

Attachment I

Applicant's Project Description
and Project Plans

Project Description and Justification
1300 Dove Street Project

The 1300 Dove Street Project (“Project”) would be located on the approximately 6.5-acre property bounded by Dove Street, Newport Place Drive, and MacArthur Boulevard. The project site is in the City of Newport Beach’s Airport Area and designated Mixed-Use Horizontal 2. The project site is within the Newport Place Planned Community (PC 11), with a base zoning of Professional & Business Office Site 4. The site is also within the PC 11 Residential Overlay, which permits densities of 30-50 units/acre. The Project requests a rezoning to apply the City’s Housing Opportunity Overlay Zoning District, specifically the HO-1 – Airport Area Environs Area Overlay (“HO-1”).

The Project proposes development of 132 dwelling units (at 20 units/acre) in 14 buildings (four building types). The Project’s units include duplexes and townhomes, with associated improvements, including residential amenities, on-site circulation, and parking (304 spaces). The unit mix consists of 2-4 bedrooms, providing a variety of unit-types to serve the diverse needs of the City of Newport Beach’s residents. The building types are as follows:

1. 3-Story Townhomes (Type A): 6 buildings, totaling 48 units.
2. 3-Story Townhomes (Type B): 4 buildings, totaling 32 units.
3. 3-Story Duplexes (Type C): 14 buildings, totaling 28 homes.
4. 4-Story Duplexes (Type D): 12 buildings, totaling 24 homes.

The Project proposes 12,100 square feet of common space along with residential amenities including BBQs, covered outdoor seating and a game lawn. Private open space totaling 27,210 square feet would also be provided. The site would have access from Newport Place Drive and Dove Street.

Site Development Review (NBMC Section 20.52.080)

The project exceeds the thresholds identified in NBMC Table 5-2 and requires site development review.

Finding 1

The proposed development is allowed within the subject zoning district.

Facts in Support of Finding

1. With approval of the requested rezoning, the project site is within the HO-1 District, which allows mixed-use housing projects with densities ranging from 20-50 units/acre. The Project proposes 132 townhomes and duplexes across the 6.5-acre site, approximately 20.3 units/acre.
2. The Project implements the City’s Housing Element, which generally planned for increased housing in the Airport Environs Area through the adoption of a housing opportunity overlay (HO-1 District).

3. The underlying zoning district – PC 11 with a Residential Overlay – also permits residential uses.

Finding 2

The proposed development is in compliance with all of the applicable criteria identified in subsection (C)(2)(c) of Section 20.52.080.

- a. Compliance with this section, the General Plan, this Zoning Code, any applicable specific plan, and other applicable criteria and policies related to the use or structure.*
- b. The efficient arrangement of structures on the site and the harmonious relationship of the structures to one another and to other adjacent developments; and whether the relationship is based on standards of good design.*
- c. The compatibility in terms of bulk, scale, and aesthetic treatment of structures on the site and adjacent developments and public areas.*
- d. The adequacy, efficiency, and safety of pedestrian and vehicular access, including drive aisles, driveways, and parking and loading spaces.*
- e. The adequacy and efficiency of landscaping and open space areas and the use of water efficient plant and irrigation materials.*
- f. The protection of significant views from public right(s)-of-way and compliance with Section 20.30.100 (Public View Protection).*

Facts in Support of Finding

1. The Land Use Element of the General Plan designates the property for residential and non-residential uses and PC 11 identifies the site for business and professional office uses, but with a residential overlay. However, the Housing Element identified the Airport Environs Area as appropriate for significant residential development and the HO-1 District, as adopted consistent with the Housing Element, applies to the project site.
2. The General Plan recognizes the Airport Area as ideal for “reuse and repurposing of existing nonresidential uses while allowing for a variety of housing opportunities ... proximate to jobs, transportation, supporting commercial, and services.” (GP LUE Policy LU 3.3.)
3. The HO-1 District permits housing at densities of 20-50 units/acre. The project is consistent with that standard, proposing a base density of 20.3 units/acre.
4. The Project proposes a diversity of housing types, ranging in types and numbers of bedrooms, providing a range that suits the demographics of the City of Newport Beach.
5. The project has been designed as a unified development that incorporation of open spaces, walkway, landscaping, and other amenities, as well as improves the right-of-way. Together,

these improvements promote active resident/pedestrian use of the site. Thus, the Project meets the goals of the General Plan by providing a development that contributes “to a cohesive urban, mixed-use character where residents and visitors can live, work, shop, access services, and play.” (GP LUE Policy LU 3.3.)

6. The height, bulk, and scale of the Project, which is generally low-rise (up to four stories), is consistent with, the building heights of nearby properties, which range from 2-3 story low-rise offices to 6-8 story high rise offices (1500 Quail Street, 1301 Dove Street, 1201 Dove Street, and 4100 Newport Place).
7. The Project’s design creates ample walkways and open space between and among buildings, which provide natural light and facilitates pedestrian access/use within and outside of the site.
8. MacArthur Boulevard would be improved with cohesive landscaping and an enhanced pedestrian walkway which would invite pedestrian activity.
9. A consolidated recreation area with various amenities would provide on-site recreation opportunities for future occupants (families) of the Project.
10. The Project’s parking, access points, and on-site circulation are designed to provide adequate drive aisles and minimum vehicle turning areas to provide safe access for residents, guests, emergency vehicles, and refuse collection.
11. The existing Airport Environs Area is largely developed with office and commercial uses, and the development of residential uses would promote pedestrian activation of the area and provide housing opportunities proximate to an existing employment center.
12. There are no unique or significant public views from adjacent rights-of-way that would be negatively impacted by the proposed project.
13. The Project uses water efficient landscaping consistent with City requirements.

Finding 3

The project is not detrimental to the harmonious and orderly growth of the City, nor endangers, jeopardizes, or otherwise constitutes a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed development.

Facts in Support of Finding

1. The Project was designed to ensure that potential conflicts with surrounding land uses are minimized to the extent possible to maintain a healthy environment for both business and residents. To achieve this, the Project proposes an architecturally pleasing housing development with articulation, variations in buildings types/styles, paths and open spaces,

and building elements that enhance the urban environment and implement the natural themes associated with the existing environment.

2. The Project's buildings are designed to accommodate and provide safe access for emergency vehicles, delivery trucks, and refuse collection vehicles, as well as pedestrians and residents.
3. The Project is expressly within an area planned for residential development, located in the PC 11 residential overlay and the HO-1 Housing Opportunity area.
4. All trash storage and pick-up will be consistent with the requirements of NBMC Section 20.30.120 (Solid Waste & Recyclable Materials Storage), ensuring compatibility with the on-site and adjacent uses.
5. While the Project would introduce new sources of light, the project site is currently developed with office and parking uses that generate light. All exterior project lighting is required to comply with NBMC Section 20.30.070, which mandates that all outdoor lighting fixtures be designed, aimed, located, and maintained to shield adjacent properties from light spillage.
6. The new construction will comply with all Building, Public Works, Fire Codes, City ordinances, and all conditions of approval.
7. All mechanical equipment for the project will be screened from public view and to lessen noise impacts on surrounding uses.
8. The Project redevelops existing lots and introduces new residential uses with the intent of creating a resident and pedestrian-friendly environment close to jobs, commerce, entertainment, and recreation.

Objective Design Standards Waivers

G3iv. Ground & Upper Floor Façade Coverage

P1a. First-Floor Opening & Transparency Standards

The first-floor minimum opening standard in the Objective Design Standards (ODS) is 20%. The first-floor window and door openings at the duplex units provide 18% of the surface area, less than the required 20%. The first floor of the duplex will be used as a bedroom, and adding additional windows would affect privacy and limit the interior usability of the bedroom space.

However, the primary living space is located on the second floor, where additional glazing has been incorporated into the elevation. The percentage of openings at the upper levels exceeds 20% and provides greater opportunities for direct sightlines to the adjacent public realm. A solid door is proposed in lieu of a glazed door to ensure security at the lower level, while the primary living area is located on the second floor.

J2c. Private Street Zones – LPZ Design Standards

Landscaping and Paving Zone (LPZ), shall be a minimum of 5-foot, with planting beds no less than 3-feet in width. A waiver is requested to the LPZ standards at Buildings 1–6, Buildings 11–14, and Buildings 29 and 36. A reduction of the landscape area to 2' is proposed adjacent to these buildings in order to provide continuous sidewalk connection throughout the site. All buildings maintain a minimum of 20% landscaping across the total building frontages.

O1c. Horizontal Modulation – Minimum Depth

The Objective Design Standards indicate that all recesses or projections must be a minimum of 2 feet in depth. The proposed multi-story building massing breaks down larger forms into smaller components and includes multiple plane changes along the building frontage. All modulation on the ground floor meet the 2 feet minimum. On the upper floors, these modulations range from 6 inches to 1 foot, creating façade variation and allowing natural termination of stone materials. These treatments are encouraged to increase visual variety and highlight individual units.

1300 DOVE STREET

1300 DOVE STREET
NEWPORT BEACH, CALIFORNIA



OUR TEAM

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FUSCOE
ENGINEERING

MJS
LANDSCAPE
ARCHITECTURE

COVER SHEET

1300 DOVE STREET
Newport Beach , California

B05.25082

VICINITY MAP

(NOT TO SCALE)



SHEET INDEX

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		A3.6	LEFT & RIGHT ELEVATIONS
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R.2	CONCEPTUAL PERSPECTIVE OF 8 PLEX CONDO	A4.2	THIRD FLOOR AND ROOF PLAN
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C6.0	AVERAGE GRADE PLANE	COLOR BOARDS	
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CS

03.24.26

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CONCEPTUAL BIRDS EYE OF THE COMMUNITY

View 1

1300 DOVE STREET

Newport Beach, California

B05.25082

City of Newport Beach

ARTISTS CONCEPT RENDERING FOR BUILDING ONLY



KEY PLAN



R.1

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CONCEPTUAL PERSPECTIVE OF 8 PLEX CONDO

View 2

1300 DOVE STREET

Newport Beach, California

B05.25082

City of Newport Beach



KEY PLAN



R.2

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CONCEPTUAL PERSPECTIVE OF DUPLEX

View 3

1300 DOVE STREET

Newport Beach, California

B05.25082

City of Newport Beach

ARTISTS CONCEPT RENDERING FOR BUILDING ONLY



R.3

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CITY OF NEWPORT BEACH

1300 DOVE STREET
NEWPORT BEACH, CA 92660



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. EXISTING LAND USE: COMMERCIAL
2. PROPOSED LAND USE: RESIDENTIAL CONDOMINIUMS

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. 06050C0286J, EFFECTIVE 12/01/2009

OWNER

AD REDSTONE OWNER, LP
4041 MACARTHUR BOULEVARD, SUITE 510
NEWPORT BEACH, CA 92660
CONTACT: PARKIE MILLER
PHONE: (951) 317-5640

SITE ADDRESS

1300 DOVE STREET
NEWPORT BEACH, CA 92660

SOILS ENGINEER

JOHN F. O'BRIEN, P.E., G.E.
NOVA SERVICES
4373 VIEWBRIDGE 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 CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK 50 OF IRVINE'S SUBDIVISION, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 88 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 63 PAGE 27 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE FULL RIGHTS TO ALL MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES EXISTING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID REAL PROPERTY DESCRIBED ABOVE, PROVIDED, HOWEVER, THAT GRANTEE HEREBY EXPRESSLY MAKES THE RIGHT TO ENTER UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSE OF EXPLORING FOR OR PRODUCING THE MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES SO RESERVED, AS RESERVED IN DOCUMENT RECORDED DECEMBER 22, 1976 IN BOOK 12005, PAGE 1500, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO.: 427-222-01

BASIS OF BEARINGS

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE VI (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS AND COORDINATES ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK, OR EQUIVALENT STATIONS:

REFERENCED CSRS STATIONS				
STATION	NORTHING (Y)	EASTING (X)	HEIGHT	ACCURACY
TRAK	2171982.614	6088761.195	381.382	FIRST ORDER
FVPK	2188769.567	6048756.256	-35.603	FIRST ORDER

MAPPING ANGLE AND GRID FACTOR					
POINT	NORTHING (Y)	EASTING (X)	MAPPING ANGLE	CF	HEIGHT ELEV
10002	2188409.541	6070064.972	-00°53'16.21"	0.9999738678	-70.257' 44.558'

NOTES: DISTANCES AND COORDINATE DISTANCES SHOWN, UNLESS OTHERWISE NOTED, ARE IN TERMS OF THE U.S. SURVEY FOOT, AS USED IN TABLES ABOVE. ELEVATION REFERS TO THE CALIFORNIA ORTHOMETRIC HEIGHTS OF 1988 ("CONV88") OR EQUIVALENT OF THE POINT WHERE THE MAPPING ANGLE (OR CONVERGENCE ANGLE) AND COMBINATION FACTOR (CF) WERE CALCULATED IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 ("NAVD88") AND HEIGHT REFERS TO THE VERTICAL VALUE OF THE CALIFORNIA GEODETIC COORDINATE OR EQUIVALENT ELLIPSOID HEIGHT (FROM GEOD18) USED TO CALCULATE THE COMBINATION FACTOR. IN THE EVENT THAT THE CALCULATIONS ARE NOT PERFORMED AT A "REAL" POINT IN THE SURVEY, THERE MAY BE NO STATION OR ELEVATION TO LIST.

DISTANCES SHOWN HEREON, ARE GROUND DISTANCES. TO APPROXIMATE CCS83 GRID DISTANCES, MULTIPLY THE DISTANCES BY THE COMBINATION FACTOR PROVIDED HEREON.

SHEET INDEX

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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



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Irvine, California 92618 fuscoe.com

TITLE SHEET

1300 DOVE ST

Newport Beach, California

City of Newport Beach

C1.0
03.11.26

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

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EXCEPTING THEREFROM THE FULL RIGHTS TO ALL MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES EXISTING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID REAL PROPERTY DESCRIBED ABOVE, PROVIDED, HOWEVER, THAT GRANOR HEREBY EXPRESSLY WAIVES THE RIGHT TO ENTER UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSE OF EXPLORING FOR OR PRODUCING THE MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES SO RESERVED, AS RESERVED IN DOCUMENT RECORDED DECEMBER 22, 1976 IN BOOK 12005, PAGE 1500, OFFICIAL RECORDS.

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

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER.
2. A PERPETUAL AIR OR FLIGHT EASEMENT, AVIGATION RIGHTS, IN AND TO ALL THE AIR SPACE ABOVE THOSE PORTIONS OF PARTICULAR PLANES OR IMAGINARY SURFACES THAT OVERLIE SAID LAND FOR USE BY AIRCRAFT.
RECORDING DATE: MARCH 17, 1984
RECORDING NO.: BOOK 6965, PAGE 721 OF OFFICIAL RECORDS
BLANKET OVER SITE. SITE WILL REQUIRE FAA CERTIFICATE.
3. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED DATE: AUGUST 19, 1971 RECORDED NO.: BOOK 9768, PAGE 919 OF OFFICIAL RECORDS.
ENCUMBERS PROPERTY. SITE DEVELOPMENT STANDARDS: NOTHING TO PLOT.
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
PURPOSE: UNDERGROUND LINES
RECORDING DATE: MARCH 7, 1978
RECORDING NO.: BOOK 12588, PAGE 1147 OF OFFICIAL RECORDS.
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO; AS GRANTED IN A DOCUMENT.
GRANTED TO: EMVEY DEVELOPMENT AND REALTY COMPANY, A NEVADA CORPORATION
PURPOSE: CONSTRUCTION, MAINTENANCE AND USE OF SIGNS
RECORDING DATE: FEBRUARY 28, 1979
RECORDING NO.: BOOK 13050, PAGE 1548 OF OFFICIAL RECORDS.
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO; AS GRANTED IN A DOCUMENT.
GRANTED TO: PACIFIC BELL, ITS SUCCESSORS AND ASSIGNS
PURPOSE: UNDERGROUND COMMUNICATION FACILITIES
RECORDING DATE: MARCH 14, 1991
RECORDING NO.: AS INSTRUMENT NO. 91-117440 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND.
7. A DEED OF TRUST TO SECURE AN INCENTEDNESS: AMOUNT: \$128,000,000.00
DATED: AUGUST 24, 2018
TRUSTOR/GRANTOR AG REDSTONE OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP;
AG DOVE OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP;
AG FAIRCHILD OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP;
AND AG RED HILL OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP;
AND AG RED HILL OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP;
TRUSTEE: CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: PACIFICAL DEBT 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: AUGUST 28, 2018
RECORDING NO.: AS INSTRUMENT NO. 2018000314348 OF OFFICIAL RECORDS
AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED EXECUTED BY: AG REDSTONE OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP;
AG DOVE OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP;
AG RED HILL OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP
AND PACIFICAL DEBT 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: SEPTEMBER 29, 2023
RECORDING NO.: AS INSTRUMENT NO. 2023000238887 OF OFFICIAL RECORDS
DEED OF TRUSTS: NOTHING TO PLOT.
8. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: SUBORDINATION, NON-DISTURBANCE AND ATTORNEYMENT AGREEMENT
LESSOR: AG REDSTONE OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP
LESSEE: ORANGE COUNTY COMMUNITY FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION
RECORDING DATE: AUGUST 28, 2018
RECORDING NO.: AS INSTRUMENT NO. 2018000314352 OF OFFICIAL RECORDS
AN AGREEMENT RECORDED AUGUST 28, 2018 AT RECORDED NO. AS INSTRUMENT NO. 2018000314352 OF OFFICIAL RECORDS
WHICH STATES THAT SAID LEASE HAS BEEN MADE SUBORDINATE TO THE DOCUMENT ENTITLED: DEED OF TRUST
RECORDING DATE: AUGUST 28, 2018
RECORDING NO.: AS INSTRUMENT NO. 2018000314348 OF OFFICIAL RECORDS
DEED OF TRUSTS: NOTHING TO PLOT.
9. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: SUBORDINATION, NON-DISTURBANCE AND ATTORNEYMENT AGREEMENT
LESSOR: AG REDSTONE OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP
LESSEE: LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING, INC., A NORTH CAROLINA CORPORATION
RECORDING DATE: AUGUST 28, 2018
RECORDING NO.: AS INSTRUMENT NO. 2018000314353 OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
AN AGREEMENT RECORDED AUGUST 23, 2016 AT RECORDED NO. AS INSTRUMENT NO. 2018000314353 OF OFFICIAL RECORDS
WHICH STATES THAT SAID LEASE HAS BEEN MADE SUBORDINATE TO THE DOCUMENT ENTITLED: DEED OF TRUST
RECORDING DATE: AUGUST 28, 2018
RECORDING NO.: AS INSTRUMENT NO. 2018000314348 OF OFFICIAL RECORDS
DEED OF TRUSTS: NOTHING TO PLOT.
10. A FINANCING STATEMENT AS FOLLOWS:
DEBTOR: AG REDSTONE OWNER, L.P.
SECURED PARTY: PACIFICAL DEBT 1, LLC
RECORDING DATE: SEPTEMBER 12, 2018
RECORDING NO.: AS INSTRUMENT NO. 2018000333660 OF OFFICIAL RECORDS
A CHANGE TO THE ABOVE FINANCING STATEMENT WAS FILED
NATURE OF CHANGE: CONTINUATION
RECORDING DATE: APRIL 17, 2023
RECORDING NO.: 2023000086663 OF OFFICIAL RECORDS
NOTHING TO PLOT.
11. - 14. TITLE COMPANY NOTES

SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

KURT R. TROXELL, L.S. 7854
EMAIL: ktroxell@fuscoe.com
08/19/2025
DATE
FUSCOE ENGINEERING
15535 Sand Canyon Ave 949.474.1960
Suite 100
Irvine, California 92618 fuscoe.com

BASIS OF BEARINGS AND COORDINATES:

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE VI (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS AND COORDINATES ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK, OR EQUIVALENT STATIONS:

REFERENCED CSRC STATIONS				
STATION	NORTHING (Y)	EASTING (X)	HEIGHT	ACCURACY
TRAV	2171992.614	6088761.105	381.382	FIRST ORDER
FVRN	2188769.567	6048756.256	-35.603	FIRST ORDER

MAPPING ANGLE AND GRID FACTOR						
POINT	NORTHING (Y)	EASTING (X)	MAPPING ANGLE	CF	HEIGHT	ELEV
10002	2188409.241	6070064.972	-005°3'16.21"	0.9999973867	-70.257'	44.556'

NOTES: DISTANCES AND COORDINATE DISTANCES SHOWN, UNLESS OTHERWISE NOTED, ARE IN TERMS OF THE U.S. SURVEY FOOT, AS USED IN TABLES ABOVE. ELEVATION REFERS TO THE CALIFORNIA ORTHOMETRIC HEIGHTS OF 1988 ("CONRR") OR EQUIVALENT OF THE POINT WHERE THE MAPPING ANGLE (OR CONVERGENCE ANGLE) AND COMBINATION FACTOR (CF) WERE CALCULATED IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 ("NAVD88") AND HEIGHT REFERS TO THE VERTICAL VALUE OF THE CALIFORNIA GEODETIC COORDINATE (OR EQUIVALENT) ELIPSOID HEIGHT (FROM GED018) USED TO CALCULATE THE COMBINATION FACTOR. IN THE EVENT THAT THE CALCULATIONS ARE NOT PERFORMED AT A "REAL" POINT IN THE SURVEY, THERE MAY BE NO STATION OR ELEVATION TO LIST.

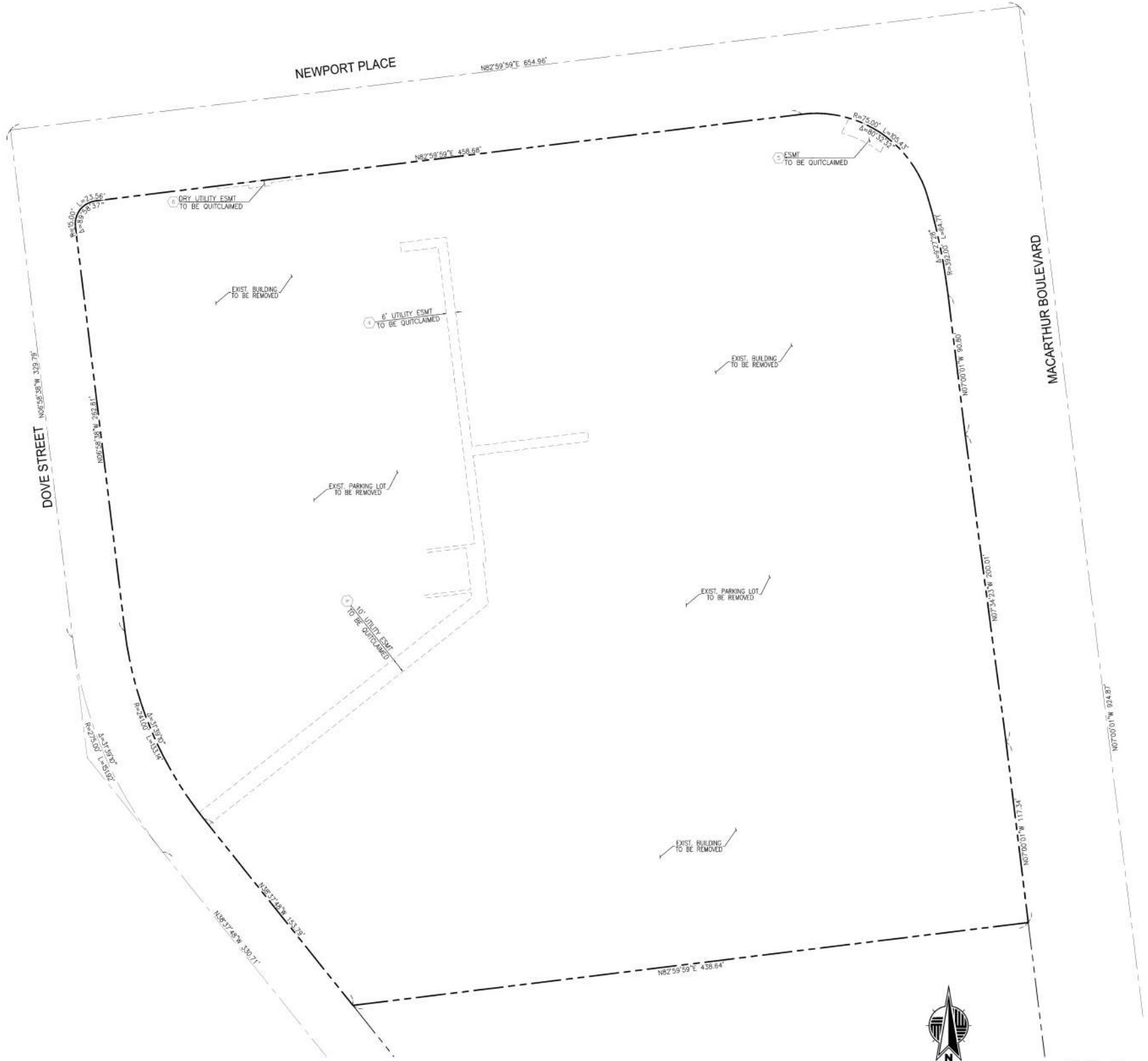
DISTANCES SHOWN HEREON ARE GROUND DISTANCES; TO APPROXIMATE CCS83 GRID DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION FACTOR PROVIDED HEREON.

BENCH MARK STATEMENT:

THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCH MARK:

BM NO. 35-34577 ELEV. 45.510' (COUNTY OF ORANGE BENCH MARK)
DATUM: NAVD 88 2003 ADJUSTMENT
DESCRIPTION: F2JND 3.3V4" 06S ALUMINUM BENCHMARK EISK STAMPED "35-34-77", SET IN THE NORTHEAST CORNER OF A 4.5 FT. BY 8.4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF MACARTHUR BOULEVARD, 362 FT. NORTHERLY OF THE CENTERLINE OF NEWPORT PLACE DRIVE AND 58 FT. WESTERLY OF THE CENTERLINE OF MACARTHUR BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

CONTOUR INTERVAL = 1'



FUSCOE ENGINEERING
15535 Sand Canyon Ave 949.474.1960
Suite 100
Irvine, California 92618 fuscoe.com

EXISTING CONDITIONS
1300 DOVE ST

Newport Beach, California

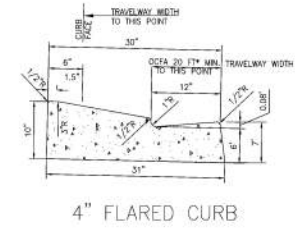
City of Newport Beach

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

C2.0
03.11.26

Lincoln

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



CUT = 14,000 CY (RAW)
 FILL = 700 CY (RAW)
 EXPORT = 13,300 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.

☐ EMERGENCY ACCESS ROAD



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

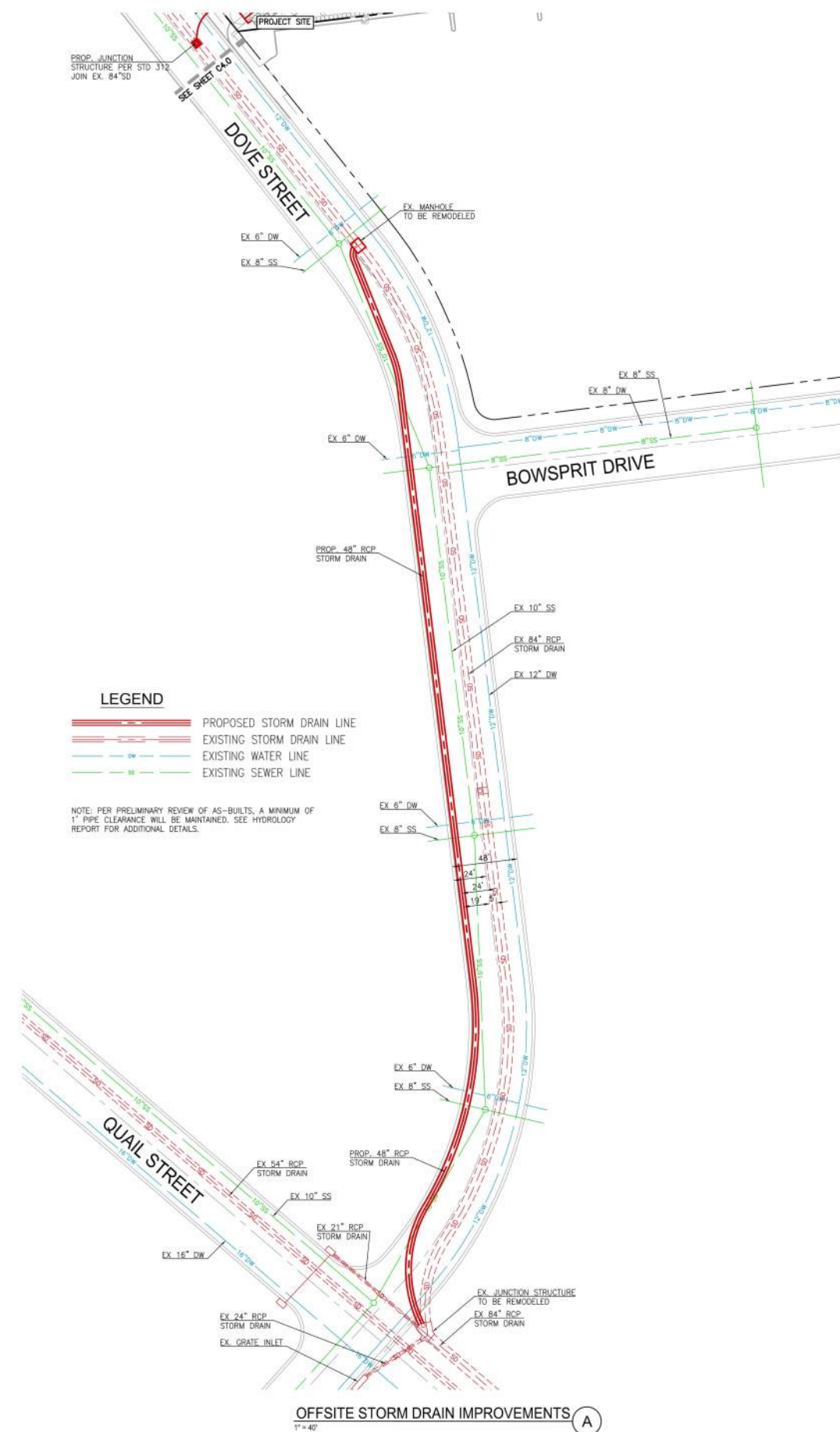
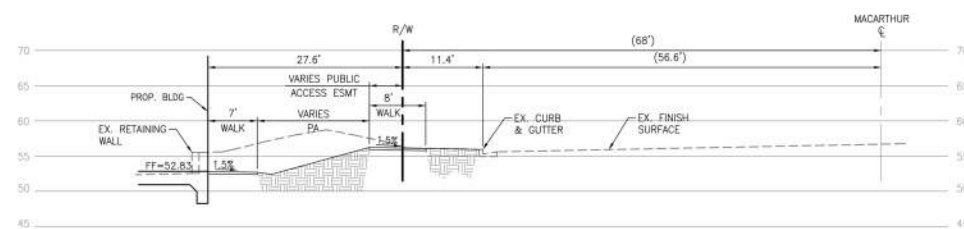
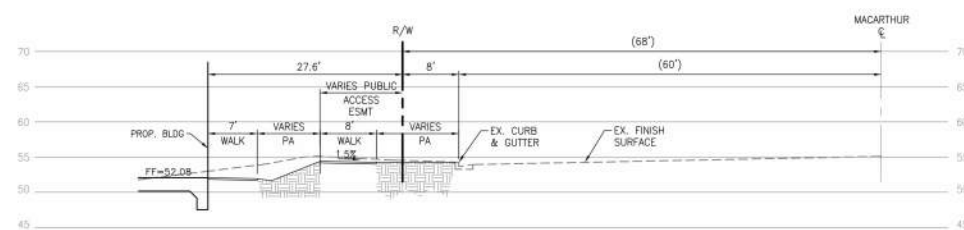
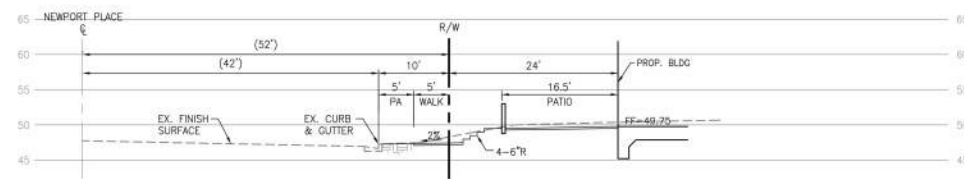
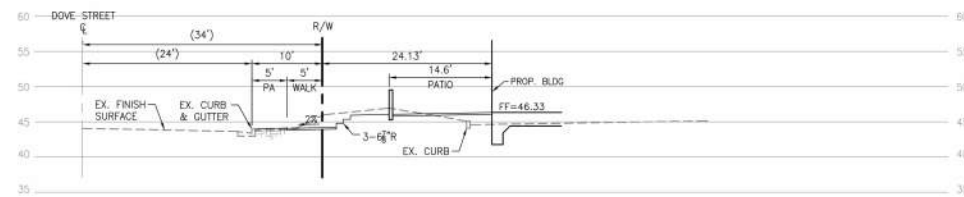


GENERAL NOTES

1. ALL ON-SITE STORM DRAIN LINES, CATCH BASINS AND MODULAR WETLANDS LOCATED ON PRIVATE PROPERTY ARE PRIVATELY OWNED AND MAINTAINED.
2. ON-SITE STORM DRAIN TO BE COLLECTED AND DISCHARGED TO CITY STORM DRAIN OR STREET PER AGENCY REQUIREMENTS. WQMP WILL BE PREPARED AND WILL INCORPORATE STORM WATER MITIGATION AS REQUIRED BY AGENCY.
3. OFF-SITE CATCH BASINS TO BE PROTECTED IN PLACE PER CITY REQUIREMENTS.
2. PROPOSED PUBLIC WATER & SEWER MAINS TO BE INSTALLED ON-SITE TO SERVICE THE PROPOSED BUILDINGS.
3. PER APPENDIX C AND TABLE C102.1 OF 2022 CALIFORNIA FIRE CODE, REQUIRED SPACING OF FIRE HYDRANTS IS 500'. SEE TOP RIGHT FOR FIRE HYDRANT LOCATIONS.
4. 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.
5. ALL EXISTING SEWER LATERALS TO BE REUSED SHALL BE VIDEO INSPECTED AND APPROVED BY THE CITY OF NEWPORT BEACH UTILITY DEPARTMENT PRIOR TO REUSE.
6. ALL EXISTING SEWER LATERALS TO BE ABANDONED MUST BE CAPPED AND ABANDONED AT THE PROPERTY LINE.
7. ALL PROPOSED TRANSFORMERS AND TRANSFORMER PADS SHALL BE LOCATED ENTIRELY ON-SITE AND BE ACCESSIBLE FROM THE PRIVATE PROPERTY.

LEGEND

SD	PROPOSED STORM DRAIN LINE
DW	PROPOSED WATER LINE
IW	PROPOSED IRRIGATION WATER LINE
FW	FIRE WATER SERVICE
SW	PROPOSED SEWER LINE
WM	WATER METER
FD	FIRE WATER DOUBLE CHECK
DBP	DETECTOR BACKFLOW PREVENTER
SCO	SEWER CLEAN OUT
SM	SEWER MANHOLE
CB	CATCH BASIN
MWS	MODULAR WETLAND SYSTEM
JS	JUNCTION STRUCTURE
PUE	PROPOSED PUBLIC UTILITY EASEMENT
HP	150' HOSE PULL
FH	PROPOSED FIRE HYDRANT
ESD	EXISTING STORM DRAIN LINE
EW	EXISTING WATER LINE
FI	FIRE WATER SERVICE
SS	PROPOSED SEWER LINE
EL	EXISTING ELECTRICAL
FO	EXISTING FIBER OPTICS
GS	EXISTING GAS
SL	EXISTING STREET LIGHT
TL	EXISTING TELEPHONE
TH	EXISTING FIRE HYDRANT





VESTING TENTATIVE TRACT MAP NO. 19439

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

(FOR RESIDENTIAL CONDOMINIUMS PURPOSES)

TITLE EXCEPTIONS

ITEMS SHOWN AS (7) HAVE BEEN PLOTTED ON THE SURVEY.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER.

2. A PERPETUAL AIR OR FLIGHT EASEMENT, AVIGATION RIGHTS, IN AND TO ALL THE AIR SPACE ABOVE THOSE PORTIONS OF PARTICULAR PLANES OR MAGNARY SURFACES THAT OVERLIE SAID LAND FOR USE BY AIRCRAFT.

RECORDING DATE: MARCH 17, 1964
RECORDING NO.: BOOK 6565, PAGE 721 OF OFFICIAL RECORDS
BLANKET OVER SITE. SITE WILL REQUIRE FAA CERTIFICATE

3. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: AUGUST 19, 1971 RECORDING NO.: BOOK 9765, PAGE 919 OF OFFICIAL RECORDS
ENCUMBERS PROPERTY. SITE DEVELOPMENT STANDARDS. NOTHING TO PLOT

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UNDERGROUND LINES
RECORDING DATE: MARCH 7, 1978
RECORDING NO.: BOOK 12285, PAGE 1147 OF OFFICIAL RECORDS
EASEMENT TO BE OBTAINED.

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: EMKEY DEVELOPMENT AND REALTY COMPANY, A NEVADA CORPORATION
PURPOSE: CONSTRUCTION, MAINTENANCE AND USE OF SIGNS
RECORDING DATE: FEBRUARY 28, 1979
RECORDING NO.: BOOK 13250, PAGE 1348 OF OFFICIAL RECORDS
EASEMENT TO BE OBTAINED.

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PACIFIC BELL, ITS SUCCESSORS AND ASSIGNS
PURPOSE: UNDERGROUND COMMUNICATION FACILITIES
RECORDING DATE: MARCH 14, 1991
RECORDING NO.: AS INSTRUMENT NO. 91-117440 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
EASEMENT TO BE OBTAINED.

7. A DEED OF TRUST TO SECURE AN INDEBTEDNESS: AMOUNT: \$128,000,000.00
DATED: AUGUST 24, 2018
TRUSTOR/GRANTOR: AG REDSTONE OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP;
AG DOVE OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP;
AG FAIRCHILD OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP;
AND AG RED HILL OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP
TRUSTEE: CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: PACIFICAL DEBT 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: AUGUST 28, 2018
RECORDING NO.: AS INSTRUMENT NO. 2018000314348 OF OFFICIAL RECORDS
AN AGREEMENT TO MODIFY PROVISIONS OF AND DEED OF TRUST AS
THEREIN PROVIDED EXECUTED BY: AG REDSTONE OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP;
AG DOVE OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP;
AG RED HILL OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP
AND PACIFICAL DEBT 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: SEPTEMBER 29, 2023
RECORDING NO.: AS INSTRUMENT NO. 2023000238887 OF OFFICIAL RECORDS
DEED OF TRUSTS. NOTHING TO PLOT.

8. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT
LESSOR: AG REDSTONE OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP
LESSEE: ORANGE COUNTY COMMUNITY FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION
RECORDING DATE: AUGUST 28, 2018
RECORDING NO.: AS INSTRUMENT NO. 2018000314352 OF OFFICIAL RECORDS
AN AGREEMENT RECORDED AUGUST 28, 2018 AT RECORDING NO. AS INSTRUMENT NO. 2018000314352 OF OFFICIAL RECORDS
WHICH STATES THAT SAID LEASE HAS BEEN MADE SUBORDINATE TO THE DOCUMENT ENTITLED: DEED OF TRUST
RECORDING DATE: AUGUST 28, 2018
RECORDING NO.: AS INSTRUMENT NO. 2018000314348 OF OFFICIAL RECORDS
DEED OF TRUSTS. NOTHING TO PLOT.

9. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT
LESSOR: AG REDSTONE OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP
LESSEE: LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING, INC., A NORTH CAROLINA CORPORATION
RECORDING DATE: AUGUST 28, 2018
RECORDING NO.: AS INSTRUMENT NO. 2018000314353 OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
AN AGREEMENT RECORDED AUGUST 23, 2018 AT RECORDING NO. AS INSTRUMENT NO. 2018000314353 OF OFFICIAL RECORDS
WHICH STATES THAT SAID LEASE HAS BEEN MADE SUBORDINATE TO THE DOCUMENT ENTITLED: DEED OF TRUST
RECORDING DATE: AUGUST 28, 2018
RECORDING NO.: AS INSTRUMENT NO. 2018000314348 OF OFFICIAL RECORDS
DEED OF TRUSTS. NOTHING TO PLOT.

10. A FINANCING STATEMENT AS FOLLOWS:
DEBTOR: AG REDSTONE OWNER, L.P.
SECURED PARTY: PACIFICAL DEBT 1, LLC
RECORDING DATE: SEPTEMBER 12, 2018
RECORDING NO.: AS INSTRUMENT NO. 2018000333660 OF OFFICIAL RECORDS
A CHANGE TO THE ABOVE FINANCING STATEMENT WAS FILED
NATURE OF CHANGE: CONTINUATION
RECORDING DATE: APRIL 17, 2022
RECORDING NO.: 2023000086663 OF OFFICIAL RECORDS
NOTHING TO PLOT

11. - 14. TITLE COMPANY NOTES

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. 060500286J, EFFECTIVE 12/03/2009

ABBREVIATIONS

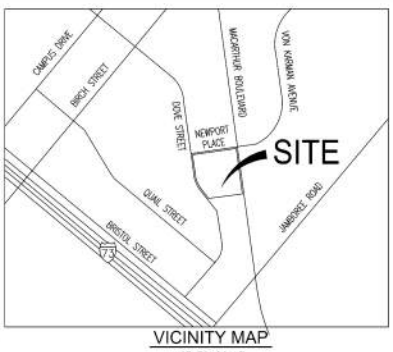
BLDG	BUILDING
C	CURVE
CL	CENTERLINE
CO	CLEANOUT
DM	DOMESTIC WATER
E	EAST
ESMT	EASEMENT
EX	EXISTING
FL	FLOOR FLOOR
FL	FLOW LINE
L	LENGTH
MWS	MODULAR WETLAND SYSTEM
N	NORTH
PL	PROPERTY LINE
PROP	PROPOSED
R	RADIUS
RES	RESIDENTIAL
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SVC	SERVICE
TC	TOP OF CURB
TY	TYPICAL
R/W	RIGHT-OF-WAY
W	WEST

---	PROPERTY LINE/RIGHT-OF-WAY
---	CENTERLINE
---	PROPOSED LOT LINE
---	PROPOSED CABLE TV LINE
---	EXISTING ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING TELEPHONE LINE
---	EXISTING DOMESTIC WATER
---	EXISTING SANITARY SEWER
---	PROPOSED DOMESTIC WATER
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM DRAIN
---	PROPOSED PUBLIC UTILITY EASEMENT/
---	PROPOSED EMERGENCY ACCESS ROAD

PROPOSED LOT SUMMARY		
LOT NO.	AREA	LAND USE
1	283.391 SF	RESIDENTIAL

UTILITY NOTES

- ALL PROPOSED UTILITIES TO BE INSTALLED PER CITY OF NEWPORT BEACH STANDARDS AND SPECIFICATIONS.
- PROPOSED UTILITIES TO CONNECT TO EXISTING PUBLIC FACILITIES IN DOVE STREET AND NEWPORT PLACE
- DRAINAGE FOR THE SITE WILL BE COLLECTED BY AN ON-SITE PRIVATE AREA DRAIN SYSTEM AND CONVEYED TO A PROPOSED MODULAR WETLAND SYSTEM
- THE PROJECT PROPOSES ON-SITE PUBLIC SEWER AND WATER MAINS TO SERVICE THE PROPOSED BUILDINGS.
- ALL EXISTING WATER SERVICES TO BE ABANDONED MUST BE ABANDONED AT THE MANHOLE WITH THE EXISTING "T" CUT OUT AND REPLACED WITH A STRAIGHT PIECE OF PIPE WITH COUPLERS
- ALL EXISTING SEWER LATERALS TO BE ABANDONED MUST BE CAPPED AND ABANDONED AT THE PROPERTY LINE
- ALL PROPOSED TRANSFORMERS AND TRANSFORMER PADS SHALL BE LOCATED ENTIRELY ON-SITE AND BE ACCESSIBLE FROM THE PRIVATE PROPERTY.



SITE ADDRESS

1200 & 1300 DOVE STREET
4041 MACARTHUR BOULEVARD
NEWPORT BEACH, CA 92660

OWNER

AG REDSTONE OWNER, L.P.,
A DELAWARE LIMITED PARTNERSHIP
4041 MACARTHUR BOULEVARD, SUITE 510
NEWPORT BEACH, CA 92660
CONTACT: PARK MILLER
PHONE: (951) 317-5640

LEGAL DESCRIPTION

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

THAT PORTION OF BLOCK 50 OF IRVINE'S SUBDIVISION, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 88 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 63 PAGE 27 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE FULL RIGHTS TO ALL MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES EXISTING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID REAL PROPERTY DESCRIBED ABOVE, PROVIDED, HOWEVER, THAT GRANTOR HEREBY EXPRESSLY WAIVES THE RIGHT TO ENTER UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSE OF EXPLORING FOR OR PRODUCING THE MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES SO RESERVED, AS RESERVED IN DOCUMENT RECORDED DECEMBER 22, 1976 IN BOOK 12005, PAGE 1500, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO.: 427-222-01

CIVIL ENGINEER

ORIANA SLASOR, P.E.
FUSCOE ENGINEERING, INC.
15535 Sand Canyon Ave., Suite 100
IRVINE, CA 92618
PHONE: (949) 474-1960



GENERAL NOTES

- EXISTING LAND USE: COMMERCIAL
- PROPOSED LAND USE: RESIDENTIAL CONDOMINIUMS
- PROPOSED NUMBER OF UNITS: 132

BASIS OF BEARINGS

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE VI (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PRIVATE RESOURCES CORE SECTIONS 8801-8819. SAID BEARINGS AND COORDINATES ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK, OR EQUIVALENT STATIONS:

STATION	REFERENCE CSRS STATIONS			ACCURACY
	NORTHING (Y)	EASTING (X)	HEIGHT	
TRAK	2171992.614	6088761.195	381.382	FIRST ORDER
FVPK	2188769.567	6048756.256	-35.603	FIRST ORDER

MAPPING ANGLE AND GRID FACTOR					
POINT	NORTHING (Y)	EASTING (X)	MAPPING ANGLE	CF	HEIGHT ELEV
10002	2188409.541	6070064.972	-00°5'16.21"	0.9999738678	-70.257' 44.556'

NOTES: DISTANCES AND COORDINATE DISTANCES SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE IN TERMS OF THE U.S. SURVEY FOOT. AS USED IN TABLES ABOVE, ELEVATION REFERS TO THE CALIFORNIA ORTHOMETRIC HEIGHTS OF 1988 ("COH88") OR EQUIVALENT OF THE POINT WHERE THE MAPPING ANGLE (OR CONVERGENCE ANGLE) AND COMBINATION FACTOR (CF) WERE CALCULATED IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 ("NAVD83") AND HEIGHT REFERS TO THE VERTICAL VALUE OF THE CALIFORNIA GEODETIC COORDINATE OR EQUIVALENT ELLIPSOID HEIGHT (FROM GEOID83) USED TO CALCULATE THE COMBINATION FACTOR. IN THE EVENT THAT THE CALCULATIONS ARE NOT PERFORMED AT A "REAL" POINT IN THE SURVEY, THERE MAY BE NO STATION OR ELEVATION TO LIST.

DISTANCES SHOWN HEREON, ARE GROUND DISTANCES. TO APPROXIMATE CCS83 GRID DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION FACTOR PROVIDED HEREON.

BENCHMARK

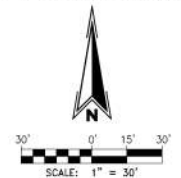
THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCH MARK:

BM NO.: 35-34577 ELEV.: 45.510' (COUNTY OF ORANGE BENCH MARK)
DATUM: NAVD 88 2003 ADJUSTMENT
DESCRIPTION: FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "35-34-777" SET IN THE NORTHEAST CORNER OF A 4.5 FT. BY 8.4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF MACARTHUR BOULEVARD, 362 FT. NORTHERLY OF THE CENTERLINE OF NEWPORT PLACE DRIVE AND 58 FT. WESTERLY OF THE CENTERLINE OF MACARTHUR BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

CONTOUR INTERVAL=1'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N82°59'59"E	458.68'
L2	S7°00'01"E	90.80'
L3	N7°34'23"W	200.01'
L4	S7°00'01"E	117.34'
L5	S82°59'59"W	438.64'
L6	S38°37'48"E	153.79'
L7	N6°58'38"W	262.81'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	Δ
C1	75.00'	105.43'	80°32'32"
C2	392.00'	64.71'	9°27'28"
C3	241.00'	133.14'	31°39'10"
C4	15.00'	23.56'	89°58'37"

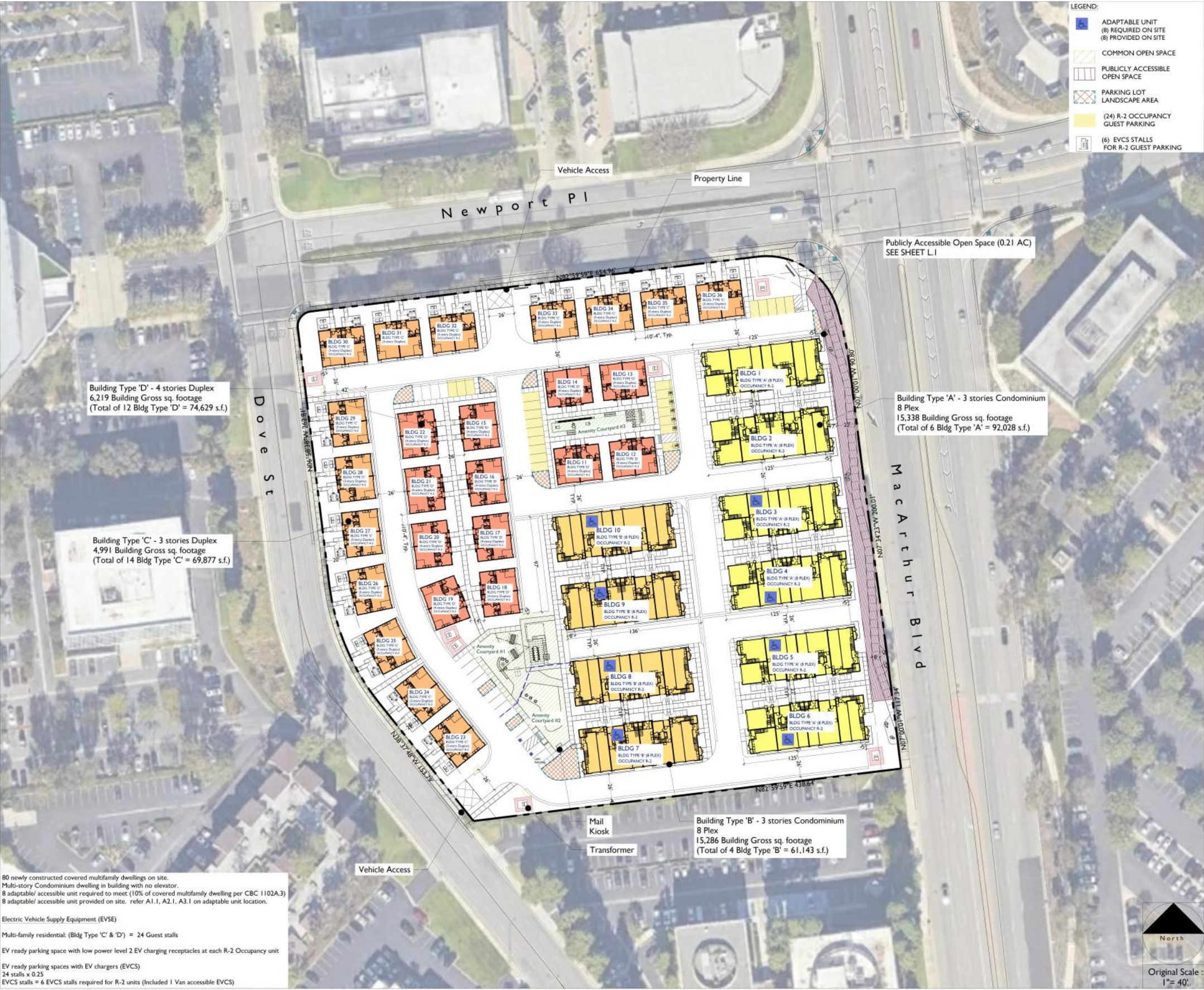


NO.	DATE	REVISION	DESCRIPTION

FUSCOE ENGINEERING
FOUR CORNER THINKING®
15535 Sand Canyon Ave Suite 100
Irvine, California 92618
fuscoe.com

VESTING TENTATIVE TRACT MAP NO. 19439
1300 DOVE
CITY OF NEWPORT BEACH
FOR RESIDENTIAL CONDOMINIUMS PURPOSES

DATE:	03/11/2026
SCALE:	AS SHOWN
JOB NO.:	1380-004
DRAWN:	DT/MK
CHECKED:	OS
SHEET	1 OF 1



Site Summary:

Total:	132 Homes
Site Area:	±6.5 Acres
Density:	±20.3 Homes/Acre
Current use:	Offices
General plan land use:	MU-H2 Mixed-use horizontal
Existing Zoning:	PC-11 Newport Place Pro. & Bus. office site 4 Housing Opportunity Overlay HO-1 - Airport Area Environs Area
Propose overlay:	42722201
APN:	7815
Tract:	PCL 2
Lot:	Frontage 0' (20' any portion over 20' in ht)
Setback:	Sides 0'
	Rear 0'
	10'
Building separation:	
Gross Floor Area on site:	297,676 SF
F.A.R.	1.012
Total parking on site:	305

Mix Summary:

3-Story Condominium - Building Type A (±11,890 saleable s.f. each)
Occupancy R-2, 6 Bldg Type A on site

Plan 1 (2BR/2.5BA, ±1,251 sf):	6 Homes	(±7,506 sf)
Plan 2 (2BR/2.5BA, ±1,350 sf):	6 Homes	(±8,100 sf)
Plan 3 (2BR/2.5BA, ±1,375 sf):	6 Homes	(±8,250 sf)
Plan 4 (2BR/2.5BA, ±1,358 sf):	6 Homes	(±8,148 sf)
Plan 5 (3BR/2.5BA, ±1,593 sf):	12 Homes	(±19,116 sf)
Plan 6 (3BR/3.5BA, ±1,685 sf):	12 Homes	(±20,220 sf)
Total:	48 Homes	(±71,340 saleable s.f.)

3-Story Condominium - Building Type B (±11,972 saleable s.f. each)
Occupancy R-2, 4 Bldg Type B on site

Plan 2 (2BR/2.5BA, ±1,350 sf):	8 Homes	(±10,800 sf)
Plan 4 (2BR/2.5BA, ±1,358 sf):	8 Homes	(±10,864 sf)
Plan 5 (3BR/2.5BA, ±1,593 sf):	8 Homes	(±12,744 sf)
Plan 6 (3BR/3.5BA, ±1,685 sf):	8 Homes	(±13,480 sf)
Total:	32 Homes	(±47,888 saleable s.f.)

3-Story Duplexes - Building Type C (±3,927 saleable s.f. each)
Occupancy R-3, 14 Bldg Type C on site

Plan 1 (3BR/3.5BA, ±1,948 sf):	14 Homes	(±27,272 sf)
Plan 2 (4BR/3.5BA, ±1,979 sf):	14 Homes	(±27,706 sf)
Total:	28 Homes	(±54,978 saleable s.f.)

4-Story Duplexes - Building Type D (±5,092 saleable s.f. each)
Occupancy R-3, 12 Bldg Type D on site

Plan 3 (4BR/4.5BA, ±2,562 sf):	12 Homes	(±30,744 sf)
Plan 4 (4BR/4.5BA, ±2,530 sf):	12 Homes	(±30,360 sf)
Total:	24 Homes	(±61,104 saleable s.f.)

Condominium Gross Buildable S.F. Summary: (Conditioned+Decks+Garages)

- (6) Building type 'A' (8 plex Condominium): 3 story = 48 units
15,338 S.F. x 6 bldg = 92,028 s.f.
- (4) Building type 'B' (8 plex Condominium): 3 story = 32 units
15,286 S.F. x 4 bldg = 61,143 s.f.

Duplex Gross Buildable S.F. Summary: (Conditioned+Garages)

- (14) Building type 'C' (Duplex): 3 story = 28 units
4,991 S.F. x 14 bldg = 69,877 s.f.
- (12) Building type 'D' (Duplex): 4 story = 24 units
6,219 S.F. x 12 bldg = 74,629 s.f.

Total project Gross Square footage = 297,676 s.f.

Parking Required:	
2BR (1.8X40):	72 Spaces
3+BR (2.0X92):	184 Spaces
R-3 Guest (0.3x52)	15.6 Spaces
R-2 Guest (0.3x80):	24 Spaces
Total	295.6 Spaces (±2.24:1)

Parking Provided:	
Garage:	264 Spaces
Uncovered:	40 Spaces
Total	304 Spaces (±2.30:1)
(Included 1 Van, 1 std. accessible parking stall)	

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

A1.1
03.24.26

Lincoln

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ARCHITECTURE • PLANNING • INTERIORS

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INFORMATIONAL SITE PLAN

1300 DOVE ST

Newport Beach, California

0 20 40 80
SCALE: 1" = 40'-0"

B05.25082

City of Newport Beach

LEGEND:

- COURTYARD
- BALCONY
- ROOF TERRACE / 4TH FLOOR DECK
- OPEN PARKING
- ACCESSIBLE PATH OF TRAVEL



PRIVATE OPEN SPACE SUMMARY						
UNIT TYPE	FLOOR PLAN NUMBER	GROSS LIVABLE FLOOR AREA	PRIVATE OPEN SPACE REQUIRED (5% OF GROSS FLOOR AREA FOR EACH UNIT WITH MIN. DEPTH AND WIDTH OF 6')	PRIVATE OPEN SPACE PROVIDED S.F.	NUMBER ON SITE	TOTAL PROVIDED PER PLAN
CONDOMINIUM	1	1251	63	112	6	672
CONDOMINIUM	2	1350	68	69	12	828
CONDOMINIUM	3	1375	69	70	6	420
CONDOMINIUM	4	1358	68	99	12	1188
CONDOMINIUM	5	1593	80	87	12	1044
CONDOMINIUM	6	1685	84	94	12	1128
TWO-UNIT DWELLINGS						
DUPLEX	1	1948	97	114	14	1596
DUPLEX	2	1979	99	95	14	1330
DUPLEX	3	2562	128	352	12	4224
DUPLEX	4	2530	127	292	12	3504

TOTAL PRIVATE OPEN SPACE = 15,934 SQ. FT.
ADDITIONAL PRIVATE COURTYARD AT DUPLEX: 6,616 SQS. FT.

TOTAL PRIVATE OPEN SPACE = 22,550 SQ. FT.



Building Type 'A' 3-story Condo Analysis
Building Occupancy: R-2, U (Condominiums / Private Garage)
Building Construction Type: V-B
Allowable Area: 7,000 s.f. per floor
Allowable Height: 60' per CBC, 55' per PC-II Zone
Allowable Stories: 3 - Stories
Building Height Provided: ±38' (3-stories)
Fire Sprinkler: NFPA 13
Exterior wall separation: 0 Hour (FSD > 10 feet on site with sprinkler)
"X" < 5 feet, Type VB = 1 Hour
5 feet <= "X" < 10 feet = 1 Hour
10 feet <= "X" < 30 feet Type VB = 0 Hour
"X" >= 30 feet Type VB = 0 Hour

LEGEND:
● BLDG TYPE 'A' (3-story Condominiums)
OCCUPANCY R-2



Building Type 'B' 3-story Condo Analysis
Code used: 2025 California Building Code
Building Occupancy: R-2, U (Condominiums / Private Garage)
Building Construction Type: V-B
Allowable Area: 7,000 s.f. per floor
Allowable Height: 60' per CBC, 55' per PC-II Zone
Allowable Stories: 3 - Stories
Building Height Provided: ±38' (3-stories)
Fire Sprinkler: NFPA 13
Exterior wall separation: 0 Hour (FSD > 10 feet on site with sprinkler)
"X" < 5 feet, Type VB = 1 Hour
5 feet <= "X" < 10 feet = 1 Hour
10 feet <= "X" < 30 feet Type VB = 0 Hour
"X" >= 30 feet Type VB = 0 Hour

LEGEND:
● BLDG TYPE 'B' (3-story Condominiums)
OCCUPANCY R-2



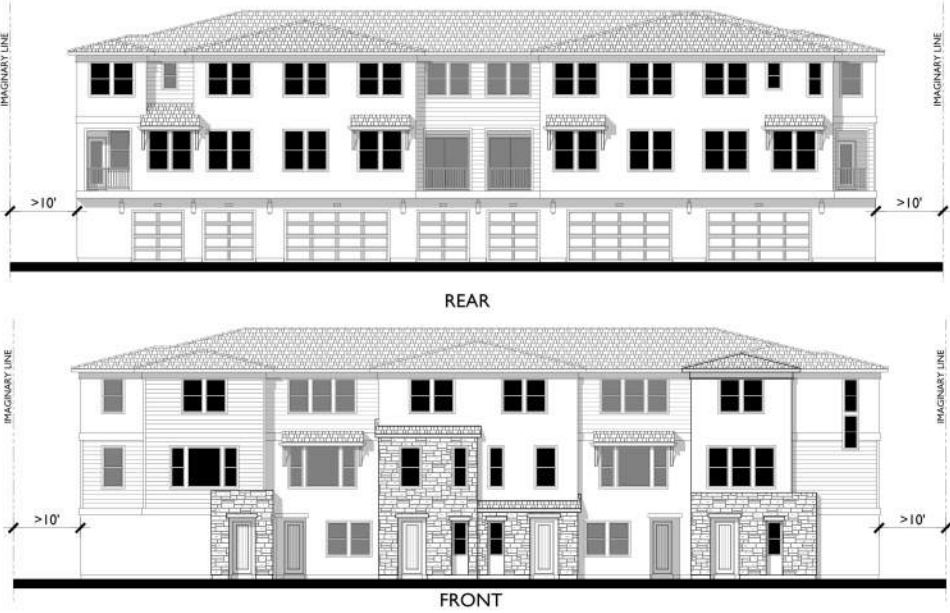
Building Analysis
Exterior openings: Unlimited
C.B.C. Section Table 1: Table 705.9

CLASSIFICATION OF OPENING	FIRE SEPARATION DISTANCE (FEET)						
	0 TO LESS THAN 3	3 TO LESS THAN 5	5 TO LESS THAN 10	10 TO LESS THAN 15	15 TO LESS THAN 20	20 TO LESS THAN 25	25 TO LESS THAN 30 OR GREATER
UNPROTECTED, NONSPRINKLERED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	NO LIMIT
UNPROTECTED, SPRINKLERED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NOT REQUIRED
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NOT REQUIRED

C.B.C. Section 705.9.1 Exception 2, Buildings whose exterior bearing walls, exterior non-bearing walls, and exterior primary structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.



BUILDING TYPE 'A'-CONDOMINIUMS
UNLIMITED OPENING ON ALL SIDES

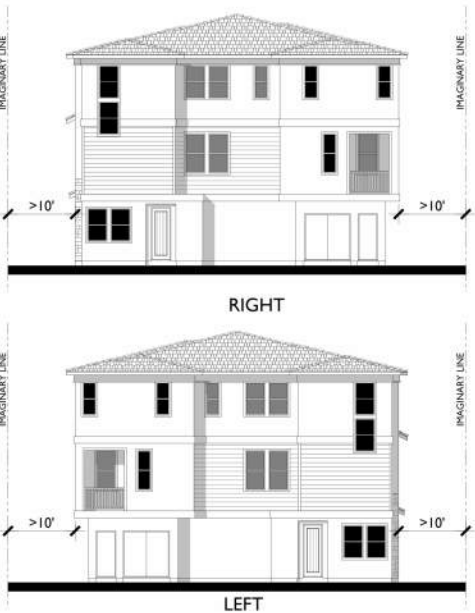


ALL BUILDING TYPE 'A' 3-STORY CONDOMINIUMS
ON SITE EQUIP WITH SPRINKLERS AND EXCEED
MINIMUM FIRE SEPARATION DISTANCE OF
10 FEET AND ALLOWABLE FOR UNLIMITED
OPENING PER C.B.C. SECTION 705.9.1 EXCEPTION 2

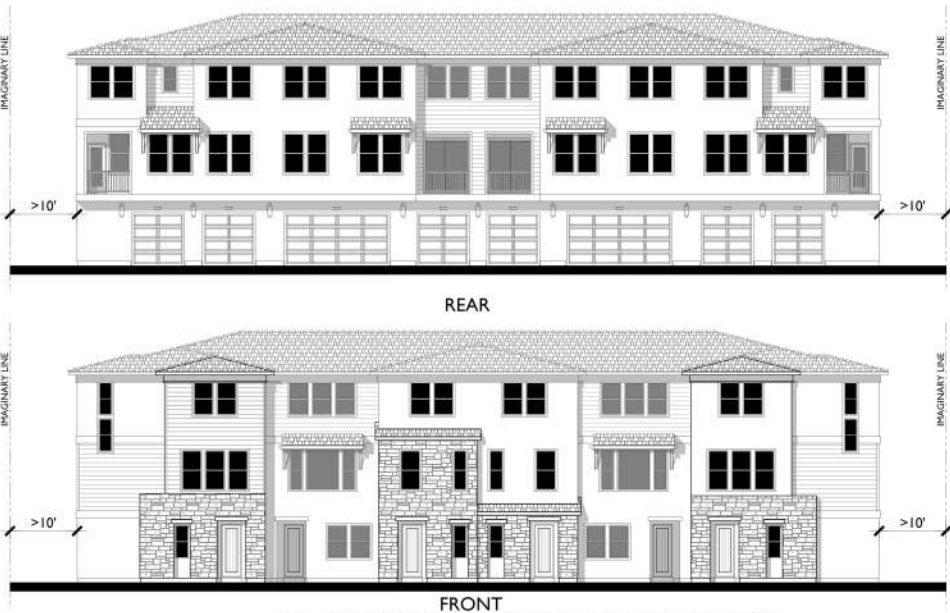
Building Analysis
Exterior openings: Unlimited
C.B.C. Section Table 1: Table 705.9

CLASSIFICATION OF OPENING	FIRE SEPARATION DISTANCE (FEET)						
	0 TO LESS THAN 3	3 TO LESS THAN 5	5 TO LESS THAN 10	10 TO LESS THAN 15	15 TO LESS THAN 20	20 TO LESS THAN 25	25 TO LESS THAN 30 OR GREATER
UNPROTECTED, NONSPRINKLERED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	NO LIMIT
UNPROTECTED, SPRINKLERED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NOT REQUIRED
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NOT REQUIRED

C.B.C. Section 705.9.1 Exception 2, Buildings whose exterior bearing walls, exterior non-bearing walls, and exterior primary structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.



BUILDING TYPE 'B'-CONDOMINIUMS
UNLIMITED OPENING ON ALL SIDES



ALL BUILDING TYPE 'B' 3-STORY CONDOMINIUMS
ON SITE EQUIP WITH SPRINKLERS AND EXCEED
MINIMUM FIRE SEPARATION DISTANCE OF
10 FEET AND ALLOWABLE FOR UNLIMITED
OPENING PER C.B.C. SECTION 705.9.1 EXCEPTION 2

Building Type 'C' 3-story Duplex Analysis
Code used: 2025 California Residential Code
Building Occupancy: R-3, U (Two-Family Dwellings / Private Garage)
Building Construction Type: V-B
Allowable area: Unlimited
Allowable Height: 3 Story Height limit
Allowable stories: 3 - Stories
Building Height Provided: ±36.5' (3-Stories)
Fire Sprinkler: NFPA 13D
Exterior wall separation: 0 Hour (FSD > 3 feet on site with sprinkler)

Building Analysis
Exterior openings: Unlimited

EXTERIOR WALLS—DWELLINGS, TOWNHOUSES AND ACCESSORY BUILDINGS WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION			
EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—deduct in accordance with ASTM E119, 1A, 263 or Section 703.2.2 of the California Building Code with exposure from the outside	0 feet
	Not fire-resistance rated	0 hours	3 feet ^a
Projections	Not allowed	N/A	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-resistant treated wood ^{b,c}	2 feet ^a
Openings in walls	Not allowed	N/A	< 3 feet
	Unlimited	0 hours	3 feet ^a
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet ^a

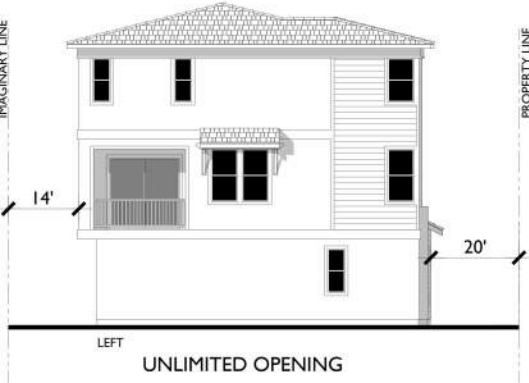
^a For SI: 1 foot = 304.8 mm.
^b N/A = Not Applicable.

^c For residential subdivisions where all dwellings and townhouses are equipped throughout with an automatic sprinkler system installed in accordance with Section 703.2, the fire-resistance rating for the exterior walls and the minimum fire separation distance shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and projections shall be permitted, where the opening for projection is open without projection that is 6 feet or more in width on the opposite side of the property line.

^d The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if the eave is protected with the same fire-resistance rating as the wall.

^e The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang where the eave overhang is protected with the same fire-resistance rating as the wall.

LEGEND:
● BLDG TYPE 'C' (3-story Duplex)
OCCUPANCY R-3



BUILDING TYPE 'C' - DUPLEX
UNLIMITED OPENING ON ALL SIDES

ALL BUILDING TYPE 'C' 3-STORY DUPLEX ON SITE
EQUIP WITH SPRINKLERS AND EXCEED MINIMUM
FIRE SEPARATION DISTANCE OF
3 FEET AND ALLOWABLE FOR UNLIMITED
OPENING PER C.R.C. TABLE 302.1.(2)

Building Type 'D' 4-story Duplex Analysis
Code used: 2025 California Building Code
Building Occupancy: R-3, U (Two-Family Dwellings / Private Garage)
Building Construction Type: V-B
Allowable area: Unlimited
Allowable Height: 60 feet Height limit
Allowable stories: 4 - Stories
Building Height Provided: ±46.5' (4-Stories)
Fire Sprinkler: NFPA 13R
Exterior wall separation: 0 Hour (FSD > 5 feet on site with sprinkler)
"X" < 5 feet, Type VB = 1 Hour
5 feet <= "X" < 10 feet = 1 Hour
10 feet <= "X" < 30 feet Type VB = 0 Hour
"X" >= 30 feet Type VB = 0 Hour

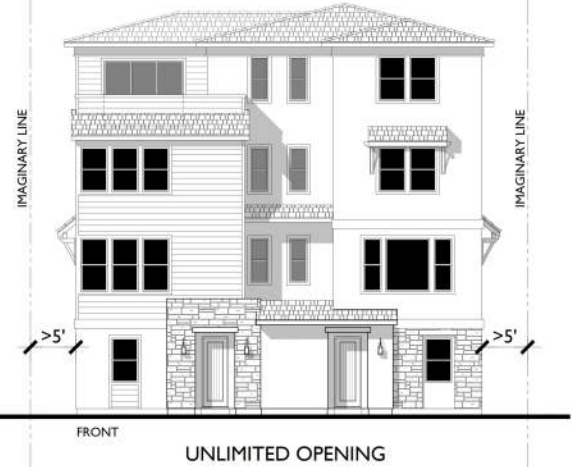
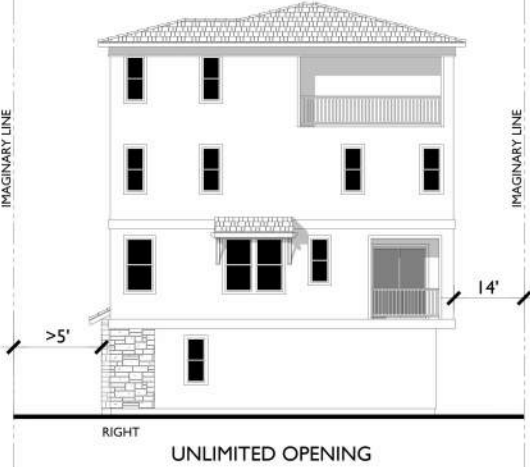
Building Analysis
Exterior openings: Unlimited
C.B.C. Section Table 1: Table 705.9

CLASSIFICATION OF OPENING	FIRE SEPARATION DISTANCE (FEET)							
	0 TO LESS THAN 3	3 TO LESS THAN 5	5 TO LESS THAN 10	10 TO LESS THAN 15	15 TO LESS THAN 20	20 TO LESS THAN 25	25 TO LESS THAN 30	
UNPROTECTED, NONSPRINKLERED	NOT PERMITTED	NOT PERMITTED	15%	15%	25%	45%	70%	NO LIMIT
UNPROTECTED, SPRINKLERED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NOT REQUIRED
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NOT REQUIRED

C.B.C. Section 705.9.1 Exception 2, Buildings whose exterior bearing walls, exterior non-bearing walls, and exterior primary structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.

For a Group R-3 building of Type II-B or Type V-B construction, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater or where equipped throughout with an automatic sprinkler system in accordance with Section 903.3 the fire-resistance rating shall not be required where the fire separation distance is 3 feet or greater.

LEGEND:
● BLDG TYPE 'D' (4-story Duplex)
OCCUPANCY R-3



BUILDING TYPE 'D' - DUPLEX
UNLIMITED OPENING ON ALL SIDES

ALL BUILDING TYPE 'D' 4-STORY DUPLEX ON SITE
EQUIP WITH SPRINKLERS AND EXCEED MINIMUM
FIRE SEPARATION DISTANCE OF
5 FEET AND ALLOWABLE FOR UNLIMITED
OPENING PER C.B.C. SECTION 705.9.1 EXCEPTION 2

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Existing Analysis
Code used: 2025 California Building Code
Building Occupancy: R-2, U (Condominiums / Private Garage)
Building Construction Type: V-B

(1) Exit is permitted for Group R-2 occupancies with maximum occupant load of 20 provided that the building is equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1 or 903.3.1.2 (per CBC table 1006.2.1)

Common Path of Egress Travel:
That portion of the exit access which the occupants are required to traverse before two separate and distinct paths of egress travel to the two exits are available.

Maximum Common Path of Egress Travel is 125 feet (per CBC table 1006.2.1) Common Path of Travel distance shall be measured as a part of the Exit Access Travel Distance.

COMMON PATH OF TRAVEL (125 LINEAR FEET MAX.)



PLAN 1
COMMON PATH OF TRAVEL = 97' L.F. <125' L.F.
EXIT DOOR MINIMUM WIDTH:
7 OCCUPANTS X 0.2 (C.B.C 1005.3.2) = 1.4" MIN. WIDTH
WIDTH PROVIDED AT EXIT DOOR = 36" MIN. REQUIRED

PLAN 2
COMMON PATH OF TRAVEL = 87' L.F. <125' L.F.
EXIT DOOR MINIMUM WIDTH:
7 OCCUPANTS X 0.2 (C.B.C 1005.3.2) = 1.4" MIN. WIDTH
WIDTH PROVIDED AT EXIT DOOR = 36" MIN. REQUIRED

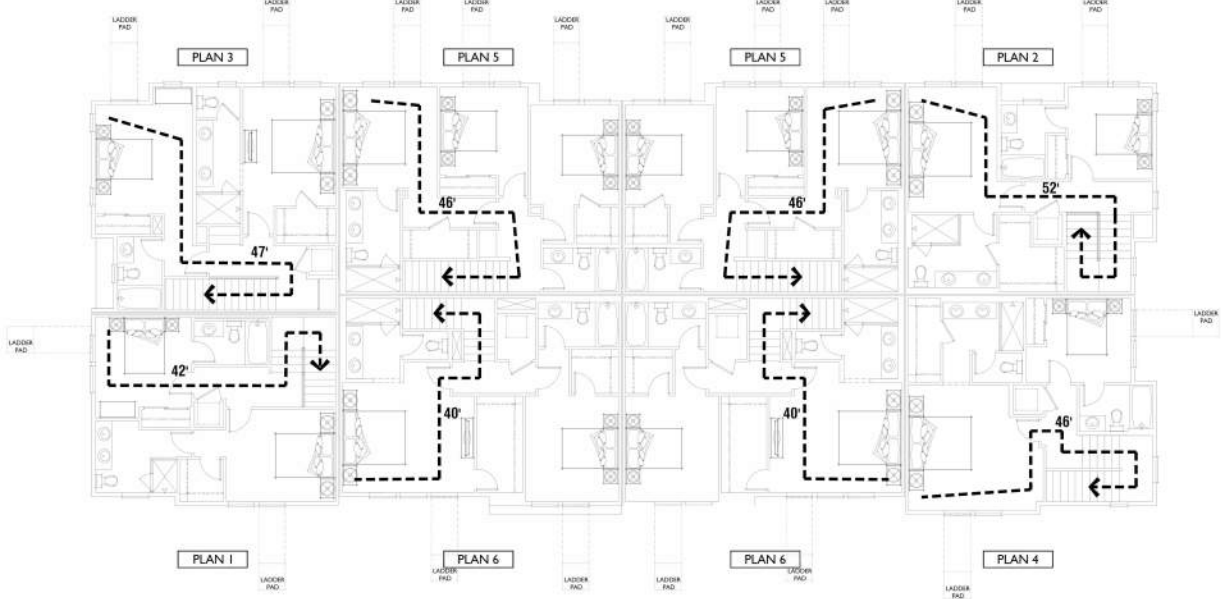
PLAN 3
COMMON PATH OF TRAVEL = 124' L.F. <125' L.F.
EXIT DOOR MINIMUM WIDTH:
7 OCCUPANTS X 0.2 (C.B.C 1005.3.2) = 1.4" MIN. WIDTH
WIDTH PROVIDED AT EXIT DOOR = 36" MIN. REQUIRED

PLAN 4
COMMON PATH OF TRAVEL = 99' L.F. <125' L.F.
EXIT DOOR MINIMUM WIDTH:
7 OCCUPANTS X 0.2 (C.B.C 1005.3.2) = 1.4" MIN. WIDTH
WIDTH PROVIDED AT EXIT DOOR = 36" MIN. REQUIRED

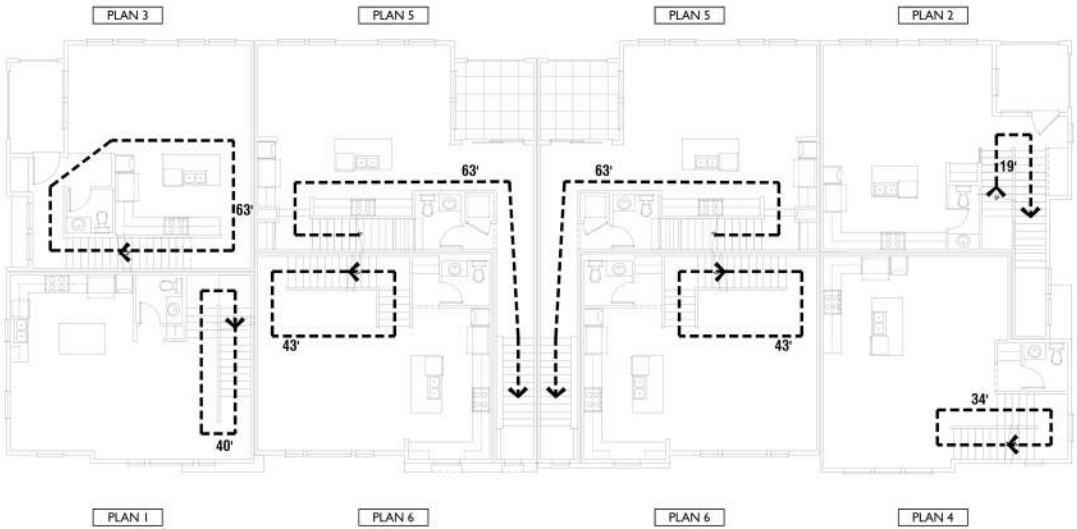
PLAN 5
COMMON PATH OF TRAVEL = 123' L.F. <125' L.F.
EXIT DOOR MINIMUM WIDTH:
8 OCCUPANTS X 0.2 (C.B.C 1005.3.2) = 1.6" MIN. WIDTH
WIDTH PROVIDED AT EXIT DOOR = 36" MIN. REQUIRED

PLAN 6
COMMON PATH OF TRAVEL = 107' L.F. <125' L.F.
EXIT DOOR MINIMUM WIDTH:
9 OCCUPANTS X 0.2 (C.B.C 1005.3.2) = 1.8" MIN. WIDTH
WIDTH PROVIDED AT EXIT DOOR = 36" MIN. REQUIRED

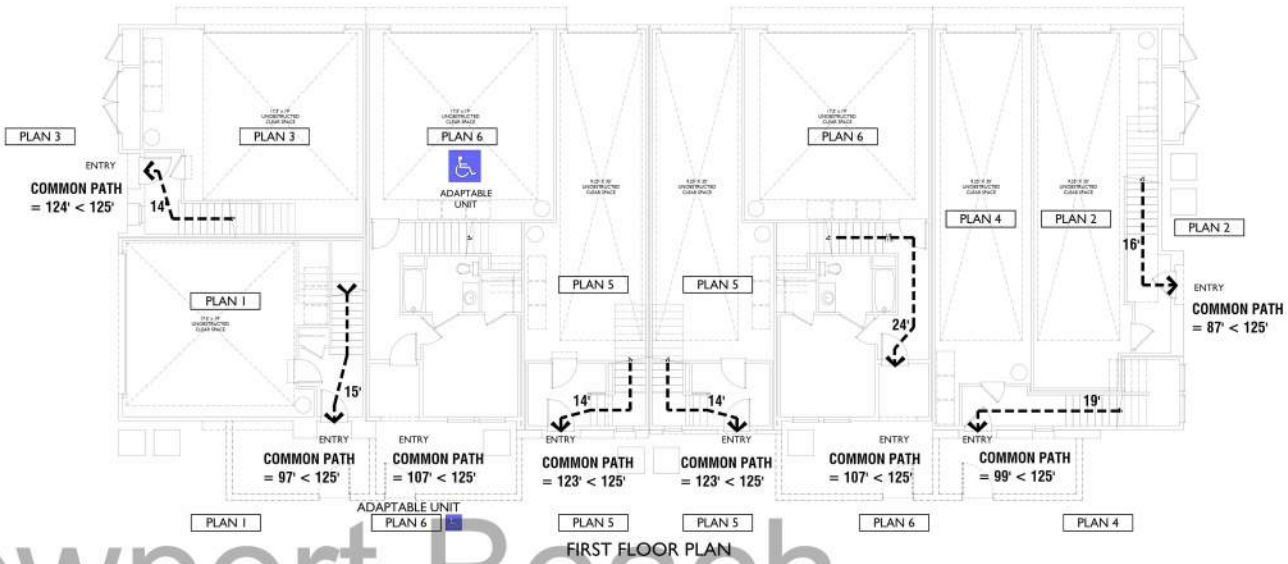
OCCUPANCY LOAD			
	SQUARE FOOTAGE	OCCUPANT LOAD FACTOR	UNIT OCCUPANT LOAD
PLAN 1	1,251 SQ. FT.	200 SQ. FT.	7
PLAN 2	1,350 SQ. FT.	200 SQ. FT.	7
PLAN 3	1,375 SQ. FT.	200 SQ. FT.	7
PLAN 4	1,358 SQ. FT.	200 SQ. FT.	7
PLAN 5	1,593 SQ. FT.	200 SQ. FT.	8
PLAN 6	1,685 SQ. FT.	200 SQ. FT.	9



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

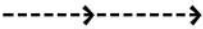
Existing Analysis
Code used: 2025 California Building Code
Building Occupancy: R-2, U (Condominiums / Private Garage)
Building Construction Type: V-B

(1) Exit is permitted for Group R-2 occupancies with maximum occupant load of 20 provided that the building is equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1 or 903.3.1.2 (per CBC table 1006.2.1)

Common Path of Egress Travel:
That portion of the exit access which the occupants are required to traverse before two separate and distinct paths of egress travel to the two exits are available.

Maximum Common Path of Egress Travel is 125 feet (per CBC table 1006.2.1) Common Path of Travel distance shall be measured as a part of the Exit Access Travel Distance.

COMMON PATH OF TRAVEL (125 LINEAR FEET MAX.)



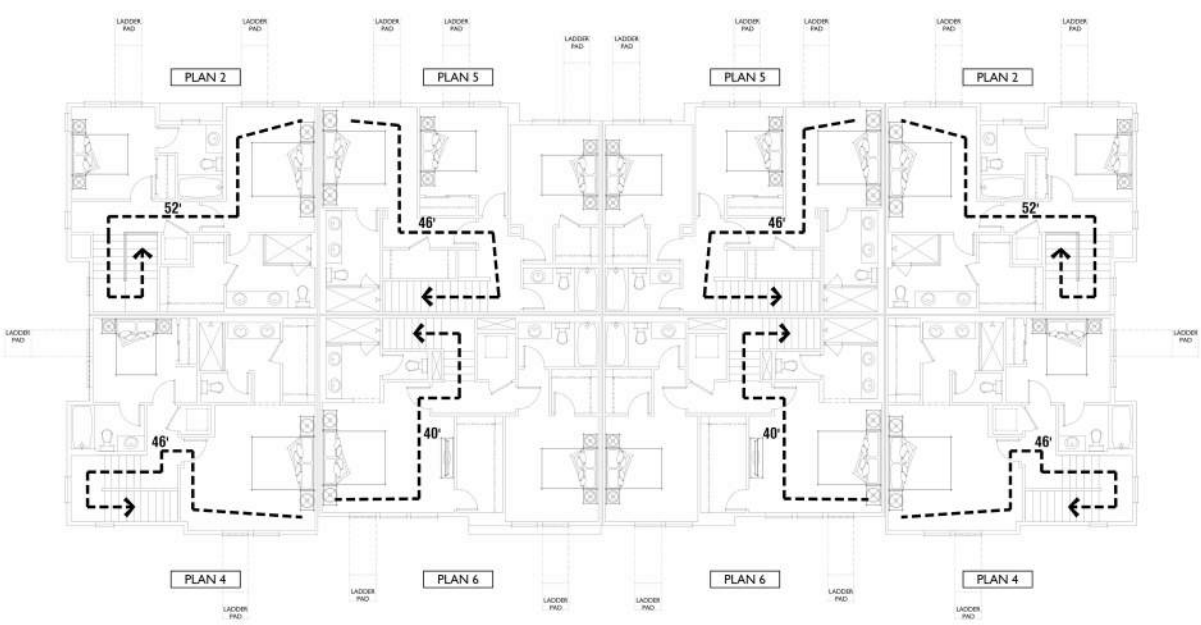
PLAN 2
COMMON PATH OF TRAVEL = 87' L.F. <125' L.F.
EXIT DOOR MINIMUM WIDTH:
7 OCCUPANTS X 0.2 (C.B.C 1005.3.2) = 1.4' MIN. WIDTH
WIDTH PROVIDED AT EXIT DOOR = 36" MIN. REQUIRED

PLAN 4
COMMON PATH OF TRAVEL = 99' L.F. <125' L.F.
EXIT DOOR MINIMUM WIDTH:
7 OCCUPANTS X 0.2 (C.B.C 1005.3.2) = 1.4' MIN. WIDTH
WIDTH PROVIDED AT EXIT DOOR = 36" MIN. REQUIRED

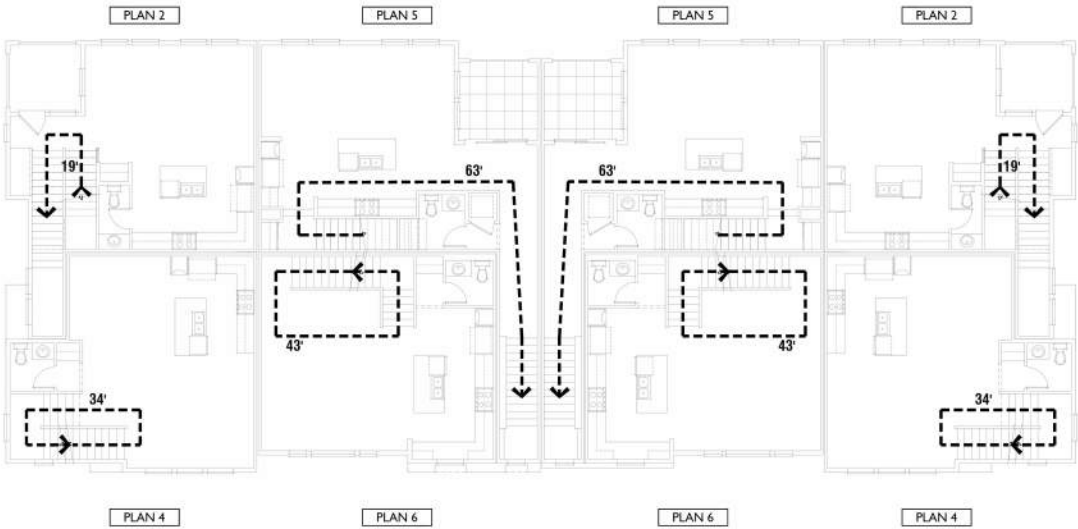
PLAN 5
COMMON PATH OF TRAVEL = 123' L.F. <125' L.F.
EXIT DOOR MINIMUM WIDTH:
8 OCCUPANTS X 0.2 (C.B.C 1005.3.2) = 1.6' MIN. WIDTH
WIDTH PROVIDED AT EXIT DOOR = 36" MIN. REQUIRED

PLAN 6
COMMON PATH OF TRAVEL = 107' L.F. <125' L.F.
EXIT DOOR MINIMUM WIDTH:
9 OCCUPANTS X 0.2 (C.B.C 1005.3.2) = 1.8' MIN. WIDTH
WIDTH PROVIDED AT EXIT DOOR = 36" MIN. REQUIRED

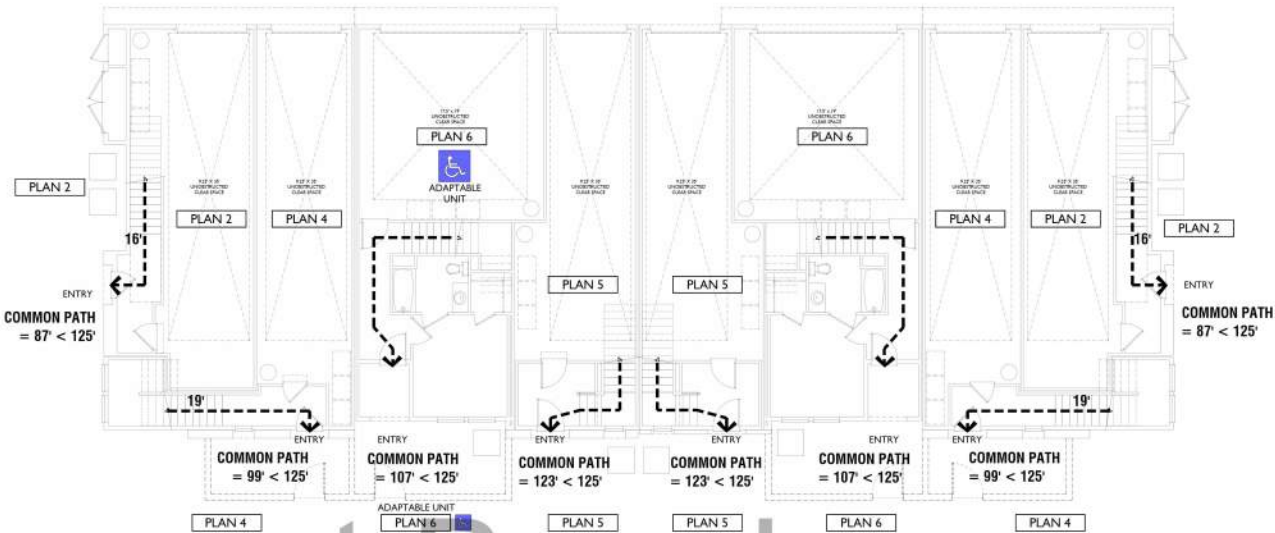
OCCUPANCY LOAD			
	SQUARE FOOTAGE	OCCUPANT LOAD FACTOR	UNIT OCCUPANT LOAD
PLAN 2	1,350 SQ. FT.	200 SQ. FT.	7
PLAN 4	1,358 SQ. FT.	200 SQ. FT.	7
PLAN 5	1,593 SQ. FT.	200 SQ. FT.	8
PLAN 6	1,685 SQ. FT.	200 SQ. FT.	9



THIRD FLOOR PLAN



SECOND FLOOR PLAN



Existing Analysis
Code used: 2025 California Building Code
Building Occupancy: R-3, U (Two-Family Dwellings / Private Garage)
Building Construction Type: V-B

(1) Exit is permitted for Group R-3 occupancies with maximum occupant load of 20 provided that the building is equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1 or 903.3.1.2 (per CBC table 1006.2.1) and exit access travel distance in compliance with CBC table 1017.2.

Exit access travel distance for fourth story above grade plane, exit to reach an exit shall not exceed
CBC 1006.3.4(1): a. with sprinkler system (feet):
R-3 125 feet.

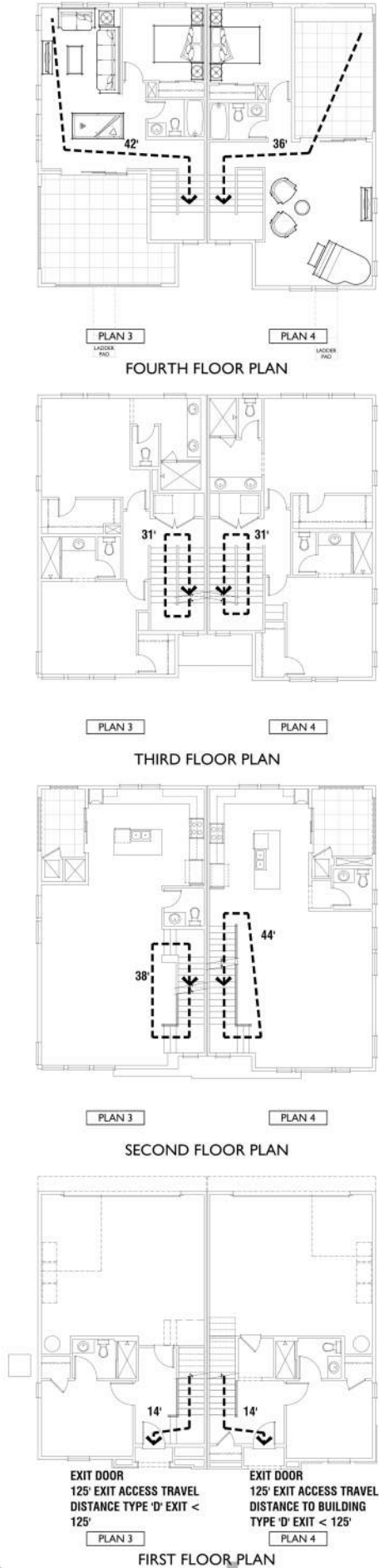
EXIT ACCESS TRAVEL DISTANCE (125 LINEAR FEET MAX.)



PLAN 3
EXIT ACCESS TRAVEL DISTANCE TO EXIT DISCHARGE = 125' L.F. <125' L.F.
EXIT DOOR MINIMUM WIDTH:
13 OCCUPANTS X 0.2 (C.B.C 1005.3.2) = 2.6" MIN. WIDTH
WIDTH PROVIDED AT EXIT DOOR = 36" MIN. REQUIRED

PLAN 4
EXIT ACCESS TRAVEL DISTANCE TO EXIT DISCHARGE = 125' L.F. <125' L.F.
EXIT DOOR MINIMUM WIDTH:
13 OCCUPANTS X 0.2 (C.B.C 1005.3.2) = 2.6" MIN. WIDTH
WIDTH PROVIDED AT EXIT DOOR = 36" MIN. REQUIRED

OCCUPANCY LOAD			
	SQUARE FOOTAGE	OCCUPANT LOAD FACTOR	UNIT OCCUPANT LOAD
PLAN 3	2,562 SQ. FT.	200 SQ. FT.	13
PLAN 4	2,530 SQ. FT.	200 SQ. FT.	13



Code used:	2025 California Building Code
Building Occupancy:	R-2, U (Condominiums / Private Garage)
Building Construction Type:	V-B
Allowable Area:	7,000 s.f. per floor
Allowable Height:	60' per CBC, 55' per PC-II Zone
Allowable Stories:	3 - Stories
Building Height Provided	±38' (3-stories)
Fire Sprinkler:	NFPA 13
Exterior wall separation:	0 Hour (FSD > 10 feet on site with sprinkler)
	"X" < 5 feet, Type VB = 1 Hour
	5 feet <= "X" < 10 feet = 1 Hour
	10 feet <= "X" < 30 feet Type VB = 0 Hour
	"X" >= 30 feet Type VB = 0 Hour

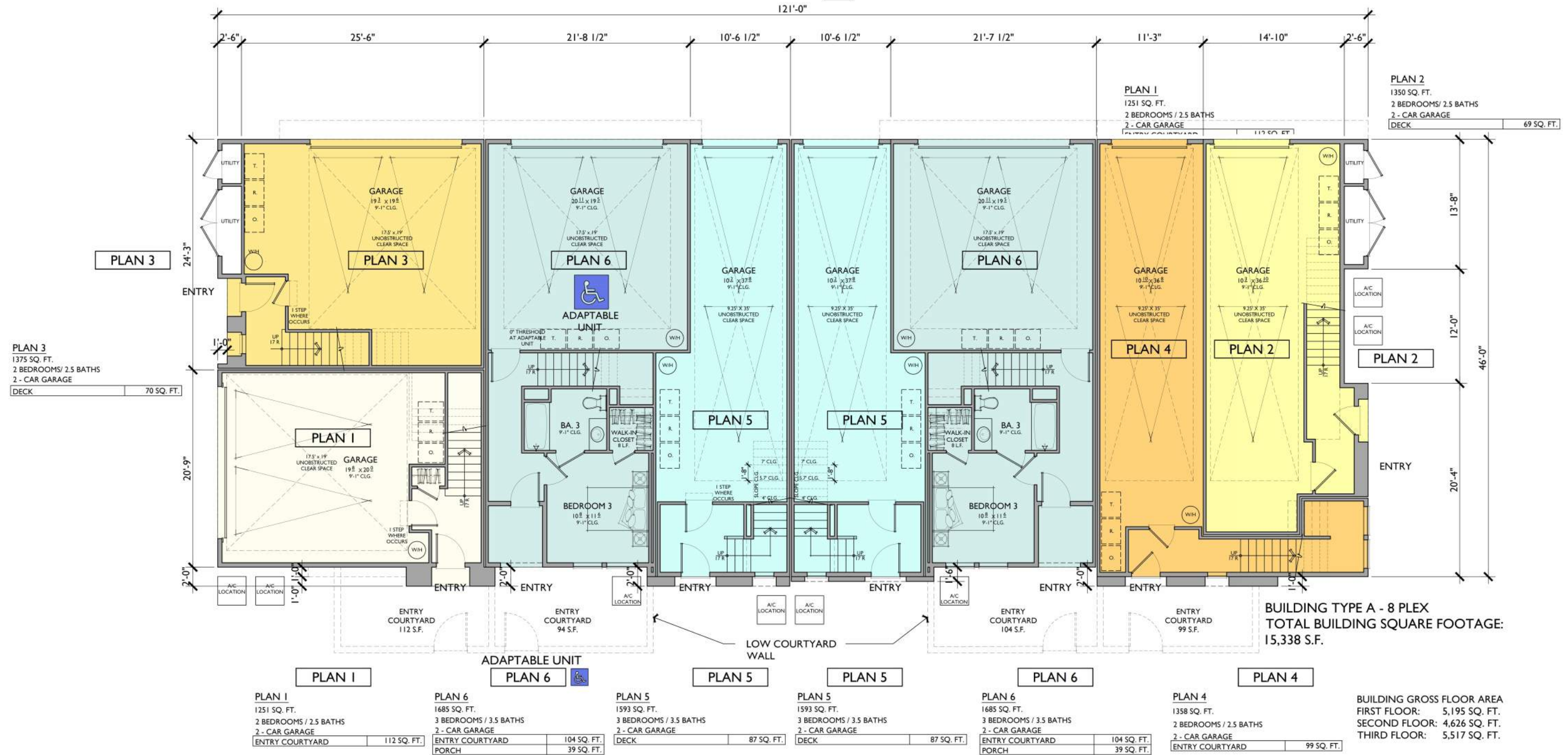
Exterior openings:	Unlimited
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CLASSIFICATION OF OPENING	FIRE SEPARATION (DISTANCE FEET)							30' OR GREATER
	1 TO LESS THAN 3	3 TO LESS THAN 5	5 TO LESS THAN 10	10 TO LESS THAN 15	15 TO LESS THAN 20	20 TO LESS THAN 25	25 TO LESS THAN 30	
UNPROTECTED, NONSPRINKLERED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
UNPROTECTED, SPRINKLERED	NOT PERMITTED	15%	25%	45%	70%	NO LIMIT	NO LIMIT	NOT REQUIRED
PROTECTED	NOT PERMITTED	15%	25%	45%	70%	NO LIMIT	NO LIMIT	NOT REQUIRED

LEGEND

- | | |
|---|---|
|  | INDICATES WALL |
|  | INDICATES SOFFIT ABOVE/
FLOOR ABOVE/ CABINET ABOVE |
|  | INDICATES WATER HEATER |
|  | INDICATES TRASH BIN. |
|  | INDICATES RECYCLE BIN. |
|  | INDICATES COMPOST BIN. |
|  | INDICATES AIR CONDITION UNIT |

- | | | |
|---|---------|--|
|  | PLAN 1: | 1,251 SF (2BR/2.5BA, 3-STORY END, 2-CAR, FRONT UNIT WITH P-3) |
|  | PLAN 2: | 1,350 SF (2BR/2.5BA, 3-STORY END, TANDEM, REAR UNIT WITH P-4) |
|  | PLAN 3: | 1,375 SF (2BR/2.5BA, 3-STORY END, 2-CAR, REAR UNIT WITH P-1) |
|  | PLAN 4: | 1,358 SF (2BR/2.5BA, 3-STORY END, TANDEM, FRONT UNIT WITH P-2) |
|  | PLAN 5: | 1,593 SF (3BR/2.5BA, 3-STORY MIDDLE, TANDEM, REAR UNIT WITH P-6) |
|  | PLAN 6: | 1,685 SF (3BR/3.5BA, 3-STORY MIDDLE, 2-CAR, FRONT UNIT WITH P-5) |



Building Analysis
Code used: 2025 California Building Code
Building Occupancy: R-2, U (Condominiums / Private Garage)
Building Construction Type: V-B
Allowable Area: 7,000 s.f. per floor
Allowable Height: 60' per CBC, 55' per PC-II Zone
Allowable Stories: 3 - Stories
Building Height Provided: ±38' (3-stories)
Fire Sprinkler: NFPA 13
Exterior wall separation: 0 Hour (FSD > 10 feet on site with sprinkler)
"X" < 5 feet, Type VB = 1 Hour
5 feet <= "X" < 10 feet = 1 Hour
10 feet <= "X" < 30 feet Type VB = 0 Hour
"X" >= 30 feet Type VB = 0 Hour

Building Analysis
Exterior openings: Unlimited
C.B.C. Section 705.9.1 Exception 2, Buildings whose exterior bearing walls, exterior non-bearing walls, and exterior primary structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.

PLAN 5
FLOOR AREA TABLE

1ST FLOOR	110 SQ. FT.
2ND FLOOR	779 SQ. FT.
3RD FLOOR	704 SQ. FT.
TOTAL	1593 SQ. FT.
2 - CAR GARAGE	456 SQ. FT.
DECK	87 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 5
FLOOR AREA TABLE

1ST FLOOR	110 SQ. FT.
2ND FLOOR	779 SQ. FT.
3RD FLOOR	704 SQ. FT.
TOTAL	1593 SQ. FT.
2 - CAR GARAGE	456 SQ. FT.
DECK	87 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1:	1,251 SF (2BR/2.5BA, 3-STORY END, 2-CAR, FRONT UNIT WITH P-3)
PLAN 2:	1,350 SF (2BR/2.5BA, 3-STORY END, TANDEM, REAR UNIT WITH P-4)
PLAN 3:	1,375 SF (2BR/2.5BA, 3-STORY END, 2-CAR, REAR UNIT WITH P-1)
PLAN 4:	1,358 SF (2BR/2.5BA, 3-STORY END, TANDEM, FRONT UNIT WITH P-2)
PLAN 5:	1,593 SF (3BR/2.5BA, 3-STORY MIDDLE, TANDEM, REAR UNIT WITH P-6)
PLAN 6:	1,685 SF (3BR/3.5BA, 3-STORY MIDDLE, 2-CAR, FRONT UNIT WITH P-5)

PLAN 2
FLOOR AREA TABLE

1ST FLOOR	132 SQ. FT.
2ND FLOOR	642 SQ. FT.
3RD FLOOR	577 SQ. FT.
TOTAL	1350 SQ. FT.
2 - CAR GARAGE	484 SQ. FT.
DECK	69 SQ. FT.
PORCH	5 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3
FLOOR AREA TABLE

1ST FLOOR	100 SQ. FT.
2ND FLOOR	626 SQ. FT.
3RD FLOOR	648 SQ. FT.
TOTAL	1375 SQ. FT.
2 - CAR GARAGE	529 SQ. FT.
DECK	70 SQ. FT.
PORCH	6 SQ. FT.



PLAN 1
FLOOR AREA TABLE

1ST FLOOR	118 SQ. FT.
2ND FLOOR	599 SQ. FT.
3RD FLOOR	533 SQ. FT.
TOTAL	1251 SQ. FT.
2 - CAR GARAGE	463 SQ. FT.
ENTRY COURTYARD	112 SQ. FT.
PORCH	8 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 6
FLOOR AREA TABLE

1ST FLOOR	144 SQ. FT.
2ND FLOOR	628 SQ. FT.
3RD FLOOR	586 SQ. FT.
TOTAL	1358 SQ. FT.
2 - CAR GARAGE	471 SQ. FT.
ENTRY COURTYARD	99 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 6
FLOOR AREA TABLE

1ST FLOOR	365 SQ. FT.
2ND FLOOR	627 SQ. FT.
3RD FLOOR	693 SQ. FT.
TOTAL	1685 SQ. FT.
2 - CAR GARAGE	484 SQ. FT.
ENTRY COURTYARD	104 SQ. FT.
PORCH	39 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4
FLOOR AREA TABLE

1ST FLOOR	144 SQ. FT.
2ND FLOOR	628 SQ. FT.
3RD FLOOR	586 SQ. FT.
TOTAL	1358 SQ. FT.
2 - CAR GARAGE	471 SQ. FT.
ENTRY COURTYARD	99 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Building Analysis
Code used: 2025 California Building Code
Building Occupancy: R-2, U (Condominiums / Private Garage)
Building Construction Type: V-B
Allowable Area: 7,000 s.f. per floor
Allowable Height: 60' per CBC, 55' per PC-II Zone
Allowable Stories: 3 - Stories
Building Height Provided: ±38' (3-stories)
Fire Sprinkler: NFPA 13
Exterior wall separation: 0 Hour (FSD > 10 feet on site with sprinkler)
"X" < 5 feet, Type VB = 1 Hour
5 feet <= "X" < 10 feet = 1 Hour
10 feet <= "X" < 30 feet Type VB = 0 Hour
"X" >= 30 feet Type VB = 0 Hour

Building Analysis
Exterior openings: Unlimited
C.B.C. Section 705.9.1 Exception 2, Buildings whose exterior bearing walls, exterior non-bearing walls, and exterior primary structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.

PLAN 5
FLOOR AREA TABLE

1ST FLOOR	110 SQ. FT.
2ND FLOOR	779 SQ. FT.
3RD FLOOR	704 SQ. FT.
TOTAL	1593 SQ. FT.
2 - CAR GARAGE	456 SQ. FT.
DECK	87 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 5
FLOOR AREA TABLE

1ST FLOOR	110 SQ. FT.
2ND FLOOR	779 SQ. FT.
3RD FLOOR	704 SQ. FT.
TOTAL	1593 SQ. FT.
2 - CAR GARAGE	456 SQ. FT.
DECK	87 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1:	1,251 SF (2BR/2.5BA, 3-STORY END, 2-CAR, FRONT UNIT WITH P-3)
PLAN 2:	1,350 SF (2BR/2.5BA, 3-STORY END, TANDEM, REAR UNIT WITH P-4)
PLAN 3:	1,375 SF (2BR/2.5BA, 3-STORY END, 2-CAR, REAR UNIT WITH P-1)
PLAN 4:	1,358 SF (2BR/2.5BA, 3-STORY END, TANDEM, FRONT UNIT WITH P-2)
PLAN 5:	1,593 SF (3BR/2.5BA, 3-STORY MIDDLE, TANDEM, REAR UNIT WITH P-6)
PLAN 6:	1,685 SF (3BR/3.5BA, 3-STORY MIDDLE, 2-CAR, FRONT UNIT WITH P-5)

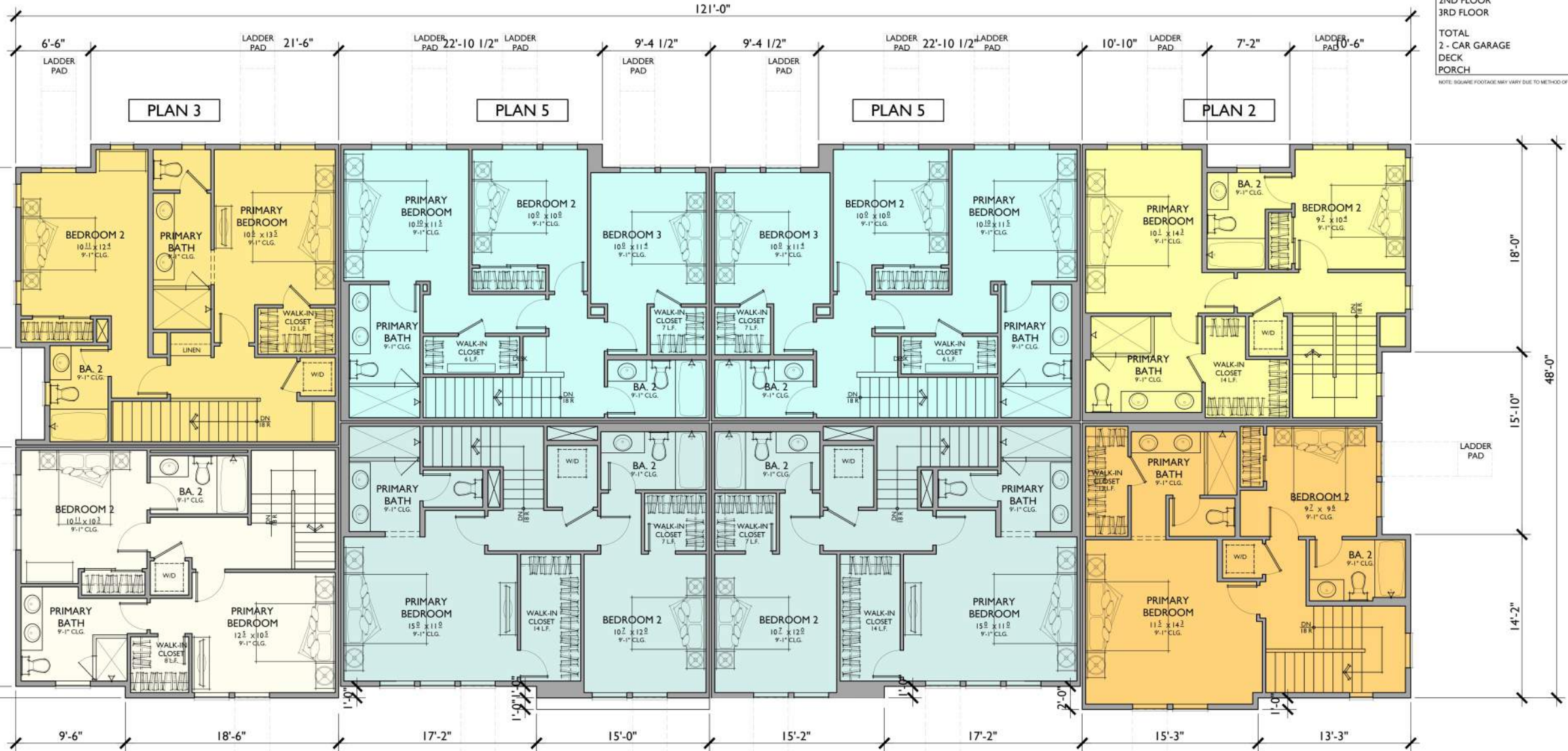
PLAN 2
FLOOR AREA TABLE

1ST FLOOR	132 SQ. FT.
2ND FLOOR	642 SQ. FT.
3RD FLOOR	577 SQ. FT.
TOTAL	1350 SQ. FT.
2 - CAR GARAGE	484 SQ. FT.
DECK	69 SQ. FT.
PORCH	5 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3
FLOOR AREA TABLE

1ST FLOOR	100 SQ. FT.
2ND FLOOR	626 SQ. FT.
3RD FLOOR	648 SQ. FT.
TOTAL	1375 SQ. FT.
2 - CAR GARAGE	529 SQ. FT.
DECK	70 SQ. FT.
PORCH	6 SQ. FT.



PLAN 1
FLOOR AREA TABLE

1ST FLOOR	118 SQ. FT.
2ND FLOOR	599 SQ. FT.
3RD FLOOR	533 SQ. FT.
TOTAL	1251 SQ. FT.
2 - CAR GARAGE	463 SQ. FT.
ENTRY COURTYARD	112 SQ. FT.
PORCH	8 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 6
FLOOR AREA TABLE

1ST FLOOR	144 SQ. FT.
2ND FLOOR	628 SQ. FT.
3RD FLOOR	586 SQ. FT.
TOTAL	1358 SQ. FT.
2 - CAR GARAGE	471 SQ. FT.
ENTRY COURTYARD	99 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 6
FLOOR AREA TABLE

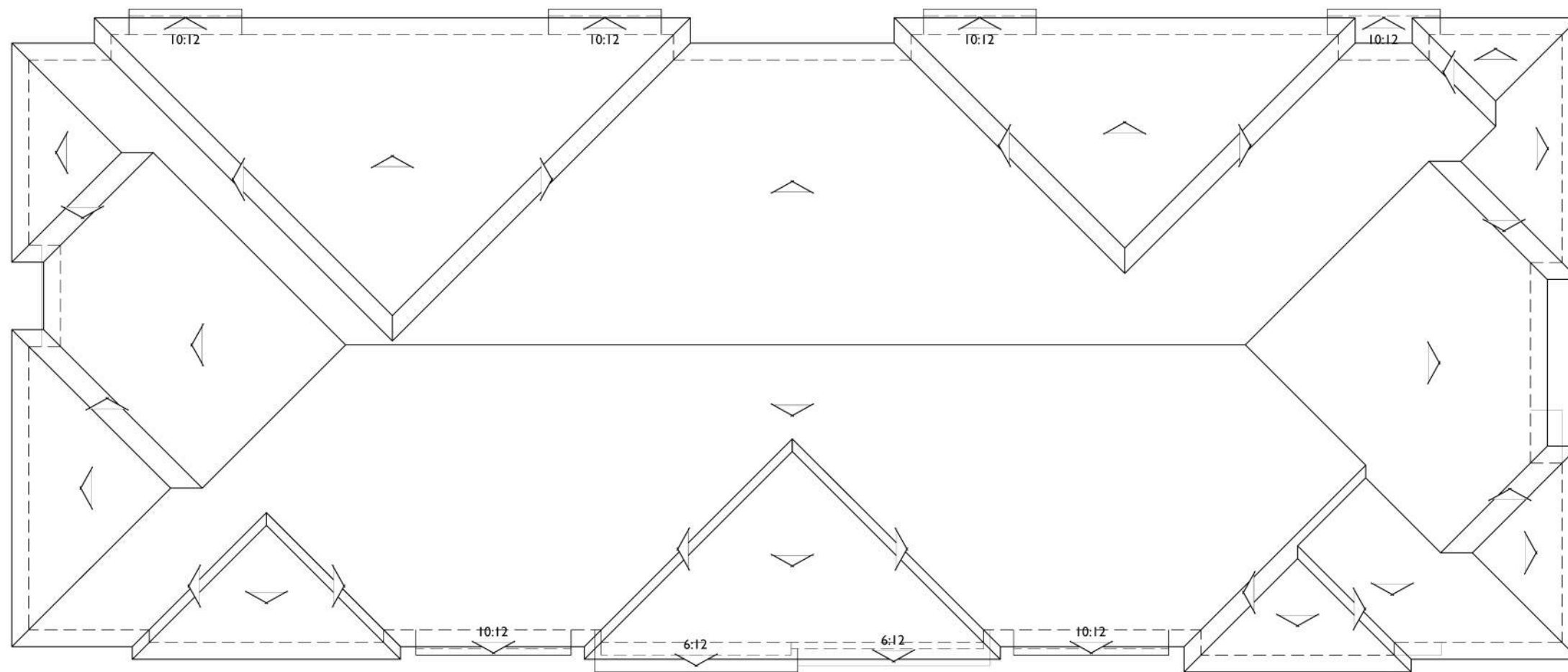
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2ND FLOOR	627 SQ. FT.
3RD FLOOR	693 SQ. FT.
TOTAL	1685 SQ. FT.
2 - CAR GARAGE	484 SQ. FT.
ENTRY COURTYARD	104 SQ. FT.
PORCH	39 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4
FLOOR AREA TABLE

1ST FLOOR	144 SQ. FT.
2ND FLOOR	628 SQ. FT.
3RD FLOOR	586 SQ. FT.
TOTAL	1358 SQ. FT.
2 - CAR GARAGE	471 SQ. FT.
ENTRY COURTYARD	99 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



ROOF PLAN

PITCH: 3:12
RAKE: 6"
EAVE: 16"
ROOF MATERIAL: FLAT CONCRETE TILE ROOF

1/4"=1'-0"

AVERAGE GRADE PLANE DATA - SEE SHEET A2.6

MATERIAL LEGEND

- | | | | |
|----|-----------------------------|----|----------------------|
| A. | INTEGRAL COLORS STUCCO WALL | J. | CONTROL JOINT |
| B. | ACCENT STUCCO #1 | K. | EXTERIOR COACH LIGHT |
| C. | STONE VENEER | L. | UTILITY DOOR |
| D. | FOAM TRIM | M. | WOOD FASCIA |
| E. | CONCRETE FLAT TILE | N. | CEMENTITIOUS SIDING |
| F. | VINYL WINDOW | O. | CEMENTITIOUS TRIM |
| G. | ENTRY DOOR | | |
| H. | WOOD AWNING | | |
| I. | METAL RAILING | | |



8-PLEX BUILDING TYPE 'A'

Front & Rear Elevations

1300 DOVE STREET

Newport Beach, California

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

B05.25082

City of Newport Beach

A 2.5

02.06.26

Lincoln

AVERAGE GRADE PLANE			
BLDG TYPE	BLDG NUMBER	AVERAGE GRADE PLANE	HIGHEST RIDGE F.F.E.
CONDOMINIUM	BLDG 1	51.03	88.94
CONDOMINIUM	BLDG 2	51.13	89.04
CONDOMINIUM	BLDG 3	51.13	89.04
CONDOMINIUM	BLDG 4	51.10	89.01
CONDOMINIUM	BLDG 5	51.58	89.49
CONDOMINIUM	BLDG 6	51.63	89.54

- MATERIAL LEGEND
- A.

INTEGRAL COLORS STUCCO WALL

B.

ACCENT STUCCO #1

C.

STONE VENEER

D.

FOAM TRIM

E.

CONCRETE FLAT TILE

F.

VINYL WINDOW

G.

ENTRY DOOR

H.

WOOD AWNING

I.

METAL RAILING

J.

CONTROL JOINT

K.

EXTERIOR COACH LIGHT

L.

UTILITY DOOR

M.

WOOD FASCIA

N.

CEMENTITIOUS SIDING

O.

CEMENTITIOUS TRIM



Building Analysis
Code used: 2025 California Building Code
Building Occupancy: R-2, U (Condominiums / Private Garage)
Building Construction Type: V-B
Allowable Area: 7,000 s.f. per floor
Allowable Height: 60' per CBC, 55' per PC-II Zone
Allowable Stories: 3 - Stories
Building Height Provided: ±38' (3-stories)
Fire Sprinkler: NFPA 13
Exterior wall separation: 0 Hour (FSD > 10 feet on site with sprinkler)
"X" < 5 feet, Type VB = 1 Hour
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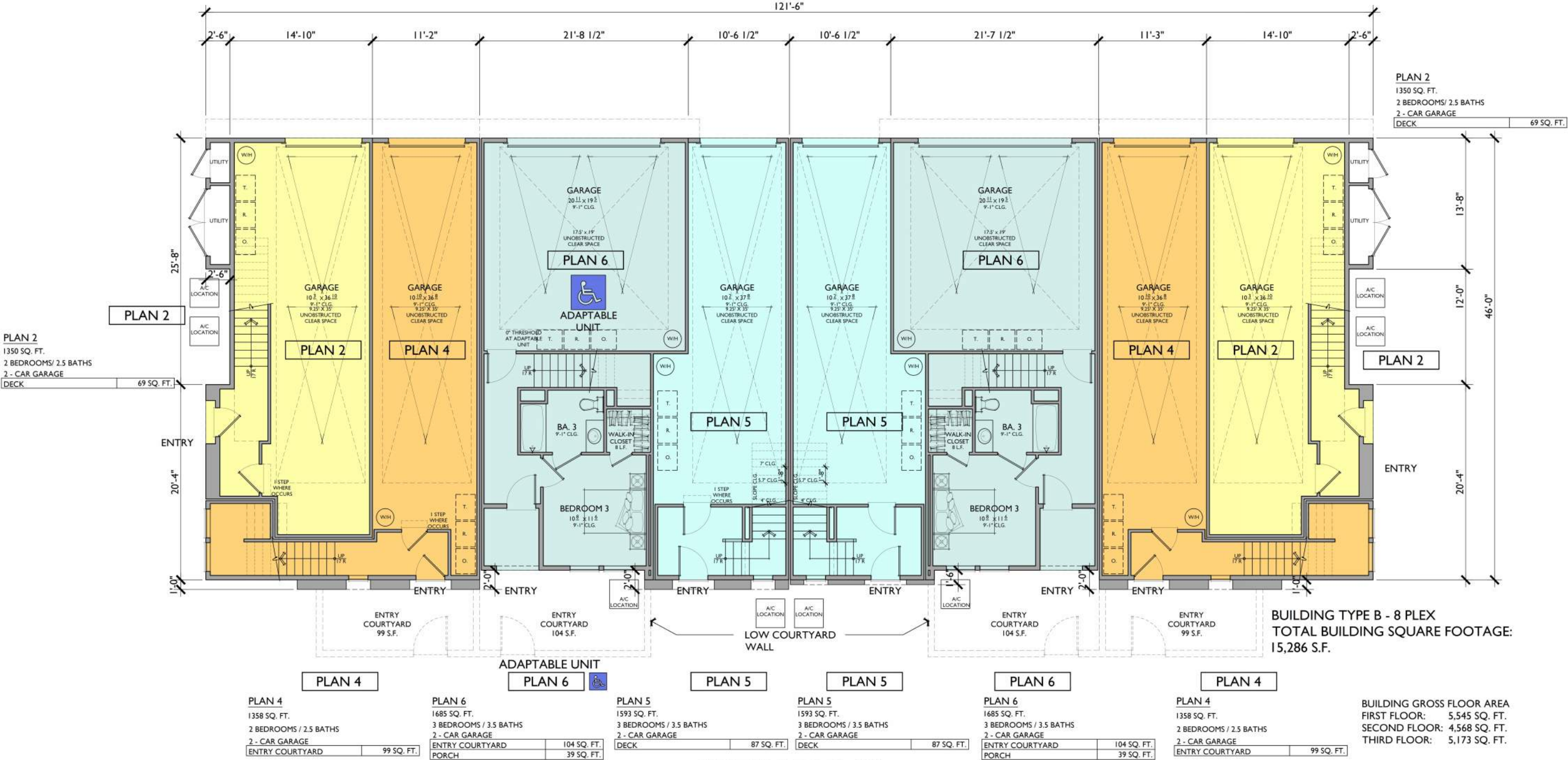
Building Analysis
Exterior openings: Unlimited

CLASSIFICATION OF OPENING	FIRE SEPARATION DISTANCE (FEET)							30 OR GREATER
	0 TO LESS THAN 3	3 TO LESS THAN 5	5 TO LESS THAN 10	10 TO LESS THAN 15	15 TO LESS THAN 20	20 TO LESS THAN 25	25 TO LESS THAN 30	
UNPROTECTED, NONSPRINKLERED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
UNPROTECTED, SPRINKLERED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NOT REQUIRED
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NOT REQUIRED

C.B.C. Section 705.9.1 Exception 2, Buildings whose exterior bearing walls, exterior non-bearing walls, and exterior primary structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.

- LEGEND**
- INDICATES WALL
 - INDICATES SOFFIT ABOVE/ FLOOR ABOVE/ CABINET ABOVE
 - HPWH INDICATES WATER HEATER
 - INDICATES TRASH BIN.
 - INDICATES RECYCLE BIN.
 - INDICATES COMPOST BIN.
 - AC INDICATES AIR CONDITION UNIT

- PLAN 2: 1,350 SF (2BR/2.5BA, 3-STORY END, TANDEM, REAR UNIT WITH P-4)
- PLAN 4: 1,358 SF (2BR/2.5BA, 3-STORY END, TANDEM, FRONT UNIT WITH P-2)
- PLAN 5: 1,593 SF (3BR/2.5BA, 3-STORY MIDDLE, TANDEM, REAR UNIT WITH P-6)
- PLAN 6: 1,685 SF (3BR/3.5BA, 3-STORY MIDDLE, 2-CAR, FRONT UNIT WITH P-5)



Building Analysis
Code used: 2025 California Building Code
Building Occupancy: R-2, U (Condominiums / Private Garage)
Building Construction Type: V-B
Allowable Area: 7,000 s.f. per floor
Allowable Height: 60' per CBC, 55' per PC-II Zone
Allowable Stories: 3 - Stories
Building Height Provided: ±38' (3-stories)
Fire Sprinkler: NFPA 13
Exterior wall separation: 0 Hour (FSD > 10 feet on site with sprinkler)
"X" < 5 feet, Type VB = 1 Hour
5 feet <= "X" < 10 feet = 1 Hour
10 feet <= "X" < 30 feet Type VB = 0 Hour
"X" >= 30 feet Type VB = 0 Hour

Building Analysis
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C.B.C. Section 705.9.1 Exception 2, Buildings whose exterior bearing walls, exterior non-bearing walls, and exterior primary structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.

PLAN 5
FLOOR AREA TABLE

1ST FLOOR	110 SQ. FT.
2ND FLOOR	779 SQ. FT.
3RD FLOOR	704 SQ. FT.
TOTAL	1593 SQ. FT.
2 - CAR GARAGE	456 SQ. FT.
DECK	87 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 5
FLOOR AREA TABLE

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PLAN 6:	1,685 SF (3BR/3.5BA, 3-STORY MIDDLE, 2-CAR, FRONT UNIT WITH P-5)

PLAN 2
FLOOR AREA TABLE

1ST FLOOR	132 SQ. FT.
2ND FLOOR	642 SQ. FT.
3RD FLOOR	577 SQ. FT.
TOTAL	1350 SQ. FT.
2 - CAR GARAGE	484 SQ. FT.
DECK	69 SQ. FT.
PORCH	5 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



SECOND FLOOR PLAN

Building Analysis
Code used: 2025 California Building Code
Building Occupancy: R-2, U (Condominiums / Private Garage)
Building Construction Type: V-B
Allowable Area: 7,000 s.f. per floor
Allowable Height: 60' per CBC, 55' per PC-II Zone
Allowable Stories: 3 - Stories
Building Height Provided: ±38' (3-stories)
Fire Sprinkler: NFPA 13
Exterior wall separation: 0 Hour (FSD > 10 feet on site with sprinkler)
"X" < 5 feet, Type VB = 1 Hour
5 feet <= "X" < 10 feet = 1 Hour
10 feet <= "X" < 30 feet Type VB = 0 Hour
"X" >= 30 feet Type VB = 0 Hour

Building Analysis
Exterior openings: Unlimited
C.B.C. Section 705.9.1 Exception 2, Buildings whose exterior bearing walls, exterior non-bearing walls, and exterior primary structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.

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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 5
FLOOR AREA TABLE

1ST FLOOR	110 SQ. FT.
2ND FLOOR	779 SQ. FT.
3RD FLOOR	704 SQ. FT.
TOTAL	1593 SQ. FT.
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DECK	87 SQ. FT.

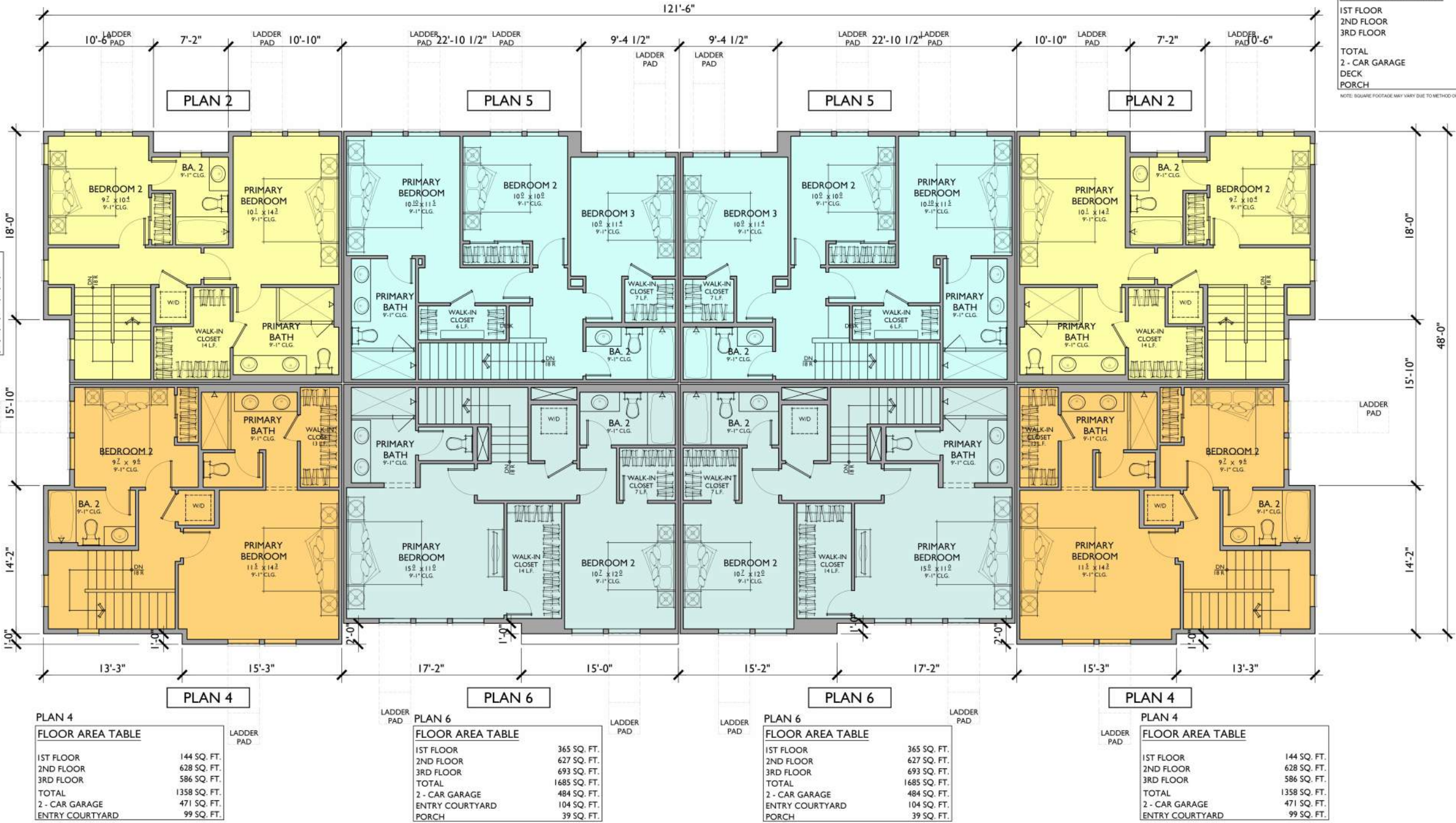
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2:	1,350 SF (2BR/2.5BA, 3-STORY END, TANDEM, REAR UNIT WITH P-4)
PLAN 4:	1,358 SF (2BR/2.5BA, 3-STORY END, TANDEM, FRONT UNIT WITH P-2)
PLAN 5:	1,593 SF (3BR/2.5BA, 3-STORY MIDDLE, TANDEM, REAR UNIT WITH P-6)
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FLOOR AREA TABLE

1ST FLOOR	132 SQ. FT.
2ND FLOOR	642 SQ. FT.
3RD FLOOR	577 SQ. FT.
TOTAL	1350 SQ. FT.
2 - CAR GARAGE	484 SQ. FT.
DECK	69 SQ. FT.
PORCH	5 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



8 PLEX BUILDING TYPE 'B'
Third Floor Plan
1300 DOVE STREET
Newport Beach, California

0 2 4 8
SCALE: 1/4" = 1'-0"
B05.25082

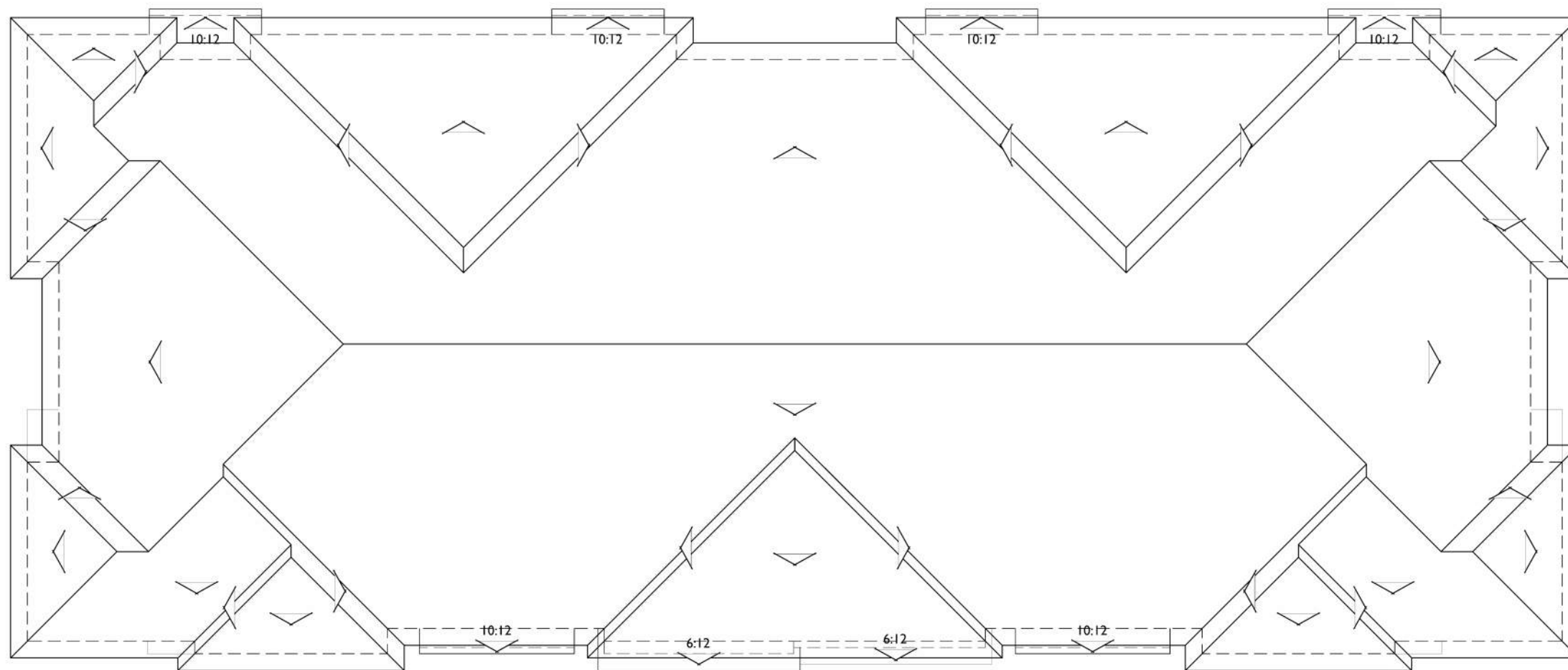
THIRD FLOOR PLAN

City of Newport Beach

A3.3

03.24.26

Lincoln



ROOF PLAN

PITCH: 3:12
RAKE: 6"
EAVE: 16"
ROOF MATERIAL: FLAT CONCRETE TILE ROOF

1/4"=1'-0"

AVERAGE GRADE PLANE DATA - SEE SHEET A3.6

MATERIAL LEGEND

- | | | | |
|----|-----------------------------|----|----------------------|
| A. | INTEGRAL COLORS STUCCO WALL | J. | CONTROL JOINT |
| B. | ACCENT STUCCO #1 | K. | EXTERIOR COACH LIGHT |
| C. | STONE VENEER | L. | UTILITY DOOR |
| D. | FOAM TRIM | M. | WOOD FASCIA |
| E. | CONCRETE FLAT TILE | N. | CEMENTITIOUS SIDING |
| F. | VINYL WINDOW | O. | CEMENTITIOUS TRIM |
| G. | ENTRY DOOR | | |
| H. | WOOD AWNING | | |
| I. | METAL RAILING | | |



AVERAGE GRADE PLANE			
BLDG TYPE	BLDG NUMBER	AVERAGE GRADE PLANE	HIGHEST RIDGE F.F.E.
CONDOMINIUM	BLDG 7	49.98	87.89
CONDOMINIUM	BLDG 8	50.23	88.14
CONDOMINIUM	BLDG 9	49.33	87.24
CONDOMINIUM	BLDG 10	49.08	86.99

- MATERIAL LEGEND
- A.

INTEGRAL COLORS STUCCO WALL

B.

ACCENT STUCCO #1

C.

STONE VENEER

D.

FOAM TRIM

E.

CONCRETE FLAT TILE

F.

VINYL WINDOW

G.

ENTRY DOOR

H.

WOOD AWNING

I.

METAL RAILING

J.

CONTROL JOINT

K.

EXTERIOR COACH LIGHT

L.

UTILITY DOOR

M.

WOOD FASCIA

N.

CEMENTITIOUS SIDING

O.

CEMENTITIOUS TRIM



Building Analysis
Code used: 2025 California Residential Code
Building Occupancy: R-3, U (Two-Family Dwellings / Private Garage)
Building Construction Type: V-B
Allowable area: Unlimited
Allowable Height: 3 Story Height limit
Allowable stories: 3 - Stories
Building Height Provided: ±36.5' (3-Stories)
Fire Sprinkler: NFPA 13D
Exterior wall separation: 0 Hour (FSD > 3 feet on site with sprinkler)

Building Analysis
Exterior openings: Unlimited

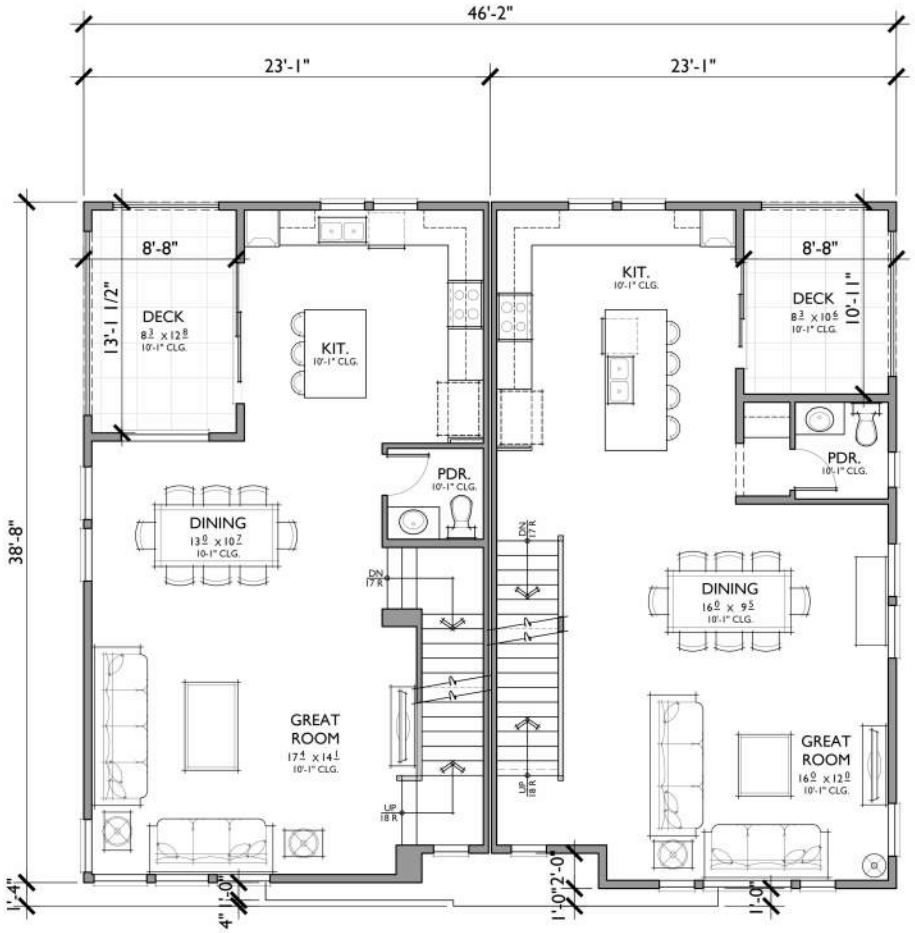
TABLE RB02.101 EXTERIOR WALLS—DWELLINGS, TOWNHOUSES AND ACCESSORY BUILDINGS WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION			
EXTERIOR WALL ELEMENT		MINIMUM FIRE RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, 1A, 263 or Section 103.2.2 of the California Building Code with exposure from the outside	0 feet
	Not fire-resistance rated	0 hours	3 feet ^a
Projections	Not allowed	N/A	< 2 feet
	Fire resistance rated	1 hour on the underside, or heavy timber, or fire-resistance rated masonry	2 feet ^a
Openings in walls	Not allowed	N/A	< 3 feet
	Unlimited	0 hours	3 feet ^a
Penetrations	All	Comply with Section R102.4	< 3 feet
		None required	3 feet ^a

For SI: 1 foot = 0.3048 m.
N/A = Not Applicable.

^a For residential subdivisions where all dwellings and townhouses are equipped throughout with an automatic sprinkler system installed in accordance with Section 903.2, the fire resistance rating for the exterior walls and fire resistance rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the opening for projection is not located within 10 feet of the exterior wall on the opposite side of the property line.

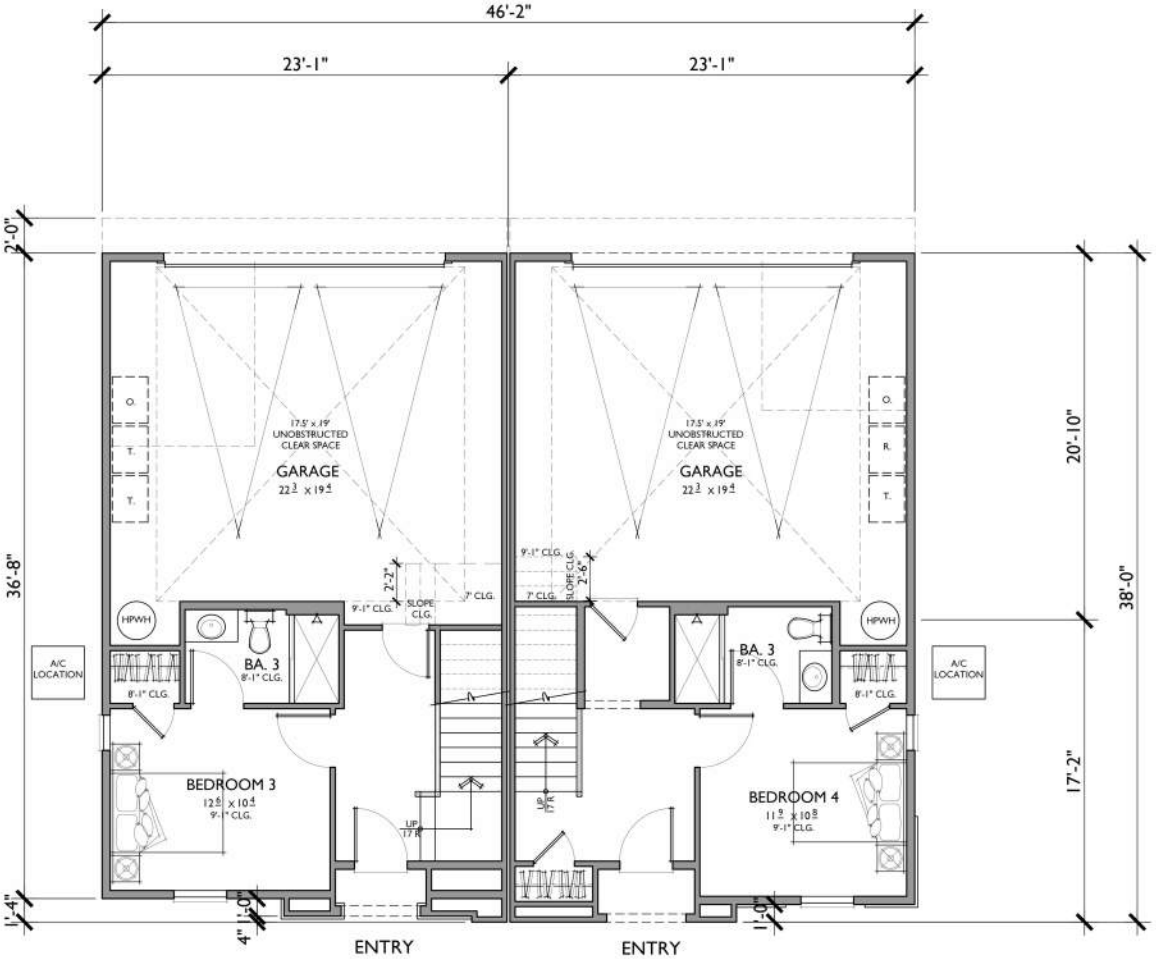
^b The fire resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if installation is provided to the exterior side of the roof sheathing.

^c The fire resistance rating shall be permitted to be reduced to 0 hours on the underside of the side walling where vertical openings that communicate with the roof are not installed in the overhang or gable wall.



PLAN 1 PLAN 2

SECOND FLOOR PLAN



PLAN 1 PLAN 2

FIRST FLOOR PLAN

PLAN 1
3 BED / 3.5 BA.

FLOOR AREA TABLE	
1ST FLOOR	369 SQ. FT.
2ND FLOOR	769 SQ. FT.
3RD FLOOR	810 SQ. FT.
TOTAL	1948 SQ. FT.
2 - CAR GARAGE	479 SQ. FT.
DECK	114 SQ. FT.
PORCH	14 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

PLAN 2
4 BED / 3.5 BA.

FLOOR AREA TABLE	
1ST FLOOR	384 SQ. FT.
2ND FLOOR	790 SQ. FT.
3RD FLOOR	805 SQ. FT.
TOTAL	1979 SQ. FT.
2 - CAR GARAGE	456 SQ. FT.
DECK	95 SQ. FT.
PORCH	17 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

BUILDING TYPE C - DUPLEX
TOTAL BUILDING SQUARE FOOTAGE:
4,991 S.F.

BUILDING GROSS FLOOR AREA
FIRST FLOOR: 1,727 SQ. FT.
SECOND FLOOR: 1,646 SQ. FT.
THIRD FLOOR: 1,618 SQ. FT.

Building Analysis
Code used: 2025 California Residential Code
Building Occupancy: R-3, U (Two-Family Dwellings / Private Garage)
Building Construction Type: V-B
Allowable area: Unlimited
Allowable Height: 3 Story Height limit
Allowable stories: 3 - Stories
Building Height Provided: ±36.5' (3-Stories)
Fire Sprinkler: NFPA 13D
Exterior wall separation: 0 Hour (FSD > 3 feet on site with sprinkler)

Building Analysis
Exterior openings: Unlimited

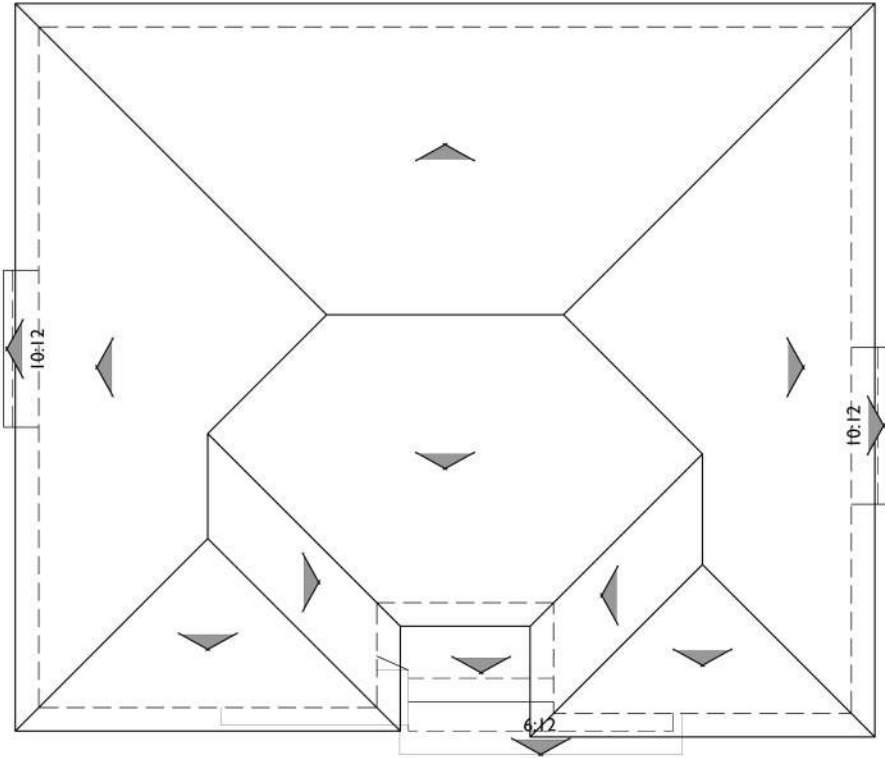
EXTERIOR WALLS—DWELLINGS, TOWNHOUSES AND ACCESSORY BUILDINGS WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION			
EXTERIOR WALL ELEMENT	MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE	
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the California Building Code with exposure from the outside	0 feet
	Not fire- resistance rated	0 hours	3 feet ^a
Projections	Not allowed	N/A	± 2 feet
	Fire resistance rated	1 hour on the underside, or heavy timber, or fire- resistance rated masonry ^b	2 feet ^b
	Not fire- resistance rated	0 hours	3 feet
Openings in walls	Not allowed	N/A	± 3 feet
	Unlimited	0 hours	3 feet ^c
Penetrations	All	Comply with Section R102.4	± 3 feet
		NONE PERMITTED	3 feet ^d

For SI: 1 foot = 0.3048 m.
N/A = Not Applicable.

a. For residential subdivisions where all dwellings and townhouses are equipped throughout with an automatic sprinkler system installed in accordance with Section 703.2, the fire-resistance rating for the exterior walls and fire-resistance rated and/or fire-resistance rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the opening for projection is not within 10 feet of a corner or within 10 feet of the corner of the property line.

b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the same overhang if the overhang is provided with the same protection as the underside of the roof overhang.

c. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the same overhang where the opening that communicates with the void is not installed in the overhang or gable wall.



ROOF PLAN
PITCH: 3:12
RAKE: 6"
EAVE: 16"
ROOF MATERIAL: FLAT CONCRETE TILE ROOF
1/4" = 1'-0"



THIRD FLOOR PLAN

AVERAGE GRADE PLANE			
BLDG TYPE	BLDG NUMBER	AVERAGE GRADE PLANE	HIGHEST RIDGE F.F.E.
DUPLEX	BLDG 23	46.53	82.95
DUPLEX	BLDG 24	46.53	82.95
DUPLEX	BLDG 25	46.18	82.60
DUPLEX	BLDG 26	45.38	81.80
DUPLEX	BLDG 27	45.20	81.62
DUPLEX	BLDG 28	45.48	81.90
DUPLEX	BLDG 29	45.88	82.30
DUPLEX	BLDG 30	46.50	82.92
DUPLEX	BLDG 31	46.98	83.40
DUPLEX	BLDG 32	47.35	83.77
DUPLEX	BLDG 33	48.18	84.60
DUPLEX	BLDG 34	48.68	85.10
DUPLEX	BLDG 35	49.13	85.55
DUPLEX	BLDG 36	49.53	85.95

- MATERIAL LEGEND
- A. INTEGRAL COLORS STUCCO WALL

B. ACCENT STUCCO #1

C. STONE VENEER

D. FOAM TRIM

E. CONCRETE FLAT TILE

F. VINYL WINDOW

G. ENTRY DOOR

H. WOOD AWNING

I. METAL RAILING

J. CONTROL JOINT

K. EXTERIOR COACH LIGHT

L. UTILITY DOOR

M. WOOD FASCIA

N. CEMENTITIOUS SIDING

O. CEMENTITIOUS TRIM



DUPLEX BUILDING TYPE 'C'

Front & Rear Elevations
1300 DOVE STREET
Newport Beach , California

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

B05.25082

City of Newport Beach

A 4.3

02.06.26

Lincoln

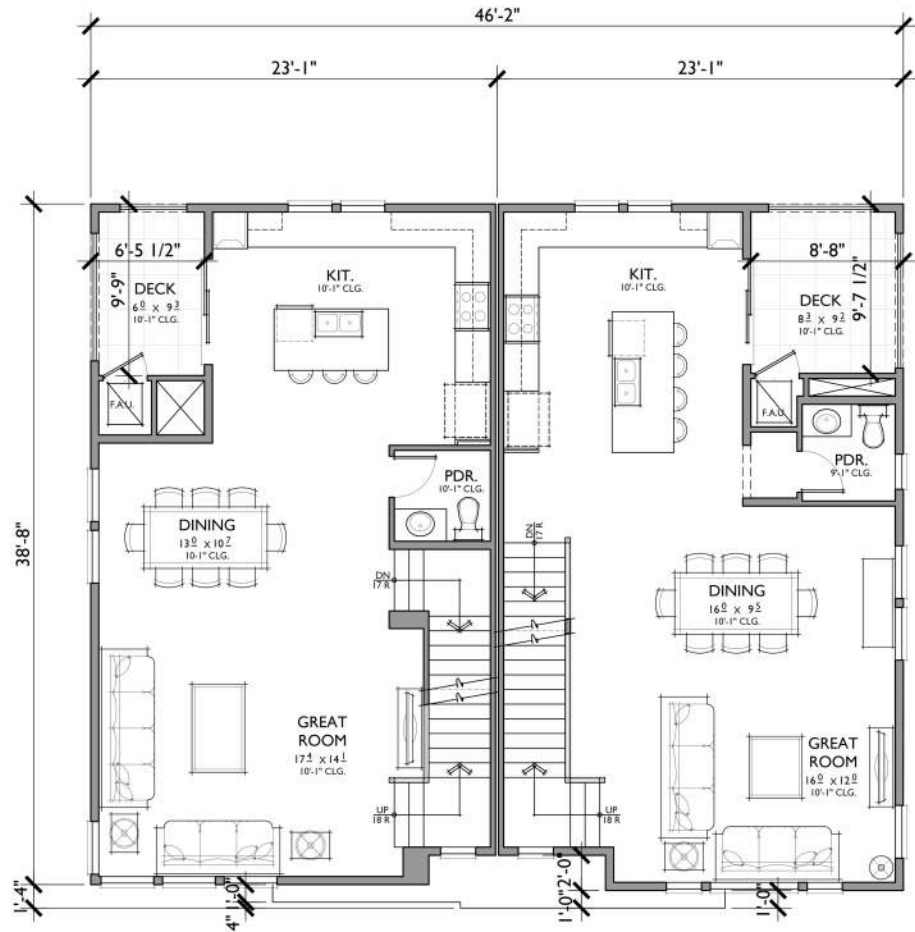
Building Analysis
Code used: 2025 California Building Code
Building Occupancy: R-3, U (Two-Family Dwellings / Private Garage)
Building Construction Type: V-B
Allowable area: Unlimited
Allowable Height: 60 feet Height limit
Allowable stories: 4 - Stories
Building Height Provided: ±46.5' (4-Stories)
Fire Sprinkler: NFPA 13R
Exterior wall separation: 0 Hour (FSD > 5 feet on site with sprinkler)
"X" < 5 feet, Type VB = 1 Hour
5 feet <= "X" < 10 feet = 1 Hour
10 feet <= "X" < 30 feet Type VB = 0 Hour
"X" >= 30 feet Type VB = 0 Hour

For a Group R-3 building of Type II-B or Type V-B construction, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater or where equipped throughout with an automatic sprinkler system in accordance with Section 903.3 the fire-resistance rating shall not be required where the fire separation distance is 3 feet or greater.

Building Analysis
Exterior openings: Unlimited
C.B.C. Section Table 1: Table 705.9

CLASSIFICATION OF OPENING	FIRE SEPARATION DISTANCE (FEET)							30 OR GREATER
	0 TO LESS THAN 3	3 TO LESS THAN 5	5 TO LESS THAN 10	10 TO LESS THAN 15	15 TO LESS THAN 20	20 TO LESS THAN 25	25 TO LESS THAN 30	
UNPROTECTED, NONSPRINKLERED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
UNPROTECTED, SPRINKLERED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NOT REQUIRED
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NOT REQUIRED

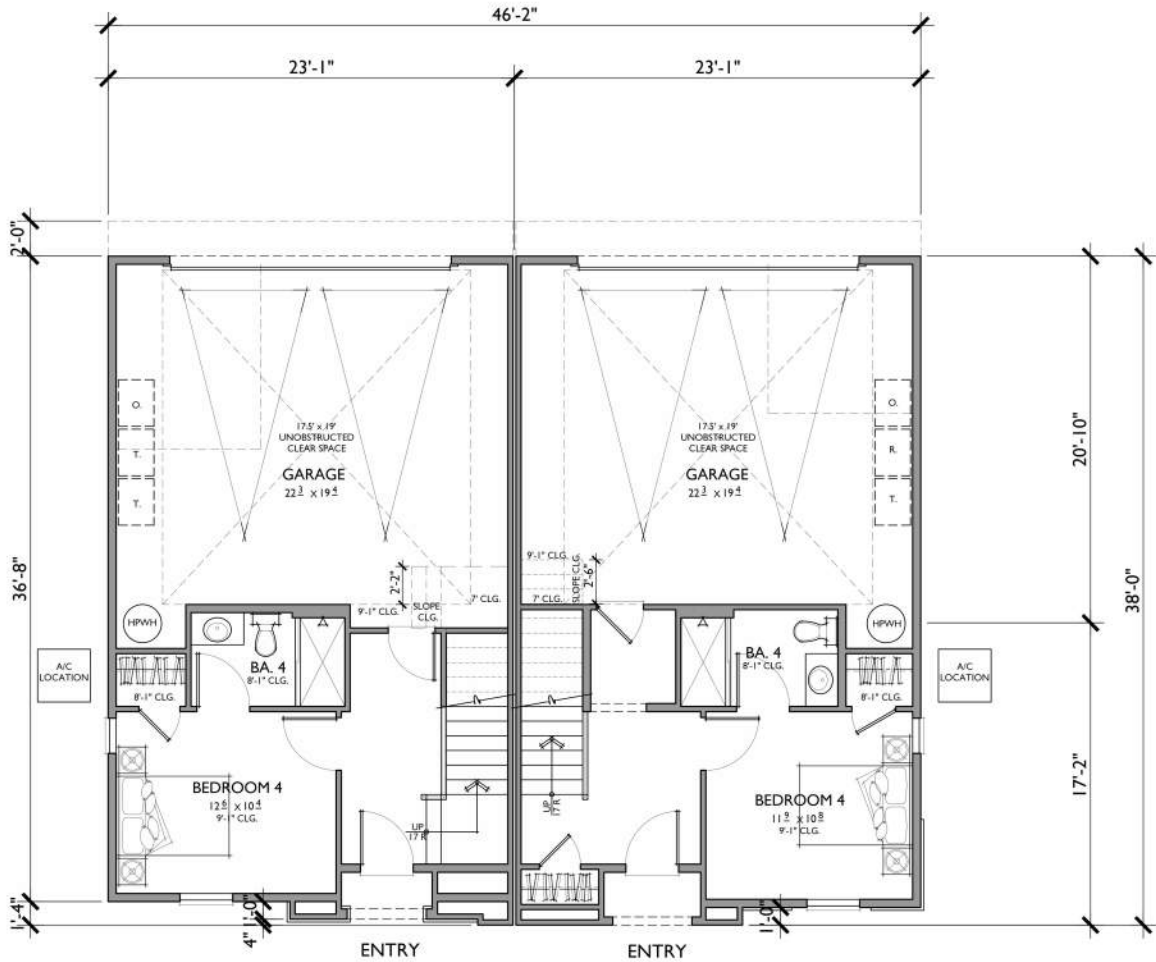
C.B.C. Section 705.9.1 Exception 2, Buildings whose exterior bearing walls, exterior non-bearing walls, and exterior primary structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.



PLAN 3

PLAN 4

SECOND FLOOR PLAN



PLAN 3

PLAN 4

FIRST FLOOR PLAN

PLAN 3
4 BED / 4.5 BA.

FLOOR AREA TABLE	
1ST FLOOR	369 SQ. FT.
2ND FLOOR	798 SQ. FT.
3RD FLOOR	867 SQ. FT.
4TH FLOOR	529 SQ. FT.
TOTAL	2562 SQ. FT.
2 - CAR GARAGE	479 SQ. FT.
2ND FLOOR DECK	85 SQ. FT.
4TH FLOOR DECK	267 SQ. FT.
PORCH	14 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4
4 BED / 4.5 BA.

FLOOR AREA TABLE	
1ST FLOOR	384 SQ. FT.
2ND FLOOR	710 SQ. FT.
3RD FLOOR	859 SQ. FT.
4TH FLOOR	577 SQ. FT.
TOTAL	2530 SQ. FT.
2 - CAR GARAGE	456 SQ. FT.
2ND FLOOR DECK	83 SQ. FT.
4TH FLOOR DECK	209 SQ. FT.
PORCH	17 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

BUILDING TYPE D - DUPLEX
TOTAL BUILDING SQUARE FOOTAGE:
6,219 S.F.

BUILDING GROSS FLOOR AREA
FIRST FLOOR: 1,726 SQ. FT.
SECOND FLOOR: 1,616 SQ. FT.
THIRD FLOOR: 1,553 SQ. FT.
FOURTH FLOOR: 1,324 SQ. FT.

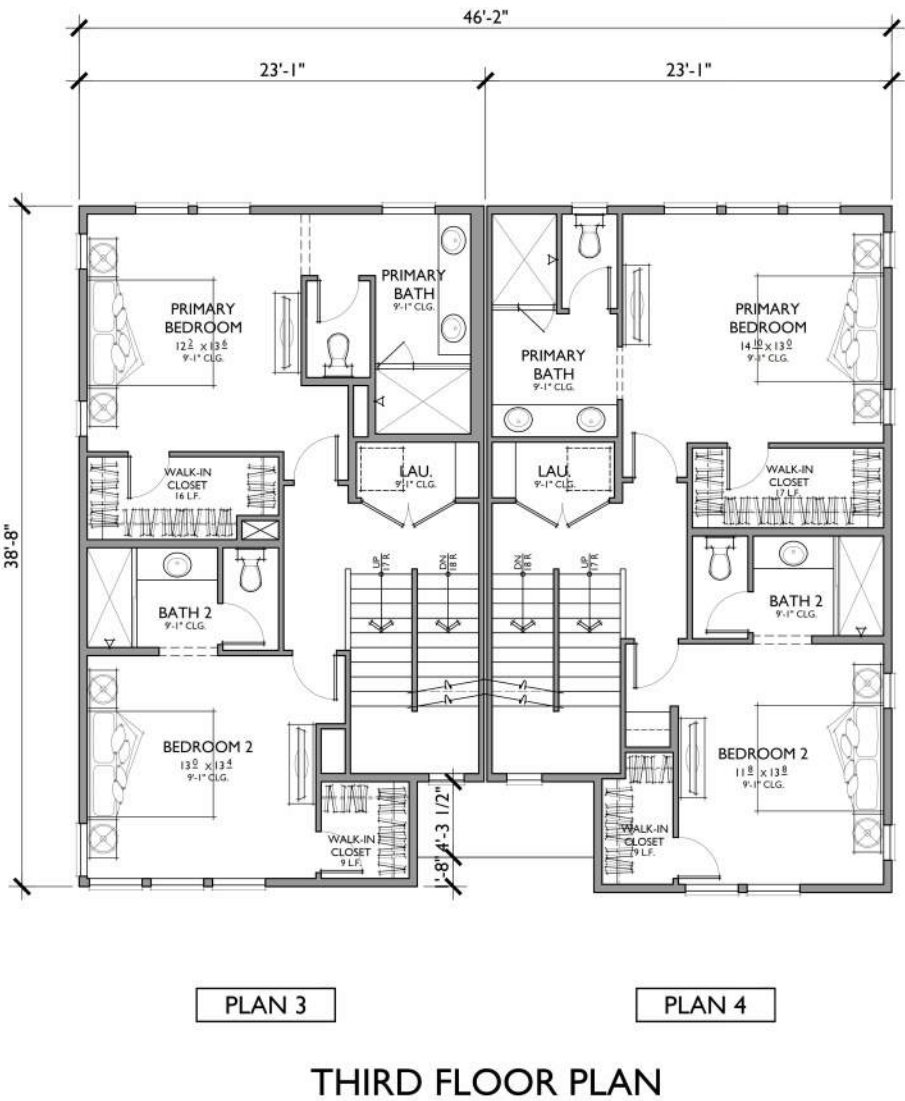
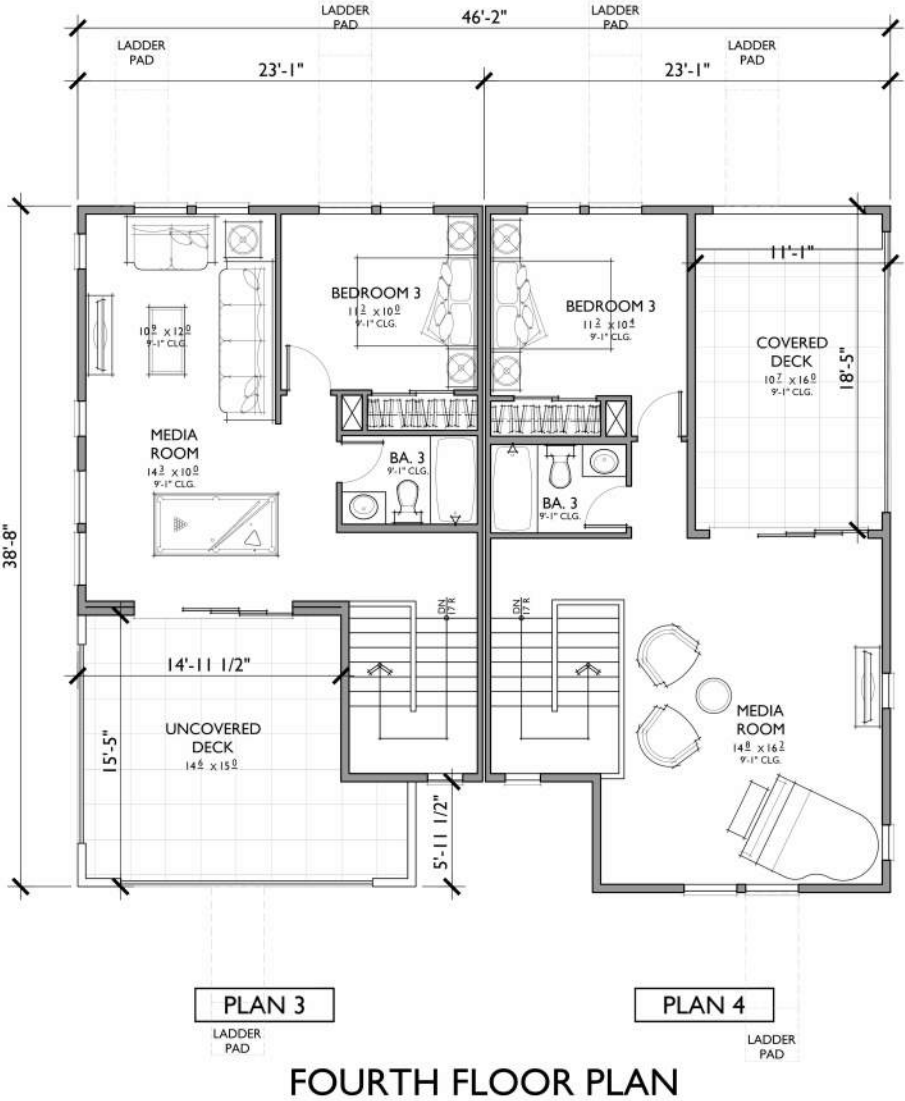
Building Analysis
Code used: 2025 California Building Code
Building Occupancy: R-3, U (Two-Family Dwellings / Private Garage)
Building Construction Type: V-B
Allowable area: Unlimited
Allowable Height: 60 feet Height limit
Allowable stories: 4 - Stories
Building Height Provided: ±46.5' (4-Stories)
Fire Sprinkler: NFPA 13R
Exterior wall separation: 0 Hour (FSD > 5 feet on site with sprinkler)
"X" < 5 feet, Type VB = 1 Hour
5 feet <= "X" < 10 feet = 1 Hour
10 feet <= "X" < 30 feet Type VB = 0 Hour
"X" >= 30 feet Type VB = 0 Hour

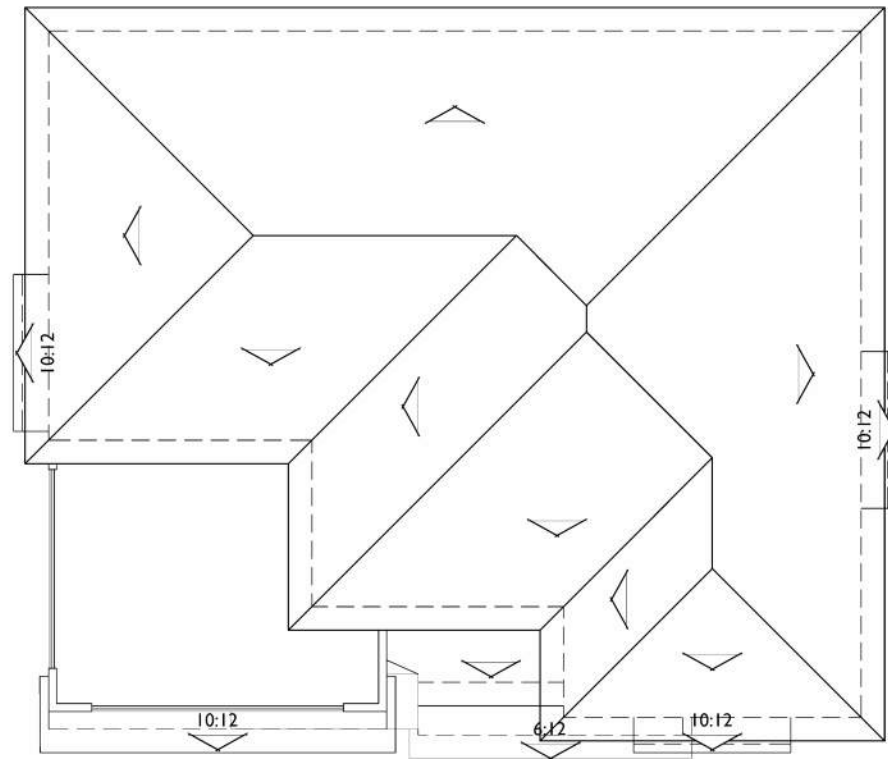
For a Group R-3 building of Type II-B or Type V-B construction, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater or where equipped throughout with an automatic sprinkler system in accordance with Section 903.3 the fire-resistance rating shall not be required where the fire separation distance is 3 feet or greater.

Building Analysis
Exterior openings: Unlimited
C.B.C. Section Table 1: Table 705.9

CLASSIFICATION OF OPENING	FIRE SEPARATION DISTANCE (FEET)							
	3 TO LESS THAN 3	3 TO LESS THAN 5	5 TO LESS THAN 10	10 TO LESS THAN 15	15 TO LESS THAN 20	20 TO LESS THAN 25	25 TO LESS THAN 30	30 OR GREATER
UNPROTECTED, NONSPRINKLERED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
UNPROTECTED, SPRINKLERED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NOT REQUIRED
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NOT REQUIRED

C.B.C. Section 705.9.1 Exception 2, Buildings whose exterior bearing walls, exterior non-bearing walls, and exterior primary structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.





ROOF PLAN

PITCH: 3:12
RAKE: 6"
EAVE: 16"
ROOF MATERIAL: FLAT CONCRETE TILE ROOF

1/4"=1'-0"

AVERAGE GRADE PLANE			
BLDG TYPE	BLDG NUMBER	AVERAGE GRADE PLANE	HIGHEST RIDGE F.F.E.
DUPLEX	BLDG 11	49.18	95.68
DUPLEX	BLDG 12	49.68	96.18
DUPLEX	BLDG 13	49.50	96.00
DUPLEX	BLDG 14	48.90	95.40
DUPLEX	BLDG 15	48.13	94.63
DUPLEX	BLDG 16	47.78	94.28
DUPLEX	BLDG 17	47.30	93.80
DUPLEX	BLDG 18	47.10	93.60
DUPLEX	BLDG 19	46.53	93.03
DUPLEX	BLDG 20	46.23	92.73
DUPLEX	BLDG 21	46.33	92.83
DUPLEX	BLDG 22	46.65	93.15



AVERAGE GRADE PLANE			
BLDG TYPE	BLDG NUMBER	AVERAGE GRADE PLANE	HIGHEST RIDGE F.F.E.
DUPLEX	BLDG 11	49.18	95.68
DUPLEX	BLDG 12	49.68	96.18
DUPLEX	BLDG 13	49.50	96.00
DUPLEX	BLDG 14	48.90	95.40
DUPLEX	BLDG 15	48.13	94.63
DUPLEX	BLDG 16	47.78	94.28
DUPLEX	BLDG 17	47.30	93.80
DUPLEX	BLDG 18	47.10	93.60
DUPLEX	BLDG 19	46.53	93.03
DUPLEX	BLDG 20	46.23	92.73
DUPLEX	BLDG 21	46.33	92.83
DUPLEX	BLDG 22	46.65	93.15



RIGHT



LEFT

- MATERIAL LEGEND
- A. INTEGRAL COLORS STUCCO WALL

B. ACCENT STUCCO #1

C. STONE VENEER

D. FOAM TRIM

E. CONCRETE FLAT TILE

F. VINYL WINDOW

G. ENTRY DOOR

H. WOOD AWNING

I. METAL RAILING

J. CONTROL JOINT

K. EXTERIOR COACH LIGHT

L. UTILITY DOOR

M. WOOD FASCIA

N. CEMENTITIOUS SIDING

O. CEMENTITIOUS TRIM

DUPLEX BUILDING TYPE 'D'

Left & Rear Elevations

1300 DOVE STREET

Newport Beach , California

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

B05.25082

City of Newport Beach

A 5.5

02.06.26

Lincoln

Lincoln

SCHEME 3 | ALL 'A' & 'B' ELEVATIONS

ROOF
EAGLE - 5687

BASE STUCCO
SW 7030 ANEW GRAY

SIDING
SW 7018 DOVETAIL

STONE
CREATIVE MINES - TIMBERWOLF ORCHARD LIMESTONE

FASCIA, EAVES, BRACKETS, TRIM & GARAGE DOORS
SW 7005 PURE WHITE

ENTRY DOORS
SW 6990 CAVIAR

ACCENT STUCCO & SIDING
SW 7005 PURE WHITE

Lincoln

SCHEME 1 | ALL 'A' & 'B' ELEVATIONS

ROOF
EAGLE - 5690

BASE STUCCO
SW 7541 GRECIAN IVORY

SIDING
SW 9130 EVERGREEN FOG

STONE
CREATIVE MINES - TIMBERWOLF ORCHARD LIMESTONE

FASCIA, EAVES, BRACKETS, TRIM & GARAGE DOORS
SW 7005 PURE WHITE

ENTRY DOORS
SW 6041 OTTER

ACCENT STUCCO & SIDING
SW 7005 PURE WHITE

Lincoln

DIGITAL BOARDS

1300 DOVE STREET 8 PLEX - A & B

NEWPORT BEACH, CALIFORNIA | B05-25082

08.14.2025

Lincoln

SCHEME 4 | ALL 'A' & 'B' ELEVATIONS

ROOF
EAGLE - 5689

BASE STUCCO
SW 7038 TONY TAUPE

SIDING
SW 9090 CARAIBE

STONE
CREATIVE MINES - TIMBERWOLF ORCHARD LIMESTONE

FASCIA, EAVES, BRACKETS, TRIM & GARAGE DOORS
SW 7005 PURE WHITE

ENTRY DOORS
SW 6236 GRAYS HARBOR

ACCENT STUCCO & SIDING
SW 7005 PURE WHITE

Lincoln

SCHEME 2 | ALL 'A' & 'B' ELEVATIONS

ROOF
EAGLE - 5699

BASE STUCCO
SW 7015 REPOSE GRAY

SIDING
SW 7664 STEELY GRAY

STONE
CREATIVE MINES - TIMBERWOLF ORCHARD LIMESTONE

FASCIA, EAVES, BRACKETS, TRIM & GARAGE DOORS
SW 7005 PURE WHITE

ENTRY DOORS
SW 7020 BLACK FOX

ACCENT STUCCO & SIDING
SW 7005 PURE WHITE

Lincoln

PAGE TITLE

PAINT: SHERWIN WILLIAMS
ROOF: EAGLE
STONE: CREATIVE MINES
STONE MORTAR: ORCO MAC PLUS

AUGUST 14, 2025

	SCHEMES 1-4 ARE FOR ALL 'A' & 'B' ELEVATIONS			
	1	2	3	4
FASCIA, EAVES, BRACKETS, TRIM & GARAGE DOORS	SW 7005 PURE WHITE	SW 7005 PURE WHITE	SW 7005 PURE WHITE	SW 7005 PURE WHITE
SIMULATED WOOD FOAM HEADER	SW 7025 BACKLWOP	SW 7025 BACKLWOP	SW 7025 BACKLWOP	SW 7025 BACKLWOP
ENTRY DOORS	SW 6041 OTTER	SW 7020 BLACK FOX	SW 6990 CAVIAR	SW 6236 GRAYS HARBOR
BASE STUCCO	SW 7541 GRECIAN IVORY	SW 7015 REPOSE GRAY	SW 7030 ANEW GRAY	SW 7038 TONY TAUPE
SIDING	SW 9130 EVERGREEN FOG	SW 7664 STEELY GRAY	SW 7018 DOVETAIL	SW 9090 CARAIBE
ACCENT STUCCO & SIDING	SW 7005 PURE WHITE	SW 7005 PURE WHITE	SW 7005 PURE WHITE	SW 7005 PURE WHITE
STONE	TIMBERWOLF ORCHARD LIMESTONE	TIMBERWOLF ORCHARD LIMESTONE	TIMBERWOLF ORCHARD LIMESTONE	TIMBERWOLF ORCHARD LIMESTONE
STONE MORTAR FLUSHED JOINTS	PALE SMOKE	PALE SMOKE	PALE SMOKE	PALE SMOKE
ROOF	5690	5699	5687	5689

Lincoln

SCHEME 3 | ALL 'C' & 'D' ELEVATIONS

ROOF
EAGLE - 5699

BASE STUCCO
SW 7005 PURE WHITE

ACCENT STUCCO
SW 7016 MINDFUL GRAY

FASCIA, EAVES, BRACKETS, TRIM & GARAGE DOORS
SW 7005 PURE WHITE

ENTRY DOORS
SW 7040 SMOKEHOUSE

SIDING
SW 7664 STEELY GRAY

STONE
CREATIVE MINES - TIMBERWOLF ORCHARD LIMESTONE

1300 DOVE STREET DUPLEX - C & D

NEWPORT BEACH, CALIFORNIA | B05-25138

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SCHEME 1 | ALL 'C' & 'D' ELEVATIONS

ROOF
EAGLE - 5689

BASE STUCCO
SW 7010 WHITE DUCK

ACCENT STUCCO
SW 7506 LOGGIA

FASCIA, EAVES, BRACKETS, TRIM & GARAGE DOORS
SW 7005 PURE WHITE

ENTRY DOORS
SW 6041 OTTER

SIDING
SW 7018 DOVETAIL

STONE
CREATIVE MINES - TIMBERWOLF ORCHARD LIMESTONE

1300 DOVE STREET DUPLEX - C & D

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DIGITAL BOARDS

1300 DOVE STREET DUPLEX - C & D

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SCHEME 4 | ALL 'C' & 'D' ELEVATIONS

ROOF
EAGLE - 5690

BASE STUCCO
SW 7043 WORDLY GRAY

ACCENT STUCCO
SW 7005 PURE WHITE

FASCIA, EAVES, BRACKETS, TRIM & GARAGE DOORS
SW 7005 PURE WHITE

ENTRY DOORS
SW 2819 DOWNING SLATE

SIDING
SW 9130 EVERGREEN FOG

STONE
CREATIVE MINES - TIMBERWOLF ORCHARD LIMESTONE

1300 DOVE STREET DUPLEX - C & D

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SCHEME 2 | ALL 'C' & 'D' ELEVATIONS

ROOF
EAGLE - 5687

BASE STUCCO
SW 7542 NATUREL

ACCENT STUCCO
SW 7644 GATEWAY GRAY

FASCIA, EAVES, BRACKETS, TRIM & GARAGE DOORS
SW 7005 PURE WHITE

ENTRY DOORS
SW 7618 DEEP SEA DIVE

SIDING
SW 7005 PURE WHITE

STONE
CREATIVE MINES - TIMBERWOLF ORCHARD LIMESTONE

1300 DOVE STREET DUPLEX - C & D

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PAGE TITLE

PAINT: SHERWIN WILLIAMS
ROOF EAGLE
STONE: CREATIVE MINES
STONE MORTAR: ORCO MAC PLUS

AUGUST 14, 2025

	SCHEMES 1-4 ARE FOR ALL 'C' & 'D' ELEVATIONS			
	1	2	3	4
FASCIA, EAVES, BRACKETS, TRIM & GARAGE DOORS	SW 7005 PURE WHITE	SW 7005 PURE WHITE	SW 7005 PURE WHITE	SW 7005 PURE WHITE
SIMULATED WOOD FOAM HEADER	SW 7025 BACKDROP	SW 7025 BACKDROP	SW 7025 BACKDROP	SW 7025 BACKDROP
ENTRY DOORS	SW 6041 OTTER	SW 7618 DEEP SEA DIVE	SW 7040 SMOKEHOUSE	SW 2819 DOWNING SLATE
BASE STUCCO	SW 7010 WHITE DUCK	SW 7542 NATUREL	SW 7005 PURE WHITE	SW 7043 WORDLY GRAY
SIDING	SW 7018 DOVETAIL	SW 7005 PURE WHITE	SW 7664 STEELY GRAY	SW 9130 EVERGREEN FOG
ACCENT STUCCO	SW 7506 LOGGIA	SW 7644 GATEWAY GRAY	SW 7016 MINDFUL GRAY	SW 7005 PURE WHITE
STONE	TIMBERWOLF ORCHARD LIMESTONE	TIMBERWOLF ORCHARD LIMESTONE	TIMBERWOLF ORCHARD LIMESTONE	TIMBERWOLF ORCHARD LIMESTONE
STONE MORTAR FLUSHED JOINTS	PALE SMOKE	PALE SMOKE	PALE SMOKE	PALE SMOKE
ROOF	5689	5687	5699	5690

1300 DOVE STREET DUPLEX - C & D

NEWPORT BEACH, CALIFORNIA | B05-25082

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ARCHITECTURE • PLANNING • INTERIORS

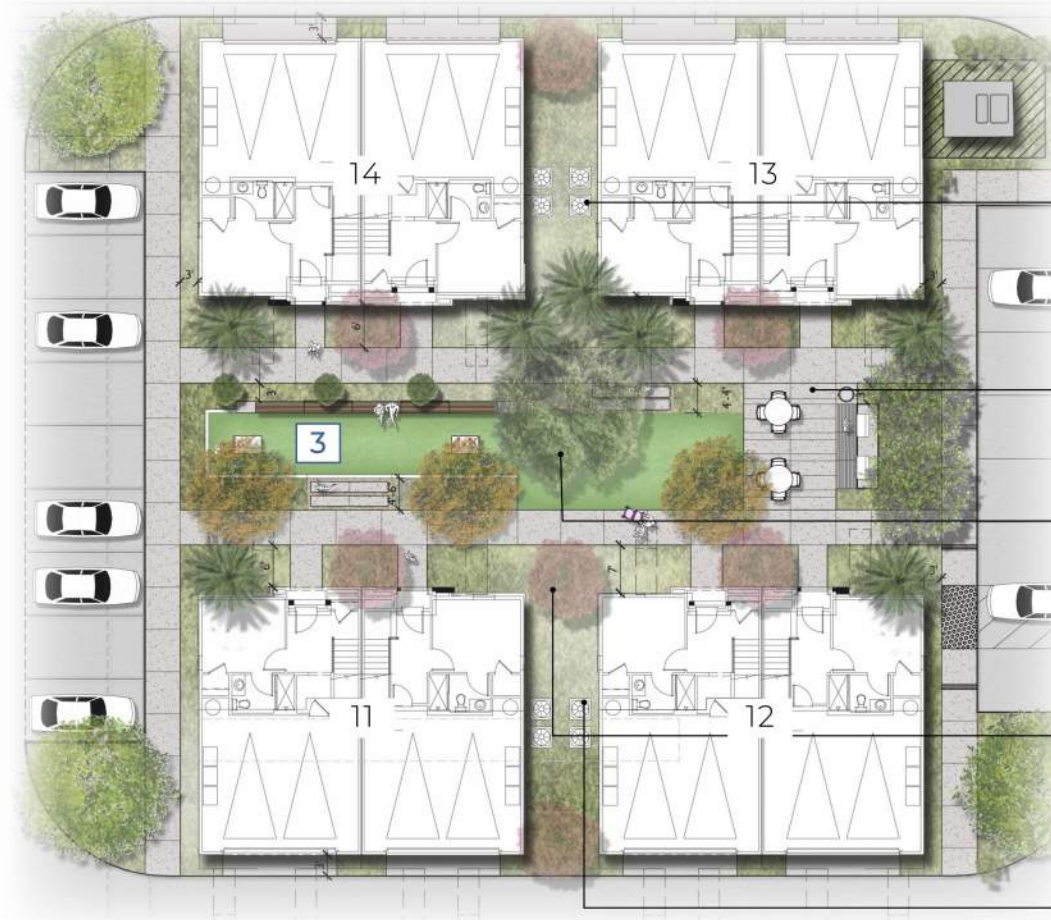
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AMENITY COURTYARDS #1 AND #2

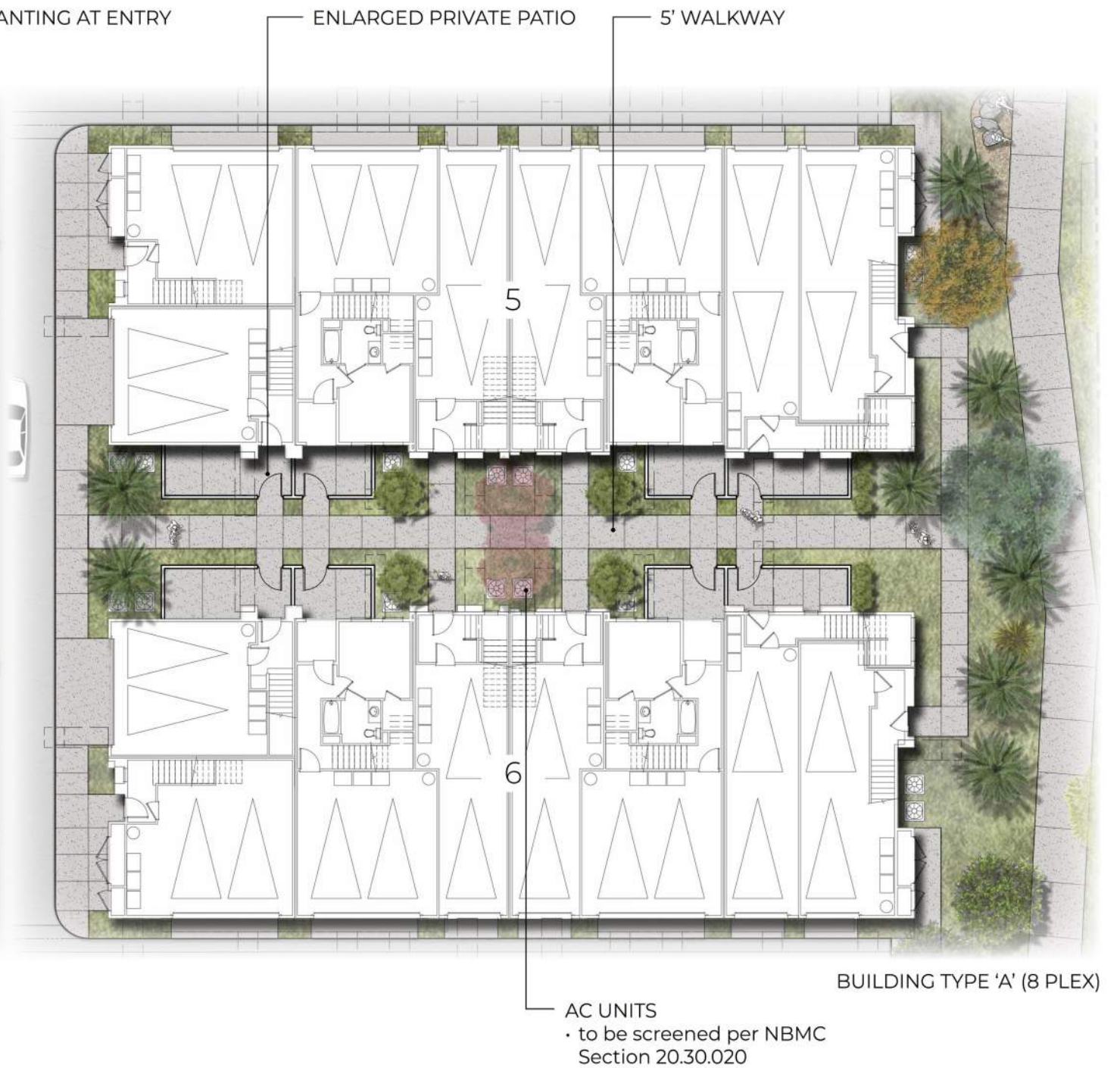
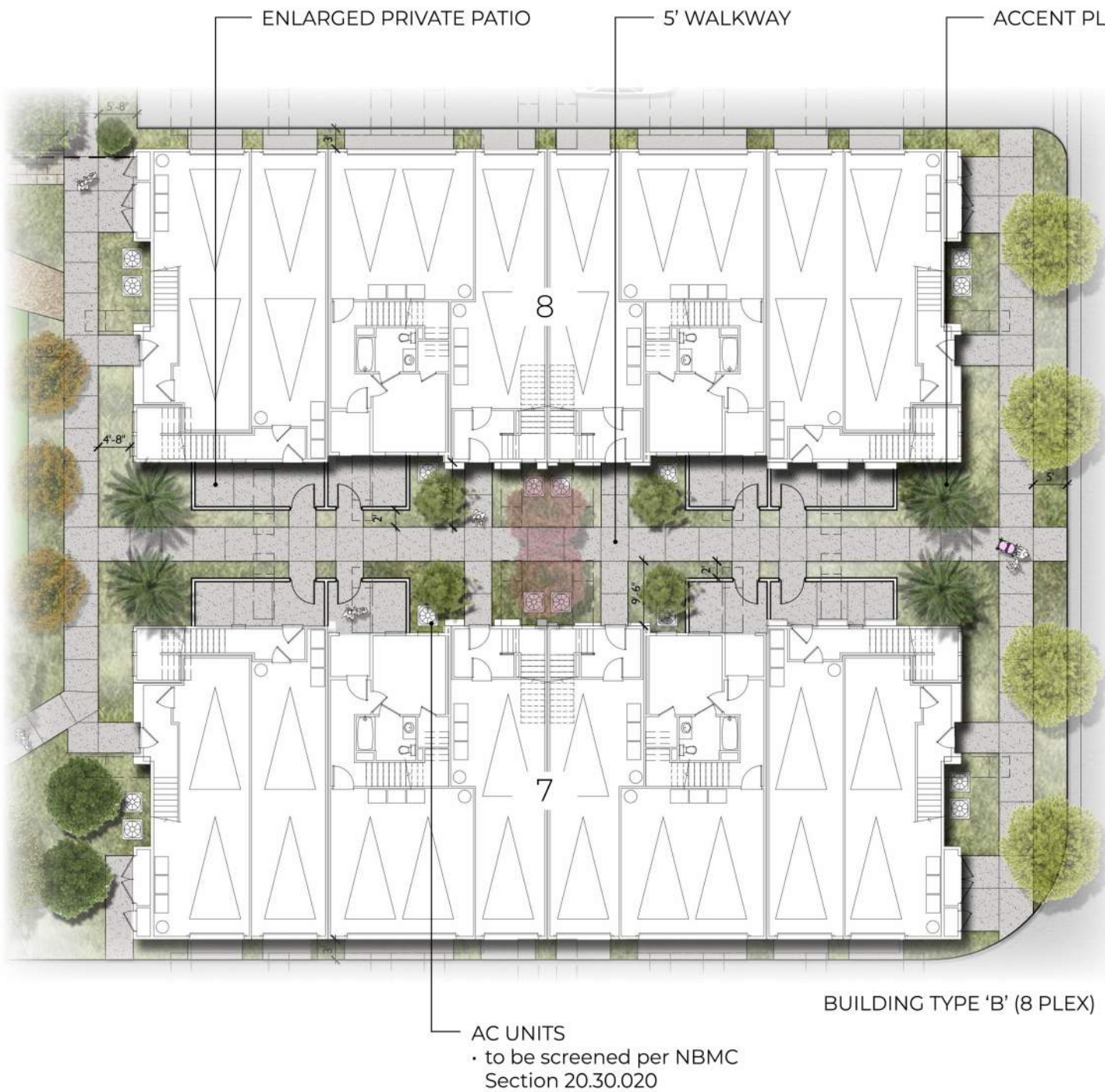
- OUTDOOR DINING
 - 3 bbqs
 - pizza oven
 - overhead structure
 - trash receptacle
- OUTDOOR LOUNGE
 - decomposed granite
 - stone finish seat wall
 - fire pit
 - outdoor games
 - picnic table seating with umbrellas
 - catenary lighting overhead
- OPEN LAWN
 - 1,185 S.F.
 - shade trees
 - flex play
- CALIFORNIA FRIENDLY LANDSCAPE
 - native trees
 - screening hedges at buildings
- MAIL KIOSK
- AC UNITS
 - to be screened per NBMC Section 20.30.020



AMENITY COURTYARD #3

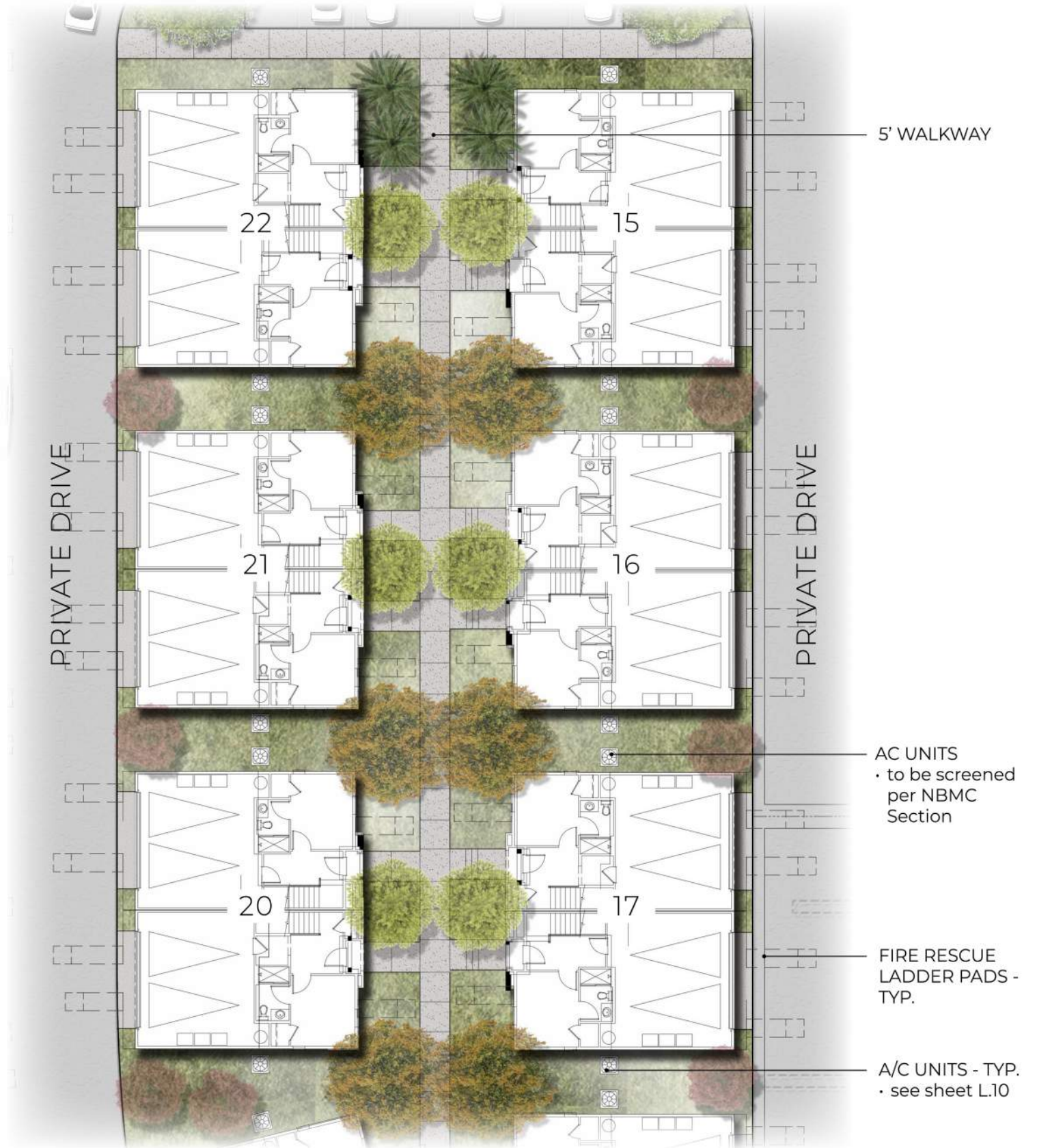
- AC UNITS
 - to be screened per NBMC Section 20.30.020
- OUTDOOR DINING
 - 2 bbqs
 - trash receptacle
- GAME LAWN
 - cornhole
 - seat wall with bench top seating
 - concrete steppers onto lawn
- CALIFORNIA FRIENDLY LANDSCAPE
 - native trees
 - screening hedges at buildings
- AC UNITS
 - to be screened per NBMC Section 20.30.020

OBJECTIVE DESIGN STANDARDS 20.48.185	
I. LANDSCAPING	
1. A minimum of 8% of the total site shall be landscaped.	24% 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
K. 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
L. 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 neccessary.
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.





BUILDING TYPE 'C' (3-STORY DUPLEX)



BUILDING TYPE 'D' (4-STORY DUPLEX)





PLANT SCHEDULE SITE						
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	CANOPY	HEIGHT	QTY
TREES						
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE MULTI-TRUNK	24"BOX	LOW	12' W	18' H	31
	CINNAMOMUM CAMPHORA CAMPHOR TREE	36"BOX	MODERATE	40' W	45' H	16
	DRACAENA DRACO DRAGON TREE	36"BOX	LOW	5' W	8' H	37
	ERYTHRINA CAFFRA SOUTH AFRICAN CORAL TREE	36"BOX	LOW	30' W	25' H	4
	FICUS FLORIDA FLORIDA FIG MULTI-TRUNK SPECIMEN TREE	48"BOX	MODERATE	40' W	40' H	2
	HOWEA FORSTERIANA KENTIA PALM	24"BOX	LOW	12' W	35' H	44
	LAURUS NOBILIS BAY LAUREL - STANDARD FORM	24"BOX	LOW	12' W	16' H	38
	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	36"BOX	MODERATE	18' W	24' H	24
	OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE MULTI-TRUNK	36"BOX	LOW	22' W	22' H	21
	QUERCUS AGRIFFOLIA COAST LIVE OAK MULTI-TRUNK MULTI-TRUNK	48"BOX	LOW	25' W	25' H	2
	QUERCUS ILEX HOLLY OAK	36"BOX	LOW	16' W	25' H	29
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN LACEBARK ELM	36"BOX	MODERATE	16' W	25' H	10
	UMBELLULARIA CALIFORNICA BAY LAUREL	36"BOX	LOW	25' W	35' H	3
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	16" BTH	LOW	12' W	45' H	14

CITY OF NEWPORT BEACH LANDSCAPING NOTES:

1. 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 AREAS, 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:

1. 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.
2. 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.
3. ROOT BARRIERS SHALL BE INSTALLED AS NEEDED IN AREAS WHERE TREES ARE PLANTED IN CLOSE PROXIMITY TO HARDSCAPE AND/OR STRUCTURES.
4. LANDSCAPING WITHIN THE LINE OF SIGHT WILL BE LIMITED TO 34" IN HEIGHT MAXIMUM GROWTH.

WATER CONSERVATION NOTES:

SEE SHEETS L.9 IRRIGATION HYDROZONE PLAN for PLANT ZONE TYPES, LOCATIONS AND IRRIGATION TECHNIQUES.

NO NATURAL TURF PROPOSED

* SHRUBS TO BE USED IN RIGHT-OF-WAY

SHRUB SCHEDULE				
BOTANICAL/COMMON NAME	SIZE	WUCOLS	WD x HT	
SCREEN HEDGE				
LAURUS NOBILIS 'LITTLE RAGU' LITTLE RAGU DWARF BAY	15 GAL	LOW	5' x 5'	
HEDGE AT BACKFLOW PREVENTOR				
ARBUTUS 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'	
ALOE STRIATA CORAL ALOE	5 GAL	LOW	3' x 3'	
CRASSULA '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 TASHMANICA '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'	

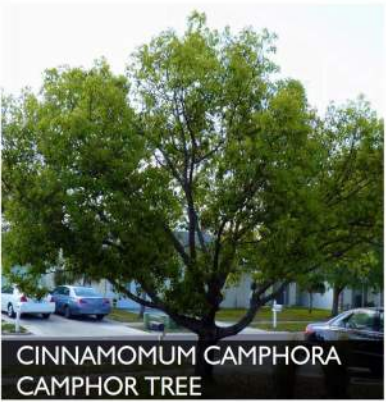
OBJECTIVE DESIGN STANDARDS 20.48.185

F. LANDSCAPING

1. A minimum of 8% of the total site shall be landscaped.	20% of site is landscaped.
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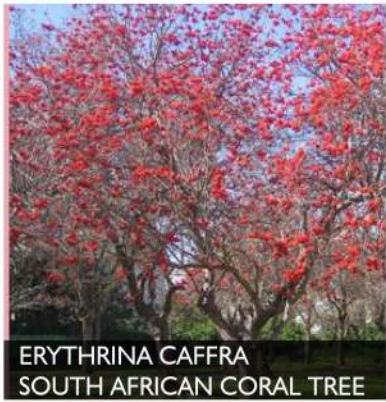
ARBUTUS X MARINA
STRAWBERRY TREE



CINNAMOMUM CAMPHORA
CAMPHOR TREE



DRACENA DRACO
DRAGON TREE



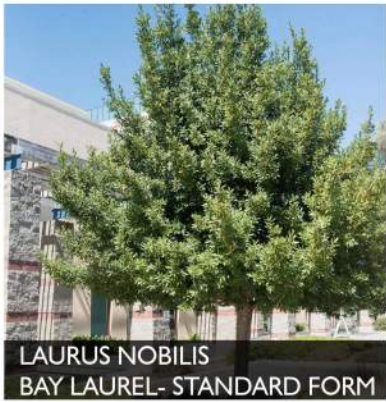
ERYTHRINA CAFFRA
SOUTH AFRICAN CORAL TREE



FICUS FLORIDA
FLORIDA FIG MULTI-TRUNK



HOWEA FORSTERIANA
KENTIA PALM



LAURUS NOBILIS
BAY LAUREL- STANDARD FORM



OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE



METROSIDEROS EXCELSA
NEWZEALAND CHRISTMAS TREE



QUERCUS AGRIFOLIA
COAST LIVE OAK MULTI-TRUNK



QUERCUS ILEX
HOLLY OAK



ULMUS PARVIFOLIA 'TRUE GREEN'
TRUE GREEN LACEBARK ELM



UMBELLULARIA CALIFORNICA
BAY LAUREL



WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM

TREES



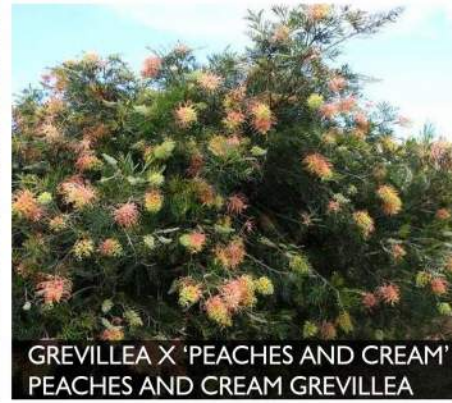
ARBUTUS UNEDA 'COMPACTA'
DWARF STRAWBERRY TREE



ELAEOCARPUS DECIPIENS
JAPANESE BLUEBERRY



FICUS NITIDA 'GREEN GEM'
GREEN GEM FICUS



GREVILLEA X 'PEACHES AND CREAM'
PEACHES AND CREAM GREVILLEA



LAURUS SARATOGA
SARATOGA HYBRID LAUREL



LAURUS NOBILIS 'LITTLE RAGU'
LITTLE RAGU SWEET BAY



LEUCOSPERMUM 'FLAME GIANT'
GIANT ORANGE PINCUSHION



LEUCOPHYLLUM 'LOS ALAMITOS'
TEXAS SAGE



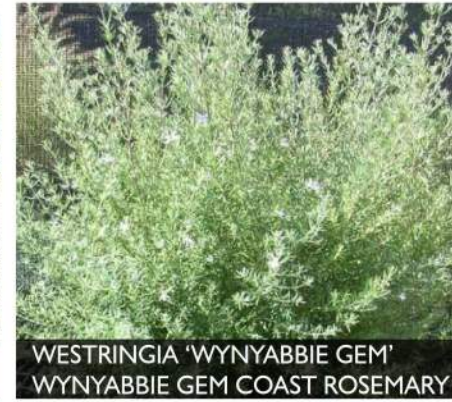
OLEA EUROPAEA 'LITTLE OLLIE'
LITTLE OLLIE DWARF OLIVE



ROSMARINUS O. 'PROSTRATUS'
CREEPING ROSEMARY



SALVIA 'ALLEN CHICKERING'
CLEVELAND SAGE



WESTRINGIA 'WYNYABBIE GEM'
WYNYABBIE GEM COAST ROSEMARY

SHRUBS



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

ACCENTS



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

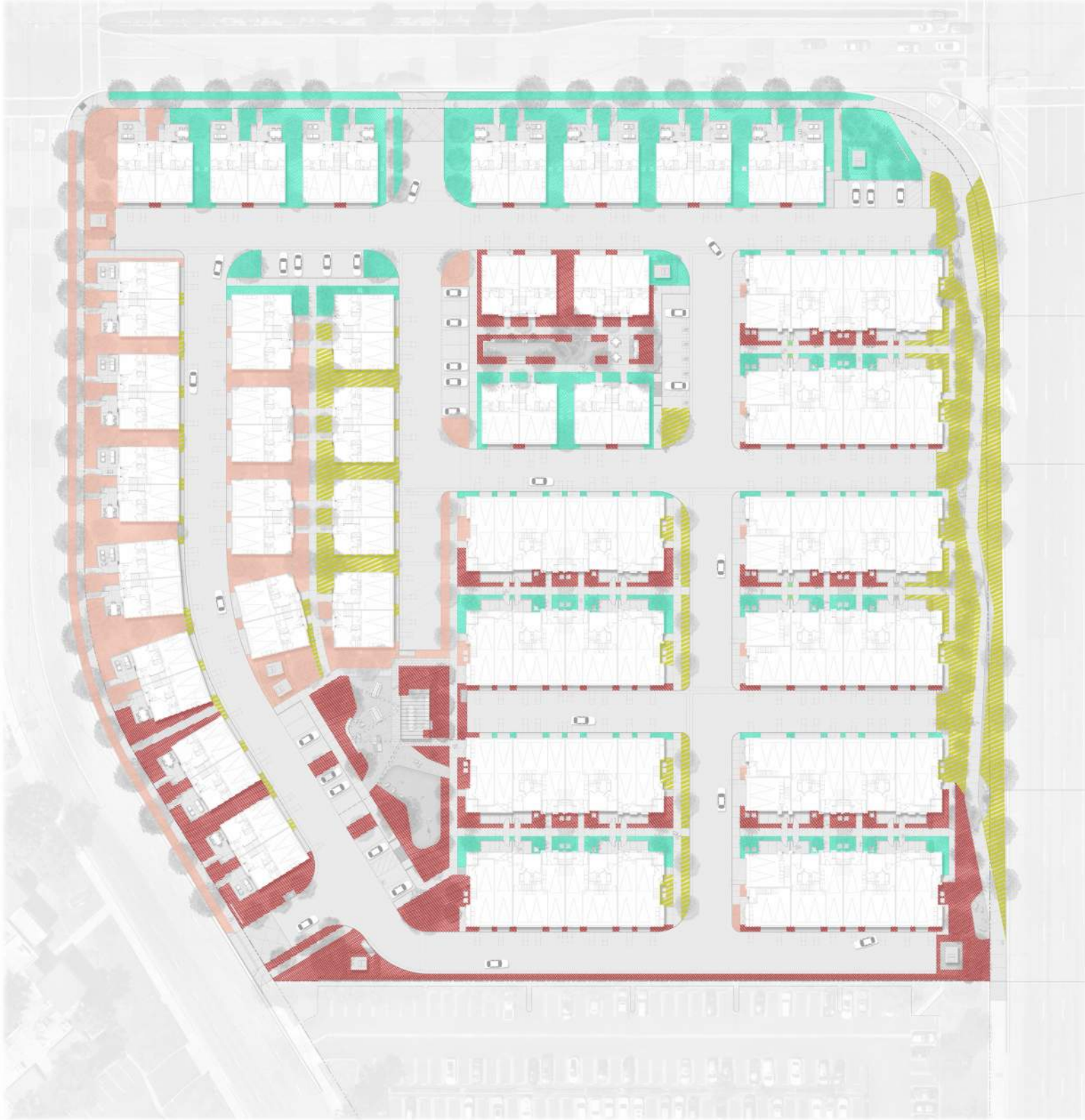


LOMANDRA 'PLATINUM BEAUTY'
PLATINUM BEAUTY



SESLERIA X 'CAMPO AZUL'
CAMPO AZUL MOOR GRASS

GRASSES



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 ETo
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)
	HYDRO-ZONE - 1 WESTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	15,602 S.F.	LOW	0.30
	HYDRO-ZONE - 2 NORTHERN SUN EXPOSURE/PODIUM BUILDING SHADE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	18,411 S.F.	LOW	0.30
	HYDRO-ZONE - 3 SOUTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	18,016 S.F.	LOW	0.30
	HYDRO-ZONE - 4 EASTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	15,809 S.F.	LOW	0.30
TOTAL HYDROZONE AREA:		67,838 S.F.		

LANDSCAPE AREA:	
TOTAL SITE AREA:	297,676 S.F.
LANDSCAPE REQUIRED:	23,814 S.F. (8%)
LANDSCAPE PROVIDED:	67,838 S.F. (23%)

- 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.

NO NATURAL TURF PROPOSED

WATER EFFICIENT LANDSCAPE WORKSHEET								
Reference Evapotranspiration (ET _o)				ETAF for MAWA		0.55 (Residential)		
Hydrozone # Planting Description ¹	Plant Factor (PF)	Irrigation Method ²	Irrigation Efficiency (IE) ³	ETAF (PFIE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ⁴	
Regular Landscape Areas								
Hydrozone 1 - Western Sun Exposure	0.30	drip	0.81	0.37	15,602	5,779	180,316	
Hydrozone 2 - Northern Sun Exposure	0.30	drip	0.81	0.37	18,411	6,819	212,781	
Hydrozone 3 - Southern Sun Exposure	0.30	drip	0.81	0.37	18,016	6,673	208,216	
Hydrozone 4 - Eastern Sun Exposure	0.30	drip	0.81	0.37	15,809	5,555	182,709	
					Totals	67,838	25,125	784,021
Special Landscape Areas								
					Totals			
						ETWU Total	784,021	
						Maximum Allowed Water Allowance (MAWA) ⁵		
*Hydrozone #/Planting Description								
†Irrigation Method overhead spray or drip								
‡Irrigation Efficiency 0.75 for spray head 0.81 for drip								
§ETWU (Annual Gallons Required) = ETo 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) = (ETo) (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	
Total ETAF x Area	25,125
Total Area	67,838
Average ETAF	0.37
All Landscape Areas	
Total ETAF x Area	25,125
Total Area	67,838
Sitewide 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.

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



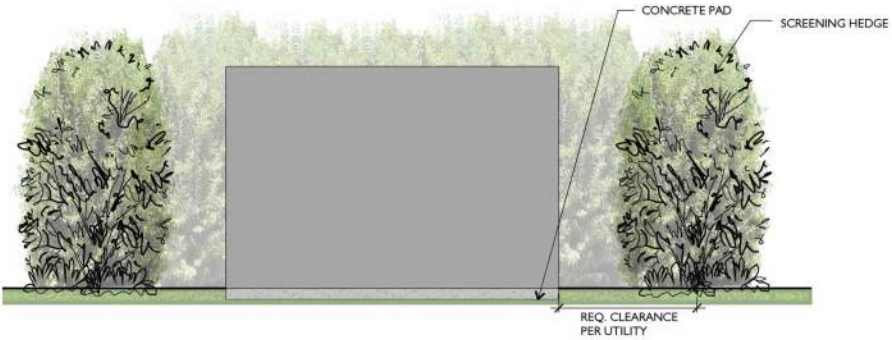
WALL AND FENCING KEY:	
SYMBOL	DESCRIPTION:
	6' HT. CMU BLOCK WALL WITH STUCCO FINISH. SEE CIVIL FOR RETAINING CONDITIONS FINISH: STUCCO COLOR: TO MATCH BUILDING
	4' HT. CMU BLOCK WALL FINISH: STUCCO COLOR: TO MATCH BUILDING



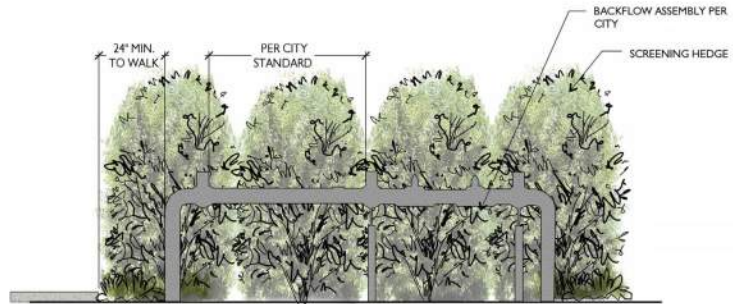
BLOCK WALL STUCCO FINISH



BLOCK WALL STUCCO FINISH



TYP. SECTION AT TRANSFORMER SCREENING



TYP. SECTION AT UTILITY SCREENING



EXTERIOR LIGHTING LEGEND		
SYMBOL	TYPE/TECHNIQUE	LOCATION
	STREET LIGHT	VEHICULAR DRIVES - WITH CUTOFF SHIELDS
	THEME POLE LIGHT	AMENITY SPACES
	BOLLARD	AT PEDESTRIAN PATH OF TRAVEL
	SCONCE	MOUNTED ON BUILDING
	PENDENT LIGHT	MOUNTED ON OVERHEAD TRELLIS
	STRING LIGHTING	AMENITY SPACES



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 UNOBTUSIVE. 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 ***