

## **6.1 Purpose and Intent**

The purpose of this chapter is to provide conceptual plans and elevations, dimensions and architectural character studies, and statistical descriptions for the residential, resort, and commercial structures within the Project Site and to provide the architectural design guidelines and criteria to assist the City during the review of construction-level architectural plans submitted as part of Site Development Review, Subdivision Review and any other development applications as required.

These Design Guidelines are illustrative in nature and intended to allow for flexibility in order for the design of the Project to accommodate changes in market and economic conditions over time.

This chapter includes exhibits and text describing and illustrating the general architectural design, character, and scale for land use types within the Project Site, including the following:

1. Exhibits depicting typical plotting and character elevations for each residential housing type included in the Project;
2. Text and exhibits depicting architectural footprints, massing, and character architecture for the visitor-serving resort/residential uses included in the Project;
3. Exhibits illustrating the concept and character for vertical mixed use/residential uses included in the Project; and
4. Master Color Palette for the all development included in the Project, including accent and trim colors.

### **6.2 Organization of Architectural Design Guidelines**

The conceptual architectural plans described in this chapter correspond to the project development plans described in Section 3.6, Villages and Colonies Project Development Plans, in particular Exhibit 3-10, "Villages and Colonies Development Plan," and Exhibit 3-11, "Villages and Colonies Development Table."

Exhibit 6-1, "Architectural Summary Matrix," provides a statistical description of the single-family detached homes and multi-family attached homes allowed within the North and South Family Villages and portions of the Resort and Urban Colonies, and describes lot sizes, square footages, stories, heights, and ranges of bedrooms and garage spaces consistent with the NBR-PC Land Use and Development Regulations for each housing type allowed within the Project Site.

Section 6.3 describes the architectural concept plans for the five types of detached single-family homes provided within the Project. Section 6.4 describes the three types of multi-family homes allowed within the Project. Section 6.5 describes the architectural concepts for vertical mixed-use/residential and commercial development in the Urban Colony. Section 6.6 describes the architectural concepts for the Resort Inn in the Resort Colony. Section 6.7 describes the Master Color Palette for all residential, resort, and commercial buildings within Newport Banning Ranch.

# ARCHITECTURAL DESIGN GUIDELINES

## Exhibit 6-1

### ARCHITECTURAL SUMMARY MATRIX Newport Banning Ranch

HOUSING DESCRIPTION	PRODUCT TYPE							
Type of Home	Plan No.	Nominal Lot Size <sup>(1)</sup>	Number of Units	Unit Living Area Square Footage <sup>(1)</sup>	Bedrooms <sup>(2)</sup>	Garage Spaces	Stories	Maximum Height
<b>Single-Family Detached Residential</b>								
<i>Traditional Homes</i> (Dual Front Side Yard) 3,900 to 4,150 s.f.	1	45'x90'	<sup>(6)</sup>	3,900	3-4	3	2-story	32'
	2	45'x90'	<sup>(6)</sup>	3,750	4	2	2-story	32'
	3	45'x90'	<sup>(6)</sup>	3,850	4	2	2-story	32'
	4	45'x90'	<sup>(6)</sup>	4,150	3-4	3	2-story	32'
<b>Subtotal</b>			<b>52</b>					
<i>Coastal Homes</i> (Side Yard SFD) 2,550 to 3,750 s.f.	1	36'x85'	<sup>(6)</sup>	2,550	3	2	2-story with 3-story elements	36'
	2	36'x85'	<sup>(6)</sup>	3,000	3	2	2-story with 3-story elements	36'
	3	36'x85'	<sup>(6)</sup>	3,500	3	2	2-story with 3-story elements	36'
	4	36'x85'	<sup>(6)</sup>	3,750	4	2	2-story with 3-story elements	36'
<b>Subtotal</b>			<b>71</b>					
<i>Beach Cottages</i> (Z-Lot SFD) 2,250 to 2,500 s.f.	1	39'-45'x75'	<sup>(6)</sup>	2,250	4	2	2-story	32'
	2	39'-45'x75'	<sup>(6)</sup>	2,300	4	2	2-story	32'
	3	39'-45'x75'	<sup>(6)</sup>	2,500	4	2	2-story	32'
<b>Subtotal</b>			<b>53</b>					
<i>Motor Court Homes</i> (Cluster Courtyard SFD) 2,200 to 3,000 s.f.	1	Condo / PUD (3)	<sup>(6)</sup>	2,200	3	2	2-story	32'
	2	Condo / PUD (3)	<sup>(6)</sup>	2,850	3	2	2-story	32'
	3	Condo / PUD (3)	<sup>(6)</sup>	3,000	3	2	2-story	32'
<b>Subtotal</b>			<b>86</b>					
<i>Garden Court Homes</i> (Cluster Courtyard SFD) 1,650 to 2,050 s.f.	1	Condo / PUD (3)	<sup>(6)</sup>	1,650	2	2	2-story	32'
	2	Condo / PUD (3)	<sup>(6)</sup>	1,800	2	2	2-story	32'
	3	Condo / PUD (3)	<sup>(6)</sup>	2,050	3	2	2-story	32'
	4	Condo / PUD (3)	<sup>(6)</sup>	2,150	3	2	2-story	32'
<b>Subtotal</b>			<b>161</b>					
<b>Single-Family Detached Residential Subtotal</b>			<b>423</b>					

1. Nominal lot sizes and unit living area square footages are approximate and may be refined by up to 20% in conjunction with the review of architectural construction drawings and specifications as part of *Site Development Review*, provided the number of bedrooms and garage spaces remains in constant relationship within each type of home.
2. The number of bedrooms varies in some models, depending upon how many rooms are finished and furnished.
3. Motor Court Homes and Garden Court Homes may be developed as condominiums on fee lots (i.e., individually-owned residential lots with common area lots for landscape, driveways, courtyards, etc.).
4. Multi-family Attached Residential will be development as condominiums or apartments.
5. Living Area of units is exclusive of the garages and similar non-living areas.
6. The number of each floor plan will be determined as part of the Site Development Review as provided for Chapter 14.

# MASTER DEVELOPMENT PLAN

## Exhibit 6-1

### ARCHITECTURAL SUMMARY MATRIX (continued) Newport Banning Ranch

HOUSING DESCRIPTION	PRODUCT TYPE							
Type of Home	Plan No.	Nominal Lot Size <sup>(1)</sup>	Number of Units	Unit Living Area Square Footage <sup>(1)</sup>	Bedrooms <sup>(2)</sup>	Garage Spaces	Stories	Maximum Height
<b>Multi-Family Attached Residential</b>								
<i>Village Flats</i> (Stacked Flat Residential District MFA) 1,900 to 2,100 s.f.	1	Condo / Apt <sup>(4)</sup>	<sup>(6)</sup>	1,900	2	2	4-story	45'
	2	Condo / Apt <sup>(4)</sup>	<sup>(6)</sup>	2,000	2	2	4-story	45'
	3	Condo / Apt <sup>(4)</sup>	<sup>(6)</sup>	2,000	2	2	4-story	45'
	4	Condo / Apt <sup>(4)</sup>	<sup>(6)</sup>	2,100	2	2	4-story	45'
<b>Subtotal</b>			<b>135</b>					
<i>Resort Flats</i> (Stacked Flat Visitor-Serving MFA) 1,900 to 2,100 s.f.	1	Condo / Apt <sup>(4)</sup>	<sup>(6)</sup>	1,900	2	2	Stepped/Terraced 2- to 4-story	50'
	2	Condo / Apt <sup>(4)</sup>	<sup>(6)</sup>	2,000	2	2	Stepped/Terraced 2- to 4-story	50'
	3	Condo / Apt <sup>(4)</sup>	<sup>(6)</sup>	2,000	2	2	Stepped/Terraced 2- to 4-story	50'
	4	Condo / Apt <sup>(4)</sup>	<sup>(6)</sup>	2,100	2	2	Stepped/Terraced 2- to 4-story	50'
<b>Subtotal</b>			<b>87</b>					
<i>Urban Flats</i> (Stacked Flat Mixed-Use MFA) 1,150 to 1,550 s.f.	1	Condo / Apt <sup>(4)</sup>	<sup>(6)</sup>	1,150	1	1 - 2	4- to 5-story	60'
	2	Condo / Apt <sup>(4)</sup>	<sup>(6)</sup>	1,200	1	2 - 2	4- to 5-story	60'
	3	Condo / Apt <sup>(4)</sup>	<sup>(6)</sup>	1,550	2	3 - 2	4- to 5-story	60'
	4	Condo / Apt <sup>(4)</sup>	<sup>(6)</sup>	1,550	2	4 - 2	4- to 5-story	60'
	5	Condo / Apt <sup>(4)</sup>	<sup>(6)</sup>	2,100	3	4 - 2	4- to 5-story	60'
<b>Subtotal</b>			<b>730</b>					
<b>Multi-Family Attached Residential Subtotal</b>			<b>952</b>					
<b>TOTAL</b>			<b>1,375</b>					

1. Nominal lot sizes and unit living area square footages are approximate and may be refined by up to 20% in conjunction with the review of architectural construction drawings and specifications as part of *Site Development Review*, provided the number of bedrooms and garage spaces remains in constant relationship within each type of home.
2. The number of bedrooms varies in some models, depending upon how many rooms are finished and furnished.
3. Motor Court Homes and Garden Court Homes may be developed as condominiums on fee lots (i.e., individually-owned residential lots with common area lots for landscape, driveways, courtyards, etc.).
4. Multi-family Attached Residential will be development as condominiums or apartments.
5. Living Area of units is exclusive of the garages and similar non-living areas.
6. The number of each floor plan will be determined as part of the Site Development Review as provided for Chapter 14.

### 6.3 Single-Family Detached Homes

#### 6.3.1 Traditional Homes Designs (SFD)

##### 1. Number, Location, and Character

Traditional Homes are single-family detached homes situated on 40-foot-wide by 90-foot-deep lots and are the largest homes in the Project. A total of 52 Traditional Homes are allowed with 16 dwellings in the South Family Village adjacent to South Bluff Park and 36 dwellings in the North Family Village adjacent to Scenic Drive.

Traditional homes are designed with two front elevations so the design can be flexibly used in two site planning conditions. In the North Family Village, 36 Traditional Homes are situated at a higher elevation than Scenic Drive to maximize resident views of the adjacent North Bluff Park. In this condition, the homes are rear-loaded to minimize public views of garages and eliminate driveways from Scenic Drive. Access to the garage is from an alleyway at the rear; however, the rear elevation is designed to resemble a fully-articulated front elevation. In the South Family Village, 16 Traditional Homes are situated along an internal local street with garage access provided from this street and with the fronts of homes immediately adjacent to South Bluff Park.

The concept of open air living to the street should be created in the design of these homes through the use of porches, courtyards, second-floor decks, balconies, and covered passages. The architectural character should fall within a “Beach House style” aesthetic, which is typified by steep roof pitches, staggered roof massing, dormers, and wood feature details. The elevations shall be fully articulated and composed on all four sides.

##### 2. Typical Plans and Elevations

Exhibit 6-2a, “Traditional Homes Adjacent Scenic Drive – Typical Plans and Elevations,” and Exhibit 6-2b, “Traditional Homes Adjacent South Bluff Park – Typical Plans and Elevations,” illustrate the typical plotting of the Traditional Homes. These homes should range in size from approximately 3,750 to 4,150 square feet, exclusive of the 2- or 3-car attached garages.

Exhibits 6-2a and 6-2b also provide typical front and rear elevations for the Traditional Homes.

##### 3. Building Height

Traditional Homes may be two stories, with a maximum height of 32 feet.



*Architectural Character*



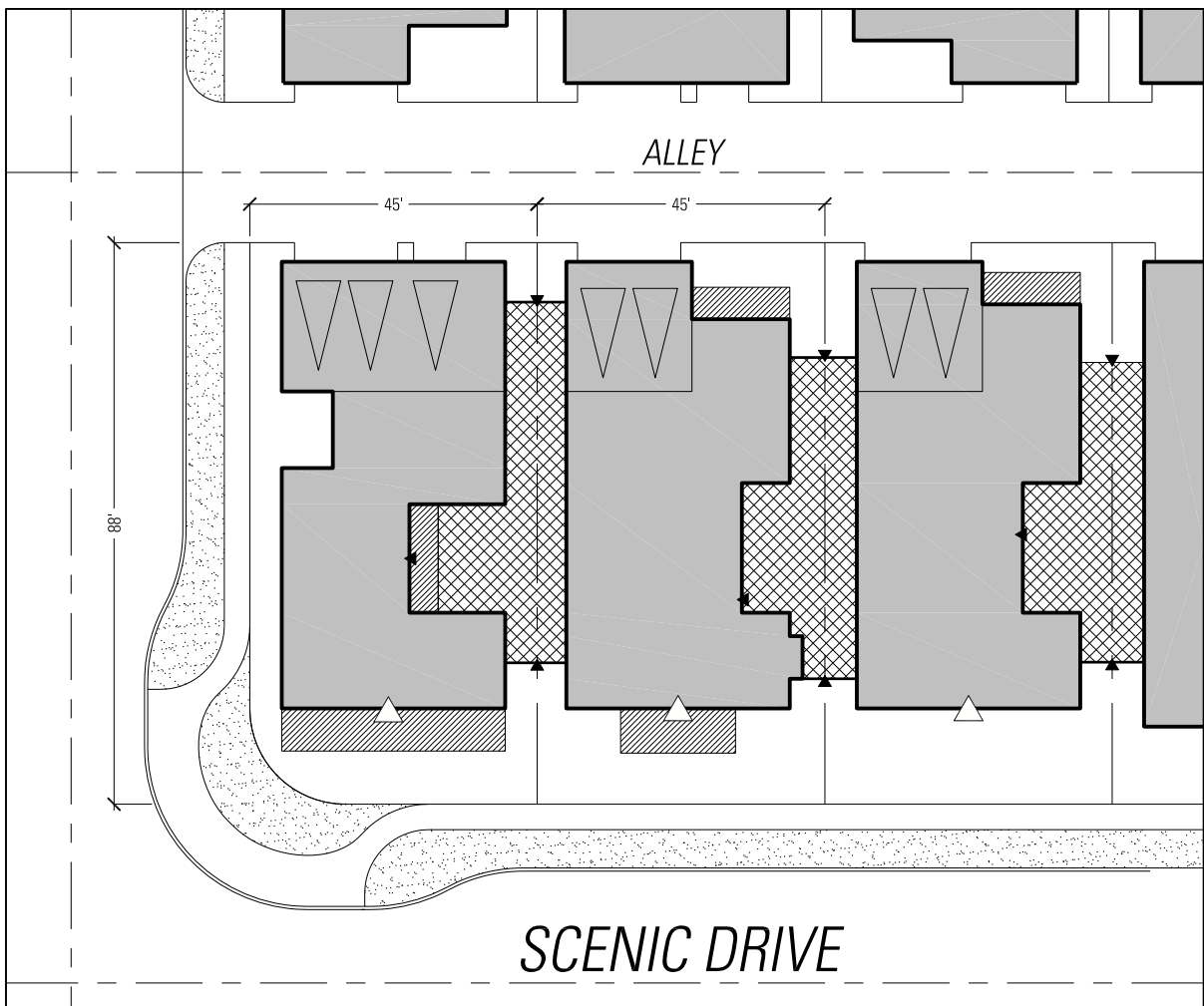
*Architectural Character*



Typical Elevations Adjacent Scenic Drive



Typical Elevations Adjacent Alley



Typical Plan (Footprints and Plotting Concept)

-  Private Garden/Patio Area (incorporates reciprocal side yard easement)
-  Primary Entrance

Exhibit 6-2a

## Traditional Homes Adjacent Scenic Drive

### Typical Plans and Elevations



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California

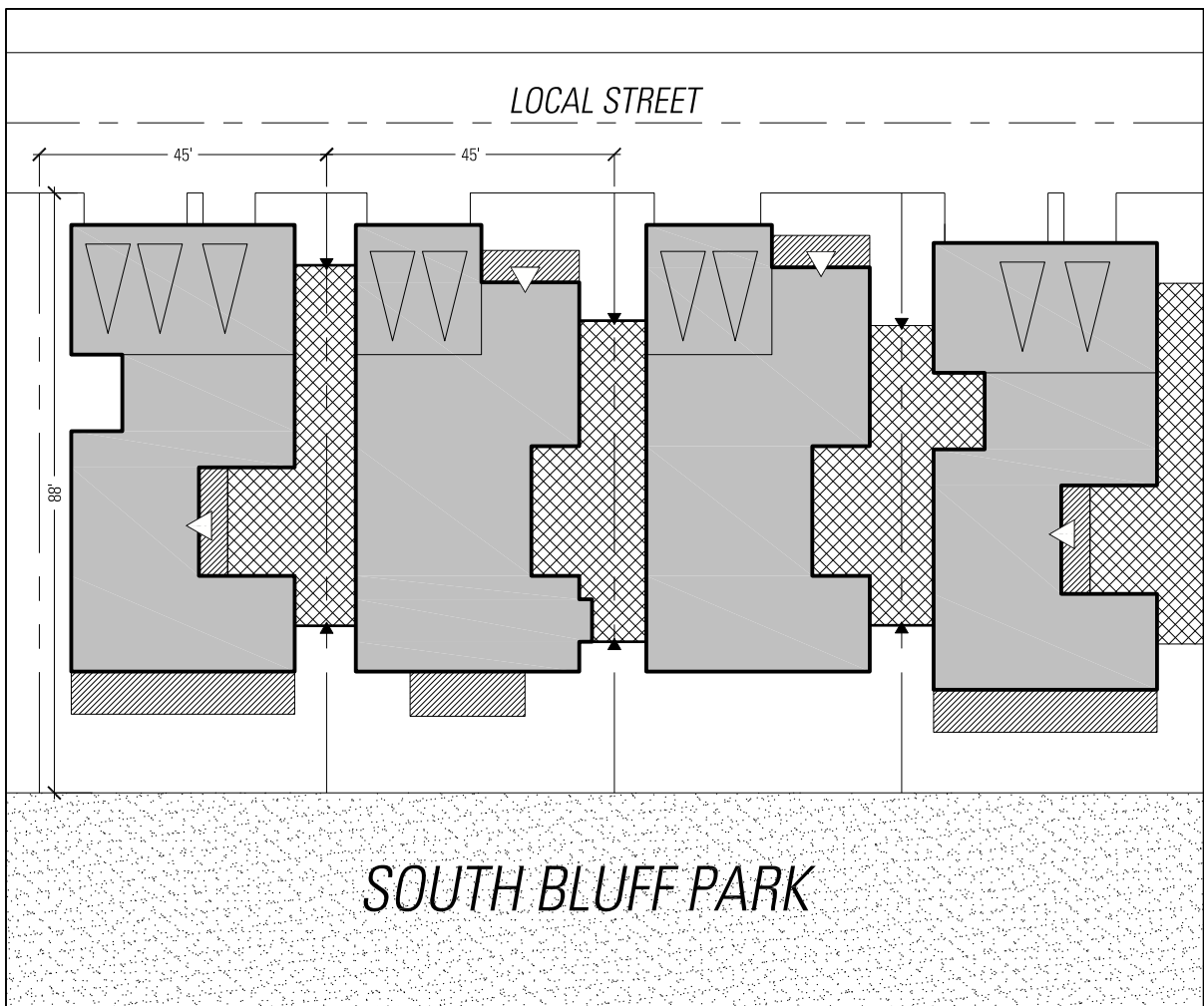




Typical Elevations Adjacent Bluff Park



Typical Elevations Adjacent Local Street



Typical Plan (Footprints and Plotting Concept)



-  Private Garden/Patio Area (incorporates reciprocal side yard easement)
-  Primary Entrance

Exhibit 6-2b

# Traditional Homes Adjacent South Bluff Park

## Typical Plans and Elevations



## MASTER DEVELOPMENT PLAN

### 6.3.2 Coastal Homes Design (SFD)

#### 1. Number, Location, and Character

Coastal Homes are single-family detached dwellings situated on 36-foot-wide by 100-foot-deep lots. A total of 71 Coastal Homes are allowed within the North Family Village.

The design of these homes incorporates usable courtyards by using a “zero lot line” side yard on one side of the lot, and a minimum 10-foot-wide side yard with an expanded courtyard on the other side of the home. Utilizing reciprocal sideyard easements, this arrangement allows for increased open space and livability between units and creates greater privacy and sense of identity for each residence.

From the street, the appearance of the Coastal Homes resembles a row of cottages designed as a collection of individual dwellings distinguished from the street by varied roof forms, covered porches, decks, and balconies. Together, they should reflect a type of “Beach Craftsman” aesthetic, through the use of wood, siding, or brick to identify the architectural features, and by collectively embracing the idea of open air living. The overall atmosphere created is one of casual comfort with a welcoming street presence.

#### 2. Typical Plans and Elevations

Exhibit 6-3, “Coastal Homes Typical Plans and Elevations,” illustrates the typical plotting for the Coastal Homes. Home sizes should range from approximately 2,550 to 3,750 square feet, exclusive of the 2- or 3-car attached garages.

Exhibit 6-3 also illustrates the architectural character of the typical front elevations for the Coastal Homes. Homes are primarily separated by their associated side courtyards.

#### 3. Building Height

Coastal Homes may be two and three stories high, with a maximum height of 36 feet.



*Architectural Character*

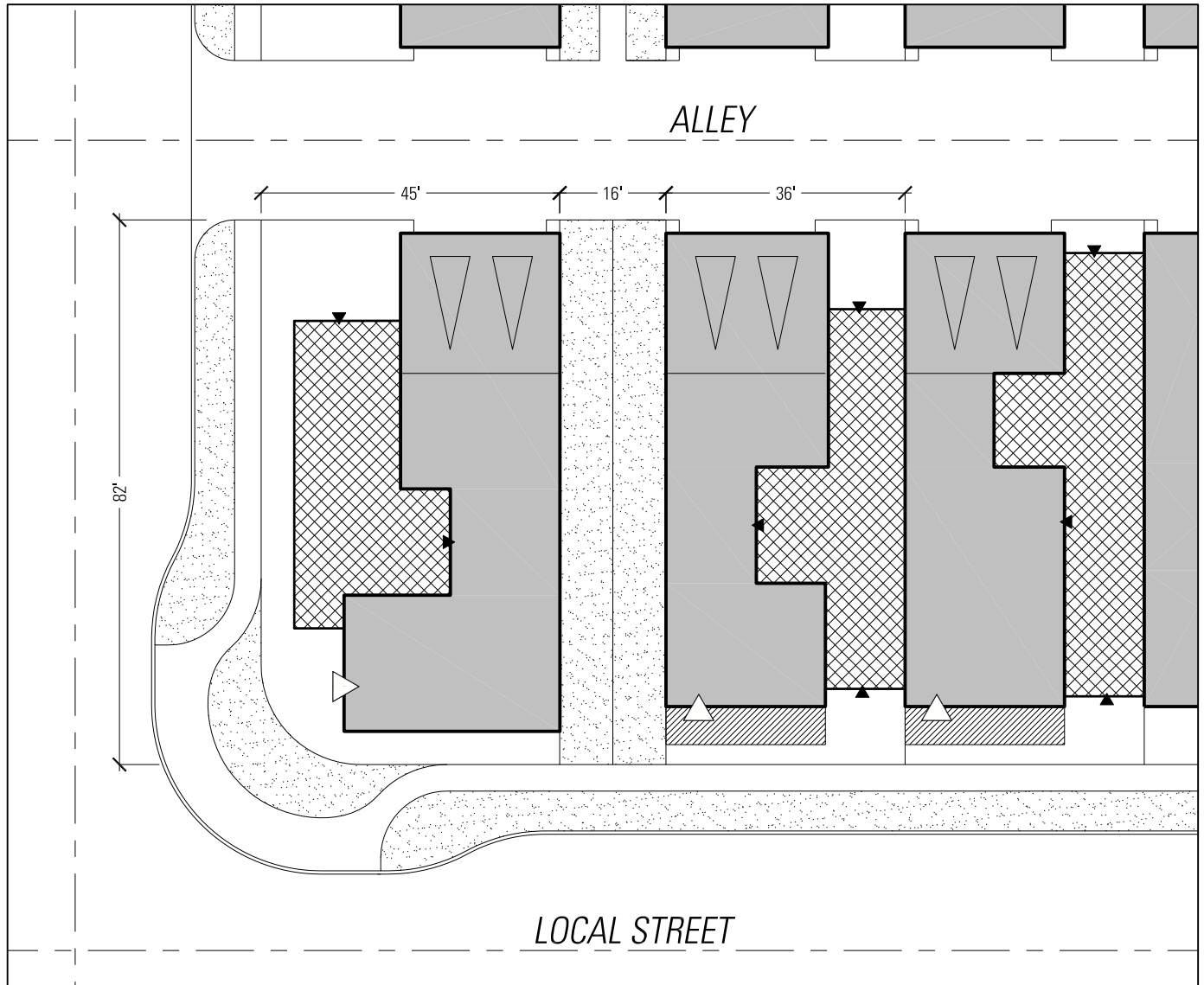


*Architectural Character*





Typical Front Elevations



Typical Plan (Footprints and Plotting Concept)



-  Private Garden/Patio Area
-  Primary Entrance

Exhibit 6-3

Coastal Homes

Typical Plans and Elevations



MASTER DEVELOPMENT PLAN  
City of Newport Beach - California

0 25'

Robert Hidey Architects



FORMA  
2011-04-13

## ***MASTER DEVELOPMENT PLAN***

### **6.3.3 Beach Cottages Design (SFD)**

#### **1. Number, Location, and Character**

The Beach Cottages are single-family detached homes on lots with a minimum of 100 feet in depth and a varying width of between 39 to 45 feet. A total of 53 Beach Cottages are allowed within the North Family Village.



*Architectural Character*

Beach Cottage homes are plotted as a type of “Z” lot home to create more usable yards through the use of reciprocal side yard easements in complementary sequences of floor plans generally as 3-pak modules, approximately 126 feet wide and 74 feet deep. This type of plotting results in a more efficient use of exterior space among the home sites.

The architectural design of the Beach Cottages should provide dramatic variety in garage location and orientation, creating a diverse and visually interesting streetscape. All of the homes will have two-car garages, some of which may be front-loaded and conventionally set back from the street, some located at the midway on the lot, and some with side-on garages with a minimum 10-foot setback from the street.

#### **2. Typical Plans and Elevations**

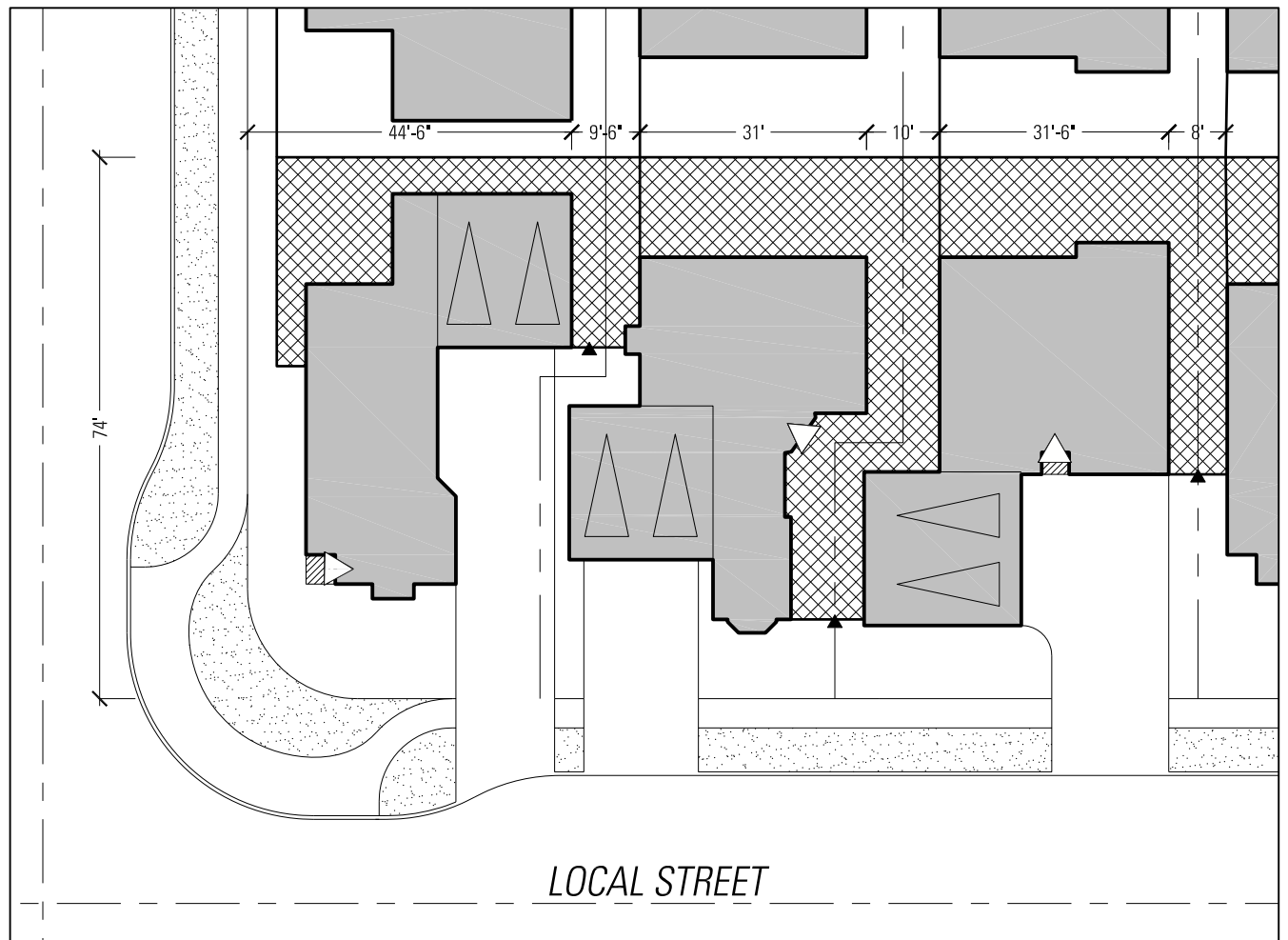
Exhibit 6-4, “Beach Cottages Typical Plans and Elevations,” illustrates the typical plotting for the Beach Cottages. Usable living areas should range from 2,250 to 2,500 square feet, exclusive of the 2-car attached garages. Exhibit 6-4 also illustrates the front architectural elevations for the Beach Cottages, which may be expressed with attractive variations in color palettes for building and roofing materials.

#### **3. Building Heights**

The Beach Cottages may be two stories, with a maximum height of 32 feet.



Typical Front Elevations



Typical Plan (Footprints and Plotting Concept)


-  Private Garden/Patio Area (incorporates reciprocal side yard easement)
-  Primary Entrance

Exhibit 6-4

Beach Cottages

Typical Plans and Elevations



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California



BASSENIAN  
*Architects*  
LAGONI

FUSCOE  
ENGINEERS  
LANDSCAPE ARCHITECTS

FORMA  
2011-04-13

## ***MASTER DEVELOPMENT PLAN***

### **6.3.4 Motor Court Homes Design (SFD)**

#### **1. Number, Location, and Character**

The Motor Court Homes are single-family detached homes, organized in modules of two, four, or six homes that share a common driveway access to the individual attached garages for each home. A shared internal driveway is incorporated into the design lending the name of “motor court” to this home type.

Plotting of modules of single-family homes from a single driveway reduces curb cuts on the street and creates an interior private courtyard providing efficient access to each home. A total of 86 Motor Court Homes are allowed with 44 units allowed in the South Family Village and 42 units allowed in the North Family Village.



*Architectural Character*

Motor Court Homes can be developed as a condominium or on an individually-owned fee lot. If developed on a fee lot basis, the individual lot size shall be a minimum of approximately 48 feet wide by 56 feet deep. When combined in a court configuration, modules may be typically 2 units wide adjacent to the street and may be 2 or 3 units deep away from the street.

#### **2. Typical Plans and Elevations**

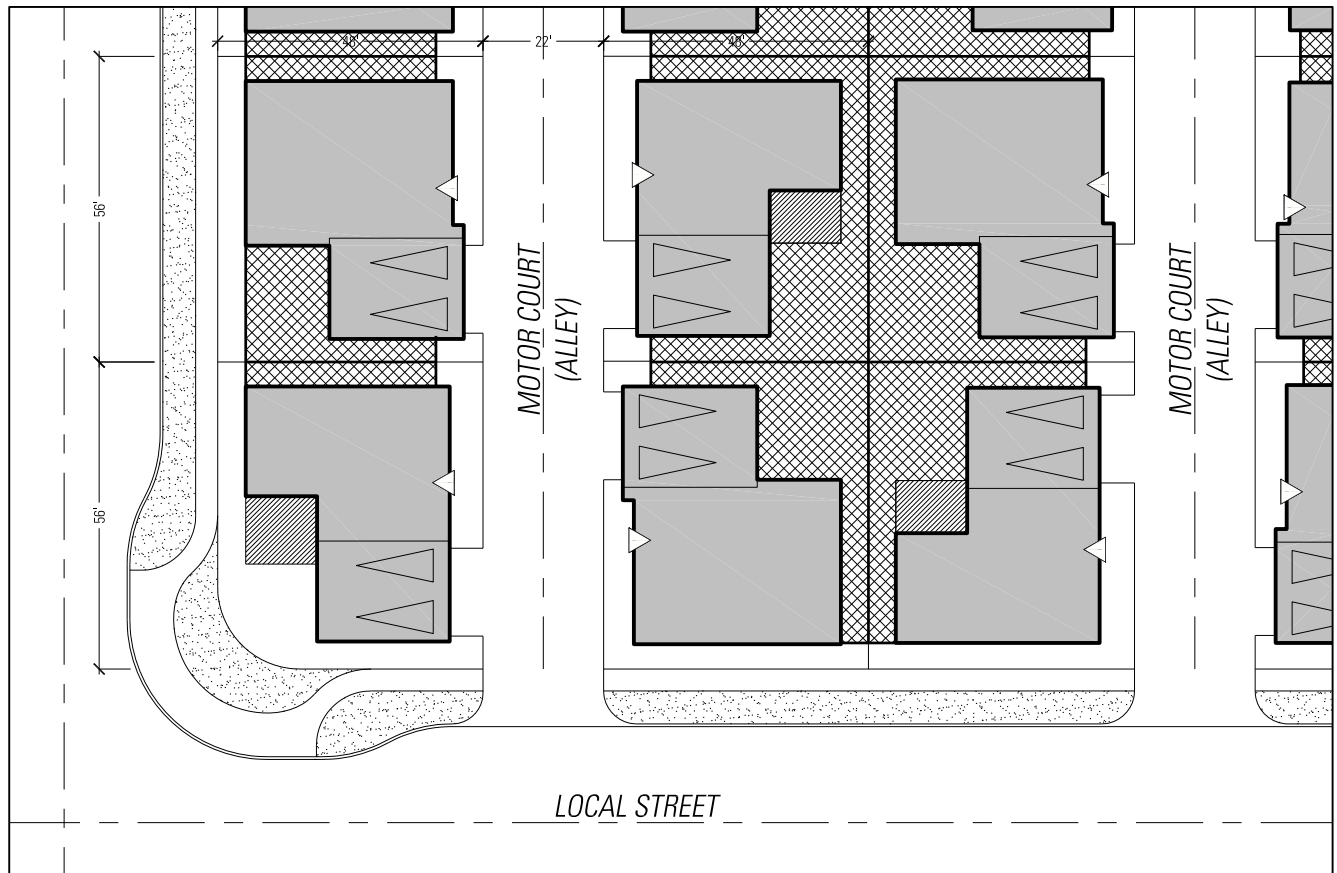
Exhibit 6-5, “Motor Court Homes Typical Plans and Elevations,” illustrates the typical plotting of Motor Court Homes. All should provide usable living areas which range from approximately 2,200 to 3,000 square feet in size, exclusive of the 2-car attached garages. Exhibit 6-5 also illustrates architectural elevations for the Motor Court Homes, which may be expressed with color palettes for building and roofing materials.

#### **3. Building Height**

The Motor Court Homes may be two stories, with a maximum height of 32 feet.



Typical Front Elevations



Typical Plan (Footprints and Plotting Concept)



-  Private Garden/Patio Area
-  Primary Entrance

Exhibit 6-5

Motor Court Homes

Typical Plans and Elevations



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California

0 | | | | 35'

Robert Hidey Architects

**FUSCOE**  
ARCHITECTS

**FORMA**  
2011-04-13



## ***MASTER DEVELOPMENT PLAN***

### **6.3.5 Garden Court Homes Design (SFD)**

#### **1. Number, Location, and Character**

The Garden Court Homes are single-family detached homes, which generally should be organized in modules of six homes that share common driveway access to the individual attached garages for each home. The design of Garden Court Homes includes a front entry to each dwelling unit provided from a common garden courtyard. The location of the private courtyards for the homes may vary among the different floor plans and may be located at the front, rear, or side of the home. This design results in a reduced number of curb cuts and driveway entrances from the public street, an enhanced use of a shared garden court, and more efficient use of the private courtyards that are accessed from the homes.



*Architectural Character*

A total of 161 Garden Court Homes are allowed with 81 units allowed in the South Family Village and 80 units allowed in the North Family Village.

The Garden Court Homes may be developed either as a condominium project or on an individual fee lot basis. If developed on an individual fee lot basis, the minimum lot size shall be approximately 43 feet wide by 40-43 feet deep. The approximate module size, including the common driveway, should be approximately 112 feet wide and 125 feet deep.

#### **2. Typical Plans and Elevations**

Exhibit 6-6, "Garden Court Homes, Typical Plans and Elevations," illustrates the typical plotting for Garden Court Homes. Living areas should range from approximately 1,400 to 1,850 square feet in size, exclusive of the 2-car attached garages.

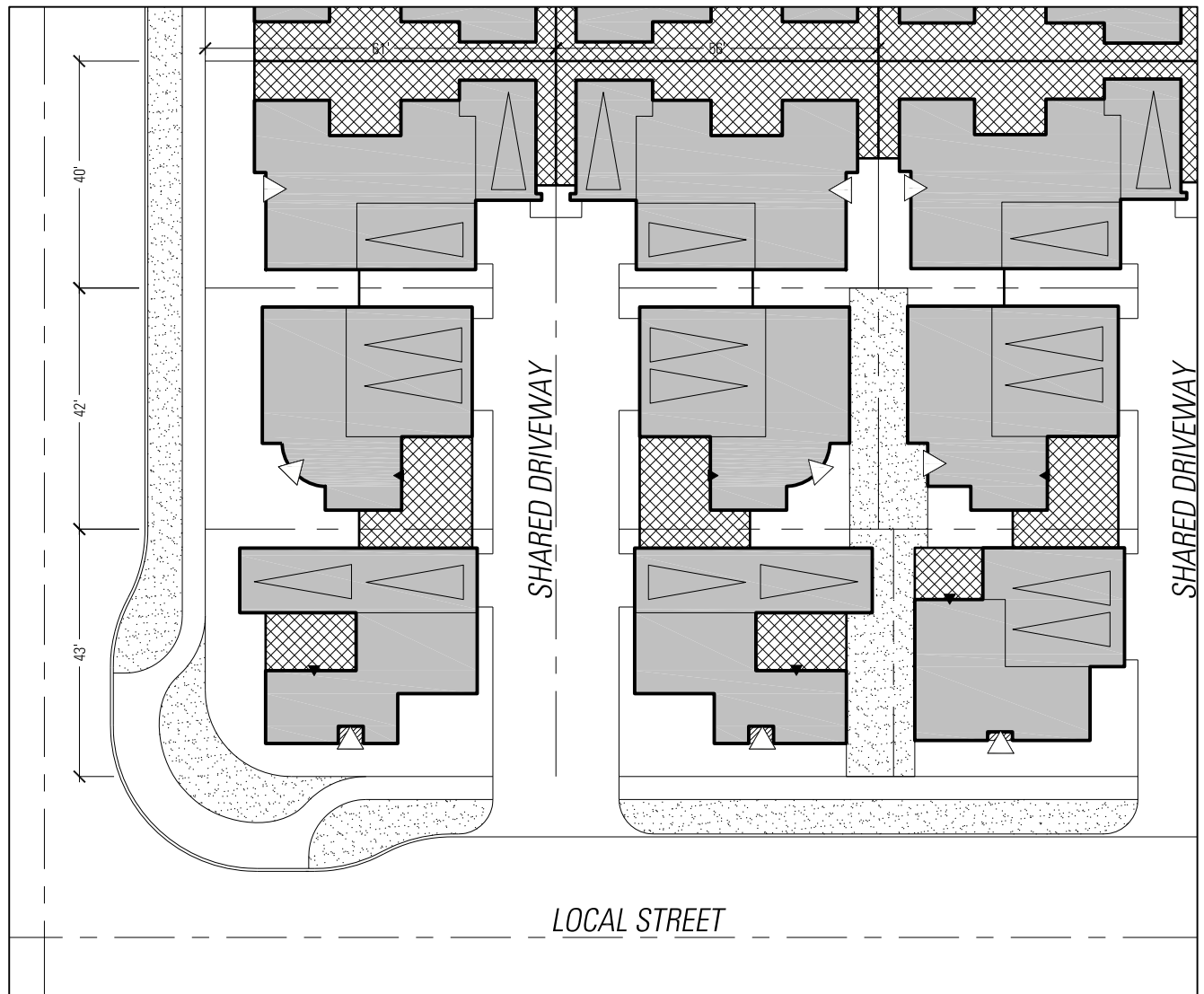
Exhibit 6-6 also illustrates architectural elevations for the Garden Court Homes, which may be expressed with complementary color palettes for building and roofing materials.

#### **3. Building Heights**

The Garden Court Homes may be two stories in height, with a maximum height of 32 feet.



Typical Front Elevations



Typical Plan (Footprints and Plotting Concept)



-  Private Garden/Patio Area
-  Primary Entrance

Exhibit 6-6

# Garden Court Homes Typical Plans and Elevations



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California



Robert Hidey Architects



**FORMA**  
2011-04-13

### **6.4 Multi-Family Attached Homes**

#### **6.4.1 Village Flats Design (MFA)**

##### **1. Number, Location, and Character**

Located in the North Family Village along the west side of North Bluff Road, the Village Flats will be developed as multi-story residential condominiums or apartments in an attractive courtyard format. A total of 135 Villages Flats are allowed within the North Family Village.

The design of the Village Flat home type includes provision of individual and secure resident parking garages on the ground floor, with three levels of single level homes, or flats, above parking, organized around a central garden courtyard visible from the living areas of the homes. Access to homes is provided by elevators and stairways accessible from the garden courtyards and parking garages. Garages should be accessed from a rear alley to maintain an architecture-forward street scene.

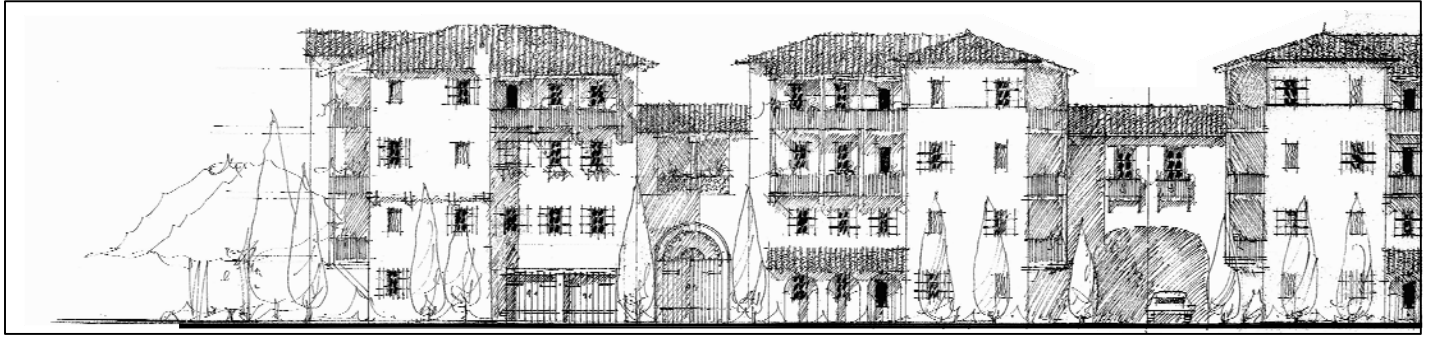
##### **2. Typical Plans and Elevations**

Exhibit 6-7, "Village Flats Typical Plans and Elevations," illustrates the typical plotting for the Village Flats. Each residential dwelling may range from approximately 1,900 to 2,100 square feet in size. Exhibit 6-7 also illustrates the architectural character of the street elevation for the Village Flats. The height and massing of the buildings should provide visual interest through the use of patio balconies varying lengths of wall planes that also intermittently recessed or "stepped" along the two primary architectural elevations, and vehicular entries to the parking courts that are flanked by arcaded walls connecting the individual buildings on a historical in-city residence model.

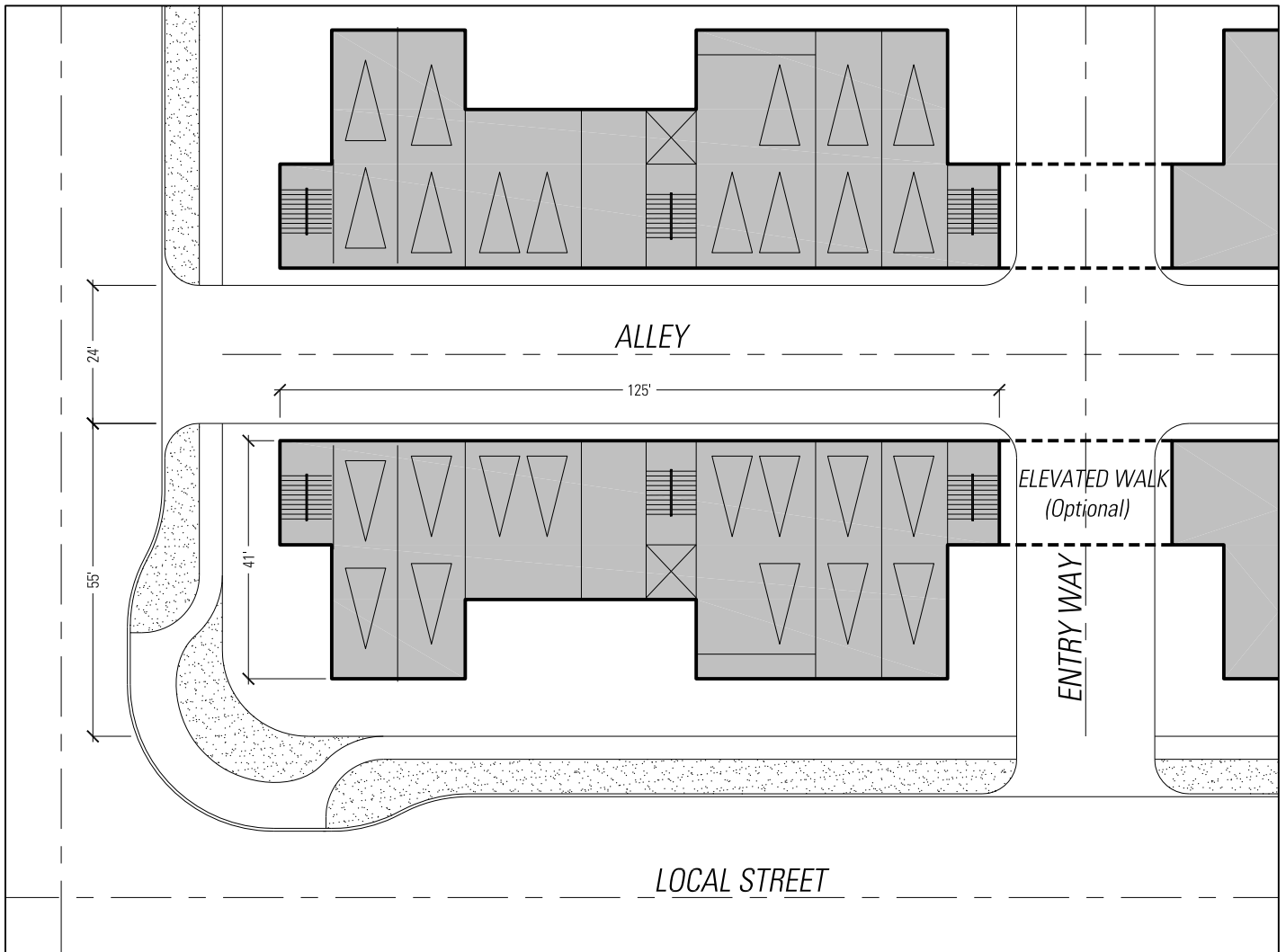
##### **3. Building Heights**

The Village Flats may be four stories in height, with a maximum height of 45 feet.





Typical Front Elevations



Typical Plan (Footprints and Plotting Concept)

Exhibit 6-7

Village Flats

Typical Plans and Elevations



MASTER DEVELOPMENT PLAN  
City of Newport Beach - California



### **6.4.2 Resort Flats Design (MFA)**

#### **1. Number, Location, and Character**

A total of 87 Resort Flats are allowed for development within the Resort Colony. The Resort Flats are multi-family attached homes that provide resort-style living within buildings that maximize the potentials for ocean views and open air living. Individual buildings are typically served by one level of subterranean parking and designed with above-ground modules of four flats/units at each level, organized around a central interior courtyard. Access to the residential units is provided by elevators and stairways from the garage level.

All flats should occupy a quadrant of each module, which means that four units are constructed per level each with at least two elevations exposed to the outdoors providing access to generous amounts of light and for spacious exterior decks on two sides. Designing the Resort Flats so that each flat has a corner location can provide each flat access to multiple vistas of the surrounding area enhancing the living experience and creating more visual space between buildings.

The architectural character for the Resort Flats should be derived from the East Coast Shingle Style, an architectural type that originated in the areas around Chesapeake and Newport Bays. Marked by steep roof planes, wood balconies and feature details, and simple window expressions it is a style that embodies sculptural mass and balance, and is an appropriate expression for these buildings and is intended to provide residents with a resort lifestyle.

#### **2. Conceptual Plans and Elevations**

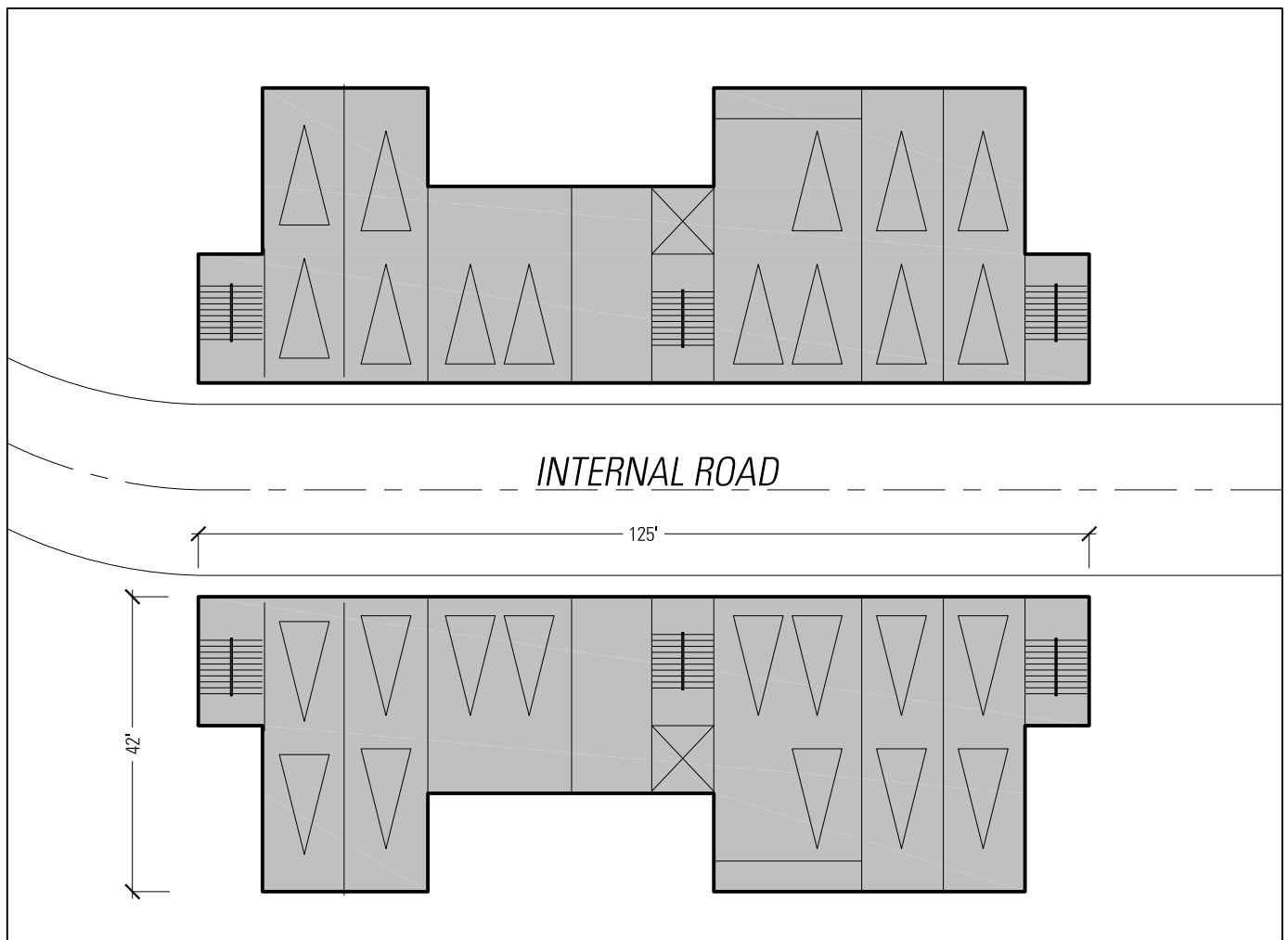
Exhibit 6-8, "Resort Flats Concept Plans and Elevations," illustrates the typical floor plans for the Resort Flats. Usable living areas may range from approximately 1,900 to 2,100 square feet in size. The elevations in Exhibit 6-8 illustrate the architectural character of these buildings both in form and style, which relates directly to the adjacent Resort Inn to the east.

#### **3. Building Heights**

The Resort Flats should be terraced in design and may include 4-story elements. The maximum building height for the Resort Flats is 50 feet.



Typical Front Elevations



Typical Plan (Footprints and Plotting Concept)

Exhibit 6-8

Resort Flats

Concept Plans and Elevations



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California



### **6.4.3 Urban Flats Design/Concept (MFA)**

#### **1. Number, Location, and Character**

A total of 730 Urban Flats are allowed within the Urban Colony, north and south of 17th Street and east of North Bluff Road and equally divided between SPA 12a (365 units and SPA 12b (365 units). Urban Flats may be developed either as freestanding residential projects or as part of a vertical mixed-use project which includes commercial areas on the ground floor and residential units above. Buildings should be served by one or more levels of subterranean parking and may be comprised of up to five levels of stacked flats above parking. Primary pedestrian entry to the buildings should be provided through ground floor lobbies with a front door appearance from the street.

The façades of the Urban Flats should be terraced and composed so that individual building fronts combine to create an elevation rich in scale and are visually interesting, articulated with architectural elements such as iron balconies and varied window details. Exterior decks on the front elevation should be provided to add depth and potentially provide pedestrian points of entry at ground floor.

Residential buildings within the Urban Colony should be designed to be compatible with the design criteria set forth in the City of Costa Mesa's "MesaWest Bluffs Urban Plan," located adjacent to the Urban Colony on the east. On-site recreational amenities for residents should be provided as part of the development. Parking should be provided in both underground parking structures and surface parking lots.

#### **2. Conceptual Plans and Elevations**

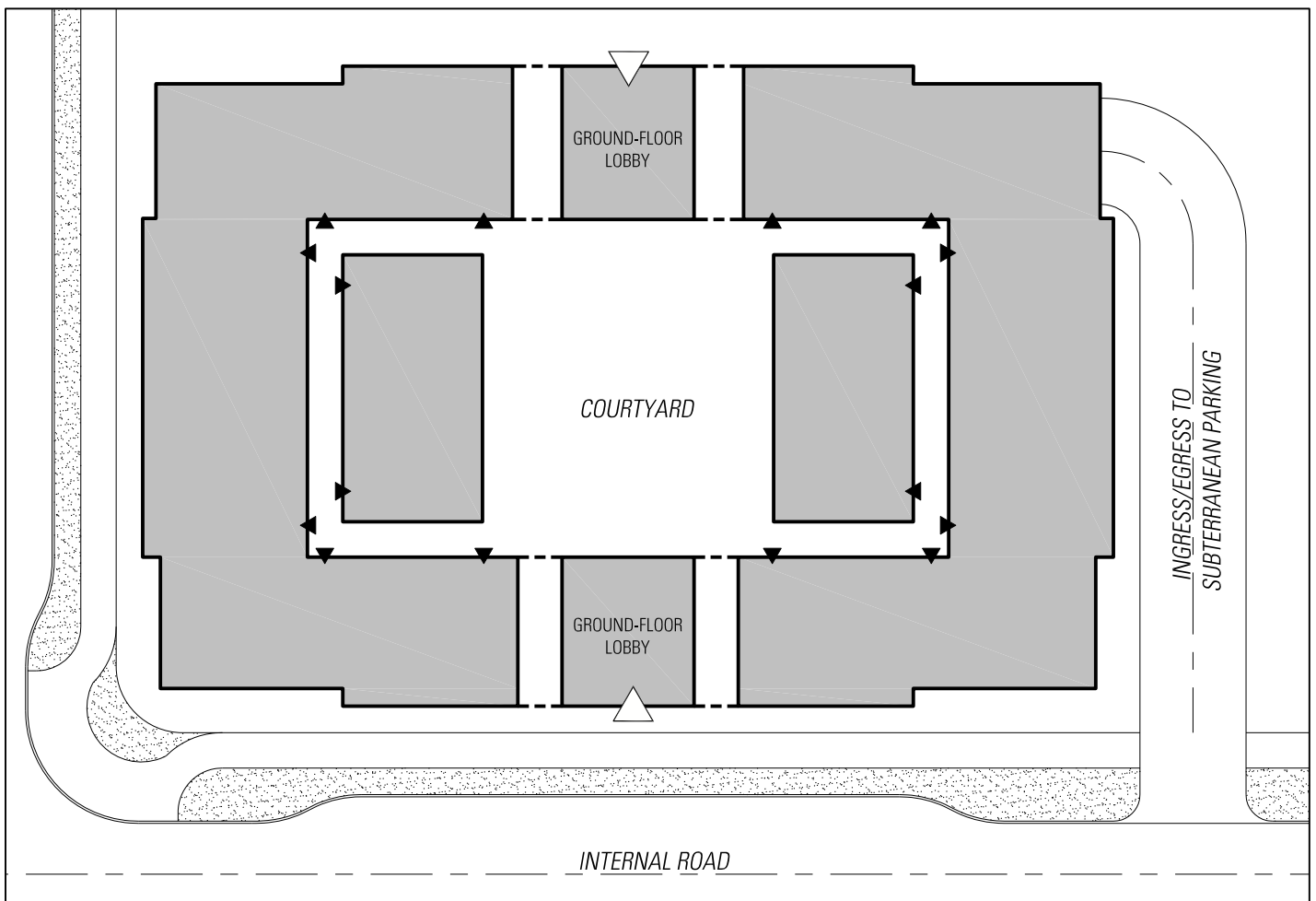
Exhibit 6-9, "Urban Flats Concept Plans and Elevations," illustrates the typical plotting concept for the Urban Flats. Unit sizes may range from approximately 1,150 to 2,100 square feet in size. Exhibit 6-9 illustrates how a 5-story residential building can be modulated and developed with an urban streetscape to provide a pedestrian orientation, varied massing, and a hierarchy of architectural detail.

#### **3. Building Heights**

The Urban Flats should be terraced 4 and 5 story buildings. Building heights for the Urban Flats shall be a maximum of 60 feet.



Typical Front Elevations



Typical Plan (Footprints and Plotting Concept)

## Exhibit 6-9 Urban Flats

### Concept Plans and Elevations



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California

0 | | | | 40'

Robert Hidey Architects



**FORMA**  
2011-04-13

### **6.5 Mixed-Use and Commercial Design Concepts**

Up to 75,000 square feet of commercial development is allowed within the Urban Colony. Commercial development may either be combined together with Urban Flats in a vertical mixed use configuration with commercial uses on the ground floor and residential above or in a horizontal mixed-use configuration with commercial and residential uses in separate buildings.

#### **6.5.1 Vertical Mixed-Use Character**

In vertical mixed use configurations, the primary pedestrian entry to buildings is typically provided through ground-floor lobbies providing a front door appearance from the street. First floor units may be designed with a small commercial or live/work space at ground level with the commercial frontage along the street and the residential areas above or to the rear of commercial space in the same unit. Individual buildings should be served by a combination of subterranean and surface parking.

#### **6.5.2 Horizontal Mixed-Use/Freestanding Commercial Character**

Freestanding commercial buildings of similar architectural style and compatible scale may be proposed within the Urban Colony to provide neighborhood commercial uses horizontally separated from residential uses. Commercial uses may be standalone developments with their own parking and/or horizontal mixed-use developments with residential and commercial uses located in separate but related freestanding buildings, potentially with shared parking. Individual commercial buildings will potentially be served by surface and/or subterranean parking.

#### **6.5.3 Building Heights**

The maximum height for buildings in any mixed use configuration shall be 60 feet.

### **6.6 Visitor-Serving Resort Inn Design Concept**

#### **6.6.1 Size and Character**

Located on a prominent mesa overlooking West Coast Highway and the Pacific Ocean, the Visitor-Serving Resort Inn will be developed on a pivotal location within the community and should establish a strong architectural focal point for the Project. A maximum 75-room Resort Inn and ancillary commercial uses are allowed within the Resort Colony.

The conceptual design for the Resort Inn includes a defined entry courtyard and swimming pool area and also responds to the character of the Project Site with building wings and forms which capture and frame coastal and ocean views.

The Resort Inn should contain a complementary mix of visitor-serving and community-serving ancillary uses, such as restaurant(s), bars, a spa and fitness center, meeting and banquet facilities, retail shops, and similar complementary visitor-serving commercial uses.

#### **6.6.2 Architectural Concept**

The design should utilize a mixture of view openings punctuated by dramatic tower forms to create a complex that is ordered yet easily adaptable to its site. The exterior qualities of this building should be represented by sculptural drama and a relaxed variety of features, a perfect expression for the Resort Inn and its bluff-top location. A combination of dormers, arches, towers, balconies, and chimneys should be provided to evoke regional charm and express the major tenets and subtleties of this historic architectural style.

#### **6.6.3 Building Heights**

The maximum building height for the Resort Inn is 50 feet.

### **6.7 Master Color Palette**

#### **6.7.1 Intent**

The master color palette for the Project is intended to complement the Open Space Preserve and Parklands setting, blending with the existing neighborhoods that surround the community, while providing colors appropriate to the architectural scale and character of the buildings that will comprise the Villages and Colonies.

#### **6.7.2 Walls and Siding Colors**

Walls and siding colors are illustrated on Exhibit 6-10, "Master Color Palette." The wall elevations and other primary surfaces that comprise the architectural fields within the community should use organic, neutral, and classic colors that are found in nature, and tend toward the wheat, khaki, taupe, and cool slate grays with some lighter and darker warm grays, seashell, light olives, wood tones of tan and light sienna, and similar natural colors and tones.

These colors should provide a range of earth colors that blend with coastal sage scrub, grasses, and other native vegetation.

#### **6.7.3 Fascia and Trim Colors**

Trim and accent colors are illustrated on Exhibit 6-10. The colors should vary from the walls and siding colors and should inject focal points and contrast into the color palette. Colors should include medium and dark warm grays, khaki, dark olive green, chocolates, dark browns, and saddle browns.

#### **6.7.4 Doors and Shutters Colors**

Doors and shutters colors are illustrated on Exhibit 6-10. Doors and shutters colors should generally be stronger and darker than the rest of the Master Color Palette and should accent and punctuate the larger architectural surfaces and streetscape. Colors should include dark greens, dark blues, dark browns, and black.



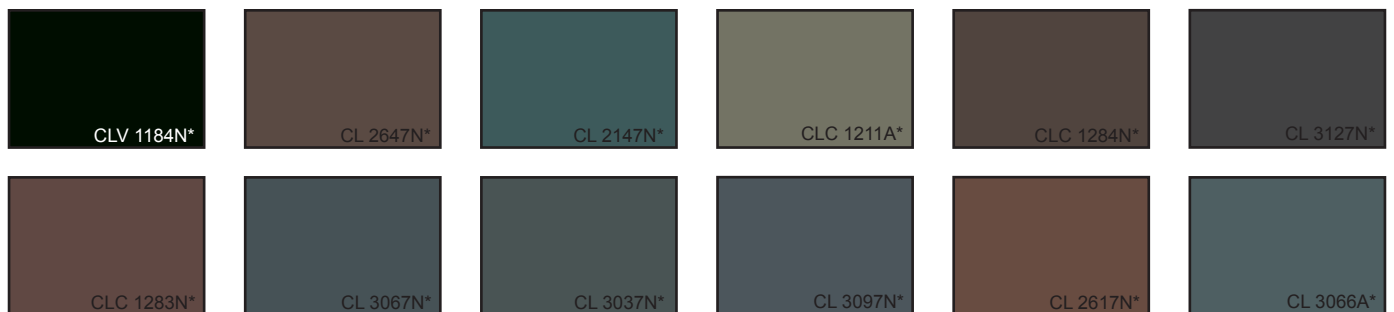
## Walls and Siding



## Fascia and Trim



## Doors and Shutters



\* Frazee paint number. Similar colors by other manufacturers may be substituted.  
Due to the limitations of the printing process, colors may appear different than actual colors shown above.

Exhibit 6-10



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California

Master Color Palette



