



CITY OF NEWPORT BEACH PLANNING COMMISSION STAFF REPORT

December 6, 2018
Agenda Item No. 2

SUBJECT: Newport Crossings Mixed-Use Project (PA2017-107)
▪ Environmental Impact Report No. ER2017-001
▪ Site Development Review No. SD2017-004
▪ Lot Line Adjustment No. LA2018-004
▪ Affordable Housing Implementation Plan No. AH2018-001

SITE LOCATION: 1701 Corinthian Way; 1660 Dove Street; 4251, 4253, and 4255 Martingale Way; and 4200, 4220, and 4250 Scott Drive

APPLICANT: Starboard MacArthur Square, LP

OWNER: Starboard MacArthur Square, LP

PLANNER: Jaime Murillo, Senior Planner
(949) 644-3209, jmurillo@newportbeachca.gov

PROJECT SUMMARY

The project would redevelop the existing 58,277-square-foot commercial center known as MacArthur Square with a mixed-use development consisting of 350 residential dwelling units, 7,500 square feet of commercial space, and a 0.5-acre public park. The subject property is approximately 5.7 acres in size and located one block west of MacArthur Boulevard, bounded by Corinthian Way, Scott Drive, Dove Street and Martingale Way.

The application for the proposed mixed-use residential development consists of the following components:

- Site Development Review No. SD2017-004: To ensure the site is developed in accordance with the Newport Place Planned Community Development Plan and Zoning Code development standards and regulations pursuant to Newport Beach Municipal Code (NBMC) Section 20.52.080 (Site Development Reviews).
- Lot Line Adjustment No. LA2018-004: A lot line adjustment to reconfigure the three underlying parcels that comprise the site, pursuant to Chapter 19.76 (Lot Line Adjustments) of the Municipal Code. Specifically, the site would be reconfigured to create a 0.5-acre parcel for the public park to be dedicated to the City; a 5.08-acre parcel for the proposed mixed-use development; and an 0.11-acre parcel (to be owned by the project applicant) for emergency access improvements needed to serve the proposed project. The 0.11-acre parcel would also include an easement dedicated to the City for access and parking for the public park. With dedication of the 0.5-acre public park, the net project site area would be 5.19 acres.

- Affordable Housing Implementation Plan No. AH2018-001: A program specifying how the proposed project would meet the City's affordable housing requirements, pursuant to the Residential Overlay of the Newport Place Planned Community. Under the Affordable Housing Implementation Plan, 30 percent of the project's apartment units (namely, 78 units) would be set aside as affordable units to lower-income households. Providing the affordable housing required by the Newport Place Planned Community Residential Overlay qualifies the project for a density bonus and incentives/concessions pursuant to Chapter 20.32 (Density Bonus) of the City's Municipal Code and Government Code Section 65915 (Density Bonus Law). The AHIP includes a request for one development concession related to the bedroom mix of the affordable units and a development waiver of the 55-foot building height limit to allow a height of 77 feet 9 inches to accommodate the parapet, roof-top mechanical equipment, elevator shafts, emergency staircase, rooftop terrace, and a portion of the parking garage.

STATUS OF ENVIRONMENTAL IMPACT REPORT

Preparation of a Draft Environmental Impact Report (DEIR) commenced for the project and a scoping meeting was held on Thursday, November 16, 2017.

The DEIR has been completed and was released for public review on November 30, 2018. The public comment period is currently open and will close on January 11, 2019. Details regarding where to access the DEIR and how to submit comments are provided in the Notice of Availability (Attachment No. PC 2). The DEIR can also be accessed online at <http://www.newportbeachca.gov/ceqa>.

STUDY SESSION

The purpose of the study session is to introduce the project and provide the Planning Commission and general public with the opportunity to learn about the project.

Additionally, the session will provide an opportunity to request additional information about the project in advance of a future public hearing. During the study session, Staff will provide a brief overview of the proposed project, requested approvals, and the results of the environmental analysis. Additionally, staff will highlight how the public can participate in the process and future hearings. The applicant will provide a more detailed presentation of the proposed project.

No action on either the project or draft EIR can be taken by the Planning Commission at the study session. A complete staff report with comprehensive analysis of the project will be prepared and presented to the Planning Commission at a future scheduled public hearing.

COURTESY NOTICE

Although not required by the Municipal Code, a courtesy notice of this study session was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled meeting, consistent with the provisions of the Municipal Code.

Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

Prepared by:



Jaime Murillo
Senior Planner

Submitted by:



Jim Campbell
Deputy Community Development Director

ATTACHMENTS

- PC 1 Vicinity Map
- PC 2 Notice of Availability (NOA)
- PC 3 Project Plans

INTENTIONALLY BLANK PAGE

Attachment No. PC 1

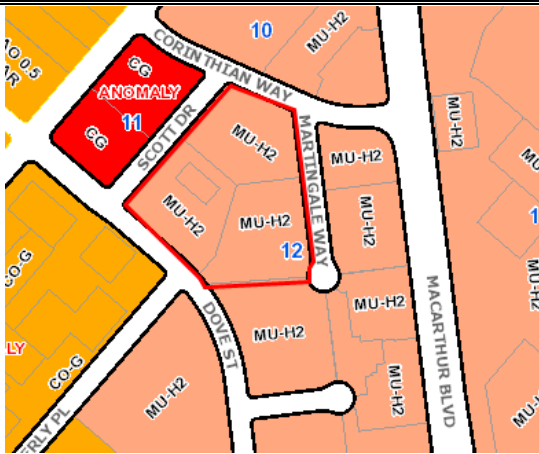
Vicinity Map

INTENTIONALLY BLANK PAGE

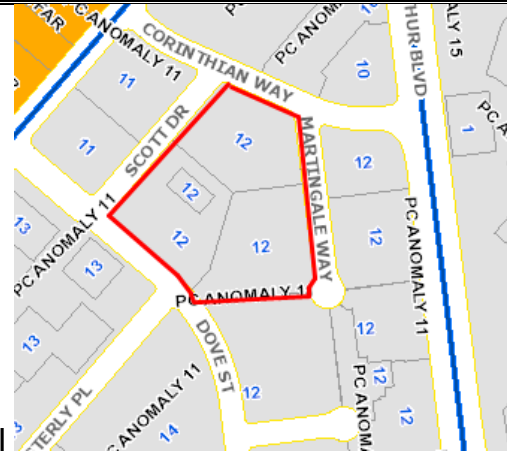
VICINITY MAP



GENERAL PLAN



ZONING



LOCATION	GENERAL PLAN	ZONING	CURRENT USE
ON-SITE	MU-H2 (Mixed Use Horizontal 2)	PC 11 (Newport Place)	Retail
NORTH	MU-H2	PC 11	Hotel & Retail
SOUTH	MU-H2	PC 11	Office
EAST	MU-H2	PC 11	Office
WEST	CG (General Commercial) & CO-G (General Commercial Office)	PC 11	Restaurant & Car Wash

INTENTIONALLY BLANK PAGE

Attachment No. PC 2

Notice of Availability

INTENTIONALLY BLANK PAGE



Notice of Availability Newport Crossings Mixed Use Project Environmental Impact Report (PA2017-107)

DATE: November 28, 2018

TO: Reviewing Agencies and Other Interested Parties

FROM: City of Newport Beach, Community Development Department, 100 Civic Center Drive, Newport Beach, CA 92660

PROJECT TITLE/SUBJECT: Newport Crossings Mixed Use Project: Notice of Availability of a Draft Environmental Impact Report

PROJECT APPLICANT: Starboard MacArthur Square LP

NOTICE OF AVAILABILITY REVIEW PERIOD: November 30, 2018, through January 14, 2019 (45 days)

PLANNING COMMISSION STUDY SESSION: Thursday, December 6, 2018, at 4:00 p.m. in the Council Chambers at 100 Civic Center Drive, Newport Beach, CA 92660

PURPOSE OF THIS NOTICE

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Newport Beach (City) is the Lead Agency responsible for preparation of an Environmental Impact Report (EIR) for the proposed Newport Crossings Mixed Use Project (Project), described below. Notice is hereby given that the City has completed a Draft EIR (State Clearinghouse No. 2017101067) for the Project to address the potential environmental effects associated with implementation of the Project.

PROJECT LOCATION

The approximately 5.69-acre project site known as MacArthur Square is in the northern end of the City and includes the following addresses: 1701 Corinthian Way; 1660 Dove Street; 4251, 4253, 4255 Martingale Way; and 4200, 4220, & 4250 Scott Drive (Assessor Parcel Numbers [APN] 427-172-02, 03, 05, and 06). The project site is in the City's "Airport Area" planning subarea, which is bounded by Campus Drive to the north and west, SR-73 to the south, and Jamboree Road to the east. Within the Airport Area are established planned community development plans. The project site is in the Newport Place Planned Community. The site is generally bounded by Corinthian Way to the northeast, Martingale Way to the east, Scott Drive to the northwest, and Dove Street to the southwest. The site is approximately 0.2 mile east of John Wayne Airport.



PROJECT DESCRIPTION

The project site is currently improved with the MacArthur Square shopping center, which consists of approximately 58,277 square feet of existing buildings, surface parking, and hardscape and landscape improvements. Upon demolition and clearing, the project site would be redeveloped with the Project. The Project consists of the development of a multistory building that would house 350 apartment units, 2,000 square feet of "casual-dining" restaurant space, and 5,500 square feet of retail space. Centrally located within the multistory building is a six-level, five-story parking structure (one semi-subterranean level). Of the Project's

350 apartment units, 259 are considered “base” units, 91 are “density bonus” units, and 78 are proposed to be reserved for lower-income households. The residential base units are calculated at 50 dwelling units per acre.

The project also includes development and dedication of a 0.5-acre public park, which would be available to the future project residents, as well as the general public. Project residents and their guests would also have access to a number of onsite private amenities, recreation and entertainment areas and services, including various courtyards, a rooftop terrace, and a view deck. A commercial/retail plaza would provide a social hub surrounding the ground-level retail and restaurant uses with fire pits, soft furniture, landscaping, and festival lighting.

Project development requires the following discretionary actions and approvals from the City: Lot Line Adjustment No. LA2018-004; Affordable Housing Implementation Plan No. AH2018-001; and Site Development Review No. SD2017-004.

SIGNIFICANT ENVIRONMENTAL EFFECTS

Implementation of the Project would result in potentially significant impacts to Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, and Public Services topical areas; however, as substantiated in the Draft EIR, all identified impacts would be reduced to a level of less than significant with implementation of mitigation measures. No significant and unavoidable impacts have been identified for this Project.

RESPONDING TO THIS NOTICE

The Draft EIR is available for public review and comment pursuant to CEQA. The City requests your careful review and consideration of this notice and invites input and comments from reviewing agencies and other interested parties regarding preparation of the Draft EIR. Pursuant to Public Resources Code Section 21091 and CEQA Guidelines Section 15105, agencies must submit any comments in response to this notice no later than **45 days** after receipt of this notice. The City will accept comments regarding this notice during the public comment period, which extends from **Friday, November 30, 2018** through **Monday, January 14, 2019**.

All comments or other responses to this notice should be submitted in writing to:

Jaime Murillo, Senior Planner
City of Newport Beach
Community Development Department
100 Civic Center Drive
Newport Beach, California 92660

E-mail responses to this notice may be sent to JMurillo@newportbeachca.gov. If comments are submitted via e-mail with attachments, it is recommended that the attachments be delivered in writing. Virus protection measures and format incompatibility can limit the ability for the attachments to be delivered.

The Draft EIR is available at the City of Newport Beach at the address and department noted above and can also be accessed online at: <http://www.newportbeachca.gov/ceqa>. Additionally, copies of the document are available for review at the following City of Newport Beach public libraries:

Central Library
1000 Avocado Avenue
Newport Beach, CA 92660

Balboa Branch
100 East Balboa Boulevard
Newport Beach, CA 92660

Mariners Branch
1300 Irvine Avenue
Newport Beach, CA 92660

Corona del Mar Branch
420 Marigold Avenue
Corona del Mar, CA 92625

If you wish to be placed on the mailing list, have any questions, or need additional information, please contact Jaime Murillo, Senior Planner at 949-644-3209 or via email at JMurillo@newportbeachca.gov.

STUDY SESSION

The City will hold a planning commission study session on **Thursday, December 6, 2018 at 4:00 p.m.** in the Council Chambers at 100 Civic Center Drive, Newport Beach, CA 92660. Questions regarding the study session should be directed to Jaime Murillo.

INTENTIONALLY BLANK PAGE

Attachment No. PC 3

Project Plans

INTENTIONALLY BLANK PAGE

STARBOARD REALTY PARTNERS, LLC
NEWPORT CROSSINGS
NEWPORT BEACH, CA.

SITE DEVELOPMENT REVIEW
RESUBMITTAL
NEWPORT BEACH, CA
OCTOBER 18, 2018



SHEET INDEX

SHEET	DESCRIPTION
CS-1	COVER SHEET
A-1.1	TABULATIONS & SUMMARY
A-1.2	ARCHITECTURAL SITE PLAN
A-1.3	PRELIMINARY FIRE MASTER PLAN
A-1.4	FIRE AREA SEPARATION MASTER PLAN
A-1.5	EXITING PLAN - 1ST FLOOR
A-1.5A	EXITING PLAN - UPPER FLOOR
A-1.6	WASTE MANAGEMENT PLAN
A-1.7	OPEN SPACE PLAN
A-1.8	TYPE OF CONST. - 1ST FLOOR
A-1.8A	TYPE OF CONST. - 2ND FLOOR
A-1.8B	TYPE OF CONST. - UPPER FLOOR
A-2.1	BUILDING PLAN LEVEL 1
A-2.2	BUILDING PLAN LEVEL 2
A-2.3	BUILDING PLAN LEVEL 3 & 4
A-2.4	BUILDING PLAN LEVEL 5
A-2.5	BUILDING PLAN - ROOF PLAN
A-2.6	BUILDING PLAN - A MENITY DECK
A-2.7	BUILDING SECTIONS
A-3.1	BUILDING ELEVATIONS
A-3.2	BUILDING ELEVATIONS
A-3.3	BUILDING PERSPECTIVES
A-3.4	BUILDING PERSPECTIVES
A-3.5	COLOR & MATERIAL BOARD
A-4.1	UNIT PLANS
A-4.2	UNIT PLANS
A-4.3	UNIT PLANS
A-5.1	DETAILS
A-5.2	DETAILS
A-5.3	DETAILS
L.1	CONCEPTUAL LANDSCAPE PLAN
L.2	LANDSCAPE NOTES & PLANT PALETTE
L.3	POOL COURTYARD & 1/2 ACRE PUBLIC PARK
L.4	RETAIL PLAZA
L.5	ROOFTOP TERRACE at LEVEL 7
L.6	LANDSCAPE IMAGERY
C-01	CONCEPT GRADING PLAN
C-02	CONCEPT UTILITY PLAN
C-03	TYPICAL SECTIONS

Project Team

APPLICANT/OWNER:
Starboard Realty Partners LLC
1301 Dove Street Ste. 1080
Newport Beach, CA. 92660
(949) 851-2020
Contact: Dan Vittone
Jon Schisler

RESIDENTIAL ARCHITECT:
Architects Orange
144 N. Orange Street
Orange, CA 92866
(714) 639-9860
Contact: Charles Addington

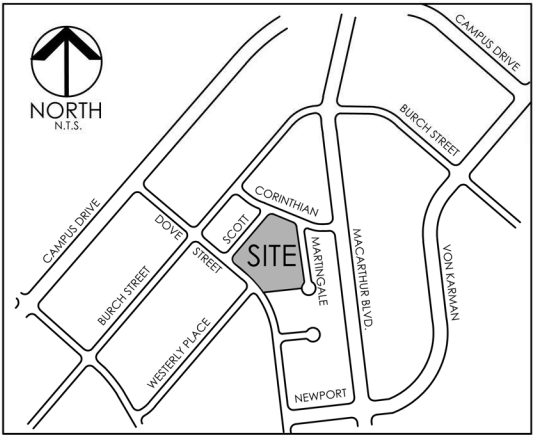
LANDSCAPE ARCHITECT:
MJS DESIGN GROUP
507 30th Street, Newport Beach, CA. 92663
(949) 675-9964
Contact: Mark Schattinger

CIVIL ENGINEER:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, CA. 92606
(949) 474-1960
Contact: John Olivier

PLANNING/TRANSPORTATION:
Michael Baker International
5 Hutton Center Drive, Suite 500
Santa Ana, CA. 92707
(949) 472-3505
Contact: Mike Erickson

LAND USE CONSULTANT:
Patrick Strader
19700 Fairchild Road #240
Irvine, CA 92612
(949) 622-0420

Vicinity Map

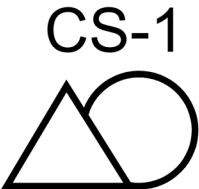


NEWPORT CROSSINGS - NEWPORT BEACH, CA

STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

JOB NO: 2017-165
DATE: 10-18-18

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860



© 2017 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted.
These plans shall not be reproduced or used without written permission by Architects Orange.

2016 CALIFORNIA GREEN BUILDING STANDARDS

NOTE: A MIN. OF (3) 3 CU. YD. BINS WILL BE PROVIDED FOR WASTE AND A MIN. OF (3) 3 CU.YD. BINS WILL BE PROVIDED FOR RECYCLING FOR TWICE A WEEK PICK-UP. (8) 64 GALLON CARTS FOR ORGANIC WASTE WILL BE PROVIDED FOR FOUR TIMES A WEEK PICK-UP.

NOTE: ⁽¹⁾ PROJECT PROVIDES 181 ADDITIONAL PARKING SPACES FOR RESIDENTS ABOVE AND BEYOND AS REQUIRED BY CITY REQUIREMENTS.

LEGAL DESCRIPTION

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

PARCEL A:

LOT 1 OF TRACT NO. 7770, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 299, PAGES 15 AND 16 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, CALIFORNIA.

EXCEPT ALL MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES EXISTING BELOW 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 AN INSTRUMENT RECORDED SEPTEMBER 8, 1972 IN BOOK 10316, PAGE 114 OF OFFICIAL RECORDS.

PARCEL B:

THAT PORTION OF LOT 2 OF TRACT NO. 7770, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 299, PAGES 15 AND 16 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON A MAP FILED IN BOOK 53, PAGE 13 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

EXCEPT ALL MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES EXISTING BELOW 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 AN INSTRUMENT RECORDED SEPTEMBER 4, 1973 IN BOOK 10883, PAGE 83 OF OFFICIAL RECORDS.

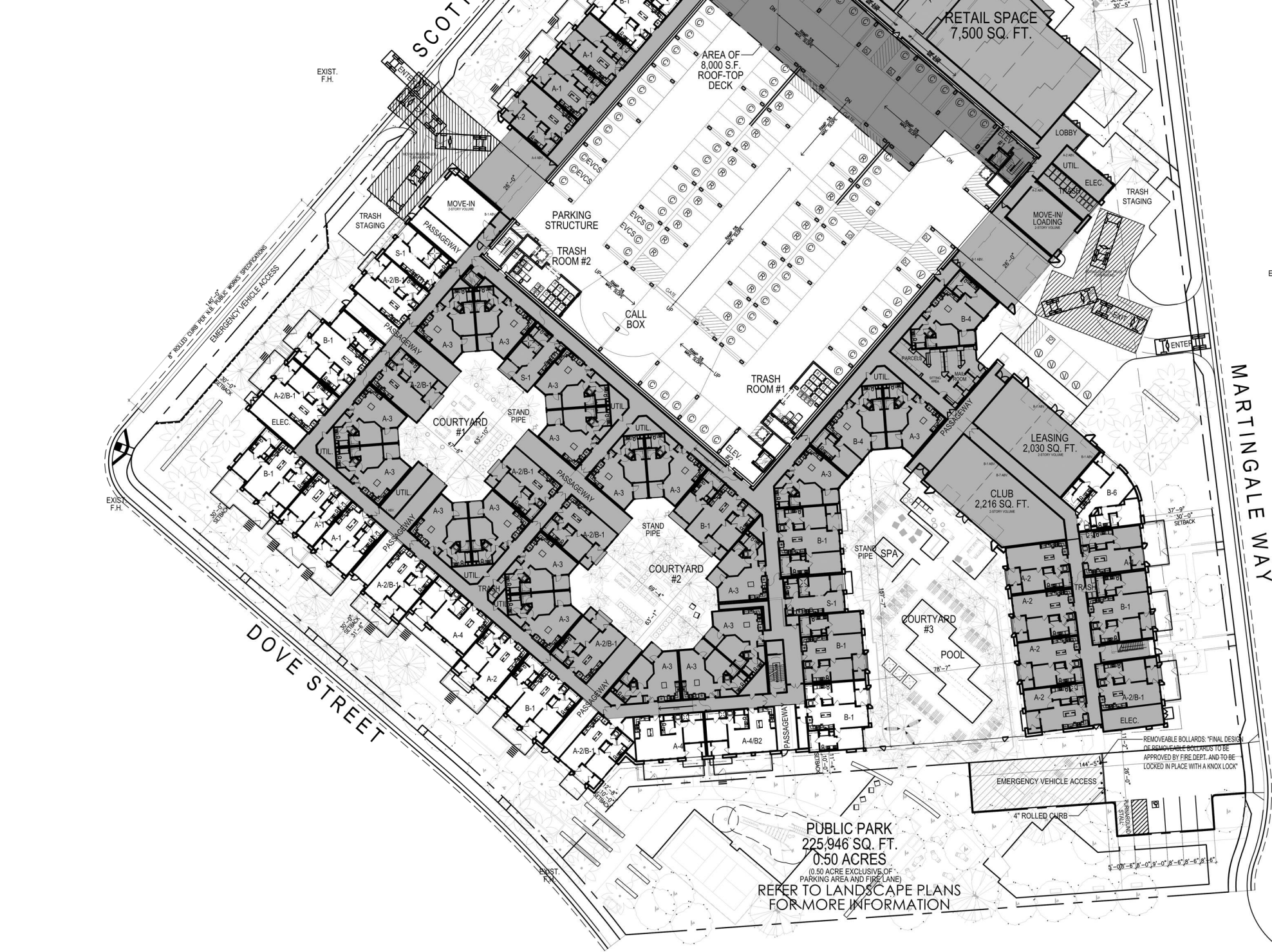
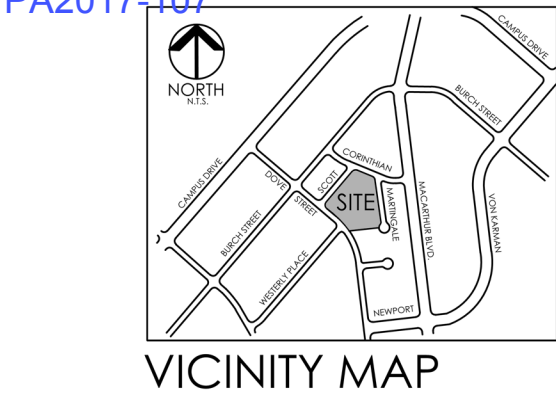
PARCEL C:

THAT PORTION OF LOT 2 OF TRACT NO. 7770, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 299, PAGES 15 AND 16 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN ON A MAP FILED IN BOOK 53, PAGE 13 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM, ALL MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES EXISTING BELOW 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, AS RESERVED BY DEED RECORDED MARCH 1, 1974 IN BOOK 11086, PAGE 2 OF OFFICIAL RECORDS.

APN: 427-172-02, 427-172-03, 427-172-05, 427-172-06



LEGEND:

- NON-SHADED PORTIONS OF RESIDENTIAL BUILDING INDICATES 4 STORIES
- INDICATES AREA OF 5 STORIES
- INDICATES AREA OF AMENITY DECK

RETAIL ASSUMPTIONS:

CASUAL DINING	
BACK OF HOUSE:	1,000 S.F.
DINING:	1,000 S.F.
GENERAL RETAIL:	5,500 S.F.
TOTAL RETAIL:	7,500 S.F.
OUTDOOR DINING:	1,200 S.F.

- PRIVATE RESIDENTIAL AMENITY SPACES - THESE SPACES MUST BE ONLY USED FOR RESIDENTIAL RELATED ACTIVITIES. NON-RELATED RESIDENTIAL USES (RETAIL, COMMERCIAL, OFFICE, RESTAURANT, ETC.) WILL NOT BE ALLOWED AT ANY GIVEN TIME.
- A TOTAL OF 50 PARKING SPACES MUST BE SOLELY PROVIDED FOR THE FUTURE RESTAURANT USE. PLEASE REFER TO SECTION 20.40.040 OF THE ZONING CODE FOR ADDITIONAL PARKING PROVISIONS FOR THE FUTURE RESTAURANT'S OUTDOOR DINING AREA.
- GUEST AND TENANT PARKING ALLOCATIONS MUST ALSO BE CLEARLY IDENTIFIED AND MAY NOT BE SHARED WITH THE FUTURE RESTAURANT USE. ACCESS GATES AND FENCES ON ALL PARKING LEVELS TO BE CLEARLY IDENTIFIED.
- DRIVE AISLE(S) MAY NOT BE USED FOR LOADING PURPOSES.
- PUBLIC PARK - THE PROPOSED PUBLIC PARK MUST BE 0.5 ACRE (EXCLUSIVE OF FIRE LANE) IN SIZE, OPEN AND AVAILABLE TO THE GENERAL PUBLIC, AND DEDICATED TO THE CITY.
- ONE-HOUR RATED CORRIDOR IS REQUIRED FOR SPRINKLERED R-2 BUILDINGS.
- TRAVEL DISTANCE ON ALL BUILDINGS TO EXIT STAIRWAY NOT TO EXCEED 250 FEET FROM THE MOST REMOTE POINT.
- 2-HOUR SHAFT TO BE PROVIDED FOR STAIRWAYS.
- 2-HOUR ELEVATOR SHAFT CONNECTING GARAGE AND RESIDENCE FLOORS ABOVE TO BE PROVIDED.
- ONE-HOUR ELEVATOR LOBBY (CBC 3007.7.2) AND GURNEY SIZE ELEVATOR. CBC 3002.4 TO BE PROVIDED.
- GARAGE CEILING CLEARANCE SHALL BE AT LEAST 8'-2" FOR VAN ACCESSIBLE CARS.

+ IN MIXED OCCUPANCY BUILDINGS, EACH PORTION OF A BUILDING SHALL COMPLY WITH SPECIFIC GREEN CODE REQUIREMENTS:

[HTTP://WWW.NEWPORTBEACH.GOV/MODULES/SHOWDOCUMENT.ASPX?DOCUMENTID=11142](http://www.newportbeach.gov/modules/showdocument.aspx?documentid=11142)
[HTTP://WWW.NEWPORTBEACH.GOV/MODULES/SHOWDOCUMENT.ASPX?DOCUMENTID=13742](http://www.newportbeach.gov/modules/showdocument.aspx?documentid=13742)
[HTTP://WWW.NEWPORTBEACH.GOV/MODULES/SHOWDOCUMENT.ASPX?DOCUMENTID=13741](http://www.newportbeach.gov/modules/showdocument.aspx?documentid=13741)

- ALL NEW STREET TREES MUST BE 36-INCH BOX IN SIZE.
- APPARATUS ACCESS ROADS SHALL BE CONSTRUCTED OF A MATERIAL THAT PROVIDES AN ALL-WEATHER DRIVING SURFACE AND CAPABLE OF SUPPORTING 72,000 POUNDS IMPOSED LOAD FOR FIRE APPARATUS AND TRUCK OUTRIGGER LOADS OF 75 POUNDS PER SQUARE INCH OVER A TWO FOOT AREA. CALCULATIONS STAMPED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER SHALL CERTIFY THAT THE PROPOSED SURFACE MEETS THE CRITERIA OF AN ALL-WEATHER DRIVING SURFACE AND IS CAPABLE OF WITHSTANDING THE WEIGHT OF 72,000 POUNDS. NEWPORT BEACH FIRE DEPARTMENT GUIDELINE C.01.
- ALL SECURITY GATES (INCLUDING AT ENTRANCE TO GARAGE AND INTERIOR OF GARAGE AREA) SHALL HAVE AN APPROVED REMOTE OPENING DEVICE FOR EMERGENCY SERVICES.
- AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE REQUIRED AND SHALL BE INSTALLED AS PER C.F.C. SEC. 903.
- STANDPIPES SYSTEM SHALL BE PROVIDED AS SET FORTH IN C.F.C. SEC. 905. ADDITIONAL STANDPIPES (DUE TO ACCESS RESTRICTIONS WITH DESIGN OF PROJECT) SHALL BE REQUIRED IN LOCATIONS DETERMINED BY THE FIRE DEPARTMENT.
- A FIRE ALARM SYSTEM SHALL BE REQUIRED AND INSTALLED AS PER C.F.C. SEC. 907.
- 2A 10BC FIRE EXTINGUISHERS SHALL BE REQUIRED FOR THE R-2 OCCUPANCY. THIS FIRE EXTINGUISHER WILL COVER 3,000 SQUARE FEET OF FLOOR AREA. THE EXTINGUISHER SHALL BE LOCATED SO THAT IT IS NOT MORE THAN 75 FEET TRAVEL DISTANCE TO REACH FROM THE FRONT DOOR OF EACH APARTMENT.
- PARKING GARAGE TO BE PROVIDED WITH A 2A 20BC FIRE EXTINGUISHER.
- EFFECTIVE EMERGENCY RESPONDER RADIO COVERAGE (800 MHZ) SHALL BE REQUIRED AND SHALL COMPLY WITH NEWPORT BEACH FIRE DEPARTMENT GUIDELINE & STANDARDS D.05 PUBLIC SAFETY RADIO SYSTEM COVERAGE.
- PREMISES IDENTIFICATION SHALL BE PROVIDED AS CITY OF NEWPORT BEACH AMENDED C.F.C. SEC. 808.11. ADDRESSES SHALL BE PLACED AN OVER OR IMMEDIATELY ADJACENT TO ALL DOORS THAT ALLOW FIRE DEPARTMENT ACCESS. IN NO CASE SHALL THE NUMBERS SHALL BE LESS THAN FOUR INCHES IN HEIGHT WITH A ONE-HALF INCH STROKE.
- FIRE PLACES AND FIRE PIT CLEARANCE SHALL BE PROVIDED AS PER MANUFACTURES RECOMMENDATIONS AND/OR CALIFORNIA MECHANICAL CODE REQUIREMENTS.
- ALL BUILDINGS AND STRUCTURES WITH ONE OF MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE TO ACCOMMODATE A 24-INCH BY 84-INCH AMBULANCE GURNEY OR STRETCHER WITH NOT LESS THAN 6-INCH RADIUS CORNERS. IN THE HORIZONTAL, OPEN POSITION, SHALL BE PROVIDED WITH A MINIMUM CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALLS AND DOOR EXCLUDING RETURN PANELS NOT LESS THAN 80 INCHES BY 64 INCHES AND A MINIMUM DISTANCE FROM WALL TO RETURN PANEL NOT LESS THAN 51 INCHES WITH A 42-INCH SIDE SLIDE DOOR AS PER CALIFORNIA BUILDING CODE SEC. 3002, PHASE I AND PHASE II RECALL WILL BE REQUIRED.
- STAIRWELL SIGNAGE SHALL MEET NEWPORT BEACH FIRE DEPARTMENT GUIDELINE & STANDARDS D.01.
- SMOKE DETECTORS SHALL BE REQUIRED FOR THE INDIVIDUAL DWELLING UNITS AS PER C.F.C. SEC. 907.2.11.1.
- DUMPSTER LOCATIONS SHALL MEET NEWPORT BEACH FIRE DEPARTMENT GUIDELINE & STANDARD A.16.
- EXTERIOR WALKWAYS SHALL BE DESIGNED TO ACCOMMODATE HAND CARRYING OF FIREFIGHTER LADDERS FOR USE OF "GROUND" LADDERS OF BUILDINGS. (THE LARGEST LADDER UTILIZED WILL BE 35-FOOT LADDER WITH A STORING LENGTH OF 20.5 FEET LONG.)
- LADDERS GROUND PADS SHALL BE PROVIDED FOR GROUND LADDERS AND MADE LARGE ENOUGH TO ACCOMMODATE A 35-FOOT LADDER WITH A 70° CLIMBING ANGLE. THE LADDERS PADS MAY NEED TO BE PROVIDED IN THE LANDSCAPED AREAS.
- EXTERIOR WALKWAYS SHALL BE WIDE ENOUGH TO ACCOMMODATE GURNEYS.
- LANDSCAPE SHALL NOT OBSTRUCT LADDERS TO BUILDINGS.
- ROOF GARDENS AND LANDSCAPED ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA FIRE CODE.
- CAR CHARGING SHALL MEET REQUIREMENTS FROM NATIONAL ELECTRICAL CODE 625.5.
- THE EMERGENCY GENERATOR SHALL BE FILLED FROM THE OUTSIDE OF THE BUILDING VIA A REMOTE FILL PIPE IN A LOCATION APPROVED BY THE FIRE DEPARTMENT.
- GARAGE RAMPS COMPLY WITH CITY STANDARD STD-805-L-A AND STD-805-L-B.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS REQUIRED BY ORDINANCE AND THE PUBLIC WORKS DEPARTMENT.
- AN ENCROACHMENT PERMIT SHALL BE OBTAINED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
- AN ENCROACHMENT AGREEMENT SHALL BE OBTAINED FOR ANY PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY PER CITY COUNCIL L-6, PRIVATE ENCROACHMENTS IN PUBLIC RIGHTS-OF-WAY.
- RECONSTRUCT CURB AND GUTTER ALONG THE DOVE STREET, SCOTT DRIVE, CORINTHIAN WAY AND MARTINGALE WAY FRONTS PER CITY STANDARDS.
- RECONSTRUCT A MINIMUM 6 FOOT WIDE SIDEWALK ALONG THE DOVE STREET, SCOTT DRIVE, CORINTHIAN WAY, AND MARTINGALE WAY FRONTS PER CITY STANDARDS. SIDEWALK MAYBE LOCATED AT THE BACK OF CURB.
- NEW ADA COMPLIANT CURB ACCESS RAMPS SHALL BE CONSTRUCTED AT THE INTERSECTION OF DOVE STREET AND SCOTT DRIVE, SCOTT DRIVE AND CORINTHIAN WAY, AND CORINTHIAN WAY AND MARTINGALE WAY PER CITY STANDARDS.
- ALL IMPROVEMENTS SHALL COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENT. SEE CITY STANDARD 110-L.
- ALL RESIDENTIAL STALLS BEHIND GATES ARE ASSIGNED PARKING.
- ALL MOVE-INS/MOVE-OUTS, DELIVERIES AND TRASH PICKUP SHALL BE ACCOMMODATED ENTIRELY ON-SITE. USE OF THE PUBLIC RIGHT OF WAY SHALL BE PROHIBITED.

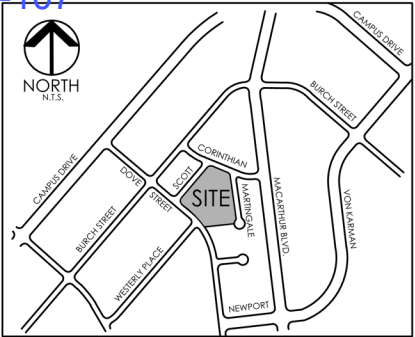
ARCHITECTURAL SITE PLAN

A-1.2

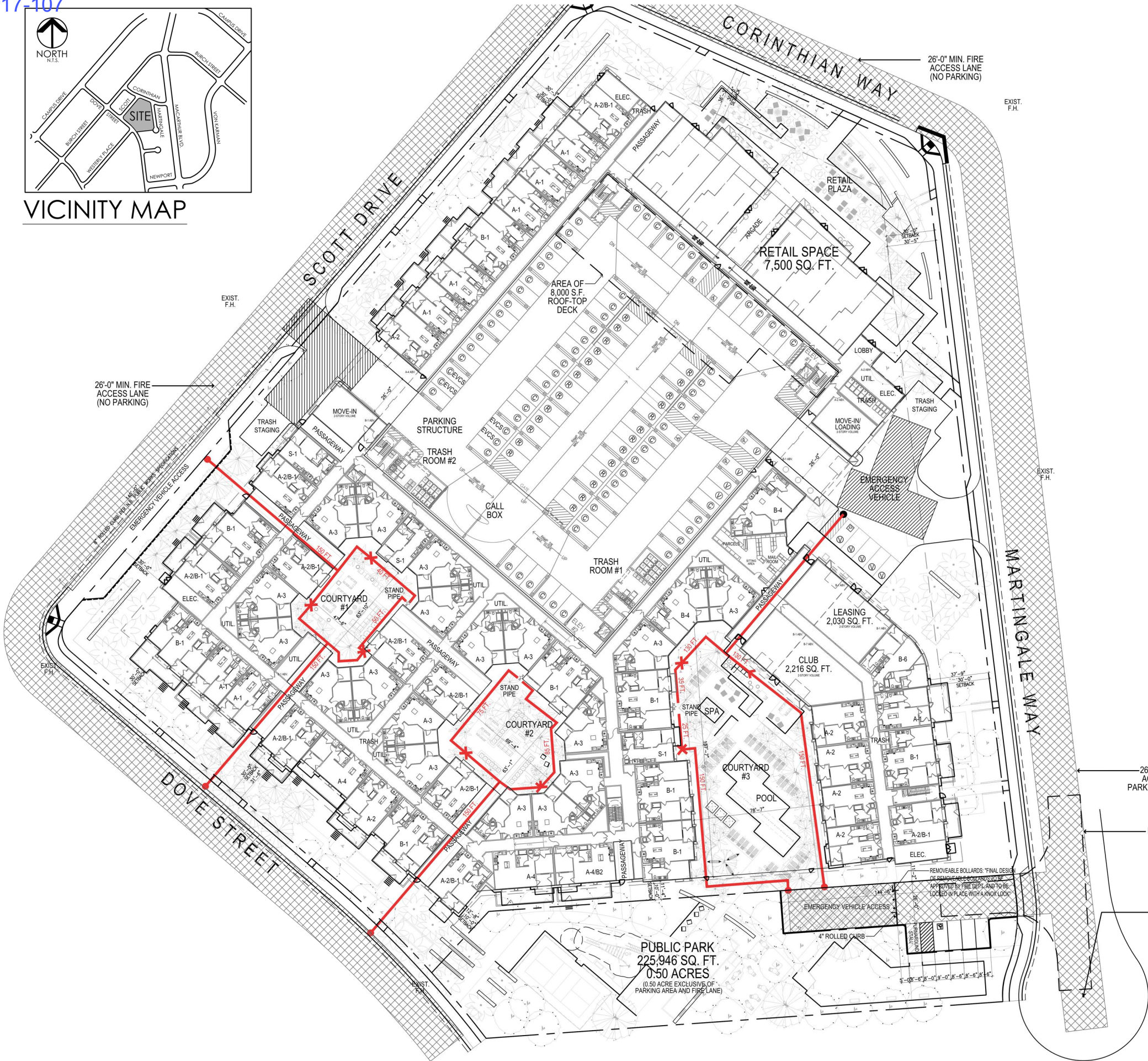
JOB NO:
2017-165

DATE:
10-18-18

© 2017 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted.
These plans shall not be reproduced or used without written permission by Architects Orange.



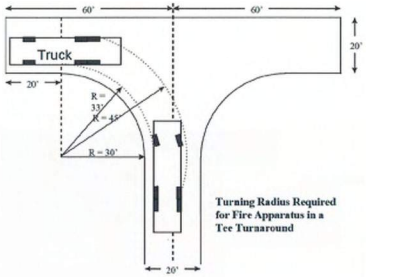
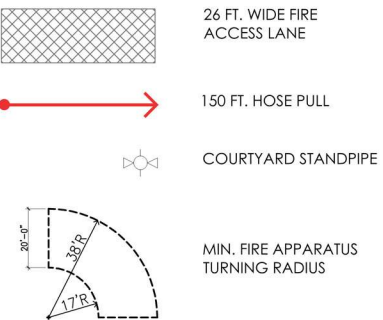
VICINITY MAP



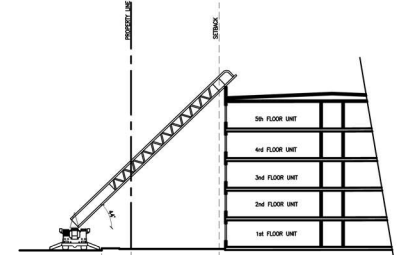
NOTES:

- FIRE HYDRANTS ARE REQUIRED TO BE LOCATED WITHIN 400 FEET OF ALL PORTIONS OF THE BUILDING. ADDITIONAL HYDRANTS MAY BE REQUIRED DEPENDENT ON FIRE FLOW CALCULATIONS.
- BLUE HYDRANT IDENTIFICATION MARKERS SHALL BE PLACED ADJACENT TO FIRE HYDRANTS.
- APPARATUS ACCESS ROADS MUST BE CONSTRUCTED OF A MATERIAL THAT PROVIDES AN ALLWEATHER DRIVING SURFACE, CAPABLE OF SUPPORTING 72,000 POUNDS IMPOSED LOAD FOR FIRE APPARATUS, AND TRUCK OUTRIGGER LOADS OF 75 POUNDS PER SQUARE INCH OVER A TWO-FOOT AREA. CALCULATIONS STAMPED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER SHALL CERTIFY THAT THE PROPOSED SURFACE MEETS THE CRITERIA OF AN ALLWEATHER DRIVING SURFACE AND IS CAPABLE OF WITHSTANDING THE WEIGHT OF 72,000 POUNDS. NEWPORT BEACH FIRE DEPARTMENT GUIDELINE C.01.
- ALL SECURITY GATES (INCLUDING ENTRANCE TO GARAGE AND INTERIOR OF GARAGE AREA) SHALL HAVE AN APPROVED REMOTE OPENING DEVICE FOR EMERGENCY SERVICES. CONSULT NBFD GUIDELINE C.01 FOR GATE REQUIREMENTS.
- AN AUTOMATIC FIRE SPRINKLERS SYSTEM WILL BE REQUIRED AND SHALL BE INSTALLED AS PER C.F.C. SEC. 903.
- STANDPIPES SYSTEM SHALL BE PROVIDED AS SET FORTH IN CALIFORNIA FIRE CODE (CFC) SECTION 905. ADDITIONAL STANDPIPE (DUE TO ACCESS RESTRICTION WITH DESIGN OF PROJECT) MAY BE REQUIRED IN LOCATIONS DETERMINED BY THE FIRE DEPARTMENT.
- A FIRE ALARM SYSTEM WILL BE REQUIRED AND SHALL BE INSTALLED AS PER CFC SEC. 907.
- EFFECTIVE EMERGENCY RESPONDER RADIO COVERAGE (800 MHZ) WILL BE REQUIRED AND SHALL COMPLY WITH NBFD GUIDELINE & STANDARDS D.05 PUBLIC SAFETY RADIO SYSTEM COVERAGE.
- ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE TO ACCOMMODATE A 24-INCH BY 84-INCH AMBULANCE GURNY OR STRETCHER WITH NOT LESS THAN 5-INCH RADIUS CORNERS. IN THE HORIZONTAL OPEN POSITION, SHALL BE PROVIDED WITH A MINIMUM CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALLS AND DOOR EXCLUDING RETURN PANELS NOT LESS THAN 80 INCHES BY 54 INCHES AND A MINIMUM DISTANCE FROM WALL TO RETURN PANEL NOT LESS THAN 51 INCHES WITH A 42-INCH SIDE SLIDE DOOR AS PER CALIFORNIA BUILDING CODE SEC. 3002. PHASE 1 AND PHASE 2 RECALL WILL BE REQUIRED.
- SMOKE DETECTORS WILL BE REQUIRED FOR THE INDIVIDUAL DWELLING UNITS AS PER CFC SEC. 907.2.1.1.1.
- DUMPSTER LOCATIONS WILL NEED TO MEET NBFD GUIDELINE & STANDARD A.16.
- EXTERIOR WALKWAYS WILL NEED TO BE DESIGNED TO ACCOMMODATE HAND CARRYING OF FIREFIGHTER LADDER FOR USE OF "GROUND" LADDERS OF BUILDINGS. THE LARGEST LADDER UTILIZED WILL BE 35-FOOT LADDER WITH A STORING LENGTH OF 20.5 FEET LONG.
- EXTERIOR WALKWAYS WILL NEED TO BE WIDE ENOUGH TO ACCOMMODATE GURNIES.
- LANDSCAPE CANNOT OBSTRUCT LADDERS TO BUILDINGS. TREES MUST BE ARRANGED TO BE ABSENT FROM LADDERS AREAS OF THE BUILDING.
- THE EMERGENCY GENERATOR NEEDS TO BE FILLED FROM THE EXTERIOR OF THE BUILDING VIA A REMOTE FILL PIPE IN A LOCATION APPROVED BY THE FIRE DEPARTMENT.
- THE MECHANICAL VENTILATION SYSTEM FOR THE PARKING GARAGE REQUIRED BY CALIFORNIA MECHANICAL CODE (CMC) 403.7, SHALL ALSO INCLUDE A MANUAL SWITCH. THIS ALLOW THE VENTILATION SYSTEM TO BE OPERATED (ON OR OFF) MANUALLY BY EMERGENCY PERSONNEL.
- 2A 10BC FIRE EXTINGUISHERS WILL BE REQUIRED FOR THE R-2 OCCUPANCY. THIS FIRE EXTINGUISHER WILL COVER 3,000 SQUARE FEET OF FLOOR AREA. THE EXTINGUISHER WILL COVER 1,500 SQUARE FEET OF FLOOR AREA AND THE EXTINGUISHER MUST BE LOCATED SO THAT IT IS NOT MORE THAN 50 FEET TRAVEL DISTANCE TO REACH AN EXTINGUISHER FROM THE GARAGE FLOOR AREA.
- THE PARKING GARAGE IS CLASSIFIED AS AN ORDINARY HAZARD OCCUPANCY, WHICH REQUIRES A 2A 20BC FIRE EXTINGUISHER. THIS FIRE EXTINGUISHER WILL COVER 1,500 SQUARE FEET OF FLOOR AREA AND THE EXTINGUISHER MUST BE LOCATED SO THAT IT IS NOT MORE THAN 50 FEET TRAVEL DISTANCE TO REACH AND EXTINGUISHER FROM THE GARAGE FLOOR AREA.
- PREMISES IDENTIFICATION SHALL BE PROVIDED AS CITY OF NEWPORT BEACH AMENDED CFC SEC. 505.1.1.1. ADDRESSES SHALL BE PLACED OVER OR IMMEDIATELY ADJACENT TO ALL DOORS THAT ALLOW FIRE DEPARTMENT ACCESS. IN NO CASE SHALL THE NUMBERS BE LESS THAN FOUR INCHES IN HEIGHT WITH A ONE-HALF INCH STROKE.
- FIREPLACES AND FIRE PIT INSTALLATION AND CLEARANCES MUST MEET REQUIREMENT FROM THE CFC, CBC, CMC AND MANUFACTURES RECOMMENDATIONS.
- STAIRWELL SIGNAGE SHALL MEET NBFDD GUIDELINE & STANDARDS D.01.
- ROOF GARDENS AND LANDSCAPED ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CFC.
- CAR CHARGING SHALL MEET REQUIREMENTS FROM NATIONAL ELECTRICAL CODE 625.1.

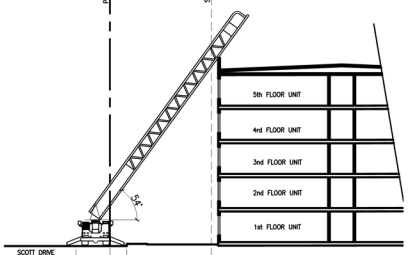
LEGEND:



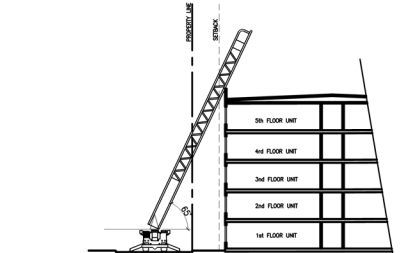
NEWPORT BEACH FIRE DEPT. HAMMER HEAD TURNAROUND



TYP. LADDERING AT BLDG PERIMETER

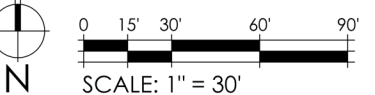


LADDERING AT SCOTT DR. TURNOUT

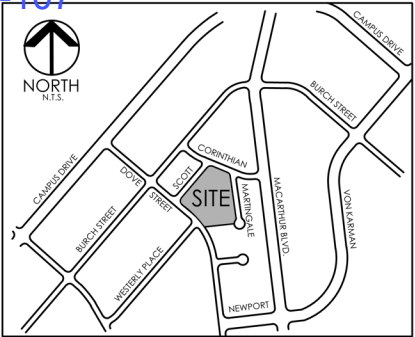


LADDERING AT PARK FIRE LANE

PRELIM. FIRE MASTER PLAN



JOB NO: 2017-165
DATE: 10-18-18



VICINITY MAP



RESIDENTIAL BUILDING: CONSTRUCTION TYPE: TYPE III-A OCCUPANCY: R-2 GROSS S.F. : 437,127 S.F.	PARKING STRUCTURE: CONSTRUCTION TYPE: TYPE I-A OCCUPANCY: S-2 GROSS S.F. : 278,337 S.F.	RETAIL: CONSTRUCTION TYPE: TYPE I-A OCCUPANCY: M GROSS S.F. : 11,000 S.F.
--	---	---

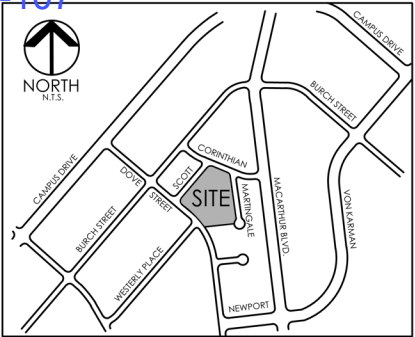
CBC 2016 - BUILDING CODE ANALYSIS		
	RESIDENTIAL BUILDING: TYPE III-A OCCUPANCY: R-2	PARKING STRUCTURE: TYPE I-A A OCCUPANCY: S-2
TABLE 504.3 - ALLOWABLE BUILDING HEIGHTS	85 FEET	UL
TABLE 504.4 - ALLOWABLE BNUMBER OF STORIES	5 - WITH HEIGHT INCREASE	UL
TABLE 506.2 - ALLOWABLE AREA	24,000 S.F.	UL
OCCUPANCY, MULTISTORY BUILDINGS (EQUATION 5-2) $A_a = [A_1 + (N \times I_f)] \times S_a$	48,000 S.F.	N/A

ALLOWABLE BUILDING AREAS		
FLOOR AREA OF BUILDINGS PER CBC TABLE 503, SECTION 404.2, 506.1, 506.2, 506.4		
AREA	BUILDING AREA - S.F.	ALLOWABLE S.F.
1	31,491	48,000
2	31,440	48,000
3	27,100	48,000
4	38,831	48,000
5	28,520	48,000
6	25,110	48,000
7	35,432	48,000
8	27,533	48,000
9	38,751	48,000
10	28,314	48,000
11	37,311	48,000
12	40,390	48,000
13	37,685	48,000
TOTAL RESIDENTIAL BUILDING SQUARE FOOTAGE		437,127 SQ. FT.
TOTAL PARKING STRUCTURE SQUARE FOOTAGE		278,337 SQ. FT.

FIRE AREA SEPARATION PLAN

A-1.4

JOB NO: 2017-165 DATE: 10-18-18



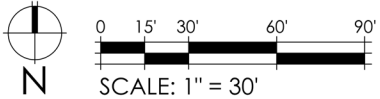
VICINITY MAP



RESIDENTIAL BUILDING: CONSTRUCTION TYPE: TYPE III-A OCCUPANCY: R-2 GROSS S.F. : 437,127 S.F.	PARKING STRUCTURE: CONSTRUCTION TYPE: TYPE I-A OCCUPANCY: S-2 GROSS S.F. : 278,337 S.F.	RETAIL: CONSTRUCTION TYPE: TYPE I-A OCCUPANCY: M GROSS S.F. : 11,000 S.F.
--	---	---

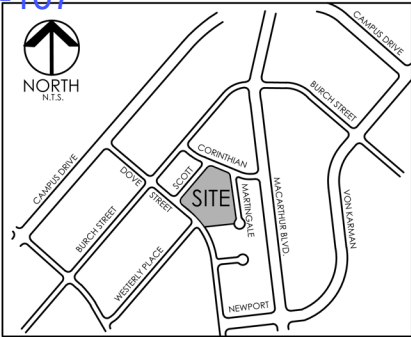
CBC 2016 - BUILDING CODE ANALYSIS		
	RESIDENTIAL BUILDING: TYPE III-A OCCUPANCY: R-2	PARKING STRUCTURE: TYPE I-A OCCUPANCY: S-2
TABLE 504.3 - ALLOWABLE BUILDING HEIGHTS	85 FEET	UL
TABLE 504.4 - ALLOWABLE BNUMBER OF STORIES	5 - WITH HEIGHT INCREASE	UL
TABLE 506.2 - ALLOWABLE AREA	24,000 S.F.	UL
OCCUPANCY, MULTISTORY BUILDINGS [EQUATION 5-2] $A_a = [A + (N \times f)] \times S_a$	48,000 S.F.	N/A

EXITING PLAN - 1ST FLOOR



JOB NO: 2017-165
DATE: 10-18-18

A-1.5



VICINITY MAP



RESIDENTIAL BUILDING: CONSTRUCTION TYPE: TYPE III-A OCCUPANCY: R-2 GROSS S.F. : 437,127 S.F.	PARKING STRUCTURE: CONSTRUCTION TYPE: TYPE I-A OCCUPANCY: S-2 GROSS S.F. : 278,337 S.F.	RETAIL: CONSTRUCTION TYPE: TYPE I-A OCCUPANCY: M GROSS S.F. : 11,000 S.F.
--	---	---

CBC 2016 - BUILDING CODE ANALYSIS		
	RESIDENTIAL BUILDING: TYPE III-A OCCUPANCY: R-2	PARKING STRUCTURE: TYPE I-A OCCUPANCY: S-2
TABLE 504.3 - ALLOWABLE BUILDING HEIGHTS	85 FEET	UL
TABLE 504.4 - ALLOWABLE BNUMBER OF STORIES	5 - WITH HEIGHT INCREASE	UL
TABLE 506.2 - ALLOWABLE AREA	24,000 S.F.	UL
OCCUPANCY, MULTISTORY BUILDINGS [EQUATION 5-2] $A_a = [A + (N \times f)] \times S_a$	48,000 S.F.	N/A

EXITING PLAN - UPPER FLOOR

N

0

15'

30'

60'

90'

SCALE: 1" = 30'

JOB NO:

2017-165

DATE:

10-18-18

A-1.5A



VICINITY MAP



TYPICAL STINGER TRUCK SERVICE



RESIDENTIAL WASTE COLLECTION SUMMARY							
SOLID WASTE CALCULATIONS							
UNITS	C.Y./WK/ UNIT	TOTAL (C.Y.)	COMPACTION (3:1)	TOTAL C.Y./WK	3 C.Y. BIN SIZE	# PICK-UPS/WK	2 C.Y. BINS REQ'D
350	0.33	115.5	0.33	38.1	12.7	2	6
RECYCLING CALCULATIONS							
UNITS	C.F./WK/UNIT	TOTAL(C.Y.)	3 C.Y. BIN SIZE		# PICK-UPS/WK		2 C.Y. BINS REQ'D
350	139.26 x 0.25	28.88	10		2		5
ORGANICS CALCULATIONS							
UNITS	GALLONS/WEEK	TOTAL(GAL/WK)	64 GALLON CART		# PICK-UPS/WK		64 GALL CARTS
350	3	1050	16		4		4

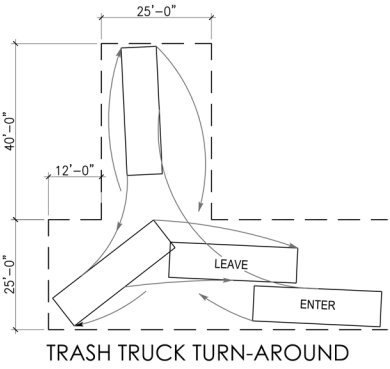
NOTE: A MIN. OF (3) 3 CU. YD. BINS FOR COMPACTED SOLID WASTE, (3) 3 CU. YD. BINS FOR RECYCLABLE WASTE, AND (1) 2 CU. YD. BIN WILL BE PROVIDED IN EACH TRASH TERMINATION ROOM (THREE TOTAL) FOR TWICE A WEEK PICK-UP. (2) 64 GALLON CARTS FOR ORGANICS IN EACH TRASH RM. FOR 4X WK. PICKUP

RETAIL WASTE COLLECTION SUMMARY							
SOLID WASTE CALCULATIONS							
RETAIL S.F.	LBS/WK PER 100 S.F.	TOTAL LBS/WK	LBS. TO C.Y.	TOTAL C.Y./WK	3 C.Y. BIN SIZE	# PICK-UPS/WK	3 C.Y. BINS REQ'D
5,500	2.5	137.5	0.09	12.4	4.1	2	2
DINING OCC. (1000 S.F. DINING)	LBS/WK PER OCCUPANT	TOTAL LBS/WK	LBS. TO C.Y.	TOTAL C.Y./WK	3 C.Y. BIN SIZE	# PICK-UPS/WK	3 C.Y. BINS REQ'D
67	1.5	703.5	0.008	5.6	1.9	2	1

NOTE: A MIN. OF (3) 3 CU. YD. BINS WILL BE PROVIDED FOR WASTE AND A MIN. OF (3) 3 CU.YD. BINS WILL BE PROVIDED FOR RECYCLING FOR TWICE A WEEK PICK-UP. (8) 64 GALLON CARTS FOR ORGANIC WASTE WILL BE PROVIDED FOR FOUR TIMES A WEEK PICK-UP.

LEGEND

- STINGER TRUCK ROUTE
- RESIDENTIAL TRASH ROOMS
- RETAIL TRASH ROOMS



TRASH NARRATIVE

The residential portion of the building has two trash room per level located in the parking structure adjacent to the residential corridors. Trash collection will be via 2 trash chutes in each trash room, a chute for solid waste and a chute for recyclable items. Chutes lead to a first level trash collection room within the parking structure supported by multiple 2 cubic yard trash bins. Tenants will not access the trash collection room directly, but through the chutes located in the trash rooms on each building level. The solid waste trash chute will have a sanitary compactor at the first level of the parking structure. There will be no compactor for the recyclable chute.

The trash chutes contain a mechanism that will allow complete shut-off in order for property management to remove/replace the bins as they require emptying and limit access to all other floors when any one chute door is open. Property management will be required to monitor the trash levels throughout the day as part of their daily duties.

Each trash room will also contain two 64 gallon trash carts for organic waste. Residents will dispose of their organic waste within the two carts. Property management will monitor levels of organic waste throughout the day as part of their daily duties. When a cart is full, property management will take the 64 gallon cart and dispose of the waste at the first level trash collection room in a 2 cubic yard bin designated for only organic waste.

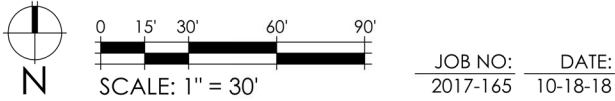
The Amenity Deck, Mail Room, Leasing Area, Fitness, Club Room, and other resident amenities will have designated trash collection areas for solid waste, recyclable items, and organic waste within those spaces that will be monitored by property management throughout the day as part of their daily duties. When the trash levels are full, property management will transfer the trash by cart to the nearest trash room for emptying to the proper chute or bin.

The Retail portion of the building has a dedicated trash room adjacent to the retail area with 2 cubic yard trash for solid waste, recyclable items, and organic waste. Retail tenants will deposit their trash in this room which is monitored by property management throughout the day as part of their daily duties. When a container is full property management will transfer the carts to the retail trash collection room located within the parking structure that is accessed by an outside walkway.

Full solid waste, recyclable, and organic waste bins will be collected from the first level of the parking structure on pick-up day with an appropriate retrieval vehicle (stinger-truck). The property owner will contract for the property management company to provide on-site trash management to ensure that full bins are replaced with empty ones. A service provider will be contracted by the property owner to empty the bins as necessary per schedule.

Trash bins will be transported by the retrieval vehicle (stinger-truck) to the designated trash staging area located on the west portion of the site adjacent to Scott Drive. On the scheduled pick-up day trash trucks will enter designated staging area from Scott Drive and commence operations. After completing pick-up, trucks will use the hammerhead turn-around to reverse direction and exit the site via Scott Drive.
ALL MOVE-INS/MOVE-OUTS, DELIVERIES AND TRASH PICKUP SHALL BE ACCOMMODATED ENTIRELY ON-SITE. USE OF THE PUBLIC RIGHT OF WAY SHALL BE PROHIBITED.

WASTE MANAGEMENT PLAN



JOB NO: 2017-165
DATE: 10-18-18



VICINITY MAP



LEGEND

- COMMON
OPEN SPACE
- ON-SITE
RECREATIONAL
AMENITIES

COMMON OPEN SPACE SUMMARY			
OPEN SPACE REQUIRED:	350 UNITS	X	75 S.F./UNIT = 26250 S.F.
TOTAL OPEN SPACE REQ'D:	26250		
LOCATIONS			
ROOF DECK #1 (AT PARKING STRUCTURE)	5,587		
ROOF DECK #2 (AT LEVEL 5 OF RESIDENCES)	942		
RETAIL PLAZA	5,587		
OPEN AREA: 1, 2, 3, 4, 5, & 6	32,262		
COURTYARD #1	3,250		
COURTYARD #2	3,906		
COURTYARD #3	11,911		
TOTAL OPEN SPACE PROVIDED	63,445		

NOTE: OPEN SPACE AREA MUST HAVE A MINIMUM DIMENSION OF 15'-0"

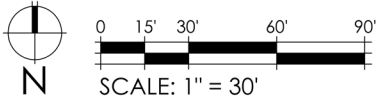
ON-SITE RECREATIONAL AMENITIES SUMMARY			
OPEN SPACE REQUIRED:	350 UNITS	X	44 S.F./UNIT = 15400 S.F.
TOTAL OPEN SPACE REQ'D:	15400		
LOCATIONS			
CLUBHOUSE & FITNESS	2,221		
ROOF DECK #1 (AT PARKING STRUCTURE)	5,587		
ROOF DECK #2 (AT LEVEL 5 OF RESIDENCES)	942		
RETAIL PLAZA	5,587		
COURTYARD #1	1,186		
COURTYARD #2	1,504		
COURTYARD #3	5,669		
TOTAL OPEN SPACE PROVIDED	22,696		

NOTE: OPEN SPACE AREA MUST HAVE A MINIMUM DIMENSION OF 15'-0"

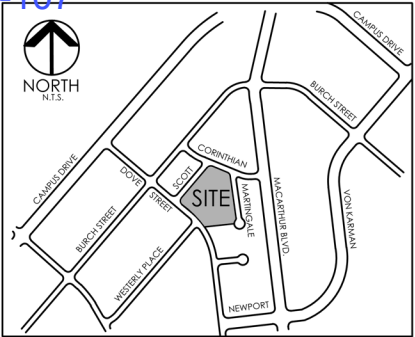
PRIVATE OPEN SPACE				
UNIT	PATIO/ BALC. MINIMUM	QTY	TOTAL	S.F.
S1	62	14	868	
S2	72	15	1,080	
A1	61	43	2,623	
A2	64	48	3,072	
A3	61	94	5,734	
A4	63	12	756	
B1	66	79	5,214	
B1-ALT	66	9	594	
B2	63	4	252	
B4	61	10	610	
B5	71	15	1,065	
B6	60	4	240	
B7	73	3	219	
TOTAL		350	21,459	

NOTE: MIN. 75 S.F./UNIT. THE MIN. DIMENSION (LENGT & WIDTH) SHALL BE 6 FEET.

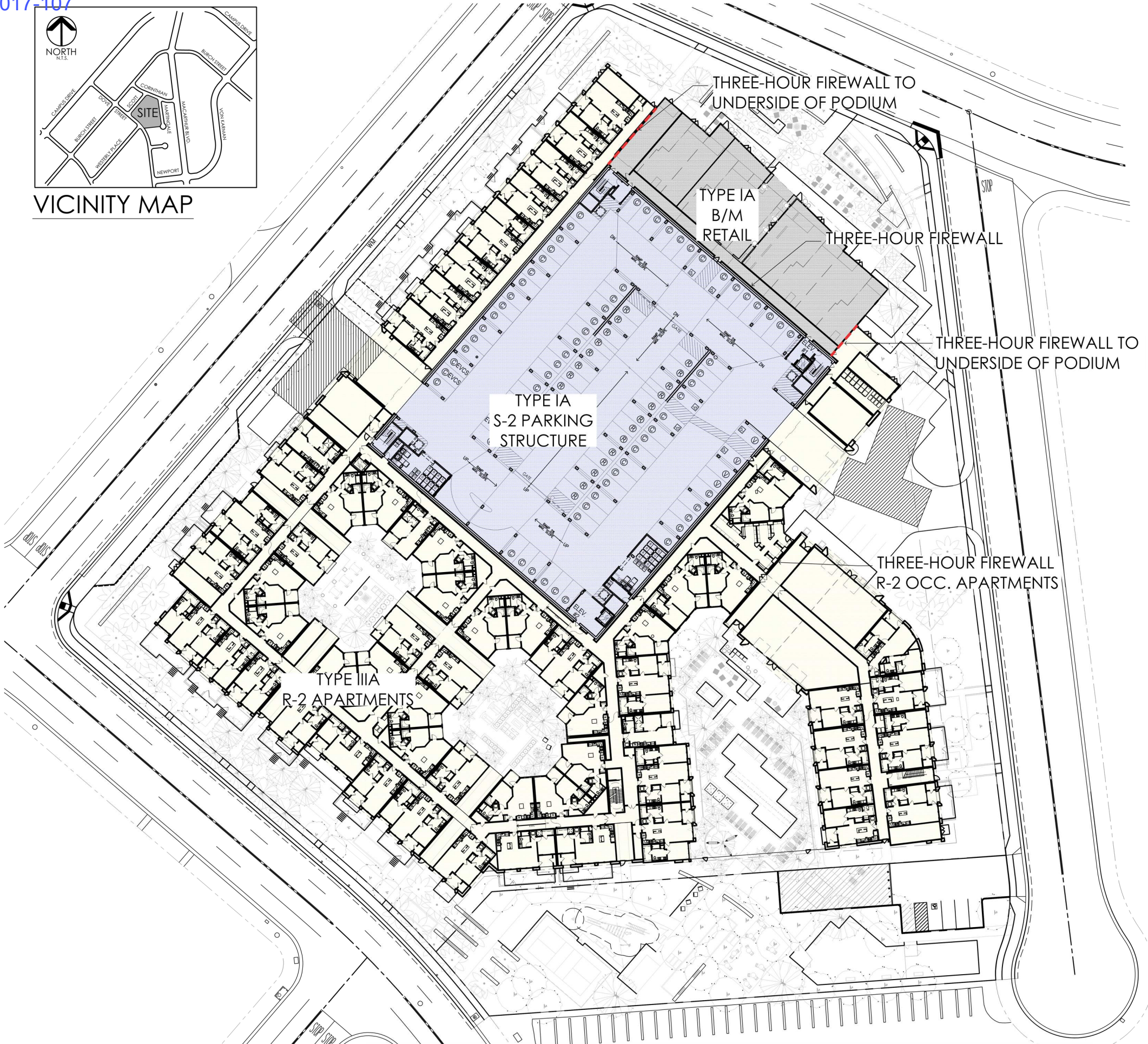
OPEN SPACE PLAN



JOB NO: 2017-165 DATE: 10-18-18



VICINITY MAP



RESIDENTIAL BUILDING: CONSTRUCTION TYPE: TYPE III-A OCCUPANCY: R-2 GROSS S.F. : 437,127 S.F.	PARKING STRUCTURE: CONSTRUCTION TYPE: TYPE I-A OCCUPANCY: S-2 GROSS S.F. : 278,337 S.F.	RETAIL: CONSTRUCTION TYPE: TYPE I-A OCCUPANCY: M GROSS S.F. : 11,000 S.F.
---	--	--

CBC 2016 - BUILDING CODE ANALYSIS		
	RESIDENTIAL BUILDING: TYPE III-A OCCUPANCY: R-2	PARKING STRUCTURE: TYPE I-A OCCUPANCY: S-2
TABLE 504.3 - ALLOWABLE BUILDING HEIGHTS	85 FEET	UL
TABLE 504.4 - ALLOWABLE BNUMBER OF STORIES	5 - WITH HEIGHT INCREASE	UL
TABLE 506.2 - ALLOWABLE AREA	24,000 S.F.	UL
OCCUPANCY, MULTISTORY BUILDINGS [EQUATION 5-2] $A_a=[A_1+(N \times f)] \times S_a$	48,000 S.F.	N/A

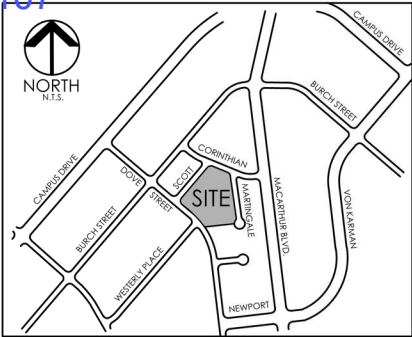
TYPE OF CONST. - 1ST FLOOR

SCALE: 1" = 30'

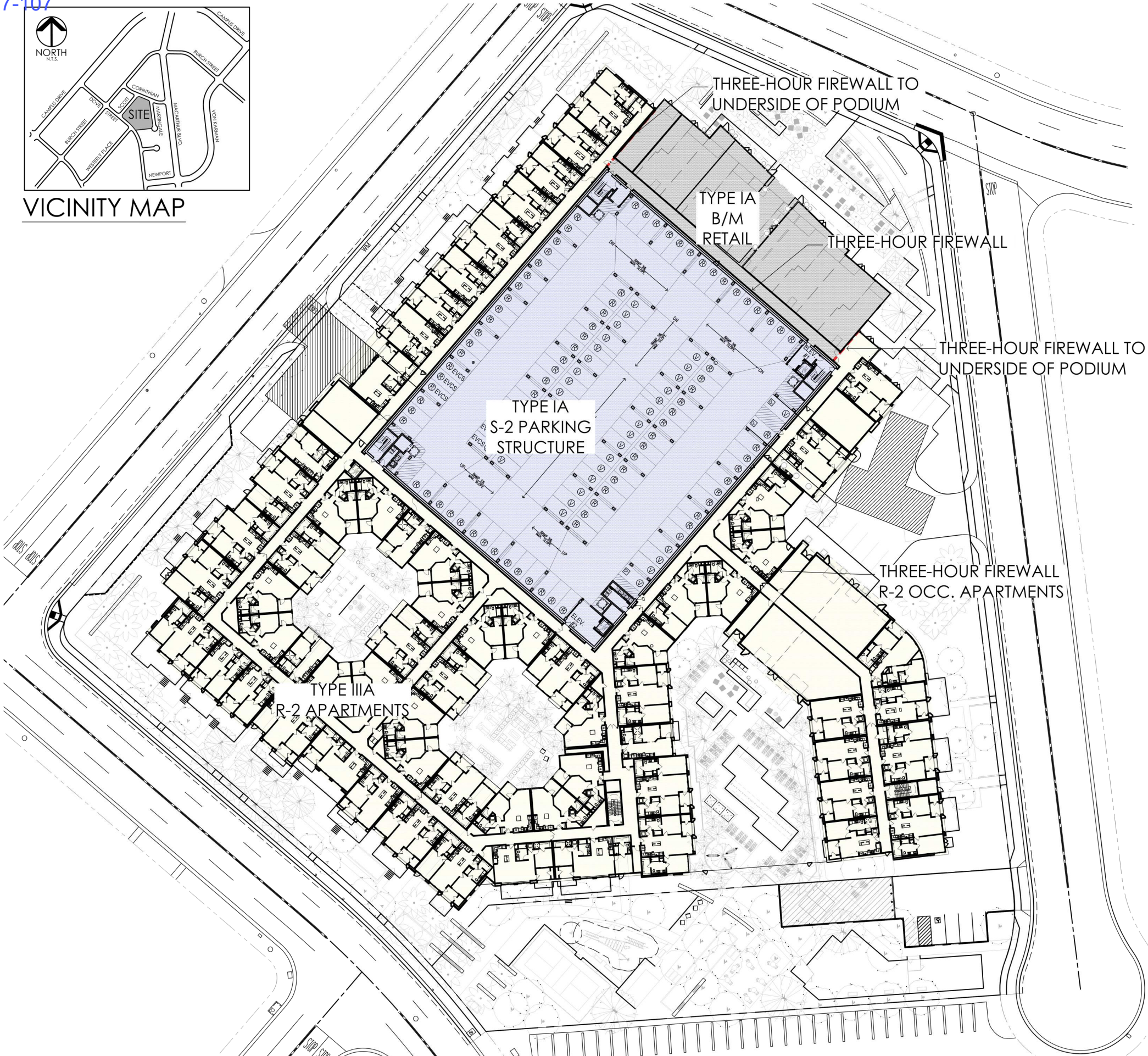
JOB NO:
2017-165

DATE:
10-18-18

A-1.8



VICINITY MAP



RESIDENTIAL BUILDING: CONSTRUCTION TYPE: TYPE III-A OCCUPANCY: R-2 GROSS S.F. : 437,127 S.F.	PARKING STRUCTURE: CONSTRUCTION TYPE: TYPE I-A OCCUPANCY: S-2 GROSS S.F. : 278,337 S.F.	RETAIL: CONSTRUCTION TYPE: TYPE I-A OCCUPANCY: M GROSS S.F. : 11,000 S.F.
--	---	---

CBC 2016 - BUILDING CODE ANALYSIS		
	RESIDENTIAL BUILDING: TYPE III-A OCCUPANCY: R-2	PARKING STRUCTURE: TYPE I-A OCCUPANCY: S-2
TABLE 504.3 - ALLOWABLE BUILDING HEIGHTS	85 FEET	UL
TABLE 504.4 - ALLOWABLE BNUMBER OF STORIES	5 - WITH HEIGHT INCREASE	UL
TABLE 506.2 - ALLOWABLE AREA	24,000 S.F.	UL
OCCUPANCY, MULTISTORY BUILDINGS (EQUATION 5-2) $A_a=[A_1+(N \times I_f)] \times S_a$	48,000 S.F.	N/A

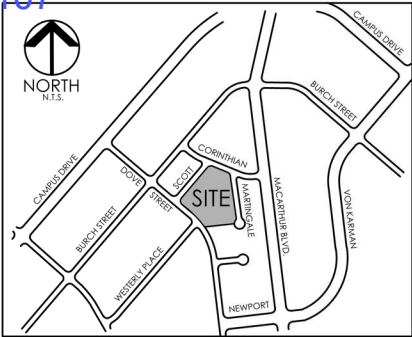
TYPE OF CONST. - 2ND FLOOR

SCALE: 1" = 30'

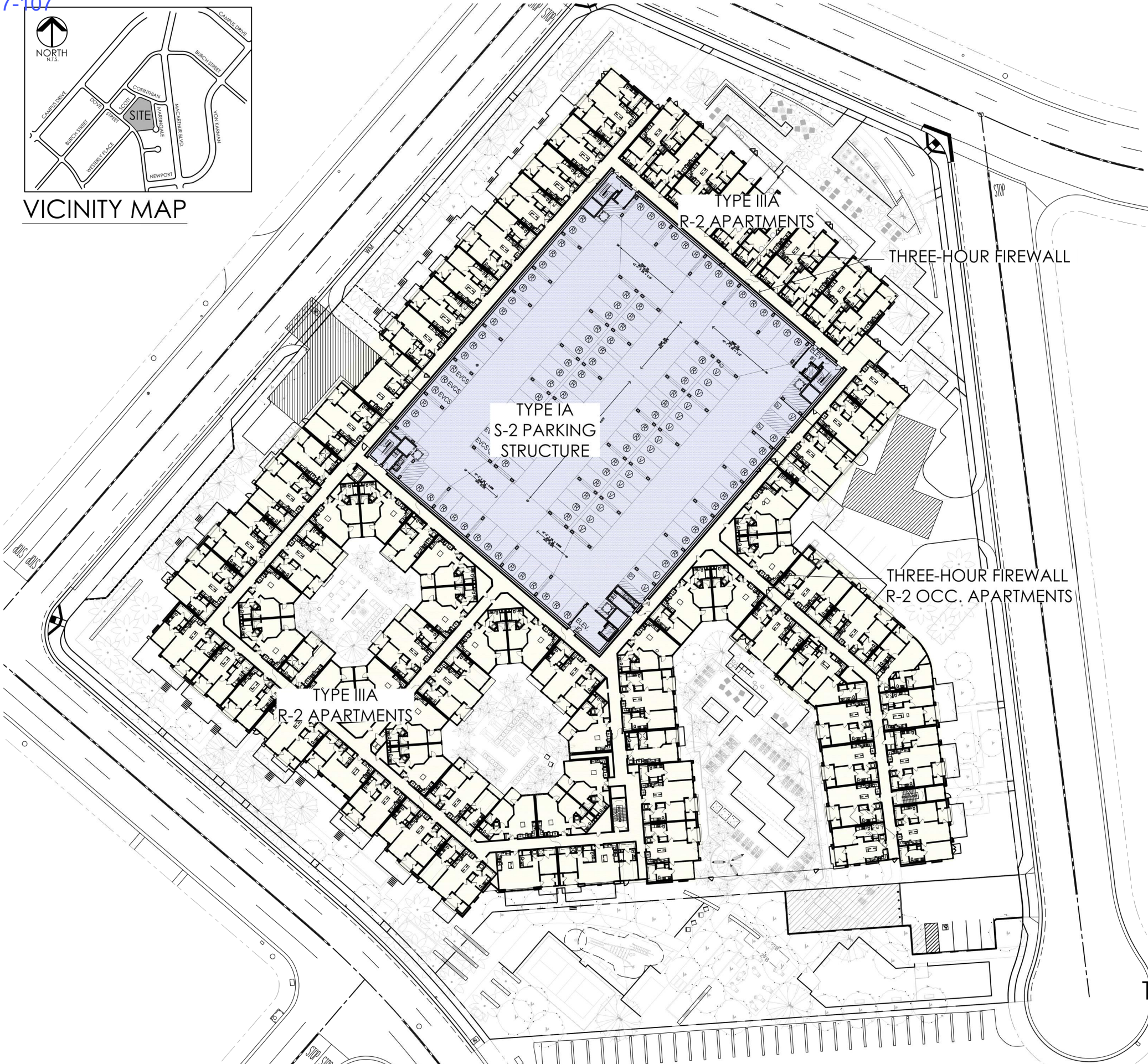
JOB NO: 2017-165

DATE: 10-18-18

A-1.8A



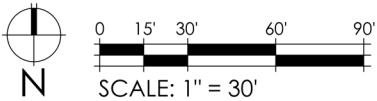
VICINITY MAP



RESIDENTIAL BUILDING: CONSTRUCTION TYPE: TYPE III-A OCCUPANCY: R-2 GROSS S.F. : 437,127 S.F.	PARKING STRUCTURE: CONSTRUCTION TYPE: TYPE I-A OCCUPANCY: S-2 GROSS S.F. : 278,337 S.F.	RETAIL: CONSTRUCTION TYPE: TYPE I-A OCCUPANCY: M GROSS S.F. : 11,000 S.F.
--	---	---

CBC 2016 - BUILDING CODE ANALYSIS		
	RESIDENTIAL BUILDING: TYPE III-A OCCUPANCY: R-2	PARKING STRUCTURE: TYPE I-A OCCUPANCY: S-2
TABLE 504.3 - ALLOWABLE BUILDING HEIGHTS	85 FEET	UL
TABLE 504.4 - ALLOWABLE NUMBER OF STORIES	5 - WITH HEIGHT INCREASE	UL
TABLE 506.2 - ALLOWABLE AREA	24,000 S.F.	UL
OCCUPANCY, MULTISTORY BUILDINGS (EQUATION 5-2) $A_a = [A_1 + (N \times I_f)] \times S_a$	48,000 S.F.	N/A

TYPE OF CONST. - UPPER FLOOR



JOB NO: 2017-165
DATE: 10-18-18

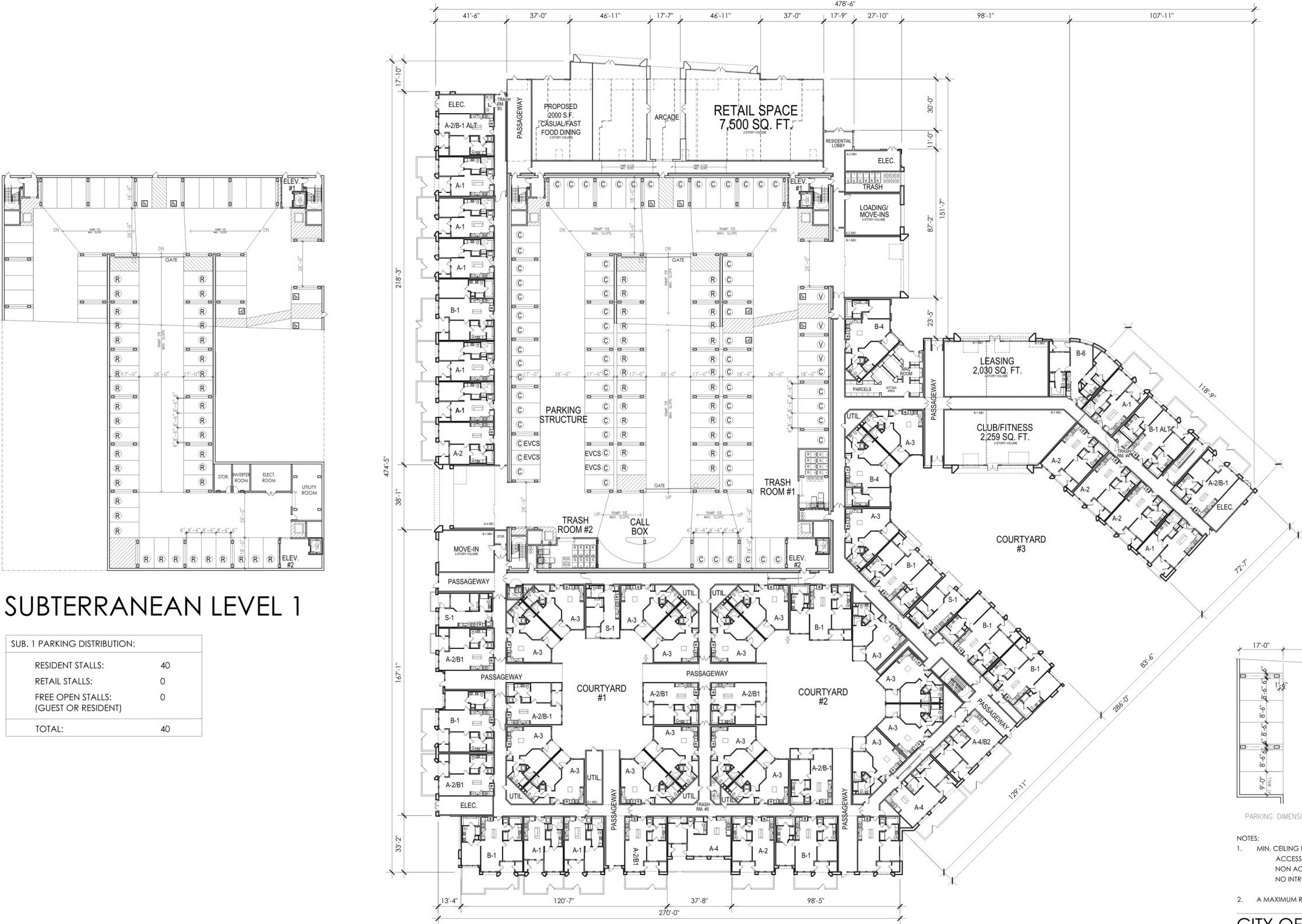
NEWPORT CROSSINGS
NEWPORT BEACH, CA

STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite 1080 Newport Beach, CA (949) 851-2020

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860

A-1.8B

© 2017 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



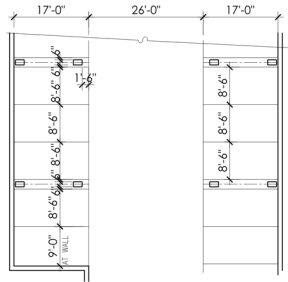
SUBTERRANEAN LEVEL 1

SUB. 1 PARKING DISTRIBUTION:	
RESIDENT STALLS:	40
RETAIL STALLS:	0
FREE OPEN STALLS: (GUEST OR RESIDENT)	0
TOTAL:	40

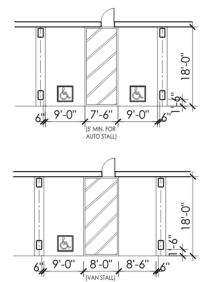
LEVEL 1 PARKING DISTRIBUTION:	
RESIDENT STALLS:	27
RETAIL STALLS:	71
FREE OPEN STALLS: (GUEST OR RESIDENT)	4
TOTAL:	102

PARKING STALL LEGEND:	
(R)	RESIDENTIAL STALL
(C)	RETAIL STALL
(V)	OPEN PARKING FOR VISITOR / RESIDENT

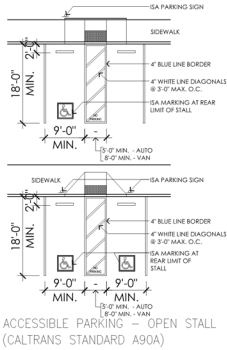
NOTE: EVCS = ELECTRIC VEHICLE CHARGING STATION



PARKING DIMENSIONS FOR STRUCTURES



ACCESSIBLE PARKING - AT STRUCTURE



ACCESSIBLE PARKING - OPEN STALL (CALTRANS STANDARD A90A)

- NOTES:
- MIN. CEILING HEIGHTS:
ACCESSIBLE LEVELS: 8'-2"
NON ACCESSIBLE: 7'-0"
NO INTRUSIONS OF UTILITIES OR FIXTURES PERMITTED WITHIN CLEARANCE HEIGHT REQUIREMENTS
 - A MAXIMUM RAMP GRADE OF 5% WHEN PARKING ON THE RAMP IS PERMITTED.

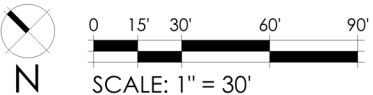
CITY OF NEWPORT BEACH PARKING STANDARDS
SCALE: 1" = 20'

LEVEL 1

NEWPORT CROSSINGS - NEWPORT BEACH, CA

STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

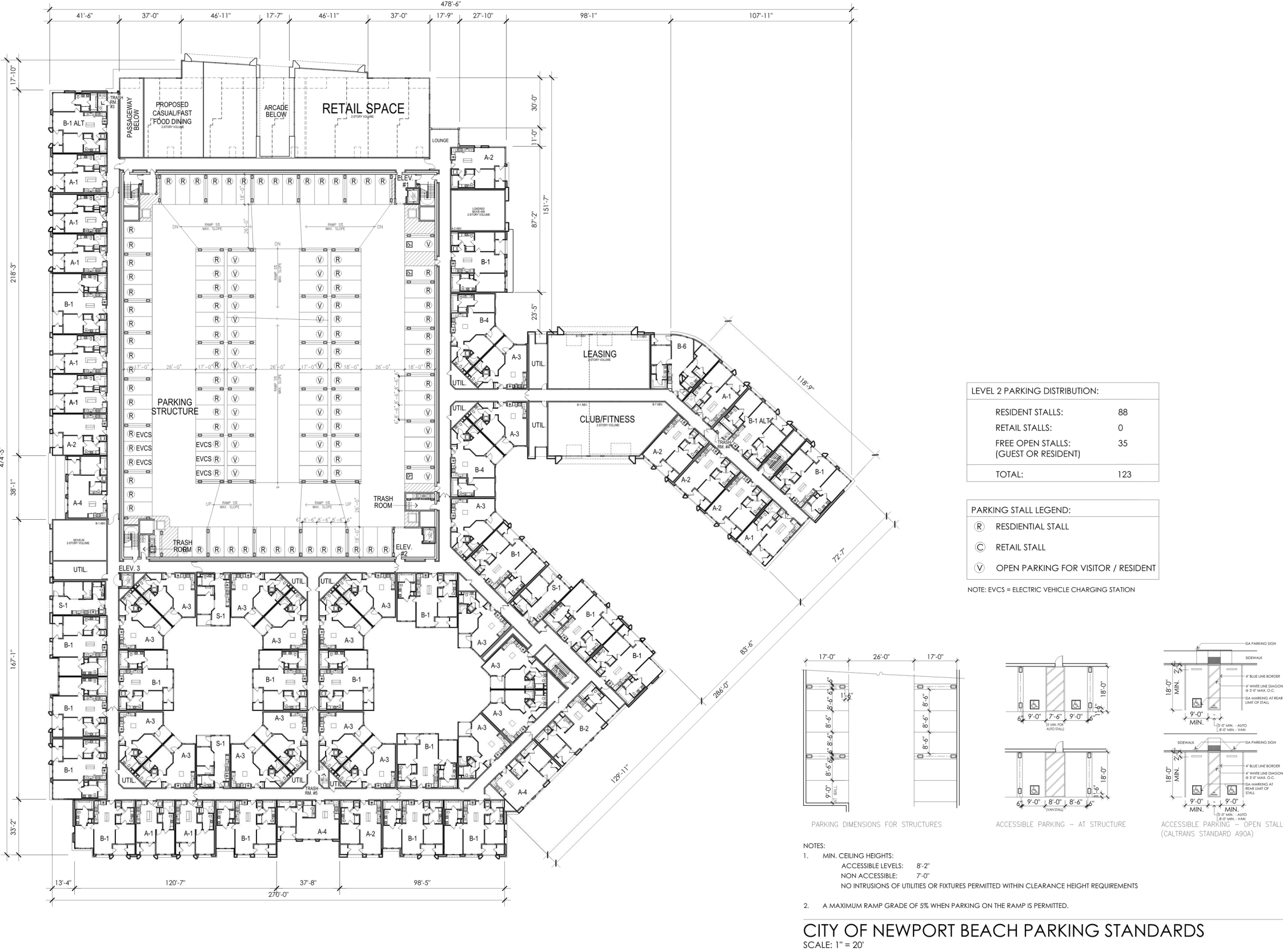
BUILDING PLANS - SUB.1 & LEVEL 1

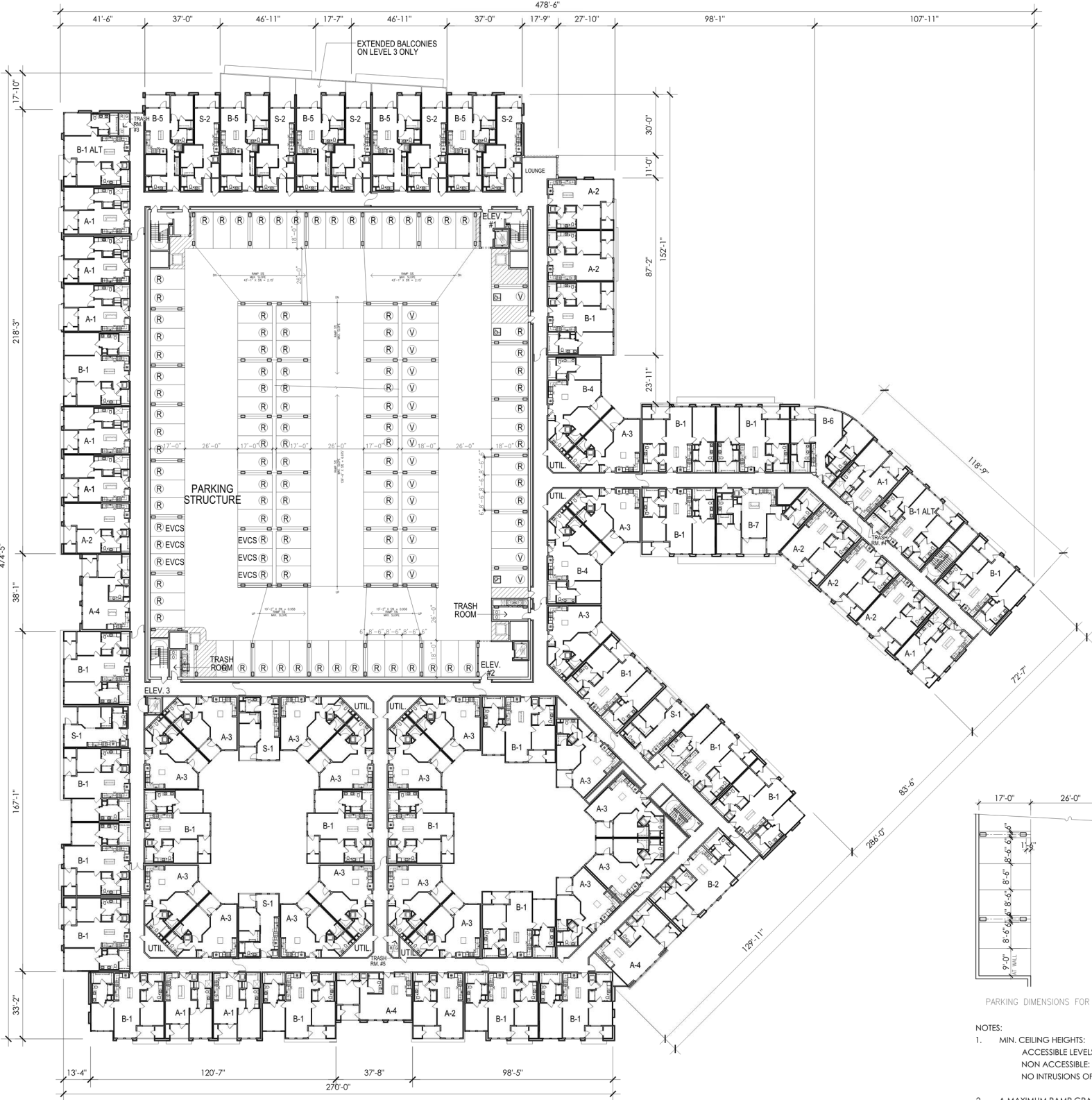


ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860



© 2017 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

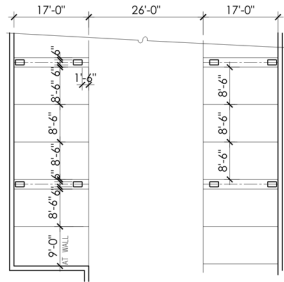




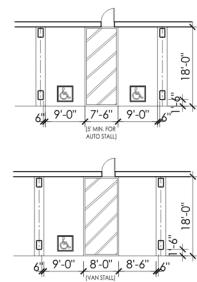
LEVEL 3 & 4 PARKING DISTRIBUTION:	
RESIDENT STALLS:	106
RETAIL STALLS:	0
FREE OPEN STALLS: (GUEST OR RESIDENT)	17
TOTAL:	123

PARKING STALL LEGEND:	
(R)	RESIDENTIAL STALL
(C)	RETAIL STALL
(V)	OPEN PARKING FOR VISITOR / RESIDENT

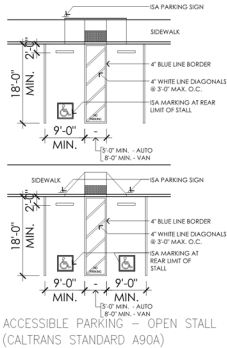
NOTE: EVCS = ELECTRIC VEHICLE CHARGING STATION



PARKING DIMENSIONS FOR STRUCTURES



ACCESSIBLE PARKING - AT STRUCTURE

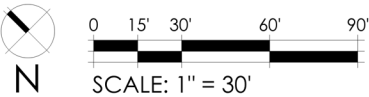


ACCESSIBLE PARKING - OPEN STALL
(CALTRANS STANDARD A90A)

- NOTES:
- MIN. CEILING HEIGHTS:
ACCESSIBLE LEVELS: 8'-2"
NON ACCESSIBLE: 7'-0"
NO INTRUSIONS OF UTILITIES OR FIXTURES PERMITTED WITHIN CLEARANCE HEIGHT REQUIREMENTS
 - A MAXIMUM RAMP GRADE OF 5% WHEN PARKING ON THE RAMP IS PERMITTED.

CITY OF NEWPORT BEACH PARKING STANDARDS
SCALE: 1" = 20'

BUILDING PLANS - LEVELS 3 & 4



JOB NO: 2017-165
DATE: 10-18-18

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860

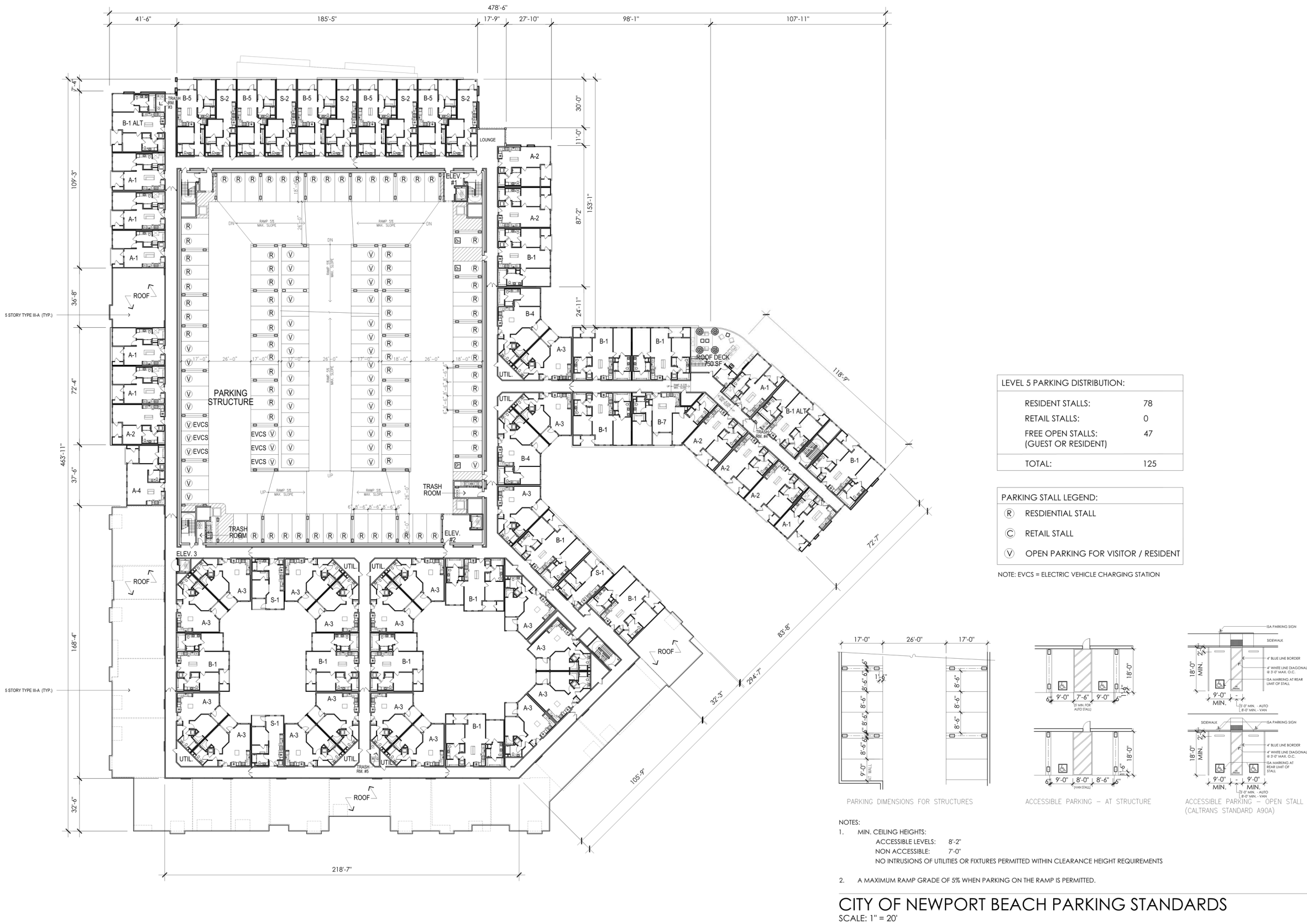
A-2.3

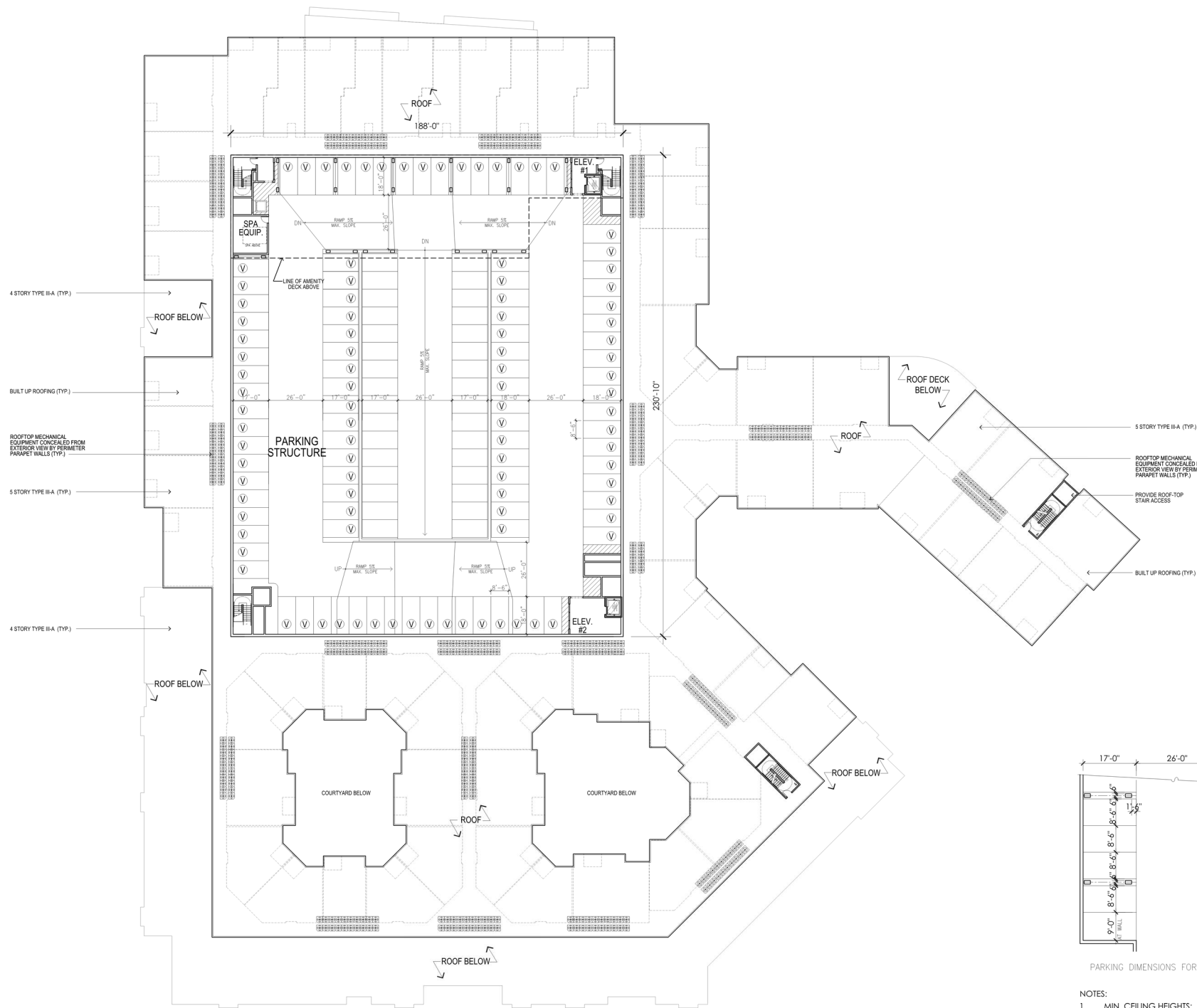


© 2017 Architects Orange
These plans are copyright protected. Under such
protection unauthorized use is not permitted.
These plans shall not be reproduced or used without
written permission by Architects Orange.

NEWPORT CROSSINGS - NEWPORT BEACH, CA

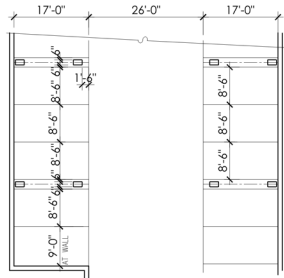
STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020



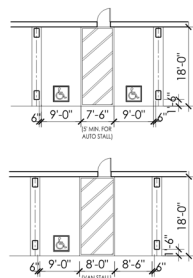


LEVEL 6 PARKING DISTRIBUTION:	
RESIDENT STALLS:	0
RETAIL STALLS:	0
FREE OPEN STALLS: (GUEST OR RESIDENT)	99
TOTAL:	99

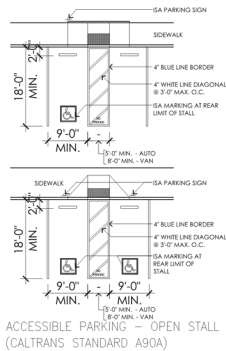
PARKING STALL LEGEND:	
(R)	RESIDENTIAL STALL
(C)	RETAIL STALL
(V)	OPEN PARKING FOR VISITOR / RESIDENT



PARKING DIMENSIONS FOR STRUCTURES



ACCESSIBLE PARKING - AT STRUCTURE

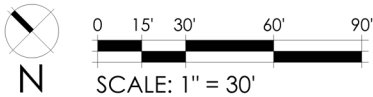


ACCESSIBLE PARKING - OPEN STALL (CALTRANS STANDARD A90A)

- NOTES:
- MIN. CEILING HEIGHTS:
ACCESSIBLE LEVELS: 8'-2"
NON ACCESSIBLE: 7'-0"
NO INTRUSIONS OF UTILITIES OR FIXTURES PERMITTED WITHIN CLEARANCE HEIGHT REQUIREMENTS
 - A MAXIMUM RAMP GRADE OF 5% WHEN PARKING ON THE RAMP IS PERMITTED.

CITY OF NEWPORT BEACH PARKING STANDARDS
SCALE: 1" = 20'

BUILDING PLANS - LEVEL 6/ROOF PLAN



JOB NO: 2017-165
DATE: 10-18-18

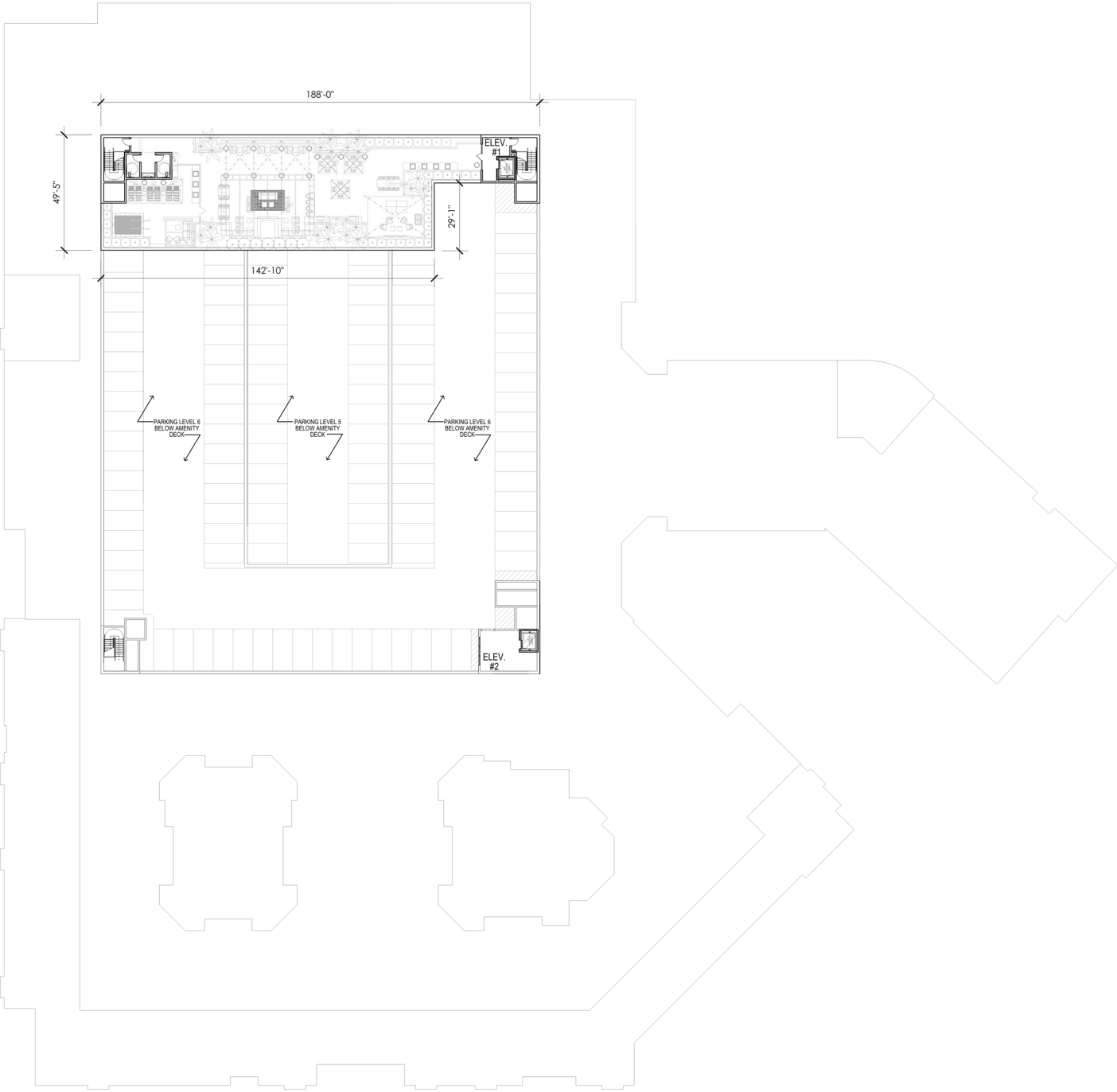
ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860

NEWPORT CROSSINGS - NEWPORT BEACH, CA

STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020



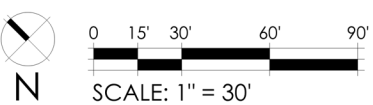
© 2017 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted.
These plans shall not be reproduced or used without written permission by Architects Orange.



NEWPORT CROSSINGS - NEWPORT BEACH, CA

STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite 1080 Newport Beach, CA (949) 851-2020

BUILDING PLANS - AMENITY DECK A-2.6

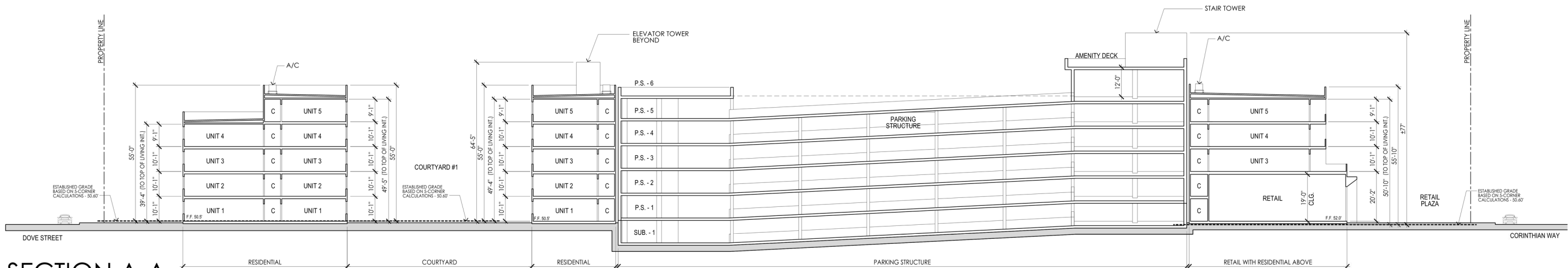


JOB NO: 2017-165 DATE: 10-18-18

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860

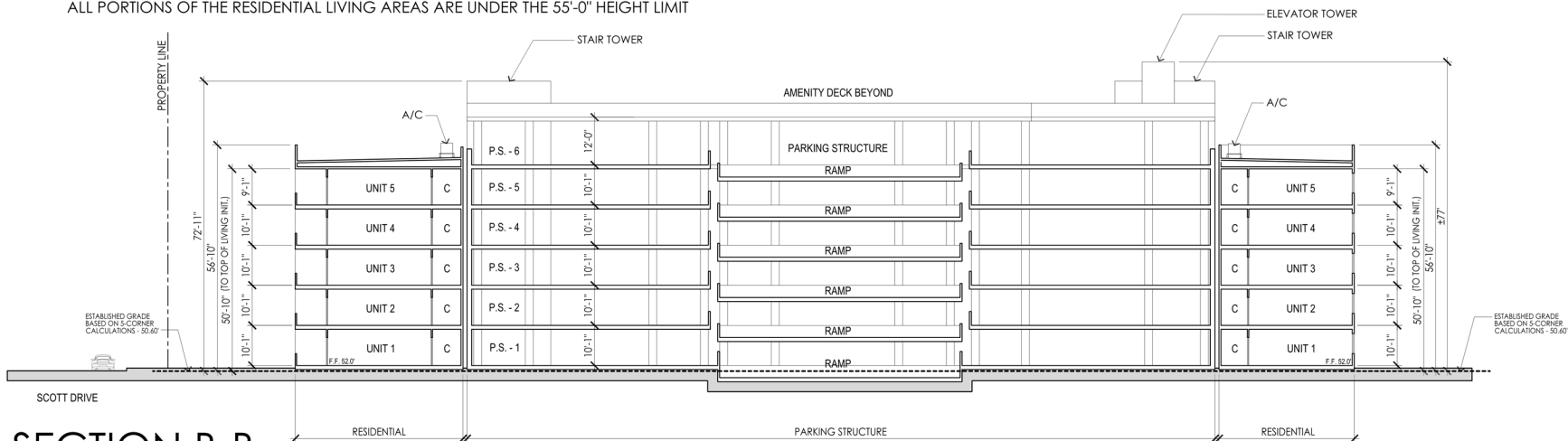


© 2017 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted.
These plans shall not be reproduced or used without written permission by Architects Orange.



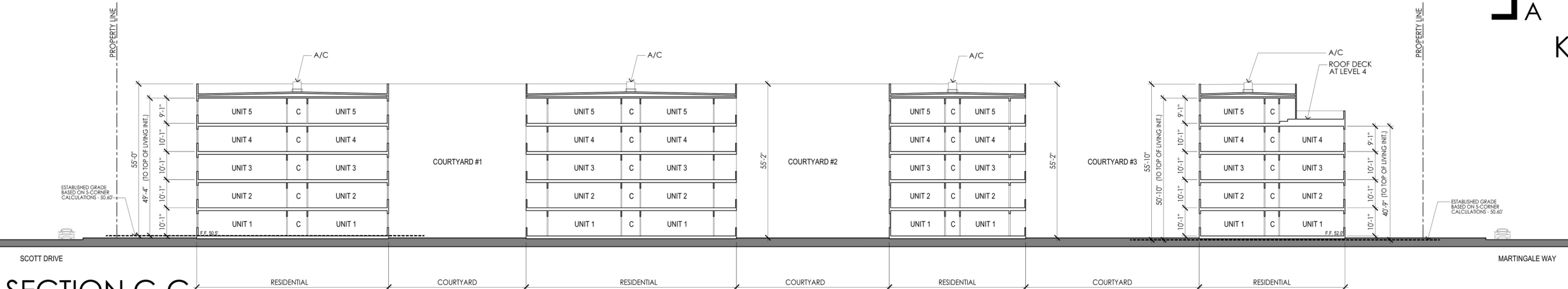
SECTION A-A

NOTES: SITE DEVELOPMENT REVIEW WAIVER REQUESTED TO EXCEED 55'-0" LIMIT. MAX BUILDING HEIGHT
MAXIMUM HEIGHT OF AMENITY DECK IS 77'-0"
STRUCTURE EXCEEDS HEIGHT LIMIT SOLELY FOR BUILDING PARAPETS, MECH. EQIP., ETC.
ALL PORTIONS OF THE RESIDENTIAL LIVING AREAS ARE UNDER THE 55'-0" HEIGHT LIMIT



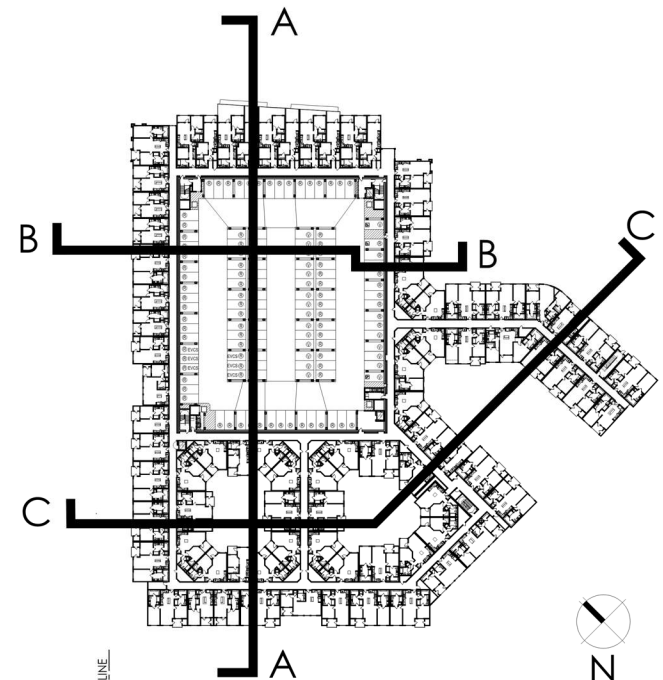
SECTION B-B

NOTES: SITE DEVELOPMENT REVIEW WAIVER REQUESTED TO EXCEED 55'-0" LIMIT. MAX BUILDING HEIGHT
MAXIMUM HEIGHT OF AMENITY DECK IS 77'-0"
STRUCTURE EXCEEDS HEIGHT LIMIT SOLELY FOR BUILDING PARAPETS, MECH. EQIP., ETC.
ALL PORTIONS OF THE RESIDENTIAL LIVING AREAS ARE UNDER THE 55'-0" HEIGHT LIMIT



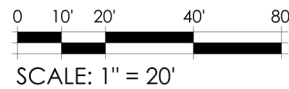
SECTION C-C

NOTES: SITE DEVELOPMENT REVIEW WAIVER REQUESTED TO EXCEED 55'-0" LIMIT. MAX BUILDING HEIGHT
MAXIMUM HEIGHT OF AMENITY DECK IS 77'-0"
STRUCTURE EXCEEDS HEIGHT LIMIT SOLELY FOR BUILDING PARAPETS, MECH. EQIP., ETC.
ALL PORTIONS OF THE RESIDENTIAL LIVING AREAS ARE UNDER THE 55'-0" HEIGHT LIMIT



KEY MAP (N.T.S.)

CONCEPTUAL BLDG. SECTIONS



JOB NO: 2017-165
DATE: 10-18-18

NEWPORT CROSSINGS - NEWPORT BEACH, CA

STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860



© 2017 Architects Orange
These plans are copyright protected. Under such
protection unauthorized use is not permitted.
These plans shall not be reproduced or used without
written permission by Architects Orange.



MATERIAL/COLOR LEGEND	
1	LIGHT SAND FINISH STUCCO
2	ARCHITECTURAL METAL PANEL
3	STONE VENEER
4	WOOD PLANK TILE
5	GLASS RAILING
6	VINYL WINDOWS
7	METAL AWNING
8	METAL SUN SHADE
9	METAL TRELLIS
10	HORIZONTAL METAL SLATS
11	ARCHITECTURAL ACRYLIC PANEL
12	ALUMINUM STOREFRONT

1. CORINTHIAN WAY (NORTHEAST) ELEVATION

NOTES: SITE DEVELOPMENT REVIEW WAIVER REQUESTED TO EXCEED 55'-0" LIMIT. MAX BUILDING HEIGHT
MAXIMUM HEIGHT OF AMENITY DECK IS 77'-0"
STRUCTURE EXCEEDS HEIGHT LIMIT SOLELY FOR BUILDING PARAPETS, MECH. EQIP., ETC.
ALL PORTIONS OF THE RESIDENTIAL LIVING AREAS ARE UNDER THE 55'-0" HEIGHT LIMIT



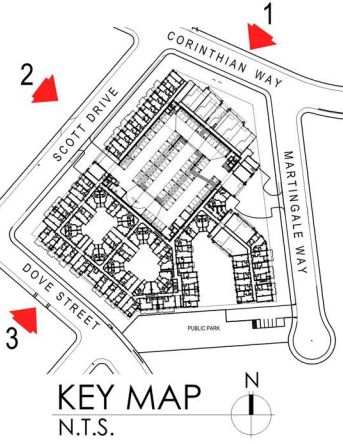
2. SCOTT DRIVE (NORTHWEST) ELEVATION

NOTES: SITE DEVELOPMENT REVIEW WAIVER REQUESTED TO EXCEED 55'-0" LIMIT. MAX BUILDING HEIGHT
MAXIMUM HEIGHT OF AMENITY DECK IS 77'-0"
STRUCTURE EXCEEDS HEIGHT LIMIT SOLELY FOR BUILDING PARAPETS, MECH. EQIP., ETC.
ALL PORTIONS OF THE RESIDENTIAL LIVING AREAS ARE UNDER THE 55'-0" HEIGHT LIMIT



3. DOVE STREET (SOUTHWEST) ELEVATION

NOTES: SITE DEVELOPMENT REVIEW WAIVER REQUESTED TO EXCEED 55'-0" LIMIT. MAX BUILDING HEIGHT
MAXIMUM HEIGHT OF AMENITY DECK IS 77'-0"
STRUCTURE EXCEEDS HEIGHT LIMIT SOLELY FOR BUILDING PARAPETS, MECH. EQIP., ETC.
ALL PORTIONS OF THE RESIDENTIAL LIVING AREAS ARE UNDER THE 55'-0" HEIGHT LIMIT



CONCEPTUAL BLDG. ELEVATIONS

A-3.1

0 10' 20' 40' 80'

SCALE: 1" = 20'

JOB NO: 2017-165

DATE: 10-18-18

NEWPORT CROSSINGS - NEWPORT BEACH, CA

STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860

© 2017 Architects Orange
These plans are copyright protected. Under such
protection unauthorized use is not permitted.
These plans shall not be reproduced or used without
written permission by Architects Orange.

MATERIAL/COLOR LEGEND	
1	LIGHT SAND FINISH STUCCO
2	ARCHITECTURAL METAL PANEL
3	STONE VENEER
4	WOOD PLANK TILE
5	GLASS RAILING
6	VINYL WINDOWS
7	METAL AWNING
8	METAL SUN SHADE
9	METAL TRELLIS
10	HORIZONTAL METAL SLATS
11	ARCHITECTURAL ACRYLIC PANEL
12	ALUMINUM STOREFRONT



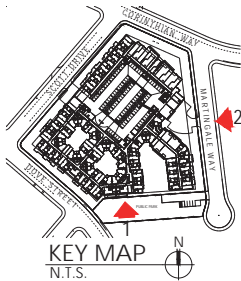
1. PUBLIC PARK (SOUTH) ELEVATION

NOTES: SITE DEVELOPMENT REVIEW WAIVER REQUESTED TO EXCEED 55'-0" LIMIT. MAX BUILDING HEIGHT
MAXIMUM HEIGHT OF AMENITY DECK IS 77'-0"
STRUCTURE EXCEEDS HEIGHT LIMIT SOLELY FOR BUILDING PARAPETS, MECH. EQUIP., ETC.
ALL PORTIONS OF THE RESIDENTIAL LIVING AREAS ARE UNDER THE 55'-0" HEIGHT LIMIT



2. MARTINGALE WAY (EAST) ELEVATION

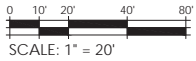
NOTES: SITE DEVELOPMENT REVIEW WAIVER REQUESTED TO EXCEED 55'-0" LIMIT. MAX BUILDING HEIGHT
MAXIMUM HEIGHT OF AMENITY DECK IS 77'-0"
STRUCTURE EXCEEDS HEIGHT LIMIT SOLELY FOR BUILDING PARAPETS, MECH. EQUIP., ETC.
ALL PORTIONS OF THE RESIDENTIAL LIVING AREAS ARE UNDER THE 55'-0" HEIGHT LIMIT



NEWPORT CROSSINGS - NEWPORT BEACH, CA

STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

CONCEPTUAL BLDG. ELEVATIONS A-3.2



JOB NO: 2017-165 DATE: 10-18-18

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860

©2017 Architects Orange
These plans are copyright protected. Under state
protection unauthorized use is not permitted.
These plans shall not be reproduced or used without
written permission by Architects Orange.



1. AERIAL VIEW FROM CORINTHIAN WAY
LOOKING SOUTH



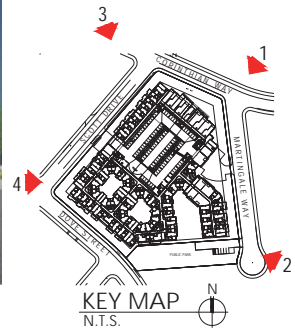
2. VIEW FROM MARTINGALE WAY
LOOKING NORTH



3. VIEW AT CORINTHIAN WAY & SCOTT DRIVE
LOOKING SOUTHEAST



4. VIEW FROM DOVE ST. & SCOTT DRIVE
LOOKING NORTHEAST



NEWPORT CROSSINGS - NEWPORT BEACH, CA
STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

CONCEPTUAL RENDERINGS

NOT TO SCALE

JOB NO: 2017-165 DATE: 10-18-18

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860



© 2017 Architects Orange
These plans are copyright protected. Under state
protection unauthorized use is not permitted.
These plans shall not be reproduced or used without
written permission by Architects Orange.



1. VIEW FROM DOVE STREET LOOKING WEST



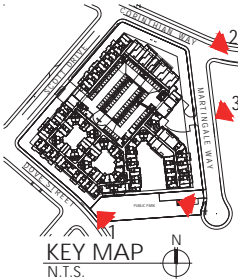
2. VIEW OF RETAIL PLAZA AT CORINTHIAN WAY



3. VIEW FROM MARTINGALE WAY LOOKING WEST TOWARDS LEASING CENTER



4. VIEW FROM PARK LOOKING NORTHWEST TOWARDS POOL COURTYARD



NEWPORT CROSSINGS - NEWPORT BEACH, CA
STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

CONCEPTUAL RENDERINGS

NOT TO SCALE

JOB NO: 2017-165 DATE: 10-18-18

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860



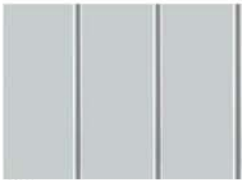
©2017 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



A Snowbound SW 7004



1 Exterior Plaster 20/30 Fine Sand Finish



2 Architectural Metal Panel -1



3 Architectural Metal Panel -2



4 Stone Veneer



5 Wood Plank Tile



B Acier SW 9170 (color not shown on Elevation)



6 Aluminum Storefront System



7 Glass Railing



8 Vinyl Windows - White



9 Architectural Acrylic Panel



10 Metal Cladded Awning



C Sea Serpent SW 7615



11 Metal Sun Shade



12 Horizontal Metal Slats



13 Metal Trellis

NEWPORT CROSSINGS - NEWPORT BEACH, CA

STARBOARD REALTY PARTNERS, LLC

1301 Dove Street Suite 1080 Newport Beach, CA (949) 851-2020

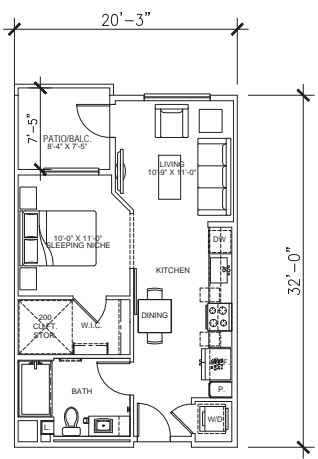
ARCHITECTS ORANGE

144 North Orange St. Orange, CA 92866 (714) 639-9860

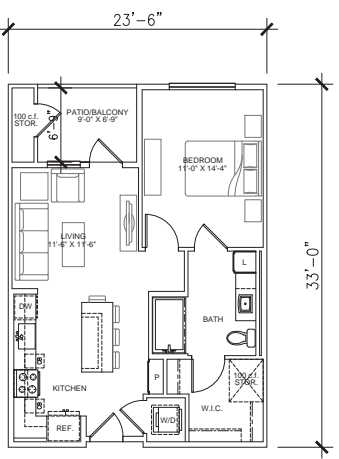
JOB NO: 17-165 DATE: 10-18-18



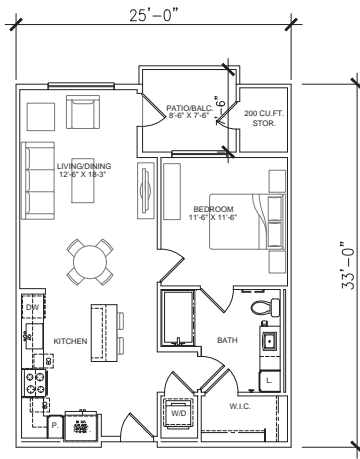
© 2017 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted.
These plans shall not be reproduced or used without written permission by Architects Orange.



UNIT S1
STUDIO - 1 BATH
UNIT AREA: 587 SQ. FT.
PATIO/BALCONY: 62 SQ. FT.
STORAGE: 200 CU. FT.

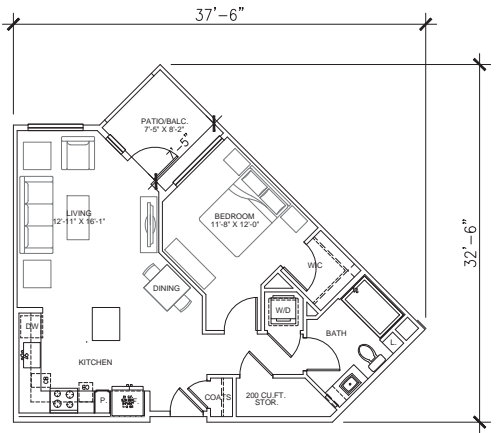


UNIT A1
1 BEDROOM - 1 BATH
UNIT AREA: 690 SQ. FT.
PATIO/BALCONY: 61 SQ. FT.
STORAGE: 200 CU. FT.

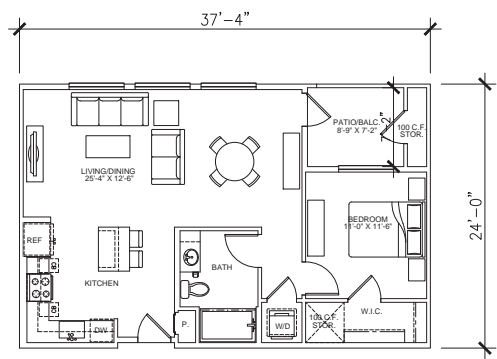


UNIT A2
1 BEDROOM - 1 BATH
UNIT AREA: 730 SQ. FT.
PATIO/BALCONY: 64 SQ. FT.
STORAGE: 200 CU. FT.

PRIVATE OPEN SPACE				
UNIT	PATIO/ BALC. MINIMUM	QTY	TOTAL	S.F.
S1	62	14		868
S2	72	15		1,080
A1	61	43		2,623
A2	64	48		3,072
A3	61	94		5,734
A4	63	12		756
B1	66	79		5,214
B1-ALT	66	9		594
B2	63	4		252
B4	61	10		610
B5	71	15		1,065
B6	60	4		240
B7	73	3		219
TOTAL		350		21,459



UNIT A3
1 BEDROOM - 1 BATH
UNIT AREA: 764 SQ. FT.
PATIO/BALC: 61 SQ. FT.
STORAGE: 200 CU. FT.



UNIT A4
1 BEDROOM - 1 BATH
UNIT AREA: 828 SQ. FT.
PATIO/BALC: 63 SQ. FT.
STORAGE: 200 CU. FT.

NEWPORT CROSSINGS - NEWPORT BEACH, CA

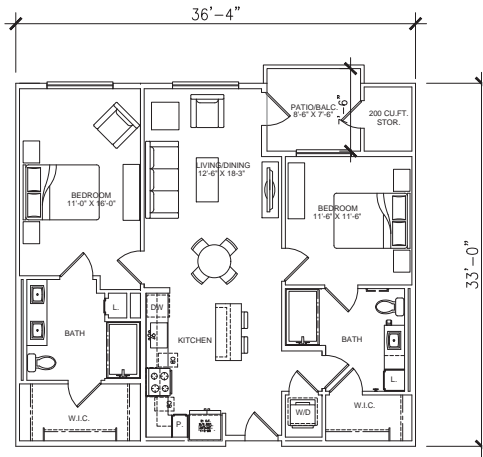
STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite 1080 Newport Beach, CA (949) 851-2020

CONCEPTUAL UNIT PLANS
0 4' 8' 16'
SCALE: 3/16" = 1'-0"
JOB NO: 2017-165 DATE: 10-18-18

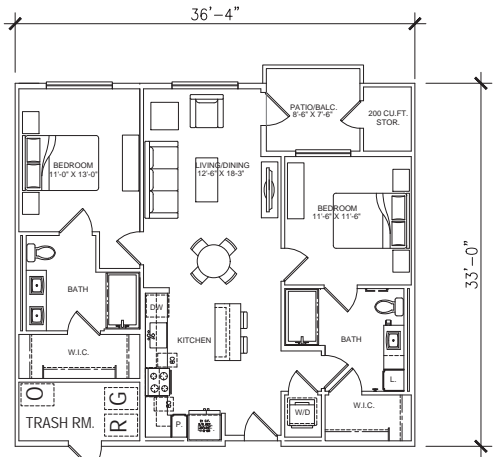
ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860

A-4.1

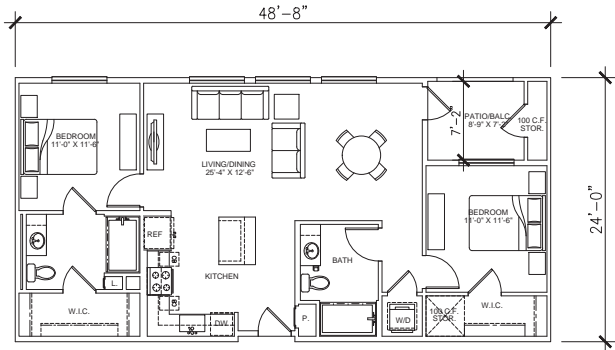
© 2017 Architects Orange
These plans are copyright protected. Under copyright protection unauthorized use is not permitted.
These plans shall not be reproduced or used without written permission by Architects Orange.



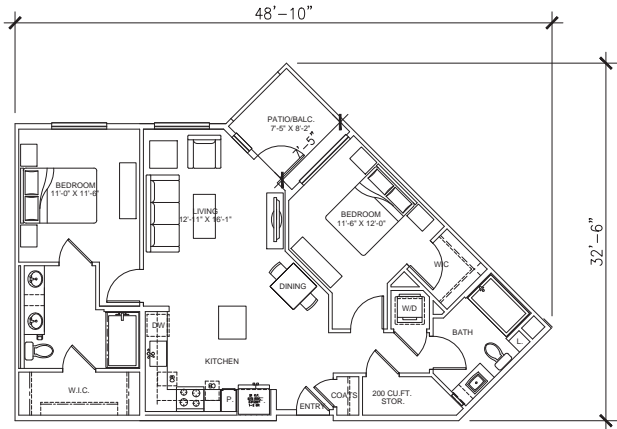
UNIT B1
2 BEDROOM - 2 BATH
UNIT AREA: 1113 SQ. FT.
PATIO/BALCONY: 66 SQ. FT.
STORAGE: 200 CU. FT.



UNIT B1-ALT
2 BEDROOM - 2 BATH
UNIT AREA: 1075 SQ. FT.
PATIO/BALCONY: 66 SQ. FT.
STORAGE: 200 CU. FT.



UNIT B2
2 BEDROOM - 2 BATH
UNIT AREA: 1100 SQ. FT.
PATIO/BALC: 63 SQ. FT.



UNIT B4
2 BEDROOM - 2 BATH
UNIT AREA: 1070 SQ. FT.
PATIO/BALC: 61 SQ. FT.
STORAGE: 200 CU. FT.

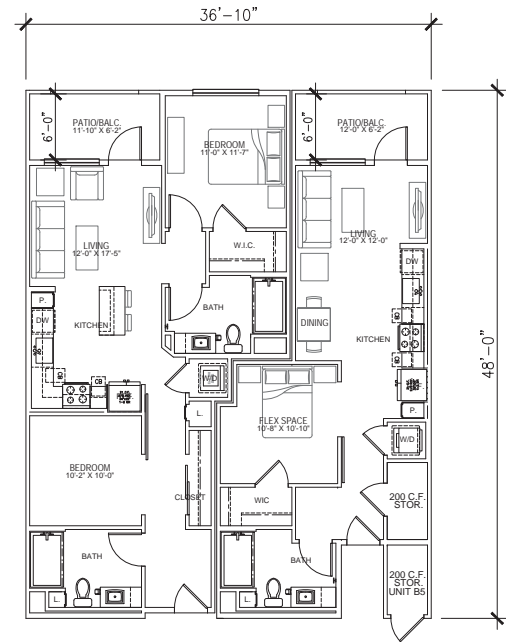
PRIVATE OPEN SPACE				
UNIT	PATIO/ BALC. MINIMUM	QTY	TOTAL	S.F.
S1	62	14		868
S2	72	15		1,080
A1	61	43		2,623
A2	64	48		3,072
A3	61	94		5,734
A4	63	12		756
B1	66	79		5,214
B1-ALT	66	9		594
B2	63	4		252
B4	61	10		610
B5	71	15		1,065
B6	60	4		240
B7	73	3		219
TOTAL		350		21,459

NEWPORT CROSSINGS - NEWPORT BEACH, CA
STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

CONCEPTUAL UNIT PLANS
0 4' 8' 16'
SCALE: 3/16" = 1'-0"
JOB NO: 2017-165
DATE: 10-18-18
ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860

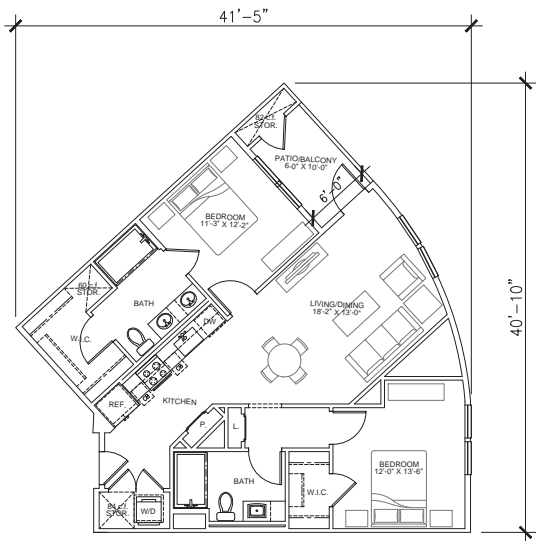
A-4.2
© 2017 Architects Orange
These plans are copyright protected. Under state
protection unauthorized use is not permitted.
These plans shall not be reproduced or used without
written permission by Architects Orange.

PRIVATE OPEN SPACE				
UNIT	PATIO/ BALC. MINIMUM	QTY	TOTAL	S.F.
S1	62	14		868
S2	72	15		1,080
A1	61	43		2,623
A2	64	48		3,072
A3	61	94		5,734
A4	63	12		756
B1	66	79		5,214
B1-ALT	66	9		594
B2	63	4		252
B4	61	10		610
B5	71	15		1,065
B6	60	4		240
B7	73	3		219
TOTAL		350		21,459

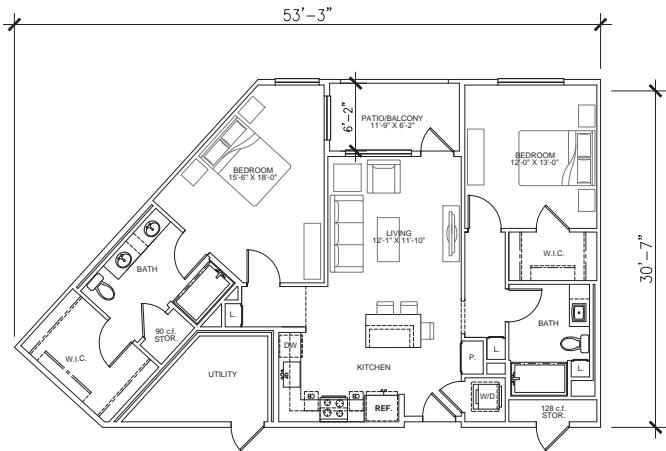


UNIT B5
2 BDRM - 2 BATH
UNIT AREA: 916 SQ. FT.
PATIO/BALCONY: 71 SQ. FT.
STORAGE: 200 CU. FT.

UNIT S2
STUDIO - 1 BATH
UNIT AREA: 626 SQ. FT.
PATIO/BALCONY: 72 SQ. FT.
STORAGE: 200 CU. FT.



UNIT B6
2 BEDROOM - 2 BATH
UNIT AREA: 1037 SQ. FT.
PATIO/BALCONY: 60 SQ. FT.
STORAGE: 226 CU. FT.



UNIT B7
2 BEDROOM - 2 BATH
UNIT AREA: 1209 SQ. FT.
PATIO/BALCONY: 73 SQ. FT.
STORAGE: 218 CU. FT.

NEWPORT CROSSINGS - NEWPORT BEACH, CA

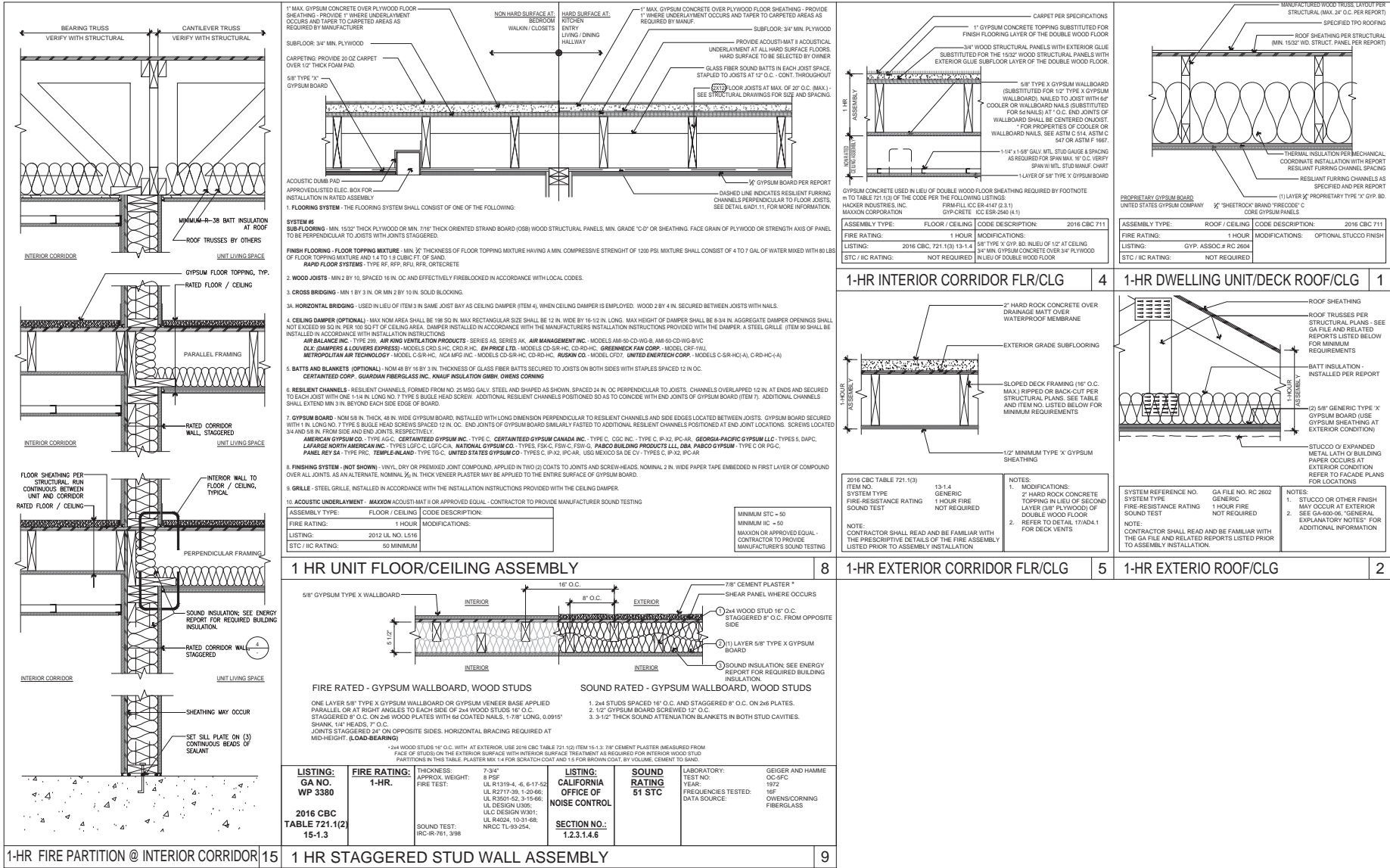
STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

CONCEPTUAL UNIT PLANS
0 4' 8' 16'
SCALE: 3/16" = 1'-0"
JOB NO: 2017-165
DATE: 10-18-18

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860



©2017 Architects Orange
These plans are copyright protected. Under state
protection unauthorized use is not permitted.
These plans shall not be reproduced or used without
written permission by Architects Orange.

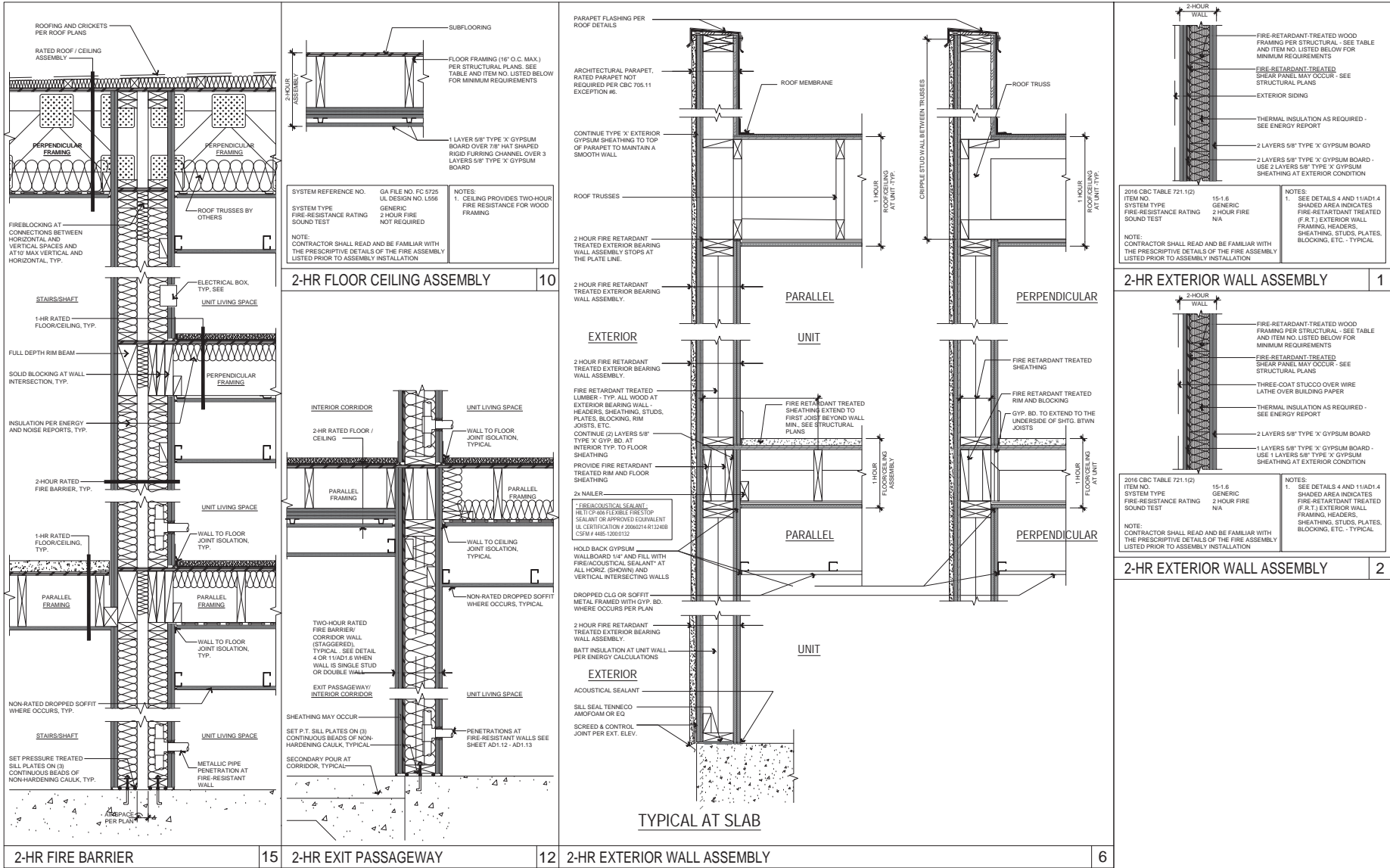


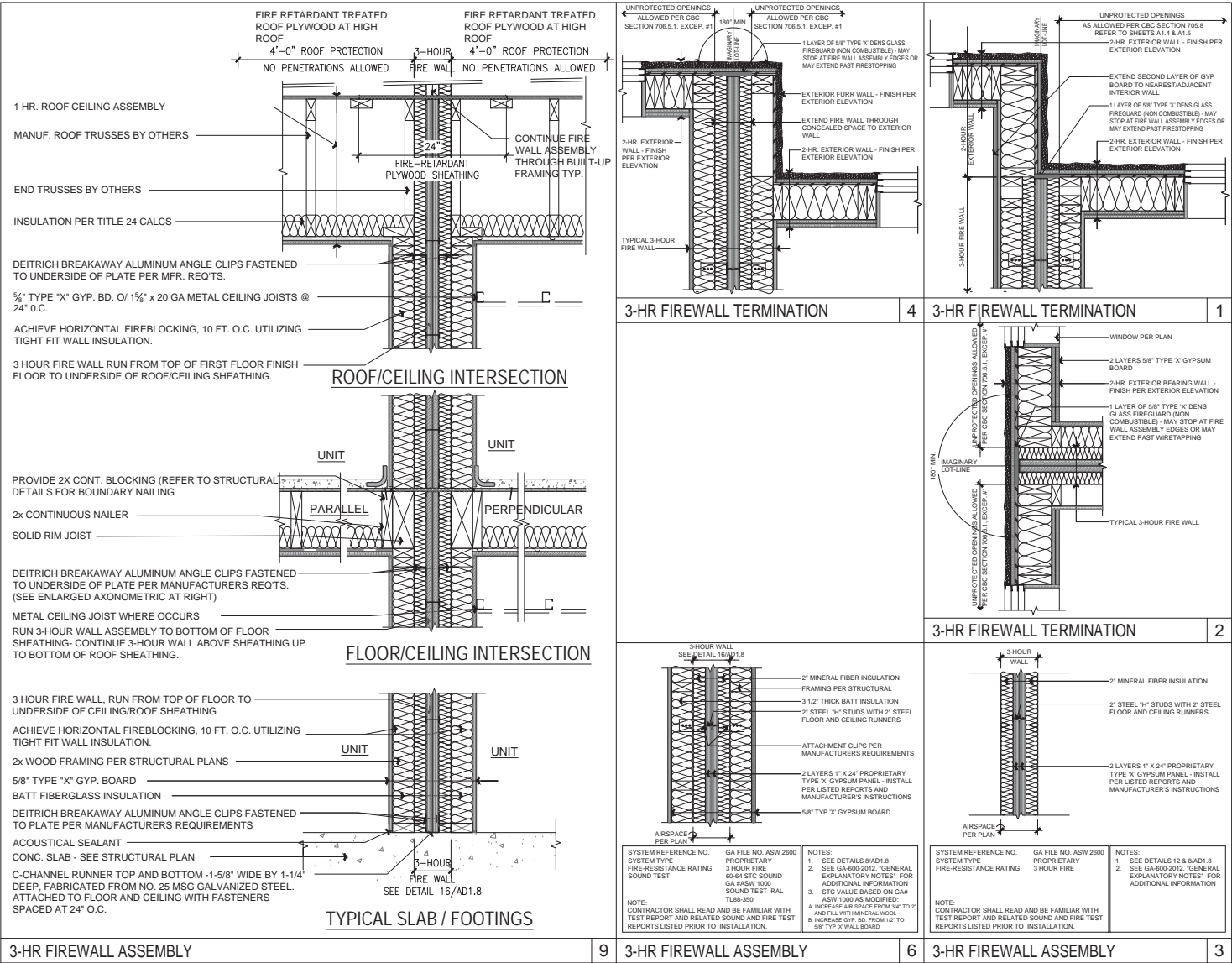
NEWPORT CROSSINGS - NEWPORT BEACH, CA

STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860







NEWPORT CROSSINGS - NEWPORT BEACH, CA

STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860





NEWPORT CROSSINGS
NEWPORT BEACH, CA

STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

SCALE: 1" = 10'

CONCEPTUAL LANDSCAPE PLAN L.1

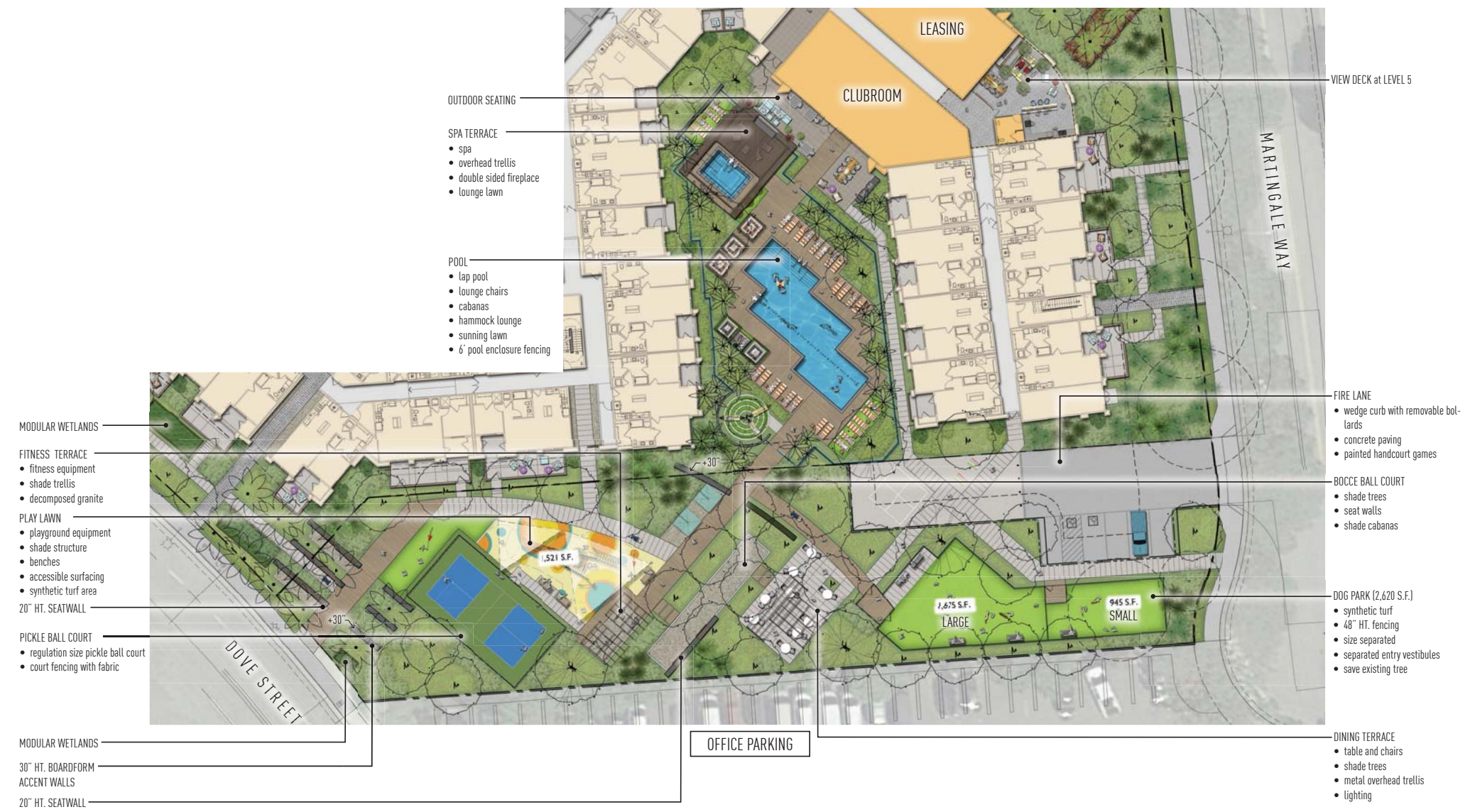
JOB NO: 17-165 DATE: 10-18-18



ALL PLANTS ARE CAL-IPC NON-INVASIVE and WUCOLS MEDIUM/LOW WATER CONSUMPTIVE (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.			
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
TREES:			
ACACIA PURPUREA (Landscape Setback - Courtyards)	PURPLE ACACIA Standard	24" BOX	LOW
ADONIS FLEXUOSA (Landscape Setback - Bldg perimeter)	PEPPERMINT WILLOW Standard	36" BOX	LOW
ARBUTUS x MARINA (Landscape Setback - Courtyards - Park)	HYBRID STRAWBERRY Multi-Trunk	24" BOX	MEDIUM
ARCHONTOPEXIDEX CUNNINGHAMIANA (Courtyards)	KING PALM Multi-Trunk	36" BOX	MEDIUM
CRINOMORPH CAMPHORA (Park - Retail Plaza - Streetscape)	CAMPFON TREE Standard	36" BOX	MEDIUM
JACARANDA ACUTIFOLIA (Park - Paseo/Courtyard)	JACARANDA	36" BOX	MEDIUM
LYONOTHAMNUS F. ASLENIFOLIUS (Park - Bldg perimeter)	FERNLEAF CATALINA BROMBOSCO Low Branching	24" BOX	LOW
MACULIA G. LITTLE GEM (Landscape Setback - Courtyards)	MACULIA Low Branch	24" BOX	MEDIUM
MELALEUCA QUINQUENARIA (Landscape Setback - Courtyards - Park)	CADSPUT TREE Multi-Trunk	24" BOX	MEDIUM
METRODEROS EXCELSA (Park - Courtyards - Retail Plaza)	112 CHRISTMAS TREE Standard	24" BOX	MEDIUM
OLEA "SWAN HILL" (Entry - Park - Retail Plaza)	FRUITLESS OLIVE Multi-Trunk	36" BOX	MEDIUM
PHOENIX DACTYLIFERA MEDICOL (Leaving Plaza - Vehicular Entry Front Courtyard - Retail Plaza)	DATE PALM	32" BTH	MEDIUM
PINUS ELABRICA (Landscape Setback)	AFGHAN PINE Low Branching	24" BOX	LOW
PINUS TORREYANA (Park)	TORREY PINE Low Branching	24" BOX	LOW
PLATANUS MEXICANA (Park - Retail Plaza)	MEXICAN SYCAMORE	24" BOX	LOW
QUERCUS AGROFOLIA (Park - Parking Lot - Retail Plaza)	COAST LIVE OAK Standard	60" BOX	MEDIUM
QUERCUS VIRGINIANA (Landscape Setback - Project Perimeter)	SOUTHERN LIVE OAK Standard	36" BOX	MEDIUM
RHUS LANCEA (Park - Courtyards)	AFRICAN SUMAC Standard	24" BOX	LOW
TRISTEMA CONFERTA (Landscape Setback - Park Perimeter)	WIGWAG BOX Low Branching	24" BOX	MEDIUM
WASHINGTONIA FILIFERA HYBRID (Landscape Setback - Park)	CALIFORNIA FAN PALM	18" BTH	LOW
ACCENT:			
ALOE BARSLEY (Park - Courtyards - Retail Plaza)	TREE ALOE	24" BOX	LOW
BRAHEA ADAMATA (Park - Retail Plaza)	MEXICAN BLUE PALM	24" BOX	LOW
CERCIDUM X "DESERT MUSEUM" (Park - Retail Plaza)	HYBRID PALM O VERDE	24" BOX	LOW
DRACAENA DRACO (Park - Courtyards)	DRAGON TREE	36" BOX	LOW
CERCIS CANADENSIS "FOREST PANSY" (Park - Courtyards)	RED BUD Standard	36" BOX	MEDIUM
PODOCARPUS "ICEE BLUE" (Landscape Setback - Courtyards)	LONG LEAFED YELLOWWOOD	24" BOX	MEDIUM
EXISTING TREES to be protected in-place (Marlingale Drive):			
PINUS PINEA (Existing to be protected in-place)	ITALIAN STONE PINE	7 TOTAL	
PINUS CANADENSIS (Existing to be protected in-place)	CANARY ISLAND PINE	5 TOTAL	

ALL PLANTS ARE CAL-IPC NON-INVASIVE and WUCOLS MEDIUM/LOW WATER CONSUMPTIVE (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.			
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
SHRUBS:			
IRRIGATION HYDROZONE 4: LOW WATER CONSERVING PLANTING AREAS (Parking Lot):			
ECHIVERIA GLAUCA PEACOCK ECHIVERIA AEONUM ARBOREUM "SCHWARZKOPF" AGAVE AMERICANA ALOE STRATA DASYLIRION WHEELERI HESPERALOE PARVIFLORA HETEROMELES ARBUTIFOLIA KALANCHOE BEHARENSIS MUELENBURGIA CAPELLARIS SENECIO MANDRAUSCAE WESTRINGIA FLORIBUNDA	HENS & CHICKS PEACOCK ECHIVERIA AEONUM CENTURY PLANT CORAL ALOE DESERT SPOON RED YUCCA TOYON FELT PLANT PINK MUHLY SENECIO COAST ROSEMARY	1 GAL 5 GAL 5 GAL 15 GAL 5 GAL 15 GAL 5 GAL 15 GAL 5 GAL 1 GAL 5 GAL	LOW LOW LOW LOW LOW VERY LOW LOW LOW LOW LOW LOW
IRRIGATION HYDROZONE 3: MEDIUM / LOW TRANSITION PLANTING AREAS (Building Perimeter):			
AEONUM "URBICUM" "SALAD BOWL" ALOE BARSLEY ALOE STRATA ARBUTUS "COMPACTA" BOUGAINVILLEA ROSENA CALLISTEMON LITTLE JOHNS CAREX DIVULSA CHONDROPETALUM "ELEPHANTINUM" DANIELLA REVOLUTA DRACAENA DRACO FESTUCA MAREI FESTUCA OVINA GLAUCA LOMANORA LONGIFOLIA "BREEZE" ROSMARINUS PROSTRATUS SALVIA CLEVELANDII TEUCRIUM CHAMAEDRYS	AEONUM TREE ALOE CORAL ALOE DWARF STRAWBERRY SHRUB BOUGAINVILLEA DWARF CALLISTEMON BERKELEY SEDGE LARGE CAPE RUSH LITTLE REY DRAGON TREE ATLAS FESCUE BLUE FESCUE SPINY HEADED DWARF ROSEMARY CALULIE SAGE GERMANEIDER	1 GAL 24" BOX 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 24" BOX 1 GAL 5 GAL 5 GAL 5 GAL 5 GAL	LOW LOW LOW LOW LOW MEDIUM LOW LOW LOW LOW LOW MEDIUM LOW LOW
IRRIGATION HYDROZONE 2: MEDIUM / LOW ENHANCED SHRUBS (Entry Drive & Pool Courtyard):			
AGAVE ATTENUATA "NOVA" ALSTROEMIE WHEELER ASPHARAGUS DENSIFLORUS "MYERSII" BOUGAINVILLEA "LA JOLLA" CARISSA M. "HORIZONTALIS" CHASSIA A. "OATA" FURCACEA FORTIDA MEDIOPICTA PHORMIUM HYBRIDUS PITTOSPORUM C. "COMPACTUM" PITTOSPORUM T. "GOLF BALL" PRUNUS ILICIFOLIA SPP. LYONI	FORTAL AGAVE BLUE HYDRANGEA MYER ASPHARAGUS BOUGAINVILLEA NATAL PLUM JADE PLANT MAURITUS HEMP NEW ZEALAND FLAX PITTOSPORUM "GOLF BALL" KOKUMU CATALINA CHERRY	15 GAL 15 GAL 5 GAL 5 GAL 5 GAL 15 GAL 15 GAL 5 GAL 5 GAL 5 GAL 24" BOX	LOW LOW LOW MEDIUM MEDIUM LOW LOW LOW MEDIUM MEDIUM VERY LOW
SODDED TURF at PUBLIC PARK:			
HYBRID BERMUDA "IF GREEN" AVAILABLE FROM SOUTHLAND SOD FARMS			
ORGANIC MULCHES:			
3" THICK SHREDDED BARK MULCH (SHRUB AREAS - ALL HYDROZONES)			

LANDSCAPE MAINTENANCE NOTE:	
ALL LANDSCAPING TO BE MAINTAINED BY HOTEL MANAGEMENT COMPANY	
LIMITED USE AREA (Line of Sight) NOTE:	
ALL TREE BRANCHES TO BE TRIMMED TO 8' HIGH ABOVE FINISH GRADE. ALL SHRUBS WITHIN LIMITED USE AREA TO BE MAINTAINED AT 24" HIGH MAXIMUM	
LANDSCAPE DOCUMENTATION NOTE:	
A LANDSCAPE DOCUMENTATION PACKAGE BY THE PROJECT APPLICANT IS REQUIRED TO BE SUBMITTED TO THE CITY OF NEWPORT BEACH PURSUANT TO SECTION 2.1 OF THE WATER EFFICIENCY ORDINANCE STANDARDS. LANDSCAPE PLANS AND WATER USE CALCULATIONS PREPARED BY A PROFESSIONAL LICENSED LANDSCAPE ARCHITECT IN THE STATE OF CALIFORNIA. MARK SCHATZINGER, ASLA BLS 1238, EXPIRES 3.31.17	
WATER EFFICIENT LANDSCAPING NOTE:	
THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER: 1. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE CITY OF NEWPORT BEACH LANDSCAPE GUIDELINES FOR WATER EFFICIENT LANDSCAPES. 2. THE ESTIMATED APPLIED WATER USE ALLOWED FOR THE LANDSCAPE AREA SHALL NOT EXCEED THE MANNING CALCULATION.	
POOL, SPA and FOUNTAIN NOTES:	
1. POOL AND SPA WILL UTILIZE RECIRCULATING WATER SYSTEM EQUIPMENT AND BE CONCEALED IN A VAULT IN THE LANDSCAPE AREA. 2. THE SURFACE AREA OF THE POOLS AND SPAS IS INCLUDED IN THE "HIGH" WATER USE HYDROZONE AREA OF THE WATER BUDGET CALCULATION.	
CITY of NEWPORT BEACH NOTES:	
1. THE GENERAL SERVICES DIVISION OF MOD WILL REVIEW THE CITY STREET TREES ALONG THE PROJECT FRONTAGES. 2. ALL TREES PLANTED IN THE R.O.W. SHALL BE A MINIMUM 36" BOX. ALL TREES / SHRUB SPECIES APPEAR TO BE ACCEPTABLE WITH FINAL APPROVAL OF SPECIES BY MOD. 3. ROOF GARDENS AND LANDSCAPE ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CFC.	



NEWPORT CROSSINGS
NEWPORT BEACH, CA

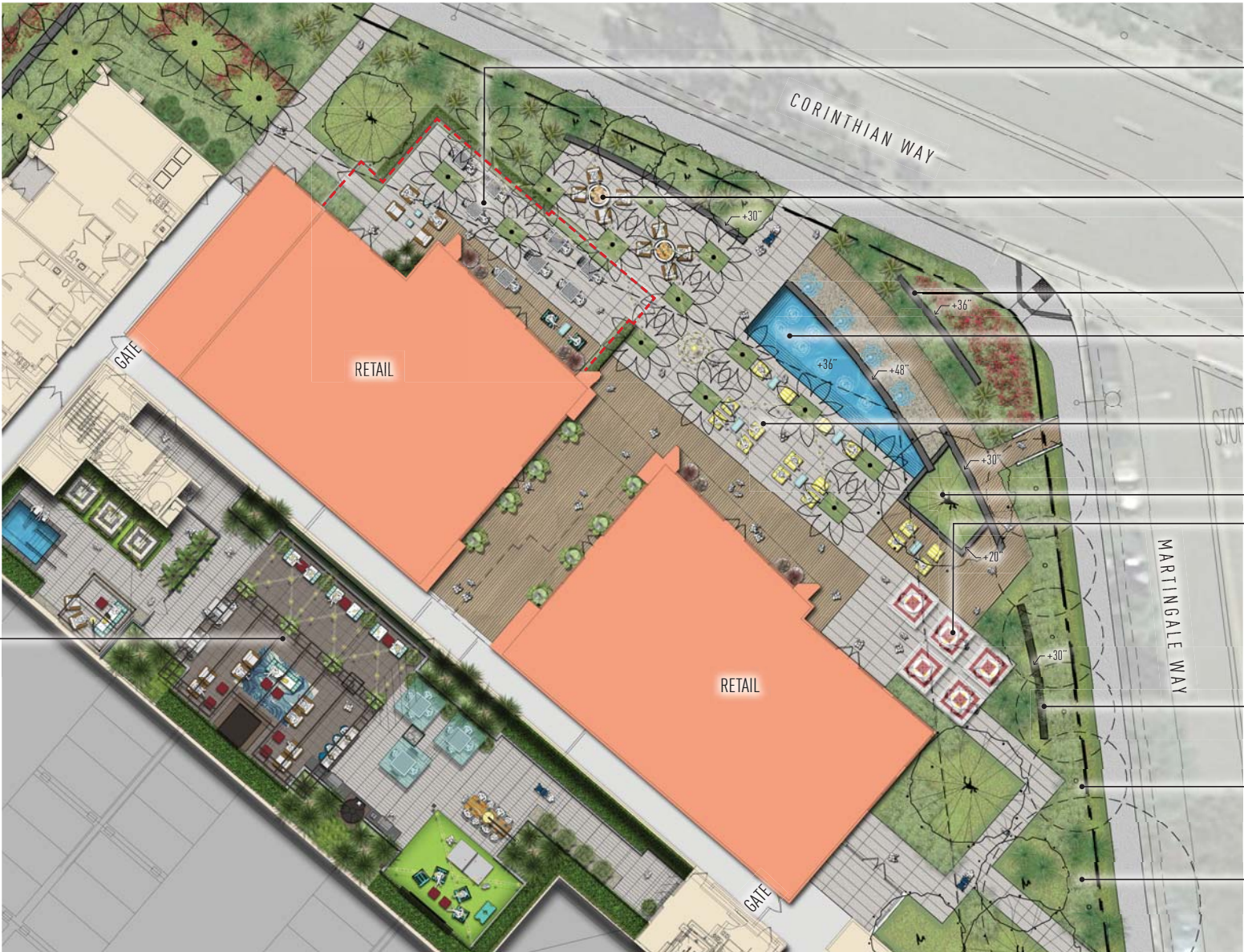
STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

POOL COURTYARD & 1/2 ACRE PUBLIC PARK L.3

SCALE: 1/16" = 1'-0" ⊕

JOB NO: 17-165 DATE: 10-18-18





- OUTDOOR DINING
 - 1,200 s.f.
 - table and chairs
 - 36" HT. restaurant separation fencing
- FIRESIDE LOUNGE
 - firepit
 - matching height palms
 - festival lights
 - soft seating
- 36" HT. CORNER TENANT SIGNAGE
- WATER FEATURE
 - 48" HT. wall with scuppers
 - 3' HT. reflection pool with water steps
 - cobble trough
- CUSTOMER PLAZA
 - table and chairs
 - matching height palms
 - festival lights
- SPECIMEN OAK - 60" BOX
- CUSTOMER PLAZA
 - table and chairs
 - shade umbrellas
- 30" HT. BOARDFORM ACCENT WALLS, TYP.
- EXISTING CANARY ISLAND PINES
 - protect in place
- EXISTING STONE PINES
 - protect in place

ROOFTOP TERRACE
• see enlargement sheet L5

NEWPORT CROSSINGS
NEWPORT BEACH, CA

STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite 1080 Newport Beach, CA (949) 851-2020

JOB NO: 17-165 DATE: 10-18-18
SCALE: 1" = 10'
RETAIL PLAZA L.4





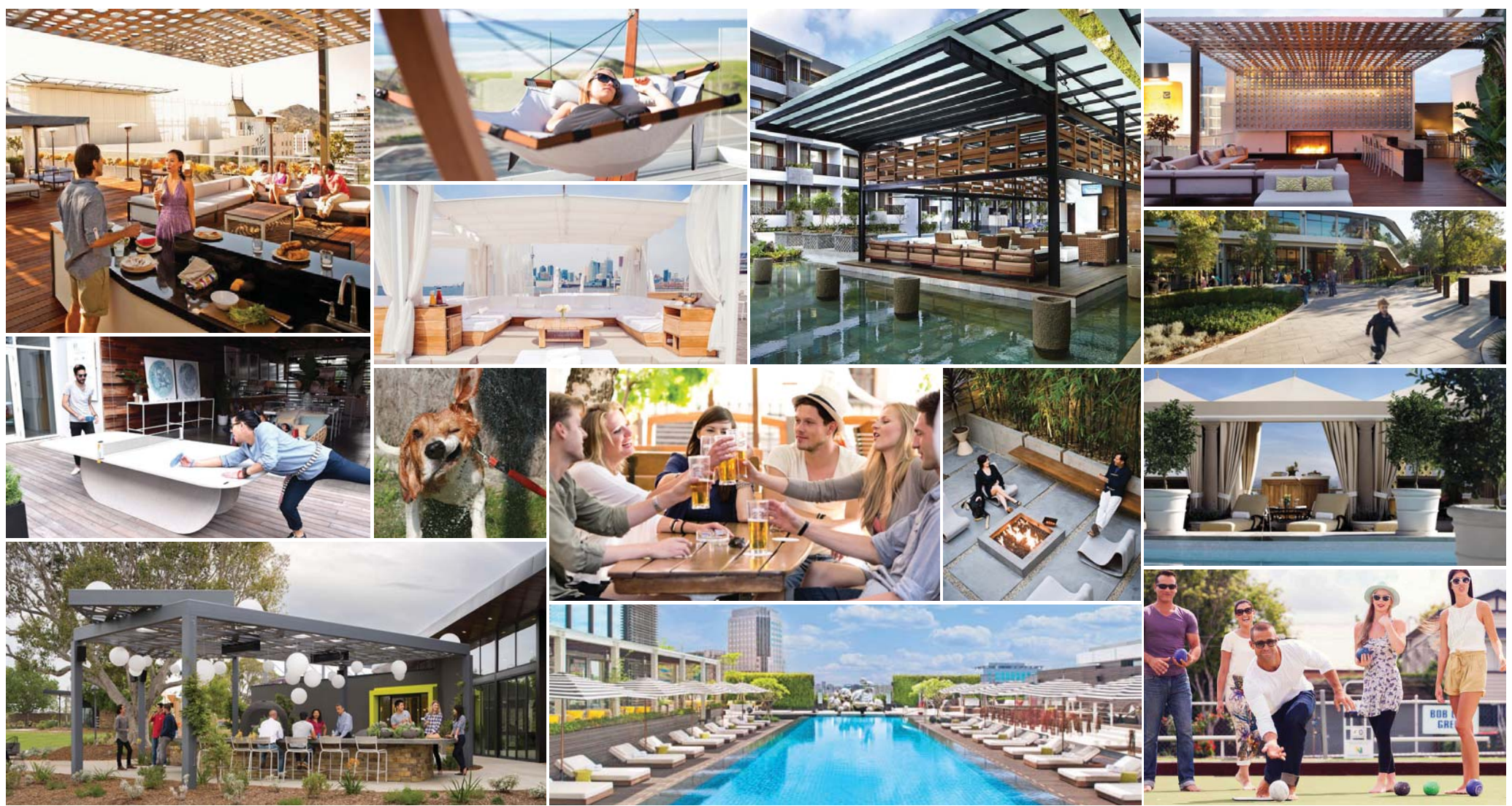
NEWPORT CROSSINGS
NEWPORT BEACH, CA

STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

JOB NO: 17-165 DATE: 10-18-18
SCALE: 1/8" = 1'-0"
ROOFTOP TERRACE at LEVEL 7

L.5



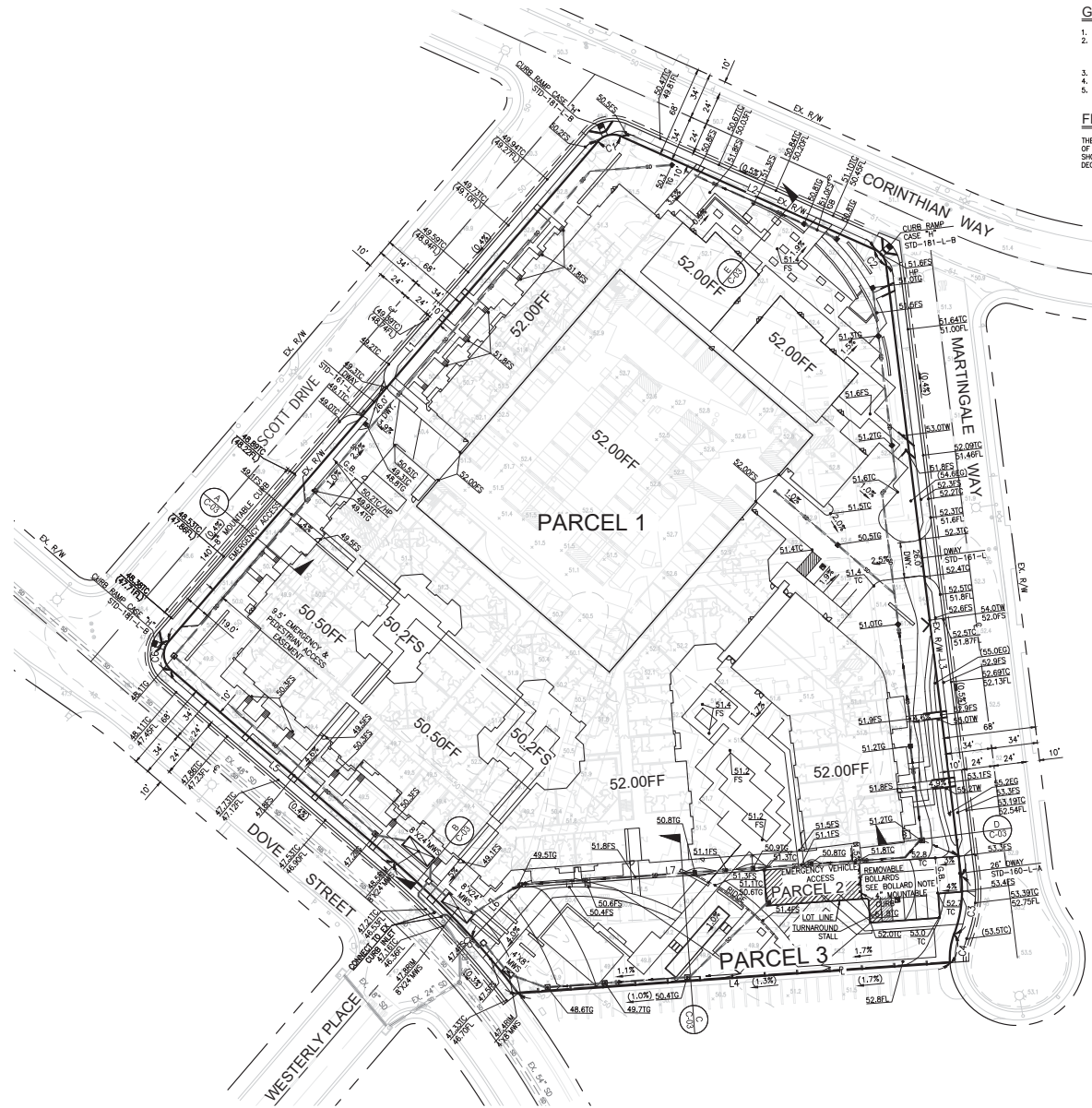


NEWPORT CROSSINGS
NEWPORT BEACH, CA

STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

JOB NO: 17-165 DATE: 10-18-18
LANDSCAPE I A ERY L.6





GENERAL NOTES

- 1. EXISTING LAND USE: COMMERCIAL
- 2. PROPOSED LAND USE:
 - PARCEL 1 - MIXED USE RESIDENTIAL AND 7,500 SF OF COMMERCIAL RETAIL SPACE
 - PARCEL 2 - PARKING AND EMERGENCY ACCESS
 - PARCEL 3 - PUBLIC PARK
- 3. SEWAGE DISPOSAL SERVICE IS PROVIDED BY CITY OF NEWPORT BEACH
- 4. WATER SERVICE IS PROVIDED BY CITY OF NEWPORT BEACH
- 5. THERE ARE NO AREA'S SUBJECT TO INUNDATION OR STORMWATER OVERFLOW.

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED), CONSIDERED TO BE OF MINIMAL RISK AREA OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 0608000001A, REVISION DECEMBER 3, 2009.

SITE ADDRESS

4220 SCOTT DRIVE
NEWPORT BEACH, CA 92860

AREAS

GROSS AREA	= 247,929 SF	(5.69 AC)
PARCEL 1 RESIDENTIAL AND COMMERCIAL	= 221,285 SF	(5.080 AC)
PARCEL 2 PARKING AND EMERGENCY ACCESS	= 4,782 SF	(0.110 AC)
PARCEL 3 PUBLIC PARK	= 51,873 SF	(0.500 AC)

LEGAL DESCRIPTION

LOT 1 AS SHOWN ON A MAP RECORDED IN BOOK 299, PAGES 15 AND 16 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.
PARCEL 1 AND 2 AS SHOWN ON A MAP FILED IN BOOK 53, PAGE 13 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.
EXCEPT ALL MINERALS, PETROLEUM GAS AND OTHER HYDROCARBON SUBSTANCES EXISTING BELOW 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 AN INSTRUMENT RECORDED SEPTEMBER 8, 1972 IN BOOK 10316, PAGE 114 OF OFFICIAL RECORDS AND AS RESERVED BY DEED RECORDED MARCH 1, 1974 IN BOOK 11086, PAGE 2 OF OFFICIAL RECORDS.
APN: 427-172-02, 427-172-03, 427-172-05, 427-172-06

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF DOVE STREET SHOWN AS N89°14'W ON PARCEL MAP NO. 2007-241 FILED IN BOOK 368 PAGES 23 AND 24 OF PARCEL MAPS, IN THE OFFICE OF COUNTY RECORDER OF ORANGE COUNTY.

BENCH MARK

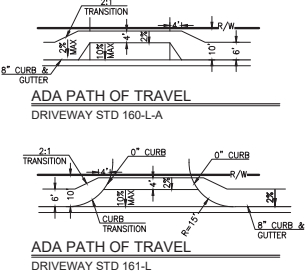
BENCHMARK DESIGNATION: 35-34-77 DATED: APRIL 7, 2004
ELEVATION: 45.510 FEET (NAVD88, YEAR LEVELED 2003)
DESCRIPTION: DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "35-34-77" SET IN NORTHEAST CORNER OF A 4.5 FT. BY 8.4 FT. CONCRETE CATCHMENT IS LOCATED ALONG THE WESTERLY SIDE OF MACARTHUR BOULEVARD, 362 FT. NORTHERLY OF THE CENTERLINE OF NEWPORT PLAZA AND 58 FT. WESTERLY OF THE CENTERLINE OF MACARTHUR BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

EARTHWORK

CUT = 7,300 CY
FILL = 2,600 CY
EXPORT = 4,700 CY
REMEDIAL = 23,000 CY
NOTE: THE GRADING QUANTITIES SHOWN ABOVE ARE FOR BONDING PURPOSES ONLY AND DO NOT ACCOUNT FOR VARIATIONS DUE TO LOSS FROM CLEARING AND GRUBBING, STRIPPING, SHRINKAGE, SWELL, OR UNSUITABLE MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN INDEPENDENT QUANTITY AND MATERIAL TAKE-OFFS TO CONSTRUCT THE DESIGN AS INDICATED ON THESE DRAWINGS AND IN CONFORMANCE WITH THE PROJECT'S GEOTECHNICAL REPORT.

CIVIL ENGINEER

BRYAN D. SMITH, P.E.
FUSCOE ENGINEERING, INC.
6390 GREENWICH DR, SUITE 170
SAN DIEGO, CA 92122
PHONE: (858) 554-1500
FAX: (858) 597-0335



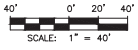
BOLLARD NOTE:
FINAL DESIGN OF REMOVABLE BOLLARDS TO BE APPROVED BY FIRE DEPARTMENT AND TO BE LOCKED IN PLACE WITH A KNOX LOCK

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTER LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SWALE FLOWLINE
- PROPOSED RETAINING WALL
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN CURB INLETS
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN CLEANOUT
- PROPOSED MODULAR WETLAND BMPs

ABBREVIATIONS

- CB CATCH BASIN
- FF FINISH FLOOR ELEVATION
- FL FLOWLINE ELEVATION
- FS FINISH SURFACE ELEVATION
- HP HIGH POINT ELEVATION
- P/L PROPERTY LINE
- R/L TOP OF RM ELEVATION
- R/W RIGHT OF WAY
- SDH STORM DRAIN MANHOLE
- TC TOP OF CURB ELEVATION
- TS TOP OF GRATE ELEVATION
- TW TOP OF WALL ELEVATION



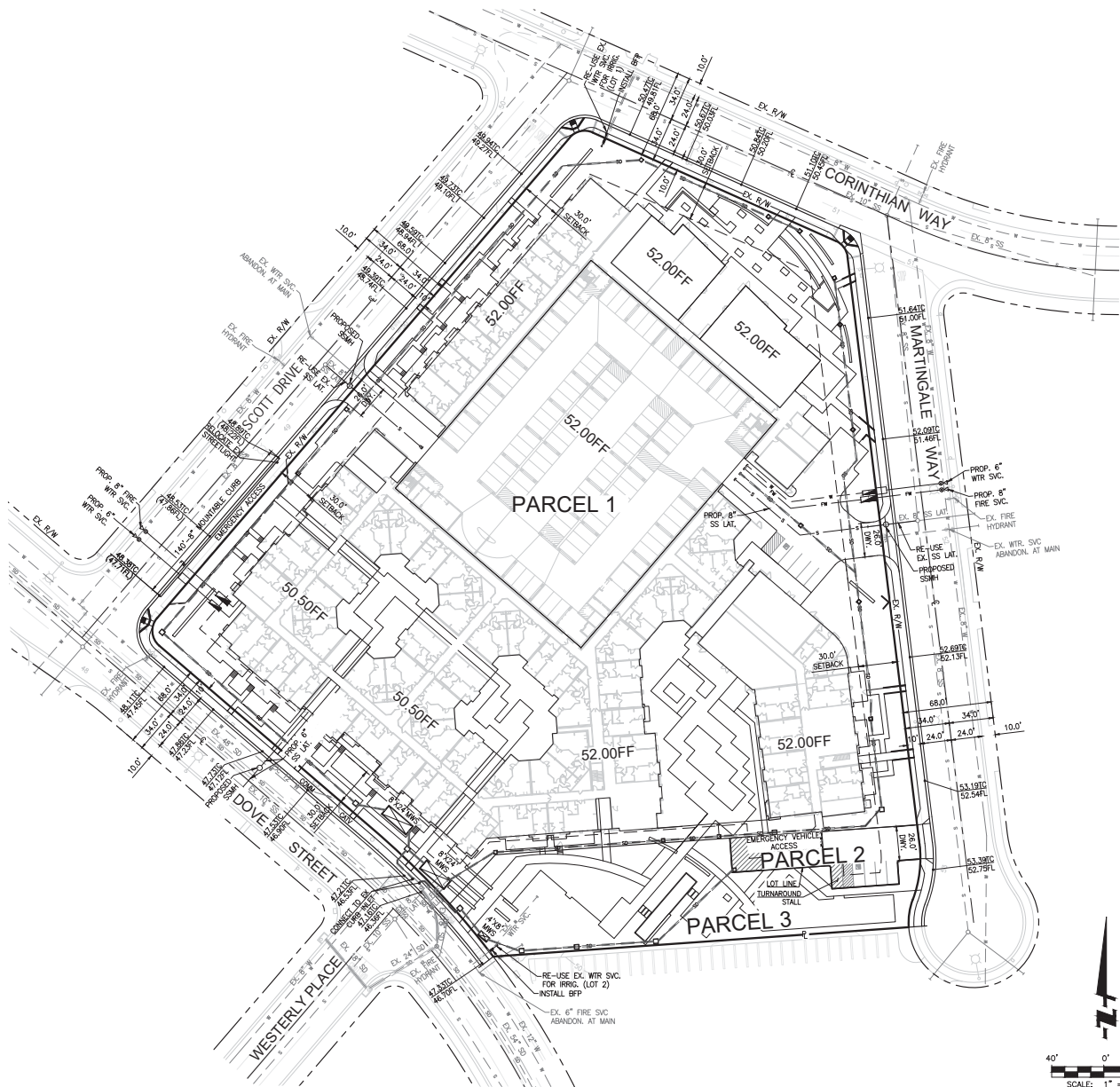
NEWPORT CROSSINGS - NEWPORT BEACH, CA

STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

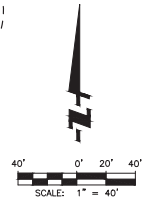
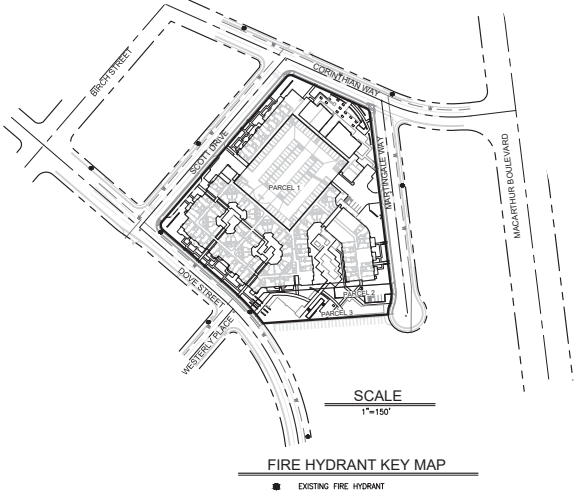
CONCEPTUAL GRADING JOB NO: 1618-001 DATE: 10-18-18

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860

©2017 Architects Orange
These plans are copyright protected under state and federal law. No part of these plans may be reproduced or used without written permission by Architects Orange.



LEGEND		ABBREVIATIONS	
	PROPERTY LINE	BPP	BACKFLOW PREVENTER
	RIGHT-OF-WAY	CATV	CABLE TV
	EXISTING LOT LINE	COMM	COMMUNICATION
	PROPOSED LOT LINE	DRY	DRIVEWAY
	SETBACK LINE	EX	EXISTING
	CENTER LINE	FDC	FIRE DEPARTMENT CONNECTION
EXISTING UTILITIES		FF	FINISH FLOOR
	SANITARY SEWER	FL	FIRE HYDRANT
	SEWER MANHOLE	FL	FLOWLINE
	STORM DRAIN	FS	FIRE SERVICE
	STORM DRAIN CURB INLETS	FW	FIRE WATER MAIN
	WATER	IR	INVERT ELEVATION
	FIRE HYDRANT	IR	IRRIGATION
	GATE VALVE	LAT	LATERAL
	FIRE DEPARTMENT CONNECTION	MWS	MODULAR WETLAND SYSTEM
	POST INDICATOR VALVE	SCD	SEWER CLEANOUT
	BACKFLOW PREVENTER	SD	STORM DRAIN
	STREET LIGHT	SS	SANITARY SEWER
PROPOSED UTILITIES		SVC	SERVICE
	SANITARY SEWER	TC	TOP OF CURB
	STORM DRAIN	POC	BUILDING POINT OF CONNECTION
	STORM DRAIN CATCH BASIN	WTR	WATER
	STORM DRAIN CLEANOUT	VLT	VAULT
	MODULAR WETLAND BMPs		
	WATER LINE		
	FIRE SERVICE		
	BACKFLOW PREVENTER		
	WATER METER		

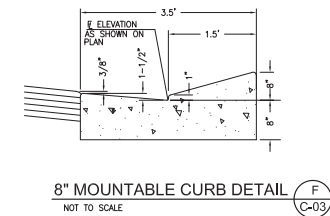
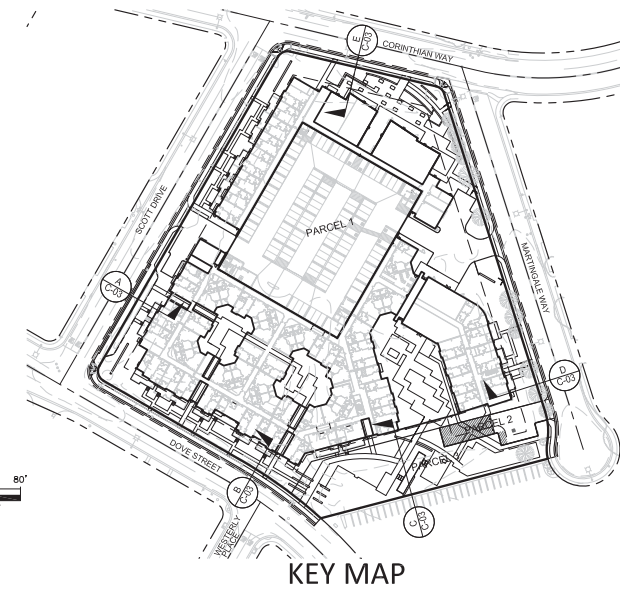
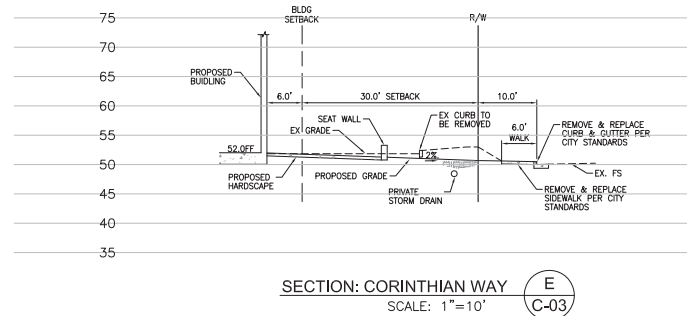
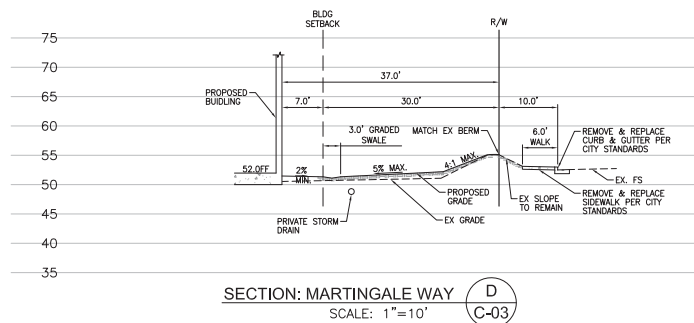
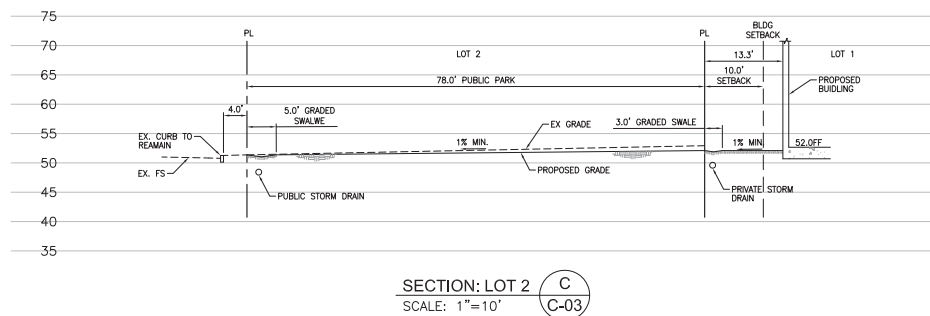
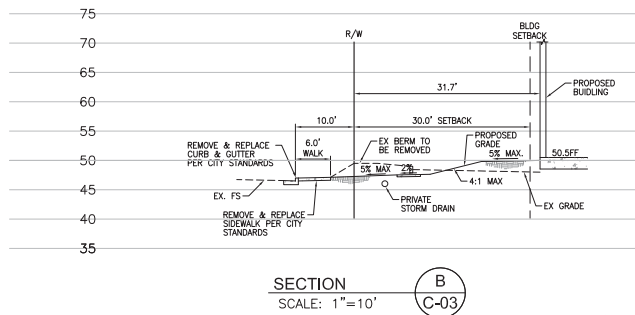
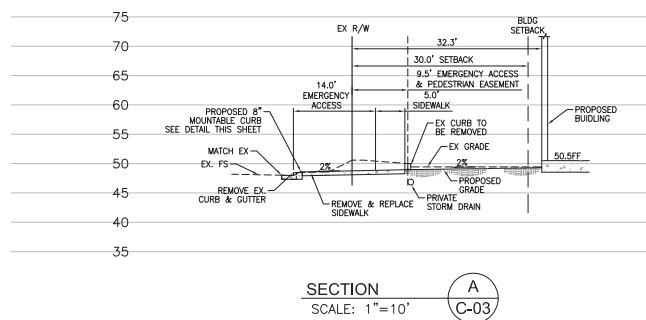


NEWPORT CROSSINGS - NEWPORT BEACH, CA
STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

CONCEPTUAL UTILITY PLAN
JOB NO: 1618-001 DATE: 09-11-18
ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860

C-02

©2017 Architects Orange
These plans are copyright protected under state
protection unauthorized use is not permitted.
These plans shall not be reproduced or used without
written permission by Architects Orange.



NEWPORT CROSSINGS - NEWPORT BEACH, CA

STARBOARD REALTY PARTNERS, LLC
1301 Dove Street Suite1080 Newport Beach, CA (949) 851-2020

TYPICAL SECTIONS

S JOB NO:
1618-001

DATE:
09-11-18



FUSCOE
ENGINEERING
full circle thinking

C-03

ARCHITECTS ORANGE

144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 639-9860

© 2017 Architects Orange
These plans are copyright protected. Under such
protection unauthorized use is not permitted.
These plans shall not be reproduced or used without
written permission by Architects Orange.