

OFFICE/ INDUSTRIAL

PROPOSED  
3 STORY - 50' HIGH  
66,610 SF BUILDING

TRANSFORMER

SERVICE LOADING  
TRASH ENCLOSURE PER  
CITY STANDARDS

200 PARKING SPACES  
8-6" X 17" TYPICAL  
WITH 2'-6" OVERHANG

STAIRS TO  
2ND FLOOR

MOBILE  
HOMES

MONROVIA AVENUE

15TH STREET

ADJACENT  
VACANT LOT

- ENHANCED  
HARDSCAPE
- LANDSCAPE

OFFICE/ INDUSTRIAL

NEWPORT BEACH LEARNING CENTER

SITE PLAN A0.2

COASTLINE COMMUNITY COLLEGE

NEWPORT BEACH



Scale  
creating places and spaces  
who use them

A0.2

07/18/09

23036.10

© 2009 LPA

# LPA

Architecture  
Planning  
Interior Design  
Landscape Architecture  
Graphics

5161 California Ave, Suite 100  
Irvine, California 92617

P 949 261-1001  
F 949 260-1190  
E lpa@lpa.com  
W www.lpac.com

This site plan was prepared for the Newport Beach Learning Center project. It is the property of LPA and is not to be used for any other project without the written consent of LPA. LPA is not responsible for any errors or omissions in this plan. The user of this plan is advised to verify all information with the appropriate authorities. LPA is not responsible for any damage or injury resulting from the use of this plan. © 2009 LPA