROSS	383 SQ. FT.
PLAN 3 • TOTAL GROSS (NBMC)	2,919 SQ. FT.
PLAN 3 • DECK	89 SQ. FT.
PLAN 3 • TERRACE	173 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% OFA)	146 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	218 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

GROSS AREA	
PLAN 4 • 4 BR/3.5 BA/LOFT	
PLAN 4 • FIRST FLOOR - GROSS	793 SQ. FT.
PLAN 4 • SECOND FLOOR - GROSS	888 SQ. FT.
PLAN 4 • THIRD FLOOR - GROSS	810 SQ. FT.
PLAN 4 • FOURTH FLOOR - GROSS	391 SQ. FT.
PLAN 4 • TOTAL GROSS (NBMC)	2,789 SQ. FT.
PLAN 4 • DECK	89 SQ. FT.
PLAN 4 • TERRACE	203 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% OFA)	149 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	156 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	



4TH FLOOR



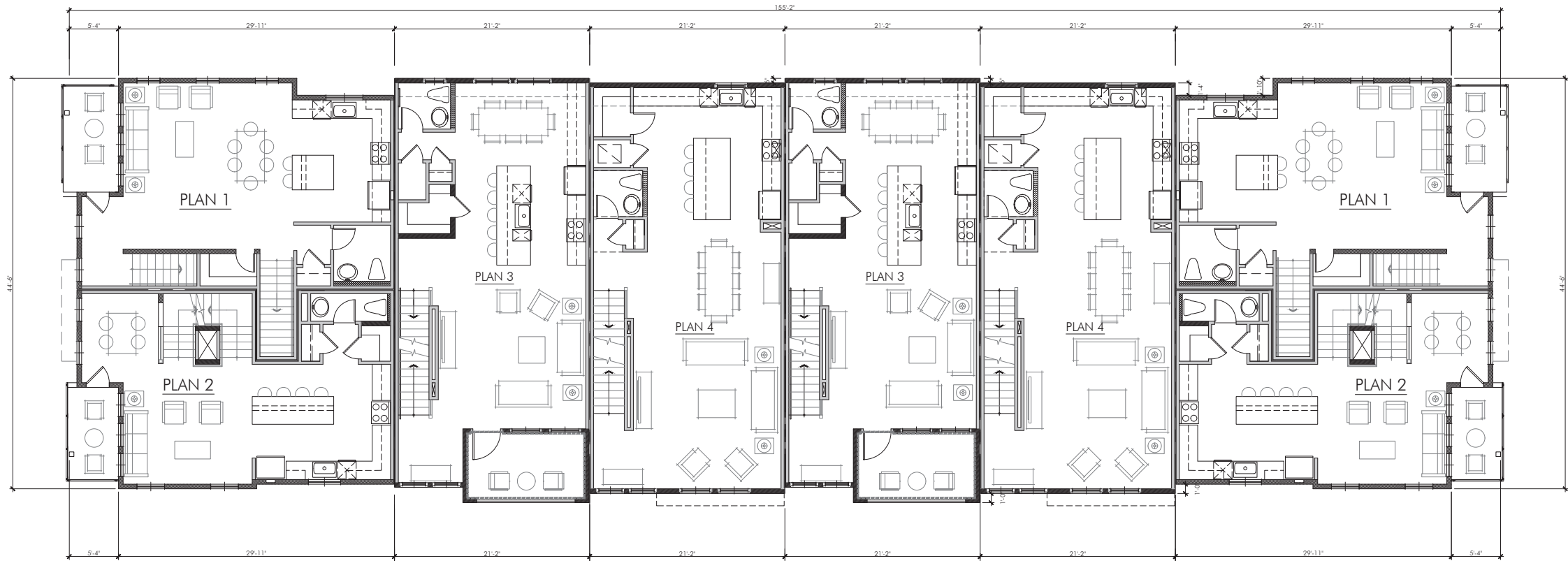
3RD FLOOR

GROSS AREA	
PLAN 1 • 2 BR/2.5 BA	
PLAN 1 • FIRST FLOOR - GROSS	339 SQ. FT.
PLAN 1 • SECOND FLOOR - GROSS	728 SQ. FT.
PLAN 1 • THIRD FLOOR - GROSS	470 SQ. FT.
PLAN 1 • TOTAL GROSS (NBMC)	1,916 SQ. FT.
PLAN 1 • DECKS	139 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% OFA)	96 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	139 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

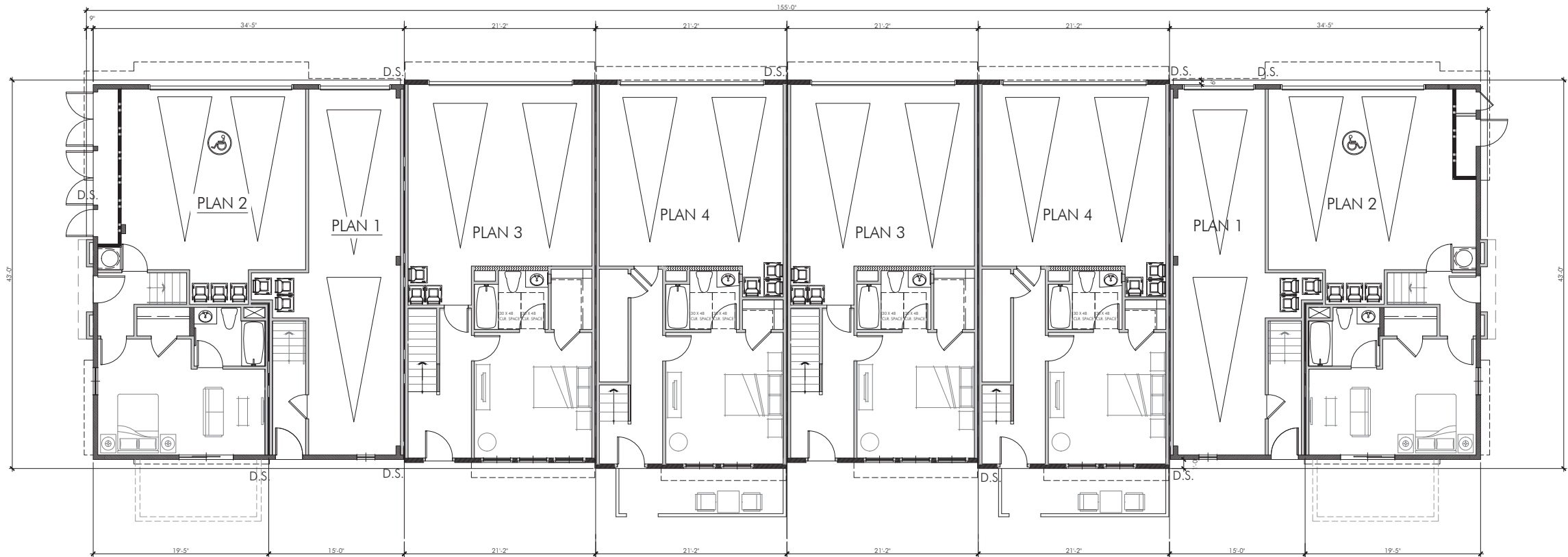
GROSS AREA	
PLAN 2 • 3 BR/3.5 BA/LOFT	
PLAN 2 • FIRST FLOOR - GROSS	839 SQ. FT.
PLAN 2 • SECOND FLOOR - GROSS	327 SQ. FT.
PLAN 2 • THIRD FLOOR - GROSS	493 SQ. FT.
PLAN 2 • FOURTH FLOOR - GROSS	292 SQ. FT.
PLAN 2 • TOTAL GROSS (NBMC)	2,325 SQ. FT.
PLAN 2 • DECKS	111 SQ. FT.
PLAN 2 • TERRACE	214 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% OFA)	116 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	118 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

GROSS AREA	
PLAN 3 • 4 BR/3.5 BA/LOFT	
PLAN 3 • FIRST FLOOR - GROSS	839 SQ. FT.
PLAN 3 • SECOND FLOOR - GROSS	885 SQ. FT.
PLAN 3 • THIRD FLOOR - GROSS	842 SQ. FT.
PLAN 3 • FOURTH FLOOR - GROSS	383 SQ. FT.
PLAN 3 • TOTAL GROSS (NBMC)	2,919 SQ. FT.
PLAN 3 • DECK	89 SQ. FT.
PLAN 3 • TERRACE	175 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% OFA)	146 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	218 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

GROSS AREA	
PLAN 4 • 4 BR/3.5 BA/LOFT	
PLAN 4 • FIRST FLOOR - GROSS	839 SQ. FT.
PLAN 4 • SECOND FLOOR - GROSS	888 SQ. FT.
PLAN 4 • THIRD FLOOR - GROSS	810 SQ. FT.
PLAN 4 • FOURTH FLOOR - GROSS	393 SQ. FT.
PLAN 4 • TOTAL GROSS (NBMC)	2,989 SQ. FT.
PLAN 4 • DECK	89 SQ. FT.
PLAN 4 • TERRACE	203 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% OFA)	149 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	156 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	



2ND FLOOR



1ST FLOOR

GROSS AREA

PLAN 1 • 2 BR/2.5 BA
PLAN 1 • FIRST FLOOR - GROSS 339 SQ. FT.
PLAN 1 • SECOND FLOOR - GROSS 339 SQ. FT.
PLAN 1 • THIRD FLOOR - GROSS 470 SQ. FT.
PLAN 1 • FOURTH FLOOR - GROSS 383 SQ. FT.
PLAN 1 • TOTAL GROSS (NBMC) 1,516 SQ. FT.
PLAN 1 • DECKS 139 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% GFA) 96 SQ. FT.
PRIVATE OPEN SPACE PROVIDED 139 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

GROSS AREA

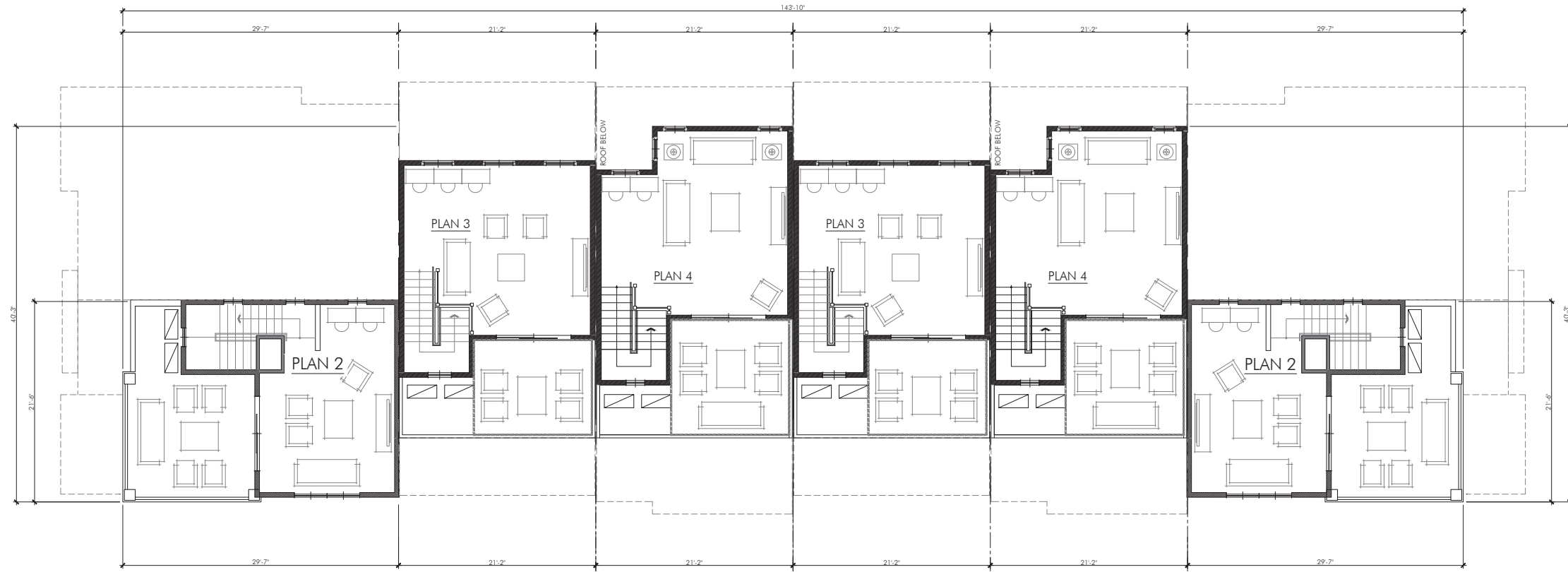
PLAN 2 • 3 BR/3.5 BA/LOFT
PLAN 2 • FIRST FLOOR - GROSS 839 SQ. FT.
PLAN 2 • SECOND FLOOR - GROSS 327 SQ. FT.
PLAN 2 • THIRD FLOOR - GROSS 493 SQ. FT.
PLAN 2 • FOURTH FLOOR - GROSS 292 SQ. FT.
PLAN 2 • TOTAL GROSS (NBMC) 2,325 SQ. FT.
PLAN 2 • DECKS 111 SQ. FT.
PLAN 2 • TERRACE 214 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% GFA) 116 SQ. FT.
PRIVATE OPEN SPACE PROVIDED 118 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

GROSS AREA

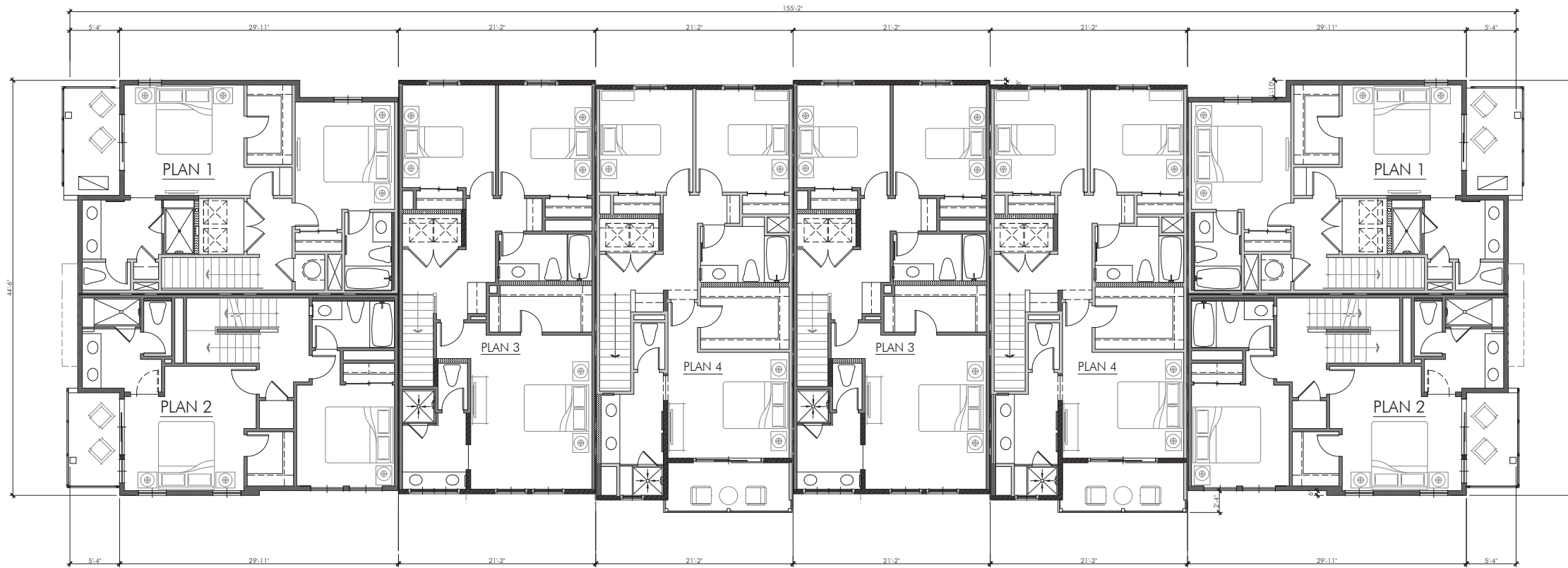
PLAN 3 • 4 BR/3.5 BA/LOFT
PLAN 3 • FIRST FLOOR - GROSS 885 SQ. FT.
PLAN 3 • SECOND FLOOR - GROSS 885 SQ. FT.
PLAN 3 • THIRD FLOOR - GROSS 882 SQ. FT.
PLAN 3 • FOURTH FLOOR - GROSS 383 SQ. FT.
PLAN 3 • TOTAL GROSS (NBMC) 2,919 SQ. FT.
PLAN 3 • DECK 89 SQ. FT.
PLAN 3 • TERRACE 173 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% GFA) 146 SQ. FT.
PRIVATE OPEN SPACE PROVIDED 218 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

GROSS AREA

PLAN 4 • 4 BR/3.5 BA/LOFT
PLAN 4 • FIRST FLOOR - GROSS 793 SQ. FT.
PLAN 4 • SECOND FLOOR - GROSS 888 SQ. FT.
PLAN 4 • THIRD FLOOR - GROSS 810 SQ. FT.
PLAN 4 • FOURTH FLOOR - GROSS 393 SQ. FT.
PLAN 4 • TOTAL GROSS (NBMC) 2,989 SQ. FT.
PLAN 4 • DECK 49 SQ. FT.
PLAN 4 • TERRACE 203 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% GFA) 149 SQ. FT.
PRIVATE OPEN SPACE PROVIDED 156 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.



4TH FLOOR



3RD FLOOR

GROSS AREA	
PLAN 1 • 2 BR/2.5 BA	
PLAN 1 • FIRST FLOOR - GROSS	339 SQ. FT.
PLAN 1 • SECOND FLOOR - GROSS	728 SQ. FT.
PLAN 1 • THIRD FLOOR - GROSS	470 SQ. FT.
PLAN 1 • TOTAL GROSS (NBMC)	1,916 SQ. FT.
PLAN 1 • DECKS	139 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% OFA)	96 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	139 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

GROSS AREA	
PLAN 2 • 3 BR/3.5 BA/LOFT	
PLAN 2 • FIRST FLOOR - GROSS	839 SQ. FT.
PLAN 2 • SECOND FLOOR - GROSS	377 SQ. FT.
PLAN 2 • THIRD FLOOR - GROSS	493 SQ. FT.
PLAN 2 • FOURTH FLOOR - GROSS	292 SQ. FT.
PLAN 2 • TOTAL GROSS (NBMC)	2,325 SQ. FT.
PLAN 2 • DECKS	111 SQ. FT.
PLAN 2 • TERRACE	214 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% OFA)	116 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	118 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

GROSS AREA	
PLAN 3 • 4 BR/3.5 BA/LOFT	
PLAN 3 • FIRST FLOOR - GROSS	839 SQ. FT.
PLAN 3 • SECOND FLOOR - GROSS	885 SQ. FT.
PLAN 3 • THIRD FLOOR - GROSS	842 SQ. FT.
PLAN 3 • FOURTH FLOOR - GROSS	383 SQ. FT.
PLAN 3 • TOTAL GROSS (NBMC)	2,919 SQ. FT.
PLAN 3 • DECK	89 SQ. FT.
PLAN 3 • TERRACE	173 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% OFA)	146 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	218 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

GROSS AREA	
PLAN 4 • 4 BR/3.5 BA/LOFT	
PLAN 4 • FIRST FLOOR - GROSS	793 SQ. FT.
PLAN 4 • SECOND FLOOR - GROSS	888 SQ. FT.
PLAN 4 • THIRD FLOOR - GROSS	810 SQ. FT.
PLAN 4 • FOURTH FLOOR - GROSS	393 SQ. FT.
PLAN 4 • TOTAL GROSS (NBMC)	2,989 SQ. FT.
PLAN 4 • DECK	89 SQ. FT.
PLAN 4 • TERRACE	203 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% OFA)	149 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	156 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	



FRONT ELEVATION

PLAN 2 PLAN 1 PLAN 4 PLAN 1 PLAN 2



REAR ELEVATION

PLAN 2 PLAN 1 PLAN 4 PLAN 1 PLAN 2



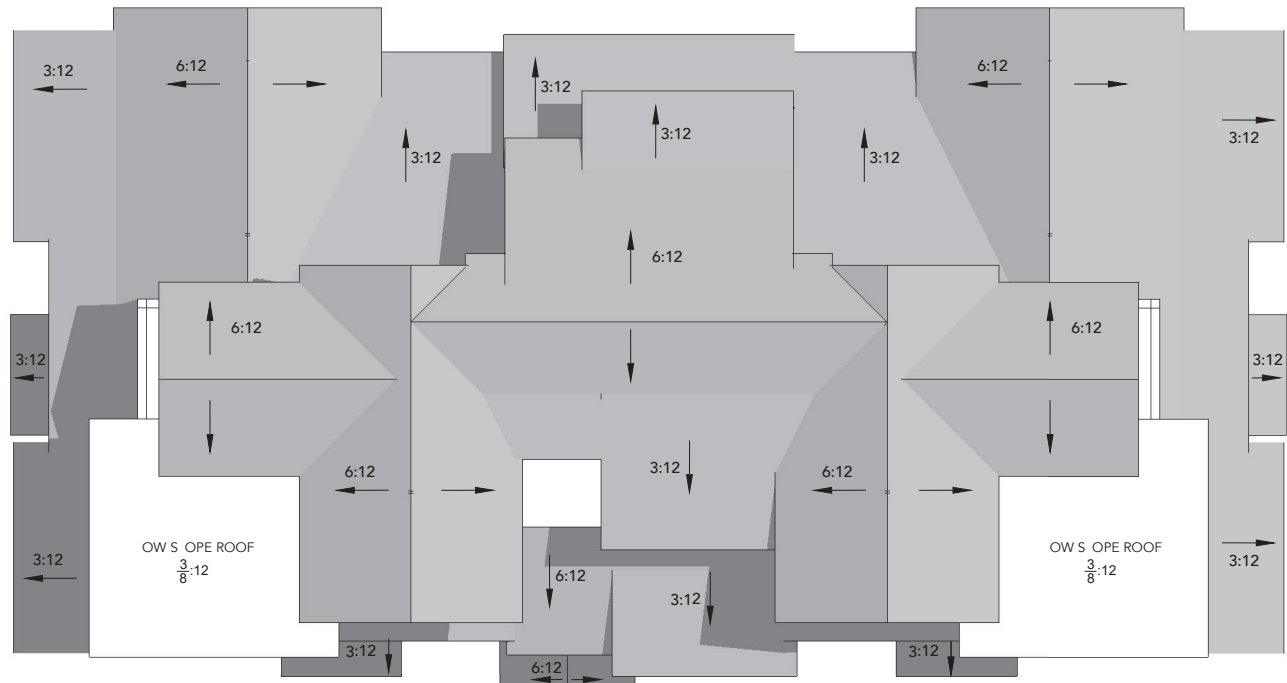
RIGHT ELEVATION

PLAN 2



LEFT ELEVATION

PLAN 2



ROOF PLAN



FRONT ELEVATION

PLAN 2 PLAN 1 PLAN 3 PLAN 4 PLAN 1 PLAN 2



REAR ELEVATION

PLAN 2 PLAN 1 PLAN 4 PLAN 3 PLAN 1 PLAN 2



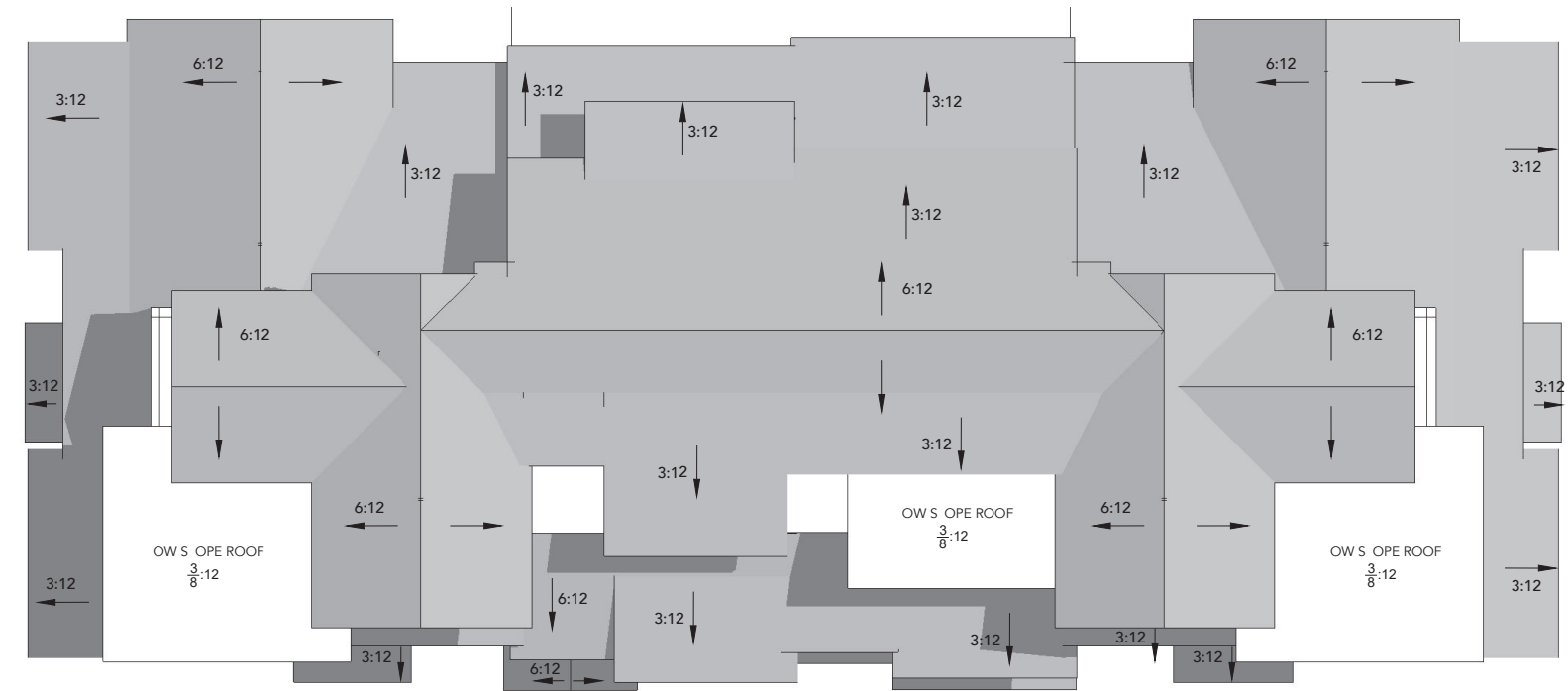
RIGHT ELEVATION

PLAN 2



LEFT ELEVATION

PLAN 2



ROOF PLAN



FRONT ELEVATION PLAN 2 PLAN 1 PLAN 3 PLAN 4 PLAN 3 PLAN 4 PLAN 1 PLAN 2



REAR ELEVATION PLAN 2 PLAN 1 PLAN 4 PLAN 3 PLAN 4 PLAN 3 PLAN 1 PLAN 2



RIGHT ELEVATION

PLAN 2

*NOTE: WINDOW CONDITION VARIES BETWEEN BLDGS 1 & 2
PER OPENING RESTRICTIONS, SEE SHEET A25



LEFT ELEVATION

PLAN 2

*NOTE: WINDOW CONDITION VARIES BETWEEN BLDGS 1 & 2
PER OPENING RESTRICTIONS, SEE SHEET A25

MAXIMUM HEIGHT ELEVATION
BUILDING 1 - 246.36
BUILDING 2 - 246.83

ESTABLISHED GRADE ELEVATION
BUILDING 1 - 198.36
BUILDING 2 - 198.83



ROOF PLAN



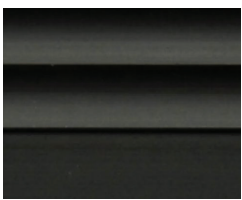
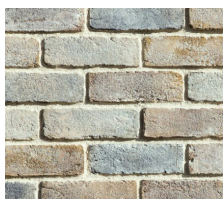
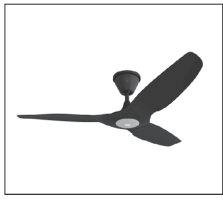
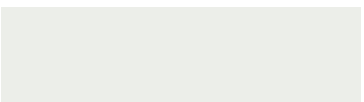
FRONT PERSPECTIVE



REAR PERSPECTIVE



COLOR SCHEME A

 1. ROOF CAPISTRANO "ASH GRAY" MCELROY METAL	 2. ALUMINUM STOREFRONT SINGLE HUNG - BLACK MILGARD	 3. BRICK TUNDRABRICK "LATIGO" EL DORADO STONE	 4. OUTDOOR FAN HAIKU COASTAL 52" BLACK BIG ASS FANS	 5. OUTDOOR LIGHTING RAWLEY LED SCONCE OIL RUBBED BRONZE REJUVENATION	 A. STUCCO 1 16/20 SW 7005 "PURE WHITE"  B. SW 9139 "DUBONAIR"  C. SW 6236 "GRAYS HARBOR"	 D. SW 7594 "CARRIAGE DOOR"  E. SW 7674 "PEPPERCORN"
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COLOR SCHEME B

1. ROOF CAPISTRANO "ASH GRAY" MCELROY METAL	2. ALUMINUM STOREFRONT SINGLE HUNG - BLACK MILGARD	3. BRICK TUNDRA BRICK "CHALK DUST" EL DORADO STONE	4. OUTDOOR FAN HAIKU COASTAL 52" BLACK BIG ASS FANS	5. OUTDOOR LIGHTING RAWLEY LED SCONCE OIL RUBBED BRONZE REJUVENATION	A. STUCCO 1 16/20 SW 7008 "ALABASTER"	D. SW 9128 "GREEN ONYX"
						E. SW 7048 "URBANE BRONZE"
					C. SW 7615 "SEA SERPENT"	





5 PLEX FACADE

UPPER FLOOR FACADE AREA: 1,927 SF
 TOTAL WINDOW AREA: 393 SF
 UPPER FLOOR FACADE WINDOWS PROVIDED: 393 / 1,927 = 20%



5 PLEX FACADE

12" PROJECTION: 515 SF
 PRIMARY FACADE: 2,440 SF
 PROJECTION AREA REQUIRED 10%
 PROJECTION AREA PROVIDED: 515 / 2,440 = 21%



6 PLEX FACADE

12" PROJECTION: 515 SF
 4" PROJECTION: 540 SF
 PRIMARY FACADE: 2,980 SF
 PROJECTION AREA REQUIRED 10%
 PROJECTION AREA PROVIDED: (515 + 540) / 2,980 = 35%



8 PLEX FACADE

4" PROJECTION: 540 SF
 12" PROJECTION: 515 SF
 PRIMARY FACADE: 4,036 SF
 PROJECTION AREA REQUIRED 10%
 PROJECTION AREA PROVIDED: (540 + 515 + 540 + 515) / 4,036 = 52%







W\Y%Z='0' '2'E\W(P)P, 0\0'0P00 PP\W\Y%Z='0' '2'Q\0%Y\0'0) 0R



W\Y%Z='NE\P, 0(P)P, 0\0

LEGEND

- 1 MAILBOXES
- 2 PICNIC AREA
- 3 FIREPIT LOUNGE AREA
- 4 MONUMENT SIGNAGE
- 5 EXISTING PROPERTY LINE
- 6 BIKE RACKS
- 7 MODULAR WETLAND - SEE DRAWINGS BY CIVIL
- 8 CONCRETE WALKWAY
- 9 SECTION 'A' - SEE SHEET L2
- 10 SECTION 'B' - SEE SHEET L2
- 11 PROPOSED PROPERTY LINE
- 12 TRANSFORMER
- 13 PARKING AREA
- 14 SLIDING VEHICULAR GATE

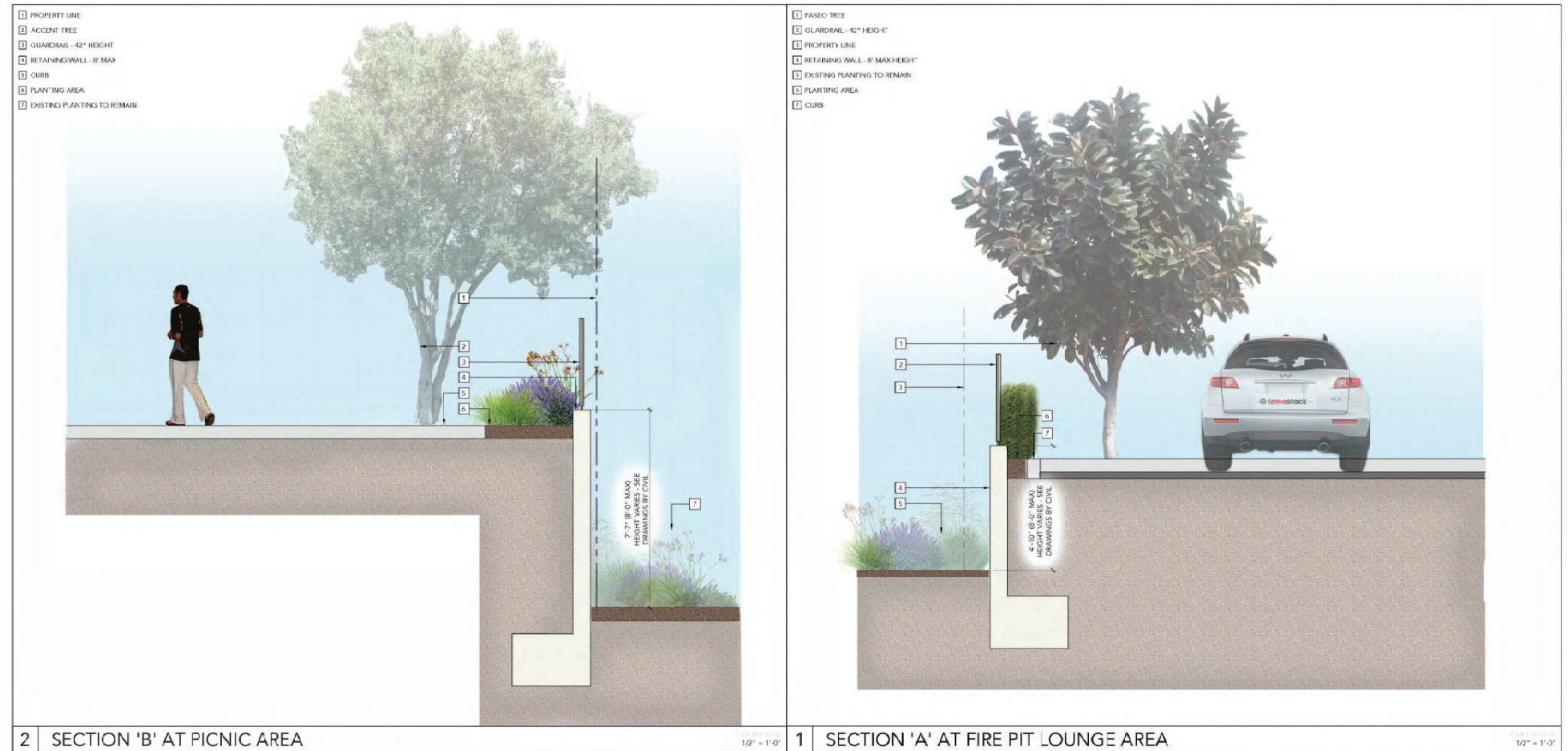
ONSITE CONCEPT PLANT SCHEDULE

	PASEO TREE LYONOTUS FLORIBUNDUS / ASPLENIFOLIUS / FERNLEAF CATALPA IRONWOOD MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA PLATANUS ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	21	36" BOX 36" BOX 36" BOX
	ACCENT TREE OLEA EUROPAEA 'FRUITLESS' / FRUITLESS OLIVE RHUS LANCEA / AFRICAN SUMAC SPATHOLIA CAMPANULATA / AFRICAN TULIP TREE	4	48" BOX 48" BOX 48" BOX
	ONSITE SHRUB AREA AGAVE X 'TULIETAME' / BLUE FLAME AGAVE A. CE. STIMATA / COYAL ALDE ANIGOSARTHUS X 'YELLOW GEM' / YELLOW GEM KANGAROO PW AKCLIPAS CALIFORNICA / CALIFORNIA MILKWEED CARISSA MANDOPAIPIA / GREEN CARPET / GREEN CARPET NATAL PLUM CARPENTERIA CALIFORNICA / BUSH ANEMONE DANIELLA REVOLUTA / SPREADING FLAX LILY DIETES GRANDIFOLIA / FORTNIGHT LILY JUNCUS PATENS / CALIFORNIA GRAY RUSH LAURUS NOBILIS 'MONRIE' / LITTLE BACUB / SWEET BAY LOMANERA LONGIFOLIA / MAT RUSH PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA CHERRY LAUREL RHAPHICLIPS UMBELLATA 'MINOR' / DWARF YEDDA FAWT HORN ROSMARINUS OFFICINALIS / ROSEMARY SALVIA LILICANTHA / MEXICAN BUSH SAGE SENECIO SERPENS / BLUE CHALKSTICKS TANACETUM DINSUM AGANI / PARTIRIDGE FEATHER		
TOTAL LANDSCAPE AREA: 20.31% (10,213 SF)			

OFFSITE CONCEPT PLANT SCHEDULE

	PASEO TREE LYONOTUS FLORIBUNDUS / ASPLENIFOLIUS / FERNLEAF CATALPA IRONWOOD MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA PLATANUS ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	10	36" BOX 36" BOX 36" BOX
	OFFSITE SHRUB AREA AGAVE X 'TULIETAME' / BLUE FLAME AGAVE LOMANERA LONGIFOLIA / MAT RUSH PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA CHERRY LAUREL SALVIA LILICANTHA / MEXICAN BUSH SAGE SENECIO SERPENS / BLUE CHALKSTICKS		





SITE FURNISHINGS



BIKE RACK

MFR: MAGLIN
 MODEL: ICONIC BIKE RACK
 COLOR: SILVER 14



FIRE PIT

MFR: ORE DESIGN
 MODEL: FORMED CYLINDER
 COLOR: LINEN WHITE



MAILBOXES

MFR: SALSBURY INDUSTRIES
 MODEL: 16A - TYPE III
 COLOR: WHITE



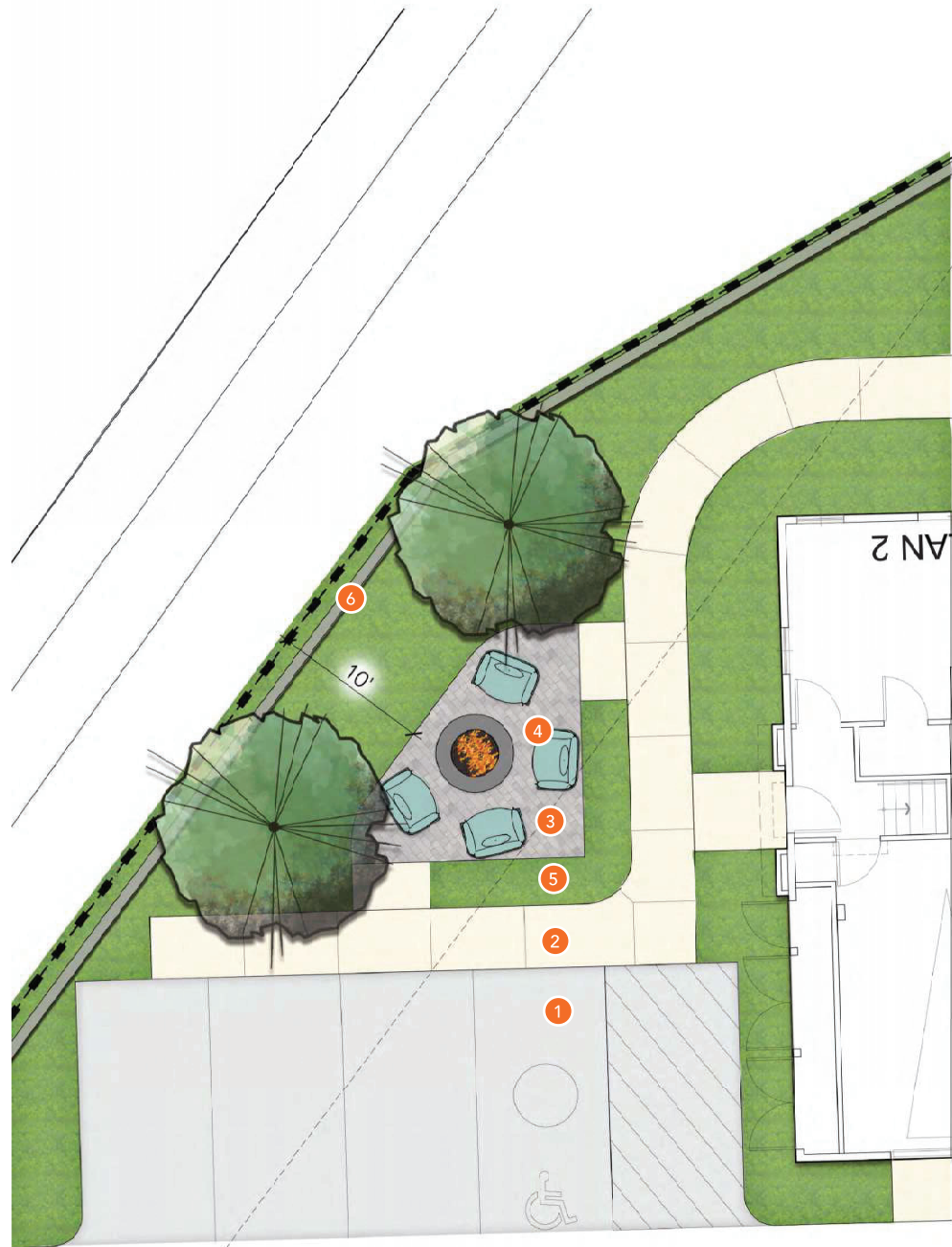
*REPRESENTATIVE IMAGE - SUBJECT TO DESIGN CHANGE

FORD ROAD
 NEWPORT BEACH | CALIFORNIA
 KNIGHTHALL CAPITAL, LLC | 24 -172
 DATE 6 | 16 | 25



OFFSITE AT&T SITE PLAN IMPROVEMENTS | L3





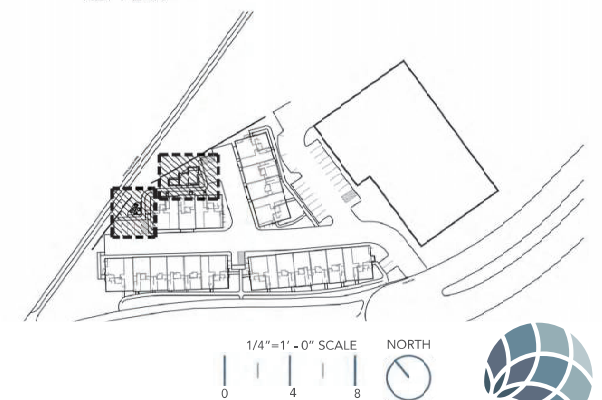
LEGEND

- 1 PARKING STALLS
- 2 WALKWAY
- 3 ENHANCED PAVING
- 4 LOUNGE SEATING WITH FIREPIT
- 5 PLANTING AREA
- 6 RETAINING WALL

FORD ROAD
 NEWPORT BEACH | CALIFORNIA
 KNIGHTHALL CAPITAL, LLC | 24 -172
 DATE 6 | 16 | 25



KEY PLAN



FIREPIT LOUNGE AREA ENLARGEMENT | L4



LEGEND

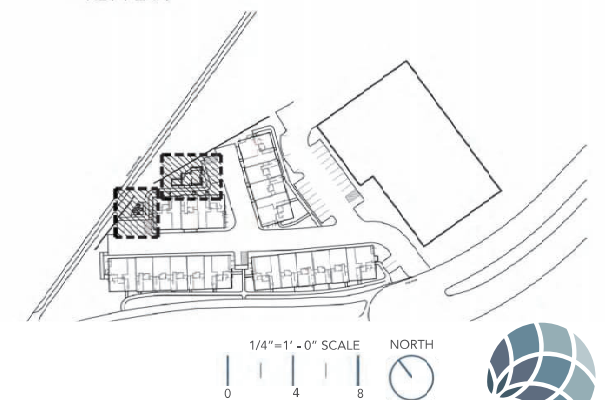
- 1 PARKING STALLS
- 2 WALKWAY
- 3 SEAT WALL
- 4 ENHANCED PAVING
- 5 TRELLIS
- 6 LOUNGE SEATING
- 7 OUTDOOR KITCHEN
- 8 PLANTING AREA
- 9 TRASH RECEPTACLE
- 10 RETAINING WALL
- 11 MODULAR WETLAND - SEE DRAWINGS BY CIVIL



FORD ROAD
 NEWPORT BEACH | CALIFORNIA
 KNIGHTHALL CAPITAL, LLC | 24 -172
 DATE 6 | 16 | 25

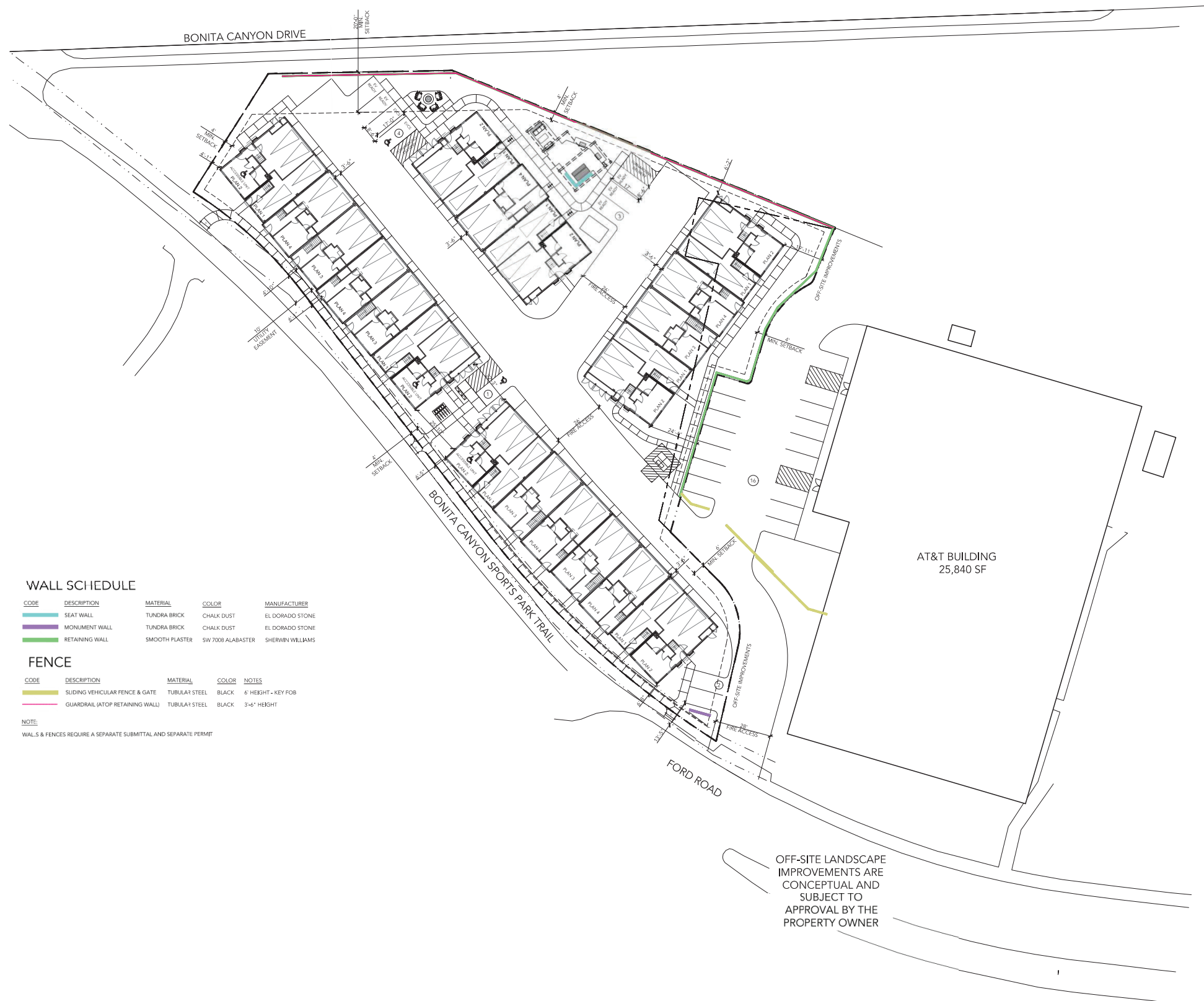


KEY PLAN



PICNIC AREA ENLARGEMENT | L5





A map showing the proposed site location. The site is marked with a black dot and labeled "SITE". Major roads shown include BISON AVE, MACARTHUR BLVD, RESERVENA, BOWEN CANYON DRIVE, FORD RD, NEWPORT HILLS DRIVE, and SAN ANTONIO DRIVE. A highway with a "78" shield is also depicted.

KNIGHTHALL CAPITAL, LLC
1400 NEWPORTCENTER DRIVE, SUITE 230
NEWPORT BEACH, CA 92660

ORIANA SLASOR, P.E.
 USCOC ENGINEERING, INC.
 5535 SAND CANYON AVE, SUITE 100
 IRVINE, CALIFORNIA 92618
 (949) 474-1960



1. EXISTING LAND USE:
PARCEL 2: VACANT/UNDEVELOPED LAND
PARCEL 1: COMMERCIAL
2. PROPOSED LAND USE:
PARCEL 2: RESIDENTIAL CONDOMINIUMS
3. PROPOSED NUMBER OF UNITS: 27

PARCEL 1: APN 458-361-02

PARCEL 1: APN 458-361-02

LOT A:

PARCEL 2 OF A PARCEL MAP, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE,
STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 65, PAGE 4 OF PARCEL MAPS,
RECORDS OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF PARCEL 1 OF SAID PARCEL MAP LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT SOUTHEASTERN CORNER OF SAID PARCEL 1, SAID POINT BEING NORTH
 13°05'10" EAST, A DISTANCE OF 56.97 FEET FROM THE SOUTHWESTERN CORNER OF
 SAID PARCEL 1, TO THE POINT OF BEGINNING, THE FOLLOWING COURSE:
 THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1, NORTH 13°05'10" EAST, A DISTANCE
 OF 47.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING
 A RADIUS OF 100.00 FEET, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL
 ANGLE OF 57°41'32" A DISTANCE OF 104.94 FEET;
 THENCE NORTH 44°32'22" WEST, A DISTANCE OF 42.73 FEET;
 THENCE NORTH 13°05'10" EAST, A DISTANCE OF 130.56 FEET;
 THENCE NORTH 77°00'00" EAST, A DISTANCE OF 56.92 FEET;
 THENCE NORTH 13°05'10" EAST, A DISTANCE OF 29.87 FEET;
 THENCE SOUTH 77°00'00" EAST, A DISTANCE OF 69.42 FEET TO THE EASTERLY LINE OF
 SAID PARCEL 1, THENCE ALONG SAID EASTERLY LINE, NORTH 13°05'10" EAST, A DISTANCE OF 0.93
 FEET TO THE NORTHEASTERN CORNER OF SAID PARCEL 1.

PARCEL 2: APN 458-361-10

LOT 8

PARCEL 1 OF A PARCEL MAP, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE,
STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 65, PAGE 4 OF PARCEL MAPS,
RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 1 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT SOUTHEASTERLY CORNER OF SAID PAREL 1;
 THENCE ALONG THE EASTERLY LINE OF SAID PAREL 1, NORTH 13°05'10" EAST, A DISTANCE
 OF 47.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTHERLY, HAVING
 A RADIUS OF 150.00 FEET, NORTHWESTHERLY ALONG SAID CURVE, THROUGH A CENTRAL
 ANGLE OF 57°41'32" A DISTANCE OF 35.24 FEET;
 THENCE NORTH 44°36'22" WEST, A DISTANCE OF 42.73 FEET;
 THENCE NORTH 13°05'10" EAST, A DISTANCE OF 126.66 FEET;
 THENCE NORTH 77°00'00" WEST, A DISTANCE OF 17.01 FEET;
 THENCE NORTH 13°05'10" EAST, A DISTANCE OF 29.67 FEET;
 THENCE SOUTH 77°00'00" EAST, A DISTANCE OF 60.42 FEET TO THE EASTERLY LINE
 OF SAID PAREL 1, THENCE ALONG SAID LINE, NORTH 13°05'10" EAST, A DISTANCE OF 0.93
 FEET TO THE NORTHEASTERLY CORNER OF SAID PAREL 1.

[illegible]

BASIS OF BEARINGS

THE EASTERLY LINE OF PARCEL 2 SHOWN AS S22°17'00"W PER PARCEL MAP NO. 258, P.M.B. 35/4 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

VESTING TENTATIVE TRACT MAP NO. 19396
4302 FORD ROAD
CITY OF NEWPORT BEACH
RESIDENTIAL CONDOMINIUM AND RE-SUBDIVISION PURPOSE

DATE:	06/16/2025
SCALE:	AS SHOWN
JOB NO.:	4243-001
DRAWN:	DT/MK
CHECKED:	OS
SHEET 1 OF 1	

[illegible]

- ① EASEMENTS AS SET FORTH IN DOCUMENT RECORDED JUNE 12, 1964 IN BOOK 7085 PAGES 258 TO 260 OF OFFICIAL RECORDS.
- ② EASEMENT TO THE CITY OF IRVINE FOR STREET AND HIGHWAY PURPOSES AS GRANTED IN A DOCUMENT RECORDED MAY 1, 1979 IN BOOK 13127 PAGES 1776 TO 1779 OF OFFICIAL RECORDS.
- ③ EASEMENT TO CITY OF NEWPORT BEACH FOR STREET AND HIGHWAY PURPOSES AS GRANTED IN A DOCUMENT RECORDED DECEMBER 17, 1970 IN BOOK 9493, PAGES 363 TO 367 OF OFFICIAL RECORDS. AFFECTS A PORTION OF PARCEL B.

BLDG	BUILDING
C	CENTERLINE
CO	CLEANOUT
DW	DOMESTIC WATER
E	EAST
ESMT	EASEMENT
EXIST	EXISTING
FF	FINISH FLOOR
HP	HIGH POINT
L	LENGTH
L/A	LOT LINE ADJUSTMENT
MWS	MODULAR WETLAND SYSTEM
N	NORTH
NAP	NOT A PART
PL	PROPERTY LINE
PROP	PROPOSED
R	RADIUS
RET	RETAINING
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
SVC	SERVICE
TYP	TYPICAL
R/W	RIGHT-OF-WAY
UTIL	UTILITY
TBD	TO BE DETERMINED
WEST	WEST
_____	PROPERTY LINE/RIGHT-OF-WAY
_____	CENTERLINE
_____	PROPOSED LOT LINE
CATV	PROPOSED CABLE TV LINE
E	EXISTING ELECTRIC LINE
G	EXISTING GAS LINE
L	EXISTING TELEPHONE LINE
DW	EXISTING DOMESTIC WATER
SS	EXISTING SANITARY SEWER
DW	PROPOSED DOMESTIC WATER
SS	PROPOSED SANITARY SEWER
SD	PROPOSED STORM DRAIN
_____	PROPOSED RETAINING WALL
_____	PROPOSED EMERGENCY ACCESS
_____	UTILITY EASEMENT

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.
06059C0288K, EFFECTIVE 3/21/2019.

1. PROPOSED PUBLIC WATER & SEWER MAINS TO BE INSTALLED ONSITE TO SERVICE THE PROPOSED BUILDINGS.
2. ALL PROPOSED UTILITIES TO BE INSTALLED PER CITY OF NEWPORT BEACH STANDARDS AND SPECIFICATIONS.
3. PROPOSED UTILITIES TO CONNECT TO EXISTING PUBLIC FACILITIES IN FORD ROAD.
4. DRAINAGE FOR THE SITE WILL BE COLLECTED BY AN ONSITE AREA DRAIN SYSTEM AND CONVEYED TO A PROPOSED MODULAR WETLAND AND DETENTION BASIN.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N39°10'28"W	176.32'
L2	N50°49'32"E	15.00'
L3	N39°10'28"W	8.50'
L4	N52°26'00"E	37.77'
L5	N37°34'00"W	94.99'
L6	N39°10'28"W	8.50'
L7	N50°49'32"E	15.00'
L8	N39°10'28"W	42.49'
L9	N4°39'05"W	78.98'
L10	N47°16'01"E	48.69'
L11	N37°34'00"W	54.14'
L12	N88°59'18"E	83.65'
L13	N50°49'32"E	57.73'
L14	N39°10'28"W	91.29'
L15	N36°23'39"E	48.20'
L16	N5°36'32"W	15.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L17	N36°23'39"E	37.73
L18	N88°59'18"E	7.67
L19	N67°43'00"W	104.73
L20	N67°43'00"W	49.78
L21	N36°23'39"E	115.49
L22	N39°10'28"W	23.37
L23	N43°09'05"E	25.76
L24	N16°34'01"E	81.61
L25	N73°25'59"W	15.00
L26	N16°34'01"E	21.00
L28	N22°17'00"E	27.55
L31	N67°43'00"W	50.83

CURVE TABLE			
CURVE #	RADIUS	LENGTH	Δ
C1	2.00'	3.14'	90°00'00"
C2	2.00'	3.14'	89°51'26"
C3	400.00'	27.76'	3°58'37"
C4	30.00'	12.09'	23°05'34"
C5	2.00'	3.14'	90°00'00"
C6	12.00'	21.87'	104°25'53"
C7	2.00'	3.14'	90°00'00"
C8	7.00'	9.23'	75°34'07"
C9	374.00'	25.96'	3°58'37"
C10	2.00'	3.14'	90°00'00"
C11	46.00'	36.84'	45°53'12"
C13	5.00'	3.51'	40°10'12"

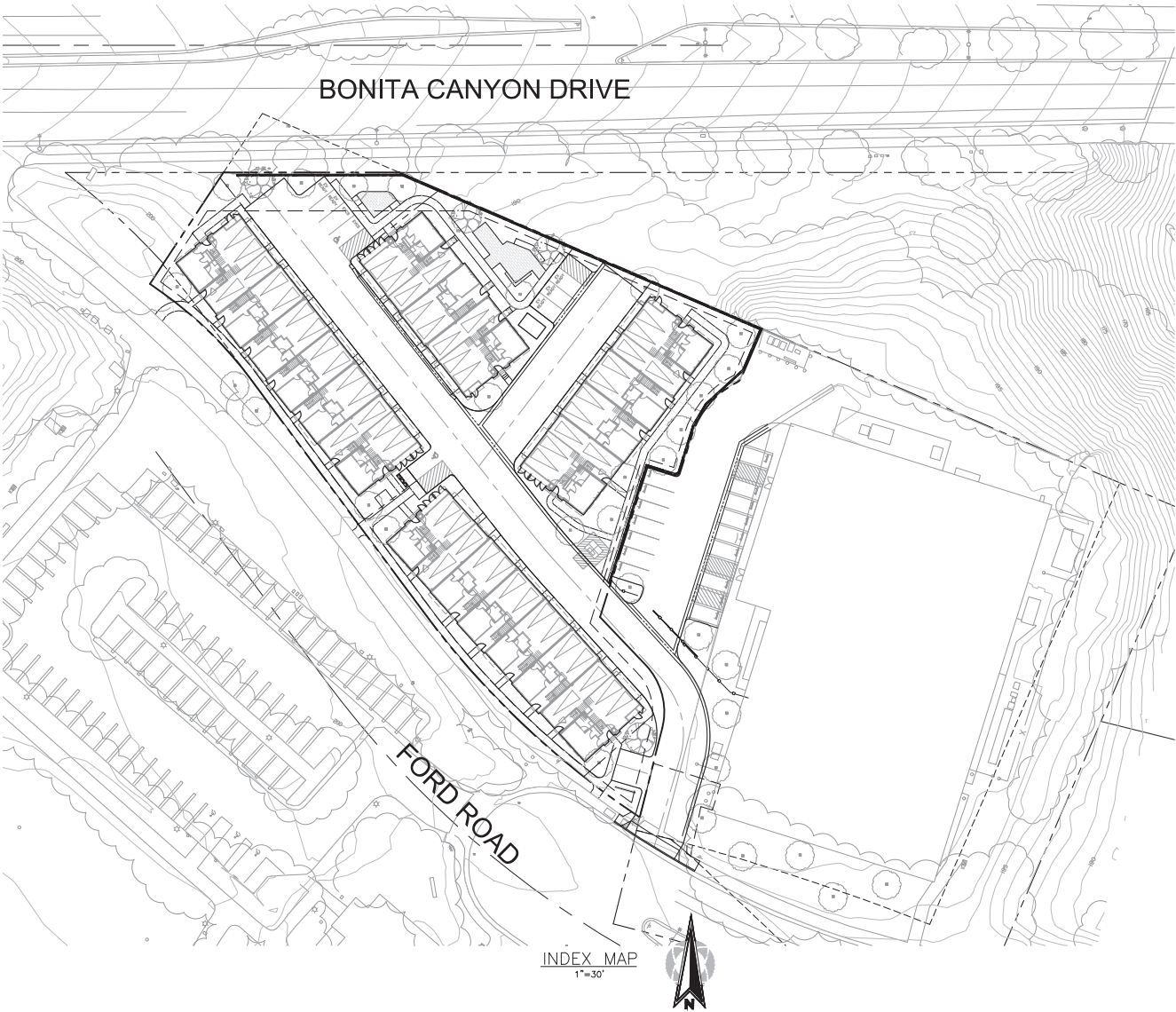
PROPOSED LOT SUMMARY

LOT NO.	AREA		LAND USE
1	9,542 SF	0.22 AC	RESIDENTIAL
2	9,497 SF	0.22 AC	RESIDENTIAL
3	7,384 SF	0.17 AC	RESIDENTIAL
4	9,060 SF	0.20 AC	RESIDENTIAL
5	71,442 SF	1.64 AC	COMMERCIAL
A	15,258 SF	0.35 AC	PRIVATE ROAD
GROSS TOTAL	122,184 SF	2.80 AC	-

[illegible]

CITY OF NEWPORT BEACH
FORD ROAD

4302 FORD ROAD
NEWPORT BEACH, CA 92660



INDEX MAP
1"=30'

SHEET INDEX

TITLE SHEET	C-01
EXISTING CONDITIONS	C-02
CONCEPTUAL GRADING PLAN	C-03
SECTIONS	C-04
CONCEPTUAL UTILITY PLAN	C-05
AVERAGE GRADE PLANE	C-06

ABBREVIATIONS & LEGEND

BF	BACKFLOW	---	RIGHT OF WAY/PROPERTY LINE
BLDG	BUILDING	---	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	---	EX. CONTOUR
EX	EXISTING	---	EXISTING WATER MAIN
FF	FINISHED FLOOR	---	EXISTING SEWER MAIN
FG	FINISHED GRADE	---	EXISTING STORM DRAIN
FH	FIRE HYDRANT	---	EXISTING CABLE TV LINE
FL	FLOW LINE	---	EXISTING ELECTRIC LINE
FS	FINISHED SURFACE	---	EXISTING TRAFFIC SIGNAL CONDUIT
FW	FIRE WATER	---	EXISTING GAS LINE
GB	GRADE BREAK	---	EXISTING TELEPHONE LINE
H	HEIGHT	---	EXISTING STREET LIGHT
HP	HIGH POINT	---	PRIVATE STORM DRAIN LINE
IRR	IRRIGATION	---	PRIVATE SEWER LINE
L	LENGTH	---	PROPOSED MODULAR WETLAND
LP	LOW POINT	---	FIRE HYDRANT
PL	PROPERTY LINE	---	
PROP.	PROPOSED	---	
R/W	RIGHT OF WAY	---	
SD	STORM DRAIN	---	
SS	SANITARY SEWER	---	
TBD	TO BE DETERMINED	---	
TG	TOP OF GRATE	---	
TW	TOP OF WALL	---	
W	WATER	---	

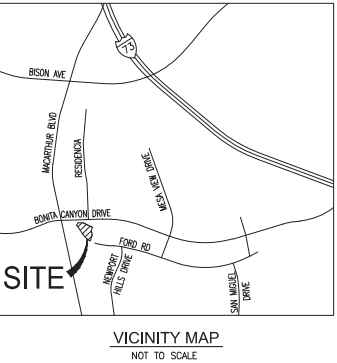
4302 FORD ROAD
NEWPORT BEACH, CA 92660

KNIGHTHALL CAPITAL, LLC
1400 NEWPORT CENTER DR, SUITE 230
NEWPORT BEACH, CA 92660

FUSCOE ENGINEERING
15535 SAND CANYON AVE, SUITE 100
IRVINE, CA 92618
PHONE: 949.474.1960

Site Development Review

F:\PROJECTS\4243\001\PLANS\ENTITLEMENTS\SCHEMATIC PLANS\4243-001E101T5.DWG (06-16-2025 2:26:21PM) Plotted by: DTadillo



SITE ADDRESS

4302 FORD ROAD
NEWPORT BEACH, CA 92660

DEVELOPER

KNIGHTHALL CAPITAL, LLC
1400 NEWPORT CENTER DRIVE, SUITE 230
NEWPORT BEACH, CA 92660

OWNER

PACIFIC BELL TELEPHONE COMPANY

CIVIL ENGINEER

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



LEGAL DESCRIPTION

PARCEL 2: APN 458-361-10

LOT B

PARCEL 1 OF A PARCEL MAP, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 65, PAGE 4 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 1 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT SOUTHEASTERLY CORNER OF SAID PARCEL 1;
THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1, NORTH 13°05'10" EAST, A DISTANCE OF 47.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°41'32" A DISTANCE OF 35.24 FEET;
THENCE NORTH 44°36'22" WEST, A DISTANCE OF 42.73 FEET;
THENCE NORTH 13°05'10" EAST, A DISTANCE OF 130.56 FEET;
THENCE NORTH 77°00'00" WEST, A DISTANCE OF 17.01 FEET;
THENCE NORTH 13°05'10" EAST, A DISTANCE OF 29.67 FEET;
THENCE SOUTH 77°00'00" EAST, A DISTANCE OF 69.42 FEET TO THE EASTERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID EASTERLY LINE, NORTH 13°05'10" EAST, A DISTANCE OF 0.93 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 1.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS PARCEL 300180, IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, SUPERIOR COURT CASE 737614, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 27, 1995 AS INSTRUMENT NO. 19950521235, OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

ALSO EXCEPTING ALL OIL, OIL RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATEVER NAME KNOWN, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINAFOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFORE AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL, AND MINE FROM LANDS OTHER THAN THOSE HEREINAFOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAMTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINAFOVE DESCRIBED AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAMTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE OR OPERATE THROUGH THE SURFACE OF THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINAFOVE DESCRIBED, AS RESERVED BY THE IRVINE COMPANY IN DEED RECORDED JUNE 4, 1974 IN BOOK 11161, PAGE 177, OF SAID OFFICIAL RECORDS.

BASIS OF BEARINGS

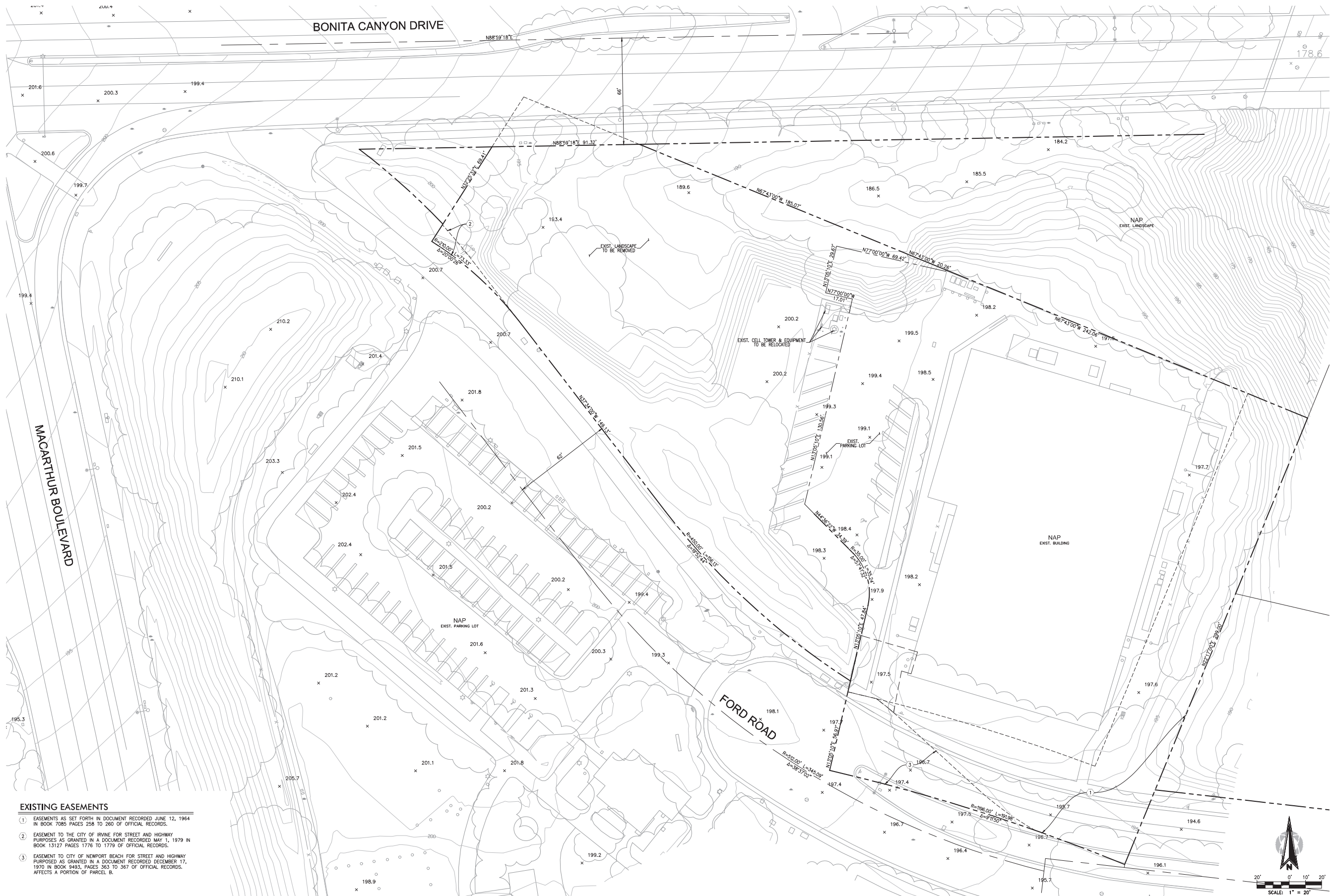
THE EASTERLY LINE OF PARCEL 2 SHOWN AS S21°17'00"W PER PARCEL MAP NO. 258, P.L.M.B. 65/4 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

FLOOD ZONE

THE AREA OF LAND SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL NO. 0605902089K, EFFECTIVE 3/21/2019.

C-01
TITLE SHEET

6/16/2025



EXISTING EASEMENTS

- (1) EASEMENTS AS SET FORTH IN DOCUMENT RECORDED JUNE 12, 1964 IN BOOK 7085 PAGES 258 TO 260 OF OFFICIAL RECORDS.
- (2) EASEMENT TO THE CITY OF IRVINE FOR STREET AND HIGHWAY PURPOSES AS GRANTED IN A DOCUMENT RECORDED MAY 1, 1979 IN BOOK 13127 PAGES 1778 TO 1779 OF OFFICIAL RECORDS.
- (3) EASEMENT TO CITY OF NEWPORT BEACH FOR STREET AND HIGHWAY PURPOSES AS GRANTED IN A DOCUMENT RECORDED DECEMBER 17, 1970 IN BOOK 9493, PAGES 363 TO 367 OF OFFICIAL RECORDS. AFFECTS A PORTION OF PARCEL B.

4302 FORD ROAD
NEWPORT BEACH, CA 92660

KNIGHTHALL CAPITAL, LLC
1400 NEWPORT CENTER DR, SUITE 230
NEWPORT BEACH, CA 92660

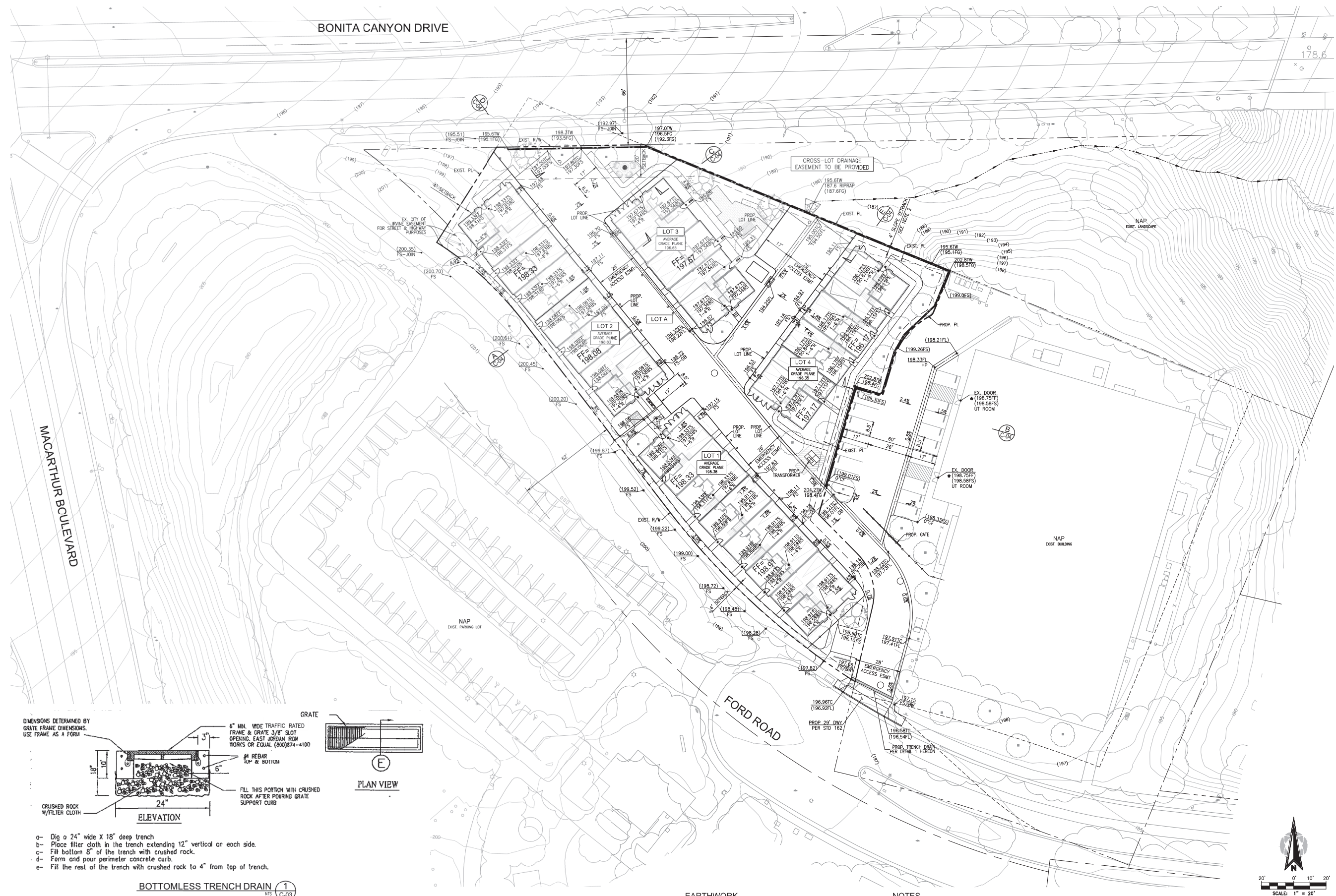
FUSCOE ENGINEERING
15535 SAND CANYON AVE, SUITE 100
IRVINE, CA 92618
PHONE: 949.474.1960

Site Development Review

F:\PROJECTS\4243\001\PLANS\ENTITLEMENTS\SCHEMATIC PLANS\4243-001E102SV.DWG (06-16-2025 2:30:32PM) Plotted by: D'Todillo

C-02
EXISTING CONDITIONS

6/16/2025



4302 FORD ROAD
NEWPORT BEACH, CA 92660

Site Development Review

KNIGHTHALL CAPITAL, LLC
1400 NEWPORT CENTER DR, SUITE 230
NEWPORT BEACH, CA 92260

FUSCO ENGINEERING
15535 SAND CANYON AVE, SUITE 100
IRVINE, CA 92618
PHONE: 949.474.1960

EARTHWORK

NET: 550 CY (RAW) EXPORT
TOTAL EXPORT WITH 15% CONTINGENCY: 630 CY (RAW)

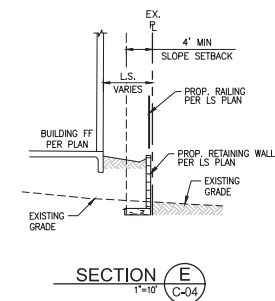
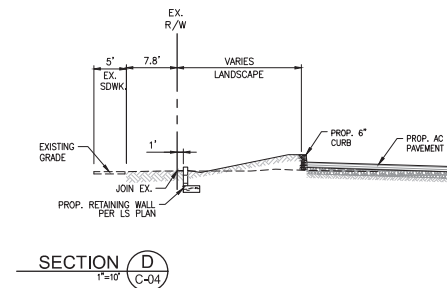
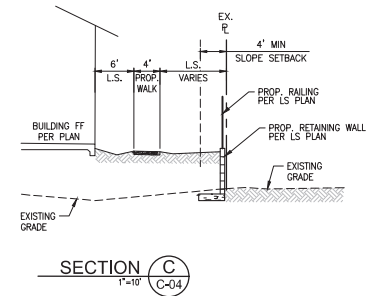
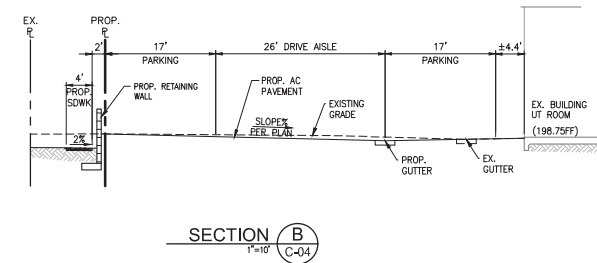
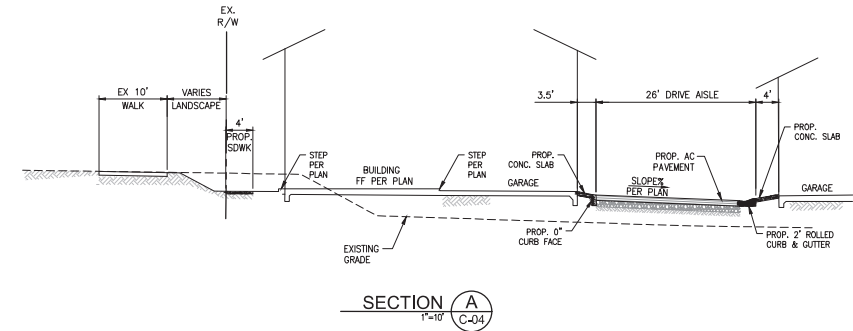
QUANTITIES SHOWN ARE BASED ON CONCEPTUAL ASSUMPTIONS AND SITE PLAN. RAW
QUANTITIES ONLY - DO NOT INCLUDE SHRINKAGE, BULKING, OR SPOILS FROM UTILITIES,
RETAINING WALLS, OR FOOTINGS.

NOTES

- NOTES
1. ELEVATIONS WITH "*" TO BE CONFIRMED
 2. EXISTING SLOPE ADJACENT TO NORTHEAST PROPERTY LINE = 2:1 MAX SLOPE, H = 11'
- PER CBC SECTION 1808.7.1, BUILDING FOUNDATION SETBACK = H/3 (4' MINIMUM)
- BUILDING SETBACK ALONG NORTHEAST PROPERTY LINE = 11'/3 = 3.67', 4' SETBACK PROVIDED

C-03
CONCEPTUAL GRADING PLAN

6/16/2025



4302 FORD ROAD
NEWPORT BEACH, CA 92660

KNIGHTHALL CAPITAL, LLC
1400 NEWPORT CENTER DR, SUITE 230
NEWPORT BEACH, CA 92660

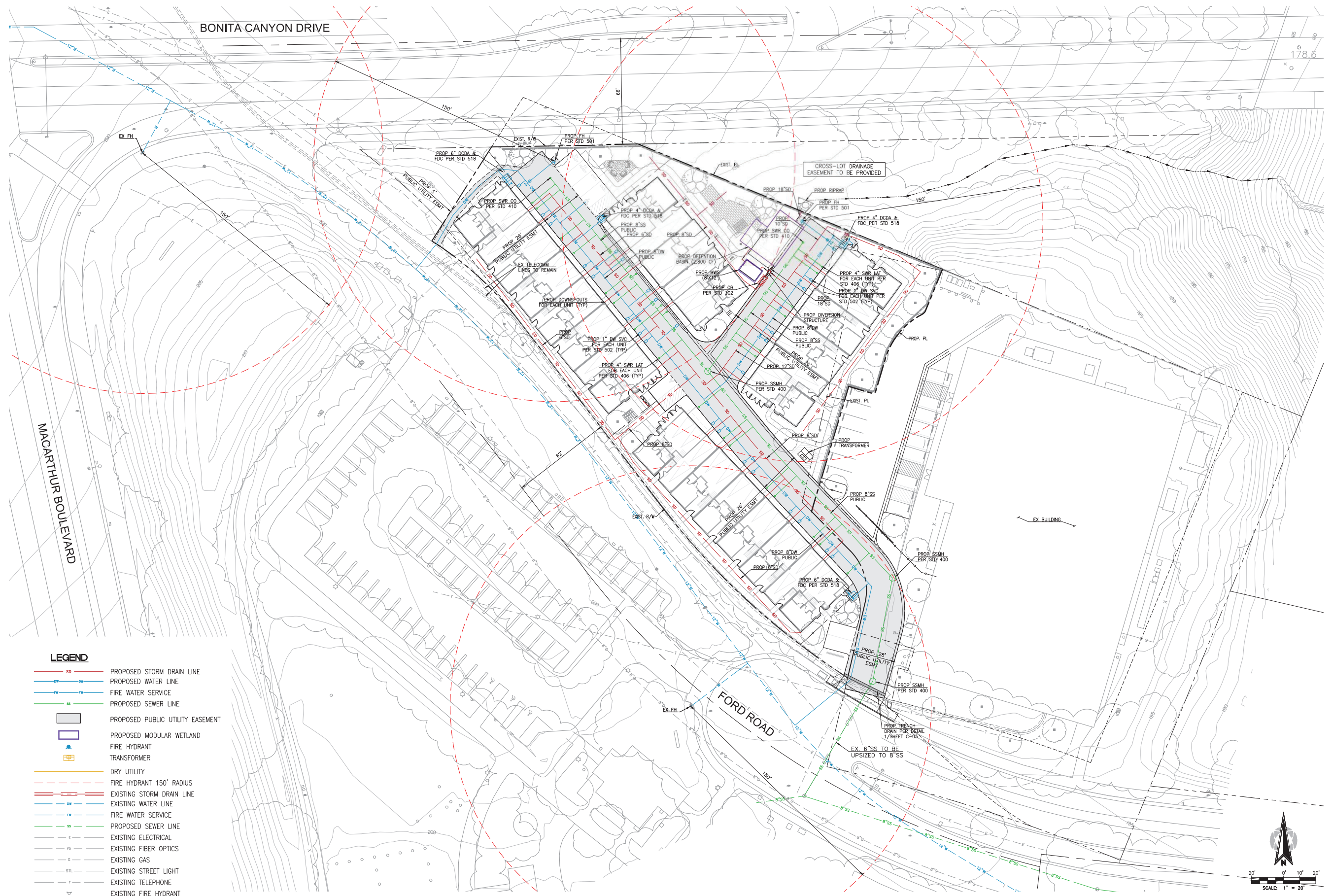
FUSCOE ENGINEERING
15535 SAND CANYON AVE, SUITE 100
IRVINE, CA 92618
PHONE: 949.474.1960

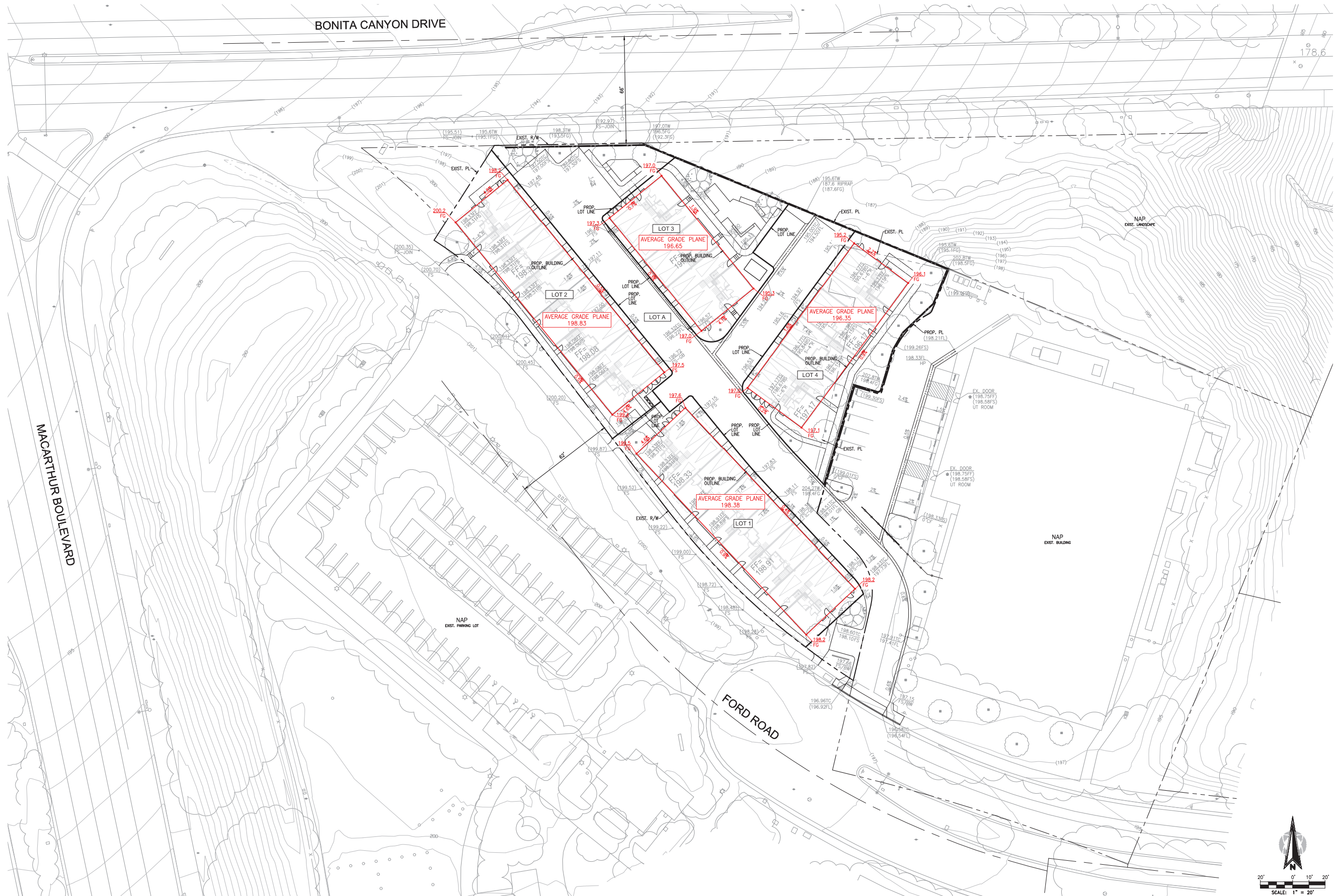
Site Development Review

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C-04
SECTIONS

6/16/2025





4302 FORD ROAD
NEWPORT BEACH, CA 92660

KNIGHTHALL CAPITAL, LLC
1400 NEWPORT CENTER DR, SUITE 230
NEWPORT BEACH, CA 92660

FUSCOE ENGINEERING
15535 SAND CANYON AVE, SUITE 100
IRVINE, CA 92618
PHONE: 949.474.1960

Site Development Review
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C-06
AVERAGE GRADE PLANE

6/16/2025