



VICINITY MAP

# ATTACHMENT B

## 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 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)  
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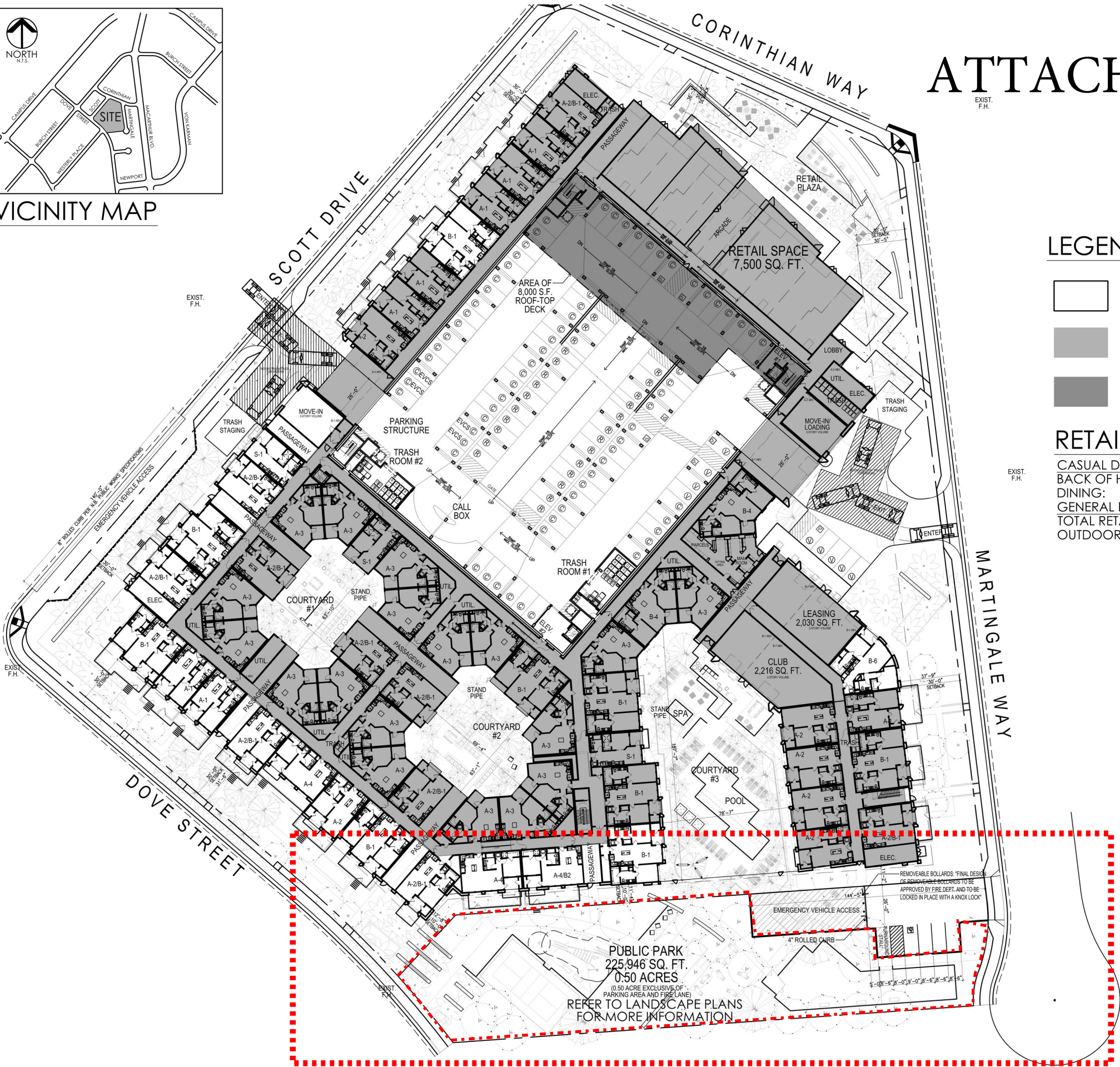
- ALL NEW STREET TREES MUST BE 36-INCH BOX IN SIZE.
- APPARATUS ACCESS ROADS SHALL BE CONSTRUCTED OF A MATERIAL THAT PROVIDES AN ALL-WEATHER DRIVING SURFACE AND CAPABLE OF SUPPORTING 72,000 POUNDS IMPOSED LOAD FOR FIRE APPARATUS AND TRUCK OUTRIGGER LOADS OF 75 POUNDS PER SQUARE INCH OVER A TWO FOOT AREA. 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.
- THE 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. 908.11. 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 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 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 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-INS/MOVE-OUTS, DELIVERIES AND TRASH PICKUP SHALL BE ACCOMMODATED ENTIRELY ON-SITE. USE OF THE PUBLIC RIGHT OF WAY SHALL BE PROHIBITED.

## LEGEND:

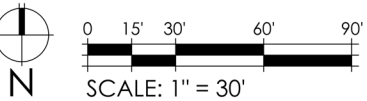
- NON-SHADED PORTIONS OF RESIDENTIAL BUILDING INDICATES 4 STORIES
- INDICATES AREA OF 5 STORIES
- INDICATES AREA OF AMENITY DECK

## 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.



## ARCHITECTURAL SITE PLAN



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-1.2

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MODULAR WETLANDS

FITNESS TERRACE

- fitness equipment
- shade trellis
- decomposed granite

CHILDREN'S PLAY

- playground equipment
- shade structure
- benches
- accessible surfacing
- synthetic turf area

20" HT. SEATWALL

PICKLE BALL COURT

- regulation size pickle ball court
- court fencing with fabric

MODULAR WETLANDS

30" HT. BOARDFORM  
ACCENT WALLS

20" HT. SEATWALL

CLUBROOM

MARTINGALE WAY

DOVE STREET

OFFICE PARKING

FIRE LANE

- wedge curb with removable bollards
- concrete paving
- painted handcourt games

BOCCIE BALL COURT

- shade trees
- seat walls
- shade cabanas

DOG PARK (2,620 S.F.)

- synthetic turf
- 48" HT. fencing
- size separated
- separated entry vestibules
- save existing tree

DINING TERRACE

- table and chairs
- shade trees
- metal overhead trellis
- lighting

42" HT MESH FENCE (BLACK)  
WITH FLOWERING VINES

NEWPORT CROSSINGS  
NEWPORT BEACH, CA

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

SCALE: 1/16" = 1'-0" ⊕

1/2 ACRE PUBLIC PARK L.1

JOB NO: 17-165  
DATE: 01-17-19





