



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

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

ATTACHMENT A

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 - AMENITY 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 & PLAN PALETTE
L.3	POOL COURTYARD & 1/2 ACRE PUBLIC PARK
L.4	RETAIL PLAZA
L.5	FOOTFOT TERRACE at LEVEL 7
L.6	LANDSCAPE IMAGERY
C-01	CONCEPT GRADING PLAN
C-02	CONCEPT UTILITY PLAN
C-03	TYPICAL SECTIONS

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Vicinity Map



NEWPORT CROSSINGS - NEWPORT BEACH, CA

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



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CODE SUMMARY	
CODE	ADOPTED EDITION
BUILDING CODE	2016 CALIFORNIA BUILDING CODE
FIRE CODE	2016 CALIFORNIA FIRE CODE
ENERGY CODE	2016 BUILDING EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON RESIDENTIAL BUILDINGS
MECHANICAL CODE	2016 CALIFORNIA MECHANICAL CODE
PLUMBING CODE	2016 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE	2016 CALIFORNIA CODE
POOL CODE	2012 UNIFORM SWIMMING POOL CODE
	2016 CALIFORNIA GREEN BUILDING STANDARDS

	2016 CALIFORNIA GREEN BUILDING STANDARDS
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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

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. BIN FOR RECYCLABLE WASTE, AND () 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.	LB5/WK PER 100 S.F.	TOTAL LB5/WK	LB5 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)	LB5/WK PER OCCUPANT	TOTAL LB5/WK	LB5 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.YE. 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.

RESIDENTIAL BUILDING SUMMARY							
UNITS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	%	TOTAL
S1	2	3	3	2	3	4.0%	14
S2	0	0	5	2	5	4.3%	15
STUDIO	2	3	8	2	8	3%	29
A1	9	9	9	5	7	11.3%	43
A2	16	8	9	5	6	11.7%	48
A3	18	19	19	14	19	24.9%	94
A4	3	3	3	2	0	2.4%	12
1 BR'S	46	39	40	48	32	56%	197
B1	8	17	21	2	12	21.6%	79
B1 ALT	1	2	2	2	2	2.6%	9
B2	0	1	1	1	1	1.1%	4
B4	2	2	2	2	2	2.9%	10
B5	0	0	5	2	5	4.3%	15
B6	1	1	1	1	0	1.1%	4
B7	0	0	1	1	1	0.9%	3
2 BR'S	12	23	33	30	23	50%	124
TOTAL	60	65	81	8	63	100%	350

UNIT SUMMARY					
UNIT TYPE	UNIT NET SQ. FT.	NUMBER OF UNITS	TOTAL NET SQ. FT.	%	UNIT %
S1	587	14	8218	4.0%	8%
S2	626	15	9390	4.3%	
A1	690	43	29670	12.3%	
A2	730	48	35040	13.7%	
A3	764	94	71816	26.9%	
A4	828	12	9936	3.4%	35%
B1	1,113	79	87927	22.6%	
B1 ALT	1,075	9	9675	2.6%	
B2	1,100	4	4400	1.1%	
B4	1,070	10	10700	3%	
B5	916	15	13740	4.3%	
B6	1,037	4	4148	1.1%	
B7	1,209	3	3627	0.9%	
TOTAL	852	350	298287	100%	

PARKING SUMMARY			
RESIDENTIAL PARKING REQUIRED - PER CITY REQUIREMENTS FOR A PROJECT PROVIDING AFFORDABLE HOUSING PER SECTION 20.32.040 OF THE CITY'S ZONING CODE			
UNIT TYPE	UNITS	REQUIRED PARKING	STALLS REQUIRED
STUDIO	29	1.00	29
1 BR	197	1.00	197
2 BR'S	124	2.00	248
TOTAL UNITS	350		
TOTAL STALLS REQUIRED - ASSIGNED RESIDENTIAL		RATIO: 1.35	474
TOTAL RESIDENTIAL STALLS PROVIDED: 474 + 11181=655 (RATIO: 1.87)			
RETAIL PARKING REQUIRED			
RESTAURANT-CASUAL DINING/INDOOR	1000 S.F.	0.025	25
RESTAURANT-CASUAL DINING/OUTDOOR 1200 S.F. - (1000 S.F. INDOOR X 25% + 250 S.F.)	950 S.F.	0.025	24
GENERAL RETAIL	5500 S.F.	0.004	22
TOTAL STALLS REQUIRED - RETAIL		RATIO: 13.8	71
TOTAL STALLS RETAIL STALLS PROVIDED: 71			
LEASING PARKING			
TOTAL LEASING PARKING PROVIDED:			4
EVCS - PARKING REQUIRED			
EVCS - RESIDENTS ASSIGNED (EVCS INCLUDED IN 474 COUNT)		0.00	15
EVCS - RESIDENTS UNASSIGNED		0.03	6
EVCS - RETAIL		0.03	3
EVCS - LEASING		0.03	1
TOTAL EVCS STALLS REQUIRED:			25
TOTAL EVCS STALLS PROVIDED: 25			
ACCESSIBLE STALLS REQUIRED			
	0.00	0.02	13
RESIDENTS (ASSIGNED + OPEN + OPEN EVCS)	655	1.02	13
RETAIL (+ EVCS)	74	1.05	4
LEASING (+ EVCS)	5	1.05	1
NOTE: PROVIDE (1) VAN ACCESSIBLE STALL FOR EVERY 6 ACCESSIBLE STALLS PROVIDED FOR EACH PARKING TYPE			
TOTAL ACCESSIBLE PARKING REQUIRED:			18

PARKING REQUIRED:	559
ADDITIONAL STALLS ⁽¹⁾ :	181
TOTAL PARKING REQUIRED:	740

TOTAL PARKING STALLS PROVIDED:						
	UNITS PER LEVEL	RETAIL	RETAIL (H.C.)	RESIDENTIAL	RESIDENTIAL (H.C.)	TOTAL STALLS
ON GRADE				4	1	5
LEVEL SUB 1	0	0	0	40	0	40
LEVEL 1	60	67	0	29	2	102
LEVEL 2	65	0	0	120	3	123
LEVEL 3	81	0	0	120	3	123
LEVEL 4	81	0	0	120	3	123
LEVEL 5	63	0	0	122	3	125
LEVEL 6	0	0	0	99	0	99
TOTAL STALLS PROVIDED:	350	67	0	654	15	740

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

STARBOARD REALTY PARTNERS, LLC

NEWPORT CROSSINGS

PROJECT DESCRIPTION

A 350 UNIT PROJECT CONSISTING OF 4 & 5-STORY TYPE III-A RESIDENTIAL BUILDING SURROUNDING A 5-STORY (6 LEVEL) TYPE I-A PARKING STRUCTURE WITH AMENITY DECK AND 7,500 S.F. TYPE I-A RETAIL

GROSS LAND AREA:	5.69 ACRES
RESIDENTIAL & RETAIL SITE:	5.19 ACRES
PUBLIC PARK:	0.50 ACRES
TOTAL UNITS:	350 UNITS
DENSITY:	61.51 DU/AC

EXISTING ZONING: GENERAL COMMERCIAL SITE 6 OF THE PC 11 (NEWPORT PLACE) PLANNED COMMUNITY ZONING DISTRICT AND GENERAL PLAN LAND USE CATEGORY MU-H2

EXISTING/PROPOSED USES

EXISTING USES:	58,277 SQ. FT. COMMERCIAL
PROPOSED USES:	MIXED USE RESIDENTIAL (350 UNITS) / RETAIL (7,500 SQ. FT.) DEVELOPMENT

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

NEWPORT CROSSINGS - NEWPORT BEACH, CA

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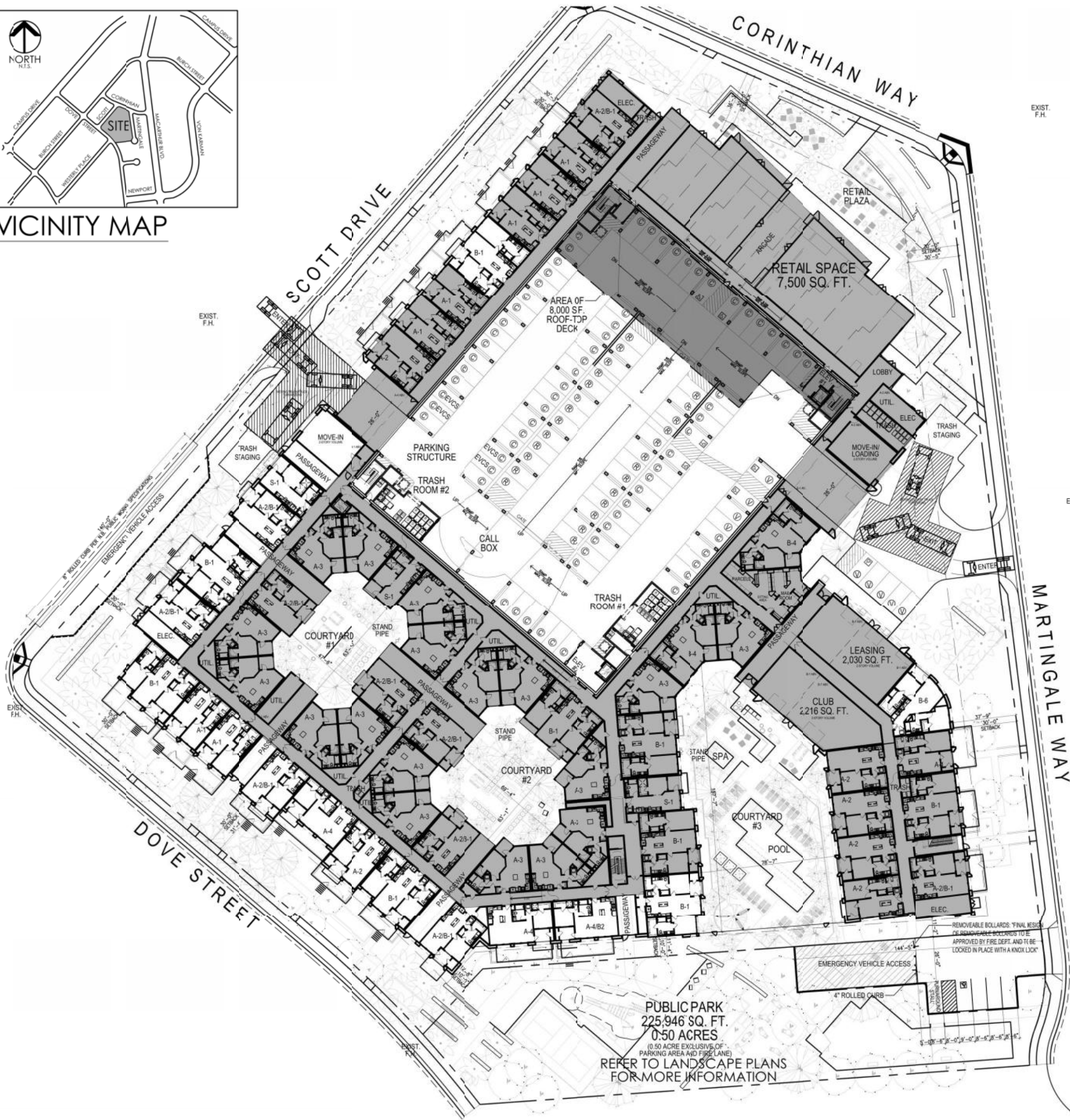
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VICINITY MAP



SITE PLAN NOTES:

- 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 AISLES 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 3007.72) 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)

LEGEND:

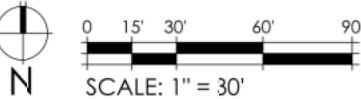
- NON-SHADED PORTIONS OF RESIDENTIAL BUILDING INDICATES 4 STORIES
- INDICATES AREA OF 5 STORIES
- INDICATES AREA OF AMENITY DECK

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.

- 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 A DOOR FROM THE FRONT DOOR OF EACH OCCUPANCY.
- PARKING GARAGE TO BE PROVIDED WITH 2A 20BC FIRE EXTINGUISHER.
- EFFECTIVE EMERGENCY RESPONDER RADIO COVERAGE (800 MHZ) SHALL BE REQUIRED AND SHALL COMPLY WITH NEWPORT BEACH FIRE DEPARTMENT GUIDELINE & STANDARDS D05 PUBLIC SAFETY RADIO SYSTEM COVERAGE.
- PREMISES IDENTIFICATION SHALL BE PROVIDED AS CITY OF NEWPORT BEACH AMENDED C.F.C. SEC. 909.1.1. ADDRESSES SHALL BE PLACED AN OVER OF 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 MANUFACTURERS 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. 3102, PHASE I AND PHASE II RECALL WILL BE REQUIRED.
- STAIRWELL SIGNAGE SHALL MEET NEWPORT BEACH FIRE DEPARTMENT GUIDELINE & STANDARDS D01.
- SMOKE DETECTORS SHALL BE REQUIRED FOR THE INDIVIDUAL DWELLING UNITS AS PER C.F.C. SEC. 907.2.1.1.1.
- DUMPSTER LOCATIONS SHALL MEET NEWPORT BEACH FIRE DEPARTMENT GUIDELINE & STANDARD A.15.
- 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-4. PRIVATE ENCROACHMENTS IN PUBLIC RIGHTS-OF-WAY.
- RECONSTRUCT CURB AND GUTTER ALONG THE DOVE STREET, SCOTT DRIVE, CORINTHIAN WAY AND MARTINGALE WAY FRONTAGES PER CITY STANDARDS.
- RECONSTRUCT A MINIMUM 6 FOOT WIDE SIDEWALK ALONG THE DOVE STREET, SCOTT DRIVE, CORINTHIAN WAY, AND MARTINGALE WAY FRONTAGES 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-IN/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



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

A-1.2



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 RQ'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"

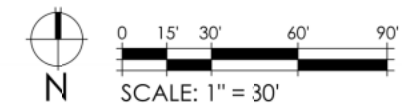
ON-SITE RECREATIONAL AMENITIES SUMMARY			
OPEN SPACE REQUIRED:	350 UNITS X	44 S.F./UNIT =	15400 S.F.
TOTAL OPEN SPACE RQ'D:	15400		
LOCATIONS			
CLUBHOUSE & FITNESS	2,221		
ROOF DECK #1 (AT PARKING STRUCTURE)	5,587		
ROOF DECK #2 (AT LEVEL 5 OF RESIDENCES)	942		
RETAIL PLAZA	5,587		
COURTYARD #1	1,186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

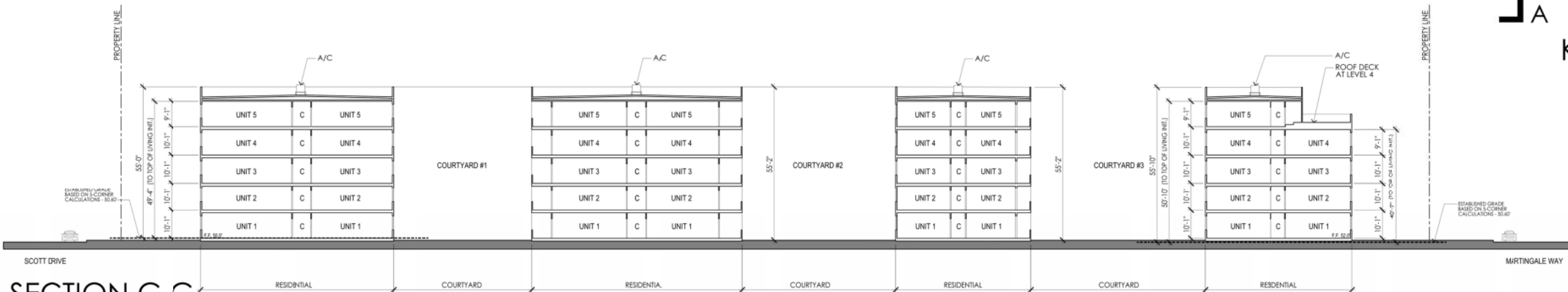
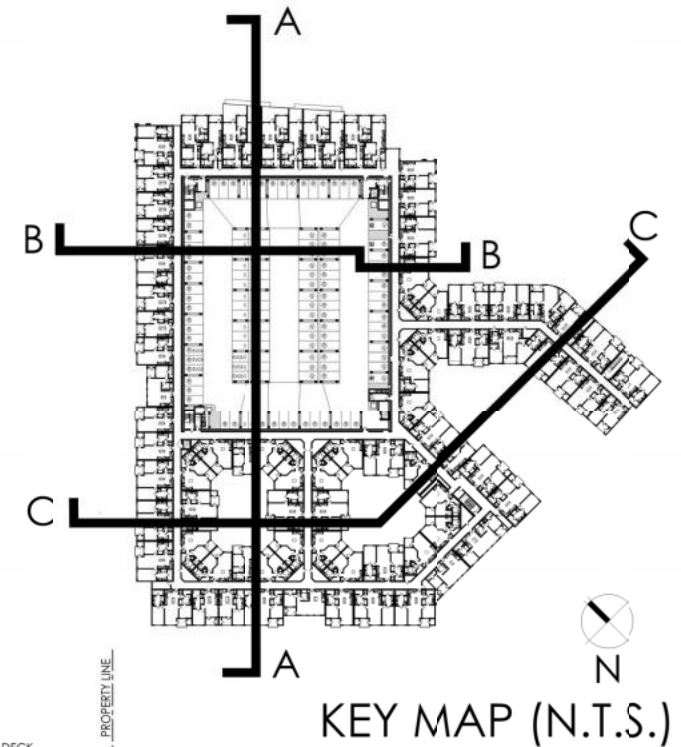
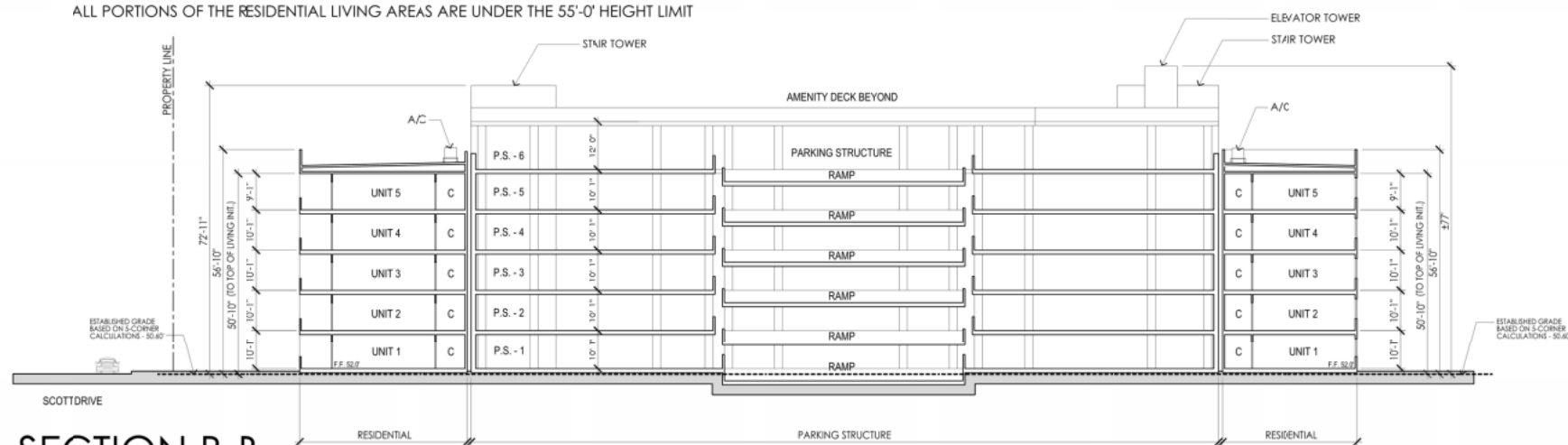
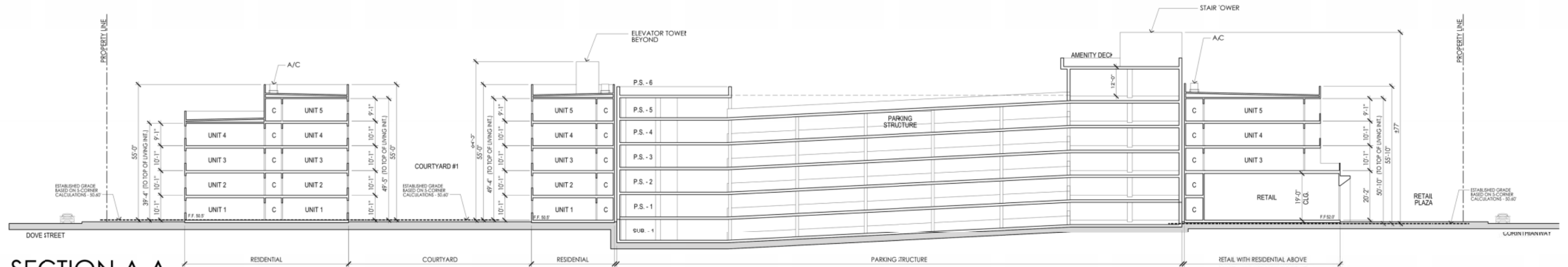
PRIVATE OPEN SPACE				
UNIT	PATIO/ BALC. MINIMUM	QTY	TOTAL	S.F.
S1	62	14	868	
S2	72	15	1,080	
A1	61	43	2,623	
A2	64	48	3,072	
A3	61	94	5,734	
A4	63	12	756	
B1	66	79	5,214	
B1-ALT	66	9	594	
B2	63	4	252	
B4	61	10	610	
B5	71	15	1,065	
B6	60	4	240	
B7	73	3	219	
TOTAL		350	21,459	

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

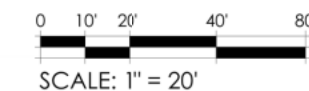
OPEN SPACE PLAN



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



CONCEPTUAL BLDG. SECTIONS



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

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A-2.7



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MATERIAL/COLOR LEGEND	
1	LIGHT SAND FINISH STUCCO
2	ARCHITECTURAL META. 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

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MATERIAL/COLOR LEGEND

- 1 LIGHT SAND FINISH STUCCO
- 2 ARCHITECTURAL META. 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



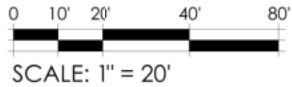
2. MARTINGALE WAY (EAST) ELEVATION

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



CONCEPTUAL BLDG. ELEVATIONS

A-3.2



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1. AERIAL VIEW FROM CORINTHIAN WAY
LOCKING SOUTH



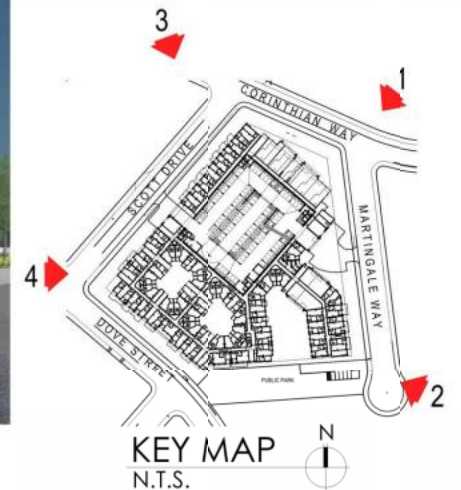
2. VIEW FROM MARTINGALE WAY
LOOKING NORTH



3. VIEW AT CORINTHIAN WAY & SCOTT DRIVE
LOOKING SOUTHEAST



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



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CONCEPTUAL RENDERINGS

NOT TO SCALE

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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



CONCEPTUAL RENDERINGS

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NOT TO SCALE

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(A) Sno bound S 7004



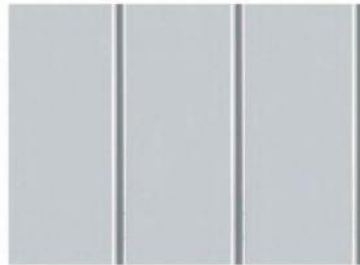
(B) Acier S 9170
(color not shown on Elevation)



(C) Sea Serpent S 7615



(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



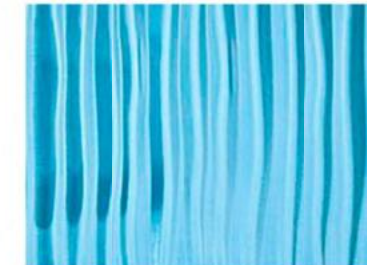
(6) Aluminum Storefront
System



(7) Glass Railing
System



(8) Vinyl Windows - White



(9) Architectural Acrylic
Panel



(10) Metal Cladded Aluminum
Finishing



(11) Metal Sun Shade



(12) Horizontal Metal Slats



(13) Metal Trellis

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ENLARGED GROUND LEVEL PATIOS
- TYP. ALL SIDES

ENTRY DRIVE
• enhanced paving

ENTERTAINMENT COURTYARD
• firepit on turf 'rug'
• overhead festival lighting
• barbecue counter
• dining terrace
• enlarged private patios

THE LOUNGE
• lounge cabana with firepit
• communal tables
• barbecue counter
• enlarged private patios

1/2 ACRE COMMUNITY PARK
• see enlargement sheet L3

RETAIL PLAZA
• see enlargement sheet L4

EXISTING CANARY ISLAND PINE (5 TOTAL)
• protect-in-place

ROOFTOP TERRACE at LEVEL 7
• see enlargement sheet L5

EXISTING STONE PINE (7 TOTAL)
• protect-in-place

LEASING PLAZA and ENTRY DRIVE
• enhanced paving
• matching height palms
• project signage
• pottery

VIEW DECK at LEVEL 5
• outdoor kitchen
• lounge chairs
• fireplace
• pottery

POOL COURTYARD
• see enlargement sheet L3

NEWPORT CROSSINGS
NEWPORT BEACH, CA

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

SCALE: 1" = 10'
CONCEPTUAL LANDSCAPE PLAN L.1

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 STABILIZESOIL and MINIMIZES EROSION IMPACTS.			
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
TREES:			
ACACIA PURPUREA (Landscape Setback - Courtyards)	PURPLE ACACIA Standard	24" BOX	LOW
AGONIS FLEXUOSA (Landscape Setback - Bldg. perimeter)	PEPPERMIT WILLOW Standard	36" BOX	LOW
ARBUTUS x MARINA (Landscape Setback - Courtyards - Park)	HYBRID STRAWBERRY Multi-Trunk	24" BOX	MEDIUM
ARCHONTOPHOENIX CUNNINGHAMIANA (Courtyards)	KING PALM Multi-Trunk	36" BOX	MEDIUM
CINNAMOMUM CAMPHORA (Park - Retail Plaza - Streetscape)	CAMPHOR TREE Standard	36" BOX	MEDIUM
JACARANDA ACUTIFOLIA (Park - Passive Courtyard)	JACARANDA	36" BOX	MEDIUM
LYONOTHAMNUS F. ASLENIFOLIUS (Park - Bldg. perimeter)	FERNLEAF CATALINA IRONWOOD Low Branching	24" BOX	LOW
MAGNOLIA G. 'LITTLE GEM' (Landscape Setback - Courtyards)	MAGNOLIA Low Branch	24" BOX	MEDIUM
MELALEUCA QUINQUELOSERIA (Landscape Setback - Courtyards - Park)	CAJUPUT TREE Multi-Trunk	24" BOX	MEDIUM
METROSIDEROS EXCELSA (Park - Courtyards - Retail Plaza)	NZ CHRISTMAS TREE Standard	24" BOX	MEDIUM
OLEA 'SWAN HILL' (Entry - Park - Retail Plaza)	FRUITLESS OLIVE Multi-Trunk	36" BOX	MEDIUM
PHOENIX DACTYLIFERA 'MEDJOOOL' (Leasing Plaza - Vehicular Entry - Pool Courtyard - Retail Plaza)	DATE PALM	32" BTH	MEDIUM
PINUS ELDARICA (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 AGRIFOLIA (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
TRISTANIA CONFERTA (Landscape Setback - Park Perimeter)	BRISBANE BOX Low Branching	24" BOX	MEDIUM
WASHINGTONIA FILIFERA 'HYBRID' (Landscape Setback - Park)	CALIFORNIA FAN PALM	18" BTH	LOW
ACCENT:			
ALOE BAINSEII (Park - Courtyards - Retail Plaza)	TREE ALOE	24" BOX	LOW
BRAHEA ARMATA (Park - Retail Plaza)	MEXICAN BLUE PALM	24" BOX	LOW
CERCIDIUM X 'DESERT MUSEUM' (Park - Retail Plaza)	HYBRID PA.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 CANARIENSIS (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 STABILIZESOIL and MINIMIZES EROSION IMPACTS.			
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
SHRUBS:			
IRRIGATION HYDROZONE 4: LOW WATER CONSERVING PLANTING AREAS (Parking Lot):			
ECHVEERIA GLAUCA	HENS & CHICKS	1 GAL	LOW
ECHVEERIA PEACOCKII	PEACOCK ECHVEERIA	5 GAL	LOW
AEONIUM ARBOREUM 'SCHWARTZKOPF'	AEONIUM	5 GAL	LOW
AGAVE AMERICANA	CENTURY PLANT	15 GAL	LOW
ALOE STRIATA	CORAL ALOE	5 GAL	LOW
DASYLIRION WHEELERI	DESERT SPOON	15 GAL	LOW
HEPERALOE PARVIFLORA	RED YUCCA	5 GAL	VERY LOW
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	LOW
KALANCHOE BEHARENSIS	FELT PLANT	15 GAL	LOW
MULLENBURGIA CAPILLARIS	PINK MUHLY	5 GAL	LOW
SENECIO MANDRALISCAE	SENECIO	1 GAL	LOW
WESTRINGIA FLORIBUNDA	COAST ROSEMARY	5 GAL	LOW
IRRIGATION HYDROZONE 3: MEDIUM / LOW TRANSITION PLANTING AREAS (Building Perimeter):			
AEONIUM 'URBICUM' 'SALAD BOWL'	AEONIUM	5 GAL	LOW
ALOE BAINSEII	TREE ALOE	24" BOX	LOW
ALOE STRIATA	CORAL ALOE	5 GAL	LOW
ARBUTUS 'COMPACTA'	DWARF STRAWBERRY	5 GAL	LOW
BOUGAINVILLEA ROSENKA	SHRUB BOUGAINVILLEA	5 GAL	LOW
CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL	LOW
CAREX DIVULSA	BERKELEY SEDGE	5 GAL	MEDIUM
CHONDRORPETALIUM 'ELEPHANTINUM'	LARGE CAPE RUSH	5 GAL	LOW
DIANELLA REVOLUTA	LITTLE REV	5 GAL	LOW
DRACAENA DRACO	DRAGON TREE	24" BOX	LOW
FESTUCA MAIREI	ATLAS FESCUE	1 GAL	LOW
FESTUCA DIVINA GLAUCA	BLUE FESCUE	5 GAL	LOW
LOMANDRA LONGIFOLIA 'BREEZE'	SPINY-HEADED MAT RUSH	5 GAL	MEDIUM
ROSMARINUS PROSTRATUS	DWARF ROSEMARY	5 GAL	LOW
SALVIA CLEVELANDII	CA BLUE SAGE	5 GAL	LOW
TEUCRIUM CHAMAEDRYS	GERMANDER	5 GAL	LOW
IRRIGATION HYDROZONE 2: MEDIUM / LOW ENHANCED SHRUBS (Entry Drive & Pool Courtyard):			
AGAVE ATTENUATA 'NOVA'	FOXTAIL AGAVE	15 GAL	LOW
ALYOGYNE HUEGELII	BLUE HIBISCUS	15 GAL	LOW
ASPARAGUS DENSIFLORUS 'MYERSII'	MYER ASPARAGUS	5 GAL	LOW
BOUGAINVILLEA 'LA JOLLA'	BOUGAINVILLEA	5 GAL	MEDIUM
CARISSA M. 'HORIZONTALIS'	NATAL PLUM	5 GAL	MEDIUM
CRASSULA OVATA	JADE PLANT	15 GAL	LOW
FURCRACEA FOETIDA 'MEDIQICTA'	MAURITIUS HEMP	15 GAL	LOW
PHORMIUM HYBRIDS	NEW ZEALAND FLAX	5 GAL	LOW
PITTOSPORUM C. 'COMPACTUM'	PITTOSPORUM	5 GAL	MEDIUM
PITTOSPORUM T. 'GOLF BALL'	'GOLF BALL' KOHUIHU	5 GAL	MEDIUM
PRUNUS ILICIFOLIA SPP. LYDII	CATALINA CHERRY	24" BOX	VERY LOW
SODDED TURF at PUBLIC PARK:			
HYBRID BERMUDA 'TIF GREEK', AVAILABLE FROM SOUTHLAND SOD FARMS			
ORGANIC MULCHES:			
3" THICK SHREDED BARK MULCH (SHRUB AREAS - ALL HYDROZONES)			

LANDSCAPE MAINTENANCE NOTE:
ALL LANDSCAPING TO BE MAINTAINED BY HOTEL MANAGEMENT COMPANY.

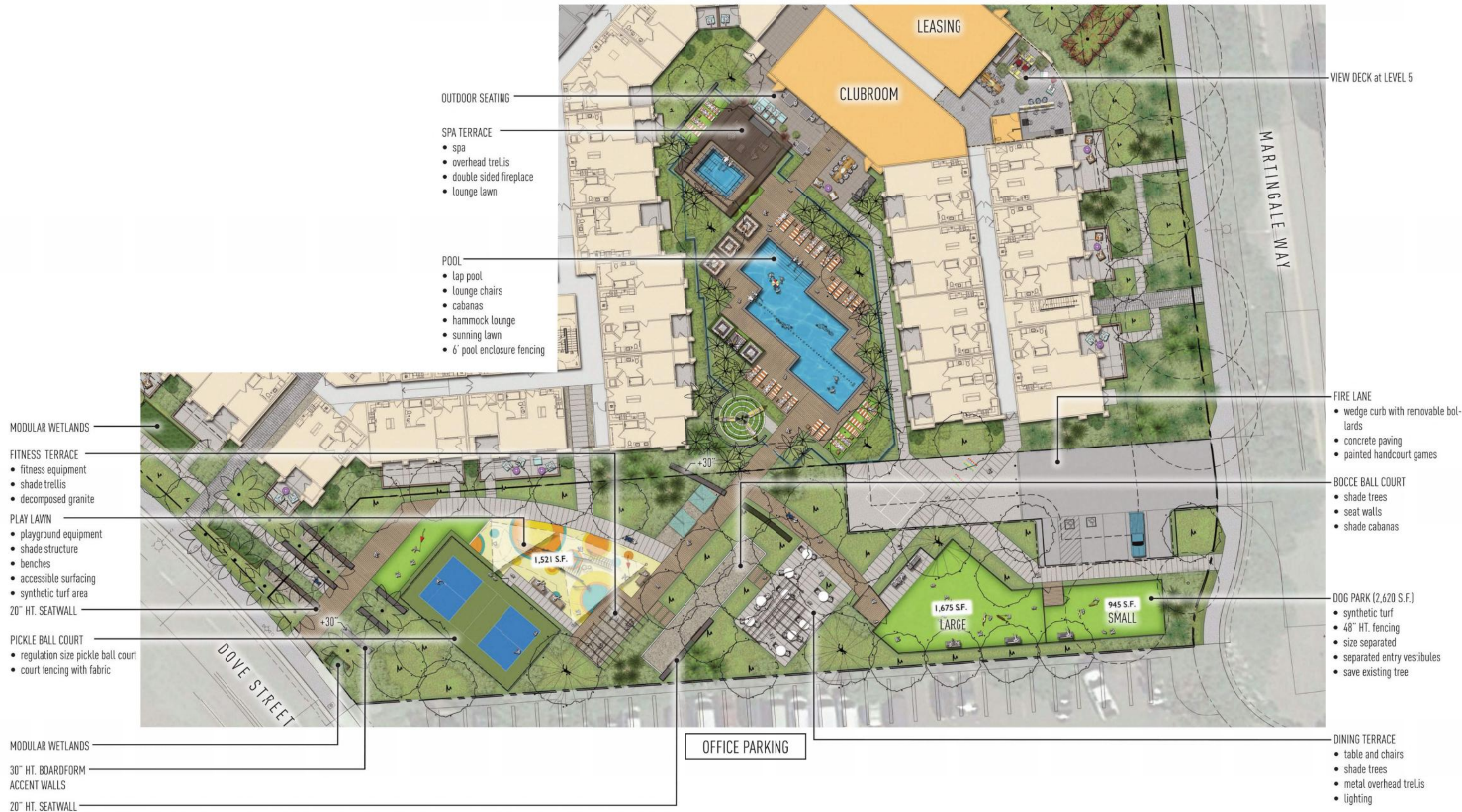
LIMITED USE AREA (Line of Sight) NOTE:
ALL TREE BRANCHES TO BE TRIMMED TO 8' HIGH ABOVE FINISH GRADE. ALL SHRUBS WITHIN LIMITED USE AREA TO BE MAINTAINED AT 24" HIGH MAXIMUM.

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 SCHATTINGER, ASLA RLA 3235 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 MAWA 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.





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" EOX

CUSTOMER PLAZA
 • table and chairs
 • shade umbrellas

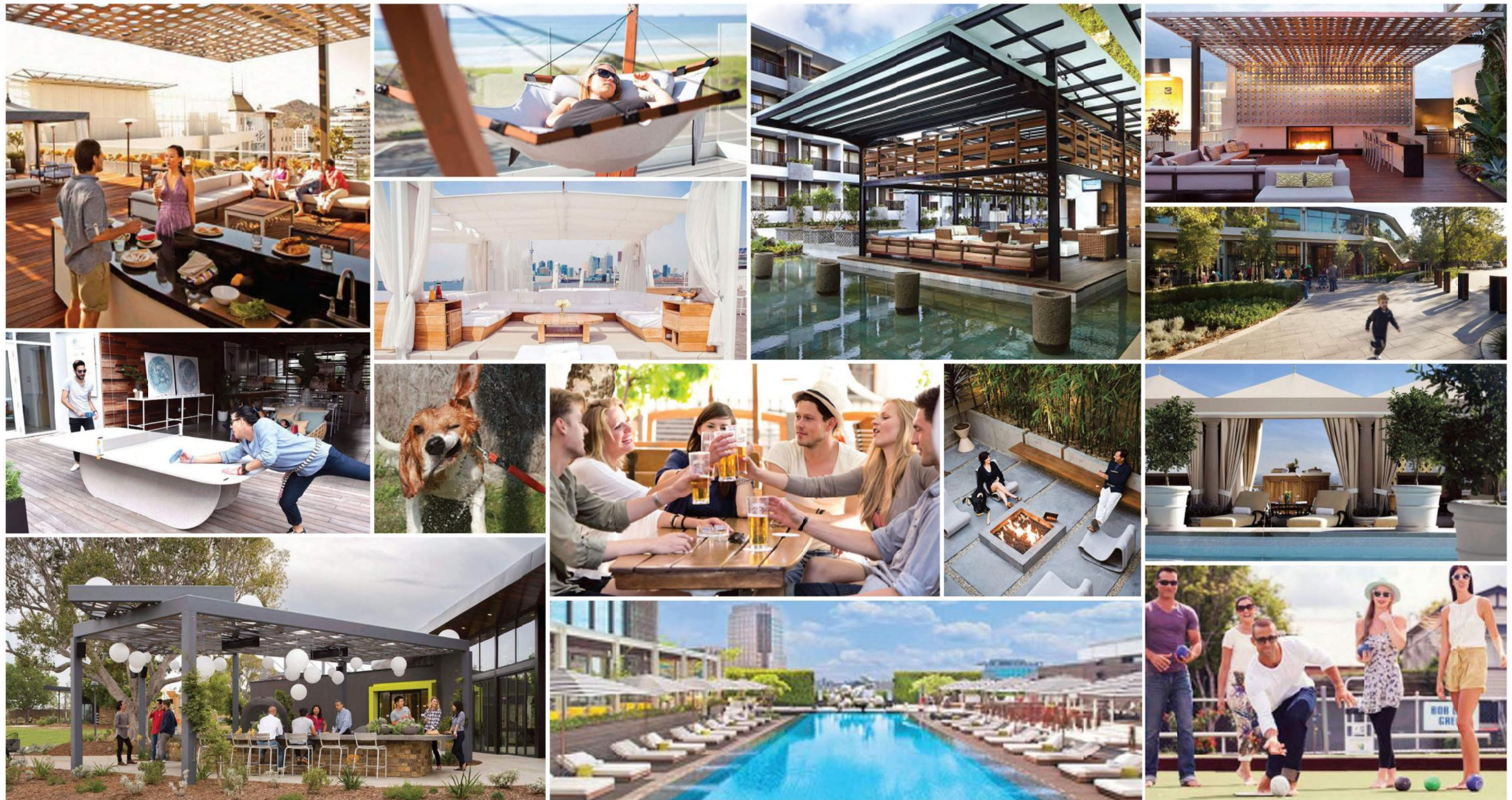
30" HT. BOARDFORM ACCENT WALLS, TYP.

EXISTING CANARY ISLAND PINES
 • protect in place

EXISTING STONE PINES
 • protect in place

ROOFTOP TERRACE
 • see enlargement sheet L.5





NEWPORT CROSSINGS
NEWPORT BEACH, CA

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JOB NO: 17-165 DATE: 10-18-18
LANDSCAPE IMAGERY L.6

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LANDSCAPE ARCHITECTURE