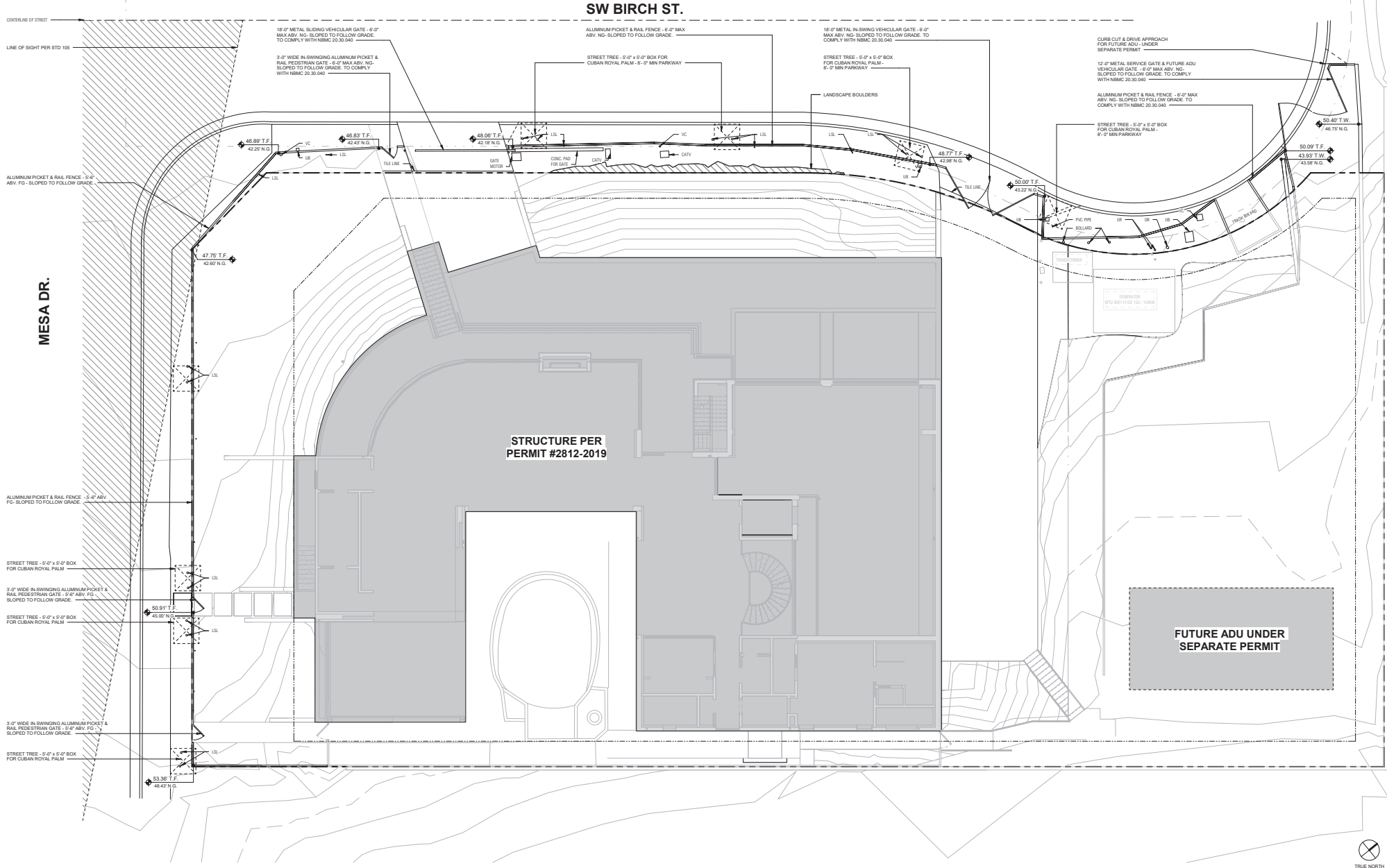


Attachment No. PC 6

Site Plan

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- ABBREVIATIONS LEGEND:**
- BFP BACK FLOW PREVENTER
 - CATV CABLE TV BOX
 - EVT ELECTRICAL VAULT
 - FS FINISHED SURFACE
 - GR GAS RISER
 - GV GAS VALVE
 - IRV IRRIGATION CONTROL VALVE
 - LNL LANDSCAPING LIGHT
 - NG NATURAL GROUND GRADE
 - SDMH STORM DRAIN MAN HOLE
 - SL STREET LIGHT
 - SLPB STREET LIGHT PULL BOX
 - TDK TELEPHONE BOX
 - TR TOP OF RAIL
 - TW TOP OF WALL
 - UB UTILITY BOX
 - UR UTILITY RISER
 - VC VIDEO CAMERA
 - WM WATER METER

C.N.B. NOTES:

- ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.
- PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
- A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND UNDERPINNING.

LANDSCAPE NOTES:

- ENCROACHMENT PERMIT REQD. FOR ANY WORK PROPOSED IN THE PUBLIC R.O.W.
- IF APPLICABLE, REF. PRELIMINARY LANDSCAPE PLAN FOR ALL HARDSCAPE & PLANTING AREAS WITH RESPECTIVE HEIGHTS AND MATERIALS.

ENCROACHMENT PERMIT NOTE:

1. A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1-INCH WATER SERVICE, WATER METER BOX, SEWER LATERAL AND/OR CLEANOUT WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (MUNICIPAL CODES 14.24.020 AND 14.08.020). SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR. CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PUBLIC RIGHT OF WAY AT ALL TIMES DURING THE CONSTRUCTION PROJECT. A STOP WORK NOTICE MAY BE ISSUED FOR ANY DAMAGE OR UNMAINTAINED PORTION OF THE PUBLIC RIGHT OF WAY.

PROJECT NAME
MORIARTY RESIDENCE

STATUS
PERMIT

BRANDON ARCHITECTS
151 Kaimosi Drive, Suite E-1 | Costa Mesa, CA 92626
714.734.4363 | www.brandonarchitects.com

OWNER INFORMATION:
RICHARD MORIARTY
2128 MESA DRIVE,
NEWPORT BEACH, CA
92660

MORIARTY RESIDENCE

20462 BIRCH STREET, NEWPORT BEACH,
CA 92660

PROJECT ARCHITECT:
TYLER WILSON

DOCUMENT VALID UPON

ORIGINAL SIGNATURE

PLANNING COMMISSION SITE
PLAN EXHIBIT

REVISIONS
NO. REVISION DATE

JOB NO.
201825

DATE
06/23/26

SHEET NO.

PC-0.0

63

LEGEND

- BFP — BACK FLOW PREVENTER
CATV — CABLE TV BOX
FS — FINISHED SURFACE
GR — GAS RISER
ICV — IRRIGATION CONTROL VALVE
LSL — LANDSCAPING LIGHT
NG — NATURAL GROUND
TBX — TELEPHONE BOX
TF — TOP OF FENCE
TP — TOP OF CAMERA POLE
TR — TOP OF ROCK
TW — TOP OF WALL
UB — UTILITY BOX
UR — UTILITY RISER
TRNF — TRANSFORMER PAD
GEN. — GENERATOR PAD
□-□-□ — WROUGHT IRON FENCE (WIF)
- ROCKS

LEGAL DESCRIPTION

REAL PROPERTY SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 122 OF TRACT NO. 706, SANTA ANA HEIGHTS HARBOR VIEW ADDITION, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 21, PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPT THAT PORTION OF SAID LOT 122 DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF MESA DRIVE WITH THE CENTERLINE OF BIRCH STREET, AS SAID CENTERLINES ARE SHOWN ON RECORD OF SURVEY 92-1098 FILED IN BOOK 138 PAGES 28 THROUGH 32 OF RECORDS OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE N40°37'46"E, 150.31 FEET ALONG LAST SAID CENTERLINE; THENCE S49°22'14"E, 30.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT; SAID POINT BEING THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 92.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS N49°22'14"W, THENCE LEAVING SAID NORTHWESTERLY LINE, NORTHWESTERLY 44.74 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°51'51" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 46.00 FEET; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY 61.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°09'31" TO SAID NORTHWESTERLY LINE THENCE; S40°37'46"W, 99.37 FEET ALONG SAID NORTHWESTERLY LINE TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 122, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 122; THENCE N40°37'46"E, 14.62 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT; THENCE S5°13'14"E, 20.99 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT; THENCE N49°22'19"W, 15.06 FEET ALONG SAID SOUTHWESTERLY LINE TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

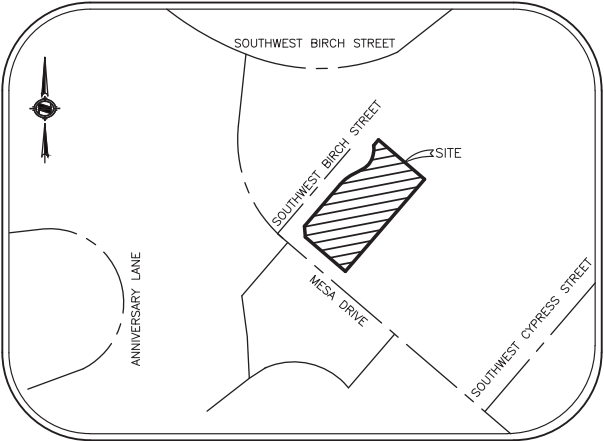
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MESA DRIVE, BEING N49°22'19"W PER P.M.B. 393/44-47, RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

BENCHMARK INFORMATION

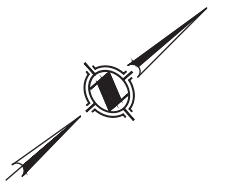
BENCHMARK NO: CM-21-71

DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-21-71", SET IN THE TOP OF A 4 IN. BY 4 IN. CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHERLY CORNER OF THE INTERSECTION OF MESA DRIVE AND CYPRESS, 21 FT. WESTERLY OF THE CENTERLINE OF MESA DRIVE AND 27 FT. SOUTHERLY OF THE CENTERLINE OF CYPRESS, 3 FT. SOUTHERLY OF POWER POLE #1788402E AND IN LINE WITH GUY WIRES. MONUMENT IS SET 0.2 FT. BELOW TOP OF CURB.

ELEVATION: 66.007 FEET (NAVD88), YEAR LEVELED 1989



VICINITY MAP
NO SCALE

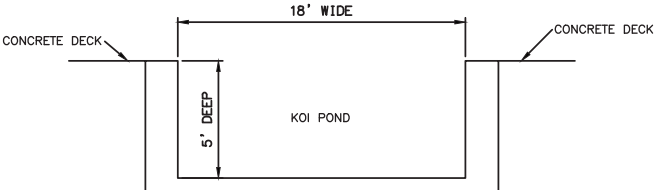


GRAPHIC SCALE

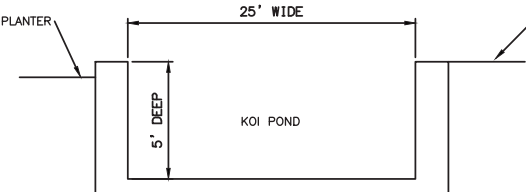
(IN FEET)
1 INCH = 16 FT.

DETAIL 'A'

NO SCALE



CROSS SECTION "A"
NOT TO SCALE



CROSS SECTION "B"
NOT TO SCALE

PAUL D. CRAFT, P.L.S. 8516
LICENSE RENEWAL DATE 12/31/26

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.



NO.	DESCRIPTION	REVISIONS	
		DATE	APP'D
1	---	-	P. D. C.

APEX LAND SURVEYING INC.
NEWPORT BEACH, CALIFORNIA
PHONE (714) 489-5000
APEXLSINC@GMAIL.COM

PROJECT SURVEYOR

DATE	7/27/2026
SCALE	1" = 16'
DRAWN	A. R. H.
CHECKED	P. D. C.

TOPOGRAPHIC MAP
20462 SW BIRCH STREET
NEWPORT BEACH, CA 92660
(APN: 439-382-42)

SHEET TITLE	PROJECT
SHEET NO.	1 OF 1

PROJECT NO. 19020